

*Revised

PLAN COMMISSION MEETING AGENDA* Thursday, October 5, 2023 at 6:00 P.M.

- A. Call to Order and Roll Call
- **B.** Approval of Minutes
 - 1. Approval of regular meeting of September 21, 2023.
- **C.** Public Hearing Business Matters
 - 1. None
- **D.** Business Matters
 - 1. **Site Plan for Dunkin' Donuts & Baskin-Robbins** Request for approval of a Site Plan for the development of a Dunkin' Donuts and Baskin-Robbins restaurant upon property located at 5444 West Rawson Avenue.
- E. Adjournment

The YouTube channel "City of Franklin WI" will be live streaming the Plan Commission meeting so that the public will be able to watch and listen to the meeting. https://www.youtube.com/c/CityofFranklinWIGov. Any question regarding items on this agenda may be directed to the Department of City Development's office at 414-425-4024, Monday through Friday, 8:30 AM – 5:00 PM.

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

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

REMINDERS:

Next Regular Plan Commission Meeting: October 19, 2023.

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

City of Franklin Plan Commission Meeting September 21, 2023 Minutes

A. Call to Order and Roll Call

Mayor John Nelson called the September 21, 2023 regular Plan Commission meeting to order at 7:00 p.m. in the Council Chambers at Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin.

Present were Mayor John Nelson, Alderwoman Courtney Day, City Engineer Glen Morrow and Commissioners Patrick Léon and Patricia Hogan. Commissioner Kevin Haley was excused. Also present were Alderman Jason Craig, Director of Economic Development John Regetz, City Attorney Jesse Wesolowski and Director of Administration Kelly Hersh.

B. Approval of Minutes – Regular Meeting of September 7, 2023

Commissioner Hogan moved and Commissioner Leon seconded a motion to approve the September 7, 2023 meeting minutes. On voice vote, all voted 'aye'; motion carried (4-0-1).

C. Public Hearing Business Matters

1. Tax Incremental District No. 9. Public Hearing regarding the proposed creation of Tax Incremental District No. 9, the proposed boundaries of the District, and the proposed Project Plan for the District.

Applicant: City of Franklin

Subject property: Refer to TID 9 locator map.

Economic Development Director John Regetz presented this item and the Public Hearing opened at 7:08 pm and closed at 7:13 pm.

Ehlers Representative Todd Taves gave a PowerPoint presentation on the Tax Increment District (TID) 9 project plan, beginning with an explanation of Tax Increment Financing (TTF). Taves explained TID 9 is suitable for Mixed Use development and described the variety of land uses contained therein. Because of its Mixed-Use designation TID 9 has a maximum twenty-year life.

The initial project in TID 9 is Carma Labs, which will receive pay go incentive and Sanitary Sewer extension funding. Carma's consolidated headquarters, manufacturing and distribution center project will create at least \$14 million in assessed valuation.

Representative Taves reviewed the TID 9 income and expenses with \$11.4M in project costs \$28M of income.

The District is projected to close in 2036 when all project expenses can be paid.

Resident, and former City of Franklin Planner Bruce Kaniewski, 7719 W. Coventry Drive, supports TID 9 establishment and commented the development has long been wanted at the corner of S. 76th Street and W. Ryan Road.

Commissioner Leon expressed this is a good project but concern if there is interest in developing the rest of the project area and if it will generate sufficient tax increment. Director Regetz described the interest in the whole area for development. Representative Taves related that assessed value will increase in the project area from the current \$7.69 million to a projected \$102 million by the end of TID 9's life.

City Engineer Morrow recommended that parcel 884 9999 000, located at 7220 W. Ryan Road, be added on the east side of the project area to provide access and fulfill future commercial development potential.

City Attorney Wesolowski stated the project plan is in full compliance with state statutes and the justification required for creating a TID.

Alderwoman Day asked if including another parcel in project area will delay the approval process, to which the answer was it would not.

City Engineer Morrow moved, and Commissioner Leon seconded a motion to recommend approval of a Resolution establishing the boundaries of and approving the project plan for Tax Incremental District No. 9, City of Franklin, Wisconsin; and to include property located at 7220 W. Ryan Road, parcel tax key 884 9999 000, in the project plan. On voice vote, all voted 'aye'; motion carried (4-0-1).

D. Business Matters

1. Tax Incremental District No. 9. Consideration and possible action on a "Resolution Establishing the Boundaries of and Approving the Project Plan for Tax Incremental District No. 9."

No action taken.

E. Adjournment

Commissioner Hogan moved, and Commissioner Leon seconded to adjourn the meeting at 7:26 p.m... On voice vote, all voted 'aye'; motion carried (4-0-1).



REPORT TO THE PLAN COMMISSION

Meeting of October 5, 2023 Site Plan

RECOMMENDATION: City Development Staff recommends approval of the proposed Site Plan, subject to the conditions of approval in the attached draft resolution.

Project Name: Dunkin Donuts Baskin Robbins

Property Owner:Devo Properties/Rawson LLC **Applicant:**Kardo Rasha, Kardo Group

Property Address/Tax Key Number: 5444 W Rawson Avenue/ 741 9003 000

Aldermanic District: District 5

Agent:Steven Kolber, Kolbrook Design, Inc.Zoning District:M-1 Limited Industrial and OL-2 Overlay

Use of Surrounding Properties: M-1 Limited Industrial and OL-2 Overlay (east and west),

M-1 Limited Industrial (north), M-2 General Industrial (south)

Application Request: To allow for development of a restaurant with drive

through.

Staff Planner: Marion Ecks, AICP

APPLICANT'S REQUEST

The applicant proposes to develop a Dunkin Donuts and Baskin Robbins restaurant. The development will consist of a single building with parking and drive-thru which wraps the building, and will share stormwater facilities with the adjoining Sendik's using an existing pond to the north of these parcels.

CHARACTER OF THE SITE AND SURROUNDING AREA

The property is zoned M-1 Limited Industrial and OL-2 General Business Overlay. It does not have any structures on it currently; there is an existing segment of private road for the development on this lot. The surrounding properties share the same zoning. The properties to the east have been developed as a Sendiks, a CVS, and a bank. To the west is the future Jilly's Car Wash, and to the north is a newly created lot which is currently vacant. One of the entrances to the quarry is immediately to the south across Rawson.

PROJECT ANALYSIS

The lot is zoned M-1 Limited Industrial (§15-3.0309) and OL-2 General Business Overlay (§15-3.0306.C) Districts. Eating Places (SIC Code 5812) are an allowed use in both M-1 Limited Industrial and OL-2 General Business Overlay Districts. Eating Places with drive through facilities require Special Use approval, which the applicant obtained on August 1, 2023.

The applicant is requesting approvals to develop a restaurant building, which would consist of an approximately 2064 Sq. Ft. structure housing the drive-through and restaurant, with accessory structures including a trash area and drive-through kiosks. The applicant has provided exhibits including architectural renders for Commission review.

