



CITY OF FRANKLIN



REPORT TO THE PLAN COMMISSION

Meeting of February 6, 2020

Condominium Plat

RECOMMENDATION: Department of City Development staff recommends approval of the subject Condominium Plat.

Project Name:	The Cortez Condominium Plat
General Project Location:	10504 West Cortez Circle
Property Owner:	Nisenbaum Homes & Realty, Inc.
Applicant:	Greg Nisenbaum, Nisenbaum Homes & Realty, Inc.
Current Zoning:	R-8 – Multiple-Family Residence District
2025 Comprehensive Plan:	Residential-Multifamily
Use of Surrounding Properties:	Residential-Multifamily and properties zoned M-1 Limited Industrial.
Applicant’s Action Requested:	Approval of Condominium Plat.

PROJECT DESCRIPTION/ANALYSIS:

Please note:

- Recommendations are underlined, in italics and are included in the draft ordinance.

On December 17, 2019, the applicant, Nisenbaum Homes & Realty, Inc. filed an application for a Condominium Plat for a two-unit condominium development located at 10504 West Cortez Circle.

In March of 2019 the applicant received Special Use approval for the construction of a two-family residential side by side ranch townhome (Resolution No. 2019-7473) for the subject property. That approval was later amended in August to delete a condition regarding the requirement of a conservation easement as well as a condition allowing water laterals to be placed within the conservation easement. The amendment also revised time-frames for the development and deleted the woodlands and building areas depicted on the Plat of Survey and Site Plan (Resolution No. 2019-7526). At that time, the City also released the existing Conservation Easement via Resolution No. 2019-7527.

The current building location as illustrated on the condominium plat is shifted further west than the location as shown on the previous site plan at the time of special use approval. All R-8 District setbacks are still met with the front yard abutting South Lovers Lane and Corner Side Yard from West Cortez Circle.

The applicant also added a detached accessory building to the site, which is a two-car garage for Unit A. Note that accessory buildings are a Permitted Use within the R-8 District per Table 15-3.0602; therefore, the garage is subject to review and approval through the building permitting

process. The garage will be fully reviewed at that time; however, it can be noted that the structure complies with all R-8 District standards as well as accessory structure requirements of Division 15-3.0800 of the UDO.

RECOMMENDED MOTION:

A motion to recommend approval of The Cortez Condominium Plat, *subject to plans and architecture being in substantial conformance with the previous Special Use approval (Resolution 2019-7473 and 2019-7526) as determined by Department of City Development Staff.*

RESOLUTION NO. 2020-_____

A RESOLUTION CONDITIONALLY APPROVING A CONDOMINIUM PLAT FOR
THE CORTEZ CONDOMINIUMS DEVELOPMENT AT 10504 WEST CORTEZ CIRCLE
(GREGORY D. NISENBAUM, PRESIDENT OF NISENBAUM HOMES & REALTY,
INC., APPLICANT)

WHEREAS, the City of Franklin, Wisconsin, having received an application for approval of a condominium plat for The Cortez Condominiums development, (total development includes two units (A and B) and a 700 square foot detached accessory building for Unit A), such plat being that part of the Southwest 1/4 of Section 5, in Township 5 North, Range 21 East, bounded and described as follows: Commencing at a point in the North 1/4 Section line, 663 feet East of the Northwest corner of said 1/4 Section ; running thence South and parallel with the west line of said 1/4 Section, 80 feet to a point; thence East and parallel with the north line of said 1/4 Section, 272.25 feet to a point; thence North and parallel with the west line of said 1/4 Section, 80 feet to a point on the north line of said 1/4 Section; thence West along said north line 272.25 feet to the point of commencement, and reserving the West 24.75 feet for highway purposes, further excepting those lands conveyed to the State of Wisconsin in an instrument recorded May 23, 1969 in Reel/Volume 480, Image/Page 784, as Document No. 4464721, more specifically, of the property located at 10504 West Cortez Circle, bearing Tax Key No. 797-9979-000, Gregory D. Nisenbaum, President of Nisenbaum Homes & Realty, Inc., applicant; said Condominium Plat having been reviewed by the City Plan Commission following the reviews and recommendations or reports of the Department of City Development and the City Engineering Department, and the Plan Commission having recommended approval thereof at its meeting on February 6, 2020, pursuant to certain conditions; and

WHEREAS, the Common Council having reviewed such application and Plan Commission recommendation and the Common Council having determined that such proposed condominium plat is appropriate for approval pursuant to law upon certain conditions and is consistent with the 2025 Comprehensive Master Plan of the City of Franklin, Wisconsin, and will serve to further orderly growth and development and promote the health, safety and welfare of the Community.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Common Council of the City of Franklin, Wisconsin, that the Condominium Plat for The Cortez Condominiums development, as submitted by Gregory D. Nisenbaum, President of Nisenbaum Homes & Realty, Inc., as described above, be and the same is hereby approved, subject to the following conditions:

1. That any and all objections made and corrections required by the City of Franklin, by Milwaukee County, and by any and all reviewing agencies, shall be satisfied and

A RESOLUTION CONDITIONALLY APPROVING A CONDOMINIUM PLAT FOR
THE CORTEZ CONDOMINIUMS DEVELOPMENT
RESOLUTION NO. 2020-_____

Page 2

made by the applicant, and that all minor technical deficiencies within the Condominium Plat be rectified, all prior to the recording of the Condominium Plat.

2. Gregory D. Nisenbaum, President of Nisenbaum Homes & Realty, Inc., applicant, successors and assigns, shall pay to the City of Franklin the amount of all development compliance, inspection and review fees incurred by the City of Franklin, including fees of consults to the City of Franklin, for The Cortez Condominiums development, within 30 days of invoice for same. Any violation of this provision shall be a violation of the Unified Development Ordinance, and subject to §15-9.0502 thereof and §1-19. of the Municipal Code, the general penalties and remedies provisions, as amended from time to time.
3. The approval granted hereunder is conditional upon Gregory D. Nisenbaum, President of Nisenbaum Homes & Realty, Inc., applicant, and The Cortez Condominiums development for the property located at 10504 West Cortez Circle: (i) being in compliance with all applicable governmental laws, statutes, rules, codes, orders and ordinances; and (ii) obtaining all other governmental approvals, permits, licenses and the like, required for and applicable to the project to be developed and as presented for this approval.
4. The Cortez Condominiums development project shall be developed in substantial compliance with the terms and provisions of this Resolution.
5. Applicants shall record the revised Condominium Plat with the Milwaukee County's Office of the Register of Deeds within 60 days of Common Council approval.
6. The Cortez Condominiums development project shall be developed in substantial compliance with previously approved Special Use, Resolutions 2019-7526 and 2019-7473.
7. This Condominium Plat shall be recorded with the Milwaukee County Register of Deeds prior to the issuance of a Building Permit.
8. Following the recording of the plat, the applicant shall provide a copy of the recording information and final condominium plat to the Engineering Department and Department of City Development.

BE IT FURTHER RESOLVED, that the Condominium Plat for The Cortez Condominiums be and the same is hereby rejected without final approval and without any further action of the Common Council, if any one, or more than one of the above conditions is or are not met and satisfied within 180 days from the date of adoption of this Resolution.

A RESOLUTION CONDITIONALLY APPROVING A CONDOMINIUM PLAT FOR
THE CORTEZ CONDOMINIUMS

RESOLUTION NO. 2020-_____

Page 3

BE IT FINALLY RESOLVED, that upon the satisfaction of the above conditions within 180 days of the date of adoption of this Resolution, same constituting final approval, and pursuant to all applicable statutes and ordinances and lawful requirements and procedures for the recording of a condominium plat, the City Clerk is hereby directed to obtain the recording of the Condominium Plat for the Cortez Condominiums with the Office of the Register of Deeds for Milwaukee County.

Introduced at a regular meeting of the Common Council of the City of Franklin

this _____ day of _____, 2020.

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

APPROVED:

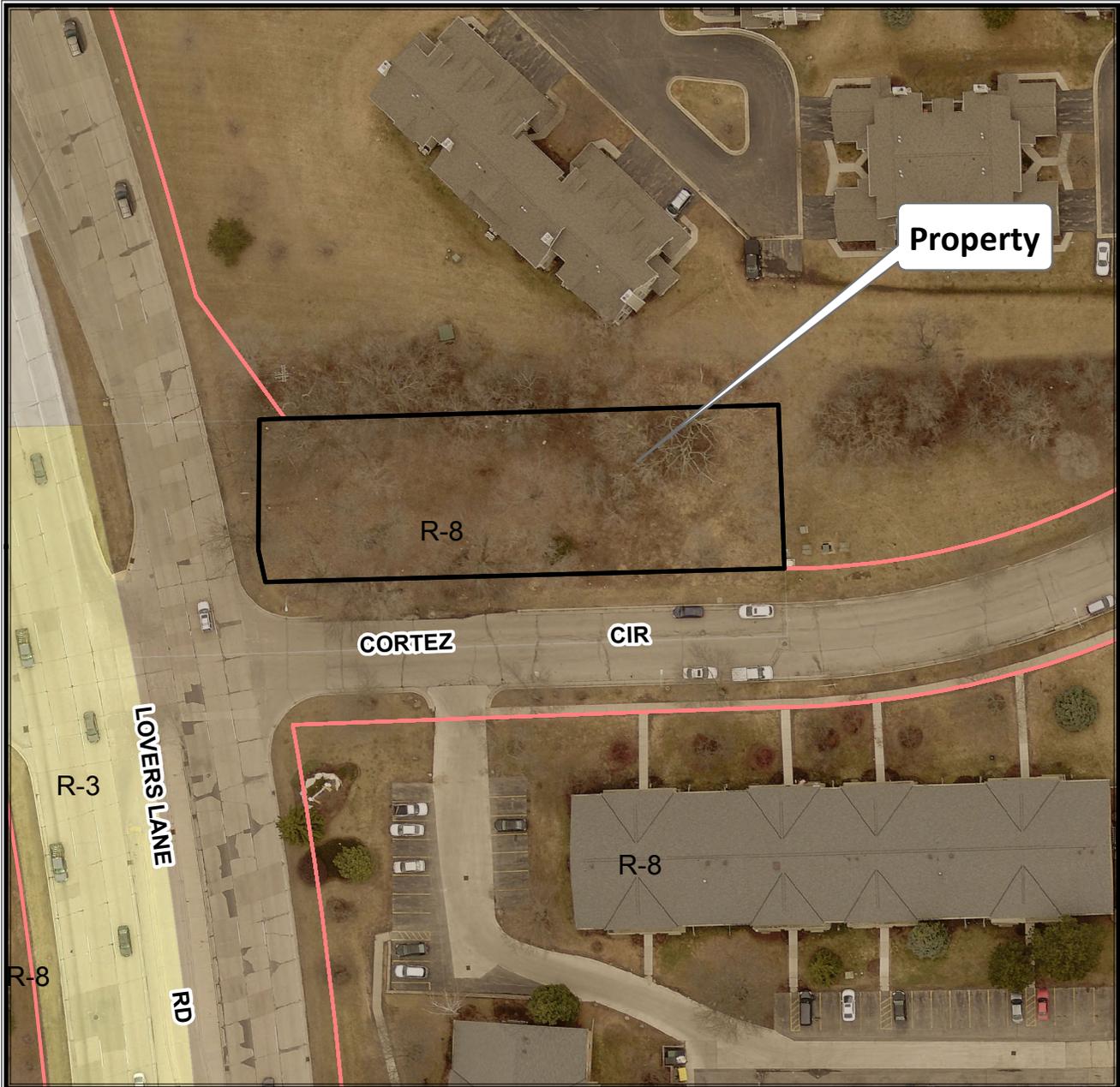
Stephen R. Olson, Mayor

ATTEST:

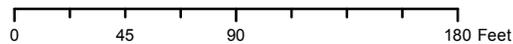
Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____

10504 W. Cortez Circle
TKN 747 9979 000



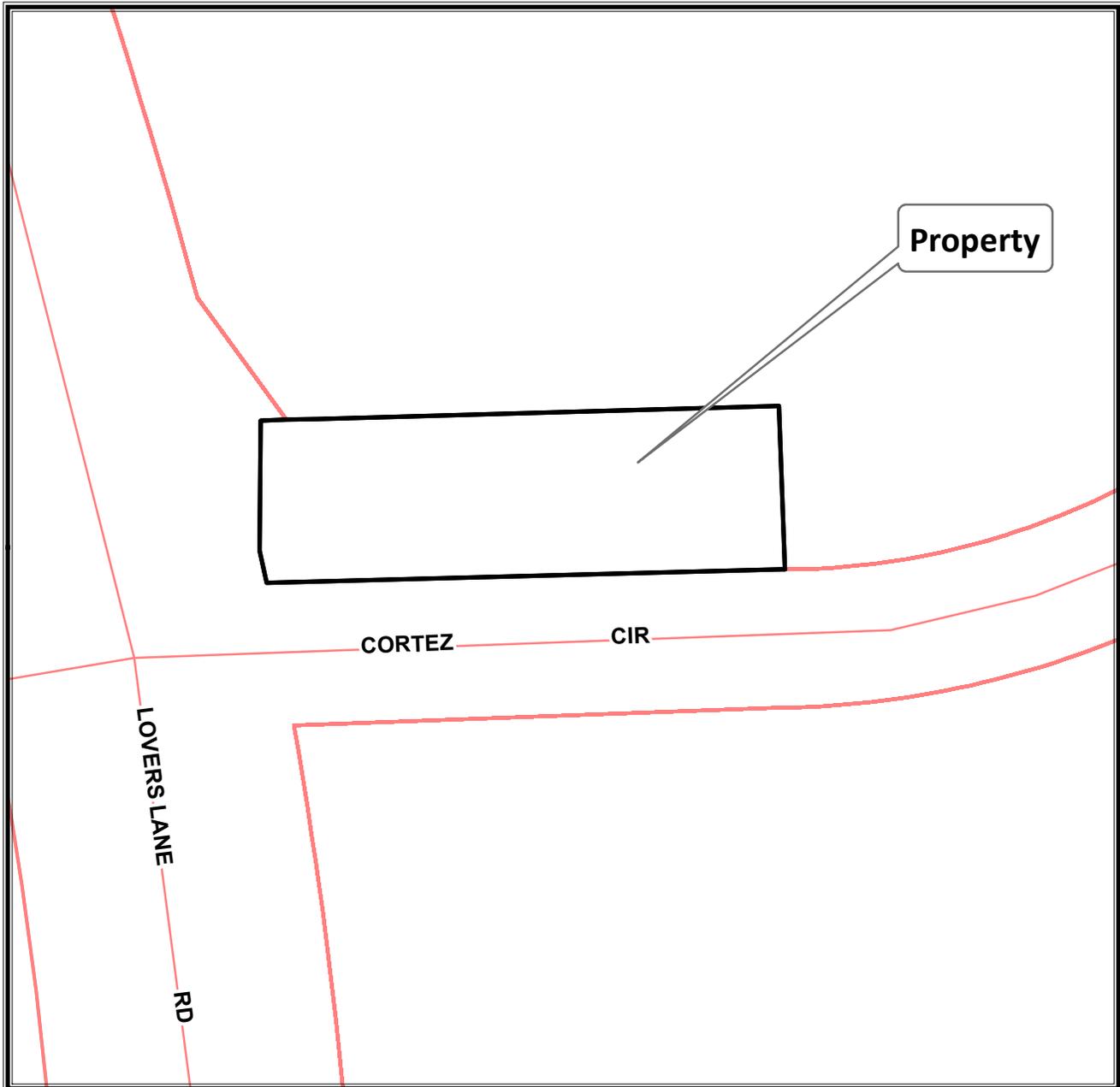
Planning Department
(414) 425-4024



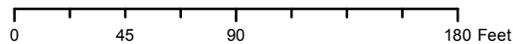
This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. This map is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes.



10504 W. Cortez Circle
TKN 747 9979 000



Planning Department
(414) 425-4024



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



01 / 16 / 2020

Greg Nisenbaum
Nisenbaum Homes & Realty, Inc.
8103 S. Country Club Circle
Franklin, Wisconsin 53132
cell : (414) 719-4244
office : (414) 425-5950
fax : (414) 425-5950
e-mail : gregoryn@nisenbaumhomes.com
web : www.nisenbaumhomes.com

To : Department Of City Development

Re : Application For Condominium Plat – 10504 W. Cortez Circle Franklin, Wi. 53132

The Following Addresses Staff Comments To The Application For Condominium Regarding The Unified Development Ordinance (UDO) Requirements.

1.The Required Setbacks On The Condominium Plat For R-8 Multiple-Family Residence District Development Standards Per Table 15-3.0209A (See Attached Plat And UDO Table).

Front Yard - 25'

Minimum Side On Corner Lot - 15'

Minimum Side Yard - 5'

Minimum Rear Yard – 25' D.U. & 10 – Garage

2.The Proposed Accessory Structure Setback is Relocated Accordingly To UDO Standards Per Section 15 – 3.0801B.1 (See Attached Plat And UDO Standard).

Table 15-3.0209A
R-8 MULTIPLE-FAMILY RESIDENCE DISTRICT DEVELOPMENT STANDARDS

Type of Standard	Special Use: Single-Family Detached D.U.s and Maximum Two-Attached D.U.s (Two-Family Structures)	Special Use: Multiple-Family Attached Dwelling Units with More Than Two D.U.s per Structure	
		Option 1	Option 2
Minimum Open Space Ratio and Maximum Density			
Open Space Ratio (OSR)	0.00	0.35	0.25
Gross Density (GD)	5.00	6.10	8.00
Net Density (ND)	5.00	8.00	8.00
Lot Dimensional Requirements			
Minimum Lot Area (s.f.)	6,000	43,560	43,560
Minimum Lot Width at Setback Line (feet)	60 & 75 – corner	150	150
Minimum Front Yard (feet)	25 (e)	30 (c, e)	30 (c, e)
Minimum Side Yard (feet)	5 (e)	20 (d, e)	20 (d, e)
Minimum Side Yard on Corner Lot (feet)	15 (e)	30 (e)	30 (e)
Minimum Rear Yard (feet)	25 – D.U. & 10 – garage (e)	30 (e)	30 (e)
Minimum Shore Buffer (feet)	75	75	75
Minimum Wetland Buffer (feet)	30	30	30
Minimum Wetland Setback (feet)	50	50	50
Maximum Lot Coverage (maximum percent of lot area)	0.35	N/A	N/A
Minimum Total Living Area per Dwelling Unit (D.U.) in Single-Family and Two-Family Structures			
1-Story D.U. 3 Bedrooms	1,250 s.f.	N/A	N/A
1-Story D.U. >3 Bedrooms	150 s.f. (a)	N/A	N/A
1-Story D.U. if Basement is < 600 Square Feet	250 s.f. (b)	N/A	N/A
Multi-Story D.U. 3 Bedrooms	1,550 s.f. – total & 950 s.f. – 1st floor	N/A	N/A
Multi-Story D.U. >3 Bedrooms	100 s.f. (a)	N/A	N/A
Multi-Story D.U. if Basement is < 600 Square Feet	250 s.f. (b)	N/A	N/A
Maximum Building Height			
Principal Structure (stories/ft.)	2.5/30	3.0/45	3.0/45
Accessory Structure (stories/ft.)	Single Family Uses, not for two-family uses, 1.0/15 (stories/ft.) (attached garages are required)	1.0/15	1.0/15

N/A = NOT APPLICABLE

- (a) Add to minimum required building floor area for each bedroom in excess of three (3).
- (b) Add to minimum required first floor area for each D.U. which has a basement less than 600 s.f.
- (c) Plus one (1) additional foot for each two (2) feet over thirty-five (35) feet of building height.
- (d) Plus five (5) additional feet for each additional story above two (2) stories of building height.
- (e) See Section 15-5.0108 for increased setback requirements along arterial streets and highways.

§ 15-3.0801 General Standards for Accessory Uses and Structures.

- A. Accessory Uses and Structures.** Accessory uses and structures are permitted in any zoning district but not until the principal structure is present or under construction on the lot or parcel. Residential accessory uses and structures shall not involve the conduct of any business, trade, or industry, except as allowed for Home Occupations defined and regulated in this Ordinance. Accessory uses and structures include incidental repairs; storage; parking facilities; gardening; servants, owners, itinerant agricultural laborers, and watchmen's temporary quarters, not for rent; decks; private above ground swimming pools (except wading pools having a depth of less than two feet and which are readily moveable); private in-ground swimming pools and spas (outdoors); and private emergency shelters.
- B. Location.**
1. No part of an accessory structure shall be located in a front yard, corner side yard, or any rear yard abutting a street on a corner lot. For a rear yard abutting a street on a corner lot, the setback shall be the required corner side setback of the zoning district, except as provided in B.2, 3, 4 and 5 below. Where the front of a principal structure on a double frontage lot faces a street other than an arterial street and the principal structure is not on a corner lot, an accessory use or structure may be placed in the yard facing the arterial street provided that all zoning district front and side yard setbacks from the arterial street lot line are met, except where otherwise allowed for fences per § 15-3.0905 and § 15-3.0802E2b.
 2. A maximum of one accessory structure (not including private swimming pools and outdoor spas) not exceeding 150 square feet in area shall be setback at least five feet from the side or rear lot lines and shall also be subject to the minimum wetland setback for the zoning district in which it is located and all wetland buffer and shore buffer provisions of this Ordinance.
 3. Accessory structures (not including private swimming pools and outdoor spas) exceeding 150 square feet in area shall be set back from the side or rear lot lines in accordance with the required setbacks for the principal building of the zoning district.
 4. Private swimming pools (except wading pools having a depth of less than two feet and which are readily movable) and outdoor spas, shall be set back at least 10 feet from the side or rear lot lines and shall also be subject to the minimum wetland setback for the zoning district in which it is located and all wetland buffer and shore buffer provisions of this ordinance.
 5. When an alley exists, no part of an accessory building shall be located closer than five feet to the right-of-way line.
- C. Maximum Size.**
1. Accessory structures on properties not exceeding 40,000 square feet in area shall not exceed 720 square feet in size.
 2. Accessory structures on properties exceeding 40,000 square feet in area shall not exceed 900 square feet in size.
 3. Notwithstanding the above, any masonry constructed accessory structure shall not exceed 1,200 square feet in size.
- D. Location On Easements.** No accessory structure shall be constructed within or over on an easement.
- E. Time of Construction.** No accessory structure shall be constructed on any lot prior to the start of construction of the principal building to which it is accessory.
- F. Percentage of Required Rear Yard Occupied.** No accessory structure or structures shall occupy more than 40% of the area of a required rear yard.
- G. Height of Accessory Buildings or Structures.** No accessory structure, or portion thereof, shall exceed the maximum permitted height of the zoning district in which the accessory structure is located.
- H. No Slab Required for Accessory Structures (Excluding Private Swimming Pools, and Outdoor Spas) of 150 Square Feet or Less in Area.** Accessory structures of 150 square feet or less in area (excluding trash and garbage waste receptacles, or dumpsters, in the R-8, PDD, and all nonresidential zoning districts) shall not require a concrete slab foundation. If a

Project Summary / Narrative

The vacant lot at 10504 W. Cortez Circle Franklin, Wi. 53132 was approved by the City of Franklin Planning Department and City of Franklin Common Council to build a new two family side by side ranch townhome residence . Each ranch unit is 1,371 sq.ft. of living space + basement(see approved plan).

The attached application is to convert the approved plan from a townhome to a proposed condominium. Each unit sq. ft. of living space + basement will remain the same. There is however a proposed 700 sq. ft. detached garage that is added and shown on the Condominium Plat along with the new proposed garage plan (see attached). The proposed detached garage colors will match the townhome / condominium colors.The proposed condominium and proposed detached garage as shown on the plat complies with the City of Franklin R-8 Multiple -Family Residence District Development Standards.

There was a Conservation Easement on the vacant lot on the original plat of survey that was presented to the Planning Department and Common Council which was approved and recorded. The Conservation Easement has since been vacated,waived,released,and recorded under Resolution # 2019- 7477.

Since the Conservation Easement has since been vacated,waived,released and recorded, it allowed for more land to be utilized for the proposed condominium and to be resituated on the vacant lot, along with adding the proposed detached garage shown on the Condominium Plat (see plat).

The address's of each of the proposed condominium unit's is 10504 A which includes the detached garage, and 10504 B (see plat).

