

CITY OF FRANKLIN  
PLAN COMMISSION MEETING\*  
FRANKLIN CITY HALL COUNCIL CHAMBERS  
9229 W. LOOMIS ROAD, FRANKLIN, WISCONSIN  
AGENDA  
THURSDAY, AUGUST 6, 2020, 7:00 P.M.

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.

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

B. **Approval of Minutes**

1. Approval of regular meeting of July 23, 2020.

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

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

1. **STATESMAN APARTMENTS PARKING SPACE ADDITION AND AMENITY CHANGE.** Site Plan Amendment application by TI Investors of Franklin Apartments LLC to allow for the addition of 36 off-street parking spaces scattered throughout the Statesman Apartments multi-family residential development (current on-site parking insufficient to meet the current demand) and an amenity change, specifically, an addition to the current grilling and picnic area (via use of the paved area that was previously approved for outdoor fitness equipment) to accommodate additional grills, picnic tables and lawn games, property zoned B-4 South 27th Street Mixed-Use Commercial District, located at 2950 West Statesman Way; Tax Key No. 761-9001-000.
2. **ZUERN BUILDING PRODUCTS, INC. EXISTING WAREHOUSE SPACE RENOVATION INTO A BUILDING PRODUCTS SHOWROOM AND VARIOUS RELATED DOCK, DECK, STORAGE BUILDING AND EQUIPMENT REPLACEMENTS/ADDITIONS.** Site Plan Amendment application by Zuern Building Products, Inc. to allow for the renovation of the existing warehouse space into a building products showroom (demolition of existing interior walls, removal of an existing loading dock, construction of new partition walls, flooring, lighting and heating, ventilation and air conditioning system) with a new deck (approximately 700 square feet) on the east side of the building, pergola and new storefront entrance and windows, a new loading dock for a detached storage building, a new septic tank and pad mounted Air Handling

Unit next to the existing mechanical equipment on the north side of the building and a new open air storage building with a floor area of approximately 12,000 square feet, property zoned M-1 Limited Industrial District, located at 9545 South 80th Street; Tax Key No. 896-9996-003.

3. **MILWAUKEE HABITAT FOR HUMANITY RESTORE CENTER BUILDING EXTERIOR AND SIGNAGE CHANGES.** Unified Development Ordinance §15-3.0415 Planned Development District No. 10 (Riverwood Village-Bouraxis) Minor Amendment application by Dominic Jaehnke, Director of ReStore, Milwaukee Habitat for Humanity, Inc., to allow for exterior changes to the property located at 6939 West Riverwood Boulevard (former Gander Mountain store) (building interior will remain as is with the exception of removing an office space and adding vertical grab bars to the building to meet current Americans with Disabilities Act standards), including painting the existing building, installation of a drive aisle and canopy at the north east end of the building for a customer drop-off and pick-up location (donation drop off center), installation of new signage and minor parking lot changes consisting of stall eliminations and relocation, property zoned Planned Development District No. 10 (Riverwood Village-Bouraxis); Tax Key No. 738-0071-000.

#### E. Adjournment

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

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

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

#### REMINDERS:

Next Regular Plan Commission Meeting: August 20, 2020



**City of Franklin  
Plan Commission Meeting  
July 23, 2020  
Minutes**

unapproved

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

Mayor Steve Olson called the July 23, 2020 regular Plan Commission meeting to order at 7:00 p.m. in the Council Chambers at Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin.

Present were Mayor Steve Olson, Commissioners Patrick Leon, Adam Burchardt and Patricia Hogan, Alderman Mark Dandrea and City Engineer Glen Morrow. Excused was Commissioner Kevin Haley. Also present were Planning Manager Heath Eddy, Associate Planner Regulo Martinez-Montilva and City Attorney Jesse Wesolowski.

**B. Approval of Minutes**

1. Regular Meeting of July 9, 2020.

Alderman Dandrea moved and Commissioner Leon seconded approval of the July 9, 2020 regular meeting minutes. On voice vote, all voted 'aye'. Motion carried (5-0-1).

**C. Public Hearing Business Matters**

1. **MATTHEW P. SCHAEFER SINGLE-FAMILY RESIDENCE ATTACHED GARAGE DEMOLITION AND CONSTRUCTION OF A LARGER ATTACHED GARAGE [recommendation to Board of Zoning and Building Appeals].** Application by Matthew P. Schaefer (Matthew P. Schaefer and Angela E. Schaefer, property owners) for an Area Exception from Table 15-3.0203 of the Unified Development Ordinance to allow for a maximum lot coverage of 17% (2,513 square feet), exceeding the R-3E Suburban/Estate Single-Family Residence District maximum lot coverage standard of 0.15 or 15% (2,279 square feet), for property located at 10525 West Allwood Drive (Lot 157 of Mission Hills South Addition No. 1 Subdivision), for demolition of an existing single-family residence attached garage and construction of a larger attached garage (which will increase lot coverage by approximately

Planning Manager Heath Eddy presented the request by Matthew P. Schaefer (Matthew P. Schaefer and Angela E. Schaefer, property owners) for an Area Exception from Table 15-3.0203 of the Unified Development Ordinance to allow for a maximum lot coverage of 17% (2,513 square feet), exceeding the R-3E Suburban/Estate Single-Family Residence District maximum lot coverage standard of 0.15 or 15% (2,279 square feet), for property located at 10525 West Allwood Drive (Lot 157 of Mission Hills South Addition No. 1 Subdivision), for demolition of an existing single-family residence attached garage and construction of a larger attached garage (which will increase lot coverage by approximately 2%), property zoned R-3 Suburban/Estate Single-Family Residence District; Tax Key No. 795-0160-000.

The Official Notice of Public hearing was read in to the record by Associate Planner Régulo Martínez and the Public Hearing was opened at 7:05 p.m. and closed at 7:06 p.m.

Alderman Dandrea moved and Commissioner Burckhardt seconded a motion to recommend approval of an application for an Area Exception to allow for a maximum lot coverage of 17% (2,513 square feet) [application requests an Area Exception from Table 15-3.0203 of the

2%), property zoned R-3 Suburban/Estate Single-Family Residence District; Tax Key No. 795-0160-000.

Unified Development Ordinance, to exceed the R-3E Suburban/Estate Single-Family Residence District maximum lot coverage standard of 0.15 or 15% (2,279 square feet), for demolition of an existing single-family residence attached garage and construction of a larger attached garage (which will increase lot coverage by approximately 2%)], for property located at 10525 West Allwood Drive (lot 157 of Mission Hills South Addition No. 1 subdivision). On voice vote, all voted 'aye'. Motion carried (5-0-1).

## **2. MEGA MEDIA XCHANGE USED MERCHANDISE STORE**

**USE.** Special Use application by Robert A. Settecase, owner of MMX3 LLC (Mega Media Xchange), to operate a Mega Media Xchange store that buys and sells movies, video games and electronics, with the addition of a gaming lounge to this Franklin location, in which customers will rent gaming computers and systems in an interactive environment serving food and non-alcoholic beverages, with hours of operation as follows: Monday through Saturday from 10:00 a.m. to 9:00 p.m. and Sunday from 11:00 a.m. to 7:00 p.m., upon property zoned B-3 Community Business District, located at 6544 South Lovers Lane Road (Garden Plaza Shopping Center); Tax Key No. 705-8997-004.

Planning Manager Heath Eddy presented the request by Robert A. Settecase, owner of MMX3 LLC (Mega Media Xchange), to operate a Mega Media Xchange store that buys and sells movies, video games and electronics, with the addition of a gaming lounge to this Franklin location, in which customers will rent gaming computers and systems in an interactive environment serving food and non-alcoholic beverages, with hours of operation as follows: Monday through Saturday from 10:00 a.m. to 9:00 p.m. and Sunday from 11:00 a.m. to 7:00 p.m., upon property zoned B-3 Community Business District, located at 6544 South Lovers Lane Road (Garden Plaza Shopping Center); Tax Key No. 705-8997-004.

The Official Notice of Public hearing was read in to the record by Associate Planner Régulo Martínez and the Public Hearing was opened at 7:11 p.m. and closed at 7:12 p.m.

Alderman Dandrea moved and Commissioner Hogan seconded a motion to recommend approval of a Resolution imposing conditions and restrictions for the approval of a Special Use to operate a Mega Media Xchange store, with the addition of a gaming lounge, located at 6544 South Lovers Lane Road (Garden Plaza Shopping Center). On voice vote, all voted 'aye'. Motion carried (5-0-1).

## **3. WISCONSIN COMMERCIAL 2015, LLC PROPERTY DIVISION/SALE AND PURCHASE RESULTING IN A SHARED TRUCK COURT.**

Planned Development District Amendment and Certified Survey Map applications by John J. Malloy, managing member of Wisconsin Commercial 2015, LLC, to allow the Community Development Authority to waive driveway setbacks from interior lot lines of a property

Planning Manager Heath Eddy presented the request by John J. Malloy, managing member of Wisconsin Commercial 2015, LLC, to allow the Community Development Authority to waive driveway setbacks from interior lot lines of a property zoned Planned Development District No. 18 when abutting another newly created by certified survey map property zoned Planned Development District No. 18 and the properties share an existing driveway [proposed Certified Survey Map application to subdivide the property at 9750 South Oakwood Park Drive into two separate lots], properties located at 9720 South Oakwood Park Drive (north building) and 9750 South

zoned Planned Development District No. 18 when abutting another newly created by certified survey map property zoned Planned Development District No. 18 and the properties share an existing driveway [proposed Certified Survey Map application to subdivide the property at 9750 South Oakwood Park Drive into two separate lots], properties located at 9720 South Oakwood Park Drive (north building) and 9750 South Oakwood Park Drive (south building), zoned Planned Development District No. 18 (Franklin Business Park); Tax Key Number 900-0010-005.

Oakwood Park Drive (south building), zoned Planned Development District No. 18 (Franklin Business Park); Tax Key Number 900-0010-005.

The Official Notice of Public hearing was read in to the record by Associate Planner Régulo Martínez and the Public Hearing was opened at 7:16 p.m. and closed at 7:17 p.m.

#### **PLANNED DEVELOPMENT DISTRICT ORDINANCE AMENDMENT**

Alderman Dandrea moved and Commissioner Leon seconded a motion to recommend approval of an Ordinance to amend §15-3.0423 of the Unified Development Ordinance Planned Development District No. 18 (Franklin Business Park) to amend Section 13.(10) of Ordinance No. 93-1279, i.e., §15-3.0423(10), to allow the Community Development Authority to waive driveway setbacks from interior lot lines of a property zoned Planned Development District No. 18 when abutting a newly created by Certified Survey Map property zoned Planned Development District No. 18 and the properties share an existing driveway (at 9750 South Oakwood Park Drive). On voice vote, all voted 'aye'. Motion carried (5-0-1).

#### **2 LOT CERTIFIED SURVEY MAP**

Alderman Dandrea moved and Commissioner Leon seconded a motion to recommend approval of a Resolution conditionally approving a 2 Lot Certified Survey Map, being parcel 3 of Certified Survey Map No. 6566, recorded September 29, 1998, as document No. 7607434, in the NE 1/4 and SE 1/4 of the NE 1/4 of Section 26, Town 5 North, Range 21 East, City of Franklin, County of Milwaukee, State of Wisconsin (9750 South Oakwood Park Drive). On voice vote, all voted 'aye'. Motion carried (5-0-1).

#### **D. Business Matters**

1. None.

#### **E. Adjournment**

Commissioner Hogan moved and Commissioner Leon seconded a motion to adjourn the Plan Commission meeting of July 23, 2020 at 7:20 p.m. On voice vote, all voted 'aye'; motion carried. (5-0-1).



# CITY OF FRANKLIN



## REPORT TO THE PLAN COMMISSION

Meeting of August 6, 2020

### Site Plan amendment

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**RECOMMENDATION:** Department of City Development staff recommends approval of this Site Plan amendment, subject to the conditions in the attached resolution.

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<b>Project Name:</b>	Statesman Apartments – Parking addition and amenity change
<b>General Project Location:</b>	2950 W Statesman Way
<b>Property Owner:</b>	TI Investors of Franklin Apartments, LLC
<b>Applicant:</b>	Bill Wigchers. TI Investors of Franklin Apartments, LLC
<b>Agent:</b>	Ed Ross. KM Development Corp.
<b>Current Zoning:</b>	B-4 South 27 <sup>th</sup> Street Mixed Use Commercial District
<b>2025 Comprehensive Plan:</b>	Residential multi-family and areas of natural resource features
<b>Use of Surrounding Properties:</b>	Single-family residential to the north, Platt Construction, Inc. to the south, a kindergarten to the east and vacant land (zoned B-4 District) to the west
<b>Applicant's Action Requested:</b>	Approval of Site Plan amendment

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### INTRODUCTION:

On June 17, 2020, the applicant submitted a Site Plan amendment for the addition of 36 off-street parking spaces scattered throughout the multifamily development and a picnic/grilling area.

In 2017 the Common Council adopted a Comprehensive Master Plan amendment (CMP) from Mixed use to Residential multi-family and Areas of natural resources features as well as a Special Use to allow for a multi-family residential development with 180 units.

### PROJECT DESCRIPTION/ANALYSIS:

The applicant is proposing the following:

- 36 new off-street surface parking spaces with concrete curb and gutter. The existing parking is 270 spaces, the resulting parking would be 306 parking spaces.
- Relocation of 4 bicycle racks.
- Relocation of landscaping features.
- Relocation of 1 light pole.
- A picnic/grilling area in lieu of the previously approved outdoor fitness area. This area will consist of 4 picnic tables, 2 charcoal grills and surrounding landscaping. The concrete surface is already built.

According to the staff report dated September 7, 2017, the number of parking spaces required for this development is 282 parking spaces. The proposed parking addition exceeds the required parking. The Plan Commission may approve on-site parking increases above 10% or 5 spaces, subject to the following standards of the Unified Development Ordinance (UDO) §15-5.0203(B)(ii):

1. *For on-site parking, the applicant submits reasonably sufficient proof that the maximum number of required parking spaces would be insufficient for the proposed use's projected parking demand. Evidence may include, but not limited to, parking standard comparisons and/or comparisons of parking demand for existing similar uses.*

Staff comment: According to the applicant the parking provided in the approved plans is insufficient to the current demand, see applicant's response #1.1.

2. *For on-site queuing, the applicant provides reasonably sufficient proof that additional vehicle stacking space is needed to prevent interference with roadways, parking lot circulation or pedestrian safety.*  
(not applicable)

3. *For on-site parking, the applicant submits reasonably sufficient proof that there are no reasonable opportunities to share parking within or adjacent to the site.*

Staff comment: See applicant's response #1.3.

4. *For on-site parking, the applicant submits reasonably sufficient proof of a greater need for handicapped accessible parking spaces, while still needed to provide sufficient standard parking spaces.*

Staff comment: For developments with more than 300 parking spaces, the minimum required accessible parking is 8 spaces per UDO Table 15-5.0202(I)(1). The existing accessible parking of 10 spaces complies with this requirement.

Per UDO §15-3.0304, residential development in the B-4 South 27<sup>th</sup> Street Mixed Use Commercial District needs to comply with the standards of the R-8 Multiple-Family Residence District. The resulting Open Space Ratio (OSR) of 0.66 and 0.73 complies with the minimum OSR of the R-8 district Option 2, which is 0.25.

It is noted that residential uses are exempt from the design standards of the South 27<sup>th</sup> Street overlay per UDO §15-3.0351(A)(4).

City Development staff sent review comments to the applicant on July 7. The applicant has addressed most of the staff comments in his resubmittal, outstanding items are listed as conditions of approval in the attached resolution for consideration by the Plan Commission.

## **STAFF RECOMMENDATION**

The Department of City Development staff recommends approval of the proposed Site Plan, subject to the conditions in the attached draft resolution.

## RESOLUTION NO. 2020-\_\_\_\_

A RESOLUTION AMENDING THE SITE PLAN FOR THE PROPERTY LOCATED AT  
2950 WEST STATESMAN WAY TO ALLOW FOR ADDITIONAL OFF-STREET  
PARKING SPACES AND AN AMENITY CHANGE  
(TAX KEY NO. 761-9001-000)  
(TI INVESTORS OF FRANKLIN APARTMENTS LLC, APPLICANT)

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WHEREAS, TI Investors of Franklin Apartments LLC having applied for an amendment to the site plan for the property located at 2950 West Statesman Way, such Site Plan having been previously approved as part of a Special Use approval for a multi-family residential development on October 17, 2017, by Resolution No. 2017-7309; and

WHEREAS, such proposed amendment proposes the addition of 36 off-street parking spaces scattered throughout the Statesman Apartments multi-family residential development (current on-site parking insufficient to meet the current demand) and an amenity change, specifically, an addition to the current grilling and picnic area (via use of the paved area that was previously approved for outdoor fitness equipment) to accommodate additional grills, picnic tables and lawn games, and the Plan Commission having reviewed such proposal and having found same to be in compliance with 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 TI Investors of Franklin Apartments LLC, City file-stamped July 24, 2020, as submitted by TI Investors of Franklin Apartments LLC, as described above, be and the same is hereby approved, subject to the following conditions:

1. TI Investors of Franklin Apartments LLC, successors and assigns and any developer of the parking space addition and amenity change 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 parking space addition and amenity change 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.
2. The approval granted hereunder is conditional upon TI Investors of Franklin Apartments LLC and the parking space addition and amenity change project for the property located at 2950 West Statesman Way: (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.

TI INVESTORS OF FRANKLIN APARTMENTS LLC - SITE PLAN AMENDMENT  
RESOLUTION NO. 2020-\_\_\_\_\_

Page 2

3. The parking space addition and amenity change project shall be developed in substantial compliance with the plans City file-stamped July 24, 2020.
4. Pursuant to the Unified Development Ordinance §15-5.0303.E., plantings shall not interfere with traffic sight visibility at driveways. The applicant shall submit a revised tree relocation and snow storage plan with a planting legend and plantings located at least 30 feet from driveways, for City Development staff approval, prior to any land disturbance activities.
5. Pursuant to the Unified Development Ordinance §15-5.0210.C.1, the applicant shall submit snow storage calculations (in square feet) attesting that the snow storage area is at least 10% of the parking area including access drives, for City Development staff approval, prior to any land disturbance activities.
6. The applicant shall obtain final approval of grading, erosion control, storm water management, and utilities by the Engineering Department prior to any land disturbance activities.

BE IT FURTHER RESOLVED, by the Plan Commission of the City of Franklin, Wisconsin, that the parking space addition and amenity change as depicted upon the plans City file-stamped July 24, 2020, attached hereto and incorporated herein, shall be developed and constructed 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; and the Site Plan for the property located at 2950 West Statesman Way, as previously approved, is amended accordingly.

Introduced at a regular meeting of the Plan Commission of the City of Franklin this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Passed and adopted at a regular meeting of the Plan Commission of the City of Franklin this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

APPROVED:

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

ATTEST:

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

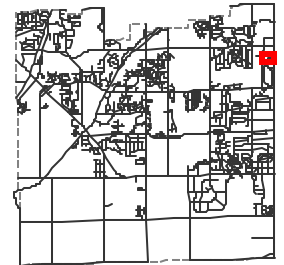
AYES \_\_\_\_\_ NOES \_\_\_\_\_ ABSENT \_\_\_\_\_



# 2950 W Statesman Way



Overview Map



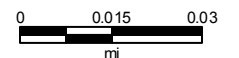
- Aldermanic District
- Building
- City Boundary
- Condo
- CSM
- Easement
- Elementary District
- Environmental Corridor
- FEMA DFIRM Flood - Zone A
- FEMA DFIRM Flood - Zone AE
- FEMA - 0.2% Annual Chance
- Parcel
- Park
- Pavement
- County or State Hwy
- Local Road
- Road Right-of-Way
- School District
- Wetland

Zoning Districts

- |     |      |      |
|-----|------|------|
| A-1 | FFO  | R-2  |
| A-2 | FW   | R-3  |
| B-1 | I-1  | R-3E |
| B-2 | I-I  | R-4  |
| B-3 | M-1  | R-5  |
| B-4 | M-2  | R-6  |
| B-5 | M-3  | R-7  |
| B-6 | OL-1 | R-8  |
| B-7 | OL-2 | RC-1 |
| BP  | P-1  | VB   |
| CC  | PDD  | VR   |
| C-1 | R-1  | R-1E |
| FC  |      |      |

Legend includes all layers even if they are not visible in the map.

(C) City of Franklin, WI



Map Printed: 4/7/2020

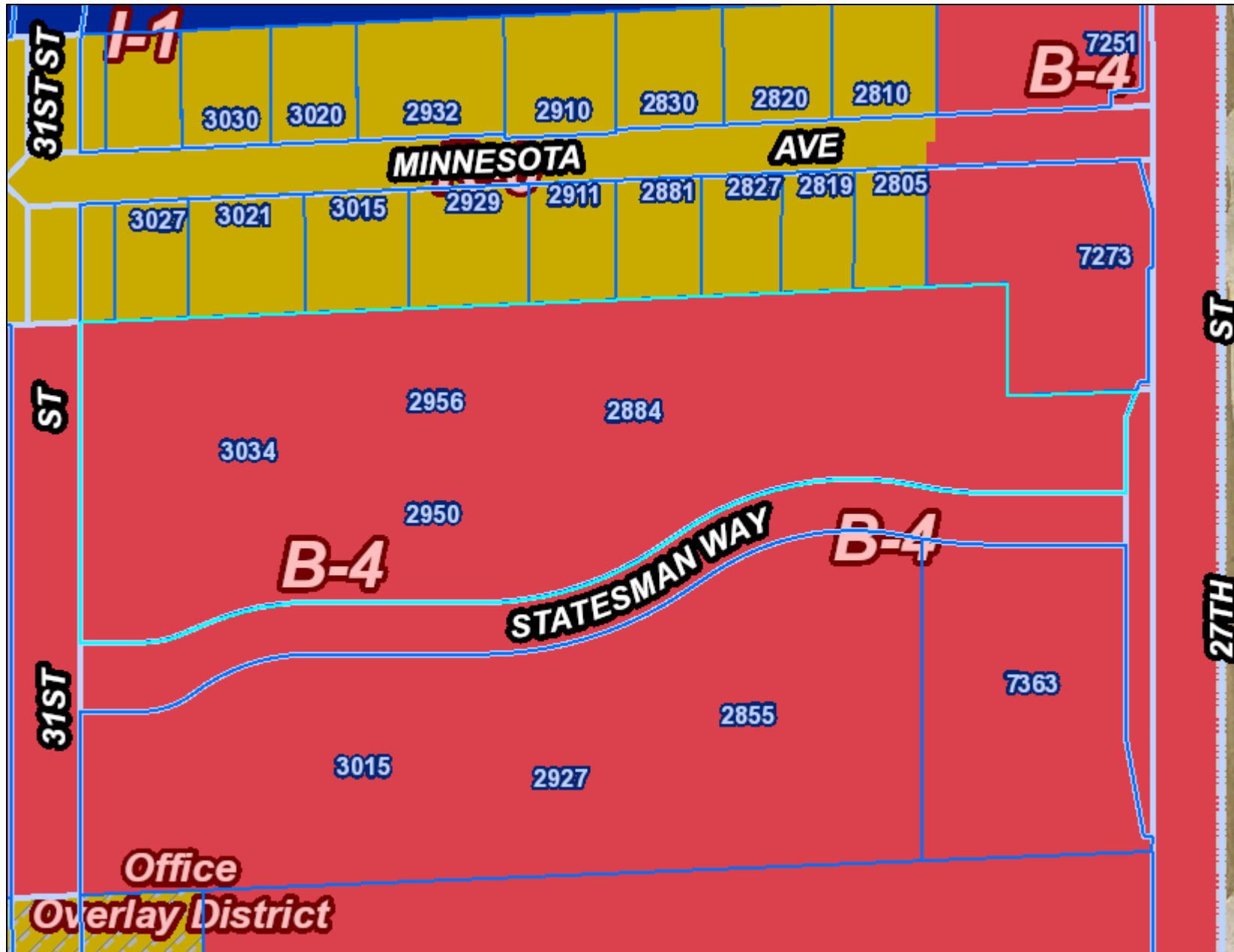


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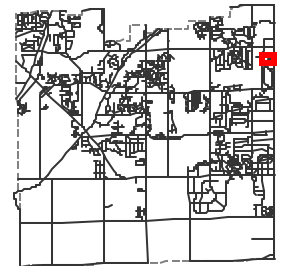
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# 2950 W Statesman Way



Overview Map



- Aldermanic District
- Building
- City Boundary
- Condo
- CSM
- Easement
- Elementary District
- Environmental Corridor
- FEMA DFIRM Flood - Zone A
- FEMA DFIRM Flood - Zone AE
- FEMA - 0.2% Annual Chance
- Parcel
- Park
- Pavement
- County or State Hwy
- Local Road
- Road Right-of-Way
- School District
- Wetland

Zoning Districts

- |     |      |      |
|-----|------|------|
| A-1 | FFO  | R-2  |
| A-2 | FW   | R-3  |
| B-1 | I-1  | R-3E |
| B-2 | I-I  | R-4  |
| B-3 | M-1  | R-5  |
| B-4 | M-2  | R-6  |
| B-5 | M-3  | R-7  |
| B-6 | OL-1 | R-8  |
| B-7 | OL-2 | RC-1 |
| BP  | P-1  | VB   |
| CC  | PDD  | VR   |
| C-1 | R-1  | R-1E |
| FC  |      |      |

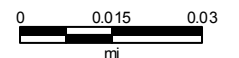
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## City of Franklin Department of City Development

Date: July 7, 2020

To: Ed Ross. KM Development Corp.

From: Department of City Development

RE: Site Plan amendment application – 2950 W Statesman Way

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Below are comments and recommendations for the Site Plan amendment application submitted on June 16, 2020, to allow for additional parking and a grilling/picnic area in the Statesman Apartments development.

Responses are provided below each comment in blue.

### **Department of City Development comments**

1. The existing parking for this development is 284 parking spaces. The proposed parking addition exceeds the standard parking ratio. The Plan Commission may approve on-site parking increases above 10% or 5 spaces, subject to the following standards of the Unified Development Ordinance (UDO) §15-5.0203(B)(ii):
  1. *For on-site parking, the applicant submits reasonably sufficient proof that the maximum number of required parking spaces would be insufficient for the proposed use's projected parking demand. Evidence may include, but not limited to, parking standard comparisons and/or comparisons of parking demand for existing similar uses.*

Staff comment: Please provide parking standard comparisons.

The best comparison to use is the actual parking utilization at the Statesman where we are proposing the additional parking.

The Statesman currently has leased (75) 1-bedroom units and (96) 2-bedroom units. Many of 1-bedroom apartments have been leased and occupied by (2) residents and most 2-bedroom apartments are occupied by (2) residents. The residents of the leased units currently occupy all available parking spaces and are currently allocated thus:

#### Existing parking (270 Spaces)

- 186 Underground Spaces for Residents
- 75 Surface Spaces for Residents
- 6 Guest Spaces (only 1 per building)
- 3 Staff Spaces (currently 5 staff)

Currently available units consist of (3) 1-bedroom units and (7) 2-bedroom units. A concerted effort was made to lease 1-bedrooms with only 1 parking stall. This

approach had limited success. The difficulty we are having with leasing up the final 10 apartments is directly attributed to inadequate parking.

36 Proposed Parking (36 Spaces)

- 26 for residents (20 for unleased units and 6 to allow some currently leased to have two cars)
- 6 for Guests
- 2 for staff
- 2 for vendors (cleaners, maintenance, supplies, etc)

2. *For on-site queuing, the applicant provides reasonably sufficient proof that additional vehicle stacking space is needed to prevent interference with roadways, parking lot circulation or pedestrian safety.*  
(not applicable)
3. *For on-site parking, the applicant submits reasonably sufficient proof that there are no reasonable opportunities to share parking within or adjacent to the site.*  
Staff comment: Any opportunities to share parking with adjacent sites?

Over the past number of months we have offered up incentives for tenants and potential tenants to park at our neighboring property, Little Cancun, which has proven unsuccessful.

4. *For on-site parking, the applicant submits reasonably sufficient proof of a greater need for handicapped accessible parking spaces, while still needed to provide sufficient standard parking spaces.*  
Staff comment: See comment #6.

See comment #6

2. Per UDO §15-7.0103.CC, please provide an estimate of the site improvement costs.

Cost estimate \$120,000

3. Please provide the resulting Open Space Ratio (OSR).

The North Multi-Family Parcel

Lot Area – 340,572 SF

Open Space – 227,383 SF

Open Space Ratio - .668

The South Multi-Family Parcel

Lot Area – 281,624 SF

Open Space - 207,171 SF

Open Space Ratio - .736

4. Please indicate parking setbacks. Per UDO §15-5.0202(C), parking lots cannot be located closer than 10 feet to the base setback line.

Please see revised plans for 10'-0" setback line.

5. As the required landscaping for multi-family developments is based on the quantity of dwelling units (UDO §15-5.0302), no additional landscaping is required for this project. However, any landscaping feature impacted by the additional parking needs to be relocated or replaced. Please provide a landscape plan.

Please see the Tree Relocation And Snow Storage Plan illustrating impacted plantings requiring relocation.

6. Please add the existing and proposed number of accessible parking spaces (ADA). For developments with more than 300 parking spaces, the minimum required accessible parking is 8 spaces per UDO Table 15-5.0202(I)(1).

Existing accessible parking stalls

(6) stalls underground – each building has one (1) accessible stall

(4) stalls at surface parking

(10) total accessible stalls existing

7. A snow storage plan is required per UDO §15-5.0210(B), refer to the noted section for snow storage standards. Please include the area intended for snow storage and the total area for surface parking including access drives (in square feet).

Please see the added Tree Relocation And Snow Storage Plan.

8. Please confirm that the relocated light pole will comply with the lighting standards of UDO §15-5.0401.

Please see the added Partial Site Lighting Plan

#### **Engineering Department comments**

9. *Engineering is still in the process of reviewing the storm water management and may have comments.*

#### **Fire Department comments**

10. *The fire department has no comments/concerns regarding the proposed site plan amendment at this location.*

#### **Inspection Services Department comments**

11. *Inspection Services has no comments on this project at this time.*

#### **Police Department comments**

12. *The Police Department has no issues with this request.*

# Multi-Family Development

7333 South 27<sup>th</sup> Street  
City of Franklin, Milwaukee County, Wisconsin

## Site Intensity Calculations

*Prepared By:*



4100 N. CALHOUN ROAD, SUITE 300, BROOKFIELD, WI 53005

t: 262.790.1480 f: 262.790.1481

email: [INFO@trioeng.com](mailto:INFO@trioeng.com)

Submittal Date:  
**August 25, 2017**  
**July 22, 2020**

Table 15-3.0504

**WORKSHEET FOR THE CALCULATION OF SITE INTENSITY AND  
CAPACITY FOR RESIDENTIAL DEVELOPMENT**

NORTH MULTI-FAMILY PARCEL

<b>STEP 1:</b>	<b>CALCULATE MINIMAL REQUIRED ON-SITE OPEN SPACE</b>		<b>1.955 Acres</b> <i>(5.22 acres provided)</i>
	Take <b>Base Site Area</b> (from Step 5 in Table 15-3.0502):	7.818	
	Multiply by Minimum <b>Open Space Ratio (OSR)</b> (see specific residential zoning district OSR standard):	0.25	
	Equals <b>MINIMUM REQUIRED ON-SITE OPEN SPACE</b>		
<b>STEP 2:</b>	<b>CALCULATE NET BUILDABLE SITE AREA:</b>		<b>5.863 Acres</b>
	Take <b>Base Site Area</b> (from Step 5 in Table 15-3.0502):	7.818	
	Subtract <b>Total Resource Protection Land</b> from Table 15-3.0503) or <b>Minimum Required On-Site Open Space</b> (from Step 1 above), whichever is greater:	1.955	
	Equals <b>NET BUILDABLE SITE AREA</b>		
<b>STEP 3:</b>	<b>CALCULATE MAXIMUM NET DENSITY YIELD OF SITE:</b>		<b>47 D.U.s</b>
	Take <b>Net Buildable Site Area</b> (from Step 2 above):	5.863	
	Multiply by <b>Maximum Net Density (ND)</b> (see specific residential zoning district ND standard):	X 8.0	
	Equals <b>MAXIMUM NET DENSITY YIELD OF SITE</b>		
<b>STEP 4:</b>	<b>CALCULATE MAXIMUM GROSS DENSITY YIELD OF SITE:</b>		<b>63 D.U.s</b>
	Take <b>Base Site Area</b> (from Step 5 in Table 15-3.0502):	7.818	
	Multiple by <b>Maximum Gross Density (GD)</b> (see specific residential zoning district GD standard):	X 8.0	
	Equals <b>MAXIMUM GROSS DENSITY YIELD OF SITE</b>		
<b>STEP 5:</b>	<b>DETERMINE MAXIMUM PERMITTED D.U.s OF SITE:</b>  Take the <b>lowest</b> of Maximum Net Density Yield of Site (from Step 3 above) or Maximum Gross Density Yield of Site (from Step 4 above):		<b>47 D.U.s</b>

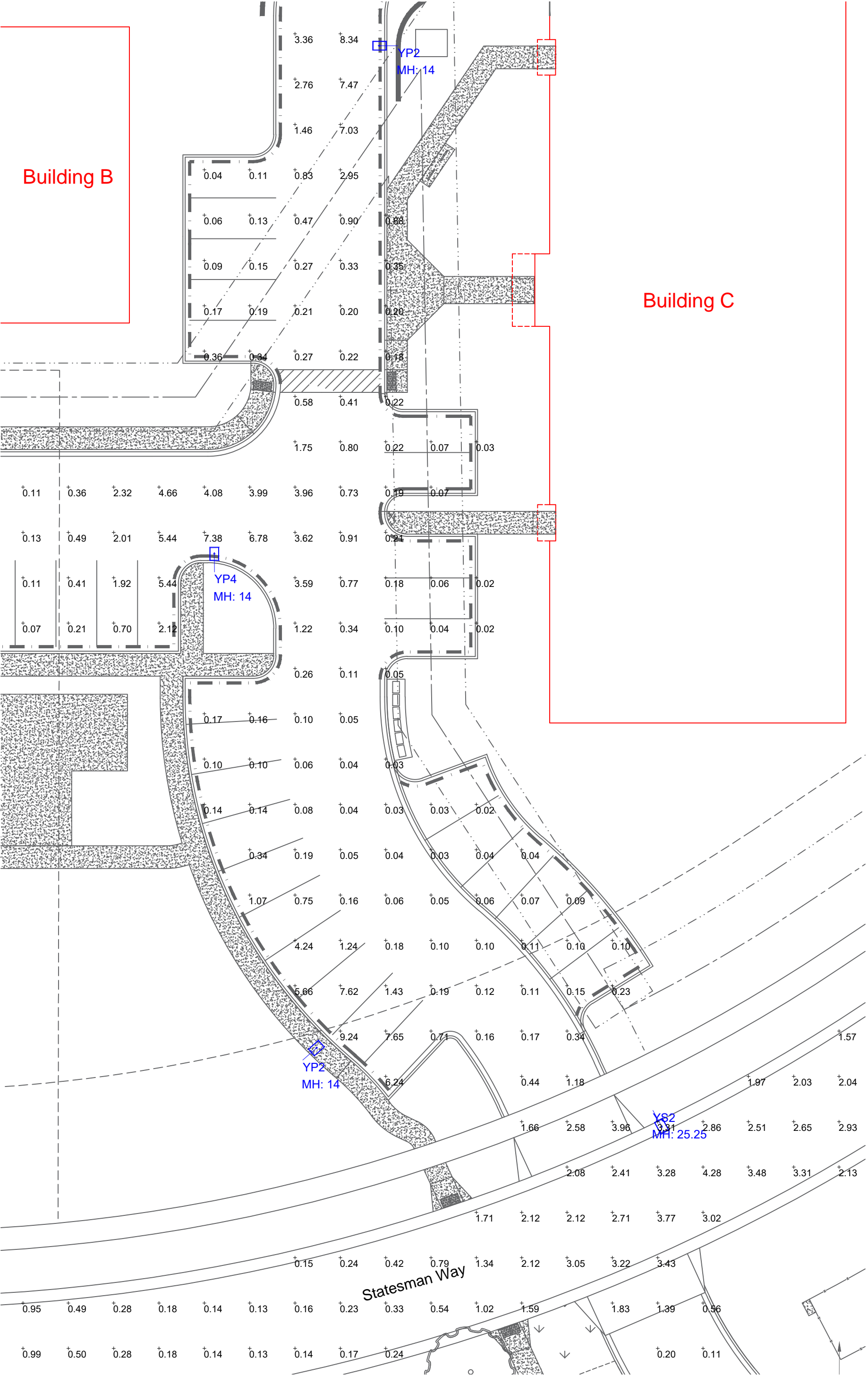
Table 15-3.0504

**WORKSHEET FOR THE CALCULATION OF SITE INTENSITY AND  
CAPACITY FOR RESIDENTIAL DEVELOPMENT**

SOUTH MULTI-FAMILY PARCEL

<b>STEP 1:</b>	<p align="center"><b>CALCULATE MINIMAL REQUIRED ON-SITE OPEN SPACE</b></p> <p>Take <b>Base Site Area</b> (from Step 5 in Table 15-3.0502): <span style="float: right;">6.465</span></p> <hr/> <p>Multiply by Minimum <b>Open Space Ratio (OSR)</b> (see specific residential zoning district OSR standard): <span style="float: right;">0.25</span></p> <hr/> <p>Equals <b>MINIMUM REQUIRED ON-SITE OPEN SPACE</b></p>	<p align="center"><b>1.616 Acres</b> (4.756 acres provided)</p>
<b>STEP 2:</b>	<p align="center"><b>CALCULATE NET BUILDABLE SITE AREA:</b></p> <p>Take <b>Base Site Area</b> (from Step 5 in Table 15-3.0502): <span style="float: right;">6.465</span></p> <hr/> <p>Subtract <b>Total Resource Protection Land</b> from Table 15-3.0503 or <b>Minimum Required On-Site Open Space</b> (from Step 1 above), whichever is greater: <span style="float: right;">1.616</span></p> <hr/> <p>Equals <b>NET BUILDABLE SITE AREA</b></p>	<p align="center"><b>4.849 Acres</b></p>
<b>STEP 3:</b>	<p align="center"><b>CALCULATE MAXIMUM NET DENSITY YIELD OF SITE:</b></p> <p>Take <b>Net Buildable Site Area</b> (from Step 2 above): <span style="float: right;">4.849</span></p> <hr/> <p>Multiply by <b>Maximum Net Density (ND)</b> (see specific residential zoning district ND standard): <span style="float: right;">X    8.0</span></p> <hr/> <p>Equals <b>MAXIMUM NET DENSITY YIELD OF SITE</b></p>	<p align="center"><b>39 D.U.s</b></p>
<b>STEP 4:</b>	<p align="center"><b>CALCULATE MAXIMUM GROSS DENSITY YIELD OF SITE:</b></p> <p>Take <b>Base Site Area</b> (from Step 5 in Table 15-3.0502): <span style="float: right;">6.465</span></p> <hr/> <p>Multiple by <b>Maximum Gross Density (GD)</b> (see specific residential zoning district GD standard): <span style="float: right;">X    8.0</span></p> <hr/> <p>Equals <b>MAXIMUM GROSS DENSITY YIELD OF SITE</b></p>	<p align="center"><b>52 D.U.s</b></p>
<b>STEP 5:</b>	<p align="center"><b>DETERMINE MAXIMUM PERMITTED D.U.s OF SITE:</b></p> <p>Take the <b>lowest</b> of Maximum Net Density Yield of Site (from Step 3 above) or Maximum Gross Density Yield of Site (from Step 4 above):</p>	<p align="center"><b>39 D.U.s</b></p>

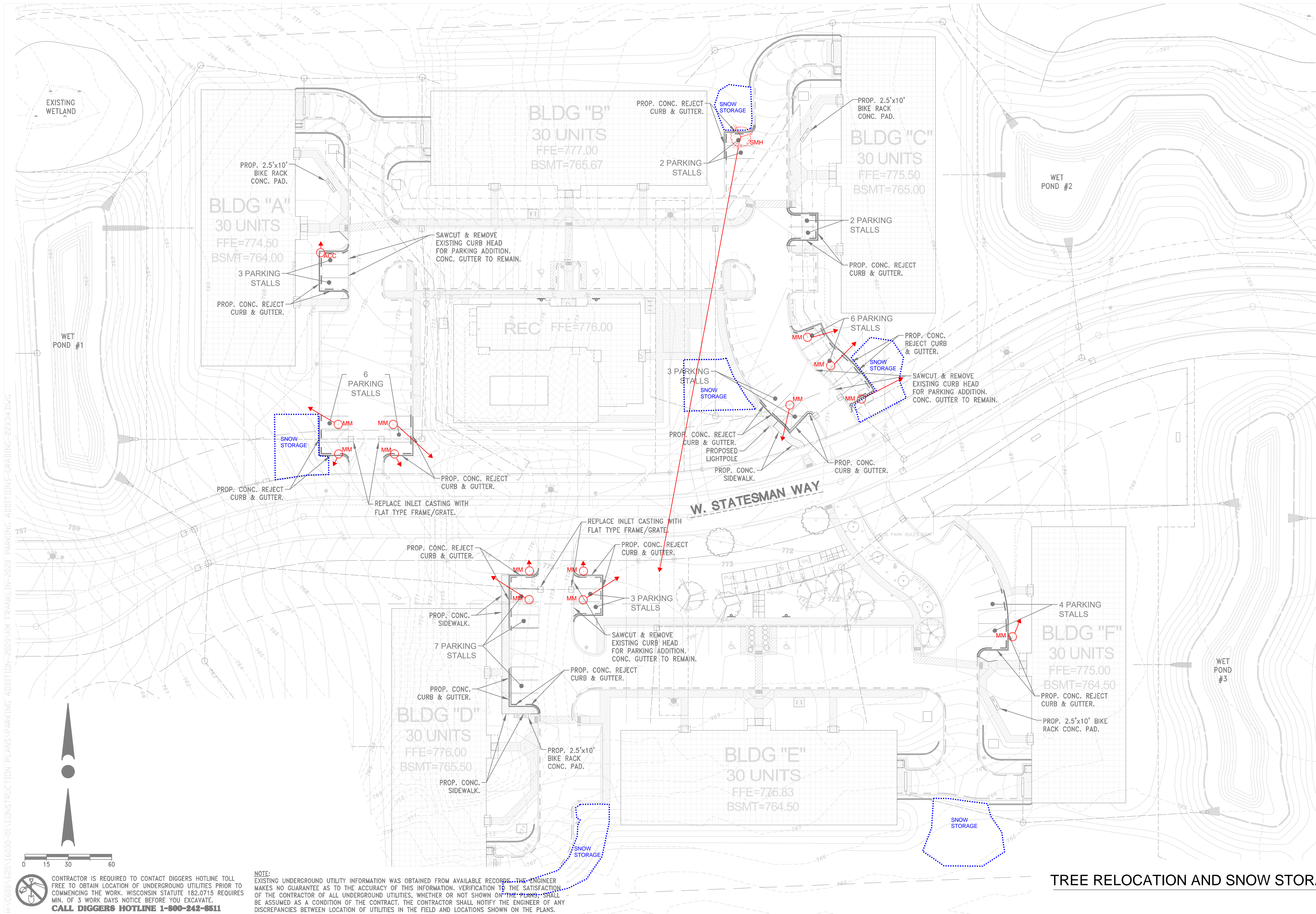




PARTIAL SITE LIGHTING PLAN



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NOTE:  
EXISTING UNDERGROUND UTILITY INFORMATION WAS OBTAINED FROM AVAILABLE RECORDS. THE ENGINEER MAKES NO GUARANTEE AS TO THE ACCURACY OF THIS INFORMATION. VERIFICATION TO THE SATISFACTION OF THE CONTRACTOR OF ALL UNDERGROUND UTILITIES, WHETHER OR NOT SHOWN ON THE PLANS, SHALL BE ASSUMED AS A CONDITION OF THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN LOCATION OF UTILITIES IN THE FIELD AND LOCATIONS SHOWN ON THE PLANS.

