



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:

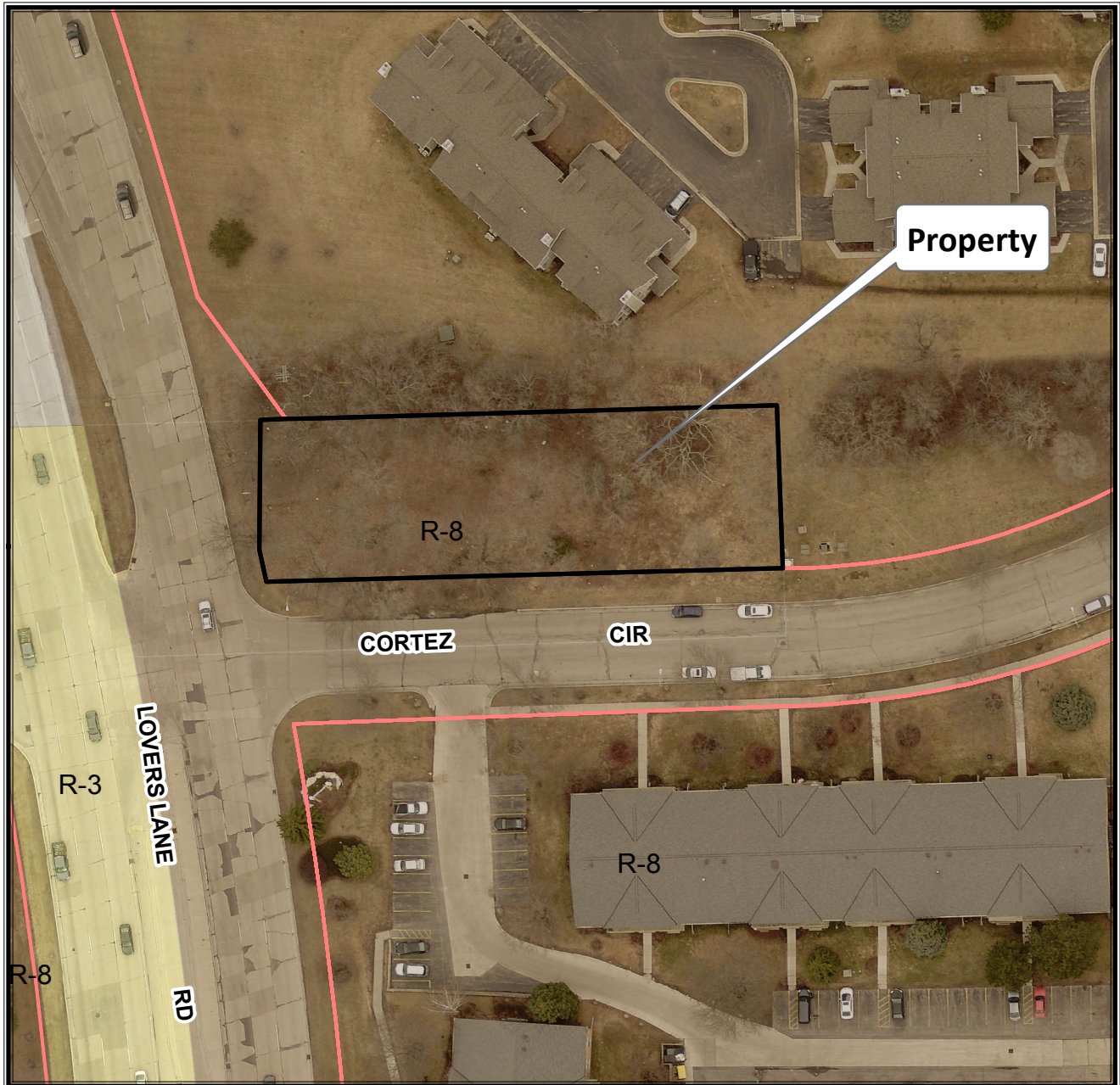
Stephen R. Olson, Mayor

ATTEST:

Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____

10504 W. Cortez Circle
TKN 747 9979 000



Planning Department
(414) 425-4024

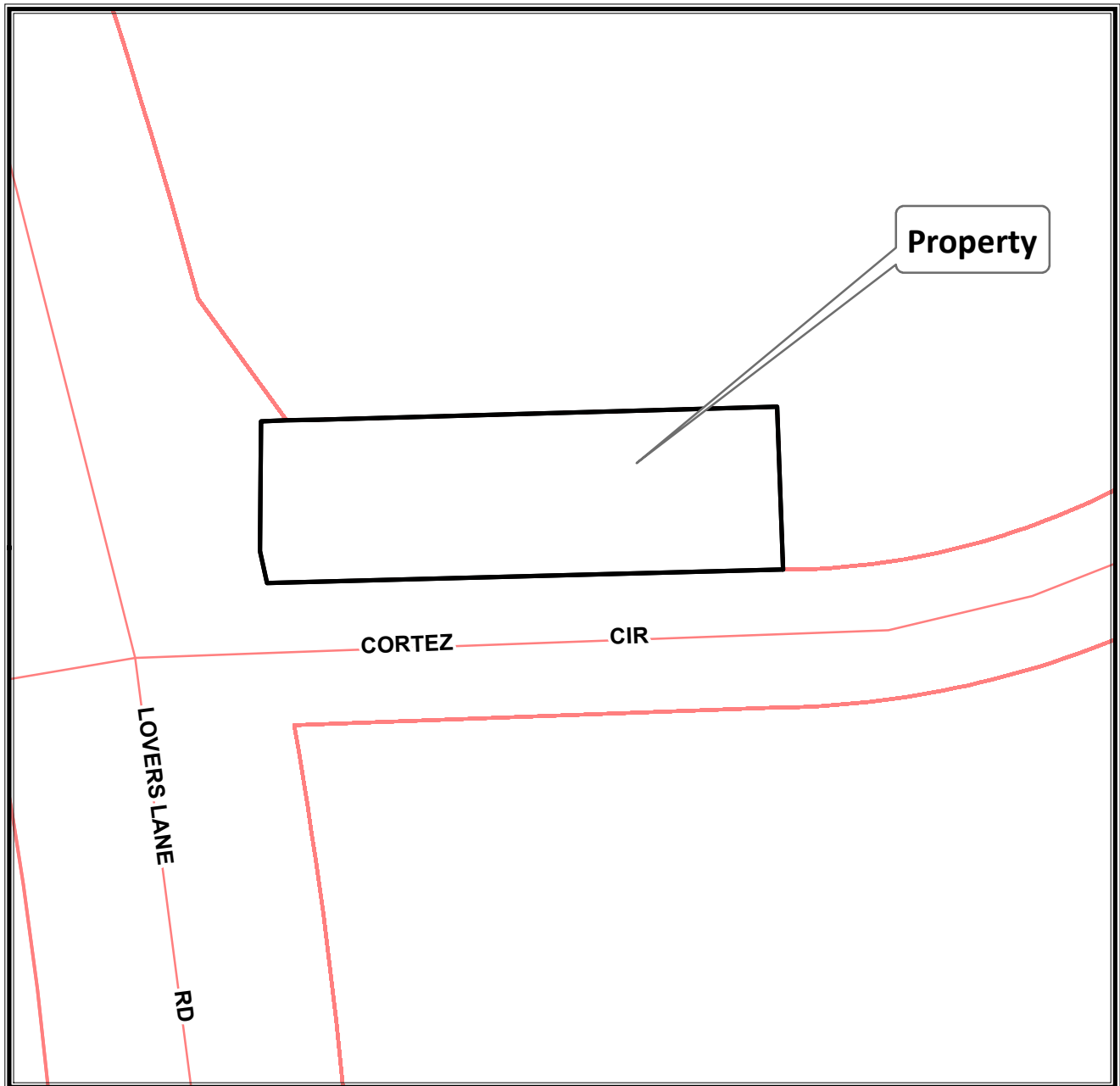
0 45 90 180 Feet

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


NORTH
2017 Aerial Photo



10504 W. Cortez Circle
TKN 747 9979 000



Planning Department
(414) 425-4024

0 45 90 180 Feet

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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).

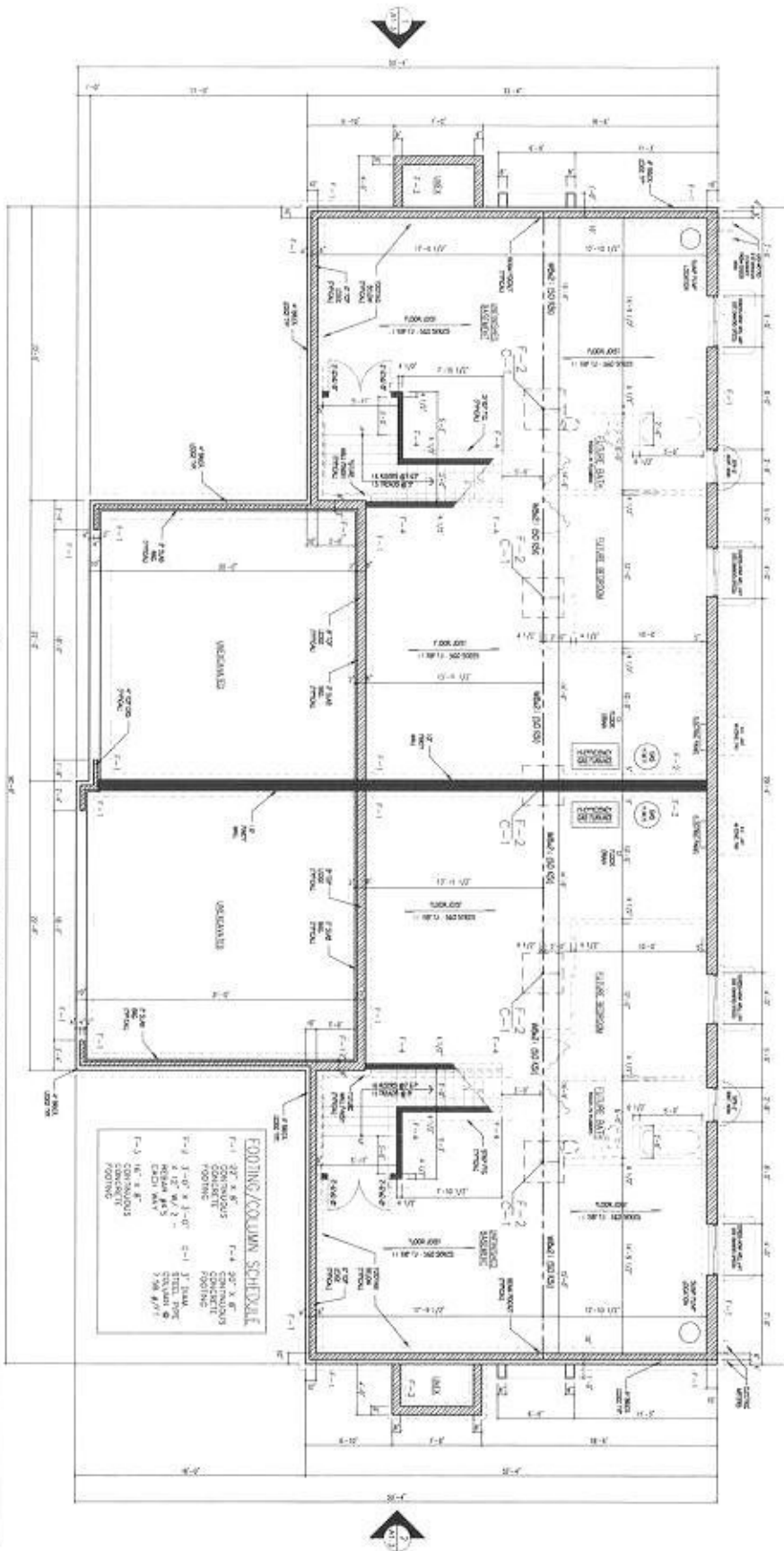
Legal Description

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 BASEMENT FLOOR PLAN

1/4" = 1'-0"



- FOUNDATION SPECIFICATIONS**
- 1) Basement walls will be 8" thick (minimum) poured with #3000 psi concrete.
 - 2) A vertical #4 steel rod will extend at least 18" into the wall and be bent at a maximum of 24" center along the footing.
 - 3) Where walls extend 2' or more, a minimum of four continuous horizontal reinforcing bars shall be provided. One rod shall be bent at the top 24" and the other one in the bottom 24" and the remaining bars shall be spaced to comply with provisions of ACI 318.
 - 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" along the outer diameter.
 - 6) All wall heights a minimum of one horizontal bar shall be located within the top 24" and a minimum of one in the bottom 24".
 - 7) Floor on footings shall be designed per ACI 318 Section 16.0.3.2.1. (Table 8.2.1.3)

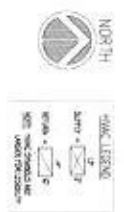
TWO FAMILY SIDE BY SIDE RANCH RESIDENCE
THE CORTEZ TOWNHOME
 10504 W. CORTEZ CIRCLE
 FRANKLIN, WISCONSIN 53132

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

A1.0
 1 OF 6

DATE: _____
 DRAWN BY: _____
 CHECKED BY: _____
 DESIGNED BY: _____

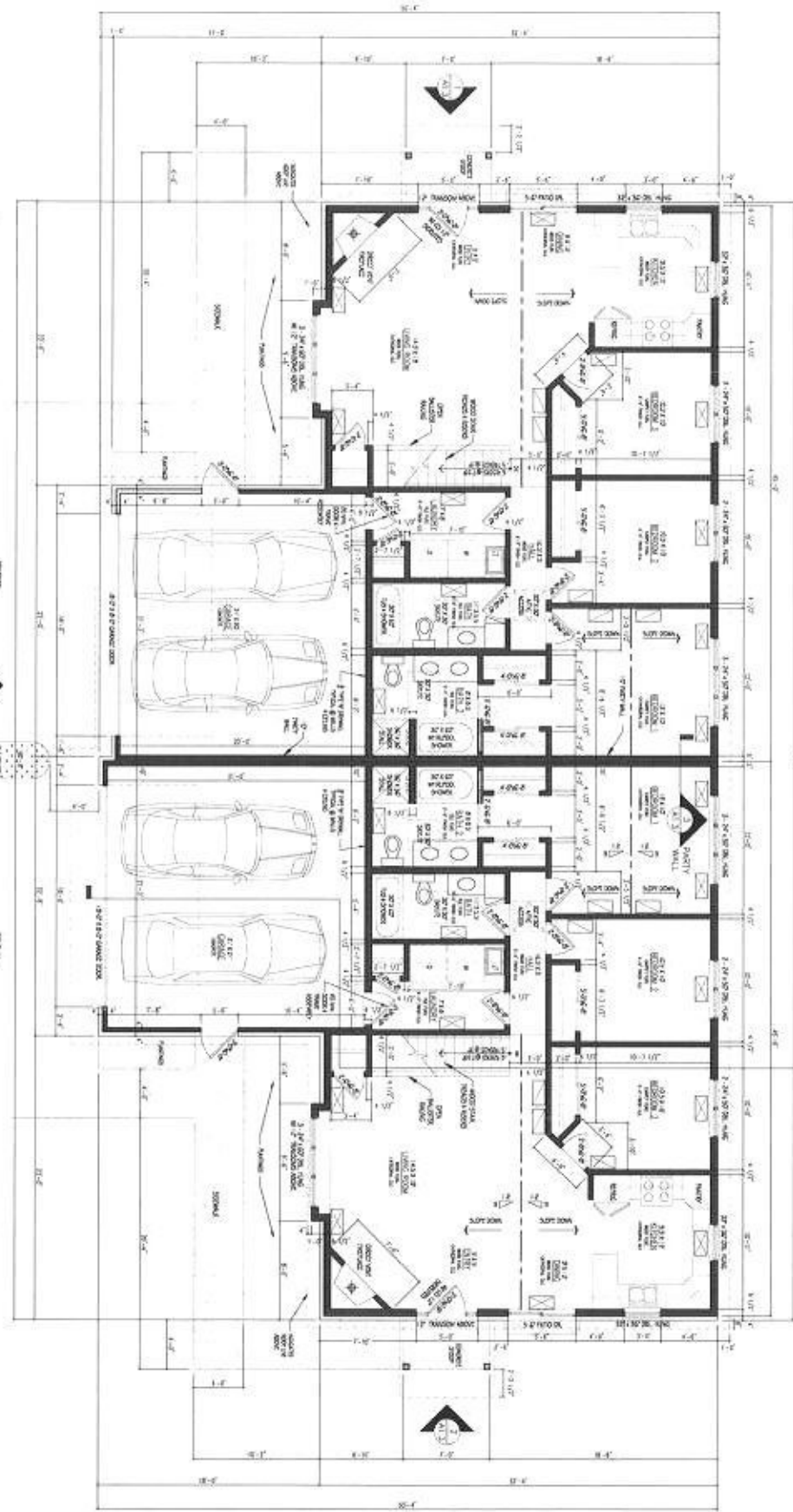
1 FIRST FLOOR PLAN



UNITS 1 & 2
 UNIT 1 - 1,371 SQ. FT.
 UNIT 2 - 1,369 SQ. FT.
 GARAGE AREA - 410 SQ. FT.

UNITS 3 & 4
 UNIT 3 - 1,371 SQ. FT.
 UNIT 4 - 1,369 SQ. FT.
 GARAGE AREA - 410 SQ. FT.

UNITS 5 & 6
 UNIT 5 - 1,371 SQ. FT.
 UNIT 6 - 1,369 SQ. FT.
 GARAGE AREA - 410 SQ. FT.

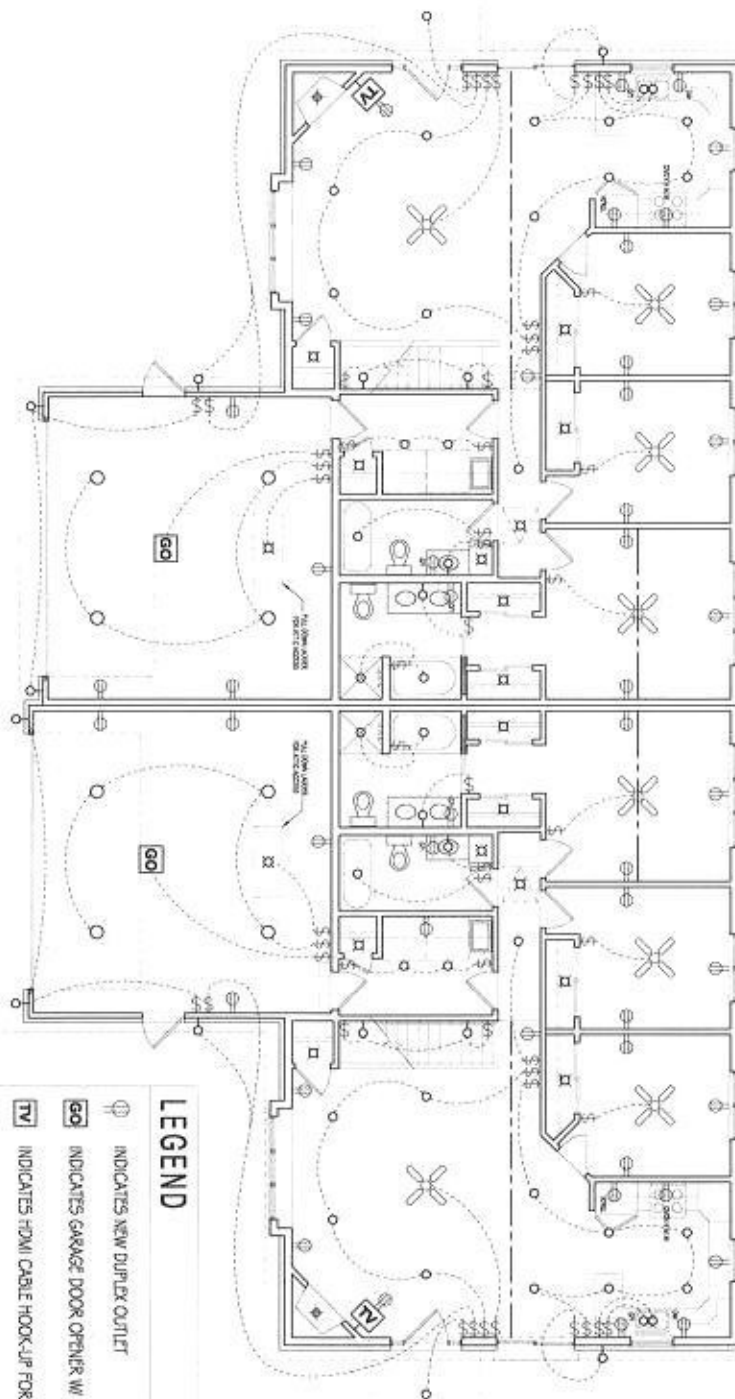


TWO FAMILY SIDE BY SIDE RANCH RESIDENCE
THE CORTEZ TOWNHOME
 10504 W. CORTEZ CIRCLE
 FRANKLIN, WISCONSIN 53132

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A1.1
 2 OF 5





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

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

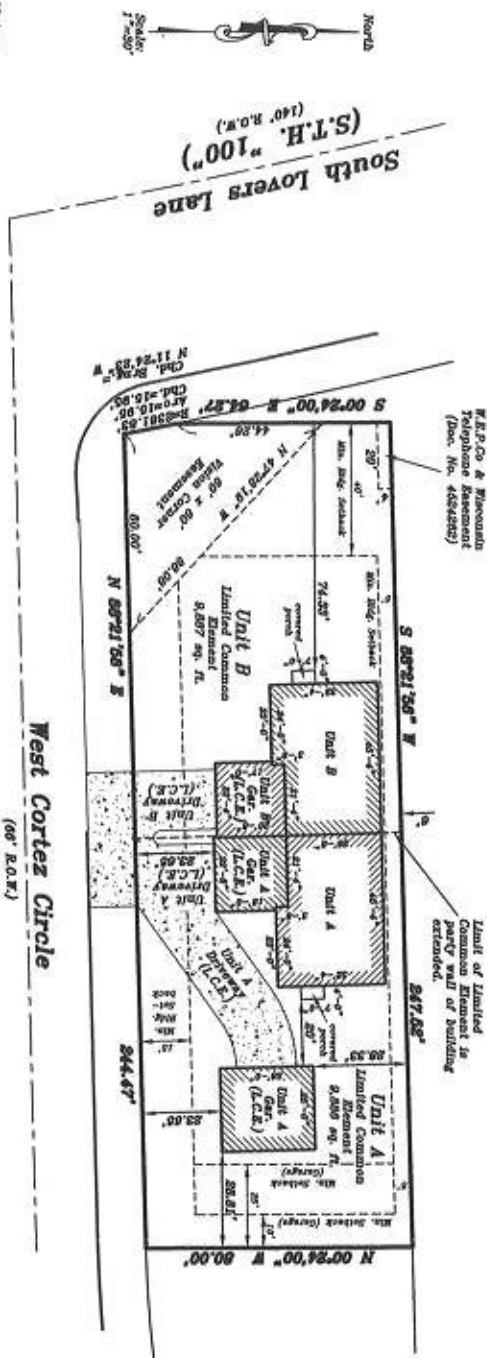
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FRANKLIN, WISCONSIN 53132
GREG NISENBAUM: PRESIDENT/BUILDER/BROKER
(414) 425-5950 E-MAIL: gregoryn@nisenbaumhomes.com

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 272.25 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.