The proposed structure meets the setback and dimensional requirements of the OL-2 zoning district; review comments were provided for the requirements of that district. The applicant has provided all required elements:

- The Lighting Plan conforms to Division 15-5.0400 Lighting Standards.
- The Landscape Plan exceeds the quantity of required plantings under §15-5.0302 and meets the required Landscape Ratio.
- The Site Plan provides for 20 Parking spaces with 1 ADA space, meeting the required amount of parking.
- The Site Plan provides more than the required 7 queuing spaces for the Drive Through (Table 15-5.0203).
- As part of the approval of the CSM for these properties, the property owner recorded a
 cross access easement to provide an internal street serving this parcel and providing
 access to the Jilly's development and undeveloped rear lot. The easement also
 connects to the Sendik's development to the east. A portion of the internal road is on
 this lot.
- This application is being developed using the Natural Resource Protection Plan (NRPP) (Division 15-7.0200) provided as part of the CSM for this property.

SITE COMPLIANCE

A site visit was not performed in preparation for this staff report because the land is currently vacant.

STAFF RECOMMENDATION

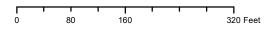
City Development Staff recommends approval of the proposed Site Plan, subject to the conditions of approval in the attached draft resolution.



5444 W. Rawson Ave. TKN: 741 9003 000



Planning Department (414) 425-4024

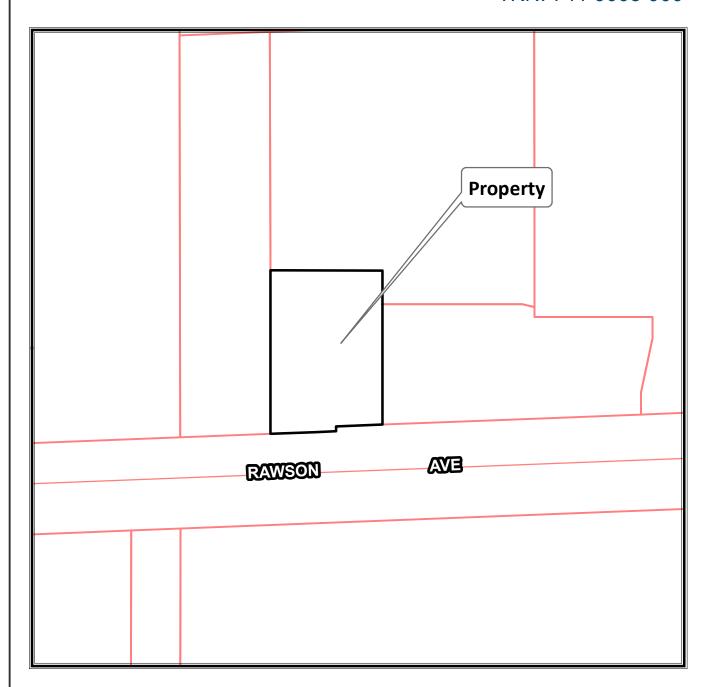


NORTH 2021 Aerial Photo

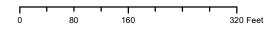
This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. This map is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes.



5444 W. Rawson Ave. TKN: 741 9003 000



Planning Department (414) 425-4024



NORTH 2021 Aerial Photo

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.

STATE OF WISCONSIN

CITY OF FRANKLIN PLAN COMMISSION [Draft 09/28/2023] RESOLUTION NO. 2023-

MILWAUKEE COUNTY

A RESOLUTION APPROVING A SITE PLAN FOR THE
DEVELOPMENT OF A DUNKIN' DONUTS AND
BASKIN-ROBBINS RESTAURANT IN A SINGLE BUILDING, WITH A
DRIVE-THROUGH WHICH WRAPS THE BUILDING, UPON
PROPERTY LOCATED AT 5444 WEST RAWSON AVENUE
(BY KARDO RASHA, KARDO GROUP, APPLICANT,
DEVO PROPERTIES/RAWSON LLC, PROPERTY OWNER)

WHEREAS, Kardo Rasha, Kardo Group having petitioned the City of Franklin for the approval of a Site Plan for the development of a Dunkin' Donuts and Baskin-Robbins restaurant in a single building, with a drive-through which wraps the building, upon property located at 5444 West Rawson Avenue, zoned M-1 Limited Industrial District and OL-2 General Business Overlay District. The property which is the subject of the application bears Tax Key No. 741 9003 000.

WHEREAS, the development proposes a single building wrapped by a drive through, and the Plan Commission having reviewed such proposal and having found same to be in compliance with the applicable terms and provisions of §15-3.0306.C: OL-2 General Business Overlay District of the Unified Development Ordinance and in furtherance of those express standards and purposes of a site plan review pursuant to Division 15-7.0100 of the Unified Development Ordinance.

NOW, THEREFORE, BE IT RESOLVED, by the Plan Commission of the City of Franklin, Wisconsin, that the Site Plan for Dunkin' Donuts and Baskin-Robbins, dated September 25, 2023 as submitted by Kardo Rasha, Kardo Group, as described above, is hereby approved subject to the following conditions:

1. Kardo Rasha, Kardo Group, successors and assigns and any developer of the Dunkin' Donuts and Baskin-Robbins 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 Dunkin' Donuts and Baskin-Robbins project, within 30 days of invoice for same. Any violation of this provision shall be a violation of the

DUNKIN' DONUTS AND BASKIN-ROBBINS - SITE PLAN RESOLUTION NO. 2023-____ Page 2

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

- 2. The approval granted hereunder is conditional upon the Kardo Rasha, Kardo Group and the Dunkin' Donuts and Baskin-Robbins project for the property located at 5444 West Rawson Avenue: (i) being in compliance with all applicable governmental laws, statutes, rules, codes, orders and ordinances; and (ii) obtaining all other governmental approvals, permits, licenses and the like, required for and applicable to the project to be developed and as presented for this approval.
- 3. The Dunkin' Donuts and Baskin-Robbins project shall be developed in substantial compliance with the plans City file-stamped September 25, 2023.

BE IT FURTHER RESOLVED, by the Plan Commission of the City of Franklin, Wisconsin, that the Dunkin' Donuts and Baskin-Robbins development as depicted upon the plans City file-stamped September 25, 2023 attached hereto and incorporated herein, shall be developed and constructed within one year from the date of adoption of this Resolution, or this Resolution and all rights and approvals granted hereunder shall be null and void, without any further action by the City of Franklin; and the Site Plan for the property located at 5444 West Rawson Avenue, as previously approved, is amended accordingly.

Introduced at a regular mee Franklin this day of	ting of the Common Council of the City of, 2023.
Passed and adopted at a regular not franklin this day of	neeting of the Common Council of the City, 2023.
	APPROVED:
ATTEST:	John R. Nelson, Mayor
Karen L. Kastenson, City Clerk	
AYES NOES ABSENT	



December 11, 2022

City of Franklin 9229 W. Loomis Road Franklin, WI 53132

Re:

Project Narrative

Dunkin / Baskin Robbins

Vacant Lot at 5100 W. Rawson

Franklin, WI 53132

To Whom it May Concern:

Please accept this correspondence as the narrative for the project referenced above. We are looking for Site Plan approvals and a Special Use approval required for the drive-thru component for the proposed Dunkin / Baskin Robbins.