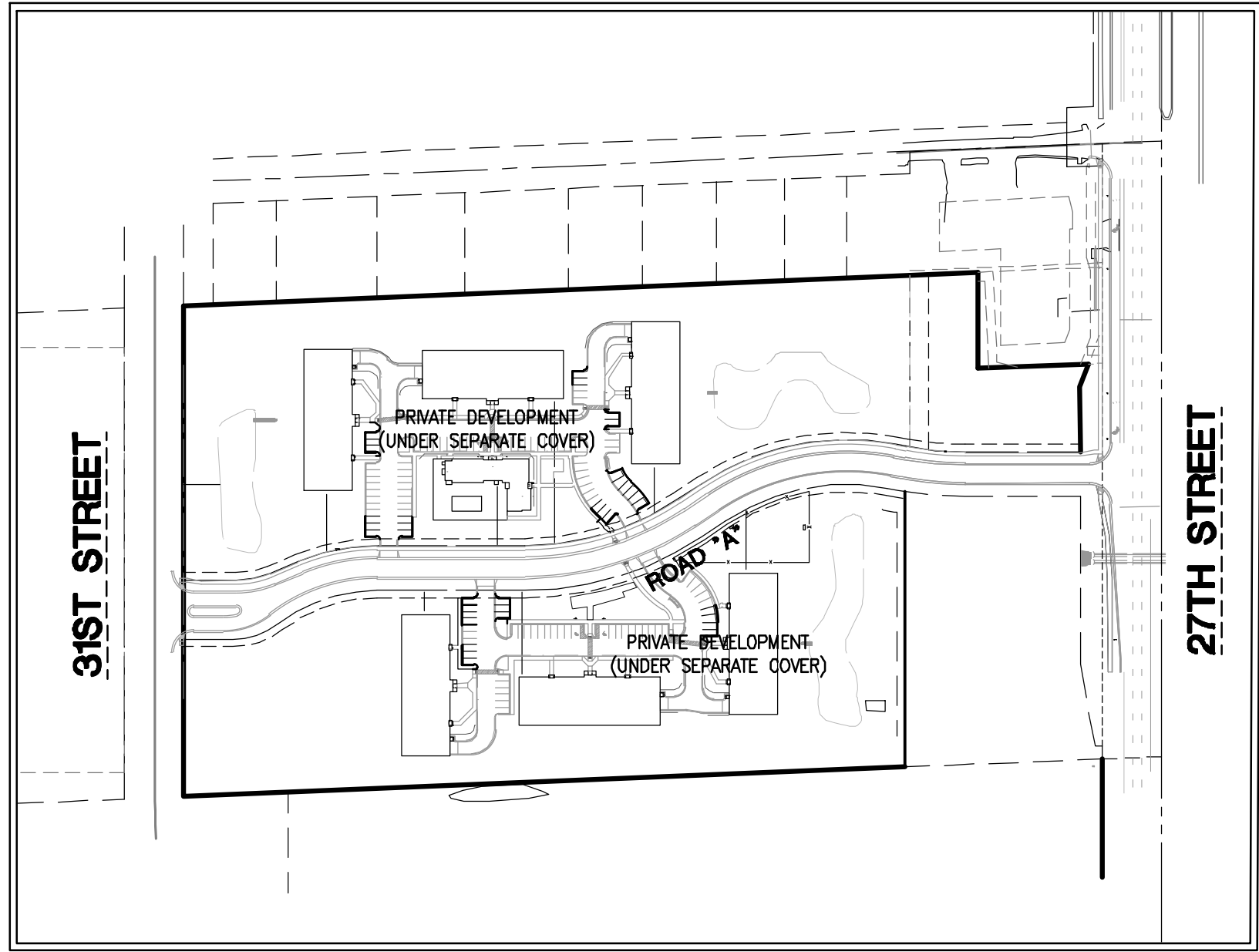
## TREE RELOCATION AND SNOW STORAGE PLAN



H:\C600\620\16030-01\CONSTRUCTION PLANS\PARKING ADDITION-2020\KM FRANKLIN-2020 PARKING ADDITIONS-GRADING-22X34.DWG

GENERAL NOTES

1. THE LATEST EDITIONS OF THE FOLLOWING DOCUMENTS AND ANY SUPPLEMENTS THERETO, SHALL GOVERN ALL CONSTRUCTION ITEMS ON THIS PLAN UNLESS OTHERWISE NOTED.  
-STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, 6TH EDITION (SSSWC)  
-THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION  
-MNR STORMWATER RUNOFF TECHNICAL STANDARDS.  
-WSDOT PAL APPROVED EROSION CONTROL MEASURES LIST, LATEST EDITION.  
-CITY OF FRANKLIN STANDARDS & REQUIREMENTS FOR DEVELOPMENT, LATEST EDITION
2. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO MINIMIZE EROSION, WATER POLLUTION AND SILTATION CAUSED BY CONSTRUCTION OF THIS PROJECT. EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS.
3. EROSION CONTROL PLAN: PRIOR TO BEGINNING WORK, AN APPROVED EROSION CONTROL PLAN WILL BE PROVIDED BY THE ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR PROPERLY IMPLEMENTING THE APPROVED PLAN.
4. THE CONTRACTOR SHALL FIELD VERIFY THE ELEVATIONS OF THE BENCHMARKS PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL ALSO FIELD VERIFY LOCATION, ELEVATION AND SIZE OF EXISTING UTILITIES, AND VERIFY FLOOR, CURB OR PAVEMENT ELEVATIONS WHERE MATCHING INTO EXISTING WORK. THE CONTRACTOR SHALL FIELD VERIFY HORIZONTAL CONTROL BY REFERENCING SHOWN COORDINATES TO KNOWN PROPERTY LINES. NOTIFY ENGINEER OF DISCREPANCIES IN EITHER VERTICAL OR HORIZONTAL CONTROL PRIOR TO PROCEEDING WITH WORK.
5. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING CONSTRUCTION (CALL DIGGERS HOTLINE AT 800-242-8511). COST OF REPLACEMENT OR REPAIR OF EXISTING UTILITIES DAMAGED AS A RESULT OF THE CONTRACTOR'S OPERATION SHALL BE THE CONTRACTOR'S RESPONSIBILITY
6. EXISTING UTILITY INFORMATION IS SHOWN FROM SURVEY WORK, FIELD OBSERVATIONS, AVAILABLE PUBLIC RECORDS, AND AS-BUILT DRAWINGS. EXACT LOCATIONS AND ELEVATIONS OF UTILITIES SHALL BE DETERMINED PRIOR TO INSTALLING NEW WORK. EXCAVATE TEST PITS AS REQUIRED.
7. PROPERTY CORNERS SHALL BE CAREFULLY PROTECTED UNTIL THEY HAVE BEEN REFERENCED BY A PROFESSIONAL LAND SURVEYOR. PROPERTY MONUMENTS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
8. ENGINEER SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF PERFORMING ANY CONSTRUCTION.
9. ALL TRENCHING SHALL BE PERFORMED ACCORDING TO OSHA STANDARDS.
10. ALL ITEMS SHALL INCLUDE ALL THE NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.
11. THE CONTRACTOR SHALL CLEAN ALL ADJACENT STREETS OF ANY SEDIMENT OR DEBRIS AS REQUIRED BY MUNICIPAL ORDINANCE.



SITE PLAN  
1"=200'



CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.  
**CALL DIGGERS HOTLINE 1-800-242-8511**

NOTE:  
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BENCHMARKS:

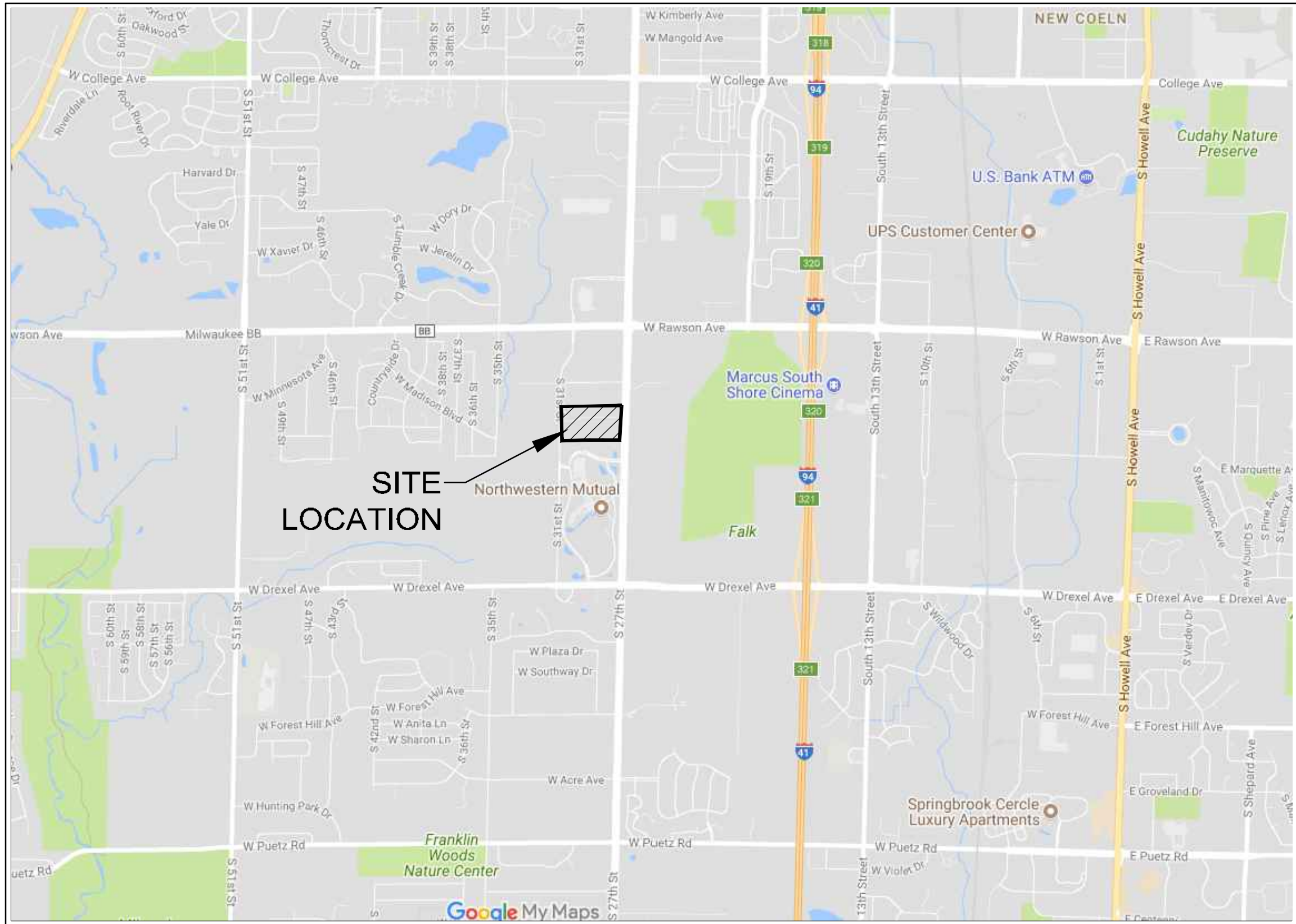
- STARTING BENCHMARK: REFERENCE BENCHMARK FOR THE EAST QUARTER CORNER OF SEC. 12 AT THE ENTRANCE TO NORTHWESTERN MUTUAL HYDRANT IS LOCATED ON THE EAST SIDE OF 27TH STREET JUST A BIT NORTH OF THE ENTRANCE TO NORTHWESTERN MUTUAL. FOUND CROSS IN THE TOP OF THE WEST SIDE OF THE UPPER FLANGE. ELEVATION OF 752.36.
- BM 1: SET BENCHMARK ON NORTHWEST UPPER FLANGE BOLT OF HYDRANT, EAST SIDE OF SOUTH 31st STREET (NORTHERLY HYDRANT). ELEVATION = 758.41
- BM 2: SET BENCHMARK ON NORTHWEST UPPER FLANGE BOLT OF HYDRANT, EAST SIDE OF SOUTH 31st STREET (SOUTHERLY HYDRANT). ELEVATION = 756.35
- BM 3: SET CHISELED CROSS IN CONCRETE SIDEWALK @EASTERLY ENTRANCE TO SITE (CONTROL POINT #72). ELEVATION = 762.56

DEVELOPER:

ZILBER LTD.  
710 N PLANKINTON AVENUE  
SUITE 1000  
MILWAUKEE, WI 53203  
PHONE: (414) 274-2800  
FAX: (414) 274-2711

WETLAND DELINEATION NOTE:  
WETLAND BOUNDARIES SHOWN HEREIN WERE FIELD DELINEATED BY R.A. SMITH NATIONAL ON OCTOBER 8, 2015

# 7333 SOUTH 27TH STREET MULTI-FAMILY DEVELOPMENT PARKING ADDITION PLANS CITY OF FRANKLIN, WISCONSIN

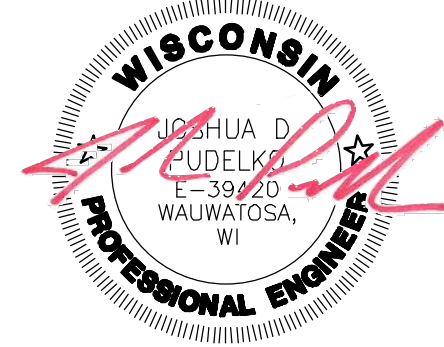


LOCATION MAP  
NOT TO SCALE

SHEET INDEX

CIVIL

- |      |                                    |
|------|------------------------------------|
| T1   | - COVER SHEET                      |
| C1.0 | - OVERALL PARKING PLAN             |
| C2.0 | - SITE AND DEMOLITION PLAN - NORTH |
| C2.1 | - SITE AND DEMOLITION PLAN - SOUTH |
| C3.0 | - GRADING PLAN - NORTH             |
| C3.1 | - GRADING PLAN - SOUTH             |



4100 N. CALHOUN ROAD, SUITE 300  
BROOKFIELD, WI 53005  
PHONE: (262) 790-1480  
FAX: (262) 790-1481  
EMAIL: jpcudaly@trioeng.com



**PROJECT:**  
**STATESMAN APARTMENTS**  
**2020 PARKING LOT ADDITIONS**  
**CITY OF FRANKLIN, WISCONSIN**  
**BY: ZILBER LTD.**  
**710 N PLANKINTON AVE, SUITE 1000**  
**MILWAUKEE, WI 53203**

REVISION HISTORY

DATE	DESCRIPTION
06/16/2020	PARKING ADDITION
07/22/2020	PER CITY COMMENTS

DATE:

JULY 22, 2020

JOB NUMBER:

16030

DESCRIPTION:

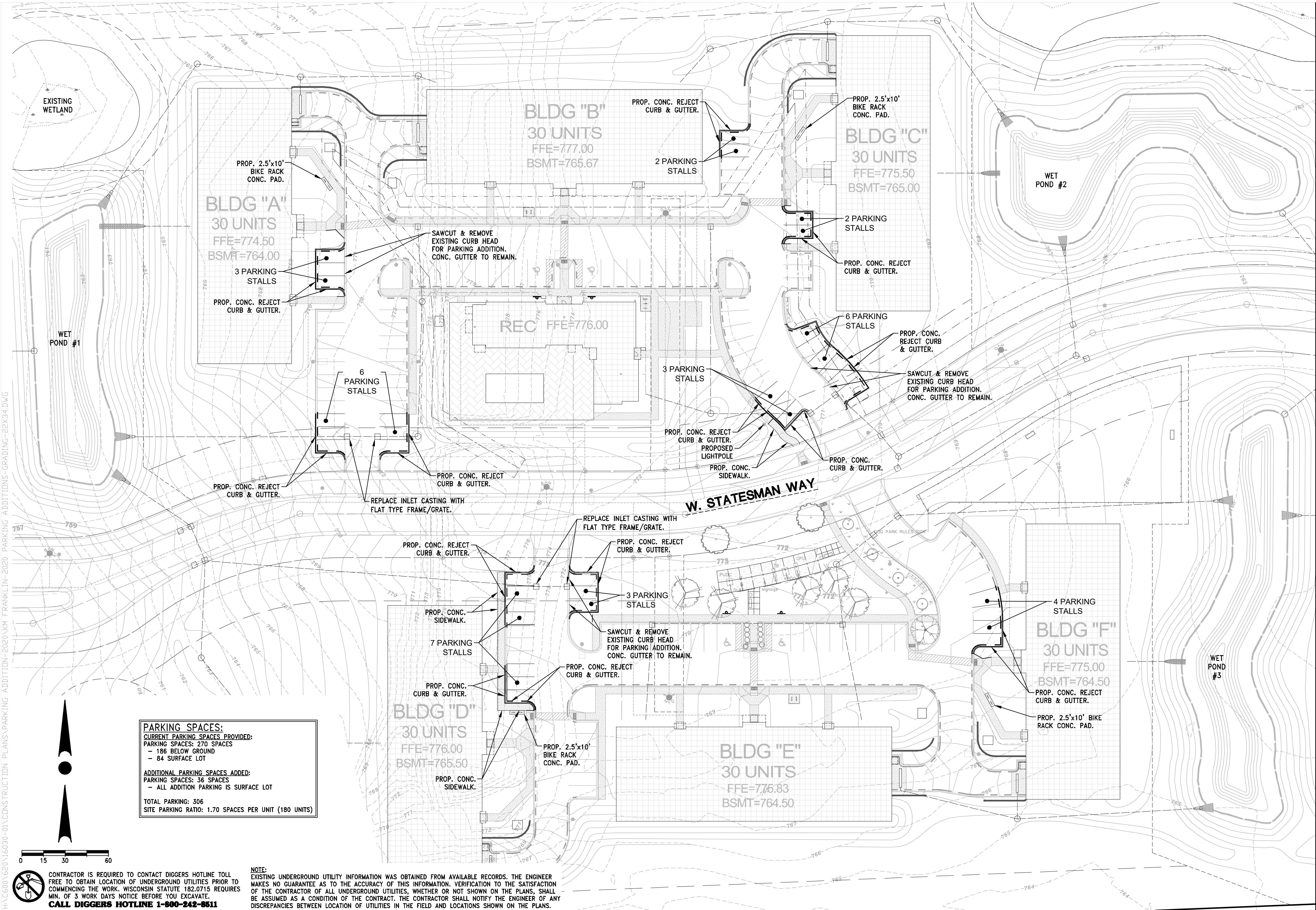
COVER  
SHEET

SHEET

T1



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**PROJECT:**  
**STATESMAN APARTMENTS**  
**2020 PARKING LOT ADDITIONS**  
CITY OF FRANKLIN, WISCONSIN  
BY: ZILBER LTD.  
710 N PLANKINTON AVE, SUITE 1000  
MILWAUKEE, WI 53203

REVISION HISTORY	
DATE	DESCRIPTION
06/16/2020	PARKING ADDITION
07/22/2020	PER CITY COMMENTS

**DATE:**  
JULY 22, 2020

**JOB NUMBER:**  
16030

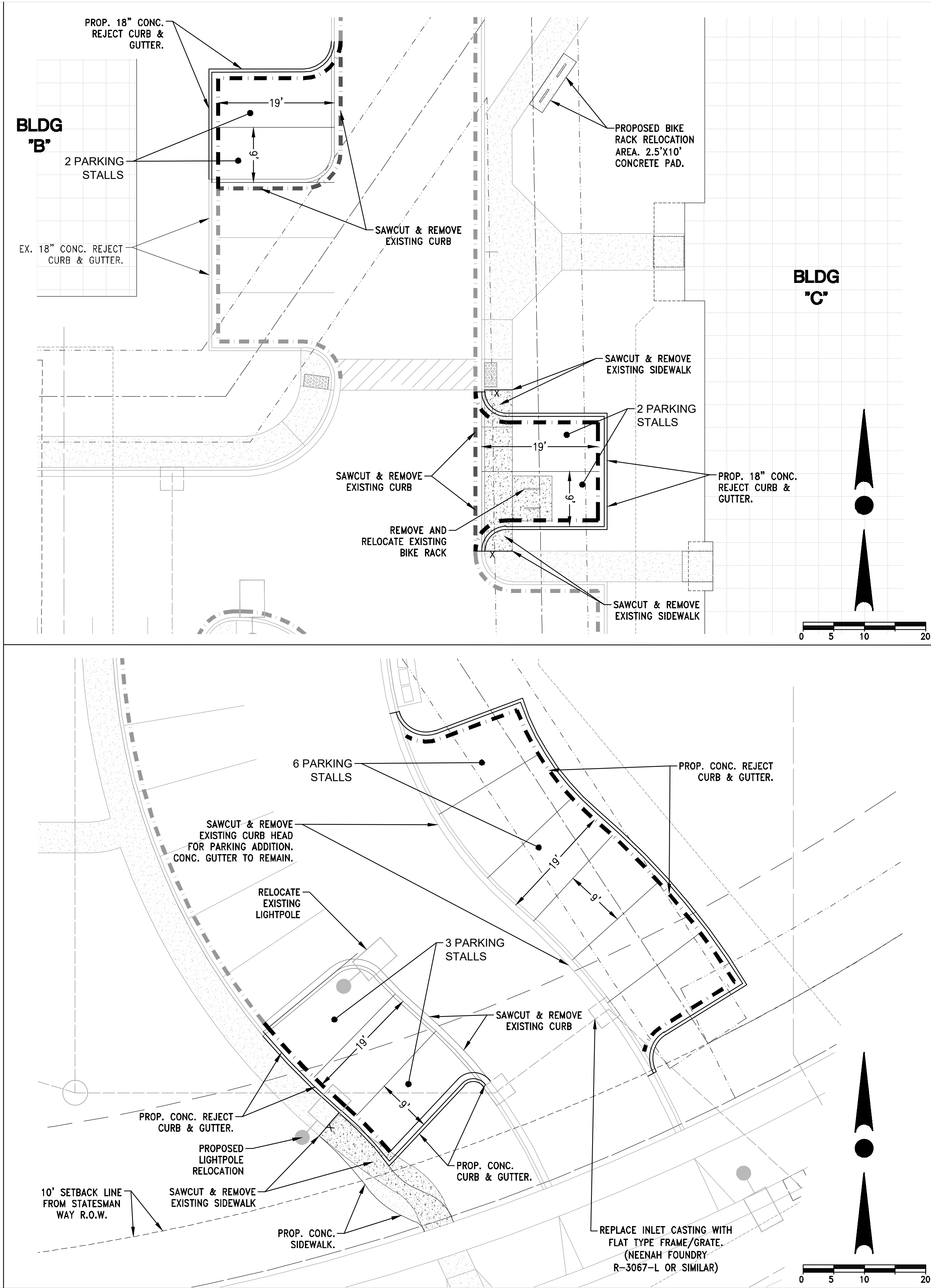
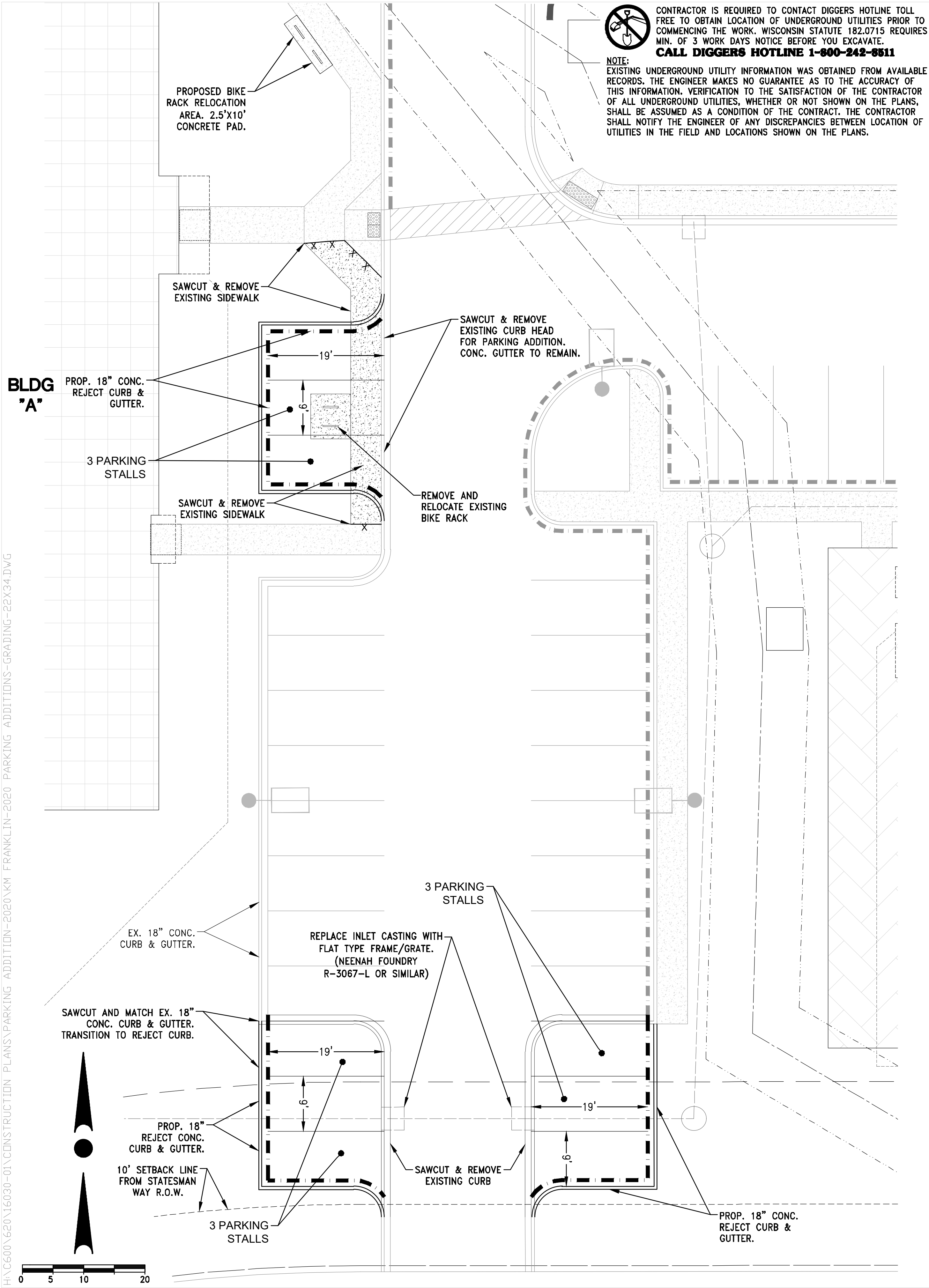
**DESCRIPTION:**  
OVERALL  
PARKING PLAN

**SHEET**

**C1.0**



H:\C600\620\16030-01\CONSTRUCTION PLANS\PARKING ADDITION-2020\KM FRANKLIN-2020 PARKING ADDITIONS-GRADING-22X34.DWG



4100 N. CALHOUN ROAD, SUITE 300  
BROOKFIELD, WI 53005  
PHONE: (262) 790-1481  
FAX: (262) 790-1481  
EMAIL: jpcuddeke@trioeng.com

**PROJECT:**  
**STATESMAN APARTMENTS**  
**2020 PARKING LOT ADDITIONS**  
**CITY OF FRANKLIN, WISCONSIN**  
**BY: ZILBER LTD.**  
**710 N PLANKINTON AVE, SUITE 1000**  
**MILWAUKEE, WI 53203**

REVISION HISTORY	
DATE	DESCRIPTION
06/16/2020	PARKING ADDITION
07/22/2020	PER CITY COMMENTS

**DATE:**  
**JULY 22, 2020**

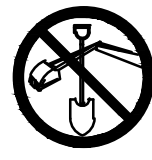
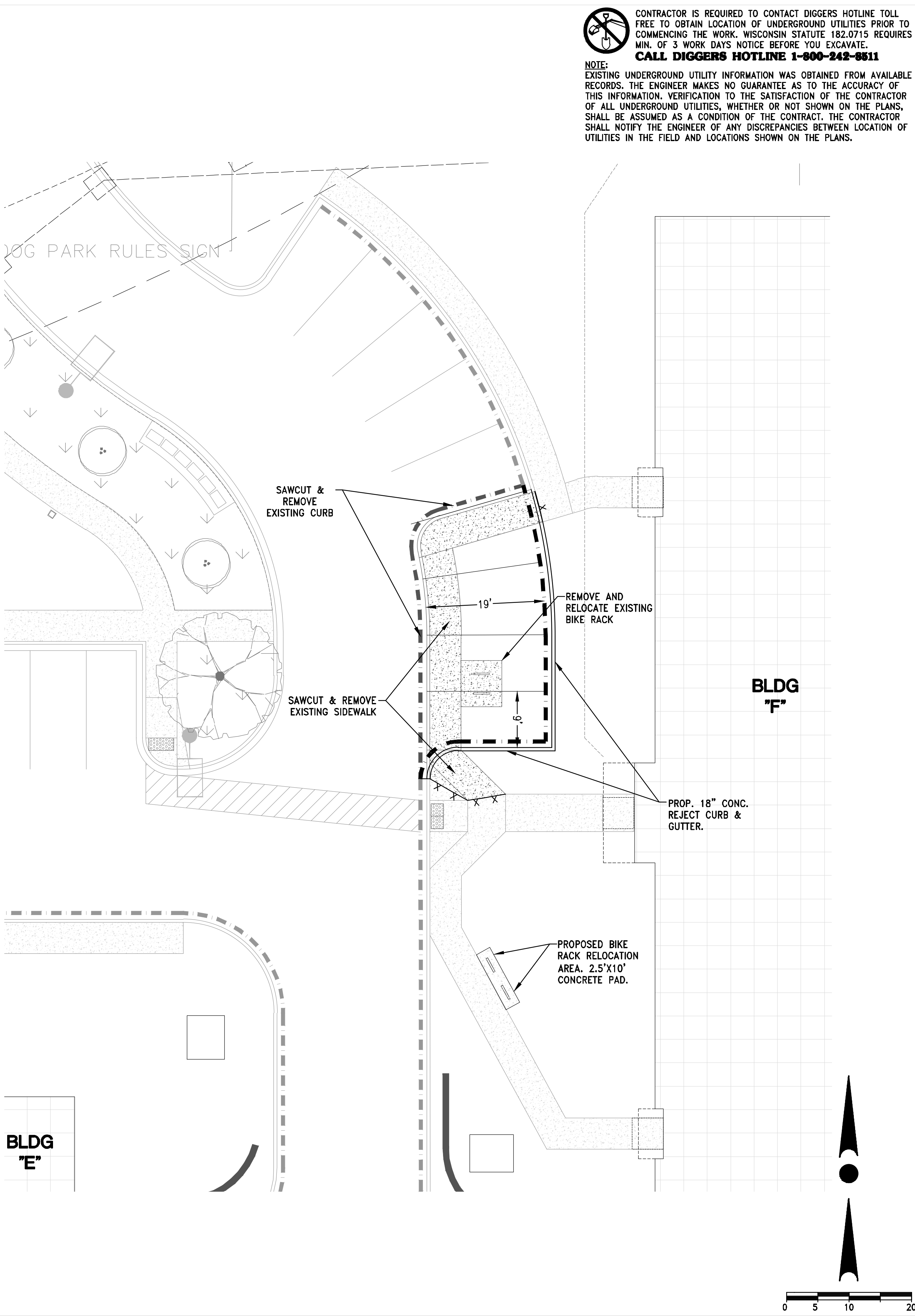
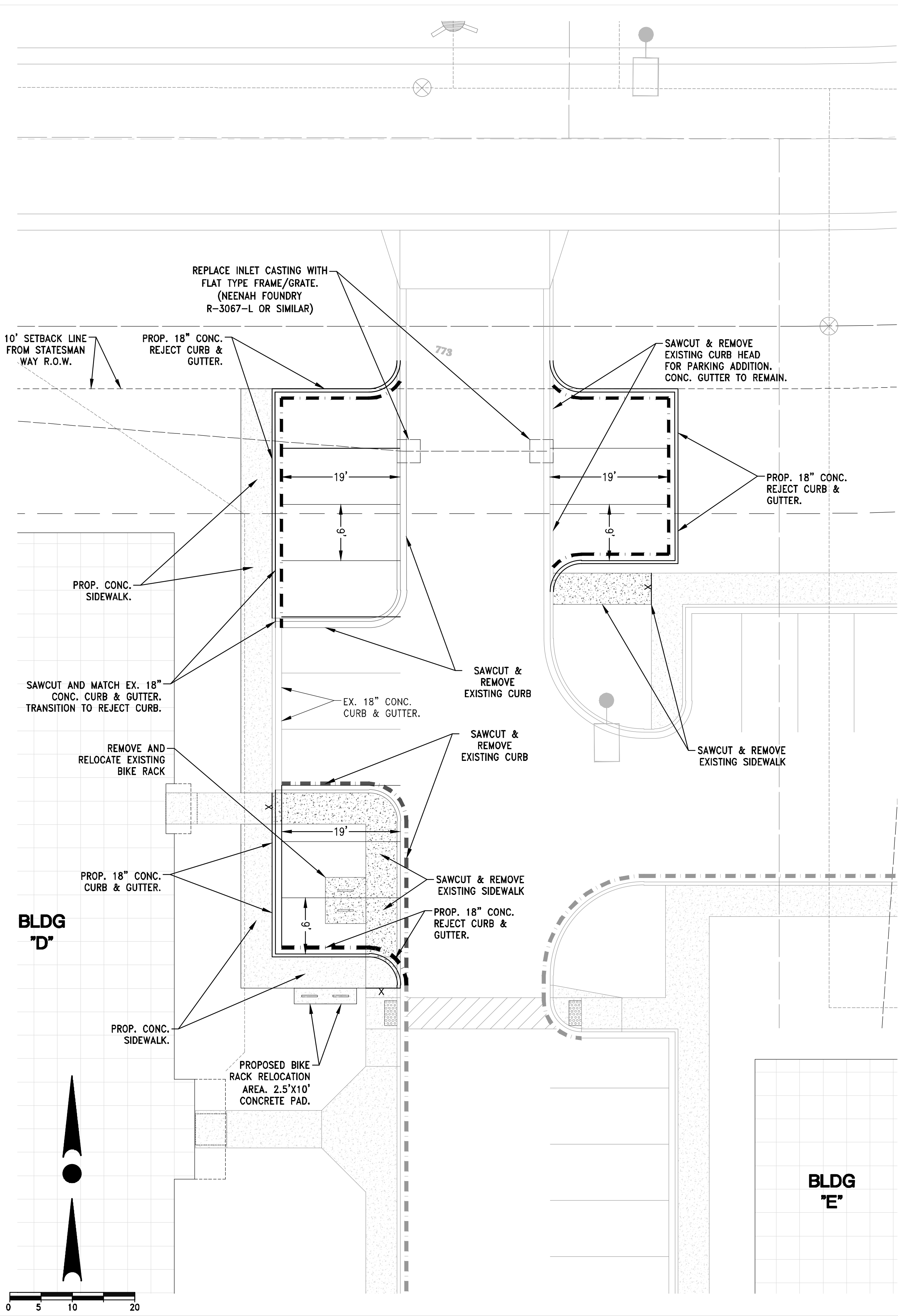
**JOB NUMBER:**  
**16030**