Note:

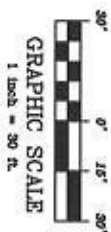
The location of subsurface utilities, such as gas mains, electric lines, sewer and water laterals, etc., could not be determined and shown on this plat. In the event that any utility serves both units, that utility shall be known as a Common Element and the responsibility of repair and restoration shall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

Notes:

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

January 15, 2020
Date

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



Address:

Unit A - 10044 W. Cortez Circle, Franklin, WI 53122
Unit B - 10049 W. Cortez Circle, Franklin, WI 53122

Prepared By:

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

Declarant:

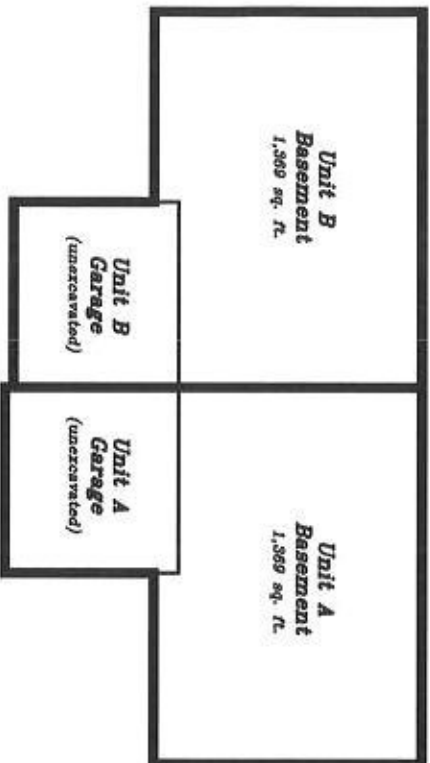
Northeast Homes & Realty, Inc.
10000 W. Cortez Circle
603 S. Cortez Circle
Franklin, WI 53122

Job No. 110962

Sheet 1 of 2

The Cortez Condominium

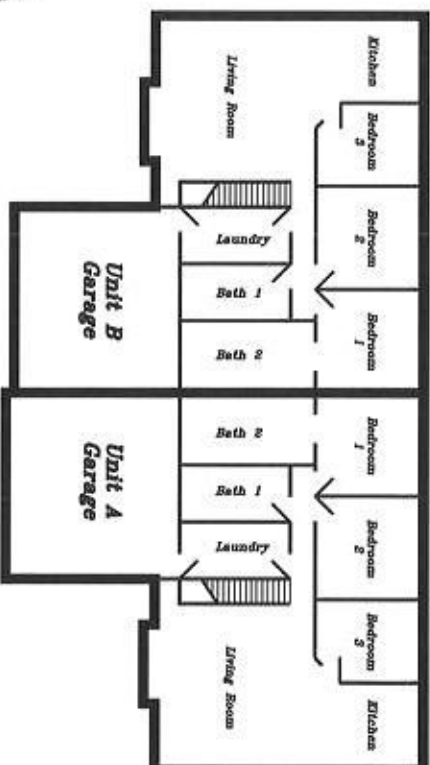
City of Franklin, Milwaukee County, Wisconsin



Unit B Basement	Unit A Basement
1,369 sq. ft.	1,369 sq. ft.
Address: 10504B W. Cortez Circle	Address: 10604A W. Cortez Circle



January 15, 2020



Unit B First Floor	Unit A First Floor
Living Area - 1,371 sq. ft. Garage - 446 sq. ft.	Living Area - 1,371 sq. ft. Garage - 470 sq. ft.
Address: 10604B W. Cortez Circle	Address: 10504A W. Cortez Circle

01 / 16 / 2020

Greg Nisenbaum
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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

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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			
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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).

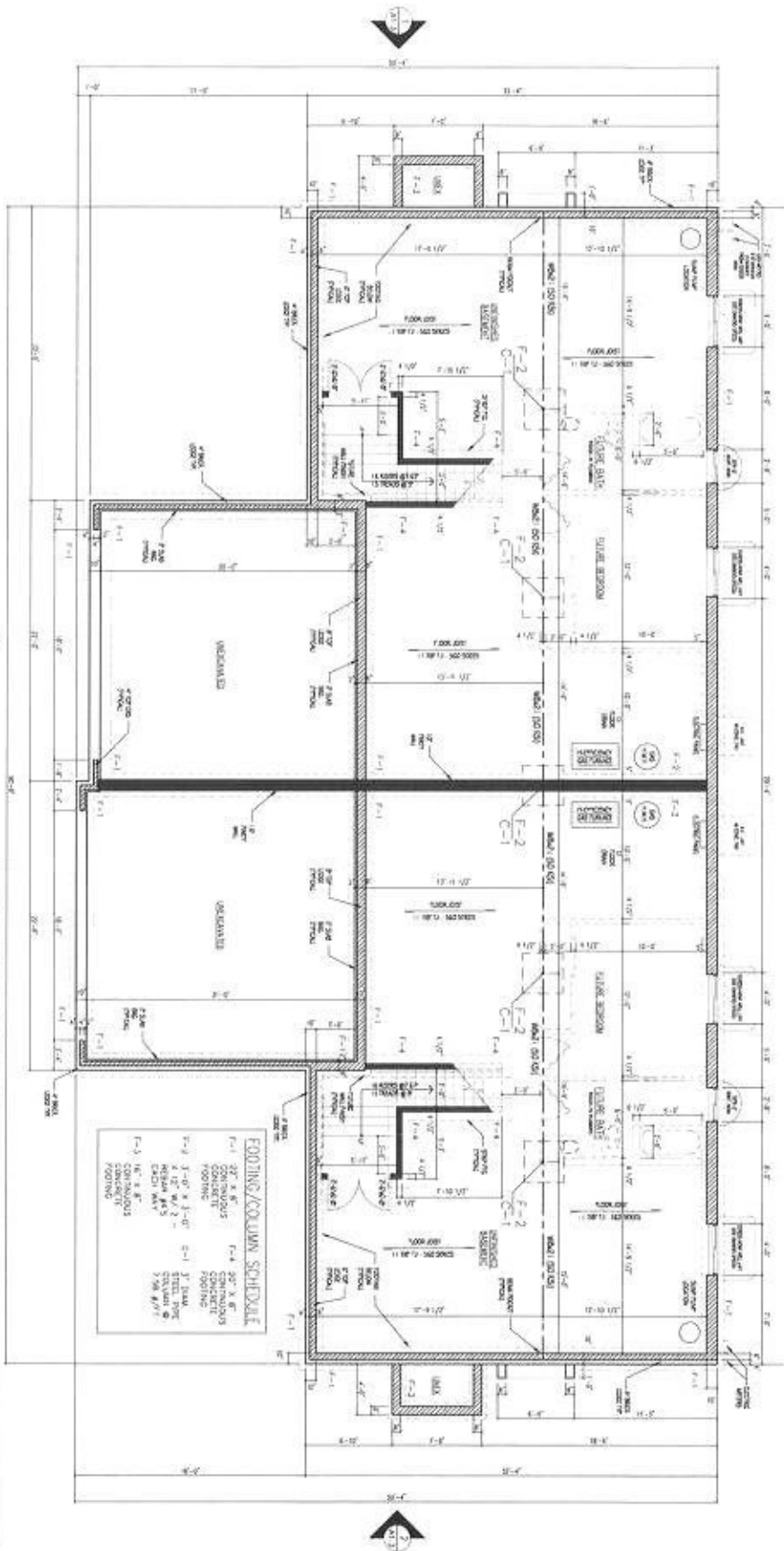
Legal Description

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 BASEMENT FLOOR PLAN

1/4" = 1'-0"



FOUNDATION SPECIFICATIONS

- 1) Basement walls will be 8" x 12" thick (minimum) poured with #3 @ 16" o.c. and 4" x 8" x 16" concrete piers at a maximum of 24" on center along the exterior walls.
- 2) A vertical #4 steel rod shall extend at least 18" into the wall and provide the tying at a maximum of 24" on center along the exterior walls.
- 3) Where walls exceed 8' 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 and one in the bottom 24" of the wall. The remaining bars shall be spaced to comply with provisions of the code.
- 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" along the outer corner.
- 6) All wall heights shall be indicated on the plan. The first 24" of the wall shall be indicated with the top 24" of the wall in the bottom 24".
- 7) Floor on roof deck is designed for 60 psf loads per ACI 302-1R Table A.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
F-14	C-14
F-15	C-15
F-16	C-16
F-17	C-17
F-18	C-18
F-19	C-19
F-20	C-20
F-21	C-21
F-22	C-22
F-23	C-23
F-24	C-24
F-25	C-25
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F-28	C-28
F-29	C-29
F-30	C-30
F-31	C-31
F-32	C-32
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F-34	C-34
F-35	C-35
F-36	C-36
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F-39	C-39
F-40	C-40
F-41	C-41
F-42	C-42
F-43	C-43
F-44	C-44
F-45	C-45
F-46	C-46
F-47	C-47
F-48	C-48
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F-88	C-88
F-89	C-89
F-90	C-90
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F-92	C-92
F-93	C-93
F-94	C-94
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F-96	C-96
F-97	C-97
F-98	C-98
F-99	C-99
F-100	C-100

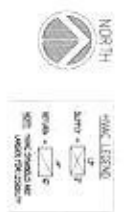
TWO FAMILY SIDE BY SIDE RANCH RESIDENCE
THE CORTEZ TOWNHOME
 10504 W. CORTEZ CIRCLE
 FRANKLIN, WISCONSIN 53132

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

A1.0
 1 OF 6

DATE: _____
 DRAWN BY: _____
 CHECKED BY: _____
 DESIGNED BY: _____

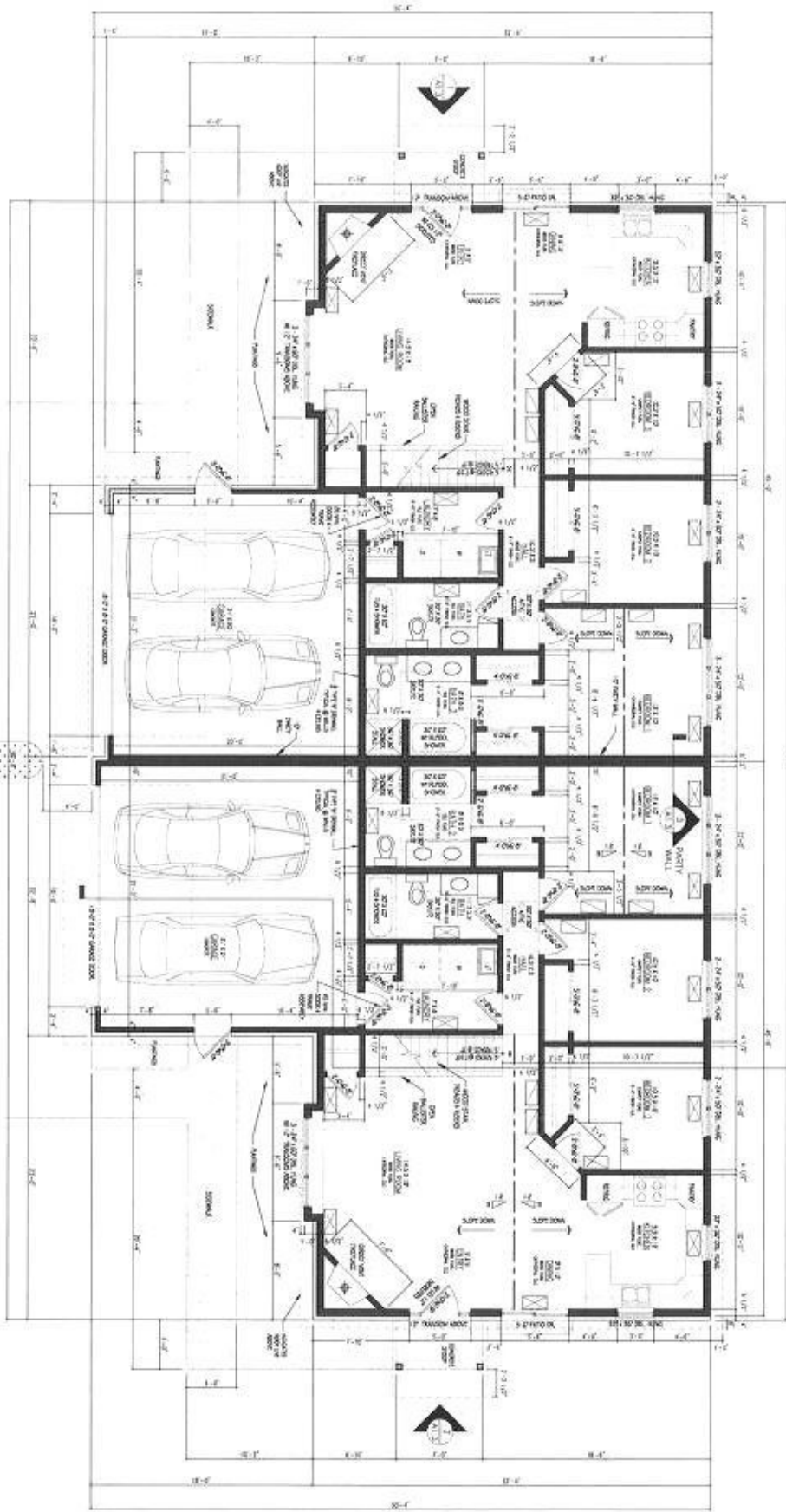
1 FIRST FLOOR PLAN



UNITS 1 & 2
 UNIT 1 - 1,371 SQ. FT.
 UNIT 2 - 1,369 SQ. FT.
 GARAGE AREA - 410 SQ. FT.

UNITS 3 & 4
 UNIT 3 - 1,371 SQ. FT.
 UNIT 4 - 1,369 SQ. FT.
 GARAGE AREA - 410 SQ. FT.

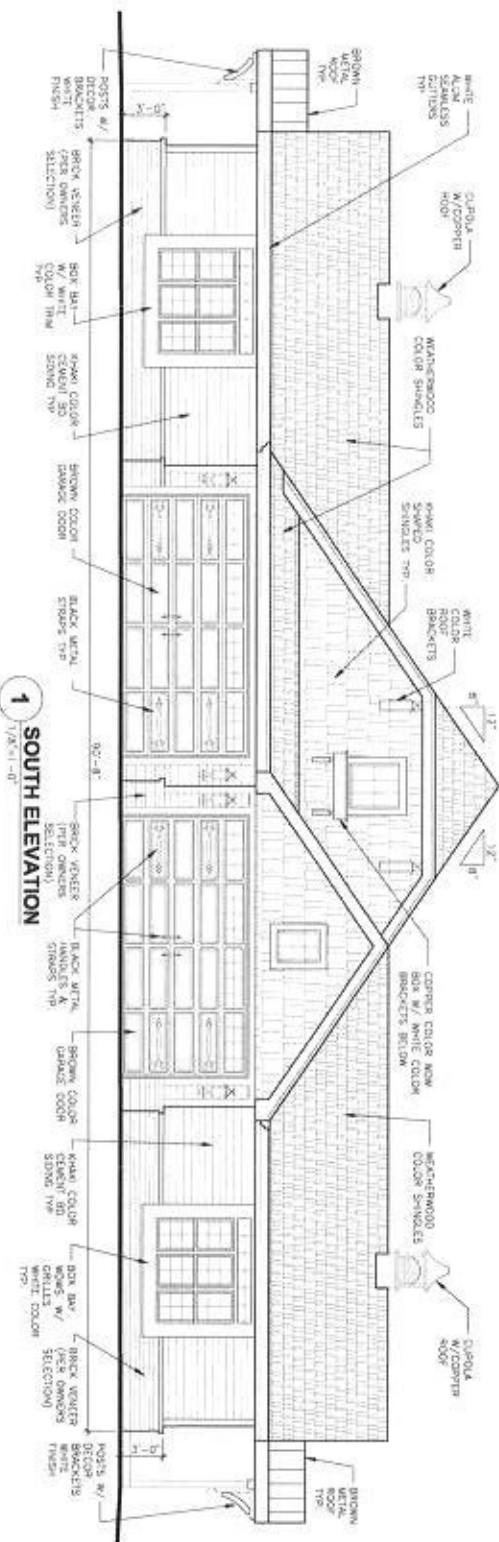
UNITS 5 & 6
 UNIT 5 - 1,371 SQ. FT.
 UNIT 6 - 1,369 SQ. FT.
 GARAGE AREA - 410 SQ. FT.



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

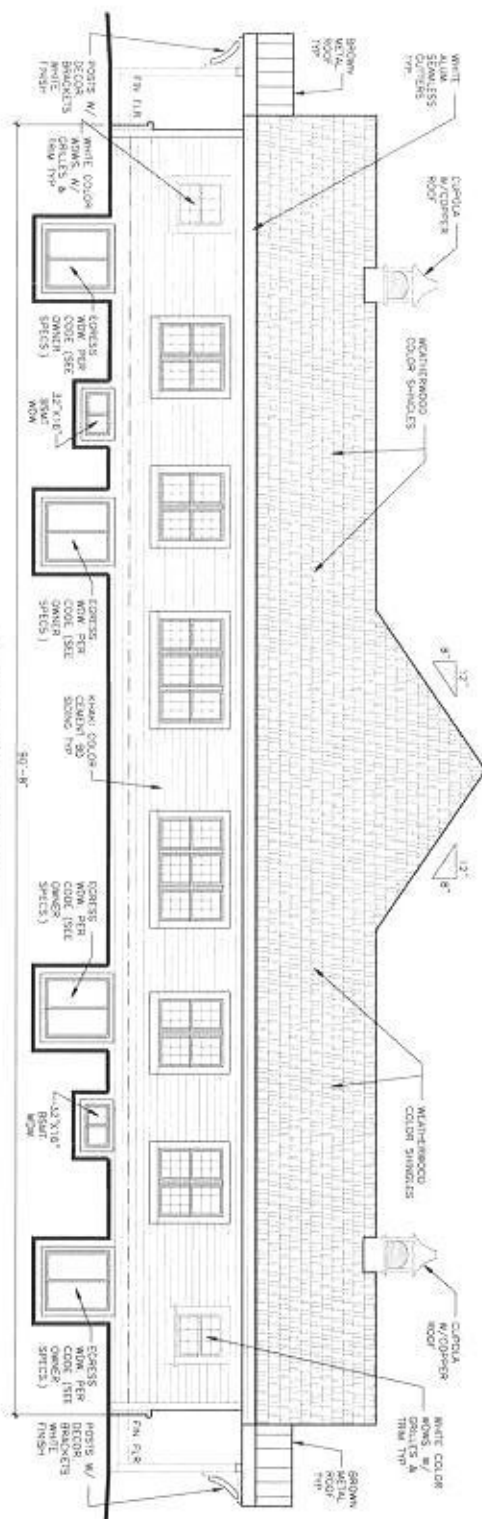
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AL.1
 2 OF 5



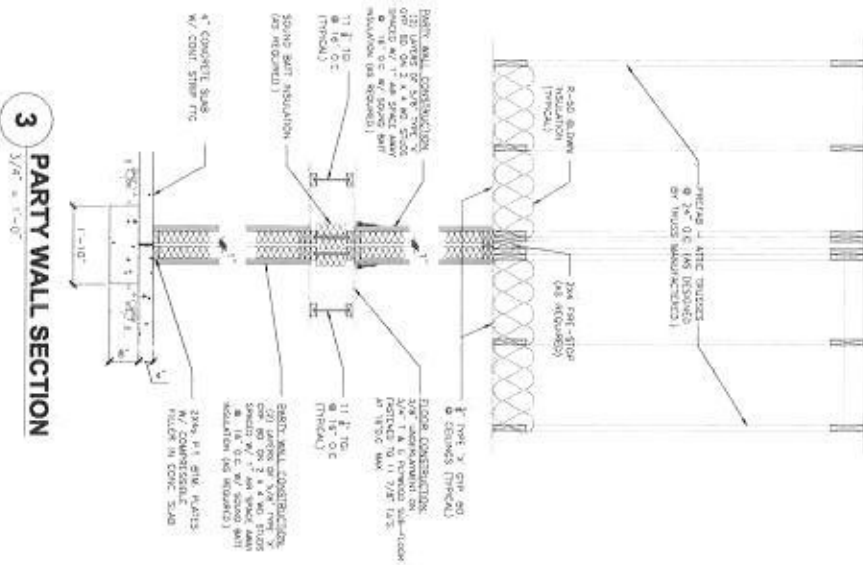
1 SOUTH ELEVATION
1/8" = 1'-0"

