FRANKLIN CITY HALL CHAMBERS
9229 W. LOOMIS ROAD
FRANKLIN, WISCONSIN

PLAN COMMISSION MEETING AGENDA
Thursday, July 9, 2026 at 6:00 P.M.

A. Call to Order and Roll Call

B. Approval of Minutes

1. Approval of the regular meeting of June 18, 2026.

C. Public Hearing Business Matters.

1. **Advenir Azora, Land Combination, Conditional Use (Public Hearing), Planned Development Overlay (PDO) (Public Hearing), and Site Plan.** Applications to allow for a 166 unit multifamily residential development: Land Combination to create a single 24.3 acre lot, Conditional Use for multifamily development, PDO to modify development standards, and a Site Plan detailing the layout of the proposed development, upon property located at 7705 S 31st Street, (TKN 786 9988 000), 7631 S. 31st Street, (TKN 786 9987 000), and 7721 S 31st Street (TKN 786 9992 000).

2. **Salam Private High School, Major Planned Development District Amendment (Public Hearing) and Certified Survey Map.** Request to amend Section 15-3.0434 of the Unified Development Ordinance – Planned Development District No. 29 to modify district boundaries, rezone property located at 10525 W. Loomis Road to PDL No. 29 and Floodplain Overlay District, amend allowed uses within the District, and combine properties located at 10525 W. Loomis Road (Tax Key No. 846 9998 001) and 8910 S. 102nd Street (Tax Key No. 846 9987 003).

3. **Club Car Wash, Rezoning.** Request to rezone property located at 2821 W. College Avenue (TKN 714 9973 001) from B-G - General Business District to B-MU - South 27th Street Mixed-Use District for a proposed car wash development.

4. **Club Car Wash, Conditional Use (Public Hearing) and Certified Survey Map**. Applications related to an approximately 4,358 square foot car wash development upon properties located at 6311 S 27th Street (TKN 714 9973 000), 2723 W. College Avenue (TKN 714 9969 001), 2729 W. College Avenue (TKN 714 9970 001), 2807 W. College Avenue (TKN 714 9971 000), and 2821 W. College Avenue (TKN 714 9973 001).

D. Citizen comment period. Citizens may comment upon the Business Matter items set forth on this Meeting Agenda.

E. Business Matters

1. **Poths General, Certified Survey Map.** Request for approval of a 4-Lot Certified Survey Map related to the Poths General mixed-use development located at approximately 7154 South 76th Street (Tax Key Nos. 756 9993 012, 756 9993 016, and 756 9993 021).

F. Adjournment

The YouTube channel "City of Franklin WI" will live stream the Plan Commission meeting so the public can watch and listen to it at https://www.youtube.com/c/CityofFranklinWIGov. Any questions on this agenda may be directed to the Department of City Development's office at 414-425-4024, Monday through Friday, 8 AM – 4:30 PM.

*Supporting documentation and details of these agenda items are available at City Hall during regular business hours.
**Notice is given that a majority of the Common Council may attend this meeting to gather information about an agenda item over which they have decision-making responsibility. This may constitute a meeting of the Common Council per *State ex rel. Badke v. Greendale Village Board*, even though the Common Council will not take formal action at this meeting.

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

REMINDERS: Next Regular Plan Commission Meeting: July 23, 2026.

City of Franklin unapproved
Plan Commission Meeting
June 18, 2026
Minutes

A. Call to Order and Roll Call
Mayor John Nelson called the June 18, 2026, Plan Commission meeting to order at 6:00 p.m. in the Council Chambers at Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin.

Present were Mayor John Nelson, Alderman Nabil Salous, Alderwoman Michelle Eichmann and Commissioners Kevin Haley, Patrick Leon and Rebecca Specht. Excused was Commissioner Michael Shawgo. Also present were Planning Manager Régulo Martínez, Principal Planner Marion Ecks, Assistant Planner Rose Melton, Director of Administration Kelly Hersh and Director of Economic Development John Regetz.

B. Approval of Minutes – Regular Meeting of May 7, 2026.
Commissioner Leon moved and Alderman Salous seconded a motion to approve the meeting minutes. On voice vote, all voted 'aye'; motion carried (5-0-1).

C. Public Hearing Business Matters

1. **Tax Incremental District No. 11.** Public Hearing regarding the proposed creation of Tax Incremental District No. 11, the proposed boundaries of the District, and the proposed Project Plan for the District.
2. Consideration and possible action on a "Resolution Establishing the Boundaries of and Approving the Project Plan for Tax Incremental District No. 11".

   Director of Economic Development Regetz and Todd Taves from Ehlers, Inc. presented the Tax Incremental District.

   Alderwoman Eichmann moved and Alderman Salous seconded a motion to recommend adoption of a Resolution Establishing the Boundaries of and Approving the Project Plan for Tax Incremental District No. 11. On voice vote, all voted 'aye'; motion carried (5-0-1).

D. **Citizen comment period.** Citizens may comment upon the Business Matter items set forth on this meeting agenda.

The citizen comment period opened at 6:20 p.m. and closed at 6:20 p.m.

E. Business Matters

1. **Comprehensive Master Plan.** Draft updates to chapters: 1-Introduction, 2-Issues & Opportunities, 5-Land Use, as well as appendices: C-Demographic Variables, E-Issues & Opportunities and J-2026 Public Participation Results. This version is the 2nd draft to be presented to the Plan Commission; a previous version was presented in April. Item for discussion, no formal action requested.

   Planning Manager Martínez, Principal Planner Ecks, and Assistant Planner Melton presented a draft of the Comprehensive Master Plan update.

DRAFT

Item for discussion, no formal action requested.

F. Adjournment

Commissioner Leon moved and Commissioner Haley seconded to adjourn the meeting at 6:48 pm. On voice vote, all voted 'aye'; motion carried (5-0-1).

DRAFT

CITY OF FRANKLIN

REPORT TO THE PLAN COMMISSION

Meeting of July 9, 2026

Land Combination, Conditional Use, Site Plan, & Planned Development Overlay

RECOMMENDATION: These applications comply with the requirements of the UDO for a Land Combination, Conditional Use, Site Plan, & Planned Development Overlay. Staff recommends approval of the applications subject to the recommended Conditions of Approval provided in the draft Resolution(s) and Ordinance.

Project Name:	**Advenir Azora Multifamily Development**
Property Owner:	Matteo and Germano Norante, 7705 S 31st Street BC Management, Owner, 7631 S. 31st Street Estate of Gerald F Zawadzki, 7721 S. 31st Street
Applicant:	Joann Rubio, Advenir Azora Development, LLC
Property Address/Tax Key Number:	7631, 7705, 7721 South 31st Street (TKN 786-9987-000, 786-9988-000, 7869992000)
Aldermanic District:	District 3
Agent:	Brian Randall & Krissy Atterholt, AMUNDSEN DAVIS LAW
Zoning District:	B-MU - South 27th Street Mixed-Use District. F-Floodplain Overlay District.
Use of Surrounding Properties:	B-MU & F (North & South) B-P - Business Park District. (East) R-SR - Suburban Residence District. (West)
Application Request:	1. Land Combination recommendation 2. Conditional Use recommendation 3. Planned Development Overlay recommendation 4. Site Plan decision
Staff Planner:	Marion Ecks, AICP

The items before Plan Commission today are requests to allow for the development of a multifamily residential complex along South 31st Street, immediately west of the Northwestern Mutual Life campus and the future Costco. The proposed site consists of three lots totaling approximately 24.2 acres, currently under separate ownership. The applicant has obtained permission from the property owners to pursue these applications.

The largest lot, 7705 S. 31st St., is the site of a former orchard and single-family home. 7721 is also the site of a single-family home. 7631 is vacant of structures or improvements. The proposed combined parcel has frontage along S. 31st Street. To the west is a large undeveloped parcel which is currently being farmed. The properties to the north and south are vacant or have single family

homes. The western portion of the proposed lot contains natural resources including Secondary Environmental Corridor, a stream and attendant floodplain, and woodland.

The properties are zoned B-MU - South 27th Street Mixed-Use District, and the Future Land Use designation is Office. The applicants are not requesting to change the zoning. It should be noted that the City is in the process of updating the Future Land Use Map, and will propose eliminating the Office future land use. The recommended Future Land Use for the development area will be Mixed Use.

Applications include:

- **Land Combination** application to combine the parcels with addresses 7631, 7705, 7721 South 31st Street (TKN 786-9987-000, 786-9988-000, 7869992000) to create a single development lot.
- **Conditional Use** application to allow for multifamily development in the B-MU district. This application is required as an approval of proposed density, as well as design standards of the UDO for multifamily development.
- **Site Plan** to allow for development of 166 market-rate unit multifamily development. The site will include cottage and duplex units, internal private roads, a combination of on-street and garage parking, and community buildings including a management office.
- **Planned Development Overlay (PDO)** of B-MU Zoning to allow for modifications of design requirements such as building orientation and materials.

Before submitting the current applications, the applicant sought feedback from the community and City government including a concept review with Plan Commission and Common Council, and a neighborhood meeting. In addition, they conducted a Traffic Impact Analysis to evaluate if the development would create a need for additional traffic controls. Feedback from these has been incorporated into the current proposal.

PROJECT ANALYSIS

Approval of the full development requires a Land Combination, Planned Development, Conditional Use, and Site Plan.

City Development staff has the following comments and concerns about this proposal. Detailed comments to the applicant are provided in the Staff Review Response Letter memo attached.

Land Combination

The proposed 24.2 acre lot complies with the requirements of the UDO for the B-MU district.

Conditional Use

The applicant is proposing one hundred and sixty-six (166) units, a gross density of 7 units per acre. Based on the total site area, the proposed density complies with B-MU requirements for minimum lot area of 4,500 SF per dwelling unit (Table 15-3-04(C). The site can accommodate approximately 234 units, a gross density of 9.7 units per acre.

The application complies with the requirements of the General Standards for Conditional Uses (§15-9-06.H.). The applicant is requesting modification of the requirements of Use-Specific Standards for duplexes, § 15-4-01.B and townhomes. § 15-4-01.C. (See PDO)

The immediate neighbors are single family homes on B-MU lots; other nearby B-MU development is multifamily. This proposal serves as a potential bridge between multi- and single-family housing with cottage-court style development that broadly complies with the intent of zoning district.

Site Plan

The project has been designed to be compatible with adjacent land uses and to act as a transition between the B-P Business Park District and residential uses on properties surrounding the site. Adjacent lots to the north and south are zoned B-MU - South 27th Street Mixed-Use District.

There will be 166 total units in a mixture of one and two-story buildings. Building types will include standalone single-family units, townhomes, and duplexes. Many buildings will have attached garages, which will face internal roads.

The layout emphasizes a "Cottage Court" or "Garden" style, with internal pedestrian circulation, common greenspace, as well as private outdoor spaces. As a result, the "front" of many buildings will face private roads, courtyards or pedestrian paths, as opposed to a public street. This requires modification of building material standards based on which façade is facing a public street. There will be a community building with mailboxes, and landscaping throughout the development to complement the single-family residential style of buildings.

Landscaping

Initial landscaping plans have been provided, which propose the required quantities of plants in each category for multifamily development, with an emphasis on native plants where appropriate. Due to plant availability and timing for approvals, a full plant list and other elements of the landscape plan have not yet been provided. Since natural resource impacts may require additional landscaping, staff recommends conditional approval of the draft landscape plan, subject to final review by staff prior to the issuance of a building permit.

The applicant has provided site intensity calculations. Proposed Impervious coverage is approximately 67 % , below the limit of 70% for the B-MU district.

Natural Resources

The project area contains two wetlands, Secondary Environmental Corridor, a stream and attendant floodplain, and woodland. These features are identified in the Natural Resource Protection Plan. Plans are designed to avoid impacts to environmental corridor and floodplain.

The application proposes impacts to woodland and nonfederal wetlands which may be approved as part of a site plan or PDO application. The initial design included grading impacts to secondary environmental corridor which would have necessitated a Natural Resource Special Exception. Revised plans do not include this impact. Draft landscape plans include proposed compensation. Due to the timing of meetings this requires additional review. Staff recommends that natural

resource impact approvals be incorporated into the Planned Development Overlay, to allow for complete review of the application.

Under the provisions of UDO Part 7 Degraded and Non-federal wetlands may be impacted as part of development, but compensation is required for habitat loss. The applicant has demonstrated the degraded condition of the wetlands on site (see the wetland delineation report provided). The Plan Commission must decide if they agree with this finding (§15-7-02.D.2.g). In the case that they concur, if the applicant provides required compensation in conjunction with the impact, the impact may be approved as part of a Site Plan or PDO. Compensation options include green infrastructure, native plantings, supplemental trees, or a combination of these (§15-7-02.D.2.d). Staff recommends a condition that the applicant provide compensation as a condition of the Planned Development Overlay approval, subject to the review and approval of Planning Staff.

If the applicant is not able to provide compensation onsite, a Natural Resource Special Exception is required (§15-7-04.E.).

Parking and circulation

The development is based around a network of internal private streets and sidewalks, including shared courtyards and sidewalks away from roads, which are a feature of "garden" or "cottage court" residential design. Internal roads include on-street parking and pedestrian amenities like bump outs - curb extensions to shorten the distance required to cross vehicle traffic. Streets are paved and include curb and gutter.

Applicants conducted a Traffic Impact Analysis (TIA) as part of their site planning work. The Traffic Impact Analysis found that existing public road facilities should be able to absorb additional traffic and did not recommend any new stoplights or other traffic controls on public roads. The TIA did recommend inclusion of stop signs on the site for the access roads to 31st St. (TADI TIA P 13); updated plans provide this.

Applicants are proposing 355 parking spaces for the development, as a mix of on-street parking on internal private roads, and parking within private garages. The project complies with requirements to provide accessible ADA parking spaces and bike parking. The applicants are also proposing charging stations for electric vehicles; these must comply with design standards of the UDO. Street parking is not allowed along South 31st except on weekends.

Fire Department feedback on the concept review had questions about fire truck turning and access; the applicants have provided exhibits demonstrating that internal road corners can accommodate emergency vehicles.

The applicants proposed site plan otherwise complies generally with the requirements of the UDO, with the exception of those items for which modifications have been requested as part of the Planned Development Overlay District. The Plan Commission may conditionally approve the Site Plan, subject to approval of the other related applications by Common Council.

Planned Development Overlay (PDO)

While the development complies with requirements for density and the location of structures, due to the cottage court / neighborhood configuration, a number of modifications of ordinance standards are needed in order to make the project work. For example, the applicants propose some units of the development with rear facades facing S. 31st St, which does not comply with UDO requirements that primary facades face major roads. Other modifications of design standards are needed, including changes to permitted materials to allow for materials generally preferred in a single-family development, as opposed to commercial multifamily.

The City of Franklin requires that a proposed Planned Developments must provide "tangible benefits" to the community in order to qualify for modifications of development standards (§15-10-04: Modification Standards.). The ordinance specifies the specific types of features that merit a design allowance, such as inclusion of large conservation areas and other sustainable design features, placemaking, housing mix, and universal design or accessibility features beyond those required by federal law. Staff would consider this proposal responsive to housing mix, placemaking, sustainable design, and Universal Design criteria. The core idea of the project is a walkable neighborhood, with a variety of housing unit types and a large conservation area.

The applicant has provided required responses to the Standards of Review of the UDO (§15-10-05) for Planned Developments. The application aligns with the B-MU zoning district in terms of proposed density and alignment with the purpose of the district, which is to provide for a mix of uses including "compact residential uses," and development "configured in multi-building plaza formats and on relatively large sites" (§ 15-2-02B.4). They are not requesting a change of zoning. It is designed as a cohesive neighborhood, with clear centers and edges and appropriate internal circulation. The site provides two access points to South 31st Street

The PDO proposes modifications to the requirements of the UDO for the following items:

	Item	UDO Section	Request
1	**Duplex design**	§ 15-4-01.B Duplex	Modification of design standards for duplexes.
2	**Townhome design**	§ 15-4-01.C Townhome	Modification of design standards for townhomes.
3	**Glazing**	§ 15-5-10E Glazing	Exterior Building Glazing Percentage Materials
4	**Cladding**	Table 15-5-10(B)	Exterior Building Cladding Materials
5	**Definitions**	§ 15-12-01 Definitions	Definitions of façade names without reference to lot lines.

Proposed modification standards are provided in the draft Ordnance.

Request items 3 and 4 are for modifications to the required percentages of architectural materials (Table 15-5-10(B)) provided here for reference.

Table 15-5-10(B) for B-MU	Allowable Percentage	Front/Street	Interior	Rear
Glazing	**Min**	50/40	0	0
Masonry	**Min**	50	25	any
Lap Siding, Stucco	**Max**	50	75	any
EFIS, Concrete	**Max**	15	25	25
Metal Siding	**Max**	15	25	25
Vinyl Siding, Unfinished Concrete Block	**Max**	0	0	25

The application requires the following Modifications to §15-4-01.B Duplex and §15-4-01.B Townhome Conditional Use Standards:

Duplex.	**§15-4-01.B**
Existing	Proposed Modification
Duplexes primary entrances shall be oriented toward the designated front lot line.	Duplex shall be oriented with their primary entrances either:
	Toward an interior private road.
	Toward an internal courtyard space.
A minimum of one (1) of the parking spaces, as specified in Section 15-5-01(B) of this UDO, shall be provided in an attached or detached garage.	A minimum of one (1) of the parking spaces, as specified in Section 15-5-01(B) of this UDO, shall be provided for each unit.
Attached garages are encouraged to be located on rear facades. If attached garages are located on the primary facade they shall:	Attached garages are encouraged to be located on rear facades. If attached garages are located on the primary facade they shall Be recessed from the primary front facade (excluding porches) of the duplex.
Not exceed forty-five (45) percent of the facade's total width;	
Be set back a minimum of twenty-five (25) feet from the property line; and	
Be recessed from the primary front facade (excluding porches) of the duplex a minimum of five (5) feet.	
Exterior building cladding materials shall be time- and weather-tested materials and techniques, such as, but not limited to, masonry, stone veneer systems, stucco, precast panels with inlaid or stamped brick texture.	Exterior building cladding materials shall comply with the requirements of the PDO
Townhome.	**§15-4-01.C**

Existing	Proposed Modification
Townhomes shall be oriented with their primary entrances either:	Townhomes shall be oriented with their primary entrances either:
Toward the designated front lot line. The primary entrance of end unit townhomes on corner lots may be oriented toward the designated front or exterior side lot line.	Toward an interior private road.
Toward an internal courtyard space. The primary entrance of end unit townhomes closest to the designated front lot line shall be oriented toward the designated front lot line.	Toward an internal courtyard space.
Individual townhome units should be articulated through the exterior design of the townhome cluster. This can be accomplished through dormers, porches, vertical design elements, varying roof forms, or other architectural devices.	Individual townhome units should be articulated through the exterior design of the townhome cluster. This can be accomplished through dormers, porches, vertical design elements, varying roof forms, or other architectural devices.
The maximum length of a townhome cluster shall be two hundred (200) lineal feet.	The maximum length of a townhome cluster shall be two hundred (200) lineal feet.
The siting of the townhome units in a cluster shall be staggered in order to define street edges, entry points, and public gathering spaces.	The siting of the townhome units in a cluster shall be staggered in order to define street edges, entry points, and public gathering spaces.
A minimum of one (1) of the parking spaces, as detailed in Section 15-5-01(B) of this UDO shall be provided in an attached or detached garage.	A minimum of one (1) of the parking spaces, as specified in Section 15-5-01(B) of this UDO, shall be provided for each unit.
Exterior building cladding materials shall be time- and weather-tested materials and techniques, such as, but not limited to, masonry, stone veneer systems, stucco, precast panels with inlaid or stamped brick texture.	Exterior building cladding materials shall comply with the requirements of the PDO

In addition, the draft ordinance includes a finding on Natural Resource Impacts and related compensation.

Recommendation

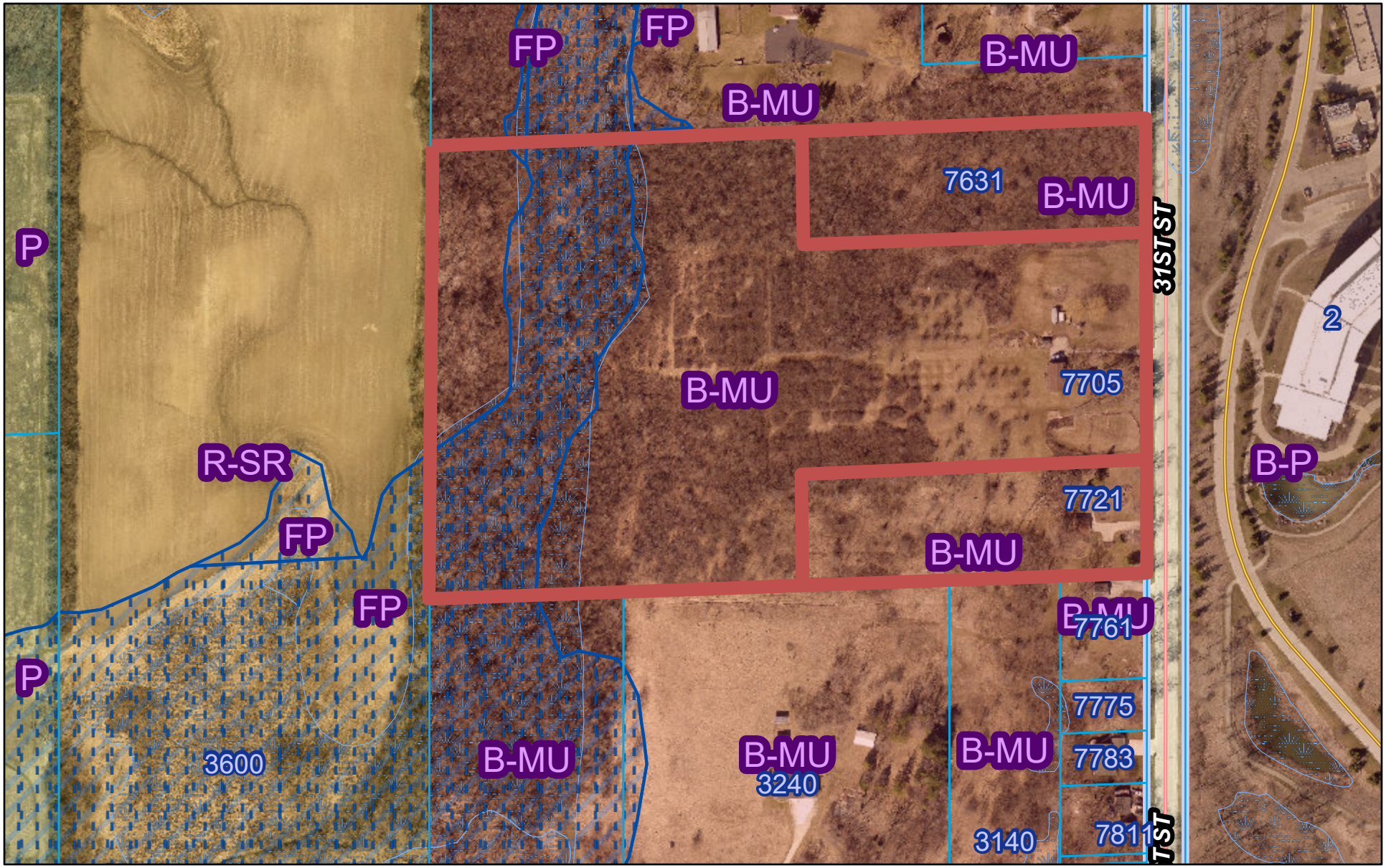
These applications comply with the requirements of the UDO for a Land Combination, Conditional Use, Site Plan, & Planned Development Overlay. All resolutions are drafted with a standard set of conditions relating to development timelines and requirements, approvals from other jurisdictions and departments, etc. Based on review of these applications for compliance with the Unified Development Ordinance, Staff has drafted additional recommended conditions. These are included in the draft legislative documents provided.

Staff recommends approval of the applications subject to the recommended Conditions of Approval provided in the draft Resolution(s) and Ordinance.

Exhibits:

- Applicant Exhibits

City of Franklin Property Viewer



7/2/2026, 9:27:44 AM

1:2,966

0 137.5 275 550 ft

0 40 80 160 m

Parcel

Road Right-of-Way

1 pct Annual Chance Flood Hazard (FEMA)

FEMA Zone AE

Regulatory Floodway (FEMA)

Zoning

R-SR - Suburban Residence

B-MU - South 27th Street Mixed Use

B-P - Business Park

P - Parks and Open Space

City of Franklin, WI, City of Franklin, WI & Milwaukee County Land Information Office, FEMA, SE Wisc Reg Planning Comm, Microsoft, Vantor

STATE OF WISCONSIN CITY OF FRANKLIN MILWAUKEE COUNTY

Draft 06/30/2026

RESOLUTION NO. 2026-_____

A RESOLUTION CONDITIONALLY APPROVING A LAND COMBINATION FOR 7705 S 31ST STREET, (TKN 786 9988 000), 7631 S. 31ST STREET, (TKN 786 9987 000), AND 7721 S 31ST STREET (TKN 786 9992 000),
(ADVENIR AZORA DEVELOPMENT, APPLICANT)
(MATTEO AND GERMANO NORANTE, OWNER, 7705 S 31ST STREET)
(BC MANAGEMENT, OWNER, 7631 S. 31ST STREET)
(ESTATE OF GERALD F ZAWADZKI, OWNER, 7721 S. 31ST STREET)

WHEREAS, the City of Franklin, Wisconsin, having received an application for approval of a proposed land combination for Advenir Azora Development to combine 7705 S 31st Street, (TKN 786 9988 000), 7631 S. 31st Street, (TKN 786 9987 000), and 7721 S 31st Street (TKN 786 9992 000), properties more particularly described as follows:

PARCEL 1A: That part of the West ½ of the Southeast ¼ of Section 12, in Town 5 North, Range 21 East, in the City of Franklin, county of Milwaukee, state of Wisconsin, bounded and described as follows:
Commencing at a point in the west line of the ¼ section, said point being 1410.09 feet North 2° 08' East of the Southwest corner of the ¼ section, thence North 2° 08' East along said West line, 205.01 feet to a point, thence East and parallel to the South line of the ¼ Section, 1331.50 feet to a point in the East line of the West ½ of the 1/4 Section; thence South 2° 03’ West along said East line, 205 feet to a point; thence West and parallel to the South line of the ¼ Section, 1331.80 feet to the place of beginning, EXCEPTING the East 45 feet thereof.

AND:

PARCEL 1B: That part of the West ½ of the Southeast ¼ of Section 12, in Town 5 North, Range 21 East, in the City of Franklin, County of Milwaukee, State of Wisconsin, bounded and described as follows:
Commencing at a point in the West line of the ¼ Section, said point being 1000.07 feet North 2° 08’ East of the Southwest corner of the ¼ section; thence North 2° 08’ East along said west line 205.01 feet to a point; thence East and parallel to the South Line of the ¼ section, 666.05 feet to a point; thence South 2° 05’ 30" West 205 feet to a point; thence West and parallel to the South line of the ¼ section, 666.20 feet to the place of beginning.

AND:

PARCEL 1C: That part of the West ½ of the Southeast ¼ of Section 12, in Town 5 North, Range 21 East, in the City of Franklin, County of Milwaukee, State of Wisconsin, bounded and described as follows:
Commencing at a point in the West line of the ¼ Section, said point being 1615.10 feet North 2° 08' East of the Southwest corner of the ¼ Section; thence North 2° 06' East along said west line 205.01 to a point; thence East and parallel to the South line of the ¼ section 665.60 to a point; thence South 2° 05' 30" west 205 feet to a point; thence West and parallel to the South line of the ¼ section, 665.75 feet to the place of beginning.

AND:

PARCEL 1D: That part of the West 1/2 of the Southeast 1/4 of Section 12, in Town 5 North, Range 21 East, in the City of Franklin, County of Milwaukee, State of Wisconsin, bounded and described as follows:
Commencing at a point in the West line of the ¼ Section, said point being 1205.08 feet North 2° 08' East of the southwest corner of the ¼ section; thence North 2° 08' East along said west line 205.01 feet to a point; thence East and parallel to the South line of the ¼ section, 1331.80 feet to a point in the East line of the west ½ of the ¼ Section; thence South 2° 03' west along said East line, 205 feet to a point; thence West and parallel to the South line of the ¼ Section 1332.10 feet to the place of beginning, EXCEPTING the East 45 feet thereof.
Tax Key No: 7869988000
Address; 7705 S 31st Street, Franklin, WI

AND:

Parcel 2: All that part of the West ½ of the Southeast ¼ of Section 12, Town 5 North, Range 21 East, City of Franklin, County of Milwaukee, State of Wisconsin, bounded and described as follows: Commencing at the Southwest corner of the ¼ Section; thence East along said South line of the ¼ Section 1333.95 feet to a point; thence North 2' 03' East along the East line of the West ½ of the ¼ Section, 1615.00 feet to the place of the beginning of the land to be described; thence North 2' 03' East along said East line, 205 feet to a point; thence West and parallel to the South line of the ¼ Section, 665.60 feet to a point; thence South 2' 05' 30" West, 205 feet to a point, thence East and parallel to the South line of the ¼ Section, 665.75 feet to the place of beginning.
Tax Key No.: 786-9987-000
Address: 7631 S. 31st Street

AND:

Parcel 3: That part of the West 1/2 of the Southeast 1/4 of Section 12, Town 5 North, Range 21 East, in the City of Franklin, County of Milwaukee, State of Wisconsin, bounded and described as follows:
Commencing at the Southwest corner of the ¼ Section; thence East along said South line of the ¼ Section, 1333.95 feet to a point; thence North 2° 03' East along the East line of the West 1/2 of the 1/4 Section, 1000.00 feet to the place of beginning of the land to be described; thence North 2° 03' East along said East line 205 feet to a point; thence West and parallel to the South line of the ¼ Section, 666.05 feet to a point; thence South 2° 05' 30" West 205 feet to a point; thence East and parallel to the South line of the ¼ Section, 666.20 feet to the place of beginning, EXCEPT the East 45 feet thereof.
Tax Key No: 7869992000
Address: 7721 S 31st Street, Franklin, Wisconsin

WHEREAS, the Plan Commission having reviewed such application and recommended approval thereof and the Common Council having reviewed such application and Plan Commission recommendation and the Common Council having determined that such proposed land combination is appropriate for approval pursuant to law upon certain conditions, all pursuant to §15-9-13.B of the Unified Development Ordinance, Land Combination Permits.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Common Council of the City of Franklin, Wisconsin, that the proposed land combination for Advenir Azora Development, as submitted by Advenir Azora Development, as described above, be and the same is hereby approved, subject to the following conditions:

1. Advenir Azora Development 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 Advenir Azora Development land combination 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 §15-9-14 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 Advenir Azora Development and the Advenir Azora Development land combination project for the properties located at 7705 S 31st Street, (TKN 786 9988 000), 7631 S. 31st Street, (TKN 786 9987 000), and 7721 S 31st Street (TKN 786 9992 000), (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.

Introduced at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2026.

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2026.

APPROVED:

_____
John R. Nelson, Mayor

ATTEST:

_____
Shirley J. Roberts, City Clerk

AYES _____ NOES _____ ABSENT _____

STATE OF WISCONSIN CITY OF FRANKLIN MILWAUKEE COUNTY

Draft 06/30/2026

RESOLUTION NO. 2026-_____

A CONDITIONAL USE FOR A HOUSING DEVELOPMENT, RESIDENT COMMUNITY CENTER, AND RELATED FACILITIES, UPON PROPERTY LOCATED AT 7705 S 31ST STREET, (TKN 786 9988 000), 7631 S. 31ST STREET, (TKN 786 9987 000), AND 7721 S 31ST STREET (TKN 786 9992 000), (ADVENIR AZORA DEVELOPMENT, APPLICANT) (MATTEO AND GERMANO NORANTE, OWNER, 7705 S 31ST STREET) (BC MANAGEMENT, OWNER, 7631 S. 31ST STREET) (ESTATE OF GERALD F ZAWADZKI, OWNER, 7721 S. 31ST STREET)

WHEREAS, Advenir Azora Development petitioned the City of Franklin for the approval of a Conditional Use to allow for a housing development with gross density of seven (7) units per acre (one hundred and sixty-six (166) units), resident community center and related facilities in the B-MU South 27th Street Mixed-Use District, upon property located at 7705 S 31st Street, (TKN 786 9988 000), 7631 S. 31st Street, (TKN 786 9987 000), and 7721 S 31st Street (TKN 786 9992 000), properties more particularly described as follows:

> Being a part of the West 1/2 of the Southeast 1/4 of Section 12, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin, described as follows: Commencing at the southwest corner of the West 1/2 of said Section 12; thence North 00°06'51" East along the west line of said Southeast 1/4, 1000.07 feet to the Point of Beginning; Thence continuing North 00°06'51" East along said west line, 819.45 feet; thence North 88°00'35" East along the monumented line, 1286.01 feet to the west right of way line of South 31st Street; thence South 00°02'10" West along said west right of way line, 819.41 feet; thence South 88°00'35" West along the north line of Lot 1 of Certified Survey Map No. 790 and its westerly extension, 1287.12 feet to the Point of Beginning.

WHEREAS, such petition having been duly referred to the Plan Commission of the City of Franklin for a public hearing, pursuant to the requirements of §15-9-06.E. of the Unified Development Ordinance, and a public hearing having been held before the Plan Commission on the 9th day of July, 2026, and the Plan Commission thereafter having determined to recommend that the proposed Conditional Use be approved, subject to certain conditions, and the Plan Commission further finding that the proposed Conditional Use upon such conditions, pursuant to §15-9-06.H. and §15-4-09.D. of the Unified Development Ordinance, will be in harmony with the purposes of the Unified Development Ordinance and the Comprehensive Master Plan; that it will not have an undue adverse impact upon adjoining property; that it will not interfere with the development of neighboring property; that it will be served adequately by essential public facilities and services; that it will not cause undue traffic congestion; and that it will not result in damage to property of significant importance to nature, history or the like; and

WHEREAS, the Common Council having found that the proposed Conditional Use, subject to conditions, meets the standards set forth under §15-9-06.H. and §15-4-09.D. of the Unified Development Ordinance.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Common Council of the City of Franklin, Wisconsin, that the petition of Advenir Azora Development for the approval of a Conditional Use for the property particularly described in the preamble to this Resolution, be and the same is hereby approved, subject to the following conditions and restrictions:

1. That this Conditional Use is approved only for the use of the subject property by Advenir Azora Development, successors and assigns, as a housing development, resident community center and related facilities., in the B-MU South 27th Street Mixed-Use District, which shall be constructed, operated and maintained by Advenir Azora Development, pursuant to those plans date-stamped June 30, 2026 and annexed hereto and incorporated herein as Exhibit A.

2. Advenir Azora Development, 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 Lake Grove Place multi-family residential 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 §15-9-14 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 Advenir Azora Development, and the housing development, resident community center and related facilities use, for the property located at 7705 S 31st Street, (TKN 786 9988 000), 7631 S. 31st Street, (TKN 786 9987 000), and 7721 S 31st Street (TKN 786 9992 000): (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 applicant must obtain approval of the related application for a Planned Development Overlay to allow for modification of the standards of § 15-4-01.B Residential Use-Specific Standards for Duplex or comply with the standards.

5. The applicant must obtain approval of the related application for a Planned Development Overlay to allow for modification of the standards of § 15-4-01.C Residential Use-Specific Standards for Townhomes or comply with the standards.

BE IT FURTHER RESOLVED, that in the event Advenir Azora Development, successors or assigns, or any owner of the subject property, does not comply with one or any of the conditions and restrictions of this Conditional Use Resolution, following a ten (10) day

notice to cure, and failure to comply within such time period, the Common Council, upon notice and hearing, may revoke the Conditional Use permission granted under this Resolution.

BE IT FURTHER RESOLVED, that any violation of any term, condition or restriction of this Resolution is hereby deemed to be, and therefore shall be, a violation of the Unified Development Ordinance, and pursuant to §15-9-14 thereof and §1-19. of the Municipal Code, the penalty for such violation shall be forfeiture of no more than $2,500.00, or such other maximum amount and together with such other costs and terms as may be specified therein from time to time. Each day that such violation continues shall be a separate violation. Failure of the City to enforce any such violation shall not be a waiver of that or any other violation.

BE IT FURTHER RESOLVED, that this Resolution shall be construed to be such Conditional Use Permit as is contemplated by §15-9-06 of the Unified Development Ordinance.

BE IT FURTHER RESOLVED, Pursuant to §15-9-06.J. of the Unified Development Ordinance, the Conditional Use permission granted under this Resolution shall be null and void upon the expiration of two years from the date of adoption of this Resolution, unless the Conditional Use has been established by way of the issuance of building permits.

BE IT FINALLY RESOLVED, that the City Clerk be and is hereby directed to obtain the recording of a certified copy of this Resolution in the Office of the Register of Deeds for Milwaukee County, Wisconsin.

Introduced at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2026.

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2026.

APPROVED:

ATTEST: _____
John R. Nelson, Mayor

_____
Shirley J. Roberts, City Clerk

AYES _____ NOES _____ ABSENT _____

STATE OF WISCONSIN CITY OF FRANKLIN MILWAUKEE COUNTY
PLAN COMMISSION *[Draft 06/30/2026]*

RESOLUTION NO. 2026-_____

A RESOLUTION APPROVING A SITE PLAN FOR THE DEVELOPMENT OF A ONE HUNDRED AND SIXTY-SIX UNIT HOUSING DEVELOPMENT, RESIDENT COMMUNITY CENTER, AND RELATED FACILITIES, PARKING, LANDSCAPING AND STORMWATER MANAGEMENT, UPON PROPERTY LOCATED AT 7705 S 31ST STREET, (TKN 786 9988 000), 7631 S. 31ST STREET, (TKN 786 9987 000), AND 7721 S 31ST STREET (TKN 786 9992 000), (ADVENIR AZORA DEVELOPMENT, APPLICANT) (MATTEO AND GERMANO NORANTE, OWNER, 7705 S 31ST STREET) (BC MANAGEMENT, OWNER, 7631 S. 31ST STREET) (ESTATE OF GERALD F ZAWADZKI, OWNER, 7721 S. 31ST STREET)

WHEREAS, Advenir Azora Development having applied for approval of a proposed site plan for the development of an or a one hundred and sixty-six (166) unit housing development, resident community center and related facilities, and related parking, landscaping and stormwater management upon property located at 7705 S 31st Street, (TKN 786 9988 000), 7631 S. 31st Street, (TKN 786 9987 000), and 7721 S 31st Street (TKN 786 9992 000); and

WHEREAS, the Plan Commission having reviewed such proposal and having found same to be in compliance with the applicable terms and provisions of the Unified Development Ordinance and in furtherance of those express standards and purposes of a site plan review pursuant to §15-9-03.B 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 the development of a single-story medical office building, as depicted upon the plans dated June 30, 2026, 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 Advenir Azora Development dated June 30, 2026.

2. Advenir Azora Development, successors and assigns, and any developer of the 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 Advenir Azora Development 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 §15-9-14 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 the Advenir Azora Development project for the property located at 7705 S 31st Street, (TKN 786 9988 000), 7631 S. 31st Street, (TKN 786 9987 000), and 7721 S 31st Street (TKN 786 9992 000): (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 Advenir Azora Development Site Plan shall be developed and constructed pursuant to such Site Plan within two years 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. This Site Plan does not approve any modification of the development standards of the 2025 UDO. The applicant must obtain approval of the related application to create Planned Development Overlay No. 46 (Advenir Azora) to allow for modification of the standards of the UDO.

6. Site Plan approval will be conditioned on approval of the Conditional Use and Planned Development Ordinance.

7. A full Landscape Plan (§15-5-04H) including plant list is required prior to the issuance of building permits.

8. A full Lighting Plan (§ 15-5-11) including information about light levels (footcandles) is required prior to the issuance of building permits.

9. Electric vehicle charging stations shall comply with the use-specific standards for electric vehicle charging stations in Section 15-4-13(H).

10. Conservation easements are required for all natural resources to remain on the property. All areas of Environmental Corridor should be included. If the applicants would like to propose future trails, this may be added to the easement subject to staff review and approval.

11. The proposed retaining wall shall comply with the standards for Retaining Wall (§ 15-5-09).

12. The proposed trash compactor shall be screened.

Introduced at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2026.

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2026.

APPROVED:

ATTEST:

_____
John R. Nelson, Mayor

_____
Shirley J. Roberts, City Clerk

AYES _____ NOES _____ ABSENT _____

STATE OF WISCONSIN CITY OF FRANKLIN MILWAUKEE COUNTY

Draft 06/30/2026

ORDINANCE NO. 2026-_____

AN ORDINANCE TO CREATE PLANNED DEVELOPMENT OVERLAY NO. 46
(ADVENIR AZORA DEVELOPMENT)
7705 S 31ST STREET, (TKN 786 9988 000),
7631 S. 31ST STREET, (TKN 786 9987 000),
AND 7721 S 31ST STREET (TKN 786 9992 000),
OF THE FRANKLIN UNIFIED DEVELOPMENT ORDINANCE

WHEREAS, a petition having been filed to create a Planned Development Overlay, which tract of land is a part of located at 7705 S 31st Street, (TKN 786 9988 000), 7631 S. 31st Street, (TKN 786 9987 000), and 7721 S 31st Street (TKN 786 9992 000), and which is more particularly described below; and

WHEREAS, the Plan Commission having determined that the proposed Planned Development Overlay No. 46 (*ADVENIR AZORA*) is in conformance with the City of Franklin Comprehensive Master Plan and contains more than 20.18 acres; and

WHEREAS, a Public Hearing was held before the Plan Commission on the 9th day of July, 2026, and the Plan Commission having reviewed the Planned Development Overlay No. 46 petition and having found that the proposed Planned Development Overlay conforms to the standards for adoption of a Planned Development Overlay, and having recommended to the Common Council that the creation of Planned Development Overlay NO. 46 be approved; and

WHEREAS, the Common Council having reviewed the petition and recommendation following the Public Hearing and having determined that the adoption of an ordinance to create Planned Development Overlay No. 46 will promote the health, safety and welfare of the Community.

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

SECTION 1: §15-2-03 (Zoning Map) of the Unified Development Ordinance of the City of Franklin, Wisconsin, is hereby amended to provide that the zoning district designation for the property described below be governed by the base zoning of B-MU South 27th Street Mixed-Use District and also the standards of this Planned Development Overlay NO. 46 (*Advenir Azora*) as is created under SECTION 2 of this ordinance:

LEGAL DESCRIPTION: Being a part of the West 1/2 of the Southeast 1/4 of Section 12, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin, described as follows:

Commencing at the southwest corner of the West 1/2 of said Section 12; thence North 00°06'51" East along the west line of said Southeast 1/4, 1000.07 feet to the Point of Beginning; Thence continuing North 00°06'51" East along said west line, 819.45 feet; thence North 88°00'35" East along the monumented line, 1286.01 feet to the west right of way line of South 31st Street; thence South 00°02'10" West along said west right of way line, 819.41 feet; thence South 88°00'35" West along the north line of Lot 1 of Certified Survey Map No. 790 and its westerly extension, 1287.12 feet to the Point of Beginning.

SECTION 2: PLANNED DEVELOPMENT OVERLAY NO. 46 (*ADVENIR AZORA)*

A. **Definitions.**

This Planned Development Overlay shall be constructed, operated and maintained in conformance with the following listed Exhibits, all containing matters approved hereunder or by the separate approval of the Common Council as set forth below, and all applicable terms and provisions of the Municipal Code and the Unified Development Ordinance not enumerated herein and not contrary to the terms or provisions of this ordinance, including, but not limited to such permits as are required under Article 8 related to Construction and Construction Site Erosion Control, as well as the Development Agreement required as a condition of approval of Exhibit A, below. The plans contained in the following listed Exhibits may be adjusted in minor detail and so noted prior to construction upon the written approval of the City Engineer or City Planning manager in order to comply with all of the conditions of this Ordinance.

1. **Exhibit A**: Development Plan prepared by AMUNDSEN DAVIS LAW and Advenir Azora Development, dated June 29, 2026

2. **Developer**: Advenir Azora Development

B. **District Intent.** It is the intent of the Planned Development Overlay NO. 46 (Advenir Azora) to allow for development according to the standards of the B-MU - South 27th Street Mixed-Use District (§ UDO 15-2-02.B.4) subject to the modifications described herein.

C. **General Requirements.**

1. The site shall be developed in substantial compliance with the district standards and specific development standards for the Planned Development Overlay NO. 46 (Advenir Azora) set forth in this Ordinance.

2. **Permitted, Accessory, and Special Uses.** Permitted, Accessory, and Special Uses shall be those uses as allowed in the B-MU - South 27th Street Mixed-Use District by Table 15-3-04(C)

3. **Development Standards.** Development standards are governed by the provisions of 2025 UDO for the base zoning of B-MU - South 27th Street Mixed-Use District, subject to the following modifications (Table A):

Table A Modifications

#	Item	UDO Section	Modification Section
1	Duplex	§15-4-01.B Duplex	Conditional Use Standards - Duplex
2	Townhome	§15-4-01.C Townhome	Conditional Use Standards - Townhome
3	Glazing	§15-5-10E Glazing	See Table B
4	Cladding	Table 15-5-10(B)	See Table B
5	Definitions	§15-12-01 Definitions	Exterior Building Cladding Materials and Glazing – Façade definitions

Modifications of Conditional Use Standards

Modifications to §15-4-01.B Duplex and §15-4-01.B Townhome

Item 1 Duplex

1. Duplexes shall be oriented with their primary entrances either:
    a. Toward an interior private road.
    b. Toward an internal courtyard space.
2. A minimum of one (1) of the parking spaces, as specified in Section 15-5-01(B) of this UDO, shall be provided for each unit.
3. Attached garages are encouraged to be located on rear facades. If attached garages are located on the primary facade they shall be recessed from the primary front facade (excluding porches) of the duplex.
4. Exterior building cladding materials shall comply with the requirements of the PDO.

Item 2 Townhome

1. Townhomes shall be oriented with their primary entrances either:
    a. Toward an interior private road.
    b. Toward an internal courtyard space.
2. Individual townhome units should be articulated through the exterior design of the townhome cluster. This can be accomplished through dormers, porches, vertical design elements, varying roof forms, or other architectural devices.
3. The maximum length of a townhome cluster shall be two hundred (200) lineal feet.
4. The siting of the townhome units in a cluster shall be staggered in order to define street edges, entry points, and public gathering spaces.

5. A minimum of one (1) of the parking spaces, as specified in Section 15-5-01(B) of this UDO, shall be provided for each unit.
6. Exterior building cladding materials shall comply with the requirements of the PDO

Exterior Building Cladding Materials and Glazing

Modifications to Table 15-5-10(B) and Table 15-5-10(E)

Item 5 Façade definitions (Modification to Article 12)**:**

1. **Front**: Façade which includes the primary entrance to a dwelling unit.
2. **Rear**: Façade facing a community area or shared amenity including a private internal road, or which includes private outdoor space.
3. **Street**: Façade facing a private road.
4. **Interior**: Façade facing a dwelling unit or other building.

Table B Cladding and Glazing

AA Clubhouse		Allowable Percentage			
		Front	Street	Street	Rear
Percent Glazing	Min	15%	4%	4%	0%
Masonry	Min	0%	0%	0%	0%
Lap Siding, Stucco	Max	0%	0%	0%	0%
Fiber Cement Board and Batten	Max	0%	0%	0%	0%
EFIS, Concrete	Max	0%	0%	0%	0%
Metal Siding	Max	0%	0%	0%	0%
Vinyl Siding, Unfinished Concrete Block	Max	94%	100%	100%	94%
Door	Max	6%	0%	0%	6%
Garage Door	Max	0%	0%	0%	0%
Mailboxes	Max	0%	0%	0%	0%
AD Maintenance		Allowable Percentage			
		Front	Street	Rear	Interior
Percent Glazing	Min	0%	0%	0%	0%
Masonry	Min	0%	0%	0%	0%
Lap Siding, Stucco	Max	0%	0%	0%	0%
Fiber Cement Board and Batten	Max	0%	53%	0%	0%
EFIS, Concrete	Max	0%	0%	0%	0%
Metal Siding	Max	0%	0%	0%	0%
Vinyl Siding, Unfinished	Max	91%	0%	100%	100%

Concrete Block					
Door	Max	9%	0%	0%	0%
Garage Door	Max	0%	47%	0%	0%
Mailboxes	Max	0%	0%	0%	0%
Duplex		Allowable Percentage			
		Front	Street	Interior	Rear
Glazing	Min	6%	4%	4%	0%
Masonry	Min	0%	0%	0%	0%
Lap Siding, Stucco	Max	0%	0%	0%	0%
Fiber Cement Board and Batten	Max	0%	0%	0%	0%
EFIS, Concrete	Max	0%	0%	0%	0%
Metal Siding	Max	0%	0%	0%	0%
Vinyl Siding, Unfinished Concrete Block	Max	94%	96%	100%	93%
Door	Max	9%	9%	9%	9%
Garage Door	Max	0%	0%	0%	0%
Mailboxes	Max	0%	0%	0%	0%
Stacked Duplex		Allowable Percentage			
		Front	Interior	Interior	Rear
Percent Glazing	Min	9%	14%	5%	6%
Masonry	Min	0%	0%	0%	0%
Lap Siding, Stucco	Max	0%	0%	0%	0%
Fiber Cement Board and Batten	Max	0%	0%	0%	0%
EFIS, Concrete	Max	0%	0%	0%	0%
Metal Siding	Max	0%	0%	0%	0%
Vinyl Siding, Unfinished Concrete Block	Max	91%	100%	96%	100%
Door	Max	9%	0%	9%	0%
Garage Door	Max	0%	0%	0%	0%
Mailboxes	Max	0%	0%	0%	0%
Cottage		Allowable Percentage			
		Front	Interior	Interior*	Rear
Percent Glazing	Min	8%	4%	7%	4%
Masonry	Min	0%	0%	0%	0%
Lap Siding, Stucco	Max	0%	0%	0%	0%
Fiber Cement Board and Batten	Max	0%	0%	0%	0%
EFIS, Concrete	Max	0%	0%	0%	0%
Metal Siding	Max	0%	0%	0%	0%

Vinyl Siding, Unfinished Concrete Block	Max	92%	96%	93%	96%
Door	Max	6%	6%	6%	6%
Garage Door	Max	21%	0%	0%	21%
Mailboxes	Max	0%	0%	0%	0%
				*Calculated as duplex	
Row/Townhouse		Allowable Percentage			
		Front	Interior / Street	Interior / Street	Rear
Percent Glazing	Min	8%	7%	7%	2%
Masonry	Min	0%	0%	0%	0%
Lap Siding, Stucco	Max	0%	0%	0%	0%
Fiber Cement Board and Batten	Max	0%	0%	0%	0%
EFIS, Concrete	Max	0%	0%	0%	0%
Metal Siding	Max	0%	0%	0%	0%
Vinyl Siding, Unfinished Concrete Block	Max	92%	93%	93%	98%
Door	Max	7%	0%	0%	0%
Garage Door	Max	0%	0%	0%	0%
Mailboxes	Max	0%	0%	0%	0%
South 31st Street		Allowable Percentage			
		Front	Interior / Street	Interior / Street	Rear
Percent Glazing	Min	9%	6%	6%	2%
Masonry	Min	11%	2%	2%	0%
Lap Siding, Stucco	Max	80%	92%	92%	98%
Fiber Cement Board and Batten	Max	0%	0%	0%	0%
EFIS, Concrete	Max	0%	0%	0%	0%
Metal Siding	Max	0%	0%	0%	0%
Vinyl Siding, Unfinished Concrete Block	Max	0%	0%	0%	0%
Door	Max	6%	0%	0%	6%
Garage Door	Max	0%	0%	0%	0%
Mailboxes	Max	0%	0%	0%	0%
	NOTE: UNIT ONLY OCCURS ALONG PUBLIC ROW				

G. **Conditions of Approval.**

The condition of general approval for Planned Development Overlay NO. 46 Advenir Azora are listed below:

1. Grading, stormwater management, erosion control and utility plans shall be subject to review by the Engineering Department.

2. The Common Council [does not] find[s] that the wetlands on site meet the exemption requirements of UDO §15-7-02.D., provided these wetlands are determined to be non-federal.

3. The applicant shall provide compensation for natural resource impacts in accordance with Article 7 prior to the issuance of any building permit, subject to the review and approval of Planning Staff.

4. All protected natural resources indicated in the Natural Resource Protection Plan, including environmental corridor, wetlands, and woodlands shall be protected by a conservation easement in accordance with the Unified Development Ordinance.

5. In the event that no building permit has been issued for any one of the structures in Advenir Azora development prior to the expiration of 24 months from the date of enactment of this Ordinance, and allowing a three month extension, the zoning overlay designation shall revert back to the base zoning for the subject parcel(s).

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

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

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

Introduced at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2026.

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2026.

APPROVED:

ATTEST:

_____
John R. Nelson, Mayor

_____
Shirley J. Roberts, City Clerk

AYES _____ NOES _____ ABSENT _____

LEO COTTAGES

AA-AMENITY – CLUBHOUSE LEASING

06-24-2026

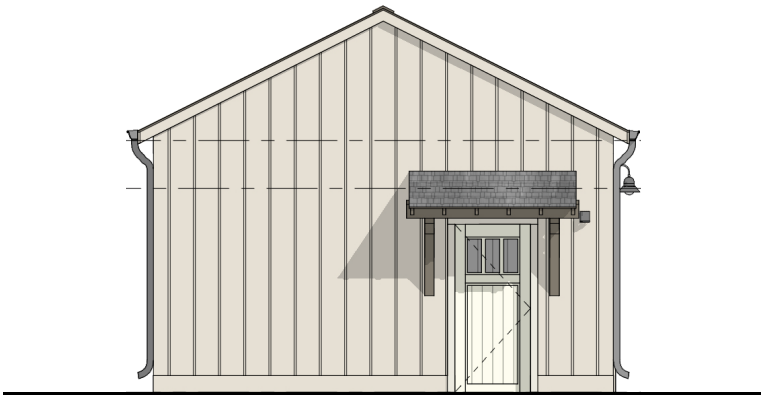
FRONT ELEVATION

FLOOR PLAN

LEO COTTAGES

AD-AMENITY – MAINTENANCE

06-24-2026



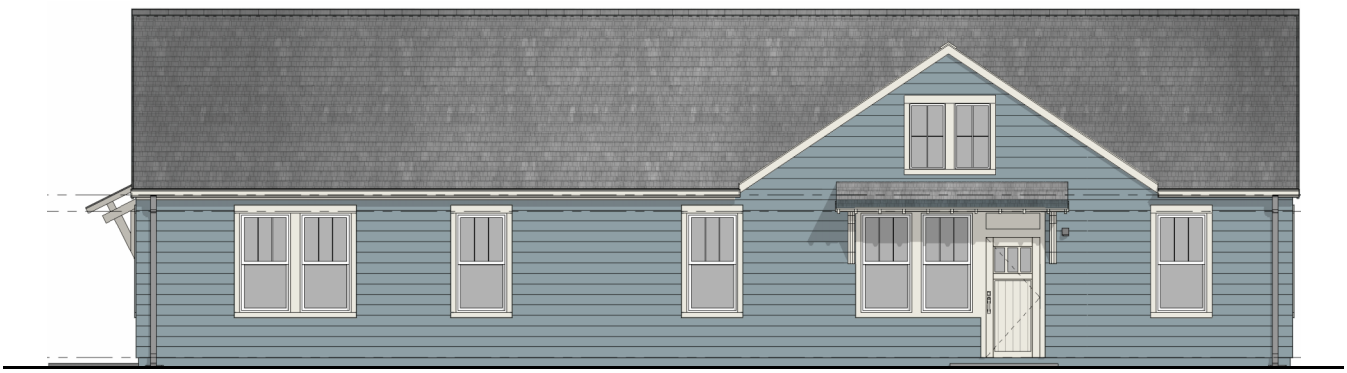
FRONT ELEVATION

FLOOR PLAN

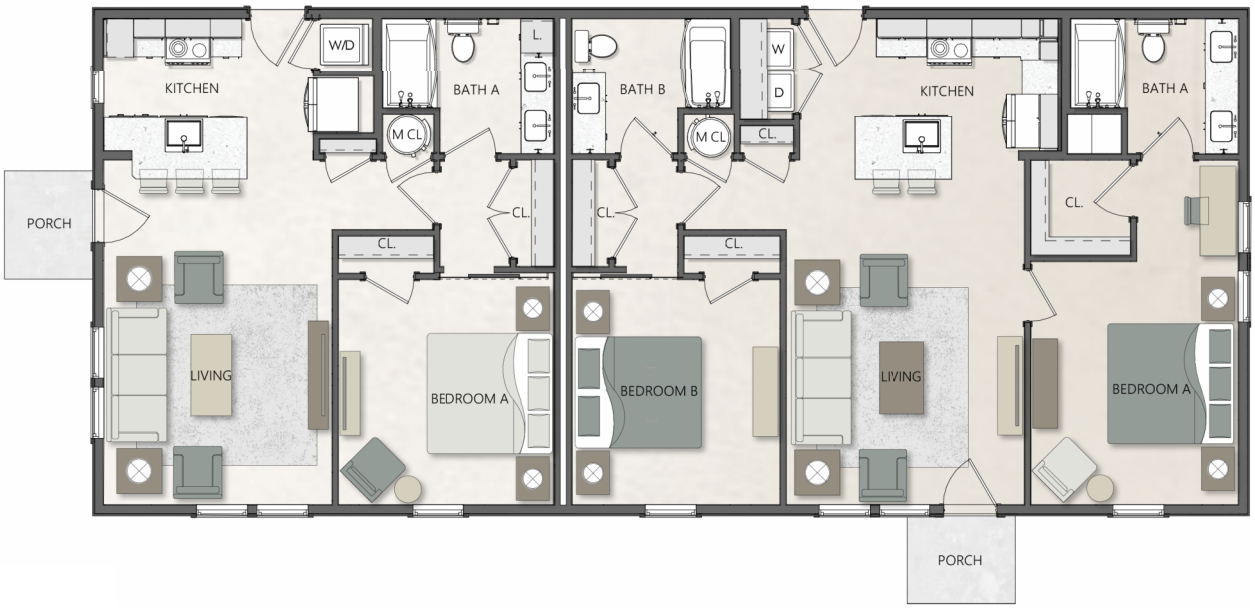
LEO COTTAGES

DA-DUPLEX - 1BR 2BR

06-24-2026



FRONT ELEVATION



FLOOR PLAN

LEO COTTAGES

DB-DUPLEX ALT - 1BR 2BR

06-24-2026

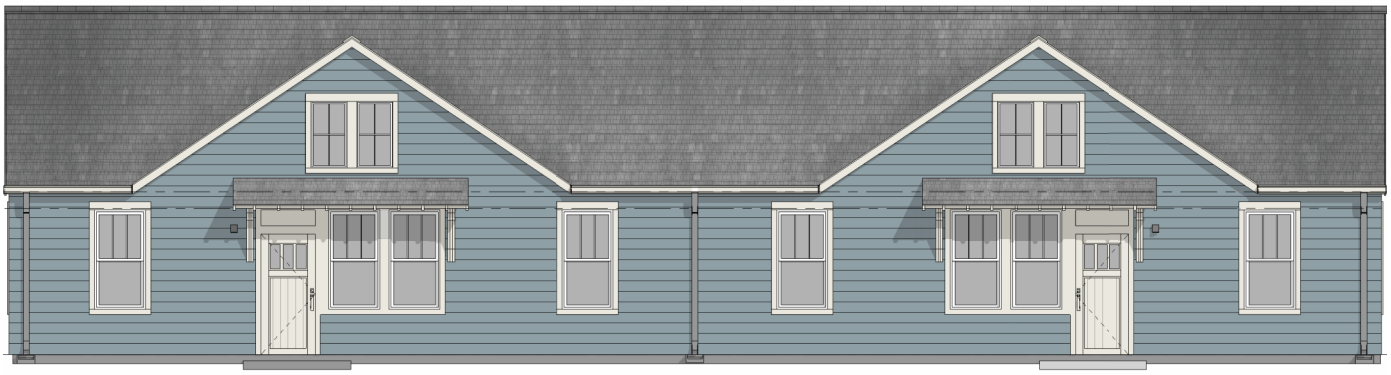
FRONT ELEVATION

FLOOR PLAN

LEO COTTAGES

DC-DUPLEX – 2BR

06-24-2026



FRONT ELEVATION

FLOOR PLAN

LEO COTTAGES

DD-DUPLEX ALT – 2BR

06-24-2026

FRONT ELEVATION

FLOOR PLAN

LEO COTTAGES

GA-COTTAGE WITH GARAGE – 2BR

06-24-2026

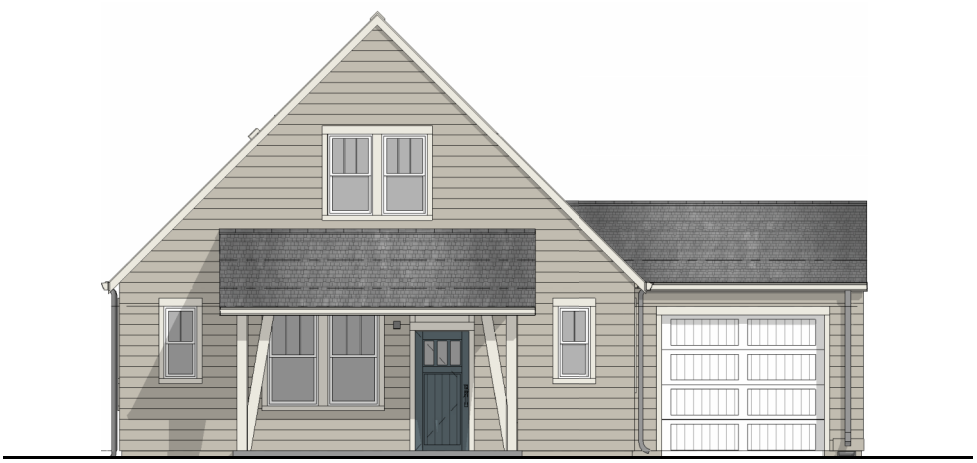
FRONT ELEVATION

FLOOR PLAN

LEO COTTAGES

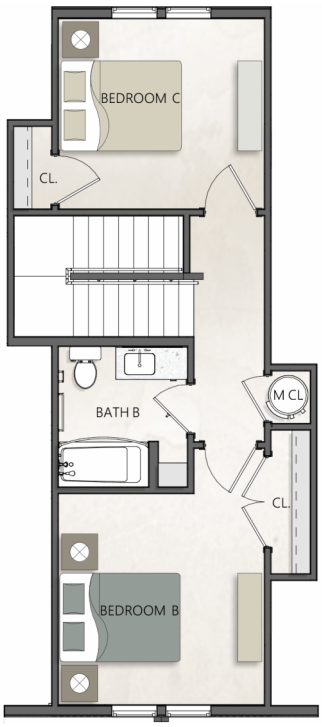
GC-COTTAGE WITH GARAGE – 3BR

06-24-2026



FRONT ELEVATION

LOWER FLOOR PLAN



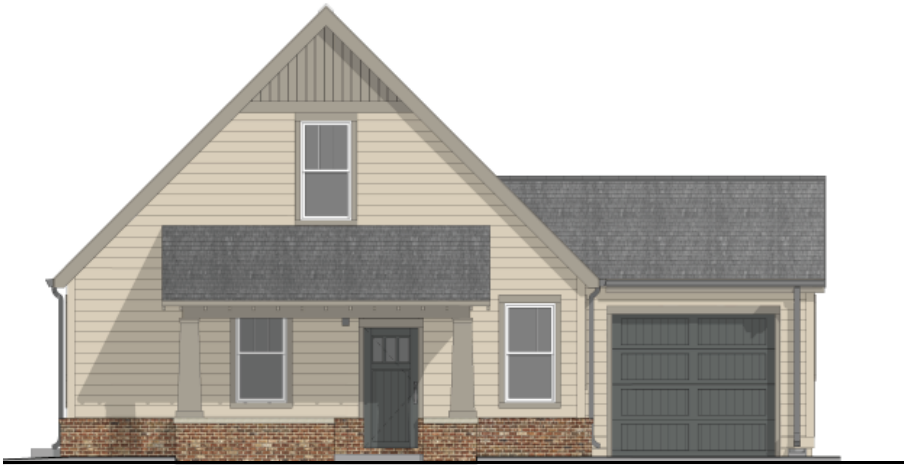
UPPER FLOOR PLAN

LEO COTTAGES

GC-BRICK COTTAGE WITH GARAGE – 3BR

06-24-2026

(For Units located adjacent to 31st Street Right of Way)

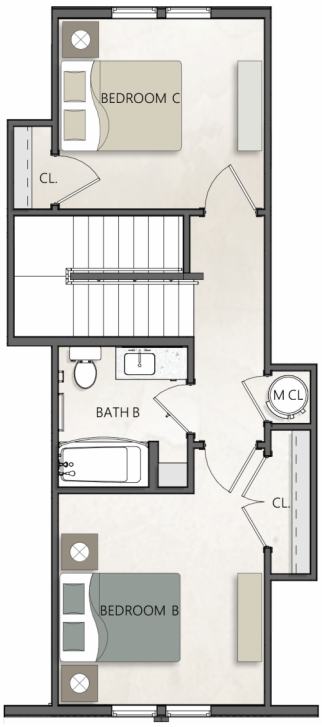


FRONT ELEVATION

UNIT ONLY OCCURS AT PUBLIC RIGHT OF WAY

GARAGE MAY BE FRONT OR REAR LOADED

LOWER FLOOR PLAN



UPPER FLOOR PLAN

LEO COTTAGES

GD-COTTAGE WITH GARAGE ALT – 4BR

06-24-2026

FRONT ELEVATION

LOWER FLOOR PLAN

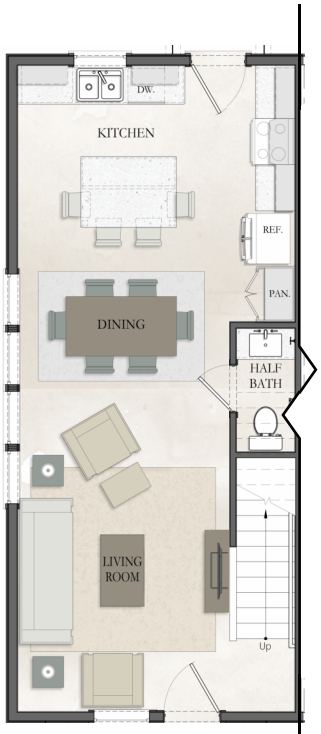
UPPER FLOOR PLAN

LEO COTTAGES

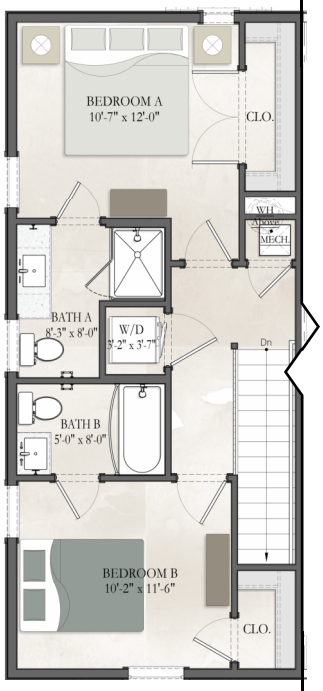
TA-2-ROWHOUSE TWIN – 2BR

06-24-2026

FRONT ELEVATION



LOWER FLOOR PLAN



UPPER FLOOR PLAN

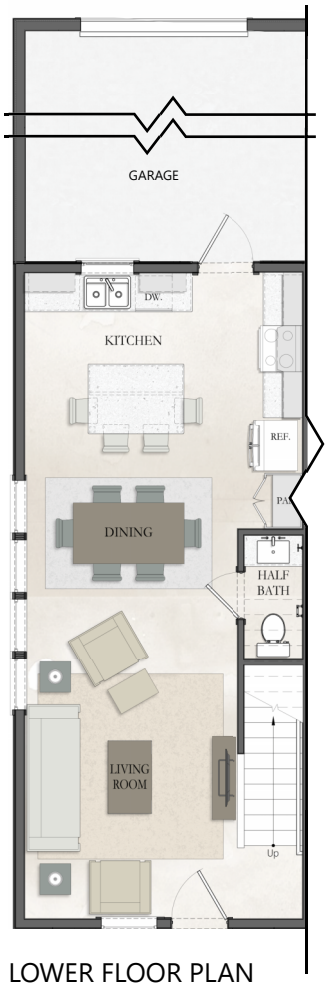
LEO COTTAGES

TA-2-G-ROWHOUSE TWIN WITH GARAGE – 2BR

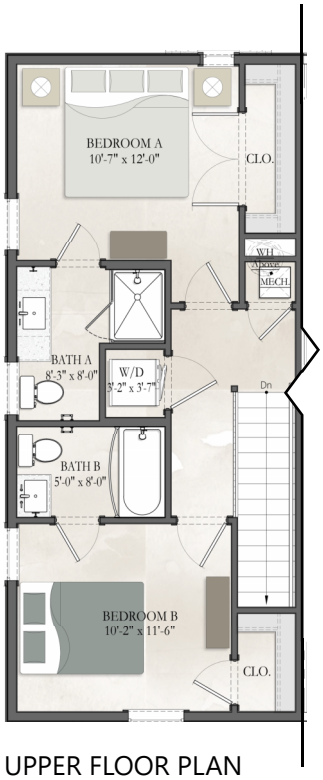
06-24-2026

FRONT ELEVATION

REAR ELEVATION



LOWER FLOOR PLAN



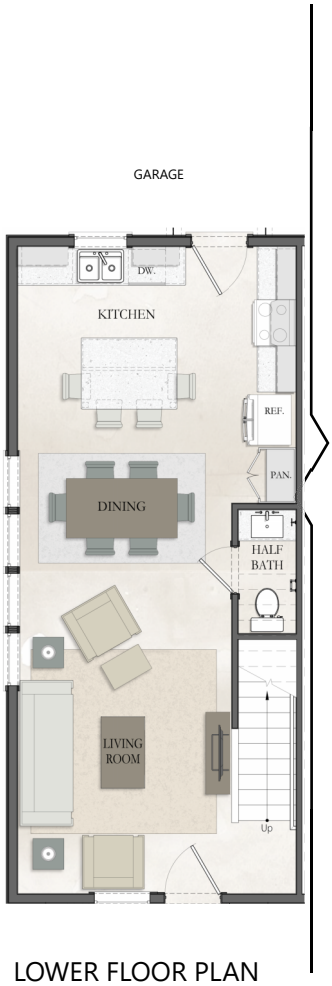
UPPER FLOOR PLAN

LEO COTTAGES

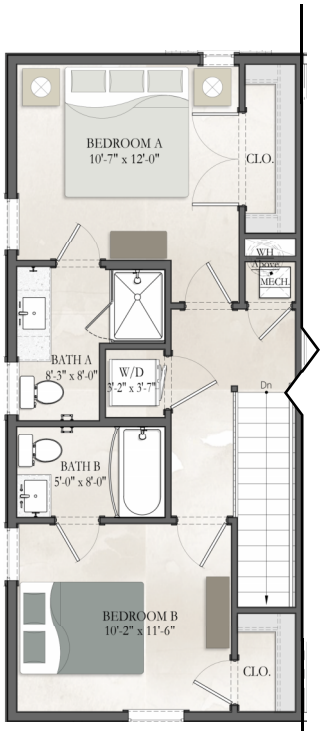
TB-2-ROWHOUSE TWIN – 2BR

06-24-2026

FRONT ELEVATION



LOWER FLOOR PLAN



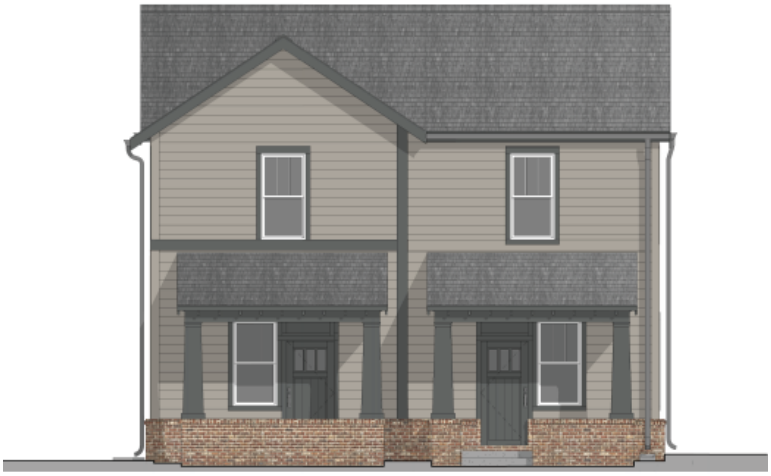
UPPER FLOOR PLAN

LEO COTTAGES

TB-2- BRICK ROWHOUSE TWIN – 2BR

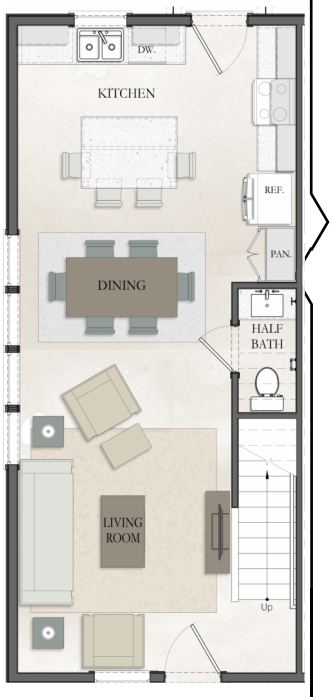
06-24-2026

(For Units located adjacent to 31st Street Right of Way)