**DESCRIPTION:**  
**SITE AND DEMOLITION PLAN - NORTH**

**SHEET**  
**C2.0**



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CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.  
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**PROJECT:**  
**STATESMAN APARTMENTS**  
**2020 PARKING LOT ADDITIONS**  
CITY OF FRANKLIN, WISCONSIN  
BY: ZILBER LTD.  
710 N PLANKINTON AVE, SUITE 1000  
MILWAUKEE, WI 53203

REVISION HISTORY	
DATE	DESCRIPTION
08/16/2020	PARKING ADDITION
07/22/2020	PER CITY COMMENTS

**DATE:**  
**JULY 22, 2020**

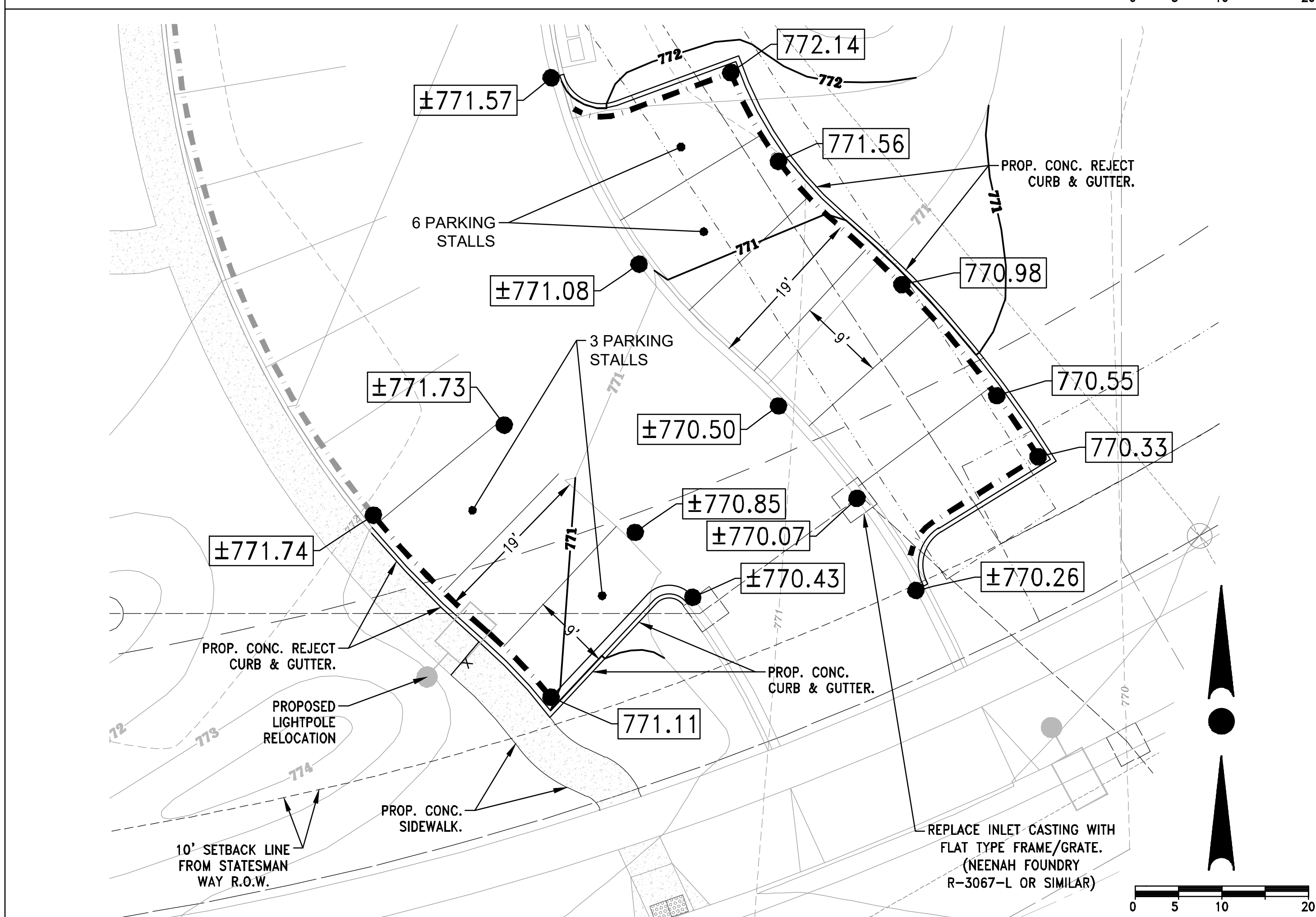
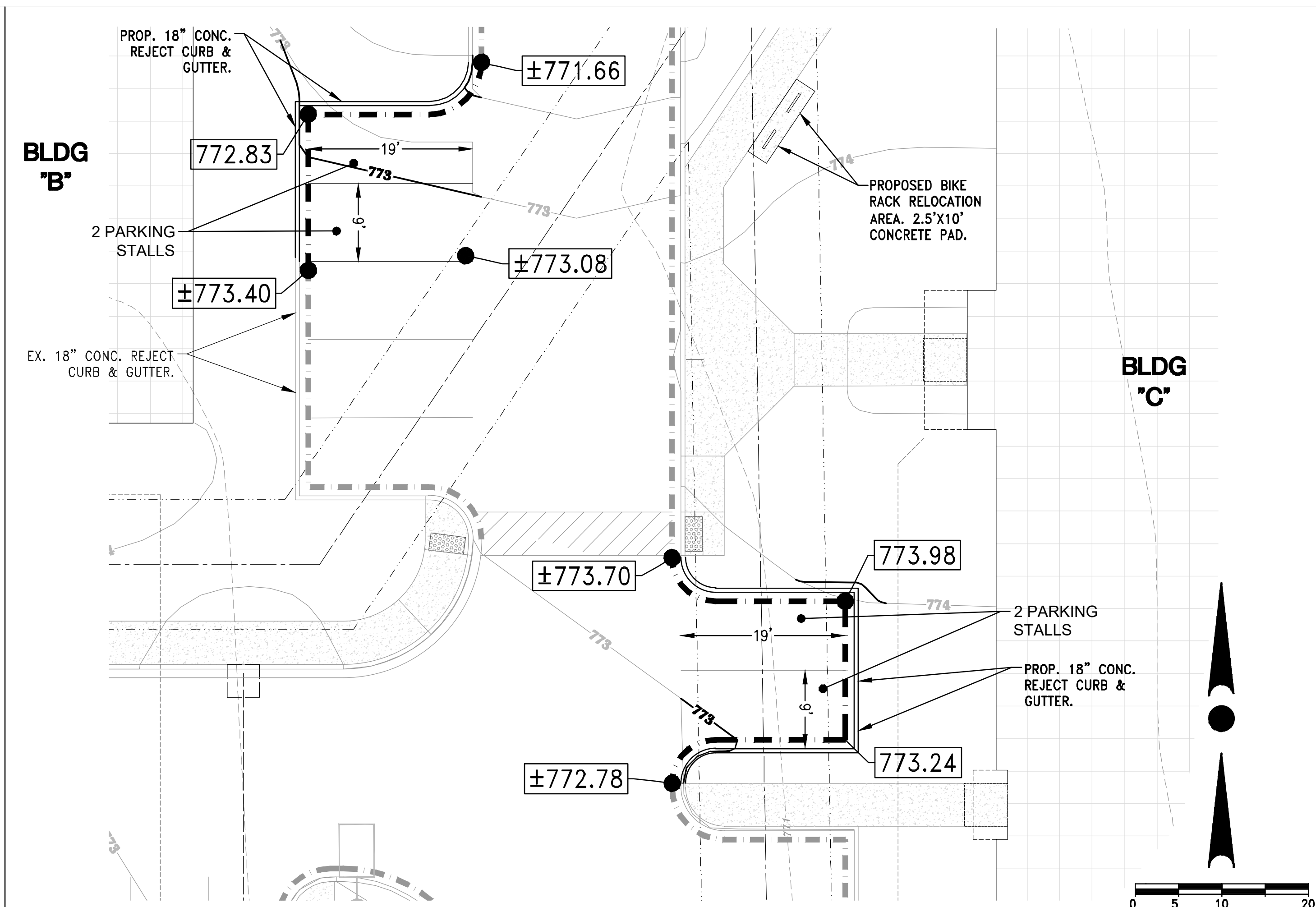
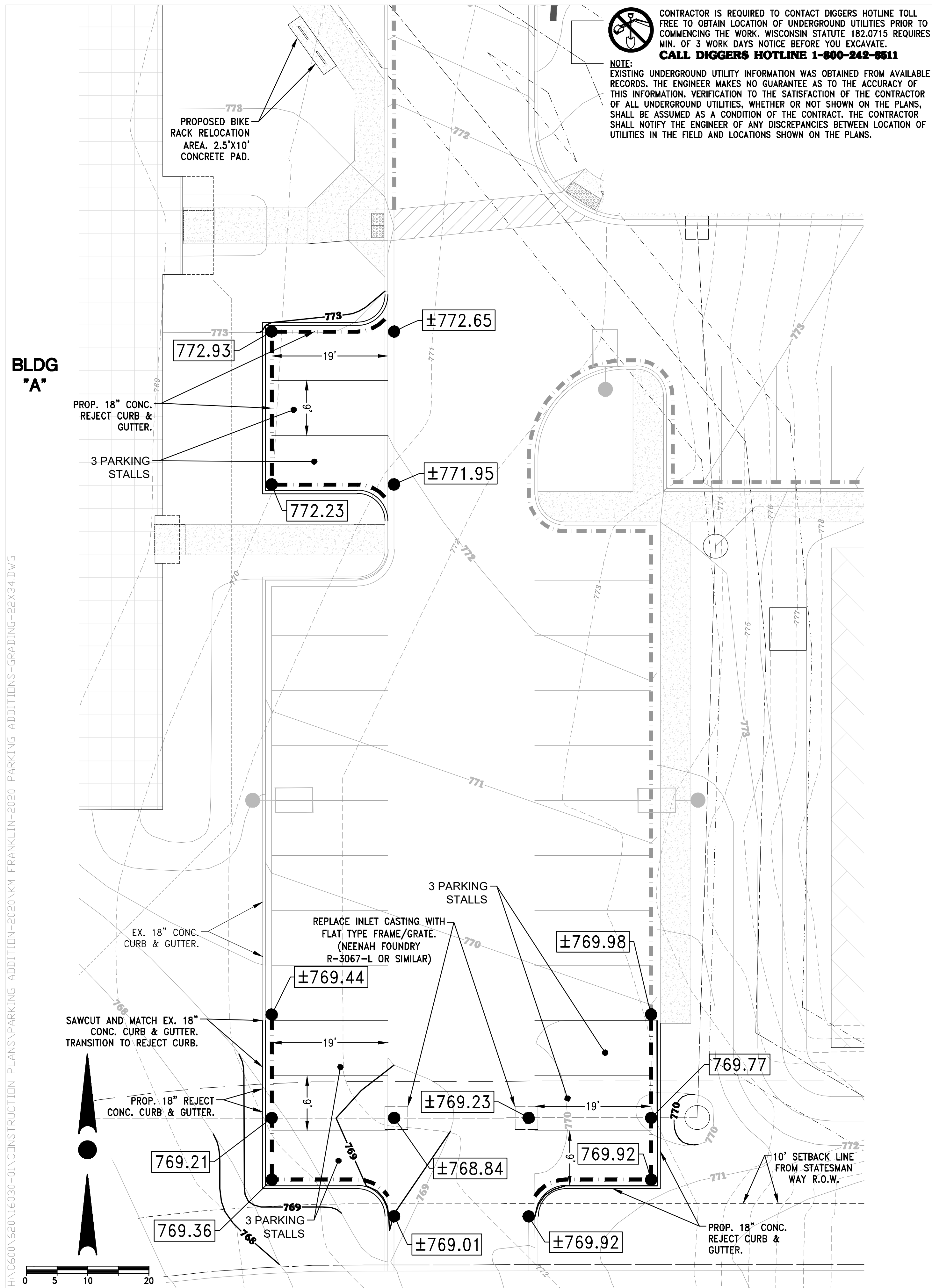
**JOB NUMBER:**  
**16030**

**DESCRIPTION:**  
**SITE AND DEMOLITION PLAN - SOUTH**

**SHEET**

**C2.1**





**PROJECT:**  
**STATESMAN APARTMENTS**  
**2020 PARKING LOT ADDITIONS**

**CITY OF FRANKLIN, WISCONSIN**  
**BY: ZILBER L.T.D.**

**710 N PLANKINTON AVE, SUITE 1000**  
**MILWAUKEE, WI 53203**

[illegible]

**DATE:**  
JULY 22, 2020

**JOB NUMBER:**  
**16030**

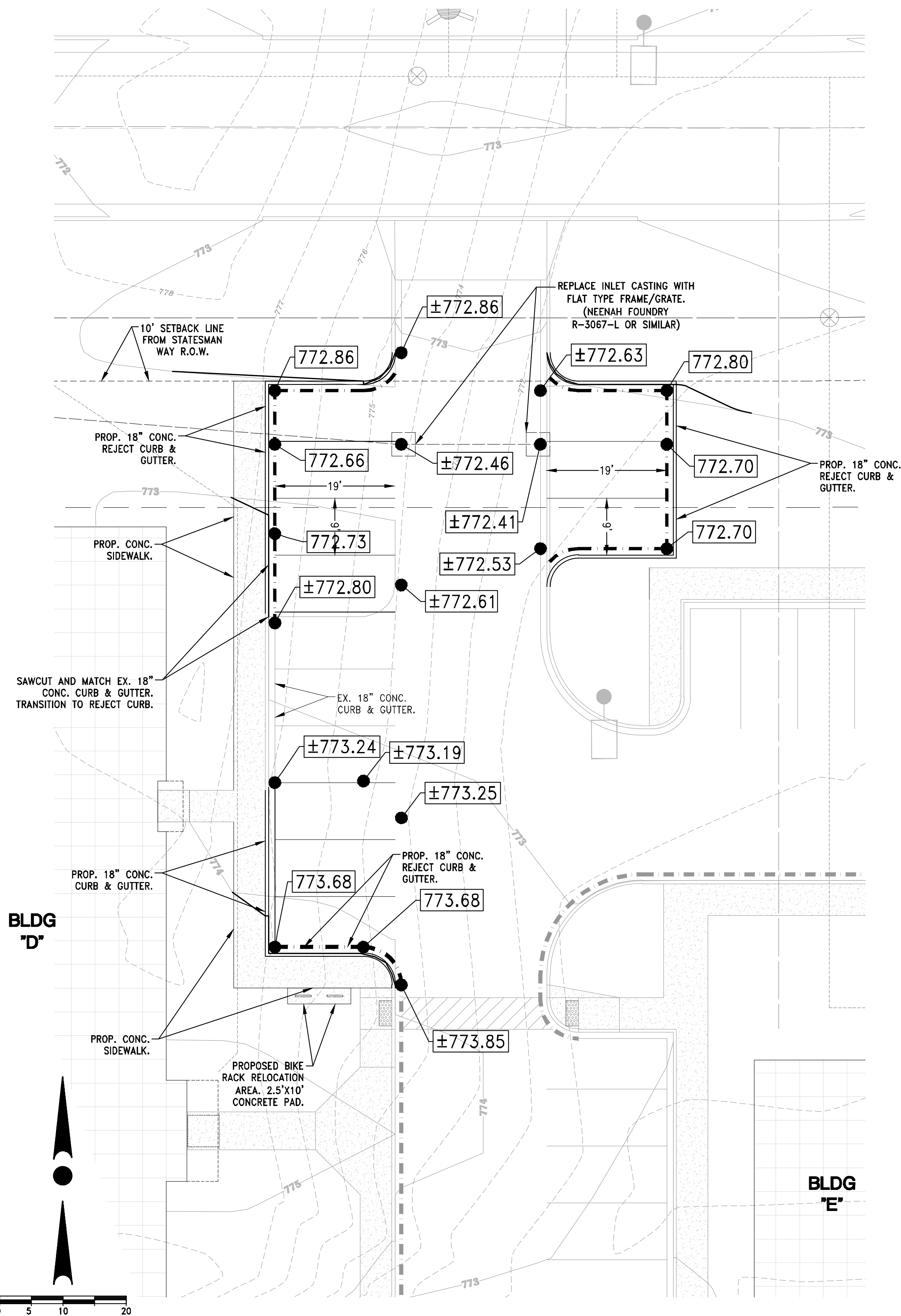
**DESCRIPTION:**

**GRADING  
PLAN - NORTH**

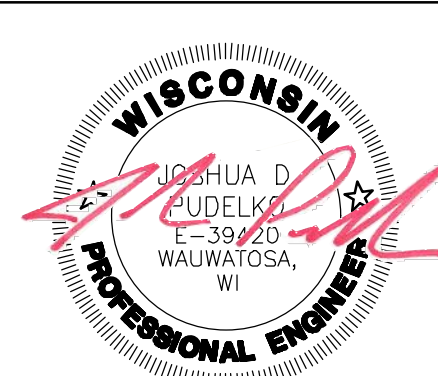
**SHEET**

# C3.0





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4100 N. CALHOUN ROAD, SUITE 300  
BROOKFIELD, WI 53005  
PHONE: (262) 790-1480  
FAX: (262) 790-1481  
EMAIL: [jpudelko@trioeng.com](mailto:jpudelko@trioeng.com)



**PROJECT:**  
**STATESMAN APARTMENTS**  
**2020 PARKING LOT ADDITIONS**

**CITY OF FRANKLIN, WISCONSIN**  
**BY: ZILBER LTD.**  
**740 N PLANKINTON AVE, SUITE 1000**  
**MILWAUKEE, WI 53203**

## REVISION HISTORY

DATE	DESCRIPTION
06/16/2020	PARKING ADDITION
07/22/2020	PER CITY COMMENTS

**DATE:**  
JULY 22, 2020

**JOB NUMBER:**  
**16030**

**DESCRIPTION:**

**GRADING  
PLAN - SOUTH**

**SHEET**

## C3.1



REPORT TO THE PLAN COMMISSION

Meeting of August 6, 2020

Site Plan Amendment

---

**RECOMMENDATION:** City Development staff recommends approval of the Site Plan Amendment for property located at 9545 South 80th Street to allow for the renovation of the existing warehouse into building products showroom, a new loading dock and a new open air storage building.

---

<b>Project Name:</b>	Zuern Building Products, Inc. Site Plan Amendment
<b>Project Address:</b>	9545 South 80 <sup>th</sup> Street
<b>Property Owner:</b>	Gen3 Ventures, LLC
<b>Applicant:</b>	Zuern Building Products, Inc.
<b>Agent:</b>	Joe Galbraith
<b>Zoning:</b>	M-1 Limited Industrial District
<b>Use of Surrounding Properties:</b>	Vacant land zoned commercial (to the north); Institutional (to the east); and vacant land zoned industrial (to the south and west)
<b>Comprehensive Plan</b>	Commercial
<b>Applicant's Requested Action:</b>	Approval of the Site Plan Amendment Application

---

**INTRODUCTION & BACKGROUND**

On June 23, 2020, the applicant submitted a Site Plan amendment to allow for the renovation of an existing warehouse into a building products showroom. This project also includes a new loading dock and an open air storage building.

Zuern Building Products, Inc. purchased the property at 9545 South 80<sup>th</sup> Street from Worzella Lumber in 2013. The Plan Commission approved a Zoning Permit for Worzella Lumber on June 22, 1995. A lumberyard and building materials supplier is classified under Standard Industrial Classification (SIC) Title No. 5211 Lumber and Other Building Materials Dealers, which is allowed as a permitted use in the M-1 Limited Industrial District. The Department of City Development issued a Zoning Compliance Permit to Zuern Building Products, Inc. in 2013.

In 2017, the Plan Commission conditionally approved a Site Plan amendment via Resolution no. 2017-001 to allow for a 1,080 square foot building addition on the east side of an existing open storage building. The applicant submitted present-day pictures to demonstrate compliance with the conditions of approval, including striping of ADA parking, landscape buffering and removal of unscreened outdoor storage.

According to the use definition by the Occupational Safety and Health Administration (OSHA), retail sales to the general public is included in this classification. Therefore, the renovation of the existing warehouse into a building products showroom is classified under the existing SIC Title, which is a permitted use in the M-1 zoning district.

SIC Title No. 5211 Lumber and Other Building Materials Dealers

*Establishments engaged in selling primarily lumber, or lumber and a general line of building materials, to the general public. While these establishments may sell primarily to*



*construction contractors, they are known as retail in the trade. The lumber which they sell may include rough and dressed lumber, flooring, molding, doors, sashes, frames, and other millwork. The building materials may include roofing, siding, shingles, wallboard, paint, brick, tile, cement, sand, gravel, and other building materials and supplies. Hardware is often an important line sold by retail lumber and building materials dealers.*

## **PROJECT DESCRIPTION / ANALYSIS**

The applicant is proposing the following:

- Renovation of existing warehouse into a building products showroom to be located on the east side of the principal building.
- A new deck and pergola with an approximate area of 700 square feet.
- New landscaped area adjacent to the proposed deck.
- New storefront entrance and windows on the east side of the showroom.
- Painting existing siding and roofing, all elevations of the principal building.
- A new loading dock for existing detached storage building.
- A new 8,780 sf open air storage building and gravel path
- New signage facing W Ryan Rd (to be permitted separately).
- A new septic tank (to be permitted separately).

The applicant is not proposing any change to the current hours of operation (Monday through Friday 7:00 a.m. to 5:00 p.m. and Saturday 8:00 a.m. to 12:00 p.m.).

The proposed open air storage building is setback approximately 90 feet from an existing monopole telecommunication tower which is 120-foot high. The UDO requires a minimum setback of 100% of the tower height to any land zoned for manufacturing use. However, this requirement is applicable only to property lines so the open air storage building is exempt.

### **Parking**

Per Unified Development Ordinance (UDO) Table 15-5.0203, the required parking for warehouse is 0.5/1,000 sf of gross floor area (GFA). Per applicant's calculations, the resulting parking ratio is 0.6/1,000 sf of GFA which complies with the minimum required parking. The quantity of parking spaces will remain: 32 regular spaces and 2 ADA spaces.

### **Natural resources**

Per submitted Natural Resource Protection memo dated June 11, 2020, this proposal is not impacting any natural resources as defined in the UDO.

### **Landscaping**

As the landscaping requirements is based on the quantity of parking spaces for manufacturing uses, no additional landscaping is required for this project. Nevertheless, the applicant is proposing a new landscaped area adjacent to the deck.

## **STAFF RECOMMENDATION**

City Development Staff recommends approval of this Site Plan amendment for property located at 9545 South 80<sup>th</sup> Street, subject to the conditions outlined in the attached resolution.

## RESOLUTION NO. 2020-\_\_\_\_

A RESOLUTION AMENDING THE SITE PLAN FOR PROPERTY  
LOCATED AT 9545 SOUTH 80TH STREET TO ALLOW FOR  
ZUERN BUILDING PRODUCTS, INC.'S EXISTING WAREHOUSE SPACE  
RENOVATION INTO A BUILDING PRODUCTS SHOWROOM AND  
VARIOUS RELATED DOCK, DECK, STORAGE BUILDING AND  
EQUIPMENT REPLACEMENTS/ADDITIONS  
(TAX KEY NO. 896-9996-003)  
(ZUERN BUILDING PRODUCTS, INC., APPLICANT,  
GEN3 VENTURES, LLC, PROPERTY OWNER)

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WHEREAS, Zuern Building Products, Inc. having applied for an amendment to the Site Plan for the property located at 9545 South 80th Street, such Site Plan having been previously approved as part of a Zoning Permit approval for Elaine Worzella/8100 Block of Ryan Road, to allow a lumber yard and complementary structures, on June 22, 1995 and amended thereafter by Resolution No. 2017-001, on March 23, 2017; and

WHEREAS, such proposed amendment proposes renovation of the existing Zuern Building Products, Inc. warehouse space into a building products showroom (demolition of existing interior walls, removal of an existing loading dock, construction of new partition walls, flooring, lighting and addition of a heating, ventilation and air conditioning (HVAC) system) with a new deck (approximately 700 square feet) on the east side of the building, pergola and new storefront entrance and windows, a new loading dock for a detached storage building, a new septic tank and pad mounted Air Handling Unit next to the existing mechanical equipment on the north side of the building and a new open air storage building with a floor area of approximately 12,000 square feet, and the Plan Commission having reviewed such proposal and having found same to be in compliance with 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 Zuern Building Products, Inc., dated July 27, 2020, as submitted by Zuern Building Products, Inc., as described above, be and the same is hereby approved, subject to the following conditions:

1. Zuern Building Products, Inc., successors and assigns and any developer of the Zuern Building Products, Inc. warehouse renovation and various related dock, deck, storage building and equipment replacements/additions 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

ZUERN BUILDING PRODUCTS, INC. - SITE PLAN AMENDMENT  
RESOLUTION NO. 2020-\_\_\_\_\_

Page 2

the Zuern Building Products, Inc. warehouse renovation and various related dock, deck, storage building and equipment replacements/additions 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.

2. The approval granted hereunder is conditional upon Zuern Building Products, Inc. and the Zuern Building Products, Inc. warehouse renovation and various related dock, deck, storage building and equipment replacements/additions project for the property located at 9545 South 80th Street: (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.
3. The Zuern Building Products, Inc. warehouse renovation and various related dock, deck, storage building and equipment replacements/additions project shall be developed in substantial compliance with the plans City file-stamped July 27, 2020.
4. The applicant shall obtain final approval of grading, erosion control, storm water management, and utilities by the Engineering Department prior to any land disturbance activities.

BE IT FURTHER RESOLVED, by the Plan Commission of the City of Franklin, Wisconsin, that the Zuern Building Products, Inc. warehouse renovation and various related dock, deck, storage building and equipment replacements/additions project as depicted upon the plans City file-stamped July 27, 2020, attached hereto and incorporated herein, shall be developed and constructed 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; and the Site Plan for the property located at 9545 South 80th Street, as previously approved, is amended accordingly.

Introduced at a regular meeting of the Plan Commission of the City of Franklin this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Passed and adopted at a regular meeting of the Plan Commission of the City of Franklin this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

ZUERN BUILDING PRODUCTS, INC. - SITE PLAN AMENDMENT  
RESOLUTION NO. 2020-\_\_\_\_\_

Page 3

APPROVED:

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

ATTEST:

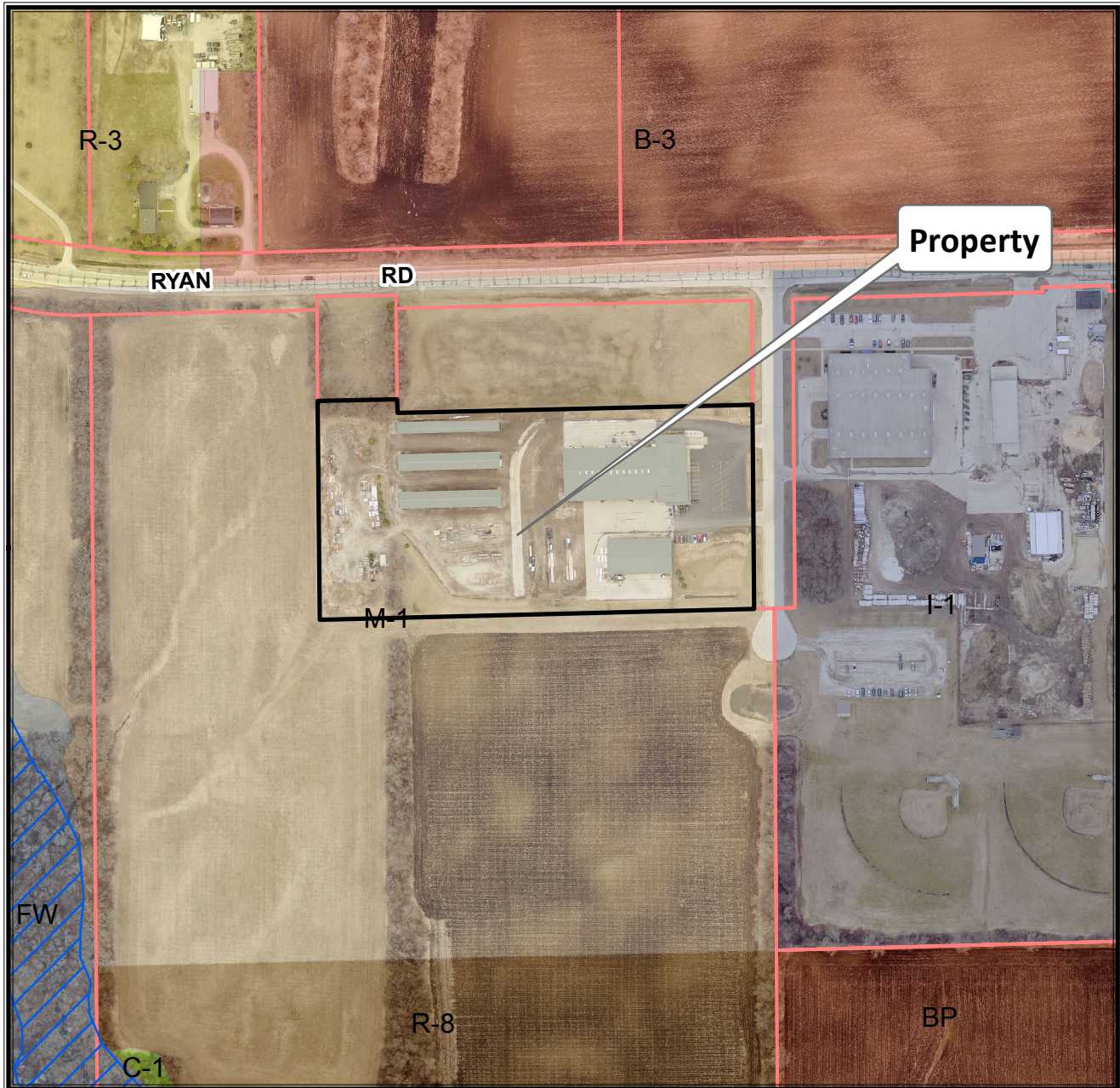
\_\_\_\_\_  
Sandra L. Wesolowski, City Clerk

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





9545 S. 80th Street  
TKN 896 9996 003



Planning Department  
(414) 425-4024

0 190 380 760 Feet

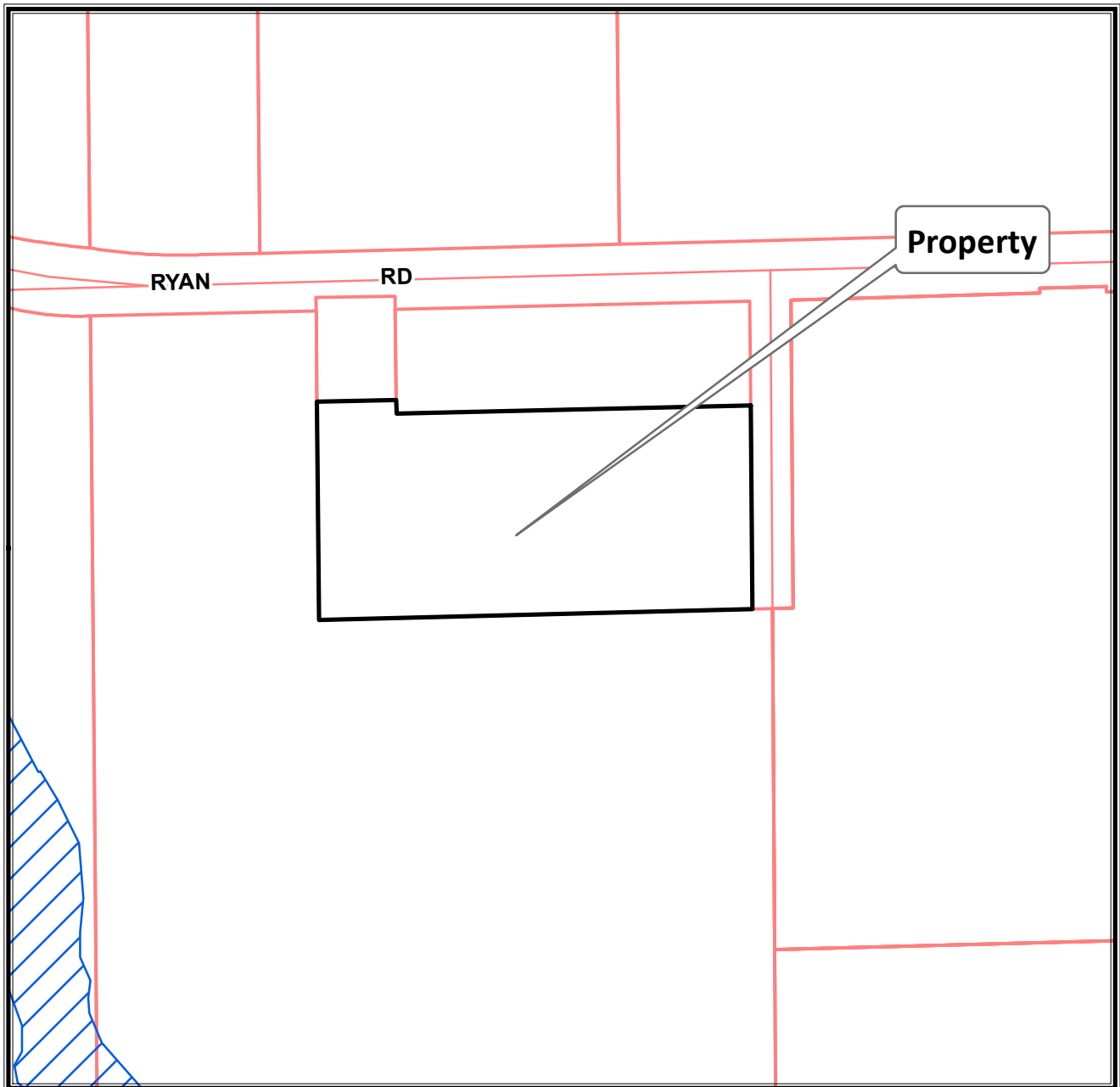
*This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. This map is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes.*



2017 Aerial Photo



9545 S. 80th Street  
TKN 896 9996 003



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

0 190 380 760 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.*



## RESOLUTION NO. 2017-001

A RESOLUTION AMENDING THE SITE PLAN FOR PROPERTY  
LOCATED AT 9545 SOUTH 80TH STREET TO ALLOW FOR A 1,080 SQUARE  
FOOT ADDITION TO THE EXISTING NORTHERN OPEN STORAGE BUILDING  
AT ZUERN BUILDING PRODUCTS, INC.  
(TAX KEY NO. 896-9996-003)  
(GEN3 VENTURES, LLC, APPLICANT)

---

WHEREAS, Gen3 Ventures, LLC having applied for an amendment to the Site Plan for the property located at 9545 South 80th Street, such Site Plan having been previously approved as part of a Zoning Permit approval for Elaine Worzella/8100 Block of Ryan Road, to allow a lumber yard and complementary structures, on June 22, 1995; and

WHEREAS, such proposed amendment proposes an 18 foot by 60 foot (1,080 square foot) addition to the existing northern open storage building at Zuern Building Products, Inc. located at 9545 South 80th Street, and the Plan Commission having reviewed such proposal and having found same to be in compliance with 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 Zuern Building Products, Inc., dated March 13, 2017, as submitted by Gen3 Ventures, LLC, as described above, be and the same is hereby approved, subject to the following conditions:

1. Gen3 Ventures, LLC, successors and assigns and any developer of the Zuern Building Products, Inc. storage building addition 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 Zuern Building Products, Inc. storage building addition 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.
2. The approval granted hereunder is conditional upon Gen3 Ventures, LLC and the Zuern Building Products, Inc. storage building addition project for the property located at 9545 South 80th Street: (i) being in compliance with all applicable governmental laws, statutes, rules, codes, orders and ordinances; and (ii) obtaining all



GEN3 VENTURES, LLC - SITE PLAN AMENDMENT  
RESOLUTION NO. 2017-001

Page 2

other governmental approvals, permits, licenses and the like, required for and applicable to the project to be developed and as presented for this approval.