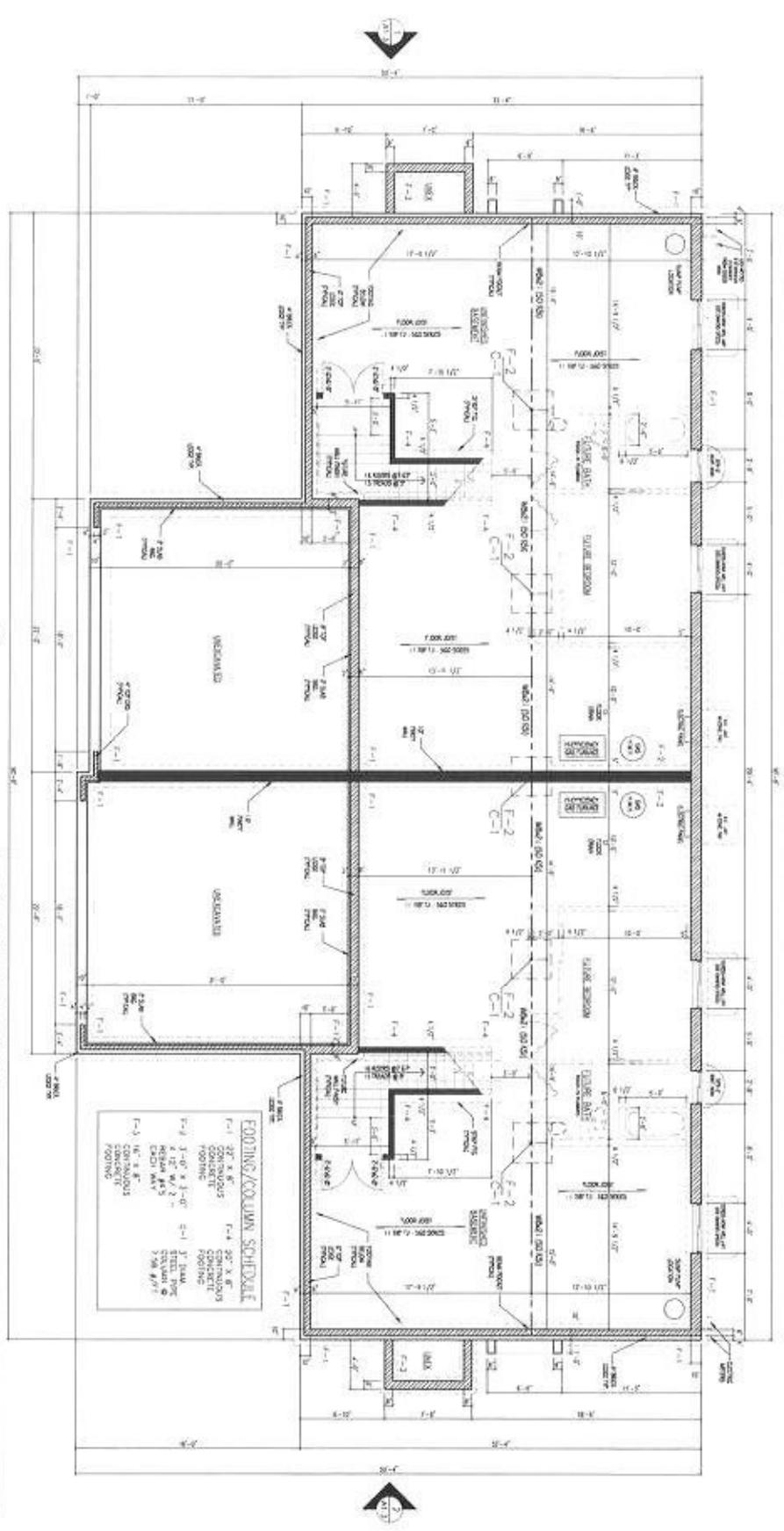
The tax key # of the vacant lot is : 7479979000

The total lot area of the vacant lot is 0.45 acres or 19,772 sq. ft. The limited common element area for the proposed condominium unit A and detached garage is 9,886 sq.ft. The limited common element area for the proposed condominium unit B is 9,887 sq.ft. There is a 60 ' x 60 ' vision triangle. Limit of Limited Common Element is party wall of building extended (see plat).

Legal Description

10504 W. Cortez Circle Franklin, Wi. 53132

That part of the Southwest $\frac{1}{4}$ of Section 5, in Township 5 North, Range 21 East, bounded and described as follows : Commencing at a point in the North $\frac{1}{4}$ Section line, 663 feet East of the Northwest corner of said $\frac{1}{4}$ Section ; running thence South and parallel with the West line of said $\frac{1}{4}$ Section, 80 feet to a point ; thence East and parallel with the North line of said $\frac{1}{4}$ Section, 272.25 feet to a point ; thence North and parallel with the West line of said $\frac{1}{4}$ Section, 80 feet to a point on the North line of said $\frac{1}{4}$ Section ; thence West along said North line 272.25 feet to the point of commencement , and reserving the West 24.75 feet for highway purposes, further excepting those lands conveyed to the State of Wisconsin in an instrument recorded May 23, 1969 in Reel / Volume 480 , Image / Page 784 , as Document No. 4464721.



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

- FOUNDATION SPECIFICATIONS**
- 1) Basement walls will be 8" x 12" brick (forming) poured with #4@20 lbs per sq. yd.
 - 2) A vertical #4 steel detail extend to top; illustrate the wall and footing. The footing will be a maximum of 24" in center along the footing.
 - 3) Where walls exceed a 7' in height, a minimum of four continuous horizontal reinforcing bars shall be provided. One rod shall be placed in the top 24" of the wall. One in the bottom 24" and the remaining three shall be spaced 60" on center or less.
 - 4) Reinforcement lap length shall not be less than 24".
 - 5) At corners, horizontal rods shall extend around corners and lap reinforcement a minimum of 20 times the wall diameter.
 - 6) 24" or less heights. A minimum of one horizontal bar shall be located within the top 24" and a maximum of one in the bottom.
 - 7) Floor on areas above is designed for 60 psf based per ACI 318-14 Table 8.2.1.3.

FOOTING/COLUMN SCHEDULE

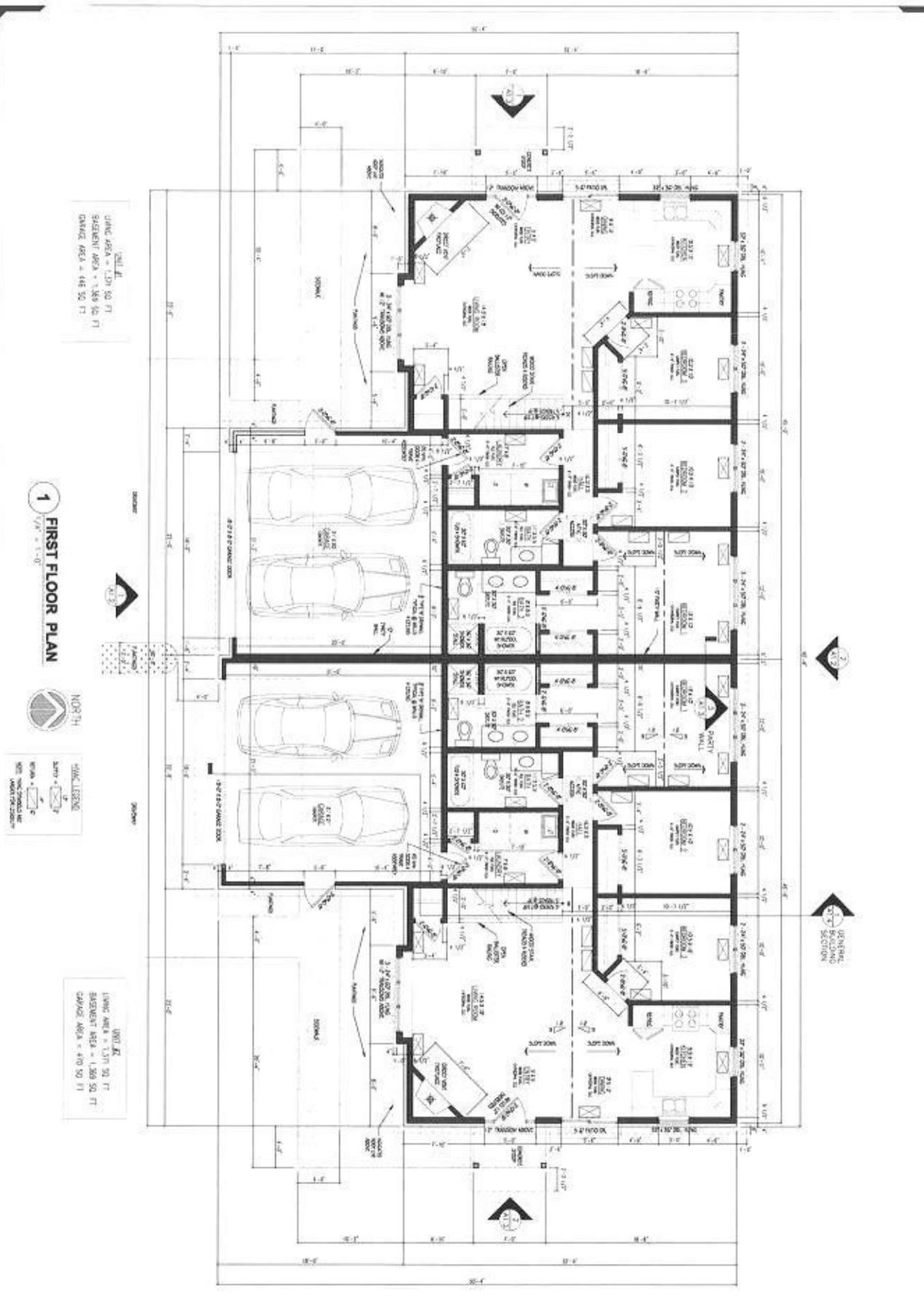
FOOTING	COLUMN
F-1 30" x 48"	C-1 24" x 24"
F-2 30" x 48"	C-2 24" x 24"
F-3 30" x 48"	C-3 24" x 24"
F-4 30" x 48"	C-4 24" x 24"
F-5 30" x 48"	C-5 24" x 24"
F-6 30" x 48"	C-6 24" x 24"
F-7 30" x 48"	C-7 24" x 24"
F-8 30" x 48"	C-8 24" x 24"
F-9 30" x 48"	C-9 24" x 24"
F-10 30" x 48"	C-10 24" x 24"
F-11 30" x 48"	C-11 24" x 24"
F-12 30" x 48"	C-12 24" x 24"
F-13 30" x 48"	C-13 24" x 24"
F-14 30" x 48"	C-14 24" x 24"
F-15 30" x 48"	C-15 24" x 24"
F-16 30" x 48"	C-16 24" x 24"
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F-18 30" x 48"	C-18 24" x 24"
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F-21 30" x 48"	C-21 24" x 24"
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F-25 30" x 48"	C-25 24" x 24"
F-26 30" x 48"	C-26 24" x 24"
F-27 30" x 48"	C-27 24" x 24"
F-28 30" x 48"	C-28 24" x 24"
F-29 30" x 48"	C-29 24" x 24"
F-30 30" x 48"	C-30 24" x 24"

TWO FAMILY SIDE BY SIDE RANCH RESIDENCE
THE CORTEZ TOWNHOME
 10504 W. CORTEZ CIRCLE
 FRANKLIN, WISCONSIN 53132

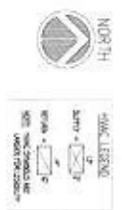
NISENBAUM HOMES & REALTY, INC.
 8103 S. COUNTRY CLUB CIRCLE
 FRANKLIN, WISCONSIN 53132
 GREG NISENBAUM: PRESIDENT/BUILDER/BROKER
 (414) 425-5950 E-MAIL: gregoryn@nisenbaumhomes.com

81504
 DATE: _____
 PROJECT NO: _____
 SHEET: _____

A1.0
 1 OF 3



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



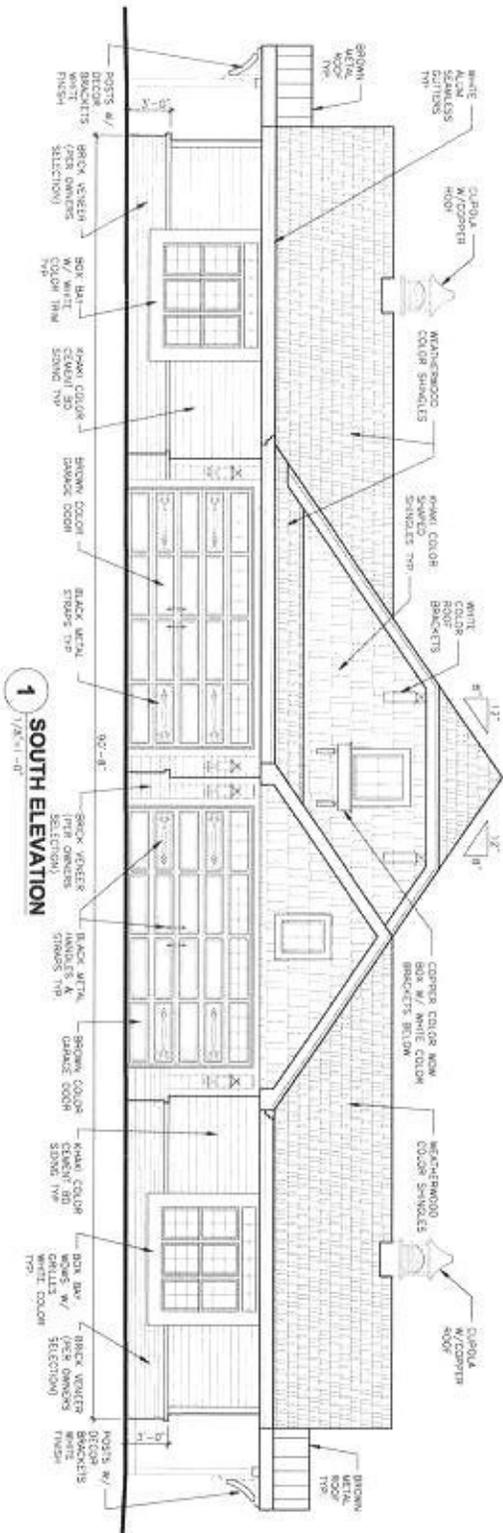
UNIT #1
 LIVING AREA = 1,371 SQ. FT.
 BASEMENT AREA = 1,369 SQ. FT.
 GARAGE AREA = 445 SQ. FT.

UNIT #2
 LIVING AREA = 1,371 SQ. FT.
 BASEMENT AREA = 1,369 SQ. FT.
 GARAGE AREA = 470 SQ. FT.

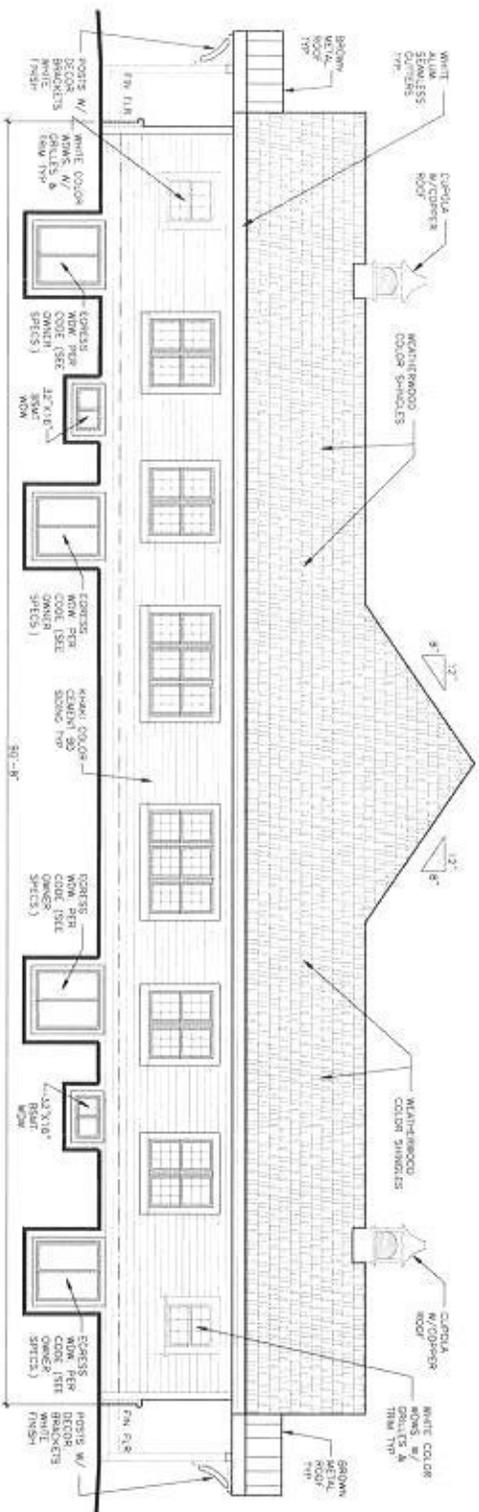
TWO FAMILY SIDE BY SIDE RANCH RESIDENCE
THE CORTEZ TOWNHOME
 10504 W. CORTEZ CIRCLE
 FRANKLIN, WISCONSIN 53132

NISENBAUM HOMES & REALTY, INC.
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 GREG NISENBAUM: PRESIDENT/BUILDER/BROKER
 (414) 425-5950 E-MAIL: gregoryn@nisenbaumhomes.com

AL.1
 2 OF 5



2 NORTH ELEVATION
V/A-11-C

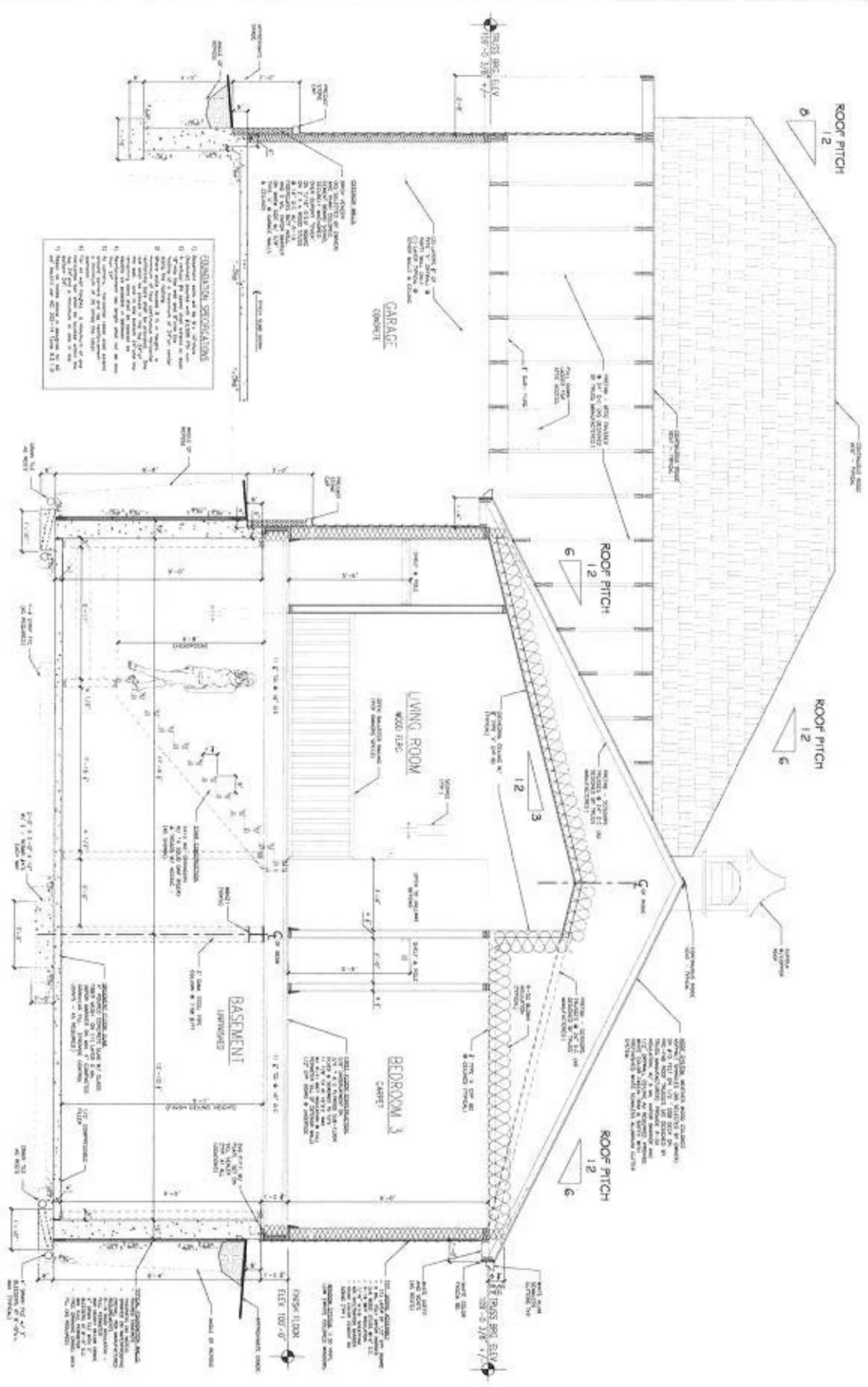


TWO FAMILY SIDE BY SIDE RANCH RESIDENCE
THE CORTEZ TOWNHOME
 10504 W. CORTEZ CIRCLE
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 (414) 425-5950 E-MAIL: gregoryn@nisenbaumhomes.com

AL.2
 3 OF 6

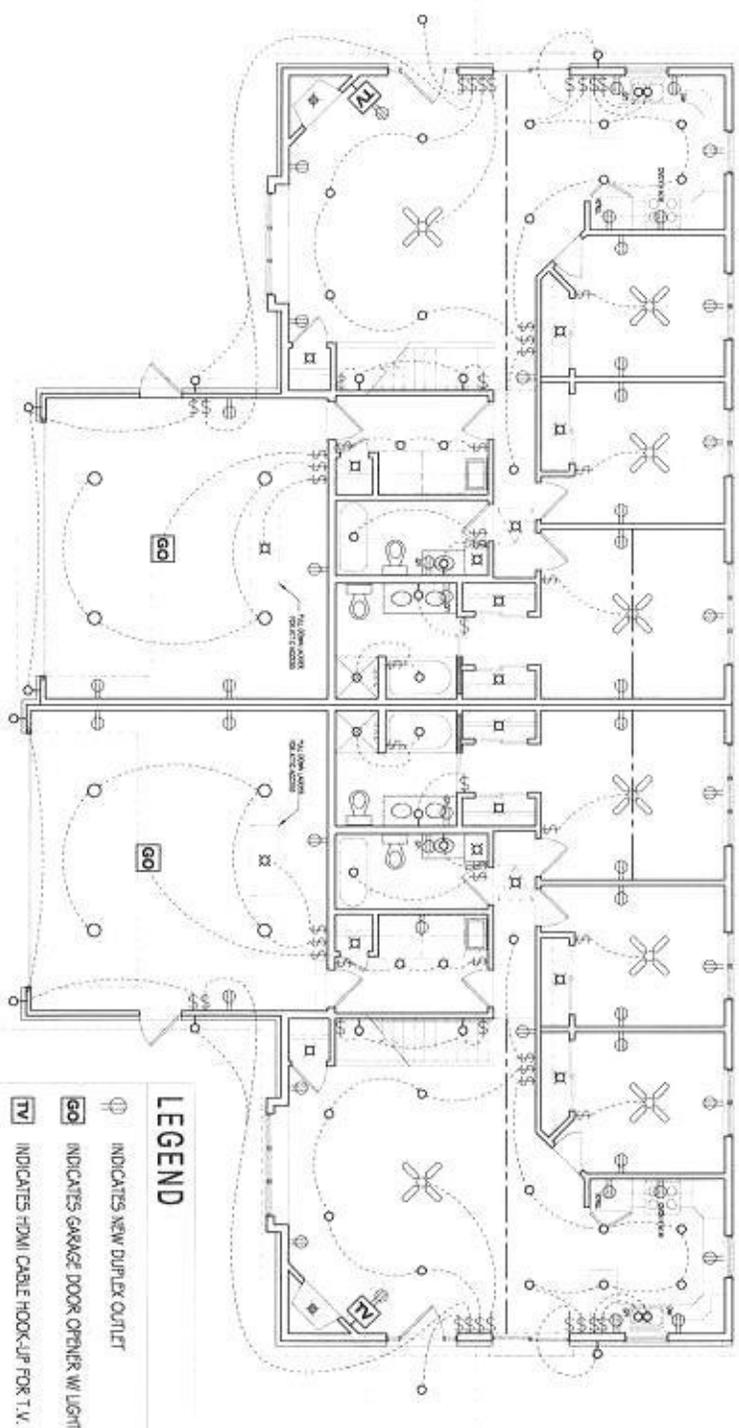
DATE:	SCALE:
PROJECT NO:	
SHEET:	
REVISED:	



1 GENERAL BUILDING SECTION
1/2" = 1'-0"

TWO FAMILY SIDE BY SIDE RANCH RESIDENCE
THE CORTEZ TOWNHOME
 10504 W. CORTEZ CIRCLE
 FRANKLIN, WISCONSIN 53132

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 (414) 425-5950 E-MAIL: gregoryn@nisenbaumhomes.com



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



LEGEND	
	INDICATES NEW DUPLEX OUTLET
	INDICATES GARAGE DOOR OPENER W/ LIGHT
	INDICATES HDMI CABLE HOOK-UP FOR T.V.
	INDICATES CEILING FAN W/ LIGHT
	INDICATES INDOOR/OUTDOOR LIGHT FIXTURE
	INDICATES PULL CHAIN LIGHT FIXTURE
	INDICATES RECESSED CAN LIGHT FIXTURE

REVISIONS
 DATE: _____
 PROJECT NO: _____
 SHEET: _____
E1.0
 6 OF 6

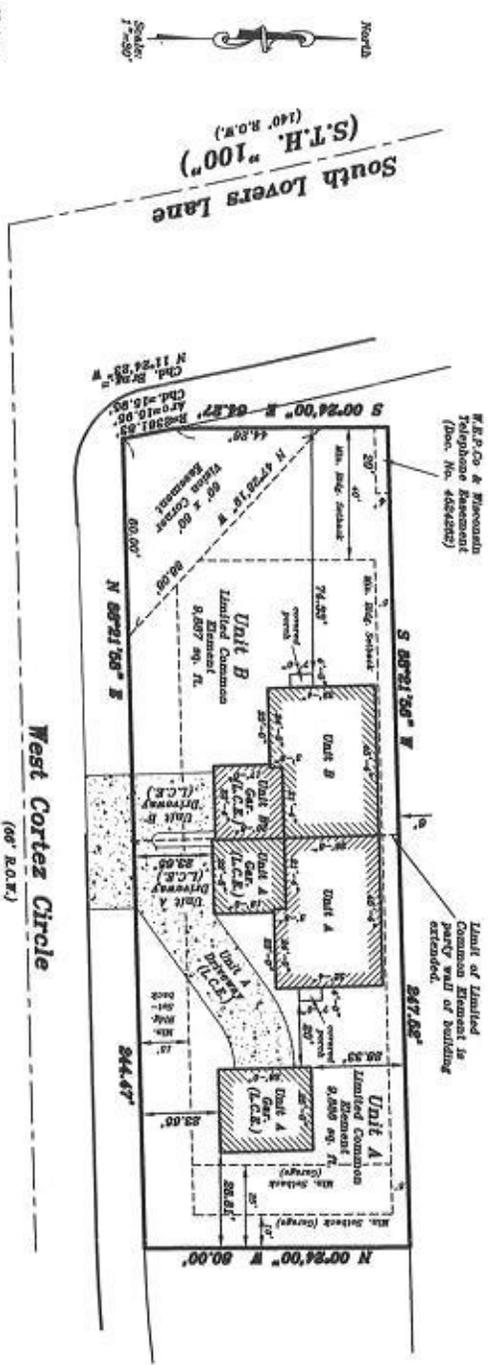
TWO FAMILY SIDE BY SIDE RANCH RESIDENCE
THE CORTEZ TOWNHOME
 10504 W. CORTEZ CIRCLE
 FRANKLIN, WISCONSIN 53132

NISENBAUM HOMES & REALTY, INC.
 8103 S. COUNTRY CLUB CIRCLE
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 GREG NISENBAUM: PRESIDENT/BUILDER/BROKER
 (414) 425-5950 E-MAIL: gregoryn@nisenbaumhomes.com

The Cortez Condominium

City of Franklin, Milwaukee County, Wisconsin

LEGAL DESCRIPTION:
 That part of the Southwest 1/4 of Section 5, in Township 5 North, Range 21 East, bounded and described as follows: Commencing at a point in the North 1/4 Section line, 663 feet East of the Northwest corner of said 1/4 Section; running thence South and parallel with the West line of said 1/4 Section, 80 feet to a point; thence East and parallel with the North line of said 1/4 Section, 272.25 feet to a point; thence North and parallel with the West line of said 1/4 Section, 80 feet to a point on the North line of said 1/4 Section; thence West along said North line 372.25 feet to the point of commencement, and reserving the West 34.75 feet for highway purposes, further excepting those lands conveyed to the State of Wisconsin in an instrument recorded May 23, 1969, in Reel/Volume 480, Image/Page 784, as Document NO. 4464721.