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

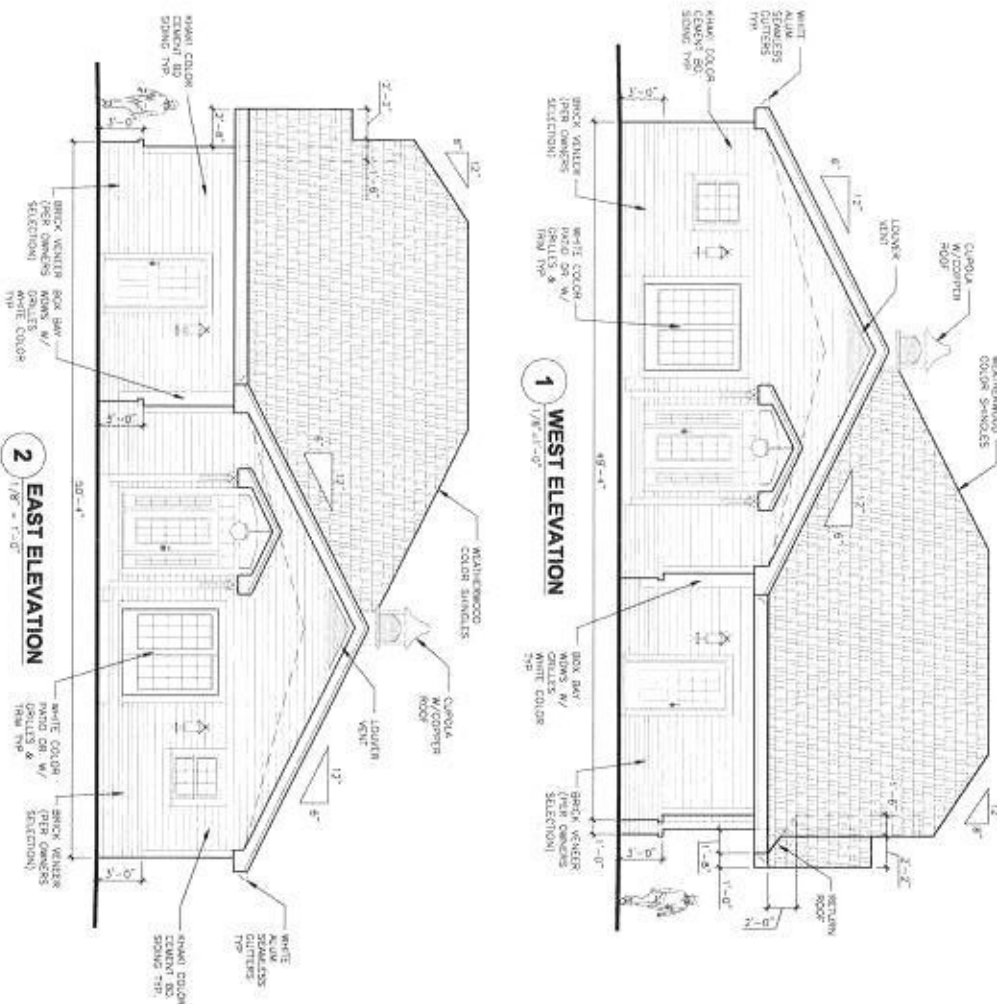


TWO FAMILY SIDE BY SIDE RANCH RESIDENCE
THE CORTEZ TOWNHOME
10504 W. CORTEZ CIRCLE
FRANKLIN, WISCONSIN 53132

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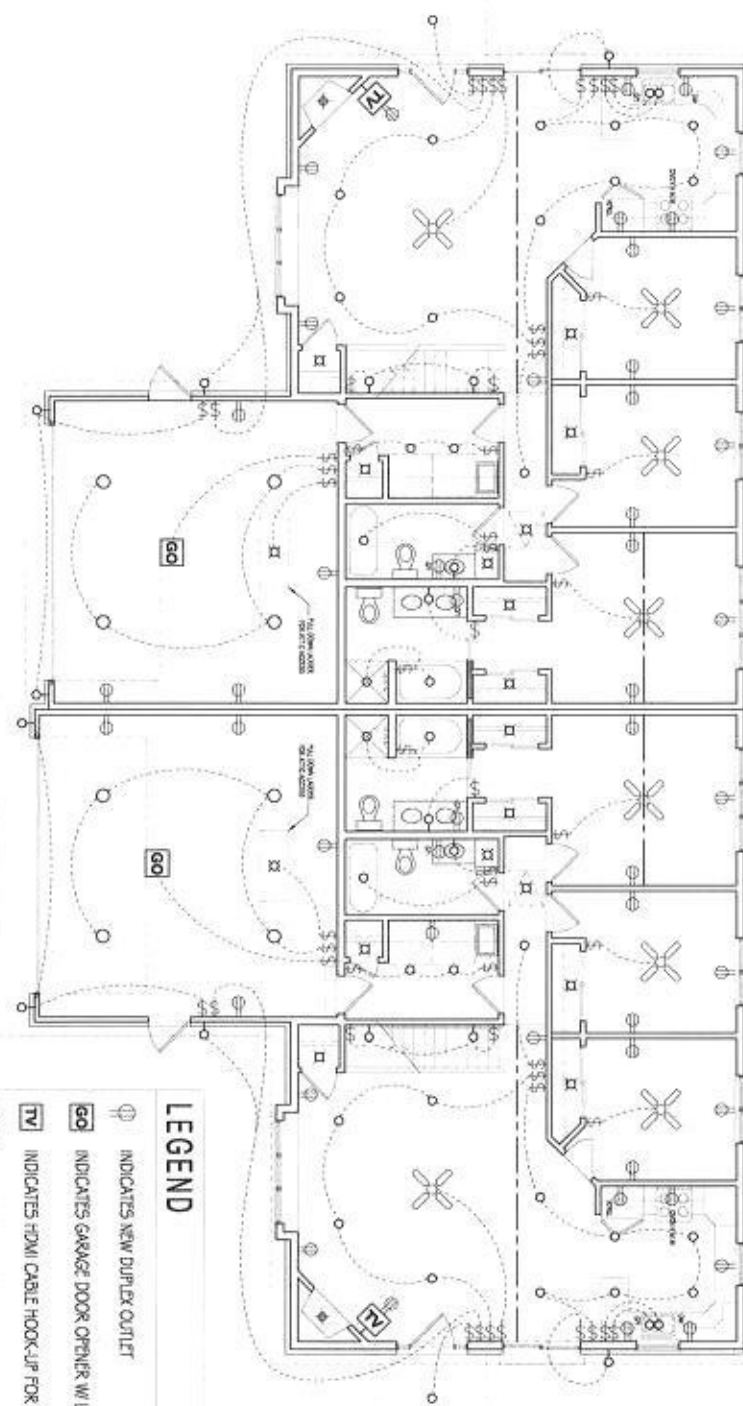


3 PARTY WALL SECTION



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





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

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

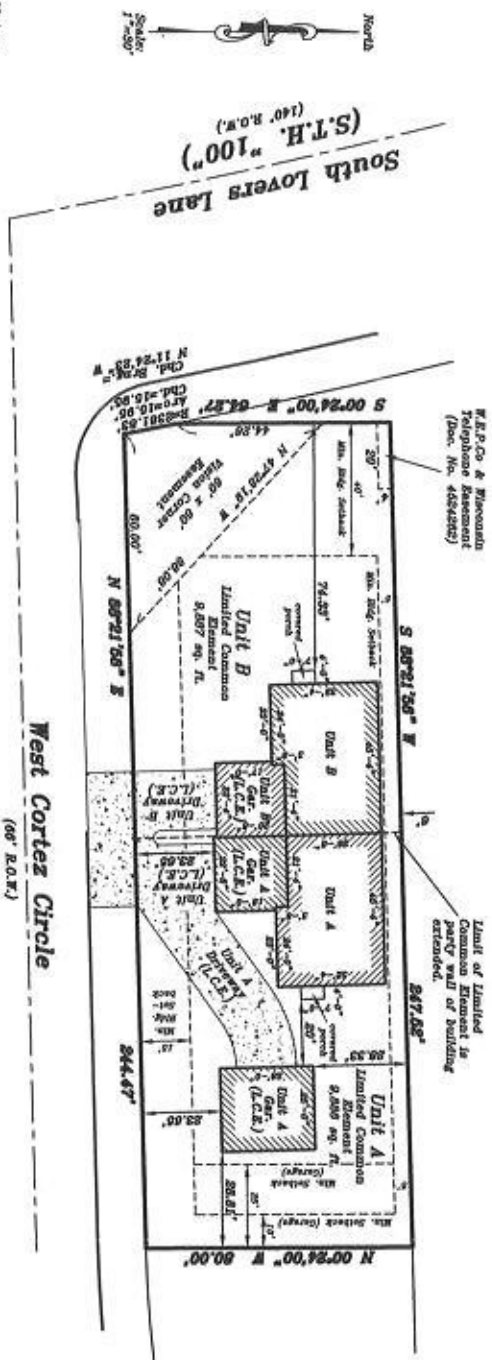
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 GREG NISENBAUM: PRESIDENT/BUILDER/BROKER
 (414) 425-5950 E-MAIL: gregoryn@nisenbaumhomes.com

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 272.25 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.



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 owners of both units. If any utility serves a single unit but is located or crosses an adjoining unit, that utility shall be known as a Limited Common Element and the responsibility of repair and restoration shall be borne by the owner of that unit. The utility owner shall be responsible for all repairs and restoration.

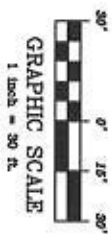
Notes:

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

Job No. 110962

Job No. 110962

Sheet 1 of 2



Address:

Unit A - 10044 W. Cortez Circle, Franklin, WI 53122
Unit B - 10046 W. Cortez Circle, Franklin, WI 53122

Prepared By:

Dennis C. Sauert, PLS-2421
Metropolitan Survey Service, Inc.
9415 W. Forest Road, Suite 202
Baker, WI 53120

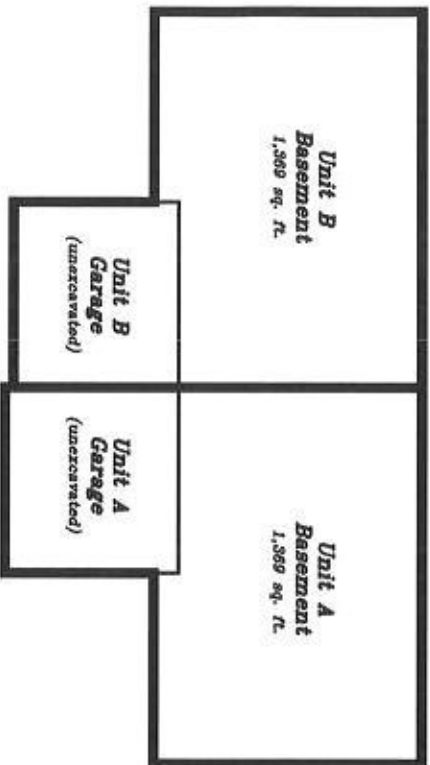
Declarant:

Northwestern Homes & Realty, Inc.
10000 W. Cortez Circle
Franklin, WI 53122

Certification

The Cortez Condominium

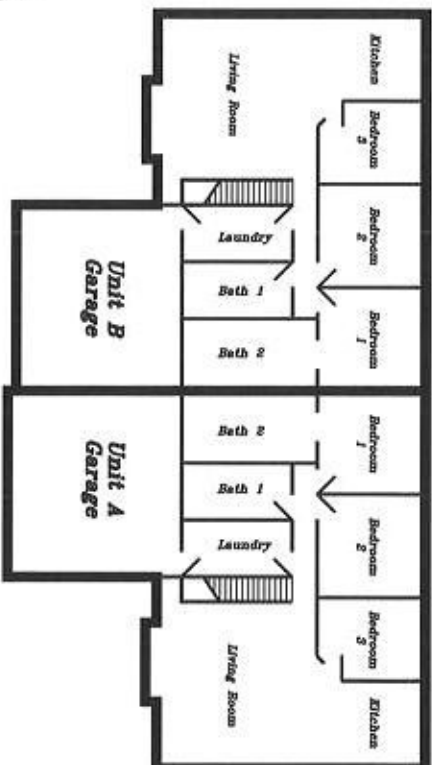
City of Franklin, Milwaukee County, Wisconsin



Unit B Basement	Unit A Basement
1,369 sq. ft.	1,369 sq. ft.
Address: 10504B W. Cortez Circle	Address: 10604A W. Cortez Circle



January 15, 2020



Unit B First Floor	Unit A First Floor
Living Area - 1,371 sq. ft. Garage - 446 sq. ft.	Living Area - 1,371 sq. ft. Garage - 470 sq. ft.
Address: 10604B W. Cortez Circle	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, Ruekert & 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:

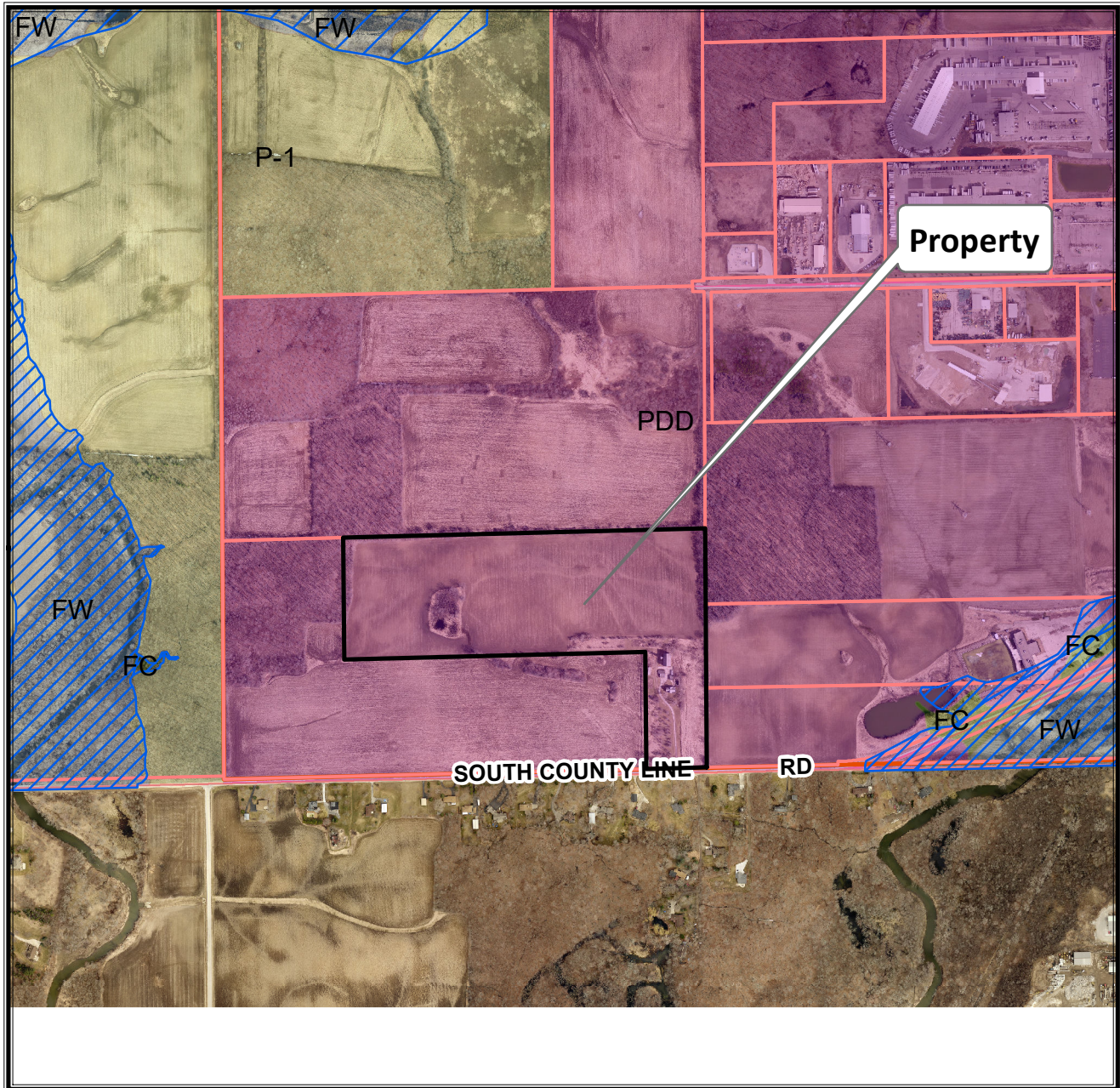
Stephen R. Olson, Chairman

ATTEST:

Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____

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



Planning Department
(414) 425-4024

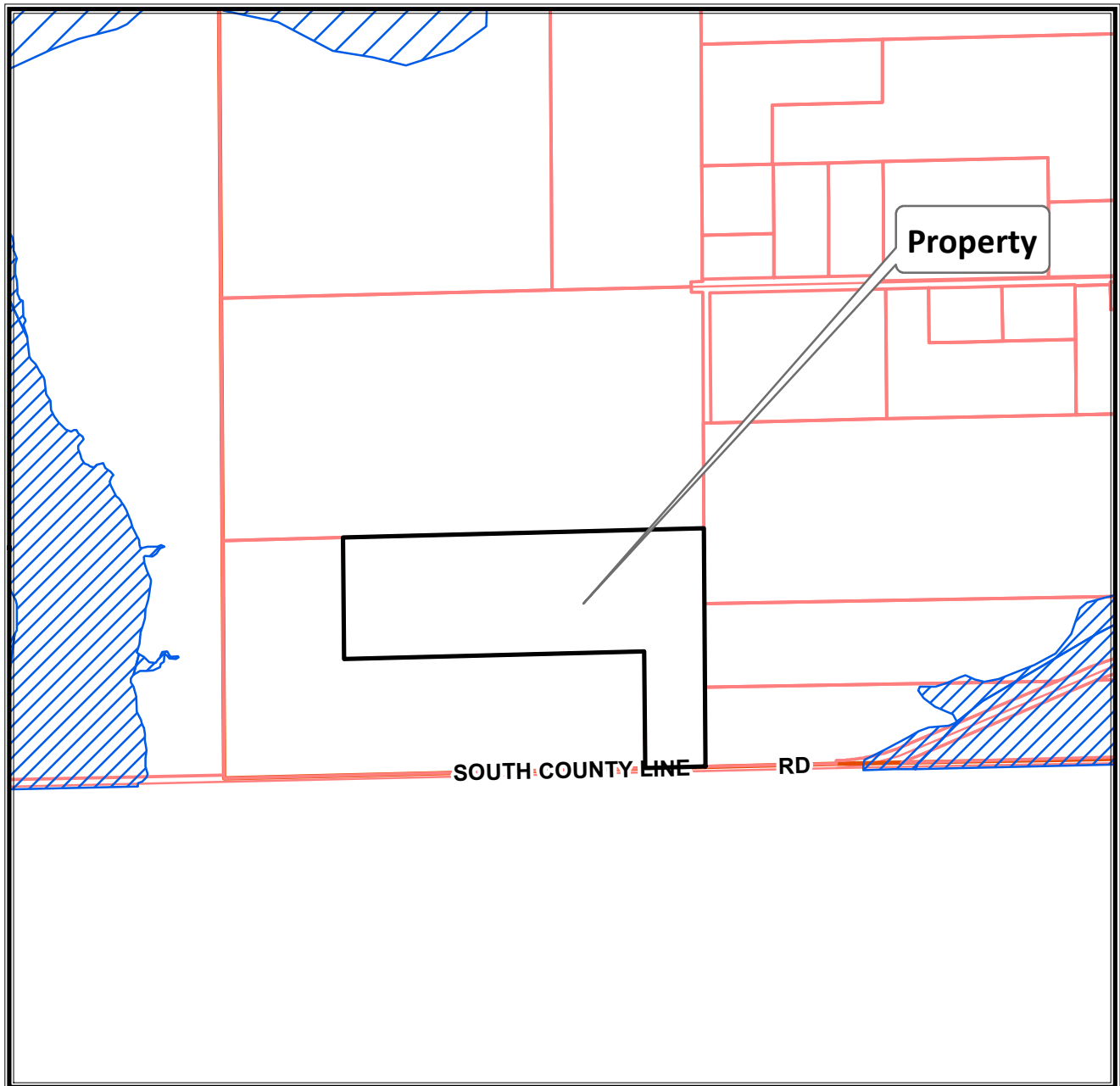
0 500 1,000 2,000 Feet

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


NORTH
2017 Aerial Photo



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



Planning Department
(414) 425-4024

0 500 1,000 2,000 Feet

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



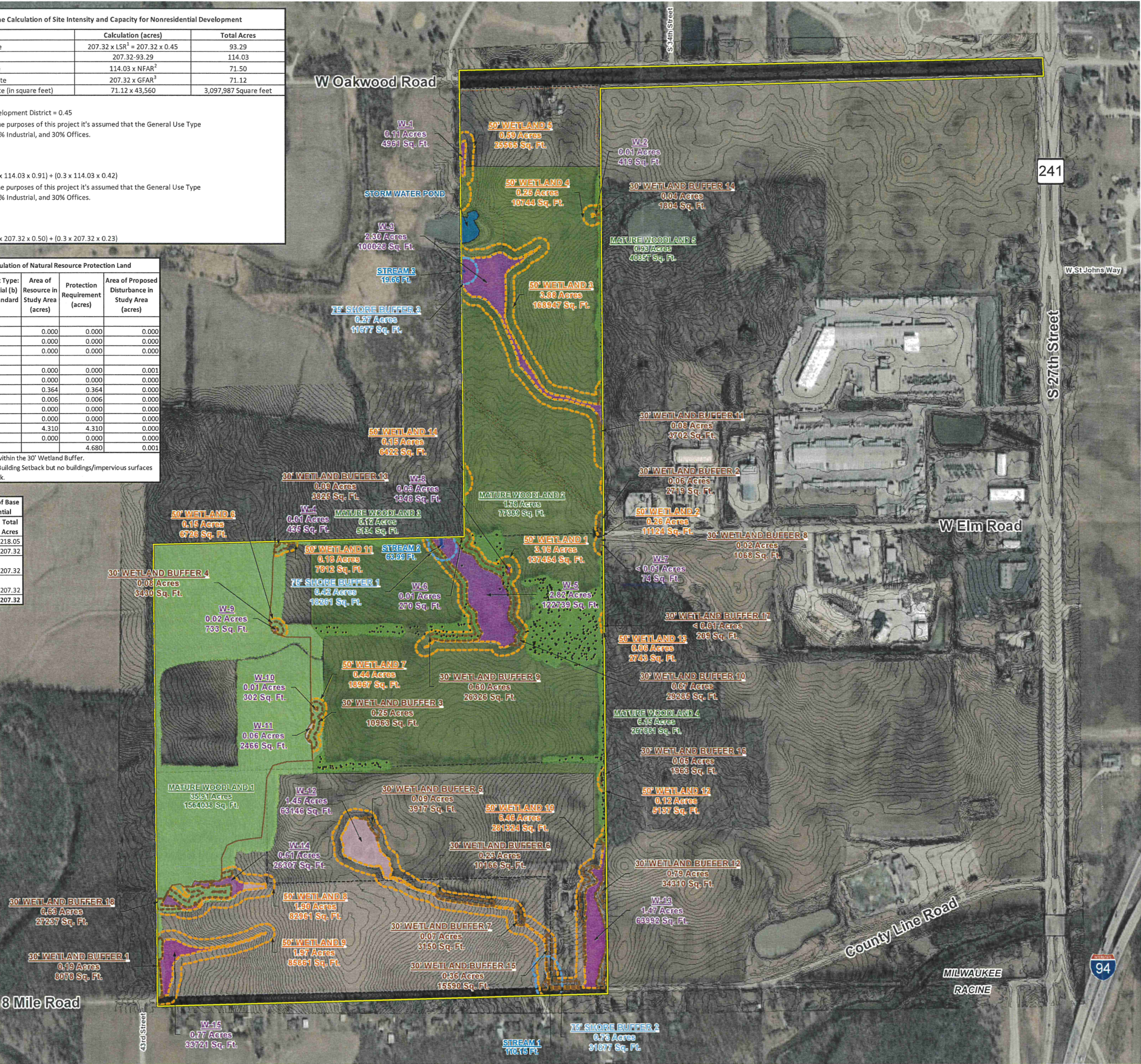
Table 15-3.0505 Worksheet for the Calculation of Site Intensity and Capacity for Nonresidential Development			
Step	Explanation	Calculation (acres)	Total Acres
Step 1	Minimum required landscape surface	$207.32 \times \text{LSR}^1 = 207.32 \times 0.45$	93.29
Step 2	Net buildable site area	$207.32 - 93.29$	114.03
Step 3	Maximum net floor area yield of site	$114.03 \times \text{NFAR}^2$	71.50
Step 4	Maximum gross floor area yield of site	$207.32 \times \text{GFAR}^3$	71.12
Step 5	Maximum permitted floor area of site (in square feet)	$71.12 \times 43,560$	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 = $(0.4 \times 114.03 \times 0.57) + (0.3 \times 114.03 \times 0.91) + (0.3 \times 114.03 \times 0.42)$
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 = $(0.4 \times 207.32 \times 0.31) + (0.3 \times 207.32 \times 0.50) + (0.3 \times 207.32 \times 0.23)$

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	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 MIELKE 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.

0 600 1,200 Feet
1" = 600'
1:7,200

PROJECT: **FRANKLIN BUSINESS PARK NRRP**
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_NRRP.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

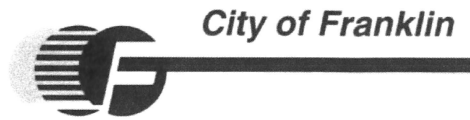
6. Follow all applicable codes and standards for construction and occupancy type.
7. Fire extinguisher required per NFPA 10.

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)

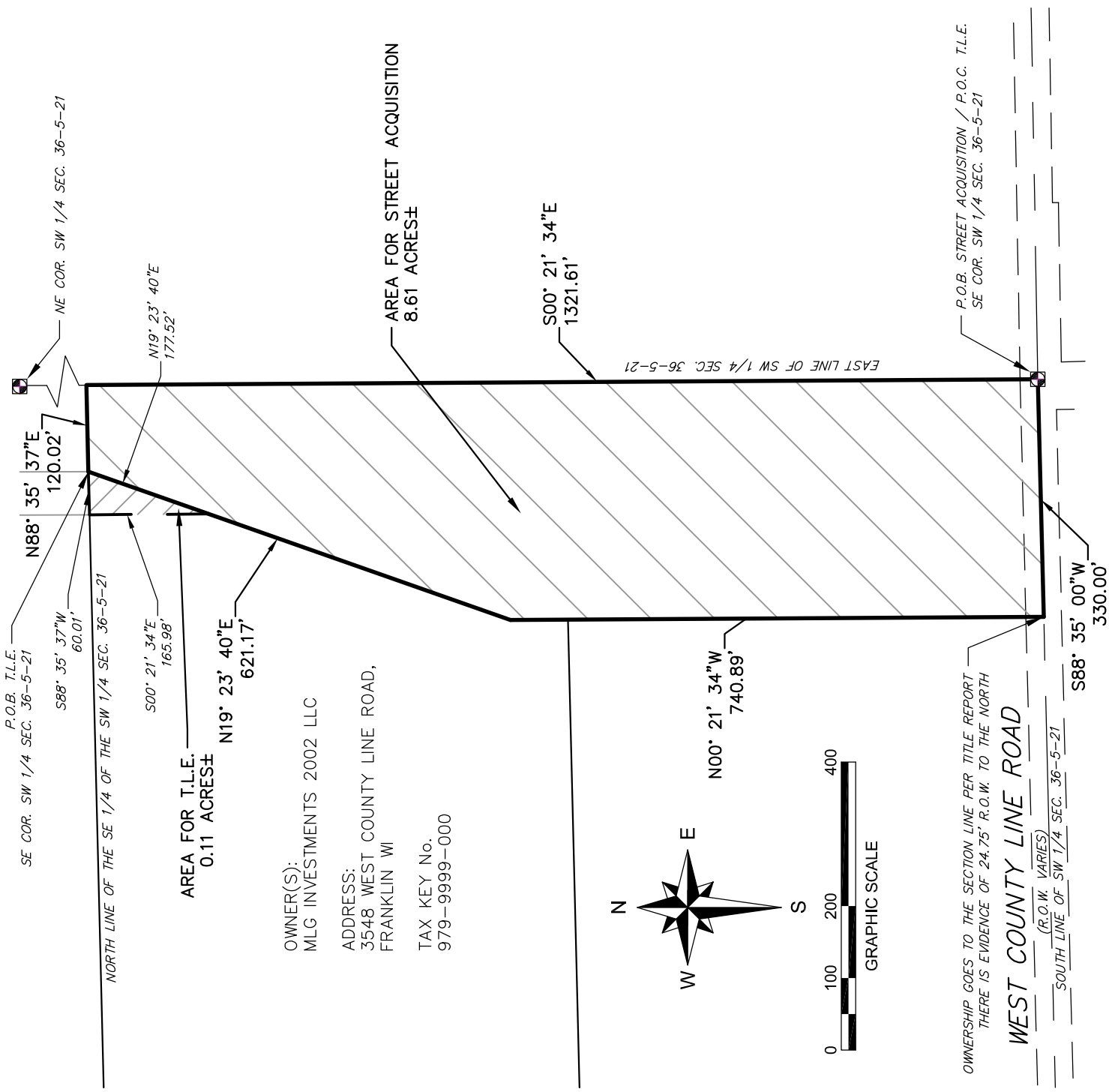
Date: 12/20/2019

EXHIBIT "A"

SHEET 1 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.



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

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

THIS INSTRUMENT WAS DRAFTED BY CHRIS RUETTEN, P.L.S. (11/07/19) CHECKED BY: JOHN SCHULZ (11/07/19)

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.

PROPERTY LINES SHOWN ON THIS EXHIBIT ARE DRAWN FROM DATA DERIVED FROM MAPS AND DOCUMENTS OF PUBLIC RECORD AND/OR OCCUPATION LINES. THIS EXHIBIT MAY NOT BE A TRUE REPRESENTATION OF EXISTING PROPERTY LINES, EXCLUDING LINES OF THE PUBLIC LAND SURVEY SYSTEM AND RIGHT-OF-WAY LINES, AND SHOULD NOT BE USED AS A SUBSTITUTE FOR AN ACCURATE PROPERTY SURVEY AS DEFINED AND PURSUANT TO THE WISCONSIN ADMINISTRATIVE CODE A-E 7.



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

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

THIS INSTRUMENT WAS DRAFTED BY CHRIS RUETTEN, P.L.S. (10/04/19) CHECKED BY: JOHN SCHULZ (10/04/19)

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

Memo to City of Franklin Planning Department
City of Franklin Corporate Park Sewage Pumping Station - Project Summary
December 20, 2019
Page 2

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

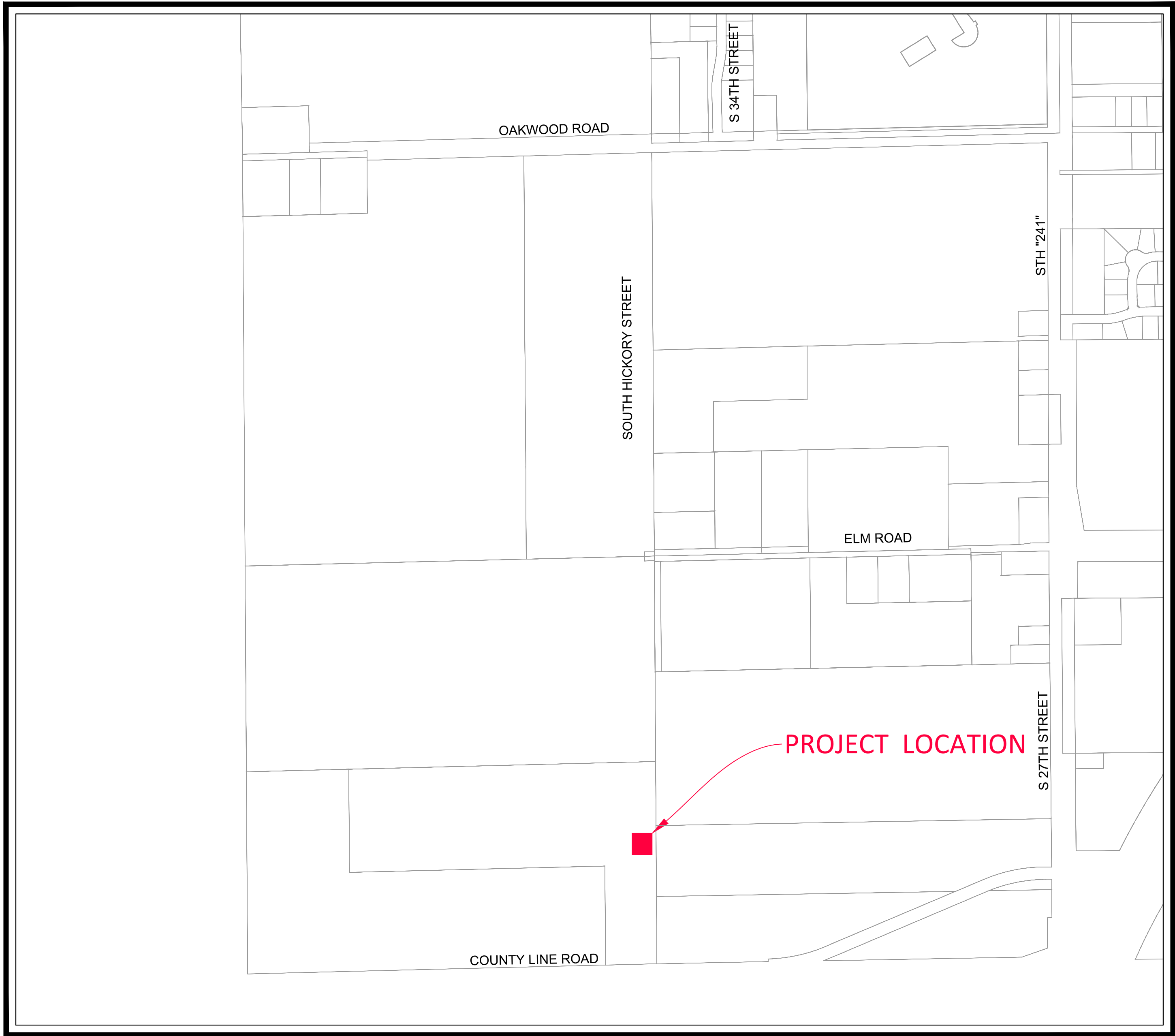


FRANKLIN CORPORATE PARK PUMP STATION

CITY OF FRANKLIN
MILWAUKEE COUNTY, WISCONSIN

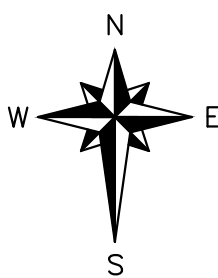
SHEET INDEX

SHEET NO.	DESCRIPTION
G001	COVER SHEET
G002	ABBREVIATIONS
G003	LEGEND, SYMBOLS, AND MATERIALS
C101	SITE ACCESS PLAN
C102	CIVIL UTILITY SITE PLAN
C103	LANDSCAPE PLAN
C104	CONSTRUCTION DETAILS
A101	PS SUPPORT BUILDING ELEVATIONS
A102	PS SUPPORT BUILDING SLAB PLAN
M101	PS SUPPORT BUILDING PLAN, SECTION, AND DETAILS
M102	WET WELL PLAN AND SECTION
M103	PUMP STATION DETAILS
E101	PS SUPPORT BUILDING PLAN AND SCHEDULES
E102	ELECTRICAL DIAGRAMS



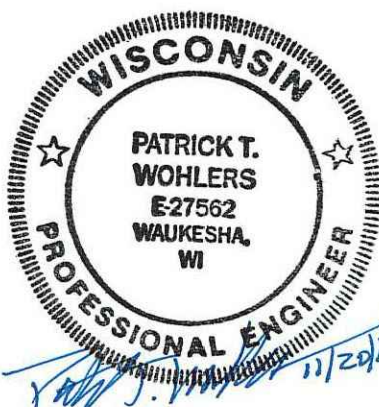
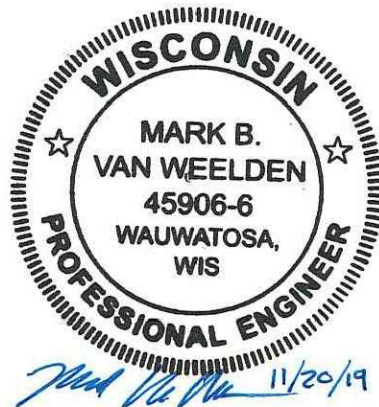
LOCATION MAP

TOWN	RANGE	SECTION (s)
T5N	R21E	35 SW



0 250 500 1000
SCALE IN FEET

ORIGINAL PLAN SET
IS IN COLOR



CHECKED ☒ Y ☐ N ☐ C ☐ L ☐ E

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



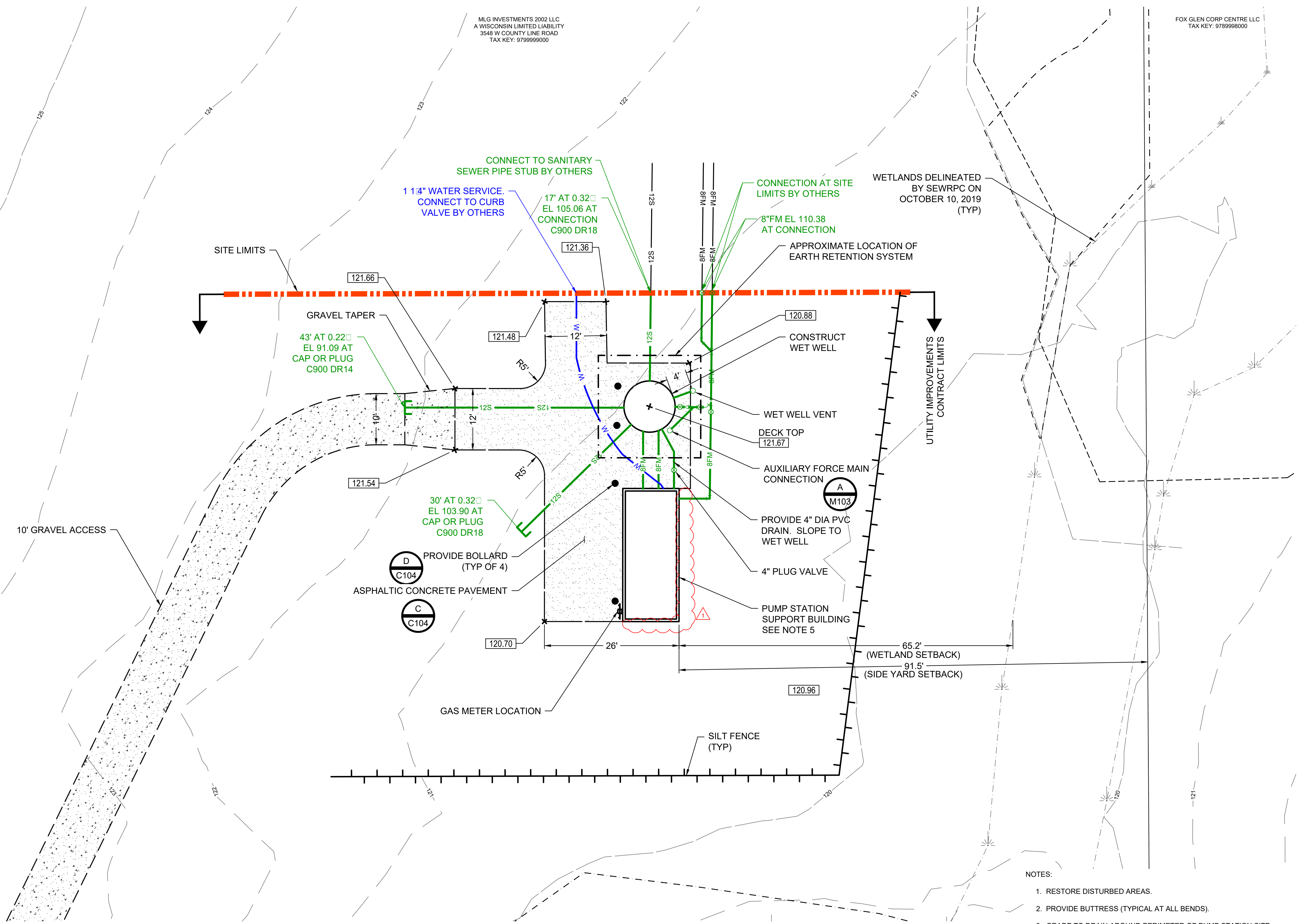
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IMAGES RM SQUARE Full Color-Print: 11x17
G:\C30_201808_City of Franklin\01013_Franklin Corporate Pump Station\2-G-DT - ABBREVIATIONS.dwg