3. The Zuern Building Products, Inc. storage building addition project shall be developed in substantial compliance with the plans City file-stamped March 13, 2017.
4. Unscreened outdoor storage shall be moved into existing buildings, removed from the site, or screened from the view of any street with a solid wood fence subject to review and approval by Planning Staff, within one year of the date of adoption of this Resolution.
5. Eleven (11) evergreen trees of a species, size and in a location to be reviewed and approved by Planning Staff shall be planted within one year of the date of adoption of this Resolution.
6. A second accessible off-street parking space shall be striped in the parking lot in accordance with Table 15-5.0202(I)(1) of the City of Franklin Unified Development Ordinance, prior to issuance of an Occupancy Permit by the Inspection Department.

BE IT FURTHER RESOLVED, by the Plan Commission of the City of Franklin, Wisconsin, that the Zuern Building Products, Inc. storage building addition as depicted upon the plans City file-stamped March 13, 2017, attached hereto and incorporated herein, shall be developed and constructed 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; and the Site Plan for the property located at 9545 South 80th Street, as previously approved, is amended accordingly.

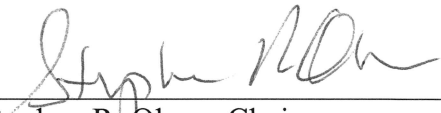
Introduced at a regular meeting of the Plan Commission of the City of Franklin this 23rd day of March, 2017.

Passed and adopted at a regular meeting of the Plan Commission of the City of Franklin this 23rd day of March, 2017.

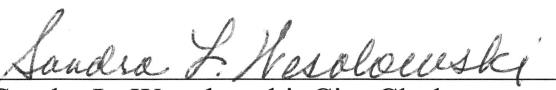


GEN3 VENTURES, LLC - SITE PLAN AMENDMENT  
RESOLUTION NO. 2017-001  
Page 3

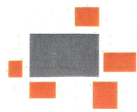
APPROVED:

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

ATTEST:

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

AYES 5 NOES 0 ABSENT 1 (Fowler)



To: Franklin Department of City Development

From: Alex Strack (Pinnacle Engineering Group)

Date: July 14, 2020

Subject: Zuern Franklin

We have reviewed the comments dated 07/08/20 and offer responses below in **RED**.

**Department of City Development comments**

1. In order to determine compliance with Unified Development Ordinance (UDO) Table 15-3.0309, please provided Landscape Surface Ratio (LSR) calculations. The minimum LSR for the M-1 zoning district is 0.4.
  - **Landscape Surface Ratio (LSR).** The ratio derived by dividing the area of landscaped surface by the base site area.
  - **RESPONSE: The LSR of this site is 0.50. A site data table has been added to sheet C-4 to reflect this.**
2. Please indicate the setback of the proposed open air storage building to the existing monopole tower.
  - **RESPONSE: A dimension between the building at the cell tower and the nearest face of the proposed open air storage building has been added to sheet C-4.**
3. There is a discrepancy between the project narrative and the proposed site plan (sheet C-4) regarding the floor area of the open air storage building: 12,000 sf or 8,780 sf, please clarify.
  - **RESPONSE: The correct square footage of the proposed open air storage building is 8,780 sf. Plans have been updated accordingly.**
4. Please provide building elevations of the proposed open air storage building and label building height in feet and stories per UDO §15-7.0103(J).
  - **RESPONSE: Labels indicating the height and number of stories of the proposed open air storage building have been added to sheet C-4. Building elevations attached from Darnell Construction**
5. Please provide updated parking calculations based upon the gross floor area (GFA) of each use, see suggested parking ratios of UDO Table 15-5.0203:
  - **RESPONSE: Parking calculations for GFA have been added to the site data table on sheet C-4.**
  - General office. 3.33/1,000 sf of GFA.
  - Hardware, paint or home improvement. 3.5/1,000 sf of GFA.
  - Warehouse. 0.5/1,000 sf of GFA, plus required parking spaces for offices, or similar uses where those uses exceed 10% of GFA.
6. Any increase/decrease to the existing parking capacity?

- **RESPONSE: No additional parking stalls are proposed, and no existing stalls are to be removed.**
7. Per UDO §15-7.0103(H), please label loading spaces on the site plan (sheet C-4).
- **RESPONSE: The loading dock to be added to the existing south building is labeled “PROPOSED RECESSED TRUCK DOCK.” There are no other spaces to be considered as loading spaces at this time.**
8. Per UDO §15-7.0103(C), please add architect and/or engineer's name, address, and seal.
- **RESPONSE: The engineer’s contact information is on sheet C-1. The architect has been added as well. The engineer’s seal will be provided on subsequent submittals.**
9. Per UDO §15-7.0103.CC, please provide an estimate of the site improvement costs.
- **RESPONSE: Estimate at 1.5 million.**
10. Please add the zoning district information to the cover sheet (C-1), this property is located in the M-1 Limited Industrial District.
- **RESPONSE: Table 15-3.0309, “Limited Industrial District Development Standards” from the UDO has been added to sheet C-1.**
11. A snow storage plan is required per UDO §15-5.0210(B), refer to this section for snow storage standards.
- **RESPONSE: Snow storage has been added to the landscape plan.**
12. Any proposed outdoor lighting? If so, please provide a lighting plan as defined in UDO §15-5.0402.
- **RESPONSE: No outdoor proposed lighting.**
13. Any change to the hours of operation? Per previous site plan amendment in 2017, the hours of operation are Monday through Friday 7:00 a.m. to 5:00 p.m. and Saturday 8:00 a.m. to 12:00 p.m.
- **RESPONSE: No changes. Hours above are correct.**
14. Please confirm that the conditions of approval # 4, 5 and 6 of Resolution 2017-001 (attached) have been successfully met and maintained to present day, pictures suffice for this purpose.
- **RESPONSE: Pictures included to show these conditions have been met.**
15. The new septic tank requires a separate permit from State agencies. Please indicate the drainfield area on the site plan or utility plan (if any).
- **RESPONSE: The septic tank has a holding tank instead of a drain field. The holding tank will be replaced under a separate permit.**
16. Signage will require separate review and approval by the Architectural Review Board and a Sign Permit from the Inspection Department (414-425-0084). Please provide a note on the plans that states signs are shown for reference only and require separate review and approval.
- **RESPONSE: This note has been added on the North elevation.**

#### **Engineering Department comments**

17. (separate review)

**Fire Department comments**

18. *The fire department has no concerns regarding the proposed Site Plan Amendment at this location. New and existing buildings must maintain compliance with regard to any required fire protection systems (fire alarm, fire sprinkler, etc.)*

**Inspection Services Department comments**

19. *Inspection Services has no comments on this project at this time.*

**Police Department comments**

20. *The Police Department has no issues with this request.*





**Zuern Building Products Showroom Remodel  
9545 S 80th Street, Franklin WI 53132**

This project involves the renovation of an existing warehouse space into a building products showroom. Scope of work includes demolition of existing interior walls, removal of an existing loading dock, construction of new partition walls, flooring, lighting and HVAC. Scope includes a new deck and pergola on the East side of the building, a new storefront entrance and windows. Project includes re-painting the existing roof and siding. Project includes a new septic tank and pad mounted AHU next to existing mechanical equipment on the North side of the building. The building footprint will remain the same size, with the new deck being approximately 700 SF.

This project also involves a new loading dock for an existing detached storage building on site, and the construction of a new open air storage building on site. The new storage building will be approximately 8,780 SF.























THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC  
DESIGNED: WTD  
DRAFTED: WTD  
REVIEWED: MTS

LEGEND		
	EXISTING	PROPOSED
SANITARY SEWER MANHOLE		
STORM SEWER MANHOLE		
STORM SEWER AREA DRAIN		
STORM SEWER INLET (ROUND CASTING)		
STORM SEWER INLET (RECTANGULAR CASTING)		
PRECAST FLARED END SECTION		
CONCRETE HEADWALL		
VALVE VAULT		
VALVE BOX		
FIRE HYDRANT		
BUFFALO BOX		
CLEANOUT		
SANITARY SEWER		
FORCE MAIN		
STORM SEWER		
DRAIN TILE		
WATER MAIN		
UTILITY CROSSING		
LIGHTING		
ELECTRICAL CABLE		
OVERHEAD WIRES		
CAUTION EXISTING UTILITIES NEARBY		
ELECTRICAL TRANSFORMER OR PEDESTAL		
POWER POLE		
POWER POLE WITH LIGHT		
STREET SIGN		
GAS MAIN		
TELEPHONE LINE		
CONTOUR		
SPOT ELEVATION		
WETLANDS		
FLOODWAY		
FLOODPLAIN		
HIGH WATER LEVEL (HWL)		
NORMAL WATER LEVEL (NWL)		
DIRECTION OF SURFACE FLOW		
DITCH OR SWALE		
DIVERSION SWALE		
OVERFLOW RELIEF ROUTING		
TREE WITH TRUNK SIZE		
SOIL BORING		
TOPSOIL PROBE		
FENCE LINE, TEMPORARY SILT		
FENCE LINE, WIRE		
FENCE LINE, CHAIN LINK OR IRON		
FENCE LINE, WOOD OR PLASTIC		
CONCRETE SIDEWALK		
CURB AND GUTTER		
DEPRESSED CURB		
REVERSE PITCH CURB & GUTTER		
EASEMENT LINE		

BENCHMARKS
<b>VERTICAL DATUM: NGVD 29</b> <b>BM 1: REFERENCE MARK AND REFERENCE BENCHMARK</b> <b>RR SPIKE AT NE FACE OF TWIN 15" OAK, 2.8' ABOVE GROUND.</b> <b>ELEVATION: 761.828</b> <b>CONVERSION TO CITY OF FRANKLIN DATUM</b> <b>761.828 - 580.56 = 181.268</b>
<b>VERTICAL DATUM: CITY OF FRANKLIN</b> <b>BM 2: NOTCH ON WEST SIDE OF ROUND INLET RIM.</b> <b>ELEVATION: 169.86</b>

SITE DATA	
SITE AREA:	11.03 AC
DISTURBANCE LIMITS:	0.99 AC
EXISTING BUILDING AREA:	1.02 AC
PROPOSED BUILDING AREA:	1.32 AC
PROPOSED CAR PARKING SPACES:	32 SPACES (2 A.D.A.)
GRASS AREA:	5.51 AC
TOTAL IMPERVIOUS AREA:	5.52 AC
GREEN SPACE (%)	49.9%
ZONING DISTRICT:	xxxxx

CONTACTS:	
<b>CIVIL ENGINEER:</b> MARK SEIDL, P.E. PINNACLE ENGINEERING GROUP 20725 WATERTOWN ROAD SUITE 100 BROOKFIELD, WI 53186 (262) 754-8888 EMAIL: mseidl@pinnacle-engr.com	<b>APPLICANT/OWNER:</b> BRENDAN KONS, CONTROLLER ZUERN BUILDING PRODUCTS AND BUILDING CENTER 820 ENTERPRISE DR. SLINGER, WI 53086 (262) 297-5428 EMAIL: BRENDAN.KONS@ZUERN.COM
<b>SURVEYOR:</b> JOHN P. KONOPACKI, P.L.S. PINNACLE ENGINEERING GROUP 20725 WATERTOWN ROAD SUITE 100 BROOKFIELD, WI 53186 (262) 754-8888	<b>ARCHITECT:</b> JOE GALBRAITH GALBRAITH CARNAHAN ARCHITECTS 6404 W. NORTH AVE WALWATOSA, WI 53213 EMAIL: jrg@galbraithcarnaham.com

Table 16-9.0309 M-1 Limited Industrial District Development Standards		
Type of Standard		Standard
Landscape Surface Ratio and Floor Area		
Minimum Landscape Surface Ratio (LSR)		0.4
Alternative Minimum Landscape Surface Ratio (LSR) with Required Mitigation (See § 16-9.0302)		0.3
Maximum Gross Floor Area Ratio (GFAR)		0.425(a)
Maximum Net Floor Area Ratio (NFAR)		0.85(a)
Lot Dimensional Requirements		
Minimum Lot Area (square feet)		20,000(c)
Minimum Lot Width at Setback Line (feet)		100
Minimum Front Yard (feet)		30(0)
Minimum Side Yard (feet)		20(0)
Minimum Side Yard on Corner Lot (feet)		30(0)
Minimum Rear Yard (feet)		15(0)
Minimum Shore Buffer (feet)		75
Minimum Wetland Buffer (feet)		30
Minimum Wetland Setback (feet)		50
Maximum Building Height		
Principal Structure (stories/ft.)		3/12/40
Accessory Structure (stories/ft.)		1/8/25

ONSITE CIVIL ENGINEERING INFRASTRUCTURE PLANS  
FOR  
**ZUERN FRANKLIN**  
FRANKLIN, WISCONSIN  
PLANS PREPARED  
FOR  
**ZUERN BUILDING PRODUCTS**



INDEX OF SHEETS	
C-1	COVER SHEET
C-2	GENERAL NOTES
C-3	EXISTING AND DEMO PLAN
C-4	PROPOSED SITE PLAN
C-5	GRADING AND UTILITY PLAN
C-6	EROSION CONTROL PLAN
C-7	CONSTRUCTION DETAILS
L-2	LANDSCAPE GENERAL NOTES & DETAILS

GENERAL NOTES	
1.	THE INTENTION OF THE PLANS AND SPECIFICATIONS IS TO SET FORTH PERFORMANCE AND CONSTRUCTION MATERIAL STANDARDS FOR THE PROPER EXECUTION OF WORK. ALL WORKS CONTAINED WITHIN THE PLANS AND SPECIFICATIONS SHALL BE COMPLETED IN ACCORDANCE WITH ALL REQUIREMENTS FROM LOCAL, STATE, FEDERAL OR OTHER GOVERNING AGENCY'S LAWS, REGULATIONS, JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., AND THE OWNER'S DIRECTION.
2.	A GEOTECHNICAL REPORT HAS NOT YET BEEN PREPARED FOR THE PROJECT SITE. THE DATA ON SUB-SURFACE SOIL CONDITIONS IS NOT INTENDED AS A REPRESENTATION OR WARRANTY OF THE CONTINUITY OF SUCH CONDITIONS BETWEEN BORINGS OR INDICATED SAMPLING LOCATIONS. IT SHALL BE EXPRESSLY UNDERSTOOD THAT OWNER WILL NOT BE RESPONSIBLE FOR ANY INTERPRETATIONS OR CONCLUSIONS DRAWN THERE FROM BY THE CONTRACTOR. DATA IS MADE AVAILABLE FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING ANY ADDITIONAL SOILS INVESTIGATIONS THEY FEEL IS NECESSARY FOR THE PROPER EVALUATION OF THE SITE FOR PURPOSES OF PLANNING, BIDDING, OR CONSTRUCTING THE PROJECT AT NO ADDITIONAL COST TO THE OWNER.
3.	THE CONTRACTOR IS RESPONSIBLE TO REVIEW AND UNDERSTAND ALL COMPONENTS OF THE PLANS AND SPECIFICATIONS, INCLUDING FIELD VERIFYING SOIL CONDITIONS, PRIOR TO SUBMISSION OF A BID PROPOSAL.
4.	THE CONTRACTOR SHALL PROMPTLY REPORT ANY ERRORS OR AMBIGUITIES LEARNED AS PART OF THEIR REVIEW OF PLANS, SPECIFICATIONS, REPORTS AND FIELD INVESTIGATIONS.
5.	THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE COMPUTATION OF QUANTITIES AND WORK REQUIRED TO COMPLETE THIS PROJECT. THE CONTRACTOR'S BID SHALL BE BASED ON ITS OWN COMPUTATIONS AND IN NO SUCH INSTANCE RELY ON THE ENGINEER'S ESTIMATE.
6.	QUESTIONS/CLARIFICATIONS WILL BE INTERPRETED BY ENGINEER/OWNER PRIOR TO THE AWARD OF CONTRACT. ENGINEER/OWNER WILL SUBMIT OFFICIAL RESPONSES IN WRITING. INTERPRETATIONS PRESENTED IN OFFICIAL RESPONSES SHALL BE BINDING ON ALL PARTIES ASSOCIATED WITH THE CONTRACT. IN NO WAY SHALL WORD-OF-MOUTH DIALOG CONSTITUTE AN OFFICIAL RESPONSE.
7.	PRIOR TO START OF WORK, CONTRACTOR SHALL BE COMPLETELY FAMILIAR WITH ALL CONDITIONS OF THE SITE, AND SHALL ACCOUNT FOR CONDITIONS THAT AFFECT, OR MAY AFFECT CONSTRUCTION INCLUDING, BUT NOT LIMITED TO, LIMITATIONS OF WORK ACCESS, SPACE LIMITATIONS, OVERHEAD OBSTRUCTIONS, TRAFFIC PATTERNS, LOCAL REQUIREMENTS, ADJACENT ACTIVITIES, ETC. FAILURE TO CONSIDER SITE CONDITIONS SHALL NOT BE CAUSE FOR CLAIM OF JOB EXTRAS.
8.	COMMENCEMENT OF CONSTRUCTION SHALL EXPLICITLY CONFIRM THAT THE CONTRACTOR HAS REVIEWED THE PLANS AND SPECIFICATIONS IN ENTIRETY AND CERTIFIES THAT THEIR SUBMITTED BID PROPOSAL CONTAINS PROVISIONS TO COMPLETE THE PROJECT, WITH THE EXCEPTION OF UNFORESEEN FIELD CONDITIONS; ALL APPLICABLE PERMITS HAVE BEEN OBTAINED; AND CONTRACTOR UNDERSTANDS ALL OF THE REQUIREMENTS OF THE PROJECT.
9.	SHOULD ANY DISCREPANCIES OR CONFLICTS IN THE PLANS OR SPECIFICATIONS BE DISCOVERED AFTER THE AWARD OF CONTRACT, ENGINEER SHALL BE NOTIFIED IN WRITING IMMEDIATELY AND CONSTRUCTION OF ITEMS AFFECTED BY THE DISCREPANCIES/CONFLICTS SHALL NOT COMMENCE, OR CONTINUE, UNTIL A WRITTEN RESPONSE FROM ENGINEER/OWNER IS DISTRIBUTED. IN THE EVENT OF A CONFLICT BETWEEN REFERENCED CODES, STANDARDS, SPECIFICATIONS AND PLANS, THE ONE ESTABLISHING THE MOST STRINGENT REQUIREMENTS SHALL BE FOLLOWED.
10.	THE CONTRACTOR SHALL, AT ITS OWN EXPENSE, OBTAIN ALL NECESSARY PERMITS AND LICENSES TO COMPLETE THE PROJECT, OBTAINING PERMITS, OR DELAYS, IS NOT CAUSE FOR DELAY OF THE CONTRACT OR SCHEDULE. CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS.
11.	THE CONTRACTOR SHALL NOTIFY ALL INTERESTED GOVERNING AGENCIES, UTILITY COMPANIES AFFECTED BY THIS CONSTRUCTION PROJECT, AND DIGGERS HOTLINE IN ADVANCE OF CONSTRUCTION TO COMPLY WITH ALL JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., PERMIT STIPULATIONS, AND OTHER APPLICABLE STANDARDS.
12.	SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE TO INITIATE, INSTITUTE, ENFORCE, MAINTAIN, AND SUPERVISE ALL SAFETY PRECAUTIONS AND JOB SITE SAFETY PROGRAMS IN CONNECTION WITH THE WORK.
13.	CONTRACTOR SHALL KEEP THE JOBSITE CLEAN AND ORDERLY AT ALL TIMES. ALL LOCATIONS OF THE SITE SHALL BE KEPT IN A WORKING MANNER SUCH THAT DEBRIS IS REMOVED CONTINUOUSLY AND ALL RESPECTIVE CONTRACTORS OPERATE UNDER GENERAL "GOOD HOUSEKEEPING."
14.	THE CONTRACTOR SHALL INDEMNIFY THE OWNER, ENGINEER, AND THEIR AGENTS FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.

 <b>Toll Free (800) 242-8511</b> Milwaukee Area (414) 259-1181 Hearing Impaired TDD (800) 542-2289 <a href="http://www.DiggersHotline.com">www.DiggersHotline.com</a>	<b>PINNACLE ENGINEERING GROUP, LLC</b> <b>ENGINEER'S LIMITATION</b>  PINNACLE ENGINEERING GROUP, LLC AND THEIR CONSULTANTS DO NOT WARRANT OR GUARANTEE THE ACCURACY AND COMPLETENESS OF THE DELIVERABLES HEREIN BEYOND A REASONABLE DILIGENCE. IF ANY MISTAKES, OMISSIONS, OR DISCREPANCIES ARE FOUND TO EXIST WITHIN THE DELIVERABLES, THE ENGINEER SHALL BE PROMPTLY NOTIFIED PRIOR TO BID SO THAT HE MAY HAVE THE OPPORTUNITY TO TAKE WHATEVER STEPS NECESSARY TO RESOLVE THEM. FAILURE TO PROMPTLY NOTIFY THE ENGINEER OF SUCH CONDITIONS SHALL ABSOLVE THE ENGINEER FROM ANY RESPONSIBILITY FOR THE CONSEQUENCES OF SUCH FAILURE. ACTIONS TAKEN WITHOUT THE KNOWLEDGE AND CONSENT OF THE ENGINEER, OR IN CONTRADICTION TO THE ENGINEER'S DELIVERABLES OR RECOMMENDATIONS, SHALL BECOME THE RESPONSIBILITY NOT OF THE ENGINEER BUT OF THE PARTIES RESPONSIBLE FOR TAKING SUCH ACTION.  FURTHERMORE, PINNACLE ENGINEERING GROUP, LLC IS NOT RESPONSIBLE FOR CONSTRUCTION SAFETY OR THE MEANS AND METHODS OF CONSTRUCTION.
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REVISIONS
1. REV PER CITY COMMENTS 7/23/20.

PEC JOB No. 1087.30A	SHEET
PEC PM MTS	C-1
START DATE 07/06/20	C-9
SCALE N.T.S.	



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REVIEWED:

DESIGNED: WTD  
DRAFTED: WTD

GENERAL SPECIFICATIONS FOR CONSTRUCTION ACTIVITIES

1. THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION, THE STANDARD SPECIFICATIONS FOR SEWER & WATER IN WISCONSIN, AND WISCONSIN ADMINISTRATIVE CODE, SPS 360, 382-383, AND THE LOCAL ORDINANCES AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR EXECUTION OF THE WORK. THE CONTRACTOR SHALL CONDUCT HIS WORK ACCORDING TO THE REQUIREMENTS OF THE PERMITS.
3. THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE MUNICIPALITY FORTY- EIGHT (48) HOURS PRIOR TO THE START OF CONSTRUCTION.
4. THE MUNICIPALITY SHALL HAVE THE RIGHT TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF THE PUBLIC PORTIONS OF THE WORK. THE OWNER SHALL HAVE THE RIGHT TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF ALL PRIVATE PORTIONS OF THE WORK.
5. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER, AND THE MUNICIPALITY, THEIR AGENTS, ETC. FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.
6. SITE SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
7. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL UTILITY INFORMATION SHOWN ON THE PLANS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL CALL DIGGERS HOTLINE AT 1-800-242-8511 TO NOTIFY THE UTILITIES OF HIS INTENTIONS, AND TO REQUEST FIELD STAKING OF EXISTING UTILITIES.
8. SILT FENCE AND OTHER EROSION CONTROL FACILITIES MUST BE INSTALLED PRIOR TO CONSTRUCTION OR ANY OTHER LAND DISTURBING ACTIVITY. FOLLOW THE SEQUENCE OF CONSTRUCTION ON THE GRADING & EROSION CONTROL PLAN FOR MORE DETAILS. INSPECTIONS SHALL BE MADE WEEKLY OR AFTER EVERY RAINFALL OF 0.5" OR MORE. REPAIRS SHALL BE MADE IMMEDIATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL EROSION CONTROL FACILITIES ONCE THE THREAT OF EROSION HAS PASSED WITH THE APPROVAL OF THE GOVERNING AGENCY.
9. ANY ADJACENT PROPERTIES OR ROAD RIGHT-OF-WAYS WHICH ARE DAMAGED DURING CONSTRUCTION MUST BE RESTORED BY THE CONTRACTOR.
10. TRASH AND DEBRIS SHALL BE NOT BE ALLOWED TO ACCUMULATE ON THIS SITE AND THE SITE SHALL BE CLEAN UPON COMPLETION OF WORK.
11. THE OWNER SHALL HAVE THE RIGHT TO HAVE ALL MATERIALS USED IN CONSTRUCTION TESTED FOR COMPLIANCE WITH THESE SPECIFICATIONS.
12. ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB OR FACE OF BUILDING UNLESS NOTED OTHERWISE. ALL UTILITY DIMENSIONS ARE TO OUTSIDE OF PIPE OR CENTER OF STRUCTURE UNLESS OTHERWISE NOTED. ALL PAVING DIMENSIONS ARE TO FACE OF CURB OR TO EDGE OF PAVEMENT; EXCEPT FOR THE SETBACK FROM PARKING LOTS, MANUEVERING LANES AND FIRE ACCESS LANES, WHERE THE SETBACK IS MEASURED FROM THE BACK OF CURB TO THE PROPERTY LINE.
13. SPOT ELEVATIONS REPRESENT THE GRADE ON PAVEMENT SURFACE OR FLOW LINE UNLESS OTHERWISE NOTED.
14. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER/OWNER IF GROUNDWATER IS ENCOUNTERED DURING EXCAVATION.
15. WORK WITHIN ANY ROADWAY RIGHT-OF-WAY SHALL BE COORDINATED WITH THE APPROPRIATE MUNICIPAL OFFICIAL PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FEES. GRADING WITHIN RIGHT-OF-WAY IS SUBJECT TO APPROVAL BY SAID OFFICIALS. RESTORATION OF RIGHT-OF-WAY IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF GRADING. RESTORATION SHALL INCLUDE ALL ITEMS NECESSARY TO RESTORE RIGHT-OF-WAY IN-KIND INCLUDING LANDSCAPING.
16. CONTRACTOR SHALL COMPLY WITH ALL CITY OF BEAVER DAM CONSTRUCTION STANDARDS/ORDINANCES.
17. LANDSCAPE AND TURF AREAS SHALL HAVE A MINIMUM OF 4-INCH TOPSOIL REPLACEMENT.

SPECIFICATIONS FOR GRADING & EROSION CONTROL

1. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATIONS OF ALL GRADING AND FOR ACTUAL LAND BALANCE, INCLUDING UTILITY TRENCH SPOIL. THE CONTRACTOR SHALL IMPORT OR EXPORT MATERIAL AS NECESSARY TO COMPLETE THE PROJECT. CONTRACTOR SHALL NOTIFY OWNER OF THE NEED TO IMPORT OR HAUL OFF SOIL. ON-SITE LOCATIONS SUITABLE FOR BORROW OR FILL MAY BE PRESENT. COORDINATE WITH OWNER.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. A GEOTECHNICAL REPORT MAY BE AVAILABLE FROM THE OWNER.
3. SITE SHALL BE CLEARED TO THE LIMITS SHOWN ON THE PLANS. REMOVE VEGETATION FROM THE SITE. BURNING IS NOT PERMITTED. PROTECT TREES AND OTHER FEATURES FROM DAMAGE WITH FENCING. STOCKPILES SHALL NOT BE LOCATED CLOSER THAN 25' TO A DRAINAGE STRUCTURE OR FEATURE AND SHALL BE SURROUNDED WITH SILT FENCE.
4. THE GEOTECHNICAL ENGINEER IS RESPONSIBLE FOR VERIFYING COMPACTION AND FILL PLACEMENT IN THE FIELD. THE GEOTECHNICAL ENGINEER MAY SUPERCEDE THESE SPECIFICATIONS IF THERE IS GOOD CAUSE TO DO SO. AN EXPLANATION MUST BE SUBMITTED TO THE ENGINEER IN WRITING BEFORE ANY DEVIATIONS ARE MADE.
5. IF NO GEOTECHNICAL RECOMMENDATION IS AVAILABLE, THEN THE FOLLOWING SPECIFICATIONS SHALL APPLY. ALL FILL SHALL BE CONSIDERED STRUCTURAL FILL AND SHALL BE PLACED IN ACCORDANCE WITH THE FOLLOWING: THE COMPACTED FILL SUBGRADE SHALL CONSIST OF AND SHALL BE UNDERLAIN BY SUITABLE BEARING MATERIALS, FREE OF ALL ORGANIC, FROZEN OR OTHER DELETERIOUS MATERIAL, AND INSPECTED AND APPROVED BY THE RESIDENT GEOTECHNICAL ENGINEER. PREPARATION OF THE SUBGRADE, AFTER STRIPPING, SHALL CONSIST OF PROFECT ROLLING TO DETECT AREAS THAT MIGHT BE UNDERLAIN BY THE SCARIFIED SURFACE TO THE SAME MINIMUM DENSITY INDICATED BELOW. THE COMPACTED FILL MATERIALS SHALL BE FREE OF ANY DELETERIOUS, ORGANIC OR FROZEN MATTER AND SHALL HAVE A MAXIMUM LIQUID LIMIT (ASTM-D-423) AND PLASTICITY INDEX (ASTM D-424) OF 30 AND 10 RESPECTIVELY, UNLESS SPECIFICALLY TESTED AND FOUND TO HAVE LOW EXPANSIVE PROPERTIES AND APPROVED BY AN EXPERIENCED SOILS ENGINEER. THE TOP TWELVE (12") INCHES OF COMPACTED FILL SHOULD HAVE A MAXIMUM THREE (3") INCH PARTICLE DIAMETER AND ALL UNDERLYING COMPACTED FILL A MAXIMUM SIX (6") INCH PARTICLE DIAMETER UNLESS SPECIFICALLY APPROVED BY AN EXPERIENCED SOILS ENGINEER. ALL FILL MATERIAL MUST BE TESTED AND APPROVED UNDER THE DIRECTION AND SUPERVISION OF AN EXPERIENCED PRIOR TO PLACEMENT. IF THE FILL IS TO PROVIDE NON-FROST SUSCEPTIBLE CHARACTERISTICS, IT MUST BE CLASSIFIED AS A CLEAN GW, GP, SW, OR SP PER UNITED SOIL CLASSIFICATION SYSTEM (ASTM D-2487). FOR STRUCTURAL FILL, THE DENSITY OF THE STRUCTURAL COMPACTED FILL AND SCARIFIED SUBGRADE AND GRADES SHALL NOT BE LESS THAN 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR (ASTM D-498) WITH THE EXCEPTION TO THE TOP 12" INCHES OF PAVEMENT SUBGRADE WHICH SHALL HAVE A MINIMUM IN-SITU DENSITY OF 100 PERCENT OF THE MAXIMUM DRY DENSITY, OR 5 PERCENT HIGHER THAN UNDERLYING FILL MATERIALS. THE MOISTURE CONTENT OF COHESIVE SOIL SHALL NOT VARY BY MORE THAN -1 TO +3 PERCENT AND GRANULAR SOIL +3 PERCENT OF OPTIMUM WHEN PLACED AND COMPACTED OR RECOMPACTED, UNLESS SPECIFICALLY APPROVED BY THE SOILS ENGINEER TAKING INTO CONSIDERATION THE TYPE OF MATERIALS AND COMPACTION EQUIPMENT BEING USED. THE COMPACTION EQUIPMENT SHOULD CONSIST OF SUITABLE MECHANICAL EQUIPMENT SPECIFICALLY DESIGNED FOR SOIL COMPACTION. BULLDOZERS OR SIMILAR TRACKED VEHICLES ARE TYPICALLY NOT SUITABLE FOR COMPACTION. MATERIAL THAT IS TOO WET TO PERMIT PROPER COMPACTION MAY BE SPREAD ON THE FILL AND PERMITTED TO DRY. DISCING, HARROWING OR PULVERIZING MAY BE NECESSARY TO REDUCE THE MOISTURE CONTENT TO A SATISFACTORY VALUE, AFTER WHICH IT SHALL BE COMPACTED. THE FINISHED SUBGRADE AREAS OF THE SITE SHALL BE COMPACTED TO 100 PERCENT OF THE STANDARD PROCTOR (ASTM D-398) MAXIMUM DENSITY.
6. NO FILL SHALL BE PLACED ON A WET OR SOFT SUBGRADE. THE SUBGRADE SHALL BE PROOF-ROLLED AND INSPECTED BY THE GEOTECHNICAL ENGINEER BEFORE ANY MATERIAL IS PLACED.
7. SUBGRADE TOLERANCES ARE +/-1" FOR LANDSCAPE AREAS AND +/- 1/2" FOR ALL PAVEMENT AND BUILDING AREAS.
8. TOPSOIL SHALL BE FREE OF DELETERIOUS MATERIALS, ROOTS, OLD VEGETATION, ROCKS OVER 2" DIAMETER AND SHALL NOT BE EXCESSIVELY CLAYEY IN NATURE. NO CLUMPS LARGER THAN 4" ARE ACCEPTABLE. TOPSOIL MAY BE AMENDED AS NEEDED WITH SAND OR COMPOST TO BE LOOSE WHEN SPREAD.
9. THE CONTRACTOR SHALL MAINTAIN SITE DRAINAGE THROUGHOUT CONSTRUCTION. THIS MAY INCLUDE THE EXCAVATION OF TEMPORARY DITCHES OR PUMPING TO ALLEVIATE WATER PONDING. ANY DEWATERING SHALL NOT GO DIRECTLY TO STREAMS, CREEKS, WETLANDS OR OTHER ENVIRONMENTALLY SENSITIVE AREAS WITHOUT BEING TREATED FIRST. A DIRT BAG OR OTHER DEWATERING TREATMENT DEVICE MAY BE USED TO CAPTURE SEDIMENT FROM THE PUMPED WATER.
10. CONTRACTOR IS ADVISED THAT ALL MUD AND DEBRIS MUST NOT BE DEPOSITED ONTO THE ADJACENT ROADWAYS PER THE REQUIREMENT OF THE MUNICIPALITY OR OTHER APPROPRIATE GOVERNMENT AGENCIES. IN THE EVENT THIS OCCURS, THE ROADWAYS SHALL BE POWER SWEEPED IMMEDIATELY AND ALL SEDIMENT REMOVED FROM DOWNSTREAM FACILITIES.

SPECIFICATIONS FOR PRIVATE UTILITIES

1. BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE EACH EXISTING LATERAL OR POINT OF CONNECTION AND VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES. IF ANY EXISTING UTILITIES ARE NOT AS SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY FOR POSSIBLE REDESIGN.
2. ALL CONNECTIONS TO EXISTING PIPES AND MANHOLES SHALL BE CORED CONNECTIONS. CONNECTIONS TO WATERMAIN SHALL BE CUT-IN TEE WITH SOLID SLEEVE.
3. PROPOSED SANITARY SEWER AND INTERNALLY CONNECTED STORM SEWER SHOWN ON THIS PLAN SHALL TERMINATE AT A POINT FIVE (5) FEET FROM THE EXTERIOR BUILDING WALL. THE EXACT LOCATION OF ALL DOWN SPOUTS CONNECTIONS SHALL BE PER THE ARCHITECTURAL PLANS.
4. CONTRACTOR SHALL NOT SHUT OFF WATER OR PLUG SANITARY SEWER IN MUNICIPAL LINES WITHOUT PRIOR APPROVAL. WATER UTILITY REQUIRES A 48-HOUR NOTICE PRIOR TO WATER SHUT OFF.
5. MATERIALS FOR STORM SEWER SHALL BE AS FOLLOWS: STORM SEWER PIPE SHALL BE HIGH DENSITY POLYETHYLENE (HDPE) CORRUGATED PIPE WITH AN INTEGRALLY FORMED SMOOTH WATERWAY SUCH AS ADS N-12, WHERE SPECIFICALLY REQUIRED, REINFORCED CONCRETE PIPE (RCP), ASTM C-76, CLASS II OR HIGHER, MAY BE USED. TRENCH SECTION SHALL BE CLASS "B" FOR HDPE AND CLASS "C" FOR CONCRETE. PER STANDARD SPECIFICATIONS, MANHOLES SHALL BE PRECAST REINFORCED CONCRETE, ASTM C-470. CASTINGS SHALL BE HEAVY DUTY CAST IRON. AREA DRAINS SHALL BE ADS NYLOPLAST OR EQUIVALENT AND SHALL BE A MINIMUM OF 24" IN DIAMETER. CONNECTIONS TO EXISTING PIPES SHALL BE MADE WITH INSERTA WYE OR EQUIVALENT.
6. CLEANOUTS FOR SANITARY SEWER LATERALS SHALL BE PLACED AT MAXIMUM SEPARATION OF EVERY 90'.
7. 45° BENDS SHALL BE USED IN PLACE OF 90° BENDS WHEREVER POSSIBLE.
8. MATERIALS FOR SANITARY SEWER SHALL BE AS FOLLOWS: SANITARY SEWER SHALL BE PVC, ASTM D-3034, SDR-26 WITH RUBBER GASKETED JOINTS, CONFORMING TO ASTM D-3212. TRENCH SECTIONS SHALL BE CLASS "B" BEDDING (PER STANDARD SPECIFICATIONS). CRUSHED STONE CHIPS SHALL BE USED FOR BEDDING MATERIAL. CONNECTIONS SHALL BE MADE WITH AN INSERTA WYE OR EQUIVALENT. A MINIMUM OF 6" OF COVER IS REQUIRED FOR ALL SANITARY SEWER.
9. MATERIALS FOR WATER SERVICES AND PRIVATE HYDRANTS SHALL BE AS FOLLOWS: WATER SERVICES SHALL BE PVC, PVC SHALL BE AWWA C-900, CLASS 150, SDR 18. TRENCH SECTIONS SHALL BE CLASS "B" BEDDING (PER STANDARD SPECIFICATIONS). CRUSHED STONE CHIPS SHALL BE USED FOR BEDDING MATERIAL. CONNECTION SHALL BE MADE WITH A WET TAP, CORPORATE STOP AND VALVE BOX PER MUNICIPAL STANDARDS. A MINIMUM OF 6" COVER IS REQUIRED FOR ALL WATERMAIN. VALVES SHALL BE NONRISING STEM, RESILIENT SEATED GATE VALVES COMPLYING WITH AWWA C509 WITH A THREE PIECE CAST IRON VALVE BOX. INSTALL THRUST BLOCKS AT ALL BENDS AND TEES. DISINFECT ALL NEW LINES AND OBTAIN SAFE WATER SAMPLE PRIOR TO USE.
10. EXTREME CAUTION MUST BE FOLLOWED REGARDING THE COMPACTION OF ALL UTILITY TRENCHES. MECHANICALLY COMPACTED GRANULAR BACKFILL IS REQUIRED UNDER & WITHIN 5 FEET OF ALL PAVEMENT INCLUDING SIDEWALKS. FLOODING OF BACKFILL MATERIAL IS NOT ALLOWED.
11. MANDREL TESTING ON SANITARY LINES AND PRESSURE TESTING ON WATERMAIN MAY BE REQUIRED BY THE OWNER OR MUNICIPALITY.
12. UPON COMPLETION OF FINAL PAVING OPERATIONS, THE UTILITY CONTRACTOR SHALL ADJUST ALL MANHOLE AND INLET RIMS AND VALVE BOXES TO FINISHED GRADE.