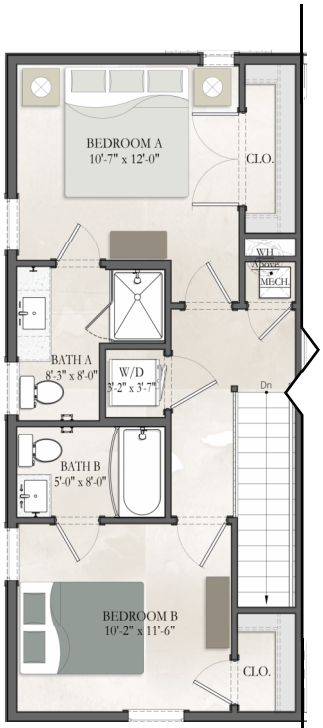


FRONT ELEVATION

UNIT ONLY OCCURS AT PUBLIC RIGHT OF WAY



LOWER FLOOR PLAN



UPPER FLOOR PLAN

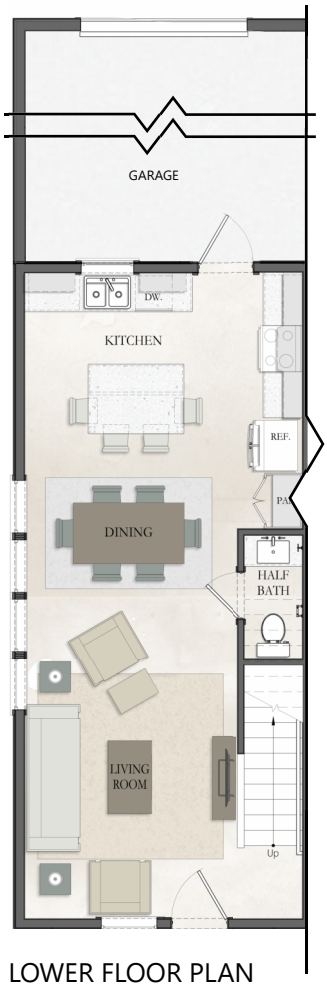
LEO COTTAGES

TB-2G-ROWHOUSE TWIN WITH GARAGE – 2BR

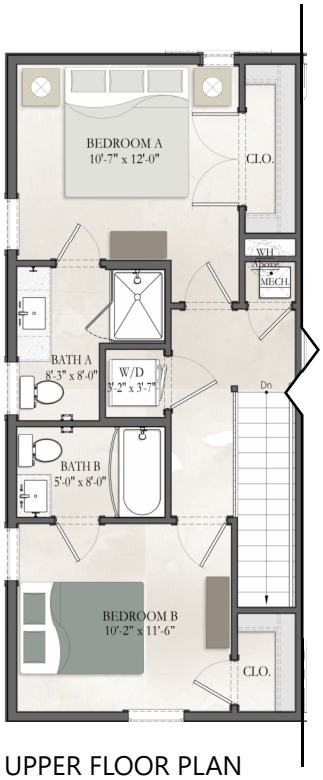
06-24-2026

FRONT ELEVATION

REAR ELEVATION



LOWER FLOOR PLAN



UPPER FLOOR PLAN

LEO COTTAGES

TB-2G- BRICK ROWHOUSE TWIN WITH GARAGE – 2BR

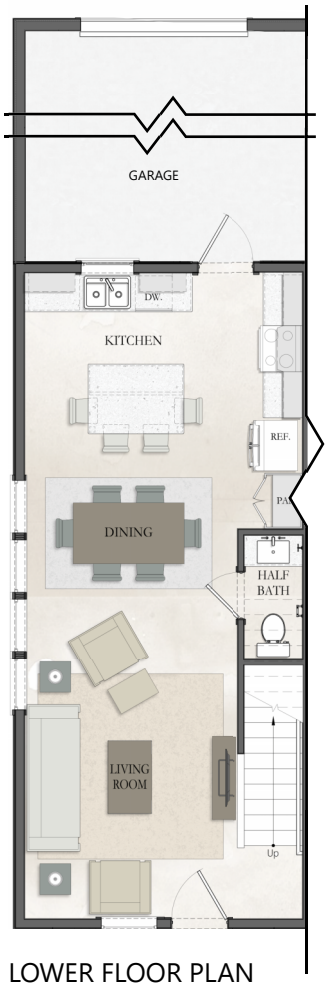
06-24-2026

(For Units located adjacent to 31st Street Right of Way)

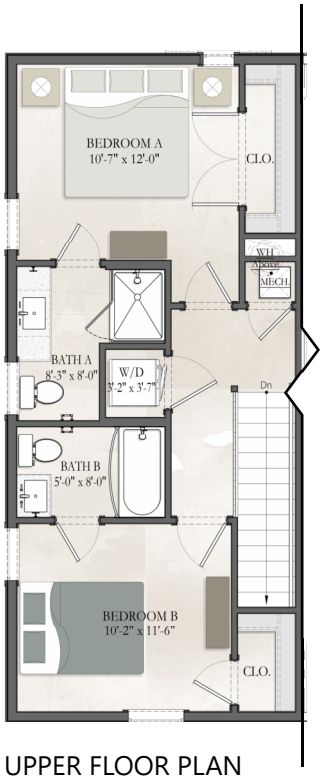
FRONT ELEVATION

UNIT ONLY OCCURS AT PUBLIC RIGHT OF WAY

REAR ELEVATION



LOWER FLOOR PLAN

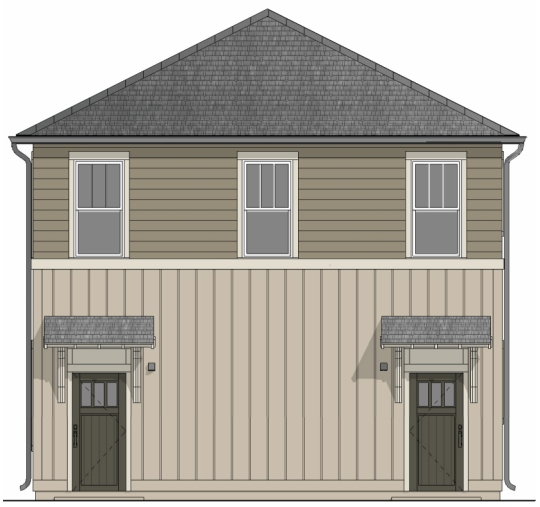


UPPER FLOOR PLAN

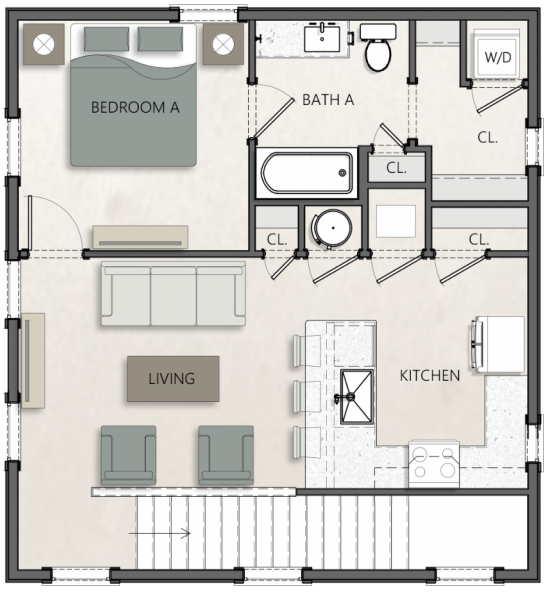
LEO COTTAGES

SE-STACKED DUPLEX – 1BR

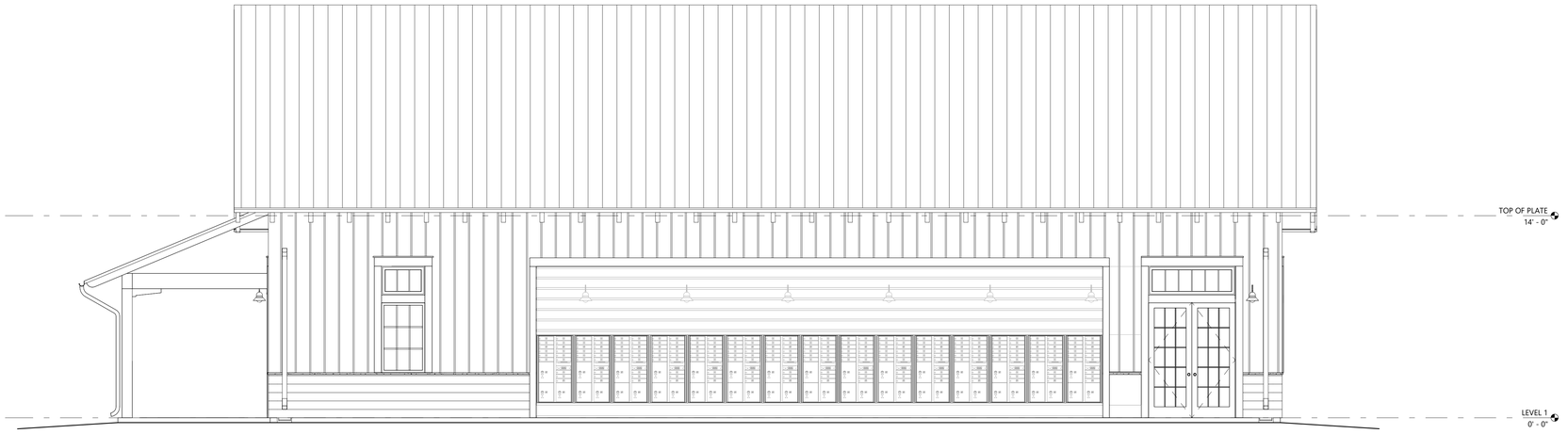
06-24-2026



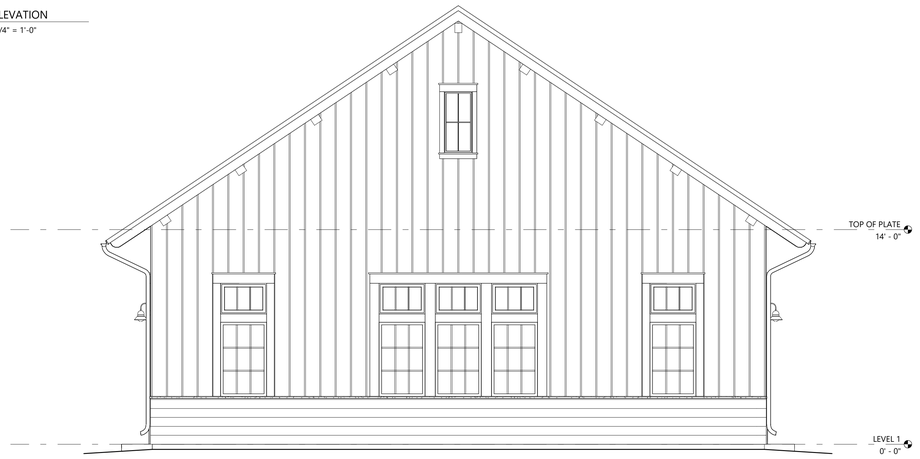
FRONT ELEVATION



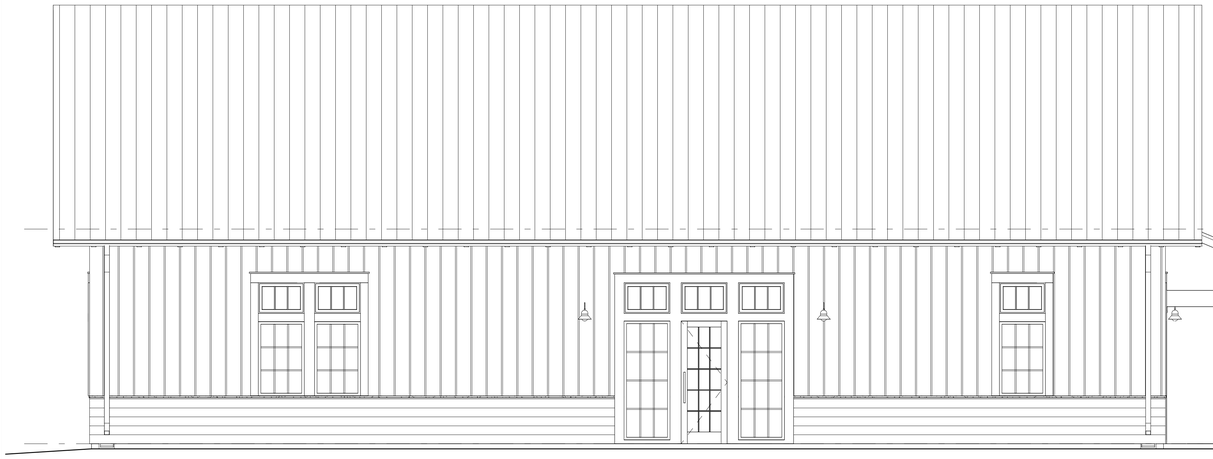
LOWER FLOOR PLAN (UPPER SIMILAR)



D A201-C ELEVATION
1/4" = 1'-0"



C A201-C ELEVATION
1/4" = 1'-0"



B A201-C ELEVATION
1/4" = 1'-0"

A A201-C ELEVATION
1/4" = 1'-0"

NEQUETTE
ARCHITECTURE & DESIGN

NOT FOR CONSTRUCTION

LEO COTTAGES

FRANKLIN, WI

NEQUETTE PROJECT NUMBER: 25033

DISTRIBUTION LOG

DATE	NAME
3/13/26	D.D. Set

REVISION LOG

NO.	DATE	NAME

AA - CLUBHOUSE - ELEVATIONS

A201-C

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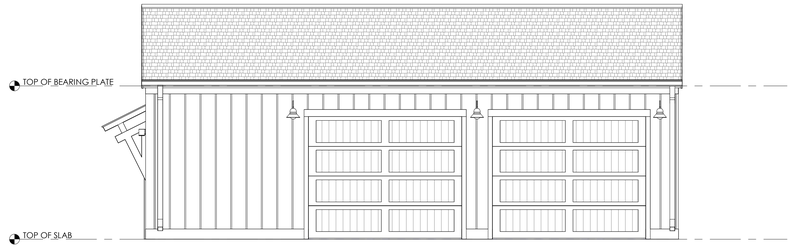
6/15/2026 12:17:34 PM

NEQUETTE
ARCHITECTURE & DESIGN

LEO COTTAGES

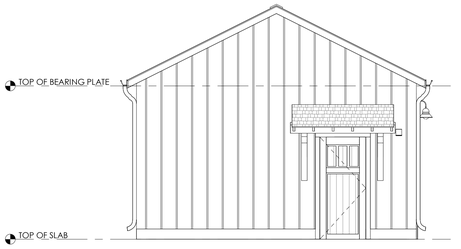
FRANKLIN, WI

NEQUETTE PROJECT NUMBER: 25033



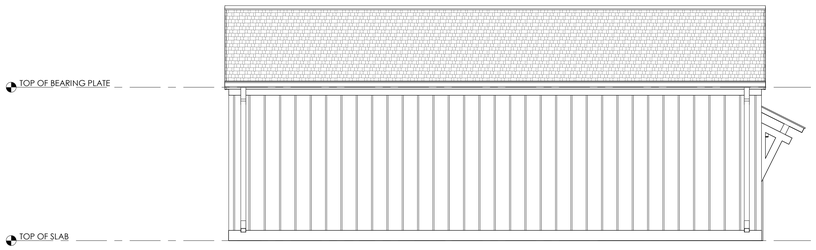
D A204-C **ELEVATION**

1/4" = 1'-0"



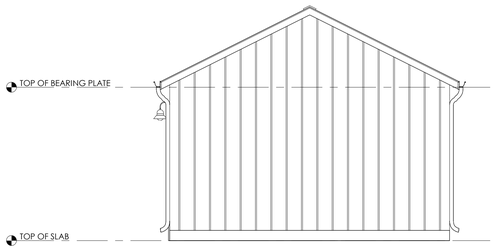
C A204-C **ELEVATION**

1/4" = 1'-0"



B A204-C **ELEVATION**

1/4" = 1'-0"



A A204-C **ELEVATION**

1/4" = 1'-0"

DISTRIBUTION LOG

DATE	NAME
	D.D. Set

REVISION LOG

NO.	DATE	NAME

AD - MAINTENANCE BUILDING - ELEVATIONS

A204-C

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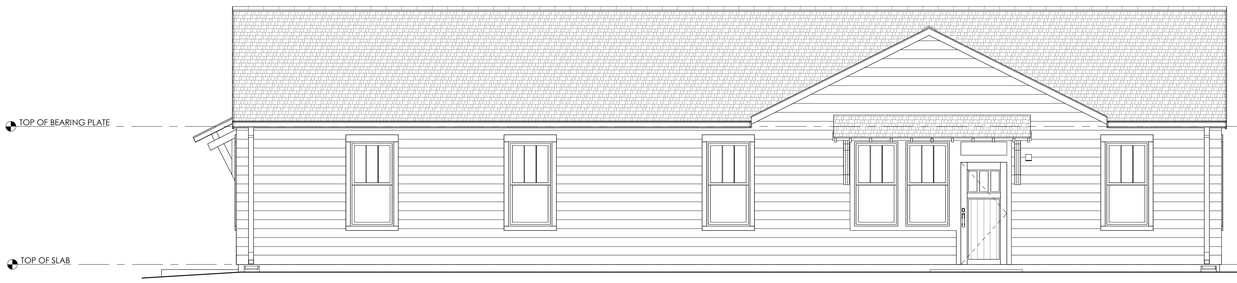
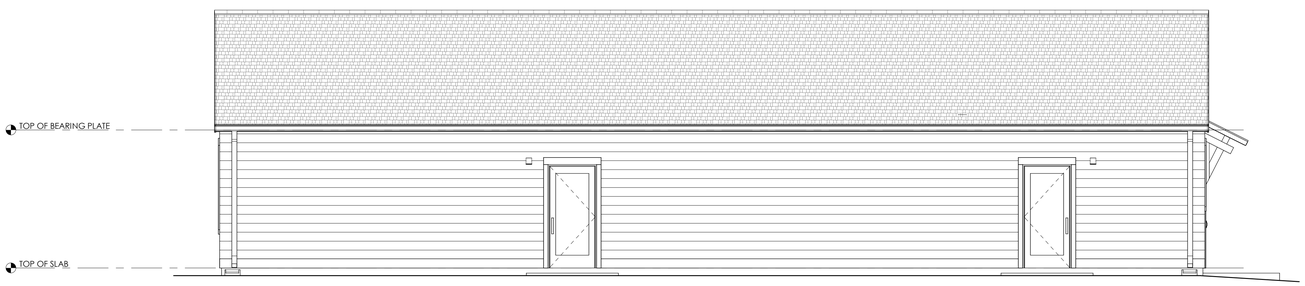


D A208-C **ELEVATION**
1/4" = 1'-0"

C A208-C **ELEVATION**
1/4" = 1'-0"



B A208-C **ELEVATION**
1/4" = 1'-0"

A A208-C **ELEVATION**
1/4" = 1'-0"

NEQUETTE
ARCHITECTURE & DESIGN

NOT FOR CONSTRUCTION

LEO COTTAGES

FRANKLIN, WI

NEQUETTE PROJECT NUMBER: 25033

DISTRIBUTION LOG

DATE	NAME
3/13/26	D.D. Set

REVISION LOG

NO.	DATE	NAME

DA - DUPLEX - 1BR/2BR - ELEVATIONS

A208-C

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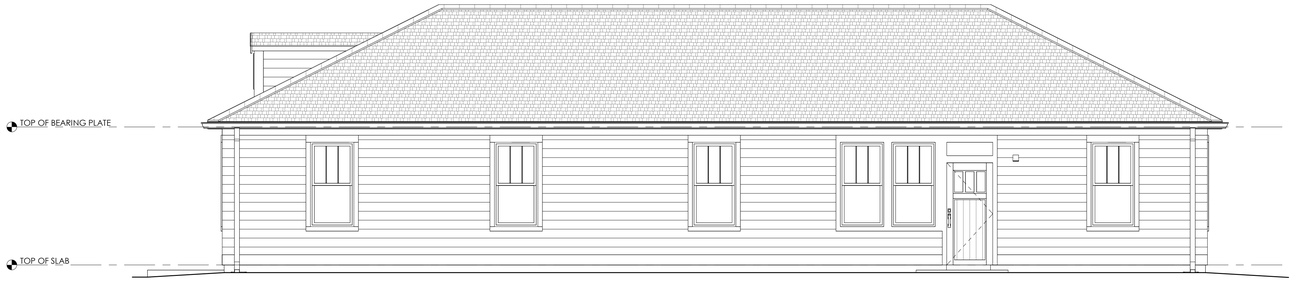
NEQUETTE
ARCHITECTURE & DESIGN

NOT FOR CONSTRUCTION

LEO COTTAGES

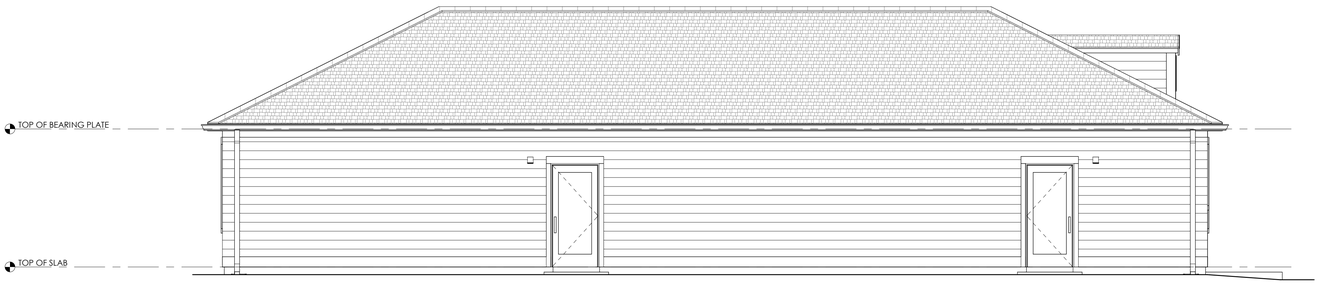
FRANKLIN, WI

NEQUETTE PROJECT NUMBER: 25033



10 A209-C **ELEVATION**
1/4" = 1'-0"

9 A209-C **ELEVATION**
1/4" = 1'-0"



8 A209-C **ELEVATION**
1/4" = 1'-0"

7 A209-C **ELEVATION**
1/4" = 1'-0"

DISTRIBUTION LOG

DATE	NAME
	D.D. Set

REVISION LOG

NO.	DATE	NAME

DB - 1BR 2BR - ELEVATIONS

A209-C

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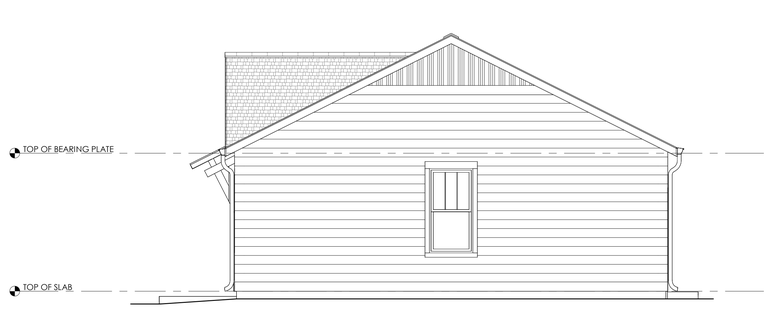
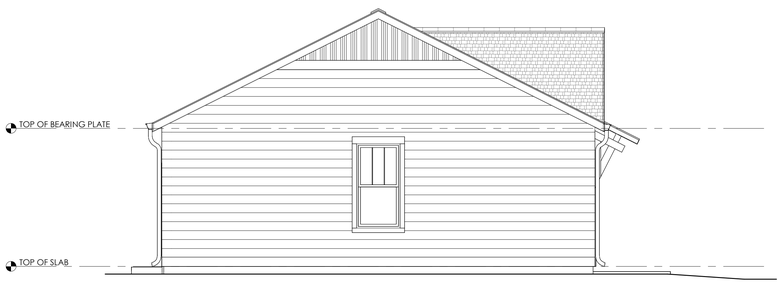
D A225-C **ELEVATION**
1/4" = 1'-0"



C A225-C **ELEVATION**
1/4" = 1'-0"

B A225-C **ELEVATION**
1/4" = 1'-0"



A A225-C **ELEVATION**
1/4" = 1'-0"

NEQUETTE
ARCHITECTURE & DESIGN

NOT FOR CONSTRUCTION

LEO COTTAGES

FRANKLIN, WI

NEQUETTE PROJECT NUMBER: 23001

DISTRIBUTION LOG

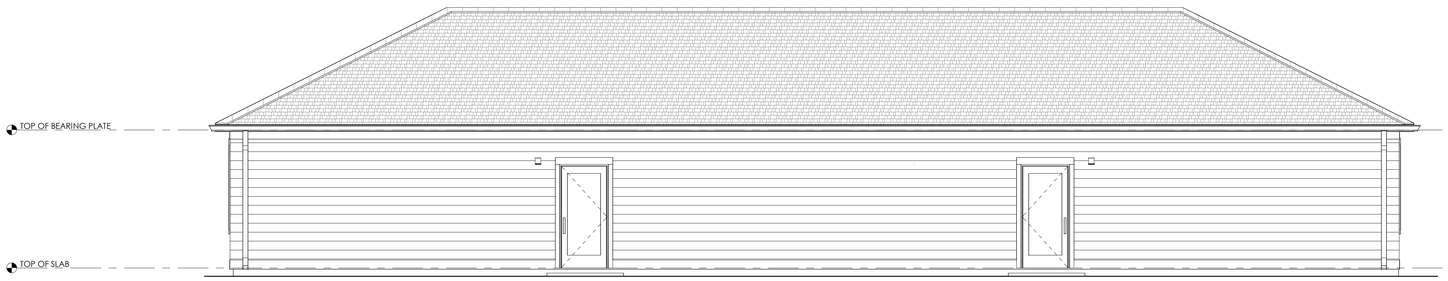
DATE	NAME
3/13/26	D.D. Set

REVISION LOG

NO.	DATE	NAME

D **ELEVATION** A226-C
1/4" = 1'-0"

C **ELEVATION** A226-C
1/4" = 1'-0"



B **ELEVATION** A226-C
1/4" = 1'-0"

A **ELEVATION** A226-C
1/4" = 1'-0"

NEQUETTE
ARCHITECTURE & DESIGN

NOT FOR CONSTRUCTION

LEO COTTAGES

FRANKLIN, WI

NEQUETTE PROJECT NUMBER: 25033

DISTRIBUTION LOG

DATE	NAME
3/13/26	D.D. Set

REVISION LOG

NO.	DATE	NAME

DD - 2BR - ELEVATIONS

A226-C

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3/13/2026 7:37:04 PM

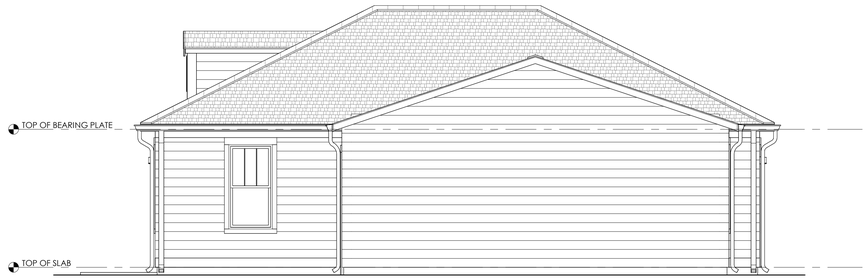
NEQUETTE
ARCHITECTURE & DESIGN

NOT FOR CONSTRUCTION

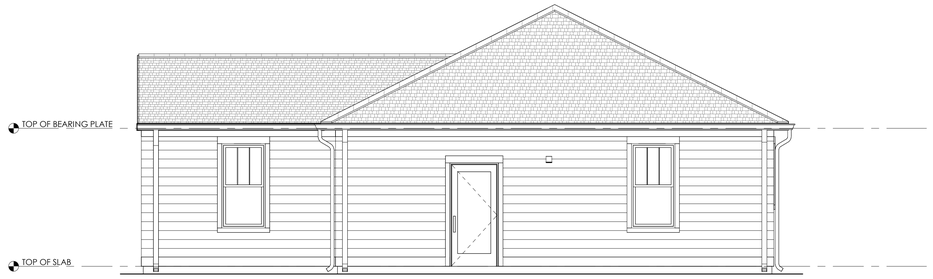
LEO COTTAGES

FRANKLIN, WI

NEQUETTE PROJECT NUMBER: 25033



D A215-C **ELEVATION**
1/4" = 1'-0"



C A215-C **ELEVATION**
1/4" = 1'-0"

B A215-C **ELEVATION**
1/4" = 1'-0"

A A215-C **ELEVATION**
1/4" = 1'-0"

DISTRIBUTION LOG

DATE	NAME
3/11/26	D.D. Set

REVISION LOG

NO.	DATE	NAME

GA - 2BR -
ELEVATIONS

A215-C

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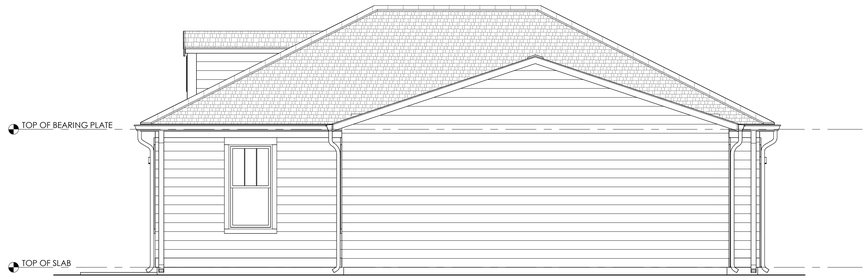
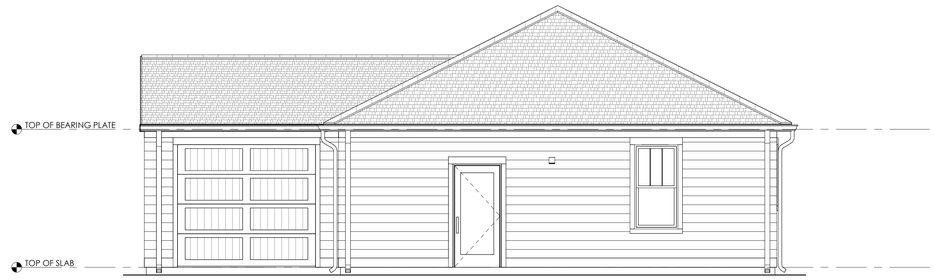
3/11/2026 2:46:42 PM



D **ELEVATION**
A215.1-C 1/4" = 1'-0"



C **ELEVATION**
A215.1-C 1/4" = 1'-0"

B **ELEVATION**
A215.1-C 1/4" = 1'-0"

A **ELEVATION**
A215.1-C 1/4" = 1'-0"

NEQUETTE
ARCHITECTURE & DESIGN

NOT FOR CONSTRUCTION

LEO COTTAGES

FRANKLIN, WI

NEQUETTE PROJECT NUMBER: 25033

DISTRIBUTION LOG

DATE	NAME
3/11/26	D.D. Set

REVISION LOG

NO.	DATE	NAME

GA-B - COTTAGE WITH GARAGE (REAR LOADED) - 2BR - ELEVATIONS

A215.1-C

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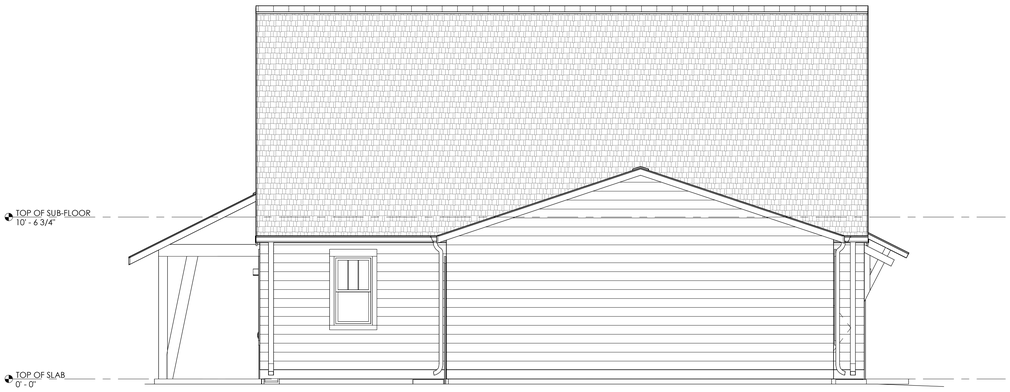
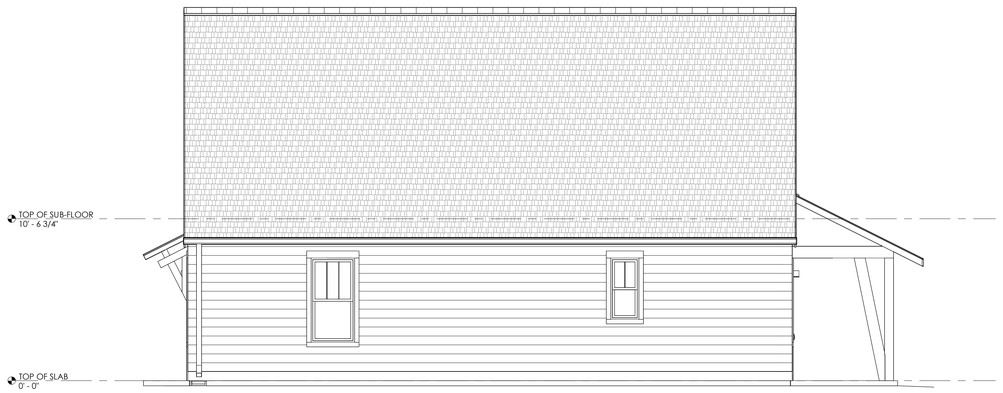
6/25/2026 9:19:25 AM



D A217-C **ELEVATION**
1/4" = 1'-0"

C A217-C **ELEVATION**
1/4" = 1'-0"



B A217-C **ELEVATION**
1/4" = 1'-0"

A A217-C **ELEVATION**
1/4" = 1'-0"

NEQUETTE
ARCHITECTURE & DESIGN

NOT FOR CONSTRUCTION

LEO COTTAGES

FRANKLIN, WI

NEQUETTE PROJECT NUMBER: 25033

DISTRIBUTION LOG

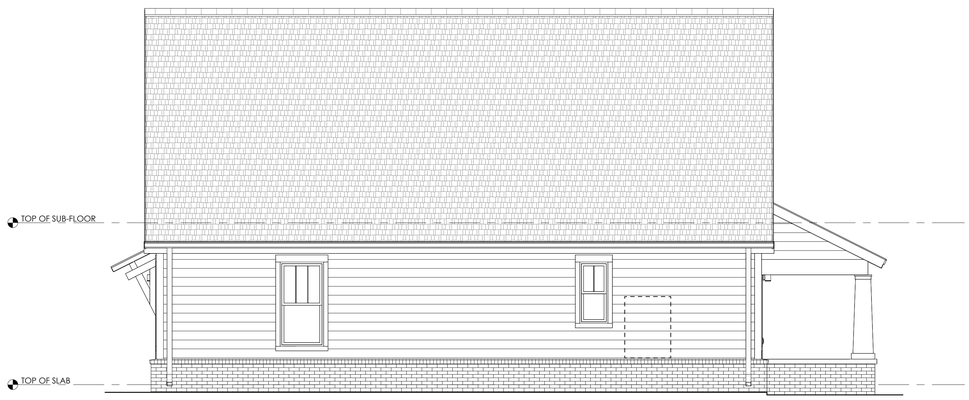
DATE	NAME
3/11/26	D.D. Set

REVISION LOG

NO.	DATE	NAME

D ELEVATION
A217.1-C 1/4" = 1'-0"

C ELEVATION
A217.1-C 1/4" = 1'-0"



B ELEVATION
A217.1-C 1/4" = 1'-0"

A ELEVATION
A217.1-C 1/4" = 1'-0"

NOTE: Unit only occurs at public right of way.

NEQUETTE
ARCHITECTURE & DESIGN

NOT FOR CONSTRUCTION

LEO AT FISHERS

FISHERS, IN

NEQUETTE PROJECT NUMBER: 23015

DISTRIBUTION LOG

DATE	NAME
	D.D. Set

REVISION LOG

NO.	DATE	NAME

GC-B BRICK COTTAGE WITH GARAGE - 3BR - ELEVATIONS

A217.1-C

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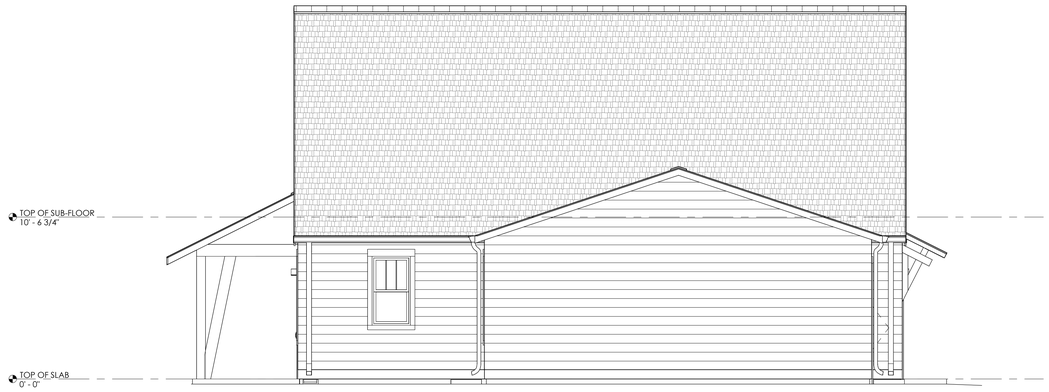
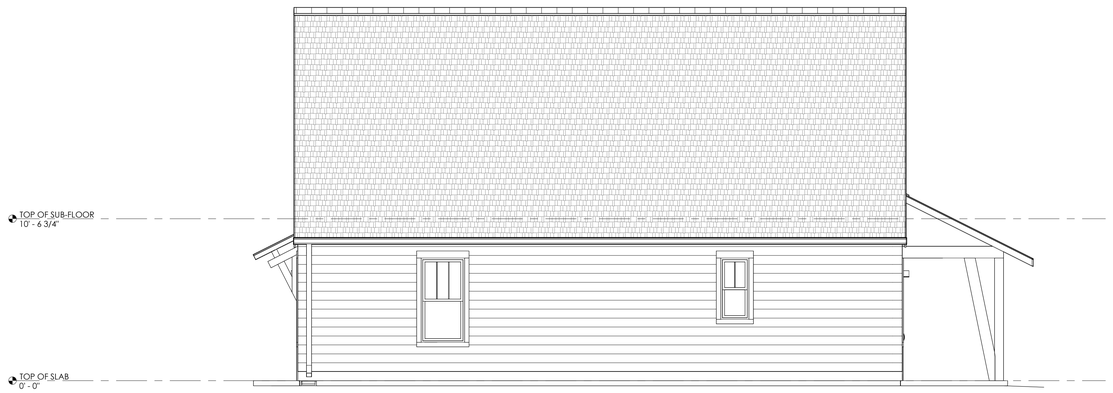


D **ELEVATION**
A217.1-C 1/4" = 1'-0"

C **ELEVATION**
A217.1-C 1/4" = 1'-0"



B **ELEVATION**
A217.1-C 1/4" = 1'-0"

A **ELEVATION**
A217.1-C 1/4" = 1'-0"

NEQUETTE
ARCHITECTURE & DESIGN

NOT FOR CONSTRUCTION

LEO COTTAGES

FRANKLIN, WI

NEQUETTE PROJECT NUMBER: 25033

DISTRIBUTION LOG

DATE	NAME
	Entitlement Set

REVISION LOG

NO.	DATE	NAME

GC-B COTTAGE WITH GARAGE (REAR LOADED) - 3BR - ELEVATIONS

A217.1-C

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D A218-C **ELEVATION**
1/4" = 1'-0"

C A218-C **ELEVATION**
1/4" = 1'-0"

B A218-C **ELEVATION**
1/4" = 1'-0"

A A218-C **ELEVATION**
1/4" = 1'-0"

NEQUETTE
ARCHITECTURE & DESIGN

NOT FOR CONSTRUCTION

LEO COTTAGES

FRANKLIN, WI

NEQUETTE PROJECT NUMBER: 25033

DISTRIBUTION LOG

DATE	NAME
3/11/26	D.D. Set

REVISION LOG

NO.	DATE	NAME

GD - COTTAGE WITH GARAGE ALT - 3BR - ELEVATIONS

A218-C

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D ELEVATION
A218.1-C 1/4" = 1'-0"

C ELEVATION
A218.1-C 1/4" = 1'-0"

B ELEVATION
A218.1-C 1/4" = 1'-0"

A ELEVATION
A218.1-C 1/4" = 1'-0"

NEQUETTE
ARCHITECTURE & DESIGN

NOT FOR CONSTRUCTION

LEO COTTAGES

FRANKLIN, WI

NEQUETTE PROJECT NUMBER: 25033

DISTRIBUTION LOG

DATE	NAME
	Entitlement Set

REVISION LOG

NO.	DATE	NAME

GD-B COTTAGE WITH GARAGE (REAR LOADED) - 3BR - ELEVATIONS

A218.1-C

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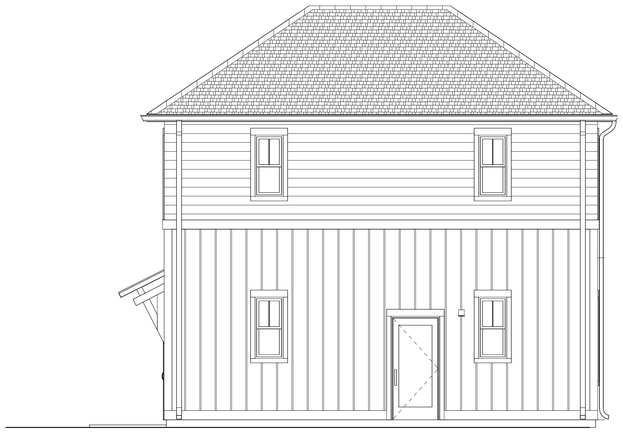
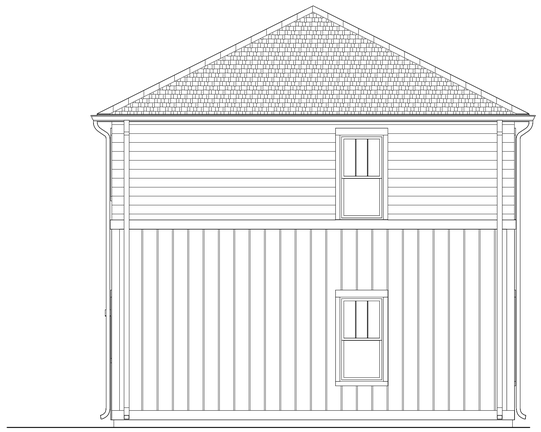
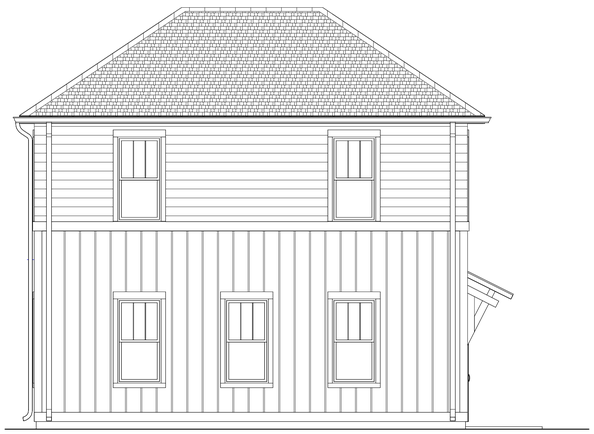


D
A227-C
ELEVATION
1/4" = 1'-0"



C
A227-C
ELEVATION
1/4" = 1'-0"



B
A227-C
ELEVATION
1/4" = 1'-0"

A
A227-C
ELEVATION
1/4" = 1'-0"

NEQUETTE
ARCHITECTURE & DESIGN

NOT FOR CONSTRUCTION

LEO COTTAGES

FRANKLIN, WI

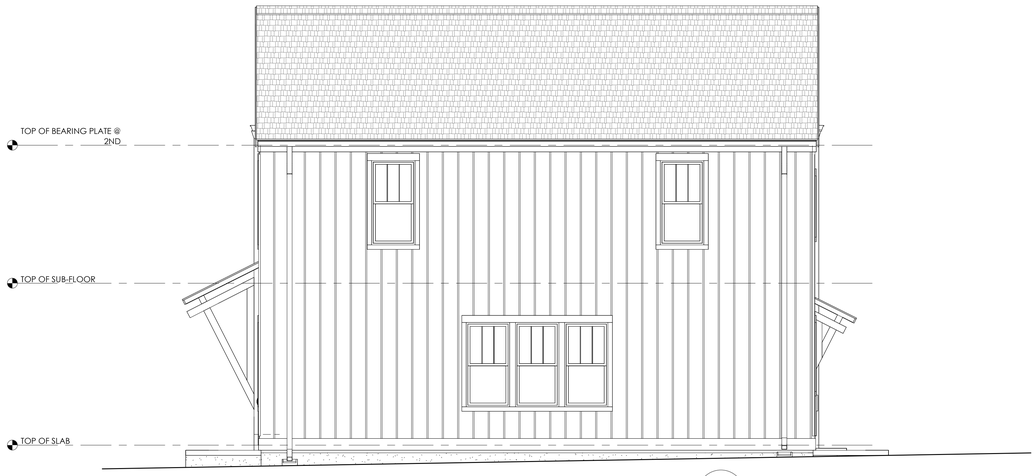
NEQUETTE PROJECT NUMBER: 25033

DISTRIBUTION LOG

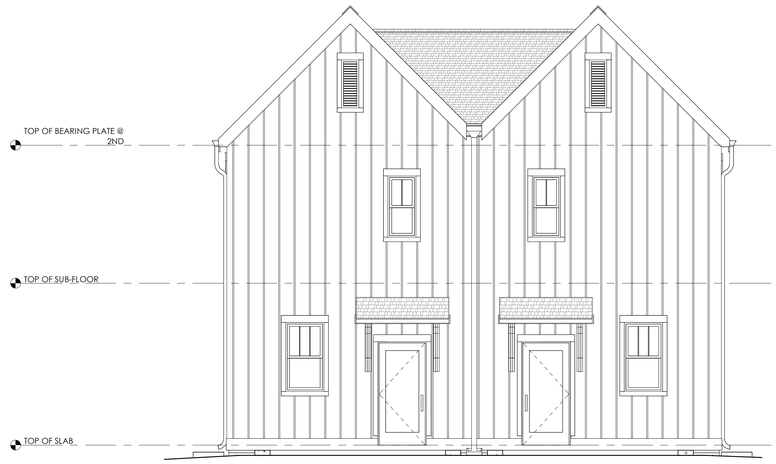
DATE	NAME
3/13/26	D.D. Set

REVISION LOG

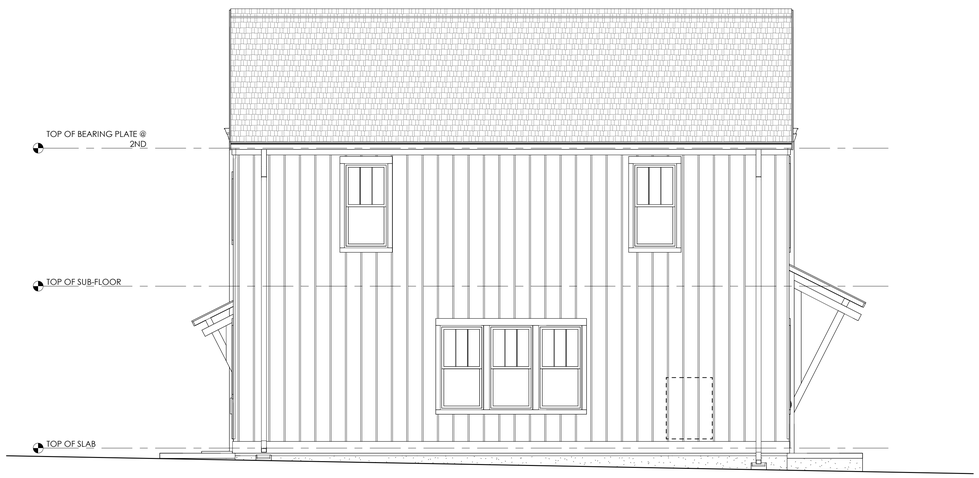
NO.	DATE	NAME



D A231-C **SIDE ELEVATION**
1/4" = 1'-0"



C A231-C **REAR ELEVATION**
1/4" = 1'-0"



B A231-C **SIDE ELEVATION**
1/4" = 1'-0"

A A231-C **FRONT ELEVATION**
1/4" = 1'-0"

NEQUETTE
ARCHITECTURE & DESIGN

NOT FOR CONSTRUCTION

LEO COTTAGES

FRANKLIN, WI

NEQUETTE PROJECT NUMBER: 25033

DISTRIBUTION LOG

DATE	NAME
3/13/26	D.D. Set

REVISION LOG

NO.	DATE	NAME

TA-2 ROWHOUSE
TWIN - 2BR -
ELEVATIONS

A231-C

NEQ LIBRARY SKU: LEO-BLDG-ROWH-2B-TWIN-v0

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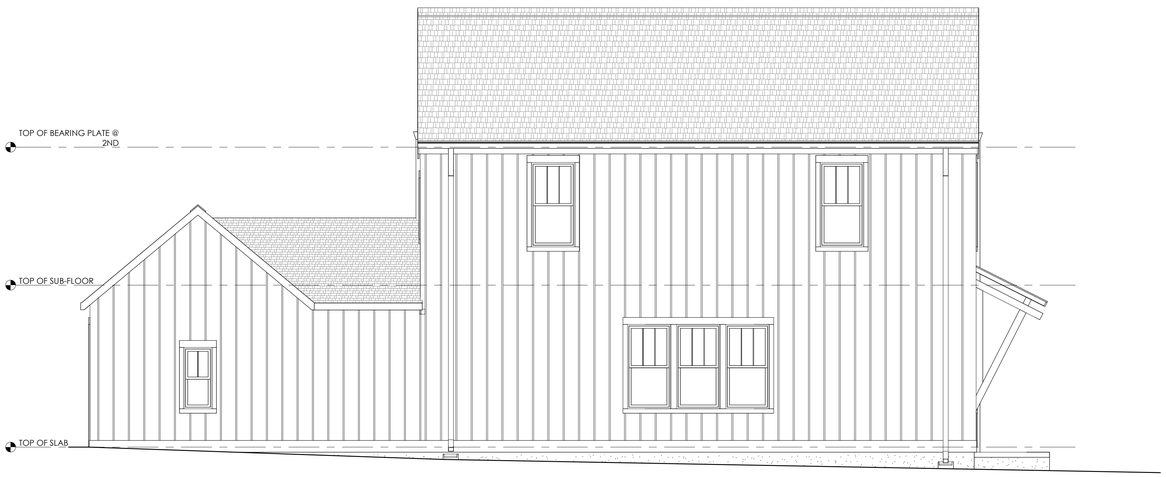
6/23/2026 5:04:06 PM

4 A234-C **SIDE ELEVATION**

1/4" = 1'-0"

2 A234-C **REAR ELEVATION**

1/4" = 1'-0"



3 A234-C **SIDE ELEVATION**

1/4" = 1'-0"

1 A234-C **FRONT ELEVATION**

1/4" = 1'-0"

NEQUETTE
ARCHITECTURE & DESIGN

NOT FOR CONSTRUCTION

LEO COTTAGES

FRANKLIN, WI

NEQUETTE PROJECT NUMBER: 25033

DISTRIBUTION LOG

DATE	NAME
3/13/26	D.D. Set

REVISION LOG

NO.	DATE	NAME

TA-2-G ROWHOUSE
TWIN W GARAGE -
2BR/2BR -
ELEVATIONS

A234-C

NEQ LIBRARY SKU: LEO-BLDG-ROWH-2B-TWIN-v0

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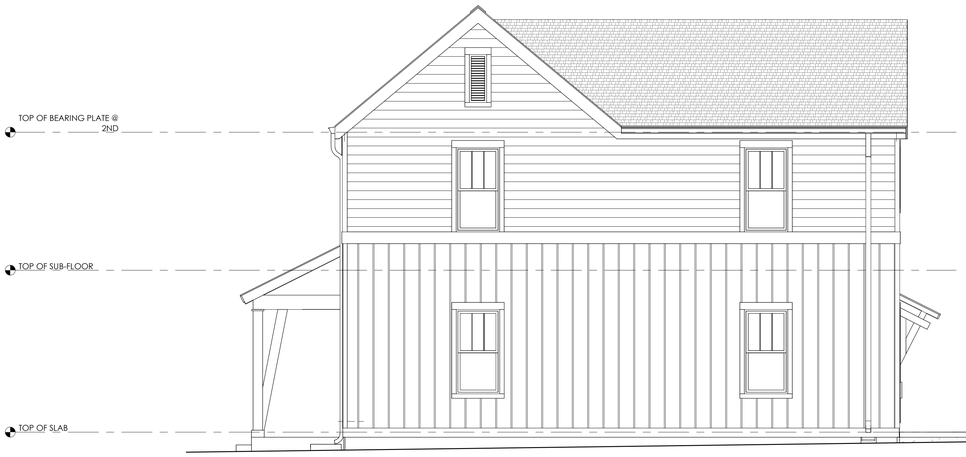

4 A240-C **SIDE ELEVATION**
1/4" = 1'-0"

2 A240-C **REAR ELEVATION**
1/4" = 1'-0"

3 A240-C **SIDE ELEVATION**
1/4" = 1'-0"

1 A240-C **FRONT ELEVATION**
1/4" = 1'-0"

NEQUETTE
ARCHITECTURE & DESIGN

NOT FOR CONSTRUCTION

LEO COTTAGES

FRANKLIN, WI

NEQUETTE PROJECT NUMBER: 25033

DISTRIBUTION LOG	
DATE	NAME
3/13/26	D.D. Set

REVISION LOG		
NO.	DATE	NAME

TB-2 ROWHOUSE TWIN ALT - 2BR - ELEVATIONS

A240-C

NEQ LIBRARY SKU: LEO-BLDG-ROWH-2B-TWIN ALT 04-v0

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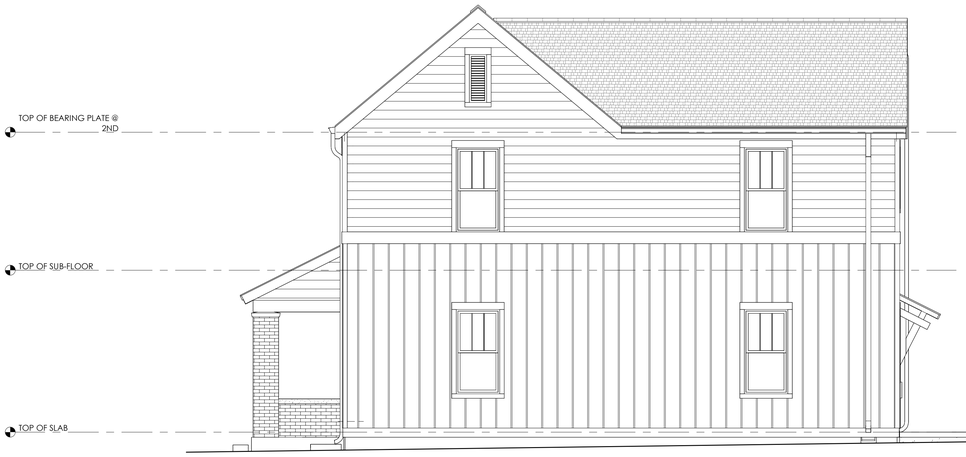
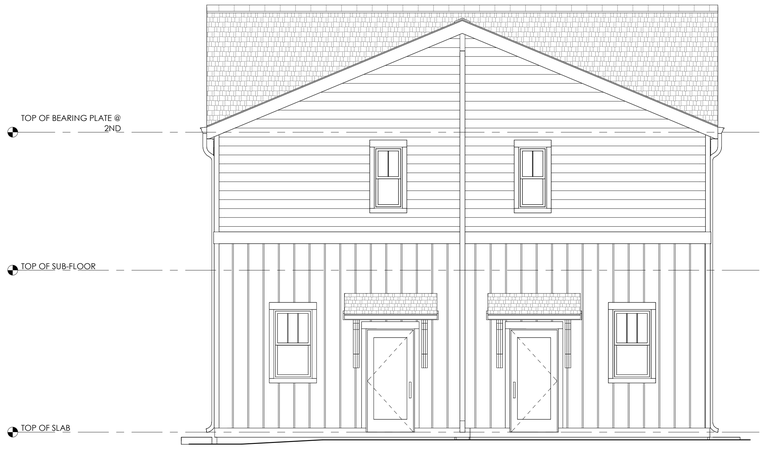
9/25/2026 11:32:33 AM



D A240.1-C **SIDE ELEVATION**
1/4" = 1'-0"



C A240.1-C **REAR ELEVATION**
1/4" = 1'-0"

B A240.1-C **SIDE ELEVATION**
1/4" = 1'-0"

A A240.1-C **FRONT ELEVATION**
1/4" = 1'-0"

NOTE: Unit only occurs at public right of way.

NEQUETTE
ARCHITECTURE & DESIGN

NOT FOR CONSTRUCTION

LEO COTTAGES

FRANKLIN, WI

NEQUETTE PROJECT NUMBER: 25033

DISTRIBUTION LOG

DATE	NAME
	D.D. Set

REVISION LOG

NO.	DATE	NAME

TB-2 BRICK ROWHOUSE TWIN ALT - 2BR - ELEVATIONS

A240.1-C

NEQ LIBRARY SKU: LEO-BLDG-ROWH-2B-TWIN ALT 04-v0

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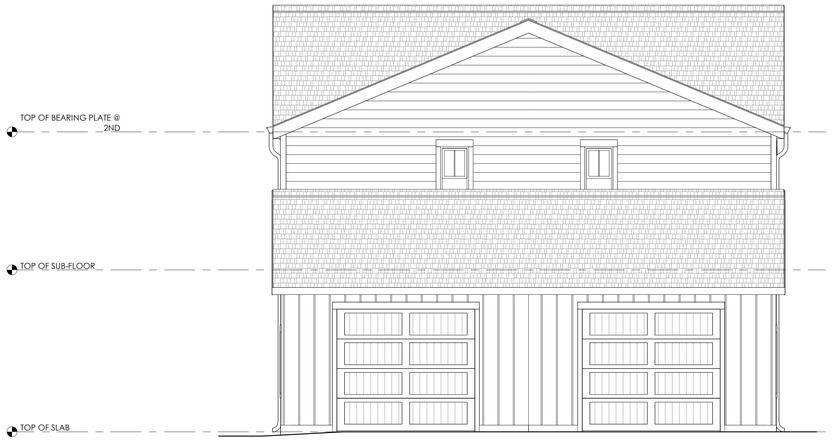
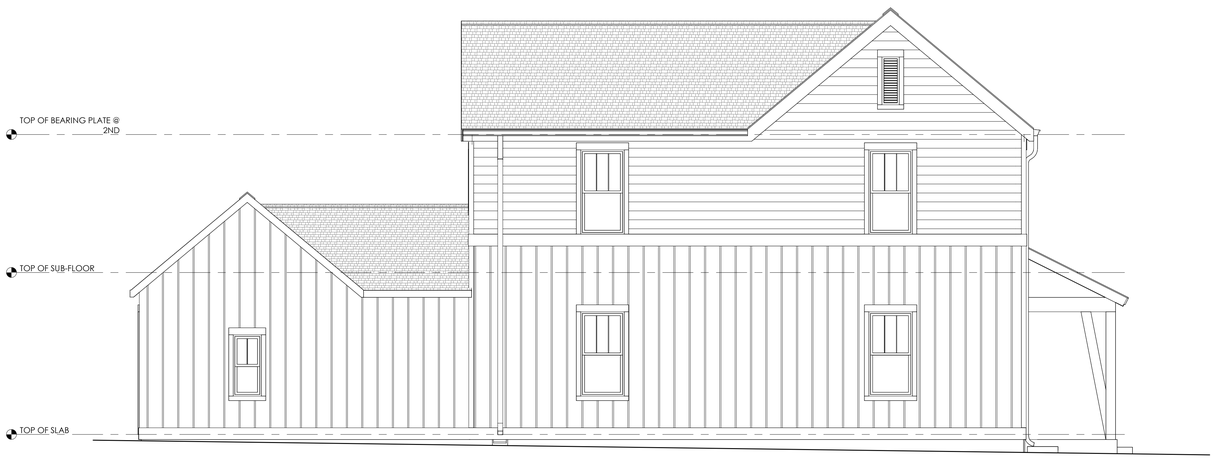
4 A241-C **SIDE ELEVATION**
1/4" = 1'-0"



2 A241-C **REAR ELEVATION**
1/4" = 1'-0"



3 A241-C **SIDE ELEVATION**
1/4" = 1'-0"

1 A241-C **FRONT ELEVATION**
1/4" = 1'-0"

NEQUETTE
ARCHITECTURE & DESIGN

NOT FOR CONSTRUCTION

LEO COTTAGES

FRANKLIN, WI

NEQUETTE PROJECT NUMBER: 25033

DISTRIBUTION LOG

DATE	NAME
3/13/26	D.D. Set

REVISION LOG

NO.	DATE	NAME

TB-2-G ROWHOUSE TWIN ALT W/ GARAGE- 2BR/2BR - ELEVATIONS

A241-C

NEQ LIBRARY SKU: LEO-BLDG-ROWH-2B-TWIN ALT 04-v0

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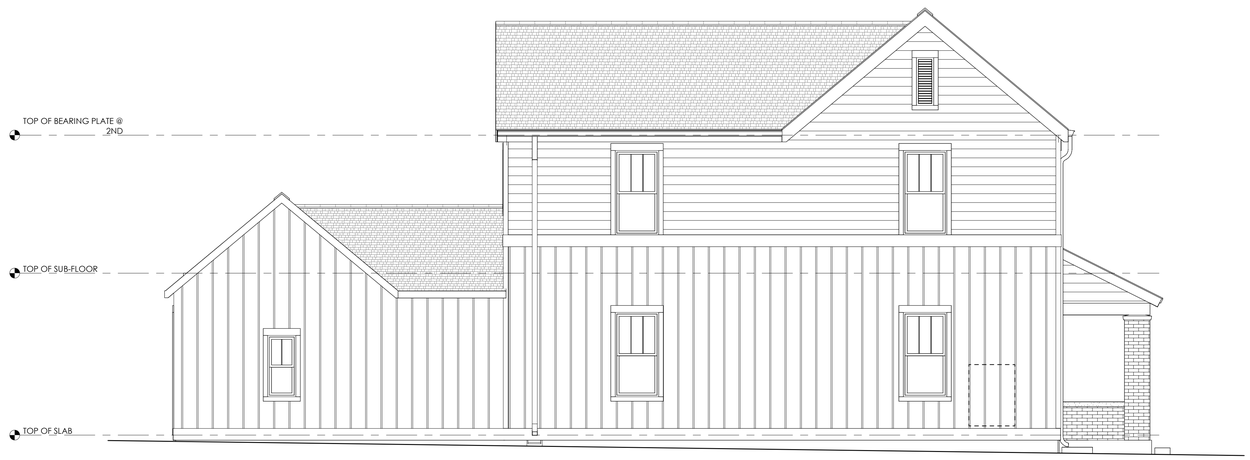
D A241.1-C **SIDE ELEVATION** 1/4" = 1'-0"

C A241.1-C **REAR ELEVATION** 1/4" = 1'-0"



B A241.1-C **SIDE ELEVATION** 1/4" = 1'-0"

A A241.1-C **FRONT ELEVATION** 1/4" = 1'-0"

NOTE: Unit only occurs at public right of way.

NEQUETTE
ARCHITECTURE & DESIGN

NOT FOR CONSTRUCTION

LEO COTTAGES

FRANKLIN, WI

NEQUETTE PROJECT NUMBER: 25033

DISTRIBUTION LOG

DATE	NAME
	D.D. Set

REVISION LOG

NO.	DATE	NAME

TB-2-G BRICK - ROWHOUSE TWIN ALT - 2BR - ELEVATIONS

A241.1-C

NEQ LIBRARY SKU: LEO-BLDG-ROWH-2B-TWIN ALT 04-v0

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D A244-C **SIDE ELEVATION**
1/4" = 1'-0"

C A244-C **REAR ELEVATION**
1/4" = 1'-0"

B A244-C **SIDE ELEVATION**
1/4" = 1'-0"

A A244-C **FRONT ELEVATION**
1/4" = 1'-0"

NOTE: Unit only occurs at public right of way.

NEQUETTE
ARCHITECTURE & DESIGN

NOT FOR CONSTRUCTION

LEO COTTAGES

FRANKLIN, WI

NEQUETTE PROJECT NUMBER: 25033

DISTRIBUTION LOG

DATE	NAME
	D.D. Set

REVISION LOG

NO.	DATE	NAME

TE-2 BRICK ROWHOUSE TWIN ALT - 2BR - ELEVATIONS

A244-C

NEQ LIBRARY SKU: LEO-BLDG-ROWH-2B-TWIN ALT 01-v0

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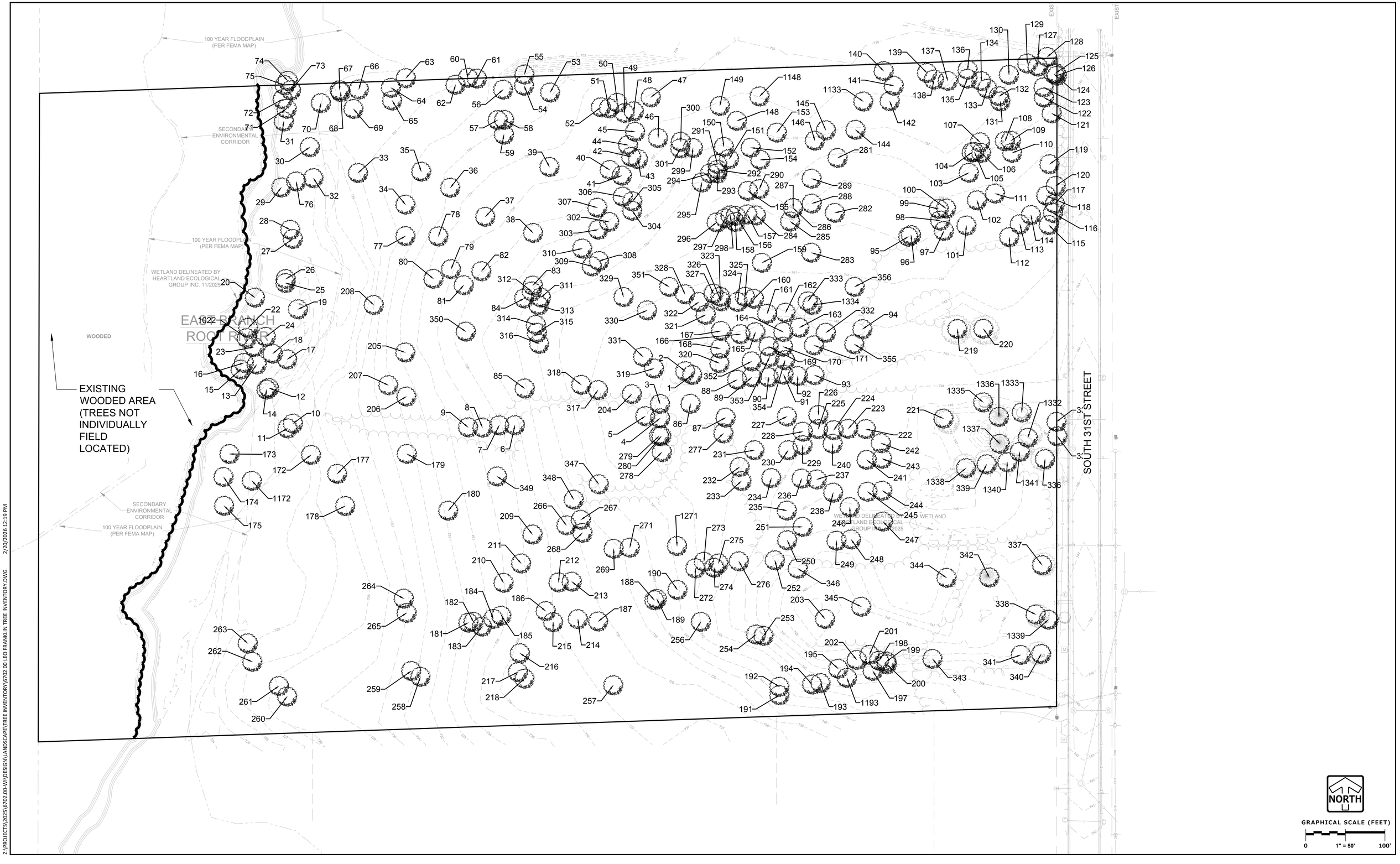