This facility will be the latest design offering by Dunkin / Baskin Robbins with full menus and an indoor dining area. There will be a single lane drive-thru with a queue capable of handling 11 vehicles prior to entering the parking area.

The building itself will be of wood construction w/ a typical insulated alum. storefront glazing system and brand standard cementitious panel cladding. Parapets built into roof trusses will hide all rooftop equipment and the dumpster enclosure will be of masonry construction.

We are proposing an exterior walk in cooler / freezer at this location as shown on the drawings.

The franchisee for this store has recently constructed similar facilities in Wales, WI and Cudahy, WI and is looking very forward to servicing the Franklin community as well!

If you have any questions or comments, feel free to reach out to me directly.

Respectfully Submitted,

Steven Kolber, AIA

Co-President / Principal

Kolbrook Design, Inc.

847-492-1992

CIVIL ENGINEERING

STRUCTURAL ENGINEER

LANDSCAPE DESIGN

MEP ENGINEER

PHOTOMETRICS

DEVELOPER

ARCHITECT

desig

ERA CONSULTANTS

JAY ZUMBAHLEN

VILLA LIGHTING

KARDO GROUP

PROJECT DATA	
NUMBER OF TENANTS	1
TOTAL TENANT SQ FT	2,069 SQ FT
TOTAL PAKING PROVIDED	20
PARCEL IDENTIFICATION	741-9996-001
BUILDING DATA	

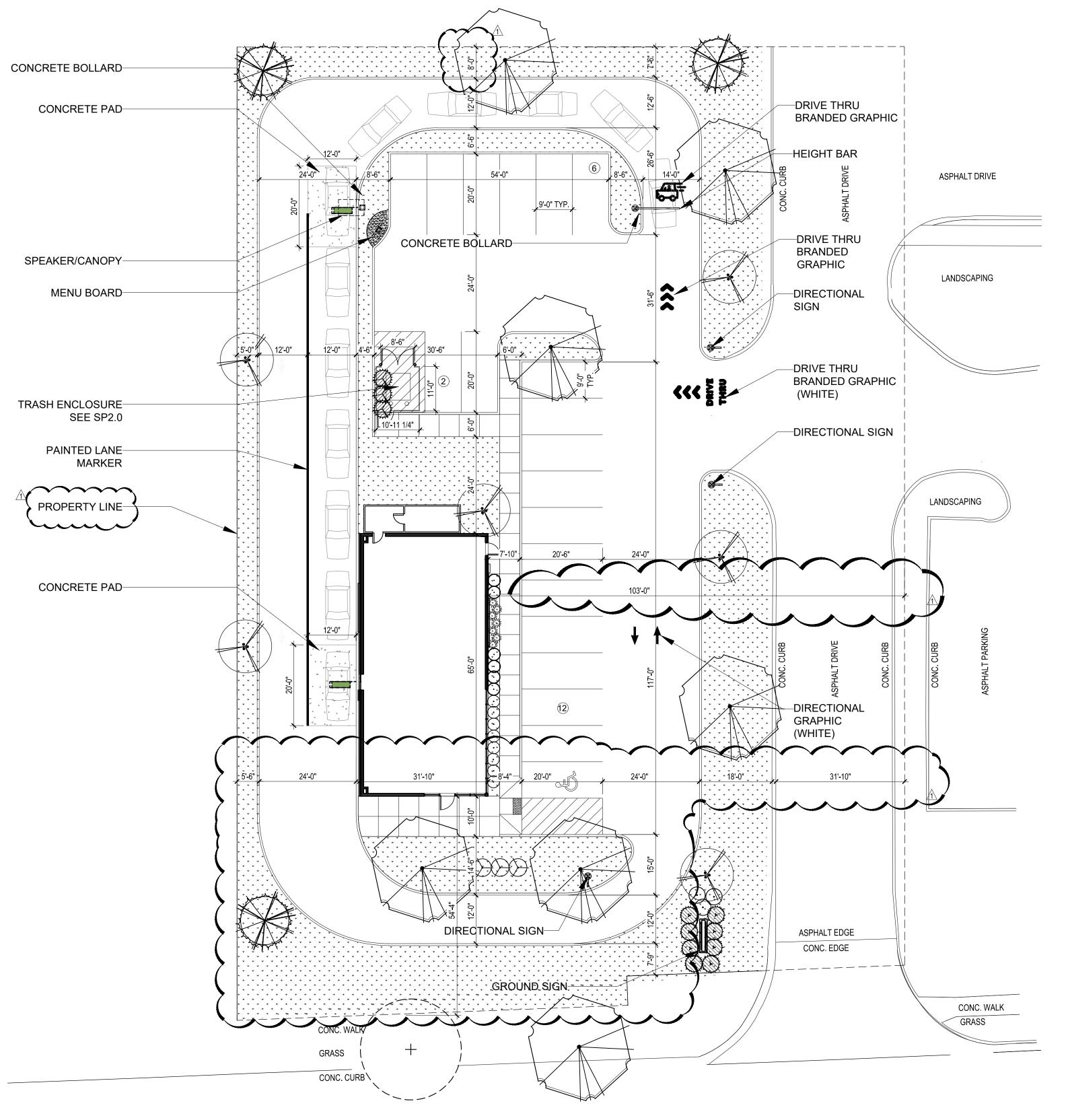
B	Ul	ILD	ING	DA	ATA
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BUILDING HEIGHT	22'-0"
NUMBER OF STORIES	1
ZONING DISTRICT	OL2 - GENERAL BUSINESS OVERLAY DISTRICT

SITE DETAILS

LOT AREA	30,761 SQ FT	
BUILDING COVERAGE	2,069 SQ FT	5%
PAVEMENT COVERAGE	17,449 SQ FT	57%
LANDSCAPE COVERAGE	10,656 SQ FT	35%
PEDESTRIAN WALKWAY	1,123 SQ FT	3%

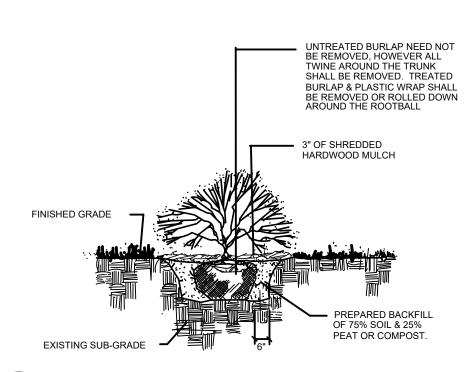
	DRIVE THRU		
	TENANT		
	RESTAURANT W/ DRIVE THRU	2,069 SQ FT	
	PARKING CALCULAT	ION	
	RESTAURANT W/ DRIVE THRU	6.5 SPACES PER 1,000 S	SQ FT KITCHEN AREA
		20 SPACES PER 1,000 S	Q FT INDOOR DINING
	PARKING REQUIRED)	
	RESTAURANT W/ DRIVE THRU	7 SPACES	414 SQ FT KITCHEN
		20 SPACES	250 SQ FT DINING
·	PROVIDED	20 SPACES	
	DRIVE THRU		
	NUMBER OF THRU WINDOWS	1 WINDOW	
	CAR LENGTHS MENU TO WINDOW	7 CARS	
	STACKING (TOTAL # OF VEHICLES)	12 CARS	