SPECIFICATIONS FOR PAVING

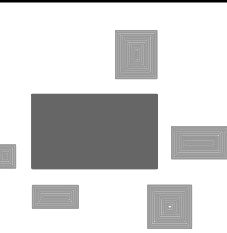
1. ALL DIMENSIONS ARE TO FACE OF CURB OR FACE OF BUILDING UNLESS NOTED OTHERWISE. ALL UTILITY DIMENSIONS ARE TO OUTSIDE OF PIPE OR CENTER OF STRUCTURE UNLESS OTHERWISE NOTED. ALL PAVING DIMENSIONS ARE TO FACE OF CURB OR TO EDGE OF PAVEMENT; EXCEPT FOR THE SETBACK FROM PARKING LOTS, MANUEVERING LANES AND FIRE ACCESS LANES, WHERE THE SETBACK IS MEASURED FROM THE BACK OF CURB TO THE PROPERTY LINE.
2. AGGREGATES USED IN THE CRUSHED STONE BASE SHALL CONFORM TO THE GRADATION REQUIREMENTS SECTIONS 301.2 AND 305.2.2 OF THE STANDARD SPECIFICATIONS. THICKNESS SHALL BE PER THE DETAIL ON THE PLANS. BASE SHALL BE 1-1/4" INCH DIAMETER UNLESS NOTED OTHERWISE. RECYCLED MATERIALS MAY BE ALLOWED WITH APPROVAL FROM THE OWNER.
3. SUBGRADE SHALL BE PROOFROLLED AND APPROVED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF STONE BASE. EXCAVATE UNSUITABLE AREAS AND REPLACE WITH BREAKER RUN STONE AND RECOMPACT. REFER TO THE GEOTECHNICAL REPORT FOR ADDITIONAL SPECIFICATIONS.
4. EXISTING PAVEMENT SHALL BE SAWCUT IN NEAT STRAIGHT LINES TO FULL DEPTH AT ANY POINT WHERE EXISTING PAVEMENT IS REMOVED. CURB AND WALK SHALL BE REMOVED TO THE NEAREST JOINT. REMOVED PAVEMENT SHALL BE REPLACED WITH THE SAME SECTION AS EXISTING. MUNICIPAL STANDARDS MAY REQUIRE ADDITIONAL WORK.
5. ASPHALT FOR PARKING AREAS AND THE PRIVATE ROAD SHALL BE PER THE DETAILS. MATERIALS AND PLACEMENT SHALL CONFORM TO THE DOT STANDARD SPECIFICATIONS, SECTION 450 AND 460. TYPE LT IS REQUIRED UNLESS NOTED OTHERWISE. A COMMERCIAL GRADE MIX MAY BE SUBSTITUTED ONLY WITH APPROVAL FROM THE OWNER.
6. CONCRETE FOR CURB, DRIVEWAY, WALKS AND NON-FLOOR SLABS SHALL CONFORM TO SECTION 415 OF THE STANDARD SPECIFICATIONS. GRADE A, ASTM C-84, 6 BAG MIX, WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,500 PSI. JOINTS SHALL BE PER SECTION 415.3.7 OF THE STANDARD SPECIFICATIONS WITH CONSTRUCTION JOINTS HAVING A MAXIMUM SPACING OF 10'. EXPANSION JOINTS SHALL BE PROVIDED EVERY 50'. CONCRETE SHALL BE FINISHED PER SECTION 415.3.8 WITH A MEDIUM BROOM TEXTURE. A CURING MEMBRANE IN CONFORMANCE WITH SECTION 415.3.12 IS REQUIRED.
7. PROVIDE CONTRACTOR GRADE ACRYLIC STRIPING PAINT FOR NEW ASPHALT OR COATED ASPHALT. APPLY MARKING PAINT AT A RATE OF ONE (1) GALLON PER THREE TO FOUR HUNDRED (300-400) LINEAL FEET OF FOUR (4) INCH WIDE STRIPES OR TO MANUFACTURER'S SPECIFICATION, WHICHEVER IS GREATER.
8. THOROUGHLY CLEAN SURFACES FREE OF DIRT, SAND, GRAVEL, OIL AND OTHER FOREIGN MATTER. CONTRACTOR RESPONSIBLE TO INSPECT EXISTING PAVEMENT SURFACES FOR CONDITIONS AND DEFECTS THAT WILL ADVERSELY AFFECT QUALITY OF WORK, AND WHICH CANNOT BE PUT INTO AN ACCEPTABLE CONDITION THROUGH NORMAL PREPARATORY WORK AS SPECIFIED.

GENERAL EROSION AND SEDIMENT CONTROL NOTES

1. ALL CONSTRUCTION SHALL ADHERE TO THE REQUIREMENTS SET FORTH IN EPA'S NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) STORMWATER GENERAL PERMIT ("WPDES" PERMIT NO. WI-5067831-4) FOR CONSTRUCTION SITE LAND DISTURBANCE ACTIVITIES. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL TECHNICAL STANDARDS AND PROVISIONS IN EFFECT AT THE TIME OF CONSTRUCTION. THESE PROCEDURES AND STANDARDS SHALL BE REFERRED TO AS BEST MANAGEMENT PRACTICES (BMP'S). IT IS THE RESPONSIBILITY OF ALL CONTRACTORS ASSOCIATED WITH THE PROJECT TO OBTAIN A COPY OF, AND UNDERSTAND, THE BMP'S PRIOR TO THE START OF CONSTRUCTION ACTIVITIES.
2. THE EROSION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL CONTROL MEASURES AS DIRECTED BY OWNER/ENGINEER OR GOVERNING AGENCIES SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
3. MODIFICATIONS TO THE APPROVED SWPPP IN ORDER TO MEET UNFORESEEN FIELD CONDITIONS ARE ALLOWED IF MODIFICATIONS CONFORM TO BMP'S. ALL MODIFICATIONS MUST BE APPROVED BY OWNER/ENGINEER/GOVERNING AGENCY PRIOR TO DEVIATION OF THE APPROVED PLAN.
4. INSTALL PERIMETER EROSION CONTROL MEASURES (SUCH AS CONSTRUCTION ENTRANCES, SILT FENCE AND EXISTING INLET PROTECTION) PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE COVER, AS SHOWN ON PLAN IN ORDER TO PROTECT ADJACENT PROPERTIES/STORM SEWER SYSTEMS FROM SEDIMENT TRANSPORT.
5. CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL LOCATIONS OF VEHICLE INGRESS/EGRESS POINTS. CONTRACTOR IS RESPONSIBLE TO COORDINATE LOCATION(S) WITH THE PROPER AUTHORITIES, PROVIDE NECESSARY FEES AND OBTAIN ALL REQUIRED APPROVALS OR PERMITS. ADDITIONAL CONSTRUCTION ENTRANCES OTHER THAN AS SHOWN ON THE PLANS MUST BE APPROVED BY THE APPLICABLE GOVERNING AGENCIES PRIOR TO INSTALLATION.
6. PAVED SURFACES ADJACENT TO CONSTRUCTION ENTRANCES SHALL BE SWEEP AND/OR SCRAPED TO REMOVE ACCUMULATED SOIL, DIRT AND/OR DUST IMMEDIATELY AND AS REQUESTED BY THE GOVERNING AGENCIES.
7. ALL EXISTING STORM SEWER FACILITIES THAT WILL COLLECT RUNOFF FROM DISTURBED AREAS SHALL BE PROTECTED TO PREVENT SEDIMENT DEPOSITION WITHIN STORM SEWER SYSTEMS. INLET PROTECTION SHALL BE IMMEDIATELY FITTED AT THE INLET OF ALL INSTALLED STORM SEWER AND SILT FENCE SHALL BE IMMEDIATELY FITTED AT ALL INSTALLED CULVERT INLETS. ALL INLETS, STRUCTURES, PIPES, AND SWALES SHALL BE KEPT CLEAN AND FREE OF SEDIMENTATION AND DEBRIS.
8. EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, WATER MAIN, ETC.) OUTSIDE OF THE PERIMETER CONTROLS SHALL INCORPORATE THE FOLLOWING:  
  
PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.  
  
BACKFILL, COMPACT AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.  
  
DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH BMP'S PRIOR TO RELEASE INTO STORM SEWER OR DITCHES.
9. AT A MINIMUM, SEDIMENT BASINS AND NECESSARY TEMPORARY DRAINAGE PROVISIONS SHALL BE CONSTRUCTED AND OPERATIONAL BEFORE BEGINNING OF SIGNIFICANT MASS GRADING OPERATIONS TO PREVENT OFFSITE DISCHARGE OF UNTREATED RUNOFF.
10. IF APPLICABLE, ALL WATERCOURSES AND WETLANDS SHALL BE PROTECTED WITH SILT FENCE TO PREVENT ANY DIRECT DISCHARGE FROM DISTURBED SOILS.
11. ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES MUST BE MAINTAINED AND REPAIRED AS NEEDED. THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR INSPECTION AND REPAIR DURING CONSTRUCTION. THE OWNER WILL BE RESPONSIBLE IF EROSION CONTROL IS REQUIRED AFTER THE CONTRACTOR HAS COMPLETED THE PROJECT.
12. TOPSOIL STOCKPILES SHALL HAVE A BERM OR TRENCH AROUND THE CIRCUMFERENCE AND PERIMETER SILT FENCE TO CONTROL SILT. IF TOPSOIL STOCKPILE REMAINS UNDISTURBED FOR MORE THAN SEVEN (7) DAYS, TEMPORARY SEEDING AND STABILIZATION IS REQUIRED.
13. EROSION CONTROL MEASURES TEMPORARILY REMOVED FOR UNAVOIDABLE CONSTRUCTION ACTIVITIES SHALL BE IN WORKING ORDER IMMEDIATELY FOLLOWING COMPLETION OF SUCH ACTIVITIES OR PRIOR TO THE COMPLETION OF EACH WORK DAY, WHICH EVER OCCURS FIRST.
14. MAINTAIN SOIL EROSION CONTROL DEVICES THROUGH THE DURATION OF THIS PROJECT. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED. DISTURBANCES ASSOCIATED WITH EROSION CONTROL REMOVAL SHALL BE IMMEDIATELY STABILIZED.
15. PUMPS MAY BE USED AS BYPASS DEVICES. IN NO CASE SHALL PUMPED WATER BE DIVERTED OUTSIDE THE PROJECT LIMITS. PUMP DISCHARGE SHALL BE DIRECTED INTO AN APPROVED FILTER BAG OR APPROVED SETTLING DEVICE.
16. GRADING EFFORTS SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. EROSION AND SEDIMENT CONTROL MEASURES SHALL CONSIDER THE TIME OF YEAR, SITE CONDITIONS, AND THE USE OF TEMPORARY OR PERMANENT MEASURES. ALL DISTURBED AREAS THAT WILL NOT BE WORKED FOR A PERIOD OF FOURTEEN (14) DAYS REQUIRE TEMPORARY BLANKETING FOR EROSION CONTROL. BLANKETING FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH TECHNICAL STANDARDS.
17. ALL DISTURBED SLOPES EXCEEDING 4:1, SHALL BE STABILIZED WITH NORTH AMERICAN GREEN S758N EROSION MATTING (OR APPROVED EQUAL) AND ALL CHANNELS SHALL BE STABILIZED WITH NORTH AMERICAN GREEN C125BN (OR APPROVED EQUAL) OR APPLICATION OF AN APPROVED POLYMER SOIL STABILIZATION TREATMENT OR A COMBINATION THEREOF, AS REQUIRED. EROSION MATTING AND/OR NETTING USED ONSITE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES.
18. DURING PERIODS OF EXTENDED DRY WEATHER, THE CONTRACTOR SHALL KEEP A WATER TRUCK ON SITE FOR THE PURPOSE OF WATERING DOWN SOILS WHICH MAY OTHERWISE BECOME AIRBORNE. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING WIND EROSION (DUST) DURING CONSTRUCTION AT HIS/HER EXPENSE.
19. DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION SHALL BE VISUALLY INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM ON A DAILY BASIS.
20. QUALIFIED PERSONNEL (PROVIDED BY THE GENERAL/PRIME CONTRACTOR) SHALL INSPECT DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED AND EROSION AND SEDIMENT CONTROLS WITHIN 24 HOURS OF ALL D.O.S. OR PRECIPITATION EVENTS. A MINIMUM INSPECTION INTERVAL OF ONCE EVERY SEVEN (7) CALENDAR DAYS IN THE ABSENCE OF A QUALIFYING RAIN OR SNOWFALL EVENT. REPORTING SHALL BE IN ACCORDANCE WITH THE GENERAL PERMIT. CONTRACTOR SHALL IMMEDIATELY ARRANGE TO HAVE ANY DEFICIENT ITEMS REVEALED DURING INSPECTIONS REPAIRED/REPLACED.
21. SEE ADDITIONAL DETAILS AND NOTES IN THE CONSTRUCTION DETAILS.

DEMOLITION NOTES

1. PERIMETER SILT FENCING AND CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO ANY DEMOLITION. PLEASE REFER TO GRADING AND EROSION AND SEDIMENT CONTROL PLAN SHEETS FOR FURTHER DETAILS.
2. EXISTING FEATURES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE TYPE, LOCATION, SIZE AND ELEVATION OF UNDERGROUND UTILITIES AS THEY DEEM NECESSARY TO AVOID DAMAGE THERETO. CONTRACTOR/OWNER SHALL CALL "DIGGERS HOTLINE" PRIOR TO ANY DEMOLITION.
3. CONTRACTOR SHALL PERFORM ALL DEMOLITION WORK IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REQUIREMENTS.
4. COORDINATE WITH ALL APPLICABLE UTILITY COMPANIES AND THE MUNICIPALITY TO PROTECT EXISTING FUNCTIONING UTILITIES, BULKHEAD/REMOVE CONNECTIONS AS NECESSARY, AND TO ENSURE ALL UTILITIES ARE INACTIVE PRIOR TO ANY DEMOLITION ACTIVITIES. CONTRACTOR SHALL TAKE ADEQUATE PRECAUTIONS TO ENSURE PROTECTION OF EXISTING UTILITIES THAT ARE NOT TO BE IMPACTED. THE CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ANY EXISTING UTILITIES DAMAGED AS A RESULT OF THE DEMOLITION.
5. VOIDS LEFT BY REMOVAL OF FEATURES SHALL BE MODIFIED/FILLED TO PREVENT PONDING OF WATER.
6. DEMOLISH AND DISPOSE EXISTING PIPING, CABLE/WIRES, STRUCTURES, OR OTHER SURFACE FEATURES INDICATED ON THE PLANS TO BE REMOVED.
7. CLEARING AND GRUBBING DESIGNATIONS SHALL INCLUDE CLEARING, GRUBBING, REMOVING, AND DISPOSING OF ALL VEGETATION AND DEBRIS WITHIN THE LIMITS OF CONSTRUCTION, AS DESIGNATED ON THE PLANS. CONTRACTOR SHALL REMOVE ONLY THOSE TREES ABSOLUTELY NECESSARY TO ALLOW FOR CONSTRUCTION.
8. CONTRACTOR SHALL REMOVE EXISTING FENCING IN A MANNER TO ALLOW REUSE. ANY FENCING MATERIAL TO BE REUSED IN THE CONSTRUCTION OF RELOCATED FENCE LINES SHALL BE PRESENTED TO ENGINEER FOR INSPECTION AND PROPOSED CONTRACT DEDUCT ASSOCIATED WITH REUSE OF THE SALVAGED MATERIAL. ENGINEER OR OWNER WILL PROVIDE WRITTEN ACCEPTANCE OF THE PROPOSED SALVAGED MATERIAL.
9. CONTRACTOR SHALL COORDINATE WITH THE MUNICIPALITY FOR TERMINATION OF PUBLIC UTILITY CONNECTIONS TO SITE.
10. CONTRACTOR SHALL COORDINATE STOCKPILE LIMITS AND LOCATIONS WITH ENGINEER/OWNER PRIOR TO DEMOLITION.



PINNACLE ENGINEERING GROUP

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BROOKFIELD, WI 53005  
(262) 754-8888  
CHICAGO | MILWAUKEE | NATIONWIDE

ZUERN FRANKLIN  
FRANKLIN, WI

GENERAL NOTES

REVISIONS	
1. REV PER CITY COMMENTS	7/23/20.

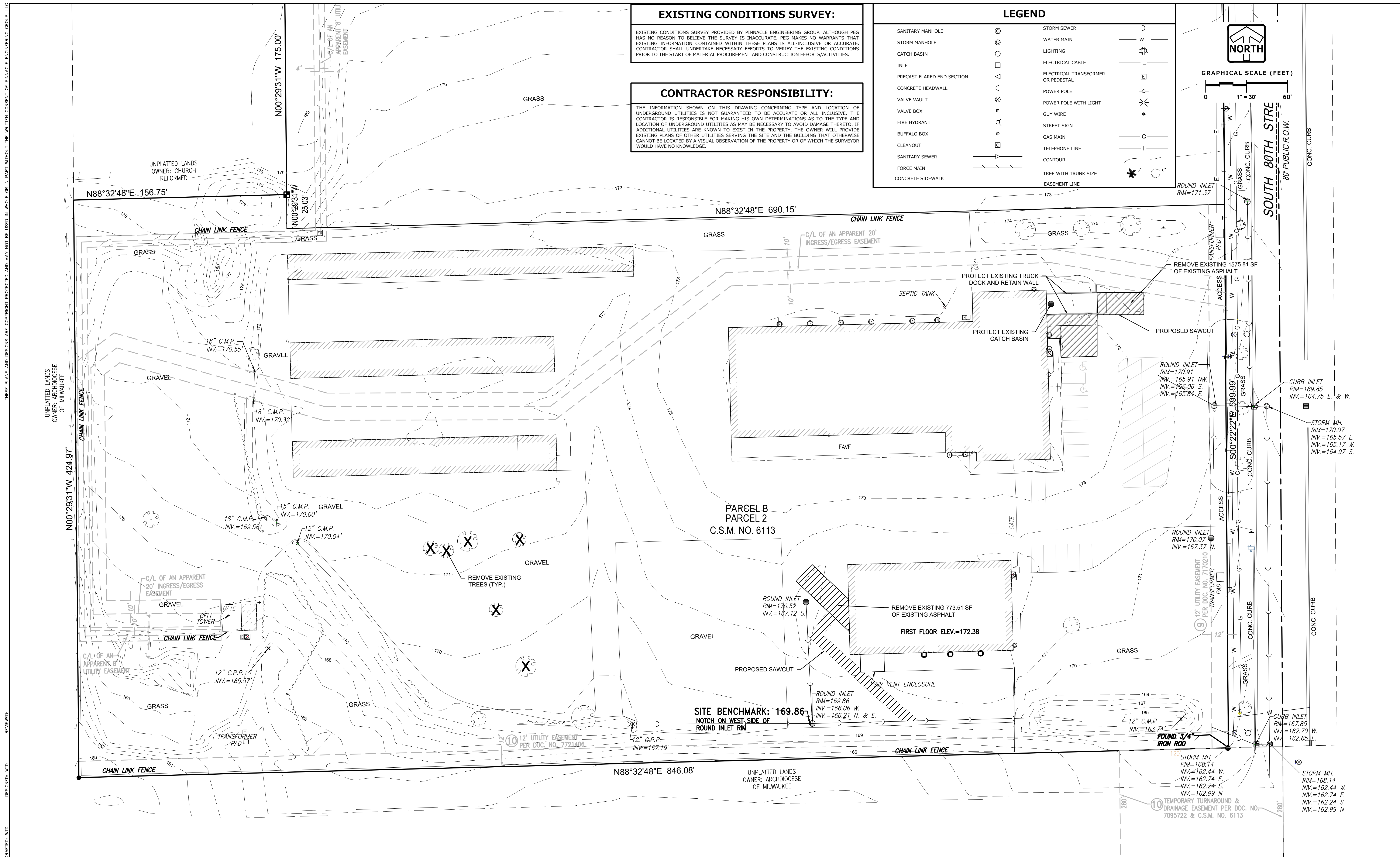
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GENERAL NOTES

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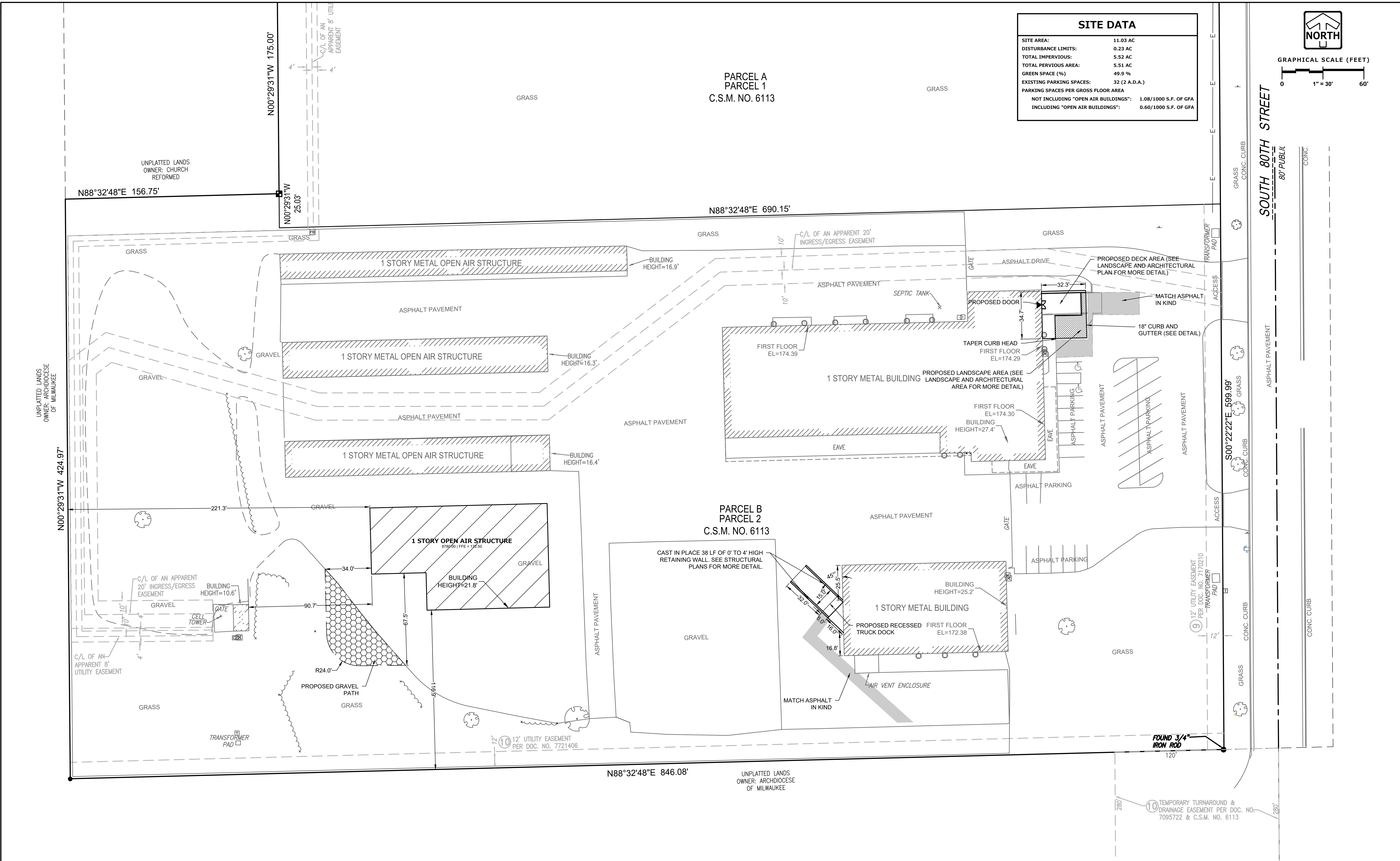




 <p style="text-align: center;"><b>PINNACLE ENGINEERING GROUP</b> ENGINEERING   NATURAL RESOURCES   SURVEYING</p>	<p style="text-align: center;">PLAN   DESIGN   DELIVER www.pinnacle-engr.com</p> <p style="text-align: center;">WISCONSIN OFFICE: 20725 WATERTOWN ROAD, SUITE 100 BROOKFIELD, WI 53186 (262) 754-8888 CHICAGO   MILWAUKEE   NATIONWIDE</p>	<h1 style="margin: 0;">ZUERN FRANKLIN</h1> <h2 style="margin: 10px 0 0 0;">FRANKLIN, WI</h2>	<h1 style="margin: 0;">EXISTING AND DEMO PLAN</h1>	<p style="text-align: center;"><b>REVISIONS</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 60%;">REV. PER CITY COMMENTS</th> <th style="width: 20%;">DATE</th> <th style="width: 20%;">BY</th> </tr> </thead> <tbody> <tr> <td>1. REV. PER CITY COMMENTS</td> <td>7/23/20</td> <td></td> </tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	REV. PER CITY COMMENTS	DATE	BY	1. REV. PER CITY COMMENTS	7/23/20														<p style="writing-mode: vertical-rl; transform: rotate(180deg);">             JOB NO. 1805-00-VI              MS              PER PM              START DATE 06/01/2020              SCALE 1" = 30'         </p>	<p><b>SHEET</b></p> <p style="font-size: 24px; font-weight: bold;">C-3</p> <p style="font-size: 24px; font-weight: bold;">C-7</p>
REV. PER CITY COMMENTS	DATE	BY																						
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DESIGNED: WTD  
DRAFTED: WTD  
REVIEWED:





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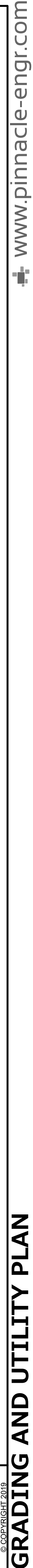
**PROPOSED SITE PLAN**

REVISIONS	
1	REV PER CITY COMMENTS 7/23/20

REG JOB NO. 1858.00-WI  
REG PM. NS  
START DATE 06/01/2020  
SCALE 1" = 30'

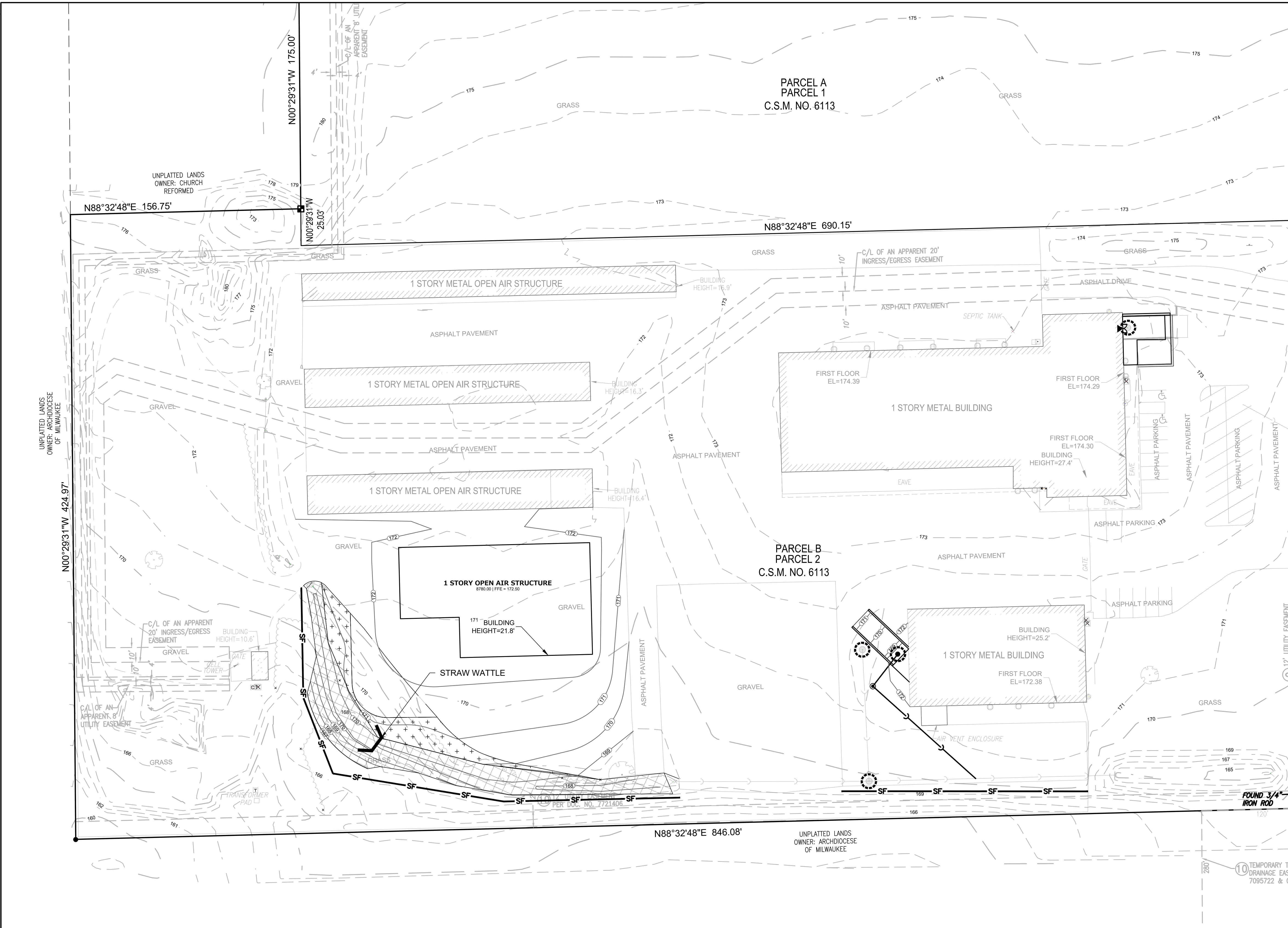
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**LEGEND**

- NORMAL WATER LEVEL (NWL)
- >->- DITCH OR SWALE
- >->- DIVERSION SWALE
- >->- SILT FENCE
- >->- WETLANDS
- >->- FLOODPLAIN
- >->- HIGH WATER LEVEL (HWL)
- INLET PROTECTION
- ⊗ CONSTRUCTION ENTRANCE
- ⊗ HYDROSEED (PER MANUFACTURER SPECIFICATIONS)
- ⊗ EROSION CONTROL BLANKET (NORTH AMERICAN GREEN S75 OR EQUAL)
- ⊗ SANITARY SEWER MANHOLE
- ⊗ STORM SEWER MANHOLE
- ⊗ STORM CATCH BASIN (ROUND CASTING)
- ⊗ STORM SEWER CATCH BASIN (RECTANGULAR CASTING)
- ⊗ PRECAST FLARED END SECTION
- ⊗ CLEANOUT
- ⊗ VALVE BOX
- ⊗ FIRE HYDRANT
- PROPOSED CONTOUR
- ± 750.0 PROPOSED SPOT ELEVATION

**REVISIONS**

NO.	DESCRIPTION	DATE
1	REV PER CITY COMMENTS	7/23/20

**PROJECT INFORMATION**

REG JOB NO. 1858.00-WI  
REG PM: NS  
START DATE: 06/01/2020  
SCALE: 1" = 30'

**SHEET**  
C-6  
C-7



1 GIVEN THE PROPOSED ACTIVITY ON THE PROJECT SITE, THE PRIMARY POTENTIAL POLLUTANT SOURCE ASSOCIATED WITH THIS CONSTRUCTION PROJECT  
2 IS SOIL EROSION AND TRANSPORTATION; REFER TO SECTION 4 OF THIS PLAN. ADDITIONAL POTENTIAL SOURCES OF POLLUTION MAY INCLUDE: FUEL  
3 TANKS, WASTE CONTAINERS, OIL OR OTHER PETROLEUM PRODUCTS, DETERGENTS, PAINTS, CONSTRUCTION DEBRIS, SANITARY STATIONS, FERTILIZERS,  
4 AND DUST; REFER TO SECTION 5 OF THIS PLAN.

THE FOLLOWING ARE DESCRIPTIONS OF THE EROSION AND SEDIMENT CONTROL PRACTICES THAT SHALL BE IMPLEMENTED DURING CONSTRUCTION OF THIS PROJECT. IN ADDITION TO THESE MEASURES, CONTRACTOR SHALL DISTURB ONLY AREAS NECESSARY TO COMPLETE THE CONSTRUCTION PROJECT. ALL PRACTICES SHALL BE CONDUCTED IN ACCORDANCE WITH THE BEST MANAGEMENT PRACTICES (BMP).

**2.1 CONSTRUCTION AND EROSION CONTROL SEQUENCING**

CONSTRUCTION SEQUENCING WILL BE UTILIZED AS A MEANS OF CONTROLLING EROSION AND LIMITING SEDIMENT TRANSPORT. SEQUENCING AS LISTED BELOW IS GENERAL IN NATURE AND MAY VARY DEPENDING ON WEATHER CONDITIONS AND/OR PHASING OF CONSTRUCTION. THE CONTRACTOR SHALL SUBMIT A DETAILED SITE SEQUENCING PLAN TO OWNER FOR APPROVAL AT LEAST 5 BUSINESS DAYS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. CONTRACTOR MAY MODIFY SEQUENCING AFTER ITEM 6 AS NECESSARY TO COMPLETE CONSTRUCTION ONLY IF EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL REQUIREMENTS.

CONSTRUCTION SEQUENCING WILL BE UTILIZED AS A MEANS OF CONTROLLING EROSION AND LIMITING SEDIMENT TRANSPORT. SEQUENCING AS LISTED BELOW IS GENERAL IN NATURE AND MAY VARY DEPENDING ON WEATHER CONDITIONS AND/OR PHASING OF CONSTRUCTION. THE CONTRACTOR SHALL SUBMIT A DETAILED SITE SEQUENCING PLAN TO OWNER FOR APPROVAL AT LEAST 5 BUSINESS DAYS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. CONTRACTOR MAY MODIFY SEQUENCING AFTER ITEM 6 AS NECESSARY TO COMPLETE CONSTRUCTION ONLY IF EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL REQUIREMENTS.

1. INSTALL TEMPORARY CONSTRUCTION ENTRANCES, INLET PROTECTION ON EXISTING STORM SEWER AND CULVERT INLET LOCATIONS, AND PERMITTER SILT FENCING.
2. INSTALL SILT FENCING ALONG THE PERIMETER OF PROPOSED TOPSOIL, STOCKPILE LOCATIONS, THE FIRST TOPSOIL DEPOSITED WITHIN THE STOCKPILE AREAS BE PLACED TO CREATE TEMPORARY BERMING ALONG THE SILT FENCE TO PREVENT DIRT STORMWATER RUNOFF AGAINST SILT FENCING. CONTRACTOR SHALL LIMIT LAND DISTURBING ACTIVITIES ASSOCIATED WITH TOPSOIL BERMING TO A MINIMUM.
3. STRIP TOPSOIL WITHIN THE LIMITS OF THE SEDIMENT TRAPS THAT WILL BE USED FOR TEMPORARY SEDIMENT CONTROL. STRIPPED TOPSOIL SHALL BE PLACED TO CONSTRUCT DIVERSION BERMING OR PLACED WITHIN THE STOCKPILE LIMITS.
4. STRIP TOPSOIL ALONG THE REMAINDER OF DIVERSION BERMING AND IMMEDIATELY PLACE TOPSOIL TO CREATE THE BERMING. MASS TOPSOIL STRIPPING SHALL NOT OCCUR UNTIL ALL DOWNSTREAM SEDIMENT CONTROLS ARE IN PLACE.
5. CONDUCT ROUTE GRADING OPERATIONS AND UTILITY PIPING INSTALLATION. DRAIN TIE SHALL NOT BE INSTALLED UNTIL UPSTREAM AREAS COMPLETELY STORMWATER RUNOFF. ROUTE GRADING CHECKS SHALL BE INSTALLED WITHIN DRAINAGE DITCHES IMMEDIATELY FOLLOWING CREATION OF DITCHES AND INLET PROTECTION SHALL BE INSTALLED TO PROTECT ANY STORM SEWER OR CULVERTS THAT WILL BE EXPOSED DURING CONSTRUCTION.
6. FINE GRADE SUB-BASE GRADES WITHIN PAVEMENT AND BUILDING LIMITS. PLACE STONE BASE MATERIAL AS SOON AS POSSIBLE FOLLOWING COMPLETION OF FINE GRADING OPERATIONS.
7. FINE GRADE REMAINING DISTURBED AREAS. PLACE SALVAGED TOPSOIL, EROSION BLANKETS/MATTING, AND SEED/MULCH AS SOON AS POSSIBLE FOLLOWING COMPLETION OF FINE GRADING OPERATIONS.
8. EROSION CONTROLS SHALL NOT BE REMOVED UNTIL SITE IS FULLY STABILIZED OR 70% VEGETATIVE COVER IS ESTABLISHED. CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF SILT FENCING, TEMPORARY EROSION PROTECTION, DITCH CHECKS, AND OTHER TEMPORARY CONTROLS, AND RESTORATION PRACTICES AS NECESSARY TO THE SATISFACTION OF THE OWNER.

THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR, WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON A PORTION OF THE SITE, AND WHEN STABILIZATION MEASURES ARE INITIATED, SHALL BE RECORDED ON THE STABILIZATION SCHEDULE FOR MAJOR GRADING ACTIVITIES.

STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, NO MORE THAN SEVEN (7) DAYS SHALL PASS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS PERMANENTLY CEASED UNLESS:

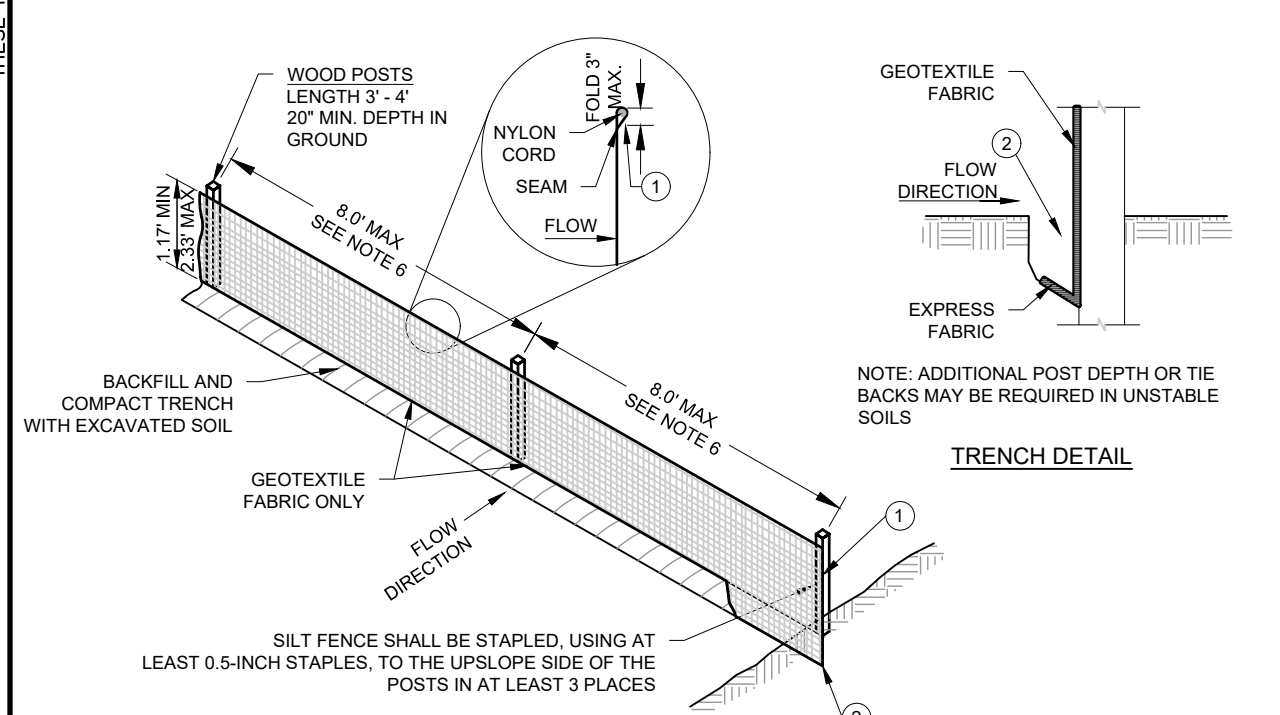
THE INITIATION OF STABILIZATION MEASURES BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASE IS PRECLUDED BY SNOW COVER. IN THAT EVENT, STABILIZATION MEASURE SHALL BE INITIATED AS SOON AS PRACTICABLE.

CONSTRUCTION ACTIVITY WILL OCCUR ON A PORTION OF THE SITE WITHIN FOURTEEN (14) DAYS FROM WHEN ACTIVITIES CEASED, (I.E. THE TOTAL TIME PERIOD THAT THE CONSTRUCTION ACTIVITY IS TEMPORARILY CEASED IS LESS THAN FOURTEEN (14) DAYS). IN THAT EVENT, STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS TEMPORARILY CEASED. SEE THE SOIL PROTECTION CHART PRESENTED IN THE CONSTRUCTION DOCUMENTS FOR RATES OF PERMANENT AND TEMPORARY VEGETATION.

STABILIZATION MEASURES SHALL BE DETERMINED BASED ON SITE CONDITIONS AT THE TIME CONSTRUCTION ACTIVITY HAS CEASED, INCLUDING BUT NOT LIMITED TO WEATHER CONDITIONS AND LENGTH OF TIME MEASURE MUST BE EFFECTIVE. THE FOLLOWING ARE ACCEPTABLE STABILIZATION MEASURES.

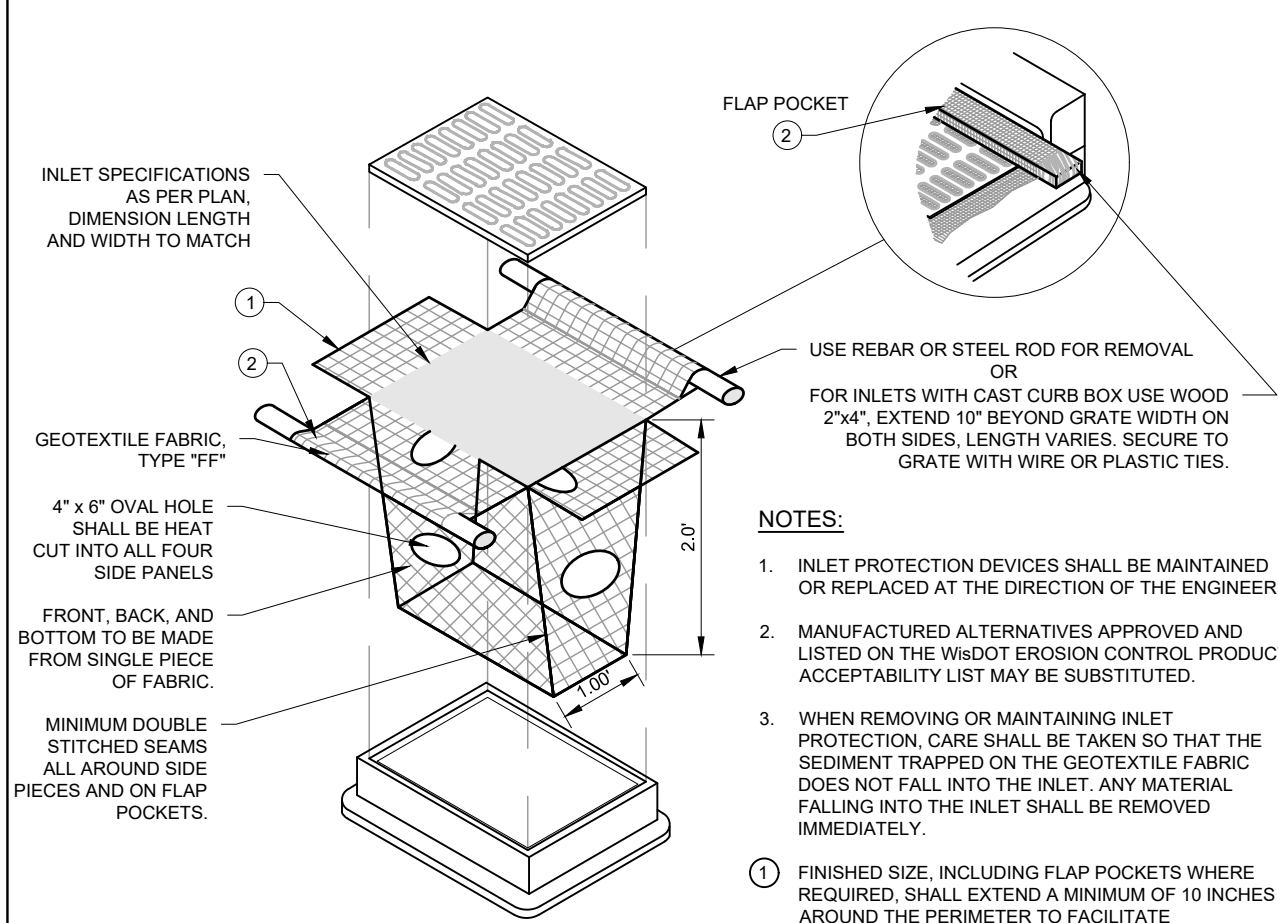
PERMANENT SEEDING; IN ACCORDANCE WITH APPROVED LANDSCAPING PLAN  
TEMPORARY SEEDING MAY CONSIST OF SPRING OATS (100LBS/ACRE) AND/OR WHEAT OR CEREAL RYE (150LBS/ACRE)  
HYDRO-MULCHING WITH A TACKIFIER  
GEOTEXTILE EROSION MATTING  
SODDING

THE FOLLOWING ARE DESCRIPTIONS OF STRUCTURAL PRACTICES TO BE IMPLEMENTED TO DIVERT FLOWS FROM EXPOSED SOILS, STORE FLOWS, OR OTHERWISE LIMIT THE DISCHARGE OF POLLUTANTS FROM EXPOSED AREAS OF THE SITE INCLUDING THE PROPOSED AND EXISTING WETLAND AREAS. SUCH PRACTICES COULD INCLUDE: SILT FENCE, PROTECTION FENCE, CONSTRUCTION ENTRANCE, DITCH CHECK, EROSION CONTROL MATTING, DIVERSION BERM/SWALE, SEDIMENT TRAP, LEVEL SPREADER, INLET PROTECTION, OUTLET PROTECTION, AND TEMPORARY OR PERMANENT SEDIMENT BASIN. THE FOLLOWING STRUCTURAL PRACTICES ARE TO BE UTILIZED DURING THIS PROJECT.



- NOTES:**
1. ALL SILT FENCE MATERIALS AND INSTALLATION SHALL BE IN CONFORMANCE WITH 91 DNR TECHNICAL STANDARD 1056.
  2. GEOTEXTILE FABRIC SHALL MEET THE REQUIREMENTS OF MATERIAL SPECIFICATION 592 GEOTEXTILE TABLE 1 OR 2, CLASS 1 WITH EQUIVALENT OPENING SIZE OF AT LEAST 30 FOR NONWOVEN AND 50 FOR WOVEN.
  3. SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 5-INCHES OF FABRIC IN A 12-INCHES AND 6-INCH DEEP TRENCH OR 6-INCH DEEP V-TRENCH ON THE UPSLOPE SIDE OF THE FENCE. TRENCHES SHALL NOT BE EXCAVATED WIDER OR DEEPER THAN NECESSARY FOR PROPER INSTALLATION.
  4. FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.
  5. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1.125-INCHES x 1.125-INCHES OF DRIED OAK OR HICKORY.
  6. SILT FENCE TO EXTEND ABOVE THE TOP OF PIPE, WHERE APPLICABLE.
  7. POST SPACING SHALL BE SELECTED BASED ON GEOTEXTILE FABRIC (3-FEET FOR WOVEN AND 3-FEET FOR NON-WOVEN).

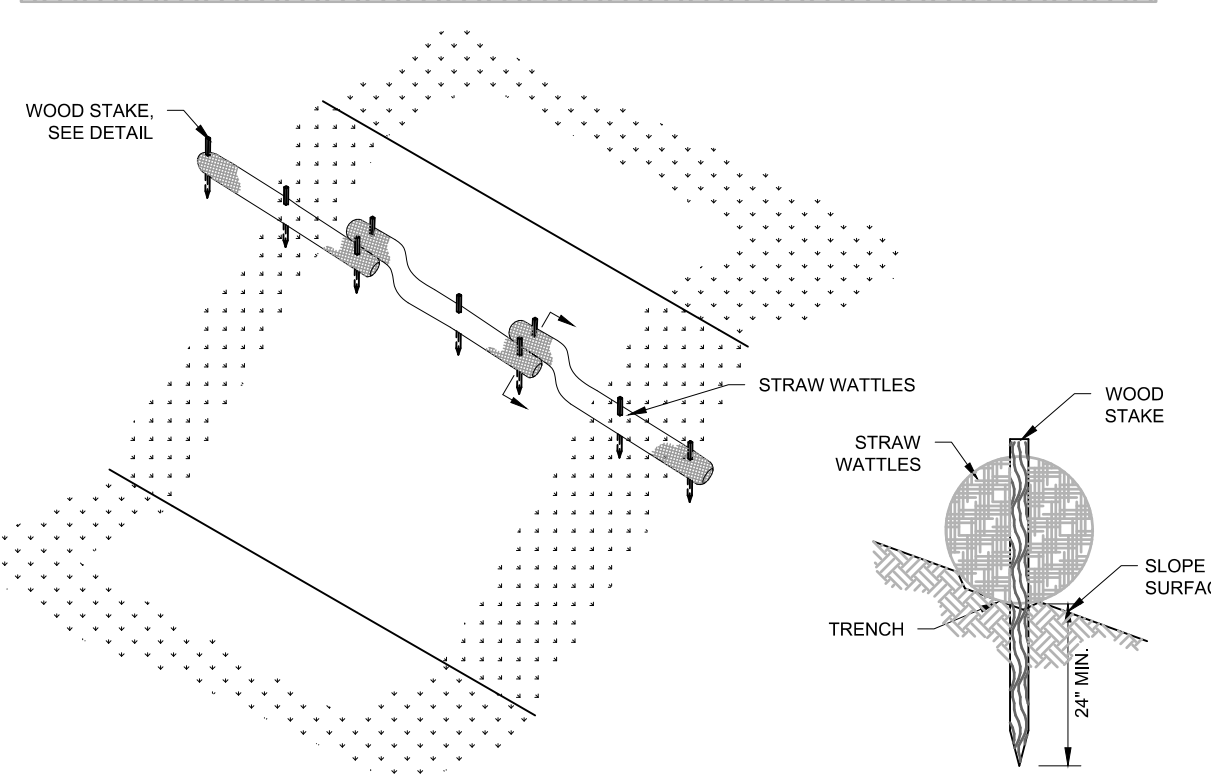
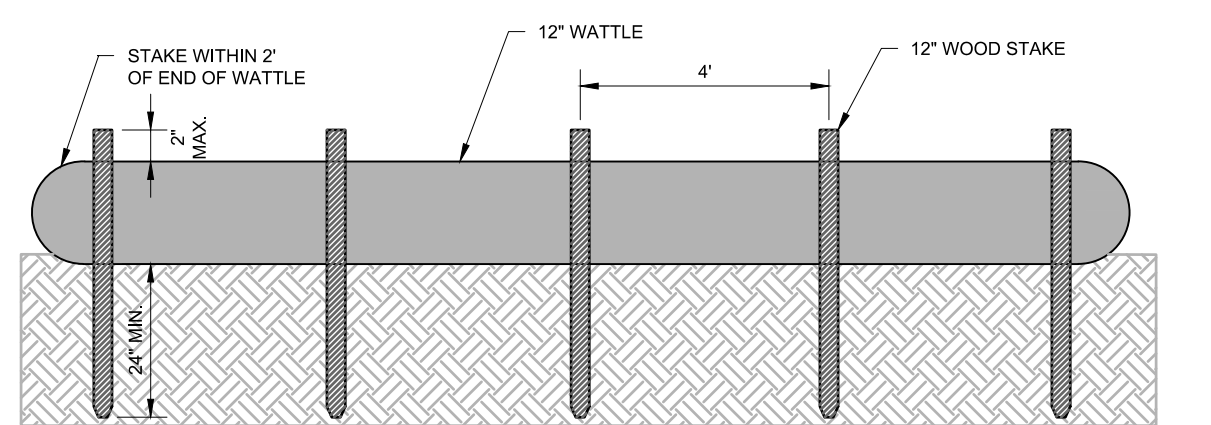
SILT FENCE



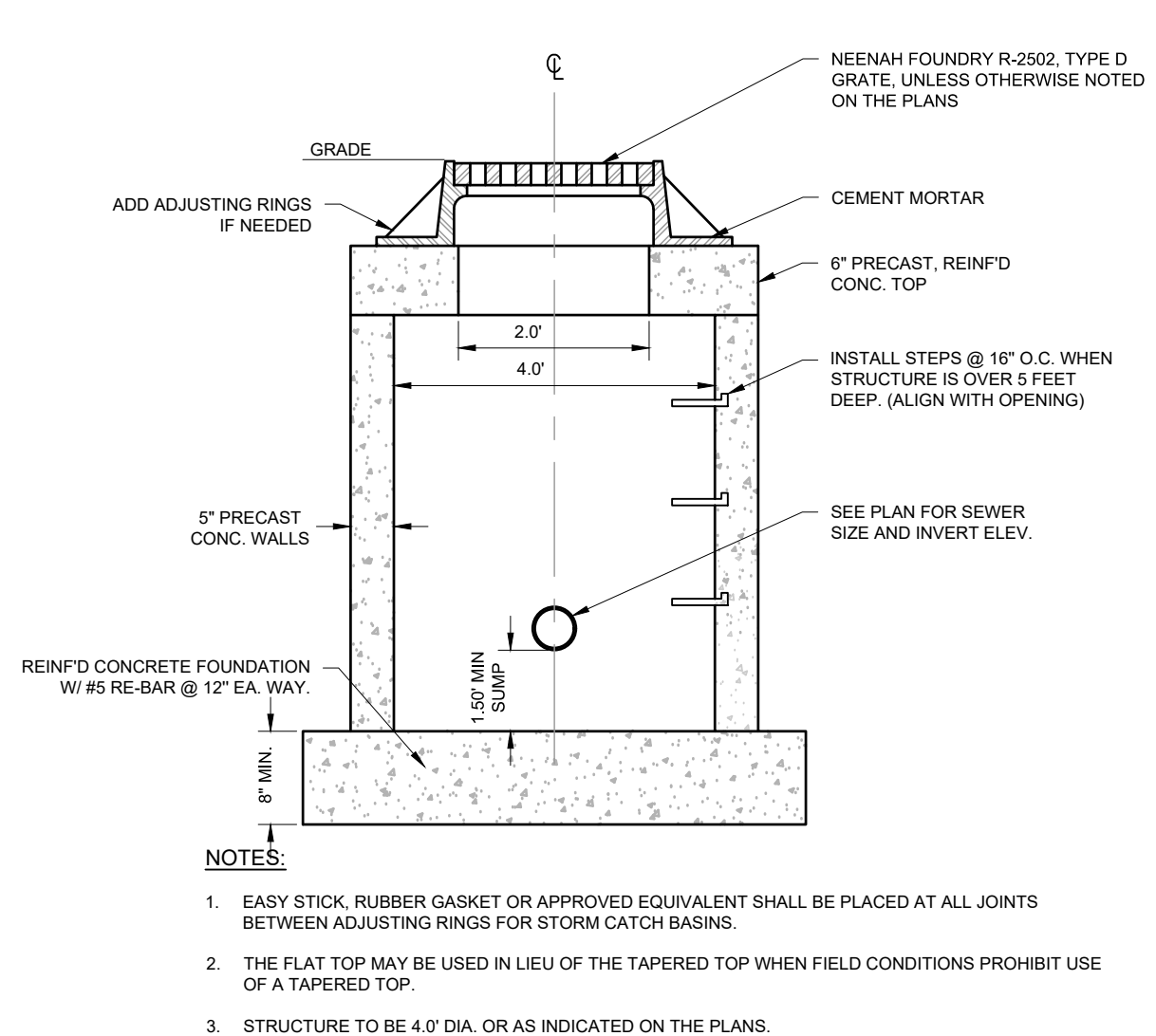
- INSTALLATION NOTES:**

  1. DO NOT INSTALL INLET PROTECTION TYPE "D" IN INLETS SHALLOWER THAN 30 INCHES, MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.
  2. TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3 INCHES OF THE GRATE.
  3. THE INSTALLED BAG SHALL HAVE A MINIMUM SUE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERTFLOW HOLES, OF 3 INCHES. WHERE NECESSARY THE CONTRACTOR SHALL CLINCH THE BAG USING PLASTIC ZIP TIES, TO ACHIEVE THE 3 INCHES CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4 INCHES FROM THE BOTTOM OF THE BAG.

## INLET PROTECTION

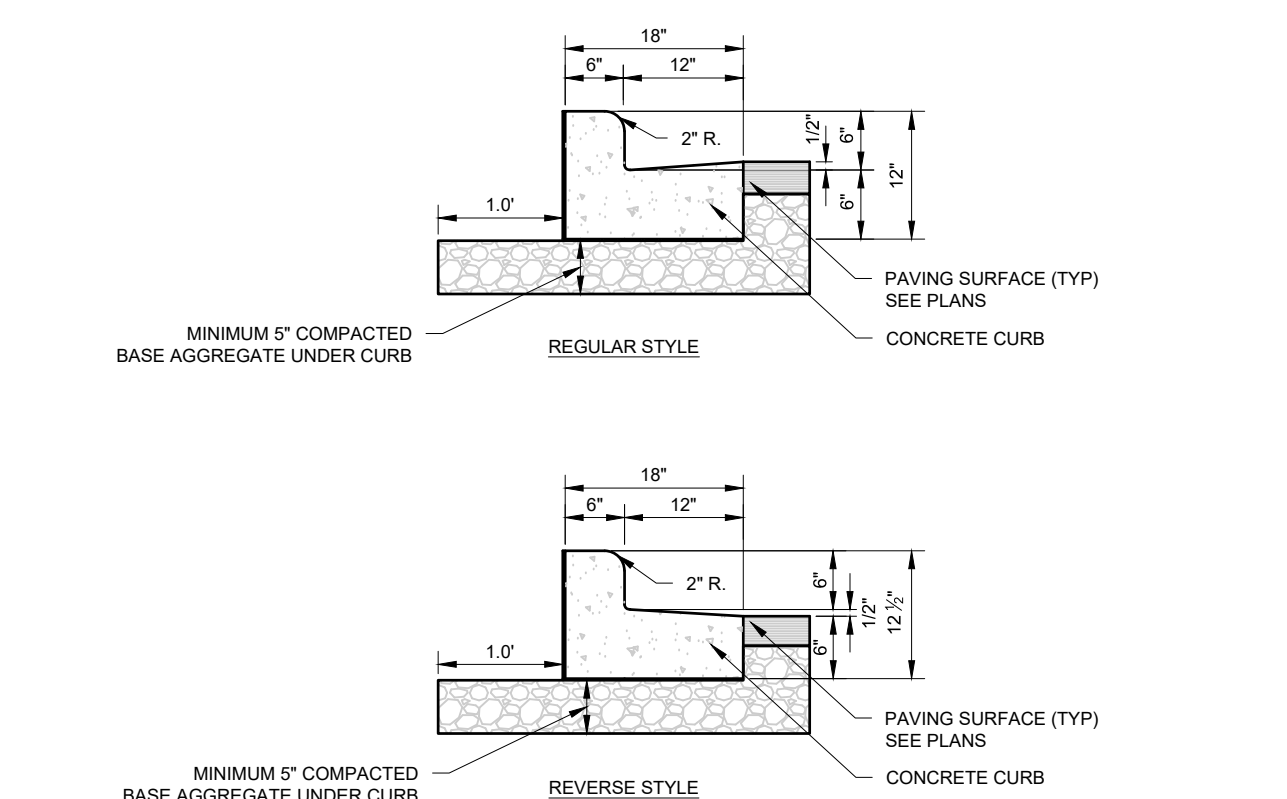


## STRAW WATTLE



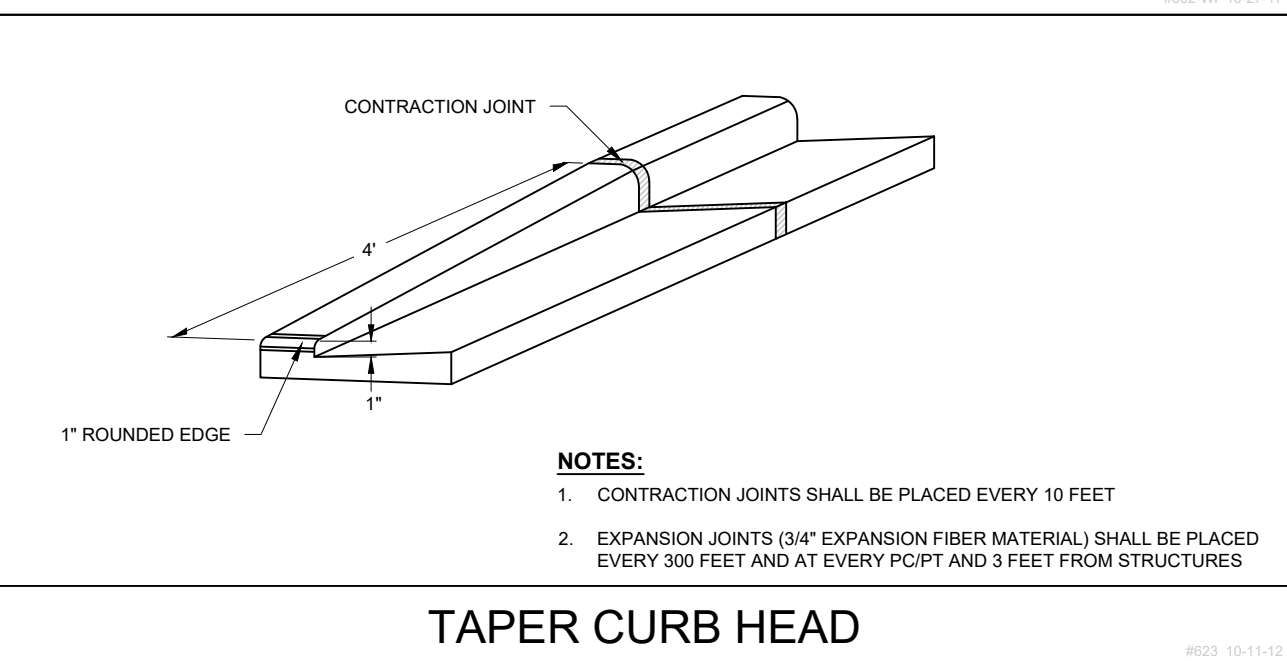
- NOTES:**
1. EASY STICK, RUBBER GASKET OR APPROVED EQUIVALENT SHALL BE PLACED AT ALL JOINTS BETWEEN ADJUSTING RINGS FOR STORM CATCH BASINS.
  2. THE FLAT TOP MAY BE USED IN LIEU OF THE TAPERED TOP WHEN FIELD CONDITIONS PROHIBIT USE OF A TAPERED TOP.
  3. STRUCTURE TO BE 4' 0" DIA. OR AS INDICATED ON THE PLANS.

## CATCH BASIN



- NOTES:**
1. LATERAL CONTRACTION JOINTS SHALL BE PLACED AT INTERVALS OF NOT MORE THAN 15 FEET NOR LESS THAN 6 FEET. THE JOINTS SHALL BE A MINIMUM OF 3 INCHES IN DEPTH.
  2. EXPANSION JOINTS SHALL BE PLACED TRANSVERSELY AT RADIIUS POINTS ON CURVES OF RADIUS 200 FEET OR LESS, AND AT ANGLE POINTS OR ANGLES DIRECTED BY THE ENGINEER OF RECORD. THE EXPANSION JOINTS FILLER SHALL BE A ONE PIECE FIBERBOARD OR THE APPROVED EQUIVALENT MATERIAL HAVING THE SAME DIMENSIONS AS CURB & GUTTER AT THAT STATION AND BE 1/2 INCH THICK.
  3. IN ALL CASES, CONCRETE CURB & GUTTER SHALL BE PLACED ON THOROUGHLY COMPACTED CRUSHED STONE.
  4. REVERSE STYLE CURB LOCATIONS ARE NOTED ON THE PLANS.

' VERTICAL FACE CURB



## TAPER CURB HEAD

**ZUERN FRANKLIN**

**FRANKLIN, WI**

## CONSTRUCTION DETAILS

REVISIONS		
1	REV PER CITY COMMENTS	7/23/20

EG JOB NO **1858.00-WI**  
EG PM **MS**  
START DATE **06/01/2020**  
SCALE **#####**

**SHEET**  
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**C-7**

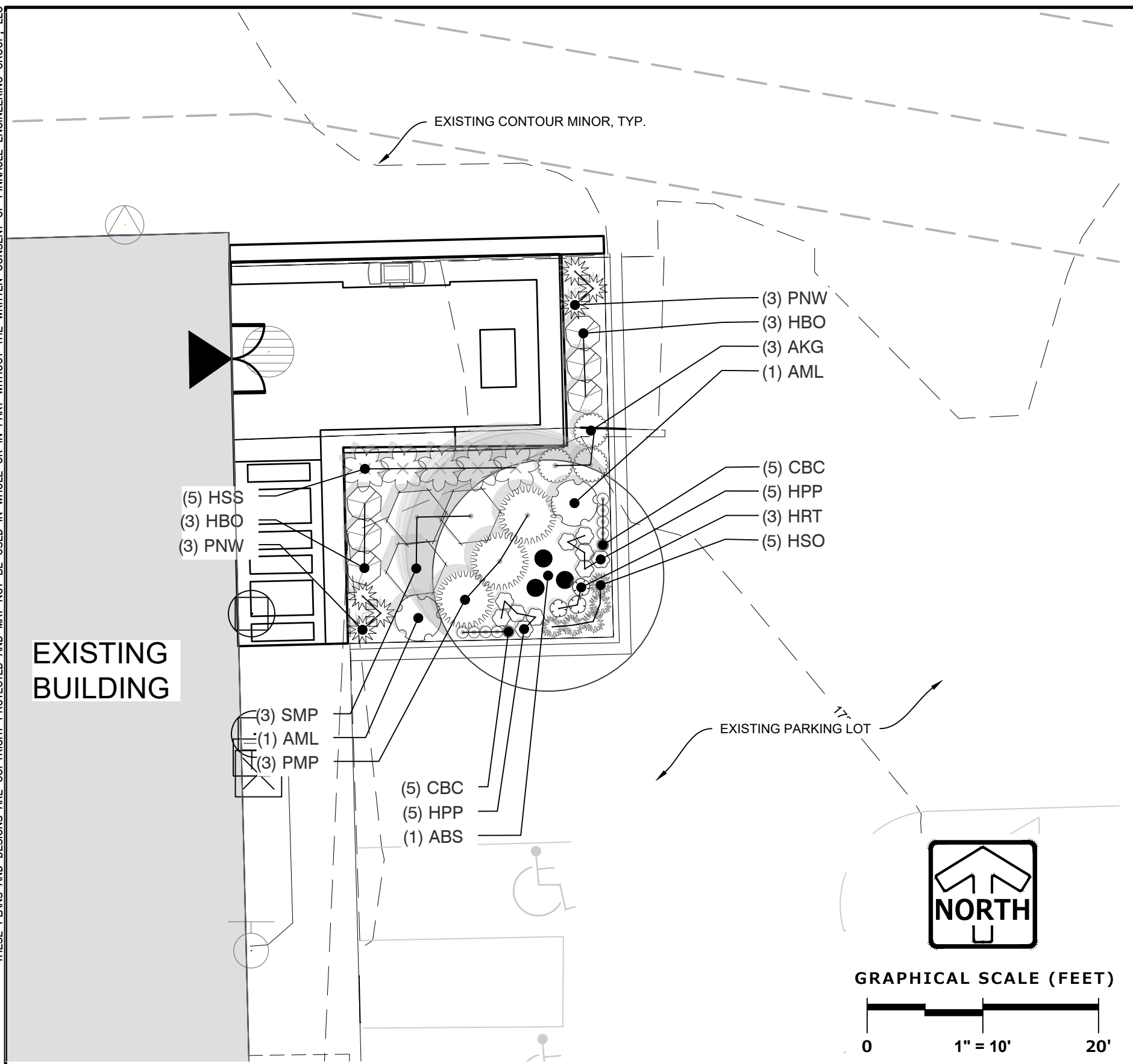


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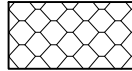
LANDSCAPE PLAN  
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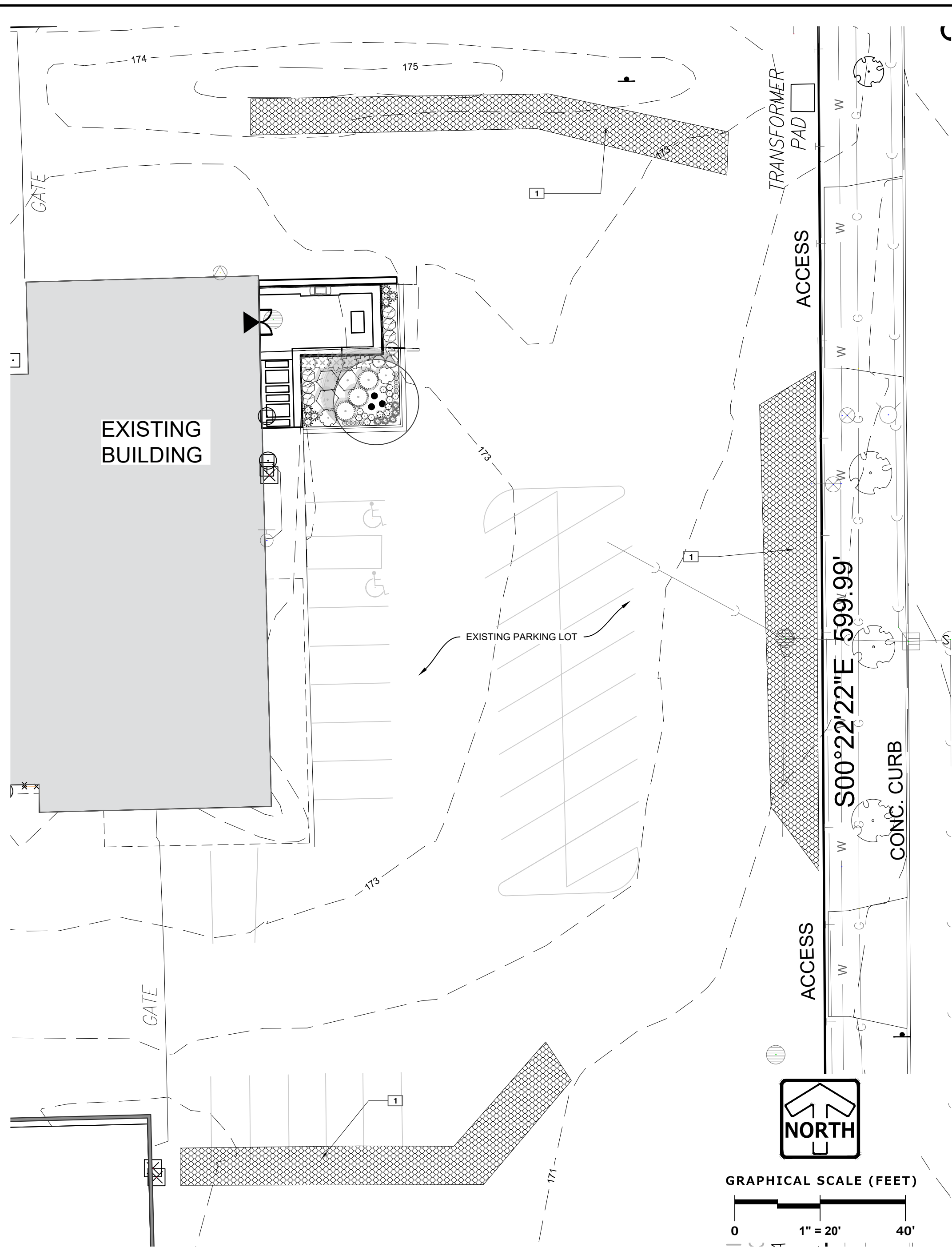
### PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY	REMARKS
ABS	Amelanchier grandiflora 'AUTUMN BRILLIANCE'	Autumn Brilliance SERVICEBERRY MS	8' Ht.	1	20' T x 20' W
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	QTY	REMARKS
AML	Aronia melanocarpa 'LOW SCAPE MOUND'	Low Scape Mound CHOKEBERRY	3 gal.	2	2' T x 4' W
HBO	Hydrangea paniculata 'Bobo'	Bobo Hydrangea	2 gal.	6	3' T x 4' W
SMP	Syringa meyeri 'Palibin'	Dwarf Korean Lilac	3 gal.	3	5' T x 6' W
EVERGREEN SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	QTY	REMARKS
PMP	Pinus mugo 'Pumilio'	Pumilio Mugo Pine	3 gal.	3	3' T x 5' W
ORNAMENTAL GRASSES	BOTANICAL NAME	COMMON NAME	SIZE	QTY	REMARKS
PNW	Panicum virgatum 'Northwind'	Northwind Switch Grass	1 gal.	6	42" T x 28" W
PERENNIALS	BOTANICAL NAME	COMMON NAME	SIZE	QTY	REMARKS
AKG	Aruncus dioicus kamtschaticus	Kamtschatka Goatsbeard	4.5" Cont.	3	26" T x 36" W
CBC	Calamintha nepeta 'Blue Cloud'	Lesser Calamint	4.5" Cont.	10	8" T x 12" W
HRT	Helenium a 'Ruby Tuesday'	Ruby Tuesday Helen's Flower	4.5" Cont.	3	24" T x 18" W
HSO	Hemerocallis x 'Stella de Oro'	Stella de Oro Daylily	4.5" Cont.	5	18" T x 18" W
HPP	Heuchera m 'Palace Purple'	Palace Purple Coral Bells	4.5" Cont.	10	18" T x 18" W
HSS	Hosta x 'Sum and Substance'	Sum and Substance Hosta	1 gal.	5	32" T x 48" W

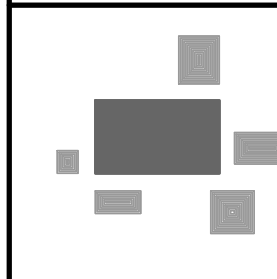
LANDSCAPE CALCULATIONS		
ADDITIONAL PARKING STALLS PROVIDED	0	
NEW INTERIOR LANDSCAPE AREA	450 sq ft	
NEW PLANTING	REQUIRED	PROVIDED
• TREE	0	1
• SHRUBS	0	14

### REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY	DETAIL
 1	SNOW STORAGE AREAS	3,219 sf	



LANDSCAPE SNOW STORAGE PLAN  
SCALE: 1"= 20'



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**ZUERN FRANKLIN**  
**FRANKLIN, WI**

### LANDSCAPE PLAN & SNOW STORAGE

REVISIONS	
1. REV PER CITY COMMENTS	7/23/20.