Z:\PROJECTS\2025\6702.00-WI\DESIGN\LANDSCAPE\TREE INVENTORY\6702.00 LEO FRANKLIN TREE INVENTORY.DWG 2/20/2026 12:19 PM

LEO FRANKLIN EXISTING | TREE INVENTORY

02/20/2026

PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD | SUITE 100 | BROOKFIELD, WI 53186 | WWW.PINNACLE-ENGR.COM |

PLAN | DESIGN | DELIVER **PEGJOB#** 6702.00-WI

Tree Number	Tree Species	Diameter	Tree Condition	Single / MultiStem
1	Ulmus - Elm	44	Good	Multi Stem
2	Ulmus - Elm	15	Poor	Multi Stem
3	Malus - Apple	14	Good	Multi Stem
4	Ulmus - Elm	7	Good	Single Stem
5	Malus - Apple	15	Good	Multi Stem
6	Malus - Apple	24	Fair	Multi Stem
7	Malus - Apple	27	Good	Multi Stem
8	Malus - Apple	19	Good	Multi Stem
9	Malus - Apple	25	Fair	Multi Stem
10	Ulmus - Elm	7	Good	Single Stem
11	Prunus Serotina - Black Cherry	8	Good	Single Stem
12	Prunus Serotina - Black Cherry	7	Fair	Single Stem
13	Ulmus - Elm	9	Good	Single Stem
14	Prunus Serotina - Black Cherry	9	Fair	Single Stem
15	Prunus Serotina - Black Cherry	10	Fair	Single Stem
16	Ulmus - Elm	9	Good	Single Stem
17	Acer - Maple	32	Poor	Multi Stem
18	Prunus Serotina - Black Cherry	9	Good	Single Stem
19	Prunus Serotina - Black Cherry	13	Good	Single Stem
20	Ulmus - Elm	9	Good	Single Stem
1022	Prunus Serotina - Black Cherry	9	Good	Single Stem
22	Quercus - Oak	10	Fair	Single Stem
23	Ulmus - Elm	7	Good	Single Stem
24	Acer - Maple	11	Fair	Single Stem
25	Ulmus - Elm	6	Good	Single Stem
26	Ulmus - Elm	7	Good	Single Stem
27	Ulmus - Elm	7	Good	Single Stem
28	Acer - Maple	11	Fair	Single Stem
29	Ulmus - Elm	11	Good	Single Stem
30	Prunus Serotina - Black Cherry	9	Fair	Single Stem
31	Acer - Maple	18	Good	Multi Stem
32	Ulmus - Elm	6	Fair	Single Stem
33	Ulmus - Elm	10	Fair	Single Stem
34	Ulmus - Elm	34	Good	Multi Stem
35	Ulmus - Elm	10	Good	Single Stem
36	Ulmus - Elm	10	Good	Single Stem
37	Ulmus - Elm	18	Good	Multi Stem
38	Ulmus - Elm	11	Good	Single Stem
39	Ulmus - Elm	16	Good	Multi Stem
40	Ulmus - Elm	6	Good	Single Stem
41	Ulmus - Elm	6	Fair	Single Stem
42	Ulmus - Elm	7	Good	Single Stem
43	Juglans - Black Walnut	7	Good	Single Stem
44	Juglans - Black Walnut	6	Good	Single Stem
45	Ulmus - Elm	8	Good	Single Stem
46	Juglans - Black Walnut	8	Good	Single Stem
47	Ulmus - Elm	6	Good	Single Stem
48	Juglans - Black Walnut	6	Good	Single Stem
49	Malus - Apple	9	Fair	Multi Stem
50	Ulmus - Elm	9	Good	Single Stem
51	Malus - Apple	10	Good	Multi Stem
52	Crataegus - Hawthorns	15	Good	Multi Stem
53	Juglans - Black Walnut	6	Good	Single Stem
54	Acer - Maple	8	Fair	Multi Stem
55	Ulmus - Elm	14	Good	Multi Stem
56	Malus - Apple	16	Fair	Multi Stem
57	Ulmus - Elm	8	Good	Single Stem
58	Malus - Apple	11	Fair	Single Stem
59	Malus - Apple	21	Fair	Multi Stem
60	Acer - Maple	7	Good	Single Stem
61	Ulmus - Elm	21	Good	Multi Stem
62	Ulmus - Elm	6	Good	Single Stem
63	Acer - Maple	12	Good	Single Stem
64	Juglans - Black Walnut	9	Good	Single Stem
65	Juglans - Black Walnut	6	Good	Single Stem
66	Acer - Maple	7	Good	Single Stem
67	Ulmus - Elm	10	Fair	Single Stem
68	Acer - Maple	7	Fair	Single Stem
69	Acer - Maple	8	Good	Single Stem
70	Juglans - Black Walnut	8	Good	Single Stem
71	Quercus - Oak	16	Good	Single Stem
72	Acer - Maple	15	Good	Single Stem
73	Acer - Maple	9	Good	Single Stem
74	Prunus Serotina - Black Cherry	12	Good	Single Stem
75	Acer - Maple	6	Good	Single Stem
76	Malus - Apple	8	Fair	Single Stem
77	Ulmus - Elm	15	Good	Multi Stem
78	Ulmus - Elm	27	Good	Multi Stem
79	Malus - Apple	12	Fair	Multi Stem
80	Malus - Apple	10	Good	Multi Stem
81	Malus - Apple	8	Fair	Single Stem
82	Malus - Apple	13	Poor	Multi Stem
83	Juglans - Black Walnut	8	Good	Single Stem
84	Ulmus - Elm	10	Good	Multi Stem
85	Ulmus - Elm	11	Good	Single Stem
86	Malus - Apple	13	Good	Multi Stem
87	Malus - Apple	9	Good	Single Stem
88	Malus - Apple	17	Good	Multi Stem
89	Malus - Apple	22	Fair	Multi Stem
90	Malus - Apple	11	Poor	Multi Stem
91	Malus - Apple	12	Fair	Multi Stem
92	Malus - Apple	8	Good	Single Stem
93	Malus - Apple	7	Poor	Multi Stem
94	Ulmus - Elm	8	Good	Single Stem
95	Acer - Maple	9	Good	Multi Stem
96	Acer - Maple	9	Good	Multi Stem
97	Ulmus - Elm	8	Good	Single Stem
98	Malus - Apple	23	Good	Multi Stem
99	Crataegus - Hawthorns	11	Good	Single Stem
100	Crataegus - Hawthorns	20	Good	Multi Stem
101	Crataegus - Hawthorns	22	Good	Multi Stem
102	Crataegus - Hawthorns	24	Good	Multi Stem
103	Crataegus - Hawthorns	23	Good	Multi Stem
104	Crataegus - Hawthorns	8	Good	Multi Stem
105	Ulmus - Elm	10	Good	Single Stem
106	Crataegus - Hawthorns	9	Good	Multi Stem
107	Crataegus - Hawthorns	8	Good	Single Stem
108	Juglans - Black Walnut	8	Good	Single Stem
109	Juglans - Black Walnut	11	Good	Single Stem
110	Juglans - Black Walnut	8	Good	Single Stem
111	Juglans - Black Walnut	8	Good	Single Stem
112	Acer - Maple	15	Good	Multi Stem
113	Juglans - Black Walnut	13	Good	Multi Stem
114	Juglans - Black Walnut	10	Good	Single Stem
115	Ulmus - Elm	18	Good	Multi Stem
116	Crataegus - Hawthorns	18	Good	Multi Stem
117	Juglans - Black Walnut	11	Good	Single Stem
118	Acer - Maple	7	Good	Single Stem
119	Crataegus - Hawthorns	10	Good	Multi Stem
120	Juglans - Black Walnut	7	Good	Single Stem
121	Fraxinus - Ash	6	Good	Single Stem
122	Ulmus - Elm	6	Good	Single Stem
123	Ulmus - Elm	13	Good	Single Stem
124	Quercus - Oak	12	Good	Single Stem
125	Ulmus - Elm	11	Good	Multi Stem
126	Ulmus - Elm	11	Fair	Multi Stem
127	Juglans - Black Walnut	17	Good	Single Stem
128	Ulmus - Elm	12	Good	Multi Stem
129	Juglans - Black Walnut	7	Good	Single Stem
130	Juglans - Black Walnut	7	Good	Single Stem
131	Juglans - Black Walnut	14	Good	Single Stem
132	Ulmus - Elm	6	Good	Single Stem
133	Ulmus - Elm	7	Good	Single Stem
1133	Crataegus - Hawthorns	14	Good	Multi Stem
134	Juglans - Black Walnut	7	Good	Single Stem
135	Ulmus - Elm	12	Good	Single Stem
136	Juglans - Black Walnut	10	Good	Single Stem
137	Ulmus - Elm	7	Good	Single Stem
138	Acer - Maple	11	Good	Single Stem
139	Ulmus - Elm	8	Good	Single Stem
140	Ulmus - Elm	7	Good	Single Stem
141	Acer - Maple	7	Good	Single Stem
142	Acer - Maple	10	Fair	Single Stem
144	Acer - Maple	10	Good	Single Stem
145	Acer - Maple	8	Good	Single Stem
146	Ulmus - Elm	7	Good	Single Stem
148	Ulmus - Elm	8	Good	Single Stem
1148	Juglans - Black Walnut	6	Good	Single Stem
149	Juglans - Black Walnut	10	Good	Single Stem
150	Juglans - Black Walnut	6	Good	Single Stem
151	Acer - Maple	12	Good	Single Stem
152	Juglans - Black Walnut	8	Good	Single Stem
153	Juglans - Black Walnut	7	Good	Single Stem
154	Juglans - Black Walnut	6	Good	Single Stem
155	Ulmus - Elm	7	Good	Single Stem
156	Ulmus - Elm	7	Good	Single Stem
157	Ulmus - Elm	7	Good	Single Stem
158	Ulmus - Elm	7	Good	Single Stem
159	Acer - Maple	6	Good	Single Stem
160	Malus - Apple	9	Good	Single Stem
161	Malus - Apple	15	Good	Multi Stem
162	Malus - Apple	14	Poor	Multi Stem
163	Malus - Apple	26	Good	Multi Stem
164	Malus - Apple	11	Poor	Multi Stem
165	Malus - Apple	27	Fair	Multi Stem
166	Malus - Apple	24	Fair	Multi Stem
167	Malus - Apple	24	Fair	Multi Stem
168	Malus - Apple	9	Fair	Multi Stem
169	Malus - Apple	9	Poor	Single Stem
170	Malus - Apple	23	Fair	Multi Stem
171	Malus - Apple	7	Poor	Single Stem
172	Ulmus - Elm	6	Good	Single Stem
1172	Acer - Maple	11	Good	Single Stem
173	Prunus Serotina - Black Cherry	10	Poor	Single Stem
174	Prunus Serotina - Black Cherry	10	Good	Single Stem
175	Prunus Serotina - Black Cherry	14	Good	Single Stem
177	Acer - Maple	7	Good	Single Stem
178	Ulmus - Elm	16	Fair	Multi Stem
179	Ulmus - Elm	8	Good	Single Stem
180	Juglans - Black Walnut	6	Good	Single Stem
181	Ulmus - Elm	12	Good	Multi Stem
182	Crataegus - Hawthorns	12	Good	Multi Stem
183	Crataegus - Hawthorns	10	Fair	Multi Stem
184	Juglans - Black Walnut	6	Good	Single Stem
185	Crataegus - Hawthorns	7	Good	Multi Stem
186	Ulmus - Elm	6	Fair	Single Stem
187	Crataegus - Hawthorns	12	Good	Multi Stem
188	Juglans - Black Walnut	8	Good	Single Stem
189	Juglans - Black Walnut	6	Good	Single Stem
190	Crataegus - Hawthorns	6	Good	Single Stem
191	Juglans - Black Walnut	6	Good	Single Stem
192	Juglans - Black Walnut	8	Good	Single Stem
193	Pinus - Pine	8	Good	Single Stem
1193	Acer - Maple	10	Fair	Multi Stem
194	Pinus - Pine	8	Fair	Single Stem
195	Ulmus - Elm	8	Fair	Single Stem
197	Juglans - Black Walnut	7	Good	Single Stem
198	Acer - Maple	9	Good	Multi Stem
199	Acer - Maple	8	Good	Single Stem
200	Acer - Maple	9	Fair	Multi Stem
201	Boxelder Maple	10	Good	Single Stem
202	Juglans - Black Walnut	6	Good	Single Stem
203	Juglans - Black Walnut	9	Good	Single Stem
204	Crataegus - Hawthorns	18	Good	Multi Stem
205	Malus - Apple	8	Poor	Single Stem
206	Malus - Apple	15	Poor	Multi Stem
207	Malus - Apple	12	Poor	Multi Stem
208	Malus - Apple	12	Poor	Multi Stem
209	Malus - Apple	16	Poor	Multi Stem
210	Ulmus - Elm	9	Fair	Single Stem
211	Juglans - Black Walnut	6	Good	Single Stem
212	Acer - Maple	6	Good	Single Stem
213	Crataegus - Hawthorns	16	Good	Multi Stem
214	Crataegus - Hawthorns	13	Poor	Multi Stem
215	Ulmus - Elm	13	Poor	Multi Stem
216	Ulmus - Elm	15	Poor	Multi Stem
217	Quercus - Oak	8	Fair	Single Stem
218	Crataegus - Hawthorns	15	Good	Multi Stem
219	Salix - Willow	26	Good	Single Stem
220	Salix - Willow	33	Good	Single Stem
221	Acer - Maple	30	Poor	Single Stem
222	Malus - Apple	11	Good	Single Stem
223	Malus - Apple	15	Good	Multi Stem
224	Malus - Apple	18	Fair	Multi Stem
225	Malus - Apple	11	Fair	Multi Stem
226	Malus - Apple	23	Fair	Multi Stem
227	Malus - Apple	13	Good	Multi Stem
228	Malus - Apple	10	Good	Single Stem
229	Malus - Apple	17	Good	Single Stem
230	Malus - Apple	15	Poor	Multi Stem
231	Malus - Apple	27	Fair	Multi Stem
232	Malus - Apple	13	Good	Single Stem
233	Malus - Apple	13	Good	Single Stem
234	Malus - Apple	25	Good	Multi Stem
235	Malus - Apple	15	Poor	Multi Stem
236	Malus - Apple	9	Good	Multi Stem
237	Malus - Apple	19	Good	Multi Stem
238	Malus - Apple	29	Good	Multi Stem
240	Malus - Apple	13	Good	Multi Stem
241	Malus - Apple	12	Good	Multi Stem
242	Malus - Apple	22	Good	Multi Stem
243	Malus - Apple	8	Poor	Single Stem
244	Malus - Apple	22	Good	Multi Stem
245	Malus - Apple	9	Good	Single Stem
246	Malus - Apple	25	Poor	Multi Stem
247	Malus - Apple	14	Poor	Multi Stem
248	Malus - Apple	25	Good	Multi Stem
249	Malus - Apple	13	Fair	Single Stem
250	Malus - Apple	24	Fair	Multi Stem
251	Malus - Apple	7	Fair	Single Stem
252	Ulmus - Elm	7	Fair	Single Stem
253	Juglans - Black Walnut	7	Good	Single Stem
254	Malus - Apple	25	Good	Multi Stem
256	Crataegus - Hawthorns	9	Good	Multi Stem
257	Acer - Maple	14	Poor	Single Stem
258	Crataegus - Hawthorns	8	Good	Single Stem
259	Crataegus - Hawthorns	7	Good	Multi Stem
260	Crataegus - Hawthorns	7	Good	Multi Stem
261	Crataegus - Hawthorns	9	Good	Multi Stem
262	Prunus Serotina - Black Cherry	12	Good	Single Stem
263	Prunus Serotina - Black Cherry	10	Fair	Single Stem
264	Crataegus - Hawthorns	12	Good	Multi Stem
265	Malus - Apple	32	Good	Multi Stem
266	Juglans - Black Walnut	7	Good	Single Stem
267	Malus - Apple	7	Fair	Single Stem
268	Acer - Maple	6	Fair	Single Stem
269	Malus - Apple	10	Poor	Single Stem
271	Juglans - Black Walnut	7	Good	Single Stem
1271	Malus - Apple	13	Fair	Multi Stem
272	Crataegus - Hawthorns	25	Good	Multi Stem
273	Ulmus - Elm	13	Good	Single Stem
274	Crataegus - Hawthorns	12	Good	Multi Stem
275	Crataegus - Hawthorns	13	Fair	Multi Stem
276	Crataegus - Hawthorns	10	Good	Multi Stem
277	Acer - Maple	11	Good	Multi Stem
278	Malus - Apple	6	Fair	Single Stem
279	Acer - Maple	6	Good	Single Stem
280	Malus - Apple	7	Poor	Single Stem
281	Ulmus - Elm	6	Fair	Single Stem
282	Ulmus - Elm	6	Fair	Single Stem
283	Crataegus - Hawthorns	10	Good	Multi Stem
284	Ulmus - Elm	7	Good	Single Stem
285	Acer - Maple	11	Good	Single Stem
286	Crataegus - Hawthorns	9	Poor	Multi Stem
287	Crataegus - Hawthorns	13	Poor	Multi Stem
288	Crataegus - Hawthorns	15	Good	Multi Stem
289	Acer - Maple	8	Good	Single Stem
290	Ulmus - Elm	7	Good	Single Stem
291	Ulmus - Elm	7	Fair	Single Stem
292	Juglans - Black Walnut	8	Good	Single Stem
293	Ulmus - Elm	7	Good	Single Stem
294	Ulmus - Elm	6	Poor	Single Stem
295	Crataegus - Hawthorns	15	Good	Multi Stem
296	Ulmus - Elm	6	Fair	Single Stem
297	Ulmus - Elm	6	Poor	Single Stem
298	Crataegus - Hawthorns	6	Good	Multi Stem
299	Juglans - Black Walnut	6	Good	Single Stem
300	Juglans - Black Walnut	7	Good	Single Stem
301	Acer - Maple	10	Good	Single Stem
302	Juglans - Black Walnut	8	Good	Single Stem
303	Crataegus - Hawthorns	12	Good	Multi Stem
304	Ulmus - Elm	9	Good	Multi Stem
305	Acer - Maple	6	Good	Single Stem
306	Acer - Maple	6	Good	Single Stem
307	Ulmus - Elm	9	Good	Single Stem
308	Juglans - Black Walnut	7	Good	Single Stem
309	Juglans - Black Walnut	6	Good	Single Stem
310	Ulmus - Elm	10	Good	Multi Stem
311	Ulmus - Elm	6	Good	Single Stem
312	Ulmus - Elm	6	Good	Single Stem
313	Ulmus - Elm	6	Good	Single Stem
314	Ulmus - Elm	12	Fair	Multi Stem
315	Ulmus - Elm	8	Fair	Single Stem
316	Ulmus - Elm	9	Fair	Single Stem
317	Acer - Maple	8	Good	Single Stem
318	Juglans - Black Walnut	6	Good	Single Stem
319	Boxelder Maple	9	Good	Multi Stem
320	Malus - Apple	13	Good	Single Stem
321	Malus - Apple	34	Good	Multi Stem
322	Juglans - Black Walnut	6	Good	Single Stem
323	Ulmus - Elm	8	Fair	Single Stem
324	Acer - Maple	7	Good	Single Stem
325	Acer - Maple	8	Good	Multi Stem
326	Acer - Maple	7	Good	Single Stem
327	Ulmus - Elm	7	Good	Single Stem
328	Ulmus - Elm	8	Good	Multi Stem
329	Ulmus - Elm	7	Good	Single Stem
330	Juglans - Black Walnut	6	Good	Single Stem
331	Malus - Apple	19	Fair	Multi Stem
332	Juglans - Black Walnut	8	Good	Single Stem
1332	Popululs Deltoides - Cottonwood	28	Good	Single Stem
333	Juglans - Black Walnut	7	Good	Single Stem
1333	Morus Alba - Mulberry	21	Good	Single Stem
334	Picea - Spruce	8	Fair	Single Stem
1334	Acer - Maple	11	Fair	Single Stem
335	Picea - Spruce	11	Good	Single Stem
1335	ginko	17	Excellent	Single Stem
336	Acer - Maple	22	Good	Single Stem
1336	Picea - Spruce	24	Good	Single Stem
337	Acer - Maple	23	Good	Single Stem
1337	Picea - Spruce	21	Fair	Single Stem
338	Acer - Maple	20	Good	Single Stem
1338	Acer - Maple	28	Good	Single Stem
339	Acer - Maple	22	Good	Single Stem
1339	Crataegus - Hawthorns	19	Good	Multi Stem
340	Popululs Deltoides - Cottonwood	36	Good	Single Stem
1340	Acer - Maple	29	Good	Multi Stem
341	Picea - Spruce	13	Good	Single Stem
1341	Acer - Maple	32	Poor	Multi Stem
342	Picea - Spruce	15	Good	Single Stem
343	Acer - Maple	43	Good	Single Stem
344	Acer - Maple	27	Good	Single Stem
345	Acer - Maple	8	Good	Single Stem
346	Ulmus - Elm	6	Good	Single Stem
347	Ulmus - Elm	11	Good	Multi Stem
348	Ulmus - Elm	8	Good	Single Stem
349	Ulmus - Elm	6	Good	Single Stem
350	Malus - Apple	27	Poor	Multi Stem
351	Ulmus - Elm	6	Good	Multi Stem
352	Malus - Apple	15	Good	Multi Stem
353	Malus - Apple	29	Fair	Multi Stem
354	Malus - Apple	14	Poor	Multi Stem
355	Acer - Maple	9	Good	Single Stem
356	Acer - Maple	7	Good	Multi Stem

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LEO FRANKLIN |EXISTING TREE INVENTORY | TREE LIST

02/20/2026

PINNACLE ENGINEERING GROUP

20725 WATERTOWN ROAD | SUITE 100 | BROOKFIELD, WI 53186 | WWW.PINNACLE-ENGR.COM |

PLAN | DESIGN | DELIVER **PEGJOB#** 6702.00-WI

Tree Number	Tree Species	Diameter	Tree Condition	Single / MultiStem
1	Ulmus - Elm	44	Good	Multi Stem
2	Ulmus - Elm	15	Poor	Multi Stem
3	Malus - Apple	14	Good	Multi Stem
4	Ulmus - Elm	7	Good	Single Stem
5	Malus - Apple	15	Good	Multi Stem
6	Malus - Apple	24	Fair	Multi Stem
7	Malus - Apple	27	Good	Multi Stem
8	Malus - Apple	19	Good	Multi Stem
9	Malus - Apple	25	Fair	Multi Stem
10	Ulmus - Elm	7	Good	Single Stem
11	Prunus Serotina - Black Cherry	8	Good	Single Stem
12	Prunus Serotina - Black Cherry	7	Fair	Single Stem
13	Ulmus - Elm	9	Good	Single Stem
14	Prunus Serotina - Black Cherry	9	Fair	Single Stem
15	Prunus Serotina - Black Cherry	10	Fair	Single Stem
16	Ulmus - Elm	9	Good	Single Stem
17	Acer - Maple	32	Poor	Multi Stem
18	Prunus Serotina - Black Cherry	9	Good	Single Stem
19	Prunus Serotina - Black Cherry	13	Good	Single Stem
20	Ulmus - Elm	9	Good	Single Stem
1022	Prunus Serotina - Black Cherry	9	Good	Single Stem
22	Quercus - Oak	10	Fair	Single Stem
23	Ulmus - Elm	7	Good	Single Stem
24	Acer - Maple	11	Fair	Single Stem
25	Ulmus - Elm	6	Good	Single Stem
26	Ulmus - Elm	7	Good	Single Stem
27	Ulmus - Elm	7	Good	Single Stem
28	Acer - Maple	11	Fair	Single Stem
29	Ulmus - Elm	11	Good	Single Stem
30	Prunus Serotina - Black Cherry	9	Fair	Single Stem
31	Acer - Maple	18	Good	Multi Stem
32	Ulmus - Elm	6	Fair	Single Stem
33	Ulmus - Elm	10	Fair	Single Stem
34	Ulmus - Elm	34	Good	Multi Stem
35	Ulmus - Elm	10	Good	Single Stem
36	Ulmus - Elm	10	Good	Single Stem
37	Ulmus - Elm	18	Good	Multi Stem
38	Ulmus - Elm	11	Good	Single Stem
39	Ulmus - Elm	16	Good	Multi Stem
40	Ulmus - Elm	6	Good	Single Stem
41	Ulmus - Elm	6	Fair	Single Stem
42	Ulmus - Elm	7	Good	Single Stem
43	Juglans - Black Walnut	7	Good	Single Stem
44	Juglans - Black Walnut	6	Good	Single Stem
45	Ulmus - Elm	8	Good	Single Stem
46	Juglans - Black Walnut	8	Good	Single Stem
47	Ulmus - Elm	6	Good	Single Stem
48	Juglans - Black Walnut	6	Good	Single Stem
49	Malus - Apple	9	Fair	Multi Stem
50	Ulmus - Elm	9	Good	Single Stem
51	Malus - Apple	10	Good	Multi Stem
52	Crataegus - Hawthorns	15	Good	Multi Stem
53	Juglans - Black Walnut	6	Good	Single Stem
54	Acer - Maple	8	Fair	Multi Stem
55	Ulmus - Elm	14	Good	Multi Stem
56	Malus - Apple	16	Fair	Multi Stem
57	Ulmus - Elm	8	Good	Single Stem
58	Malus - Apple	11	Fair	Single Stem
59	Malus - Apple	21	Fair	Multi Stem
60	Acer - Maple	7	Good	Single Stem
61	Ulmus - Elm	21	Good	Multi Stem
62	Ulmus - Elm	6	Good	Single Stem
63	Acer - Maple	12	Good	Single Stem
64	Juglans - Black Walnut	9	Good	Single Stem
65	Juglans - Black Walnut	6	Good	Single Stem
66	Acer - Maple	7	Good	Single Stem
67	Ulmus - Elm	10	Fair	Single Stem
68	Acer - Maple	7	Fair	Single Stem
69	Acer - Maple	8	Good	Single Stem
70	Juglans - Black Walnut	8	Good	Single Stem
71	Quercus - Oak	16	Good	Single Stem
72	Acer - Maple	15	Good	Single Stem
73	Acer - Maple	9	Good	Single Stem
74	Prunus Serotina - Black Cherry	12	Good	Single Stem
75	Acer - Maple	6	Good	Single Stem
76	Malus - Apple	8	Fair	Single Stem
77	Ulmus - Elm	15	Good	Multi Stem
78	Ulmus - Elm	27	Good	Multi Stem
79	Malus - Apple	12	Fair	Multi Stem
80	Malus - Apple	10	Good	Multi Stem
81	Malus - Apple	8	Fair	Single Stem
82	Malus - Apple	13	Poor	Multi Stem
83	Juglans - Black Walnut	8	Good	Single Stem
84	Ulmus - Elm	10	Good	Multi Stem
85	Ulmus - Elm	11	Good	Single Stem
86	Malus - Apple	13	Good	Multi Stem
87	Malus - Apple	9	Good	Single Stem
88	Malus - Apple	17	Good	Multi Stem
89	Malus - Apple	22	Fair	Multi Stem
90	Malus - Apple	11	Poor	Multi Stem
91	Malus - Apple	12	Fair	Multi Stem
92	Malus - Apple	8	Good	Single Stem
93	Malus - Apple	7	Poor	Multi Stem
94	Ulmus - Elm	8	Good	Single Stem
95	Acer - Maple	9	Good	Multi Stem
96	Acer - Maple	9	Good	Multi Stem
97	Ulmus - Elm	8	Good	Single Stem
98	Malus - Apple	23	Good	Multi Stem
99	Crataegus - Hawthorns	11	Good	Single Stem
100	Crataegus - Hawthorns	20	Good	Multi Stem
101	Crataegus - Hawthorns	22	Good	Multi Stem
102	Crataegus - Hawthorns	24	Good	Multi Stem
103	Crataegus - Hawthorns	23	Good	Multi Stem
104	Crataegus - Hawthorns	8	Good	Multi Stem
105	Ulmus - Elm	10	Good	Single Stem
106	Crataegus - Hawthorns	9	Good	Multi Stem
107	Crataegus - Hawthorns	8	Good	Single Stem
108	Juglans - Black Walnut	8	Good	Single Stem
109	Juglans - Black Walnut	11	Good	Single Stem
110	Juglans - Black Walnut	8	Good	Single Stem
111	Juglans - Black Walnut	8	Good	Single Stem
112	Acer - Maple	15	Good	Multi Stem
113	Juglans - Black Walnut	13	Good	Multi Stem
114	Juglans - Black Walnut	10	Good	Single Stem
115	Ulmus - Elm	18	Good	Multi Stem
116	Crataegus - Hawthorns	18	Good	Multi Stem
117	Juglans - Black Walnut	11	Good	Single Stem
118	Acer - Maple	7	Good	Single Stem
119	Crataegus - Hawthorns	10	Good	Multi Stem
120	Juglans - Black Walnut	7	Good	Single Stem
121	Fraxinus - Ash	6	Good	Single Stem
122	Ulmus - Elm	6	Good	Single Stem
123	Ulmus - Elm	13	Good	Single Stem
124	Quercus - Oak	12	Good	Single Stem
125	Ulmus - Elm	11	Good	Multi Stem
126	Ulmus - Elm	11	Fair	Multi Stem
127	Juglans - Black Walnut	17	Good	Single Stem
128	Ulmus - Elm	12	Good	Multi Stem
129	Juglans - Black Walnut	7	Good	Single Stem
130	Juglans - Black Walnut	7	Good	Single Stem
131	Juglans - Black Walnut	14	Good	Single Stem
132	Ulmus - Elm	6	Good	Single Stem
133	Ulmus - Elm	7	Good	Single Stem
1133	Crataegus - Hawthorns	14	Good	Multi Stem
134	Juglans - Black Walnut	7	Good	Single Stem
135	Ulmus - Elm	12	Good	Single Stem
136	Juglans - Black Walnut	10	Good	Single Stem
137	Ulmus - Elm	7	Good	Single Stem
138	Acer - Maple	11	Good	Single Stem
139	Ulmus - Elm	8	Good	Single Stem
140	Ulmus - Elm	7	Good	Single Stem
141	Acer - Maple	7	Good	Single Stem
142	Acer - Maple	10	Fair	Single Stem
144	Acer - Maple	10	Good	Single Stem
145	Acer - Maple	8	Good	Single Stem
146	Ulmus - Elm	7	Good	Single Stem
148	Ulmus - Elm	8	Good	Single Stem
1148	Juglans - Black Walnut	6	Good	Single Stem
149	Juglans - Black Walnut	10	Good	Single Stem
150	Juglans - Black Walnut	6	Good	Single Stem
151	Acer - Maple	12	Good	Single Stem
152	Juglans - Black Walnut	8	Good	Single Stem
153	Juglans - Black Walnut	7	Good	Single Stem
154	Juglans - Black Walnut	6	Good	Single Stem
155	Ulmus - Elm	7	Good	Single Stem
156	Ulmus - Elm	7	Good	Single Stem
157	Ulmus - Elm	7	Good	Single Stem
158	Ulmus - Elm	7	Good	Single Stem
159	Acer - Maple	6	Good	Single Stem
160	Malus - Apple	9	Good	Single Stem
161	Malus - Apple	15	Good	Multi Stem
162	Malus - Apple	14	Poor	Multi Stem
163	Malus - Apple	26	Good	Multi Stem
164	Malus - Apple	11	Poor	Multi Stem
165	Malus - Apple	27	Fair	Multi Stem
166	Malus - Apple	24	Fair	Multi Stem
167	Malus - Apple	24	Fair	Multi Stem
168	Malus - Apple	9	Fair	Multi Stem
169	Malus - Apple	9	Poor	Single Stem
170	Malus - Apple	23	Fair	Multi Stem
171	Malus - Apple	7	Poor	Single Stem
172	Ulmus - Elm	6	Good	Single Stem
1172	Acer - Maple	11	Good	Single Stem
173	Prunus Serotina - Black Cherry	10	Poor	Single Stem
174	Prunus Serotina - Black Cherry	10	Good	Single Stem
175	Prunus Serotina - Black Cherry	14	Good	Single Stem
177	Acer - Maple	7	Good	Single Stem
178	Ulmus - Elm	16	Fair	Multi Stem
179	Ulmus - Elm	8	Good	Single Stem
180	Juglans - Black Walnut	6	Good	Single Stem
181	Ulmus - Elm	12	Good	Multi Stem
182	Crataegus - Hawthorns	12	Good	Multi Stem
183	Crataegus - Hawthorns	10	Fair	Multi Stem
184	Juglans - Black Walnut	6	Good	Single Stem
185	Crataegus - Hawthorns	7	Good	Multi Stem
186	Ulmus - Elm	6	Fair	Single Stem
187	Crataegus - Hawthorns	12	Good	Multi Stem
188	Juglans - Black Walnut	8	Good	Single Stem
189	Juglans - Black Walnut	6	Good	Single Stem
190	Crataegus - Hawthorns	6	Good	Single Stem
191	Juglans - Black Walnut	6	Good	Single Stem
192	Juglans - Black Walnut	8	Good	Single Stem
193	Pinus - Pine	8	Good	Single Stem
1193	Acer - Maple	10	Fair	Multi Stem
194	Pinus - Pine	8	Fair	Single Stem
195	Ulmus - Elm	8	Fair	Single Stem
197	Juglans - Black Walnut	7	Good	Single Stem
198	Acer - Maple	9	Good	Multi Stem
199	Acer - Maple	8	Good	Single Stem
200	Acer - Maple	9	Fair	Multi Stem
201	Boxelder Maple	10	Good	Single Stem
202	Juglans - Black Walnut	6	Good	Single Stem
203	Juglans - Black Walnut	9	Good	Single Stem
204	Crataegus - Hawthorns	18	Good	Multi Stem
205	Malus - Apple	8	Poor	Single Stem
206	Malus - Apple	15	Poor	Multi Stem
207	Malus - Apple	12	Poor	Multi Stem
208	Malus - Apple	12	Poor	Multi Stem
209	Malus - Apple	16	Poor	Multi Stem
210	Ulmus - Elm	9	Fair	Single Stem
211	Juglans - Black Walnut	6	Good	Single Stem
212	Acer - Maple	6	Good	Single Stem
213	Crataegus - Hawthorns	16	Good	Multi Stem
214	Crataegus - Hawthorns	13	Poor	Multi Stem
215	Ulmus - Elm	13	Poor	Multi Stem
216	Ulmus - Elm	15	Poor	Multi Stem
217	Quercus - Oak	8	Fair	Single Stem
218	Crataegus - Hawthorns	15	Good	Multi Stem
219	Salix - Willow	26	Good	Single Stem
220	Salix - Willow	33	Good	Single Stem
221	Acer - Maple	30	Poor	Single Stem
222	Malus - Apple	11	Good	Single Stem
223	Malus - Apple	15	Good	Multi Stem
224	Malus - Apple	18	Fair	Multi Stem
225	Malus - Apple	11	Fair	Multi Stem
226	Malus - Apple	23	Fair	Multi Stem
227	Malus - Apple	13	Good	Multi Stem
228	Malus - Apple	10	Good	Single Stem
229	Malus - Apple	17	Good	Single Stem
230	Malus - Apple	15	Poor	Multi Stem
231	Malus - Apple	27	Fair	Multi Stem
232	Malus - Apple	13	Good	Single Stem
233	Malus - Apple	13	Good	Single Stem
234	Malus - Apple	25	Good	Multi Stem
235	Malus - Apple	15	Poor	Multi Stem
236	Malus - Apple	9	Good	Multi Stem
237	Malus - Apple	19	Good	Multi Stem
238	Malus - Apple	29	Good	Multi Stem
240	Malus - Apple	13	Good	Multi Stem
241	Malus - Apple	12	Good	Multi Stem
242	Malus - Apple	22	Good	Multi Stem
243	Malus - Apple	8	Poor	Single Stem
244	Malus - Apple	22	Good	Multi Stem
245	Malus - Apple	9	Good	Single Stem
246	Malus - Apple	25	Poor	Multi Stem
247	Malus - Apple	14	Poor	Multi Stem
248	Malus - Apple	25	Good	Multi Stem
249	Malus - Apple	13	Fair	Single Stem
250	Malus - Apple	24	Fair	Multi Stem
251	Malus - Apple	7	Fair	Single Stem
252	Ulmus - Elm	7	Fair	Single Stem
253	Juglans - Black Walnut	7	Good	Single Stem
254	Malus - Apple	25	Good	Multi Stem
256	Crataegus - Hawthorns	9	Good	Multi Stem
257	Acer - Maple	14	Poor	Single Stem
258	Crataegus - Hawthorns	8	Good	Single Stem
259	Crataegus - Hawthorns	7	Good	Multi Stem
260	Crataegus - Hawthorns	7	Good	Multi Stem
261	Crataegus - Hawthorns	9	Good	Multi Stem
262	Prunus Serotina - Black Cherry	12	Good	Single Stem
263	Prunus Serotina - Black Cherry	10	Fair	Single Stem
264	Crataegus - Hawthorns	12	Good	Multi Stem
265	Malus - Apple	32	Good	Multi Stem
266	Juglans - Black Walnut	7	Good	Single Stem
267	Malus - Apple	7	Fair	Single Stem
268	Acer - Maple	6	Fair	Single Stem
269	Malus - Apple	10	Poor	Single Stem
271	Juglans - Black Walnut	7	Good	Single Stem
1271	Malus - Apple	13	Fair	Multi Stem
272	Crataegus - Hawthorns	25	Good	Multi Stem
273	Ulmus - Elm	13	Good	Single Stem
274	Crataegus - Hawthorns	12	Good	Multi Stem
275	Crataegus - Hawthorns	13	Fair	Multi Stem
276	Crataegus - Hawthorns	10	Good	Multi Stem
277	Acer - Maple	11	Good	Multi Stem
278	Malus - Apple	6	Fair	Single Stem
279	Acer - Maple	6	Good	Single Stem
280	Malus - Apple	7	Poor	Single Stem
281	Ulmus - Elm	6	Fair	Single Stem
282	Ulmus - Elm	6	Fair	Single Stem
283	Crataegus - Hawthorns	10	Good	Multi Stem
284	Ulmus - Elm	7	Good	Single Stem
285	Acer - Maple	11	Good	Single Stem
286	Crataegus - Hawthorns	9	Poor	Multi Stem
287	Crataegus - Hawthorns	13	Poor	Multi Stem
288	Crataegus - Hawthorns	15	Good	Multi Stem
289	Acer - Maple	8	Good	Single Stem
290	Ulmus - Elm	7	Good	Single Stem
291	Ulmus - Elm	7	Fair	Single Stem
292	Juglans - Black Walnut	8	Good	Single Stem
293	Ulmus - Elm	7	Good	Single Stem
294	Ulmus - Elm	6	Poor	Single Stem
295	Crataegus - Hawthorns	15	Good	Multi Stem
296	Ulmus - Elm	6	Fair	Single Stem
297	Ulmus - Elm	6	Poor	Single Stem
298	Crataegus - Hawthorns	6	Good	Multi Stem
299	Juglans - Black Walnut	6	Good	Single Stem
300	Juglans - Black Walnut	7	Good	Single Stem
301	Acer - Maple	10	Good	Single Stem
302	Juglans - Black Walnut	8	Good	Single Stem
303	Crataegus - Hawthorns	12	Good	Multi Stem
304	Ulmus - Elm	9	Good	Multi Stem
305	Acer - Maple	6	Good	Single Stem
306	Acer - Maple	6	Good	Single Stem
307	Ulmus - Elm	9	Good	Single Stem
308	Juglans - Black Walnut	7	Good	Single Stem
309	Juglans - Black Walnut	6	Good	Single Stem
310	Ulmus - Elm	10	Good	Multi Stem
311	Ulmus - Elm	6	Good	Single Stem
312	Ulmus - Elm	6	Good	Single Stem
313	Ulmus - Elm	6	Good	Single Stem
314	Ulmus - Elm	12	Fair	Multi Stem
315	Ulmus - Elm	8	Fair	Single Stem
316	Ulmus - Elm	9	Fair	Single Stem
317	Acer - Maple	8	Good	Single Stem
318	Juglans - Black Walnut	6	Good	Single Stem
319	Boxelder Maple	9	Good	Multi Stem
320	Malus - Apple	13	Good	Single Stem
321	Malus - Apple	34	Good	Multi Stem
322	Juglans - Black Walnut	6	Good	Single Stem
323	Ulmus - Elm	8	Fair	Single Stem
324	Acer - Maple	7	Good	Single Stem
325	Acer - Maple	8	Good	Multi Stem
326	Acer - Maple	7	Good	Single Stem
327	Ulmus - Elm	7	Good	Single Stem
328	Ulmus - Elm	8	Good	Multi Stem
329	Ulmus - Elm	7	Good	Single Stem
330	Juglans - Black Walnut	6	Good	Single Stem
331	Malus - Apple	19	Fair	Multi Stem
332	Juglans - Black Walnut	8	Good	Single Stem
1332	Popululs Deltoides - Cottonwood	28	Good	Single Stem
333	Juglans - Black Walnut	7	Good	Single Stem
1333	Morus Alba - Mulberry	21	Good	Single Stem
334	Picea - Spruce	8	Fair	Single Stem
1334	Acer - Maple	11	Fair	Single Stem
335	Picea - Spruce	11	Good	Single Stem
1335	ginko	17	Excellent	Single Stem
336	Acer - Maple	22	Good	Single Stem
1336	Picea - Spruce	24	Good	Single Stem
337	Acer - Maple	23	Good	Single Stem
1337	Picea - Spruce	21	Fair	Single Stem
338	Acer - Maple	20	Good	Single Stem
1338	Acer - Maple	28	Good	Single Stem
339	Acer - Maple	22	Good	Single Stem
1339	Crataegus - Hawthorns	19	Good	Multi Stem
340	Popululs Deltoides - Cottonwood	36	Good	Single Stem
1340	Acer - Maple	29	Good	Multi Stem
341	Picea - Spruce	13	Good	Single Stem
1341	Acer - Maple	32	Poor	Multi Stem
342	Picea - Spruce	15	Good	Single Stem
343	Acer - Maple	43	Good	Single Stem
344	Acer - Maple	27	Good	Single Stem
345	Acer - Maple	8	Good	Single Stem
346	Ulmus - Elm	6	Good	Single Stem
347	Ulmus - Elm	11	Good	Multi Stem
348	Ulmus - Elm	8	Good	Single Stem
349	Ulmus - Elm	6	Good	Single Stem
350	Malus - Apple	27	Poor	Multi Stem
351	Ulmus - Elm	6	Good	Multi Stem
352	Malus - Apple	15	Good	Multi Stem
353	Malus - Apple	29	Fair	Multi Stem
354	Malus - Apple	14	Poor	Multi Stem
355	Acer - Maple	9	Good	Single Stem
356	Acer - Maple	7	Good	Multi Stem

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LEO FRANKLIN |EXISTING TREE INVENTORY | TREE LIST

02/20/2026

PINNACLE ENGINEERING GROUP

20725 WATERTOWN ROAD | SUITE 100 | BROOKFIELD, WI 53186 | WWW.PINNACLE-ENGR.COM |

PLAN | DESIGN | DELIVER **PEGJOB#** 6702.00-WI

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LEO Living Response to Planned Development Standards
April 24, 2026, Revised June 29, 2026

SECTION 15-10-04 MODIFICATION STANDARDS
The applicant is requesting departures from:

1. §15-4-01(B)1 - Duplexes primary entrances shall be oriented toward the designated front lot line.

   Justification: *The assembled properties will create a site that is approximately 24 acres in size with the designated front lot line along 31st Street to the east. LEO Living will be a residential community consisting of 166 built-for-rent units. The property will have one owner, but because there are multiple buildings, there are many buildings not adjacent to lot lines. To promote a sense of community, differentiation, and privacy, it is a common design feature of LEO Living communities to position some buildings with entrances not oriented toward the designated front lot line. This departure is also consistent with the City's priority order for multifamily complex primary entrances in §15-4-01(E) as Leo Living orients its buildings towards primary internal streets, parks or other common open space, and secondary internal streets.*

   Tangible Benefit – Placemaking
   The requested modification supports the City's placemaking objectives by allowing building entrances to be oriented toward the development's internal streets, sidewalks, and common open spaces where they best contribute to neighborhood activity and pedestrian connectivity. Rather than requiring all duplex entrances to face the designated front lot line, the proposed orientation responds to the overall site design, creating a more cohesive and functional residential environment.

   This flexibility allows buildings to frame shared open spaces, activate pedestrian corridors, and strengthen the relationship between homes and the community's internal network of sidewalks and amenities. The result is a neighborhood that encourages walkability, social interaction, and a stronger sense of place while maintaining attractive building façades along the public streetscape.

   Accordingly, the requested modification advances the intent of the Unified Development Ordinance by enhancing the overall design and functionality of the development through thoughtful building orientation that prioritizes the pedestrian experience and the quality of the neighborhood as a whole.

2. §15-4-01(C)1 - Townhomes shall be oriented with their primary entrances either:
   a. Toward the designated front lot line. The primary entrance of end unit townhomes on corner lots may be oriented toward the designated front or exterior side lot line.
   b. Toward an internal courtyard space. The primary entrance of end unit townhomes closest to the designated front lot line shall be oriented toward the designated front lot line.

   Justification: *The proposed development requests approval to orient select townhome primary entrances toward the development's internal streets, sidewalks, and common open spaces rather than exclusively toward the designated front lot line or internal courtyard, where appropriate. This approach allows building orientation to respond to the overall site design while maintaining active, pedestrian-oriented frontages throughout the community.*

   The proposed entrance locations strengthen the relationship between the homes and the neighborhood's primary pedestrian network, creating a more cohesive and walkable residential environment. Entrances are intentionally oriented toward the spaces where residents and visitors will walk, gather, and interact, enhancing accessibility, visibility, and neighborhood character while maintaining attractive building façades along both public and private streets.

   The requested modification does not diminish the intent of the Unified Development Ordinance, but instead provides flexibility to achieve a more functional site layout and a higher-quality neighborhood design by allowing building orientation to respond to the unique configuration of the development rather than a single prescribed lot orientation.

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Tangible Benefit – Placemaking
The requested modification advances the City's placemaking objectives by allowing building entrances to be oriented toward the development's primary pedestrian realm, including internal streets, sidewalks, and common open spaces, rather than solely toward the designated front lot line or courtyard. This flexibility creates a more cohesive neighborhood and strengthens the relationship between homes and the spaces where residents and visitors walk, gather, and interact.

By allowing building orientation to respond to the overall site design, the development enhances walkability, promotes neighborhood interaction, and reinforces a distinctive sense of place while maintaining an attractive and active streetscape throughout the community. The result is a more functional and thoughtfully designed residential environment that fulfills the intent of the Planned Development standards.

3. §15-4-01(B)2 – A minimum of one (1) of the parking spaces, as specified in Section 15-5-01(B) of this UDO, shall be provided in an attached or detached garage.

Justification: *With 116 attached garage parking spaces for the 166 residential homes, the vast majority (70%) of the residences will have attached garages. In addition, those homes have 64 driveway apron parking spaces so LEO Living will have 180 parking spaces attached or immediately adjacent to the 166 residential homes. The departure to allow some flexibility in garage parking gives us the ability to offer a wider range of unit price points, respond to real market demand, and avoid forcing residents to pay for garages they may never use. It also supports modern transportation habits, encourages more sustainable site design, and makes efficient use of limited land.*

Tangible Benefit – Placemaking
The requested modification allows greater flexibility in the arrangement of buildings and parking, enabling the development to create a more cohesive and pedestrian-oriented neighborhood. Rather than prioritizing attached garages for every dwelling, the site design emphasizes attractive streetscapes, enhanced landscaping, interconnected sidewalks, common open spaces, and neighborhood amenities that contribute to a distinctive identity and stronger sense of place. This design approach creates a more engaging residential environment while maintaining sufficient parking for residents and visitors and advancing the City's placemaking objectives.

4. §15-5-01(C)1.b – Cross Access. To facilitate vehicular access between adjoining developments and to minimize off-street parking area access points along streets and alleys, all development other than single-family residential development located on a lot front on collector or arterial roadway shall comply with the following standards:
    a. Internal vehicular circulation systems shall be designed to allow for vehicular cross-access between the development's off-street parking areas and off-street parking areas in an adjoining non-single-family development, or to the boundary of an adjoining vacant parcel.
    b. Required vehicular cross-access between adjoining off-street parking areas shall be provided through the use of a single two-way maneuvering lane or two (2) one-way maneuvering lanes that comply with the requirements of Table 15-5-01(C) are sufficiently wide to accommodate traffic by automobiles, service vehicles, loading vehicles, and emergency vehicles.
    c. Vehicular cross-access between off-street parking areas on adjoining lots shall cross the lot line at right angles or as close to right angles as possible to provide site access.

Justification: *The site provides cross access points to permit future connections at the north and south of the property should the adjacent parcels be further developed.*

Tangible Benefit: Placemaking
The Applicant is not requesting relief from the requirement to provide future cross-access, but rather from the timing of constructing the improvement. The proposed development designs for and identifies the necessary cross-access easement to preserve the opportunity for future vehicular connectivity as adjacent properties develop or redevelop. However, construction of the connection is not proposed at this time due to significant existing grade changes and site conditions on the adjoining properties, which make the connection impractical and would require unnecessary disturbance without providing an immediate public benefit.

By preserving the easement while deferring construction until a future connection is feasible, the development advances the City's long-term planning objectives while allowing the site to function as a cohesive residential neighborhood that is harmonious with adjacent single-family properties. This approach enhances placemaking by providing greater flexibility for high-quality site design, including enhanced landscaping, pedestrian connectivity, open space, and safe internal circulation, rather than constructing a cross-access that cannot reasonably function under existing conditions.

Accordingly, the requested modification preserves the intent of the Unified Development Ordinance by accommodating future interconnectivity while resulting in a more attractive, functional, and thoughtfully designed residential community consistent with the objectives of the Planned Development standards.

5. §15-5-10(B) - Exterior Building Cladding Materials. Allowable exterior building cladding materials shall be as detailed in Table 15-5-10(B). When part of a common development, buildings shall utilize materials that are consistent with or complement surrounding development.

Table 15-5-10(B): Exterior Building Cladding Materials

District	Building Facade Elevation	Masonry (1)	Lap Siding, Stucco (2)	EIFS, Concrete	Architectural Metal Siding (3)	Vinyl Siding, Unifinished Concrete Block
R-M - Multi-Unit Residential, Commercial and Mixed-Use, I - Institutional, and B-P - Business Park Districts	*Front, Street Side*	Min. 50%	Max. 50%	Max. 15%	Max. 15%	Not permitted
	Interior Side	Min. 25%	Max. 75%	Max. 25%	Max. 25%	Not permitted
	Rear	Any % allowed	Any % allowed	Max. 25%	Max. 25%	Max. 25%
LI - Limited Industrial District	*Front, Street Side*	Min. 30%	Max 60%	Max. 30%	Max. 30%	Not permitted
	Interior Side	Any % allowed	Max. 80%	Max. 40%	Max 40%	Not permitted
	Rear	Any % allowed	Any % allowed	Max. 40%	Max. 40%	Max. 40%

Notes:

(1) Masonry shall include brick, stacked stone, stone, stone masonry units, and architectural concrete masonry units.

(2) Lap siding shall include cementitious fiber board.

(3) Architectural metal siding shall not be corrugated.

Justification: *All building facades along 31st Street that are visible from the public right-of-way include a minimum 50% masonry component and a maximum 50% lap siding. The applicant requests that the remaining buildings, which are internal to LEO Living and not visible from the public right-of-way, be permitted to use 100% vinyl siding.*

Using vinyl siding on select interior building facades reduces overall project costs while still allowing LEO Living to deliver a Class A community with contemporary exterior and interior finishes, attractive shared resident amenities, and high-quality construction. Careful cost management directly supports the project's ability to contribute to housing affordability and attainability. Modern vinyl siding products have significantly improved in quality, offering strong weather resistance, low maintenance, and long-term performance that supports a well-designed and visually appealing development.

Tangible Benefit: Placemaking

The requested modification supports the City's placemaking objectives by creating a cohesive, high-quality residential neighborhood that emphasizes architectural character where it is most impactful—along the public streetscape. All buildings adjacent to and visible from the public right-of-way will incorporate a minimum of 50 percent masonry on the front elevation, establishing a durable and visually appealing street presence consistent with the intent of the Unified Development Ordinance.

The Applicant understands and supports the City's objective of promoting high-quality architecture and discouraging the use of outdated, low-quality exterior materials. However, the proposed premium architectural-grade vinyl siding on select interior building facades differs substantially from the products that shaped many communities' perceptions of vinyl siding decades ago. Advances in manufacturing technology have resulted in thicker panels, enhanced wind and impact resistance, superior color retention, and realistic wood-grain textures that are routinely incorporated into high-quality residential developments throughout the United States.

Today's premium architectural-grade siding is manufactured and tested to nationally recognized performance standards, including ASTM D3679 for durability, weatherability, impact resistance, dimensional stability, and wind-load performance. Many products are further certified through the Vinyl Siding Institute (VSI) Certification Program and receive International Code Council Evaluation Service (ICC-ES) reports verifying compliance with the International Building Code and International Residential Code. The National Association of Home Builders (NAHB) also recognizes vinyl siding as one of the most widely used residential cladding materials because of its durability, weather resistance, and low maintenance requirements.

The side and rear elevations of the buildings along 31st Street will utilize the premium architectural-grade lap siding as part of a coordinated exterior material palette that includes enhanced trim details, varied rooflines, articulated façades, complementary colors, and professionally designed landscaping. The overall quality of the development is achieved through the integration of these architectural elements rather than any single exterior material.

Further, when thoughtfully designed, the use of vinyl and lap blends seamlessly, making the distinction between the two virtually indiscernible to the casual observer. The buildings present a harmonious appearance, where differences in material application support performance and cost efficiency without disrupting the overall architectural character. Accordingly, the requested modification fulfills the intent of the Unified Development Ordinance by creating a durable, attractive, and cohesive residential streetscape while allowing the flexibility to incorporate modern architectural-grade siding that meets nationally recognized performance standards. The result is a thoughtfully designed neighborhood that reinforces a distinctive sense of place and advances the City's placemaking objectives.

6. §15-5-01(C)2 Parking Stall and Aisle Dimensional Standards.

Table 15-5-01(C): Parking Stall and Aisle Dimensional Requirements						
	(SW)	(SD)	(W1)	(W2)	Depth of Interlocking Spaces	(O)
Parking Angle (Degrees)	Space Width	Space Depth	Aisle Width (1-Way)	Aisle Width (2-Way)		Overhang
0	10′	22′	12′	18′	n/a	n/a
45	10′	17′	12′	18′	28.25′	1.5′
60	10′	18′	16′	18′	32′	1.5′
90	10′	18′	24′	24′	36′	n/a

Justification: *The development requests approval to provide 9-foot by 22-foot parallel parking spaces in lieu of the required 10-foot width while increasing the drive aisle width to 24 feet. The proposed parking configuration maintains safe, functional, and efficient parking for residents and visitors while improving overall vehicular circulation throughout the development.*

The slight reduction in the width of parallel parking spaces allows for a more efficient site layout without reducing the number of parking spaces provided or adversely affecting parking functionality. The proposed 22-foot stall length remains consistent with ordinance requirements, ensuring adequate vehicle accommodation, while the 24-foot drive aisles exceed the minimum ordinance requirement, providing enhanced maneuverability for passenger vehicles, emergency responders, service vehicles, and delivery vehicles.

Tangible Benefit: Sustainable Design
The requested modification supports the City's sustainable design objectives by allowing 9-foot by 22-foot parallel parking spaces in lieu of the required 10-foot width while increasing the drive aisle width to 24 feet. The proposed parking configuration maintains safe and functional parking for residents and visitors while providing enhanced vehicular circulation and maneuverability throughout the development.

The modest reduction in parallel parking stall width allows for a more efficient site layout, reducing unnecessary paved areas and creating greater opportunities for landscaping, open space, and pedestrian amenities without compromising the overall parking supply or functionality. At the same time, the 24-foot drive aisles exceed the

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minimum ordinance requirement, improving two-way traffic flow, emergency vehicle access, service vehicle maneuverability, and overall site safety.

Accordingly, the requested modification provides a more balanced and sustainable site design that enhances circulation, supports high-quality neighborhood planning, and advances the objectives of the Planned Development standards by creating a safer, more efficient, and visually attractive residential community.

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June 29, 2026

Marion Ecks, AICP
City of Franklin
Department of City Development
9229 W. Loomis Road
Franklin, Wisconsin 53132

RE: 7631, 7705, 7721 S. 31st Street
Response to Comments CUP, PDO, and SP Applications

Dear Ms. Ecks:

Advenir Azora Development (AAD) is in receipt of staff comments provided in regard to the above-referenced development's PDO, Conditional Use, Land Combination, and Site Plan reviews. Please accept this letter as our revised response to those comments.

Outlined below are our revised responses to each comment from the Department of City Development memo dated June 19, 2026, along with clarifications and proposed revisions where applicable. Supporting materials have been updated accordingly and are included for your reference.

General

1. Engineering will conduct a separate review of stormwater management and other items. Proposed site plans must match.
   Response: Comment Acknowledged. The applicant received first review comments from Engineering and submitted revised plans and reports on June 15, 2026, for a second review cycle.

Land Combination Application

1. The proposed parcel complies with the area and dimensional requirements of the district.
   Response: Comment Acknowledged.

Planned Development Overlay (PDO) District Application

The proposed PDO requests site development allowances of zoning standards to accommodate the development's neighborhood-style design.

1. Staff comments on applicant requested site development allowances:
   1) §15-4-01(B)1 - Duplexes primary entrances shall be oriented toward the designated front lot line.
      a. Concur – see staff recommended development allowances below
   2) §15-4-01(B)2 – A minimum of one (1) of the parking spaces, as specified in Section 15-5-01(B) of this UDO, shall be provided in an attached or detached garage.
      a. Concur – see staff recommended development allowances below
   3) §15-5-01(C)1.b – Cross Access.
      a. This is met by the current proposal.
      b. A waiver of cross access may be granted by the Zoning Administrator if site conditions do not accommodate a connection. Slope on the north property line would potentially justify a request if desired.
   4) §15-5-02(D)3.b – Drive Length. The maximum length of a garage access drive shall be twenty (20) feet from the garage doors.
      a. Not required – drives meet code regarding taper and approach as designed.
   5) §15-5-10(B) - Exterior Building Cladding Materials.
      a. Concur – see staff recommended development allowances below

   Response: Comment Acknowledged.

2. **§15-10-04: Modification Standards.** Please review § 15-10-04: Modification Standards section and provide information on which tangible benefits are provided by the proposed development. Staff would consider this proposal responsive to housing mix, placemaking, Universal Design and Traditional Neighborhood Design.
   Response: Comment Acknowledged. Please see revised Modification Standards document.

3. **§15-10-05: Standards of Review.** Applicant has provided required responses.
   Response: Comment Acknowledged.

4. **Staff recommended site development allowances:**
   a. § 15-4-01.B Duplex: The development requires a waiver or modification of design standards for duplexes. (See Conditional Use comments for details)
   b. § 15-4-01.C Townhome: The development requires a waiver or modification of design standards for townhomes. (See Conditional Use comments for details)
   c. Modification of § 15-5-10E Glazing (see Site Plan Architectural comments for details)
   d. Modification of Table 15-5-10(B): Exterior Building Cladding Materials (see Site Plan Architectural comments for details)
   e. Modification Table 15-5-01(C): Parking Stall and Aisle Dimensional Requirements (See Parking for details)

   Response: Comment Acknowledged. Please see revised Modification Standards document.

Conditional Use Application

Multifamily development requires approval of a Conditional Use in the B-MU zoning district, and is subject to use-specific standards (15-4-01.D).

5. The applicant has provided responses to the general standards for Conditional Uses (15-9-06.H).
   1) Compatibility – the immediate neighbors are single family homes on BMU lots; nearby BMU development is multifamily. This proposal bridges the space between multi- and single-family housing with cottage-court style development that broadly complies with the intent of BMU.
      Response: Comment Acknowledged.

6. Duplex: The development requires a waiver or modification of the following design and Use-Specific Standards for duplexes. § 15-4-01.B:
   1) Duplexes primary entrances shall be oriented toward the designated front lot line.
   2) A minimum of one (1) of the parking spaces, as specified in Section 15-5-01(B) of this UDO, shall be provided in an attached or detached garage.
   3) Attached garages are encouraged to be located on rear facades. If attached garages are located on the primary facade they shall:
      a. Not exceed forty-five (45) percent of the facade's total width;
      b. Be set back a minimum of twenty-five (25) feet from the property line; and
      c. Be recessed from the primary front facade (excluding porches) of the duplex a minimum of five (5) feet.
   4) Exterior building cladding materials shall be time- and weather-tested materials and techniques, such as, but not limited to, masonry, stone veneer systems, stucco, precast panels with inlaid or stamped brick texture.
      Response: Comment Acknowledged. Please see revised Modification Standards document.

7. Townhome: The development requires a waiver or modification of the following design standards for townhomes. § 15-4-01.C
   1) Townhomes shall be oriented with their primary entrances either:
      a. Toward the designated front lot line. The primary entrance of end unit townhomes on corner lots may be oriented toward the designated front or exterior side lot line.
      b. Toward an internal courtyard space. The primary entrance of end unit townhomes closest to the designated front lot line shall be oriented toward the designated front lot line.
   2) A minimum of one (1) of the parking spaces, as detailed in Section 15-5-01(B) of this UDO shall be provided in an attached or detached garage.
   3) Exterior building cladding materials shall be time- and weather-tested materials and techniques, such as, but not limited to, masonry, stone veneer systems, stucco, precast panels with inlaid or stamped brick texture.
   Response: Comment Acknowledged. Please see revised Modification Standards document.

Site Plan Application

The proposed development is being reviewed against B-MU zoning standards, with allowances crafted for a proposed Planned Development Overlay to accommodate the applicant's deigns. Multifamily Residential use is allowed as a conditional use in BMU. The size of the development requires Plan Commission approval.

General

8. Signage requires separate permitting. Contact staff for information about sign permits.
   Response: Comment Acknowledged.

9. Site Plan approval will be conditioned on approval of the Conditional Use and PDO.
   Response: Comment Acknowledged.

10. The Traffic Impact Analysis recommends inclusion of stop signs on the LEO site for the access roads to 31st St. (TADI TIA P 13); staff concurs with this recommendation.
    Response: Comment Acknowledged.

11. Are proposed interior roads all "two way" allowing travel in both directions?
    Response: All internal roads will be two-way allowing travel in both directions.

12. Please provide information about dumpsters or other waste management facilities on site. Note that any dumpster area must be screened.
    Response: The LEO Development will propose a singular trash compactor that will be privately maintained. Additionally, the property management team will contract with a third party contractor, like Valet Living, which will be responsible for nightly trash collection from the individual units. This limits a resident needing to access the trash compactor. The trash compactor will be properly screened by fencing material and landscape.

13. Retaining Wall (§ 15-5-09):
    1) Please verify that the retaining wall on the north property line does not impact any City or other utility easement.
    Response: The proposed wall does not impact any existing or proposed utility easements.

    2) Plans for any wall more than three (3) feet in height above the natural lot grade shall be stamped and signed by a professional engineer and submitted to the City Engineer for approval.
    Response: Understood, final plans shall be signed and stamped.

3) A safety guard rail or fence is recommended along any portion of a retaining wall exceeding three (3) feet in height.
Response: Comment Acknowledged.

14. Ground-/wall-mounted mechanical units that are visible from any public right-of-way or adjacent residential property shall be screened from public view.
Response: Comment Acknowledged.

15. Please include vision clearance areas along S. 31st St. on the site plan (§ 15-5-12). S. 31st is a collector street.
Response: Vision clearance areas have been added to the plans.

16. Site Intensity: See Natural Resources
Response: Comment Acknowledged.

Landscaping 15-5-05 & 15-5-06

17. The application provides adequate plant quantities to comply with Table 15-5-04(A).
Response: Comment Acknowledged.

18. A full Landscape Plan (§15-5-04H) including plant list is required. Staff is OK with conditional approval of this element of the site plan, to allow for full plans to be provided later on. Please note that the City has preferred tree types and encourages the use of native species when practicable.
Response: Comment Acknowledged.

19. All areas not covered by buildings or paving should be covered with landscaping. The use of conventional sod or turf grass as ground cover should be limited to those areas planned for active or passive recreation use, or other areas where substantial use of the area is anticipated. Low-growing ground cover such as Barren Strawberry (Waldesteinia) is preferred to grass.
Response: Comment Acknowledged. Please refer to the Landscape Plan provided. Although sod is still being proposed, groundcover in strategic areas of the site has also been proposed throughout the property.

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20. Irrigation is required. Please include information about irrigation in landscape plans.
Response: Comment Acknowledged. Please see provided Irrigation Plan set for details. The Enlarged Irrigation Plan (I1.02) depicts the point of connection, and the irrigation system for the amenity space. Per the Irrigation Plan notations and as coordinated with staff, irrigation infrastructure throughout the site will be performed design-build by a landscape/irrigation contractor.

Parking 15-5-01 (See PDO)

21. The overall quantity of parking provided complies with the requirements of the UDO for residential development.
    1) Eight (8) ADA compliant parking spaces are required.
    Response: Refer to revised Site Plan. Additional ADA stalls have been added, totaling eight (8) stalls.

22. Table 15-5-01(C): Parking Stall and Aisle Dimensional Requirements - On Street parking spaces and aisle width do not comply with requirements.
    1) Required size is 10'x22' - staff recommends a modification of this requirement
    2) Required Aisel width is 18' for two-way traffic. A modification of this standard is needed.
    Response: Comment Acknowledged. Please see revised Modification Standards document.

23. Please verify that curb and gutter are provided in parking and circulation areas and will be improved with asphalt, concrete, or a permeable paving system approved by the City Engineer, and with stormwater management facilities as approved by the City Engineer.
Response: Curb and gutter are provided along parking areas. See Civil Site Plan for details.

24. Residence driveways comply with the requirements of the UDO.
Response: Comment Acknowledged.

25. Bicycle parking is required – a minimum of five (5) percent of the off-street vehicle parking spaces provided, up to ten (10) required bicycle parking spaces. This must be located within 50' of a building's main entrance (§ 15-5-01E4).
Response: 70% of the LEO Development units include attached garages, where residents may store bicycles. Additional bicycle parking will be provided at the Clubhouse/Leasing Office and primarily near units without attached garages. Please refer to updated Site Plan.

26. Are any electric charging stations proposed?
Response: The LEO Development will have 3 dual charger stations proposed throughout the property. Please refer to updated Site Plan.

27. Please indicate snow storage areas on plans. Landscaped and conservation areas cannot be used for snow storage.
Response: Call outs have been added to the site plan indicating which areas shall be used for snow storage. Please refer to updated Site Plan.

Lighting 15-5-11

28. Pole height of 16' complies with max of 20' for BMU. Pole-mounted outdoor lighting shall be located outside of utility easements, designed in coordination with required landscape zones.
Response: Comment Acknowledged.

29. All outdoor lighting fixtures shall either have a fixture cutoff classification of "Full Cutoff" or be fully shielded. Please provide cut sheets or other documentation of the shielding type for review. (One Copy for Staff)
Response: Comment Acknowledged.

30. Lighting color temperature must be between four thousand (4,000) and five thousand (5,000) degrees Kelvin.
Response: Comment Acknowledged.

31. Please provide information about light levels (footcandles) at property lines
    1) Lighting may not exceed 0 footcandles at property lines adjacent to a residential zoning district (the north, west, and south property lines).
    2) Lighting may not exceed 0.5 footcandles at all other property lines.
    Response: Comment Acknowledged. Please refer to provided Lighting Plans. A full site lighting/photometric plan will be provided prior to submission of building permits, as necessary.

Architecture 15-5-10 (See PDO)

32. Please provide tables detailing material quantity for each façade of the various building types (see example provided and attached). Building architecture does not comply with the standards of this section. Modifications of standards will be based on proposed tables.
Response: Comment acknowledged. Please see attached Material Matrix excel file with material quantities for each cottage type.

33. Please provide elevations of proposed garages.
Response: Please see attached package of elevations for all four sides of buildings. Also see tearsheet package which is updated to include garage elevations where applicable.

Natural Resources – Article 7

34. Please provide a complete Natural Resource Protection Plan (NRPP) with information required by §15-7-03. Supplemental guidance for this is attached. Please note this guidance document is a draft; the NRPP must comply with the requirements of Article 7.
Response: Updates have been made to the NRPP. Please refer to updated NRPP. Per response to comment below (35), impacts to Secondary Environmental Corridor are no longer proposed, therefore supplemental applications are no longer needed.

35. Impacts to Secondary Environmental Corridor require a Natural Resource Special Exception. The application form and related questionnaire are attached for you.
Response: Comment Acknowledged. Impacts to the Secondary Environmental corridor have been removed. The area has been graded to avoid impacts.

36. Site Intensity calculations provided appear to include only information about proposed impact areas. The calculations should be based on all existing natural resource features on the site as described in Article 7. For example, staff estimates that there are approximately 6 acres of Secondary Environmental Corridor based on our internal GIS. Please provide revised calculations.
Response: The Natural Resource Protection Land Area table included in the Site Intensity Capacity Calculation document, includes updated acreage. Per City of Franklin GIS, the secondary corridor is shown incorrectly, per the wetland report the assured delineator refined this boundary. The Wetland Delineation Report is provided with this submittal per response to comment below (37).

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37. Please provide a copy of the wetland delineation report. Note that delineations must be certified by the DNR, and may not be older than 5 years. (One copy for staff)
Response: Please refer to provided Wetland Delineation Report. Conservation easements are required for all natural resources to remain on the property. All areas of Environmental Corridor should be included. If the applicants would like to propose future trails this may be added to the easement subject to review and approval. Staff has provided a template for review.
Response: Comment Acknowledged. A legal description and sketch is currently being created. In the meantime, the applicant will review and modify the document to include language regarding the maintenance of the environmental corridor for review by the City. The conservation easement will be executed once the LEO entity owns the property and will be recorded shortly thereafter. A recorded copy will be provided to the City.

Fire Department - General Comments

38. Given existing Fire/EMS station locations and current fire department staffing levels, the cumulative effect of this and several other residential developments will pose a challenge to maintaining industry standard emergency response times to fire and medical emergencies.
Response: Comment Acknowledged. Internal wayfinding signage will be proposed to lessen the challenge of maintaining industry standards.

39. Access routes and roadway widths must be acceptable to AHJ and sufficiently accommodate City of Franklin Fire Department apparatus.
Response: Comment Acknowledged. Drive aisle widths are larger than required by the City. An exhibit showcasing location of fire hydrants and turning movements is provided. Please refer to the Fire Truck Turning Exhibit.

40. Follow all relevant WI DSPS and IBC code requirements for fire protection systems for given occupancy, use, and construction types.
Response: All DSPS and IBC code requirements are met; per DSPS and IBC code requirements, fire protection systems for the individual units are not required.

41. Fire hydrant placement and density must be acceptable to AHJ.
Response: Comment Acknowledged. Please refer to provided Fire Truck Turning Exhibit.

42. Master Key set required for placement in Knox Box (if required).
Response: A Knox Box will not be required for this development.

43. Permitting and submittal instructions for fire protection system review and inspection can be found at: https://www.franklinwi.gov/Departments/Fire.htm
Response: Comment Acknowledged. Per coordination with the City's 3rd party reviewer, review of the drive aisle and fire hydrant locations will be directly handled by City staff. Coordination with staff is forthcoming.

Conclusion

Advenir Azora Development welcomes the opportunity to present its most recent plans to the Plan Commission and Common Council.

Please do not hesitate to reach out with any questions or requests for additional information. We appreciate the City's continued coordination and look forward to working collaboratively as the project advances.