2024/06/04

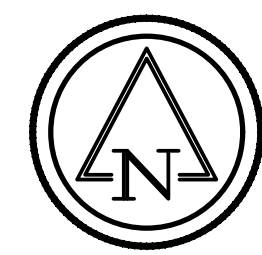
AB	AIR HOSE BIBB	CLR	CLEAR	EXT	EXTERIOR [EXTERNAL	HW	HOT WATER PIPE	NEC	NATIONAL ELECTRICAL CODE	R/R	REMOVE AND REPLACE	T&B	TOP & BOTTOM
A/E	ARCHITECT/ENGINEER	CMP	CORRUGATED METAL PIPE			HWL	HIGH WATER LEVEL	NEG	NEGATIVE	RA	RETURN AIR	TA	THROW AWAY
ABAN	ABANDON	CMPA	CORRUGATED METAL PIPE ARCH	F	FILL	HWY	HIGHWAY	NEUT	NEUTRAL	RAD	RADIUS	TAN	TANGENT
ABC	AGGREGATE BASE COURSE	CMPE	CORRUGATED METAL PIPE	F/F	FACE TO FACE	HYD	HYDRANT	NFA	NET FREE AREA	RAS	RETURN ACTIVATED SLUDGE	TAS	THICKENED ACTIVATED SLUDGE
ABND	ABANDONED		ELLIPTICAL	FA	FIRE ALARM	HYDSTMR	HYDRANT STEAMER	NIC	NOT IN CONTRACT	PBM	REFERENCE BENCH MARK	TB	TEST BORING
AC	ACRES	CMU	CONCRETE MASONRY UNIT	FACP	FIRE ALARM CONTROL PANEL	HZ	HERTZ	NNE	NORTH NORTHEAST	RC	RAIN CONDUCTOR	TBC	TOP BACK CURB
AC	AIR CONDITIONING	CND	CONDUIT	FACT	FACTORY	ID	IDENTIFICATION	NNW	NORTH NORTHWEST	RC	REINFORCED CONCRETE	TBM	TEMPORARY BENCH MARK
AC	ALTERNATING CURRENT	CO	CLEANOUT	FB	FILTER BACKWASH WASTEWATER	ID	IDENTIFICATION	NO	NORMALLY OPEN	RCCP	REINFORCED CONCRETE CULVERT	TBX	TELEPHONE BOX
ACCU	AIR COOLED CONDENSING UNIT	CO	COMPANY	FC	FACE OF CURB	ID	INSIDE DIAMETER	NO	NUMBER		PIPE	TCP	TEMPERATURE CONTROL PANEL
ACU	AIR CONDITIONING UNIT	CO	COUNTY	FCA	FLANGED COUPLING ADAPTER	ID MH	INSIDE DROP MANHOLE	NOM	NOMINAL	RCP	REINFORCED CONCRETE PIPE	TCS	TIME CONTROL SWITCH
AD	ACCESS DOOR	COL	COLUMN	FCO	FLUSH CLEANOUT	IN	INCHES	NPT	NATION PIPE THREAD	RCPA	REINFORCED CONCRETE PIPE	TD	TRENCH DRAIN
AD	AUTOMATIC DAMPER	COMB	COMBINATION	FD	FIRE DAMPER	INC	INCORPORATED	NP	NON-POTABLE WATER PIPING		ARCH	TEL	TELEPHONE
ADD	ADDITION	COMP	COMPACTED	FD	FLOOR DRAIN	INCL	INCLUSIVE	NTS	NOT TO SCALE	RD	ROAD	TEMP	TEMPERATURE
ADDM	ADDENDUM	CONC	CONCRETE	FDN	FOUNDATION	INL	INLET	NW	NORTHWEST	RD	ROOF DRAIN	TEMP	TEMPORARY
ADJ	ADJUSTABLE	CONST	CONSTRUCTION	FEXT	FIRE EXTINGUISHER	INS	INSTRUMENT			RDC	REDUCER	THRU	THROUGH
AFF	ABOVE FINISH FLOOR	CONT	CONTINUOUS	FFE	FINISH FLOOR ELEVATION	INTR	INTERIOR	OA	OUTSIDE AIR	RDWY	ROADWAY	TL	TRANSIT LINE [TRAVERSE LINE
AFG	ABOVE FINISH GRADE	CONTR	CONTRACT [CONTRACTOR	FG	FLUSHING GATE	INV	INVERT	OC	ON CENTER	REBAR	REINFORCEMENT BAR	TP	TELEPHONE
AGGR	AGGREGATE	COR	CORNER	FIN	FINISH	INV EL	INVERT ELEVATION	OD	OUTSIDE DIAMETER	RECD	RECEIVED	TP	TURNING POINT
AHD	AHEAD	CORP	CORPORATION	FIN FL	FINISH FLOOR	IP	IRON PIPE	OD MH	OUTSIDE DROP MANHOLE	REF	REFERENCE	TR	TIMING RELAY
AHU	AIR HANDLING UNIT	CORR	CORRUGATED	FIN GR	FINISH GRADE	ISH	INTERSTATE HIGHWAY	OL	OUTLET	REINF	REINFORCE	TR	TRAIL
AIC	AMPERE INTERRUPTING CAPACITY	CPLG	COUPLING	FLA	FULL LOAD AMPS			OL	OVERLOAD	RELOC	RELOCATE	TR	TREE
AL	ALUMINUM	CPP	CORRUGATED PLASTIC PIPE	FLDENT	FIELD ENTRANCE	JB	JUNCTION BOX	OPNG	OPENING	REQD	REQUIRED	TS	TRAFFIC SIGNAL
ALP	AIR-LOW PRESSURE	CPT	CARPET	FLG	FLANGE	JS	JANITOR SINK	OPP	OPPOSITE	RES	RESIDENTIAL	TSP	TWISTED SHIELDED PAIR
ALT	ALTERNATE	CR	CONTROL RELAY	FLN	FLOW LIN	JST	JOIST	ORF	ORIFICE	RET	RETENTION	TSTAT	TERMOSTAT
AMP	AMPERE	CR	CORROSION RESISTANT	FLR	FLOOR	JT	JOINT	ORIG	ORIGINAL	RETWL	RETAINING WALL	TV	TELEVISION
AMT	AMOUNT	CR	CREEK	FLR1	FIRST FLOOR			OS	OCCUPANCY SENSOR	RFG	ROOFING	TVSS	TRANSIENT VOLTAGE SURGE
AP	ACCESS PANEL	CS	CURB STOP	FLSW	FLOW SWITCH	K	KIP	OSB	ORIENTED STRAND BOARD	RHT	REFLECTOR HEIGHT		SUPPRESSION
APP	APPROACH	CSM	CERTIFIED SURVEY MAP	FLT	FLOAT SWITCH	KV	KILOVOLT	OT	OVER TEMPERATURE	RM	ROOM	TYP	TYPICAL
APT	ANGLE POINT	CT	COURT	FLUOR	FLUORESCENT	KVA	KILOVOLT AMPERE	OVHD	OVERHEAD	RO	ROUGH OPENING		
APT	APARTMENT	CT	CURRENT TRANSFORMER	FM	FLOW METER	KW	KILOWATT	OZ	OUNCE(S)	ROW	RIGHT OF WAY	UR	URINAL
AR	AIR RELEASE	CTE	CONNECT TO EXISTING	FM	FORCE MAIN	KWH	KILOWATT HOUR			RPPBP	REDUCED PRESSURE PRINCIPLE	UBX	UTILITY BOX
ARCH	ARCHITECTURAL	CTH	COUNTY TRUNK HIGHWAY	FN	FENCE			PAVT	PAVEMENT		BACKFLOW PREVENTOR	UG	UNDERGROUND
ASPH	ASPHALT	CTR	CENTER	FNT	FRONT	L	LENGTH OF CURVE	PB	PULL BOX	RPM	REVOLUTIONS PER MINUTE	UH	UNIT HEATER
ASSY	ASSEMBLY	CU	CUBIC	FPM	FEET PER MINUTE	LA	LANE	PC	PHOTO CONTROLLED	RPZ	REDUCED PRESSURE ZONE	UHF	ULTRA HIGH FREQUENCY
ASU	AIR SUPPLY UNIT	CULV	CULVERT	FPS	FEET PER SECOND	LAT	LATERAL	PC	POINT OF CURVATURE	RR	RAILROAD	ULT	ULTIMATE
AT	AIR TIGHT	CV	CONTROL VALVE	FRM	FRAME	LAV	LAVATORY	PCC	POINT OF COMPOUND CURVE	RRX	RAILROAD SPIKE	UNEX	UNEXCAVATED
ATS	AUTOMATIC TRANSFER SWITCH	CW	COLD WATER PIPE	FRP	FIBER REINFORCED POLYESTER	LB(S)	POUND (POUNDS)	PCP	PUMP CONTROL PANEL	RT	RIGHT	UP	UTILITY POLE
AUTO	AUTOMATIC	CY	CUBIC YARD	FS	FLOOR SINK	LC	LIGHTING CONTRACTOR	PDP	POWER DISTRIBUTION PANEL	RTU	REMOTE TERMINAL UNIT	UPS	UNINTERRUPTIBLE POWER
AV	AIR VENT			FS	FORESIGHT	LC	LONG CHORD	PE	PHOTO ELEMENT	RTU	ROOF TOP UNIT		SUPPLY
AVE	AVENUE	D	DEGREE OF CURVE	FT	FOOT [FEET	LF	LINEAL FOOT (FEET)	PE	PLAIN END	RV	RELIEF VALVE	USGS	UNITED STATES GEOLOGICAL
AWG	AMERICAN WIRE GAGE	DC	DIRECT CURRENT	FTG	FOOTING	LHE	LIMITED HIGHWAY EASEMENT	PE	POLYETHYLENE	RW	RAW WASTEWATER		SURVEY
		DCP	DIVERSION CONTROL PANEL	FURN	FURNITURE	LIN	LINEAL	PED	PEDESTAL			USH	UNITED STATES HIGHWAY
B&B	BALLED & BURLAP	DCT	DECANT	FUT	FUTURE	LITE	LIGHT	PERM	PERMANENT	S	SOUTH	UTIL	UTILITY
B/B	BACK TO BACK	DEG	DEGREE	FV	FLAP VALVE	LL	LIVE LOAD	PF	POWER FACTOR	S/S	SOUTH SIDE	UV	ULTRAVIOLET LIGHT
BA	BANK	DEMO	DEMOLITION	FVNR	FULL VOLTAGE NON-REVERSING	LNDS	LANDSCAPE AREA	PG	PRESSURE GAGE	SA	SUPPLY AIR	UV	VENT PIPE BELOW GRADE:SLAB
BAL	BALANCE	DEPT	DEPARTMENT	FVR	FULL VOLTAGE REVERSING	LOC	LOCATION	PH	PHASE	SAN	SANITARY	V	VALVE
BBH	BASE BOARD HEATER	DESC	DESCRIPTION	FXTR	FIXTURE	LONG	LOGITUDINAL	PI	POINT OF INTERSECTION	SAN SWR	SANITARY SEWER	V	VENT PIPE ABOVE GRADE:SLAB
BC	BACK OF CURB	DET	DETENTION			LP	LIGHT POLE	PIVC	POINT OF INTERSECTION FOR	SCADA	SUPERVISORY CONTROL AND	V	VOLT
BEG	BEGIN	DF	DRINKING FOUNTAIN	G	GAS PIPING	LP	LIGHTING PANEL		VERTICAL CURVE		DATA ACQUISITION	VA	VOLT AMPERE
BFF	BELOW FINISH FLOOR	DFU	DRAINAGE FIXTURE UNITS	GA	GAGE [GAUGE	LPT	LOW POINT	PK	PK NAIL	SCFH	STANDARD CUBIS FEET PER HOUR	VBX	VALVE BOX
BFV	BUTTERFLY VALVE	DH	DOUBLE HUNG	GAL	GALLON	LR	LONG RADIUS	PKG	PARKING	SD	SMOKE DETECTOR	VC	VERTICAL CURVE
BIT	BITUMINOUS	DIA	DIAMETER	GALV	GALVANIZED	LS	LUMP SUM	PKWVY	PARKWAY	SD	SITE DRAIN	VCP	VITRIFIED CLAY PIPE
BK	BACK	DIFF	DIFFUSER	GAR	GARAGE	LT	LEFT	PL	PLACE	SE	SOUTHEAST	VCT	VINYL COMPOSITION TILE
BL	BASE LINE	DIP	DUCTILE IRON PIPE	GASV	GAS VALVE	LT	LEVEL TRANSDUCER	PL	PROPERTY LINE	SE	SECONDARY EFFLUENT	VD	VOLUME DAMPER
BLDG	BUILDING	DIST	DISTANCE	GCP	GRIT CONTROL PANEL	LTA	LOW TEMPERATURE ALARM	PLBG	PLUMBING	SECT	SECTION	VEH	VEHICLE
BLK	BLOCK	DIT	DITCH	GD	GRIT DRAIN	LT WT	LIGHTWEIGHT	PLC	PROGRAMMABLE LOGIC	SF	SQUARE FOOT	VEL	VELOCITY
BLKHD	BULKHEAD	DMPR	DAMPER	GR	GRIT RETURN	LTG	LIGHTING		CONTROLLER	SF	SUPPLY FAN	VENT	VENTILATOR
BLNV	BALANCING VALVE	DN	DOWN	GS	GRIT SUPPLY	LVR	LOUVER		PLANTER	SFU	SUPPLY FIXTURE UNIT	VERT	VERTICAL
BLT	BOLT	DO	DISSOLVED OXYGEN	GEN	GENERATOR	LWL	LOW WATER LEVEL	PLNTR	PANEL	SH	SHOWER	VFD	VARIABLE FREQUENCY DRIVE
BLVD	BOULEVARD	DOT	DEPT OF TRANSPORTATION	GFCI	GROUND FAULT CIRCUIT			PO	POLYMER SOLUTION	SHLDR	SHOULDER	VHF	VERY HIGH FREQUENCY
BM	BENCH MARK	DR	DRIVE		INTERRUPTER	MAINT	MAINTENANCE	POC	POINT ON CURVE	SHT	SHEET	VS	VENT STACK
BND	BEND	DRNTIL	DRAIN TILE	GLV	GLOBE VALVE	MATL	MATERIAL	POLY	POLYETHYLENE	SI	SECONDARY INFLUENT	VTR	VENT THROUGH ROOF
BOT	BOTTOM	DRWY	DRIVEWAY	GND	GROUND	MAU	MAKEUP AIR UNIT	POT	POINT OF TANGENCY	SI	SQUARE INCH	W1	POTABLE WATER
BPW	BELT PRESS WASH WATER	DS	DOWNSPOUT	GOVT	GOVERNMENT	MAX	MAXIMUM	PP	POWER PANEL	SIM	SIMILAR	W2	SERVICE WATER (NPW)
BR	BRUSH	DTL	DETAIL	GPD	GALLONS PER DAY	MCA	MINIMUM CIRCUIT AMPACITY	PP	POWER POLE	SL	SLUDGE	W3	FLUSHING WATER
BRG	BEARING	DWG	DRAWING	GPH	GALLONS PER HOUR	MCC	MOTOR CONTROL CENTER	PPM	PARTS PER MILLION	SLD	SLUDGE LEACHATE DRAIN	W	WASTE
BRK	BREAK			GPM	GALLONS PER MINUTE	MCP	MAIN CONTROL PANEL	PRC	POINT OF REVERSE CURVE	SPEC	SPECIFICATION	W	WATT
BS	BACKSIGHT	E	EAST	GPS	GALLONS PER SECOND	MDO	MOTORIZED DAMPER OPERATOR	PRC	PHOSPHORUS REMOVAL	SPK	SPIKE	W	WEST
BSMT	BASEMENT	E/S	EAST SIDE	GR	GRADE	MECH	MECHANICAL		CHEMICAL	SPKR	SPEAKER	W [WITH
BTU	BRITISH THERMAL UNIT	EA	EXHAUST AIR	GRDRL	GUARD RAIL	MED	MEDIUM	PREFAB	PREFABRICATED	SQ	SQUARE	W/O	WITHOUT
BV	BALL VALVE	EAT	ENTERING AIR TEMPERATURE	GRS	GALVANIZED RIGID STEEL	MET	METAL	PRELIM	PRELIMINARY	SS	STAINLESS STEEL	W/S	WEST SIDE
BX	BOX	EBX	ELECTRICAL BOX	GRV	GRAVEL	MEZZ	MEZZANINE	PRES	PRESSURE	SS	SOIL STACK	WAS	WASTE ACTIVATED SLUDGE
		EC	ELECTRICAL CONTRACTOR	GTV	GATE VALVE	MFR	MANUFACTURER	PRLV	PRESSURE RELIEF VALVE	SSE	SOUTH SOUTHEAST	WC	WATER CLOSET
C	CUT	ECC RDCR	ECCENTRIC REDUCER	GUH	GAS UNIT HEATER	MGD	MILLION GALLONS PER DAY	PROJ	PROJECT	SSK	SERVICE SINK	WCO	WALL CLEANOUT
C&G	CURB AND GUTTER	EF	EACH FACE	GV	GAS VALVE	MGV	MOTORIZED GATE VALVE	PROP	PROPERTY	SSRV	SOLID STATE REDUCED VOLTAGE	WD	WIRING DIAGRAM
C/C	CENTER TO CENTER	EHF	EXHAUST FAN	GW	GUY WIRE	MH	MANHOLE	PROPD	PROPOSED	SSW	SOUTH SOUTHWEST	WH	WATER HEATER
C/F	CUT AND/OR FILL	EHD	ELECTRICAL HAND DRYER	GYP BD	GYPSUM BOARD	MI	MILE	PRV	POWER ROOF VENTILATOR	ST	STREET	WH	WATER HYDRANT
CA	COMBUSTION AIR	EL	ELEVATION			MIN	MINIMUM	PRV	PRESSURE REDUCING VALVE	STA	STATION	WK	SIDEWALK
CAB	CABINET	ELEC	ELECTRIC [ELECTRICAL	HB	HOSE BIB	MISC	MISCELLANEOUS	PRVC	POIT OF REVERSE VERTICAL	STAG	STAGGERED	WL	WATER LEVEL
CAP	CAPACITY	EMH	ELECTRICAL MANHOLE	HD	HEAVY DUTY	MJ	MECHANICAL JOINT		CURVE	STD	STANDARD	WM	WATER MAIN
CB	CATCH BASIN	EMT	ELECTRICAL METALIC TUBING	HD	HUB DRAIN	ML	MIXED LIQUOR	PS	PRESSURE SWITCH	STF	STRAIGHT THROUGH FAN	WNW	WEST NORTHWEST
CB	CIRCUIT BREAKER	ENCL	ENCLOSED	HOG	HOT DIPPED GALVANIZED	MLO	MAIN LUGS ONLY	PSF	POUNDS PER SQUARE FOOT	STH	STATE TRUNK HIGHWAY	WP	WEATHER PROOF
CBX	CABLE TV BOX	ENE	EAST NORTHEAST	HOPE	HIGH DENSITY POLYETHYLENE	MO	MASONRY OPENING	PSI	POUNDS PER SQUARE INCH	STK	STAKE	WS	WATER SERVICE
CCP	CONCRETE CULVERT PIPE	ENGR	ENGINEER	HOWL	HEAD WALL	MO	MID-ORDINATE	PT	POINT	STL JST	STEEL JOIST	WS	WASTE STACK
CF	CUBIC FEET	EQUIP	EQUIPMENT	HGT	HEIGHT	MOC	MAXIMUM OVERCURRENT	PT	PRESSURE TRANSDUCER	STM	STEAM	WSW	WEST SOUTHWEST
CFM	CUBIC FEET PER MINUTE	ES	EMERGENCY SHOWER	HI	HEIGHT OF INSTRUMENT		PROTECTION	PTN	PARTITION	STN	STONE	WT	WEIGHT
CFP	CORNER FENCE POST	ESE	EAST SOUTHEAST	HID	HIGH INTENSITY DISCHARGE	MON	MONUMENT	PV	PLUG VALVE	STO	STORM	WTR	WATER
CHAN	CHANNEL	ESMT	EASEMENT	HM	HOLLOW METAL	MPH	MILES PER HOUR	PVC	POINT OF VERTICAL CURVE	STO SWR	STORM SEWER	WV	WATER VALVE
CHK	CHECK	ET AL	AND OTHERS	HO	HIGH OUTPUT	MPV	MOTORIZED PLUG VALVE	PVC	POLYVINYL CHLORINE	SUBD	SUBDIVISION	WW	WASTEWATER
CHKV	CHECK VALVE	ETC	ET CETERA	HO	HUB OUTLET	MSB	MOP SINK BASIN	PVI	POINT OF VERTICAL	SUSP CLG	SUSPENDED CEILING	WW	WING WALL
CI	CAST IRON	EUH	ELECTRIC UNIT HEATER	HOA	HAND-OFF-AUTO	MSC	MANUFACTURER SUPPLIED CABLE		INTERSECTION	SV	SOLENOID VALVE	WWF	WELDED WIRE FABRIC
CI	CUBIC INCH	EW	EACH WAY	HORZ	HORIZONTAL	MTD	MOUNTED	PVT	POINT OF VERTICAL TANGENCY	SW	SOUTHWEST	WWFT	WASTEWATER TREATMENT
CIP	CAST IN PLACE	EW	EMERGENCY EYE WASH	HP	HIGH PRESSURE	MTS	MANUAL TRANSFER SWITCH			SWBD	SWITCHBOARD		FACILITY
CIP	CAST IRON PIPE	EW	ELECTRIC WATER COOLER	HP	HORSEPOWER	MULT	MULTIPLE	QCD	QUITE CLAIM DEED	SWGR	SWITCHGEAR	X SECT	CROSS SECTION
CJ	CONSTRUCTION JOINT	EWLH	ELECTRIC WATER HEATER	HR	HAND RAIL	N	NORTH	QT	QUARRY TILE	SWL	SWALE	XFMR	TRANSFORMER
CKT	CIRCUIT	EX DT	ELECTRIC WALL HEATER	HR	HOOR	N/S	NORTH SIDE	QTY	QUANTITY	SWR	SEWER	XING	CROSSING
CL	CENTER LINE	EXH DT	EXHAUST DUCT	HS	HOUSE	NA	NOT APPLICABLE			SY	SQUARE YARD	YCO	YARD CLEANOUT
CLG	CEILING	EXP JT	EXPANSION JOINT	HVAC	HEATING, VENTILATING, AIR	NC	NORMALLY CLOSED	R	RISER			YD	YARD
CLJ	CONTROL JOINT	EXST	EXISTING		CONDITIONING	NE	NORTHEAST	R	RIVER	T	TREAD	YH	YARD HYDRANT

CLR	CLEAR
CMP	CORRUGATED METAL PIPE
CMPA	CORRUGATED METAL PIPE ARCH
CMPE	CORRUGATED METAL PIPE ELLIPTICAL
CMU	CONCRETE MASONRY UNIT
CND	CONDUIT
CO	CLEANOUT
CO	COMPANY
CO	COUNTY
COL	COLUMN
COMB	COMBINATION
COMP	COMPACTED
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUOUS
CONTR	CONTRACT CONTRACTOR
COR	CORNER
CORP	CORPORATION
CORR	CORRUGATED
CPLG	COUPLING
CPP	CORRUGATED PLASTIC PIPE
CPT	CARPET
CR	CONTROL RELAY
CR	CORROSION RESISTANT
CR	CREEK
CS	CURB STOP
CSM	CERTIFIED SURVEY MAP
CT	COURT
CTE	CURRENT TRANSFORMER
CTH	CONNECT TO EXISTING
CTR	COUNTY TRUNK HIGHWAY
CU	CUBIC
CULV	CULVERT
CV	CONTROL VALVE
CW	COLD WATER PIPE
CY	CUBIC YARD
D	DEGREE OF CURVE
DC	DIRECT CURRENT
DCP	DIVERSION CONTROL PANEL
DCT	DECANT
DEG	DEGREE
DEMO	DEMOLITION
DEPT	DEPARTMENT
DESC	DESCRIPTION
DET	DETENTION
DF	DRINKING FOUNTAIN
DFU	DRAINAGE FIXTURE UNITS
DH	DOUBLE HUNG
DIA	DIAMETER
DIFF	DIFFUSER
DIP	DUCTILE IRON PIPE
DIST	DISTANCE
DIT	DITCH
DMPR	DAMPER
DN	DOWN
DO	DISSOLVED OXYGEN
DOT	DEPT OF TRANSPORTATION
DR	DRIVE
DRNTIL	DRAIN TILE
DRWY	DRIVEWAY
DS	DOWNSPOUT
DTL	DETAIL
DWG	DRAWING
E	EAST
E S	EAST SIDE
EA	EXHAUST AIR
EAT	ENTERING AIR TEMPERATURE
EBX	ELECTRICAL BOX
EC	ELECTRICAL CONTRACTOR
ECC RD CR	ECCENTRIC REDUCER
EF	EACH FACE
EF	EXHAUST FAN
EHD	ELECTRICAL HAND DRYER
EL	ELEVATION
ELEC	ELECTRIC ELECTRICAL
EMH	ELECTRIC MANHOLE
EMT	ELECTRICAL METALIC TUBING
ENCL	ENCLOSED
ENE	EAST NORTHEAST
ENGR	ENGINEER
EQUIP	EQUIPMENT
ES	EMERGENCY SHOWER
ESE	EAST SOUTHEAST
ESMT	EASEMENT
ET AL	AND OTHERS
ETC	ET CETERA
EUH	ELECTRIC UNIT HEATER
EW	EACH WAY
EW	EMERGENCY EYE WASH
EW C	ELECTRIC WATER COOLER
EW H	ELECTRIC WATER HEATER
EW L	ELECTRIC WALL HEATER
EXH DT	EXHAUST DUCT
EXP JT	EXPANSION JOINT
EXST	EXISTING

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SITE PLAN
Z-C-CPL-CIVIL SITE PLAN 10 0 5 10 20 FT




- NOTES:
1. RESTORE DISTURBED AREAS.
 2. PROVIDE BUTTRESS (TYPICAL AT ALL BENDS).
 3. GRADE TO DRAIN AROUND PERIMETER OF PUMP STATION SITE.
 4. BENCH MARK AVAILABLE UPON REQUEST.
 5. PUMP STATION SUPPORT BUILDING TO BE FURNISHED BY OWNER. CONTRACTOR RESPONSIBLE FOR SETTING BUILDING, PIPE CONNECTIONS, AND STARTUP.
 6. COORDINATE SCHEDULE AND CONNECTIONS WITH UTILITIES CONTRACTOR, OWNER, AND ENGINEER.
 7. WETLAND SETBACK TO SOUTH IS 60 FEET.
 8. REAR YARD SETBACK TO NORTH IS 527 FEET.