W.P.O. & Wisconsin Telephone Reassessment (Doc. No. 4464282)

Limit of Limited Common Element to party wall of building extended.

Address:

Unit A - 10044 E Cortez Circle, Franklin, WI 53122
 Unit B - 10048 E Cortez Circle, Franklin, WI 53122

Prepared By:

Dennis C. Sauer, PLS-2421
 Metropolitan Survey Service, Inc.
 9415 E. Forest Road, Suite 202
 Bates Center, WI 53120

Declarant:

Nimblebeam Homes & Realty, Inc.
 6750 Greenfield Road
 6th Floor
 Franklin, WI 53122

Note:

The location of subsurface utilities, such as gas mains, electric lines, sewer and water laterals, etc., could not be determined and shown on this plat. In the event that any utility serves both units, that utility shall be known as a Common Element and the responsibility of repair and restoration shall be shared by the owner of both units. If any utility serves a single unit but is needed or crosses an adjoining unit, Limited Common Element, the owner of that unit shall be responsible for all repairs and restoration.

Notes:

L.C.E. = Limited Common Element
 See sheet 2 for floor plans.

I, Dennis C. Sauer, a Registered Land Surveyor, do hereby certify that I have surveyed the above described property of this condominium plat, and that this survey is an accurate representation of the exterior boundary lines and the representation of the zoning and other applicable laws and regulations of the City of Franklin, Wisconsin, and that the information and the common elements can be determined from this plat.

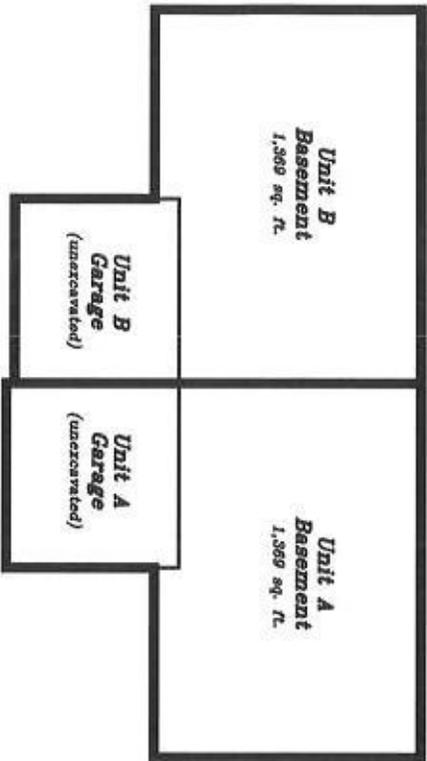
Date: **January 15, 2020**

Dennis C. Sauer
 Dennis C. Sauer, PLS 2421



The Cortez Condominium

City of Franklin, Milwaukee County, Wisconsin

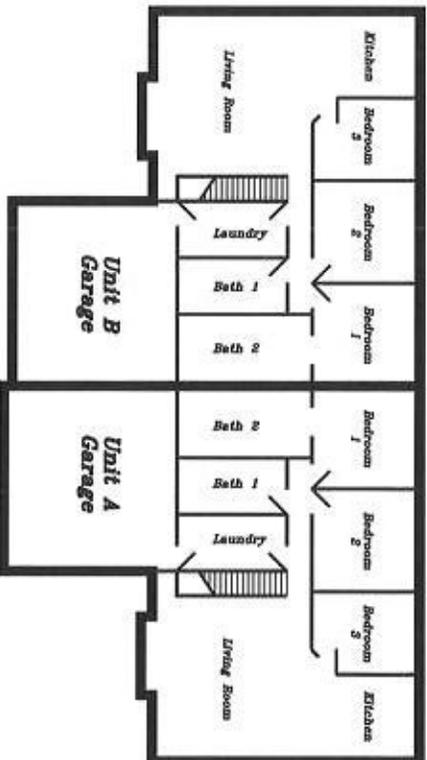


Unit B Basement
 1,369 sq. ft.
 Address: 10504B W. Cortez Circle

Unit A Basement
 1,369 sq. ft.
 Address: 10004A W. Cortez Circle



January 15, 2020



Unit B First Floor
 Living Area - 1,371 sq. ft.
 Garage - 446 sq. ft.
 Address: 10004B W. Cortez Circle

Unit A First Floor
 Living Area - 1,371 sq. ft.
 Garage - 470 sq. ft.
 Address: 10504A W. Cortez Circle

01 / 16 / 2020

Greg Nisenbaum
Nisenbaum Homes & Realty, Inc.
8103 S. Country Club Circle
Franklin, Wisconsin 53132
cell : (414) 719-4244
office : (414) 425-5950
fax : (414) 425-5950
e-mail : gregoryn@nisenbaumhomes.com
web : www.nisenbaumhomes.com

To : Department Of City Development

Re : Application For Condominium Plat – 10504 W. Cortez Circle Franklin, Wi. 53132

The Following Addresses Staff Comments To The Application For Condominium Regarding The Unified Development Ordinance (UDO) Requirements.

1.The Required Setbacks On The Condominium Plat For R-8 Multiple-Family Residence District Development Standards Per Table 15-3.0209A (See Attached Plat And UDO Table).

Front Yard - 25'

Minimum Side On Corner Lot - 15'

Minimum Side Yard - 5'

Minimum Rear Yard – 25' D.U. & 10 – Garage

2.The Proposed Accessory Structure Setback is Relocated Accordingly To UDO Standards Per Section 15 – 3.0801B.1 (See Attached Plat And UDO Standard).

Table 15-3.0209A
R-8 MULTIPLE-FAMILY RESIDENCE DISTRICT DEVELOPMENT STANDARDS

Type of Standard	Special Use: Single-Family Detached D.U.s and Maximum Two-Attached D.U.s (Two-Family Structures)	Special Use: Multiple-Family Attached Dwelling Units with More Than Two D.U.s per Structure	
		Option 1	Option 2
Minimum Open Space Ratio and Maximum Density			
Open Space Ratio (OSR)	0.00	0.35	0.25
Gross Density (GD)	5.00	6.10	8.00
Net Density (ND)	5.00	8.00	8.00
Lot Dimensional Requirements			
Minimum Lot Area (s.f.)	6,000	43,560	43,560
Minimum Lot Width at Setback Line (feet)	60 & 75 – corner	150	150
Minimum Front Yard (feet)	25 (e)	30 (c, e)	30 (c, e)
Minimum Side Yard (feet)	5 (e)	20 (d, e)	20 (d, e)
Minimum Side Yard on Corner Lot (feet)	15 (e)	30 (e)	30 (e)
Minimum Rear Yard (feet)	25 – D.U. & 10 – garage (e)	30 (e)	30 (e)
Minimum Shore Buffer (feet)	75	75	75
Minimum Wetland Buffer (feet)	30	30	30
Minimum Wetland Setback (feet)	50	50	50
Maximum Lot Coverage (maximum percent of lot area)	0.35	N/A	N/A
Minimum Total Living Area per Dwelling Unit (D.U.) in Single-Family and Two-Family Structures			
1-Story D.U. 3 Bedrooms	1,250 s.f.	N/A	N/A
1-Story D.U. >3 Bedrooms	150 s.f. (a)	N/A	N/A
1-Story D.U. if Basement is < 600 Square Feet	250 s.f. (b)	N/A	N/A
Multi-Story D.U. 3 Bedrooms	1,550 s.f. – total & 950 s.f. – 1st floor	N/A	N/A
Multi-Story D.U. >3 Bedrooms	100 s.f. (a)	N/A	N/A
Multi-Story D.U. if Basement is < 600 Square Feet	250 s.f. (b)	N/A	N/A
Maximum Building Height			
Principal Structure (stories/ft.)	2.5/30	3.0/45	3.0/45
Accessory Structure (stories/ft.)	Single Family Uses, not for two-family uses, 1.0/15 (stories/ft.) (attached garages are required)	1.0/15	1.0/15

N/A = NOT APPLICABLE

- (a) Add to minimum required building floor area for each bedroom in excess of three (3).
- (b) Add to minimum required first floor area for each D.U. which has a basement less than 600 s.f.
- (c) Plus one (1) additional foot for each two (2) feet over thirty-five (35) feet of building height.
- (d) Plus five (5) additional feet for each additional story above two (2) stories of building height.
- (e) See Section 15-5.0108 for increased setback requirements along arterial streets and highways.

§ 15-3.0801 General Standards for Accessory Uses and Structures.

- A. Accessory Uses and Structures.** Accessory uses and structures are permitted in any zoning district but not until the principal structure is present or under construction on the lot or parcel. Residential accessory uses and structures shall not involve the conduct of any business, trade, or industry, except as allowed for Home Occupations defined and regulated in this Ordinance. Accessory uses and structures include incidental repairs; storage; parking facilities; gardening; servants, owners, itinerant agricultural laborers, and watchmen's temporary quarters, not for rent; decks; private above ground swimming pools (except wading pools having a depth of less than two feet and which are readily moveable); private in-ground swimming pools and spas (outdoors); and private emergency shelters.
- B. Location.**
1. No part of an accessory structure shall be located in a front yard, corner side yard, or any rear yard abutting a street on a corner lot. For a rear yard abutting a street on a corner lot, the setback shall be the required corner side setback of the zoning district, except as provided in B.2, 3, 4 and 5 below. Where the front of a principal structure on a double frontage lot faces a street other than an arterial street and the principal structure is not on a corner lot, an accessory use or structure may be placed in the yard facing the arterial street provided that all zoning district front and side yard setbacks from the arterial street lot line are met, except where otherwise allowed for fences per § 15-3.0905 and § 15-3.0802E2b.
 2. A maximum of one accessory structure (not including private swimming pools and outdoor spas) not exceeding 150 square feet in area shall be setback at least five feet from the side or rear lot lines and shall also be subject to the minimum wetland setback for the zoning district in which it is located and all wetland buffer and shore buffer provisions of this Ordinance.
 3. Accessory structures (not including private swimming pools and outdoor spas) exceeding 150 square feet in area shall be set back from the side or rear lot lines in accordance with the required setbacks for the principal building of the zoning district.
 4. Private swimming pools (except wading pools having a depth of less than two feet and which are readily movable) and outdoor spas, shall be set back at least 10 feet from the side or rear lot lines and shall also be subject to the minimum wetland setback for the zoning district in which it is located and all wetland buffer and shore buffer provisions of this ordinance.
 5. When an alley exists, no part of an accessory building shall be located closer than five feet to the right-of-way line.
- C. Maximum Size.**
1. Accessory structures on properties not exceeding 40,000 square feet in area shall not exceed 720 square feet in size.
 2. Accessory structures on properties exceeding 40,000 square feet in area shall not exceed 900 square feet in size.
 3. Notwithstanding the above, any masonry constructed accessory structure shall not exceed 1,200 square feet in size.
- D. Location On Easements.** No accessory structure shall be constructed within or over on an easement.
- E. Time of Construction.** No accessory structure shall be constructed on any lot prior to the start of construction of the principal building to which it is accessory.
- F. Percentage of Required Rear Yard Occupied.** No accessory structure or structures shall occupy more than 40% of the area of a required rear yard.
- G. Height of Accessory Buildings or Structures.** No accessory structure, or portion thereof, shall exceed the maximum permitted height of the zoning district in which the accessory structure is located.
- H. No Slab Required for Accessory Structures (Excluding Private Swimming Pools, and Outdoor Spas) of 150 Square Feet or Less in Area.** Accessory structures of 150 square feet or less in area (excluding trash and garbage waste receptacles, or dumpsters, in the R-8, PDD, and all nonresidential zoning districts) shall not require a concrete slab foundation. If a

Project Summary / Narrative

The vacant lot at 10504 W. Cortez Circle Franklin, Wi. 53132 was approved by the City of Franklin Planning Department and City of Franklin Common Council to build a new two family side by side ranch townhome residence . Each ranch unit is 1,371 sq.ft. of living space + basement(see approved plan).

The attached application is to convert the approved plan from a townhome to a proposed condominium. Each unit sq. ft. of living space + basement will remain the same. There is however a proposed 700 sq. ft. detached garage that is added and shown on the Condominium Plat along with the new proposed garage plan (see attached). The proposed detached garage colors will match the townhome / condominium colors.The proposed condominium and proposed detached garage as shown on the plat complies with the City of Franklin R-8 Multiple -Family Residence District Development Standards.

There was a Conservation Easement on the vacant lot on the original plat of survey that was presented to the Planning Department and Common Council which was approved and recorded. The Conservation Easement has since been vacated,waived,released,and recorded under Resolution # 2019- 7477.

Since the Conservation Easement has since been vacated,waived,released and recorded, it allowed for more land to be utilized for the proposed condominium and to be resituated on the vacant lot, along with adding the proposed detached garage shown on the Condominium Plat (see plat).

The address's of each of the proposed condominium unit's is 10504 A which includes the detached garage, and 10504 B (see plat).

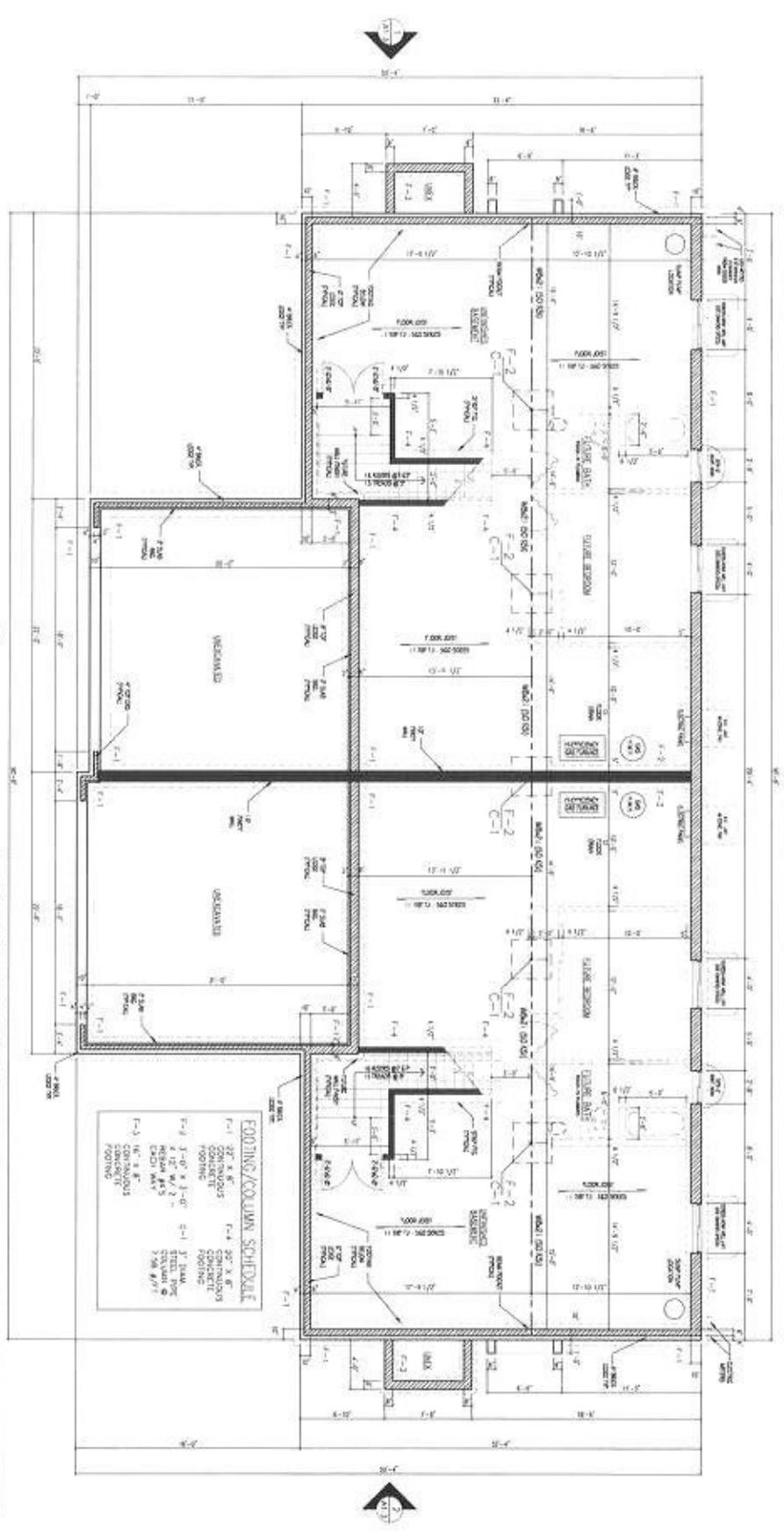
The tax key # of the vacant lot is : 7479979000

The total lot area of the vacant lot is 0.45 acres or 19,772 sq. ft. The limited common element area for the proposed condominium unit A and detached garage is 9,886 sq.ft. The limited common element area for the proposed condominium unit B is 9,887 sq.ft. There is a 60 ' x 60 ' vision triangle. Limit of Limited Common Element is party wall of building extended (see plat).

Legal Description

10504 W. Cortez Circle Franklin, Wi. 53132

That part of the Southwest $\frac{1}{4}$ of Section 5, in Township 5 North, Range 21 East, bounded and described as follows : Commencing at a point in the North $\frac{1}{4}$ Section line, 663 feet East of the Northwest corner of said $\frac{1}{4}$ Section ; running thence South and parallel with the West line of said $\frac{1}{4}$ Section, 80 feet to a point ; thence East and parallel with the North line of said $\frac{1}{4}$ Section, 272.25 feet to a point ; thence North and parallel with the West line of said $\frac{1}{4}$ Section, 80 feet to a point on the North line of said $\frac{1}{4}$ Section ; thence West along said North line 272.25 feet to the point of commencement , and reserving the West 24.75 feet for highway purposes, further excepting those lands conveyed to the State of Wisconsin in an instrument recorded May 23, 1969 in Reel / Volume 480 , Image / Page 784 , as Document No. 4464721.



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

- FOUNDATION SPECIFICATIONS**
- 1) Basement walls will be 8" thick (forming) poured with #3 @ 16" o.c.
 - 2) A vertical #4 steel shall extend to top; illustrate the details at a maximum of 24" center along the footing.
 - 3) Where walls exceed a 7' height, a minimum of four continuous horizontal reinforcing bars shall be provided.
 - 4) Reinforcement lap length shall not be less than 24".
 - 5) As shown, horizontal rebar shall extend beyond corners and lap reinforcement a minimum of 20 times the rebar diameter.
 - 6) 24" or less heights, a minimum of one horizontal bar shall be located within the top 24" and a minimum of one in the bottom.
 - 7) Floor on areas shown is designed for 60 psf based per ACI 302-1R Table 8.2.1.3.

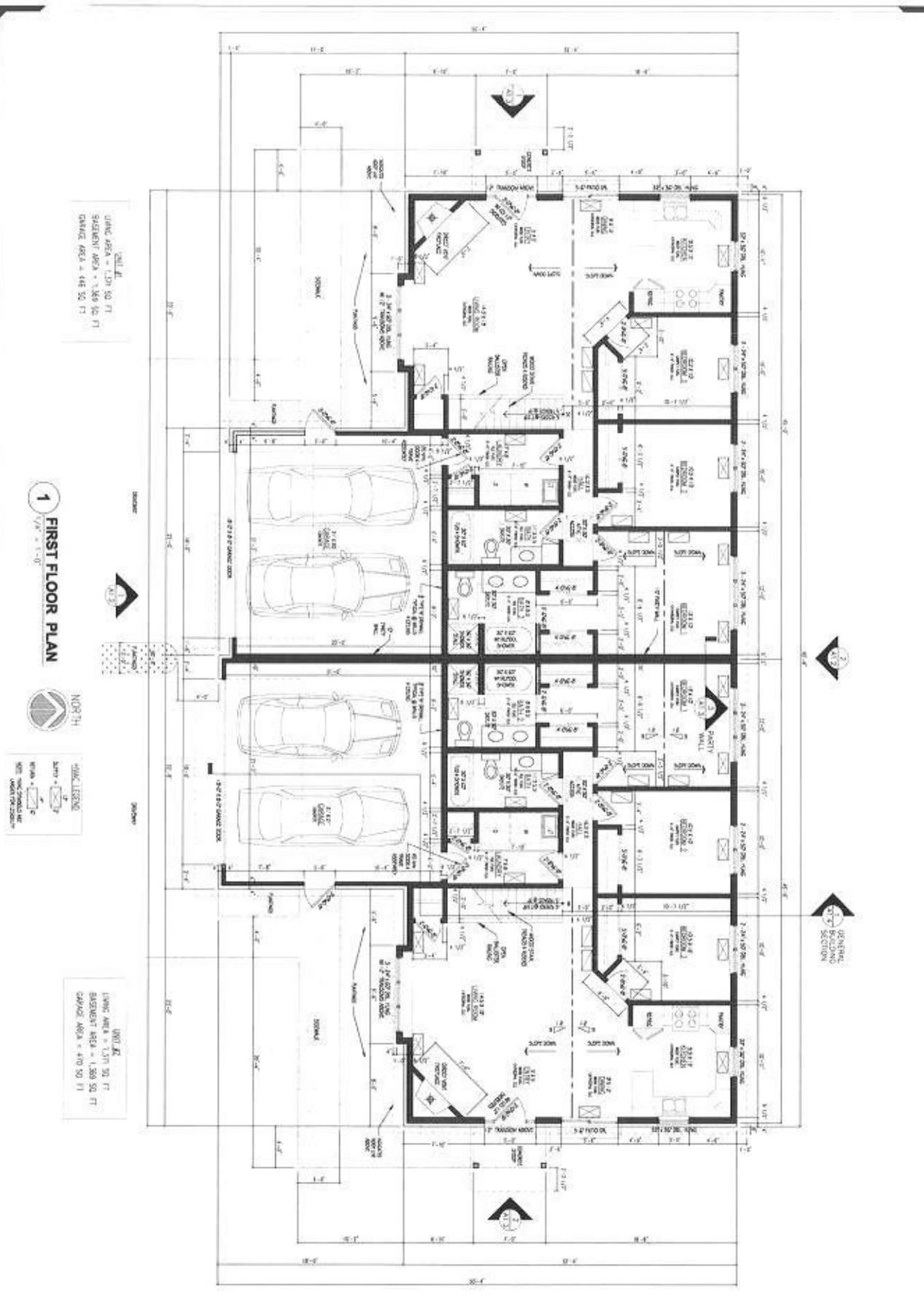
FOOTING/COLUMN SCHEDULE

FOOTING	COLUMN
F-1	C-1
F-2	C-2
F-3	C-3
F-4	C-4
F-5	C-5
F-6	C-6
F-7	C-7
F-8	C-8
F-9	C-9
F-10	C-10
F-11	C-11
F-12	C-12
F-13	C-13
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F-97	C-97
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F-99	C-99
F-100	C-100

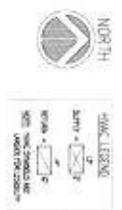
TWO FAMILY SIDE BY SIDE RANCH RESIDENCE
THE CORTEZ TOWNHOME
 10504 W. CORTEZ CIRCLE
 FRANKLIN, WISCONSIN 53132

NISENBAUM HOMES & REALTY, INC.
 8103 S. COUNTRY CLUB CIRCLE
 FRANKLIN, WISCONSIN 53132
 GREG NISENBAUM: PRESIDENT/BUILDER/BROKER
 (414) 425-5950 E-MAIL: gregoryn@nisenbaumhomes.com

81504
 DATE: _____
 PROJECT NO: _____
 SHEET: _____
A1.0
 1 OF 3



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



UNIT #1
LIVING AREA = 1,371 SQ. FT.
BASEMENT AREA = 1,369 SQ. FT.
GARAGE AREA = 445 SQ. FT.