Sincerely,

Joann Rubio

Joann Rubio, AAD Development Manager

	BMU	Allowable Percentage	
		Front/Street	Interior
Elevation Total			
Less Glazing		50/40	0
Net Elevation Area			
Masonry	Min	50	25
Lap Siding, Stucco	Max	50	75
EFIS, Concrete	Max	15	25
Metal Siding	Max	15	25
Vinyl Siding, Unfinished Concrete Block	Max	NP (Not Permitted)	NP

Proposed		Allowable Percentage	
		Front	Street
Elevation Total		841.13	998.34
Less Glazing	Min	152.41	83.61
Percent Glazing		18%	8%
Net Elevation Area		688.72	914.73
Masonry	Min	0%	0%
Lap Siding, Stucco	Max	12%	8%
Fiber Cement Board and Batten	Max	88%	47%
EFIS, Concrete	Max	0%	0%
Metal Siding	Max	0%	0%
Vinyl Siding, Unfinished Concrete Block	Max	0%	0%
Door		0%	0%
Garage Door		0%	0%
Mailboxes		0%	45%

Rear	
	0
any	
any	
	25
	25
	25

Street	Interior	Rear
840.72	904.73	N/A
109.83	149.98	
13%	17%	
730.89	754.75	
0%	0%	
17%	24%	
83%	76%	
0%	0%	
0%	0%	
0%	0%	
0%	0%	
0%	0%	
0%	0%	

	BMU	Allowable Percentage Front/Street	Interior
Elevation Total			
Less Glazing		50/40	0
Net Elevation Area			
Masonry	Min	50	25
Lap Siding, Stucco	Max	50	75
EFIS, Concrete	Max	15	25
Metal Siding	Max	15	25
Vinyl Siding, Unfinished Concrete Block	Max	NP (Not Permitted)	NP

Proposed		Allowable Percentage Front	Street
Elevation Total		227.42	343.89
Less Glazing	Min	0	0
Percent Glazing		0%	0%
Net Elevation Area		227.42	343.89
Masonry	Min	0%	0%
Lap Siding, Stucco	Max	0%	0%
Fiber Cement Board and Batten	Max	0%	53%
EFIS, Concrete	Max	0%	0%
Metal Siding	Max	0%	0%
Vinyl Siding, Unfinished Concrete Block	Max	91%	0%
Door		9%	0%
Garage Door		0%	47%
Mailboxes		0%	0%

Rear

0

any
any
25
25
25

Rear	Interior
227.46	343.49
0	0
0%	0%
227.46	343.49
0%	0%
0%	0%
0%	0%
0%	0%
0%	0%
100%	100%
0%	0%
0%	0%
0%	0%

	BMU	Allowable Percentage	
		Front/Street	Interior
Elevation Total			
Less Glazing		50/40	0
Net Elevation Area			
Masonry	Min	50	25
Lap Siding, Stucco	Max	50	75
EFIS, Concrete	Max	15	25
Metal Siding	Max	15	25
Vinyl Siding, Unfinished Concrete Block	Max	NP (Not Permitted)	NP

Proposed		Allowable Percentage	
		Front	Front
Elevation Total		358.96	644.61
Less Glazing	Min	22.91	93.48
Percent Glazing		6%	15%
Net Elevation Area		336.05	551.13
Masonry	Min	0%	0%
Lap Siding, Stucco	Max	0%	0%
Fiber Cement Board and Batten	Max	0%	0%
EFIS, Concrete	Max	0%	0%
Metal Siding	Max	0%	0%
Vinyl Siding, Unfinished Concrete Block	Max	94%	96%
Door		6%	4%
Garage Door		0%	0%
Mailboxes		0%	0%

Rear	
0	
any	
any	
25	
25	
25	

Interior	Rear
359.15	571.32
15.58	0
4%	0%
343.57	571.32
0%	0%
0%	0%
0%	0%
0%	0%
0%	0%
100%	93%
0%	7%
0%	0%
0%	0%

	BMU	Allowable Percentage	
		Front/Street	Interior
Elevation Total			
Less Glazing		50/40	0
Net Elevation Area			
Masonry	Min	50	25
Lap Siding, Stucco	Max	50	75
EFIS, Concrete	Max	15	25
Metal Siding	Max	15	25
Vinyl Siding, Unfinished Concrete Block	Max	NP (Not Permitted)	NP

Proposed		Allowable Percentage	
		Front	Front
Elevation Total		251.13	570.05
Less Glazing	Min	22.91	93.48
Percent Glazing		9%	16%
Net Elevation Area		228.22	476.57
Masonry	Min	0%	0%
Lap Siding, Stucco	Max	0%	0%
Fiber Cement Board and Batten	Max	0%	0%
EFIS, Concrete	Max	0%	0%
Metal Siding	Max	0%	0%
Vinyl Siding, Unfinished Concrete Block	Max	91%	96%
Door		9%	4%
Garage Door		0%	0%
Mailboxes		0%	0%

Rear	
0	
any	
any	
25	
25	
25	

Interior	Rear
251.38	571.32
15.58	0
6%	0%
235.8	571.32
0%	0%
0%	0%
0%	0%
0%	0%
0%	0%
100%	93%
0%	7%
0%	0%
0%	0%

	BMU	Allowable Percentage Front/Street	Interior
Elevation Total			
Less Glazing		50/40	0
Net Elevation Area			
Masonry	Min	50	25
Lap Siding, Stucco	Max	50	75
EFIS, Concrete	Max	15	25
Metal Siding	Max	15	25
Vinyl Siding, Unfinished Concrete Block	Max	NP (Not Permitted)	NP

Proposed		Allowable Percentage Front	Street
Elevation Total		823.47	356.73
Less Glazing	Min	124.64	15.58
Percent Glazing		15%	4%
Net Elevation Area		698.83	341.15
Masonry	Min	0%	0%
Lap Siding, Stucco	Max	0%	0%
Fiber Cement Board and Batten	Max	0%	0%
EFIS, Concrete	Max	0%	0%
Metal Siding	Max	0%	0%
Vinyl Siding, Unfinished Concrete Block	Max	94%	100%
Door		6%	0%
Garage Door		0%	0%
Mailboxes		0%	0%

Rear

0

any
any
25
25
25

Street	Rear
356.73	675.32
15.58	0
4%	0%
341.15	675.32
0%	0%
0%	0%
0%	0%
0%	0%
0%	0%
100%	94%
0%	6%
0%	0%
0%	0%

	BMU	Allowable Percentage	
		Front/Street	Interior
Elevation Total			
Less Glazing		50/40	0
Net Elevation Area			
Masonry	Min	50	25
Lap Siding, Stucco	Max	50	75
EFIS, Concrete	Max	15	25
Metal Siding	Max	15	25
Vinyl Siding, Unfinished Concrete Block	Max	NP (Not Permitted)	NP

Proposed		Allowable Percentage	
		Front	Street
Elevation Total		684.28	253.88
Less Glazing	Min	124.64	15.58
Percent Glazing		18%	6%
Net Elevation Area		559.64	238.3
Masonry	Min	0%	0%
Lap Siding, Stucco	Max	0%	0%
Fiber Cement Board and Batten	Max	0%	0%
EFIS, Concrete	Max	0%	0%
Metal Siding	Max	0%	0%
Vinyl Siding, Unfinished Concrete Block	Max	93%	100%
Door		7%	0%
Garage Door		0%	0%
Mailboxes		0%	0%

Rear

0

any
any
25
25
25

Street	Rear
253.88	681.84
15.58	0
6%	0%
238.3	681.84
0%	0%
0%	0%
0%	0%
0%	0%
0%	0%
100%	94%
0%	6%
0%	0%
0%	0%

	BMU	Allowable Percentage	
		Front/Street	Interior
Elevation Total			
Less Glazing		50/40	0
Net Elevation Area			
Masonry	Min	50	25
Lap Siding, Stucco	Max	50	75
EFIS, Concrete	Max	15	25
Metal Siding	Max	15	25
Vinyl Siding, Unfinished Concrete Block	Max	NP (Not Permitted)	NP

Proposed		Allowable Percentage	
		Front	Interior
Elevation Total		370.8	350.16
Less Glazing	Min	31.16	14.66
Percent Glazing		8%	4%
Net Elevation Area		339.64	335.5
Masonry	Min	0%	0%
Lap Siding, Stucco	Max	0%	0%
Fiber Cement Board and Batten	Max	0%	0%
EFIS, Concrete	Max	0%	0%
Metal Siding	Max	0%	0%
Vinyl Siding, Unfinished Concrete Block	Max	73%	0%
Door		6%	100%
Garage Door		21%	0%
Mailboxes		0%	0%

Rear	
0	
any	
any	
25	
25	
25	

Interior*	Rear
126.03	365.47
15.58	31.16
12%	9%
110.45	334.31
0%	0%
0%	0%
0%	0%
0%	0%
0%	0%
0%	94%
100%	6%
0%	0%
0%	0%

*Calculated as duplex

	BMU	Allowable Percentage Front/Street	Interior
Elevation Total			
Less Glazing		50/40	0
Net Elevation Area			
Masonry	Min	50	25
Lap Siding, Stucco	Max	50	75
EFIS, Concrete	Max	15	25
Metal Siding	Max	15	25
Vinyl Siding, Unfinished Concrete Block	Max	NP (Not Permitted)	NP

Proposed		Allowable Percentage Front	Street
Elevation Total		365.89	350.16
Less Glazing	Min	46.74	14.66
Percent Glazing		13%	4%
Net Elevation Area		319.15	335.5
Masonry	Min	0%	0%
Lap Siding, Stucco	Max	0%	0%
Fiber Cement Board and Batten	Max	0%	0%
EFIS, Concrete	Max	0%	0%
Metal Siding	Max	0%	0%
Vinyl Siding, Unfinished Concrete Block	Max	94%	0%
Door		6%	100%
Garage Door		0%	0%
Mailboxes		0%	0%

Rear	
0	
any	
any	
25	
25	
25	

Interior*	Rear
126.03	364.18
15.58	15.58
12%	4%
110.45	348.6
0%	0%
0%	0%
0%	0%
0%	0%
0%	0%
0%	74%
100%	6%
0%	21%
0%	0%

*Calculated as duplex

	BMU	Allowable Percentage	
		Front/Street	Interior
Elevation Total			
Less Glazing		50/40	0
Net Elevation Area			
Masonry	Min	50	25
Lap Siding, Stucco	Max	50	75
EFIS, Concrete	Max	15	25
Metal Siding	Max	15	25
Vinyl Siding, Unfinished Concrete Block	Max	NP (Not Permitted)	NP

Proposed		Allowable Percentage	
		Front	Interior
Elevation Total		580.44	350.4
Less Glazing	Min	46.74	22.91
Percent Glazing		8%	7%
Net Elevation Area		533.7	327.49
Masonry	Min	0%	0%
Lap Siding, Stucco	Max	0%	0%
Fiber Cement Board and Batten	Max	0%	0%
EFIS, Concrete	Max	0%	0%
Metal Siding	Max	0%	0%
Vinyl Siding, Unfinished Concrete Block	Max	83%	0%
Door		4%	100%
Garage Door		13%	0%
Mailboxes		0%	0%

Rear	
0	
any	
any	
25	
25	
25	

Interior*	Rear
126.03	580.11
15.58	46.74
12%	8%
110.45	533.37
0%	0%
0%	0%
0%	0%
0%	0%
0%	0%
0%	96%
100%	4%
0%	0%
0%	0%

*Calculated as duplex

	BMU	Allowable Percentage Front/Street	Interior
Elevation Total			
Less Glazing		50/40	0
Net Elevation Area			
Masonry	Min	50	25
Lap Siding, Stucco	Max	50	75
EFIS, Concrete	Max	15	25
Metal Siding	Max	15	25
Vinyl Siding, Unfinished Concrete Block	Max	NP (Not Permitted)	NP

Proposed		Allowable Percentage Front	Interior
Elevation Total		580.44	350.4
Less Glazing	Min	46.74	22.91
Percent Glazing		8%	7%
Net Elevation Area		533.7	327.49
Masonry	Min	11%	31%
Lap Siding, Stucco	Max	72%	69%
Fiber Cement Board and Batten	Max	0%	0%
EFIS, Concrete	Max	0%	0%
Metal Siding	Max	0%	0%
Vinyl Siding, Unfinished Concrete Block	Max	0%	0%
Door		4%	0%
Garage Door		13%	0%
Mailboxes		0%	0%

NOTE: UNIT ONLY OCCURS ALONG PUBLIC ROW

Rear	
0	
any	
any	
25	
25	
25	

Interior*	Rear
126.03	580.11
15.58	46.74
12%	8%
110.45	533.37
29%	11%
71%	85%
0%	0%
0%	0%
0%	0%
0%	0%
0%	4%
0%	0%
0%	0%

*Calculated as duplex

	BMU	Allowable Percentage	
		Front/Street	Interior
Elevation Total			
Less Glazing		50/40	0
Net Elevation Area			
Masonry	Min	50	25
Lap Siding, Stucco	Max	50	75
EFIS, Concrete	Max	15	25
Metal Siding	Max	15	25
Vinyl Siding, Unfinished Concrete Block	Max	NP (Not Permitted)	NP

Proposed		Allowable Percentage	
		Front	Interior
Elevation Total		582.32	350.4
Less Glazing	Min	62.32	22.91
Percent Glazing		11%	7%
Net Elevation Area		520	327.49
Masonry	Min	0%	0%
Lap Siding, Stucco	Max	0%	0%
Fiber Cement Board and Batten	Max	0%	0%
EFIS, Concrete	Max	0%	0%
Metal Siding	Max	0%	0%
Vinyl Siding, Unfinished Concrete Block	Max	96%	0%
Door		4%	100%
Garage Door		0%	0%
Mailboxes		0%	0%

Rear	
0	
any	
any	
25	
25	
25	

Interior*	Rear
126.03	584.27
15.58	31.16
12%	5%
110.45	553.11
0%	0%
0%	0%
0%	0%
0%	0%
0%	0%
0%	83%
100%	4%
0%	13%
0%	0%

*Calculated as duplex

	BMU	Allowable Percentage	
		Front/Street	Interior
Elevation Total			
Less Glazing		50/40	0
Net Elevation Area			
Masonry	Min	50	25
Lap Siding, Stucco	Max	50	75
EFIS, Concrete	Max	15	25
Metal Siding	Max	15	25
Vinyl Siding, Unfinished Concrete Block	Max	NP (Not Permitted)	NP

Proposed		Allowable Percentage	
		Front	Interior
Elevation Total		475.08	619.61
Less Glazing	Min	41.16	38.49
Percent Glazing		9%	6%
Net Elevation Area		433.92	581.12
Masonry	Min	0%	0%
Lap Siding, Stucco	Max	0%	0%
Fiber Cement Board and Batten	Max	0%	0%
EFIS, Concrete	Max	0%	0%
Metal Siding	Max	0%	0%
Vinyl Siding, Unfinished Concrete Block	Max	79%	0%
Door		5%	100%
Garage Door		17%	0%
Mailboxes		0%	0%

Rear
0
any
any
25
25
25

Interior*	Rear
390.32	608.91
26.83	46.74
7%	8%
363.49	562.17
0%	0%
0%	0%
0%	0%
0%	0%
0%	0%
0%	96%
100%	4%
0%	0%
0%	0%

*Calculated as duplex

	BMU	Allowable Percentage	
		Front/Street	Interior
Elevation Total			
Less Glazing		50/40	0
Net Elevation Area			
Masonry	Min	50	25
Lap Siding, Stucco	Max	50	75
EFIS, Concrete	Max	15	25
Metal Siding	Max	15	25
Vinyl Siding, Unfinished Concrete Block	Max	NP (Not Permitted)	NP

Proposed		Allowable Percentage	
		Front	Interior
Elevation Total		475.08	619.61
Less Glazing	Min	56.74	38.49
Percent Glazing		12%	6%
Net Elevation Area		418.34	581.12
Masonry	Min	0%	0%
Lap Siding, Stucco	Max	0%	0%
Fiber Cement Board and Batten	Max	0%	0%
EFIS, Concrete	Max	0%	0%
Metal Siding	Max	0%	0%
Vinyl Siding, Unfinished Concrete Block	Max	95%	0%
Door		5%	100%
Garage Door		0%	0%
Mailboxes		0%	0%

Rear	
0	
any	
any	
25	
25	
25	

Interior*	Rear
390.32	608.91
26.83	31.16
7%	5%
363.49	577.75
0%	0%
0%	0%
0%	0%
0%	0%
0%	0%
0%	96%
100%	4%
0%	0%
0%	0%

*Calculated as duplex

	BMU	Allowable Percentage	
		Front/Street	Interior
Elevation Total			
Less Glazing		50/40	0
Net Elevation Area			
Masonry	Min	50	25
Lap Siding, Stucco	Max	50	75
EFIS, Concrete	Max	15	25
Metal Siding	Max	15	25
Vinyl Siding, Unfinished Concrete Block	Max	NP (Not Permitted)	NP

Proposed		Allowable Percentage	
		Front	Interior
Elevation Total		510.84	549.69
Less Glazing	Min	46.74	77.9
Percent Glazing		9%	14%
Net Elevation Area		464.1	471.79
Masonry	Min	0%	0%
Lap Siding, Stucco	Max	0%	0%
Fiber Cement Board and Batten	Max	0%	0%
EFIS, Concrete	Max	0%	0%
Metal Siding	Max	0%	0%
Vinyl Siding, Unfinished Concrete Block	Max	91%	100%
Door		9%	0%
Garage Door		0%	0%
Mailboxes		0%	0%

Rear	
0	
any	
any	
25	
25	
25	

Interior	Rear
550.49	511.2
29.32	31.16
5%	6%
521.17	480.04
0%	0%
0%	0%
0%	0%
0%	0%
0%	0%
96%	100%
4%	0%
0%	0%
0%	0%

	BMU	Allowable Percentage	
		Front/Street	Interior
Elevation Total			
Less Glazing		50/40	0
Net Elevation Area			
Masonry	Min	50	25
Lap Siding, Stucco	Max	50	75
EFIS, Concrete	Max	15	25
Metal Siding	Max	15	25
Vinyl Siding, Unfinished Concrete Block	Max	NP (Not Permitted)	NP

Proposed		Allowable Percentage	
		Front	Interior / Street
Elevation Total		767.98	716.59
Less Glazing	Min	62.32	77.9
Percent Glazing		8%	11%
Net Elevation Area		705.66	638.69
Masonry	Min	0%	0%
Lap Siding, Stucco	Max	0%	0%
Fiber Cement Board and Batten	Max	0%	0%
EFIS, Concrete	Max	0%	0%
Metal Siding	Max	0%	0%
Vinyl Siding, Unfinished Concrete Block	Max	94%	100%
Door		6%	0%
Garage Door		0%	0%
Mailboxes		0%	0%

Rear

0

any
any
25
25
25

Interior / Street	Rear
716.59	768.24
77.9	37.16
11%	5%
638.69	731.08
0%	0%
0%	0%
0%	0%
0%	0%
0%	0%
100%	0%
0%	0%
0%	0%
0%	0%

	BMU	Allowable Percentage Front/Street	Interior
Elevation Total			
Less Glazing		50/40	0
Net Elevation Area			
Masonry	Min	50	25
Lap Siding, Stucco	Max	50	75
EFIS, Concrete	Max	15	25
Metal Siding	Max	15	25
Vinyl Siding, Unfinished Concrete Block	Max	NP (Not Permitted)	NP

Proposed		Front	Interior / Street
Elevation Total		767.98	962.97
Less Glazing	Min	62.32	85.23
Percent Glazing		8%	9%
Net Elevation Area		705.66	877.74
Masonry	Min	0%	0%
Lap Siding, Stucco	Max	0%	0%
Fiber Cement Board and Batten	Max	0%	0%
EFIS, Concrete	Max	0%	0%
Metal Siding	Max	0%	0%
Vinyl Siding, Unfinished Concrete Block	Max	94%	100%
Door		6%	0%
Garage Door		0%	0%
Mailboxes		0%	0%

Rear

0

any
any
25
25
25

Interior / Street	Rear
962.97	652.16
85.23	14.66
9%	2%
877.74	637.5
0%	0%
0%	0%
0%	0%
0%	0%
0%	0%
100%	77%
0%	0%
0%	23%
0%	0%

	BMU	Allowable Percentage	
		Front/Street	Interior
Elevation Total			
Less Glazing		50/40	0
Net Elevation Area			
Masonry	Min	50	25
Lap Siding, Stucco	Max	50	75
EFIS, Concrete	Max	15	25
Metal Siding	Max	15	25
Vinyl Siding, Unfinished Concrete Block	Max	NP (Not Permitted)	NP

Proposed		Allowable Percentage	
		Front	Interior / Street
Elevation Total		628.91	775.26
Less Glazing	Min	62.32	62.32
Percent Glazing		10%	8%
Net Elevation Area		566.59	712.94
Masonry	Min	0%	0%
Lap Siding, Stucco	Max	0%	0%
Fiber Cement Board and Batten	Max	0%	0%
EFIS, Concrete	Max	0%	0%
Metal Siding	Max	0%	0%
Vinyl Siding, Unfinished Concrete Block	Max	93%	100%
Door		7%	0%
Garage Door		0%	0%
Mailboxes		0%	0%

Rear	
0	
any	
any	
25	
25	
25	

Interior / Street	Rear
775.26	742.26
62.32	37.16
8%	5%
712.94	705.1
0%	0%
0%	0%
0%	0%
0%	0%
0%	0%
100%	94%
0%	6%
0%	0%
0%	0%

	BMU	Allowable Percentage Front/Street	Interior
Elevation Total			
Less Glazing		50/40	0
Net Elevation Area			
Masonry	Min	50	25
Lap Siding, Stucco	Max	50	75
EFIS, Concrete	Max	15	25
Metal Siding	Max	15	25
Vinyl Siding, Unfinished Concrete Block	Max	NP (Not Permitted)	NP

Proposed		Allowable Percentage Front	Interior / Street
Elevation Total		628.91	812.01
Less Glazing	Min	62.32	62.32
Percent Glazing		10%	8%
Net Elevation Area		566.59	749.69
Masonry	Min	14%	3%
Lap Siding, Stucco	Max	86%	97%
Fiber Cement Board and Batten	Max	0%	0%
EFIS, Concrete	Max	0%	0%
Metal Siding	Max	0%	0%
Vinyl Siding, Unfinished Concrete Block	Max	0%	0%
Door		7%	0%
Garage Door		0%	0%
Mailboxes		0%	0%

NOTE: UNIT ONLY OCCURS ALONG PUBLIC ROW

Rear

0

any
any
25
25
25

Interior / Street	Rear
812.01	742.26
62.32	37.16
8%	5%
749.69	705.1
3%	0%
97%	94%
0%	0%
0%	0%
0%	0%
0%	0%
0%	6%
0%	0%
0%	0%

	BMU	Allowable Percentage	
		Front/Street	Interior
Elevation Total			
Less Glazing		50/40	0
Net Elevation Area			
Masonry	Min	50	25
Lap Siding, Stucco	Max	50	75
EFIS, Concrete	Max	15	25
Metal Siding	Max	15	25
Vinyl Siding, Unfinished Concrete Block	Max	NP (Not Permitted)	NP

Proposed		Allowable Percentage	
		Front	Interior / Street
Elevation Total		628.91	1020.97
Less Glazing	Min	62.32	69.65
Percent Glazing		10%	7%
Net Elevation Area		566.59	951.32
Masonry	Min	0%	0%
Lap Siding, Stucco	Max	0%	100%
Fiber Cement Board and Batten	Max	0%	0%
EFIS, Concrete	Max	0%	0%
Metal Siding	Max	0%	0%
Vinyl Siding, Unfinished Concrete Block	Max	93%	0%
Door		7%	0%
Garage Door		0%	0%
Mailboxes		0%	0%

Rear

0

any
any
25
25
25

Interior / Street	Rear
1020.97	628.86
69.65	14.66
7%	2%
951.32	614.2
0%	0%
100%	77%
0%	0%
0%	0%
0%	0%
0%	0%
0%	0%
0%	23%
0%	0%

	BMU	Allowable Percentage	
		Front/Street	Interior
Elevation Total			
Less Glazing		50/40	0
Net Elevation Area			
Masonry	Min	50	25
Lap Siding, Stucco	Max	50	75
EFIS, Concrete	Max	15	25
Metal Siding	Max	15	25
Vinyl Siding, Unfinished Concrete Block	Max	NP (Not Permitted)	NP

Proposed		Allowable Percentage	
		Front	Interior / Street
Elevation Total		628.91	1050.48
Less Glazing	Min	62.32	62.32
Percent Glazing		10%	6%
Net Elevation Area		566.59	988.16
Masonry	Min	14%	2%
Lap Siding, Stucco	Max	86%	98%
Fiber Cement Board and Batten	Max	0%	0%
EFIS, Concrete	Max	0%	0%
Metal Siding	Max	0%	0%
Vinyl Siding, Unfinished Concrete Block	Max	0%	0%
Door		7%	0%
Garage Door		0%	0%
Mailboxes		0%	0%

NOTE: UNIT ONLY OCCURS ALONG PUBLIC ROW

Rear

0

any
any
25
25
25

Interior / Street	Rear
1050.48	628.86
62.32	14.66
6%	2%
988.16	614.2
2%	0%
98%	77%
0%	0%
0%	0%
0%	0%
0%	0%
0%	0%
0%	23%
0%	0%

	BMU	Allowable Percentage Front/Street	Interior
Elevation Total			
Less Glazing		50/40	0
Net Elevation Area			
Masonry	Min	50	25
Lap Siding, Stucco	Max	50	75
EFIS, Concrete	Max	15	25
Metal Siding	Max	15	25
Vinyl Siding, Unfinished Concrete Block	Max	NP (Not Permitted)	NP

Proposed		Allowable Percentage Front	Interior / Street
Elevation Total		710.2	835.37
Less Glazing	Min	62.32	62.32
Percent Glazing		9%	7%
Net Elevation Area		647.88	773.05
Masonry	Min	11%	14%
Lap Siding, Stucco	Max	82%	86%
Fiber Cement Board and Batten	Max	0%	0%
EFIS, Concrete	Max	0%	0%
Metal Siding	Max	0%	0%
Vinyl Siding, Unfinished Concrete Block	Max	0%	0%
Door		6%	0%
Garage Door		0%	0%
Mailboxes		0%	0%

NOTE: UNIT ONLY OCCURS ALONG PUBLIC ROW

Rear	
0	
any	
any	
25	
25	
25	

Interior / Street	Rear
835.37	762.1
62.32	37.16
7%	5%
773.05	724.94
14%	9%
86%	85%
0%	0%
0%	0%
0%	0%
0%	0%
0%	6%
0%	0%
0%	0%

	BMU	Allowable Percentage	
		Front/Street	Interior
Elevation Total			
Less Glazing		50/40	0
Net Elevation Area			
Masonry	Min	50	25
Lap Siding, Stucco	Max	50	75
EFIS, Concrete	Max	15	25
Metal Siding	Max	15	25
Vinyl Siding, Unfinished Concrete Block	Max	NP (Not Permitted)	NP

Proposed		Allowable Percentage	
		Front	Street
Elevation Total			
Less Glazing	Min		
Net Elevation Area			
Masonry	Min		
Lap Siding, Stucco	Max		
EFIS, Concrete	Max		
Metal Siding	Max		
Vinyl Siding, Unfinished Concrete Block	Max		
Door			
Garage Door			

Rear

0

any
any
25
25
25

Interior Rear Etc

LEO

LEO Residential Development
Franklin, WI

Calculation of Natural Resource Protection Land Area §15-9-04(A)(4)								
	Square footage		Acres		Required Compensation Ratio	Compensation Square Footage		Compensation Acres	
SEWRPC Primary Environmental Corridor	-	sf	-	ac	1.5	-	sf	-	ac
SEWRPC Secondary Environmental Corridor	-	sf	0.00	ac	1.5	-	sf	0.00	ac
SEWRPC Isolated Natural Resource	-	sf	-	ac	1.5	-	sf	-	ac
Surface Water or Wetland Buffer	-	sf	0.00	ac	1.5	-	sf	0.00	ac
Woodland or Forest	124,645	sf	2.86	ac	0.75	93,484	sf	2.15	ac
Wetland	-	sf	-	ac	1.5	-	sf	-	ac
Degraded Wetland Buffers	14,581	sf	0.33	ac	1.0	14,581	sf	0.33	ac
Degraded Wetland	3,204	sf	0.07	ac	1.5	4,806	sf	0.11	ac
Lake or Pond	-	sf	-	ac	1.5	-	sf	-	ac
Gross Land Surface Area of Natural Resourse Features	142,430	sf	3.27	ac		112,871	sf	2.59	ac
Net Natural Resource Protection Land - Total area of the site	399,722	sf	9.18	ac.		112,871	sf	2.59	ac

Calculation of Base Site Area for Development §15-9-04(A)(5)		
Total Gross Site Area	24.19	ac
Land Dedicated to Public	-	ac
Land Reserved for Open Space (as part of	-	ac
Land reserved for parks and schools	-	ac
Net Resourse Protection Lands*	2.59	ac
Net Buildable Area for Development	21.60	ac

*Sum of required Compensation column on Natural Resource Protection Plan

Calculation of Site Capacity for Residential Uses §15-9-04(A)(6)		
Net Buildable Area for Development for Multifamily Units (SF)	940,748	sf
Net Buildable Area for Development for Multifamily Units (ac)	21.60	ac
Number of Unites proposed	166	
Minimum Lot Area per unit	4,500	sf
Minimum Land Area required (SF)	747,000	sf*
Minimum Land Area required (Acres)	17.15	ac*

*The Minimum Land Area requred standards are met with 847,636 sf / 19.46 ac proivided

Site Intensity Capacity Calculations

CARMEL CITY HALL
ONE CIVIC SQUARE
CARMEL INDIANA, 46032

May 8, 2026

Mayor John Nelson
JNelson@FranklinWI.gov
City of Franklin
9229 W. Loomis Road
Franklin, WI 53132

Re: Experience with Advenir Azora Development

Dear Mayor Nelson:

I am writing to you in my capacity as Mayor of Carmel, Indiana to share my city's positive experience working with Advenir Azora Development. Like you, I have been a long-time resident of the city that I lead, and I have a deep-rooted connection to my community and unique understanding of its current and future housing needs.

As we have likely both seen during our times of leadership, build-to-rent housing proposals can bring challenges and concerns. However, from my experience with Advenir, I would encourage you to keep an open mind. While I was unsure of what LEO at Carmel would mean for my community, Advenir quickly demonstrated that their build-to-rent development was constructed and is operated with quality, care, and the community in mind.

I can attest that their development provides well-designed homes at a scale that fits comfortably within the surrounding area. They seamlessly integrate into their site design amenities including walking paths, gathering areas, green spaces, and pet friendly features.

Importantly, LEO offers something that many communities across the nation desperately need: missing middle housing. The approach by Advenir blends convenience and connection in their development that offers individual spaces, privacy, and the lifestyle of a home. Advenir exceeded my expectations in this regard, and they have shown the value of embracing innovative housing solutions.

Because I strongly believe that developments like Advenir's can benefit communities while preserving the qualities and character that residents care about, I felt it was important to share my experiences and observations with you. Thank you for considering my perspective and I would be happy to answer any questions about working with their team at all stages of their process from development, construction, and operations.

Sincerely,

Sue Finkam
Mayor of the City of Carmel, Indiana
mayor@carmel.in.gov | 317-571-2401

LEO @ FRANKLIN — ECONOMIC & FISCAL IMPACT SUMMARY

166-Unit Built-to-Rent Community · 7705 S 31st Street, Franklin WI · Advenir Azora Development

- **Fully funded using private capital. No request for or use of TIF or any other public funding sources.**
- **Lower density, with the right product in the right place. Smaller-scale, single-family rental homes built well under the permitted density.**
- **Fills Franklin's "missing middle" housing gap with high-quality, attainable single-family scale cottages and townhomes built with a craftsman style of architecture consistent with the higher-end, new single-family subdivisions being built in Franklin.**
- **Economic driver that adds to Franklin's tax base without burdening existing homeowners.**
- **Net-positive fiscal impact on the Oak Creek-Franklin School District.**

$14,745	$717,517	49x
CURRENT ANNUAL TAX REVENUE (ALL JURISDICTIONS)	NEW ANNUAL TAX REVENUE (ALL JURISDICTIONS)	TAX REVENUE UPLIFT VS. VACANT LAND

PUBLIC SECTOR FISCAL IMPACT (STABILIZED 2029)

JURISDICTION	TAX REV.	STATE AID	TOTAL REV.
City of Franklin	$179,362	$20,340	$199,702
OC-Franklin School District	$276,933	$169,576	$446,509
Milwaukee County	$159,273	—	$159,273
MMSD + MATC	$101,617	—	$101,617
TOTAL ALL JURISDICTIONS	**$717,517**	**$189,916**	**$907,433**

ECONOMIC & EMPLOYMENT IMPACT (RIMS II — MILWAUKEE-WAUKESHA MSA)

PHASE	JOBS	EARNINGS	ECONOMIC OUTPUT
Construction (one-time, 23 months)	283 job-years	$15.6M	$78.1M
Operations (permanent, annual)	~132 jobs	$6.5M/yr	$31.3M/yr
10-Year Cumulative	**~1,603 job-yr**	**$80.6M**	**$391.1M**

SCHOOL DISTRICT & RENT VS. OWN (STABILIZED 2029)

School District Impact

SD revenue (levy + state aid):	**$446,509**
SD cost (22 students):	**$279,972**
Net SD surplus:	**+$166,537**
LEO rental community: 0.13 K-12 students/unit	
vs. 0.52 students/unit for for-sale SF (75% fewer)	

Rent vs. Own (3-Mile Radius)

Own median home (full cost):	**$3,891/mo**
LEO blended avg. rent:	**$2,522/mo**
Monthly savings by renting LEO:	**$1,369**
Annual savings:	**$16,428**
Even 4BR cottage saves	**$491/mo**

DATA SOURCES BY ANALYSIS

- **Fiscal / Revenue & Expenditure:** City of Franklin 2026 Mayor's Recommended Budget; WI DOR 2025 Statement of Merged Equalized Values (72.8% residential); Ryan LLC Pre-Development Tax Report (Feb 2026); CBRE Q4 2025 Cap Rate Survey; Wis. Stat. §79.02 (Act 12 shared revenue).
- **School District:** NCES Common Core of Data 2024-25 (OC-Franklin SD, ID 5510830); Wisconsin DPI per-pupil categorical aid; Wis. Stat. §121.07 (state equalization aid); NAHB student-generation benchmark.
- **RIMS II Economic & Employment:** BEA Regional Input-Output Modeling System, Milwaukee-Waukesha-West Allis MSA multipliers; Advenir Azora $51.3M development budget; BEA PCE regional spending data; IMPLAN cross-validation.
- **Rent vs. Own:** Redfin & Zillow (May 2026); Freddie Mac PMMS 30-yr fixed (6.85%); MBA Purchase Applications Survey; EIA Dec 2025 utility costs; ValuePenguin/Insure.com; HIRI maintenance benchmark.
- **Population & Demographics:** ACS Table B25010 (renter-occupied single-family attached); EIA RECS 2024 Table HC9.1; SEWRPC Milwaukee County suburban renter household data (2.19 blended PPU).

> ***"Franklin's shared revenue per capita is near the very bottom for cities of a similar size in the State." — City of Franklin 2025 Adopted Budget. LEO's new residents incrementally improve this structural deficit.***

Valuation basis: $46.8M stabilized value (income approach, 6.30% cap rate; NOI $2,949,684; conservative relative to Milwaukee Class A multifamily cap rate of 4.74%, CBRE Q4 2025). Full methodology in available exhibits upon request.

ADVENIR AZORA

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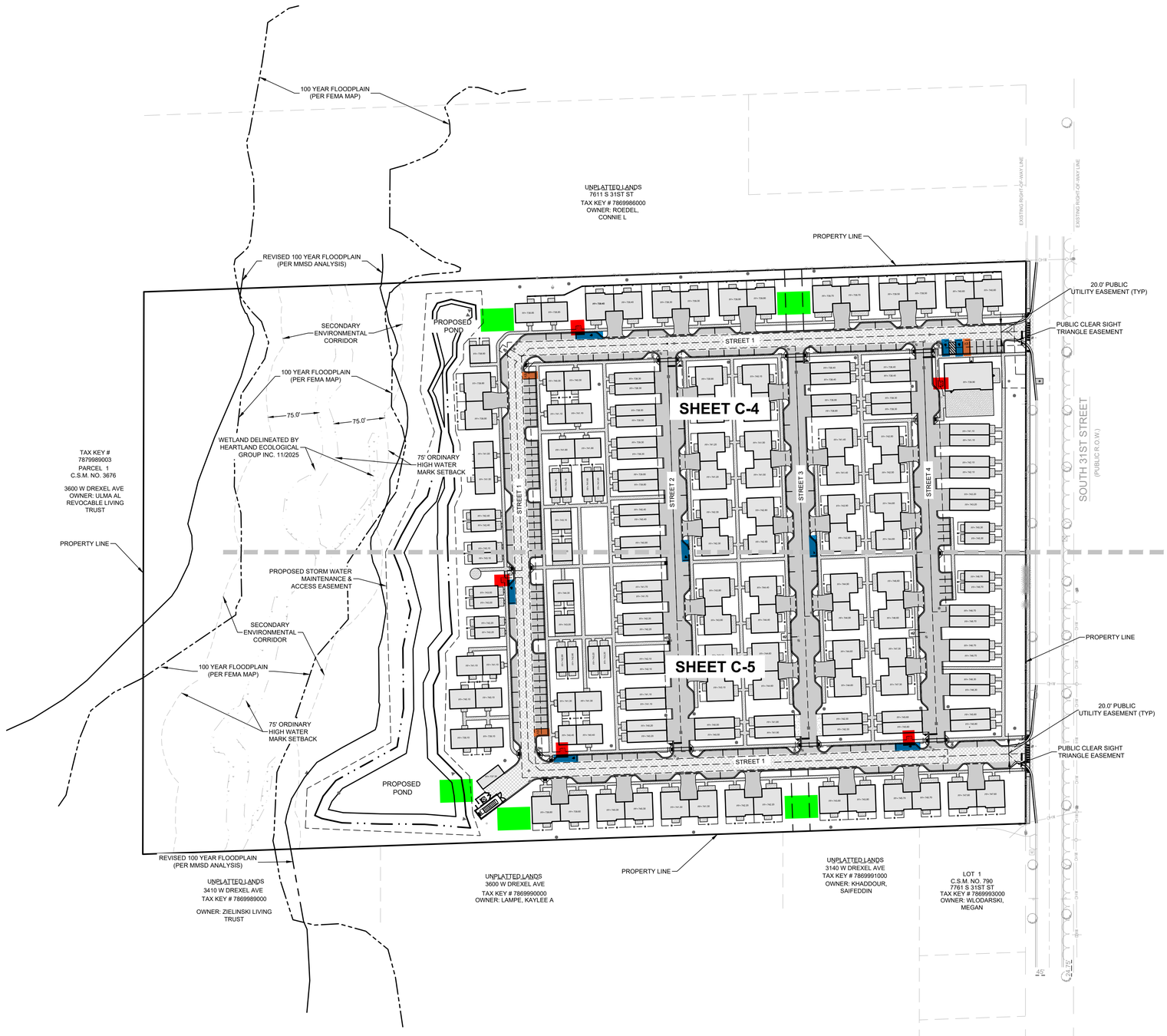

SITE DATA TABLE

EXISTING PERVIOUS AREA: 1,042,280 SF (23.93 AC)
EXISTING IMPERVIOUS AREA: 11,288 SF (0.25 AC)

TOTAL DISTURBED AREA: 776,334 SF (17.82 AC)
PROPOSED PERVIOUS AREA: 348,984 SF (8.01 AC)
PROPOSED IMPERVIOUS AREA: 704,584 SF (16.17 AC)

EXISTING PARKING STALL COUNT:
- **NO PARKING STALLS**

PROPOSED PARKING STALL COUNT:

- ATTACHED GARAGE PARKING:	116 STALLS
- APRON OF GARAGE PARKING:	70 STALLS
- SURFACE PARKING:	169 STALLS
ADA PARKING:	8 STALLS
EV PARKING:	3 STALLS
- TOTAL PARKING:	355 STALLS

TOTAL UNITS: 161 UNITS

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 80' 160'

KEY

= ADA STALL (8 TOTAL)

= EV STALL (3 TOTAL)

= BIKE RACK (10 TOTAL, 5 AREAS W/ TWO BIKE RACKS EACH)

= SNOW STORAGE AREA (NOTES ON SITE PLAN)

www.pinnacle-engr.com

DRAFTED: DPL DESIGNED: AKH REVIEWED: AEK

PLAN | DESIGN | DELIVER
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PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

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CHICAGO | MILWAUKEE - NATIONWIDE

LEO COTTAGES - FRANKLIN

FRANKLIN, WI

SITE PLAN OVERVIEW

REVISIONS

PEG JOB No. 6702.00
PEG PM AEK
START DATE 06/26/26
SCALE 1" = 80'

SHEET C-3 OF C-37

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SITE PLAN OVERVIEW

Z:\PROJECTS\2025\6702.00-WI\CAD\SHEETS\6702.00 SITE PLAN.DWG

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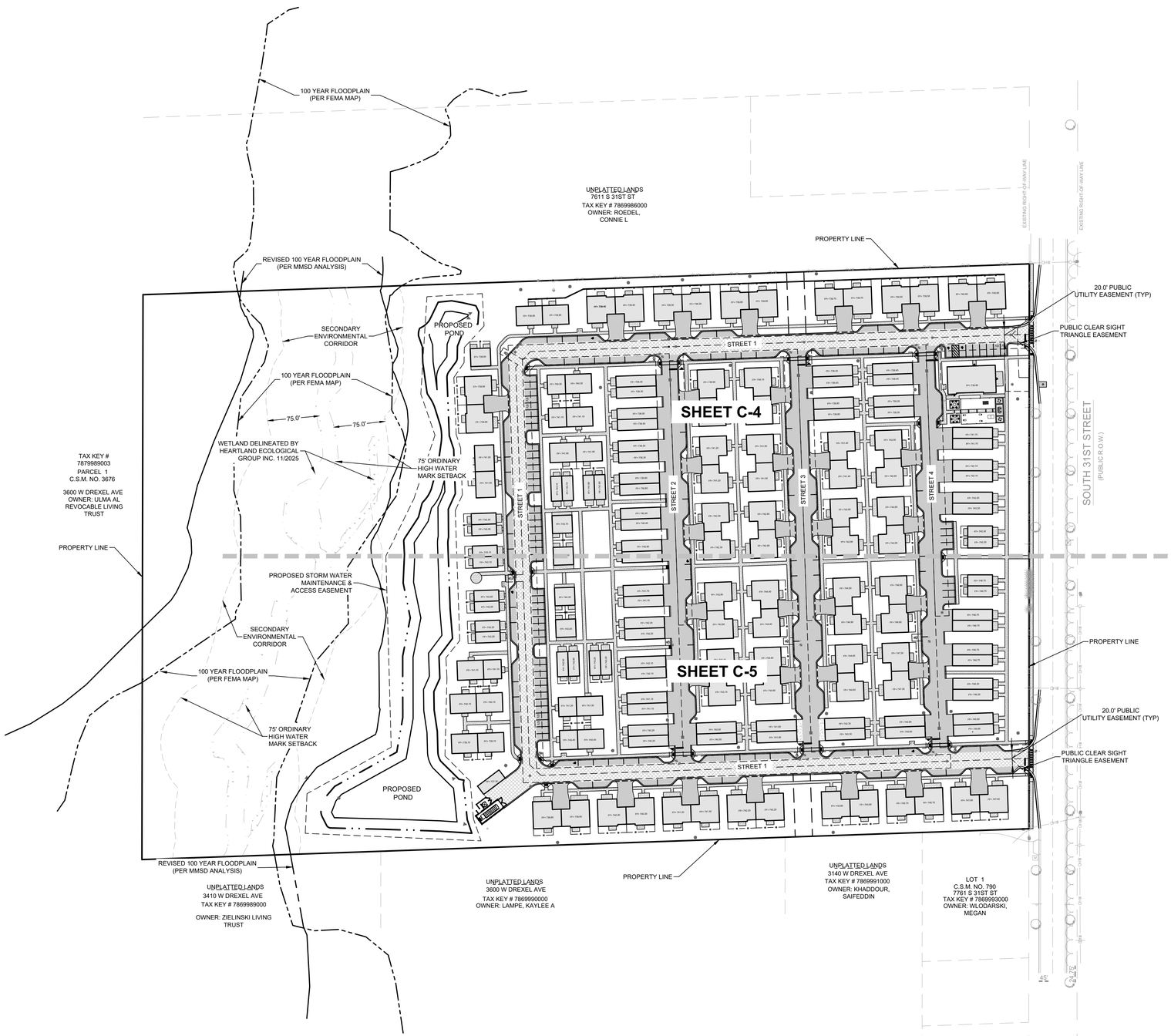

SITE DATA TABLE

EXISTING PERVIOUS AREA: 1,042,280 SF (23.93 AC)
EXISTING IMPERVIOUS AREA: 11,288 SF (0.25 AC)

TOTAL DISTURBED AREA: 776,334 SF (17.82 AC)
PROPOSED PERVIOUS AREA: 348,984 SF (8.01 AC)
PROPOSED IMPERVIOUS AREA: 704,584 SF (16.17 AC)

EXISTING PARKING STALL COUNT:
- **NO PARKING STALLS**

PROPOSED PARKING STALL COUNT:
- **ATTACHED GARAGE PARKING: 116 STALLS**
- **APRON OF GARAGE PARKING: 70 STALLS**
- **SURFACE PARKING: 169 STALLS**
  - **ADA PARKING: 8 STALLS**
  - **EV PARKING: 3 STALLS**
- **TOTAL PARKING: 355 STALLS**

TOTAL UNITS: 161 UNITS

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 80' 160'

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LEO COTTAGES - FRANKLIN

FRANKLIN, WI

SITE PLAN OVERVIEW

REVISIONS

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PEG PM AEK
START DATE 06/26/26
SCALE 1" = 80'

SHEET C-3 OF C-37

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SITE PLAN OVERVIEW

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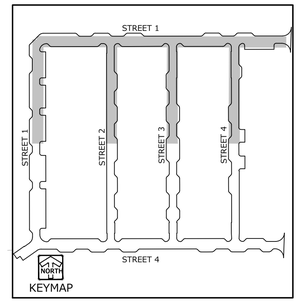
GRAPHICAL SCALE (FEET)

0 1" = 40' 80'



LEGEND

- LIGHT DUTY PAVEMENT — SEE CONSTRUCTION DETAIL SHEET.
- HEAVY DUTY PAVEMENT — SEE CONSTRUCTION DETAIL SHEET.
- CONCRETE PAVEMENT — SEE CONSTRUCTION DETAIL SHEET.
- CONCRETE SIDEWALK — SEE CONSTRUCTION DETAIL SHEET.
- BRICK PAVERS — SEE ARCHITECTURAL PLANS FOR DETAILS.
- # PARKING COUNT (FOR INFORMATIONAL ONLY, NOT TO BE PAINTED)
- A 4" WIDE SOLID WHITE STRIPE
- B 4" DIAGONAL WHITE STRIPE AT 45° SPACED 2' O.C.
- C 18" WIDE CONC. CURB & GUTTER (SEE DETAIL)
- D 18" WIDE REVERSE PITCH CONC. CURB & GUTTER (SEE DETAIL)
- E 30" WIDE CONC. CURB & GUTTER (SEE DETAIL)
- F CURB HEAD TAPER (SEE DETAIL)
- G 5.0' WIDE CONCRETE SIDEWALK
- H ASPHALT EDGE ONLY, NO CURB
- I ADA COMPLIANT CURB RAMP WITH TACTILE WARNING STRIPS (SEE DETAIL)

UNPLATTED LANDS
7611 S 31ST ST
TAX KEY # 7869986000
OWNER: ROEDEL, CONNIE L

100 YEAR FLOODPLAIN (PER FEMA MAP)

REVISED 100 YEAR FLOODPLAIN (PER MMSD ANALYSIS)

SECONDARY ENVIRONMENTAL CORRIDOR

PROPOSED POND NWL= 728.0 HWL = 733.0

SNOW STORAGE AREA

WETLAND DELINEATED BY HEARTLAND ECOLOGICAL GROUP INC. 11/2025

75' ORDINARY HIGH WATER MARK SETBACK

75.0'

PROPOSED STORM WATER MAINTENANCE & ACCESS EASEMENT

PROPERTY LINE

EXISTING RIGHT-OF-WAY LINE

EXISTING RIGHT-OF-WAY LINE

4' RETAINING WALL

3' RETAINING WALL

2' RETAINING WALL

1.5' RETAINING WALL

20.0' PUBLIC UTILITY EASEMENT (TYP)

PROPOSED BIKE RACKS (TYP)

25.0' PROPOSED CROSS ACCESS EASEMENT

SNOW STORAGE AREA

TRANSITION FROM 18" VERTICAL FACE CURB TO 30" VERTICAL FACE CURB OVER 10'

ACCESSIBLE PARKING STALL AND SIGNAGE

18" STOP BAR CROSSWALK & R1-1 "STOP" SIGN

PROPOSED CLEAR SIGHT TRIANGLE EASEMENT

CURB AND PAVEMENT REPLACEMENT FOR UTILITY CONNECTION

PROPOSED STRIPED CROSSWALK (TYP)

PROPOSED EV STALLS

PROPOSED LEO LIVING STOP SIGN AND STOP BAR (TYP)

PROPOSED BIKE RACKS (TYP)

PROPOSED EV STALLS

18" RIBBON CURB

18" RIBBON CURB

OUTDOOR KITCHEN

FIRE PITS (TYP)

STREET 1

STREET 2

STREET 3

STREET 4

SOUTH 31ST STREET (PUBLIC R.O.W.)

MATCH LINE

SEE SHEET C-5

REVIEWED: AEK
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LEO COTTAGES - FRANKLIN

FRANKLIN, WI

SITE PLAN

REVISIONS

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SHEET C-4 OF C-37

SITE PLAN

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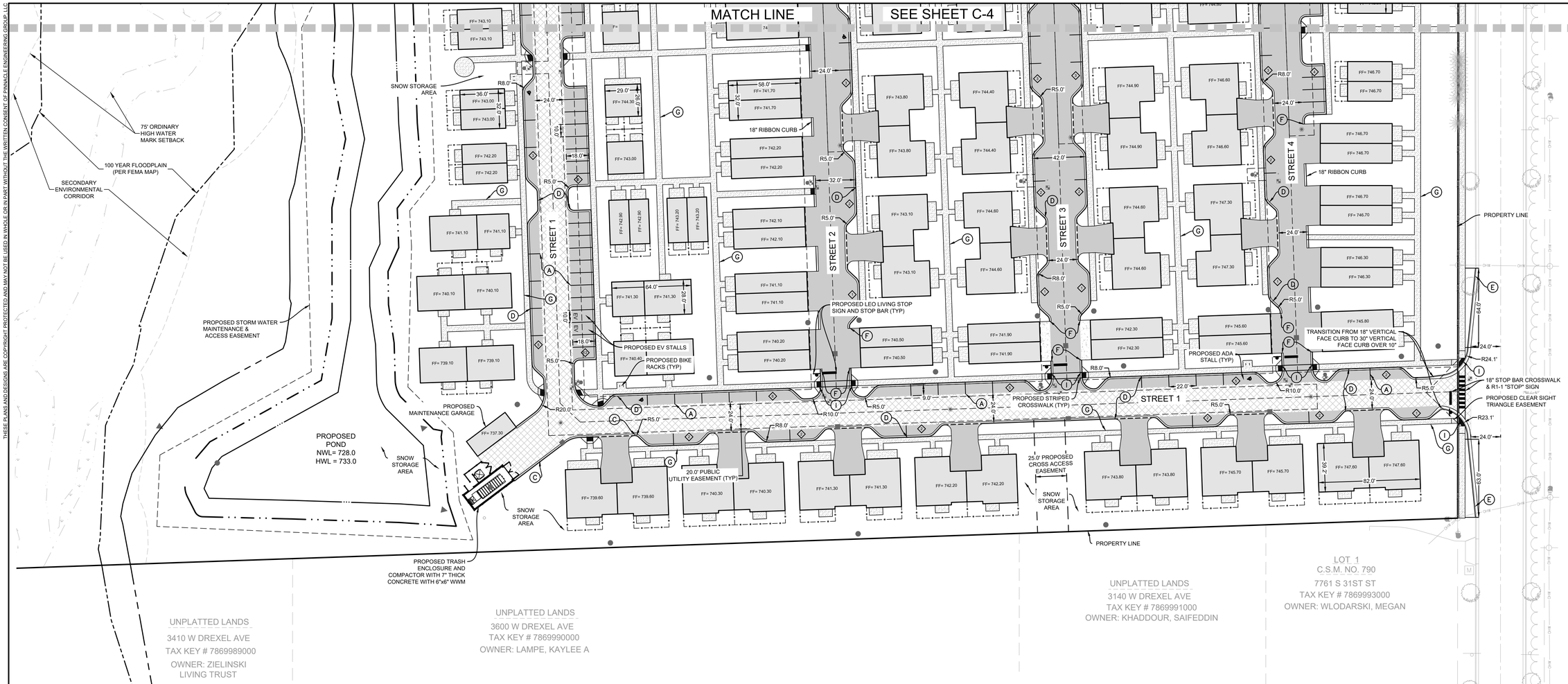


UNPLATTED LANDS
3410 W DREXEL AVE
TAX KEY # 7869989000
OWNER: ZIELINSKI LIVING TRUST

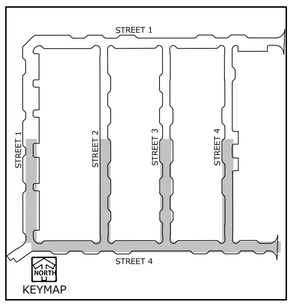
UNPLATTED LANDS
3600 W DREXEL AVE
TAX KEY # 7869990000
OWNER: LAMPE, KAYLEE A

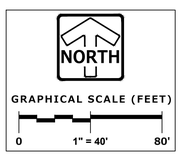
UNPLATTED LANDS
3140 W DREXEL AVE
TAX KEY # 7869991000
OWNER: KHADDOUR, SAIFEDDIN

LOT 1
C.S.M. NO. 790
7761 S 31ST ST
TAX KEY # 7869993000
OWNER: WLODARSKI, MEGAN

LEGEND

- **LIGHT DUTY PAVEMENT** — SEE CONSTRUCTION DETAIL SHEET.
- **HEAVY DUTY PAVEMENT** — SEE CONSTRUCTION DETAIL SHEET.
- **CONCRETE PAVEMENT** — SEE CONSTRUCTION DETAIL SHEET.
- **CONCRETE SIDEWALK** — SEE CONSTRUCTION DETAIL SHEET.
- **BRICK PAVERS** — SEE ARCHITECTURAL PLANS FOR DETAILS.
- (P) PARKING COUNT (FOR INFORMATIONAL ONLY, NOT TO BE PAINTED)
- (A) 4" WIDE SOLID WHITE STRIPE
- (B) 4" DIAGONAL WHITE STRIPE AT 45° SPACED 2' O.C.
- (C) 18" WIDE CONC. CURB & GUTTER (SEE DETAIL)
- (D) 18" WIDE REVERSE PITCH CONC. CURB & GUTTER (SEE DETAIL)
- (E) 30" WIDE CONC. CURB & GUTTER (SEE DETAIL)
- (F) CURB HEAD TAPER (SEE DETAIL)
- (G) 5.0' WIDE CONCRETE SIDEWALK
- (H) ASPHALT EDGE ONLY, NO CURB
- (I) ADA COMPLIANT CURB RAMP WITH TACTILE WARNING STRIPS (SEE DETAIL)





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SITE PLAN

REVISIONS

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PEG PM AEK
START DATE 06/26/26
SCALE 1" = 40'

SHEET
C-5
OF
C-37

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SITE PLAN

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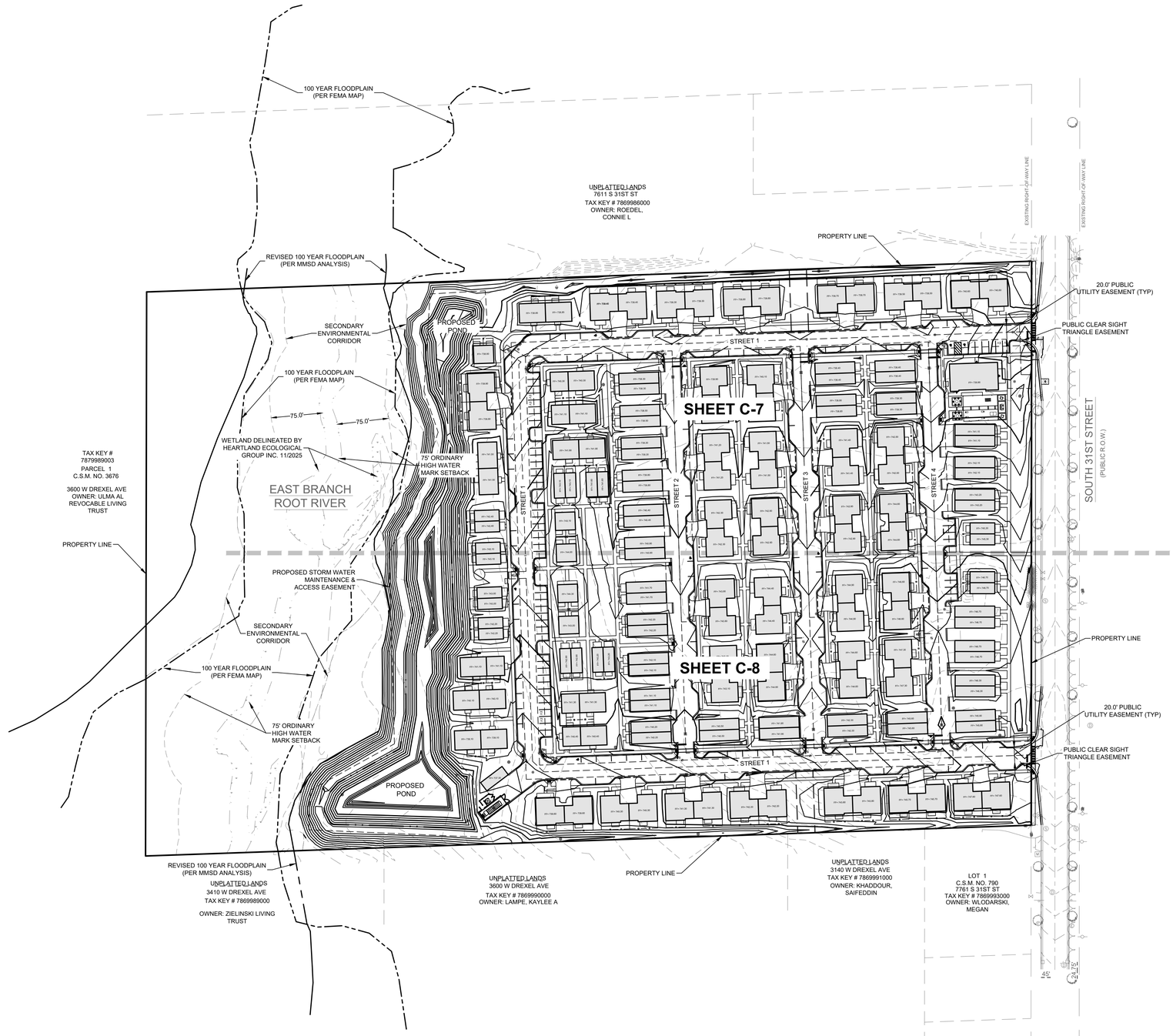

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START DATE 06/26/26
SCALE 1" = 80'

SHEET
C-6
OF
C-37

GRADING OVERVIEW

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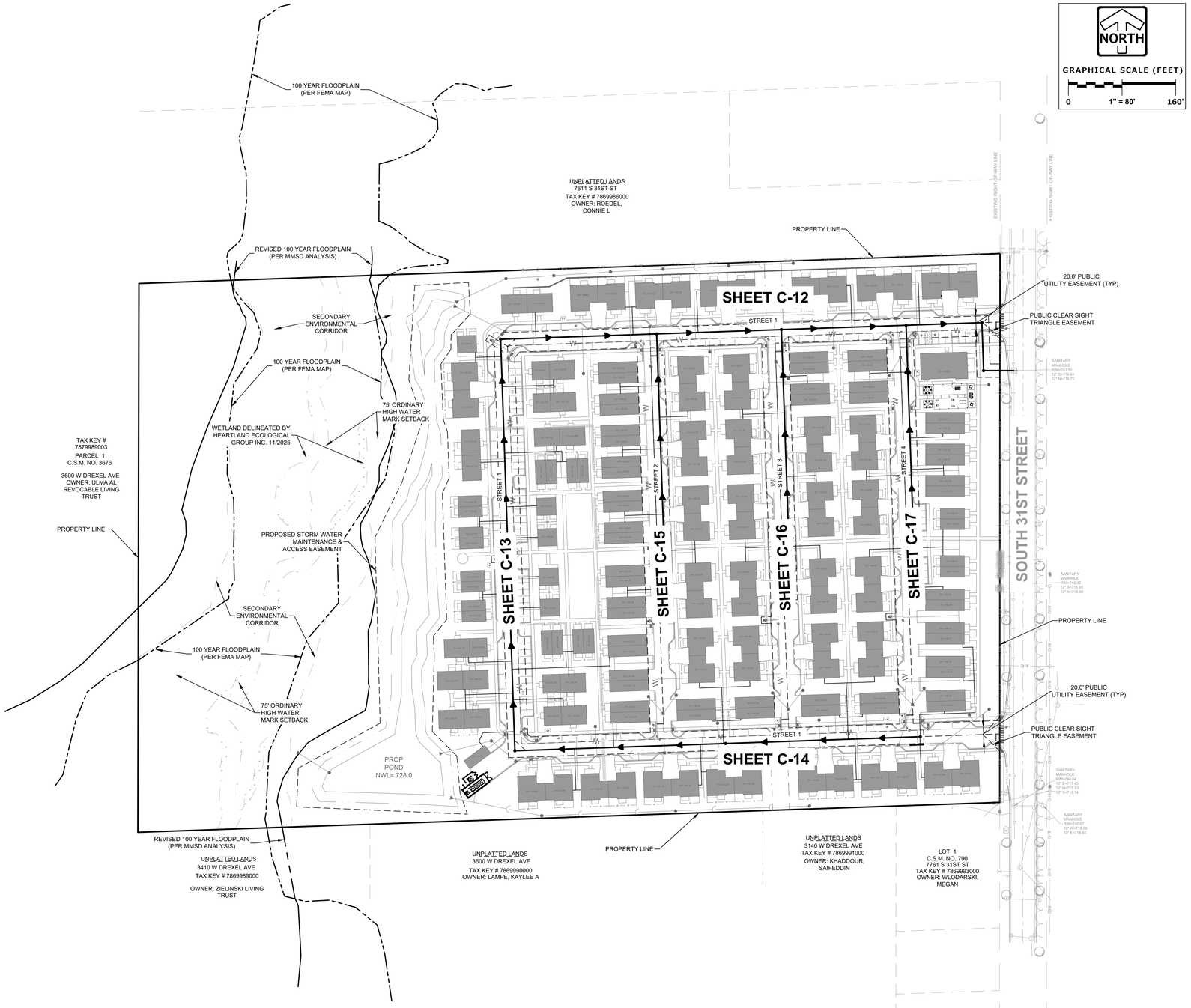

CITY OF FRANKLIN SANITARY SEWER NOTES

1. CONTRACTOR SHALL COORDINATE WITH THE CITY OF FRANKLIN FOR ALL CONSTRUCTION INSPECTION 72 HOURS PRIOR TO COMMENCING WORK.
2. CONTRACTOR SHALL INSTALL SANITARY SEWER PLUG(S) AT ALL PROPOSED CONNECTIONS TO THE EXISTING SANITARY SEWER SYSTEM FOLLOWING CONSTRUCTION OF THE PROPOSED SANITARY SEWER.
3. CONTRACTOR SHALL SET SANITARY SEWER MANHOLE AND STRUCTURE RIM ELEVATIONS $\frac{1}{2}$ INCH TO $\frac{1}{4}$ INCH BELOW FINAL PAVEMENT ELEVATION.
4. SANITARY SEWER BEDDING AND COVER SHALL BE $\frac{3}{4}$ INCH STONE CHIPS FOR ALL SANITARY SEWER 18 INCHES AND SMALLER IN DIAMETER AND $\frac{3}{4}$ INCH STONE CHIPS FOR ALL SANITARY SEWER GREATER THAN 18 INCHES IN DIAMETER.
5. CONTRACTOR SHALL INSTALL WOOD MARKERS AT THE RIGHT-OF-WAY LINE PER CITY OF FRANKLIN STANDARDS.
6. TESTING NOTE: CONTRACTOR SHALL TEST SANITARY SEWER MAINLINE AND LATERAL TRACER WIRE TRACKABILITY OF THE ENTIRE SANITARY SEWER SYSTEM INSTALLED WITH THE PRESENCE OF THE CITY OF FRANKLIN ON SITE.

MANHOLES OUTSIDE OF PAVED AREAS SHALL HAVE EXTERNAL CHIMNEY SEALS. MANHOLES WITHIN PAVED AREAS SHALL HAVE INTERNAL CHIMNEY SEALS.

MINIMUM 10 GAUGE INSULATED COPPER TRACER WIRE SHALL BE INSTALLED WITH ALL PRESSURE PIPE AND SANITARY LATERALS.

STONE BACKFILL SHALL BE 5 FEET BEYOND EDGE OF PAVEMENT.

REFER TO CONSTRUCTION DETAILS SHEET FOR ALL UTILITY RELATED DETAILS.

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SANITARY PLAN OVERVIEW

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SANITARY PLAN OVERVIEW

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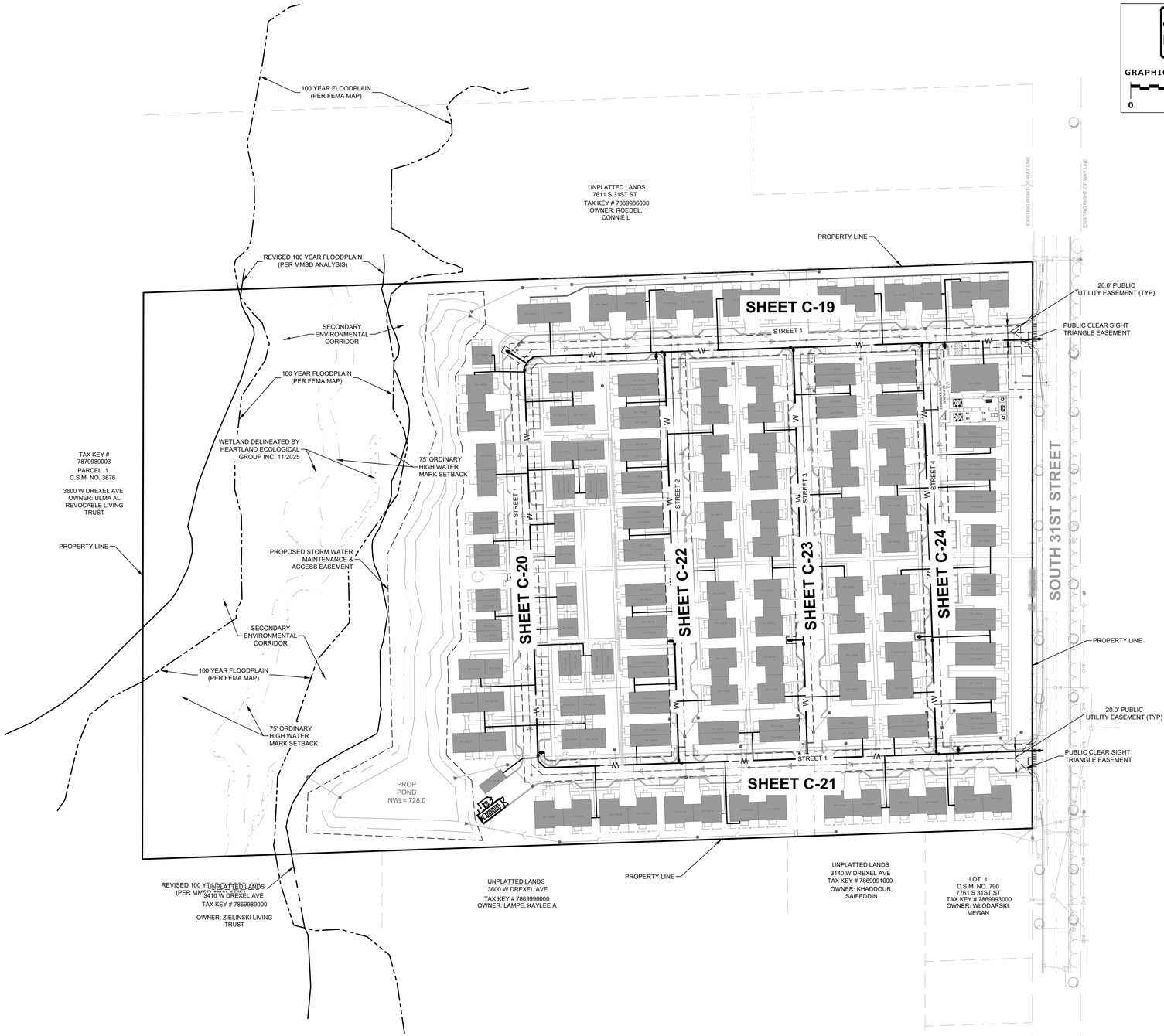

CITY OF FRANKLIN WATER MAIN NOTES

1. PUBLIC WATER MAIN SYSTEM SHALL BE CONSTRUCTED AND TESTED PER CITY OF FRANKLIN STANDARDS.
2. CONTRACTOR SHALL COORDINATE WITH THE CITY OF FRANKLIN FOR ALL CONSTRUCTION INSPECTION 72 HOURS PRIOR TO COMMENCING WORK
3. PROPOSED WATER MAIN SHALL REMAIN ISOLATED FROM EXISTING WATER MAIN UNTIL PROPOSED WATER MAIN HAS PASSED ALL REQUIRED TESTS.
4. CONTRACTOR SHALL SET ALL WATER COVERS AND COVERS RIM ELEVATIONS 3/8-INCH TO ½-INCH BELOW FINAL PAVEMENT ELEVATION.
5. WATER MAIN BEDDING AND COVER SHALL BE 3/8-INCH STONE CHIPS FOR ALL WATER MAIN 18-INCHES AND SMALLER IN DIAMTER AND 3/4-INCH STONE CHIPS FOR ALL WATER MAIN GREATER THAN 18-INCHES IN DIAMETER. WATER MAIN COVER SHALL BE 12-INCHES ABOVE TOP OF PIPE.
6. STONE BACKFILL SHALL BE 5-FEET BEYOND EDGE OF PAVEMENT.
7. CONTRACTOR RESTRAIN ALL VALVES, FITTINGS, BENDS, REDUCERS, AND DEAD ENDS AT THE PIPE CONNECTION.
8. HYDRANTS SHALL BE FULLY RESTRAINED.
9. CONTRACTOR SHALL COORDINATE WITH THE CITY OF FRANKLIN FOR ALL REQUIRED EXISTING WATER MAIN SHUT DOWNS.
10. CONTRACTOR SHALL INSTALL WOOD MARKERS AT THE RIGHT-OF-WAY LINE PER CITY OF FRANKLIN STANDARDS.
11. CONTRACTOR SHALL TEST WATER MAIN MAINLINE AND LATERAL TRACER WIRE TRACABILITY OF THE ENTIRE WATER MAIN SYSTEM INSTALLED WITH THE PRESENCE OF THE CITY OF FRANKLIN ON SITE.

CONTRACTOR SHALL VERIFY LOCATION, SIZE, AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO INSTALLATION OF PROPOSED UTILITIES.

ALL WATER MAIN SHALL BE RESTRAINED ACCORDING TO THE TABLES IN THE CONSTRUCTION DETAILS

ALL WATER LATERALS SHALL BE 1.25" IN DIAMETER

WATER MAIN SHALL HAVE A MINIMUM COVER OF 6 FEET

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WATERMAIN PLAN OVERVIEW

REVISIONS

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WATERMAIN PLAN OVERVIEW

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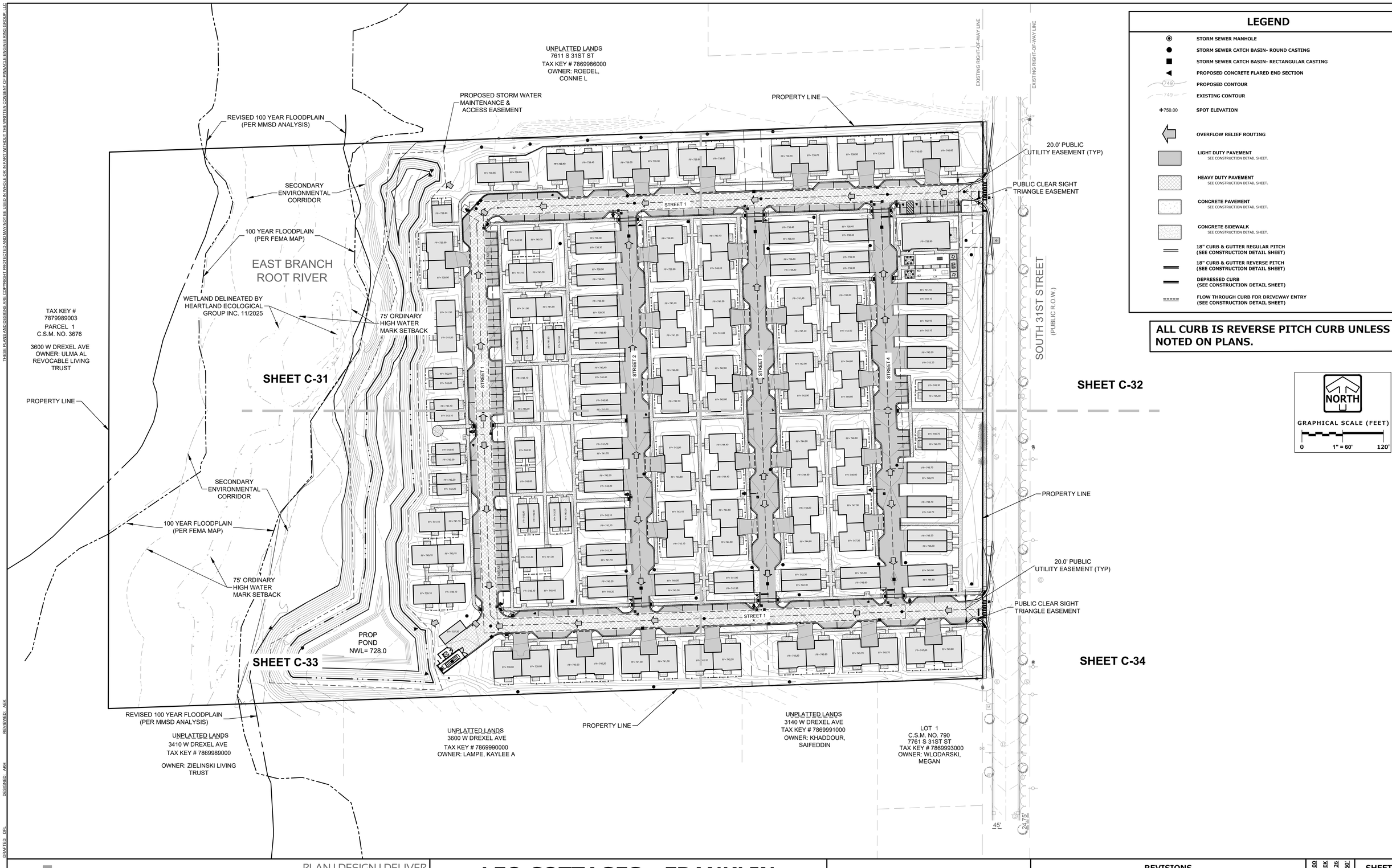

LEGEND

- STORM SEWER MANHOLE
- STORM SEWER CATCH BASIN- ROUND CASTING
- STORM SEWER CATCH BASIN- RECTANGULAR CASTING
- PROPOSED CONCRETE FLARED END SECTION
- 749 PROPOSED CONTOUR
- 749 EXISTING CONTOUR
- +750.00 SPOT ELEVATION
- OVERFLOW RELIEF ROUTING
- LIGHT DUTY PAVEMENT — SEE CONSTRUCTION DETAIL SHEET.
- HEAVY DUTY PAVEMENT — SEE CONSTRUCTION DETAIL SHEET.
- CONCRETE PAVEMENT — SEE CONSTRUCTION DETAIL SHEET.
- CONCRETE SIDEWALK — SEE CONSTRUCTION DETAIL SHEET.
- 18" CURB & GUTTER REGULAR PITCH (SEE CONSTRUCTION DETAIL SHEET)
- 18" CURB & GUTTER REVERSE PITCH (SEE CONSTRUCTION DETAIL SHEET)
- DEPRESSED CURB (SEE CONSTRUCTION DETAIL SHEET)
- FLOW THROUGH CURB FOR DRIVEWAY ENTRY (SEE CONSTRUCTION DETAIL SHEET)

ALL CURB IS REVERSE PITCH CURB UNLESS NOTED ON PLANS.