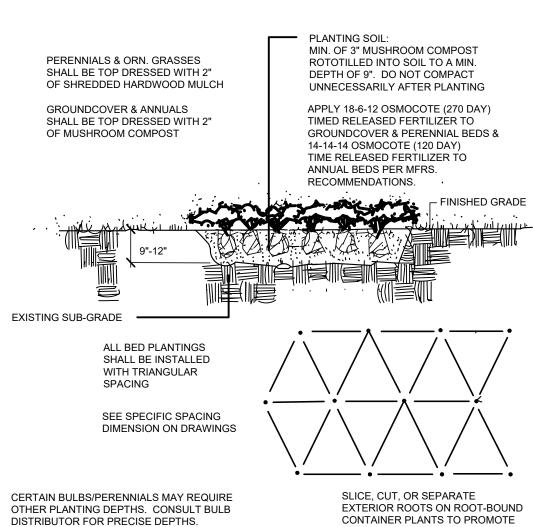
SITE PLAN SCALE: 1" = 16'-0'



DECIDUOUS TREE



SHRUBS SCALE: NTS



(PERENNIALS, ORNAMENTAL GRASSES VINES, GROUNDCOVER & ANNUALS)

BED PLANTING DETAIL

GENERAL NOTES:

Plant material shall be nursery grown and be either balled and bur-lapped or container grown. Sizes and spreads on plant list represent minimum requirements.

The requirements for measurement, branching and ball size shall conform to the latest addition of ANSI Z60.1, AMERICAN STANDARD OF NURSERY STOCK by the American Nursery & Landscape Association.

Any materials with damaged or crooked/disfigured leaders, bark abrasion, sun scald, insect damage, etc. are not acceptable and will be rejected. Trees with multiple leaders will be rejected unless called for in the plant list as multi-stem or clump (cl.).

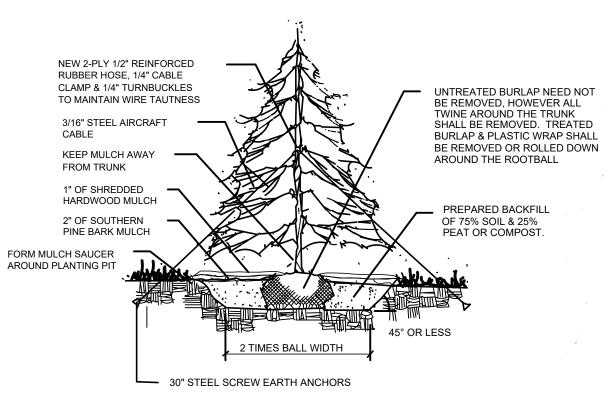
If any mistakes, omissions, or discrepancies are found to exist with the work product, the Landscape Architect shall be promptly notified so that they have the opportunity to take any steps necessary to resolve the issue. Failure to promptly notify the Landscape Architect and the Owner of such conditions shall absolve them from any responsibility for the consequences of such failure.

Under no circumstances should these plans be used for construction purposes without examining actual locations of utilities on site, and reviewing all related documents mentioned herein, including related documents prepared by the project Civil Engineer and Architect.

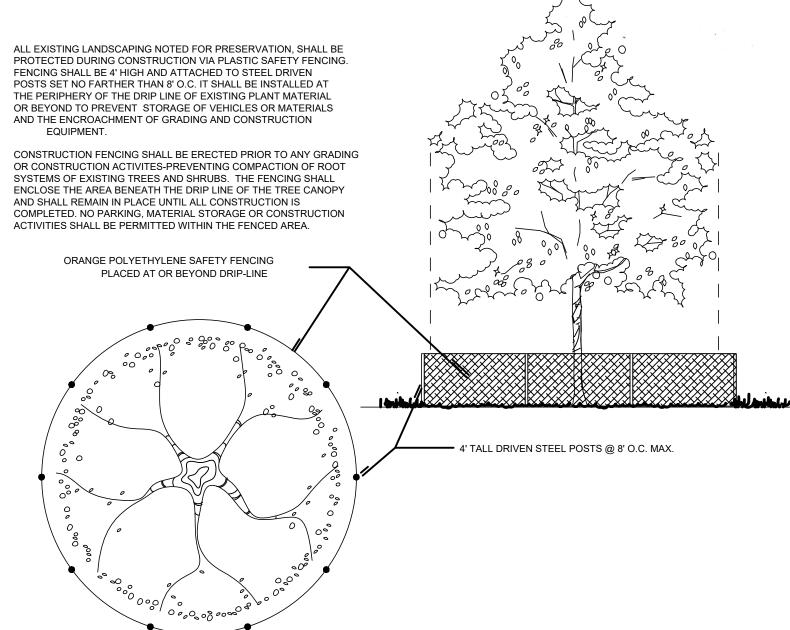
Civil Engineering or Architectural base information has been provided by others. The location of various site improvements on this set of drawings is only illustrative and should not be relied upon for construction purposes.

Quantity lists are supplied as a convenience. However, Bidders and the Installing Contractor should verify all quantities. The drawings shall take precedence over the lists. Any discrepancies shall be reported to the Landscape Architect.

Actions taken without the knowledge and consent of the Owner and the Landscape Architect or in contradiction to the Owner and the Landscape Architect's work product or recommendations, shall become the responsibility not of the Owner and the Landscape Architect, but for the parties responsible for the taking of such action.



EVERGREEN TREE SCALE: NTS



TREE PRESERVATION DETAIL

Refer to Civil Engineering documents for detailed information regarding size, location, depth and type of utilities, as well as locations of other site improvements, other than landscape improvements,

Plant symbols illustrated on this plan are a graphic representation of proposed plant material types and are intended to provide for visual clarity. However, the symbols do not necessarily represent actual plant spread at the time of installation.

All plant species specified are subject to availability. Material shortages in the landscape industry may require substitutions. All substitutions must be approved by the Village, Landscape Architect and Owner.

The Landscape Contractor shall verify location of all underground utilities prior to digging by calling "J.U.L.I.E." (Joint Utility Location for Excavators) 1-800-892-0123 and any other public or private agency necessary for utility location.

All bed lines and tree saucers shall require a hand spaded edge between lawn and mulched areas.

Grading shall provide slopes which are smooth and continuous. Positive drainage shall be provided in all areas.

Sod shall be mineral base only.