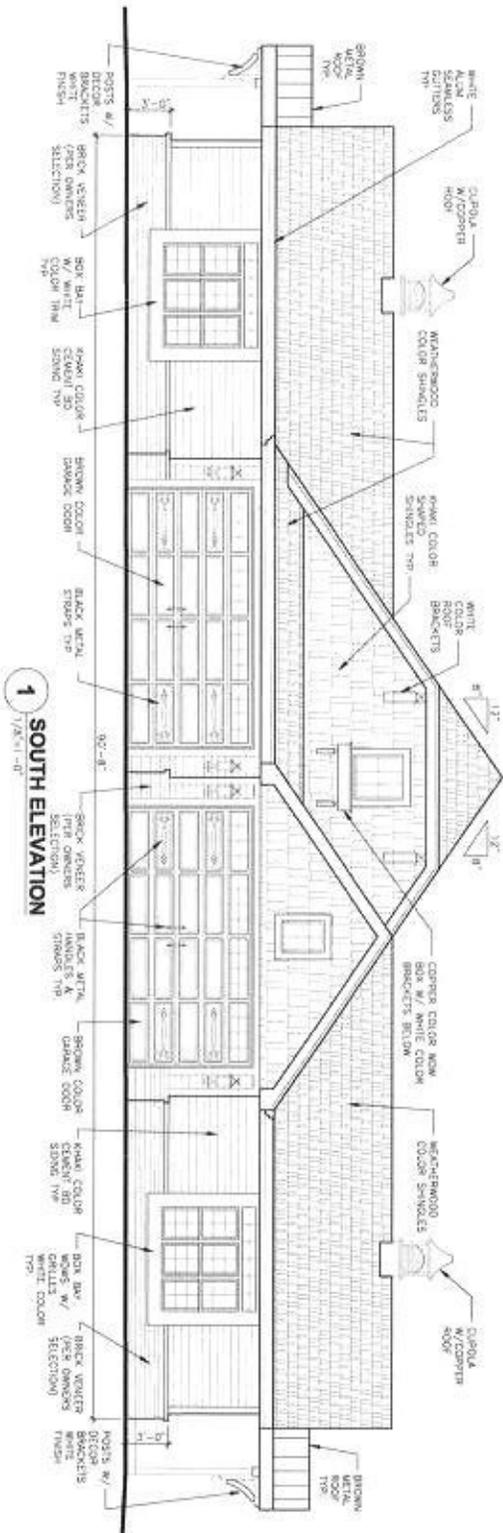
UNIT #2
LIVING AREA = 1,371 SQ. FT.
BASEMENT AREA = 1,369 SQ. FT.
GARAGE AREA = 470 SQ. FT.

TWO FAMILY SIDE BY SIDE RANCH RESIDENCE
THE CORTEZ TOWNHOME
10504 W. CORTEZ CIRCLE
FRANKLIN, WISCONSIN 53132

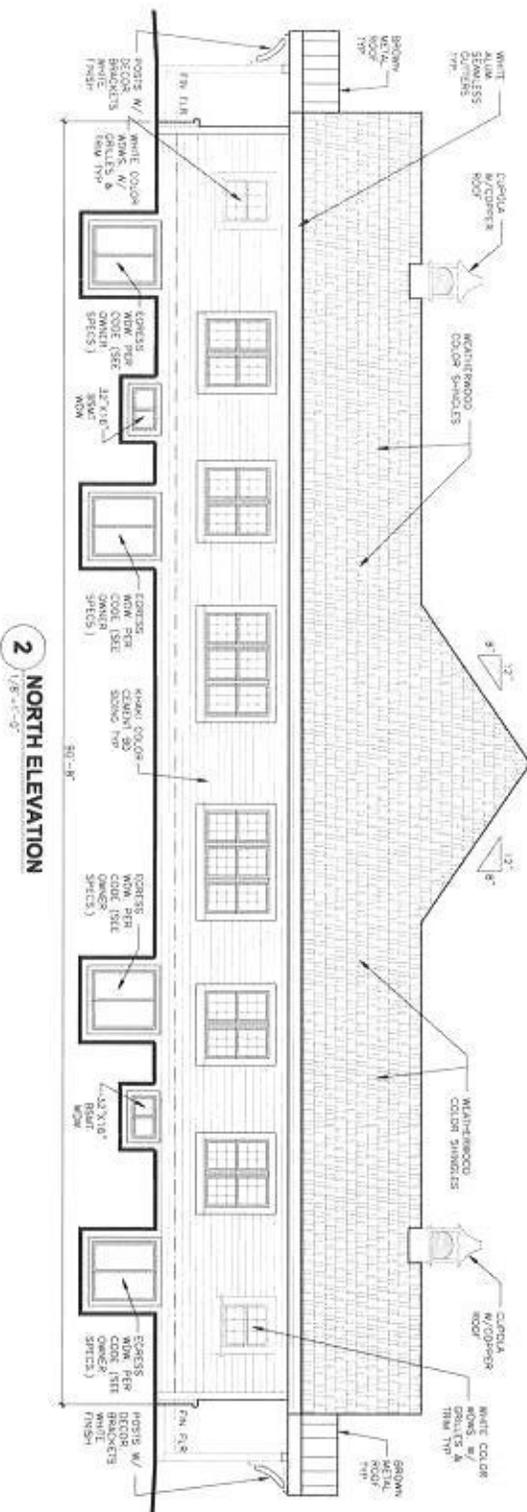
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AL.1
1 OF 5

SHEET	DATE	PROJECT NO.	SCALE



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



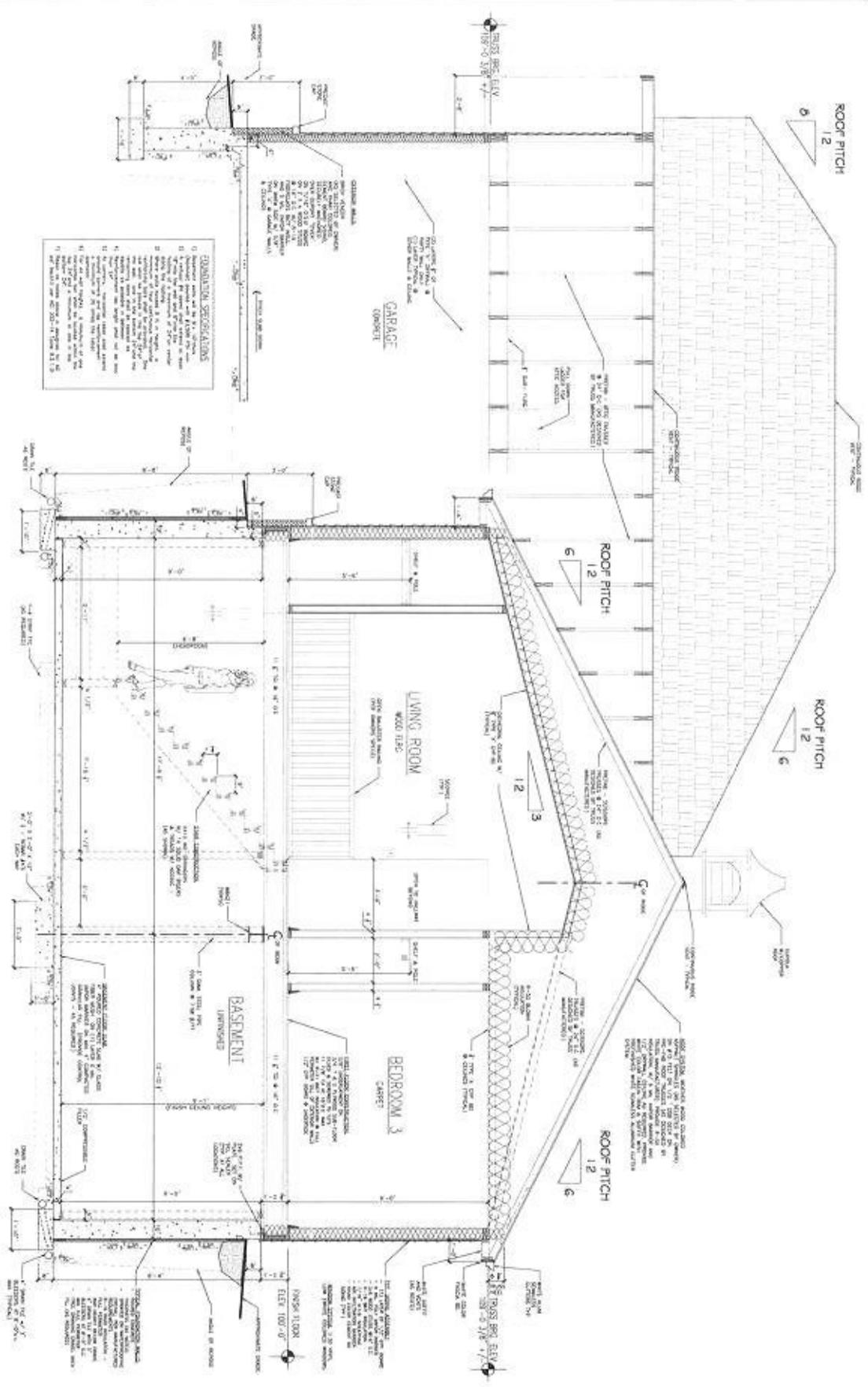
2 NORTH ELEVATION
1/8" = 1'-0"

TWO FAMILY SIDE BY SIDE RANCH RESIDENCE
THE CORTEZ TOWNHOME
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AL.2
3 OF 6

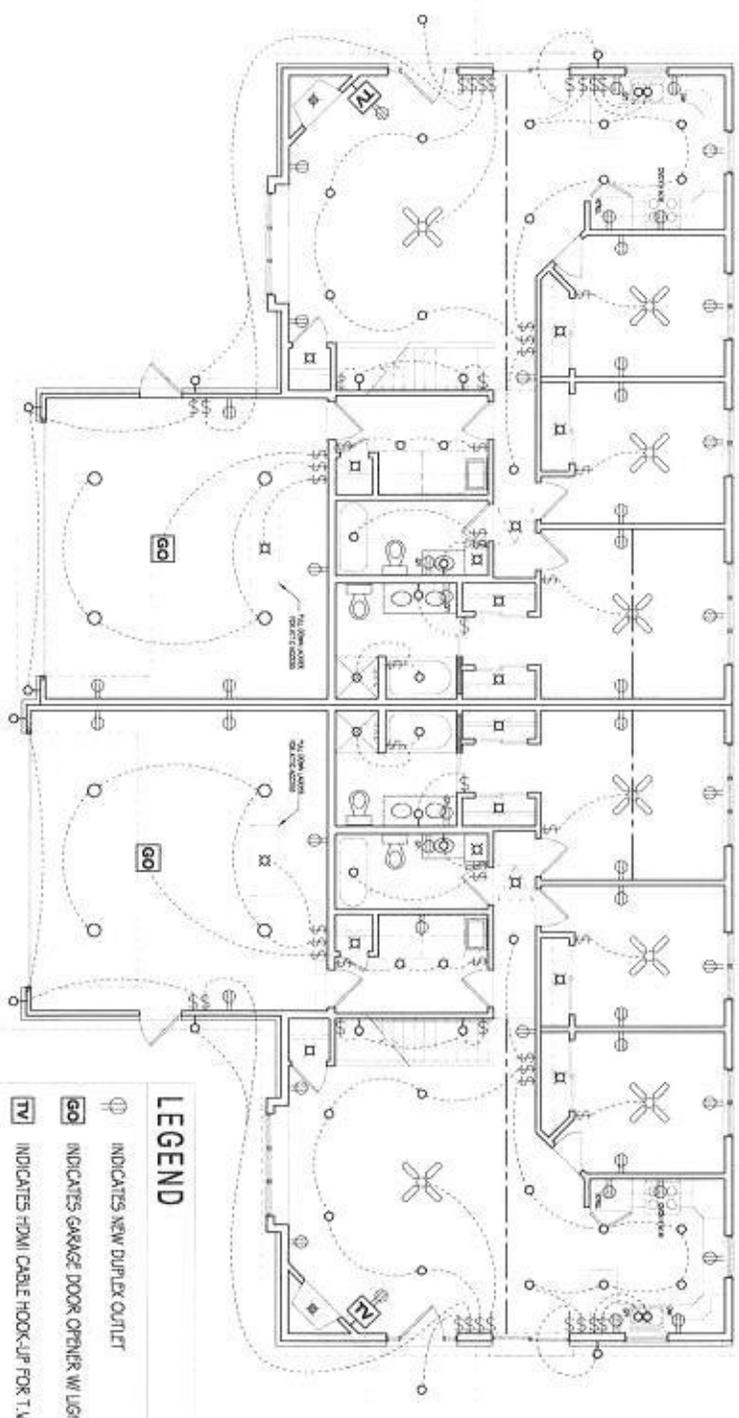
DATE	SCALE
PROJECT NO.	
SHEET	
REVISED	



1 GENERAL BUILDING SECTION
1/2" = 1'-0"

TWO FAMILY SIDE BY SIDE RANCH RESIDENCE
THE CORTEZ TOWNHOME
 10504 W. CORTEZ CIRCLE
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1 FIRST FLOOR ELECTRICAL PLAN
1/4" = 1'-0"



LEGEND	
	INDICATES NEW DUPLEX OUTLET
	INDICATES GARAGE DOOR OPENER W/ LIGHT
	INDICATES HDMI CABLE HOOK-UP FOR T.V.
	INDICATES CEILING FAN W/ LIGHT
	INDICATES INDOOR/OUTDOOR LIGHT FIXTURE
	INDICATES PULL CHAIN LIGHT FIXTURE
	INDICATES RECESSED CAN LIGHT FIXTURE

REVISIONS
 DATE: _____
 PROJECT NO: _____
 SHEET: _____
E1.0
 6 OF 6

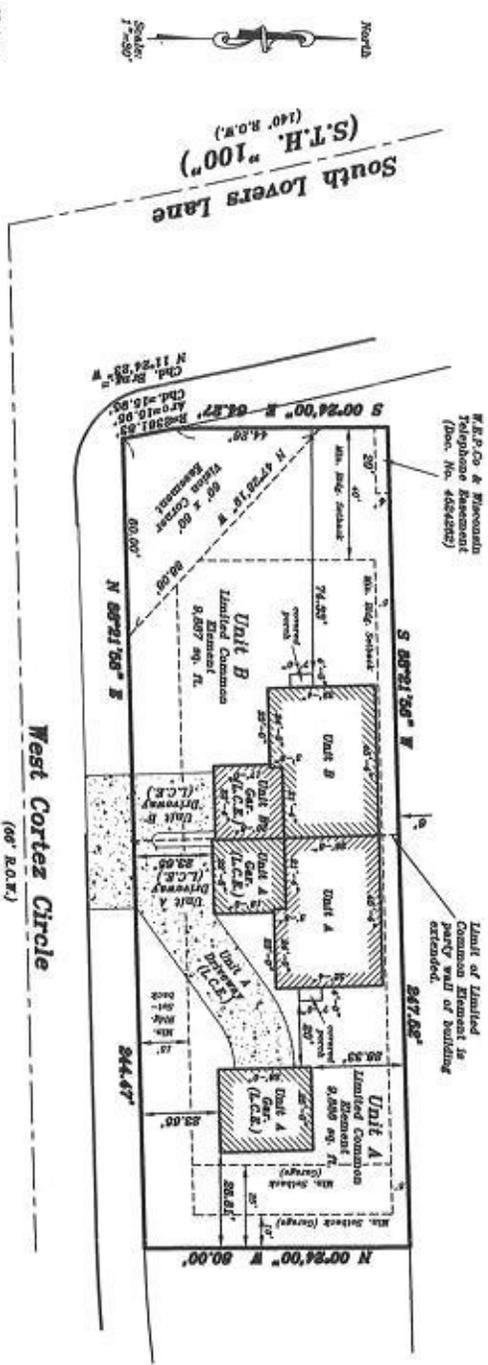
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 See sheet 2 for floor plans.

Date: **January 15, 2020**

Dennis C. Sauer
 Dennis C. Sauer, P.L.S. 2421



Job No. 110962

Sheet 1 of 2

§ In Compliance with Wisconsin Department of Transportation (DOT) Form No. 110962, Rev. 4/04

REPCO & Wisconsin Telephone Reconnect (Doc. No. 4464282)

Limit of Limited Common Element to party wall of building extended.

Address:

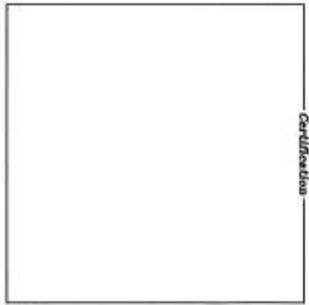
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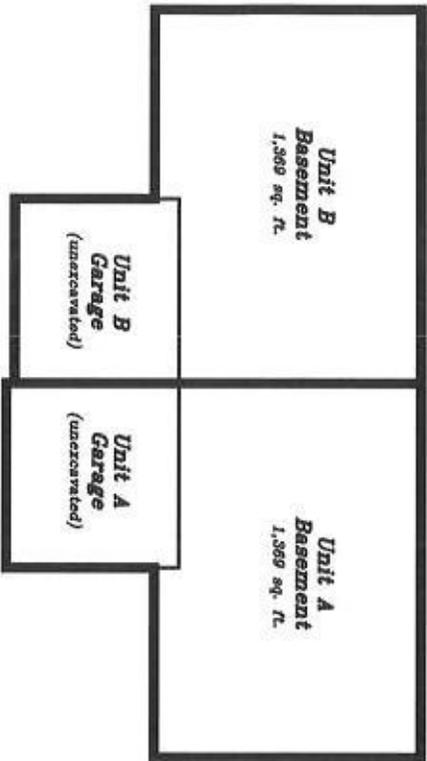
Prepared By:

Dennis C. Sauer PLS-2421
 Metropolitan Survey Service, Inc.
 9415 E Forest Road Ave., Suite 202
 Bates Center, WI 53120



The Cortez Condominium

City of Franklin, Milwaukee County, Wisconsin

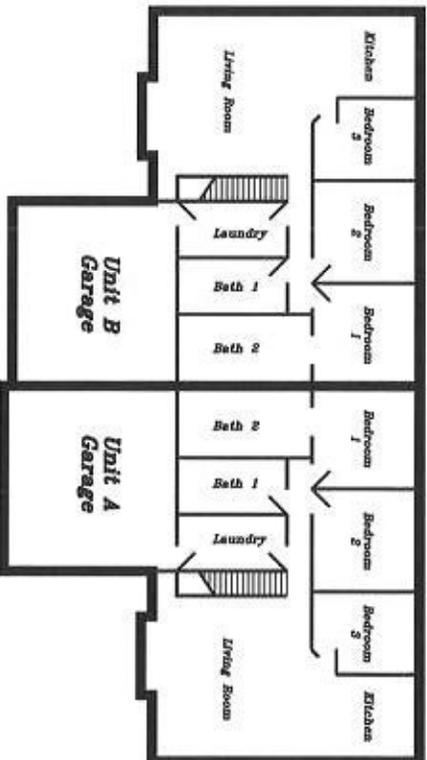


Unit B Basement
1,369 sq. ft.
Address: 10504B W. Cortez Circle

Unit A Basement
1,369 sq. ft.
Address: 10004A W. Cortez Circle



January 15, 2020



Unit B First Floor
Living Area - 1,371 sq. ft.
Garage - 446 sq. ft.
Address: 10004B W. Cortez Circle

Unit A First Floor
Living Area - 1,371 sq. ft.
Garage - 470 sq. ft.
Address: 10504A W. Cortez Circle

**CITY OF FRANKLIN****REPORT TO THE PLAN COMMISSION****Meeting of February 6, 2020****Site Plan**

RECOMMENDATION: Department of City Development staff recommends approval of the proposed Site Plan.

Project Name:	Franklin Corporate Park (PDD No. 39) – Lift Station
General Project Location:	3548 S. County Line Road.
Property Owner:	MLG Investments 2002, LLC.
Applicant:	City of Franklin
Agent:	Mark Van Weelden, Ruckert & Mielke, Inc.
Current Zoning:	Planned Development District (PDD) No. 39
2025 Comprehensive Plan:	Mixed Use
Use of Surrounding Properties:	Currently vacant land and a single family dwelling. The surrounding area is intended for future roadways per PDD .
Applicant’s Action Requested:	Approval of Comprehensive Master Plan Amendment, Rezoning, Certified Survey Map (CSM) and Site Plan.

INTRODUCTION:

Site Plan application submitted on December 20, 2019, to allow for a sewage pumping station, including: prefabricated support building, wet well, temporary gravel access road, paved areas and landscape screening. The site is currently located at 3548 S County Line Rd, however this area is within an 8-acre street acquisition, as shown in Exhibit “A”.

This application is part of project titled “Franklin Corporate Park South Hickory Street Corridor Utility Improvements”, which would serve the Tax Incremental District No. 4 or Area “D” (per Ticknor & Associates report). Most the surrounding area is currently vacant land; however, this area is intended for future roadways. This structure would be close to a future street intersection, approximately 150 feet, as shown in attached sheet C-6/C-41.

PROJECT DESCRIPTION AND ANALYSIS:

The proposed lift station is located in Business Park Area of PDD No. 39. Pursuant to Ordinance 2016-2238 Section 15-30444(B)(B.1), the proposed use is a permitted in the Business Park Area, which allows for “public and private utilities facilities such as fire and police stations, sewage and water facilities, communication facilities, park and trail facilities”.

The proposed structure complies with the setback requirement of the Business Park Area, and also complies with the required wetland setback of 50 feet set forth in the UDO. The South Eastern Wisconsin Regional Planning Commission (SEWRPC) delineated wetlands on October 10, 2019 (plan sheets C-101 and C102R-1). TRC prepared a Natural Resource Protection Plan

(NRPP) dated December 23, 2019, for the City of Franklin, the project area is the Business Park, which includes the subject site. The proposed building is not impacting natural resources as defined by the UDO.

Per landscape plan (sheet C103R-1), landscaping features would be installed on the north, east and south sides of the building, so the structure would be screened from future roadways. The City of Franklin is willing to provide a 2-year planting guarantee in lieu of the required on-site irrigation (UDO §15-5.0303.D).

The proposed materials and color scheme are consistent with the Planned Development District No. 39 design standards for the Business Park Area set forth in Section 15-3.0444B.D(4).

STAFF RECOMMENDATION:

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

Recommended Motions

Motion to approve the Site Plan application.

With regards to the conditions of approval, the applicant is willing to provide a 2-year planting guarantee in lieu of the required on-site irrigation (condition No. 6):

- Pursuant to Unified Development Ordinance §15-5.0303.G.3., any plant materials included in an approved landscaping plan that do not survive a plant establishment period of two years after installation shall be replaced by applicant, owner(s) of the property, successors and assigns, with plant material(s) of the same or like species of equal size within the next planting season, but in any event, within six months of the plant material(s)' demise.
 - **Staff comment:** On January 23, 2020, the Plan Commission approved a similar request by Waukesha Water Utility for a proposed reeration building generally located at 5207 W. Oakwood Rd.