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 60' 120'

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PAVING PLAN OVERVIEW

REVISIONS

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PEG PM AEK
START DATE 06/26/26
SCALE 1" = 60'

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PAVING PLAN OVERVIEW

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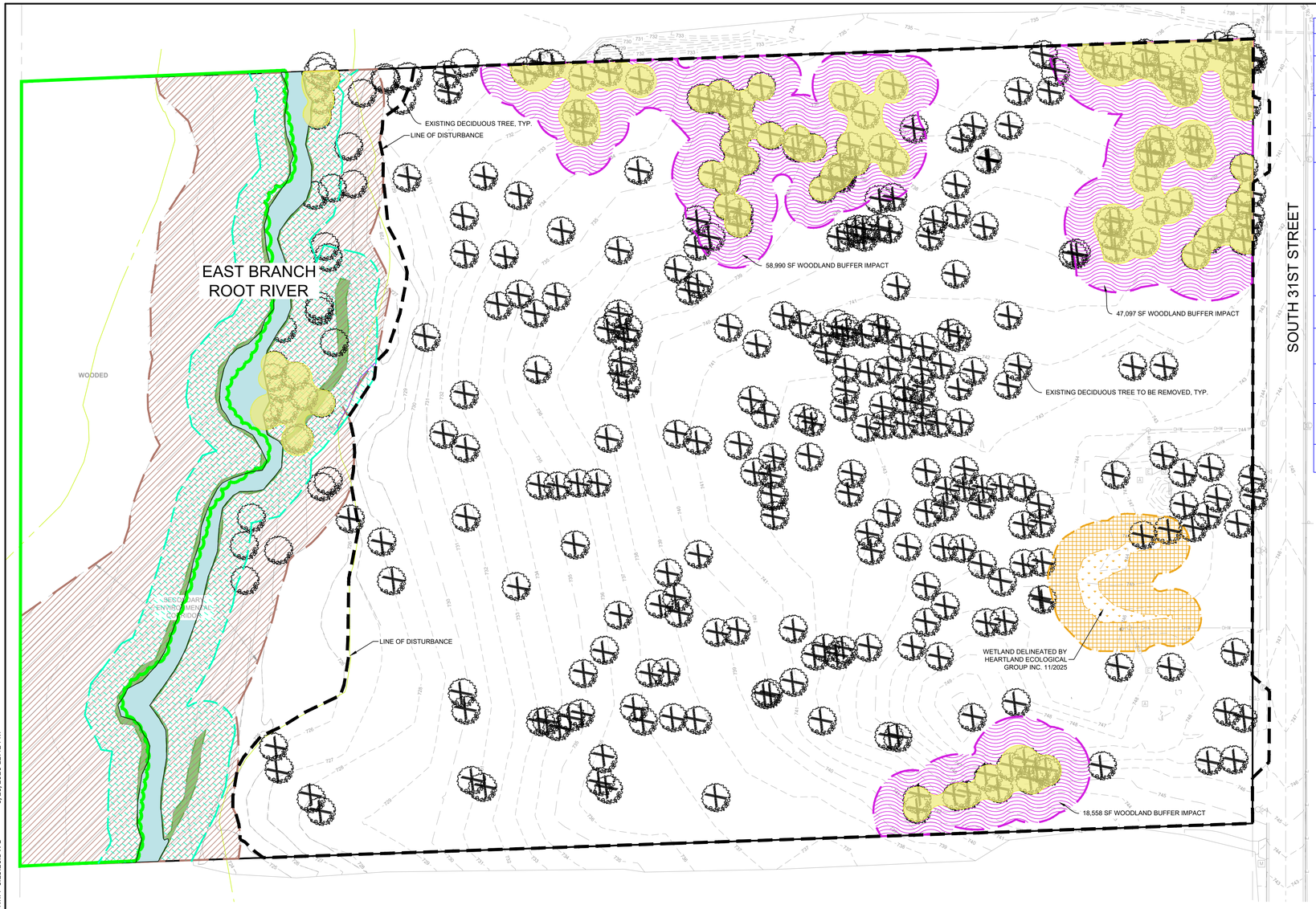

NRPP

Impact by Natural Resource Type	Unit	Total Area	Total Impact	Compensation / Restoration Ratio	Required Compensation / Restoration Ratio	Type of Approval Required for Impacts
SEWRPC Primary Environmental Corridor and Buffers	SF	N/A	N/A	1.5		Special Exception
SEWRPC Secondary Environmental Corridor and Buffers	SF	164,656 SF (3.78 AC)	N/A	1.5		Special Exception
SEWRPC Isolated Natural Resource and Buffer	SF	N/A	N/A	1.5		Special Exception
Surface Water or Wetland Buffers (1) applicable to surface waters, shoreland wetlands, and federal jurisdiction wetlands	SF	70,567 SF (1.62 AC)	N/A	1.5 compensation may include restoration or enhancement of a new or degraded buffer, or compensation permitted in § 15-7-02(E) and NR Guidance		Special Exception
Surface Water or Wetland Buffers applicable to non-federal jurisdiction or degraded wetlands, or buffers that are poorly vegetated/degraded or with impervious areas present (3)	SF	14,581 SF (0.33 AC)	14,581 SF	1.0 compensation may include restoration or enhancement of a new or degraded buffer, or compensation permitted in § 15-7-02(E) and NR Guidance	14,581 SF	Site Plan or PUD
Woodland	SF	149,918 SF (3.44 AC)	124,645 SF	0.75	93,484 SF	Site Plan or PUD
Trees >8" outside woodland	Caliper DBH removed	N/A	3,082	2" caliper per 8" removed	385 @ 2" Cal	Site Plan or PUD
Degraded Wetland and Non-federal Jurisdiction Wetlands	SF	N/A	3,204 SF	1.5 compensation may utilize approaches permitted in § 15-7-02(E) and NR Guidance	4,806 SF	Site Plan or PUD
Federal Jurisdiction Wetlands and Shoreland Wetlands (1)	SF	N/A	N/A	Minimum 1.5 utilizing Guidelines for Wetland Compensatory Mitigation in Wisconsin		Special Exception
Surface Waters (1)	SF	N/A	N/A	1.0 requires applicable state or federal permits		Special Exception

- WETLANDS & SECONDARY ENVIRONMENTAL CORRIDOR DELINEATED BY HEARTLAND ECOLOGICAL GROUP 11/2025
- SEE SEPARATE LANDSCAPE PLAN FOR PROPOSED MITIGATION
- SEE SEPARATE TREE INVENTORY FOR INDIVIDUAL TREE DETAILS
- WOODLAND IMPACT AS NOTED IS INCLUSIVE OF BOTH WOODLAND (AS DEFINED IN ARTICLE 12 OF THE UNIFIED DEVELOPMENT ORDINANCE) AND IMPACTS WITHIN THE REQUIRED 30' WOODLAND BUFFER

LEGEND	
SYMBOL	DESCRIPTION
	WOODLAND
	SURFACE WATERS
	SURFACE WATER/FEDERAL WETLAND BUFFER
	FEDERAL WETLAND
	NON FEDERAL WETLAND (DEGRADED)
	SURFACE WATER/NON FEDERAL WETLAND BUFFER
	ENVIRONMENTAL CORRIDOR
	FEDERAL WETLAND BUFFER IMPACT
	ENVIRONMENTAL CORRIDOR IMPACTS
	WOODLAND BUFFER IMPACT

MITIGATION REQUIRED BASED ON COMPLETED TREE INVENTORY IS AS FOLLOWS:	
* WOODLAND	93,699 SF
* TREES OUTSIDE OF WOODLAND	385 TREES @ 2" CAL EACH
DEGRADED & NON-FEDERAL JURISDICTION WETLANDS	4,806 SF
DEGRADED & NON-FEDERAL WETLAND BUFFERS	14,581 SF
FEDERAL WETLAND BUFFERS	864 SF
SECONDARY ENVIRONMENTAL CORRIDORS	2,655 SF

* UPDATED 6/24/2026

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 40' 80'

Z:\PROJECTS\2025\6702.00-WI\DESIGN\LANDSCAPE\TREE INVENTORY\6702.00 LEO FRANKLIN NRPP 6.23.26.DWG 6/26/2026 12:42 PM

LEO FRANKLIN | NRPP

06/26/2026

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TREE MITIGATION REQUIREMENTS				
	Unit	Total Impact	Compensation/ Restoration Ratio	Required Compensation/ Restoration Ratio
Trees > 8" Outside Woodland	Caliper DBH Removed	2,056"	2" Caliper per 8" removed	(257) 2" Caliper Trees

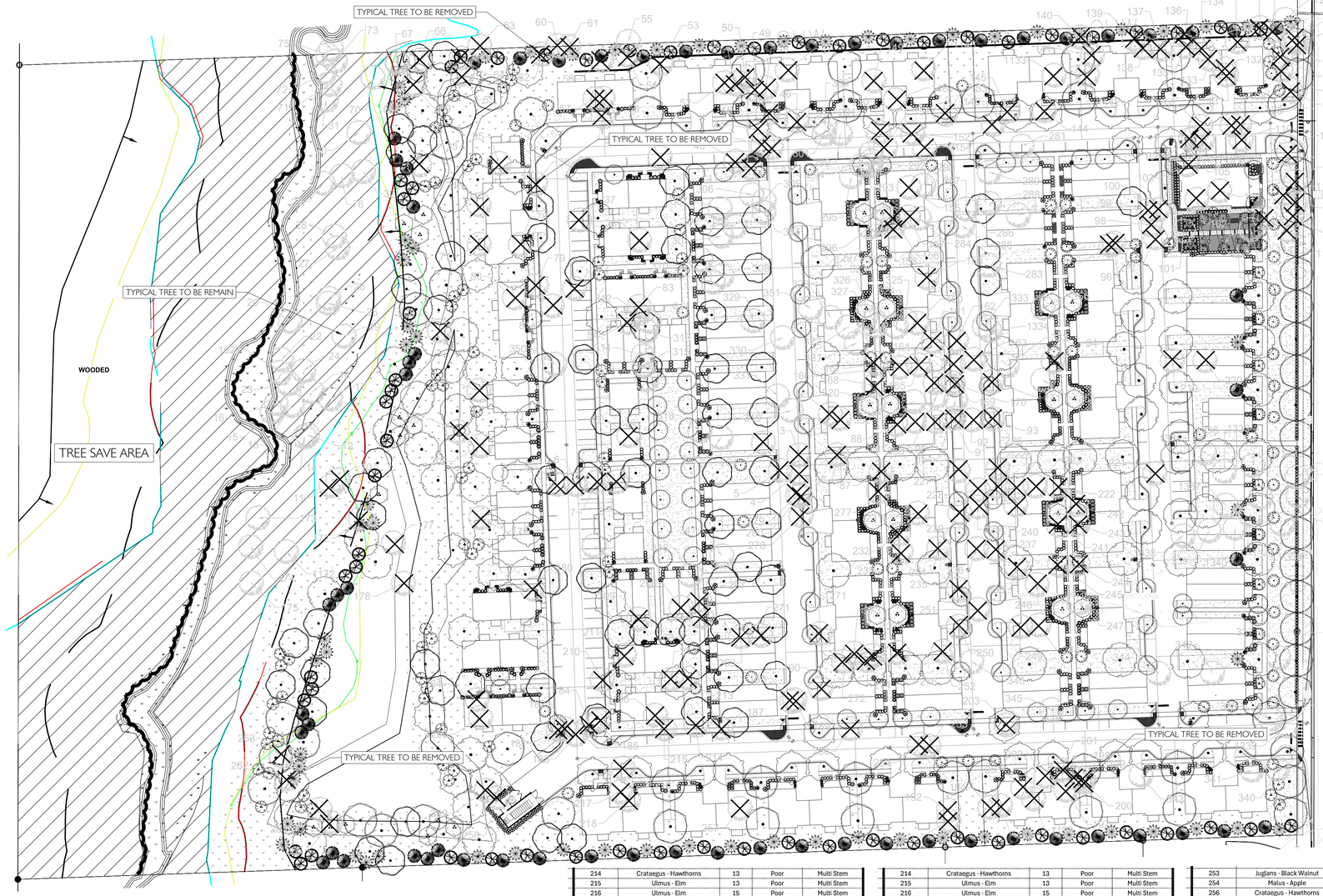
NOTE: See sheet L1.02 for Overall Tree Replacement Plan

SAVED TREES

Tree Number	Tree Species	Diameter	Tree Condition	Single / MultiStem
1	Ulmus - Elm	44	Good	Multi Stem
2	Ulmus - Elm	15	Poor	Multi Stem
3	Malus - Apple	14	Good	Multi Stem
4	Ulmus - Elm	7	Good	Single Stem
5	Malus - Apple	15	Good	Multi Stem
6	Malus - Apple	24	Fair	Multi Stem
7	Malus - Apple	27	Good	Multi Stem
8	Malus - Apple	19	Good	Multi Stem
9	Malus - Apple	25	Fair	Multi Stem
10	Ulmus - Elm	7	Good	Single Stem
11	Prunus Serotina - Black Cherry	8	Good	Single Stem
12	Prunus Serotina - Black Cherry	7	Fair	Single Stem
13	Ulmus - Elm	9	Good	Single Stem
14	Prunus Serotina - Black Cherry	9	Fair	Single Stem
15	Prunus Serotina - Black Cherry	10	Fair	Single Stem
16	Ulmus - Elm	9	Good	Single Stem
17	Acer - Maple	32	Poor	Multi Stem
18	Prunus Serotina - Black Cherry	9	Good	Single Stem
19	Prunus Serotina - Black Cherry	13	Good	Single Stem
20	Ulmus - Elm	9	Good	Single Stem
1022	Prunus Serotina - Black Cherry	9	Good	Single Stem
22	Quercus - Oak	10	Fair	Single Stem
23	Ulmus - Elm	7	Good	Single Stem
24	Acer - Maple	11	Fair	Single Stem
25	Ulmus - Elm	6	Good	Single Stem
26	Ulmus - Elm	7	Good	Single Stem
27	Ulmus - Elm	7	Good	Single Stem
28	Acer - Maple	11	Fair	Single Stem
29	Ulmus - Elm	11	Good	Single Stem
30	Prunus Serotina - Black Cherry	9	Fair	Single Stem
31	Acer - Maple	18	Good	Multi Stem
32	Ulmus - Elm	5	Fair	Single Stem
33	Ulmus - Elm	10	Fair	Single Stem
34	Ulmus - Elm	34	Good	Multi Stem
35	Ulmus - Elm	10	Good	Single Stem
36	Ulmus - Elm	10	Good	Single Stem
37	Ulmus - Elm	18	Good	Multi Stem
38	Ulmus - Elm	11	Good	Single Stem
39	Ulmus - Elm	16	Good	Multi Stem
40	Ulmus - Elm	6	Good	Single Stem
41	Ulmus - Elm	6	Fair	Single Stem
42	Ulmus - Elm	7	Good	Single Stem
43	Juglans - Black Walnut	7	Good	Single Stem
44	Juglans - Black Walnut	6	Good	Single Stem
45	Ulmus - Elm	8	Good	Single Stem
46	Juglans - Black Walnut	8	Good	Single Stem
47	Ulmus - Elm	6	Good	Single Stem
48	Juglans - Black Walnut	6	Good	Single Stem
49	Malus - Apple	9	Fair	Multi Stem
50	Ulmus - Elm	9	Good	Single Stem
51	Malus - Apple	10	Good	Multi Stem
52	Crataegus - Hawthorns	15	Good	Multi Stem
53	Juglans - Black Walnut	6	Good	Single Stem
54	Acer - Maple	8	Fair	Multi Stem
55	Ulmus - Elm	14	Good	Multi Stem
56	Malus - Apple	16	Fair	Multi Stem
57	Ulmus - Elm	8	Good	Single Stem
58	Malus - Apple	11	Fair	Single Stem
59	Malus - Apple	21	Fair	Multi Stem
60	Acer - Maple	7	Good	Single Stem
61	Ulmus - Elm	21	Good	Multi Stem
62	Ulmus - Elm	6	Good	Single Stem
63	Acer - Maple	12	Good	Single Stem
64	Juglans - Black Walnut	9	Good	Single Stem
65	Juglans - Black Walnut	6	Good	Single Stem
66	Acer - Maple	7	Good	Single Stem
67	Ulmus - Elm	10	Fair	Single Stem
68	Acer - Maple	7	Fair	Single Stem
69	Acer - Maple	8	Good	Single Stem
70	Juglans - Black Walnut	5	Good	Single Stem
71	Quercus - Oak	16	Good	Single Stem
72	Acer - Maple	15	Good	Single Stem
73	Acer - Maple	9	Good	Single Stem
74	Prunus Serotina - Black Cherry	12	Good	Single Stem
75	Acer - Maple	6	Good	Single Stem
76	Malus - Apple	5	Fair	Single Stem
77	Ulmus - Elm	15	Good	Multi Stem
78	Ulmus - Elm	27	Good	Multi Stem
79	Malus - Apple	12	Fair	Multi Stem
80	Malus - Apple	10	Good	Multi Stem
81	Malus - Apple	8	Fair	Single Stem
82	Malus - Apple	13	Poor	Multi Stem
83	Juglans - Black Walnut	8	Good	Single Stem
84	Ulmus - Elm	10	Good	Multi Stem
85	Ulmus - Elm	11	Good	Single Stem
86	Malus - Apple	13	Good	Multi Stem
87	Malus - Apple	9	Good	Single Stem
88	Malus - Apple	17	Good	Multi Stem
89	Malus - Apple	22	Fair	Multi Stem
90	Malus - Apple	11	Poor	Multi Stem
91	Malus - Apple	12	Fair	Multi Stem
92	Malus - Apple	8	Good	Single Stem
93	Malus - Apple	7	Poor	Multi Stem
94	Ulmus - Elm	8	Good	Single Stem
95	Acer - Maple	9	Good	Multi Stem
96	Acer - Maple	9	Good	Multi Stem
97	Ulmus - Elm	8	Good	Single Stem
98	Malus - Apple	23	Good	Multi Stem
99	Crataegus - Hawthorns	11	Good	Single Stem
100	Crataegus - Hawthorns	20	Good	Multi Stem
101	Crataegus - Hawthorns	22	Good	Multi Stem
102	Crataegus - Hawthorns	24	Good	Multi Stem
103	Crataegus - Hawthorns	23	Good	Multi Stem
104	Crataegus - Hawthorns	8	Good	Multi Stem
105	Ulmus - Elm	10	Good	Single Stem
106	Crataegus - Hawthorns	9	Good	Multi Stem
107	Crataegus - Hawthorns	8	Good	Single Stem
108	Juglans - Black Walnut	8	Good	Single Stem
109	Juglans - Black Walnut	11	Good	Single Stem
110	Juglans - Black Walnut	8	Good	Single Stem
111	Juglans - Black Walnut	8	Good	Single Stem
112	Acer - Maple	15	Good	Multi Stem
113	Juglans - Black Walnut	13	Good	Multi Stem
114	Juglans - Black Walnut	10	Good	Single Stem
115	Ulmus - Elm	18	Good	Multi Stem
116	Crataegus - Hawthorns	18	Good	Multi Stem
117	Juglans - Black Walnut	11	Good	Single Stem
118	Acer - Maple	7	Good	Single Stem
119	Crataegus - Hawthorns	10	Good	Multi Stem
120	Juglans - Black Walnut	7	Good	Single Stem
121	Fraxinus - Ash	6	Good	Single Stem
122	Ulmus - Elm	6	Good	Single Stem
123	Ulmus - Elm	13	Good	Single Stem
124	Quercus - Oak	12	Good	Single Stem
125	Ulmus - Elm	11	Good	Multi Stem
126	Ulmus - Elm	11	Fair	Multi Stem
127	Juglans - Black Walnut	17	Good	Single Stem
128	Ulmus - Elm	12	Good	Multi Stem
129	Juglans - Black Walnut	7	Good	Single Stem
130	Juglans - Black Walnut	7	Good	Single Stem
131	Juglans - Black Walnut	14	Good	Single Stem
132	Ulmus - Elm	6	Good	Single Stem
133	Ulmus - Elm	7	Good	Single Stem
1133	Crataegus - Hawthorns	14	Good	Multi Stem
134	Juglans - Black Walnut	7	Good	Single Stem
135	Ulmus - Elm	12	Good	Single Stem
136	Juglans - Black Walnut	10	Good	Single Stem
137	Ulmus - Elm	7	Good	Single Stem
138	Acer - Maple	11	Good	Single Stem
139	Ulmus - Elm	8	Good	Single Stem
140	Ulmus - Elm	7	Good	Single Stem
141	Acer - Maple	7	Good	Single Stem
142	Acer - Maple	10	Fair	Single Stem
144	Acer - Maple	10	Good	Single Stem
145	Acer - Maple	8	Good	Single Stem
146	Ulmus - Elm	7	Good	Single Stem
148	Ulmus - Elm	8	Good	Single Stem
1148	Juglans - Black Walnut	6	Good	Single Stem
149	Juglans - Black Walnut	10	Good	Single Stem
150	Juglans - Black Walnut	6	Good	Single Stem
151	Acer - Maple	12	Good	Single Stem
152	Juglans - Black Walnut	8	Good	Single Stem
153	Juglans - Black Walnut	7	Good	Single Stem
154	Juglans - Black Walnut	6	Good	Single Stem
155	Ulmus - Elm	7	Good	Single Stem
156	Ulmus - Elm	7	Good	Single Stem
157	Ulmus - Elm	7	Good	Single Stem
158	Ulmus - Elm	7	Good	Single Stem
159	Acer - Maple	6	Good	Single Stem
160	Malus - Apple	9	Good	Single Stem
161	Malus - Apple	15	Good	Multi Stem
162	Malus - Apple	14	Poor	Multi Stem
163	Malus - Apple	26	Good	Multi Stem
164	Malus - Apple	11	Poor	Multi Stem
165	Malus - Apple	27	Fair	Multi Stem
166	Malus - Apple	24	Fair	Multi Stem
167	Malus - Apple	24	Fair	Multi Stem
168	Malus - Apple	9	Fair	Multi Stem
169	Malus - Apple	9	Poor	Single Stem

SAVED TREES

170	Malus - Apple	23	Fair	Multi Stem
171	Malus - Apple	7	Poor	Single Stem
172	Ulmus - Elm	6	Good	Single Stem
1172	Acer - Maple	11	Good	Single Stem
173	Prunus Serotina - Black Cherry	10	Poor	Single Stem
174	Prunus Serotina - Black Cherry	10	Good	Single Stem
175	Prunus Serotina - Black Cherry	14	Good	Single Stem
177	Acer - Maple	7	Good	Single Stem
178	Ulmus - Elm	16	Fair	Multi Stem
179	Ulmus - Elm	8	Good	Single Stem
180	Juglans - Black Walnut	6	Good	Single Stem
181	Ulmus - Elm	12	Good	Multi Stem
182	Crataegus - Hawthorns	12	Good	Multi Stem
183	Crataegus - Hawthorns	10	Fair	Multi Stem
184	Juglans - Black Walnut	6	Good	Single Stem
185	Crataegus - Hawthorns	7	Good	Multi Stem
186	Ulmus - Elm	6	Fair	Single Stem
187	Crataegus - Hawthorns	12	Good	Multi Stem
188	Juglans - Black Walnut	8	Good	Single Stem
189	Juglans - Black Walnut	6	Good	Single Stem
190	Crataegus - Hawthorns	6	Good	Single Stem
191	Juglans - Black Walnut	6	Good	Single Stem
192	Juglans - Black Walnut	8	Good	Single Stem
193	Pinus - Pine	8	Good	Single Stem
1193	Acer - Maple	10	Fair	Multi Stem
194	Pinus - Pine	8	Fair	Single Stem
195	Ulmus - Elm	8	Fair	Single Stem
197	Juglans - Black Walnut	7	Good	Single Stem
198	Acer - Maple	9	Good	Multi Stem
199	Acer - Maple	8	Good	Single Stem
200	Acer - Maple	9	Fair	Multi Stem
201	Boxelder Maple	10	Good	Single Stem
202	Juglans - Black Walnut	6	Good	Single Stem
203	Juglans - Black Walnut	9	Good	Single Stem
204	Crataegus - Hawthorns	18	Good	Multi Stem
205	Malus - Apple	8	Poor	Single Stem
206	Malus - Apple	15	Poor	Multi Stem
207	Malus - Apple	12	Poor	Multi Stem
208	Malus - Apple	12	Poor	Multi Stem
209	Malus - Apple	16	Poor	Multi Stem
210	Ulmus - Elm	9	Fair	Single Stem
211	Juglans - Black Walnut	6	Good	Single Stem
212	Acer - Maple	6	Good	Single Stem
213	Crataegus - Hawthorns	16	Good	Multi Stem
214	Crataegus - Hawthorns	13	Poor	Multi Stem
215	Ulmus - Elm	13	Poor	Multi Stem
216	Ulmus - Elm	15	Poor	Multi Stem
217	Quercus - Oak	8	Fair	Single Stem
218	Crataegus - Hawthorns	15	Good	Multi Stem
219	Salix - Willow	26	Good	Single Stem
220	Salix - Willow	33	Good	Single Stem
221	Acer - Maple	30	Poor	Single Stem
222	Malus - Apple	11	Good	Single Stem
223	Malus - Apple	15	Good	Multi Stem
224	Malus - Apple	18	Fair	Multi Stem
225	Malus - Apple	11	Fair	Multi Stem
226	Malus - Apple	23	Fair	Multi Stem
227	Malus - Apple	13	Good	Multi Stem
228	Malus - Apple	10	Good	Single Stem
229	Malus - Apple	17	Good	Single Stem
230	Malus - Apple	15	Poor	Multi Stem
231	Malus - Apple	27	Fair	Multi Stem
232	Malus - Apple	13	Good	Single Stem
233	Malus - Apple	13	Good	Single Stem
234	Malus - Apple	25	Good	Multi Stem
235	Malus - Apple	15	Poor	Multi Stem
236	Malus - Apple	9	Good	Multi Stem
237	Malus - Apple	19	Good	Multi Stem
238	Malus - Apple	29	Good	Multi Stem
240	Malus - Apple	13	Good	Multi Stem
241	Malus - Apple	12	Good	Multi Stem
242	Malus - Apple	22	Good	Multi Stem
243	Malus - Apple	8	Poor	Single Stem
244	Malus - Apple	22	Good	Multi Stem
245	Malus - Apple	9	Good	Single Stem
246	Malus - Apple	25	Poor	Multi Stem
247	Malus - Apple	14	Poor	Multi Stem
248	Malus - Apple	25	Good	Multi Stem
249	Malus - Apple	13	Fair	Single Stem
250	Malus - Apple	24	Fair	Multi Stem
251	Malus - Apple	7	Fair	Single Stem
252	Ulmus - Elm	7	Fair	Single Stem
253	Juglans - Black Walnut	7	Good	Single Stem
254	Malus - Apple	25	Good	Multi Stem
256	Crataegus - Hawthorns	9	Good	Multi Stem
257	Acer - Maple	14	Poor	Single Stem
258	Crataegus - Hawthorns	8	Good	Single Stem
259	Crataegus - Hawthorns	7	Good	Multi Stem
260	Crataegus - Hawthorns	7	Good	Multi Stem
261	Crataegus - Hawthorns	9	Good	Multi Stem
262	Prunus Serotina - Black Cherry	12	Good	Single Stem
263	Prunus Serotina - Black Cherry	10	Fair	Single Stem
264	Crataegus - Hawthorns	12	Good	Multi Stem
265	Malus - Apple	32	Good	Multi Stem
266	Juglans - Black Walnut	7	Good	Single Stem
267	Malus - Apple	7	Fair	Single Stem
268	Acer - Maple	6	Fair	Single Stem
269	Malus - Apple	10	Poor	Single Stem
271	Juglans - Black Walnut	7	Good	Single Stem
1271	Malus - Apple	13	Fair	Multi Stem
272	Crataegus - Hawthorns	25	Good	Multi Stem
273	Ulmus - Elm	13	Good	Single Stem
274	Crataegus - Hawthorns	12	Good	Multi Stem
275	Crataegus - Hawthorns	13	Fair	Multi Stem
276	Crataegus - Hawthorns	10	Good	Multi Stem
277	Acer - Maple	11	Good	Multi Stem
278	Malus - Apple	6	Fair	Single Stem
279	Acer - Maple	6	Good	Single Stem
280	Malus - Apple	7	Poor	Single Stem



TREE MITIGATION PLAN

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A LANDSCAPE DEVELOPMENT PLAN FOR

LEO FRANKLIN

South 3 1st Street
Franklin, Wisconsin

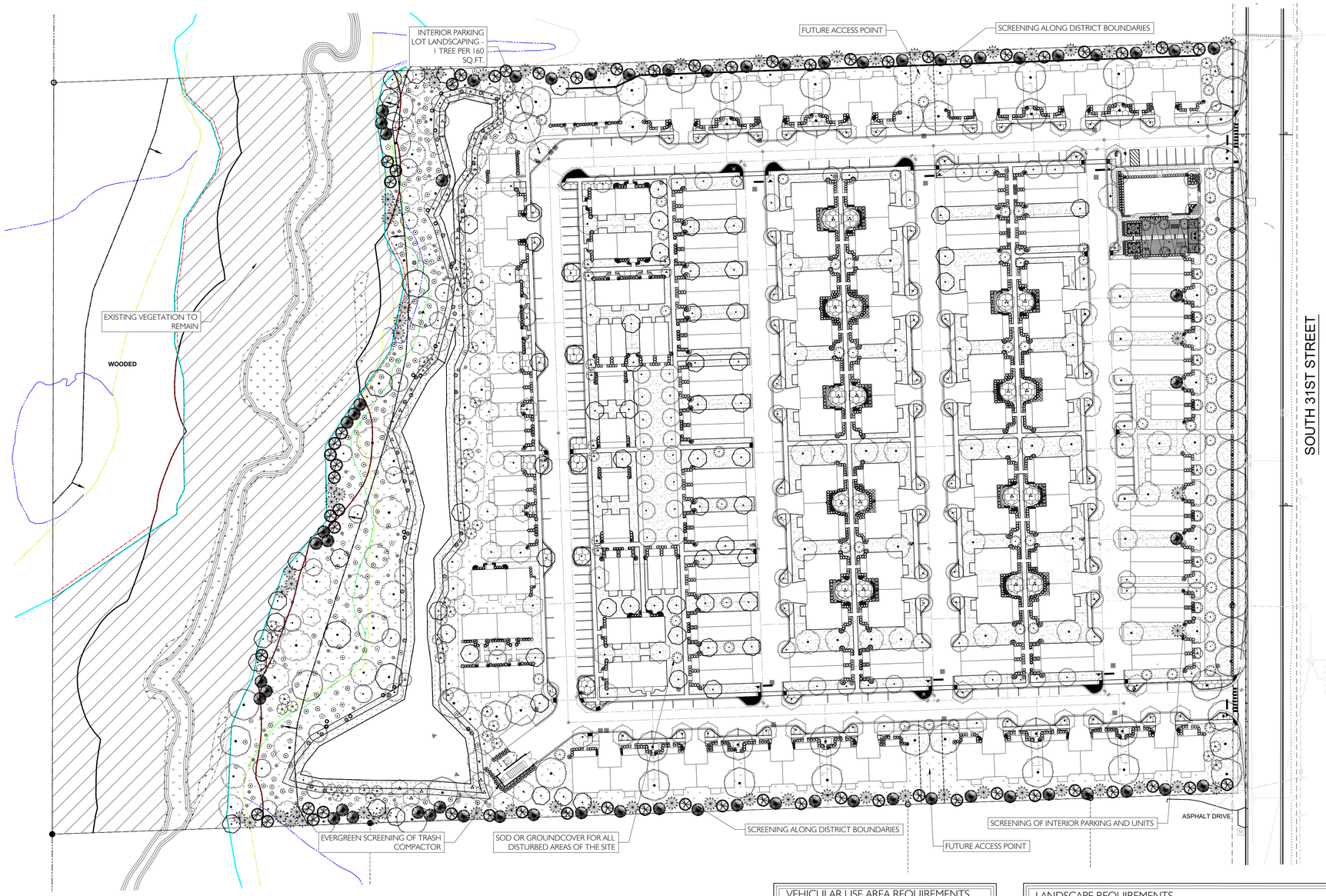
PROJ. CODE	26-004
DRAWN BY	DEM
REVIEWED BY	DML

ISSUED

DATE	DESCRIPTION

REVISIONS

SHEET
L1.01



VEHICULAR USE AREA REQUIREMENTS	
Total Parking Square Footage	33,365.19 sq.ft.
Total Landscape Square Footage Required (8%)	4,068 sq.ft.
Total Landscape Square Footage Provided	13,177 sq.ft.

LANDSCAPE REQUIREMENTS	
Total Acreage	24.19 Acres
Undeveloped Acreage	6.39 Acres
Tree Acreage for Development	17.8 Acres(24.19-6.39)

PER ACRE TREE AND SHRUB REQUIREMENTS	Required	Provided
Canopy Trees (20 per acre)	356	356
Evergreen Trees (20 per acre)	356	380
Ornamental Trees (10 per acre)	178	184
Shrubs (30 per acre)	534	3,018

PER UNIT TREE AND SHRUB REQUIREMENTS	Required	Provided
Total Number of Units : 166		
Canopy/Shade Tree (1.5/dwelling unit)	249	356
Evergreen/Ornamental Trees (1/dwelling unit)	166	191
Evergreen Shrub/Large Deciduous Shrub (1/dwelling unit)	166	1,296
Small Shrubs or Native Grasses (3/dwelling unit)	498	1,713

NRPP MITIGATION REQUIREMENTS	Required	Provided
Corridors/Wetlands/ Buffer	20,251 s.f.	26,305 s.f.
Woodlands	2.15 Acres	2.15 Acres
Canopy Trees (4" Caliper)	18	18
Canopy Trees (2.5" Caliper)	43	43
Canopy Trees (5" Whips)	172	172
Understory Trees (5' Whips)	60	60
Shrubs (12" Tall)	52	52
Trees outside Woodlands (385 Trees @ 2" Cal.)	385	418 (Combination of Canopy and Evergreen)

PLANT SCHEDULE

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE		QTY
TREES					
	BLUE COLORADO SPRUCE	PICEA PUNGENS 'GLAUCA'	30 GAL.		62
	CHINKAPIN OAK	QUERCUS ACUMINATA	2.0" CAL.		67
	DOUGLAS FIR	PSEUDOTSUGA MENZIESII	45 GAL.		67
	EASTERN REDBUD MULTI-TRUNK	CERCIS CANADENSIS	6-7' HT.		73
	GLADIATOR™ CRABAPPLE STANDARD TRUNK;FULL HEAD; MATCHING	MALUS X ADSTRINGENS ' DURLEO '	2.0" CAL.		77
	GREENSPIRE LITTLELEAF LINDEN FULL HEAD; STRONG CENTRAL LEADER	TILIA CORDATA ' GREENSPIRE'	2.0" CAL.		64
	IOWA JUNIPER FUL TO GOUND; STRONG PYRAMIDAL SHAPE	JUNIPERUS CHINENSIS 'IOWA'	15 GAL.		114
	LONDON PLANE TREE	PLATANUS ACERIFOLIA ' BLOODGOOD'	2.0" CAL.		76
	REGAL PRINCE® OAK	QUERCUS ROBUR X BICOLOR 'LONG'	2.0" CAL.		78
	SKYLINE HONEY LOCUSE FULL HEAD; STRONG CENTRAL LEADER	GLEDITSIA TRIACANTHOS INERMIS ' SKYLINE'	2.0" CAL.		71
	SPARTAN JUNIPER	JUNIPERUS CHINENSIS 'SPARTAN'	15 GAL.		77
	SPRING GROVE® WESTERN RED CEDAR FULL TO GROUND; STRONG PYRAMIDAL SHAPE	THUJA PLICATA 'GROVPL'	45 GAL		60
	SWEET BAY MAGNOLIA MULTI-TRUNK MULTI-TRUNK; 3-STEM-MIN.	MAGNOLIA VIRGINIANA ' AUSTRALIS'	7-8' HT.		34
NRPP					
	AMERICAN BEECH	FAGUS GRANDIFOLIA	2.5" CAL.		9
	AMERICAN BEECH	FAGUS GRANDIFOLIA	5' WHIP		29
	AMERICAN HORNBEAM/MUSCLEWOOD	CARPINUS CAROLINIANA	5' WHIP		15
	AMERICAN LINDEN	TILIA AMERICANA	5' WHIP		31
	AMERICAN PLUM	PRUNUS AMERICANA	5' WHIP		15
	BURR OAK	QUERCUS MACROCARPA	2.5" CAL.		9
	CHOKECHERRY	PRUNUS VIRGINIANA	5' WHIP		15
	GREENSPIRE LITTLELEAF LINDEN FULL HEAD; STRONG CENTRAL LEADER	TILIA CORDATA ' GREENSPIRE'	4" CAL.		4
	HOMESTEAD BUCKEYE	AESCULUS X 'HOMESTEAD'	2.5" CAL.		8
	LARGETOOTH ASPEN	POPULUS GRANDIDENTATA	5' WHIP		31
	LONDON PLANE TREE	PLATANUS ACERIFOLIA ' BLOODGOOD'	4" CAL.		4
	PAGODA DOGWOOD	CORNUS ALTERNIFOLIA	5' WHIP		15
	REGAL PRINCE® OAK	QUERCUS ROBUR X BICOLOR 'LONG'	4" CAL.		4
	RIVER BIRCH MULTI-TRUNK	BETULA NIGRA	2.5" CAL.		9
	SKYLINE HONEY LOCUST FULL HEAD; STRONG CENTRAL LEADER	GLEDITSIA TRIACANTHOS INERMIS ' SKYLINE'	4" CAL.		5
	SPECKLED ALDER	ALNUS INCANA RUGOSA	5' WHIP		30
	SUGAR MAPLE	ACER SACCHARUM	5' WHIP		29
	SWAMP WHITE OAK	QUERCUS BICOLOR	2.5" CAL.		9
	WHITE OAK	QUERCUS ALBA	5' WHIP		30

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	SPACING	QTY
SHRUBS					
	ADAGIO MAIDEN GRASS	MISCANTHUS SINENSIS ' ADAGIO'	3 GAL.	42" o.c.	40
	BLUE PRINCE AND PRINCESS HOLLY	ILEX X MESERVEAE 'BLUE PRINCE' & 'BLUE PRINCESS'	3 GAL	36" o.c.	432
	CHEYENNE SKY SWITCH GRASS	PANICUM VIRGATUM 'CHEYENNE SKY'	3 GAL	30" o.c.	164
	DENSE ANGLO-JAPANESE YEW	TAXUS X MEDIA ' DENSIFORMIS'	3 GAL.	48" o.c.	162
	KELSEY'S DWARF RED TWIG DOGWOOD	CORNUS SERICEA 'KELSEYI'	3 GAL	36" o.c.	228
	LITTLE GOBLIN® RED WINTERBERRY	ILEX VERTICILLATA 'NCIV1'	3 GAL.	36" o.c.	446
	LITTLE LIME HYDRANGEA	HYDRANGEA PANICULATA ' LITTLE LIME'	3 GAL	36" o.c.	170
	LITTLE PRINCESS SPIREA	SPIRAEA X BUMALDA ' LITTLE PRINCESS'	3 GAL.	24" o.c.	328
	MISS KIM KOREAN LILAC	SYRINGA PUBESCENS PATULA 'MISS KIM'	3 GAL.	48" o.c.	116
	RHEINGOLD ARBORVITAE	THUJA OCCIDENTALIS 'RHEINGOLD'	3 GAL.	42" o.c.	290
	SISKIYOU BLUE FESCUE	FESTUCA IDAHOENSIS 'SISKIYOU BLUE'	1 GAL.	24" o.c.	123
	SUNBURST KOREAN BOXWOOD	BUXUS SINICA INSULARIS 'SUNBURST'	3 GAL	36" o.c.	243
	WALKER'S LOW CATMINT	NEPETA X ' WALKER'S LOW'	1 GAL.	18" o.c.	214
	YEWTOPIA PLUM YEW	CEPHALOTAXUS HARRINGTONIA 'PLANA'	3 GAL.	36" o.c.	62
NRPP					
	GLOSSY BLACK CHOKEBERRY	ARONIA MELANOCARPA ELATA	3 GAL.	48" o.c.	15
	RED ELDERBERRY	SAMBUCUS RACEMOSA	3 GAL.	48" o.c.	8
	RED TWIG DOGWOOD	CORNUS SERICEA	3 GAL.	48" o.c.	15
	SMOOTH SUMAC	RHUS GLABRA	3 GAL.	48" o.c.	15
GROUND COVERS					
	BARREN STRAWBERRY	WALDSTEINIA FRAGARIOIDES	4"POT	24" o.c.	5,707
	BIG BLUE LIROPE	LIROPE MUSCARI 'BIG BLUE'	4"POT	12" o.c.	73
	KENTUCKY BLUEGRASS HYBRID LOCALLY GROWN; SUBMIT SAMPLE TO LAND. ARCH. FOR APPROVAL	POA PRATENSIS	SEED		145,547 SF
	KENTUCKY BLUEGRASS HYBRID LOCALLY GROWN, TURF-TYPE HYBRID; SUBMIT SAMPLE TO LAND. ARCH. FOR APPROVAL	POA PRATENSIS	SOD		137,477 SF
NRPP					
	AGRECOL NATIVE SEED & PLANT NURSERY SEED MIX FOR DETENTION BASINS AND BIORETENTION AREAS. DEEP ROOT SYSTEMS INCREASE INFILTRATION, REDUCE EROSION AND MANAGE RAINWATER WHILE SUPPORTING A NATIVE PLANT COMMUNITY. WET-MESIC TO DRY-MESIC., FULL TO PART SUN. 8.00 PLS LB PER 1.00 ACRE	RAINWATER RENEWAL MIX	---		14,708 SF 2.7 LBS
	AGRECOL NATIVE SEED & PLANT NURSERY A HIGH-DIVERSITY MIX SUITABLE FOR FULL SUN AND MOIST (BUT NOT SATURATED) AREAS. CAN BE USED AS A 'TRANSITIONAL ZONE' BETWEEN MESIC AND EMERGENT HABITATS. SUPPORTS BIRD HABITAT WITH FOOD, WATER, AND COVER. 10.75 PLS LB PER 1.00 ACRE	TALLGRASS PRAIRIE FOR WET-MESIC SOILS	---		11,597 SF 2.86 LBS

0 60 120 180 feet

SCALE: 1" = 60'

NORTH

CODE COMPLIANT LANDSCAPE PLAN

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A LANDSCAPE DEVELOPMENT PLAN FOR

LEO FRANKLIN

South 31st Street
Franklin, Wisconsin

PROJ. CODE	26–004
DRAWN BY	DEM
REVIEWED BY	DML

ISSUED

DATE	DESCRIPTION

REVISIONS

SHEET

L1.02

NOTE: IRRIGATION SYSTEM WILL BE A DESIGN BUILD WITH SELECTED LANDSCAPE/IRRIGATION CONTRACTOR FOR THE ENTIRE SITE.

PLANT BEDS

Zones to be compromised of one of the following type irrigation heads:

Mulched Plant Beds

- Rainbird XFD series in-line emitter drip tubing.
- Hunter PLD series in-line emitter drip tubing .
- Approved equal mfg. (See Submittal notes).

Mulched Groundcover Beds

- Rainbird XFD series in-line emitter drip tubing.
- Hunter PLD in-line emitter drip tubing.
- Approved equal mfg. (See Submittal notes).

Mulched Tree Rings

- Rainbird 1800 Xeri-bubbler head (or) XFD dripline in loop configuration (See Detail).
- Hunter AFB bubbler head (or) PLD dripline in loop configuration (See Detail).
- Approved equal mfg. (See Submittal notes)

TURF AREAS

Zones to be compromised of one of the following type irrigation heads:

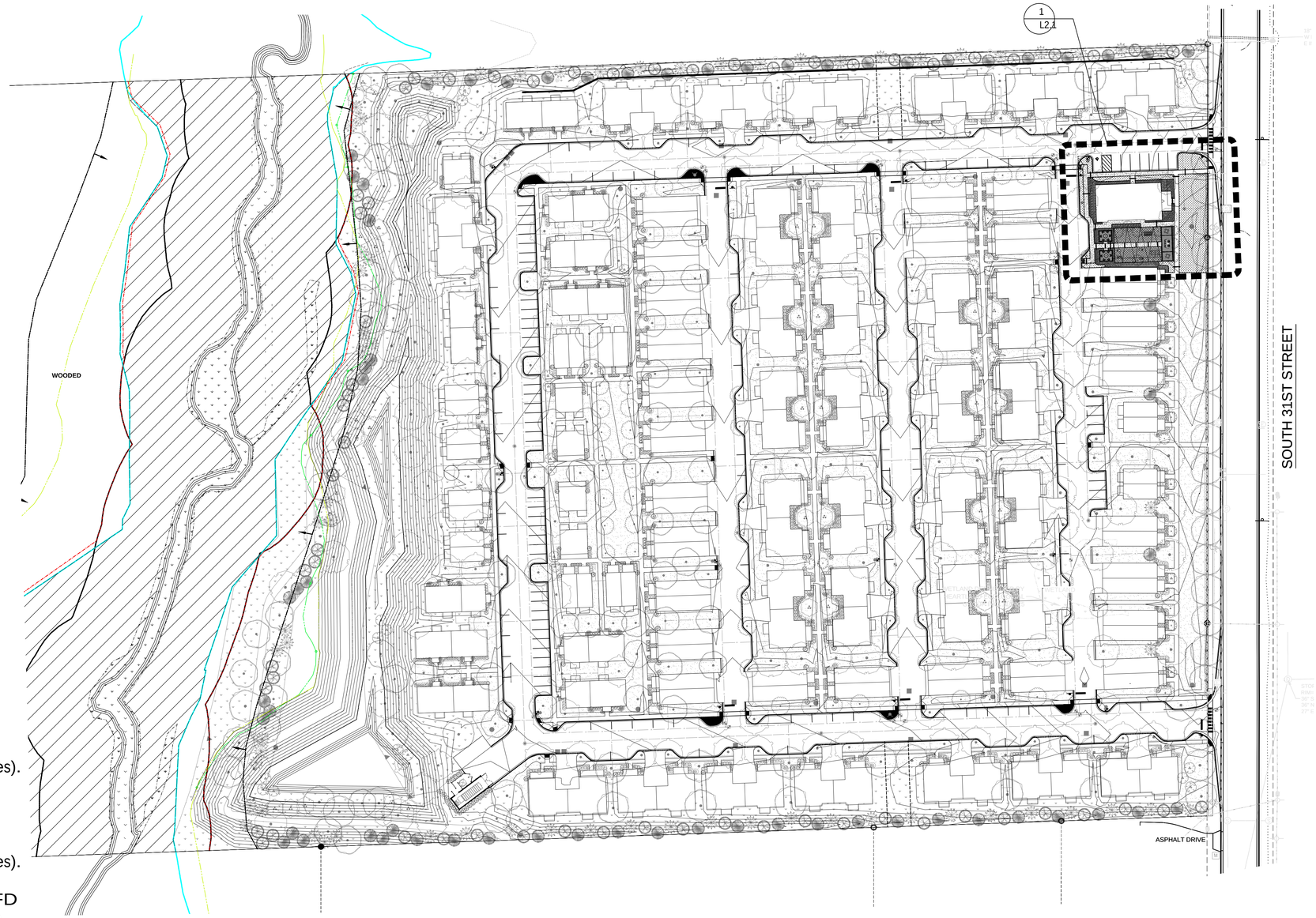
Lawns 15' and larger

- Rainbird 5000 series Rotors
- Hunter PGP & I-20 series Rotors
- Approved equal mfg. (See Submittal notes)

Lawns smaller than 15' and odd-sized areas

- Rainbird 1800 pop-up spray heads.
- Hunter PRO-Spray or MP Rotator heads.
- Approved equal mfg. (See Submittal notes)

(2) 4" or (1) 6" Sch. 40 PVC Sleeving



0 60 120 180 feet

SCALE: 1" = 60'

NORTH

OVERALL SITE IRRIGATION PLAN

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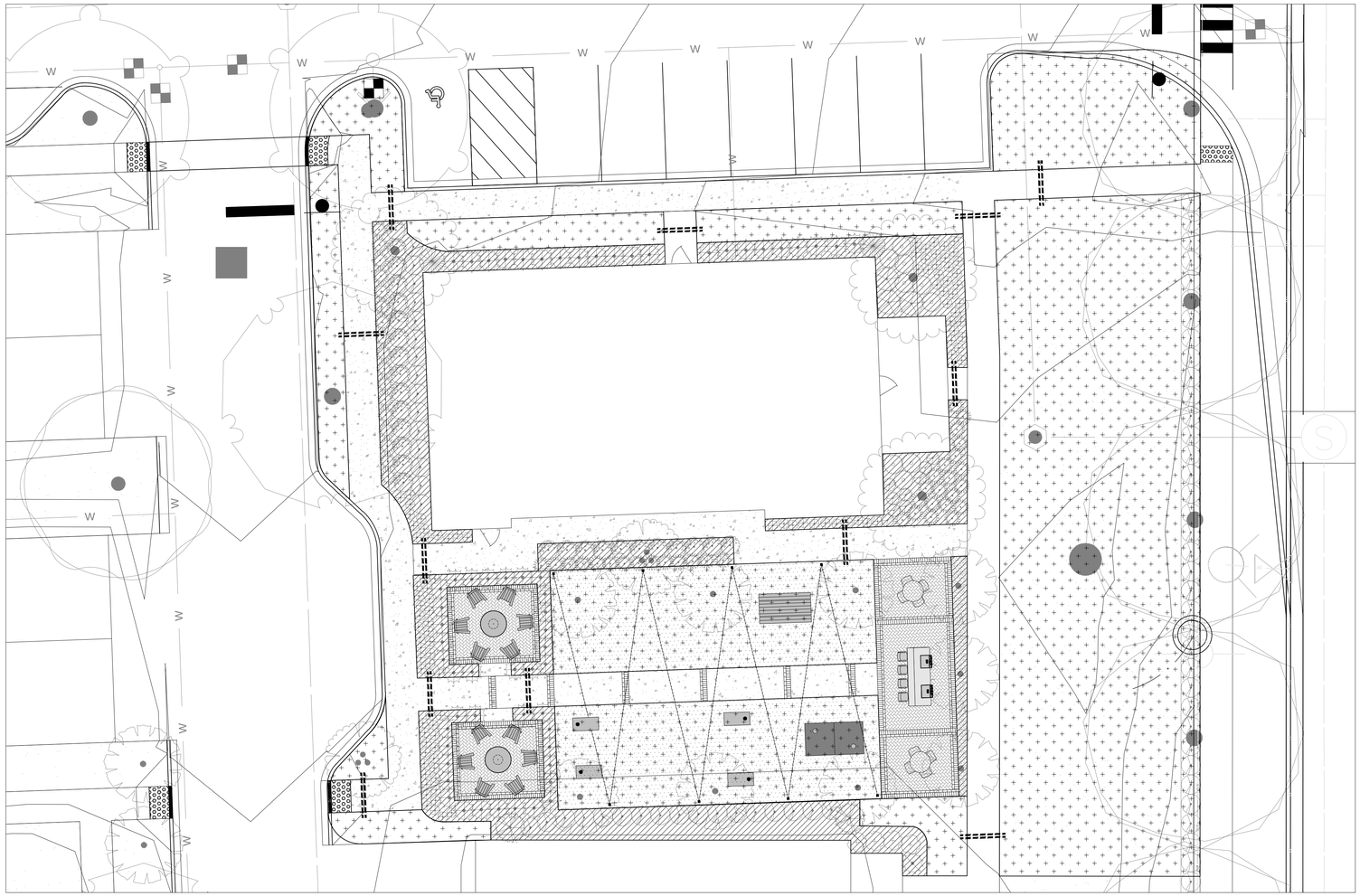

0 20 40 60 feet

SCALE: 1" = 20'

NORTH

ENLARGED IRRIGATION PLAN

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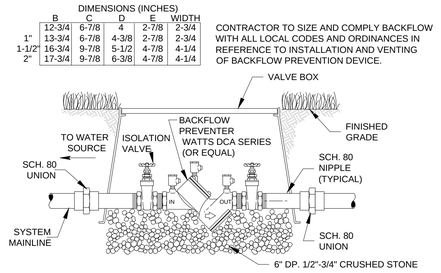

1 TYPICAL BACKFLOW PREVENTER

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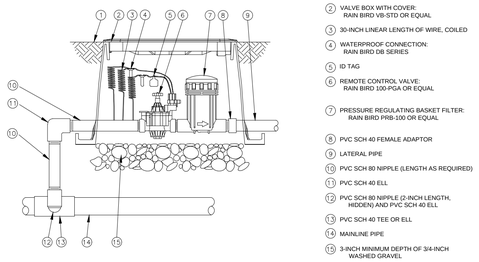

2 TYPICAL REMOTE CONTROL VALVE

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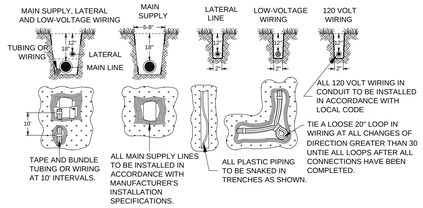

3 TYPICAL DIRECT BURY WIRE

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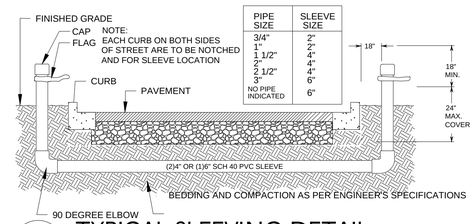
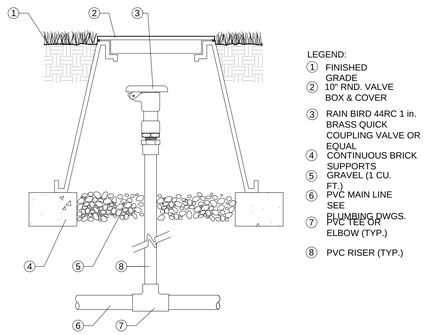


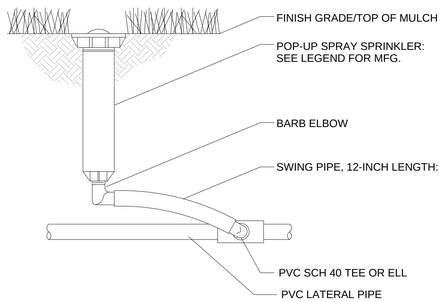
4 TYPICAL SLEEVING DETAIL

N.T.S.



5 TYPICAL QUICK COUPLER

N.T.S.



6 TYPICAL 1804 SPRAY HEAD

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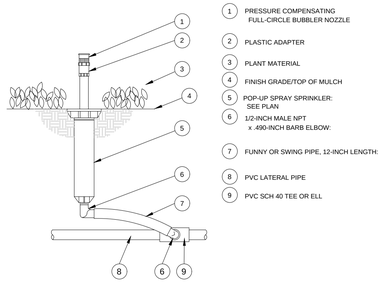

7 TYPICAL BUBBLER HEAD

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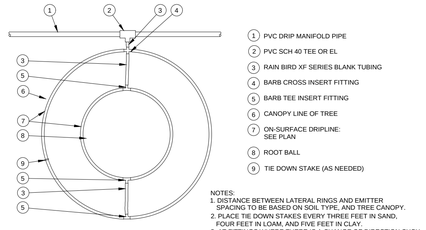

7 TYPICAL DRIP TUBE at TREE

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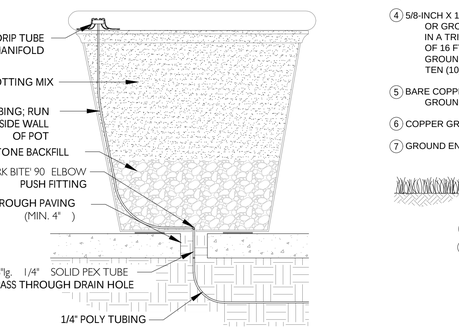

9 TYPICAL POT DETAIL

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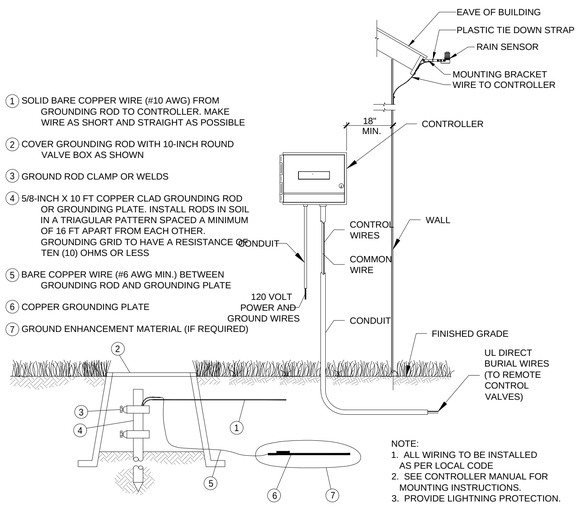

10 TYPICAL CONTROLLER DETAIL

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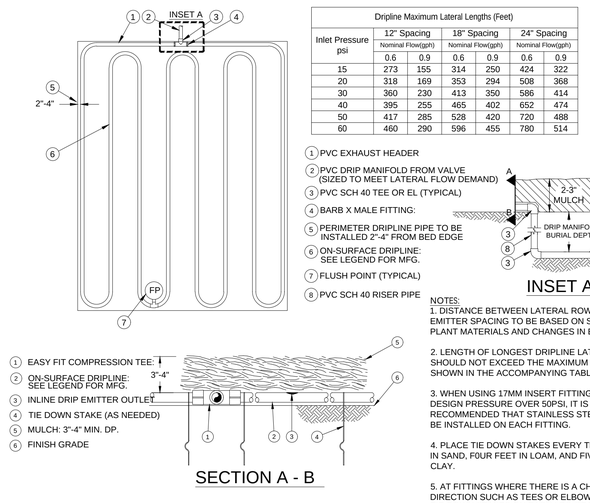

11 TYPICAL DRIPLINE LAYOUT DETAIL

N.T.S.

GENERAL IRRIGATION NOTES

1. ALL MAINLINES TO HAVE A MINIMUM OF 18" OF COVER.

2. ALL PIPE TO BE INSTALLED AS PER MANUFACTURERS' SPECIFICATIONS.

3. ALL THREADED JOINTS TO BE COATED WITH TEFLON TAPE OR LIQUID TEFLON. SPRINKLER AND RELATED EQUIPMENT TO BE INSTALLED AS PER DETAILS.

4. ALL ELECTRICAL JOINTS TO BE MADE USING WATERPROOF CONNECTIONS AS SHOWN ON DETAILS.

5. NO ELECTRICAL CONNECTIONS SHALL BE MADE IN THE FIELD EXCEPT AT A VALVE CONTROL BOX OR ANOTHER VALVE BOX SPECIFICALLY FOR CONNECTIONS.

6. ALL 24 VOLT WIRE SHALL BE #12 UF/UL FOR COMMON WIRE, AND #14 UF/UL FOR CONTROL WIRES, DIRECT BURIAL, SOLID COPPER.

7. CONTRACTOR SHALL PROVIDE EXPANSION COILS AT EACH WIRE CONNECTION IN VALVE BOX (WRAP AROUND 3/4" PIPE 12 TIMES).

8. CONTRACTOR TO UTILIZE APPROPRIATE AUTOMATIC DRAIN DEVICE WHERE LOW HEAD DRAINAGE MAY OCCUR AND WHERE LINES ARE BROUGHT ABOVE GRADE AND RISK OF FREEZING IS PRESENT.

9. ALL SPRINKLERS TO BE MOUNTED ON 12" FUNNY PIPE OR SWING JOINTS.

10. CONTRACTOR SHALL INSTALL A SEPARATE COMMON FOR EACH CONTROLLER.

11. ALL 24 VOLT WIRE SHALL BE COLOR CODED; COMMON-WHITE, CONTROL-RED.

12. CONTRACTOR SHALL INSTALL MANUFACTURERS' RECOMMENDED GROUNDING EQUIPMENT FOR POWER SUPPLY AND VALVE OUTPUT WITH (2) 5/8" COPPER CLAD GROUND RODS.

13. CONTRACTOR SHALL INSTALL MANUFACTURERS' RECOMMENDATION ON FAULT GROUND AND LIGHTNING PROTECTION

14. ALL IRRIGATION EQUIPMENT TO BE INSTALLED ACCORDING TO SPECIFICATIONS AND DETAILS.

15. CONTRACTOR TO ADD EXTENSION RISER TO POP-UP HEADS WHEN NEEDED FOR PROPER COVERAGE.

16. CONTRACTOR SHALL INSTALL SPRINKLER EQUIPMENT 12" FROM FOUNDATIONS AND 4" FROM CURB OR WALKS.

17. ALL MAIN AND LATERAL LINE PIPING TO BE SCHEDULE 40 PVC. PROVIDE THE FOLLOWING PIPE SIZES/ FLOW RATES:

Pipe Size		Pipe Size	
1/2"	6gpm	2"	55gpm
3/4"	10gpm	2-1/2"	80gpm
1"	17gpm	3"	120gpm
1-1/2"	35gpm	4"	200gpm

18. ADHERE TO LOCAL PLUMBING AND ELECTRICAL REQUIREMENTS.

19. SPRAY HEADS IN LAWN AREAS WILL BE 4" POP-UP HEIGHT, SPRAY HEADS IN SHRUB AREAS WILL BE 12" POP-UP HEIGHT.

20. ALL SOD SHALL BE ZONED SEPARATELY FROM SHRUB AND SEASONAL COLOR ZONES.

21. INSTALL ALL LINES UNDER ROADWAYS AND SIDEWALKS IN SCHEDULE 40 PVC SLEEVES, PER PLAN.

22. SYSTEM DESIGN SHALL ALLOW ENTIRE PLANTED AREAS TO BE IRRIGATED WITHIN 24 HOURS.

23. IRRIGATION SYSTEM WILL BE A DESIGN BUILD WITH SELECTED LANDSCAPE/IRRIGATION CONTRACTOR FOR THE ENTIRE SITE.

IRRIGATION DETAILS

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A LANDSCAPE DEVELOPMENT PLAN FOR

LEO FRANKLIN

South 31st Street
Franklin, Wisconsin

PROJ. CODE	26-004
DRAWN BY	DEM
REVIEWED BY	DML

ISSUED

DATE	DESCRIPTION

REVISIONS

SHEET
I1.03

Pumper Fire Truck	
Overall Length	40.000ft
Overall Width	8.167ft
Overall Body Height	7.745ft
Min Body Ground Clearance	0.656ft
Track Width	8.167ft
Lock-to-lock time	5.00s
Max Wheel Angle	45.00°

Z:\PROJECTS\2025\6702.00-WI\CAD\EXHIBITS\TRUCK TURNING EXHIBIT.DWG 6/24/2026 8:30 AM

LEO FRANKLIN - TRUCK TURNING EXHIBIT

06/26/2026

PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD | SUITE 100 | BROOKFIELD, WI 53186 | WWW.PINNACLE-ENGR.COM |

PLAN | DESIGN | DELIVER **PEGJOB#** 6702.00

LIGHTING FIXTURE SCHEDULE

MARK	MANUFACTURER	CATALOG NUMBER	VOLTAGE	LAMPS			MOUNTING HEIGHT	MOUNTING TYPE	REMARKS
				WATTS	LUMENS	TYPE			
P3	VISIONAIRE LIGHTING	ODEN-1-L-T3-10L-3K-AM-**-C5/H1 VA100-S-S1	240	66	8,574	LED 3000K	MOUNT ON 16 FOOT ROUND STEEL POLE		L, FSA
Y3	VISIONAIRE LIGHTING	VSX-II-T3-10L-3K-AM-**-CLS	240	70	8,618	LED 3000K	MOUNT ON 16 FOOT ROUND STEEL POLE		L, FSA

LIGHTING FIXTURE SCHEDULE KEYED NOTES:

FSA PROVIDE FINISH AS SELECTED BY ARCHITECT.

L POLES SHALL BE LOCATED A MINIMUM OF 3'-0" FROM BACK OF CURB AND UTILIZE FLUSH-WITH-GRADE POLE BASE PER DETAIL "E-LP2". WHERE POLES CAN NOT BE LOCATED A MINIMUM OF 3'-0" FROM BACK OF CURB, UTILIZE EXPOSED POLE BASE PER DETAIL "E-LP1"

221149

LIGHTING NOTES

1. ALL OUTDOOR LIGHTING FIXTURES SHALL EITHER HAVE A FIXTURE CUTOFF CLASSIFICATION OF "FULL CUTOFF" OR BE FULLY SHIELDED.
2. LIGHTING COLOR TEMPERATURE MUST BE BETWEEN FOUR THOUSAND (4,000) AND FIVE THOUSAND (5,000) DEGREES KELVIN.

0 30 60 90 feet

SCALE: 1"=30'

NORTH

SITE LIGHTING PLAN

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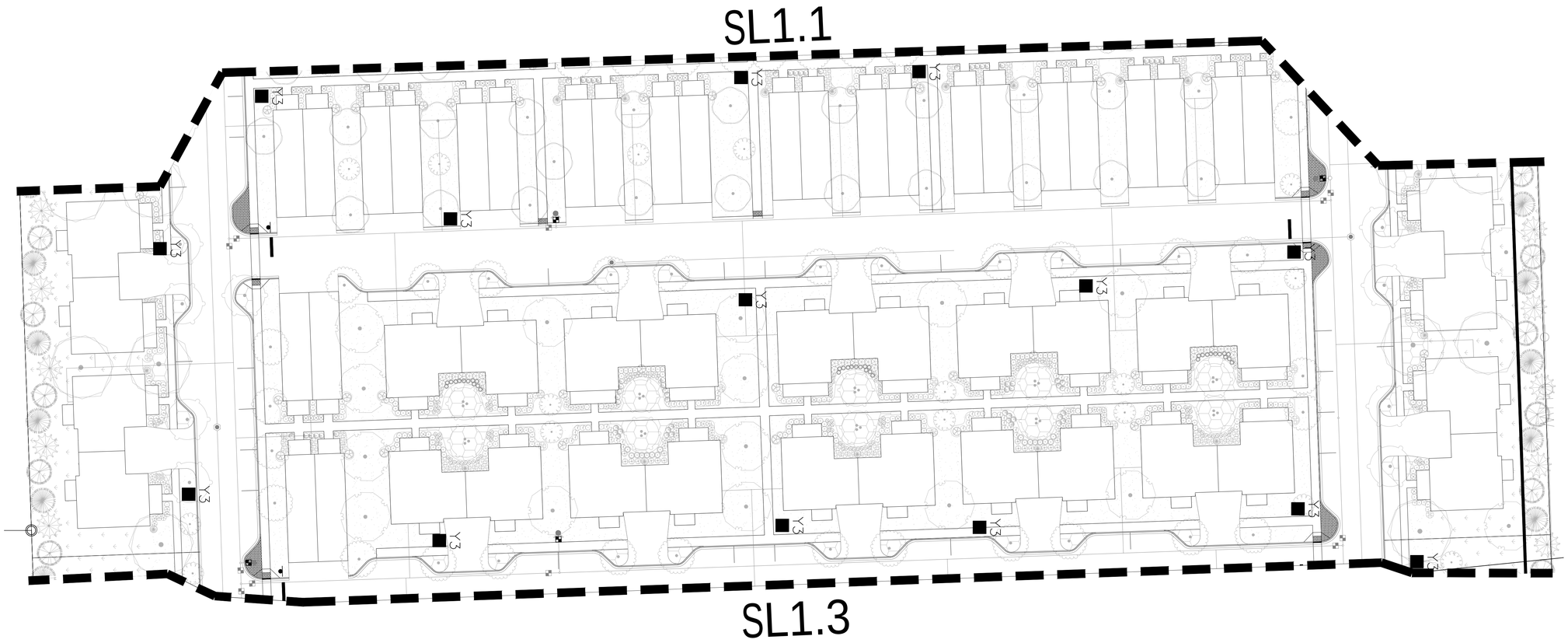
SL1.1



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NORTH

SITE LIGHTING PLAN

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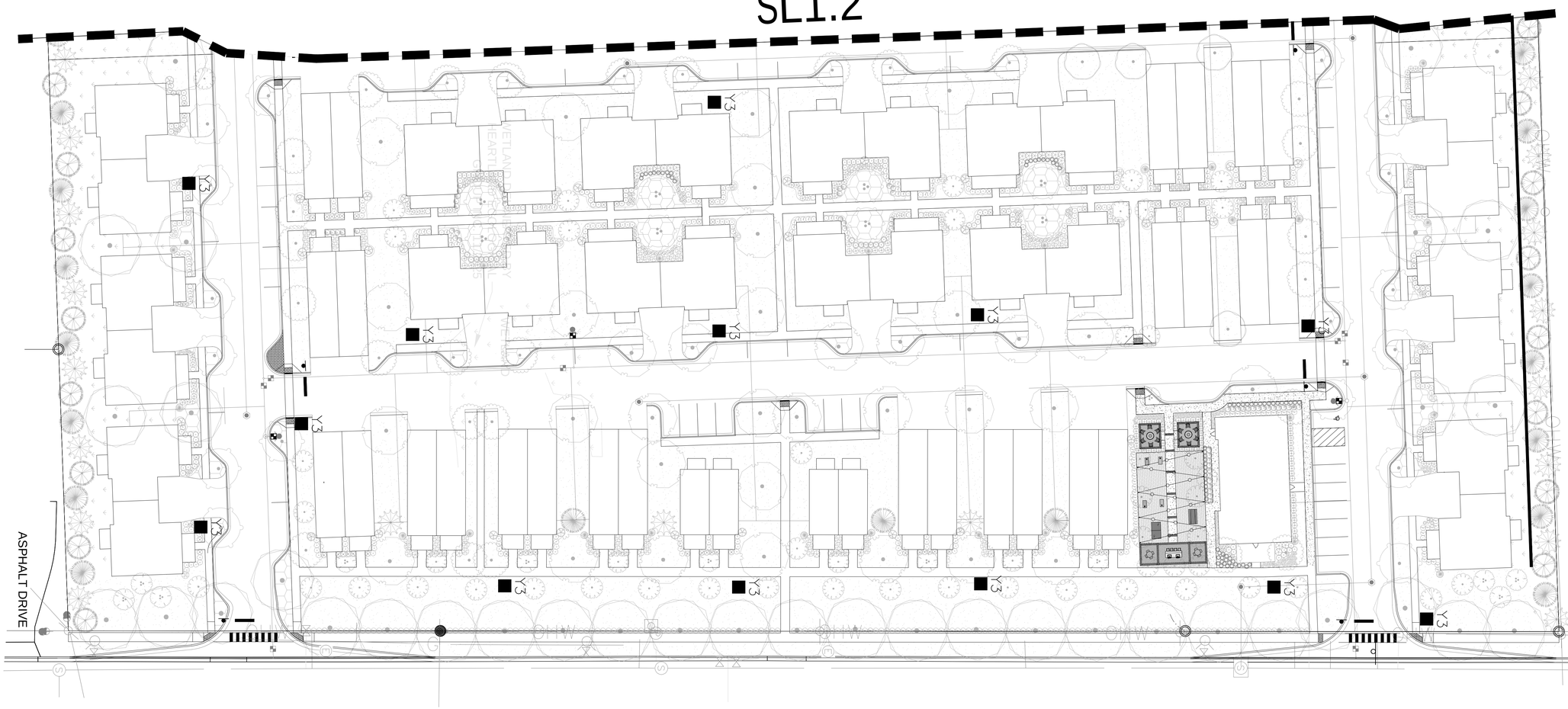

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0 30 60 90 feet

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SITE LIGHTING PLAN

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CITY OF FRANKLIN

REPORT TO THE PLAN COMMISSION

Meeting of July 9, 2026

Major Planned Development District Amendment and Certified Survey Map

RECOMMENDATION: City Development Staff recommends approval of the Major PDD Amendment and Certified Survey Map applications related to PDD No. 29 and the Salam Private High School development.

Project Name:	PDD No. 29 Major Planned Development District Amendment and Certified Survey Map
Project Address/Tax Key:	10525 West Loomis Road (TKN 846 9998 001), 8800 S. 102nd Street (TKN 846 9987 002), 8910 S. 102nd Street (TKN 846 9987 003) and properties bearing TKNs 846 9987 001 and 846 9987 004
Property Owner:	Islamic Foundation of Greater Milwaukee, Inc.
Applicant:	Amir Ayoub, Khalek Building Services
Aldermanic District:	District 1
Zoning District:	Planned Development District No. 29
Staff Planner:	Nick Fuchs, Planning Associate

Project Description/Analysis

Please note:

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

The applicant filed a Major Planned Development District Amendment Application to amend Section 15-3.0434 of the Unified Development Ordinance – Planned Development District (PDD) No. 29 to modify district boundaries, rezone property located at 10525 W. Loomis Road to PDL No. 29 (Area A) and Floodplain Overlay District, and to amend allowed uses within the District.

A Certified Survey Map Application was also submitted to combine properties located at 10525 W. Loomis Road (Tax Key No. 846 9998 001) and 8910 S. 102nd Street (Tax Key No. 846 9987 003).

Major Planned Development District Amendment

The Islamic Foundation of Greater Milwaukee, Inc. recently purchased property located at 10525 West Loomis Road. The applicant is requesting to include this property within Area A of PDL No. 29. The applicant is not currently proposing any site changes to this property, but it is anticipated it may be utilized as part of the Salam Private High School.

The PDD Amendment modifies PDD No. 29 District boundaries to incorporate 10525 W. Loomis Road within Area A of the PDD. Area A includes the wellness center and high school (formerly the indoor movie theater). Area B of the PDD is the vacant land fronting along W. Loomis Road (Tax Key No. 846 9987 001).

The applicant is also proposing to amend uses within Area A of the PDD. The existing Area A allowed uses and the proposed uses are outlined below.

Existing

2. Permitted Uses. The following uses are hereby permitted within Area A.
    a. Wellness Center
    b. Educational Services
    c. Any other uses within Area A permitted after a public hearing Planned Development District.

Proposed

2. The following uses are hereby permitted within Area A. All uses are subject to Use-Specific Standards of Article 4 of the Unified Development Ordinance as may be applicable.
    a. Permitted Uses.
        1) Wellness Center
        2) Educational Services
        3) All Institutional District Permitted Uses listed within Table 15-3-04(C) of the Unified Development District
    b. Conditional Uses.
        1) All Institutional District Conditional Uses listed within Table 15-3-04(C), unless otherwise permitted in Sub "a." above.
    c. Any other uses within Area A shall only be permitted after a public hearing to amend this Planned Development District pursuant to Section 15-10-07B. of the Unified Development Ordinance.

Certified Survey Map (CSM)

The proposed CSM combines properties located at 10525 W. Loomis Road and 8910 S. 102nd Street to create a single 35.2952-acre parcel. The combined property will contain the existing Salam Private High School building and parking lot as well as existing agricultural buildings located upon the 10525 W. Loomis Road property.

The CSM shall be contingent upon approval of the Major PDD Amendment to rezone property located at 10525 W. Loomis Road.

Natural Resource Protection Plan (NRPP)

A NRPP is attached for review. The NRPP includes woodlands, wetlands, wetland buffers, a navigable stream, and shore buffer. Quantities of protected resources can be found on the NRPP map. There is also 100-year floodplain and SEWRPC Secondary Environmental Corridor.

The NRPP includes wetland and natural resources information on the 10525 W. Loomis Road property based upon best available information. *Staff recommends that a detailed NRPP with field delineations be completed and shown on the certified survey map prior to recording*.

Furthermore, the applicant shall submit an Easement Application and Conservation Easement document to identify and protect all natural resources identified in the updated Natural Resource Protection Plan in accordance with the Unified Development Ordinance.

It should be noted that the applicant does not currently have plans to develop the 10525 W. Loomis Road property. In the future, the applicant may propose impacts and mitigation measures to natural

resources features, which will then require an amendment to the conservation easement that is part of this project.

Staff Recommendation:

City Development Staff recommends approval of the Major PDD Amendment for PDD No. 29, subject to the conditions in the draft ordinance.

City Development Staff recommends the approval of the Certified Survey Map for Salam Private High School, subject to the conditions listed in the draft resolution.

STATE OF WISCONSIN CITY OF FRANKLIN MILWAUKEE COUNTY

ORDINANCE NO. 2026-____ *DRAFT, 6-13-2026*

AN ORDINANCE TO AMEND SECTION 15-3.0434 OF THE UNIFIED DEVELOPMENT ORDINANCE PLANNED DEVELOPMENT DISTRICT NO. 29 TO MODIFY DISTRICT BOUNDARIES AND REZONE PROPERTY LOCATED AT 10525 WEST LOOMIS ROAD TO PDL NO. 29 (AREA A) AND FLOODPLAIN OVERLAY DISTRICT AND TO AMEND ALLOWED USES WITHIN THE DISTRICT (ISLAMIC FOUNDATION OF GREATER MILWAUKEE, APPLICANT/PROPERTY OWNER) (APPROXIMATLEY 8800 AND 8910 SOUTH 102ND STREET)

WHEREAS, Section 15-3.0434 of the Unified Development Ordinance provides for and regulates Planned Development District No. 29, same having been created by Ordinance No. 2000-1626, and amended via Ordinance Nos. 2001-1657, 2002-1711, 2003-1746, 2019-2351, and 2024-2643 with such District being located along West Loomis Road, properties bearing Tax Key Nos. 846-9987-001, 846-9987-002, 846-9987-003, and 846-9987-004;

WHEREAS, Planned Development District No. 29 includes those lands more particularly described below; and

> Commencing at the Northeast corner of the Northwest 1/4 of Section 20, Township 5 North, Range 21 East; thence S00°26'39"E along the East line of said 1/4 Section 539.76 feet to the point of beginning; thence continue S00°26'39"E along the East line of said 1/4 Section 1052.82 feet; thence S88°11'34"W 1569.24 feet to a point on the Easterly right-of-way line of W. Loomis Road and a point on a curve; thence Northeasterly along an arc of a curve and the Easterly right-of-way line of said Road, whose center lies to the Northwest, whose radius is 11519.16 feet, whose chord bears N38°2l'43"E 590.09 feet, a distance of 590.16 feet to a point of tangency; thence N36°53 '39"E along the Easterly right-of-way line of said Road 770.88 feet; thence N88°11'34"E 731.64 feet to the point of beginning. Containing 27.63 acres of land more or less.

WHEREAS, Islamic Foundation of Greater Milwaukee, Inc. having petitioned for an amendment to Planned Development District No. 29, to rezone property located at 10525 West Loomis Road to PDL No. 29 (Area A) and Floodplain Overlay District and to amend allowed uses within the District; and

WHEREAS, the Zoning Administrator having determined that the proposed amendment was a major amendment pursuant to Section 15-10-07B.1. and 2. of the Unified Development Ordinance; and

WHEREAS, the City of Franklin Plan Commission having considered the application on the 9th day of July, 2026, and having recommended to the Common Council that the proposed amendment to Planned Development District No. 29 be approved; and

WHEREAS, the Common Council having considered the application and having concurred with the recommendation of the Plan Commission and having determined that the proposed amendment to Planned Development District No. 29 is consistent with the 2025 Comprehensive Master Plan of the City of Franklin, Wisconsin and that it will promote the health, safety and welfare of the Community.

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

SECTION 1: §15-3.0434 establishing Planned Development District No. 29, of the Unified Development Ordinance of the City of Franklin, Wisconsin, is hereby amended to rezone property located at 10525 West Loomis Road to Planned Development District No. 29 (Area A) and Floodplain Overlay District, more particularly described as follows:

INSERT LEGAL DESCRIPTION

SECTION 2: §15-3.0434 Section 2.0D2. Permitted Uses Planned Development District No. 29, of the Unified Development Ordinance of the City of Franklin, Wisconsin, is hereby amended to delete in its entirety and in its place substitute the following language:

2. The following uses are hereby permitted within Area A. All uses are subject to Use-Specific Standards of Article 4 of the Unified Development Ordinance as may be applicable.

a. Permitted Uses.
    1) Wellness Center
    2) Educational Services
    3) All Institutional District Permitted Uses listed within Table 15-3-04(C) of the Unified Development District
b. Conditional Uses.

DRAFT

1) All Institutional District Conditional Uses listed within Table 15-3-04(C), unless otherwise permitted in Sub "a." above.

c. Any other uses within Area A shall only be permitted after a public hearing to amend this Planned Development District pursuant to Section 15-10-07B. of the Unified Development Ordinance.

SECTION 3: All other applicable terms and provisions of §15-3.0434 Planned Development District No. 29 not inconsistent with the terms of this Ordinance, and the Unified Development Ordinance of the City of Franklin, as amended from time to time, shall apply to the Islamic Foundation of Greater Milwaukee, Inc. Salam Private High School development, and all terms and provisions of §15-3.0434 Planned Development District No. 29 as existing immediately prior to the adoption of this Ordinance and not amended by this Ordinance, shall remain in full force and effect.

SECTION 4: The terms and provisions of this ordinance are severable. Should any term or provision of this ordinance be found to be invalid by a court of competent jurisdiction, the remaining terms and provisions shall remain in full force and effect.

SECTION 5: All ordinances and parts of ordinances in contravention to this ordinance are hereby repealed.

SECTION 6: This ordinance shall take effect and be in force from and after its passage and publication.

Introduced at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2026.

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2026.

APPROVED:

_____
John R. Nelson, Mayor

DRAFT

ATTEST:

_____
Shirley J. Roberts, City Clerk

AYES _____ NOES _____ ABSENT _____

DRAFT

STATE OF WISCONSIN CITY OF FRANKLIN MILWAUKEE COUNTY

[Draft 06-13-2026]

RESOLUTION NO. 2026-_____

A RESOLUTION CONDITIONALLY APPROVING A ONE-LOT CERTIFIED SURVEY MAP, BEING ALL OF PACEL 3 IN CERTIFIED SURVEY MAP NO. 7099 AND ADDITIONAL LANDS LOCATED IN THE NORTHEAST 1/4, SOUTHWEST 1/4, AND SOUTHEAST 1/4, OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 21 EAST, CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN (8910 SOUTH 102ND STREET (TKN 846 9987 003) AND 10525 WEST LOOMIS ROAD (TKN 846 9998 001)) (ISLAMIC FOUNDATION OF GREATER MILWAUKEE, INC., PROPERTY OWNER)

WHEREAS, the City of Franklin, Wisconsin, having received an application for approval of a certified survey map, such map being a combination of all of Parcel 3 in Certified Survey Map No. 7099 and additional lands located in the Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Northwest 1/4 of Section 20, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin; and

WHEREAS, the Common Council having reviewed such application and Plan Commission recommendation and the Common Council having determined that such proposed certified survey map is appropriate for approval pursuant to law upon certain conditions.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Common Council of the City of Franklin, Wisconsin, that the Certified Survey Map submitted by the Islamic Foundation of Greater Milwaukee, 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 made by the applicant, prior to recording.

2. That all land development and building construction permitted or resulting under this Resolution shall be subject to impact fees imposed pursuant to §92-9 of the Municipal Code or development fees imposed pursuant to §15-8.10B. of the Unified Development Ordinance, both such provisions being applicable to the development and building permitted or resulting hereunder as it occurs from time to time, as such Code and Ordinance provisions may be amended from time to time.