All plant material shall be guaranteed for two (2) years from the

All completed planting beds and tree saucers, except for groundcover beds, shall be mulched with three (3) inches of un-dyed shredded hardwood bark. All groundcover beds shall be mulched with three (3) inches of pine bark fines.

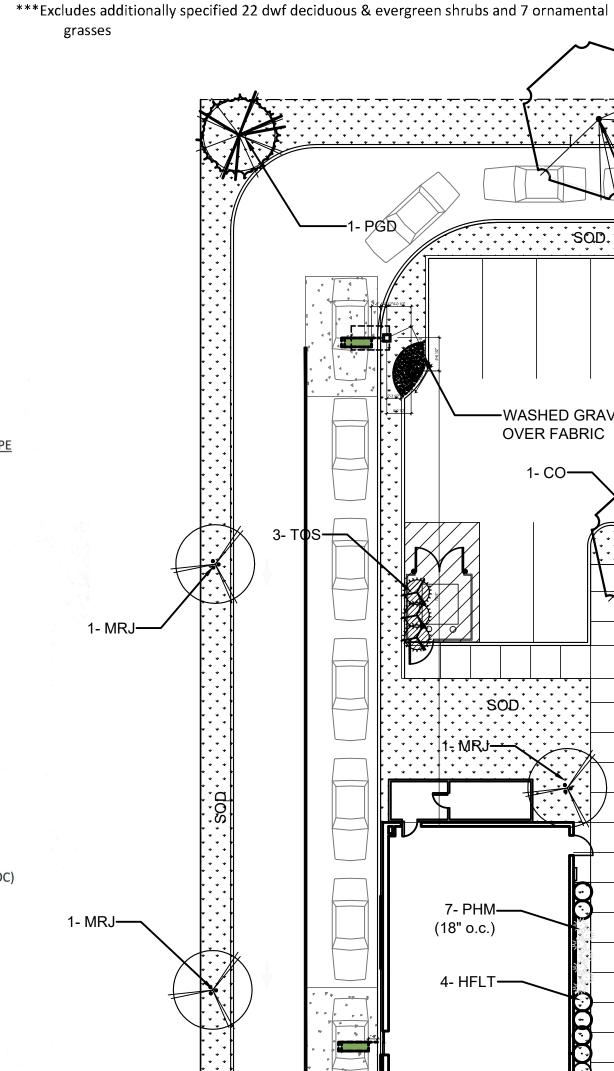
PLANT LIST: (Dunkin-Franklin, WI))

KEY	QUAN	N BOTANICAL NAME	COMMON NAME	SIZE/TYPE
DECID	UOUS	SHADE TREES		
СО	1	Celtis occidentalis	Hackberry	2.5"BB
GPS	1	Ginkgo b.'Princeton Sentry'	Princeton Sentry Ginkgo	2.0"BB
GTS	2	Gleditsis t.i.'Skyline'	Skyline Honeylocust	2.5" BB
GDE	2	Gymnocladus d.'Espresso'	Espresso Ken.Coffeetree	2.5"BB
QR	1	Quercus rubra	Red Oak	2.5"BB
			* * * * * * * * * * * * * * * * * * * *	
DECID	UOUS	ORNAMENTAL TREES		
MRJ	3	Malus 'Red Jewel'	Red Jewel Crabapple	1.5"BB
SR	3	Syringa reticulata	Jap Tree Lilac	1.5"BB
EVER	GREEN	TREES		
PGD	6	Picea g.'Densata'	Black Hills Spruce	4'BB
DECID	UOUS	SHRUBS		
HFLT	6	Hydrangea p.'Bulk'	Flare Hydrangea	#3
HQF	6	Hydrangea p.'SMNHPM'	Quick Fire Fab Hyd	#5
RDP	8	Rosa 'Meijocos'	Pink Drift Rose	#3
EVER	GREEN	SHRUBS		
JDF	33	Juniperus c. 'Kally's Compact'	Kallay's Compact Juniper	#5
TOS	3	Thuja o. 'Smaragd'	Emerald Green Arborvita	e 4'

PHM 7 Panicum v. 'Heavy Metal' Heavy Metal Switchgrass #1(18"OC)

MATERIALS LIST:

- SY Sod (Kentucky Bluegrass Blend-Mineral Base)
- 28 SF Washed Gravel (@3" depth) over Fabric
- CY Mulch (Shredded Hardwood) CY Compost (Mushroom or Yard Waste)



Proposed Dunkin

MINIMUM NUMBER OF PLANT UNITS

TOTAL PARKING = 30 div by 5 X 6 multiplier =

* Excludes 1 additional specified street tree

Shade Trees @ 2.5"BB

Shrubs @ 3.0'

Evergreen Trees @ 4.0'BB

Decorative Trees @ 1.5"BB

**Includes 3 full spread specified evergreen trees & 3 narrow form specified evergreens

Proposed Land Use: COMMERCIAL

Proposed Parking Spaces:

Parking Stalls = 19

Drive Thru Spaces = 11

STREET TREES

LANDSCAPE CODE COMPLIANCE CALCULATIONS City of Franklin, WI REQUIRED PROVIDED Total Frontage on Rawson Ave: 130.02' div by 85' = 1.5 (or 2) 2 (1-existing & 1-proposed)

6 *

6**

6***

SOD.

NASHED GRAVEL

OVER FABRIC

SOD.

8- RDP—

EXIST. LANDS.

EXIST. LANDS.

EXIST.

EXIST.-

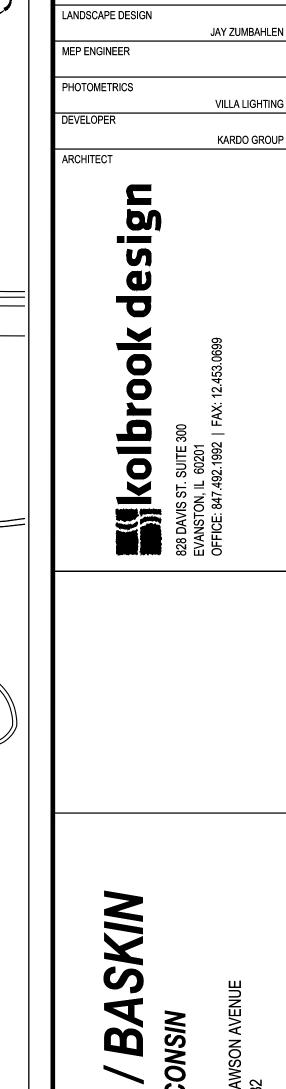
MULCH TO

REMAIN.

LANDSCAPE

TO REMAIN.

SOD.