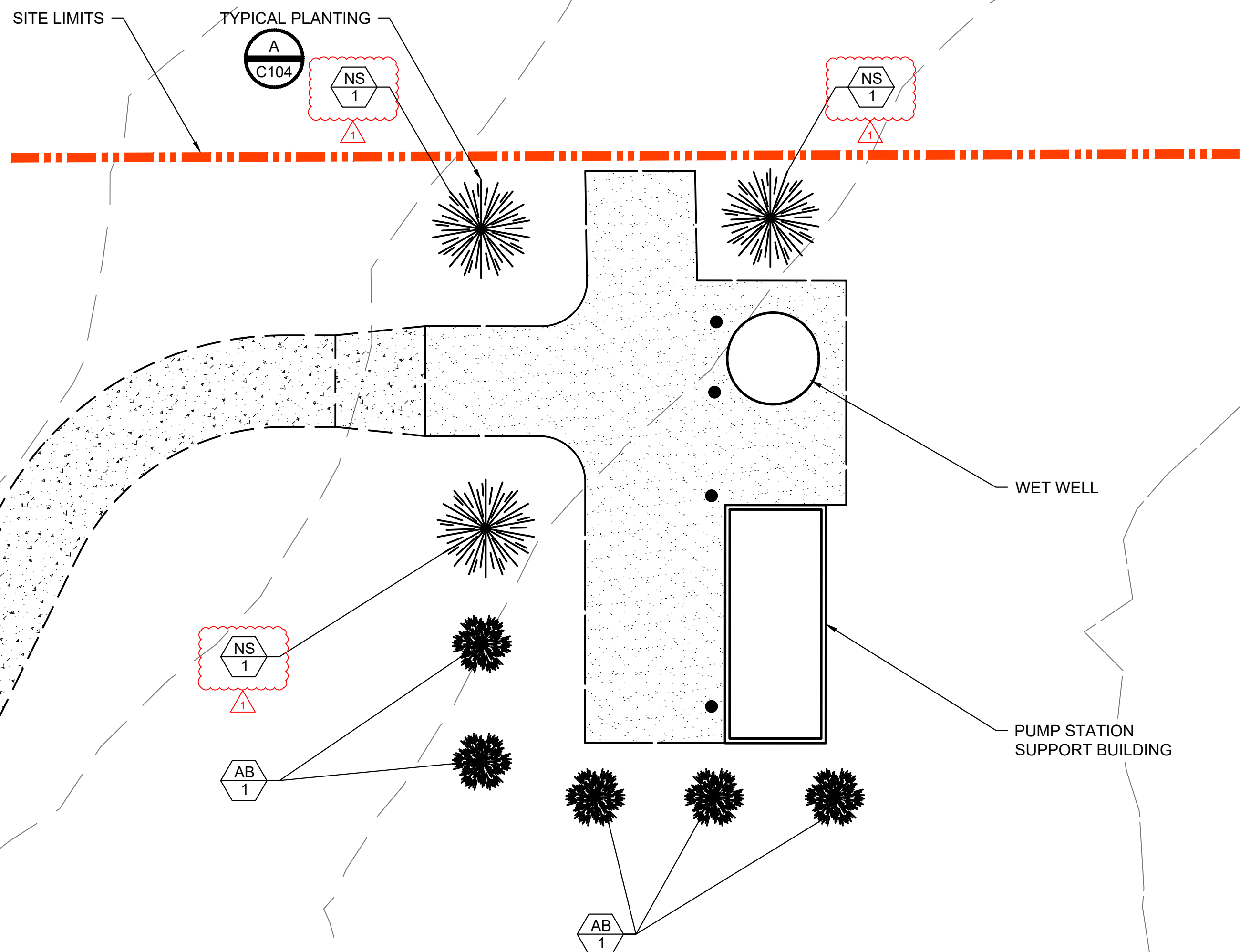
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A																					
RUEKERT MIELKE																					
Waukesha • Kenosha • Madison																					
Global Water Center • Fox Valley																					
www.ruekertmielke.com																					
FRANKLIN CORPORATE PARK PUMP STATION																					
CIVIL UTILITY SITE PLAN																					
CITY OF FRANKLIN																					
MILWAUKEE COUNTY, WISCONSIN																					
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www.ruekertmielke.com

MLG INVESTMENTS 2002 LLC
A WISCONSIN LIMITED LIABILITY
3548 W COUNTY LINE ROAD
TAX KEY: 9799999000

OX GLEN CORP CENTRE LLC
TAX KEY: 9789998000

02900SCH 1						
PLANTING SCHEDULE						
SYMBOL	QUANTITY	COMMON NAME (BOTANICAL NAME)	O.C. SPACING	SIZE	ROOT COND.	REMARKS
AB	5	EMERALD GREEN ARBORVITAE (THUJA OCCIDENTALIS)	AS SHOWN	6' HIGH	B&B	-
NS	3	 NORWAY SPRUCE (PICEA ABIES)	AS SHOWN	6' HIGH	B&B	-
NOTES						

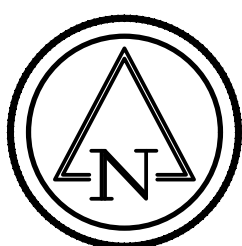


WETLANDS DELINEATED
BY SEWRPC ON
OCTOBER 10, 2019
(TYP)

- WET WELL

- PUMP STATION
SUPPORT BUILDING

LANDSCAPE PLAN



FRANKLIN CORPORATE PARK PUMP STATION

LANDSCAPE PLAN

**CITY OF FRANKLIN
MILWAUKEE COUNTY, WISCONSIN**

Ruekert • Mielke

- Waukesha
- Kenosha
- Madison

Global Water Center • Fox Valley

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RE>-S-OZS

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CHANGE SCOTTISH PINE TO NORWAY SPRUCE	
PANICE-B21E SECTION/SECTION	

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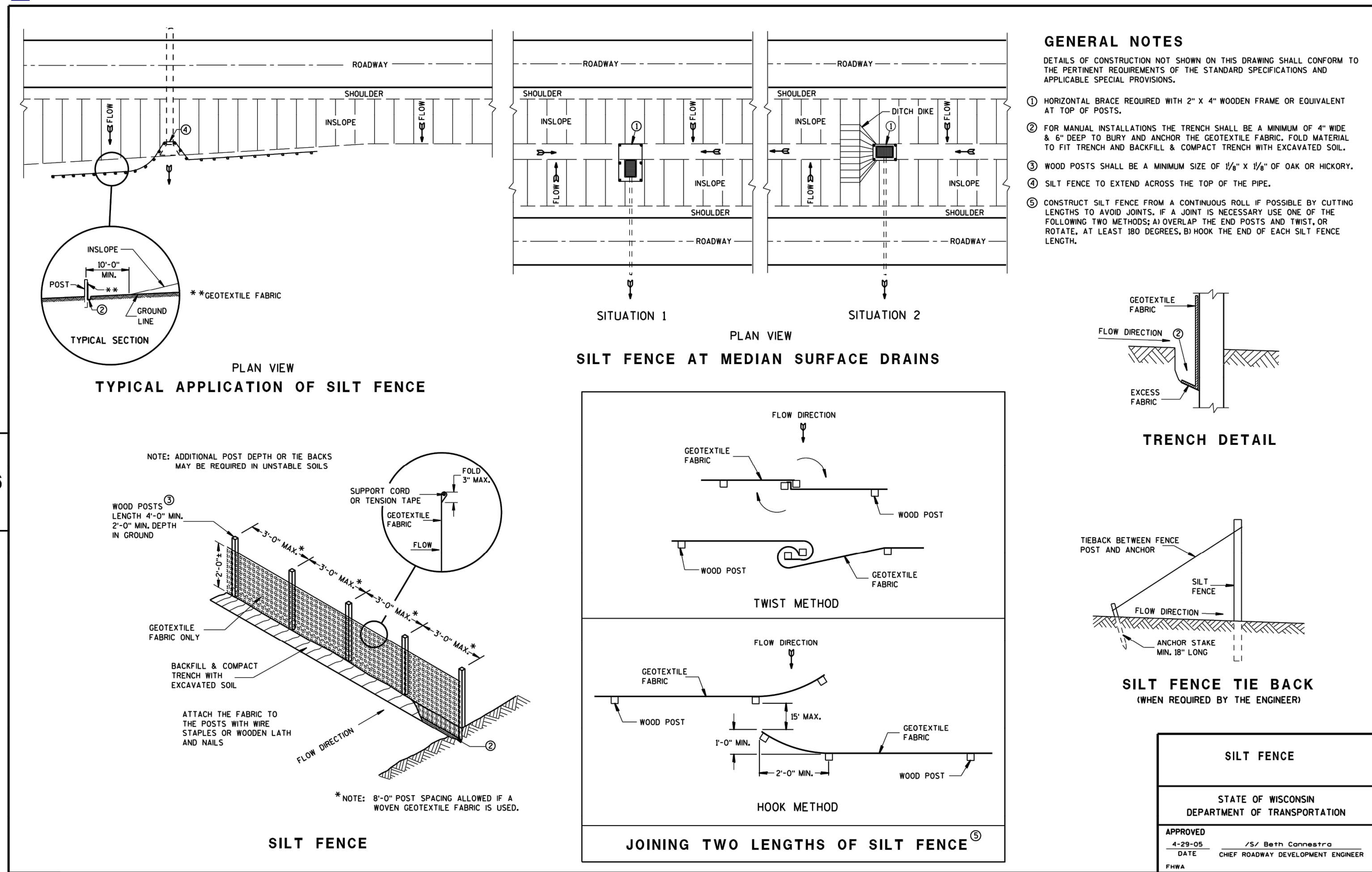
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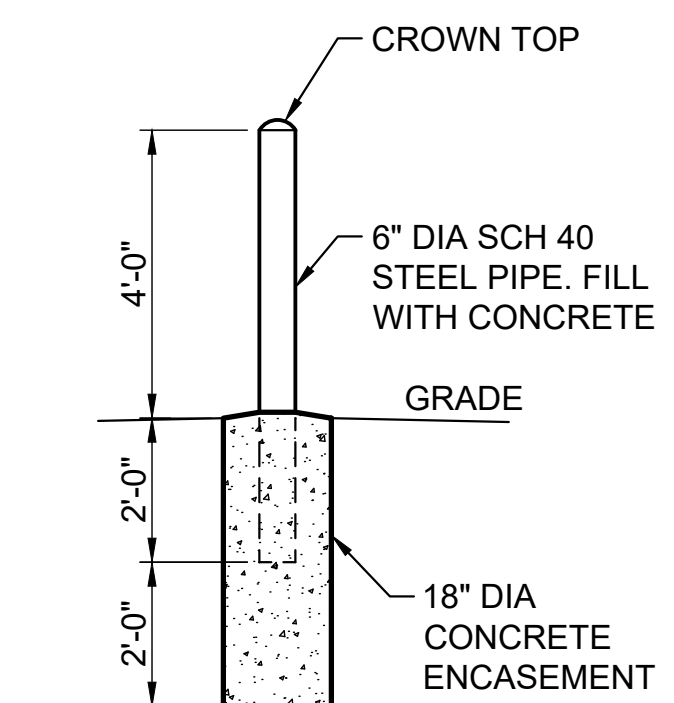
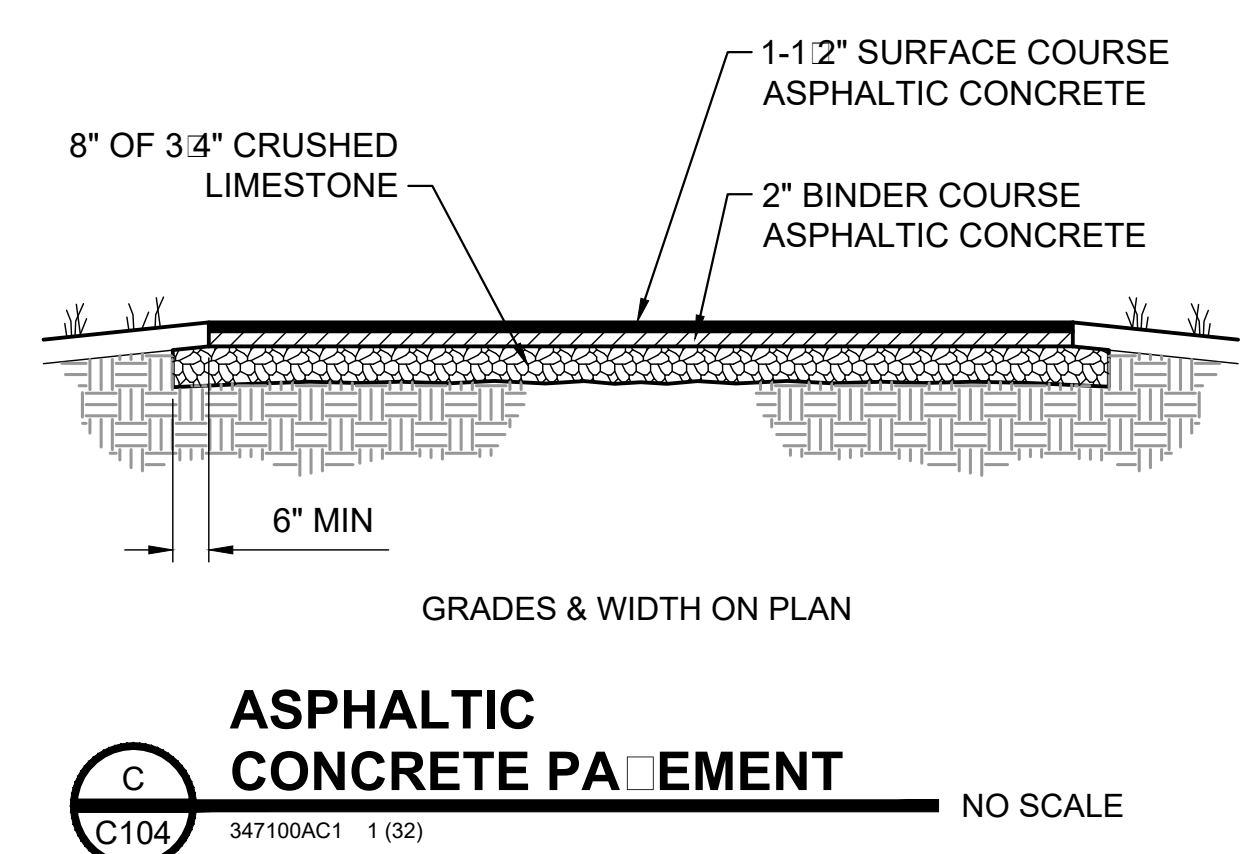
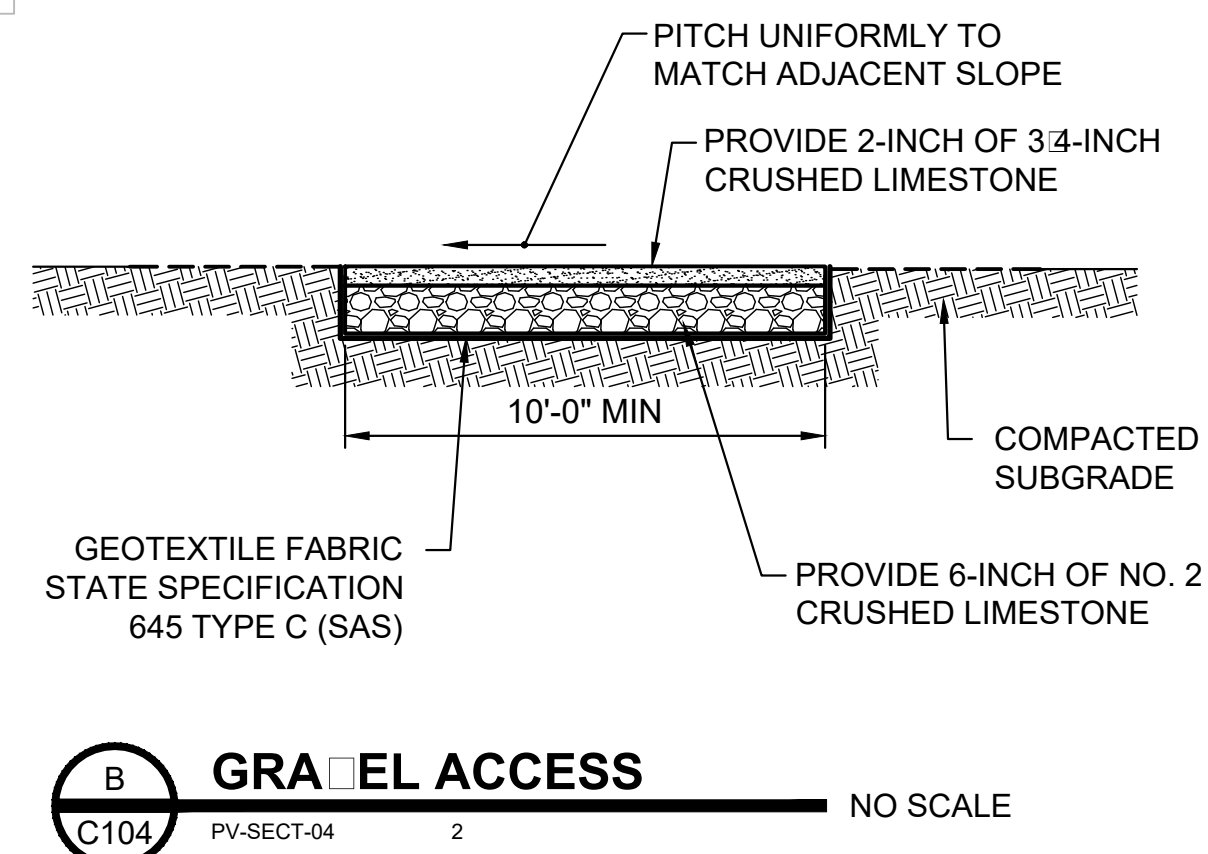
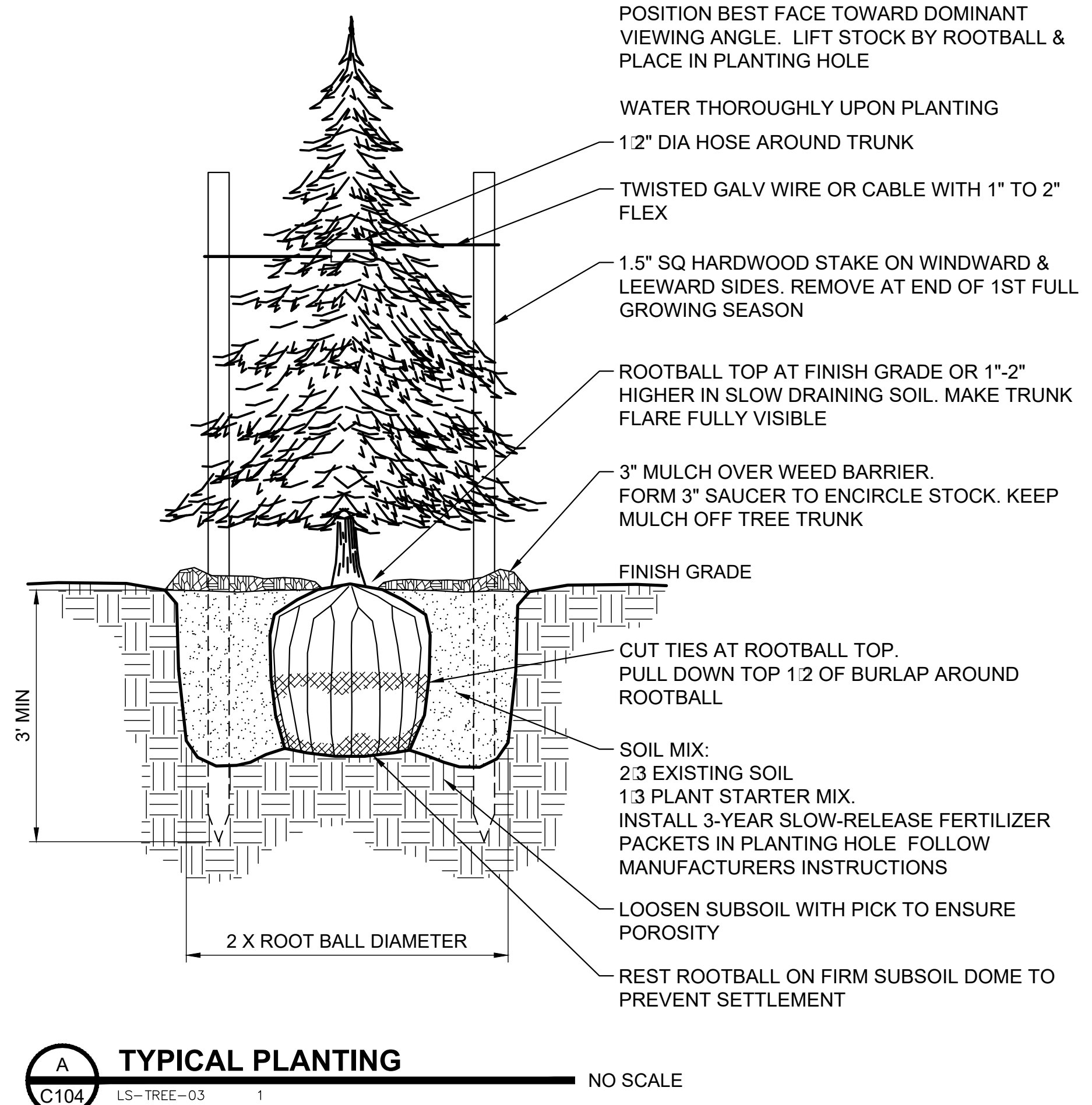