3. Each and any easement shown on the Certified Survey Map shall be the subject of separate written grant of easement instrument, in such form as provided within the *City of Franklin Design Standards and Construction Specifications* and such form and content as may otherwise be reasonably required by the City Engineer or designee to further and secure the purpose of the easement, and all being subject to the approval of the Common Council, prior to the recording of the Certified Survey Map.

4. Islamic Foundation of Greater Milwaukee, Inc., successors and assigns, and any developer of the Salam Private High School one (1) lot certified survey map 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, within 30 days of invoice for same. Any violation of this provision shall be a violation of the Unified Development Ordinance, and subject to §15-9.14E. thereof and §1-19 of the Municipal Code, the general penalties and remedies provisions, as amended from time to time.

5. The approval granted hereunder is conditional upon Islamic Foundation of Greater Milwaukee, Inc. and the one (1) lot certified survey map project for the properties located at 8910 S. 102nd Street (TKN 846 9987 003) and 10525 W. Loomis Road (TKN 846 9998 001): (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.

6. The applicant must resolve any technical corrections required by the Engineering or Planning Department, or the City Attorney's Office prior to the recording of the Certified Survey Map.

7. The CSM shall be contingent upon approval of the concurrently submitted Major Planned District Development Amendment Application to rezone property located at 10525 W. Loomis Road to PDD No. 29.

8. An updated Natural Resource Protection Plan, consistent with the standards and requirements of Article 7 of the Unified Development Ordinance, shall be submitted to the Planning Department for review and approval prior to recording the Certified Survey Map (CSM). All protected natural resource features shall be shown on the CSM and protected by a Conservation Easement.

9. An Easement Application and Conservation Easement document shall be submitted for Common Council review and approval to protect all natural resources identified in the updated Natural Resource Protection Plan.

BE IT FURTHER RESOLVED, that the Certified Survey Map, certified by owner, Islamic Foundation of Greater Milwaukee, Inc. 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.

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 certified survey map, the City Clerk is hereby directed to obtain the recording of

the Certified Survey Map, certified by owner, Islamic Foundation of Greater Milwaukee, Inc., 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 _____, 2026.

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2026.

APPROVED:

_____
John R. Nelson, Mayor

ATTEST:

_____
Shirley Roberts, City Clerk

AYES _____ NOES _____ ABSENT _____

Planning Department
9229 West Loomis Road
Franklin, Wisconsin 53132

☎ (414) 425-4024
✉generalplanning@franklinwi.gov

Planned Development Standards

Date: 6/15/26
Property Owner: Islamic Foundation of Greater Milwaukee, Inc.
Property Address: 10525 W Loomis Rd & 8910 S 102nd st

The burden of providing evidence and persuasion that any Planned Development is necessary and desirable shall rest with the applicant (Unified Development Ordinance UDO §15-10-02.E)

SECTION § 15-10-04 MODIFICATION STANDARDS

An applicant seeking a site development allowance shall be required to justify each request through the provision of tangible benefits to the City of Franklin by meeting a minimum of one (1) of the modification standards detailed in UDO §15-10-04.

Describe the modification standards proposed for this development.

Response:
The proposed Planned Development provides substantial public and community benefits by allowing the expansion of the Salam School campus into a unified educational, recreational, and religious facility. The rezoning eliminates an internal zoning boundary that unnecessarily restricts development, allows for more efficient site planning, improves campus functionality, and supports long-term educational and community services for Franklin residents. The project preserves existing environmental resources, maintains compliance with floodplain regulations, and provides coordinated development within a single Planned Development District.

SECTION § 15-10-05 STANDARDS OF REVIEW

The following standards for review shall be utilized in the review of a Planned Development application as a whole, including any requested site development allowances and the modification standards proposed to justify those requests. No application for a Planned Development shall be approved unless the Common Council finds that the application meets all of the following standards (UDO §15-10-05):

A. **Plan and Policy Alignment.** The Planned Development is consistent with the goals, objectives, and policies set forth in the Comprehensive Master Plan and other adopted plans and policy documents of the City.

Response:
The Planned Development is consistent with the goals and objectives of the City of Franklin by supporting educational, institutional, and community-serving land uses. The proposed rezoning consolidates adjacent parcels into a unified Planned Development District, allowing coordinated site planning and efficient use of existing infrastructure while supporting long-term community investment and educational opportunities.

B. **Placemaking.** The Planned Development has a distinctive identity and brand that is carried through the sign designs, unique streetscape features, architecture, public gathering spaces, open spaces, etc.

Response:

The proposed campus establishes a distinctive educational and community destination within the City of Franklin. The development incorporates educational facilities, recreational amenities, gathering spaces, landscaping improvements, pedestrian circulation, and coordinated site design that create a recognizable identity and sense of place for students, families, and community members.

C. **Integrated Design with Identifiable Centers and Edges.** The Planned Development shall be laid out and developed as a unit in accordance with an integrated overall design, in which the various land uses included function as a cohesive whole and support one another. The design shall provide identifiable centers, which form focus areas of activity in the development, and edges, which define the outer borders of the development, through the harmonious grouping of buildings, uses, facilities, public gathering spaces, and open space.

Response:

The Planned Development is designed as a unified campus consisting of a high school, future gymnasium, and future mosque. The existing building serves as the primary activity center, while coordinated parking, circulation, landscaping, and open spaces create a cohesive development. Roadways, natural features, and landscaped areas define the campus boundaries and provide transitions to surrounding properties.

D. **Public Welfare.** The Planned Development is designed, located, and proposed to be operated and maintained so that it will not impair an adequate supply of light and air to adjacent property, will not generate undue off-site impacts such as noise on adjacent properties, and will not substantially increase the danger of fire or otherwise endanger the public health, safety, and welfare.

Response:

The Planned Development is designed to protect public health, safety, and welfare. Adequate setbacks, landscaping, stormwater controls, parking, and circulation improvements are incorporated into the site design. The project utilizes existing developed areas and infrastructure while minimizing adverse impacts on adjacent properties.

E. **Compatibility with Adjacent Land Uses.** The Planned Development includes uses which are generally compatible and consistent with the uses of adjacent parcels. If the uses are not generally compatible, all adverse impacts have been mitigated through screening, landscaping, public open space, and other buffering features that protect uses within the development and surrounding properties.

Response:

The proposed educational, recreational, and religious uses are compatible with surrounding institutional, open space, and low-density residential land uses. Existing wetlands, retention areas, landscaping, and site buffers provide separation from neighboring properties and mitigate potential impacts.

F. **Impact on Public Facilities and Resources.** The Planned Development is designed so that adequate utilities, road access, drainage, and other necessary facilities will be provided to serve it.

Response:

The site is served by existing roadways, utilities, drainage infrastructure, and emergency services. Civil engineering plans demonstrate that adequate infrastructure exists to support the proposed development. The project utilizes existing developed areas and includes appropriate utility and stormwater management provisions.

G. **Archaeological, Historical or Cultural Impact.** The Planned Development does not substantially adversely impact an archaeological, historical, or cultural resource, included on the local, state, or federal register, located on or off the parcel(s) proposed for development.

Response:

To the best of the applicant's knowledge, the Planned Development will not adversely impact any known archaeological, historical, or cultural resources listed on local, state, or federal registers. Existing development areas are being reused and improved while preserving surrounding environmental features.

H. **Fiscal Impact.** The Planned Development will generate revenue and require costs in terms of public services in a way that contributes to the long-term fiscal sustainability of the City of Franklin.

Response:

The Planned Development utilizes existing public infrastructure while providing significant educational, recreational, and community benefits to the City of Franklin. The project represents a substantial private investment, supports local families through expanded educational opportunities, and creates a long-term community asset with minimal impact on municipal services.

I. **Drives, Parking and Circulation.** The Planned Development makes adequate provision to provide necessary parking. Principal vehicular access is from dedicated public streets, and access points shall be designed to encourage smooth traffic flow with controlled turning movements and minimum hazards to vehicular or pedestrian traffic. With respect to vehicular and pedestrian circulation (including walkways, interior drives, and parking), special attention has been given to the location and number of access points to public streets, the width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic, adequate provision for service by emergency vehicles, and arrangement of parking areas that are safe, convenient, and do not detract from the design of proposed buildings and structures and the neighboring properties. Access points are limited through the use of cross-access connections

Response:

The development provides adequate parking, internal circulation, pedestrian access, and emergency vehicle access. Vehicular access is provided from public streets and existing access drives. Parking areas, sidewalks, and circulation routes have been designed to promote safe and efficient movement throughout the campus while minimizing conflicts between pedestrians and vehicles. Cross-access and coordinated circulation patterns support the overall functionality of the site.

LEGAL DESCRIPTION

Parcel 3 in Certified Survey Map No. 7099 recorded in the Milwaukee County Register of Deeds Office on June 7th, 2002 as Document No. 8293504, and additional lands located in the Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Northwest 1/4 of Section 20, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin, which is bounded and described as follows:

Commencing at the northeast corner of the Northwest 1/4 of said Section 20;
Thence South 00°26'40" East along the east line of said Northwest 1/4, 911.77 feet to the Point of Beginning;
Thence continuing South 00°26'40" East along said east line, 1207.75 feet;
Thence South 88°11'33" West, 2051.05 feet to the southeast line of West Loomis Road;
Thence North 42°04'27" East along said southeast line, 271.15 feet to a point of curvature;
Thence northeasterly 451.33 feet along the arc of said curve to the left and said southeasterly line, whose radius is 11,519.16 feet, and whose chord bears North 40°57'06" East, 451.30 feet to the south line of Parcel 4 of Certified Survey Map No. 7099;
Thence North 88°11'33" East along said south line, 688.64 feet to the east line of South102nd Street;
Thence North 01°51'28" West along said east line, 258.61 feet to a point of curvature;
Thence northeasterly 373.43 feet along the arc of said curve to the right and said east line, whose radius is 349.00 feet, and whose chord bears North 28°47'44" East, 355.87 feet to a point of reverse curvature;
Thence northeasterly 285.31 feet along said arc of a curve to the left and said east line, whose radius is 501.00 feet, and whose chord bears North 43°08'04" East, 281.47 feet to the southerly line of Parcel 2 of aforesaid Certified Survey Map No. 7099;
Thence South 63°10'48" East along said southerly line, 38.17 feet to a point on a curve;
Thence northeasterly 65.47 feet along said arc of a curve to the left and said southerly line, whose radius is 539.17 feet, and whose chord bears North 23°20'28" East, 65.43 feet;
Thence South 60°03'26" East along said southerly line, 174.34 feet to a point on a curve;
Thence northeasterly along said arc of a curve to the left and said southerly line, whose radius is 937.50 feet, and whose chord bears North 31°42'52" East, 65.03 feet;
Thence South 60°03'26" East along said southerly line, 162.23 feet to a point on a curve;
Thence southeasterly 26.93 feet along said arc of a curve to the right and said southerly line, whose radius is 67.50 feet, and whose chord bears South 48°37'39" East, 26.75 feet;
Thence North 52°48'08" East along said southerly line, 32.50 feet;
Thence North 89°33'20" East along said southerly line, 87.62 feet to the Point of Beginning.

Per Section 15-5-03(B)(2) of the Unified Development Ordinance, landscaping requirements are exempt in cases where additions to existing buildings do not increase the total floor area by 10% of the existing total floor area. However, some additional landscaping is proposed with the development, primarily in the form of trees in and around the parking areas.

renewed, but it shall not be construed in any way to alter the respective rights, duties, or obligations of the owner or the City relating to the use or occupancy of the land or building, or any other matter covered by this ordinance, and such temporary Certificate of Occupancy shall not be issued except under such restrictions and provisions as will adequately ensure the safety of the occupants.

4. **Application for a Certificate of Occupancy.** Written application for a Certificate of Occupancy for the use of vacant land, or for a change in a nonconforming use, as herein provided, shall be made to the Director of Inspection Services.

5. **Issuance of a Certificate of Occupancy.** If the proposed use is in conformity with the provisions of this ordinance, the certificate of occupancy shall be issued within three working days after the application for the same has been made, only after the occupancy conforms to this Ordinance and other applicable City Codes, and any lack of conformance to this Ordinance or other codes are corrected.

6. **Form of Certificate of Occupancy and Permanent Record.** Each Certificate of Occupancy shall state that the building or proposed use of a building or land complies with all provisions of this Ordinance. A record of all Certificates of Occupancy shall be kept on file in the office of the Director of Inspection Services and a copy shall be forwarded, on request, to any person having proprietary or tenancy interests in the building or land affected.

7. **Certificate of Occupancy Not Required for Gas and Electric Utility Uses Issued a Certificate of Public Convenience and Necessity.** No Certificate of Occupancy shall be required for gas and electric utility uses which have been issued a Certificate of Public Convenience and Necessity pursuant to § 196.491 of the Wisconsin Statutes as amended.

15-9-04. Site Intensity and Capacity Calculations.

A. **Site Intensity Calculations.**

1. **Recognition of Distinctive Site Features.** This Ordinance recognizes that landforms, parcel size and shape, and natural resource features vary from site to site and that development regulations must take into account these variations. The maximum density or intensity of use allowed in any zoning district is controlled by the various district standards set forth for each of the various zoning districts of this Ordinance.

2. **Applicability.**

   a. Except as set forth under (2)(b) below, the site intensity and capacity calculations set forth in this Section and the Natural Resource Protection Standards set forth in Article 7 shall apply for each parcel of land to be used or built upon in the City of Franklin including all new Certified Survey Maps, Preliminary Plats, condominiums, multiple-family residential developments, all mixed-use or nonresidential development, and as may be required elsewhere in this Ordinance.

   b. Natural resource protection shall not be required and the site intensity and capacity calculations set forth in this Section shall not be required for the construction of single-family and duplex residential development located on non-divisible existing lots of record within existing platted Subdivisions (with an approved Final Plat), Certified Survey Maps, and Condominiums existing on August 1, 1998, the effective date of this Ordinance or for which a natural resource protection plan and site intensity capacity calculations were filed at the time of division after August 1, 1998.

3. **Exclusions (When Natural Resource Protection and Site Intensity and Capacity Calculations Are not Required).**

   a. Notwithstanding any other provision of this Ordinance, Natural Resource Protection and any such related Natural Resource Protection Plan shall not be required and the site intensity and capacity calculations set forth in this Section shall not be required for any accessory use structure or accessory use development or for an addition or modification to an existing principal structure development which does not increase the existing developed structure and impervious surface area upon the parcel by more than 50% or 2,500 square feet, whichever is

smaller, where natural resource feature(s) are not within 100 feet of the area to be disturbed by the new development, upon a parcel supporting an existing principal structure with an existing principal use;

b. Determination as to whether natural resource features are within 100 feet of the area to be disturbed, the boundaries of which shall be clearly identified within application materials, shall be made by the City Engineer or designee

c. For any Primary and Secondary Environmental Corridors and Isolated Natural Resource Areas defined by the Southeastern Wisconsin Regional Planning Commission that are located on the site by the City Engineer or designee, but whose nearest boundary lies more than 100 feet of the area to be disturbed, a written plan shall be provided by the applicant detailing the protective measures that will be implemented to prevent adverse impacts. The Plan shall be subject to approval by the Plan Commission and shall be implemented as a condition of application approval.

4. **Calculation of Area of Natural Resource Protection Land.**

a. All land area with those natural resource features as described in Section 15-7-02 of this Ordinance shall be measured relative to each natural resource feature present, as set forth in Section 15-7-02, Natural Resources Features Determination.

b. The total area of Natural Resource Protection Land shall be defined as the net land surface area lying within the boundaries of one or more natural resource features, as set forth in Table 15-9-04(A)(4), Calculation of Natural Resource Protection Land Area. Land surface area where two or more natural resource features overlap shall be counted only once for purposes of determining the area of resource protection land. A map shall be submitted with the Natural Resource Protection Plan pursuant to Article 7 indicating the boundaries of each natural resource feature, the size of each feature, and the total area of the site lying within the boundaries of at least one natural resource feature.

c. The land surface area of each natural resource feature permitted to be disturbed and where approved, compensated, pursuant to Section 15-7-03 shall be used to determine the extent of compensation required, as set forth in Table 15-7-03, City of Franklin Natural Resources Compensation Ratios.

Table 15-9-04(A)(4): Calculation of Natural Resource Protection Land Area

Resource/Feature	Total land surface area of each Natural Resource feature (acres or square feet; use throughout)
a. SEWRPC Primary Environmental Corridor	0.000 Acres
b. SEWRPC Secondary Environmental Corridor	5.109 Acres
c. SEWRPC Isolated Natural Resource	0.000 Acres
d. Surface Water or Wetland Buffer	5.114 Acres
e. Woodland or Forest	3.433 Acres
f. Wetland	4.630 Acres
g. Degraded Wetland	0.000 Acres
h. Lake or Pond	0.000 Acres
i. Gross land surface area of natural resource features	18.286 Acres
j. Net Natural Resource Protection Land - Total area of the site lying within the boundaries of at least one Natural Resource feature (a) through (h)	11.533 Acres

5. **Calculation of Base Site Area**. The base site area shall be calculated as indicated in Table 15-9-04(A)(5) for each parcel of land for which development approval is sought that is not exempted under Section 15-3-03.

Table15-9-04(A)(5): Calculation of Base Site Area For Development			
Step	Land Area to Be Determined	Calculation	Area (Square feet or acres; use throughout)
a	Total gross site area (SF or acres; use throughout) determined through a boundary survey of the subject property		35.295 Acres
b	Land in dedicated public street rights-of-way, land located within the ultimate road right-of-way of existing roads, rights-of-way of utilities, and dedicated public park or school sites		0.000 Acres
c	Land reserved for open space as part of a previously approved development or land division		0.000 Acres
d	Land area to be reserved for parks and schools		0.000 Acres
e	Net Natural Resource Protection Lands, row (j) from Table 15-3-01		11.533 Acres
f	Net Buildable Area for Development = (a) – {sum (b+c+d+e)}		23.762 Acres

6. **Calculation of Site Intensity and Capacity for Residential Uses in Residential Zoning Districts**. The maximum number of dwelling units that may be permitted on a parcel of land in a residential zoning district, as defined in Section 15-2-02, shall be determined using the Base Site Area for Development, row (f) of Table 15-9-04(A)(5), as set forth in Table 15-9-04(A)(6) below:

Table 15-9-04(A)(6): Calculation of Site Capacity For Residential Uses		
Land Area to Be Determined		Area (SF or acres; use throughout)
a. Net Buildable Area for Development, Row (f) from Table 15-9-04(A)(5)		a = row (f), Table 15-9-04(A)(5)
For multi-family units, if proposed:		
b. Number of units proposed:	c. Minimum lot area per unit (from Section 15-3-01)	d = (b) x (c) Minimum land area required:
For single-family units, if proposed:		
e. Number of units proposed:	f. Minimum lot area per unit (from Section 15-3-01)	g = (e) x (f) Minimum land area required:
Total minimum land area required shall not exceed net buildable area for development; check that (h) < (a)		h = (d) + (g) Total minimum land area required:

ISM HIGH SCHOOL NARRATIVE

Rezoning Application

From R-SE District and FP District to PDD No. 29 and FP District

Development Site Address: 8910 S. 102nd Street, Franklin, Wisconsin 53132
Rezoning Parcel Address: 10525 W. Loomis Road, Franklin, Wisconsin 53132
Tax Key No.: 846 9998 001
Current Zoning of Rezoning Parcel: R-SE Single-Family Estate District and FP Floodplain District
Proposed Zoning: PDD No. 29 Planned Development District and FP Floodplain District
Total Rezoning Parcel Area: Approximately 21.925 acres (GIS-calculated estimate)
Date Submitted: May 2026

LEGAL DESCRIPTION

Address: 10525 W LOOMIS RD
Taxkey: 846 9998 001
Acreage: 21.925 ac (GIS-calculated estimate)
Legal Description: N 526.91 FT OF S 1054.02 FT OF NW 20 5 21 LYING E OF E

I. INTRODUCTION AND PURPOSE

The applicant respectfully submits this Project Narrative for the rezoning of the property located at 10525 W. Loomis Road, Franklin, Wisconsin (Tax Key No. 846 9998 001) from its current R-SE Single-Family Estate District and FP Floodplain District designations to Planned Development District No. 29 (PDD No. 29) and FP Floodplain District.

The purpose of this rezoning is to combine the subject parcel with the adjacent 8910 S. 102nd Street property under a single unified PDD No. 29 district. The existing building located at 8910 S. 102nd Street currently sits within PDD No. 29 and is the intended development site for a multi-use community campus. As currently configured, the boundary between PDD No. 29 and the R-SE District to the south creates a setback restriction that limits the buildable area available on the 8910 S. 102nd Street property. By rezoning the 10525 W. Loomis Road parcel to PDD No. 29, both parcels are consolidated into one unified planned development district, the shared boundary and its associated setback restriction are eliminated, and the full development footprint of the 8910 S. 102nd Street site becomes available for the proposed project.

The proposed multi-use campus will be developed in two phases: Phase 1 is a high school, and Phase 2 combines a student gymnasium and a mosque and religious institution. All proposed uses will be located on and around the existing 8910 S. 102nd Street building.

II. SITE AND LOCATION DESCRIPTION

A. Development Site

The primary development site is the existing building located at 8910 S. 102nd Street, Franklin, Wisconsin 53132. This property is currently zoned PDD No. 29 and contains an existing structure that will serve as the foundation for the proposed multi-use campus. The two phases of development – Phase 1: high school, and Phase 2: gymnasium and mosque – will be constructed on and around this existing building.

B. Rezoning Parcel

The parcel subject to this rezoning request is located at 10525 W. Loomis Road, Franklin, Wisconsin 53132 (Tax Key No. 846 9998 001). The parcel encompasses approximately 21.925 acres as GIS-calculated. It is currently zoned R-SE Single-Family Estate District with a Floodplain (FP) District overlay on applicable portions. The site contains an existing residential structure built circa 1935, approximately 1,332 square feet in size, with the remainder of the parcel being largely open land.

C. Relationship Between the Two Parcels

The 10525 W. Loomis Road parcel is located directly to the south of the 8910 S. 102nd Street property. The shared boundary between these two parcels currently constitutes the southern edge of

PDD No. 29. Under the current zoning configuration, this boundary generates a setback requirement that restricts development on the southern portion of the 8910 S. 102nd Street site. The proposed rezoning would bring 10525 W. Loomis Road into PDD No. 29, eliminating this internal boundary and the associated setback, and thereby making the full southern extent of the 8910 property available for development.

III. PROPOSED REZONING REQUEST

The applicant requests rezoning of the property at 10525 W. Loomis Road (Tax Key No. 846 9998 001) from:

- R-SE Single-Family Estate Residence District – Current designation
- FP Floodplain District – Current designation on applicable portions of the site

To the following:

- PDD No. 29 Planned Development District – Proposed new designation
- FP Floodplain District – To remain in place on all portions of the site currently subject to that designation

The incorporation of this parcel into PDD No. 29 is necessary to remove the zoning boundary that currently functions as a setback restriction along the southern edge of the 8910 S. 102nd Street development site. The rezoning does not propose any development on the 10525 W. Loomis Road parcel itself at this time. Its purpose is solely to enable full use of the buildable area on the adjacent 8910 S. 102nd Street property.

IV. PHASED DEVELOPMENT PROGRAM

The proposed development will be carried out in two phases on the 8910 S. 102nd Street site. Each phase serves distinct community needs while collectively forming an integrated multi-use campus.

Phase 1 – High School

The first phase will consist of the construction of a private high school within and around the existing building at 8910 S. 102nd Street. The school will be designed to serve the educational needs of the local community. The facility will include:

- Classroom and instructional spaces
- Administrative offices and support areas
- Library and media center
- Student dining and cafeteria
- Outdoor recreational and athletic areas

- On-site parking and student drop-off and pick-up areas

Phase 2 – Gymnasium, Fitness Center, and Mosque

The second phase will add a student gymnasium and a mosque and religious institution to the campus. The gymnasium will serve students of the Phase 1 high school. The mosque will serve the Muslim community of Franklin and the surrounding area. This phase will include:

- Full-size gymnasium with multi-sport court capabilities
- Fitness and exercise areas
- Locker rooms, restrooms, etc.
- Multi-purpose meeting and event rooms
- Youth programming and after-school recreation spaces

- Main prayer hall with ablution facilities
- Religious and educational classrooms
- Community gathering space
- Administrative offices
- On-site parking designed to accommodate regular and special event attendance

Places of worship are recognized as protected institutional uses under federal law, including the Religious Land Use and Institutionalized Persons Act (RLUIPA), 42 U.S.C. § 2000cc. The City of Franklin is legally required to treat religious institutions on equal terms with comparable non-religious assemblies and institutions.

V. STANDARDS FOR INSTITUTIONAL PDD APPROVAL

The applicant submits that the proposed Planned Development District satisfies the applicable standards for institutional PDD approval under the City of Franklin zoning regulations. The following general statements are offered in support of this application:

- Land Use: The proposed institutional campus uses are appropriate for the development site and are compatible with the surrounding area. The incorporation of the 10525 W. Loomis Road parcel into PDD No. 29 is a necessary and limited zoning action to enable full use of the buildable area on the 8910 S. 102nd Street property.
- Site Area: The subject rezoning parcel is of sufficient size to fulfill the purpose of this application. No development is proposed on the 10525 W. Loomis Road parcel at this time.
- Municipal Services: The applicant will coordinate with the City of Franklin to confirm the availability of necessary municipal services and will make all required improvements as determined through the development review process.
- Design and Development: All proposed buildings and site improvements will be designed and constructed in compliance with applicable City of Franklin ordinances, building codes,

and accessibility requirements. Detailed plans will be submitted for City review and approval prior to construction.

VI. FLOODPLAIN DISTRICT RETENTION

Portions of the subject property at 10525 W. Loomis Road are located within the Floodplain (FP) District. The applicant confirms and commits that:

- The FP Floodplain District designation will be retained on all portions of the property currently subject to that designation.
- No proposed structures, grading, or site disturbance will occur within designated floodplain areas.
- All development will comply with the City of Franklin Floodplain Zoning Ordinance and applicable state and federal floodplain regulations.

VII. COMMUNITY BENEFIT AND PUBLIC INTEREST

The proposed multi-use campus at 8910 S. 102nd Street will deliver the following benefits to the City of Franklin and its residents:

- Educational Access: A private high school will expand educational options for Franklin families and contribute to the community as a place for academic growth.
- Student Recreation: A gymnasium and fitness center will provide dedicated recreational and physical education facilities for students of the high school.
- Religious Freedom and Inclusion: The mosque and religious institution will provide a permanent place of worship for the Muslim community of Franklin, consistent with the City's obligations under applicable federal law.
- Community Investment: The development of a multi-use campus on an existing building site represents a purposeful and community-oriented investment within the City of Franklin.

VIII. CONCLUSION

The applicant respectfully requests that the City of Franklin Planning Department recommend approval, and that the Common Council adopt an ordinance rezoning the property at 10525 W. Loomis Road (Tax Key No. 846 9998 001) from R-SE District and FP District to PDD No. 29 and FP District, thereby combining both parcels into a single unified PDD No. 29 district.

The purpose of this rezoning is limited and specific: to combine the 10525 W. Loomis Road parcel with the adjacent 8910 S. 102nd Street property into a single unified PDD No. 29 district, removing the zoning boundary and its associated setback restriction so that the full buildable area of the development site is available for the proposed two-phase campus consisting of a high school, student gymnasium, and mosque. The rezoning complies with applicable City of Franklin zoning regulations governing Planned Development Districts, preserves all applicable floodplain protections, and serves the health, safety, and welfare of the City of Franklin community.

The applicant is available to provide any additional information or documentation required to support the City's review.

Respectfully Submitted,

Applicant / Authorized Representative

8910 S. 102nd Street Campus Development Project

Franklin, Wisconsin 53132

_____

Signature

_____

Printed Name & Title

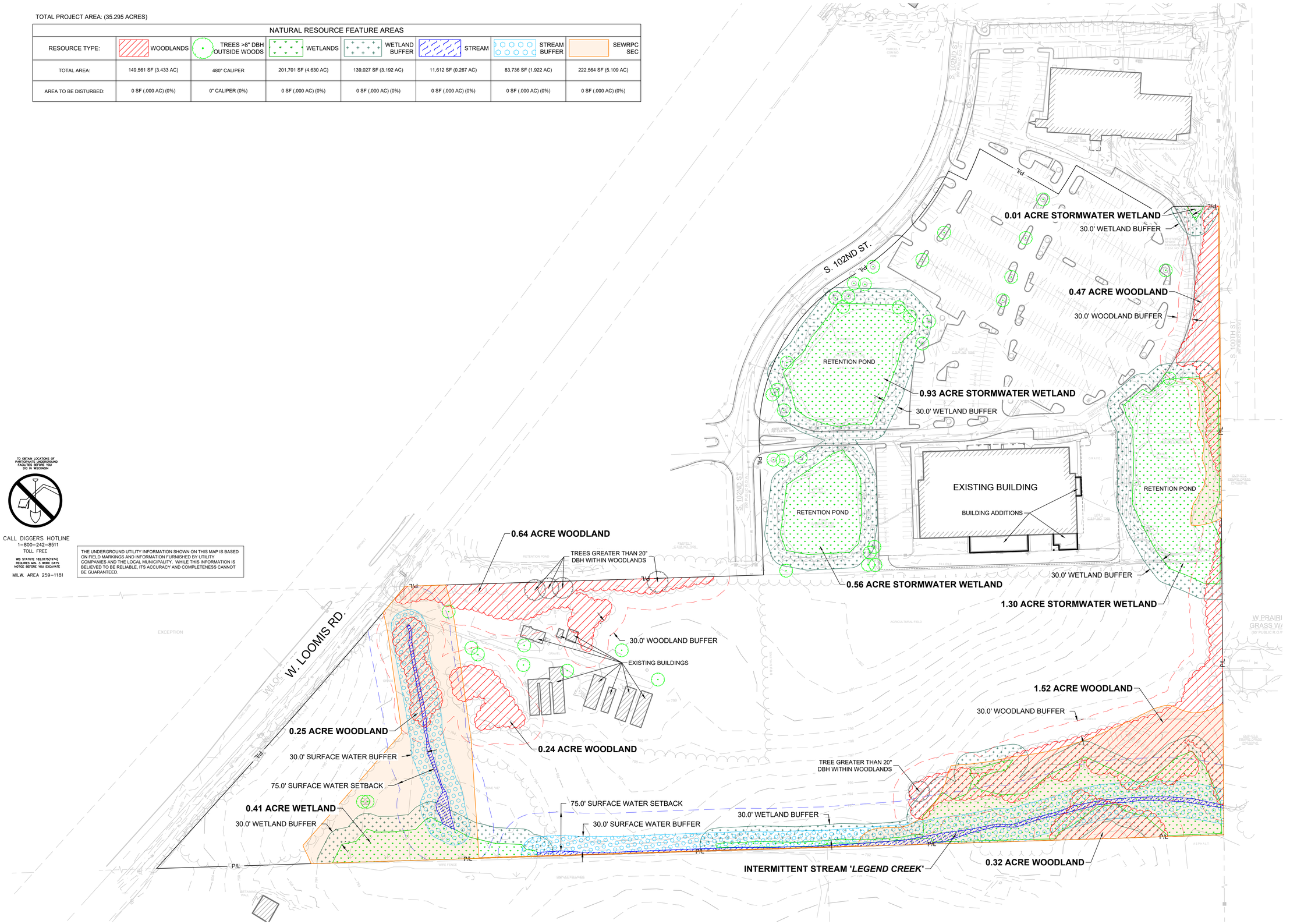
_____

Date

2026.06.04

TOTAL PROJECT AREA: (35.295 ACRES)

NATURAL RESOURCE FEATURE AREAS							
RESOURCE TYPE:	WOODLANDS	TREES >8" DBH OUTSIDE WOODS	WETLANDS	WETLAND BUFFER	STREAM	STREAM BUFFER	SEWRPC SEC
TOTAL AREA:	149,561 SF (3.433 AC)	480" CALIPER	201,701 SF (4.630 AC)	139,027 SF (3.192 AC)	11,612 SF (0.267 AC)	83,736 SF (1.922 AC)	222,564 SF (5.109 AC)
AREA TO BE DISTURBED:	0 SF (.000 AC) (0%)	0" CALIPER (0%)	0 SF (.000 AC) (0%)	0 SF (.000 AC) (0%)	0 SF (.000 AC) (0%)	0 SF (.000 AC) (0%)	0 SF (.000 AC) (0%)



TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

WIS STATUTE 182.0175(1974) REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

MILW. AREA 259-1181

THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON FIELD MARKINGS AND INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED.

THE SIGMA GROUP
Single Source. Sound Solutions.
www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

GRAPHIC SCALE
0 80 160

SALAM HIGH SCHOOL PHASE 1
8910 S. 102ND ST.
FRANKLIN, WI 53132

NATURAL RESOURCE PROTECTION PLAN

PRELIMINARY NOT FOR CONSTRUCTION

ISSUANCE	DATE

NO.	REVISION	DATE

PROJECT NO:	25161
DESIGN DATE:	----
PLOT DATE:	2026.06.04
DRAWN BY:	AJR
CHECKED BY:	----
APPROVED BY:	----
SHEET NO:	EX-1

AROONEY
EX-1
25161

i:\khalek building services\25161 - salam high school - phase 1\060 CAD\030_Production Sheets\400_Landscape\EX-1 Natural Resource Protection Plan.dwg

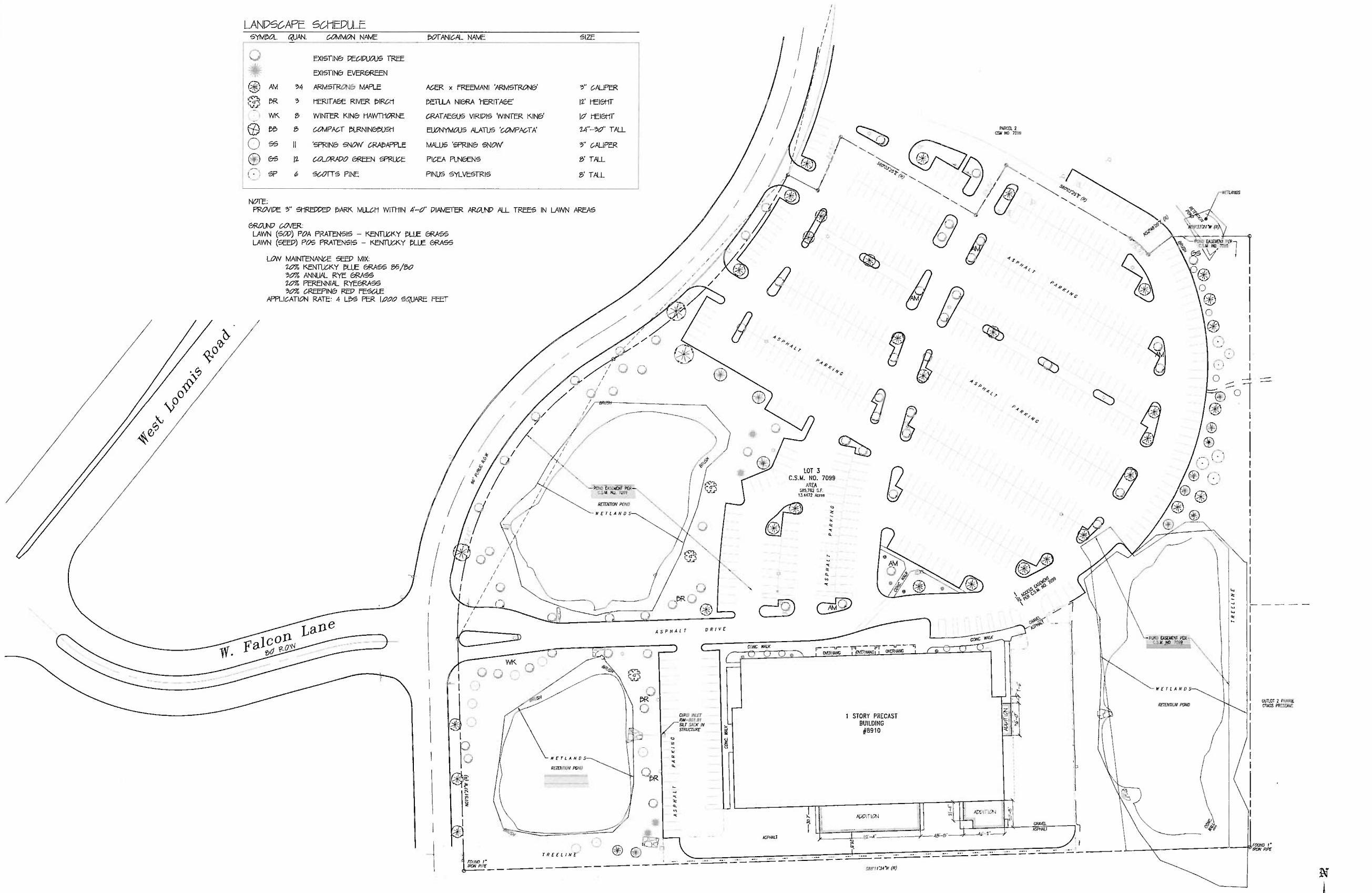
LANDSCAPE SCHEDULE

SYMBOL	QUAN.	COMMON NAME	BOTANICAL NAME	SIZE
		EXISTING DECIDUOUS TREE		
		EXISTING EVERGREEN		
AM	34	ARMSTRONG MAPLE	ACER x FREEMANI 'ARMSTRONG'	3" CALIPER
BR	3	HERITAGE RIVER BIRCH	BETULA NIGRA 'HERITAGE'	12' HEIGHT
WK	8	WINTER KING HAWTHORNE	CRATAEGUS VIRIDIS 'WINTER KING'	10' HEIGHT
BB	8	COMPACT BURNINGBUSH	EUONYMOUS ALATUS 'COMPACTA'	24"-30" TALL
SS	11	'SPRING SNOW' CRABAPPLE	MALUS 'SPRING SNOW'	3" CALIPER
GS	12	COLORADO GREEN SPRUCE	PICEA PUNGENS	8' TALL
SP	6	SCOTTS PINE	PINUS SYLVESTRIS	8' TALL

NOTE:
PROVIDE 3" SHREDDED BARK MULCH WITHIN 4'-0" DIAMETER AROUND ALL TREES IN LAWN AREAS

GROUND COVER:
LAWN (SOD) POA PRATENSIS – KENTUCKY BLUE GRASS
LAWN (SEED) POS PRATENSIS – KENTUCKY BLUE GRASS

LOW MAINTENANCE SEED MIX:
20% KENTUCKY BLUE GRASS 85/80
20% ANNUAL RYE GRASS
20% PERENNIAL RYEGRASS
20% CREEPING RED FESCUE
APPLICATION RATE: 4 LBS PER 1,000 SQUARE FEET



LANDSCAPE PLAN

1" = 50'-0"

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ARCHITECTURE
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Existing Showtime Cinema Alteration for
SALAM PRIVATE HIGH SCHOOL
8910 S. 102nd Street
Franklin, WI 53132

02-23-26
04-06-26

LANDSCAPE PLAN
C0.2

IBC 2021 TABLE 506.2 ALLOWABLE AREA

OCCUPANCY CLASSIFICATION	SEE FOOTNOTES	TYPE OF CONSTRUCTION					
		Type I		Type II		Type III	
		A	B	A	B	A	B
A-1	NS	UL	UL	15,500	8,500	14,000	8,500
	S1	UL	UL	62,000	34,000	56,000	34,000
	SM	UL	UL	46,500	25,500	42,000	25,500
A-2	NS	UL	UL	15,500	9,500	14,000	9,500
	S1	UL	UL	62,000	38,000	56,000	38,000
	SM	UL	UL	46,500	28,500	42,000	28,500
A-3	NS	UL	UL	15,500	9,500	14,000	9,500
	S1	UL	UL	62,000	38,000	56,000	38,000
	SM	UL	UL	46,500	28,500	42,000	28,500
A-4	NS	UL	UL	15,500	9,500	14,000	9,500
	S1	UL	UL	62,000	38,000	56,000	38,000
	SM	UL	UL	46,500	28,500	42,000	28,500
A-5	NS	UL	UL	UL	UL	UL	UL
	S1						
	SM						
B	NS	UL	UL	37,500	23,000	28,500	19,000
	S1	UL	UL	150,000	92,000	114,000	76,000
	SM	UL	UL	112,500	69,000	85,500	57,000
E	NS	UL	UL	26,500	14,500	23,500	14,500
	S1	UL	UL	106,000	58,000	94,000	58,000
	SM	UL	UL	79,500	43,500	70,500	43,500

SITE PLAN

1" = 50'-0"

SITE & BUILDING DATA

2021 IBC CODE

CLASS OF CONSTRUCTION: III-A NON-COMBUSTIBLE CONSTRUCTION
ROOF/FLOOR STRUCTURE TO HAVE 1 HR FIRE PROTECTION
COLUMNS TO HAVE 1 HR UL GYPSUM ASSEMBLIES, METAL
BAR JOISTS & BEAMS TO HAVE 1 HR SPRAY FIRE PROTECTION
BUILDING IS FULLY SPRINKLERED PER NFPA-13

LEVEL III ALTERATION

SEPARATED OCCUPANCIES: NO SEPARATION REQ'D E TO A & S-2
ONE HOUR SEPARATION PROVIDED BETWEEN E AND B

USE AND OCCUPANCY CLASSIFICATION
EXISTING: VACANT; PREVIOUSLY ASSEMBLY A-1 THEATER
PROPOSED: E-EDUCATIONAL (PRIMARY OCCUPANCY)

PROPOSED FIRST FLOOR: 54,197 SQUARE FEET
PROPOSED SECOND FLOOR: 47,311 SQUARE FEET

ALLOWABLE HEIGHT/AREA E OCCUPANCY = 70,500 SQ. FT./FLOOR
ALLOWABLE HEIGHT: 85 FEET/4 STORIES

SECONDARY OCCUPANCIES:
B BUSINESS - ALLOWED 85,500 SF. 85', 6 STORIES
ACTUAL 2,997 SF.

ALLOWABLE AREA IS WITHIN LIMITS PER FLOOR PER IBC 506.2
FRONTAGE INCREASE: PER 506.3.3, 75-100% @ 30' OR GREATER

ACTUAL HEIGHT: < 30 FEET
TOTAL BUILDING AREA: 101,508 SQ. FT. PROPOSED (2 LEVELS)
PROPOSED FIRST FLOOR: 54,197 SQ. FT.
PROPOSED SECOND FLOOR: 47,311 SQ. FT.
PROPOSED ADDITION: 5,142 SQ. FT.

EXIT TRAVEL DISTANCE: 250 FEET ALLOWED & NOT EXCEEDED (Table 1017.2)

SEE SHEET A5.1 FOR FIRE TYPE III-A FIRE PROTECTION INFORMATION

SHEET INDEX

C0.1 SITE PLAN & PROJECT DATA
C0.2 LANDSCAPE PLAN
C0.3 PLAT OF SURVEY
C1.0 CIVIL SITE PLAN
C2.0 GRADING, UTILITY & EROSION CONTROL
C3.0 SITE CONSTRUCTION DETAILS
C3.1 SITE CONSTRUCTION NOTES

A1.0 EXISTING FLOOR PLAN
A1.1 PROPOSED MAIN LEVEL FLOOR PLAN
A1.2 PROPOSED SECOND LEVEL FLOOR PLAN
A1.3 MAIN LEVEL EGRESS/OCCUPANT PLAN
A1.4 SECOND LEVEL EGRESS/OCCUPANT PLAN
A1.5 MAIN LEVEL REFLECTED CEILING PLAN
A1.6 SECOND FLOOR REFLECTED CEILING PLAN
A1.7 ROOF PLAN
A2.1 ENLARGED MAIN LEVEL NW QUADRANT A
A2.2 ENLARGED MAIN LEVEL NE QUADRANT B
A2.3 ENLARGED MAIN LEVEL SW QUADRANT C
A2.4 ENLARGED MAIN LEVEL SE QUADRANT D
A2.5 ENLARGED UPPER LEVEL NW QUADRANT E
A2.6 ENLARGED UPPER LEVEL NE QUADRANT F
A2.7 ENLARGED UPPER LEVEL SW QUADRANT G
A2.8 ENLARGED UPPER LEVEL SE QUADRANT H
A2.9 ENLARGED KITCHEN FLOOR PLAN
A3.1 EAST & SOUTH BUILDING ELEVATIONS
A3.2 WEST & NORTH BUILDING ELEVATIONS
A3.3 SECTIONS THRU BUILDING
A4.0 ENLARGED ADA TOILET ROOMS
A4.1 ENLARGED ADA TOILET ROOMS
A4.2 ENLARGED ADA TOILET ROOMS
A4.3 ADA DETAILS
A5.0 WALL OPENING DETAILS & WALL TYPES
A5.1 GENERAL NOTES & DETAILS
A5.2 STAIR SECTIONS & DETAILS
A6.1 DOOR SCHEDULE & NOTES
A6.2 DOOR SCHEDULE & NOTES
A7.0 SPECIFICATIONS
A8.1 FIRST FLOOR FIRE WALL PLAN
A8.2 SECOND FLOOR FIRE WALL PLAN

S0.1 GENERAL NOTES & DESIGN CRITERIA
S0.2 GENERAL STRUCTURAL NOTES
S1.0 FOUNDATION PLAN
S1.1 SECOND FLOOR FRAMING PLAN
S1.2 ROOF & ELEVATOR FRAMING PLAN
S1.3 ELEVATIONS
S2.0 FOUNDATION DETAILS
S2.0A FOUNDATION DETAILS
S2.1 FRAMING DETAILS
S2.2 FRAMING DETAILS
S2.3 FRAMING DETAILS
S2.4 FRAMING DETAILS
S2.5 ELEVATOR DETAILS & SPECIFICATIONS

NOTE: ALL CONSTRUCTION IS TO BE PERFORMED IN COMPLIANCE WITH ALL APPLICABLE CODES AND IN ACCORDANCE WITH ALL GENERALLY ACCEPTED CONSTRUCTION METHODS APPLYING TO THE WORK.

WISCONSIN THOMAS STACHOWIAK A-7339 WEST ALLIS WI ARCHITECT

Thomas Stachowiak 04-06-26

PLAN **CONDITIONALLY APPROVED**

No Variation of this Plan is Permitted without the Approval of E-Plan Exam and the Municipal Building Inspection Department. See Plan Review Letter and/or Permit for additional conditions that must be addressed during construction prior to inspection.

Review Type: Building & Structure Review Only

Approved By: _____ Date: 04/20/2026

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ARCHITECTURE
413 NORTH SECOND STREET
MILWAUKEE, WI 53203-3111
414-414-807-8033 FAX: 414-224-8034

Existing Showtime Cinema Alteration for
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02-23-26
04-06-26

SITE PLAN

C0.1

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30% ANNUAL RYE GRASS
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30% CREEPING RED FESCUE
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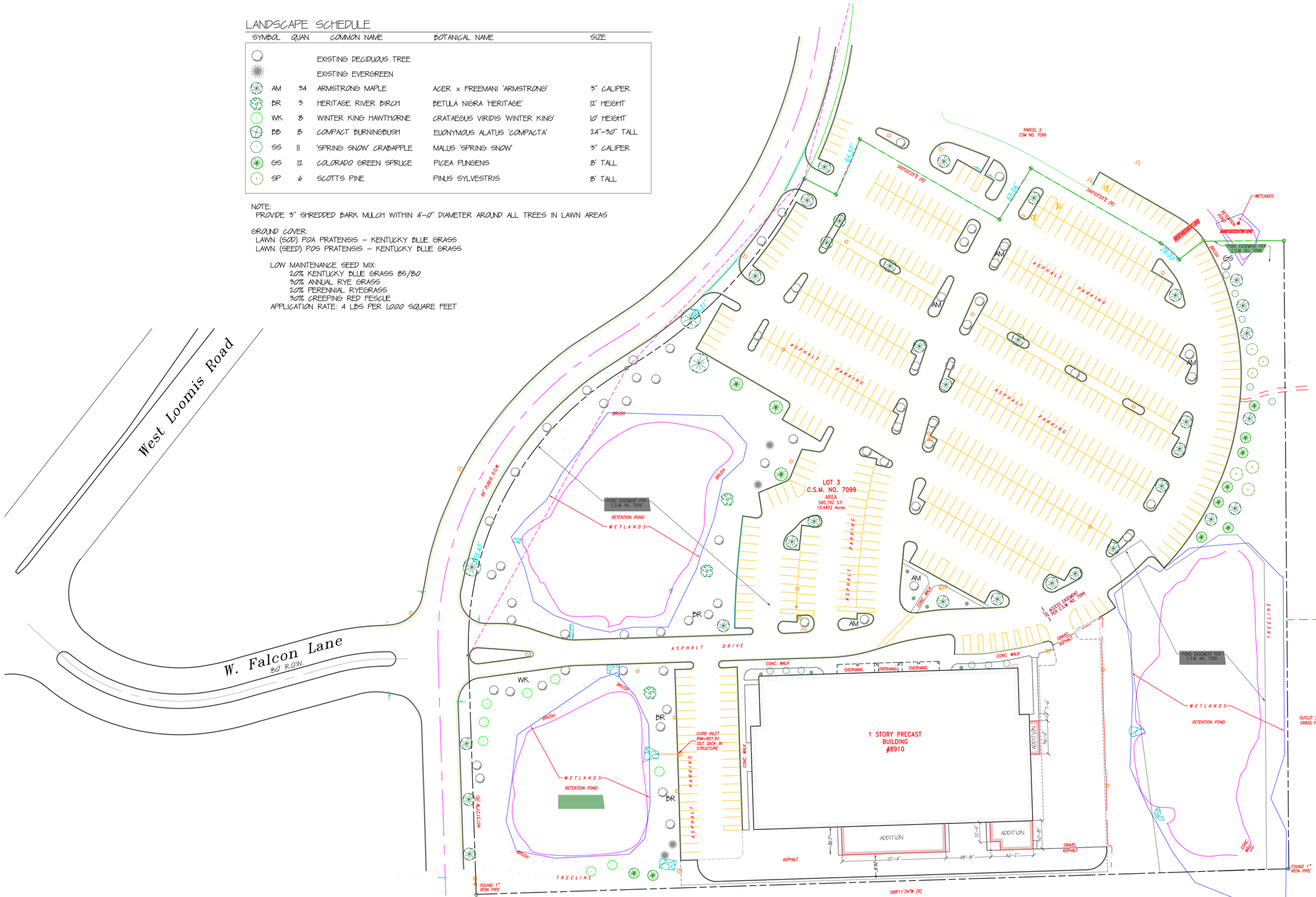

LANDSCAPE PLAN

1" = 50'-0"

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04-06-26

LANDSCAPE PLAN

C0.2

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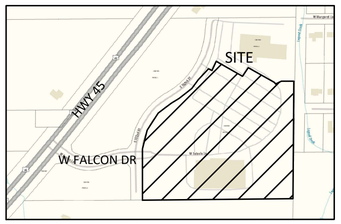
PLAT OF SURVEY WITH TOPOGRAPHY

VICINITY MAP



GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

CLIENT
Stack Design Group

SITE ADDRESS
8910 South 102nd Street, City of Franklin, Milaukee County, State of Wisconsin

LEGAL DESCRIPTION
Parcel 3 of Certified Survey Map No. 7099, recorded in the Office of th eRegister of Deeds for Milwaukee County, Wisconsin on June 7, 2002 in reel 5344, images 2509 to 2522 inclusive, as document number 8293504. Being a redivision of Parcels 1 and 2 of certified Survey Map number 5627 and lands in the Northwest 1/4, Northeast 1/4, Southeast 1/4, and Southwest 1/4 of the Northwest 1/4 of Section 20, Township 5 North, Range 21 East, inc the City of Franklin, Milwuakee County, Wisconsin.

BASIS OF BEARINGS
Bearings are referenced to the Wisconsin State Plane Coordinate System, South Zone, NAD83 (2011), in which the North line of the NE 1 /4 of Section 5 bears N88°11'44"E.

VERTICAL DATUMBASIS OF BEARINGS
Elevations are referenced to NAVD88(12). The site benchmark is athe NW flange bolt on a fire hydrant as shown on the map, and having an elevation of 805.25.

DIGGERS HOTLINE
Evidence of underground utilities existing on or serving the surveyed property as determined by markings requested by the surveyor pursuant to a Diggers Hotline One-call center utility locate. Ticket Number 20253207905 and 20253207910. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. Client understands only utility lines with imbedded electric tracer wires or utilities made of materials capable of electric connectivity can be marked at the surface and located. Depth of utilities may prohibit their location even with electric connectivity.

NOTE:
1. Asphalt parking lot in poor condition.
2. Parking lot striping is faded in areas.
3. Parking lot has steel building materials and gravel piles throughout.
4. Wetlands shown graphically based on file provided by Steven Chu of Jacobs on October 10, 2024.

LEGEND OF SYMBOLS & ABBREVIATIONS

SANITARY MANHOLE	FIBER OPTIC MARKER	SIGN	
STORM MANHOLE	FIBER OPTIC MANHOLE/VAULT	MAIL BOX	
CLEANOUT	TELEPHONE PEDESTAL	FLAG POLE	
CURB INLET	TELEPHONE MANHOLE/VAULT	BOLLARD	
STORM INLET	TELEPHONE MARKER	CROSS CUT	
CATCH BASIN	TRANSFORMER	IRON PIPE	
LATERAL	ELECTRIC METER/PEDESTAL	IRON REBAR/ROD	
UNKNOWN MANHOLE	ELECTRIC MANHOLE/VAULT	MAG NAIL	
WELL	CABLE TV RISER/BOX CABLE	SECTION MONUMENT	
HYDRANT	TV MANHOLE/VAULT	SOIL BORING	
WATER VALVE	GAS VALVE	CONIFER TREE	
DOWN SPOUT	GAS METER	DECIDUOUS TREE	
SPRINKLER VALVE	GAS MARKER	BUSH	
WATER SHUT OFF	AIR CONDITIONING UNIT	WETLAND SYMBOL	
STANDPIPE	VENT	DIRECTIONAL ARROW	
WATER MANHOLE	UTILITY POLE	SPOT ELEVATION	
FLOOD LIGHT	GUY WIRE	HANDICAP STALL	
LIGHT POLE	TRAFFIC SIGNAL POLE	DUMPSTER	
SANITARY SEWER		CL. =CENTERLINE	
STORM SEWER		CONC. =CONCRETE	
WATER MAIN		EL. =ELEVATION	
FIBER OPTIC LINE		EXT. =EXISTING	
TELEPHONE LINE		INV. =INVERT	
ELECTRIC LINE		MON. =MONUMENT	
OVERHEAD WIRES		P.O.B. =POINT OF BEGINNING	
CABLE TELEVISION		P.O.C. =POINT OF COMMENCEMENT	
GAS MAIN		R.O.W =RIGHT OF WAY	
WETLANDS		SEC. =SECTION	
TREE LINE		SQ. FT. =SQUARE FEET	
NO ACCESS		W/ =WITH	
RIP-RAP		(R) =RECORDED AS	
WTLANDS		(D) =DEEDED AS	

I Certify that I have surveyed the above described property, and the above map is correct to the best of my professional knowledge and belief and shows the size and location of the Property, its exterior boundaries, the location and dimensions of all visible structures thereon, boundary fences, apparent easements and roadways and visible encroachments, if any. This survey is made for the the exclusive use of the present owners of the Property, and also those who purchase, mortgage, or guarantee the title thereto, within one (1) year from date hereof.

Date: October 20, 2025

WISCONSIN JOHN P. KONOPACKI S-2461 SUMMIT, WI LAND SURVEYOR

John P. Konopacki
Professional Land Surveyor
Registration Number S-2461

Date	Revision description

CHAPUT LAND SURVEYS
234 W. Florida Street
Milwaukee, WI 53204
414-224-8068
www.chaputlandsurveys.com

This document is an instrument of professional service, and may be protected by the surveyors work product doctrine or surveyor / client privilege. The information shown hereon is intended solely for the use of the client and client directed third parties. Chaput Land Surveys is a division of Pinnacle Engineering Group.

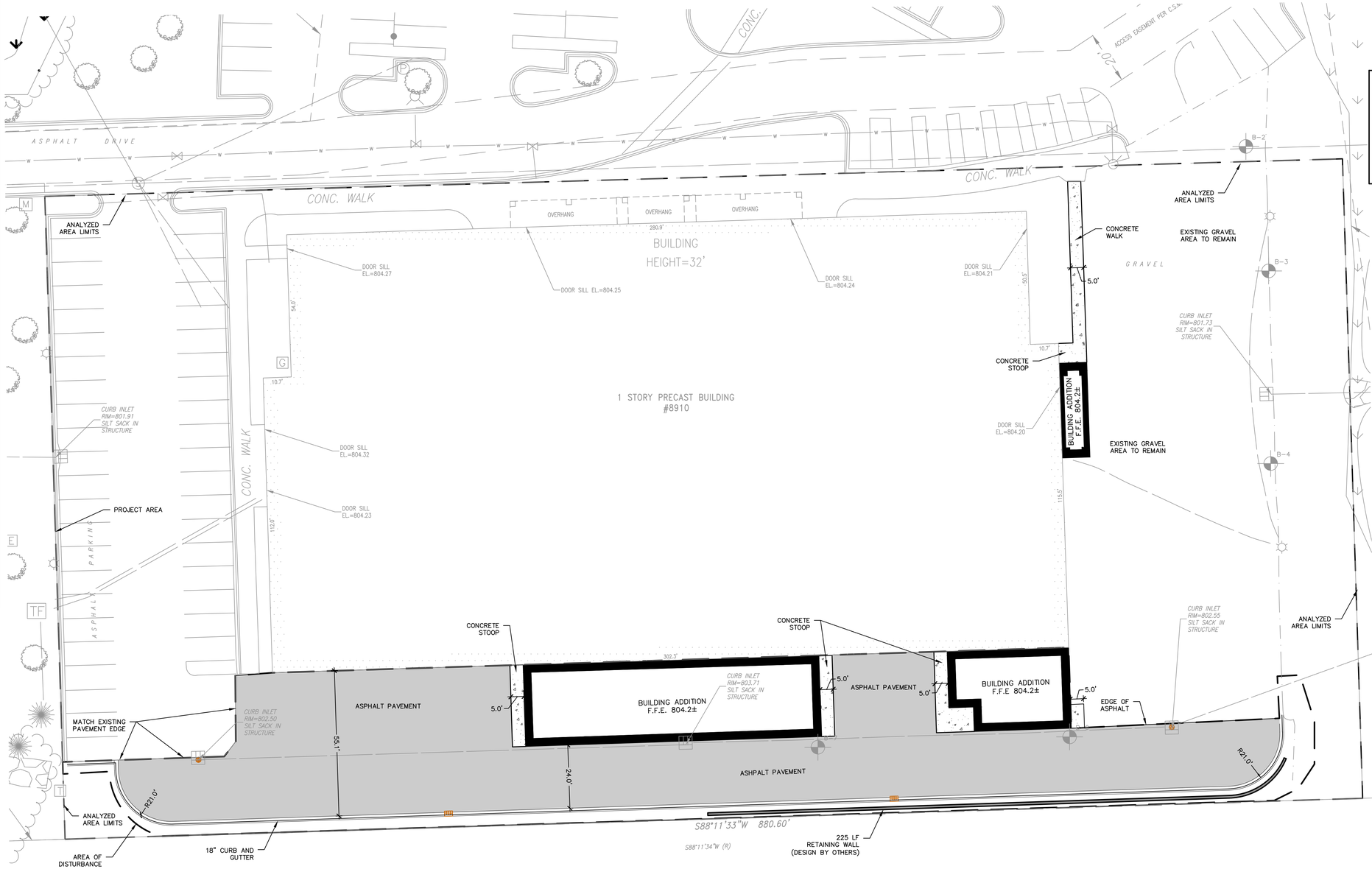
DRAFTED BY: JWD

Drawing No. 6663.00

SITE INFORMATION BLOCK	
SITE ADDRESS	8910 SOUTH 102ND ST.
	FRANKLIN, WI
PROJECT AREA ACREAGE	2.754 ACRES
EXISTING VS. PROPOSED SITE COVERAGE	
EXISTING IMPERVIOUS SURFACE AREA	96,815 SF
EXISTING PERVIOUS SURFACE AREA	23,167 SF
PROPOSED IMPERVIOUS SURFACE AREA	106,834 SF
PROPOSED PERVIOUS SURFACE AREA	13,148 SF
IMPERVIOUS SURFACE AREA INCREASE	10,019 SF
AREA OF DISTURBANCE	23,500 SF

DRAWING INDEX

C1.0	SITE PLAN
C2.0	GRADING, UTILITY AND EROSION CONTROL PLAN
C3.0	DETAILS
C3.1	NOTES



LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- BUILDING OUTLINE
- BUILDING OVERHANG
- BUILDING SETBACK LINE
- PAVEMENT SETBACK LINE
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- RETAINING WALL

north

SCALE IN FEET

20' 0 20'

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MILWAUKEE REGIONAL OFFICE
W238 N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666

CLIENT:
STACK DESIGN GROUP

CLIENT ADDRESS:
413 NORTH SECOND STREET
MILWAUKEE, WI 53203

PROJECT:
SALAM PRIVATE HIGH SCHOOL - PHASE 1

PROJECT LOCATION:
8910 SOUTH 102ND STREET
FRANKLIN, MILWAUKEE COUNTY
WISCONSIN, 53132

PLAN MODIFICATIONS:

#	Date:	Description:
1	04/07/2026	CIVIL PLAN SET
2		
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11		
12		
13		
14		
15		

Designed By:	CAP
Reviewed By:	CAJ
Approved By:	CAJ

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
C1.0

JSD PROJECT NO: 26-17054

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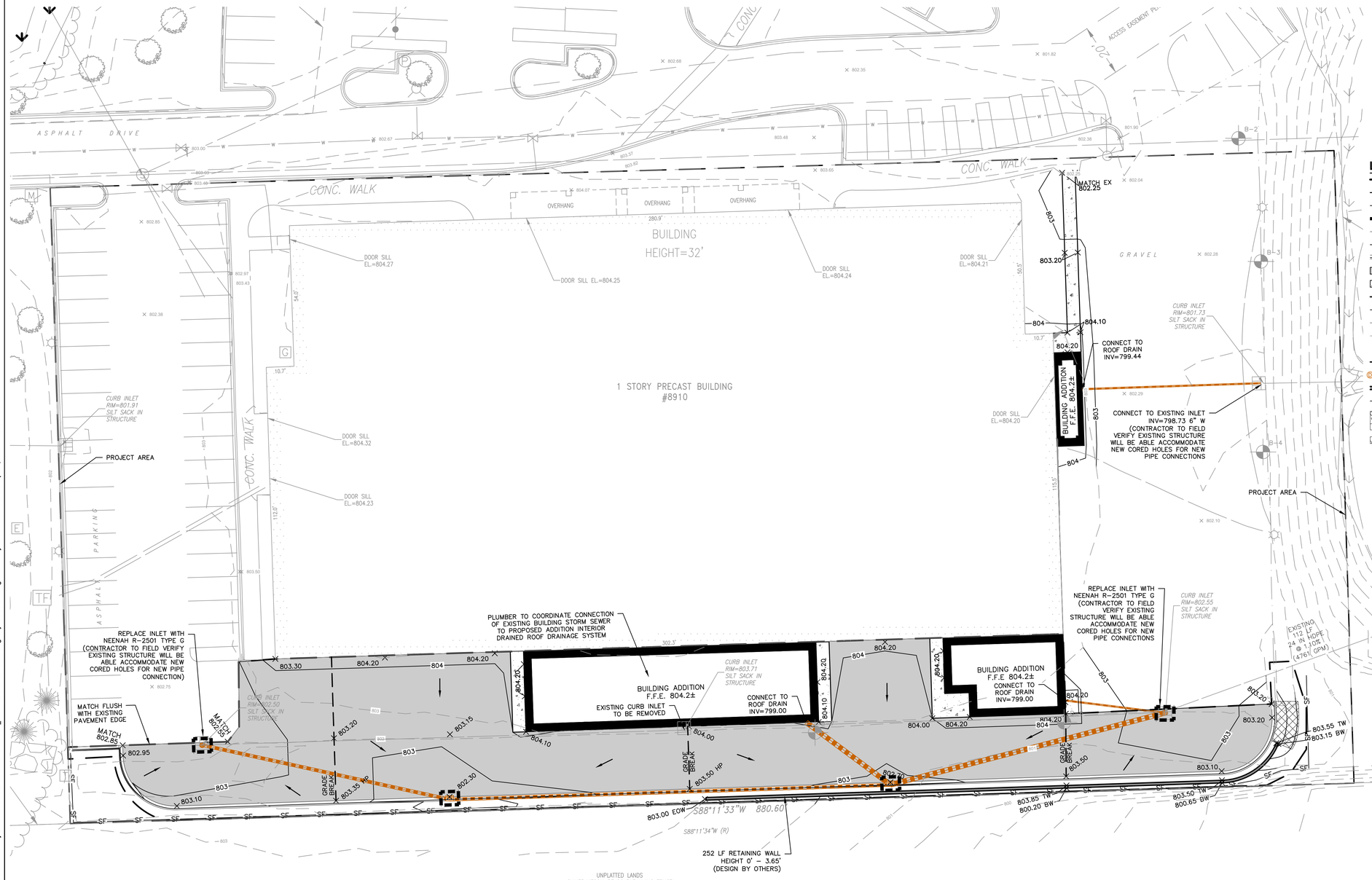
CONSTRUCTION SCHEDULE

1. OBTAIN PLAN APPROVAL AND OTHER APPLICABLE PERMITS.
2. FLAG THE WORK LIMIT AREA FOR PROTECTION.
3. INSTALL INLET GRATE SCREENS IN ALL INLETS ADJACENT TO SITE. AS SHOWN ON PLAN.
4. INSTALL SILT FENCE.
5. DEMO SITE AND REMOVE ALL EXCESS MATERIAL.
6. ROUGH GRADE SITE. REMOVE ANY EXCESS MATERIAL FROM SITE IMMEDIATELY.
7. BEGIN BUILDING CONSTRUCTION.
8. INSTALL PROPOSED UTILITIES.
9. INSTALL INLET GRATE SCREENS IN ALL NEW STORM INLETS.
10. PROVIDE IMMEDIATE TEMPORARY STABILIZATION OF ANY DISTURBED AREAS WHICH WILL REMAIN INACTIVE FOR A PERIOD EXCEEDING 7 DAYS.
11. INSTALL CURB, STOOPS AND BASE COURSE OF PAVEMENT.
12. FINAL GRADE SLOPES AND TOPSOIL CRITICAL SLOPES; VEGETATE AND MAT ALL DISTURBED AREAS FOR FINAL STABILIZATION.
13. ALL EROSION CONTROL PRACTICES WILL BE INSPECTED WEEKLY AND AFTER RAINFALL, NEEDED REPAIRS WILL BE PERFORMED IMMEDIATELY.
14. AFTER SITE IS STABILIZED, REMOVE ALL TEMPORARY MEASURES AND VEGETATE THE DISTURBED AREAS.

GENERAL NOTES

1. SURVEY WAS COMPLETED BY CHAPUT LAND SURVEYS AND STAMPED ON SEPTEMBER 11TH, 2025. SURVEY DATUM IS BASED ON WISCONSIN COORDINATE REFERENCE SYSTEM (WisCRS). VERTICAL: NAVD88 AND HORIZONTAL: NAD 83_2011, US SURVEY FOOT.
2. IF EXISTING DRAIN TILE IS ENCOUNTERED AND DAMAGED AS PART OF CONSTRUCTION, CONTRACTOR SHALL RECONNECT DRAIN TILE IN KIND.
3. IMPERVIOUS SURFACE AREA HAS BEEN INCREASED BY LESS THAN 5,000 SF.
4. AREA OF DISTURBANCE IS LESS THAN 1 ACRE.
5. BASED ON THE INCREASE OF IMPERVIOUS AREA AND ARE OF DISTURBANCE BEING BELOW THE STORM WATER MANAGEMENT AND GREEN INFRASTRUCTURE THRESHOLDS FOR BOTH CITY OF FRANKLIN AND MMSD, NO ADDITIONAL STORM WATER MANAGEMENT HAS BEEN PROPOSED FOR THIS PROJECT.



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- BUILDING OVERHANG
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- 959 PROPOSED 1 FOOT CONTOUR
- 960 PROPOSED 5 FOOT CONTOUR
- 959 EXISTING 1 FOOT CONTOUR
- 960 EXISTING 5 FOOT CONTOUR
- DRAINAGE DIRECTION
- GRADE BREAK
- STORM SEWER
- RETAINING WALL
- SILT FENCE
- CONSTRUCTION ENTRANCE
- EROSION MATTING
- XXX.XX SPOT ELEVATION
  - MATCH - MATCH EXISTING GRADE
  - HP - HIGH POINT
  - TW - TOP OF WALL
  - BW - BOTTOM OF WALL
- DITCH CHECK
- INLET PROTECTION

north

SCALE IN FEET

20' 0 20'

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Designed By:	CAP
Reviewed By:	CAJ
Approved By:	CAJ

SHEET TITLE:
GRADING, UTILITY AND EROSION CONTROL PLAN

SHEET NUMBER:
C2.0

JSD PROJECT NO: 26-17054

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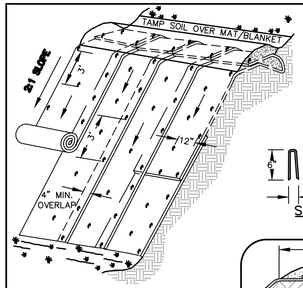
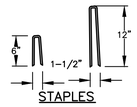
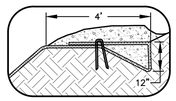


ISOMETRIC VIEW
TYPICAL SLOPE SOIL STABILIZATION

NOTE:
MATS/BLANKETS SHOULD BE INSTALLED VERTICALLY DOWNSLOPE.



STAPLES



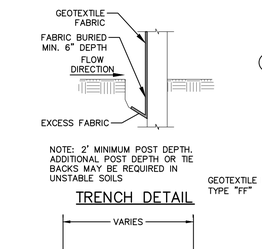
BERM

GENERAL NOTES:

1. EROSION MAT CONSTRUCTION SHALL BE IN ACCORDANCE WITH WISCONSIN DNR TECHNICAL STANDARD 1052 "NON-CHANNEL EROSION MAT".
2. ONLY WisDOT EROSION CONTROL PRODUCT ACCEPTABILITY LIST (PAL) APPROVED MATS SHALL BE ALLOWED. REFER TO EROSION CONTROL PLAN FOR EXACT MAT CLASSIFICATION.
3. APPLY PERMANENT SEEDING BEFORE PLACING BLANKETS.
4. LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.

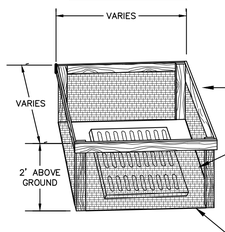
EROSION MATTING
N.T.S.

REV. 11-19-2018

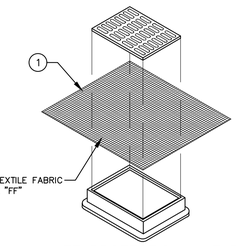


NOTE: 2' MINIMUM POST DEPTH. ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS

TRENCH DETAIL



INLET PROTECTION – TYPE "A"



INLET PROTECTION – TYPE "B" WITHOUT CURB BOX

GENERAL NOTES:

INLET PROTECTION DEVICES SHALL BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER.

MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.

WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

1. FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER OF FACILITATE MAINTENANCE OR REMOVAL.
2. FOR INLET PROTECTION, TYPE "C" (WITH CURB BOX), AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.
3. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT A WOOD 2X4

INSTALLATION NOTES:

TYPE "B" & "C"

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3 INCHES OF THE GRATE.

THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHODS TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.

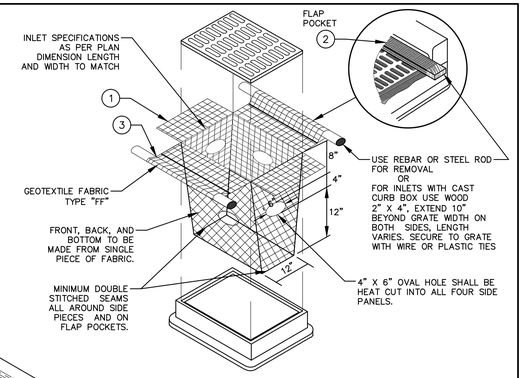
INSTALLATION NOTES:

TYPE "D"

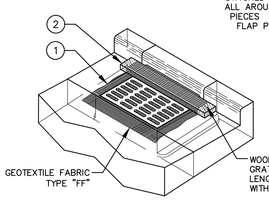
DO NOT INSTALL INLET PROTECTION TYPE "D" IN INLETS SHALLOWER THAN 30 INCHES, MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3 INCHES OF THE GRATE.

THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3 INCHES. WHERE NECESSARY THE CONTRACTOR SHALL CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3 INCHES CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4 INCHES FROM THE BOTTOM OF THE BAG.



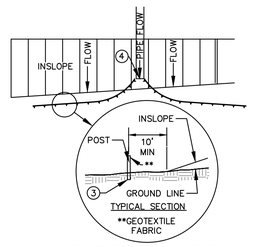
INLET PROTECTION – TYPE "D"



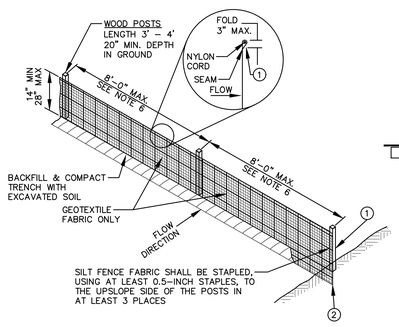
INLET PROTECTION – TYPE "C" WITH CURB BOX

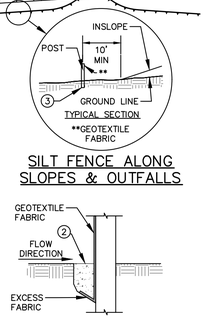
INLET PROTECTION
N.T.S.

REV. 11-19-2018



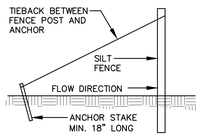
SILT FENCE ALONG SLOPES & OUTFALLS



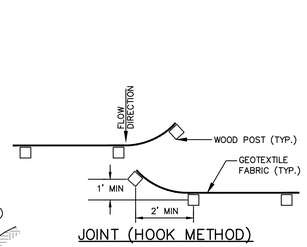


NOTE:
ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS.