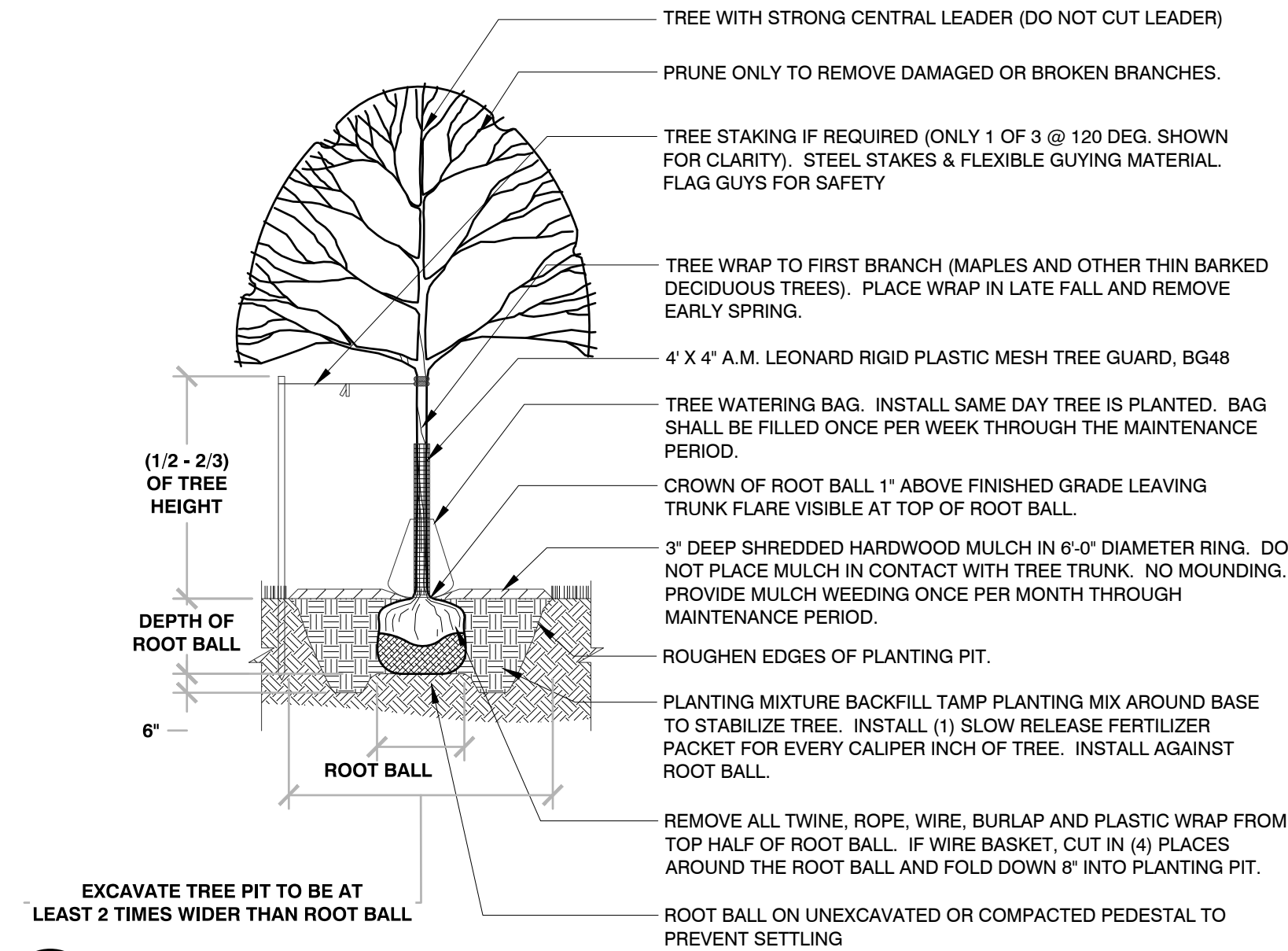
PEG JOB No.1858.00-WI	MS	SHEET
PEG PM	NS	L-1
START DATE 06/01/2020	VARIES	L-2
SCALE		

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DESIGNED: USJ

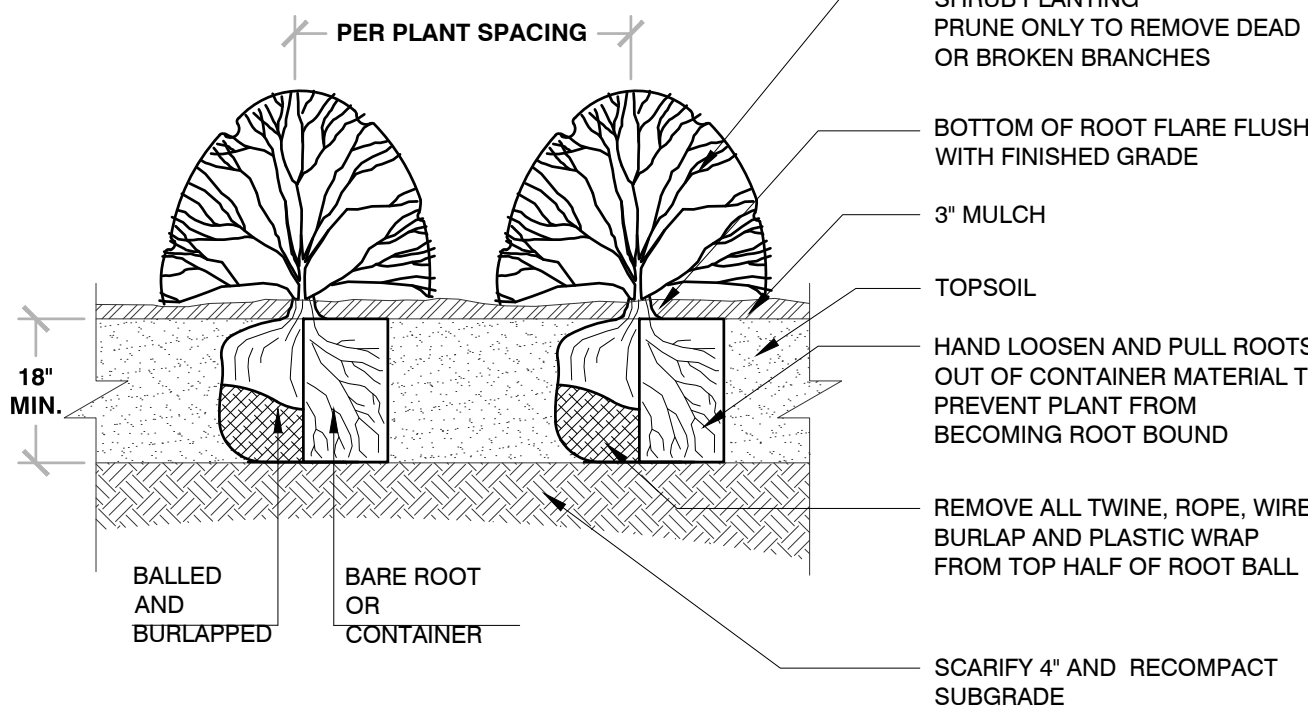
DESIGNED: USJ

DESIGNED: USJ



1 TREE PLANTING  
1/4" = 1'-0"

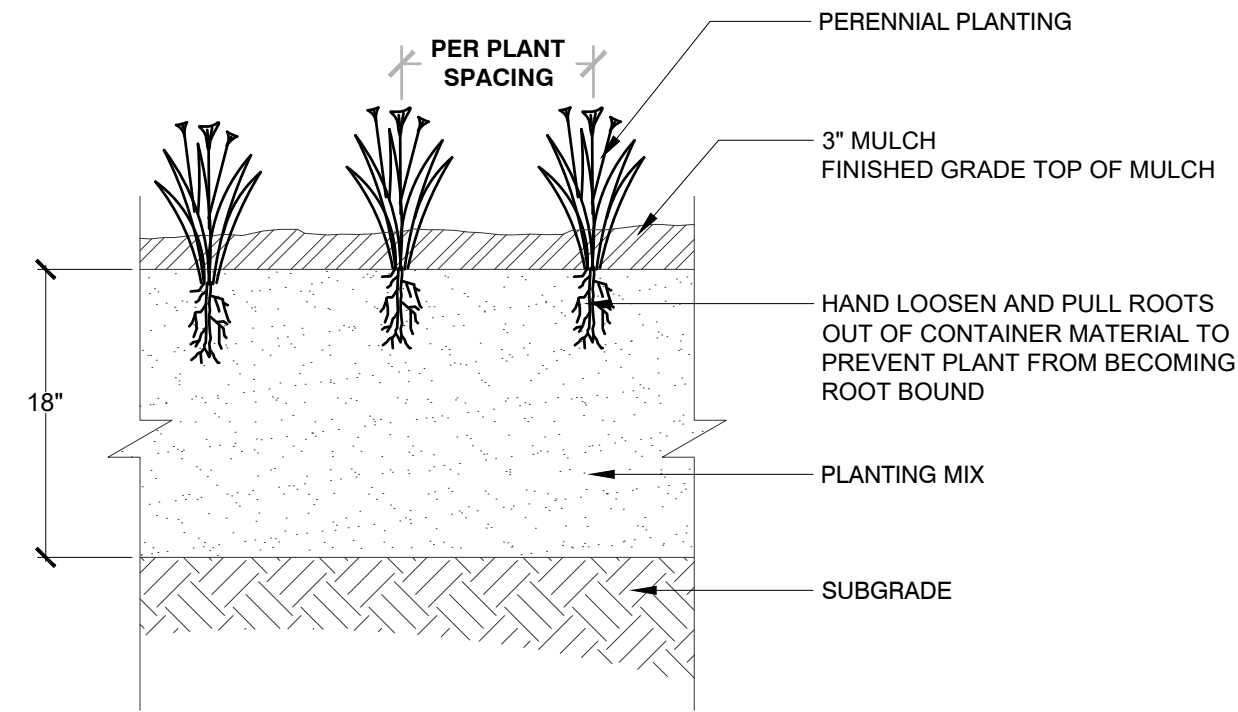
329343-01



- BAREROOT PLANTING NOTES:
1. SOAK ROOTS IN WATER FOR AT LEAST ONE HOUR BUT NOT MORE THAN 24 HOURS PRIOR TO PLANTING.
  2. SCARIFY SIDES AND BOTTOMS OF HOLE.
  3. PROCEED WITH CORRECTIVE PRUNING OF THE TOP AND BOTTOM ROOTS.
  4. TRANSFER PLANT DIRECTLY FROM WATER TO HOLE. SET PLANT SO THE ROOT FLARE IS APPROXIMATELY AT THE FINISHED SOIL ELEVATION. SPREAD ROOTS OUT EVENLY, PLUMB AND IMMEDIATELY BACKFILL WITH PLANTING SOIL MIX.
  5. WATER THOROUGHLY WITHIN 2 HOURS TO SETTLE PLANTS AND FILL VOIDS.
  6. BACKFILL VOIDS AND WATER SECOND TIME.
  7. PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.

2 SHRUB PLANTING  
1/2" = 1'-0"

329333-01



3 PERENNIAL PLANTING  
1" = 1'-0"

3293-01

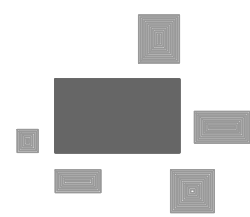
#### GENERAL PLANTING NOTES

1. THE LAYOUT OF INDIVIDUAL TREE AND SHRUBS SHALL BE STAKED BY THE CONTRACTOR IN ADVANCE OF INSTALLATION. FLAGGING, STAKES, OR PAINT MAY BE USED TO DELINEATE LOCATIONS AS SCALED FROM THE PLANS. AN APPROVED REPRESENTATIVE WILL REVIEW THESE LOCATIONS WITH THE CONTRACTOR AND MAKE MINOR ADJUSTMENTS AS NECESSARY. BED LAYOUT SHALL ALSO INCLUDE PERENNIAL GROUPINGS BY SPECIES.
2. THE CONTRACTOR IS RESPONSIBLE FOR INDEPENDENTLY DETERMINING THE PLANT MATERIAL QUANTITIES REQUIRED BY THE LANDSCAPE PLANS. REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
3. ALL STOCK SHALL BE FREE OF DISEASES AND HARMFUL INSECTS, DAMAGE, DISORDERS AND DEFORMITIES.
4. TREE SHALL HAVE STRAIGHT TRUNKS AND WELL BALANCED BRANCH SYSTEMS. HEIGHT-TO-CALIPER RATIOS SHALL BE CONSISTENT WITH THE LATEST EDITION OF ANSI Z60.1.
5. ROOT SYSTEMS SHALL BE LARGE ENOUGH TO ALLOW FOR FULL RECOVERY OF THE TREE, AND SHALL CONFORM TO STANDARDS AS THEY APPEAR IN THE MOST CURRENT REVISION OF THE AMERICAN ASSOCIATION OF NURSERYMEN'S AMERICAN STANDARD OF NURSERY STOCK ANSI Z60.1.
6. BNB TREES SHALL BE DUG WITH A BALL OF SOIL, NOT SOFT BALLED OR POTTED AND SHALL BE FIRM IN THEIR ROOTBALL. ROOT BALL SHALL BE WRAPPED (WITH BIODEGRADABLE MATERIAL). THE TREE ROOT FLARE, OR COLLAR, SHALL BE AT OR WITHIN THE TOP THREE INCHES OF GRADE.
7. ALL SPRING TREES MUST BE FRESHLY DUG IN THE MOST RECENT SPRING SEASON.
8. ALL AUTUMN TREES MUST BE FRESHLY DUG IN THE MOST RECENT AUTUMN SEASON.
9. PLANT MATERIAL SHALL BE ALIVE, HEALTHY AND APPROPRIATELY MOIST, AT TIME OF DELIVERY.
10. PLANT MATERIAL SHALL BE SUBJECT TO INSPECTION FOR CONFORMITY TO SPECIFICATION REQUIREMENTS AND APPROVAL BY THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE. THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL THAT DOES NOT MEET THE SPECIFICATIONS OR THAT HAVE BEEN DAMAGED DURING SHIPMENT. THE LANDSCAPE INSTALLER MUST RECEIVE APPROVAL FROM LANDSCAPE ARCHITECT FOR ANY SUBSTITUTIONS OR ALTERATIONS.
11. ALL PLANT MATERIAL SHALL BE PROVIDED FROM A NURSERY (WITHIN 200 MILES) WITH A SIMILAR PLANT HARDINESS ZONE AS PROJECT LOCATION. EXISTING SOIL SHALL BE AMENDED PER SOIL ANALYSIS REPORT TO ENSURE A PROPER GROWING MEDIUM IS ACHIEVED.
12. ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH PLANTING DETAILS.
13. ALL PLANTING BEDS SHALL HAVE A MINIMUM 18" DEPTH OF PREPARED SOIL. WITH APPROVAL, EXISTING SOIL MAY BE UTILIZED PROVIDED THE PROPER SOIL AMENDMENTS ARE TILLED THOROUGHLY INTO THE TOP 18" OF SOIL. REFER TO SOIL PLACEMENT NOTES.

14. WHILE PLANTING TREES AND SHRUBS, BACKFILL  $\frac{3}{4}$  OF PLANTING HOLE AND WATER TREE THOROUGHLY BEFORE INSTALLING THE REMAINDER OF SOIL MIXTURE. AFTER ALL SOIL HAS BEEN PLACED INTO THE PLANTING HOLE WATER THOROUGHLY AGAIN.
15. PLANTING BEDS SHALL BE MULCHED WITH 3" DEEP SHREDDED HARDWOOD MULCH.
16. ALL FINISH GRADING TO BE INSTALLED BY LANDSCAPE CONTRACTOR.
17. ALL DISTURBED AREAS WITHIN THE PROJECT SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.
18. ALL DISTURBED AREAS OUTSIDE THE LIMITS OF WORK SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION AT NO ADDITIONAL COST TO THE OWNER.
19. THE CONTRACTOR SHALL ENSURE THAT SOIL CONDITIONS AND COMPACTION ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AROUND THE CONSTRUCTION SITE. UNDESIRABLE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE PROPER SURFACE AND SUBSURFACE DRAINAGE IN ALL AREAS
20. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES, INCLUDING ANY IRRIGATION LINES, PRIOR TO DIGGING. CONSULT DIGGERS HOTLINE.
21. TREES SHALL BE INSTALLED NO CLOSER THAN:  
- 7 FEET FROM DRIVEWAYS, STORM SEWER, SANITARY SEWER LATERALS, AND WATER SERVICE
22. THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, FEES, AND LICENSES NECESSARY FOR THE INSTALLATION OF THIS PLAN.
23. THE CONTRACTOR IS TO REVIEW ALL SITE ENGINEERING DOCUMENTS PRIOR TO INSTALLATION. ANY CONFLICTS MUST BE REPORTED TO THE LANDSCAPE ARCHITECT. THESE LANDSCAPE DRAWINGS ARE FOR THE INSTALLATION OF PLANT MATERIALS ONLY UNLESS OTHERWISE STATED.
24. THE CONTRACTOR SHALL PROVIDE WATERING AND MAINTENANCE SERVICES FOR A PERIOD OF 60 DAYS TO ENSURE VEGETATIVE ESTABLISHMENT. UPON COMPLETION OF THE PROJECT, CONTRACTOR SHALL SUPPLY THE OWNER IN WRITING WITH ONGOING WATERING AND MAINTENANCE INSTRUCTIONS.
25. PLANT MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM TIME OF OWNER ACCEPTANCE. ONLY ONE REPLACEMENT PER PLANT WILL BE REQUIRED DURING THE WARRANTY PERIOD EXCEPT IN THE EVENT OF FAILURE TO COMPLY WITH THE SPECIFIED REQUIREMENTS.
26. THE CONTRACTOR IS RESPONSIBLE TO CONDUCT A FINAL WALK THROUGH WITH THE LANDSCAPE ARCHITECT AND OR OWNERS REPRESENTATIVE TO ANSWER QUESTIONS, PROVIDE WRITTEN INSTRUCTIONS, AND ENSURE THAT PROJECT REQUIREMENTS HAVE BEEN MET.

#### SOIL PLACEMENT NOTES

1. LOOSEN SUBGRADE TO A MINIMUM DEPTH INDICATED IN PLANTING NOTES USING A CULTI-MULCHER OR SIMILAR EQUIPMENT, AND REMOVE STONES MEASURING OVER 1-1/2 INCHES IN ANY DIMENSION, STICKS, RUBBISH AND OTHER EXTRANEEOUS MATTER.
2. THOROUGHLY BLEND PLANTING SOIL MIX FOR PLANTING BED AREAS. (1 PART EXISTING SOIL, 1 PART TOPSOIL, 1 PART ORGANIC SOIL AMENDMENT, 2.9 POUNDS PER CUBIC YARD OF 4-4-4 ANALYSIS SLOW-RELEASE FERTILIZER)
3. TREE AND SHRUB HOLES SHALL BE FILLED WITH A PREPARED PLANTING MIXTURE OF 1 PART TOPSOIL, 2 PARTS PLANTING SOIL MIX.
4. SPREAD SOIL AND SOIL AMENDMENTS TO DEPTH INDICATED ON DRAWINGS, BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER NATURAL SETTLEMENT. (FINISH GRADE OF PLANTING BEDS SHALL BE 3" BELOW ALL ADJACENT SURFACES.)
5. PLACE APPROXIMATELY 1/2 OF TOTAL AMOUNT OF SOIL REQUIRED. WORK INTO TOP OF LOOSENED SUBGRADE TO CREATE A TRANSITION LAYER, THEN PLACE REMAINDER OF THE SOIL. SOIL TRANSITION LAYER SHALL BE TILLED TO A MINIMUM DEPTH OF 6" BELOW THE DEPTH OF NEWLY PLACED SOIL. PARKING LOT ISLANDS SHALL BE CROWNED TO A HEIGHT OF 6" TO PROVIDE PROPER DRAINAGE UNLESS OTHERWISE NOTED.
6. DO NOT SPREAD IF PLANTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.
7. FINISH GRADING: GRADE SOIL TO A SMOOTH, UNIFORM SURFACE PLANE WITH A LOOSE, UNIFORMLY FINE TEXTURE.
8. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES.
9. RESTORE PLANTING BEDS IF ERODED OR OTHERWISE DISTURBED AFTER FINISH GRADING AND BEFORE PLANTING.



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ZUERN FRANKLIN

FRANKLIN, WI

#### LANDSCAPE GENERAL NOTES & DETAILS

#### REVISIONS

1	REV PER CITY COMMENTS	7/23/20		

PEC JOB NO. 1858.00-WI  
NS  
PEG PM  
START DATE 06/01/2020  
SCALE VARIES

SHEET  
L-2  
L-2

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LANDSCAPE GENERAL NOTES & DETAILS

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# ZUERN BUILDING PRODUCTS

9545 S 80TH STREET FRANKLIN WI 53132



PERSPECTIVES USED TO CONVEY GENERAL LOOK OF THE DESIGN.  
SEE SUBSEQUENT DRAWINGS FOR DETAILS AND DIMENSIONS.

## CONTACT INFORMATION

### OWNER:

ZUERN BUILDING PRODUCTS  
JENNY ZUERN

### ARCHITECT:

GALBRAITH CARNAHAN ARCHITECTS  
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### ANDREW GUTIERREZ

ang@galbraithcarnahan.com

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### CONTACT:

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mseidl@pinnacle-engr.com

### INTERIOR DESIGN:

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MILWAUKEE, WI 53218  
(414) 906-0360

### CONTACT:

BRIAN POLSTER  
brian@threesixtymke.com

## ABBREVIATIONS

# & @	Board OR Number And At
A	Acoustic Ceiling Tile
AD	Area Drain
AFF	Above Finished Floor
ALUM	Aluminum
ANOD	Anodized
APPROX	Approximately
B	Bank Equipment Supplier
BLKG	Blocking
BLKHD	Bulkhead
BRG	Bearing
BSMT	Basement
BT	Base Tile
BYND	Beyond
BO	Bottom Of
BOT	Bottom
C	Cabinet
CABT	Cast In Place
CIP	Cast In Place
CHNL	Channel
CJ	Control Joint
CL	Closet
CLG	Ceiling
CLR	Clear
CM	Construction Manager
CMU	Concrete Masonry Unit
COL	Column
COMPR	Compressible
CONC	Concrete
CONC BLK	Concrete Block
CONT	Continuous
CONTR	Contractor
CPT	Carpet
CRS	Course
CT	Ceramic Tile
CTB	Ceramic Tile Base
CTYD	Courtyard

D	DBL Double
DEMO	Demolish or Demolition
DIA	Diameter
DIM	Dimension
DIMS	Dimensions
DISP	Dispenser
DN	Down
DR	Door
DRWR	Drawer
DS	Downsout
DTL	Dishwasher
DW	Drawing
DWG	Drawing
E	EA Each
EFS	Exterior Insulation Finish System
EJ	Expansion Joint
EL	Elevation
ELEC	Electrical
ELEV	Elevator or Elevation
EPDM	Ethylene Propylene Diene M-Class (Roofing)
EQ	Equal
ETR	Existing To Remain
EXST	Existing
EXP	Expansion
EXP JT	Expansion Joint
EXT	Exterior
F	FD Floor Drain or Fire Department
FE	Fire Extinguisher
FEC	Fire Extinguisher Cabinet
FIN FLR	Finished Floor
FIXT	Fixture
FLR	Floor
FLASHG	Flashing
FM	Filled Metal
FO	Face Of
FOOT	Foot
FT	Footing
FTG	Foundation
FND	Foundation

G	GA Gauge
GALV	Galvanized
GS	Grid Bar
GWB	Gypsum Wall Board
H	HC Hollow Core
HWD	Hardwood
HDR	Header
HM	Hollow Metal
HORIZ	Horizontal
HP	High Point
HR	Hour
HT	Height
HRDDB	Hardboard
HVAC	Heating, Ventilating, And Air Conditioning
I	IRGWB Impact Resistant Gypsum Wall Board
ILO	In Lieu Of
INSTR	Instructions
INSUL	Insulated or Insulation
INT	Interior
J	JNT Joint
M	MAX Maximum
MFR	Manufacturer
MO	Masonry Opening
MECH	Mechanical
MEMBR	Membrane
MICRO	Microwave
MIN	Minimum
MISC	Miscellaneous
MRDW	Moisture Resistant Dry Wall
MROWB	Moisture-Resistant Gypsum Wall Board
MTL	Metal
MTR	Mortar
MTRL	Material

N	NIC Not In Contract
NO	Number
NOM	Nominal
O	OC On Center
OH	Opposite Hand
OPNG	Opening
OZ	Ounce
P	PCC Pre-Cast Concrete
PLUMB	Plumbing
PLAM	Plastic Laminate
PLYWD	Plywood
P&SH	Pole & Shelves / Shelf
PREFIN	Prefinished
PT	Pressure Treated
PNT	Paint or Painted
PVC	Polyvinyl Chloride
R	RB Rubber Base
RBR	Rubber
RCP	Reflected Ceiling Plan
RD	Roof Drain
REF	Refrigerator
REIN	Reinforced
REQD	Required
RM	Room
S	SHTHG Sheathing
SF	Sheet Flooring
SIM	Similar
SPEC	Specified OR Specification
SPK	Sprinkler or Speaker
SS	Stainless Steel
ST	Stain
STC	Sound Transmission Coefficient
STL	Steel
STRUCT	Structure or Structural

T	T&G Tongue And Groove
TELE	Telephone
TLT	Toilet
TO	Top Of
TOC	Top Of Concrete
TOS	Top Of Steel
TPD	Toilet Paper Dispenser
TTO	Telephone/Data
TYP	Typical
U	UNO Unless Noted Otherwise
UIS	Underlaid
VB	Vinyl Base
VCT	Vinyl Composition Tile
VERT	Vertical
VIF	Verify In Field
VIP	Vision Panel
VWC	Vinyl Wall Covering
W	WI With
WD	Wood
WDW	Window

## SYMBOL KEY

--- A ---	COLUMN GRID LINE. SEE STRUCTURAL DRAWINGS.	(100a)	DOOR NUMBER - SEE DOOR SCHEDULE.
ROOM NAME 100	ROOM NAME & NUMBER	(W01)	WINDOW TYPE - SEE WINDOW SCHEDULE.
A200	ELEVATION TAG		NEW DOOR - SEE DOOR SCHEDULE
A300	SECTION TAG		EXISTING DOOR - SEE DOOR SCHEDULE
A100	DRAWING NAME	4 A400	INTERIOR ELEVATION TAG I.E. ELEVATION ON SHEET A400 DETAILS 1, 2, 3, 4
B	WALL TAG	A500	DETAIL TAG I.E. DETAIL 1 ON SHEET A500
8'-0"	HEIGHT TAG		T.O. FOUND. = 100'-0"
			SPOT ELEVATION MARKER

## SHEET INDEX

ID	NAME
G100	COVER SHEET
A000	ARCHITECTURAL SITE PLAN / LOADING DOCK
AD101	DEMOLITION PLAN
A101	FIRST FLOOR PLAN
A200	ELEVATIONS
A201	ELEVATIONS



6404 West North Avenue  
Milwaukee, Wisconsin 53213  
(414) 291-0772 phone  
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CONSULTANTS:

## ZUERN SHOWROOM

9545 S 80TH STREET FRANKLIN WI  
53132

DRAWING ISSUE DATE  
SITE PLAN AMENDMENT 06.22.2020  
PRELIMINARY PRICING SET 07.01.2020  
SITE PLAN AMENDMENT REV. 07.23.2020

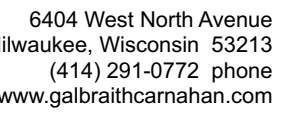
PROJECT 19.59

COVER SHEET

G100

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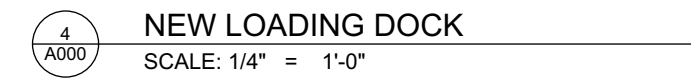
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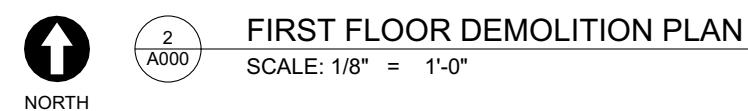
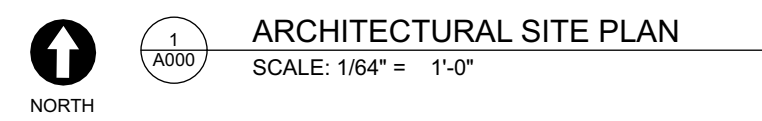
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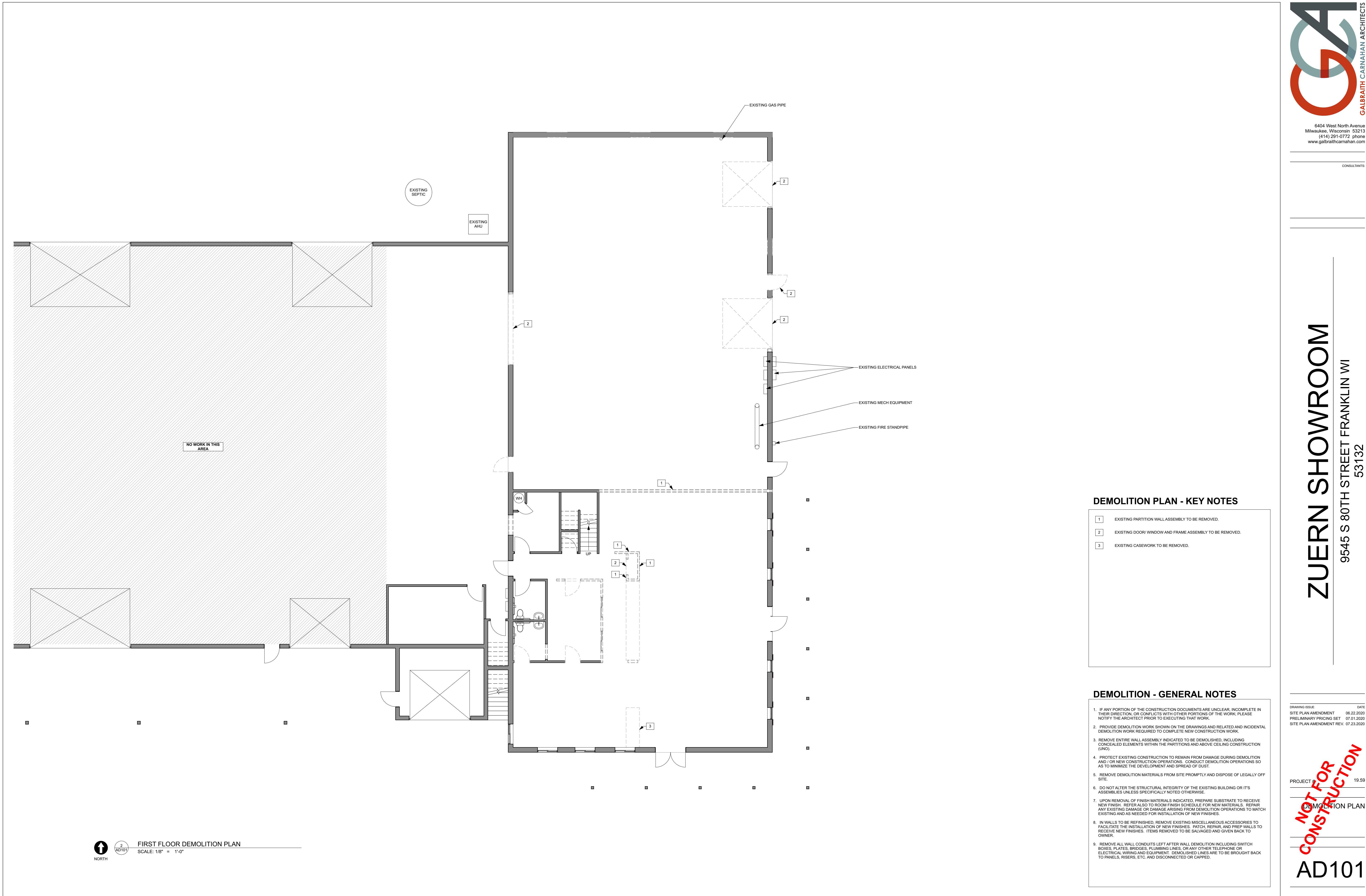
2020 GALBRAITH CARNAHAN  
ARCHITECTS LLC



1. THE OBTAIN OF CONSTRUCTION IN THIS PROJECT ARE OF CRITICAL IMPORTANCE TO BOTH THE CLIENT AND ARCHITECT. IF ANY PORTION OF THE CONSTRUCTION DOCUMENTS INCLUDES INCOMPLETE IN ITS DIRECTION, OR CONFLICTS WITH OTHER PORTIONS OF THE WORK, PLEASE NOTIFY THE ARCHITECT PRIOR TO EXECUTING THAT WORK.
2. NOTIFY ARCHITECT PROMPTLY IF THE INFORMATION SHOWN IN ONE PORTION OF THE CONSTRUCTION DOCUMENTS CONFLICTS WITH THAT SHOWN IN ANOTHER.
3. NOTIFY ARCHITECT PROMPTLY IF THE CONSTRUCTION DOCUMENTS ARE INCONSISTENT WITH ANY APPLICABLE CODES OR REGULATIONS.
4. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD PRIOR TO EXECUTION OF WORK.
5. ALL PAVING, SCORE LINES, WALLS, AND OTHER MISC. SITE IMPROVEMENTS ARE LAID OUT BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE QUALITY AND COMPLETION TO THE BUILDING UNLESS NOTED OTHERWISE.
6. VERIFICATION OF WORK ALL OVERHEAD AND UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF WORK.
7. CONTRACTOR SHALL PROVIDE EROSION CONTROL FACILITIES IN ACCORDANCE WITH APPLICABLE STATE AND LOCAL ORDINANCES.







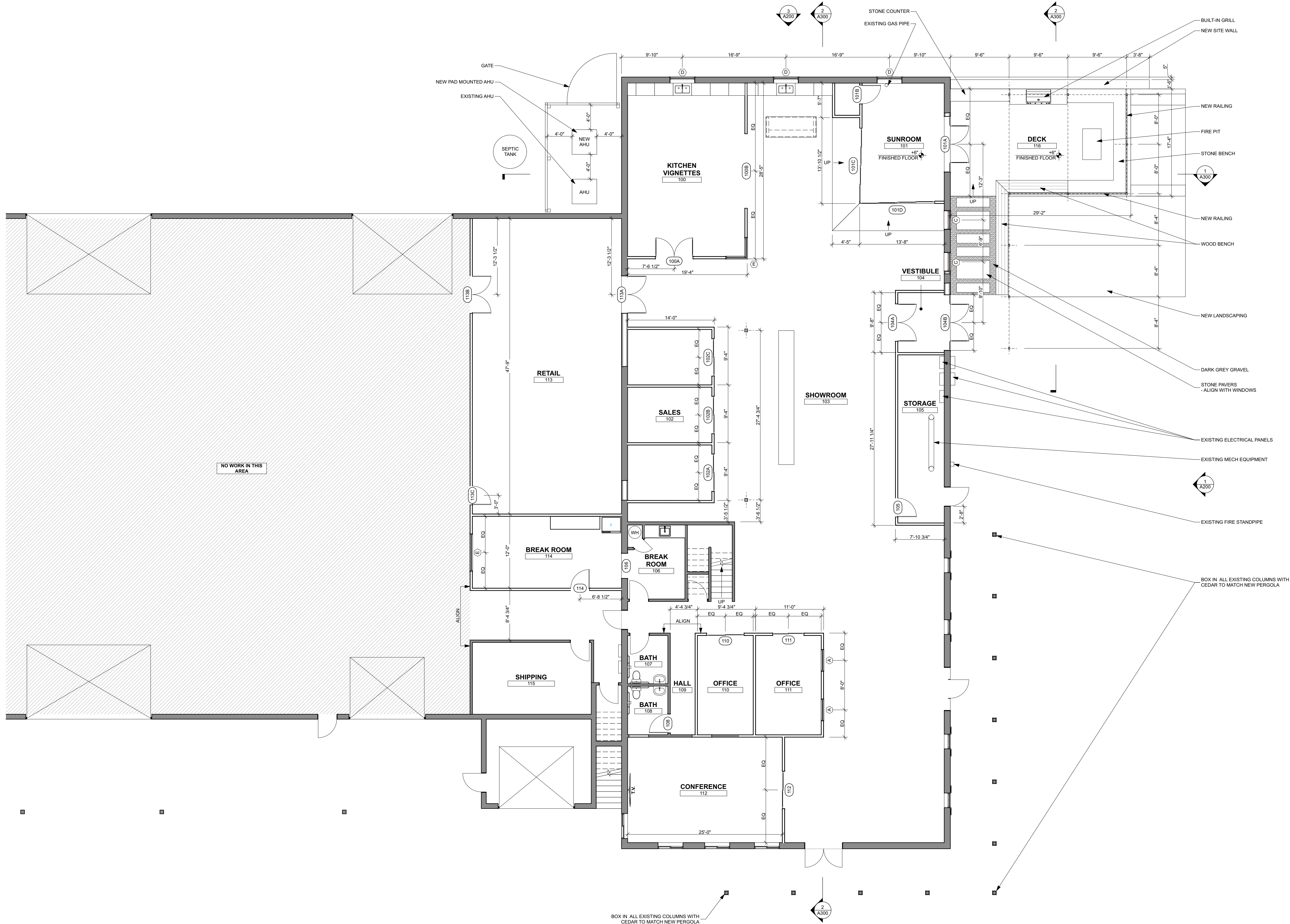
**FIRST FLOOR DEMOLITION PLAN**  
SCALE: 1/8" = 1'-0"  
NORTH

**DEMOLITION PLAN - KEY NOTES**

1	EXISTING PARTITION WALL ASSEMBLY TO BE REMOVED.
2	EXISTING DOOR/ WINDOW AND FRAME ASSEMBLY TO BE REMOVED.
3	EXISTING CASEWORK TO BE REMOVED.

**DEMOLITION - GENERAL NOTES**

- IF ANY PORTION OF THE CONSTRUCTION DOCUMENTS ARE UNCLEAR, INCOMPLETE IN THEIR DIRECTION, OR CONFLICTS WITH OTHER PORTIONS OF THE WORK, PLEASE NOTIFY THE ARCHITECT PRIOR TO EXECUTING THAT WORK.
- PROVIDE DEMOLITION WORK SHOWN ON THE DRAWINGS AND RELATED AND INCIDENTAL DEMOLITION WORK REQUIRED TO COMPLETE NEW CONSTRUCTION WORK.
- REMOVE ENTIRE WALL ASSEMBLY INDICATED TO BE DEMOLISHED, INCLUDING CONCEALED ELEMENTS WITHIN THE PARTITIONS AND ABOVE CEILING CONSTRUCTION (UNO).
- PROTECT EXISTING CONSTRUCTION TO REMAIN FROM DAMAGE DURING DEMOLITION AND/ OR NEW CONSTRUCTION OPERATIONS. CONDUCT DEMOLITION OPERATIONS SO AS TO MINIMIZE THE DEVELOPMENT AND SPREAD OF DUST.
- REMOVE DEMOLITION MATERIALS FROM SITE PROMPTLY AND DISPOSE OF LEGALLY OFF SITE.
- DO NOT ALTER THE STRUCTURAL INTEGRITY OF THE EXISTING BUILDING OR ITS ASSEMBLIES UNLESS SPECIFICALLY NOTED OTHERWISE.
- UPON REMOVAL OF FINISH MATERIALS INDICATED, PREPARE SUBSTRATE TO RECEIVE NEW FINISH. REFER ALSO TO ROOM FINISH SCHEDULE FOR NEW MATERIALS. REPAIR ANY EXISTING DAMAGE OR DAMAGE ARISING FROM DEMOLITION OPERATIONS TO MATCH EXISTING AND AS NEEDED FOR INSTALLATION OF NEW FINISHES.
- IN WALLS TO BE REFINISHED, REMOVE EXISTING MISCELLANEOUS ACCESSORIES TO FACILITATE THE INSTALLATION OF NEW FINISHES. PATCH, REPAIR, AND PREP WALLS TO RECEIVE NEW FINISHES. ITEMS REMOVED TO BE SALVAGED AND GIVEN BACK TO OWNER.
- REMOVE ALL WALL CONDUITS LEFT AFTER WALL DEMOLITION INCLUDING SWITCH BOXES, PLATES, BRIDGES, PLUMBING LINES, OR ANY OTHER TELEPHONE OR ELECTRICAL WIRING AND EQUIPMENT. DEMOLISHED LINES ARE TO BE BROUGHT BACK TO PANELS, RISERS, ETC. AND DISCONNECTED OR CAPPED.