CIVIL ENGINEERING

STRUCTURAL ENGINEER

SPACE INTENTIONALLY LEFT BLANK FOR CITY

APPROVAL / STAMPS

ERA CONSULTANTS

PLANNING COMMISSION REVIEW PLANNING COMMISSION REVISION 09 22 202

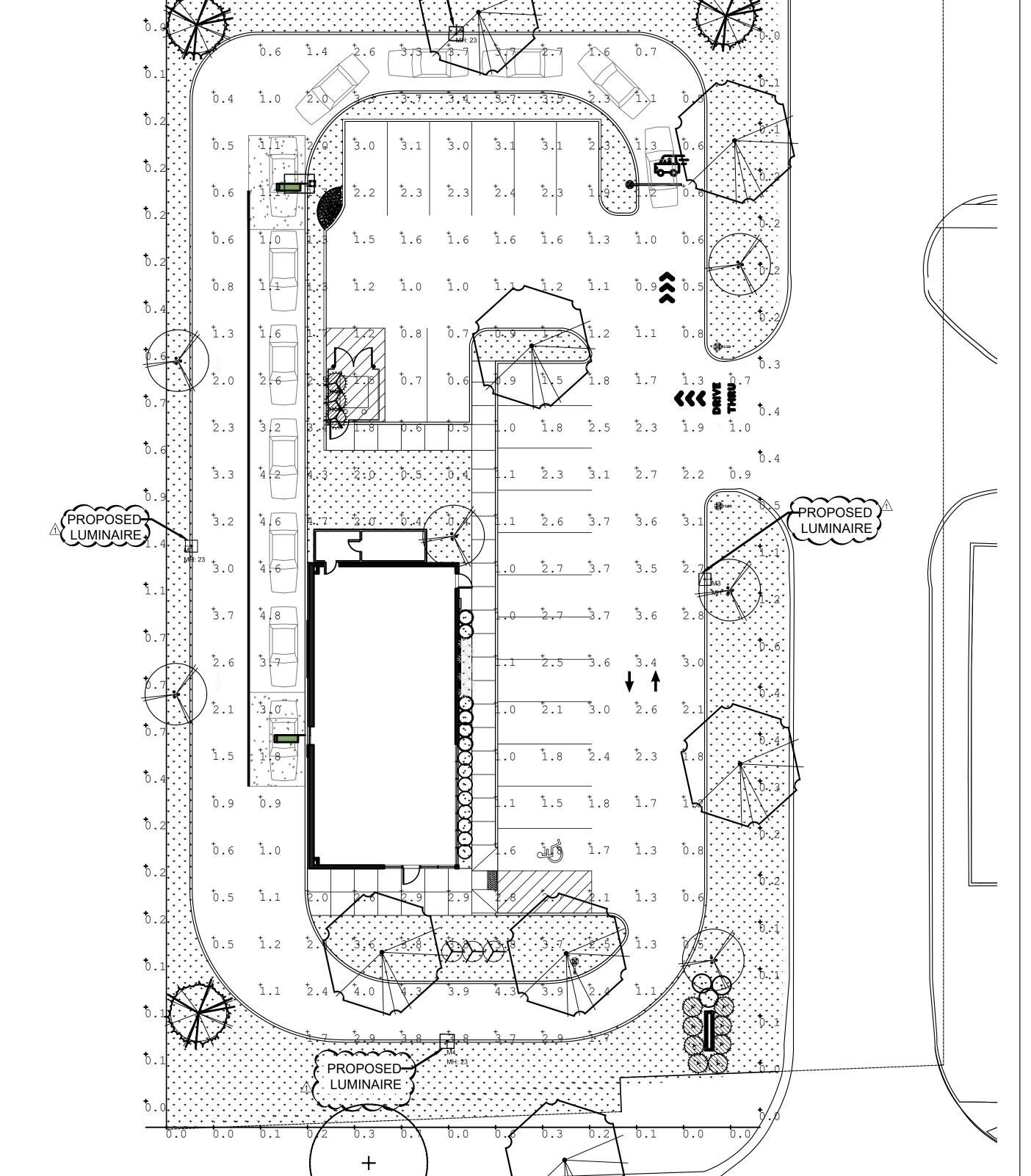
DRAWN BY: D. CAMPBELL

LANDSCAPE PLAN

DETAILS - NOTES

TREE $\sim\sim\sim\sim\sim\sim\sim$ NOTE: AN IRRIGATION SYSTEM IS REQUIRED PER CITY OF FRANKLIN ORDINANCE 15-5.0303.D.

EXISTING STREE



Luminaires & Lamps Furnished By Villa Lighting Inc. St Louis, MO. 63103 (800)325-0693 www.villalighting.com

GC to field verify ceiling heights for stem/cord mounted fixtures.

Refer to architectural interior elevations for fixture mounting heights.

The electrical contractor shall be responsible for receiving, storage, installation and wiring of light fixtures.

The electrical contractor shall report any damaged light fixtures or missing parts to Villa Lighting within 48 hours of receipt of light fixture package.

Design is based on current information provided at the time of request. Any changes in mounting height, mounting location, lamp wattage, lamp type, and existing field conditions that effect any of the previously mentioned will void the current layout and require a change request and recalculation. Calculations are based upon a computer simulation and actual field calculations may vary.

Fixtures mounted on 20' pole & 3' base Light level calculated on the ground

Symbol	ol Qty Label Arrangement Description				Description				Description		Lun	ninaire	Luminaire	Total
-							Lun	nens	Watts	Watts				
\rightarrow	2	M4	Single	MRS-LED-18L-SIL-F	T-40-70CRI-IH	1.00	00 132	25	135	270				
→	2	M3	Single	MRS-LED-18L-SIL-3	3-40-70CRI-IH	1.00	00 145	29	135	270				
		·	<u> </u>		·									
Calculation S	ummary													
Label			CalcType	Units	Avg	Max	Min	Avg/Mir	n Max/Min					
PARKING LC	T		Illuminance	Fc	2.04	4.8	0.4	5.10	12.00					
PROPERTY	INIE		Illuminance	Fc	0.33	1.4	0.0	N.A.	N.A.					