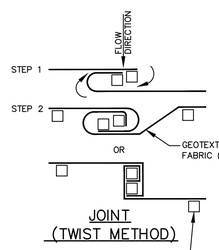
TRENCH DETAIL



SILT FENCE TIE BACK
(WHEN ADDITIONAL SUPPORT REQUIRED)



JOINT (HOOK METHOD)



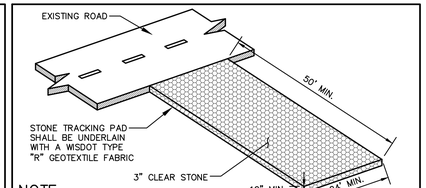
JOINT (TWIST METHOD)

GENERAL NOTES:

1. SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8-INCHES OF FABRIC IN A 4-INCH WIDE AND 6-INCH DEEP TRENCH OR 6-INCH DEEP V-TRENCH ON THE UPSLOPE SIDE OF THE FENCE. TRENCHES SHALL NOT BE EXCAVATED WIDER OR DEEPER THAN NECESSARY FOR PROPER INSTALLATION.
2. FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.
3. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1.125-INCHES x 1.125-INCHES OF DRIED OAK OR HICKORY.
4. SILT FENCE TO EXTEND ABOVE THE TOP OF PIPE.
5. SILT FENCE CONSTRUCTION AND GEOTEXTILE FABRIC SHALL CONFORM TO WDNR TECHNICAL STANDARD 1056.
6. POST SPACING SHALL BE SELECTED BASED ON GEOTEXTILE FABRIC (8-FEET FOR WOVEN & 3-FEET FOR NON-WOVEN)

SILT FENCE
N.T.S.

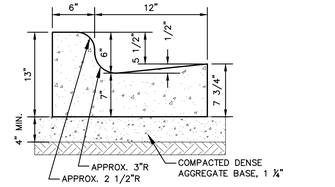
REV. 7-01-2019



NOTE:
- CONTRACTOR TO VERIFY LOCATION WITH OWNER.
- MANUFACTURED TRACKOUT MATS ARE AN ACCEPTABLE ALTERNATIVE PER WDNR TECHNICAL STANDARD 1057.

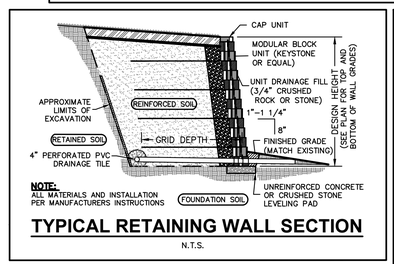
CONSTRUCTION ENTRANCE
N.T.S.

REV. 04-24-2024

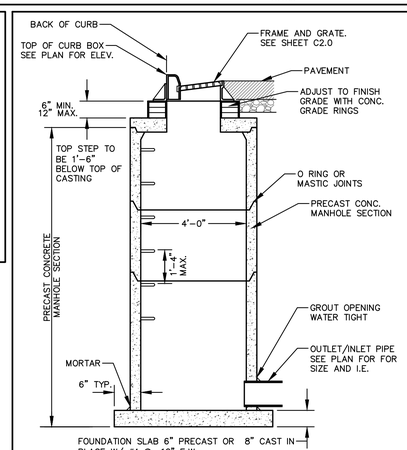


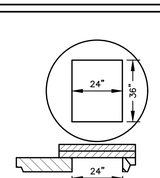
18" STANDARD CURB & GUTTER
N.T.S.

REV. 12-17-2018



TYPICAL RETAINING WALL SECTION
N.T.S.





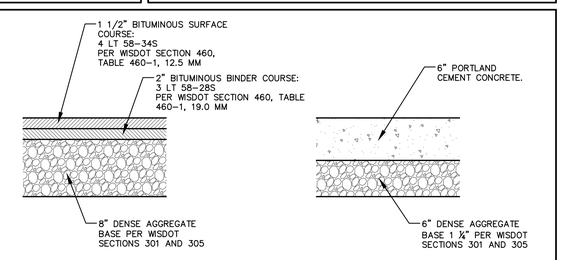
FLAT TOP SLAB

GENERAL NOTES:

1. MANHOLE CONSTRUCTION TO MEET REQUIREMENTS OF ASTM C478.
2. PROVIDE FLAT TOP SLAB FOR MANHOLES 5' OR LESS IN DEPTH. FLAT TOP SLABS TO BE IN-BELL TYPE.
3. JOINTS SHALL BE WATERTIGHT. USE BUTYL RUBBER GASKET.
4. USE MORTAR FOR PIPE CONNECTIONS.

4' CATCH BASIN (CURB INLET)
N.T.S.

REV. 12-7-2018



STANDARD DUTY ASPHALT PAVEMENT SECTION

CONCRETE SIDEWALK SECTION

GENERAL NOTES:

1. PAVEMENT SECTIONS ARE MINIMUM THICKNESS BASED ON SIMILAR PROJECTS WITH SIMILAR EXPECTED TRAFFIC LOADING, JSD CANNOT GUARANTEE PERFORMANCE AND/OR LIFE EXPECTANCY OF PROPOSED PAVEMENT DESIGN.
2. REFER TO GEOTECHNICAL ENGINEER OF RECORD FOR PAVEMENT RECOMMENDATION. IF THERE ARE ANY DISCREPANCIES BETWEEN THIS DETAIL AND THE PAVEMENT RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL INVESTIGATION REPORT, THE GEOTECHNICAL REPORT SHALL GOVERN.
3. WSDOT STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, INCLUDING SUPPLEMENTAL SPECIFICATIONS, COMPACTION REQUIREMENTS:
   - BITUMINOUS CONCRETE: REFER TO SECTION 460-3.
   - BASE COURSE: REFER TO SECTION 301.3.4.2, STANDARD COMPACTION

PAVEMENT SECTIONS
N.T.S.

REV. 7-01-2019

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Approved By:	CAJ

SHEET TITLE:
DETAILS

SHEET NUMBER:
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GENERAL NOTES

1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGENDS.
2. SURVEY WAS COMPLETED BY CHAPUT LAND SURVEYS AND STAMPED ON SEPTEMBER 11, 2025.
3. ALL WORK IN THE RIGHT-OF-WAY AND/OR PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS, JURISDICTIONAL SPECIFICATIONS, AND APPROVED BY THE JURISDICTION HAVING AUTHORITY.
4. EXISTING GRADE SPOT ELEVATIONS SHOWN FOR INFORMATIONAL PURPOSES. DURING CONSTRUCTION MATCH EXISTING GRADES AT CONSTRUCTION LIMITS.
5. NO SITE GRADING OUTSIDE OR DOWNSLOPE OF PROPOSED SILT FENCE LOCATION. NO LAND DISTURBANCE BEYOND PROPERTY LINES.
6. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
7. CONTRACTOR SHALL RESTORE ALL BUILDINGS, PAVEMENT, PIPES, SLOPES, AND STRUCTURES DAMAGED BY THE CONTRACTOR TO PRE-EXISTING OR BETTER CONDITIONS.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PAVEMENTS, CURB AND GUTTER, UTILITIES, VEGETATION, ABOVEGROUND APPURTENANCES, OR ANY ITEMS OWNED BY THE CITY OF FRANKLIN SCHEDULED TO REMAIN THAT IS DAMAGED AS A RESULT OF CONSTRUCTION RELATED ACTIVITIES, AS DETERMINED BY THE CITY'S REPRESENTATIVE. CONTRACTOR SHALL REPAIR OR REPLACE DAMAGED ITEMS TO THE SATISFACTION OF THE CITY'S REPRESENTATIVE AT THE EXPENSE OF THE CONTRACTOR AND NO COST TO THE CITY.
9. IF EXISTING DRAIN TILE IS ENCOUNTERED AND DAMAGED AS PART OF CONSTRUCTION, CONTRACTOR SHALL RECONNECT DRAIN TILE IN KIND.
10. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE JURISDICTIONAL AUTHORITY AND IS SUBJECT TO CHANGE AT ANY TIME.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF THESE IMPROVEMENTS.
12. ANY REFERENCES TO THE TERMS OR ENTITY ABBREVIATIONS IN THE FOLLOWING NOTES AND SPECIFICATIONS SHALL BE UNDERSTOOD AS FOLLOWS:
    - 12.1. "JURISDICTION " - THE LOCAL GOVERNMENTAL AGENCY (I.E., CITY, VILLAGE, TOWN, COUNTY, STATE, OR UTILITY SERVICE PROVIDER) HAVING AUTHORITY.
    - 12.2. "STATE HIGHWAY SPECIFICATIONS" - STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, CURRENT EDITION AND SUPPLEMENTS
    - 12.3. "STANDARD SPECIFICATIONS" - STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, CURRENT EDITION AND SUPPLEMENTS
    - 12.4. WISCONSIN DEPARTMENT OF TRANSPORTATION - "WISDOT"
    - 12.5. WISCONSIN DEPARTMENT OF NATURAL RESOURCES - "WDNR"
    - 12.6. DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES - "DSPS" OR "SPS"

PAVING NOTES

1. GENERAL:
    - 1.1. ALL PAVING DIMENSIONS ARE TO FACE OF CURB UNLESS SPECIFIED OTHERWISE.
    - 1.2. ALL SPOT GRADES ARE TO EDGE OF PAVEMENT UNLESS SPECIFIED OTHERWISE.
    - 1.3. SURFACE PREPARATION - NOTIFY ENGINEER/OWNER OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.
    - 1.4. ANY REQUIRED REPLACEMENT OF PUBLIC CURB AND GUTTER, PAVEMENT, OR SIDEWALK SHALL MATCH EXISTING AND MEET JURISDICTIONAL REQUIREMENTS.
2. CRUSHED AGGREGATE BASE COURSE SPECIFICATIONS:
    - 2.1. THE TOP LAYER OF BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305 OF THE STATE HIGHWAY SPECIFICATIONS.
    - 2.2. RECLAIMED OR RECYCLED ASPHALT MAY NOT BE USED AS CRUSHED AGGREGATE BASE COURSE UNLESS SPECIFICALLY APPROVED BY THE ENGINEER OF RECORD. USE OF ANY OTHER REPROCESSED OR BLENDED MATERIAL MUST FIRST BE APPROVED BY ENGINEER OF RECORD.
    - 2.3. DO NOT PLACE BASE ON FROZEN FOUNDATIONS UNLESS THE ENGINEER APPROVES OTHERWISE.
    - 2.4. DO NOT PLACE BASE ON FOUNDATIONS THAT ARE SOFT, SPONGY, OR COVERED BY ICE OR SNOW.
3. HOT MIXED ASPHALT (HMA) PAVING SPECIFICATIONS:
    - 3.1. THE PLACING, CONSTRUCTION, AND COMPOSITION OF THE BASE COURSE AND HMA SURFACE COURSE SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 450, 455, 460, AND 465 OF THE STATE HIGHWAY SPECIFICATIONS.
    - 3.2. WEATHER LIMITATIONS:
        - 3.2.1. DO NOT PLACE HMA WHEN BASE IS WET OR CONTAINS EXCESS MOISTURE.
        - 3.2.2. DO NOT PLACE ASPHALTIC MIXTURE WHEN THE AIR TEMPERATURE IS APPROXIMATELY 3' ABOVE GRADE, IN SHADE, AND AWAY FROM ARTIFICIAL HEAT SOURCES IS LESS THAN 40°F UNLESS A VALID ENGINEER-ACCEPTED COLD WEATHER PAVING PLAN IS IN EFFECT.
        - 3.2.3. PLACE ASPHALTIC MIXTURE ONLY ON A PREPARED, FIRM, AND COMPACTED BASE, FOUNDATION LAYER, OR EXISTING PAVEMENT SUBSTANTIALLY SURFACE-DRY AND FREE OF LOOSE AND FOREIGN MATERIAL. DO NOT PLACE OVER FROZEN SUBGRADE OR BASE, OR WHERE THE ROADBED IS UNSTABLE.
        - 3.2.4. APPLY TACK COAT ONLY WHEN THE AIR TEMPERATURE IS 32°F OR MORE UNLESS THE ENGINEER APPROVES OTHERWISE IN WRITING.
        - 3.2.5. ALL ASPHALT (BOTH UPPER AND LOWER LAYERS) SHALL BE DELIVERED TO THE PROJECT SITE AT A TEMPERATURE NOT LOWER THAN 250°F.
    - 3.3. CONTRACTOR SHALL ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS FOR EACH COURSE DURING CONSTRUCTION.
    - 3.4. BINDER COURSE AGGREGATE:
        - 3.4.1. THE AGGREGATE FOR THE BINDER COURSE SHALL CONFORM TO SECTION 460 OF THE STATE HIGHWAY SPECIFICATIONS.
    - 3.5. SURFACE COURSE AGGREGATE
        - 3.5.1. THE AGGREGATE FOR THE SURFACE COURSE SHALL CONFORM TO SECTIONS 460 AND 465 OF THE STATE HIGHWAY SPECIFICATIONS.
    - 3.6. ASPHALTIC MATERIALS
        - 3.6.1. THE ASPHALTIC MATERIALS SHALL CONFORM TO SECTIONS 455, 460, AND 465 OF THE STATE HIGHWAY SPECIFICATIONS.
4. CONCRETE PAVING SPECIFICATIONS:
    - 4.1. CONCRETE PAVING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 405, 415, AND 416 OF THE STATE HIGHWAY SPECIFICATIONS.
    - 4.2. CURING COMPOUNDS SHALL CONFORM TO SECTION 415 OF THE STATE HIGHWAY SPECIFICATIONS.
    - 4.3. CONTRACTOR SHALL PROVIDE A JOINTING PLAN TO ENGINEER IF NOT INCLUDED IN THE PLANS. CONTRACTOR SHALL PROVIDE CONTROL JOINTS AND CONSTRUCTION JOINTS OF ONE-QUARTER CONCRETE THICKNESS AT AN EQUAL RATIO OF LENGTH TO WIDTH WHEREVER POSSIBLE WITH A MAXIMUM LENGTH BETWEEN JOINTS OF 15' ON CENTER.
    - 4.4. CONTRACTOR SHALL PROVIDE EXPANSION JOINTS IN SIDEWALKS AT A MAXIMUM 100' APART.
    - 4.5. PLACE EXPANSION JOINTS IN CURB, GUTTER, OR CURB AND GUTTER CONSTRUCTED NEXT TO ASPHALTIC PAVEMENT OR SURFACING. LOCATE JOINTS EVERYWHERE THAT TANGENT AND RADIAL CURB OR CURB AND GUTTER MEET; ON EACH SIDE OF EVERY INLET 3' FROM THE INLET, BUT NO CLOSER THAN 6' FROM ANOTHER JOINT; AND ON TANGENT SECTIONS PLACE BETWEEN 6' AND 300'.
    - 4.6. IF CONSTRUCTING CURB, GUTTER, OR CURB AND GUTTER NEXT TO, OR ON, CONCRETE PAVEMENT CONSTRUCTED WITH EXPANSION JOINTS, THEN PLACE EXPANSION JOINTS TO MATCH THE EXPANSION JOINT LOCATIONS IN THE PAVEMENTS.
    - 4.7. FOR CURB AND GUTTER, FORM CONTRACTION JOINTS BY SAWING OR FORMING AN INDUCED PLANE OF WEAKNESS AT LEAST 2" DEEP IN THE CURB, GUTTER, OR CURB AND GUTTER DIRECTLY OPPOSITE CONSTRUCTION OR CONTRACTION JOINTS IN ADJOINING CONCRETE PAVEMENT AND AT THE REQUIRED SPACING IN CURB, GUTTER, OR CURB AND GUTTER ADJOINING ASPHALTIC PAVEMENT. SPACE JOINTS BETWEEN 6' AND APPROXIMATELY 20' APART, AS THE ENGINEER DIRECTS.
    - 4.8. EXTERIOR CONCRETE SURFACES SHALL BE BROOM FINISHED.
    - 4.9. CONTRACTOR SHALL INSTALL TRUNCATED DOME WARNING DETECTION FIELD SHALL BE PLACED AT ALL ADA RAMPS AS SPECIFIED ON PLANS AND IN ACCORDANCE WITH STATE AND FEDERAL REQUIREMENTS.
5. PAVEMENT MARKING SPECIFICATIONS:
    - 5.1. ANY NEW AND ALL PAVEMENT MARKING PAINT LINES WHICH ARE DISTURBED DUE TO CONSTRUCTION ACTIVITY SHALL BE REPAINTED IN KIND TO MATCH EXISTING PAINT COLOR, TYPE, AND WIDTH.

SEEDING AND RESTORATION NOTES

1. CONTRACTOR SHALL PROVIDE NOTICE TO THE JURISDICTIONAL AUTHORITIES IN ADVANCE OF ANY SOIL DISTURBING ACTIVITIES, IN ACCORDANCE WITH MUNICIPAL REQUIREMENTS.
2. ALL DISTURBED AREAS SHALL BE SODDED AND/OR SEEDED AND MULCHED IMMEDIATELY FOLLOWING GRADING ACTIVITIES. SOD/SEED MIX TO BE IN ACCORDANCE WITH LANDSCAPE PLAN.
3. CONTRACTOR SHALL WATER ALL NEWLY SODDED/SEEDED AREAS DURING THE SUMMER MONTHS WHENEVER THERE IS A 7-DAY LAPSE WITH NO SIGNIFICANT RAINFALL.
4. ALL SLOPES 20% OR GREATER SHALL BE TEMPORARILY SEEDED, MULCHED, OR OTHER MEANS OF COVER PLACED ON THEM WITHIN 2 WEEKS OF DISTURBANCE. REFER TO STABILIZATION PRACTICES IN THE EROSION CONTROL NOTES FOR FURTHER SPECIFICATIONS.
5. CONTRACTOR SHALL CHISEL-PLOW OR DEEP TILL WITH DOUBLE TINES ALL STORMWATER MANAGEMENT FACILITIES JUST PRIOR TO SODDING AND/OR SEEDING AND MULCHING TO PROMOTE INFILTRATION.
6. SEEDING SPECIFICATIONS:
    - 6.1. TURF LAWN SEED MIXTURE: WISDOT SEED MIX NO. 40 AT RATES SPECIFIED IN SECTION 630 OF THE STATE HIGHWAY SPECIFICATIONS
    - 6.2. LOW MAINTENANCE AREA SEED MIXTURE: WISDOT SEED MIX NO. 10 OR 20 APPLIED AT RATES AS SPECIFIED IN SECTION 630 OF THE STATE HIGHWAY SPECIFICATIONS.
    - 6.3. NO-MOW AREA SEED MIXTURE: NO-MOW LAWN SEED MIX, AS PROVIDED BY PRAIRIE NURSERY, P.O. BOX 306, WESTFIELD, WISCONSIN, 53964, TEL. 608-296-3679 (OR APPROVED EQUIVALENT). SEEDING RATE SHALL BE PER MANUFACTURE'S RECOMMENDATIONS.
7. SEED PREPARATION SPECIFICATIONS:
    - 7.1. SCARIFY SUBSOILS TO A DEPTH OF 3" WHERE TOPSOIL SHALL BE PLACED TO REDUCE COMPACTION.
    - 7.2. PLACE TOPSOIL AT A MINIMUM DEPTH OF 6" UNLESS OTHERWISE NOTED ON THE PLANS.
    - 7.3. APPLY FERTILIZER IN ACCORDANCE WITH SEED MIX MANUFACTURES RECOMMENDATIONS.
    - 7.4. SOW SEED AT RATES SPECIFIED USING METHOD "A" OR METHOD "B" AS SPECIFIED IN SECTION 630 OF THE STATE HIGHWAY SPECIFICATIONS.
8. SEED MULCHING/EROSION MATTING SPECIFICATIONS:
    - 8.1. ALL SEEDED AREAS WITH SLOPES FLATTER THAN 4:1, UNLESS OTHERWISE NOTED ON THE PLANS, SHALL BE STABILIZED WITH WEED-FREE WHEAT STRAW MULCH WITH METHODS AND RATES IN ACCORDANCE WITH SECTION 627 OF THE STATE HIGHWAY SPECIFICATIONS.
    - 8.2. ALL SEEDED AREAS WITH SLOPES EQUAL TO OR STEEPER THAN 4:1, UNLESS OTHERWISE NOTED ON THE PLANS, SHALL BE STABILIZED WITH EROSION MATTING MATERIALS AS SPECIFIED ON THE PLANS. EROSION MATTING SHALL BE IN ACCORDANCE WITH SECTION 628 OF THE STATE HIGHWAY SPECIFICATIONS.

GRADING AND EARTHWORK NOTES

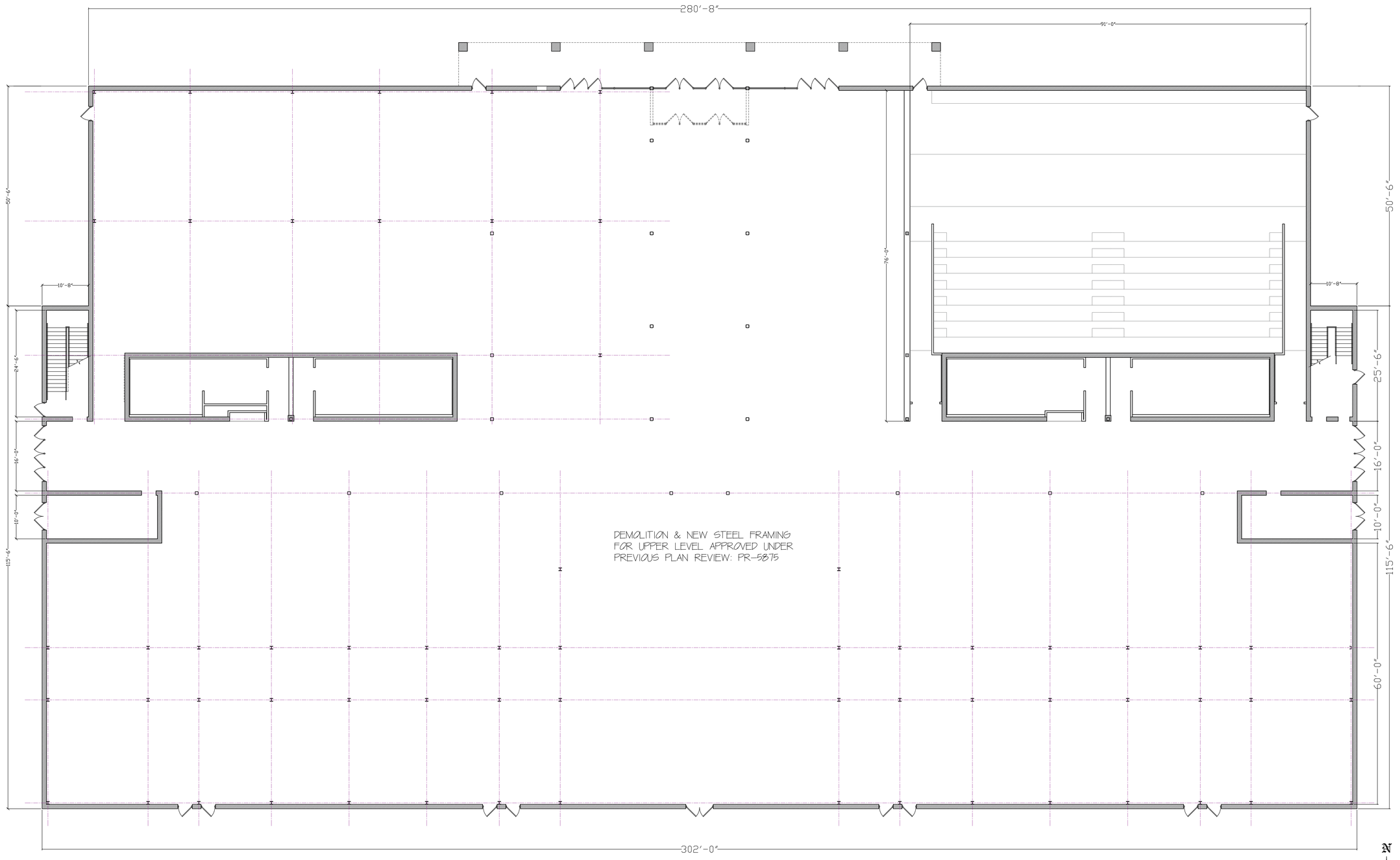
1. ALL PROPOSED GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL VERIFY ALL GRADES, MAKE SURE ALL AREAS DRAIN PROPERLY, AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
2. CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR COMPUTATIONS OF ALL GRADING QUANTITIES. WHILE JSD PROFESSIONAL SERVICES, INC. ATTEMPTS TO PROVIDE A COST-EFFECTIVE APPROACH TO BALANCE EARTHWORK, GRADING DESIGN IS BASED ON MANY FACTORS, INCLUDING SAFETY, AESTHETICS, AND COMMON ENGINEERING STANDARDS OF CARE. THEREFORE, NO GUARANTEE CAN BE MADE FOR A BALANCED SITE.
3. ALL EXCAVATIONS AND FILLS SHALL BE TO THE ELEVATIONS SHOWN ON THE DRAWINGS AND SHALL INCLUDE SUFFICIENT DEPTHS FOR PLACEMENT OF FILL MATERIALS, BASE COURSES, PAVEMENTS, TOPSOIL, AND OTHER MATERIALS TO THE SPECIFIED DEPTHS.
4. CONTRACTOR SHALL NOT EXCAVATE BELOW ELEVATIONS OR DESIGN GRADES SHOWN ON THE DRAWINGS WITHOUT PRIOR AUTHORIZATION FROM ENGINEER AND OWNER.
5. PRIOR TO ALL EXCAVATION OR FILLING OPERATIONS, CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL TOPSOIL FROM PROPOSED LOCATIONS OF BUILDINGS, STRUCTURES, ROADS, WALKS, OTHER PAVED AREAS, STORM WATER FACILITIES OR WITHIN THE GRADING EXTENTS WHERE EXISTING GRADES ARE ALTERED BY MORE THAN 3". REMOVED OR STRIPPED TOPSOIL SHALL BE SEGREGATED AND STOCKPILED ON-SITE IN AN APPROPRIATE LOCATION TO BE RESPREAD AS SPECIFIED ON THE DRAWINGS.
6. CONTRACTOR SHALL NOT PLACE ANY FILL OR OTHER MATERIALS ON AREAS THAT HAVE NOT HAD TOPSOIL REMOVED, ARE FROZEN, SATURATED, OR YIELDING. CONTRACTOR SHALL NOTIFY OWNER OR ENGINEER IF SUBGRADE CONDITIONS ARE NOT SUITABLE FOR SUPPORTING FILL AND A FURTHER DETERMINATION SHALL BE PROVIDED BY OWNER OR ENGINEER.
7. CONTRACTOR SHALL PLACE THE FILLS IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT INCLUDING LIFT DEPTHS AND COMPACTION EFFORTS.
8. PRIOR TO PLACEMENT OF BASE COURSE MATERIALS IN PAVEMENT OR HARD SURFACE AREAS OR CONDUCTING EXCAVATION BELOW SUBGRADE (EBS) ELEVATIONS, CONTRACTOR SHALL NOTIFY OWNER AND ENGINEER TO CONDUCT AN INSPECTION OF THE PREPARED SUBGRADE AND PROOF-ROLLING. PROOF-ROLLING SHALL BE CONDUCTED BY THE CONTRACTOR IN WITNESS OF THE OWNER AND ENGINEER. OWNER AND ENGINEER SHALL DETERMINE IF AREAS OF EBS ARE REQUIRED. EBS SHALL BE COMPLETED BY THE CONTRACTOR PER THE DIRECTION OF THE OWNER AND ENGINEER.
9. SOIL MATERIAL SPECIFICATIONS:
    - 9.1. FILL AND BACKFILL MATERIALS
        - 9.1.1. MATERIAL SHALL BE SATISFACTORY MATERIALS EXCAVATED FROM THE SITE, PER THE GEOTECHNICAL REPORT. IF SATISFACTORY MATERIALS ARE NOT AVAILABLE ONSITE OR ADDITIONAL MATERIALS ARE REQUIRED, REFER TO IMPORTED FILL MATERIAL SPECIFICATIONS.
    - 9.2. IMPORTED FILL MATERIAL
        - 9.2.1. MATERIAL SHALL BE PROVIDED BY THE CONTRACTOR FROM OFFSITE BORROW AREAS WHEN SUFFICIENT, SATISFACTORY MATERIALS ARE NOT AVAILABLE ONSITE. IMPORTED FILL MATERIAL SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT AND CONSIST OF CLEAN MATERIAL OF INORGANIC SOILS OR A MIXTURE OF INORGANIC SOIL AND ROCK, STONE, OR GRAVEL. THE MATERIAL SHALL BE FREE OF TOPSOIL, VEGETATION, PAVEMENT RUBBLE, DEBRIS, OR OTHER DELETERIOUS MATERIALS. THE MAXIMUM NOMINAL DIMENSION OF MATERIALS CONSISTING OF ROCK, STONE, OR GRAVEL SHALL BE 6" .
    - 9.3. GRANULAR FILL
        - 9.3.1. MATERIAL SHALL CONSIST OF CLEAN MATERIAL MEETING THE REQUIREMENTS OF "GRADE 1" OR "GRADE 2" GRANULAR BACKFILL AS DEFINED IN SECTION 209.2.1 OF THE STATE HIGHWAY SPECIFICATIONS.
    - 9.4. BUILDING STRUCTURAL FILL
        - 9.4.1. CLEAN MATERIAL MEETING THE REQUIREMENTS OF TYPE A "STRUCTURE BACKFILL" AS DEFINED IN SECTIONS 210.2.1 AND 210.2.2. OF THE STATE HIGHWAY SPECIFICATIONS AND GEOTECHNICAL REPORT .

UTILITY NOTES

1. ALL EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING THEIR OWN DETERMINATION AS TO THE TYPE AND LOCATIONS OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. CONTRACTOR/OWNER SHALL CALL "DIGGERS HOTLINE" PRIOR TO ANY CONSTRUCTION.
2. PRIOR TO CONSTRUCTION, THE PRIME CONTRACTOR IS RESPONSIBLE FOR:
    - 2.1. EXAMINING ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
    - 2.2. OBTAINING ALL PERMITS INCLUDING PERMIT COSTS, TAP FEES, METER DEPOSITS, BONDS, AND ALL OTHER FEES REQUIRED FOR PROPOSED WORK TO OBTAIN OCCUPANCY.
    - 2.3. VERIFYING ALL ELEVATIONS, LOCATIONS, AND SIZES OF SANITARY, WATER, AND STORM LATERALS AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS. NOTIFY ENGINEER OF ANY DISCREPANCY. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS RESOLVED.
    - 2.4. NOTIFYING ALL UTILITIES PRIOR TO INSTALLATION OF ANY UNDERGROUND IMPROVEMENTS.
    - 2.5. NOTIFYING THE DESIGN ENGINEER AND JURISDICTIONAL AUTHORITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION OBSERVATION.
    - 2.6. COORDINATING ALL CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND FOR REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND PLANS PREPARED BY OTHERS.
3. ALL UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC UTILITIES AND STATE DSPS/SPS AND LOCAL CODES AND SPECIFICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE WHICH SPECIFICATIONS AND CODES APPLY, AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE JURISDICTIONAL AUTHORITIES.
4. SPECIFICATIONS SHALL COMPLY WITH THE JURISDICTIONAL AUTHORITY'S SPECIAL PROVISIONS.
5. LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF IMPROVEMENTS.
7. CONTRACTOR SHALL INSTALL A PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVERNIGHT AS REQUIRED IN CONSTRUCTION SITES WHERE THE POTENTIAL FOR PEDESTRIAN INJURY EXISTS.
8. CONTRACTOR SHALL ADJUST AND/OR RECONSTRUCT ALL UTILITY COVERS (SUCH AS MANHOLE COVERS, VALVE BOX COVERS, ETC.) TO MATCH THE FINISHED GRADES OF THE AREAS EFFECTED BY THE CONSTRUCTION.
9. ALL NON-METALLIC UTILITY PIPES (SANITARY SEWER, STORM SEWER, AND WATER PIPING) SHALL BE INSTALLED IN CONJUNCTION WITH TRACER WIRE AS REQUIRED BY SPS 382.30(17)(H). SPS 382.36(7)(C)10., AND SPS 382.40(8)(K). COLOR OF TRACER WIRE SHALL BE: SANITARY SEWER - GREEN, STORM SEWER - BROWN, WATER - BLUE, NON-POTABLE WATER - PURPLE.
10. DRY UTILITIES (COMMUNICATION, TELEPHONE, GAS, ELECTRIC, ETC.) ARE SHOWN FOR GENERAL ROUTING ONLY. CONTRACTOR SHALL COORDINATE DESIGN AND FINAL LOCATION WITH APPROPRIATE UTILITY COMPANY.
11. THE PRIME CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND FOR REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND PLANS PREPARED BY OTHERS.
12. ANY SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES, WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE JURISDICTIONAL AUTHORITY'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
13. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE ENGINEER WITH AS-BUILT CONDITIONS OF THE INSTALLED IMPROVEMENTS IN ORDER THAT THE DRAWINGS CAN BE PREPARED, IF REQUIRED. ANY CHANGES TO THE DRAWINGS OR ADDITIONAL ITEMS MUST BE REPORTED TO THE ENGINEER AS WORK PROGRESSES.
14. IN ANY LOCATIONS WHERE BUILDING SEWERS (STORM AND SANITARY) ARE INSTALLED WITH LESS THAN THE MINIMUM COVER AS SPECIFIED IN SPS 382.30(11)(c) OR WATER PIPING 382.40(8)(a), CONTRACTOR SHALL INSTALL INSULATION IN ACCORDANCE WITH SPS 382.30(11)(c)2. FOR PROTECTION FROM FROST.
15. STORM SEWER SPECIFICATIONS:
    - 15.1. PIPE:
        - 15.1.1. REINFORCED CONCRETE PIPE (RCP) - SHALL MEET THE REQUIREMENTS OF ASTM CLASS III (MINIMUM) C76 WITH RUBBER GASKET JOINTS CONFORMING TO ASTM C443.
        - 15.1.2. HIGH DENSITY DUAL-WALL POLYETHYLENE CORRUGATED PIPE (HDPE) - SHALL BE AS MANUFACTURED BY ADS OR EQUAL WITH WATERTIGHT JOINTS, AND SHALL MEET THE REQUIREMENTS OF AASHTO DESIGNATION M294 TYPE "S".
    - 15.2. INLETS AND CATCH BASINS:
        - 15.2.1. INLETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 3.6.3 AND DETAIL DRAWINGS FILE. NO. 28 OR 29 OF THE STANDARD SPECIFICATIONS, OR APPROVED EQUAL WITH A 2'X3' MAXIMUM OPENING.
        - 15.2.2. POLYVINYL CHLORIDE (PVC) INLETS BY NYLOPLAST ONLY WHEN SPECIFIED ON PLANS, CONFORMING TO ASTM D1781, ASTM D3212, ASTM F477, AND MANUFACTURER'S REQUIREMENTS. REFER TO PLANS FOR LID OR GRATE SPECIFICATION.
        - 15.2.3. FRAME AND GRATE/LIDS:
            - 15.2.3.1. CURB FRAME AND GRATES SHALL BE NEENAH R-3067 WITH TYPE "R" GRATE OR EQUAL, UNLESS AS SPECIFIED IN THE PLANS.
            - 15.2.3.2. SOLID LID FRAME AND GRATES SHALL BE NEENAH R-1550, HEAVY DUTY NON-ROCKING SOLID LID OR EQUAL, UNLESS AS SPECIFIED IN THE PLANS.
            - 15.2.3.3. GRATE FRAME AND GRATES SHALL BE NEENAH R-1550, HEAVY DUTY WITH A R-2578 GRATE OR EQUAL, UNLESS AS SPECIFIED IN THE PLANS.
        - 15.2.4. MANHOLES:
            - 15.2.4.1. MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 3.5.0 AND DETAIL DRAWINGS FILE NO. 11 AND/OR 12 OF THE STANDARD SPECIFICATIONS.
            - 15.2.3.2. MANHOLE FRAMES AND COVERS SHALL BE NEENAH R-1550, HEAVY DUTY NON-ROCKING SOLID LID OR EQUAL, UNLESS AS SPECIFIED IN THE PLANS.
    - 15.3. BACKFILL AND BEDDING:
        - 15.3.1. STORM SEWER SHALL BE CONSTRUCTED WITH GRAVEL BACKFILL AND CLASS "B" BEDDING IN ALL PAVED AREAS AND TO A POINT 6' BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5' FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL.
        - 15.3.2. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE STANDARD SPECIFICATIONS.
    - 15.4. FIELD TILE CONNECTIONS:
        - 15.4.1. ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION SHALL BE INCLUDED IN THE UNIT PRICE(S) FOR STORM SEWER. TILE LINES CROSSED BY THE TRENCH SHALL BE REPLACED WITH THE SAME MATERIAL AS THE STORM SEWER.

EROSION CONTROL NOTES

1. CONTRACTOR IS RESPONSIBLE TO NOTIFY ENGINEER OF RECORD AND OFFICIALS OF ANY CHANGES TO THE EROSION CONTROL AND STORMWATER MANAGEMENT PLANS.
2. CONTRACTOR SHALL NOTIFY THE CITY OF FRANKLIN OF ALL CHANGES TO THE EROSION CONTROL PLAN. CITY OF FRANKLIN SHALL REVIEW AND APPROVE ALL CHANGES PRIOR TO COMMENCING WORK.
3. EROSION CONTROL PLAN SHALL BE KEPT ON SITE AT ALL TIMES DURING CONSTRUCTION.
4. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED BY THE CONTRACTOR IN ACCORDANCE WITH WDNR TECHNICAL STANDARDS AND JURISDICTIONAL REQUIREMENTS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THESE STANDARDS. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL EROSION CONTROL MEASURES WHICH MAY BE NECESSARY TO MEET UNFORESEEN FIELD CONDITIONS.
5. INSTALL PERIMETER EROSION CONTROL MEASURES (SUCH AS CONSTRUCTION ENTRANCES, SILT FENCE, AND EXISTING INLET PROTECTION) PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE COVER. MODIFICATIONS TO THE APPROVED EROSION CONTROL DESIGN IN ORDER TO MEET UNFORESEEN FIELD CONDITIONS IS ALLOWED IF MODIFICATIONS CONFORM TO WDNR TECHNICAL STANDARDS AND JURISDICTIONAL REQUIREMENTS. ALL DESIGN MODIFICATIONS MUST BE APPROVED BY THE JURISDICTIONAL AUTHORITIES PRIOR TO DEVIATION OF THE APPROVED PLAN.
6. NOTIFY RYAN COURNOYER AT GRAEF (414-406-6953) ONCE ALL EROSION CONTROL IS INSTALLED FOR CITY INSPECTION AND APPROVAL PRIOR TO STARTING CONSTRUCTION ACTIVITIES.
7. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED BY JURISDICTIONS HAVING AUTHORITY AND/OR ENGINEER OF RECORD SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
8. THE CITY OF FRANKLIN SHALL TEMPORARILY TERMINATE CONSTRUCTION UNTIL ALL EROSION CONTROL MEASURES ARE UPDATED AND TO THE SATISFACTION OF THE CITY. IF CONSTRUCTION IS TEMPORARILY SHUT DOWN BY THE CITY OF FRANKLIN, THE CONTRACTOR SHALL GET APPROVAL FROM THE CITY WHEN THEY ARE ALLOWED TO COMMENCE WORK.
9. INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY.
10. ALL EROSION AND SEDIMENT CONTROL ITEMS SHALL BE INSPECTED WITHIN 24 HOURS OF ALL RAIN EVENTS EXCEEDING 0.5". ANY DAMAGED EROSION CONTROL MEASURES SHALL BE REPAIRED OR REPLACED IMMEDIATELY UPON INSPECTION.
11. CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL LOCATIONS OF VEHICLE INGRESS/EGRESS POINTS. ADDITIONAL LOCATIONS OTHER THAN AS SHOWN ON THE PLANS MUST BE PRE-APPROVED BY THE JURISDICTION. CONSTRUCTION ENTRANCES SHALL BE 50' LONG AND NO LESS THAN 12" THICK BY USE OF 3" SELECTED CRUSHED. CONSTRUCTION ENTRANCES SHALL BE MAINTAINED BY THE CONTRACTOR IN A CONDITION WHICH WILL PREVENT THE TRACKING OF MUD OR DRY SEDIMENTOFF-SITE AFTER EACH WORKING DAY OR MORE FREQUENTLY AS REQUIRED.
12. PAVED SURFACES ADJACENT TO CONSTRUCTION SITE VEHICLE ACCESS SHALL BE SWEPT AND/OR SCRAPED TO REMOVE ACCUMULATED SOIL, DIRT, AND/OR DUST AFTER THE END OF EACH WORK DAY AND AS REQUESTED BY THE JURISDICTIONAL AUTHORITIES.
13. INLET PROTECTION SHALL BE IMMEDIATELY FITTED AT THE INLETS OF ALL INSTALLED STORM SEWER. STONE DITCH CHECKS FENCE SHALL BE IMMEDIATELY FITTED AT ALL INSTALLED CULVERT INLETS TO PREVENT SEDIMENT DEPOSITION WITHIN STORM SEWER SYSTEMS.
14. INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES. IF STOCKPILE REMAINS UNDISTURBED FOR MORE THAN SEVEN (7) DAYS, TEMPORARY SEEDING AND STABILIZATION IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES IS REQUIRED. IF DISTURBANCE OCCURS BETWEEN NOVEMBER 15TH AND MAY 15TH, THE MULCHING SHALL BE PERFORMED BY HYDRO-MULCHING WITH A "TACKIFIER."
15. DITCH CHECKS AND APPLICABLE EROSION NETTING/MATTING SHALL BE INSTALLED IMMEDIATELY AFTER COMPLETION OF G



PLAN **CONDITIONALLY APPROVED**

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Review Type: Building & Structure Review Only

Approved By: _____ Date: 04/20/2026

EXISTING FLOOR PLAN

49,055 SQUARE FEET

3/32" = 1'-0"

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STACK DESIGN GROUP
ARCHITECTURE
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8310 S. 102nd Street
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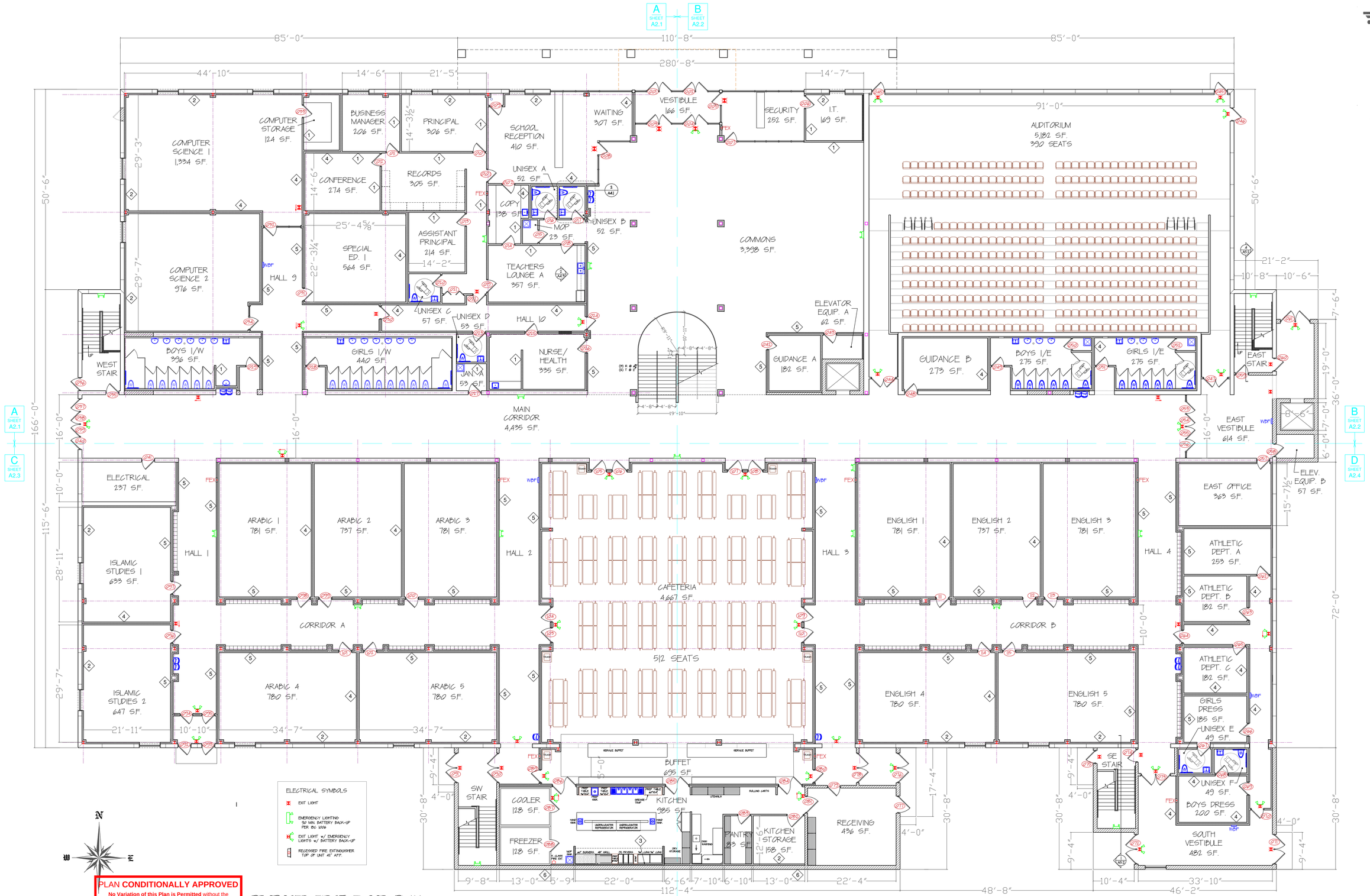
02-23-26
04-06-23

EXISTING FLOOR PLAN

A1.0



ELECTRICAL SYMBOLS

- EXIT LIGHT
- EMERGENCY LIGHTING 90 MIN. BATTERY BACK-UP PER BC 1009
- EXIT LIGHT w/ EMERGENCY LIGHTS w/ BATTERY BACK-UP
- RECESSED FIRE EXTINGUISHER TOP OF UNIT 41" AFF.

PLAN **CONDITIONALLY APPROVED**

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Review Type: Building & Structure Review Only

Approved By: _____ Date: 04/20/2026

PROPOSED FIRST FLOOR PLAN

FIRST FLOOR FOOTPRINT: 54,197 SQUARE FEET
AREA OF PROPOSED ADDITIONS: 5,142 SQUARE FEET

3/32" = 1'-0"

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02-26-23
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PROPOSED MAIN LEVEL

A1.1

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Approved By: _____ Date: 04/20/2026

PROPOSED SECOND FLOOR PLAN

SECOND FLOOR LEVEL: 47,311 SQUARE FEET
TOTAL AREA OF BUILDING: 101,508 SQUARE FEET

3/32" = 1'-0"

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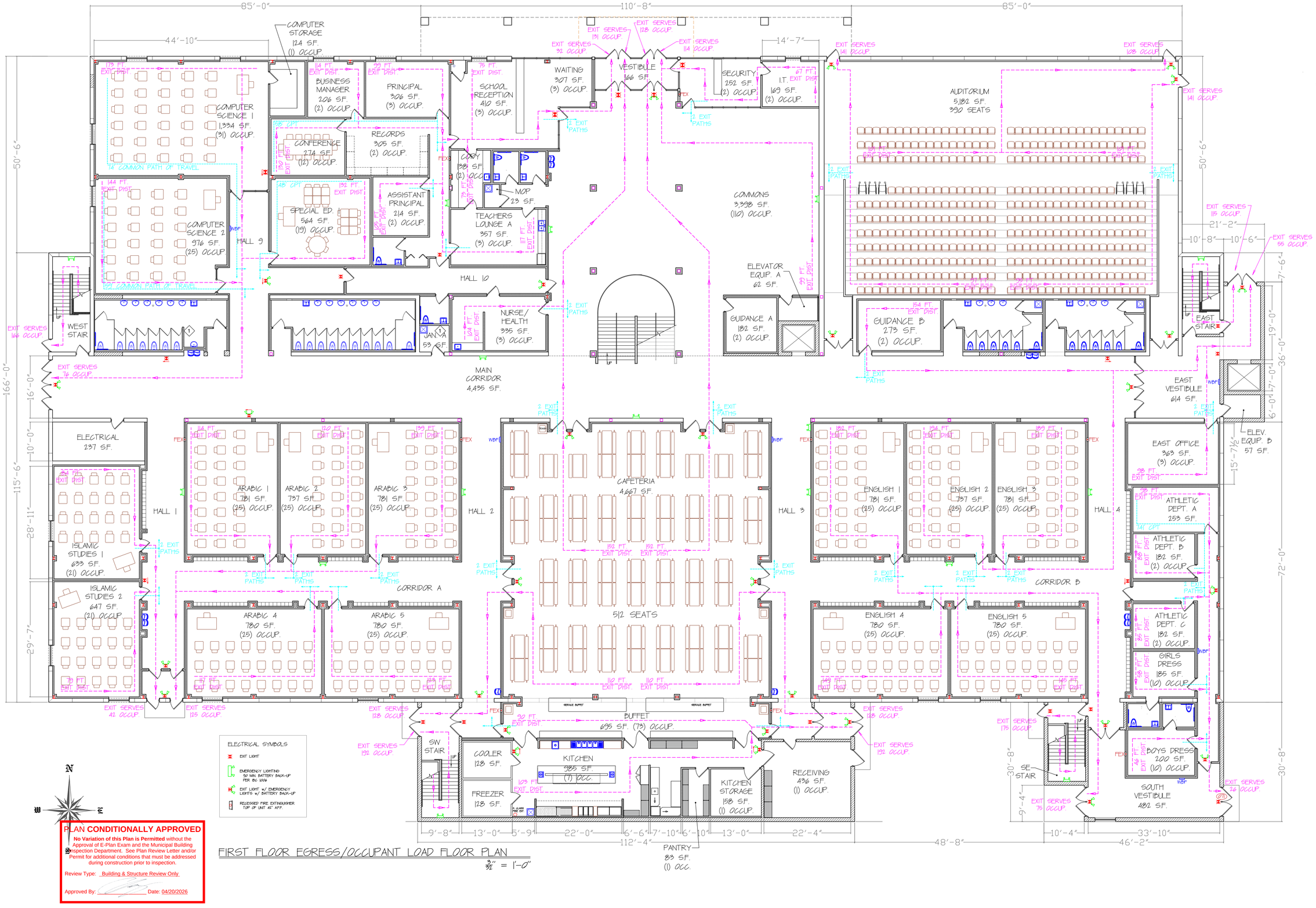
PROPOSED UPPER LEVEL

A1.2



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FIRST FLOOR EGRESS/OCCUPANT LOAD FLOOR PLAN

3/32" = 1'-0"

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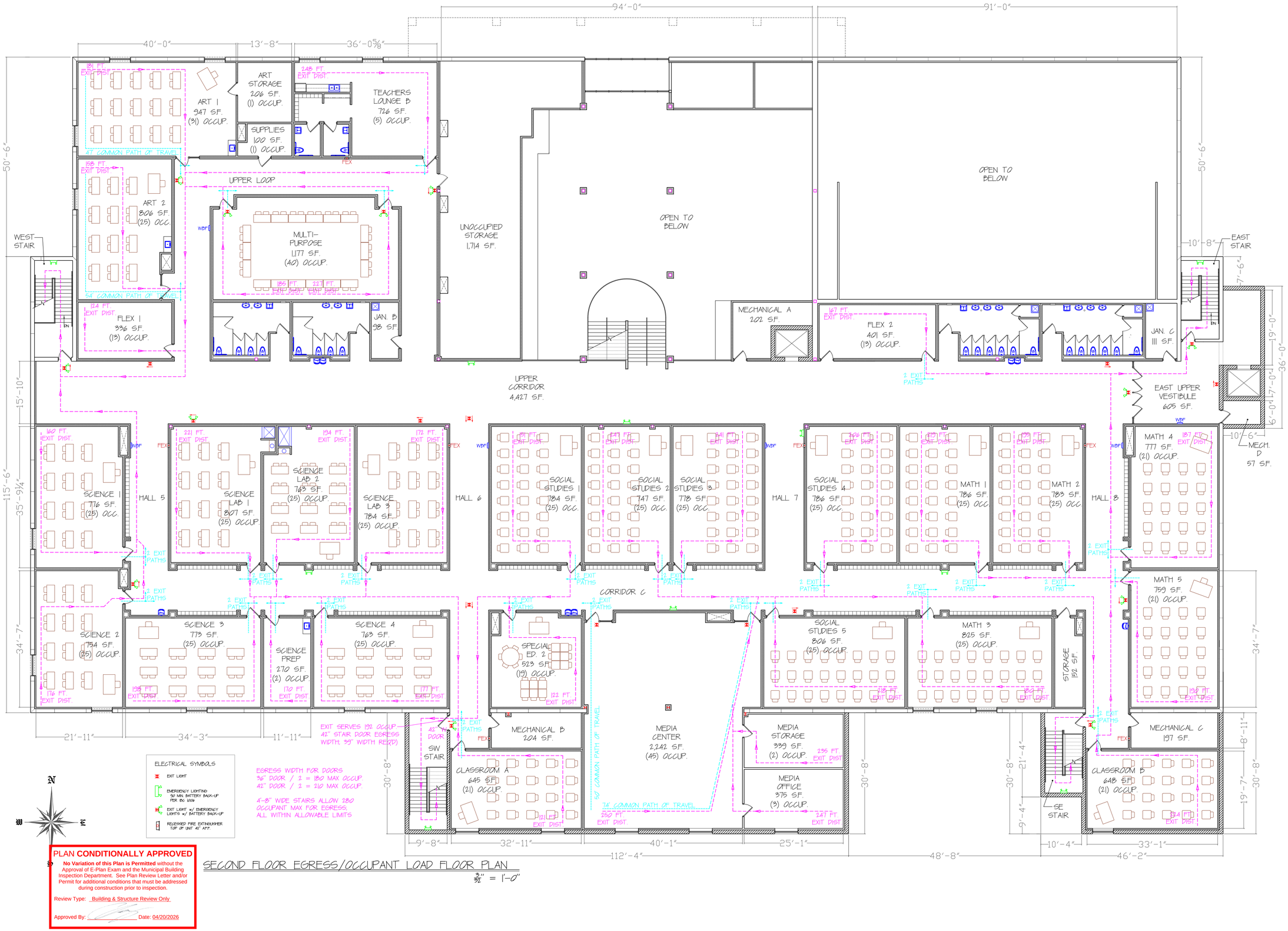
MAIN LEVEL EGRESS PLAN

A1.3



ELECTRICAL SYMBOLS

- EXIT LIGHT
- EMERGENCY LIGHTING 90 MIN. BATTERY BACK-UP PER BC 1008
- EXIT LIGHT w/ EMERGENCY LIGHTS w/ BATTERY BACK-UP
- RECESSED FIRE EXTINGUISHER TOP OF UNIT 42" AFF.

EGRESS WIDTH FOR DOORS
36" DOOR / .2 = 180 MAX OCCUP.
42" DOOR / .2 = 210 MAX OCCUP.

4'-8" WIDE STAIRS ALLOW 280 OCCUPANT MAX FOR EGRESS. ALL WITHIN ALLOWABLE LIMITS

PLAN **CONDITIONALLY APPROVED**

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SECOND FLOOR EGRESS/OCCUPANT LOAD FLOOR PLAN

3/32" = 1'-0"

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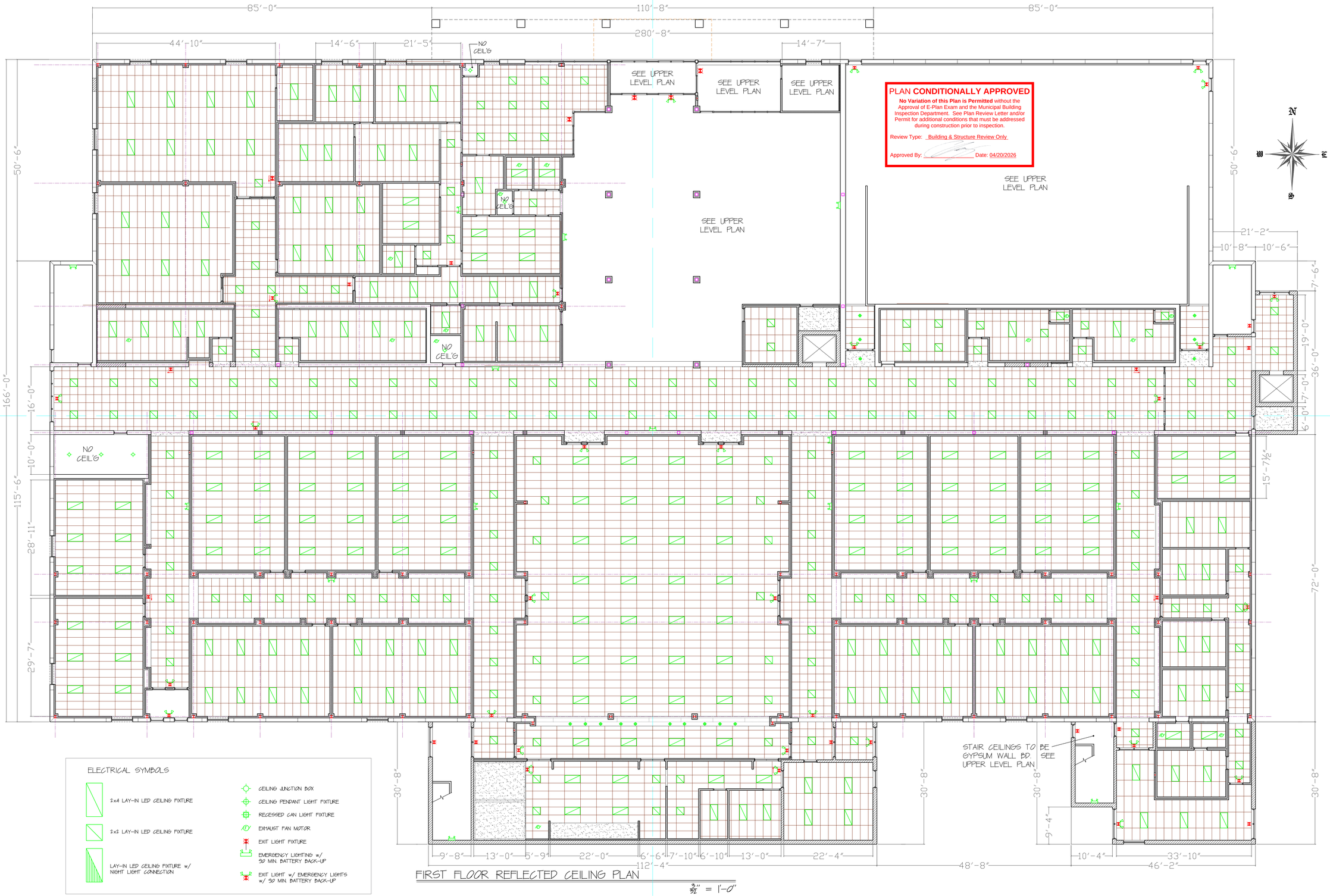
UPPER LEVEL EGRESS PLAN

A1.4



PLAN **CONDITIONALLY APPROVED**

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Approved By: _____ Date: 04/20/2026

STAIR CEILINGS TO BE GYPSUM WALL BD. SEE UPPER LEVEL PLAN

ELECTRICAL SYMBOLS

- 2x4 LAY-IN LED CEILING FIXTURE
- 2x2 LAY-IN LED CEILING FIXTURE
- LAY-IN LED CEILING FIXTURE w/ NIGHT LIGHT CONNECTION
- CEILING JUNCTION BOX
- CEILING PENDANT LIGHT FIXTURE
- RECESSED CAN LIGHT FIXTURE
- EXHAUST FAN MOTOR
- EXIT LIGHT FIXTURE
- EMERGENCY LIGHTING w/ 30 MIN. BATTERY BACK-UP
- EXIT LIGHT w/ EMERGENCY LIGHTS w/ 30 MIN. BATTERY BACK-UP

FIRST FLOOR REFLECTED CEILING PLAN

$\frac{3}{32}$" = 1'-0"

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MAIN LEVEL CEILING PLAN

A1.5

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ELECTRICAL SYMBOLS

- 2x4 LAY-IN LED CEILING FIXTURE
- 2x2 LAY-IN LED CEILING FIXTURE
- LAY-IN LED CEILING FIXTURE w/ NIGHT LIGHT CONNECTION
- CEILING JUNCTION BOX
- CEILING PENDANT LIGHT FIXTURE
- RECESSED CAN LIGHT FIXTURE
- EXHAUST FAN MOTOR
- EXIT LIGHT FIXTURE
- EMERGENCY LIGHTING w/ 30 MIN. BATTERY BACK-UP
- EXIT LIGHT w/ EMERGENCY LIGHTS w/ 30 MIN. BATTERY BACK-UP

SECOND FLOOR REFLECTED CEILING PLAN

3/32" = 1'-0"

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SECOND FLOOR CEILING PLAN

A1.6

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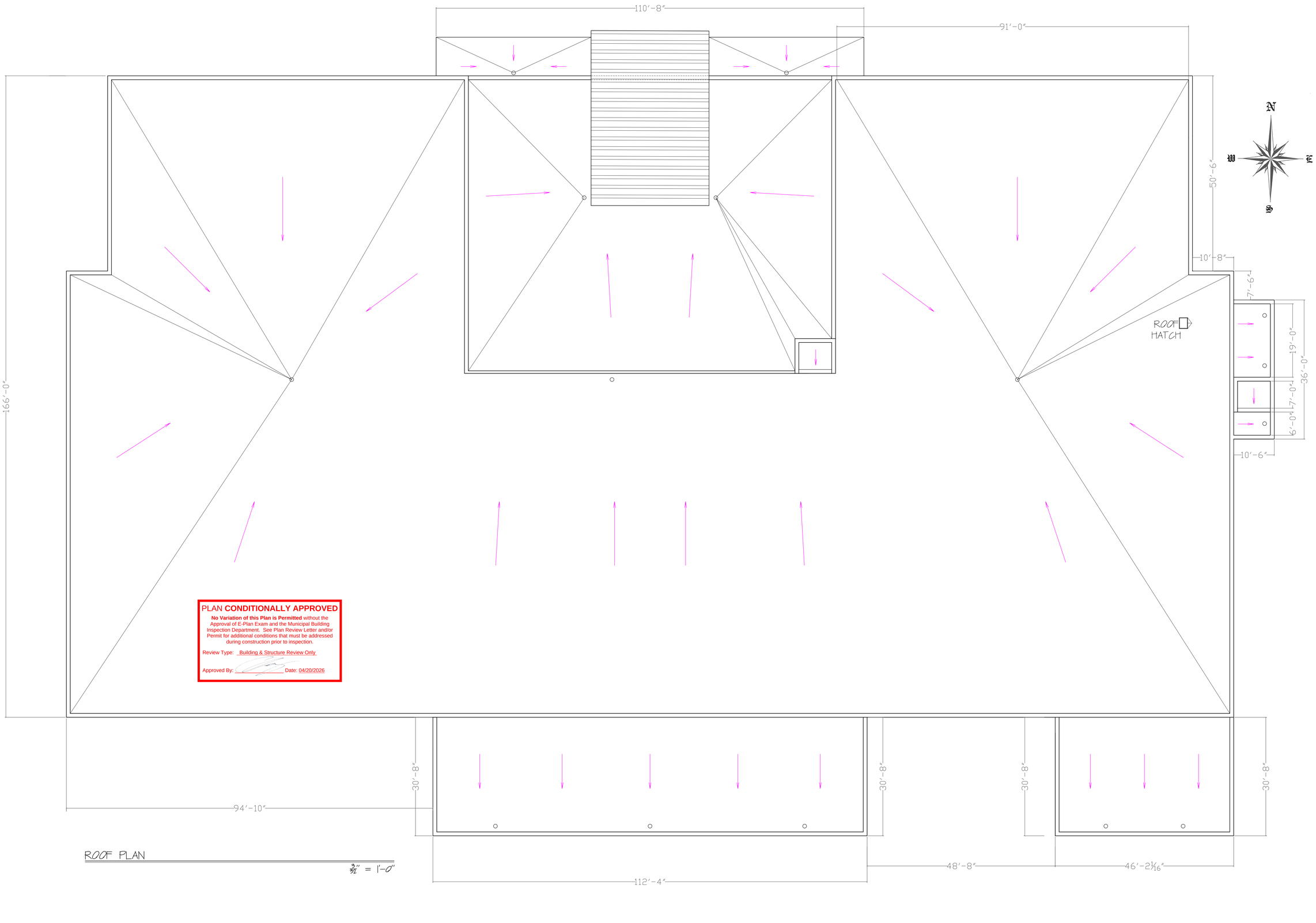

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ROOF PLAN

3/32" = 1'-0"

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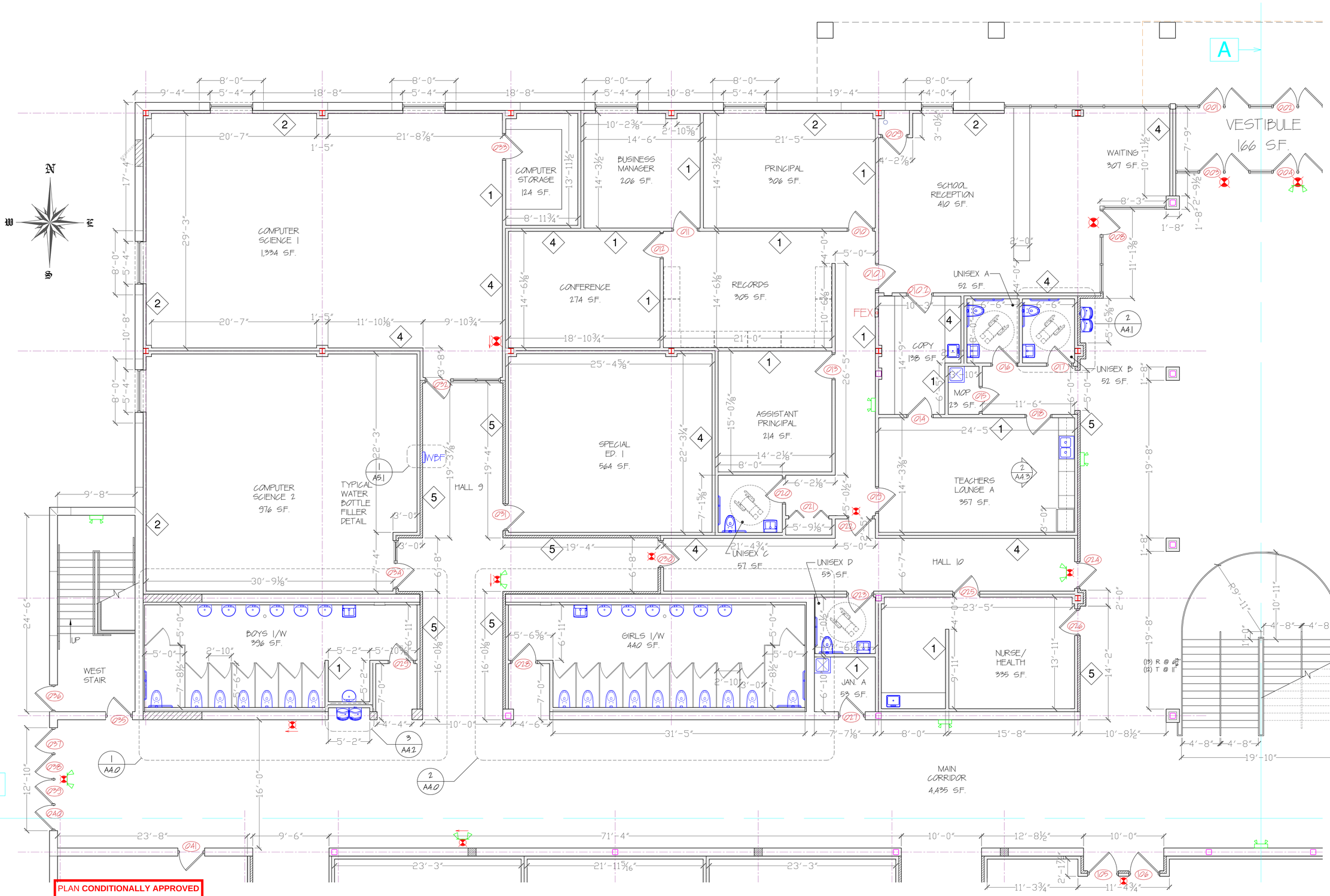
ROOF PLAN

A1.7



ENLARGED NW QUADRANT LOWER FLOOR PLAN

3/16" = 1'-0"

PLAN **CONDITIONALLY APPROVED**

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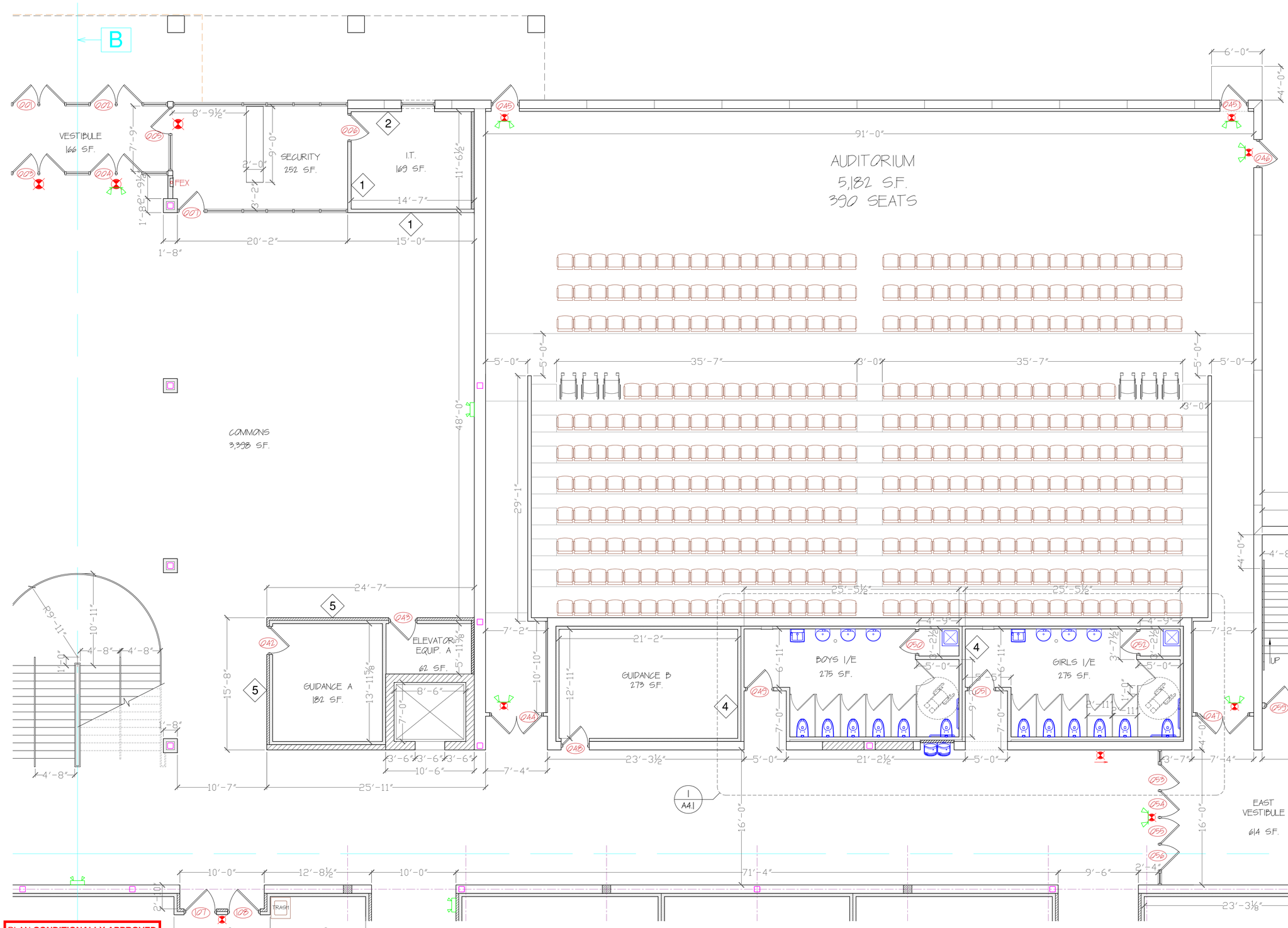
04-06-26

NW QUADRANT
A
A2.1



ENLARGED NW QUADRANT LOWER FLOOR PLAN

3/16" = 1'-0"

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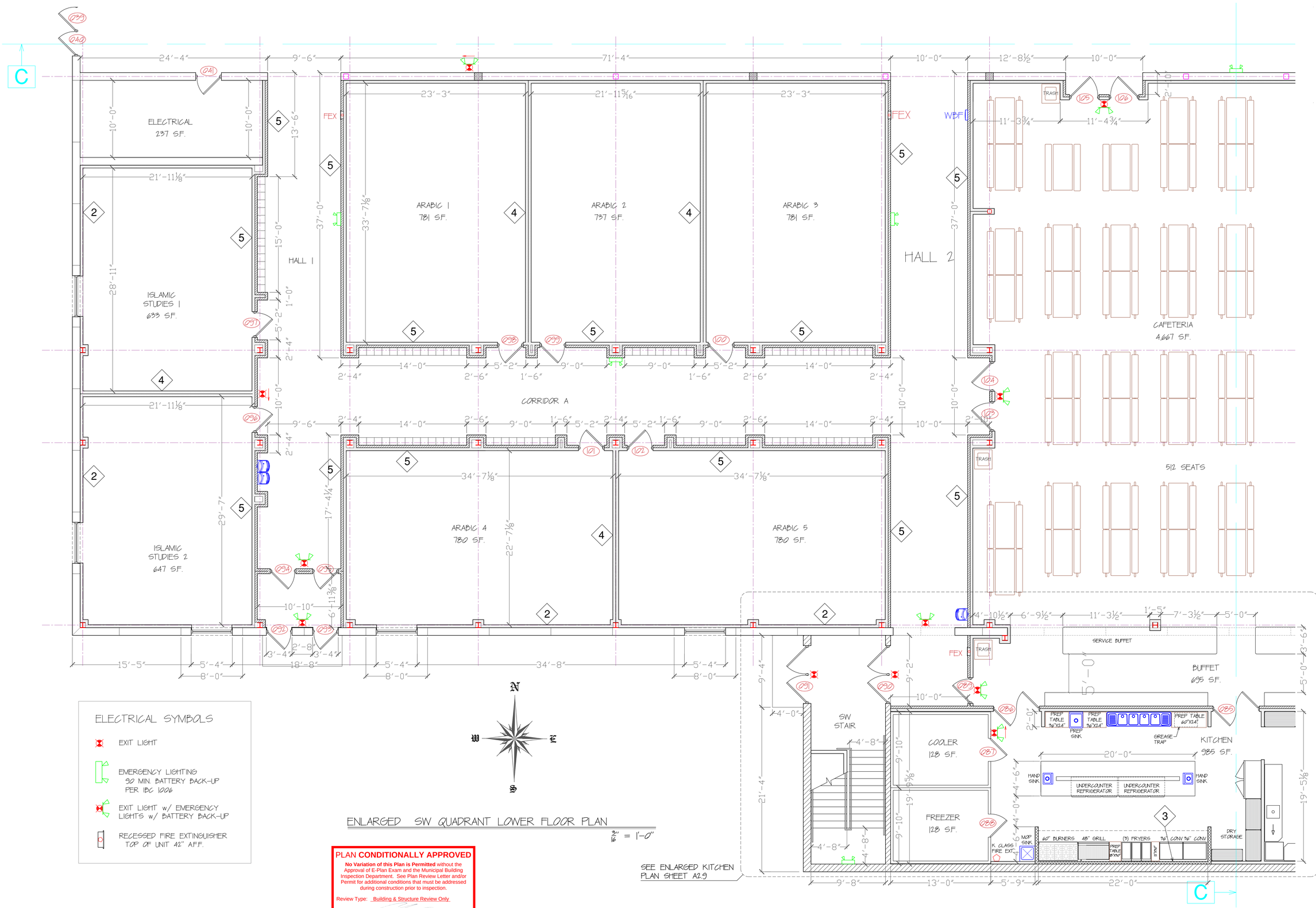
04-06-26

NE QUADRANT
B

A2.2



ELECTRICAL SYMBOLS

- EXIT LIGHT
- EMERGENCY LIGHTING 90 MIN. BATTERY BACK-UP PER IBC 1006
- EXIT LIGHT w/ EMERGENCY LIGHTS w/ BATTERY BACK-UP
- RECESSED FIRE EXTINGUISHER TOP OF UNIT 42" A.F.F.