RESOLUTION NO. 2020-____

A RESOLUTION APPROVING A SITE PLAN FOR A SEWAGE
PUMPING STATION FOR FRANKLIN CORPORATE PARK
(3548 SOUTH COUNTY LINE ROAD)
(CITY OF FRANKLIN, APPLICANT,
MLG INVESTMENTS 2002 LLC, PROPERTY OWNER)

WHEREAS, the City of Franklin having applied for approval of a proposed site plan to allow for construction of a sewage pumping station (lift station), including: a prefabricated support building, SCADA (Supervisory Control and Data Acquisition), wet well, temporary gravel access road, paved areas and landscape screening, to provide preliminary sewer and water service to the project area (project titled “Franklin Corporate Park South Hickory Street Corridor Utility Improvements”), which would serve Tax Incremental District No. 4 or Area “D”, currently located at 3548 South County Line Road (site is within an 8-acre street acquisition); and

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

NOW, THEREFORE, BE IT RESOLVED, by the Plan Commission of the City of Franklin, Wisconsin, that the Site Plan to construct a sewage pumping station (lift station), including: a prefabricated support building, SCADA (Supervisory Control and Data Acquisition), wet well, temporary gravel access road, paved areas and landscape screening, as depicted upon the plans date-stamped January 27, 2020, attached hereto and incorporated herein, is hereby approved, subject to the following terms and conditions:

1. The property subject to the Site Plan shall be developed in substantial compliance with, and operated and maintained pursuant to the Site Plan for the City of Franklin corporate park sewage pumping station construction date-stamped January 27, 2020.
2. The City of Franklin, successors and assigns, and any developer of the City of Franklin corporate park sewage pumping station construction project, shall pay to the City of Franklin the amount of all development compliance, inspection and review fees incurred by the City of Franklin, including fees of consults to the City of Franklin, for the City of Franklin corporate park sewage pumping station construction project, within 30 days of invoice for same. Any violation of this provision shall be a violation of the Unified Development Ordinance, and subject to §15-9.0502 thereof

CITY OF FRANKLIN – SITE PLAN
RESOLUTION NO. 2020-_____

Page 2

and §1-19. of the Municipal Code, the general penalties and remedies provisions, as amended from time to time.

3. The approval granted hereunder is conditional upon the City of Franklin corporate park sewage pumping station construction project located at 3548 South County Line Road (i) being in compliance with all applicable governmental laws, statutes, rules, codes, orders and ordinances; and (ii) obtaining all other governmental approvals, permits, licenses and the like, required for and applicable to the project to be developed and as presented for this approval.
4. That the City of Franklin corporate park sewage pumping station construction project shall be developed and constructed pursuant to such Site Plan within one year from the date of adoption of this Resolution, or this Resolution and all rights and approvals granted hereunder shall be null and void, without any further action by the City of Franklin.
5. If the proposed temporary gravel driveway is no longer necessary to provide access to the sewage pumping station, the gravel area shall be returned to turf by owner(s) of the property, successors and assigns.
6. Pursuant to Unified Development Ordinance §15-5.0303.D., the applicant shall revise the landscape plan to provide for on-site irrigation, prior to issuance of building permits.

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:

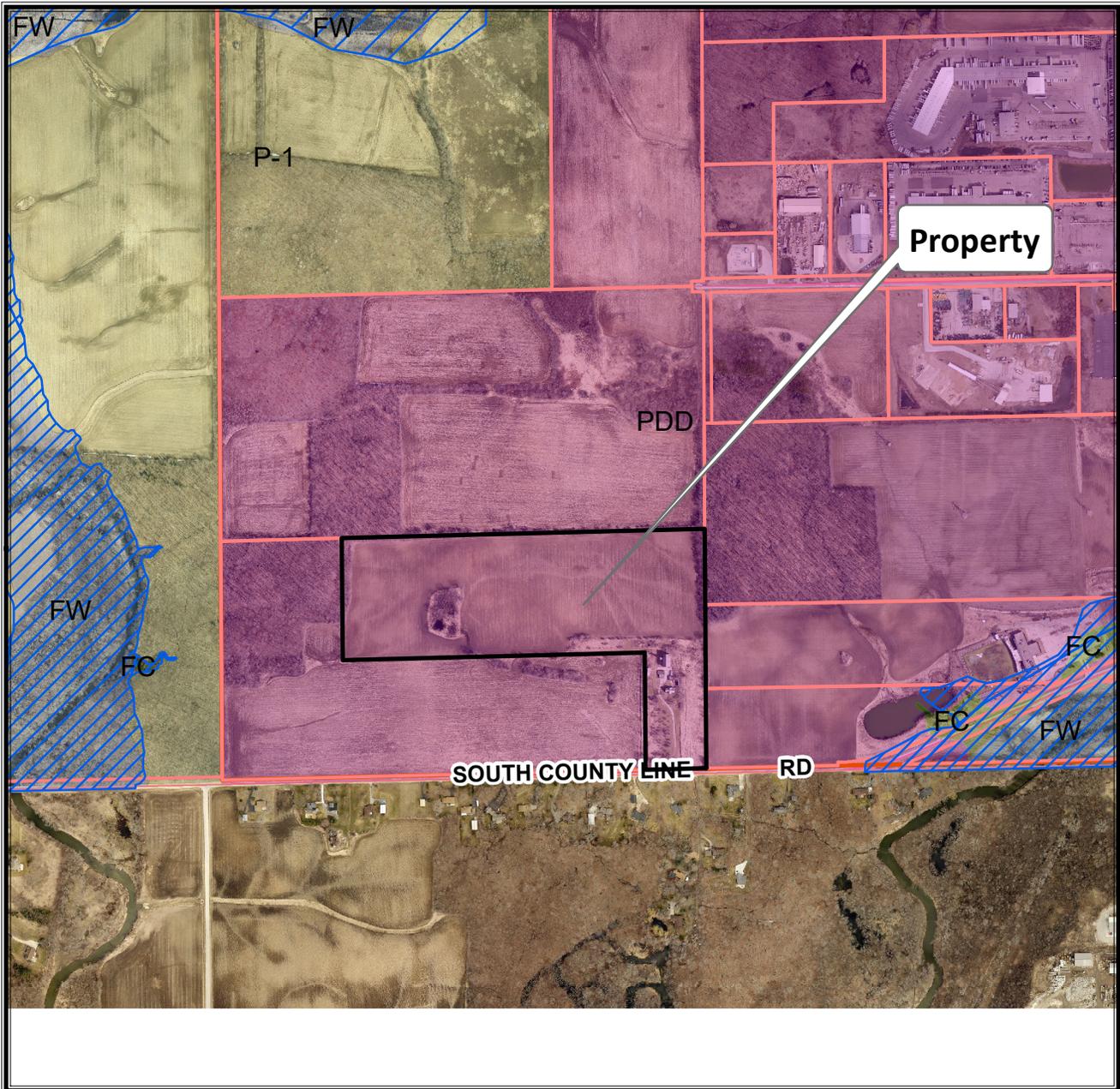
Stephen R. Olson, Chairman

ATTEST:

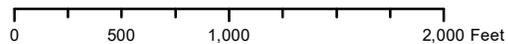
Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____

3548 W. South County Line Road
TKN: 979 9999 000

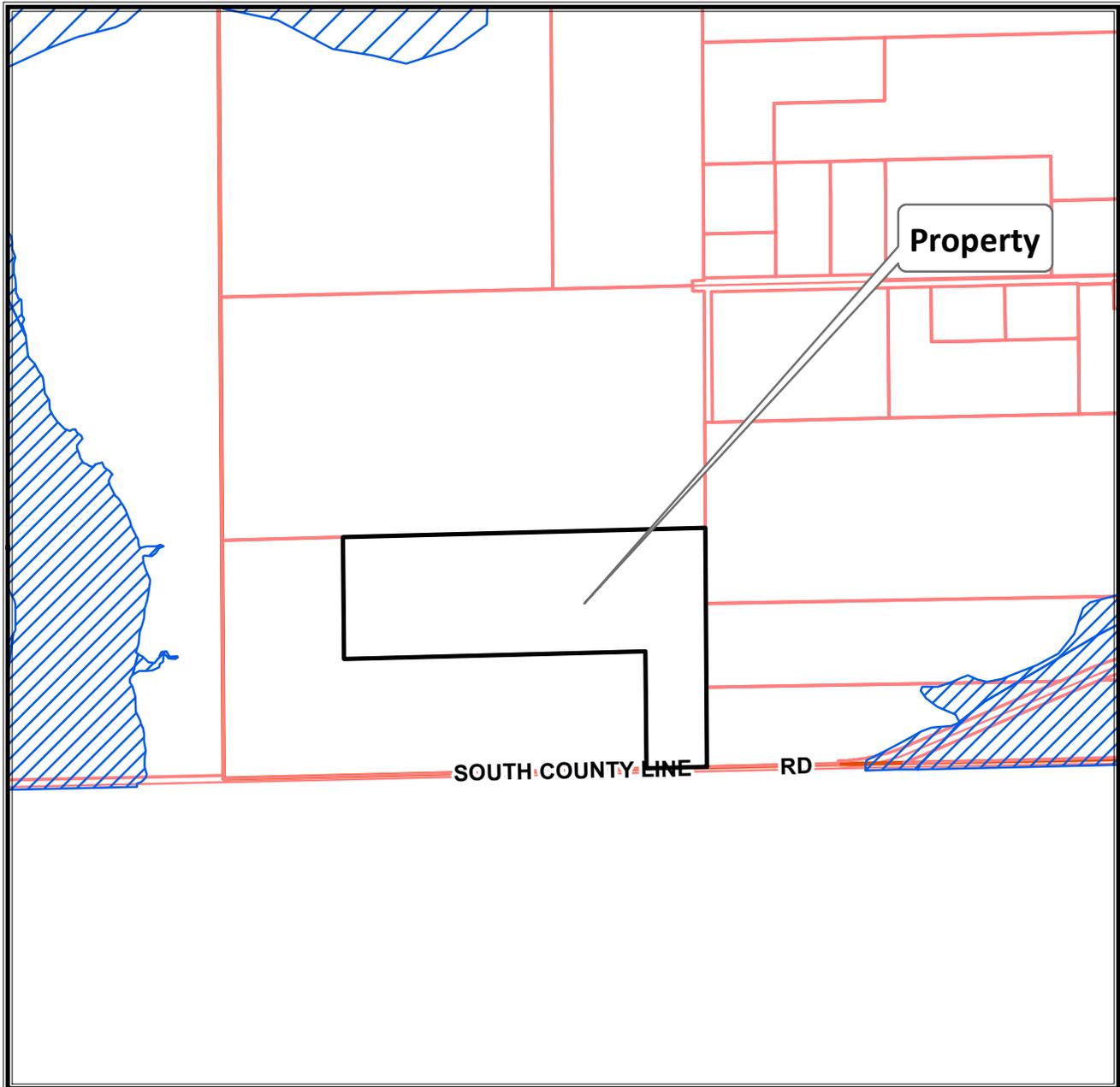


Planning Department
(414) 425-4024

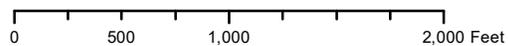


This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. This map is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes.

3548 W. South County Line Road
TKN: 979 9999 000



Planning Department
(414) 425-4024



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



Table 15-3.0505 Worksheet for the Calculation of Site Intensity and Capacity for Nonresidential Development

Step	Explanation	Calculation (acres)	Total Acres
Step 1	Minimum required landscape surface	207.32 x LSR ¹ = 207.32 x 0.45	93.29
Step 2	Net buildable site area	207.32-93.29	114.03
Step 3	Maximum net floor area yield of site	114.03 x NFAR ²	71.50
Step 4	Maximum gross floor area yield of site	207.32 x GFAR ³	71.12
Step 5	Maximum permitted floor area of site (in square feet)	71.12 x 43,560	3,097,987 Square feet

¹LSR - Landscape surface ratio for Planned Development District = 0.45
²NFAR varies based on General Use Type. For the purposes of this project it's assumed that the General Use Type is 40% commercial Retail Sales and Services, 30% Industrial, and 30% Offices.
 NFAR for Commercial = 0.57
 NFAR for Industrial = 0.91
 NFAR for Office = 0.42
 Step 3 calculation = (0.4 x 114.03 x 0.57) + (0.3 x 114.03 x 0.91) + (0.3 x 114.03 x 0.42)
³GFAR varies based on General Use Type. For the purposes of this project it's assumed that the General Use Type is 40% commercial Retail Sales and Services, 30% Industrial, and 30% Offices.
 GFAR for Commercial = 0.31
 GFAR for Industrial = 0.50
 GFAR for Office = 0.23
 Step 4 calculation = (0.4 x 207.32 x 0.31) + (0.3 x 207.32 x 0.50) + (0.3 x 207.32 x 0.23)

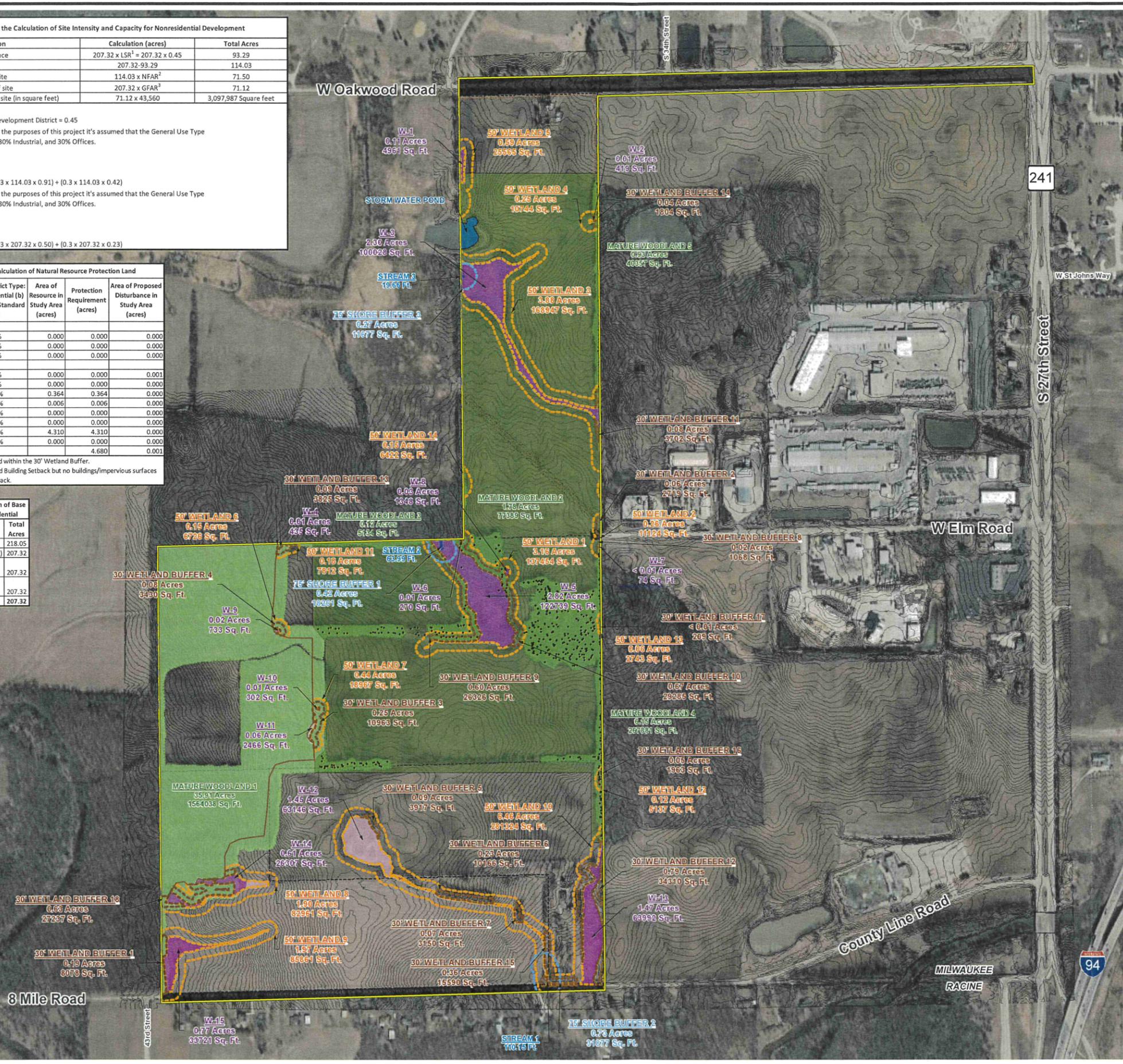
Table 15-3.0503 Worksheet for the Calculation of Natural Resource Protection Land

Natural Resource Feature	Zoning District Type: Non-Residential (b) Protection Standard (%)	Area of Resource in Study Area (acres)	Protection Requirement (acres)	Area of Proposed Disturbance in Study Area (acres)
Steep Slopes:				
10 - 19%	40%	0.000	0.000	0.000
20 - 30%	70%	0.000	0.000	0.000
> 30%	80%	0.000	0.000	0.000
Woodlands & Forests:				
Mature	70%	0.000	0.000	0.001
Young	50%	0.000	0.000	0.000
Lakes & Ponds	100%	0.364	0.364	0.000
Streams	100%	0.006	0.006	0.000
Shore Buffer	100%	0.000	0.000	0.000
Floodplains/Floodlands	100%	0.000	0.000	0.000
Wetland Buffer 30'	100%	4.310	4.310	0.000
Wetlands & Shoreland Wetlands	100%	0.000	0.000	0.000
Total Resource Protection Land		4.680	4.680	0.001

* The 50' Wetland Setback also includes the land within the 30' Wetland Buffer.
 * Land disturbance proposed to occur in Wetland Building Setback but no buildings/imperious surfaces are being proposed in the Wetland Building Setback.

Table 15-3.0502 Worksheet for the Calculation of Base Site Area for Both Residential and Nonresidential

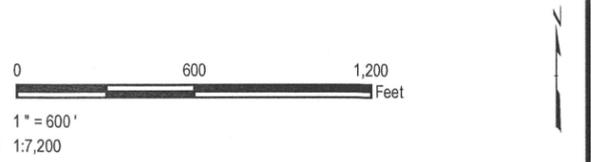
Step	Explanation	Calculation (acres)	Total Acres
Step 1	Total Gross Area	218.05	218.05
Step 2	Subtract ROW	(218.05-10.73)	207.32
Step 3	Subtract land reserved for open space	(207.32-0)	207.32
Step 4	Subtract land proposed for residential use	(207.32-0)	207.32
Step 5	Equals "Base Site Area"		207.32



LEGEND

- STUDY AREA
- REGULAR WETLAND
- SHORELAND WETLAND
- 30' WETLAND BUFFER
- 50' WETLAND BUILDING SETBACK
- 75' SHORE BUFFER
- STORM WATER POND
- MATURE WOODLAND
- LIMITS OF MATURE (8" DBH+) TREE SURVEY
- LIMITS OF WETLAND DELINEATION
- NAVIGABLE STREAM
- CONTOUR
- LOT LINE
- EASEMENT
- SURVEYED TREE
- RIGHT OF WAY

- NOTES**
- BASE MAP IMAGERY ACQUIRED FROM GOOGLE EARTH PRO. (3/16/2018).
 - THIS NRPP IS A PARTIAL SITE NRPP. NOT ALL AREAS HAVE BEEN SURVEYED FOR WETLANDS OR MATURE TREES. THE LIMITS OF THE AREAS SURVEYED FOR WETLANDS AND MATURE TREES ARE SHOWN ON THIS NRPP.
 - THE LOCATIONS AND EXTENTS OF REGULATED NATURAL RESOURCES NOT FIELD VERIFIED ARE BASED ON BEST AVAILABLE INFORMATION AND DESKTOP PHOTO-INTERPRETATION.
 - SURVEYS CONDUCTED BY RUEKERT AND MELKE IN 2017, 2018, AND 2019.
 - STUDY AREA AND RIGHT OF WAYS ACQUIRED FROM WISCONSIN STATE CARTOGRAPHER'S OFFICE STATEWIDE PARCEL LAYER, LOCATIONS ARE APPROXIMATE.
 - WETLAND DELINEATIONS FIELD SURVEYS WERE PERFORMED BY SEWRPC, (CHRIS JOHNS AND JENNIFER DIETL) IN 2015, 2018, AND 2019.
 - MATURE WOODLAND DRIP LINES MARKING AND MATURE TREE IDENTIFICATION WERE PERFORMED BY TRC IN 2018 AND 2019.



PROJECT: FRANKLIN BUSINESS PARK NNRP
 CITY OF FRANKLIN, WISCONSIN
 SECTION: 36 TOWNSHIP: 05 RANGE: 21

TITLE: NATURAL RESOURCE PROTECTION PLAN

DRAWN BY: A. ADAIR **PROJ. NO.:** 306920

CHECKED BY: R. LONDRE

APPROVED BY: R. LONDRE **FIGURE 1**

DATE: DECEMBER 2019

TRC
 150 North Patrick Blvd., Suite 180
 Brookfield, WI 53045
 Phone: 262.879.1212
 www.trccompanies.com

FILE NO.: 306920-2019_11x17_NRPP.mxd

TO: City of Franklin Plan Commission

FROM: Mark B. Van Weelden, P.E.

DATE: January 24, 2020

SUBJECT: City of Franklin Corporate Park Sewage Pumping Station – Site Plan Application Comments

The following technical memorandum addresses each of the comments provided to Ruekert & Mielke, Inc. (R/M) regarding the Site Plan Application for the City of Franklin Corporate Park Sewage Pumping Station.

Site Plan review, as required by the UDO.

1. Pursuant to the Unified Development Ordinance (UDO) Section 15-7.0103, please provide the following:
M. **Setbacks.** Please add wetland setback and rear yard setback.

R/M Response

Wetland, rear yard, and side yard setbacks were added to Sheet C102R-1 which is included in this submittal package.

Landscape standards

2. It is noted that per UDO Section 15-5.0303, irrigation is required for all new landscaped areas. Does this project include irrigation? If not, you may request a waiver of this requirement to the Plan Commission.

R/M Response

R/M requests a waiver of the irrigation requirement, which is supported by City Engineer Glen E. Morrow, P.E. and Sewer & Water Superintendent Mike Roberts. The reason for the waiver request is the temporary nature of the pumping station facility. The pumping station will be converted to a gravity sewer structure in the future, at which point regular site access will be significantly reduced. In addition, for the first number of years of pump station operation, the site will be relatively isolated, given the landscaping ample time to establish.

Per Glen Morrow, he would like to use a similar approach to the Waukesha building project recently reviewed by the Plan Commission. In this arrangement, the City is willing to provide a 2-year guarantee on the landscaping.

Additional City Development Department Comments

3. Any proposed lighting other than light fixtures of the building?
4. Does this project include an antenna? If so, please provide details, including description, location and height.
5. The proposed color scheme is consistent with the Planned Development District No. 39 design standards.

R/M Response

There is no other lighting provided at the site other than the light fixtures affixed to the exterior and interior of the building. R/M designed the site to maintain a “low profile”, so avoiding any elevated light fixtures was intentional. For any emergency work occurring at night, City staff may need to provide supplemental light to perform work.

Earlier iterations of the drawings included an antenna to accommodate radio-frequency (RF) SCADA communication. After further studies, however, it was determined that RF

communication was not feasible without an exceptionally tall antenna structure due to the elevation of the pumping station site. For this reason, cellular communication will be used as an alternative to RF, eliminating the need for an antenna on site.

The proposed color scheme is included in the submittal package for review. The color scheme is tan and brown to provide a muted color palette for the building. We acknowledge that the color scheme is consistent with the Planned Development District No. 39 design standards.

Fire Department Comments

6. Follow all applicable codes and standards for construction and occupancy type.
7. Fire extinguisher required per NFPA 10.

R/M Response

All applicable codes and standards for construction and occupancy type will be followed by building manufacturer USEMCO and observed by the City. City staff will provide and store a fire extinguisher on site.

If you have any questions or comments related to these responses, don't hesitate to contact me to discuss.

Very truly yours,

RUEKERT & MIELKE, INC.



Mark B. Van Weelden, P.E. (WI)
Project Engineer

mvanweelden@ruekert-mielke.com

MEMORANDUM

Date: January 16, 2020
To: Mark B. Van Weelden
From: City of Franklin, Department of City Development
RE: Application for Site Plan – 3548 S County Line Rd.

Please be advised that the Department of City Development has reviewed the Site Plan application submitted on December 20, 2019.

Site Plan review, as required by the UDO.

1. Pursuant to the Unified Development Ordinance (UDO) Section 15-7.0103, please provide the following:
M. **Setbacks.** Please add wetland setback and rear yard setback.

Landscape standards

2. It is noted that per UDO Section 15-5.0303, irrigation is required for all new landscaped areas. Does this project include irrigation? If not, you may request a waiver of this requirement to the Plan Commission.

Additional City Development Department Comments

3. Any proposed lighting other than light fixtures of the building?
4. Does this project include an antenna? If so, please provide details, including description, location and height.
5. The proposed color scheme is consistent with the Planned Development District No. 39 design standards.

Fire Department Comments

6. Follow all applicable codes and standards for construction and occupancy type.
7. Fire extinguisher required per NFPA 10.