**FIRST FLOOR PLAN**  
SCALE: 1/8" = 1'-0"  
NORTH

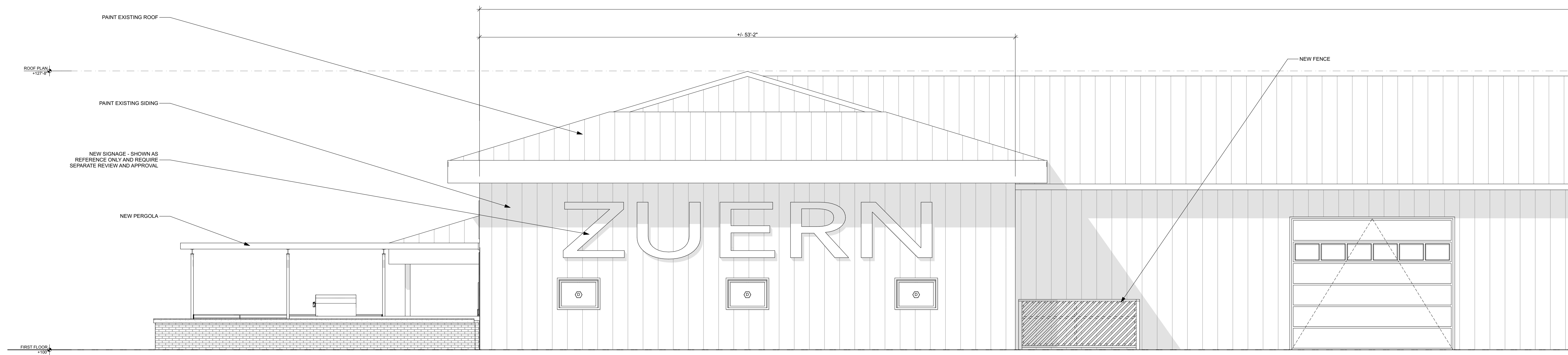
#### WALL TYPE LEGEND

	NEW WALL
	EXISTING WALL TO REMAIN

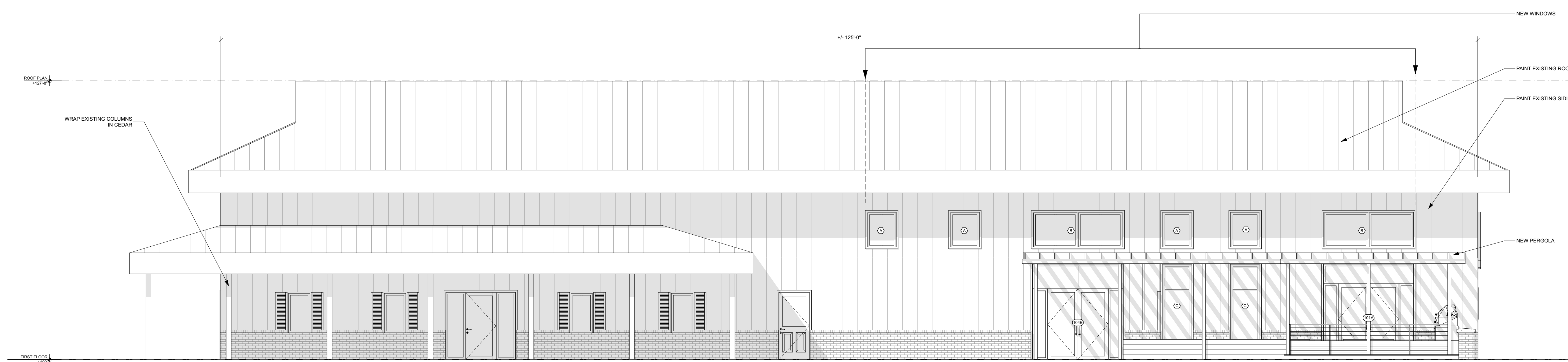
#### FLOOR PLAN - GENERAL NOTES

- IF ANY PORTION OF THE CONSTRUCTION DOCUMENTS ARE UNCLEAR, INCOMPLETE IN THEIR DIRECTION, OR CONFLICTS WITH OTHER PORTIONS OF THE WORK, PLEASE NOTIFY THE ARCHITECT PRIOR TO EXECUTING THAT WORK.
- NOTIFY ARCHITECT PROMPTLY IF THE CONSTRUCTION DOCUMENTS ARE INCONSISTENT WITH ANY APPLICABLE CODES OR REGULATIONS.
- INSTALL BLOCKING IN WALLS, CEILING AND FLOORS AS REQUIRED FOR THE ATTACHMENT OF ANY ITEMS OR EQUIPMENT SHOWN IN THE CONSTRUCTION DOCUMENTS.
- REFER TO STRUCTURAL PLANS, FOR FRAMING SIZE & ORIENTATION.
- CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD PRIOR TO EXECUTION OF WORK, UNLESS NOTED OTHERWISE.
- COORDINATE EXACT LOCATION OF LIGHT FIXTURES, ACCESS PANELS, SPEAKERS, HVAC DUCTS, GRILLS, DIFFUSERS AND OTHER SUCH CEILING ITEMS WITH MECHANICAL, ELECTRICAL, AND OTHER PERTINENT TRADES. NOTIFY ARCHITECT IF ANY LOCATIONS OR CONDITIONS CONFLICT WITH THE DESIGN INTENT SHOWN IN THESE CONSTRUCTION DOCUMENTS.
- SEE SHEET A500 FOR WALL, FLOOR, AND ROOF ASSEMBLY TYPES.
- SEE SHEET A600 FOR DOOR AND WINDOW TYPES.





5 NORTH ELEVATION  
SCALE: 3/16" = 1'-0"



1 EAST ELEVATION  
SCALE: 3/16" = 1'-0"

**ZUERN SHOWROOM**  
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PROJECT 19.59

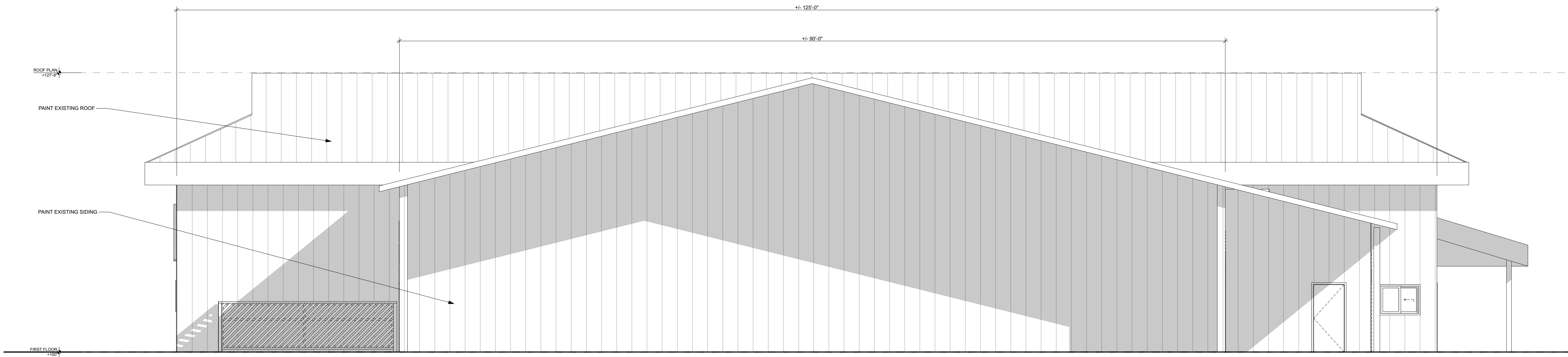
ELEVATIONS

**NOT FOR  
CONSTRUCTION**

**A200**



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

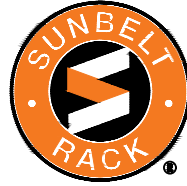


1 WEST ELEVATION  
SCALE: 3/16" = 1'-0"

# ZUERN SHOWROOM

9545 S 80TH STREET FRANKLIN WI  
53132






## PROJECT DESCRIPTION: DOUBLE AISLE DRIVE-THRU

[illegible]

ADDITIONAL DRAWINGS			
SHEET NO.	SHEET DESCRIPTION	REV. NO.	REV. DATE

PROJECT NAME: ZUERN LUMBER FRANKLIN, WI		 <b>CT DARNELL<sup>®</sup></b> <b>CONSTRUCTION</b> <small>WE BUILD SOLUTIONS</small>  A Division of WTD Holdings, Inc. 2255 Justin Trail   Alpharetta, GA 30004 (PH) 800.353.0892 (FAX) 770.569.9944 www.CT-Darnell.com   www.Sunbelt-Rack.com	<div>PRELIMINARY ONLY (NOT FOR CONSTRUCTION)</div>		REV.	DATE	DESCRIPTION	DRAFT	CHKD	ENG
STRC #:	SHEET NO: <div>CS</div>				00	05/28/2020	PRELIMINARY DESIGN	EXAR		
SHEET DESCRIPTION: COVER SHEET					01	06/04/2020	REVISED	EXAR		
SHEET FILE NO: D20-14945-00-CS-01		PROJECT NUMBER: Q20-14945		SALESPERSON: RICK		© Copyright 2019 by WTD Holdings, Inc. All rights reserved. This document is property of WTD Holdings, Inc. It is to be used only for the specific project referred to or identified herein and is not to be used on other projects, in whole or in part, except by the express written agreement of WTD Holdings, Inc.				



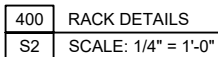
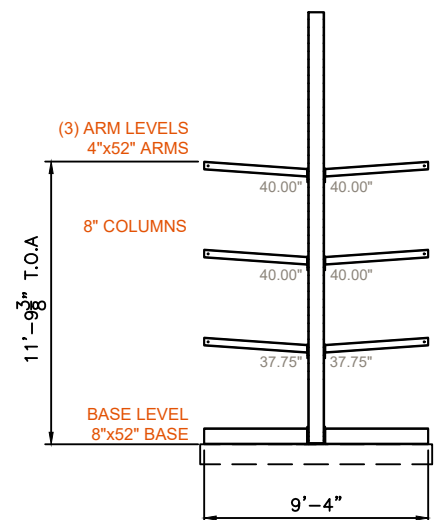
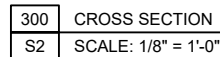
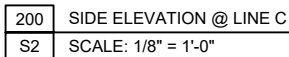
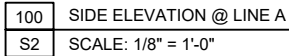


PROJECT NAME: ZUERN LUMBER FRANKLIN, WI		 <b>CT DARNELL CONSTRUCTION</b> <i>WE BUILD SOLUTIONS</i>  A Division of WTD Holdings, Inc. 2255 Justin Trail   Alpharetta, GA 30004 (PH) 800.353.0892 (FAX) 770.569.9944 www.CT-Darnell.com   www.Sunbelt-Rack.com	<b>PRELIMINARY ONLY (NOT FOR CONSTRUCTION)</b>	REV.	DATE	DESCRIPTION	DRFTCHKD	ENG
STRC #:	00			05/29/2020	PRELIMINARY DESIGN	EXAR		
SCALE:	SHEET NO: <b>C1</b>			01		06/04/2020	REVISED	EXAR
SHEET DESCRIPTION: SITE LAYOUT PLAN								
SHEET FILE NO: D20-14945-00-C1-01		PROJECT NUMBER: Q20-14945		SALESPERSON: <b>RICK</b>				
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## CITY OF FRANKLIN



## REPORT TO THE PLAN COMMISSION

Meeting of August 6, 2020

## Minor PDD Amendment

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**RECOMMENDATION:** City Development staff recommends approval of the Minor PDD Amendment subject to the conditions of approval in attached draft Ordinance.

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<b>Project Name:</b>	Habitat for Humanity ReStore Minor PDD Amendment
<b>Project Address:</b>	6939 S. Riverwood Blvd.
<b>Applicant:</b>	Milwaukee Habitat for Humanity ReStore
<b>Property Owner:</b>	Camping World Property, Inc.
<b>Current Zoning:</b>	Planned Development District No. 10
<b>2025 Comprehensive Plan:</b>	Commercial
<b>Use of Surrounding Properties:</b>	B-2 General Business District to the north. PDD No. 10 mixed use to the east, south, and west.
<b>Applicant's Action Requested:</b>	Recommendation to the Common Council for approval of the proposed Minor PDD Amendment.

---

On May 22, 2020, the Habitat for Humanity Restore submitted application for a Minor PDD Amendment to Planned Development District Number 10 to the Department of City Development. The applicant is seeking to amend the PDD to allow for the construction of a new donation drop off center covered by a canopy, along with changes to wall signage.

**ANALYSIS:**

The applicant has previously completed a zoning compliance application. SIC Code 5932 for resale and sale of used merchandise is a permitted use in PDD 10, which includes a Goodwill resale shop next door to this site. The Comprehensive Master Plan envisions this area of Franklin as Commercial in nature, and its proximity to the Goodwill makes this as an appropriate location for this type of retail resale business.

The proposed canopy is 16'6" tall and will project 20' from the front of the building. Installation of the canopy and driveway will result in a loss of 8 parking spaces, and will add 1,151.17 square feet of impervious surface to the site. *Staff recommends that the applicant obtain approval of any changes to stormwater capacity from the Engineering Department.* The PDD ordinance for the original Gander Mountain development does not specify a required number of parking spaces. Table 15-5.0203 of the Unified Development Ordinance (UDO) requires 1.5 parking spaces per 1,000 square feet of floor area for Furniture Stores, Carpet Stores, Appliance Stores. The building is 31,250 square feet, meaning this new user is only required to have 47 parking spaces, two (2) of which must be ADA Accessible. The site currently has 238 parking stalls.

Other changes to the site include updated paint colors and signage to reflect the Habitat for Humanity ReStore brand. The applicant proposes to repaint the existing wall mural as a blue with a green accent



stripe over the main entrance, and drop off canopy. The proposed mural will include white graphics. PDD No. 10 requires channel letter signs for wall signage, and prohibits wall signage on the southern facades of many buildings without express permission. The Gander Mountain signage was one such exception. Changes to wall signage such as the ReStore name sign and mural must be approved as part of this Minor PDD Amendment. *Staff recommends that ReStore name signage consist of channel letters.*

Changes to freestanding signage requires approval from the Architectural Review Board, and all signage also requires permitting from the Inspection Services department.

Due to possible concerns about items being dropped off outside of posted hours, staff requested information from the applicant regarding the management of donations. The applicant provided the following as part of their revised project summary:

“Merchandise Drop-offs are processed by volunteers at the time of drop off. Volunteers remove items from patron vehicles and move them into the building for intake processing. After Hour drop-offs are prohibited. Signage indicating drop off hours are posted at the drop off door locations. Anything left at the site after hours is processed immediately after volunteers arrive the next morning.”

#### **CONCLUSION:**

City Development staff recommends approval of the Minor PDD Amendment subject to the conditions of approval in attached draft Ordinance.



## ORDINANCE NO. 2020-\_\_\_\_

AN ORDINANCE TO AMEND §15-3.0415 OF THE UNIFIED  
DEVELOPMENT ORDINANCE, PLANNED DEVELOPMENT  
DISTRICT NO. 10 (RIVERWOOD VILLAGE-BOURAXIS) TO ALLOW  
FOR BUILDING EXTERIOR CHANGES AND TO PERMIT SOUTH ELEVATION  
SIGNAGE FOR MILWAUKEE HABITAT FOR HUMANITY RESTORE  
(DOMINIC JAEHNKE, DIRECTOR OF RESTORE, MILWAUKEE  
HABITAT FOR HUMANITY, INC., APPLICANT)  
(6939 WEST RIVERWOOD BOULEVARD)

---

WHEREAS, §15-3.0415 of the Unified Development Ordinance provides for and regulates Planned Development District No. 10 (Riverwood Village-Bouraxis), same having been created by Ordinance No. 95-1337 and later amended by Ordinance Nos. 97-1447, 98-1492, 99-1546, 00-1594, 00-1597, 01-1678, 02-1721, 03-1754, 04-1789, 04-1799, 05-1857, 08-1955, 12-2067, 12-2068 and 2015-2171; and

WHEREAS, Planned Development District No. 10 (Riverwood Village-Bouraxis) includes those lands legally described as follows:

LOT 4 OF RIVERWOOD VILLAGE SUBDIVISION, BEING A REDIVISION OF PARCELS 2, 3 AND 4 OF CERTIFIED SURVEY 6810, BEING A REDIVISION OF PARCELS 1, 2, 3 AND 4 OF CERTIFIED SURVEY MAP NO. 5346, REEL 2395, IMAGE 1001; PARCEL 1 OF CERTIFIED SURVEY MAP NO. 136, REEL 540, IMAGE 283, LOT 209 OF HIDDEN LAKES NO. 4, VACATED STREET RIGHT OF WAY AND UNPLATTED LANDS IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE NORTHEAST 1/4, THE SOUTHEAST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWN 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN. Tax Key No. 738-0071-000; and

WHEREAS, Dominic Jaehnke, Director of ReStore, Milwaukee Habitat for Humanity, Inc., having petitioned for a further amendment to Planned Development District No. 10 (Riverwood Village-Bouraxis), to allow for changes to the existing building exterior of the property located at 6939 West Riverwood Boulevard (former Gander Mountain store) including painting the existing building, installation of a drive aisle and canopy at the north east end of the building for a customer drop-off and pick-up location (donation drop off center), installation of new signage and minor parking lot changes consisting of stall eliminations and relocation (relocating four Americans with Disabilities Act stalls at the south end of the building to the main parking field just east of the west entry into the site), to obtain approval of a site plan therefore; and



WHEREAS, the City of Franklin Plan Commission having considered the application on the 6th day of August, 2020, and the Plan Commission having determined that the proposed amendment was a minor amendment and having recommended to the Common Council that the proposed amendment to Planned Development District No. 10 (Riverwood Village-Bouraxis) be approved; and

WHEREAS, the Common Council having considered the application and having concurred with the recommendation of the Plan Commission and having determined that the proposed amendment to Planned Development District No. 10 (Riverwood Village-Bouraxis) is consistent with the 2025 Comprehensive Master Plan of the City of Franklin, Wisconsin and that it will 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:           §15-3.0415 Planned Development District No. 10 (Riverwood Village-Bouraxis), of the Unified Development Ordinance of the City of Franklin, Wisconsin, is hereby amended as follows: Ordinance No. 99-1546, Section 6, pertaining to building design, is hereby amended to allow for changes to the existing building exterior, including painting the existing building, installation of a drive aisle and canopy at the north east end of the building for a customer drop-off and pick-up location (donation drop off center), which shall be located and constructed, and appear as respectively depicted upon and pursuant to those plans and site plan City file-stamped July 27, 2020, attached hereto and incorporated herein.

SECTION 2:           15-3.0415 Planned Development District No. 10 (Riverwood Village-Bouraxis), of the Unified Development Ordinance of the City of Franklin, Wisconsin, is hereby amended as follows: Ordinance 2000-1597, Section 2, §M.6, pertaining to south building elevation signage, is hereby amended as follows: replace “Gander Mountain” with “Habitat for Humanity ReStore”. Amendment is subject to the following condition:

1. ReStore name wall signage shall consist of channelized letters.

SECTION 3:           The proposed Milwaukee Habitat for Humanity ReStore building exterior and signage changes shall be completed within one year from the date of adoption of this Ordinance, or this Ordinance and all rights and approvals resulting therefrom shall be null and void without any further action by the City of Franklin.



SECTION 4: Dominic Jaehnke, Director of ReStore, Milwaukee Habitat for Humanity, Inc., successors and assigns and any developer of the

Milwaukee Habitat for Humanity ReStore building exterior and signage changes 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 Milwaukee Habitat for Humanity ReStore building exterior and signage changes 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.

SECTION 5: All other applicable terms and provisions of §15-3.0415 Planned Development District No. 10 (Riverwood Village-Bouraxis) not inconsistent with the terms of this Ordinance, and the Unified Development Ordinance of the City of Franklin, as amended from time to time, shall apply to the Milwaukee Habitat for Humanity ReStore building exterior and signage changes project, and all terms and provisions of §15-3.0415 Planned Development District No. 10 (Riverwood Village-Bouraxis) as existing immediately prior to the adoption of this Ordinance and not amended by this Ordinance, shall remain in full force and effect.

SECTION 6: 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 7: All ordinances and parts of ordinances in contravention to this ordinance are hereby repealed.

SECTION 8: 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 \_\_\_\_\_, 2015, by Alderman \_\_\_\_\_.

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this \_\_\_\_\_ day of \_\_\_\_\_, 2015.



ORDINANCE NO. 2020-\_\_\_\_\_

Page 4

APPROVED:

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Stephen R. Olson, Mayor

ATTEST:

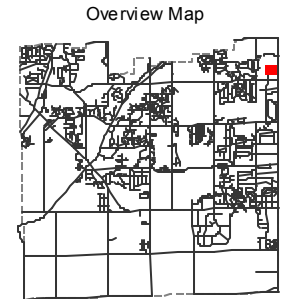
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Sandra L. Wesolowski, City Clerk

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



# 6939 Riverwood Blvd



- Aldermanic District
- Building
- City Boundary
- Condo
- CS M
- Easement
- Elementary District
- Environmental Corridor
- FEMA DFIRM Flood - Zone A
- FEMA DFIRM Flood - Zone AE
- FEMA - 0.2% Annual Chance
- Parcel
- Park
- Pavement
- County or State Hwy
- Local Road
- Road Right-of-Way
- School District
- Wetland

## Zoning Districts

- |     |      |      |
|-----|------|------|
| A-1 | FFO  | R-2  |
| A-2 | FW   | R-3  |
| B-1 | I-1  | R-3E |
| B-2 | I-I  | R-4  |
| B-3 | M-1  | R-5  |
| B-4 | M-2  | R-6  |
| B-5 | M-3  | R-7  |
| B-6 | OL-1 | R-8  |
| B-7 | OL-2 | RC-1 |
| BP  | P-1  | VB   |
| CC  | PDD  | VR   |
| C-1 | R-1  | R-1E |
| FC  |      |      |

Legend includes all layers even if they are not visible in the map.

(C) City of Franklin, WI



9229 W. Loomis Rd. Franklin, WI 53132  
www.franklinwi.gov

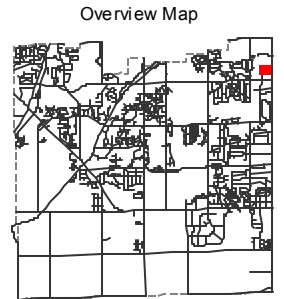
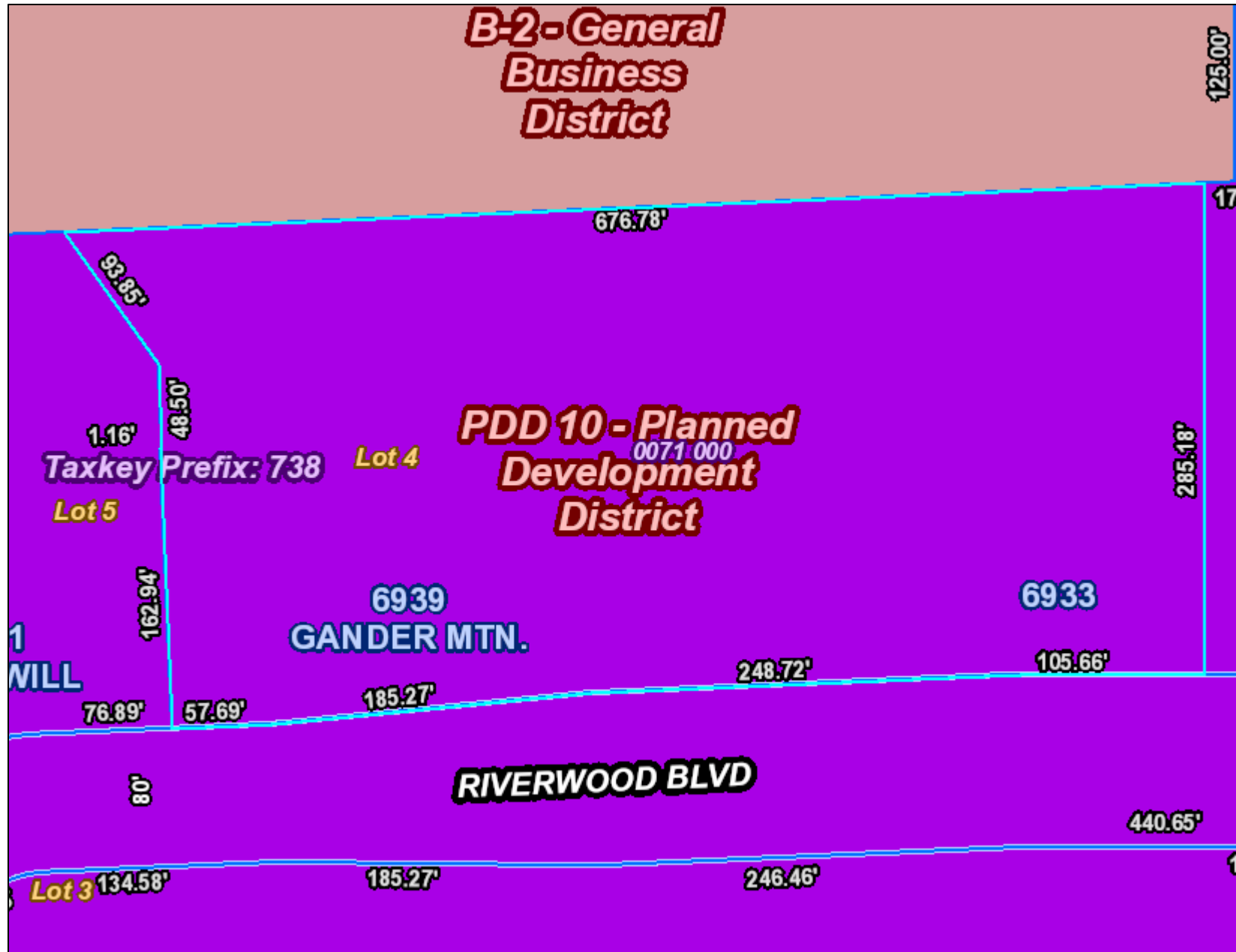
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# 6939 Riverwood Blvd



- Aldermanic District
- Building
- City Boundary
- Condo
- CS M
- Easement
- Elementary District
- Environmental Corridor
- FEMA DFIRM Flood - Zone A
- FEMA DFIRM Flood - Zone AE
- FEMA - 0.2% Annual Chance
- Parcel
- Park
- Pavement
- County or State Hwy
- Local Road
- Road Right-of-Way
- School District
- Wetland

## Zoning Districts

- |     |      |      |
|-----|------|------|
| A-1 | FFO  | R-2  |
| A-2 | FW   | R-3  |
| B-1 | I-1  | R-3E |
| B-2 | I-I  | R-4  |
| B-3 | M-1  | R-5  |
| B-4 | M-2  | R-6  |
| B-5 | M-3  | R-7  |
| B-6 | OL-1 | R-8  |
| B-7 | OL-2 | RC-1 |
| BP  | P-1  | VB   |
| CC  | PDD  | VR   |
| C-1 | R-1  |      |
| FC  | R-1E |      |

Legend includes all layers even if they are not visible in the map.

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Map Printed: 1/16/2020





**March 31, 2020**  
**Revised July 27, 2020**

**PROJECT SUMMARY**  
**RESTORE**  
**6939 S. RIVERWOOD BLVD.**  
**FRANKLIN, WI 53222**

ReStore Milwaukee is requesting approval for the Exterior Improvements for the above stated address.

The Proposed use is consistent with the PDD and the underlying zoning.

The improvements include a new canopy & drive aisle located at the north east end of the existing building (previous Gander Mountain). The canopy and drive aisle would be utilized for donation drop-off from customers, as well as pickup for large items. The canopy would be built from steel framing and steel joists. The canopy would be wrapped in prefinished break metal with prefinished gutters & downspouts. ReStore is also looking to repaint the existing exterior façade and add signage to denote the new retail establishment. The existing EIFS mountains will be painted in ReStore colors as shown on the elevations. The remainder of the body would be refreshed using the existing colors.

Impact the site is minimal and would not cause any major changes to the overall parking lot. Four parking stalls at the north end of the building, built for future expansion, would be eliminated for exit from the one-way drive from the drop off area. Four ADA stalls at the south end of the building would be eliminated and relocated to the main parking field just east of the west entry into the site. ADA parking numbers will meet or exceed the state required minimums for number of stalls.

The Interior of the building would stay as is with exception of removing an office space and adding vertical grab bars to bring the building up to today's ADA standards.

TOTAL PROJECT BUDGET IS \$95,000.00

**STAFF COMMENTS RESPONSE**

1. On site plan A1 the following notes and changes were added per section 15-7.0103 of the Unified Development Ordinance.
  - a. Owner's Info Added to Sheet A1.
  - b. Date of revision add to title block.
  - c. Scale is noted on the drawing callout.
  - d. North Arrow was added.
  - e. The existing site boundary will not change for the project.
2. Impervious surface is noted for the existing site, the new changes to the site and the total change to the site.
3. There are no lighting or landscaping changes. Milwaukee Habitat of Humanity will provide annual flowers in the existing planters.
4. Parking spaces are confirmed on sheet A1 in the site information to the left of the plan.
5. We are aware that Engineering will review the plans and that the developer will provide needed information per their requests prior to any land disturbances.





6. Milwaukee Habitat for Humanity is aware that overnight truck parking is not allowed.
7. Milwaukee Habitat for Humanity is aware that outside storage is not permitted.
8. Milwaukee Habitat for Humanity is aware of the channel letter requirement and will provide channel letters on raceways if they are required.
9. Eifs graphics are preferred and the sign overlapping was removed.
10. PDD sign ordinance has been reviewed.

Signage.- Prior to the installation of any sign on the property either freestanding or a wall sign, Milwaukee Habitat for Humanity will obtain a Sign Permit after approval of the Architectural Board. Signs will comply with the City Sign Regulations and additional requirements put forth by the PDD.

**Planning Department Comments.**

Merchandise Drop-offs are processed by volunteers at the time of drop off. Volunteers remove items from patron vehicles and move them into the building for intake processing. After Hour drop-offs are prohibited. Signage indicating drop off hours are posted at the drop off door locations. Anything left at the site after hours is processed immediately after volunteers arrive the next morning.

**Fire Department Comments.**

**Fire Protection Systems will be restored to code compliance prior to occupancy.**







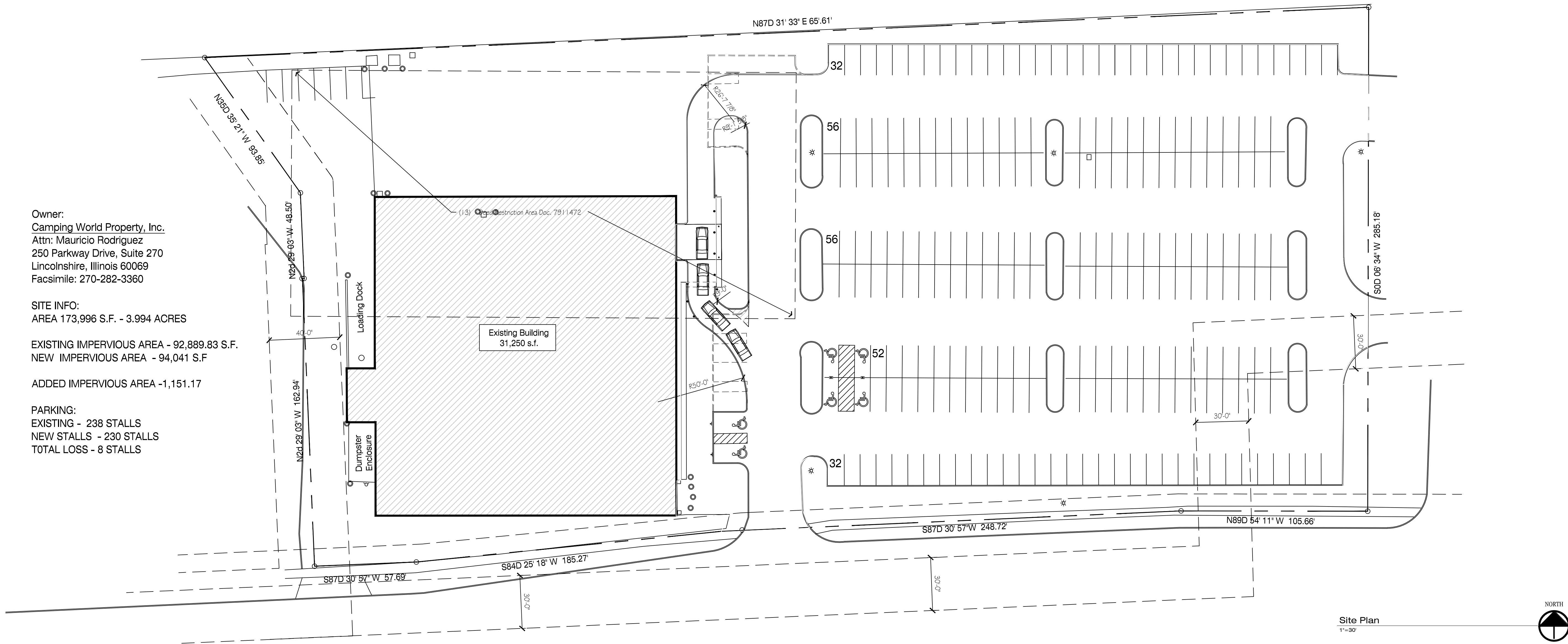
Owner:  
Camping World Property, Inc.  
Attn: Mauricio Rodriguez  
250 Parkway Drive, Suite 270  
Lincolnshire, Illinois 60069  
Facsimile: 270-282-3360

SITE INFO:  
AREA 173,996 S.F. - 3.994 ACRES

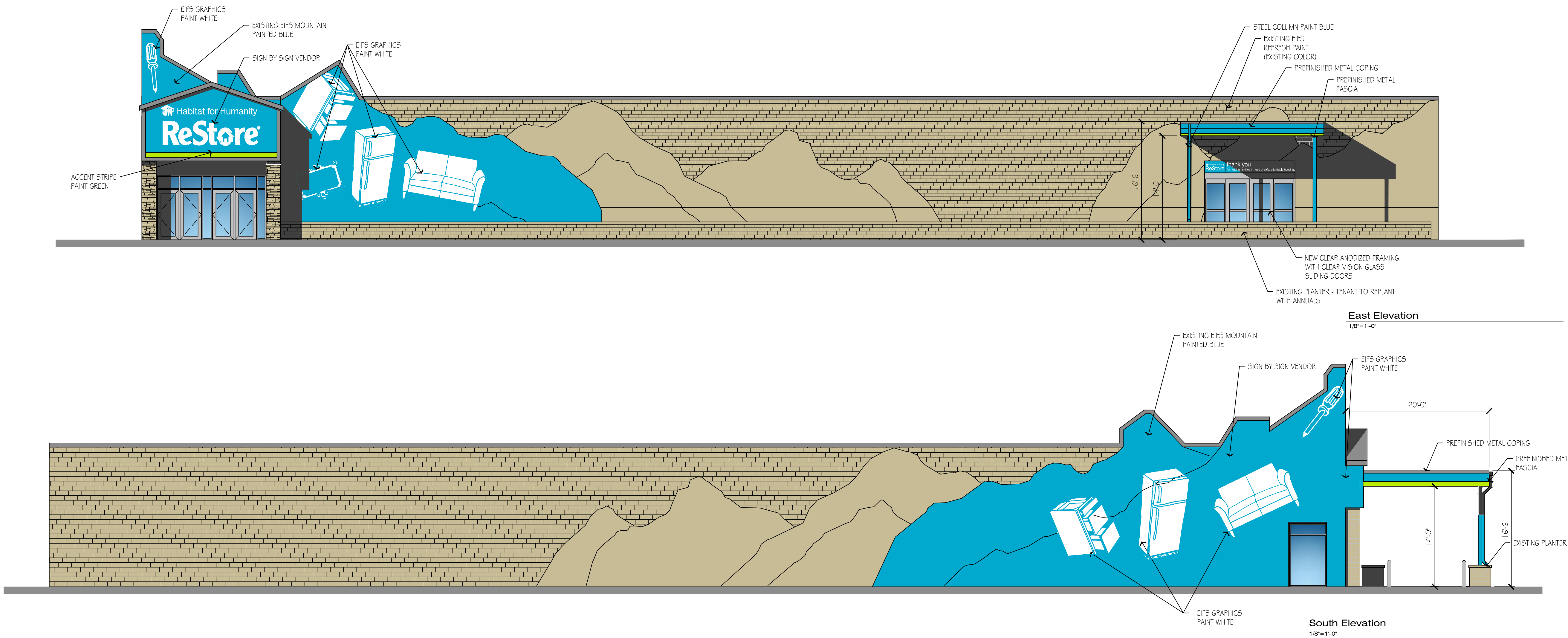
EXISTING IMPERVIOUS AREA - 92,889.83 S.F.  
NEW IMPERVIOUS AREA - 94,041 S.F

ADDED IMPERVIOUS AREA -1,151.17

PARKING:  
EXISTING - 238 STALLS  
NEW STALLS - 230 STALLS  
TOTAL LOSS - 8 STALLS



Site Plan  
1"=30'



East Elevation  
1/8"=1'-0"

South Elevation  
1/8"=1'-0"



12690 W. GREENBRIAR LN.  
NEW BERLIN, WI 53151  
PH : (262) 751-5221  
FAX: (262) 754-4058  
RAPOSADDESIGN@GMAIL.COM

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ReStore  
6939 W Riverwood Blvd.  
Franklin, WI 53222

SHEET TITLE

SITE PLAN & DETAILS

DATE OF ISSUE 03/31/20

SYMBOL	REVISION DESCRIPTION	DATE
	CITY COMMENTS	07/27/2020

JOB: RD110.20  
DRAWN: RJR  
CHECKED: RJR  
DATE: 03/31/20

SHEET:

A1