CIVIL ENGINEERING

ERA CONSULTANTS

STRUCTURAL ENGINEER

LANDSCAPE DESIGN

JAY ZUMBAHLEN

MEP ENGINEER

PHOTOMETRICS

VILLA LIGHTING

DEVELOPER

KARDO GROUP

brook design

KOI Brod 828 DAVIS ST. SUITE 300 EVANSTON, IL 60201 OFFICE: 847.492.1992 | FAX: 12.453

KIN' / BASKIN
IN, WISCONSIN

DEGINAND SING ISSUE

FRANKLIN, WISCO

DRAWING ISSUE

PLANNING COMMISSION REVIEW

BOUNDARY REVISION

O7 13 2023

PLANNING COMMISSION REVISION

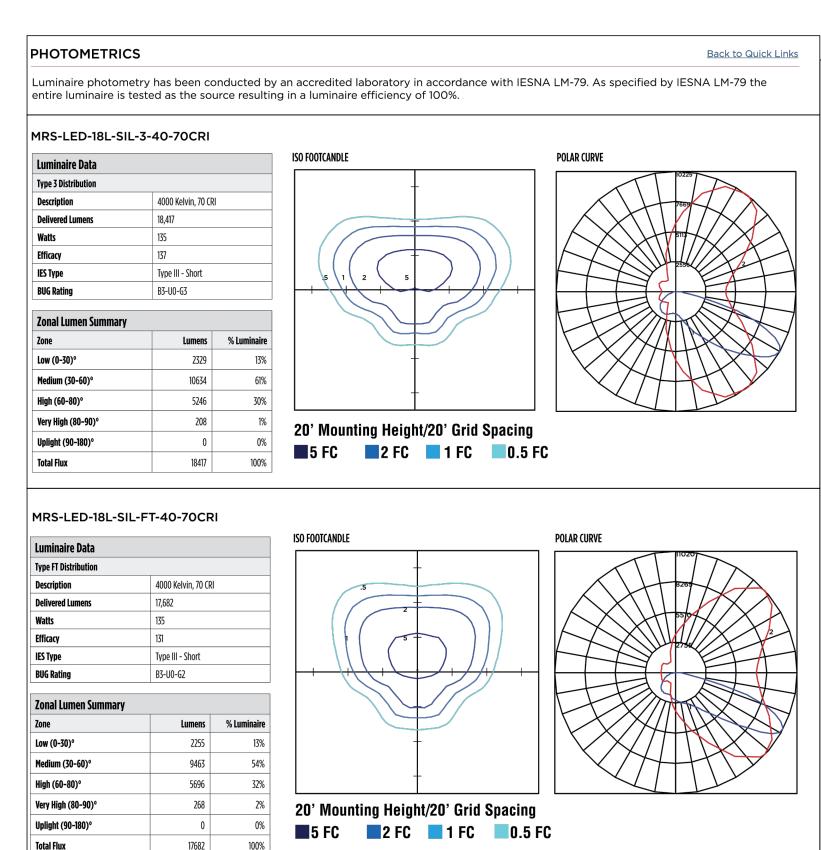
09 22 2023

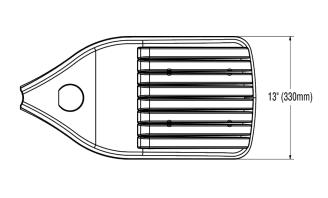
DRAWN BY: D. CAMPBELL
CHECKED BY: S. KOLBER
SHEET TITLE:

PHOTOMETRICS & NOTES

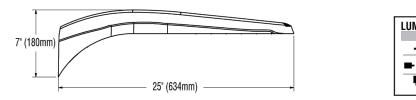
SHEET NO.

Kolbrook Job No. 1687.014 Consultant Job No. -





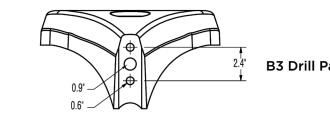
PRODUCT DIMENSIONS



LUMINA	IRE EPA C	HART -	MRS						
Tilt [Degree	0°	30°	45°	Tilt [Degree	0°	30°	45°
-	Single	0.5	1.3	1.8	-7-	T90°	1.4	2.3	2.6
	D180°	0.9	1.3	1.8	**	TN120°	1.4	1.9	2.3
₹	D90°	0.9	1.8	2.2		Q90°	1.4	2.3	2.6

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PERFORMANCE



CONTROLS

AirLink Wireless Lighting Controller

The AirLink integrated controller is a California Title 24 compliant lighting controller that provides real-time light monitoring and control with utility-grade power monitoring. It includes a 24V sensor input and power supply to connect a sensor into the outdoor AirLink wireless lighting system. The wireless integrated controller is compatible with this fixture.

Click here to learn more about AirLink.

Integral Bluetooth™ Motion and Photocell Sensor (IMSBT)

Slim low profile sensor provides multi-level control based on motion and/or daylight. Sensor controls 0-10 VDC LED drivers and is rated for cold and wet locations (-30° C to 70° C). Two unique PIR lenses are available and used based on fixture mounting height. All control parameters are adjustable via an iOS or Android App capable of storing and transmitting sensor profiles. Click here to learn more about IMSBT.

AirLink Blue

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Wireless Bluetooth Mesh Outdoor Lighting Control System that provides energy savings, code compliance and enhanced safety/security for parking lots and parking garages. Three key components; Bluetooth wireless radio/sensor controller, Time Keeper and an iOS App. Capable of grouping multiple fixtures and sensors as well as scheduling time-based events by zone. Radio/Sensor Controller is factory integrated into Area/Site, Wall Mounted, Parking Garage and Canopy luminaires. Click here to learn more about AirLink Blue.

SHIELDING, POLES & MISC. ACCESSORIES MOUNTING ACCESSORIES Mounts to ≥ 3 " square or round (tapered/straight) poles with (2) mounting hole spaces Field Install Integral Louver provides maximum backlight control by shiedling each between 3.5" to 5" individual row of LEDS Part Number: BKA UMB CLR True one person installation to existing/new contruction poles with hole spaces beteen 2.4 to Part Number: BKS PQM B3B5 XX CLR 15° Tilt Quick Mount Plate True one person installation to existing/new contruction poles with hole spaces beteen 2.4 to External shield blocks view of light source from anyside of luminaire, additional shielding Part Number: BKS PQ15 B3B5 XX CLR Part Number: 785970BLK (3") / 785962BLK (6") 14 - 39' steel and aluminum poles in 4", 5" and 6" sizes for retrofit and new construction Mounts onto a 2" (51mm) IP, 2.375" (60mm) 0.D. tenon and provides 180° of tilt (max 45° above Part Number: BKA ASF CLR Mounts onto a 2" (51mm) IP, 2.375" (60mm) 0.D. tenon and allows for mounting up to 4 10 - 30' steel and aluminum poles in 4" and 5" sizes for retrofit and new construction Part Number: BKA XNM * Square Internal Slipfitter Mounts inside 4" or 5" square pole and allows for mounting up to 4 lumianires 20' - 39' steel and aluminum poles for retrofit and new construction Part Number: BKA X_ISF * CLR Mounts onto vertical wall surface (hardware/anchors not included) 10' Linear Bird Spike Kit, 4' recommended per luminaire, includes silcone adhesive and application tool Part Number: BKS XBO WM CLR Replace CLR with paint finish description Mounts onto wooden poles (6" minimum OD, hardware/anchors not inlcuded) Repleace XX with SQ for square pole or RD for round pole (≥3" 0D) Part Number: BKS XBO WP CLR Replace * with S (Single), D180 (Double @180°), D90 (Double @90°), T90 (Triple), Q90 (Quad) Replace _ with 4 (4" square pole) or 5 (5" square pole) **OPTICS ROTATION**



DELIVERED LUMENS* 151 B1-U0-G2 6372 156 B1-U0-G2 6357 B3-U0-G1 6,026 147 | B3-U0-G1 5W 140 B4-U0-G2 B4-U0-G2 B4-U0-G2 22390 24622 118 B3-U0-G3 113 B5-U0-G3 23578 120 B5-U0-G3 22522 115 B5-U0-G3

113 B3-U0-G3 23640 121 B3-U0-G3

LECTRICAL DATA (AMPS)*								
umens	120V	208V	240V	277V	347V	480V		
6L	0.34	0.20	0.17	0.15	0.12	0.09		
9L	0.52	0.30	0.26	0.23	0.18	0.13		
12L	0.72	0.41	0.36	0.31	0.25	0.18		
15L	0.93	0.53	0.46	0.40	0.32	0.23		
18L	1.12	0.65	0.56	0.49	0.39	0.28		
21L	1.38	0.80	0.69	0.60	0.48	0.34		
24L	1.63	0.94	0.82	0.71	0.56	0.41		

22164

*LEDs are frequently updated therefore values are nominal.