Engineering Department Comments

8. No comments.

Police Department Comments

9. The Police Department has no issues with this request.

Date of Application: 12/20/2019

SITE PLAN / SITE PLAN AMENDMENT APPLICATION

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

Applicant (Full Legal Name[s]):

Name: Mayor Stephen R. Olson
 Company: City of Franklin
 Mailing Address: 9229 West Loomis Road
 City / State: Franklin, WI Zip: 53132
 Phone: (414) 427-7529
 Email Address: solson@franklinwi.gov

Applicant is Represented by: (contact person)(Full Legal Name[s])

Name: Mark B. Van Weelden, P.E.
 Company: Ruekert & Mielke, Inc.
 Mailing Address: W233 N2080 Ridgeview Parkway
 City / State: Waukesha, WI Zip: 53188
 Phone: (262) 953-3050
 Email Address: mvanweelden@ruekert-mielke.com

Project Property Information:

Property Address: 3548 South County Line Road
 Property Owner(s): MLG Investments 2002 LLC. Contact Joe A. Bukovich.
 Mailing Address: 19000 W. Bluemound Road
 City / State: Brookfield, WI Zip: 53045
 Email Address: jbukovich@pointre.com

Tax Key Nos: 979 9999 000
 Existing Zoning: Planned Development District #39
 Existing Use: Agricultural/Residential
 Proposed Use: Communication and Utilities
 Future Land Use Identification: Mixed Use Business Park

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

Site Plan/Site Plan Amendment submittals for review must include and be accompanied by the following:

- This Application form accurately completed with original signature(s). Facsimiles and copies will not be accepted.
- Application Filing Fee, payable to City of Franklin:
 - Tier 1: \$2000
 - Tier 2: \$1000 (Lot size ≤ 1 acre)
 - Tier 3: \$500 (≤ 10% increase or decrease in total floor area of all structures with no change to parking; or change to parking only).
- Legal Description for the subject property (WORD.doc or compatible format).
- Seven (7) complete **collated** sets of Application materials to include:
 - One (1) original and six (6) copies of a written Project Summary, including description of any new building construction and site work, interior/exterior building modifications or additions to be made to property, site improvement costs, estimate of project value and any other information that is available.)
 - Seven (7) **folded** full size, drawn to scale copies (at least 24" x 36") of the Site Plan/Site Plan Amendment package. (The submittal should include only those plans/items as set forth in Section 15-7.0103, 15-7.0301 and 15-5.0402 of the Unified Development Ordinance that are impacted by the development. (e.g., Site Plan, Building Elevations, Landscape Plan, Outdoor Lighting Plan, Natural Resource Protection Plan, etc.)
 - Reduced size (11"x17") copies of the Site Plan/Site Plan Amendment package will be at Planning staff recommendation, if applicable.
- One colored copy (11"x17") of the building elevations, if applicable.
- One copy of the Site Intensity and Capacity Calculations, if applicable (see Division 15-3.0500 of the UDO).
- Three copies of the Natural Resource Protection report, if applicable (see Section 15-7.0103Q of the UDO).
- Email (or CD ROM) with all plans/submittal materials. Plans must be submitted in both Adobe PDF and AutoCAD compatible format (where applicable).

- Upon receipt of a complete submittal, staff review will be conducted within ten business days. Additional materials may be required.
- Site Plan/Site Plan amendment requests require Plan Commission or Community Development Authority review and approval.

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

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

Joseph A. Bukovich
 Signature - Property Owner
Joseph A. Bukovich VICE PRESIDENT
 Name & Title (PRINT)
 Date: 12/20/19

Stephen R. Olson
 Signature - Property Owner
Stephen R. Olson Mayor
 Name & Title (PRINT)
 Date: 12/26/19

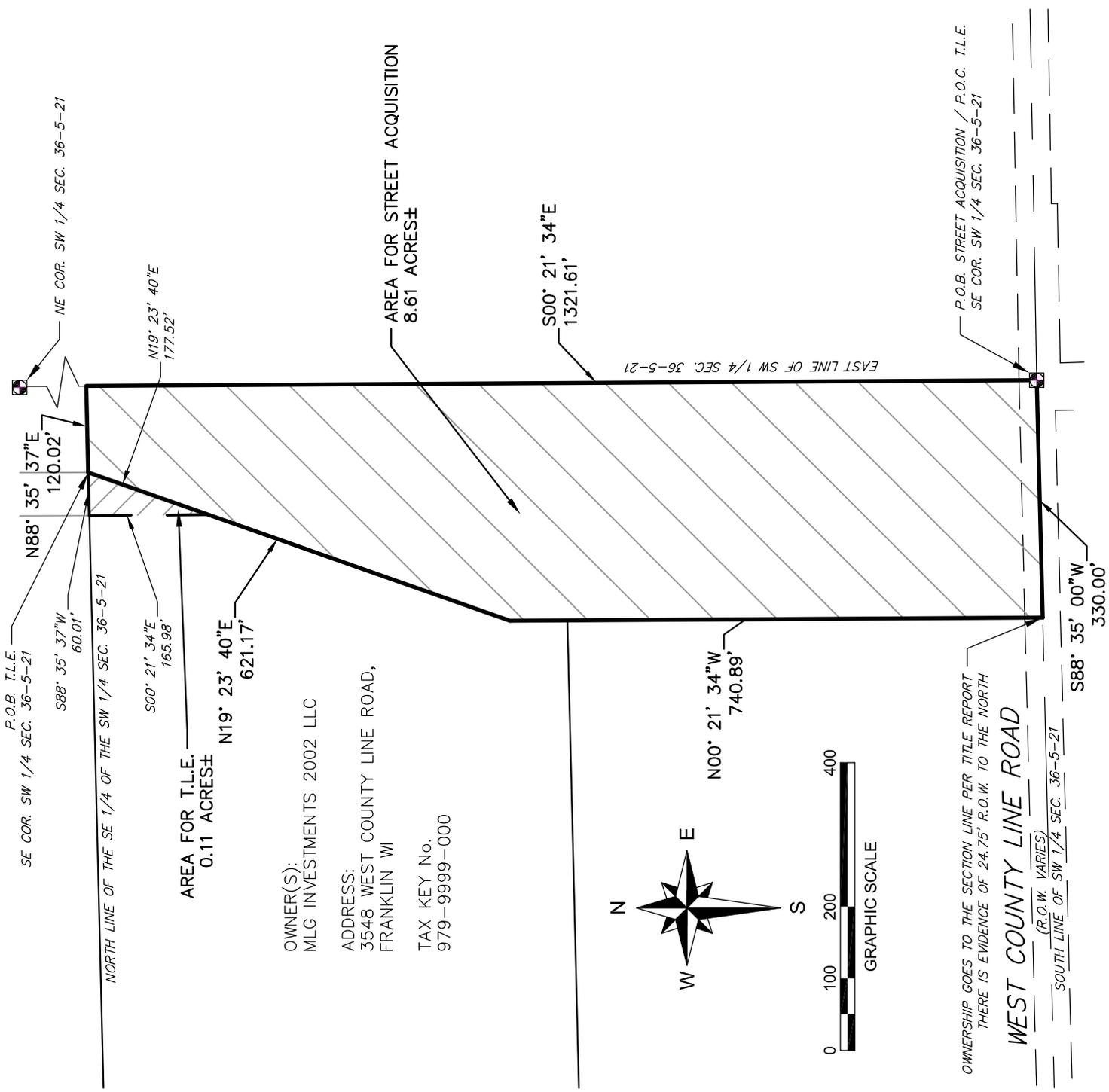
 Signature - Applicant
 Name & Title (PRINT)
 Date: _____

Mark B. Van Weelden
 Signature - Applicant's Representative
Mark B. Van Weelden Project Engineer, P.E.
 Name & Title (PRINT)
 Date: 12/20/2019

EXHIBIT "A"

STREET ACQUISITION AND TEMPORARY LIMITED EASEMENT (T.L.E.)

Being part of the Southeast 1/4 of the Southwest 1/4 of Section 36, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin.



PREPARED FOR:
City of Franklin
9229 W. Loomis Road
Franklin, WI 53132

PREPARED BY:
Ruekert & Mielke, Inc.
W233 N2080 Ridgeway Pkwy.
Waukesha, WI 53188

EXHIBIT "A"

SHEET 2 OF 2

STREET ACQUISITION AND TEMPORARY LIMITED EASEMENT (T.L.E.)

Being part of the Southeast 1/4 of the Southwest 1/4 of Section 36, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin.

STREET ACQUISITION:

Being part of the Southeast one-quarter of the Southwest one-quarter of Section 36, Township 5 North, Range 21 East, Milwaukee County, Wisconsin, bounded and described as follows:

Beginning at the Southeast corner of said Southwest one-quarter of Section 36; thence bearing S88°35'00"W, along the South line of said Southwest one-quarter, a distance of 330.00 feet; thence bearing N00°21'34"W, a distance of 740.89 feet; thence bearing N19°23'40"E, a distance of 621.17 feet to the North line of the Southeast one-quarter of the Southwest one-quarter of said Section 36; thence bearing N88°35'37"E, along said North line, a distance of 120.02 feet to the East line of said Southwest one-quarter; thence bearing S00°21'34"E, along said East line, a distance of 1321.61 feet to the POINT OF BEGINNING, containing 8.61 acres more or less of land. Subject to, but not limited to, covenants, conditions, restrictions and easements of record.

T.L.E.:

Being part of the Southeast one-quarter of the Southwest one-quarter of Section 36, Township 5 North, Range 21 East, Milwaukee County, Wisconsin, bounded and described as follows:

Commencing at the Southeast corner of said Southwest one-quarter of Section 36; thence bearing N00°21'34"W, along the East line of said Southwest one-quarter, a distance of 1321.61 feet to the North line of the Southeast one-quarter of the Southwest one-quarter of said Section 36; thence bearing along said North line S88°35'37"W, a distance of 120.02 feet; to the POINT OF BEGINNING; thence continue bearing along said North line S88°35'37"W, a distance of 60.01 feet; thence bearing S00°21'34"E, a distance of 165.98 feet; thence bearing N19°23'40"E, a distance of 177.52 feet to the POINT OF BEGINNING, containing 0.11 acres more or less of land. Subject to, but not limited to, covenants, conditions, restrictions and easements of record.



PREPARED FOR:
City of Franklin
9229 W. Loomis Road
Franklin, WI 53132

PREPARED BY:
Ruekert & Mielke, Inc.
W233 N2080 Ridgeview Pkwy.
Waukesha, WI 53188

TO: City of Franklin Planning Department

FROM: Mark B. Van Weelden, P.E.

DATE: December 20, 2019

SUBJECT: City of Franklin Corporate Park Sewage Pumping Station - Project Summary

The attached project, titled "Corporate Park Sewage Pumping Station", was designed by Ruekert & Mielke, Inc. as a part of a larger effort to develop the area west of S 27th Street, north of County Line Road, and south of Oakwood Road (Planned Development District #9). The current design accompanies a project titled "Franklin Corporate Park South Hickory Street Corridor Utility Improvements". Together these projects will provide preliminary sewer and water service to the project area, extending along a corridor from County Line Road to the south, Oakwood Road to the north, and just west of the termination of Elm Road.

The project submitted for approval revolves around a sewage pumping station, or "lift station". The purpose of the facility is to take all the sewage that flows by gravity to the lift station location and pump it via force main uphill to the existing sanitary sewer system on Oakwood Road. The lift station facility includes:

- A prefabricated Pump Station Support Building designed to house a generator for backup power, an above-grade valve assembly for easy maintenance access, pump controls and SCADA.
- A 10-foot diameter wet well where the sewage accumulates.
- Two submersible style pumps that convey sewage through ductile iron force main through a series of valves and other fittings housed in the Pump Station Support Building then north of the site.
- Gravity sewer draining to the wet well from the north. Additional gravity sewer stubs designed to convey future flow from the west and a future gravity outlet to the southwest.
- Auxiliary drain piping back to the wet well from the force main.
- Pavement surrounding the wet well and Pump Station Support Building for vehicle access and parking.
- Bollards protecting key structures on site.
- Landscaping shielding the site from view on three sides. There is an existing tree line immediately to the east of the site.
- A temporary gravel access road coming from the south. This road will be removed, and the area restored, once a permanent paved access from a future road is provided.

The Pump Station Support Building is a prefabricated building provided by USEMCO Inc. out of Tomah, WI. The entire building system including the valve assembly, generator, and controls will be fabricated by USEMCO at their facility and shipped to the site. The contractor will be responsible for safely removing the building from the transport, providing the building foundation and force main leading to the building location, installing the building, and starting up building operation. Due to the expedited schedule associated with this project, the City of Franklin has entered directly into a purchasing agreement with USEMCO Inc. for the building. This will allow USEMCO Inc. to start fabrication of the building as quickly as possible without waiting for the contract to be awarded to a Contractor. A signed copy of the USEMCO proposal is included with the application materials for your reference. The cost of the building with the scope described in the proposal is \$182,816.00. The cost of all other work associated with the contract as shown on the drawings is approximately \$867,000.00.

USEMCO has provided a large building submittal which Ruekert & Mielke, Inc. has reviewed and provided comments related to mechanical, electrical, and SCADA components of the building. While

much of the submittal was not included in the application materials, I have included color copies of the brick and shingle selection guides provided by the manufacturer. We coordinated with City staff to make a preliminary selection of the color scheme of the building ("Light Sandstone" brick and "Heather Blend" shingles). We would appreciate your review of this color selection as a part of the review process.

Other information included in the application materials include:

- A hard-copy Site Plan Application with signatures.
- A legal description and exhibit of the property. This document was generated by Ruekert & Mielke, Inc. for use by the City of Franklin in acquiring land for the utility project.
- A full set of drawings titled "Franklin Corporate Park Pump Station". The drawings are reduced size (11"x17") per recommendation by Planning staff.

Outstanding items related to the application included:

- The signature of the Mayor on the Site Plan Application. Glen Morrow assured us that this signature could be provided promptly after submittal through coordination with City staff.
- The Application Filing Fee. Glen Morrow assured us that the filing fee could be coordinated between departments directly.

If you have any questions or concerns regarding any of the application materials, don't hesitate to contact myself or the project contact at the City, Glen Morrow, P.E.

Very truly yours,

RUEKERT & MIELKE, INC.



Mark B. Van Weelden, P.E. (WI)

Project Engineer

mvanweelden@ruekert-mielke.com

Nov 21, 2019 9:33am PLOTTED BY:WBANCROFT, SAVED BY:GDeputy
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 G:\CS2_2019\88_City of Franklin\01013_Franklin Corporate Park\pump Station\2-G-DT - LEGEND SYM AND MAT.dwg

COMMON SYMBOLS

NORTH ARROW
 SHEET 5A01
 SHEET NUMBER (01, 02, 03...10, 11 ETC)
 DISCIPLINE (ARCHITECTURAL, PLUMBING, ETC)
 BUILDING NUMBER (OMIT FOR GENERAL ITEMS)

DETAIL NOTATION
 DETAIL "LETTER"
 SHEET WHERE LOCATED

SECTION NOTATION
 SECTION "NUMBER"
 SHEET WHERE LOCATED

NOTATION EL. 000.00
 LEVEL ELEVATION INDICATOR
 CONTROL POINT DATUM

MATCH NOTATION
 SHEET REFERENCE

REVISION NUMBER

SITE STRUCTURES

WORK IN CONTRACT	EXISTING

LANDSCAPING

WORK IN CONTRACT	EXISTING

SURVEY & LAND CONTROL

WORK IN CONTRACT	EXISTING

GRADING

WORK IN CONTRACT	EXISTING

UTILITIES & SEWERS

WORK IN CONTRACT	EXISTING

PAVEMENT & TRANSPORT

WORK IN CONTRACT	EXISTING

EROSION CONTROL

WORK IN CONTRACT	EXISTING

ENVIRONMENTAL

ARCHITECTURAL

ROOM NAME	ROOM NAME & NUMBER
	BUILDING NUMBER
	ROOM NUMBER
	DOOR NUMBER
	DOOR IDENTIFIER
	WINDOW NUMBER
	WINDOW IDENTIFIER
	MISCELLANEOUS OPENING
	OPENING IDENTIFIER
	SIGN NUMBER
	SIGN IDENTIFIER
	VIEW NOTATION
	WALL TYPE

PROCESS PIPING

	10" NOMINAL PIPE SIZE (INCHES)
	FLANGED COUPLING OR RESTRAINED FLANGE ADAPTER
	BUTTERFLY VALVE
	PLUG VALVE
	GATE VALVE
	CHECK VALVE
	METER
	FLEXIBLE CONNECTOR
	MOTOR OPERATED VALVE
	PRESSURE GAGE
	FLOW SWITCH
	PRESSURE SWITCH
	PRESSURE TRANSMITTER
	AUTOMATIC DRAIN VALVE
	CHLORINE EJECTOR
	CHEMICAL INJECTOR
	SAMPLING FAUCET
	BALL VALVE
	CHECK VALVE (SMALL DIAMETER PIPE)

PLUMBING

	CW COLD WATER PIPING
	HW HOT WATER PIPING
	HWR HOT WATER RETURN PIPING
	TW TEMPERATE WATER PIPING
	NP NON-POTABLE WATER PIPING
	SS SANITARY SEWER (WASTE PIPING)
	V VENT PIPING (ABOVE GRADE)
	UV VENT PIPING (BELOW GRADE)
	D DRAIN
	TEE (BRANCH UP SIDE)
	TEE (BRANCH DOWN)
	RISER UP
	RISER DOWN
	FLOOR DRAIN
	FLOOR CLEANOUT
	UNION
	CAP
	FLOW DIRECTION
	REDUCER
	HOSE BIBB WALL HYDRANT
	FLOOR DRAIN
	SITE OR HUB DRAIN
	BALL VALVE
	CHECK VALVE
	GLOBE VALVE
	BUTTERFLY VALVE
	GATE VALVE
	STRAINER
	PRESSURE GAGE
	SOLENOID VALVE
	FIXTURE UNITS - DRAINAGE OR SUPPLY
	NG NATURAL GAS

HVAC

	SUPPLY AIR, DUCT SECTION (DOWN OR AWAY)
	SUPPLY AIR, DUCT SECTION (UP OR TOWARD)
	RETURN AIR, DUCT SECTION (DOWN OR AWAY)
	RETURN AIR, DUCT SECTION (UP OR TOWARD)
	DUCT SIZE (1ST FIGURE WIDTH 2ND FIGURE DEPTH)
	THERMAL INSULATED DUCT
	FLEXIBLE DUCT CONNECTION
	MANUAL VOLUME DAMPER
	MOTORIZED DAMPER
	BACK DRAFT DAMPER
	TURNING VANES
	SUPPLY GRILLE
	EXHAUST RETURN TRANSFER GRILLE
	INDICATES ROUND
	AIR FLOW DIRECTION
	HUMIDISTAT

ELECTRICAL

	SURFACE OR STEM MOUNT FLUORESCENT FIXTURE
	WALL MOUNT FLUORESCENT FIXTURE
	WALL MOUNT LIGHT FIXTURE
	RECESSED MOUNT LIGHT FIXTURE
	SWITCH WITH OUTLET
	SINGLE POLE SWITCH
	2 POLE SWITCH
	3-WAY SWITCH
	SWITCHED CIRCUIT
	DUPLEX GROUNDED RECEPTACLE, 18" A.F.F. (UNLESS OTHERWISE NOTED)
	DUPLEX GROUNDED RECEPTACLE, 46" A.F.F. (UNLESS OTHERWISE NOTED)
	MOTOR (SEE SCHEDULE)
	JUNCTION BOX
	COOLING THERMOSTAT
	THERMOSTAT
	PUSHBUTTON STATION IN NEMA 4X ENCLOSURE
	DISCONNECT SWITCH
	COMBINATION MOTOR STARTER, SURFACE WALL MOUNT
	PHOTOCONTROL (FOR SWITCHING OF SITE & PERIMETER LIGHTING)
	SPEED CONTROL SWITCH
	MOTORIZED DAMPER OPERATOR
	PILOT LIGHT, LETTER INDICATES COLOR
	WIRING TO BE PERFORMED IN THE FIELD BY CONTRACTOR
	PUSHBUTTON
	LIMIT SWITCH
	FLOAT SWITCH
	PRESSURE SWITCH
	RELAY CONTACT - NORMALLY CLOSED
	RELAY CONTACT - NORMALLY OPEN
	TIME DELAYED CONTACT
	SELECTOR SWITCH
	THERMOSTAT
	CONTROL DEVICE - REFER TO SCHEDULES
	TRANSFORMER
	THERMAL OVERLOAD
	CONTROL RELAY
	TIME DELAY RELAY
	FUSE & FUSEBLOCK
	GROUND
	CIRCUIT BREAKER
	TERMINAL BLOCK

7	6	5	4	3	2	1
1	2	3	4	5	6	7

TOWN: T5N SECTION: 35 SW RANGER: 21E

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 Waukesha Kenosha Madison
 Global Water Center Fox Valley
 www.ruekertmielke.com

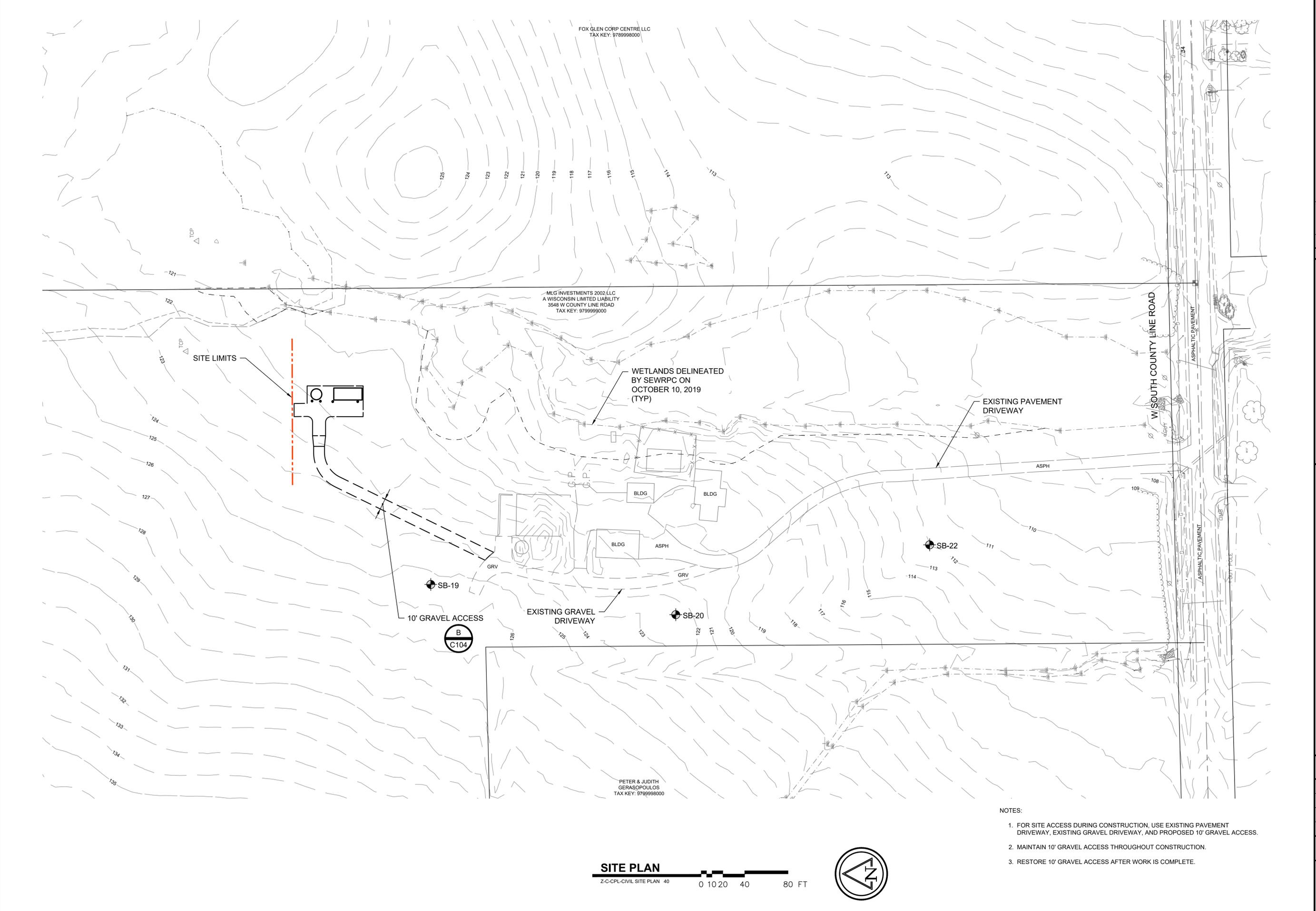
FRANKLIN CORPORATE PARK PUMP STATION
 LEGEND, SYMBOLS, AND MATERIALS
 CITY OF FRANKLIN
 MILWAUKEE COUNTY, WISCONSIN

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 CHECKED BY: CLE
 DATE: NOVEMBER 2019
 FILE NO.
58-10013.200

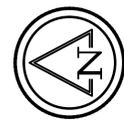
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SITE PLAN
 Z-C-CP-CIVIL SITE PLAN 40
 0 10 20 40 80 FT