CONSTRUCTION SEQUENCE NOTES:

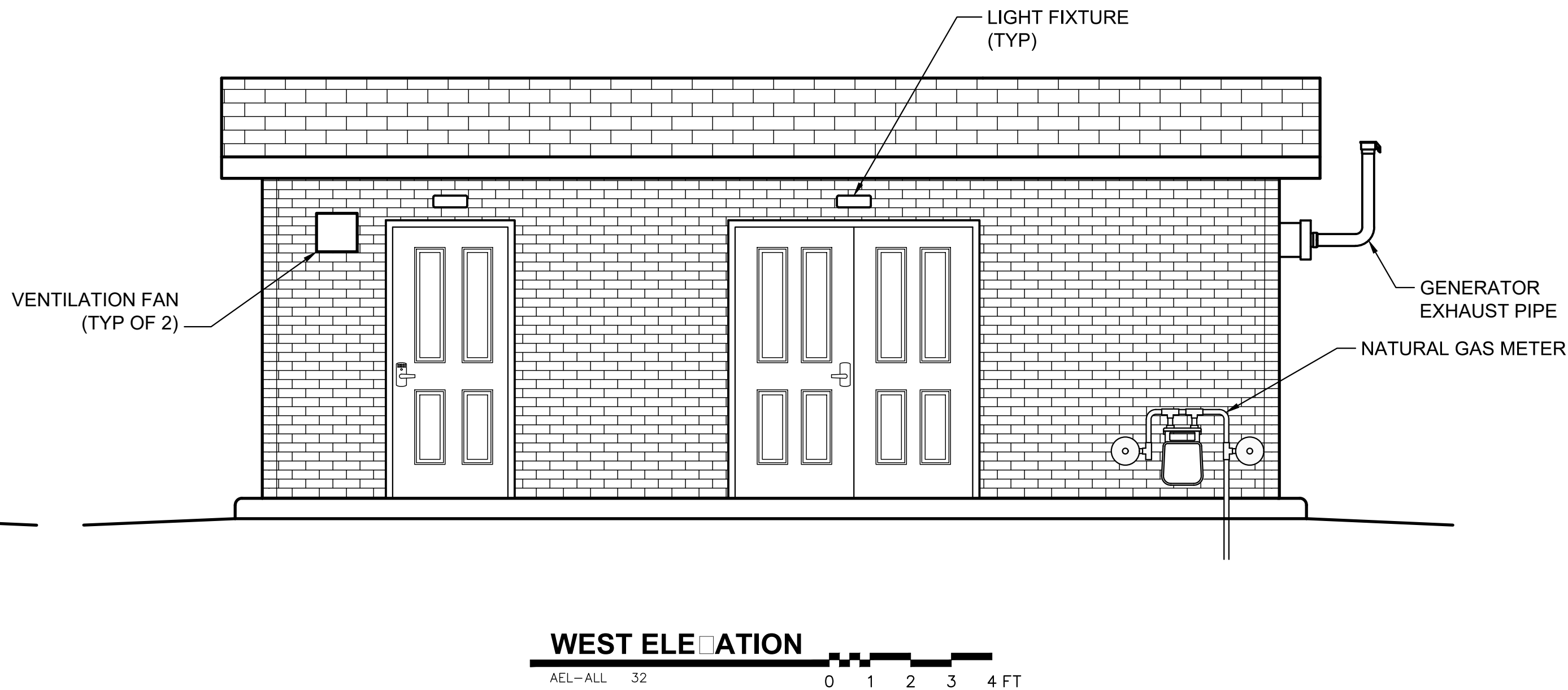
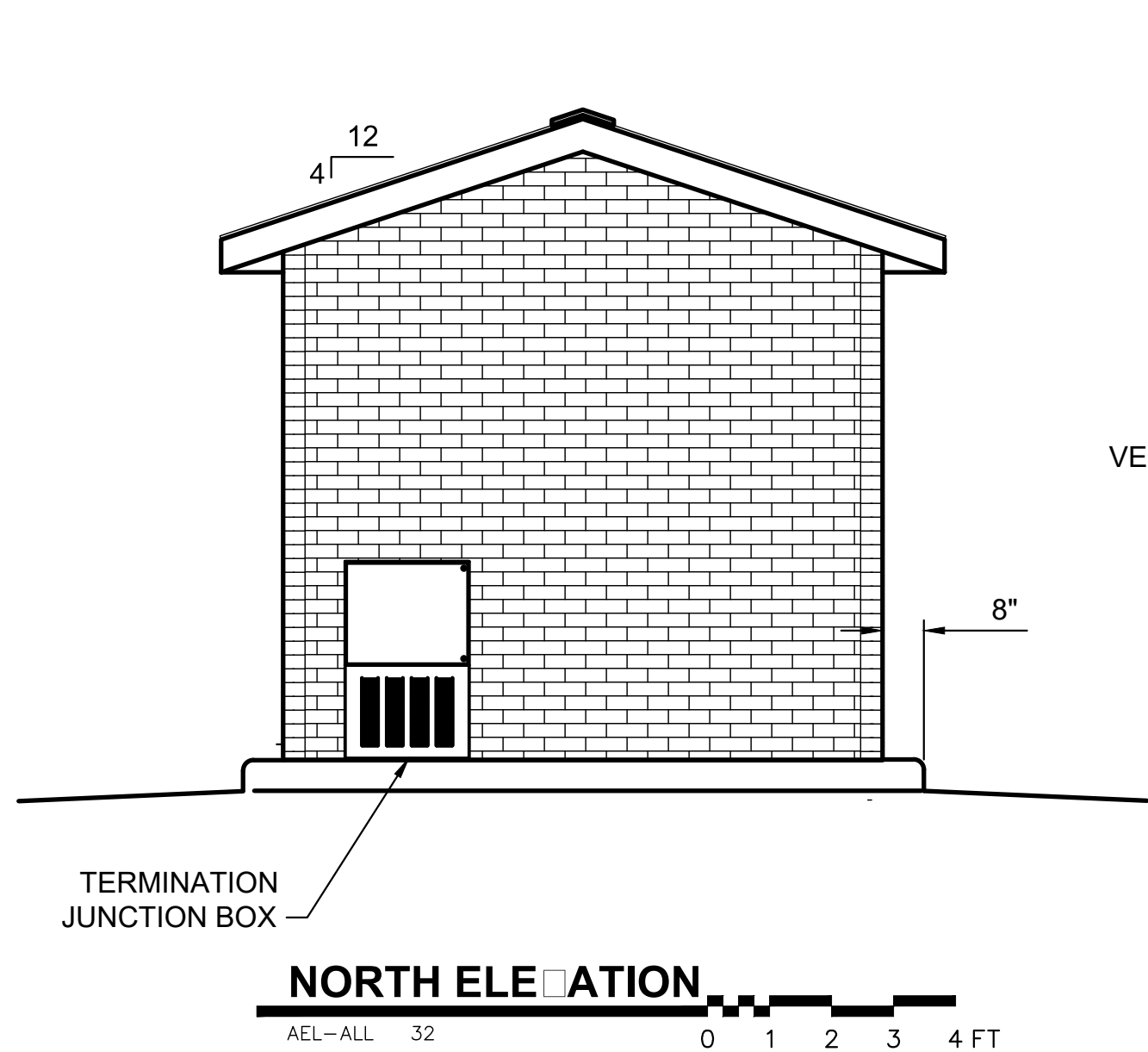
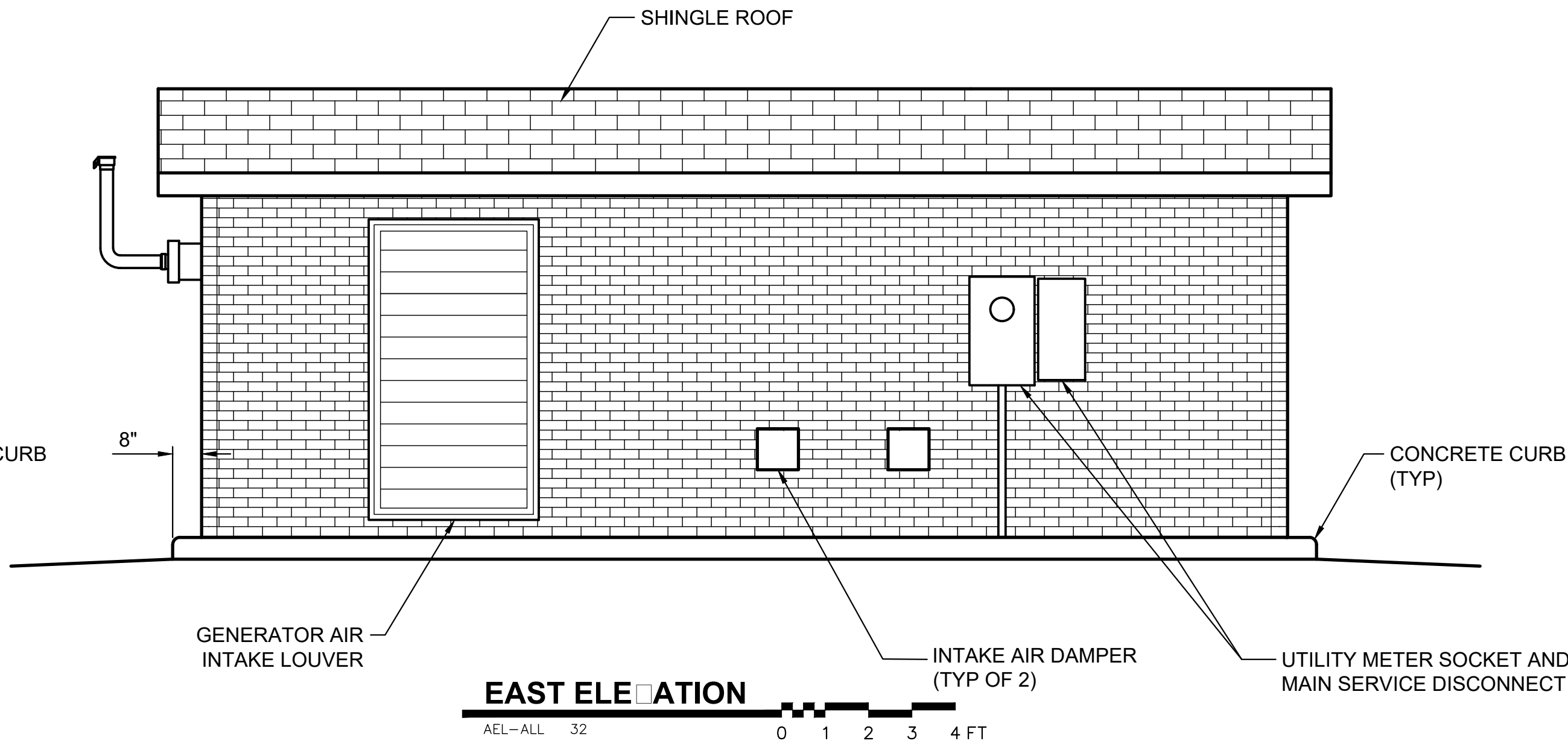
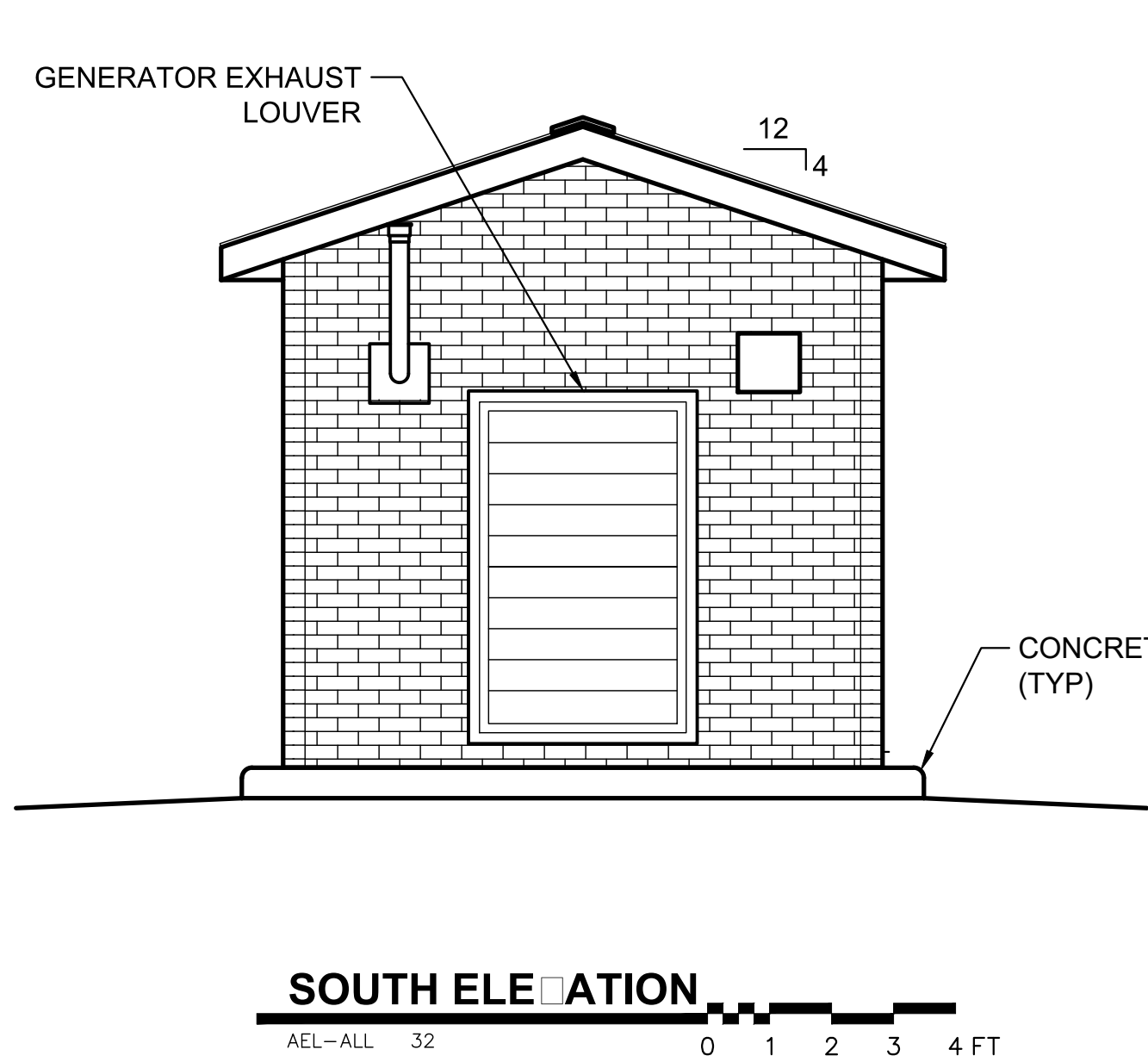
1. INSTALL EROSION CONTROL DEVICES.
2. CONSTRUCT ALL PUMPING STATION COMPONENTS, RELATED UTILITIES, AND PAVEMENT.
3. RESTORE DISTURBED AREAS.
4. REMOVE EROSION CONTROL DEVICES.

DEWATERING NOTES:

1. IT IS ANTICIPATED THAT DEWATERING WILL BE NECESSARY. CONTRACTOR SHALL FOLLOW REQUIREMENTS WITHIN THE PROJECT MANUAL AND DNR TECHNICAL STANDARD 1061.
2. CONTRACTOR SHALL UTILIZE A SILT BAG FOR DEWATERING AND PROVIDE ADDITIONAL MEASURES AS NECESSARY TO DISCHARGE CLEAN WATER BASED UPON CONDITIONS AND CONTRACTOR'S OPERATIONS. MEASURES EMPLOYED FOR DEWATERING SHALL NOT BE PLACED IN LOCATIONS THAT BLOCK SITE DRAINAGE OR VEHICLE /PEDESTRIAN TRAFFIC. DEWATERING DISCHARGE SHALL BE DIRECTED ONTO VEGETATED AREAS WHERE POSSIBLE AND NOT IMPACT ADJACENT STRUCTURES.
3. CONTRACTOR SHALL CONTINUOUSLY MONITOR DEWATERING EFFLUENT TO ENSURE CLEAR DISCHARGE.
4. CONTRACTOR SHALL WORK TO ELIMINATE EROSION FORCES OF DEWATERING EFFLUENT TO ENSURE CLEAR DISCHARGE.
5. CONTRACTOR SHALL MONITOR THE EFFECTIVENESS OF THE DEWATERING ACTIVITIES. PERIODIC REPLACEMENT OF SILT BAG WILL BE NECESSARY. SEDIMENT WITHIN SILT BAGS SHALL BE DEPOSED OF PROPERLY OFFSITE.
6. USE OF OTHER DEWATERING SEDIMENTATION DEVICES MAY BE ACCEPTABLE, AND SHALL COMPLY WITH REQUIREMENTS SET FORTH ABOVE.



Nov 21, 2019 9:35am PLOTTED BY:WBANCROFT SAVED BY:GDeaney
IMAGES RM SQUARE Full Color-Print
RUEKERT & MIELKE, INC. 10013 Franklin Corporate Parkway Pump Station 2-AEL ARCHITECTURAL ELEVATIONS.dwg
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1	2	3	4	5	6	7

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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RUEKERT & MIELKE INC.

DESIGNED BY: MBV

DRAFTED BY: GGD

CHECKED BY: CLE

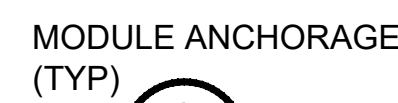
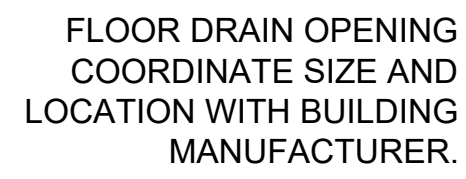
DATE: NOVEMBER 2019


FILE NO.
58-10013.200

BID SET
SHEET NO.
A101

BID SET

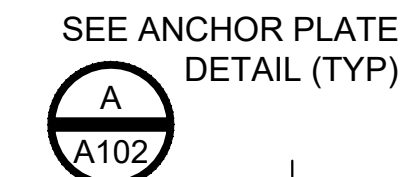
www.ruekertmielke.com



(TYP) 

03310GEN2 24

- NO SCALE

Anc^{or} Plan 24


■ NO SCALE



Anchor SC Deta

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RE>-S-OZS

**CITY OF FRANKLIN
MILWAUKEE COUNTY, WISCONSIN**

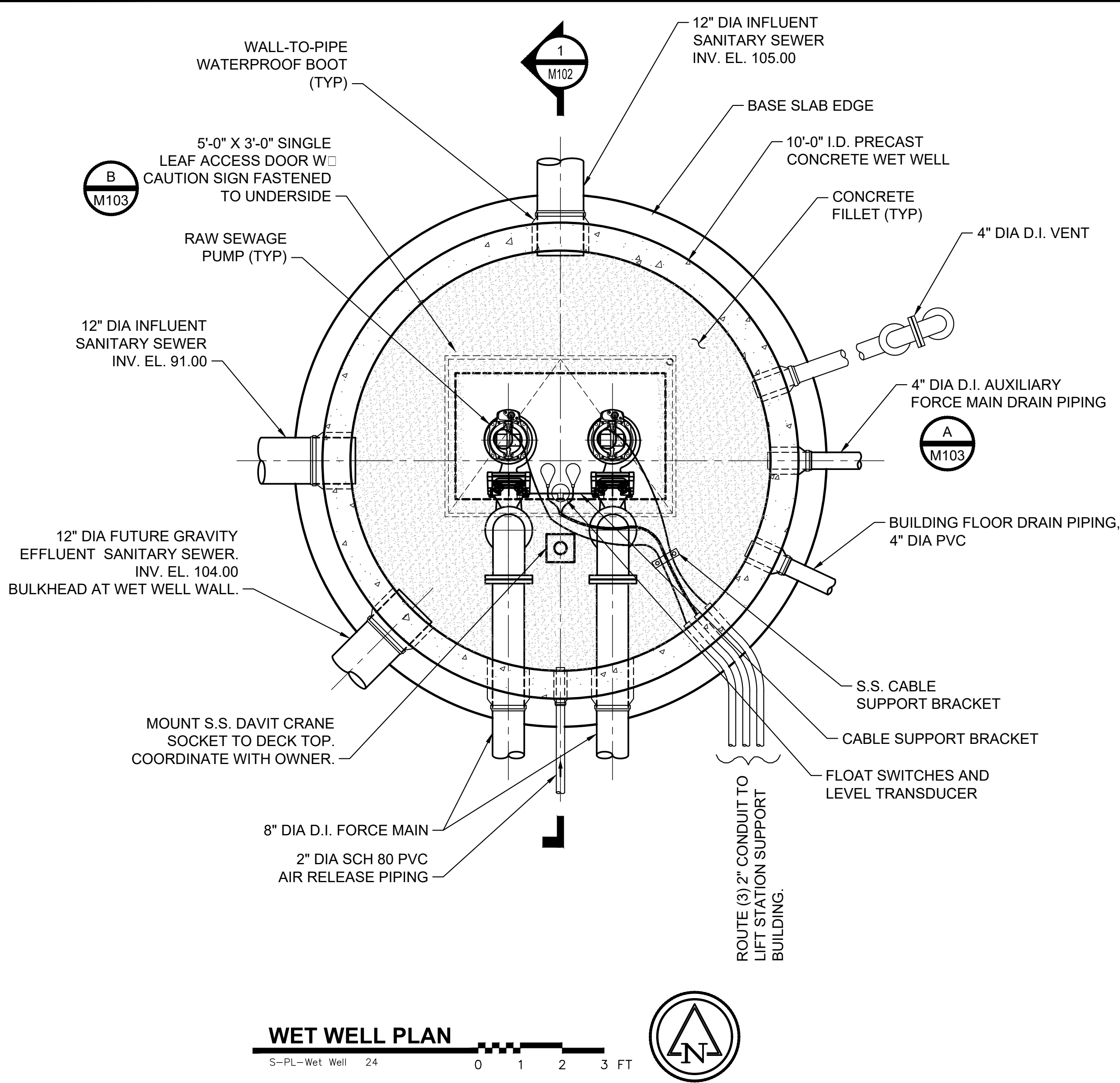
FILE NO.