Ambient Temp	Lumen Multiplier						
С	0 hrs.²	25K hrs. ²	50K hrs. ²	75K hrs. ³	100K hrs.		
0 C - 25 C	100%	95%	89%	84%	79%		
40 C	100%	94%	87%	80%	74%		

22581 115 B3-U0-G3

. In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times (6X)the IESNA LM-80-08 total test duration (in hours) for the device under testing ((DUT) i.e. the packaged LED chip). n accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times NA LM-80-08 total test duration (in hours) for the device under testing ((DUT) i.e. the packaged LED chip).

Mirada Small Area (MRS) Outdoor LED Area Light











Wattage Range 41 - 196 **QUICK LINKS** Efficacy Range (LPW) 112 - 156 Fixture Weight lbs (kg) 20 (9.1)

6.000 - 24.000

FEATURES & SPECIFICATIONS

Construction

Lumen Package

 Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Cast aluminum wiring access door

OVERVIEW

- located underneath. Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or
- available. Consult factory. Shipping weight: 27 lbs in carton.

peeling. Other standard LSI finishes

- Optical System • State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide
- IP66 rated seal. Proprietary silicone refractor optics provide
- distribution types 2, 3, 5W, and FT. Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93%.
- Available in 5000K, 4000K, and 3000K color temperatures per ANSI C78.377 Minimum CRI of 70.

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 Integral louver (IL) and integral half louver (IH) options available for enhanced backlight control.

Electrical

- High-performance driver features overvoltage, under-voltage, short-circuit and over temperature protection.
- 0-10V dimming (10% 100%) standard. Standard Universal Voltage (120-277 VAC) Input 50/60 Hz or optional High Voltage
- (347-480 VAC). L70 Calculated Life: >60k Hours Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F).
- Power factor: >.90 Input power stays constant over life. Field replaceable 10kV surge protection
- device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2). exceptional coverage and uniformity in High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
 - Driver is fully encased in potting material for moisture resistance and complies with FCC standards. Driver and key electronic components can easily be accessed.
 - Controls Optional integral passive infrared Bluetooth™ motion and photocell sensor. Fixtures operate independently and can be commissioned via iOS or Android configuration app.
 - LSI's AirLink™ wireless control system options reduce energy and maintenance costs while optimizing light quality 24/7.

Installation

Photometrics

- Designed to mount to square or round
- A single fastener secures the hinged door, underneath the housing and provides quick & easy access to the electrical

Included terminal block accepts up to 12 ga.

• Utilizes LSI's traditional B3 drill pattern.

- LSI luminaires carry a 5-year limited warranty. Refer to https://www.lsicorp.com/ resources/terms-conditions-warranty/ for more information.
- Listed to UL 1598 and UL 8750. Meets Buy American Act requirements.
- IDA compliant; with 3000K color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information. Suitable for wet locations.
- IP66 rated Luminaire per IEC 60598-1.
- 3G rated for ANSI C136.31 high vibration applications are qualified.
- IKO8 rated luminiare per IEC 66262 mechanical impact code
- DesignLights Consortium® Listings in

Order Number

See Shielding Guide

Mirada Small

Mirada Medium

Mirada Large

Zone Medium

Slice Medium

Zone Large

Prefix	Light Source	Lumen Package		Driver				
MRS - Mirada Small Area Light	ED)	6L - 6,000 lms 9L - 9,000 lms 12L - 12,000 lms 15L - 15,000 lms 18L - 18,000 lms 21L - 21,000 lms 24L - 24,000 lms Custom Lumen Packages ¹	(SIL - Silicone)	2 - Type 2 3 - Type 3 5W - Type 5 Wide FT - Forward Throw	(blank) -standard L-Optics rotated left 90° R-Optics rotated right 90°	UNV - Universal Voltage (12 HV - High Voltage (347-480		(DIM - 0-10V Dimming (0-10)
Color Temp	Color Rendering	Controls (Choose One))		Finish	Options		
50 - 5,000 CCT 40 - 4,000 CCT 30 - 3,000 CCT	70CRI – 70 CRI	Stand-Alone Controls EXT - 0-10v Dimming lea CRTP - 7 Pin Control Rece IMSBT1 - Integral Blueto	ontrol System e Control System w e Control System w ireless Motion & Ph ireless Motion & Ph ads extended to he eptade ANSI C136, oth™ Motion and P	ith 12-20' MH Motion Senso vith 20-40' MH Motion Senso loto Sensor Controller (8-24' loto Sensor Controller (25-4 pusing exterior 41 ³ hotocell Sensor (8-24' MH) ⁴ hotocell Sensor (25-40' MH)	BLK - Black BRZ - Dark Bronze GMG - Gun Metal Gray GPT - Graphite MSV - Metallic Silver PLP - Platinum Plus SVG - Satin Verde Green WHT - White	Light Cutoff ²	- Half Louver (Moderate Spill	
	more inform					Have addit Call us	ional qu	estions? 436-7800

CONTROLS ACCESSORIES		FUSING OPTIONS ⁷	
Description	Order Number	Description	Orde
Twist Lock Photocell (120V) for use with CR7P	122514	Single Fusing (120V)	OV) See Acces
Twist Lock Photocell (208-277) for use with CR7P	122515	Single Fusing (277V)	
Twist Lock Photocell (347V) for use with CR7P	122516	Double Fusing (208V, 240V)	
Twist Lock Photocell (480V) for use with CR7P	1225180		
AirLink 5 Pin Twist Lock Controller	661409	Double Fusing (480V)	
AirLink 7 Pin Twist Lock Controller	661410	Double Fusing (347V)	
Shorting Cap for use with CR7P	149328		

CIVIL ENGINEERING ERA CONSULTANTS STRUCTURAL ENGINEER LANDSCAPE DESIGN JAY ZUMBAHLE MEP ENGINEER PHOTOMETRICS VILLA LIGHTING DEVELOPER KARDO GROUP ARCHITECT

> 0 0 **Q**

PLANNING COMMISSION REVIEW 12 11 2022 BOUNDARY REVISION ⚠ PLANNING COMMISSION REVISION 09 22 2023 DRAWN BY: D. CAMPBELL CHECKED BY: S. KOLBER

SHEET TITLE: PHOTOMETRIC

CUT SHEETS