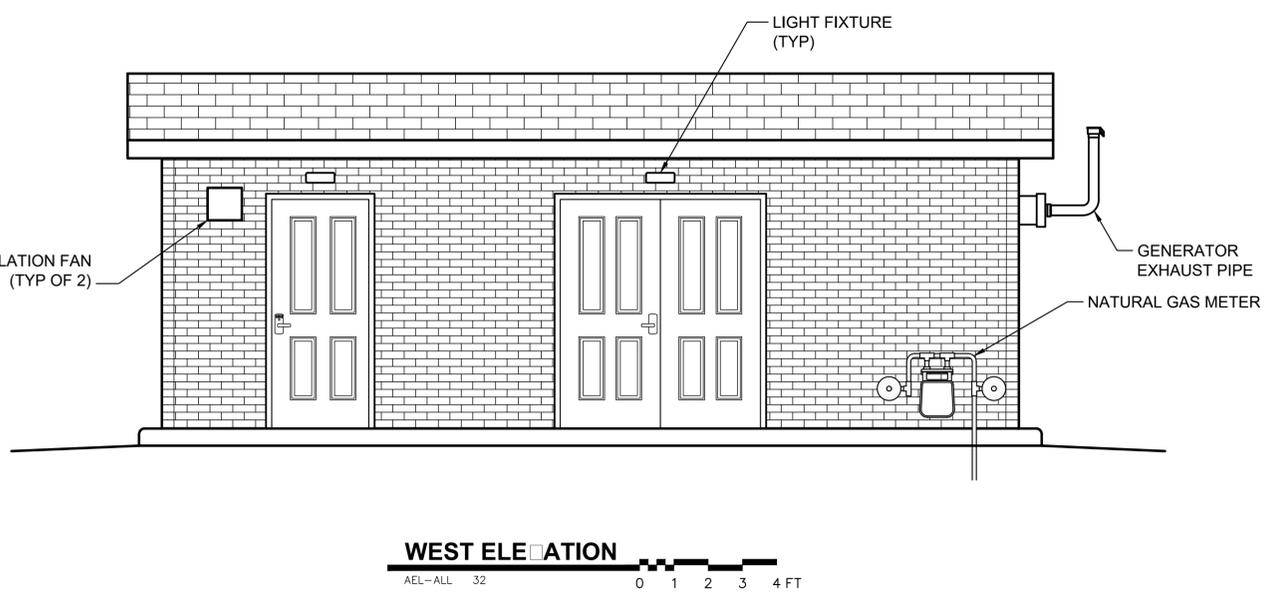
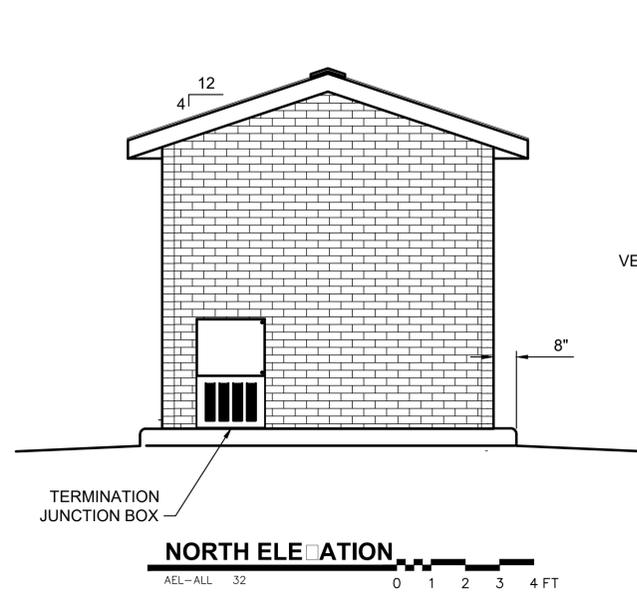
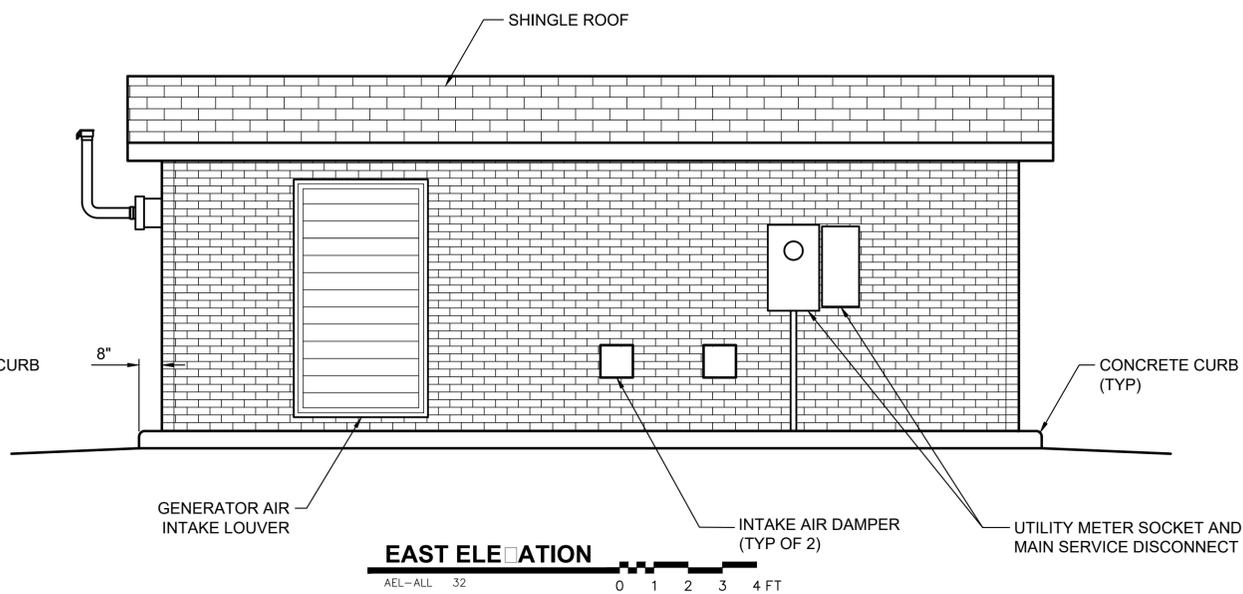
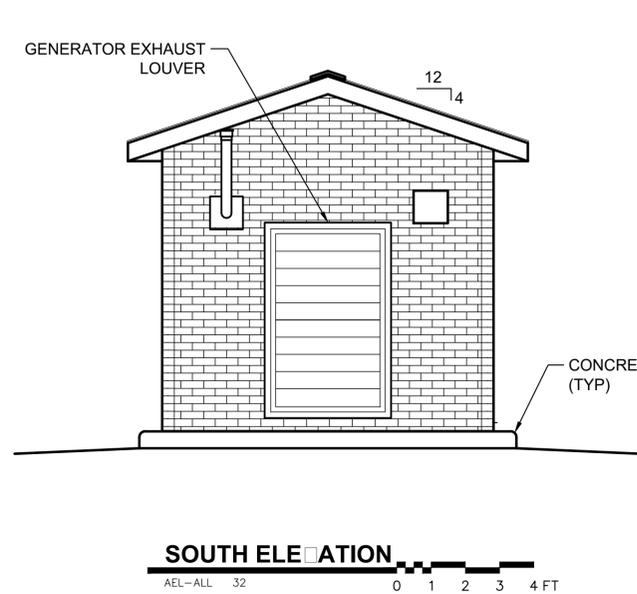


- NOTES:
1. FOR SITE ACCESS DURING CONSTRUCTION, USE EXISTING PAVEMENT DRIVEWAY, EXISTING GRAVEL DRIVEWAY, AND PROPOSED 10' GRAVEL ACCESS.
 2. MAINTAIN 10' GRAVEL ACCESS THROUGHOUT CONSTRUCTION.
 3. RESTORE 10' GRAVEL ACCESS AFTER WORK IS COMPLETE.

<p>Ruekert Mielke Waukesha • Kenosha • Madison Global Water Center • Fox Valley www.ruekertmielke.com</p>		<table border="1"> <tr><td>7</td></tr> <tr><td>6</td></tr> <tr><td>5</td></tr> <tr><td>4</td></tr> <tr><td>3</td></tr> <tr><td>2</td></tr> <tr><td>1</td></tr> </table>	7	6	5	4	3	2	1	<table border="1"> <tr><td>A</td></tr> <tr><td>R</td></tr> <tr><td>E</td></tr> <tr><td>S</td></tr> <tr><td>O</td></tr> <tr><td>S</td></tr> </table>	A	R	E	S	O	S
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<p>FRANKLIN CORPORATE PARK PUMP STATION SITE ACCESS PLAN CITY OF FRANKLIN MILWAUKEE COUNTY, WISCONSIN</p>		<p>TOWN: T5N RANGER 21E SECTION(S): 35 SW</p>														
<p>© COPYRIGHT 2019 RUEKERT & MIELKE INC.</p>		<p>DESIGNED BY: MBV DRAFTED BY: GGD CHECKED BY: CLE DATE: NOVEMBER 2019</p>														
<p>FILE NO. 58-10013.200</p>		<p>SHEET NO. C101</p>														

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TOWN: T5N
RANGE: R21E
SECTION(s): 35 SW

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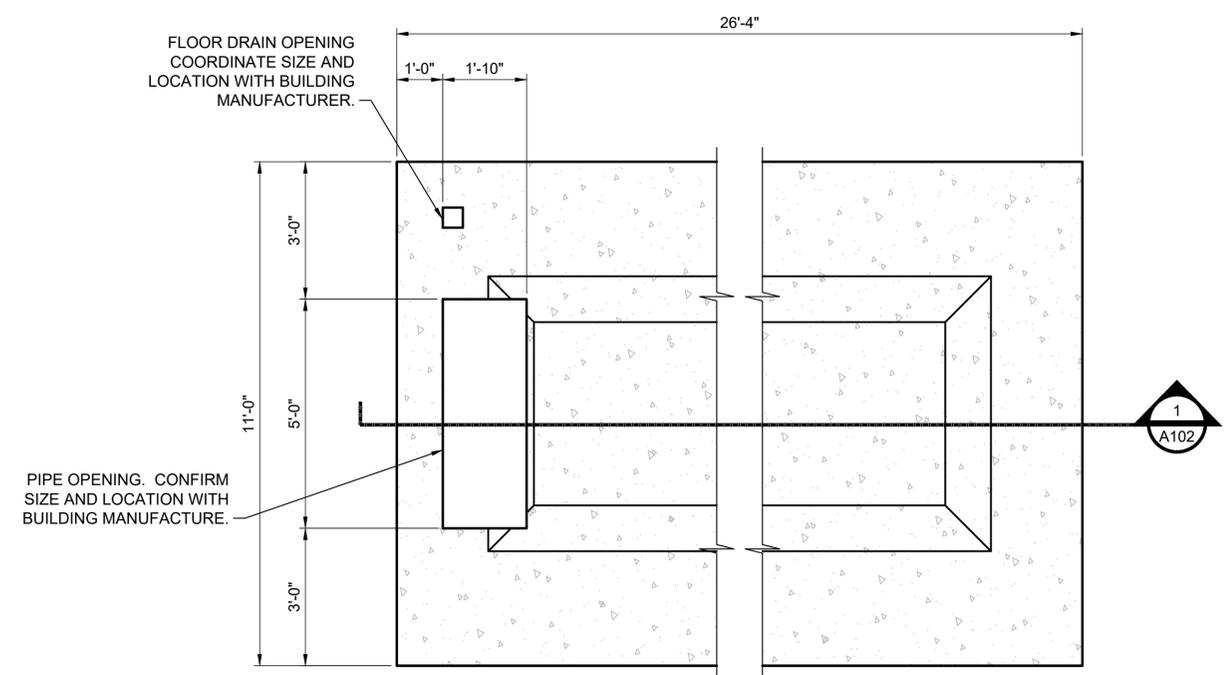
FRANKLIN CORPORATE PARK PUMP STATION
 PS SUPPORT BUILDING ELEVATIONS
 CITY OF FRANKLIN
 MILWAUKEE COUNTY, WISCONSIN

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58-10013.200

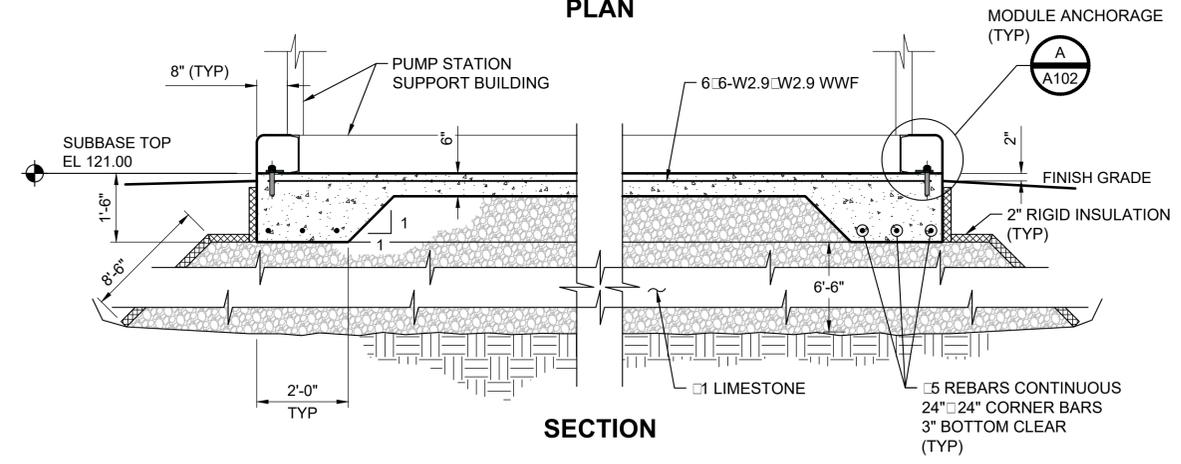
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A101

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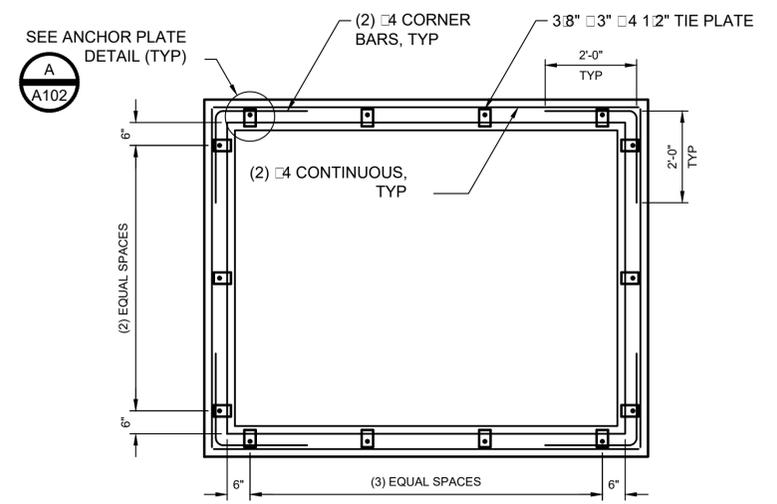


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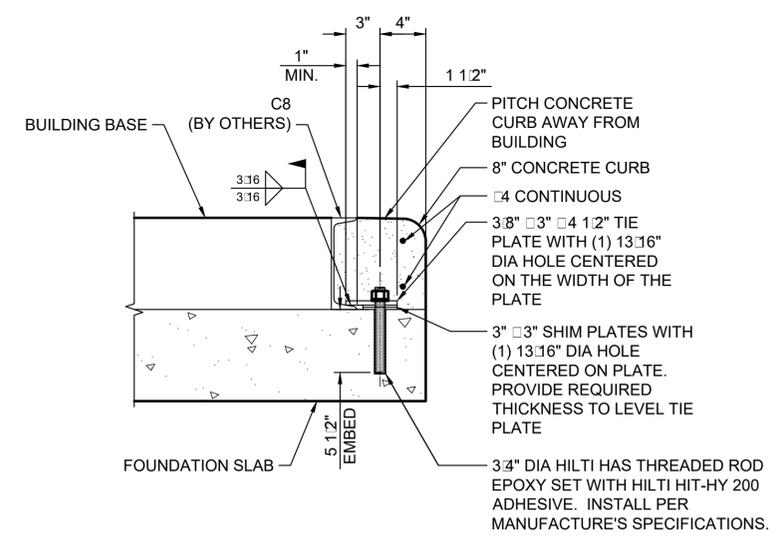


SECTION

SUPPORT BUILDING SUBBASE
03310GEN2 24 NO SCALE



ANCHOR PLAN
Anchor Plan 24 NO SCALE

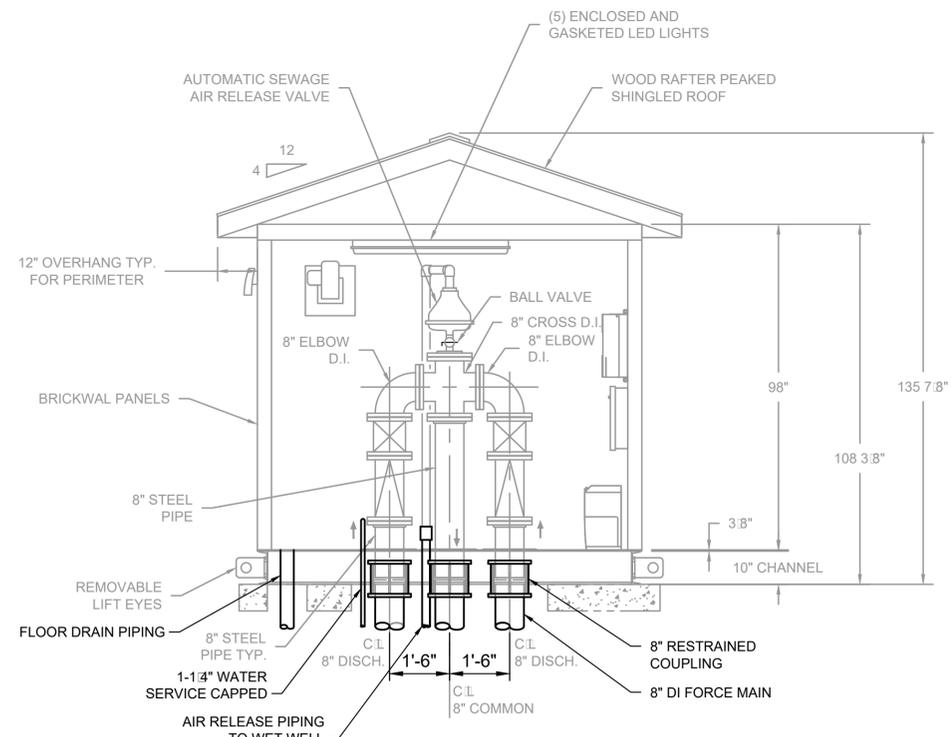
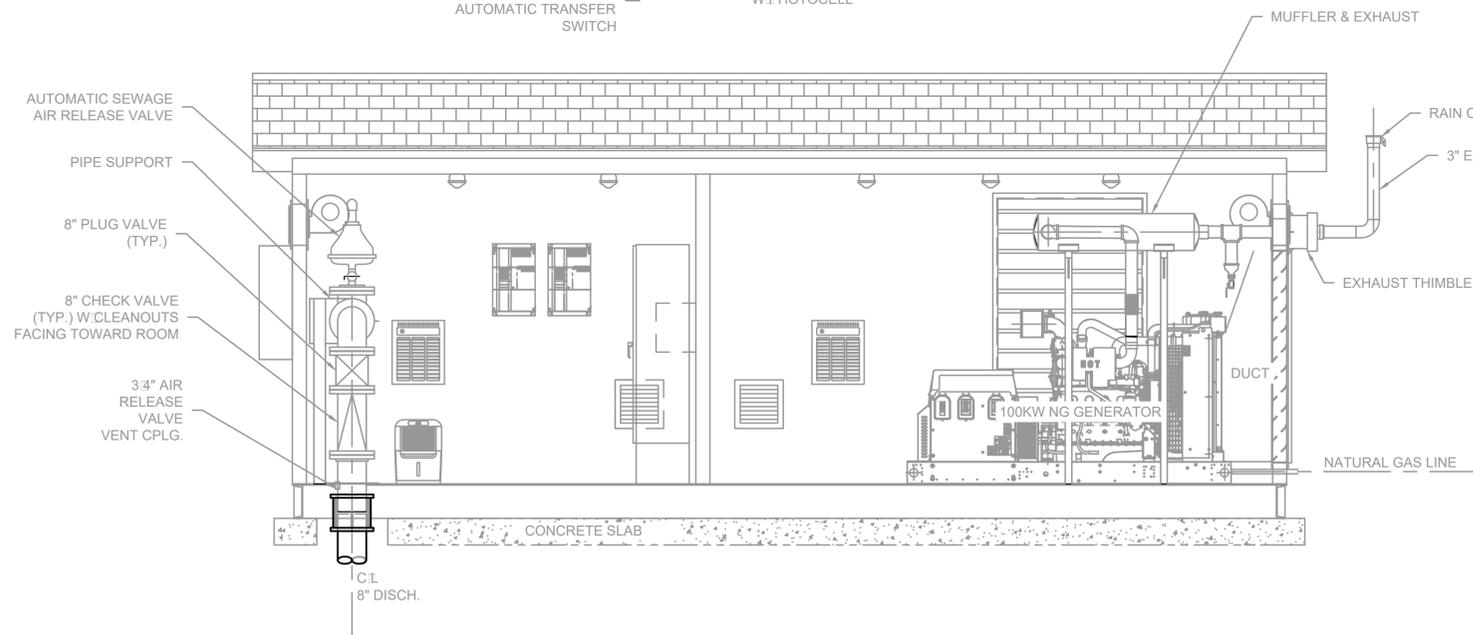
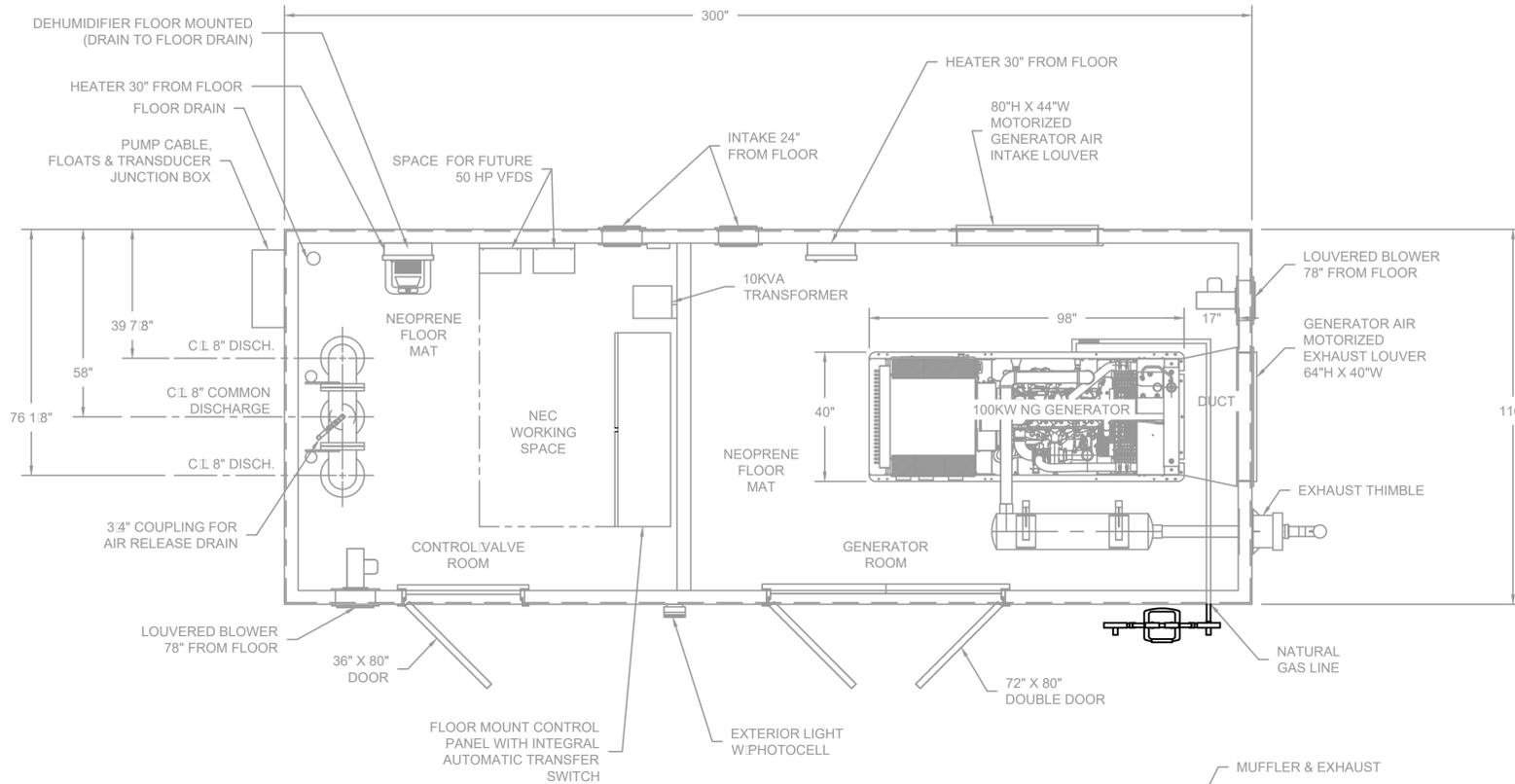