SHEET NO.

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" RIGID INSULATION AROUND PIPES ENTERING BUILDING FROM BELOW.
6. GROUT PIPE OPENINGS PER BUILDING MANUFACTURER'S RECOMMENDATIONS AFTER ALL PIPING CONNECTIONS HAVE BEEN MADE.

Nov 21, 2019 9:38am PLOTTED BY:WBANCROFT SAVED BY:WBANCROFT
IMAGES RM SQUARE Full Color-Print
G:\CADD\2018\10013_Franklin Corporate Pump Station\2-M-PLSC-WW_Plan Section Details.dwg
G:\CADD_2018\10013_Franklin Corporate Pump Station\2-M-PLSC-WW_Plan Section Details.dwg



LIFT STATION NOTES

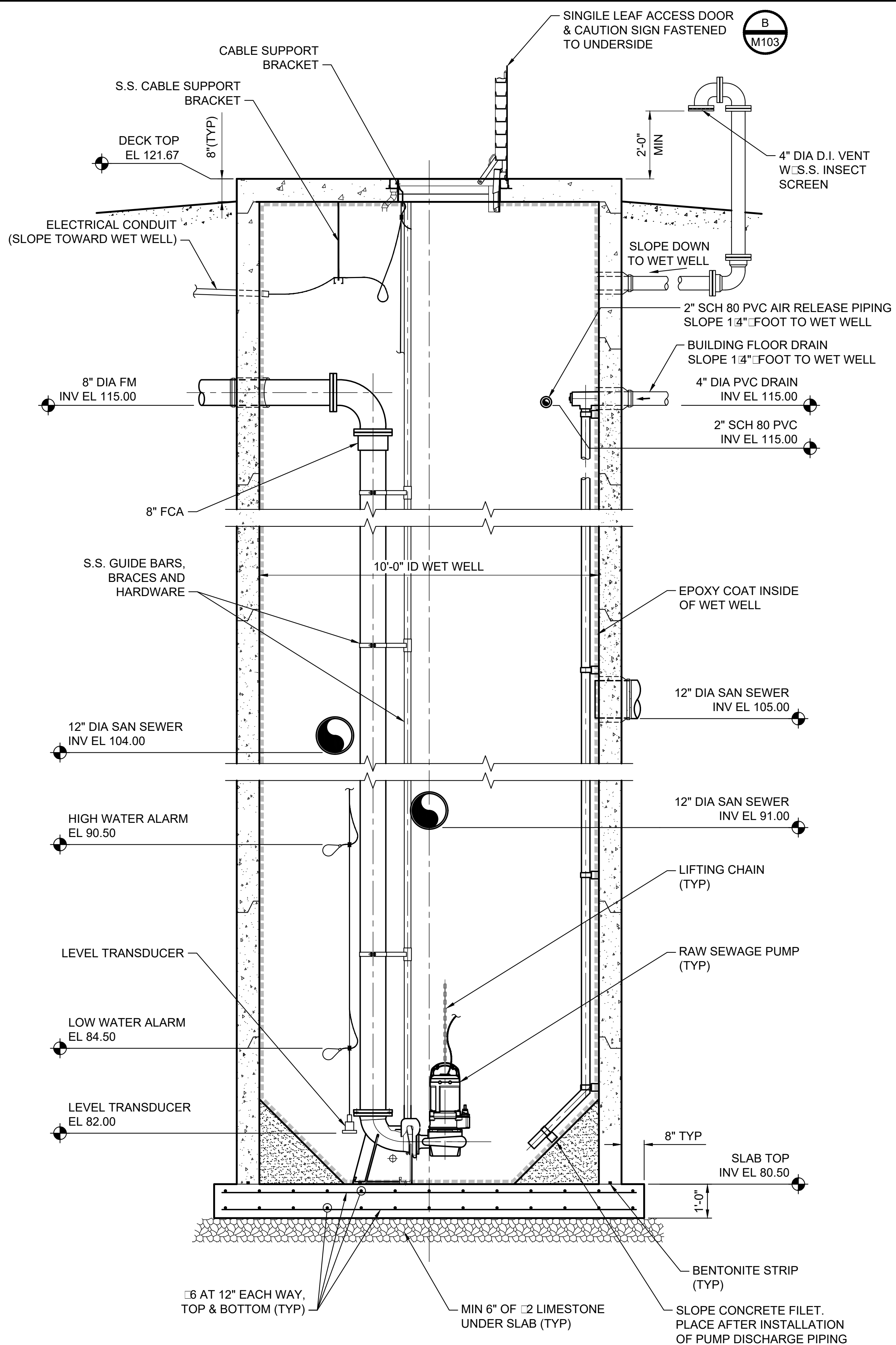
- SOME PIPING AND EQUIPMENT HAS BEEN ROTATED OUT OF POSITION FOR CLARITY. SEE PLAN FOR ACTUAL POSITION.
- BACKFILL WITH MECHANICALLY COMPACTED GRAVEL BACKFILL PER SPECIFICATIONS.
- ALL HARDWARE IN WET WELL TO BE STAINLESS STEEL.
- DO NOT PLACE WET WELL RISER JOINTS AT WALL PENETRATIONS.
- PRECAST WALL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

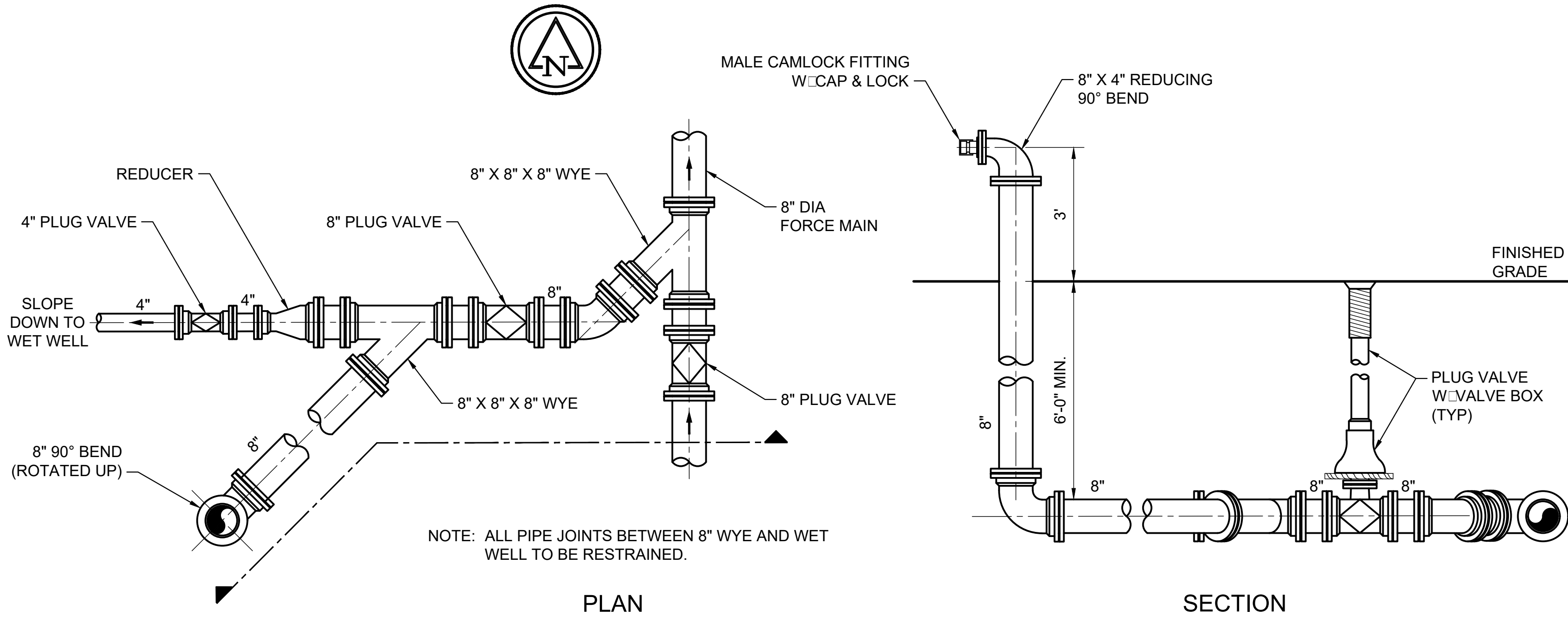
S-PL-Wet Well 24 0 1 2 3 FT

FRANKLIN CORPORATE PARK PUMP STATION	
WET WELL PLAN AND SECTION	
CITY OF FRANKLIN MILWAUKEE COUNTY, WISCONSIN	
© COPYRIGHT 2019 RUEKERT & MIELKE INC.	
DESIGNED BY: MBV	
DRAFTED BY: GGD	
CHECKED BY: CLE	
DATE: NOVEMBER 2019	
FILE NO. 58-10013.200	
SHEET NO. M102	

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

BID SET



NOTE: ALL PIPE JOINTS BETWEEN 8" WYE AND WET WELL TO BE RESTRAINED.

A
M103
AUXILIARY FORCE MAIN CONNECTION
MPL-AUXILIARY CONNECTION NO SCALE

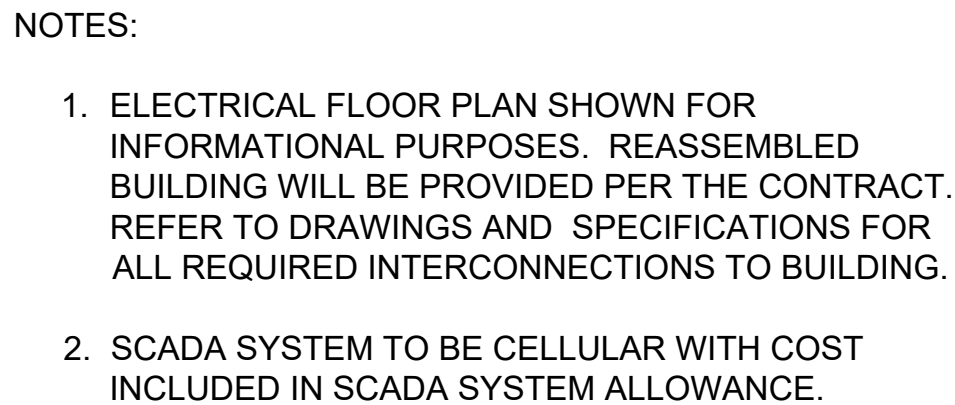


B
M103
CONFINED SPACE CAUTION SIGN
101400CAU2 1 NO SCALE

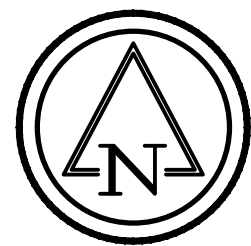
Waukesha • Kenosha • Madison Global Water Center • Fox Valley www.ruekertmielke.com						
FRANKLIN CORPORATE PARK PUMP STATION PUMP STATION DETAILS CITY OF FRANKLIN MILWAUKEE COUNTY, WISCONSIN						
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FILE NO. 58-10013.200						
 SHEET NO. M103						

BID SET

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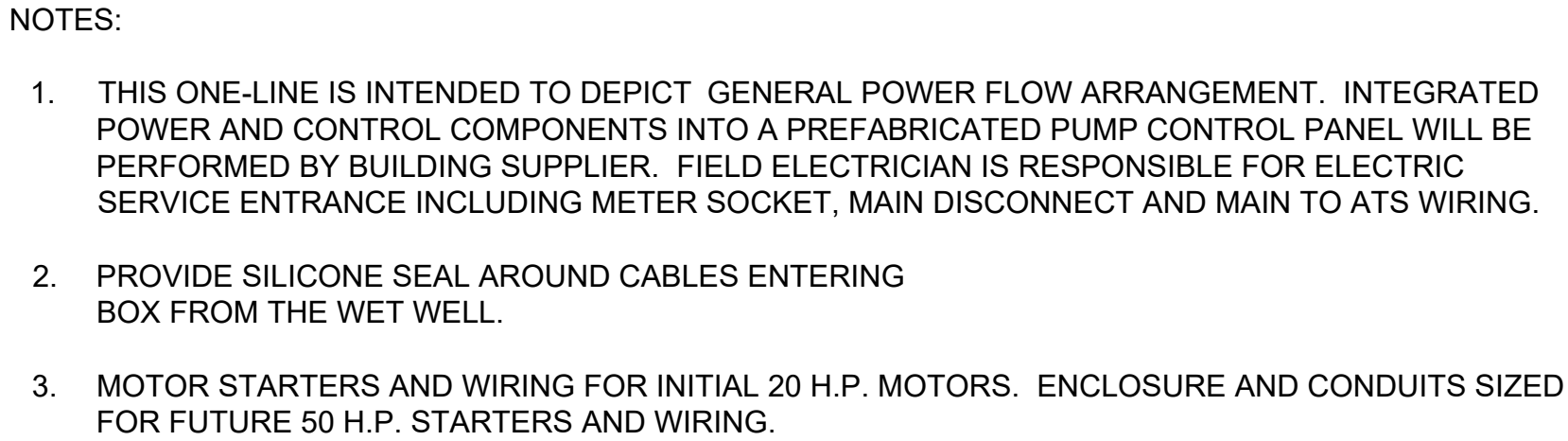


LS_SUPPORT_BLDG_PLAN	24	0	1	2	3	FT
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GENERATOR CONTROL ENCLOSURE FLOOR PLAN SCHEDULE	
EPPSCH 1	
(NO.)	DESCRIPTION
1	4' ENCLOSED & GASKETED LED FIXTURE. CEILING MOUNT.
2	LOUVER AND DAMPER WITH MOTOR OPERATOR, FRAC. HP, 115V, 1Ø, WIRE OPERATOR "POWER TO CLOSE, SPRING TO OPEN".
3	NOT USED.
4	NATURAL GAS UTILITY METER.
5	ELECTRIC UNIT HEATER "EUH".
6	MAIN FUSIBLE DISCONNECT SWITCH. SEE ONE-LINE DIAGRAM.
7	AUTOMATIC TRANSFER SWITCH "ATS".
8	EXHAUST FAN COOLING THERMOSTAT. PROVIDE ENGRAVED NAMEPLATE "EXHAUST FAN".
9	EXHAUST FAN & EXHAUST LOUVER.
10	UNDERGROUND CONDUITS TO WET WELL FOR PUMP CABLES, TRANSDUCER CABLE & FLOAT SWITCH CABLES. SILICONE SEAL AROUND CABLES ENTERING JUNCTION BOX FROM THE WET WELL.
11	LED WALL PACK WITH PHOTOCCELL.

[illegible]



ONE-LINE DIAGRAM

BrickWal™

From Fullerton Finish Systems, Inc.



Every Advantage Over Conventional Masonry.

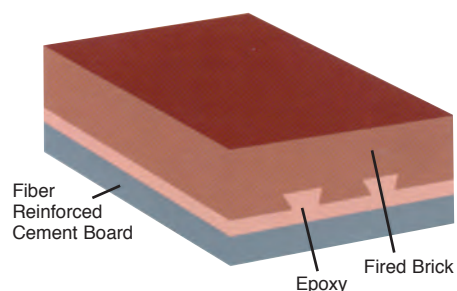
BrickWal™ gives you the look of traditional masonry without the hassle of expensive lintels, heavy foundations and structural supports. Why? Because BrickWal weighs only 8 lbs. per square foot when used as individual panels.

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.

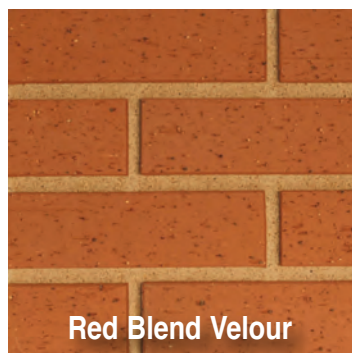
BrickWal™. The Choice is easy. So is the installation. It allows you to reduce construction time and stay on schedule. An "average" five man installation crew can install as much as 1,100 square feet of wall area in a single day, while the same number of masons can only lay approximately 450 square feet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



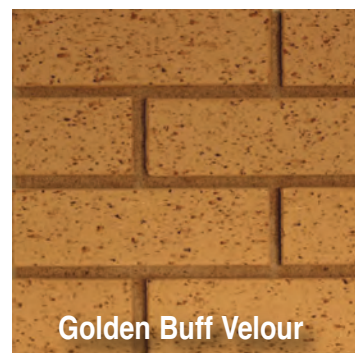
Autumn Sand



Medium Ironspot Smooth



Red Blend Velour



Golden Buff Velour



The Quality Solution for New & Remodel Exterior Finishing

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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/in²)	7000
Flexural Strength (lb/in²)	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



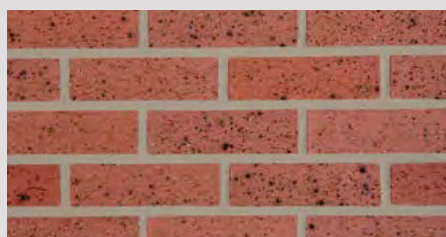
Red Blend



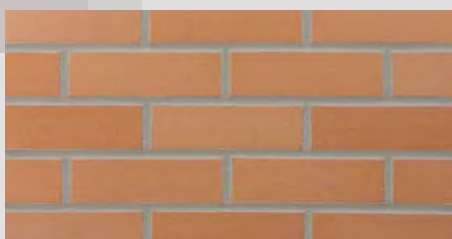
Burgundy Blend



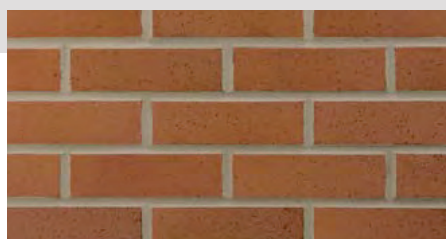
Ruby Red



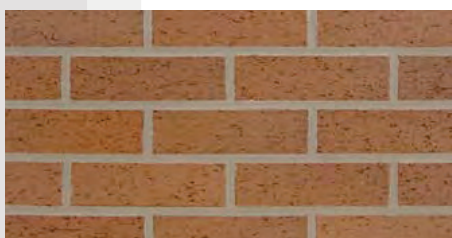
Red Ironspot



Desert Ironspot Light



Desert Ironspot Dark



Coppertone



Copper Canyon

THIN BRICK COLORS CONTINUED



Bordeaux Blend



Manganese Brown



Executive Ironspot



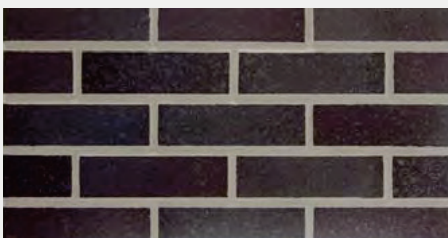
Sienna Ironspot



Medium Ironspot #77



Medium Ironspot #46



Dark Ironspot



Manganese Ironspot



Grey Sands



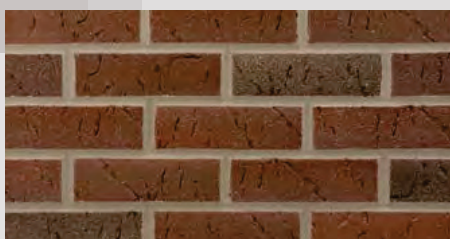
Desert Sands



Burgundy Sands



Merlot Sands



Autumn Sands



Sahara Sands



Orleans Sands

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Owning a Landmark roof brings peace of mind. Landmark's heavy weight and exceptional reliability make it a 'Best Buy' by a leading Consumer Magazine.



- Dual-layered for extra dimensionality and protection from the elements
- Offers the widest array of colors in the industry
- Independently certified as meeting the highest quality standards for roofing



Silver Birch

LANDMARK® COLOR PALETTE



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