DETAIL
Anchor SC Detail 8 NO SCALE

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 Waukesha • Kenosha • Madison Global Water Center • Fox Valley www.ruekertmielke.com							FRANKLIN CORPORATE PARK PUMP STATION PS SUPPORT BUILDING SLAB PLAN CITY OF FRANKLIN MILWAUKEE COUNTY, WISCONSIN
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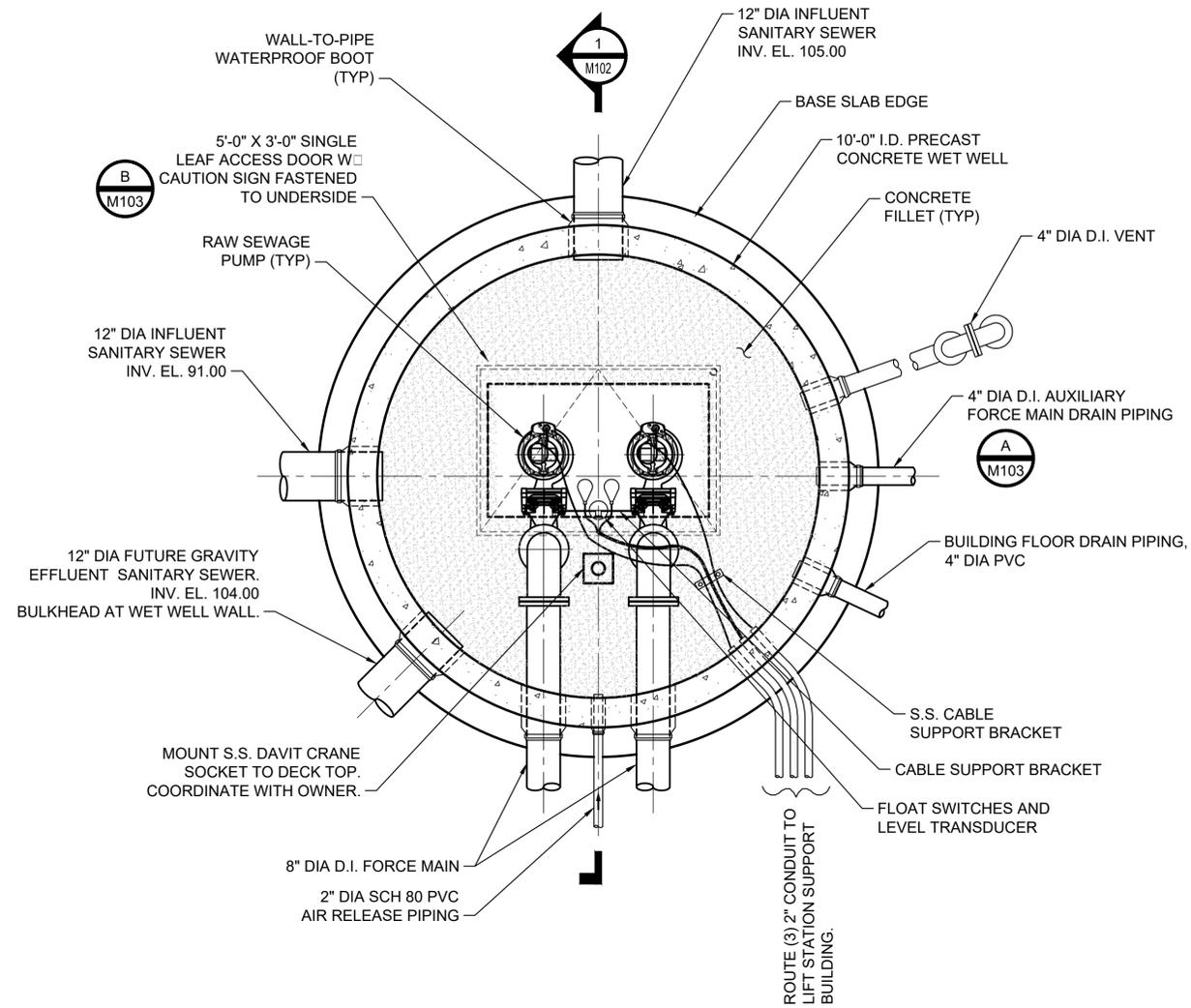
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Nov 21, 2019 9:35am PLOTTED BY:WBANGCROFT SAVED BY:WBANGCROFT
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NOTES:

1. COORDINATE MECHANICAL PIPING DIMENSIONS WITH PUMP STATION SUPPORT BUILDING MANUFACTURER PRIOR TO ASSEMBLY.
2. ASSEMBLE MECHANICAL PIPING AT JOB SITE PRIOR TO CONCRETE FOUNDATION POUR.
3. PROVIDE TRACER WIRE ON PIPING TO VALVE CONTROL ENCLOSURE.
4. PIPE EXTERNAL TO STATION MUST BE INDEPENDENTLY SUPPORTED.
5. PROVIDE (2) LAYERS OF 2\"/>



WET WELL PLAN

S-PL-Wet Well 24 0 1 2 3 FT



LIFT STATION NOTES

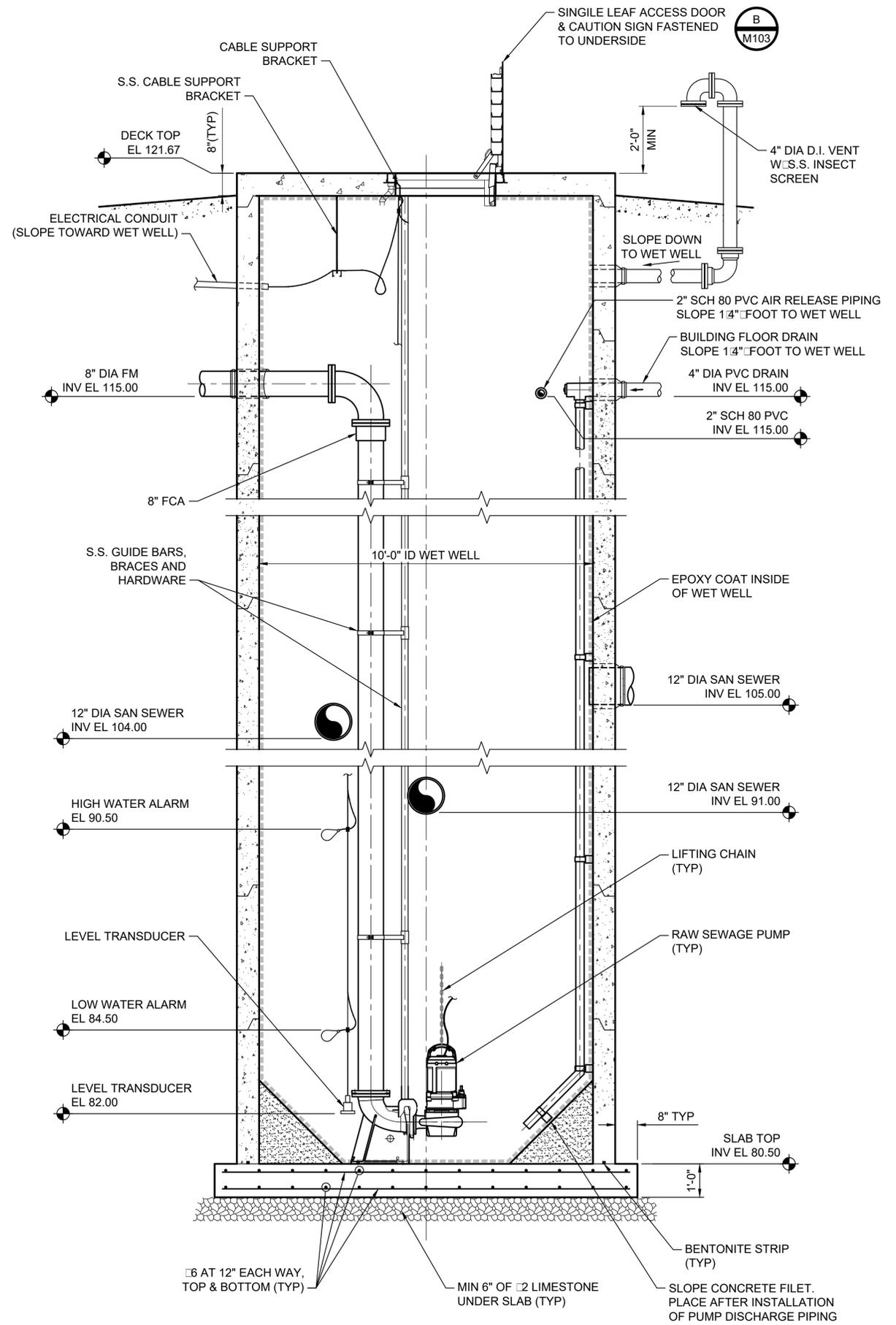
- SOME PIPING AND EQUIPMENT HAS BEEN ROTATED OUT OF POSITION FOR CLARITY. SEE PLAN FOR ACTUAL POSITION.
- BACKFILL WITH MECHANICALLY COMPACTED GRAVEL BACKFILL PER SPECIFICATIONS.
- ALL HARDWARE IN WET WELL TO BE STAINLESS STEEL.
- DO NOT PLACE WET WELL RISER JOINTS AT WALL PENETRATIONS.
- PRECAST WALL AND INTEGRAL BASE IS ACCEPTABLE PROVIDED EQUIVALENT PROTECTION FROM HYDROSTATIC UPLIFT IS PROVIDED.

FLOAT SWITCH ELEVATIONS

HIGH WATER ALARM	EL 90.50
LOW WATER ALARM	EL 84.50

PUMP CONTROL ELEVATIONS

LEAD PUMP OFF	EL 85.00
LAG PUMP OFF	EL 85.50
LEAD PUMP ON	EL 86.75
LAG PUMP ON	EL 87.25



SECTION

S-PL-Wet Well 24 0 1 2 3 FT

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REVISION						

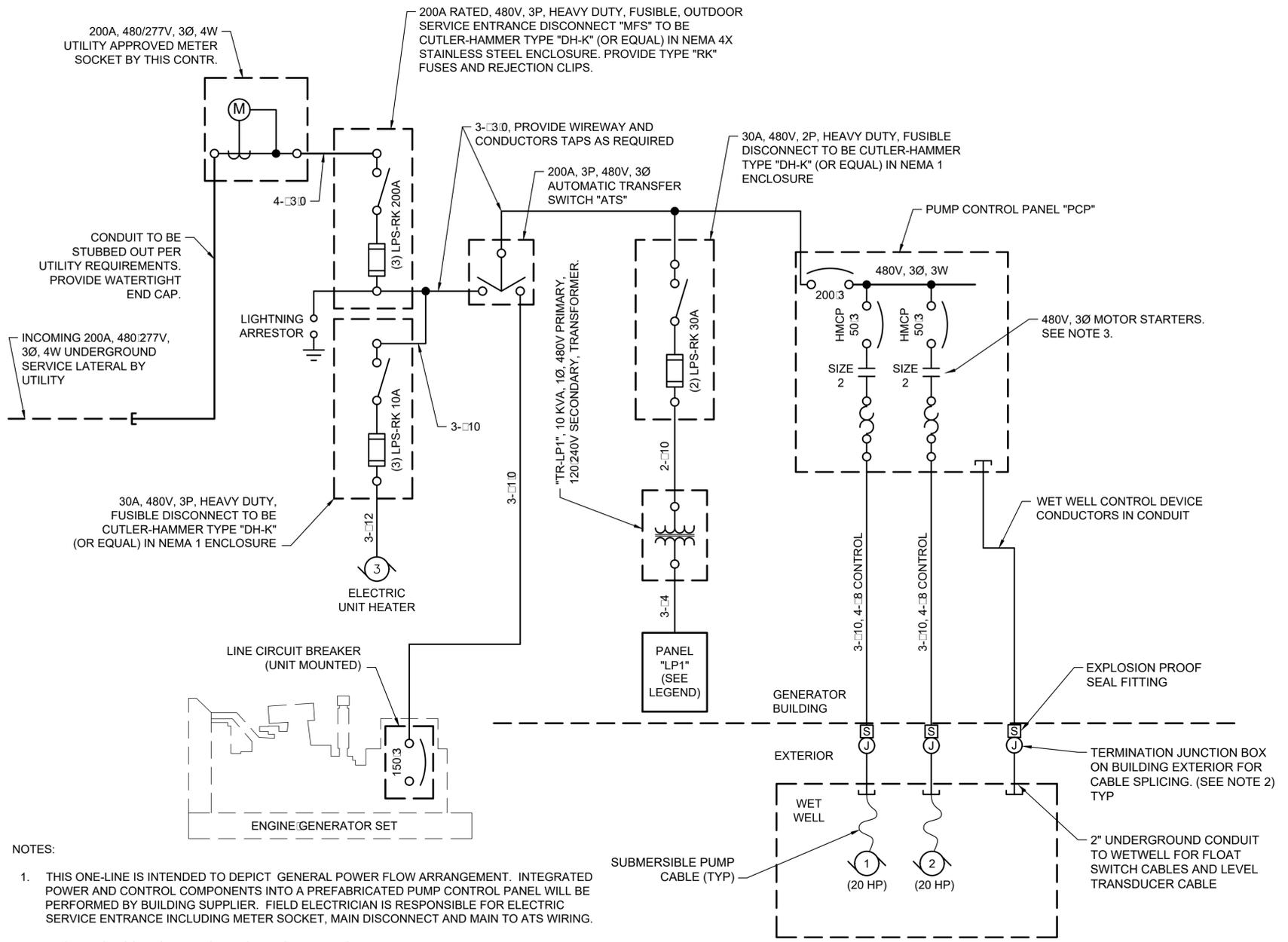
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FRANKLIN CORPORATE PARK PUMP STATION
 WET WELL PLAN AND SECTION
 CITY OF FRANKLIN
 MILWAUKEE COUNTY, WISCONSIN

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TOWN: T5N RANGE: R21E SECTION(S): 35 SW
 BID SET
 www.ruekertmielke.com

Nov 21, 2019 9:38am PLOTTED BY:WBANCROFT SAVED BY:Gdeprey
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- NOTES:
1. THIS ONE-LINE IS INTENDED TO DEPICT GENERAL POWER FLOW ARRANGEMENT. INTEGRATED POWER AND CONTROL COMPONENTS INTO A PREFABRICATED PUMP CONTROL PANEL WILL BE PERFORMED BY BUILDING SUPPLIER. FIELD ELECTRICIAN IS RESPONSIBLE FOR ELECTRIC SERVICE ENTRANCE INCLUDING METER SOCKET, MAIN DISCONNECT AND MAIN TO ATS WIRING.
 2. PROVIDE SILICONE SEAL AROUND CABLES ENTERING BOX FROM THE WET WELL.
 3. MOTOR STARTERS AND WIRING FOR INITIAL 20 H.P. MOTORS. ENCLOSURE AND CONDUITS SIZED FOR FUTURE 50 H.P. STARTERS AND WIRING.

ONE-LINE DIAGRAM
 ADI-MCC 1 NO SCALE

FRANKLIN CORPORATE PARK PUMP STATION	
ELECTRICAL DIAGRAMS	
CITY OF FRANKLIN MILWAUKEE COUNTY, WISCONSIN	
© COPYRIGHT 2019 RUEKERT & MIELKE INC.	
DESIGNED BY: PTW	
DRAFTED BY: GGD	
CHECKED BY: CLE	
DATE: NOVEMBER 2019	
FILE NO. 58-10013.200	
SHEET NO. E102	

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TOWN: T5N RANGE: R21E SECTION(S): 35 SW

BID SET

BrickWal™

From Fullerton Finish Systems, Inc.



Every Advantage Over Conventional Masonry.

BrickWal™ gives you the look of traditional masonry without the hassle of expensive lintels, heavy foundations and structural supports. Why? Because BrickWal weighs only 8 lbs. per square foot when used as individual panels.

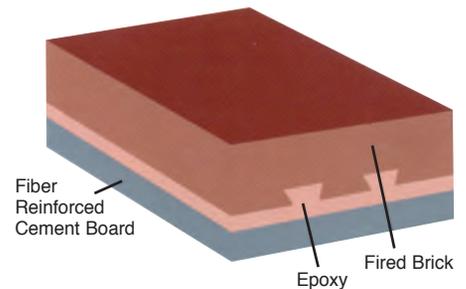
BrickWal™ panels increase building income and reduce maintenance expense. BrickWal™ panels are significantly thinner which allows for more usable floor space.

Also the potential maintenance problems of moisture penetrating through the wall or unsightly appearance of white

stains caused by efflorescence are forever eliminated. BrickWal™ from Fullerton Finish Systems gives all of these advantages and more.

Strength Advantages.

BrickWal™ gives you a richer look than traditional masonry. The color-coordinated mortar of each panel emphasizes the beauty and distinction of kiln-fired brick. Severe weather grade brick (TBX) also prevents the occurrence of brick spalling. It has been designed, engineered and proven by the test of time.



A quality look, with durable life.

Attractive Advantages.

BrickWal™ comes in a variety of colors and textures in a sanded rake joint design and can be applied in any pattern you can imagine. Architectural distinction can be accomplished by incorporating other products from Fullerton Finish Systems onto the same panel. These accents may be cast concrete sills, bullnose copings, quoins and accent bands of crushed granite, marble or stucco. It's your choice. It's freedom to design. It's BrickWal™.

Time-Saving Advantages.

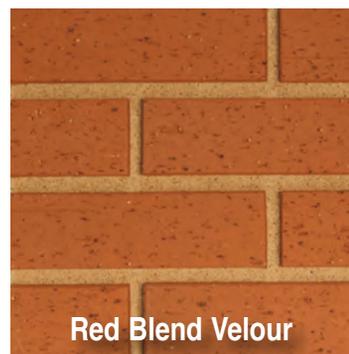
BrickWal™. The Choice is easy. So is the installation. It allows you to reduce construction time and stay on schedule. An "average" five man installation crew can install as much as 1,100 square feet of wall area in a single day, while the same number of masons can only lay approximately 450 square feet of brick. With time savings as great as these, it's time to give Fullerton Finish Systems a call.



Autumn Sand



Medium Ironspot Smooth



Red Blend Velour



Golden Buff Velour



The Quality Solution for New & Remodel Exterior Finishing

PO Box 609, Sand Springs, OK 74063 • Phone 918.246.9995 • Toll Free 866.915.9995 • Fax 918.246.9976

www.fullertonfinishsystems.com

BrickWal™

From Fullerton Finish Systems, Inc.

Veneer Panel Specification

Part 1 - General

1.1 Description

- A. Work described herein consists of furnishing factory fabricated veneer panels with an exterior face in a running bond pattern of kiln-fired clay brick finish applied with polymer epoxy resin on mineral fiber reinforced cement board as manufactured in Sand Springs, Oklahoma by Fullerton Finish Systems, Inc. - (918) 246-9995
- B. Manufacturer shall have been continuously engaged in the manufacture of exterior wall panels for 35 or more years.

1.2 Warranty - Manufacturer to warranty from date of purchase against defective materials or workmanship for a period of five years.

Part 2 - Products

2.1 Description

- A. Kiln-fired clay brick finish shall be _____ (color) and _____ (texture) per approved sample; and shall be manufactured with sanded epoxy giving deep rake joints between bricks. Epoxy color to be similar to face brick color unless otherwise specified. All material shall be obtained from one source to match in color as nearly as possible.
- B. Epoxy resin finish shall conform to requirements of MIL Spec. Mil-R-9300B and MIL-R-21931A.
- C. Mineral fiber reinforced cement board (M.F.B.) substrate shall meet the following minimum requirements:
- | | |
|--|-------|
| Compressive Strength (lb/in ²) | 7000 |
| Flexural Strength (lb/in ²) | 2000 |
| Percent Moisture Movement | |
| 50% to 90% RH | 0.06% |
| Thermal "R" Value | 0.15 |
| Burn Character | |
| Flame / Smoke | 0/5 |
- D. Brick veneer shall be kiln-fired clay brick of severe weather exterior grade meeting requirements of

ASTM C-1088-94 and shall be modular sized (7-5/8" x 2-1/4" x 1/2").

- E. Product samples and shop drawings, if required, shall be submitted for approval before panel fabrication.

2.2 Performance

- A. Panel substrate and brick finish shall withstand the following tests without noted change in appearance or material failure:
- 1,000 hours in Atlas Twinarc weatherometer.
 - 14 cycles salt fog and thermal shock.
 - 100 cycles -50 to +150 degrees F.
- B. All testing shall have been performed by an independent testing facility.

Part 3 - Execution

3.1 Erection

- A. Panels shall be erected plumb and true by qualified workmen.
- B. Panels shall be aligned and spaced as shown on manufacturer's shop drawings, if required.
- C. Panels shall be handled and attached to building structure as per manufacturer's shop drawings, if required, installation procedure and/or architectural drawings.
- D. All horizontal or vertical panel joints shall be filled with sealant over bond breaker tape.
- E. Accessories
1. Sealant (Equal to Dow Corning 790 or 795) shall be applied in accordance with sealant manufacturer's recommendations.
 2. Bond breaker tape (slick faced polyvinyl chloride tape) minimum of 3/4" wide and equal to #50 by All Type. Tape shall be field-applied to surface behind panel joint before panel erection.
 3. Fasteners shall be low profile self-drilling stainless steel or zinc and clear chromate-plated for rust resistance.
 4. All of the accessories shall be of size, shape and spacing as shown on manufacturer's shop drawings, if required, and/or listed in Manufacturer's Installation Guide.

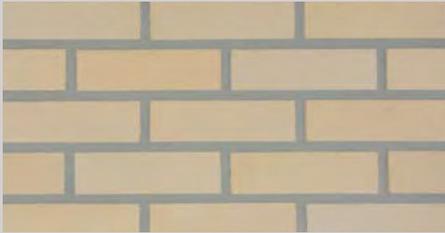


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THIN BRICK COLORS



Ivory Blend



Golden Buff



Light Grey Blend



Grey Blend



Light Sandstone



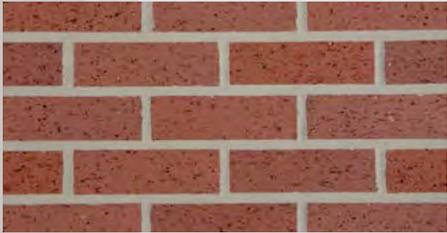
Dark Sandstone



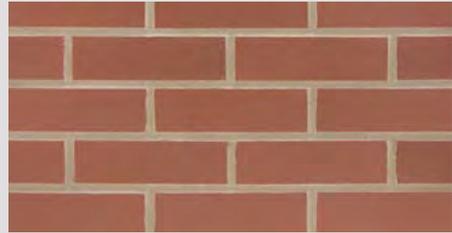
Buff Blend



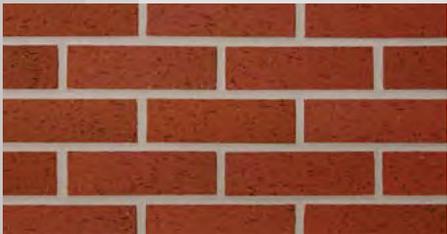
Rose Blend



Red Blend



Burgundy Blend



Ruby Red



Red Ironspot



Desert Ironspot Light



Desert Ironspot Dark

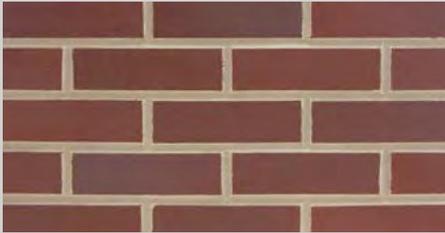


Coppertone



Copper Canyon

THIN BRICK COLORS CONTINUED



Bordeaux Blend



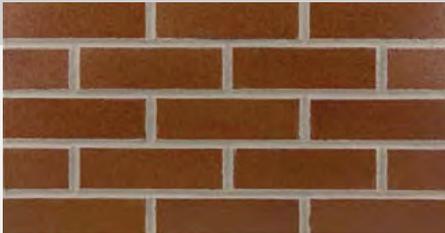
Manganese Brown



Executive Ironspot



Sienna Ironspot



Medium Ironspot #77



Medium Ironspot #46



Dark Ironspot



Manganese Ironspot



Grey Sands



Desert Sands



Burgundy Sands



Merlot Sands



Autumn Sands



Sahara Sands



Orleans Sands

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- Independently certified as meeting the highest quality standards for roofing



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Atlantic Blue



Birchwood



Colonial Slate



Cottage Red



Heather Blend



Hunter Green



Pewter



Resawn Shake



Burnt Sienna



Cobblestone Gray



Driftwood



Georgetown Gray



Mission Brown



Moire Black



Silver Birch



Weathered Wood