ENLARGED SW QUADRANT LOWER FLOOR PLAN

3/16" = 1'-0"

SEE ENLARGED KITCHEN PLAN SHEET A2.9

PLAN CONDITIONALLY APPROVED

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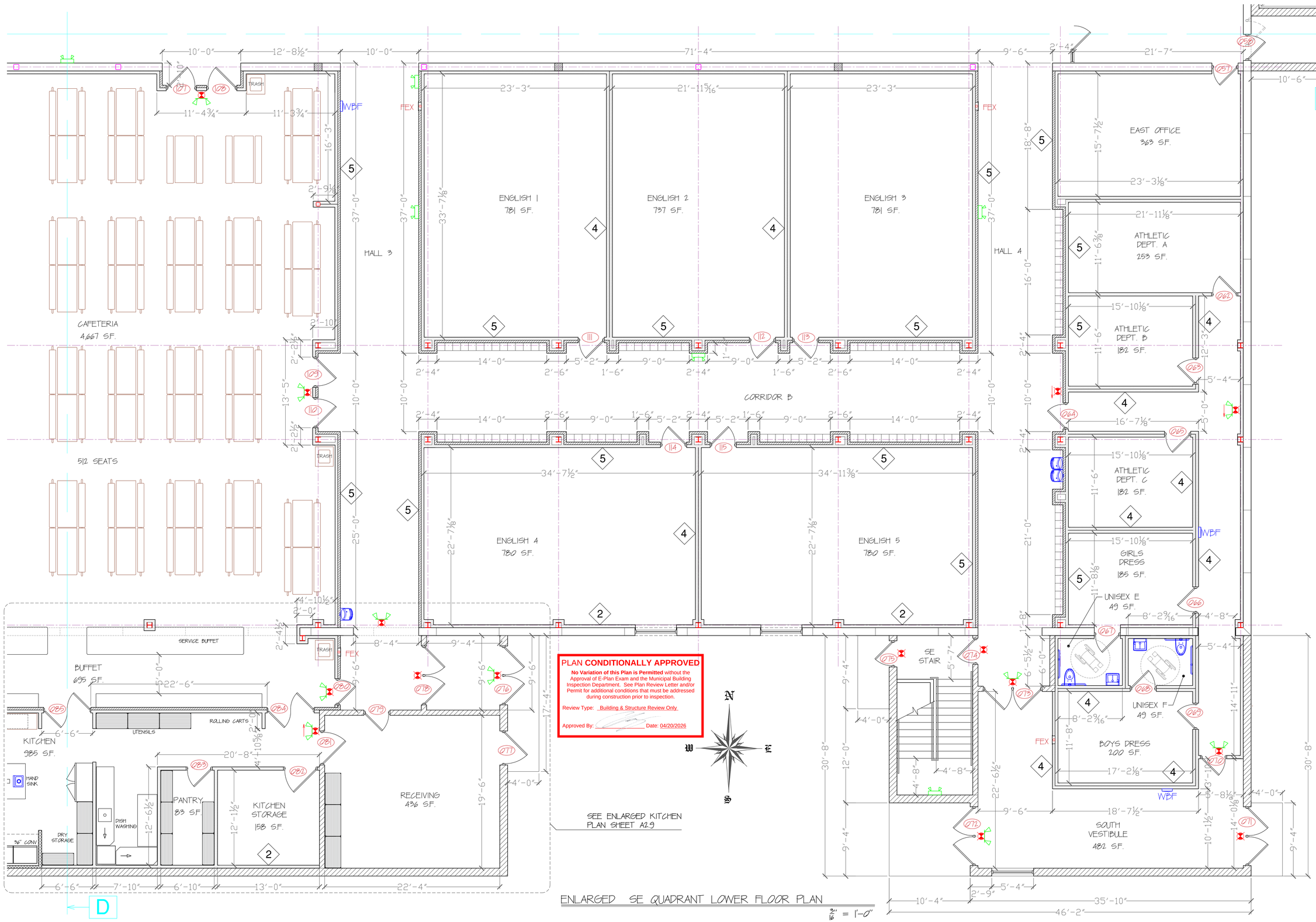
8310 S. 102nd Street
Franklin, WI 53132

02-23-26
04-06-26

SW QUADRANT
C
A2.3



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Approved By: _____ Date: 04/20/2026

ENLARGED SE QUADRANT LOWER FLOOR PLAN

3/16" = 1'-0"

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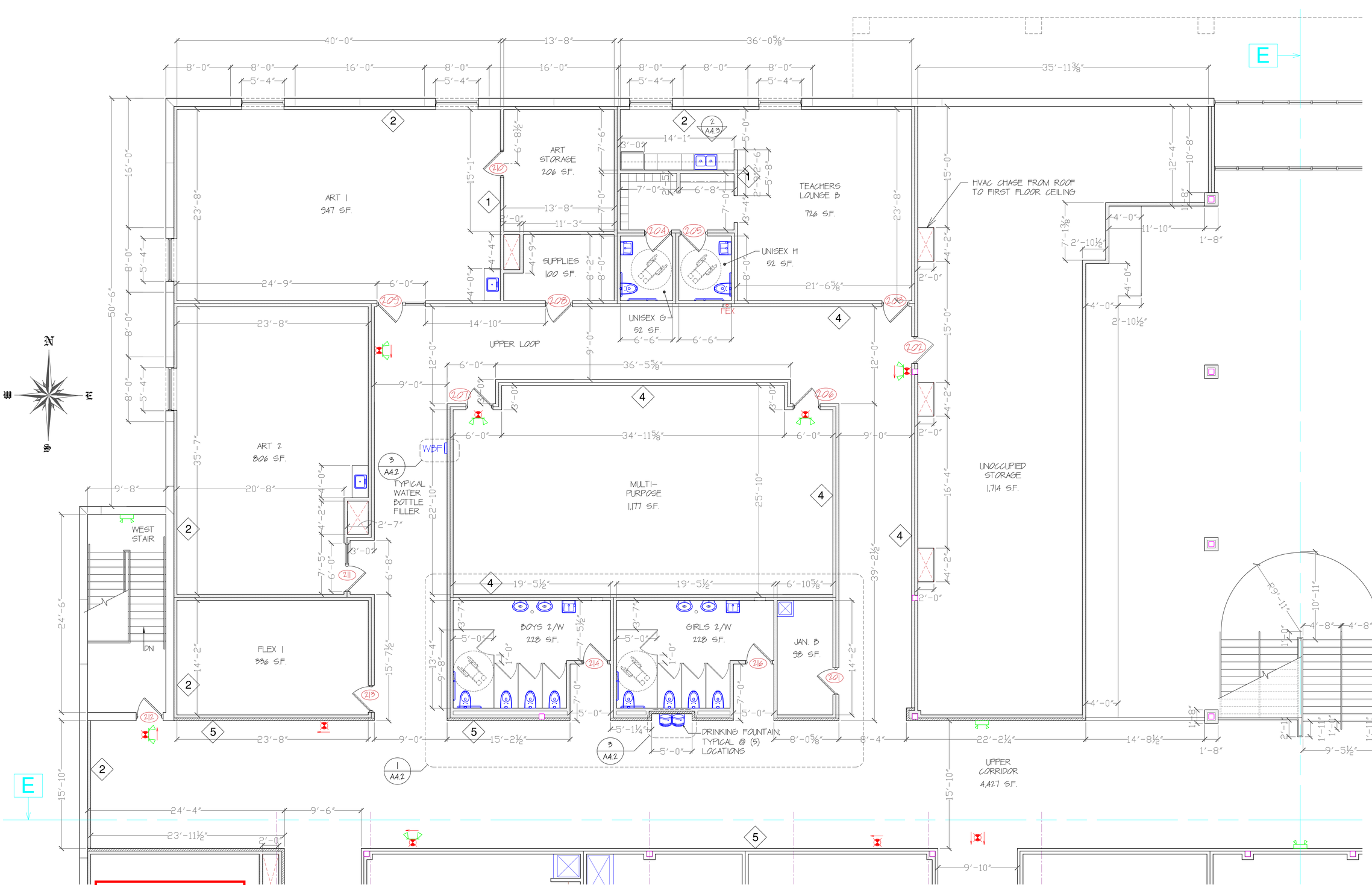
SALAM PRIVATE HIGH SCHOOL
8310 S. 102nd Street
Franklin, WI 53132

Existing Showtime Cinema

02-23-26
04-06-26

SE QUADRANT
D
A2.4



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ENLARGED NW QUADRANT UPPER FLOOR PLAN

3/16" = 1'-0"

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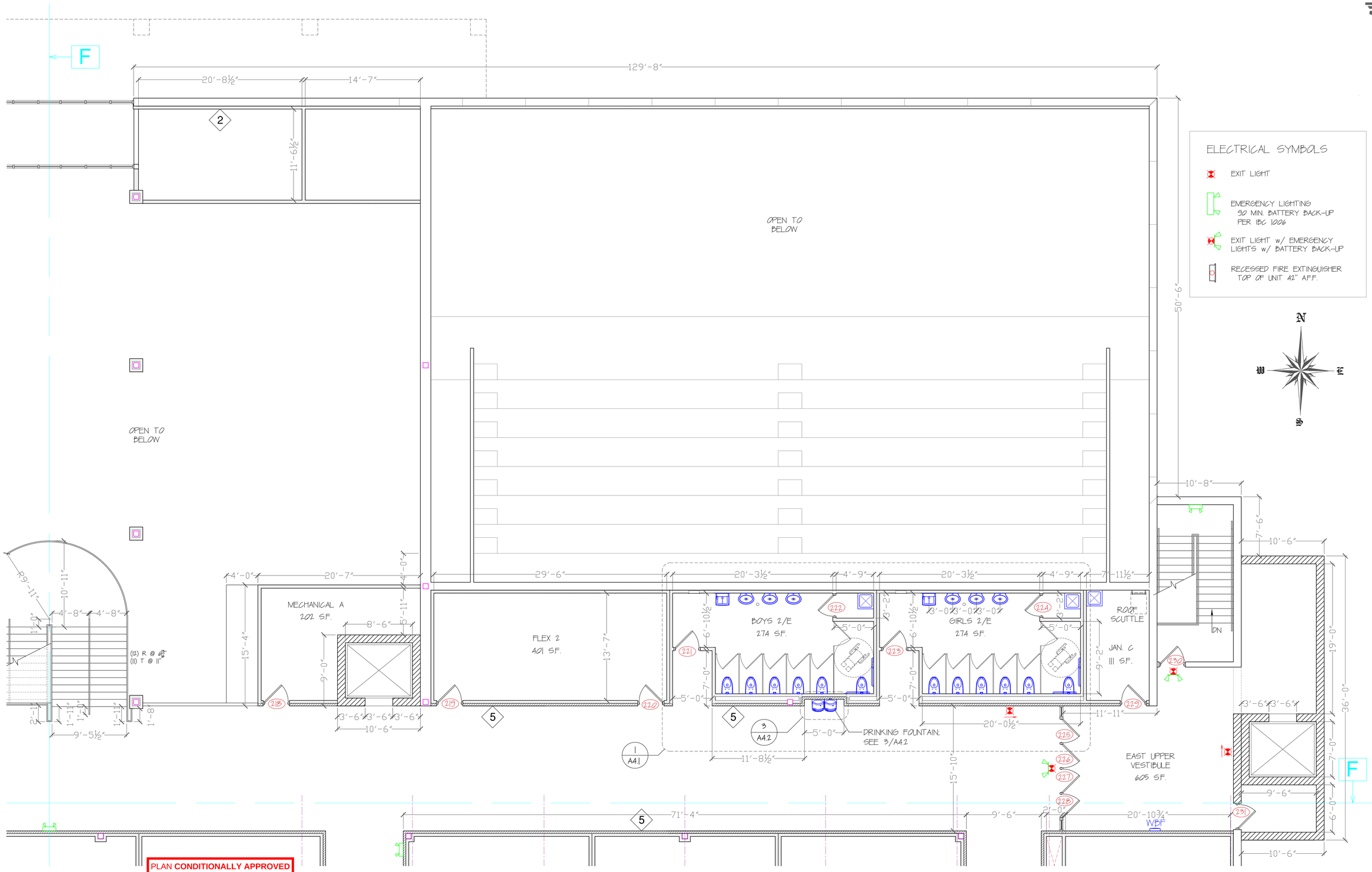
NW QUADRANT
E
A2.5



ENLARGED NE QUADRANT UPPER FLOOR PLAN

3/16" = 1'-0"

PLAN **CONDITIONALLY APPROVED**

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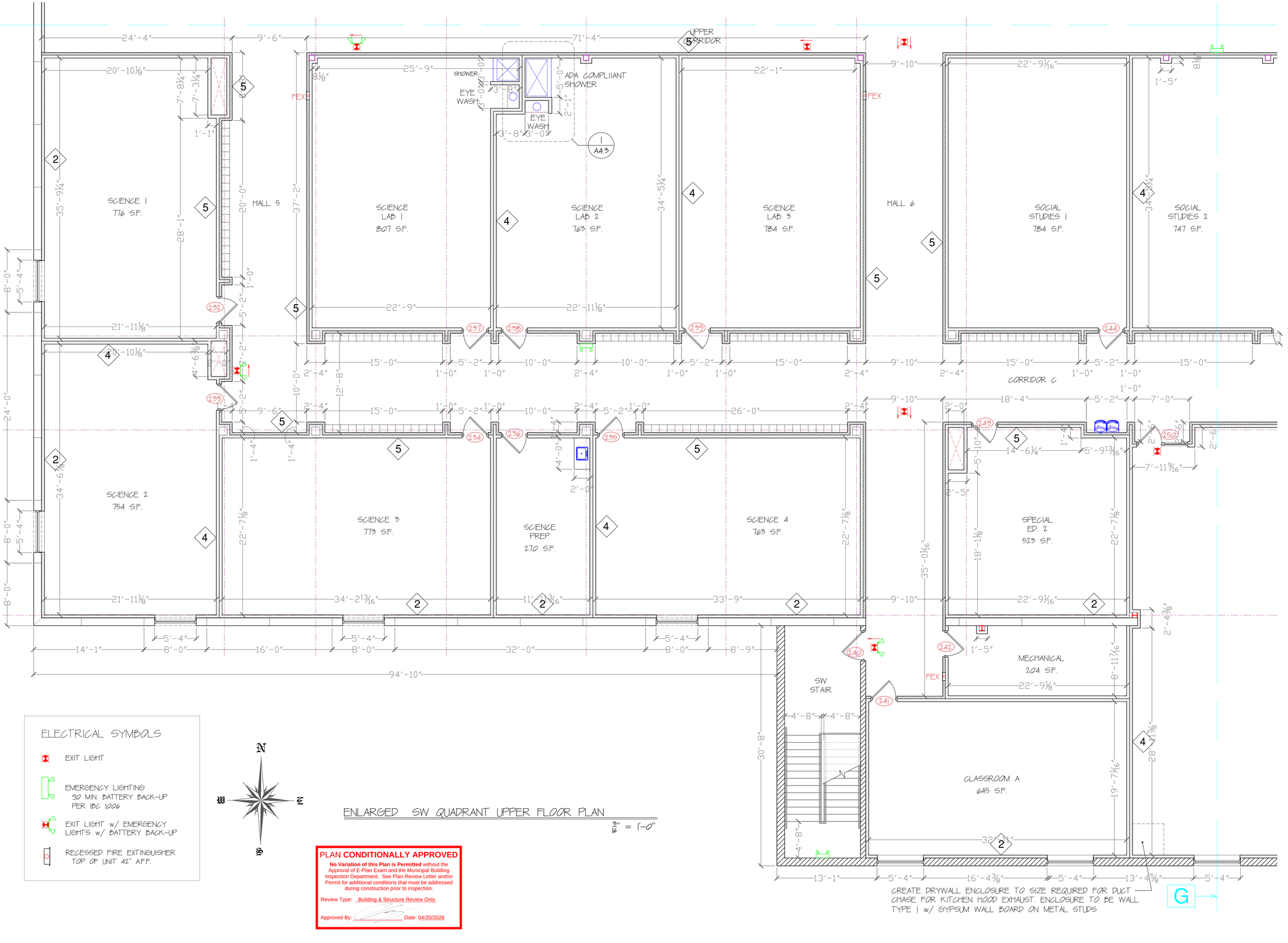
NE QUADRANT
F

A2.6



ELECTRICAL SYMBOLS

- EXIT LIGHT
- EMERGENCY LIGHTING 90 MIN. BATTERY BACK-UP PER IBC 1006
- EXIT LIGHT w/ EMERGENCY LIGHTS w/ BATTERY BACK-UP
- RECESSED FIRE EXTINGUISHER TOP OF UNIT 42" A.F.F.

N W E S

ENLARGED SW QUADRANT UPPER FLOOR PLAN

3/16" = 1'-0"

PLAN CONDITIONALLY APPROVED

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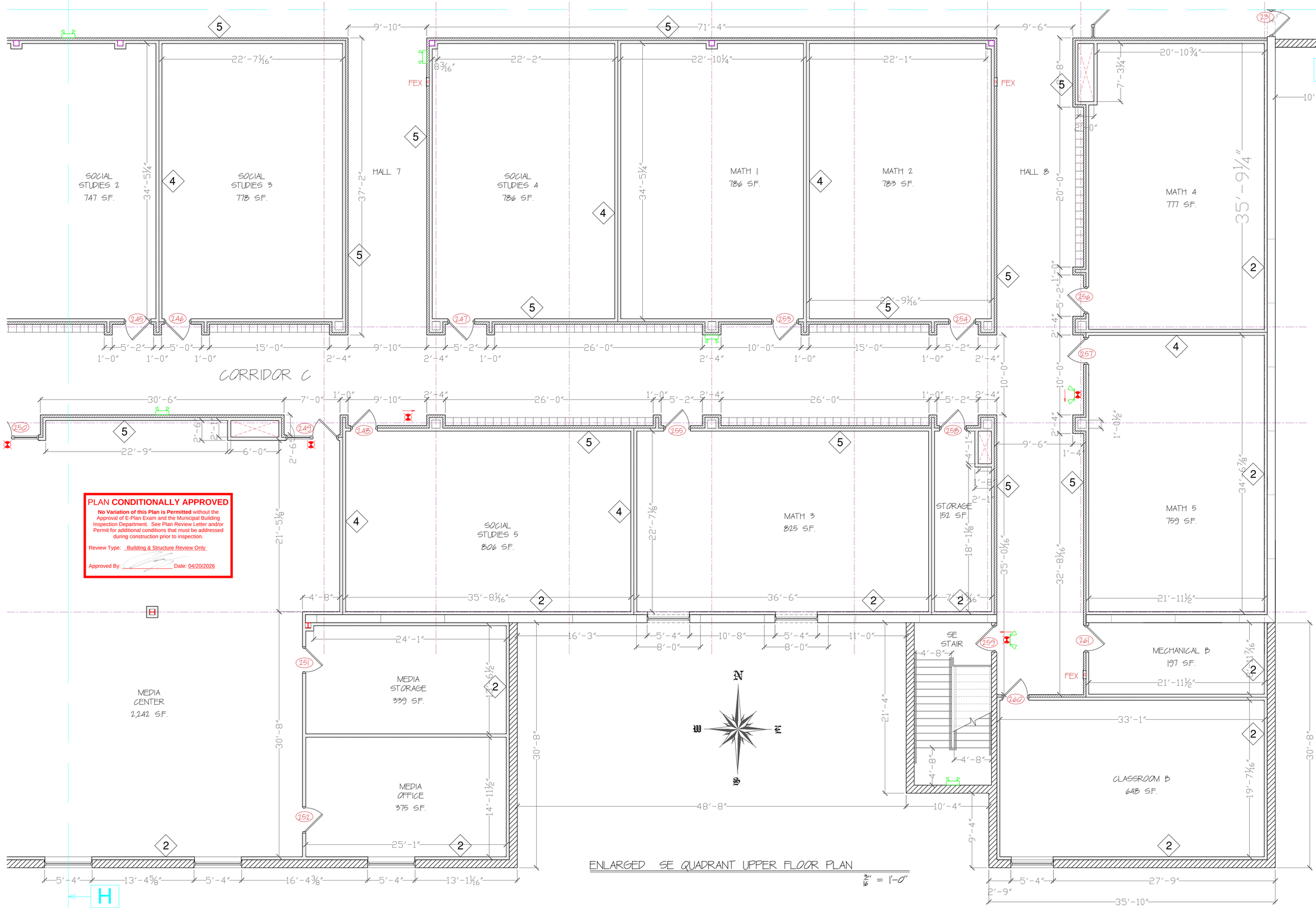
04-06-26

SW QUADRANT
G
A2.7



ENLARGED SE QUADRANT UPPER FLOOR PLAN

3/16" = 1'-0"

PLAN **CONDITIONALLY APPROVED**

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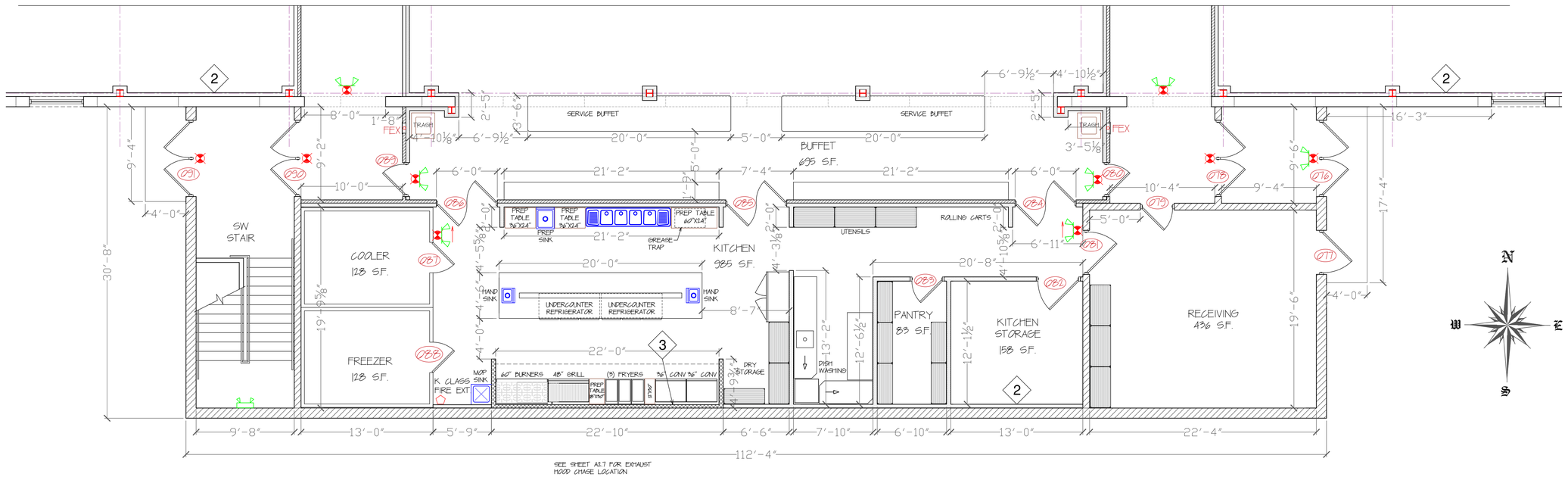
04-06-26

SE QUADRANT
H

A2.8



SEE SHEET A2.7 FOR EXHAUST HOOD CHASE LOCATION

ENLARGED KITCHEN FLOOR PLAN

3/16" = 1'-0"

INTERIOR FINISHES:

1. KITCHEN AREAS AND REST ROOMS TO HAVE VINYL COATED IMPERVIOUS CEILING TILE
2. KITCHEN AREAS AND REST ROOMS TO HAVE HARD TILE FLOORING WITH PRE-FORMED COVE TILE BASE
3. ALL WALL SURFACES IN KITCHEN AREA TO HAVE FRP PANELS OR STAINLESS STEEL PANELS ON WALLS
4. WALL SURFACES BEHIND EXHAUST HOOD TO HAVE STAINLESS STEEL PANELS; SEE WALL TYPES
5. ALL INTERIOR DOORS TO HAVE LEVER TYPE HANDLES
6. UNISEX REST ROOM DOORS TO HAVE A PRIVACY LOCK AND HINGE CLOSER
7. ALL SINKS TO HAVE WRIST BLADE STYLE FAUCETS OR OTHER HANDS-FREE TYPE FAUCET
8. FOOD PREP AREA TO HAVE LAY-IN GRID STYLE FLORESCENT LIGHT FIXTURES WITH ACRYLIC LENSES
9. WALLS OF REST ROOMS TO HAVE CERAMIC WALL TILE TO 48" AFF.; ENSURE THAT WALLS HAVE SMOOTH, HARD, NON-ABSORBENT SURFACE TO 4'-0" AFF WITHIN 2'-0" OF WATER CLOSET
10. INSTALL FRP PANELS BEHIND MOP SINK TO 6" PAST MOP SINK EDGE; INSTALL MOP HOLDER ON FRP PANEL

KITCHEN EXHAUST HOOD NOTE:
TYPE I KITCHEN EXHAUST HOOD SHALL HAVE A MINIMUM OF 18" FROM COMBUSTIBLE MATERIALS, UNLESS A CLEARANCE REDUCTION METHOD OF IMC 308.5 OR 308.6 IS USED, OR THE HOOD IS WRAPPED WITH A TESTED PRODUCT PER IMC 608.3.2 INCLUSIVE OF EXCEPTION 3 AND ASTM E2336; OR IMC 308.5 WITH REDUCED OR ZERO CLEARANCE TO COMBUSTIBLES, OR THE CODE EXCEPTION IS MET. ALL MATERIALS IN A NONCOMBUSTIBLE CONCEALED SPACE USED IN CONJUNCTION WITH THE EXCEPTION LISTED IN IMC 507.9 SHALL FOLLOW THE RULES DEFINED UNDER IBC 717.5. FOR THIS APPLICATION, GYPSUM BOARD IS CONSIDERED A COMBUSTIBLE MATERIAL. CEMENT BOARD SHALL BE USED IN PLACE OF GYPSUM BOARD AT THE PERIMETER OF THE EXHAUST HOOD.

PLAN **CONDITIONALLY APPROVED**

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Review Type: Building & Structure Review Only

Approved By: _____ Date: 04/20/2026

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STACK DESIGN GROUP
ARCHITECTURE
413 NORTH SECOND STREET
MILWAUKEE, WI 53203-3111
414-807-8033 FAX: 414-224-8034

Existing Showtime Cinema Alteration for
SALAM PRIVATE HIGH SCHOOL
8310 S. 102nd Street
Franklin, WI 53132

02-23-26
04-06-26

ENLARGED KITCHEN PLAN

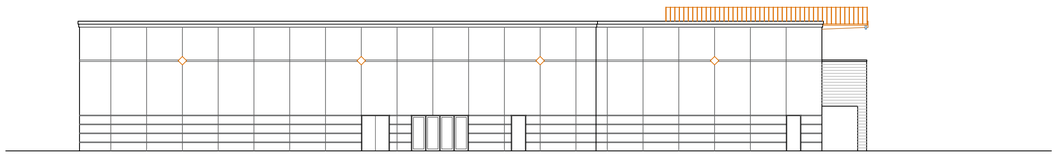
A2.9

EXISTING NORTH ELEVATION

1/16" = 1'-0"

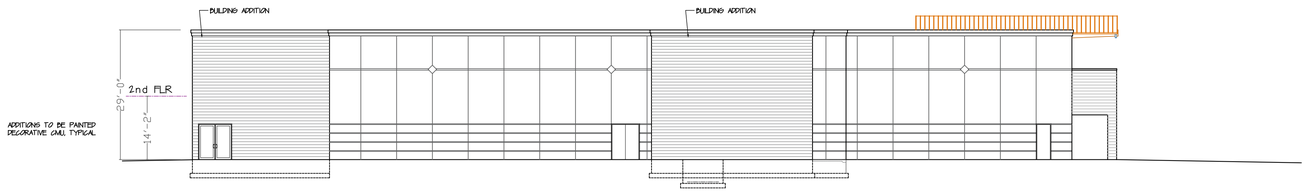
PROPOSED NORTH ELEVATION

1/16" = 1'-0"



EXISTING EAST ELEVATION

1/16" = 1'-0"



PROPOSED EAST ELEVATION

1/16" = 1'-0"

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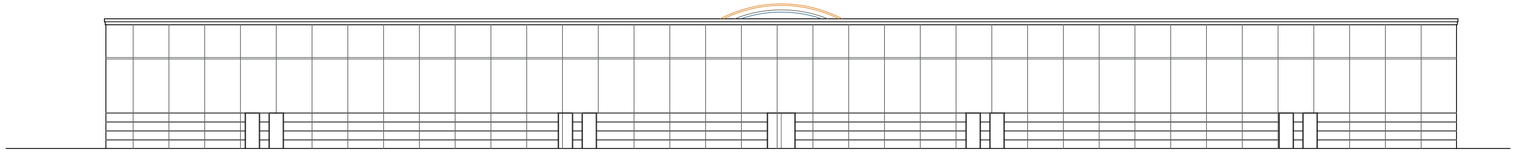
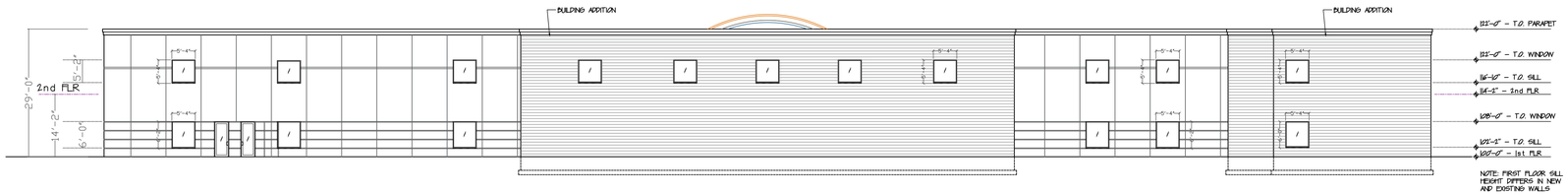
NORTH & EAST ELEVATIONS

A3.1



EXISTING SOUTH ELEVATION

1/16" = 1'-0"

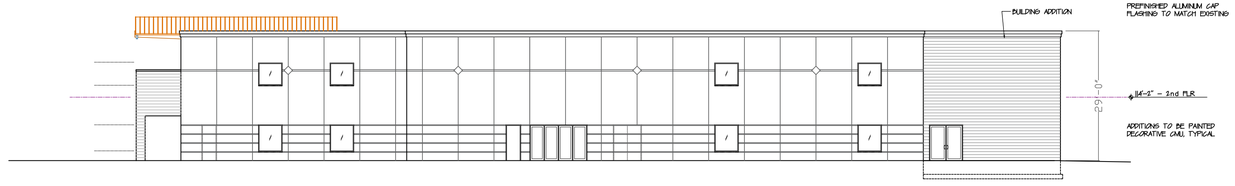


PROPOSED SOUTH ELEVATION

1/16" = 1'-0"

EXISTING WEST ELEVATION

1/16" = 1'-0"



PROPOSED WEST ELEVATION

1/16" = 1'-0"

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02-23-26
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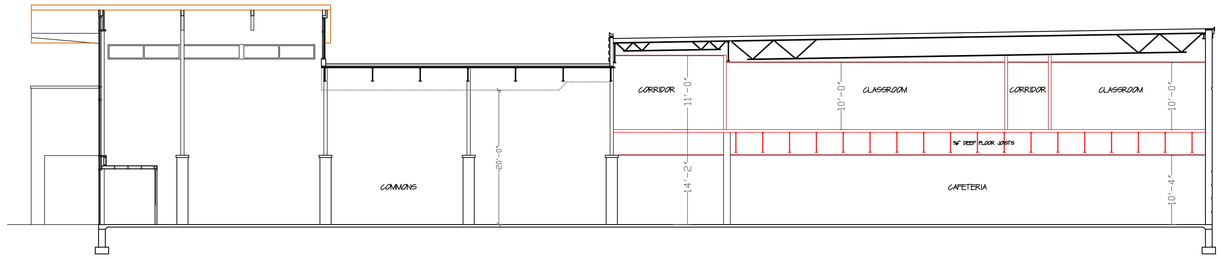
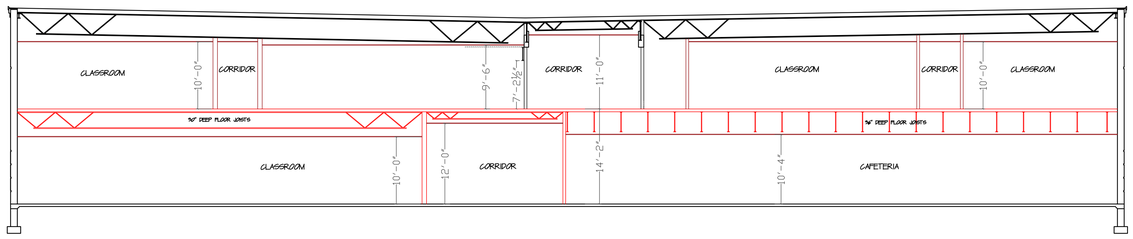
SOUTH & WEST ELEVATIONS

A3.2



FULL BUILDING SECTION THROUGH COMMONS – NEW FLOOR & CEILING HEIGHTS

3/32" = 1'-0"



FULL BUILDING SECTION THROUGH CLASSROOMS – NEW FLOOR & CEILING HEIGHTS

3/32" = 1'-0"

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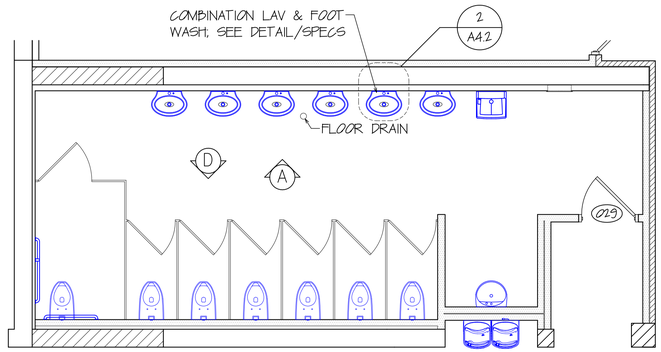
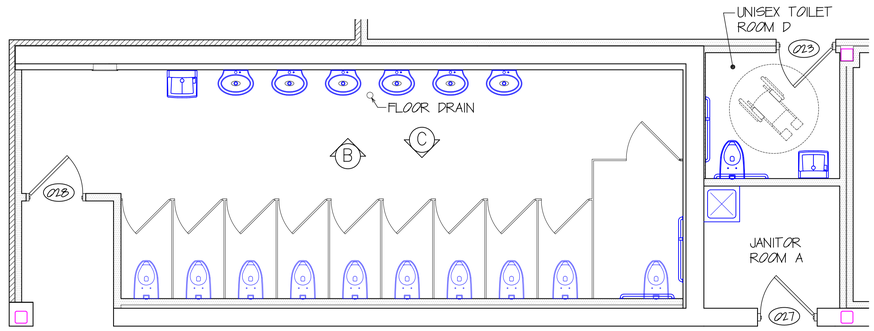
BUILDING SECTIONS

A3.3



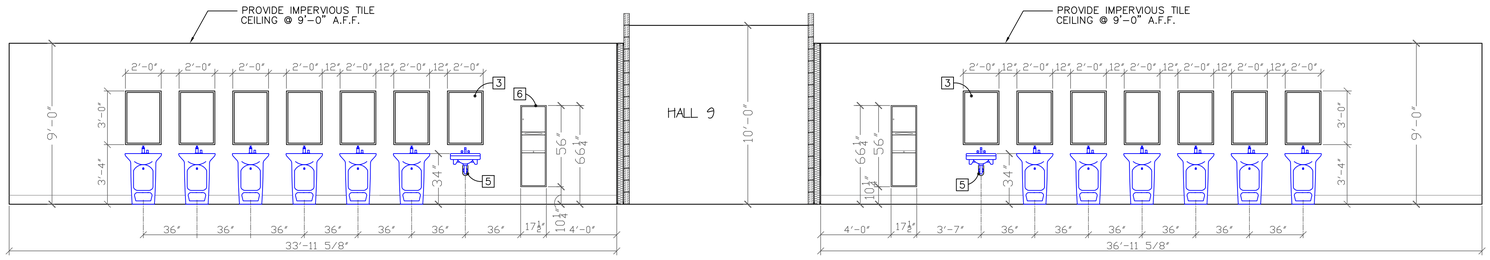
1 BOYS TOILET ROOM I/W

1/4" = 1'-0"



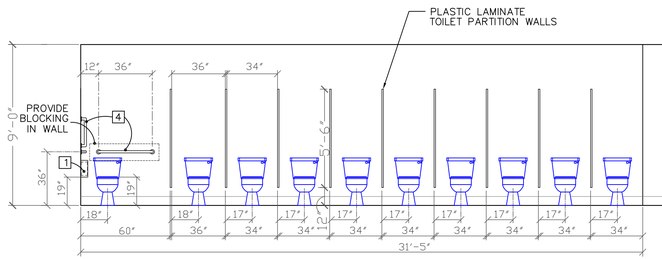
2 GIRLS TOILET ROOM I/W

1/4" = 1'-0"

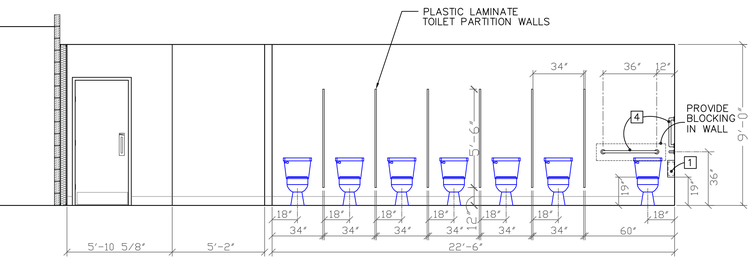


A INTERIOR ELEVATION OF FIXTURE WALL

B INTERIOR ELEVATION OF FIXTURE WALL



C INTERIOR ELEVATION OF FIXTURE WALL



D INTERIOR ELEVATION OF FIXTURE WALL

NOTE:
PROVIDE CLEARANCE AROUND TOILET, ADJACENT TO OTHER FIXTURES PER ICC/ANSI A117.1-2003, 604.3. PUSH PULL JAMB ON DOOR LATCHING SHALL BE PER ICC/ANSI A117.1-2003 S404.2.3. PROVIDE MIN. 12" PUSH SIDE MANEUVERING CLEARANCE AND 18" CLEARANCE ON THE PULL SIDE OF DOORS. PROVIDE ACCESSIBLE WATER CLOSET FIXTURE IN ACCORDANCE WITH ICC/ANSI A117.1-2003, SECTION 1003.11.7, INCLUDING PROVIDING HAND OPERATED FLUSH CONTROLS LOCATED ON THE OPEN SIDE OF THE WATER CLOSET FIXTURE. PER IBC 2902.4. PROVIDE ADA SIGNAGE AT TOILET ROOM DOOR. NO KEYED ACCESS TO TOILET ROOM.

NOTE:
ALL TOILET ROOM FLOORS TO HAVE HARD TILE w/ COVE BASE. ALL TOILET ROOM WALLS TO HAVE SMOOTH, HARD, NON-ABSORBENT SURFACE TO A MINIMUM OF 4'-0" A.F.F.
ALL TOILET ROOM CEILINGS TO BE IMPERVIOUS VINYL COATED LAY IN TILE.
ALL TOILET ROOMS TO HAVE EXHAUST FANS PER CODE.

TOILET ACCESSORIES SCHEDULE [1]

Mark	Qty	Item	Manufacturer & Model No.	Mounting Height	Remarks
1	1	TOILET PAPER DISP.	ASI 0263-1	TOP 1.5" BELOW GRAB BAR	
2	1	SOAP DISP.		38" TO BOTTOM OF UNIT	
3	1	MIRROR	ASI 0540 (24x30 MIN)	40" TO BOTTOM OF UNIT MAX	
4	3	GRAB BARS	ASI (SEE INTERIOR ELEVATIONS)	36" TO CENTER OF HORIZ. BAR	42", 36", 18" VERT.
5	1	SAFETY COVERS	Trap Wrap by Brocar Products, Inc.	ON EXPOSED PIPING	KIT 500R - WHITE
6	1	PAPER TOWEL DISP.	ASI 0469	66.25" TO TOP OF UNIT	

ACCESSIBILITY REQUIREMENTS

ALL TOILET ROOMS REQUIRED TO BE ACCESSIBLE SHALL CONFORM TO THE ACCESSIBILITY REQUIREMENTS OF FEDERAL ADA LAWS AND STATE BUILDING CODES, INCLUSIVE OF THE PROVIDED CLEARANCE DIAGRAMS. ALL DOORS SHALL HAVE LEVER TYPE HANDLE OR PUSH/PULL HARDWARE.

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02-23-26

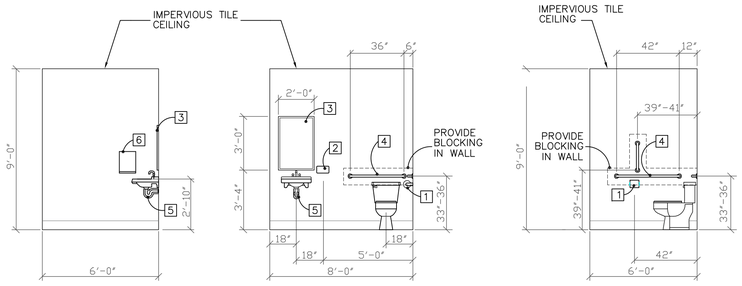
ENLARGED TOILET ROOMS

A4.0

UNISEX TOILET ACCESSORIES SCHEDULE [1]

Mark	Qty	Item	Manufacturer & Model No.	Mounting Height	Remarks
1	1	TOILET PAPER DISP.	ASI 0263–1	TOP 1.5" BELOW GRAB BAR	
2	1	SOAP DISP.	ASI 0342A	38" TO BOTTOM OF UNIT	
3	1	MIRROR	ASI 0540 (24x30)	40" TO BOTTOM OF UNIT	
4		GRAB BARS	ASI 3201	SEE INTERIOR ELEVATION VIEWS	42",36" & 18"LONG
5	1	SAFETY COVERS	Trap Wrap by Brocar Products, Inc.	ON EXPOSED PIPING	KIT 500R – WHITE
6	1	PAPER TOWEL DISP.	ASI 0210	38" TO BOTTOM OF UNIT	

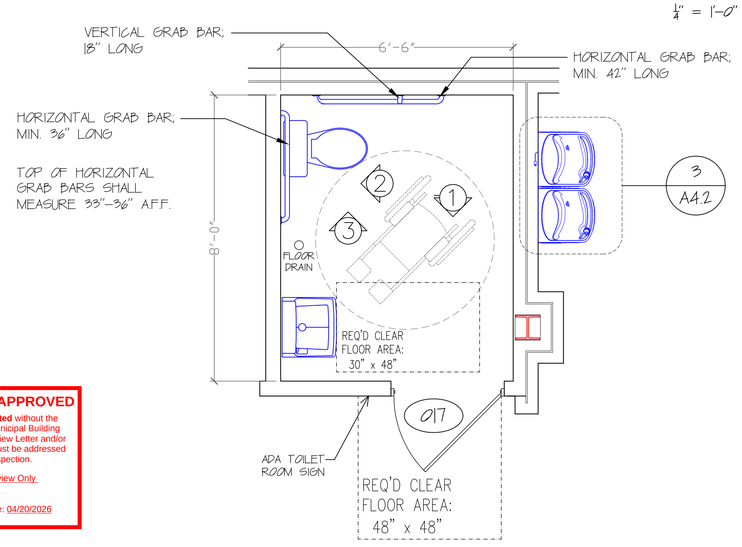
ALL TOILET ROOMS REQUIRED TO BE ACCESSIBLE SHALL CONFORM TO THE ACCESSIBILITY REQUIREMENTS OF FEDERAL ADA LAWS AND STATE BUILDING CODES, INCLUSIVE OF THE FOLLOWING CLEARANCE DIAGRAMS. ALL DOORS SHALL HAVE LEVER TYPE HANDLE. ALL FAUCETS TO HAVE LEVER/BLADE STYLE HANDLES FOR OPERATION.
PRIVACY LOCK ON TOILET ROOM DOOR SHALL BE PUSH-BUTTON TYPE WITH INSIDE HANDLE-TURN RELEASE.



1 VIEW OF SIDE WALL 2 VIEW OF FIXTURE WALL 3 SIDE VIEW OF TOILET

TYPICAL UNISEX TOILET ROOM

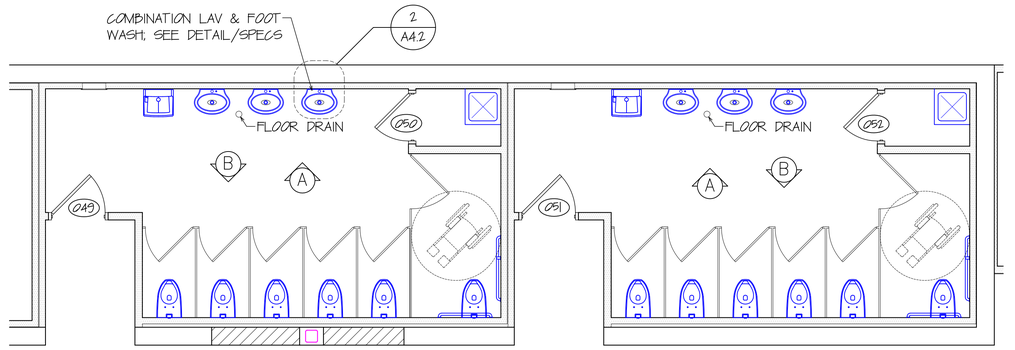
1/4" = 1'-0"



2 TYPICAL UNISEX TOILET ROOM

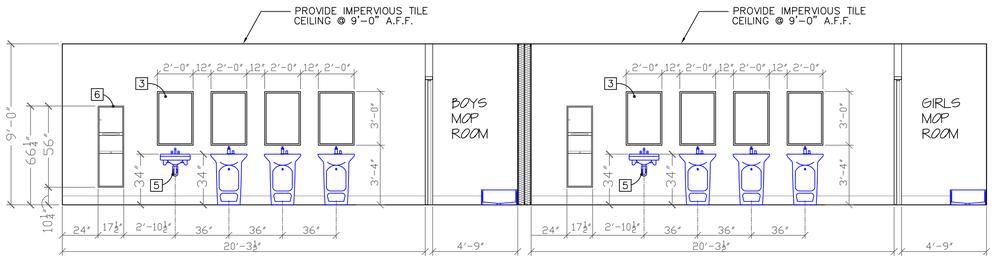
1/2" = 1'-0"

ALL WALLS OF TOILET ROOM TO HAVE SMOOTH, HARD, NON–ABSORBANT SURFACE TO 4'–0" A.F.F. MIN.
CEILING TILE TO BE IMPERVIOUS VINYL COATED LAY IN TILE

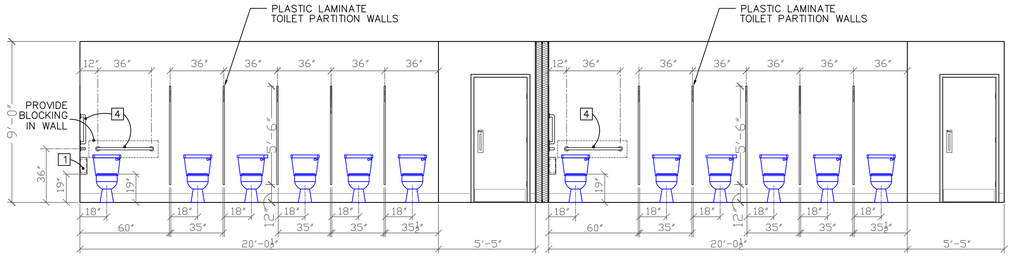


1 BOYS & GIRLS TOILET ROOM 1/E – TOILET ROOMS 2/E SIMILAR

1/4" = 1'-0"



A INTERIOR ELEVATION OF FIXTURE WALL



B INTERIOR ELEVATION OF FIXTURE WALL

TOILET ACCESSORIES SCHEDULE [1]

Mark	Qty	Item	Manufacturer & Model No.	Mounting Height	Remarks
1	1	TOILET PAPER DISP.	ASI 0263–1	TOP 1.5" BELOW GRAB BAR	
2	1	SOAP DISP.		38" TO BOTTOM OF UNIT	
3	1	MIRROR	ASI 0540 (24x30 MIN)	40" TO BOTTOM OF UNIT MAX	
4	3	GRAB BARS	ASI (SEE INTERIOR ELEVATIONS)	36" TO CENTER OF HORIZ. BAR	42", 36", 18" VERT.
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6	1	PAPER TOWEL DISP.	ASI 0469	66.25" TO TOP OF UNIT	

ACCESSIBILITY REQUIREMENTS

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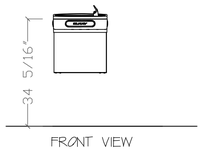
02-23-26

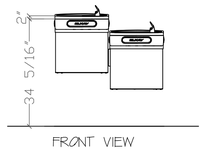
ENLARGED TOILET ROOMS

A4.1

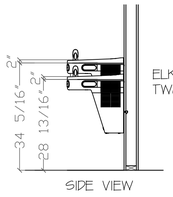
SEE FLOOR PLAN
FOR LOCATIONS



FRONT VIEW



FRONT VIEW



SIDE VIEW

ELKAY MODEL EZSTL8SC
TWO HEIGHT WATER COOLER

SINGLE FIXTURE
DRINKING FOUNTAIN

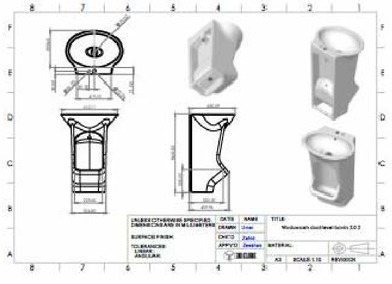
3 DRINKING FOUNTAIN DETAILS

½" = 1'-0"

WuduWash

WuduWash Dual Level 2.0 Specification Imperial & Metric
Product Code: WW-CER05

Dimensions & Diagram in MM Below:



The information in this specification sheet reflects the current technical specifications at the time of print. We reserve the right to change the technical or physical specifications without prior notice. All WuduWash images and symbols are exclusive property of WuduWash Limited. WuduWash Limited accept no liability for loss or damage caused by improper installation. Any reproduction or retransmission or republication of any part of this specification sheet is strictly prohibited, unless prior written permission has been granted by WuduWash Limited.

WuduWash
INFO@WUDUWASH.COM – (+44) 333 577 0513

Product Description:

Our WuduWash paradise is perfect for all commercial establishments. With an integrated seat, saving space; along with a splash resistant design look no further when coming to install this product in your local mosque, school, hospital, office, prison and leisure venues.

Weight & Size:

Basin size: 610x450x865cm
GW: 50KG

Product Includes:

- Dual level wudu basin 1pc
- Upper basin mixer 1set
- Lower basin (customized) mixer 1set
- Drainer 2pcs
- Drainpipes 1set(2in1)
- Hangers 1set/2pcs
- (We recommend you use your own UK Standard pipework depending on where the unit is going / if an old unit is being replaced. Please get in touch with a member of our team for more information)

Material

- High Quality Ceramic

Colours Available:

- White
- Gloss Black
- Matt Black
- Gold

Frequent Areas of Installation:

- Residential / Commercial Building
- Mosque
- Villa
- Hotel
- Hospital
- Mall
- School

Product Features:

- High quality acrylic material
- Integrated seat, ideal for a public wudu
- Easy & quick installation
- 'Water-In' And 'Waste-Out' Through the Floor (S-Trap)
- Accommodates both Children & Adults
- New water saving design.
- Regulated Wudu Appliance
- Easy Clean
- Designed together with Wudu Taps to ensure splash resistant.

2 COMBINATION LAV SINK & FOOT WASH SPECS

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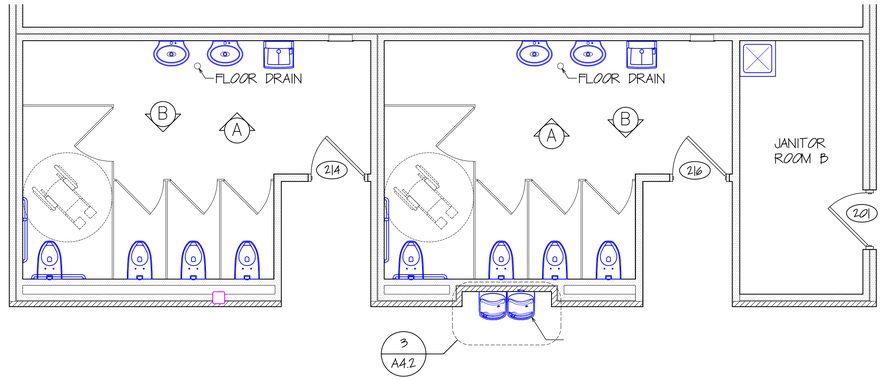
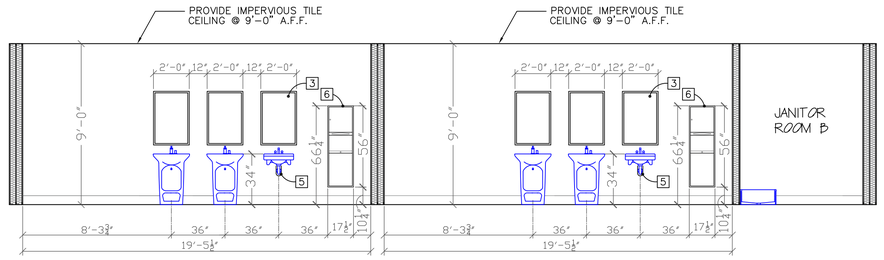
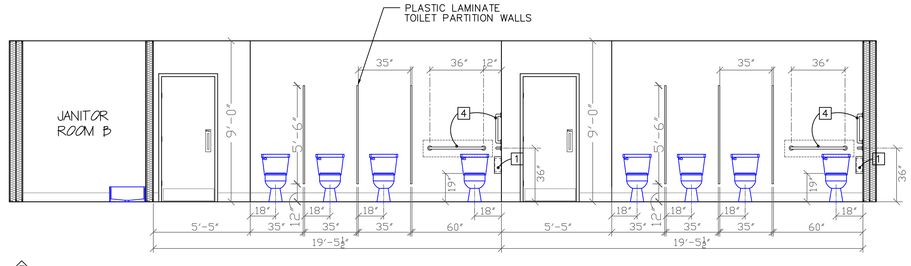


1 BOYS & GIRLS TOILET ROOM 2/W

¼" = 1'-0"



A INTERIOR ELEVATION OF FIXTURE WALL



B INTERIOR ELEVATION OF FIXTURE WALL

TOILET ACCESSORIES SCHEDULE 1

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3	1	MIRROR	ASI 0540 (24x30 MIN)	40" TO BOTTOM OF UNIT MAX	
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ENLARGED
TOILET ROOMS

A4.2

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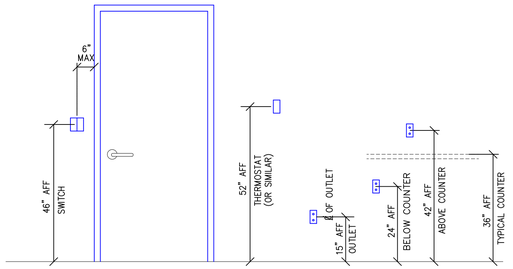
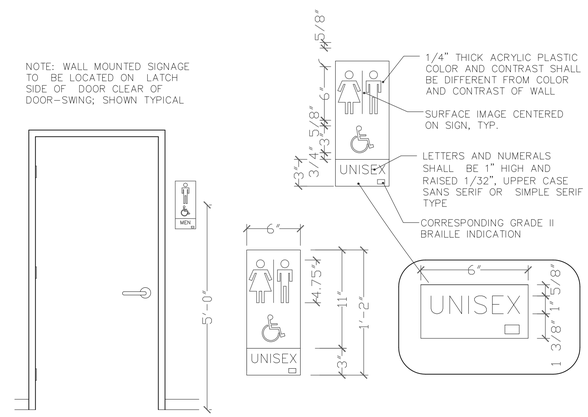
NOTES:
1. THIS DETAIL IS TO SHOW MIN. AND MAX. ALLOWABLE HEIGHTS.
2. NOTE ALL DIMENSIONS ARE TO CENTER LINE OF FACE PLATE.



SWITCHES, OUTLETS & CONTROLS MOUNTING HEIGHTS

NOTE: WALL MOUNTED SIGNAGE TO BE LOCATED ON LATCH SIDE OF DOOR CLEAR OF DOOR-SWING; SHOWN TYPICAL



TYPICAL ACCESSIBLE RESTROOM SIGNAGE

ACCESSIBLE SIGNAGE TECHNICAL DATA

SIGNAGE SHALL COMPLY WITH APPLICABLE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA), INCLUDING BUT NOT LIMITED TO:
1. 1/32" HIGH RAISED LETTERS, NUMERALS AND GRADE 2 BRAILE IN TYPE, STYLE AND SIZE AS DEFINED IN ADA STANDARDS.
2. BRAILLE IS NOT REQUIRED FOR DOOS SERVING UTILITY SPACES.
3. LOCATE ON LATCH SIDE OF DOORS, EXCEPT AT DOOR PAIRS WHERE SIGNANGE SHALL BE LOCATED ON NEAREST ADJACENT WALL.
4. LOCATE TO COMPLY WITH PATH OF APPROACH AND TO AVOID PROTRUDING OBJECTS.

FURNISH AND INSTALL INTERIOR SIGNAGE IN THE FOLLOWING LOCATIONS:
1. EACH PERMANENT ROOM AND SPACE WITHIN THE BUILDING.
2. EXTERIOR DOORS ACCESSING STORAGE ROOMS & MECHANICAL ROOMS.
3. PROVIDE INTERNATIONAL SYMBOL OF ACCESSIBILITY SIGNAGE AT ALL GANG TOILETS, INDIVIDUAL TOILETS, AND ACCESSIBLE ENTRY & EGRESS DOORS.

MATERIALS AND FABRICATION:
1. PLAQUE: BASIC STOCK SHALL BE 1/8" THICK, MELAMINE LAMINATE OR MATTE ACRYLIC WITH FACE AND BACKPLATE; PROVIDE RADIUSSED CORNERS.
2. CHARACTERS: PROVIDE 3/4" RAISED LETTERS, 1" NUMERALS, AND BRAILLE CHARACTERS WHERE REQUIRED ON BACKGROUND STOCK BY MEANS OF A BLAST PROCESS OR BY CHEMICALLY WELDING CHARACTERS TO STOCK.
3. CHARACTER TYPE: UPPER CASE, SANS SERIF OR SIMPLE SERIF.

SIGN MOUNTING:
1. MOUNTING METHOD: MM (MECHANICAL FASTENING) MOUNTING BY MEANS OF DOUBLE FACED TAPE SHALL NOT BE ACCEPTABLE.
2. DRILL AND INSERT APPROPRIATE TYPE PLUGS OR ANCHORS INTO WALL SUBSTRATE.
3. ATTACH SIGNS TO WALL USING COUNTERSUNK TAMPERPROOF SCREWS. SCREW HEADS SHALL BE FLUSH WITH SIGN FACE.
4. MOUNT SO THAT CENTER OF SIGN IS 5'-0" ABOVE FINISH FLOOR; BOTTOM OF LETTERS FOR ROOM NAME SHALL BE 48" MIN. (54" MAX) ABOVE FINISH FLOOR.

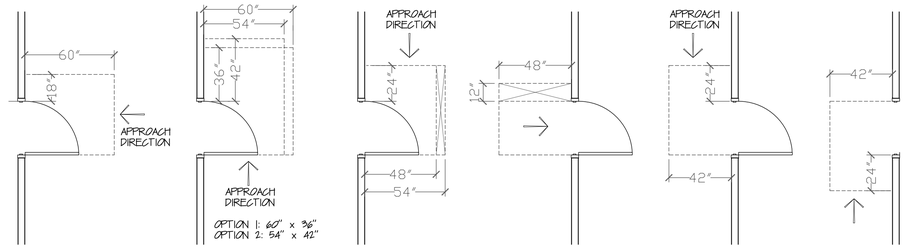
PRODUCTS:
THE FOLLOWING SHALL BE CONSIDERED ACCEPTABLE MANUFACTURERS:
1. ANDCO INDUSTRIES CORPORATION, GREENSBORO, NC, 1-800-476-8900
2. BAYUK GRAPHIC SYSTEMS, INC. PARKESBURG, PA, 1-717-442-0247
3. BEST SIGN SYSTEMS, INC. MONTROSE, CO, 1-800-235-BEST (bestsigns.com)
4. GEMINI SIGNS, MARLBOROUGH, MA, 1-800-270-3343 (geminisigns.com)
5. MOHAWK SIGN SYSTEMS, INC. SCHENECTADY, NY, 1-518-370-3433
6. NATIONAL SIGN, INC. AMBRIDGE, PA, 1-800-363-1203 (natsign.com)

PLAN **CONDITIONALLY APPROVED**

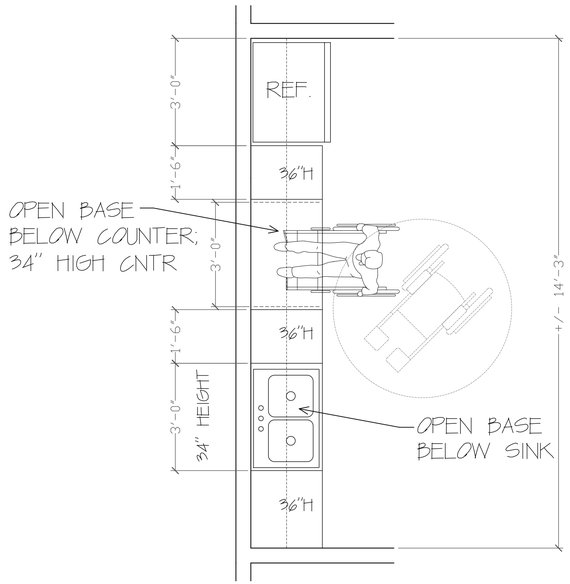
No Variation of this Plan is Permitted without the Approval of E-Plan Exam and the Municipal Building Inspection Department. See Plan Review Letter and/or Permit for additional conditions that must be addressed during construction prior to inspection.

Review Type: Building & Structure Review Only

Approved By: _____ Date: 04/20/2026

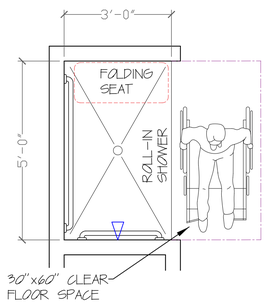


REQUIRED ACCESSIBILITY CLEAR FLOOR AREAS



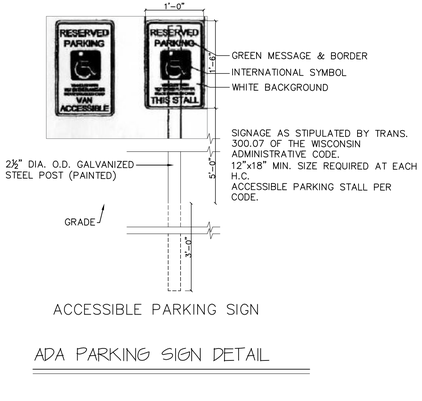
2 ENLARGED LOUNGE CABINETRY

1/2" = 1'-0"



1 ADA SHOWER DETAIL

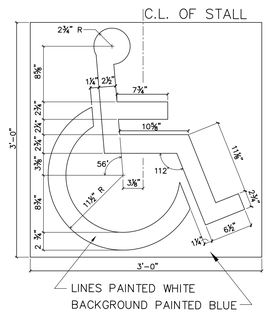
1/2" = 1'-0"



ACCESSIBLE PARKING SIGN

ADA PARKING SIGN DETAIL

ADA PARKING NOTES:
THE ADA ACCESSIBLE PARKING STALLS & AISLES ARE TO BE STABLE, FIRM, AND SLIP RESISTANT. THE SLOPE OF GRADE AT VEHICLE SPACES AND AISLES SHALL COMPLY WITH ANSI 502.5. ADA PARKING SHALL BE IDENTIFIED AS REQUIRED BY ANSI 502.3, ANSI 502.4 AND ANSI 502.7.



NOTE: SYMBOL SHALL BE PAINTED WHITE w/ BLUE BACKGROUND; ALL LINES ARE TO BE 2 3/4" WIDE.

INTERNATIONAL SYMBOL FOR ACCESSIBLE PARKING STALLS

PAINTED SYMBOL ON ASPHALT AND POLE OR BLDG MOUNTED SIGN REQUIRED @ ACCESSIBLE PARKING STALL

ADA PARKING STALL DETAIL

STACK DESIGN GROUP
ARCHITECTURE
413 NORTH SECOND STREET
MILWAUKEE, WI 53203-3111
414-807-8033 FAX: 414-224-8034
stackgroup@aol.com

Existing Showtime Cinema Alteration for
SALAM PRIVATE HIGH SCHOOL
8310 S. 102nd Street
Franklin, WI 53132

02-23-26

ADA DETAILS

A4.3

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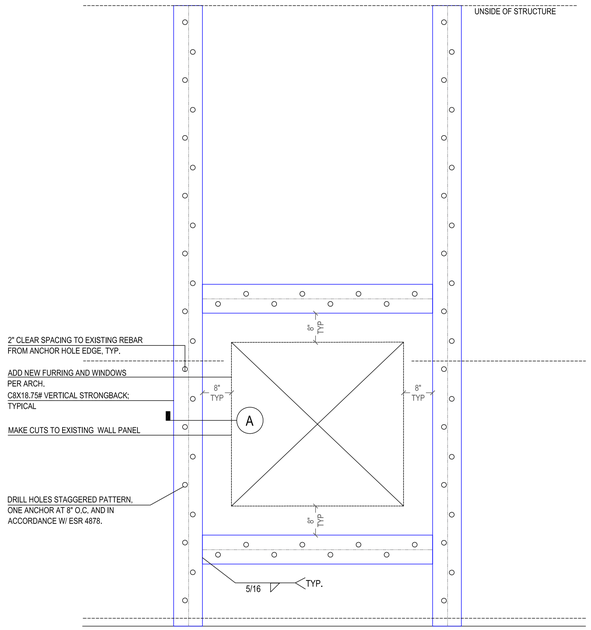


1 WALL OPENING DETAIL FOR EXISTING TILT-UP PANELS

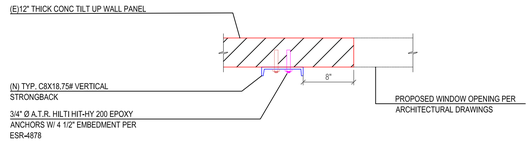
ERECTION SEQUENCE:

1. AVOID ALL EXISTING REINFORCING BARS WITH MINIMUM CLEAR DISTANCE OF 2" AT ANCHOR LOCATIONS.
2. PROTECT EX. REINF. BARS TO THE FULLEST EXTENT POSSIBLE.
3. INSTALL ANCHOR RODS. INJECT HILTI HIT HY 200 EPOXY PER ESR-4878.
4. INSTALL NEW LINTEL BETWEEN STRONGBACKS AS SHOWN.
5. CAREFULLY REMOVE BLOCK FROM OPENING. TAKING CARE TO NOT DAMAGE SURROUNDING WALLS.
6. TAKE CARE AT ALL TIMES NOT TO DAMAGE EXISTING CONDUIT AND OTHER WALL-MOUNTED ITEMS.

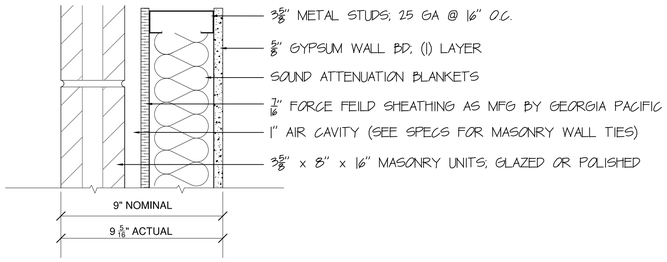
DEMOLITION & CUTTING NOTES

1. CONTRACTOR SHALL DETERMINE THE LOCATION OF THE EXISTING REINFORCEMENT IN CONCRETE WALLS.
2. PRIOR TO ANY DRILLING OR CUTTING INTO THE EXISTING CONCRETE, THE LOCATION OF THE EXISTING REINFORCEMENT SHALL BE DETERMINED AND MARKED ON THE CONCRETE SURFACE WITH A PERMANENT MARKER.
3. A MAGNETIC DETECTOR DEVICE SHALL BE MAINTAINED ON THE SITE AND THE CONTRACTOR SHALL HAVE A PERSON EXPERIENCED IN THE USE OF THIS DEVICE AVAILABLE DURING ALL DEMOLITION, DRILLING, AND CUTTING OF EXISTING CONCRETE.
4. SAWCUTTING SHALL PENETRATE INTO THE FULL THICKNESS OF THE EXISTING WALL USE ROTARY HYDRAULIC BLADES TO MINIMIZE DUST AND DEBRIS.
5. DEMOLITION WORK SHALL BE FULLY COORDINATED WITH THE OWNER'S REPRESENTATIVES FOR SEQUENCE AND TIMEFRAME.
6. CONTRACTOR SHALL PROVIDE AND BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ADJACENT EXISTING SURFACES AND AREAS WHICH MAY BE DAMAGED AS A RESULT OF THESE IMPROVEMENTS.
7. NO HOLES, NOTCHES, BLOCKOUTS, ETC. ARE ALLOWED IN STRUCTURAL ELEMENTS UNLESS DETAILED ON THE STRUCTURAL DRAWINGS OR APPROVED BY THE STRUCTURAL ENGINEER.
8. ALL INFORMATION SHOWN ON THE DRAWINGS RELATIVE TO THE EXISTING CONDITIONS IS GIVEN AS THE BEST PRESENT KNOWLEDGE FROM PLANS SUPPLIED BY THE OWNER, WITH GUARANTEE ACCURACY, WHERE ACTUAL CONDITIONS CONFLICT WITH THE DRAWINGS, THEY SHALL BE REPORTED TO THE OWNER AND ENGINEER SO THAT PROPER CLARIFICATION CAN BE MADE. MODIFICATION OF DETAILS OF CONSTRUCTION SHALL NOT BE MADE WITHOUT WRITTEN APPROVAL OF STRUCTURAL ENGINEER AND OWNER'S REPRESENTATIVE.
9. ALL BUILDING ENTRANCES AND EXITS SHALL REMAIN ACCESSIBLE DURING THE ENTIRE DURATION OF CONSTRUCTION.
10. CONSTRUCTION MATERIALS SHALL BE SPREAD OUT IN SUCH A WAY TO NOT EXCEED DESIGN LIVE LOADS.

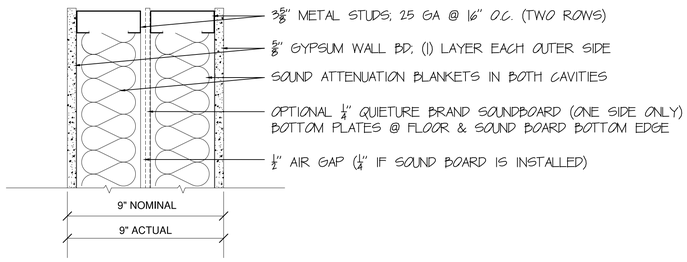
OPENING HEIGHT	OPENING WIDTH
5'-4" OR 6'-2"	5'-4" OR 4'-0"



A ANCHORS IN CHANNELS @ WAL PANEL OPENINGS

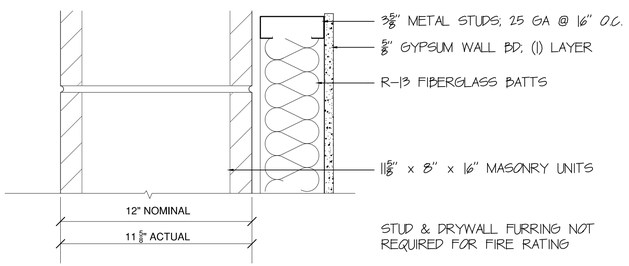


5 WALL TYPE #5



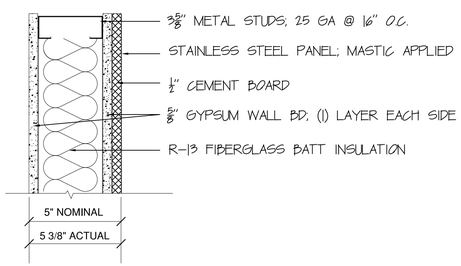
4 WALL TYPE #4

UL ASSEMBLY V488 FOR NONBEARING WALL = 1 HOUR RATING



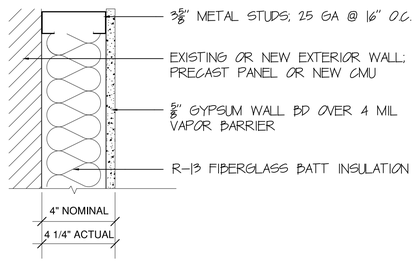
6 WALL TYPE #6

UL ASSEMBLY U901 FOR CMU BEARING WALL = > 2 HOUR RATING
(SOUTH EXTERIOR WALL 10'-30' FROM PROPERTY LINE w/ TYPE 3A CONSTRUCTION REQUIRES 1 HOUR; WALL EXCEEDS REQUIREMENT

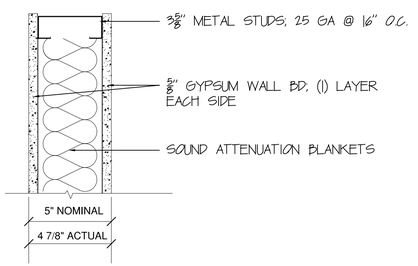


3 WALL TYPE #3

THIS WALL TYPE USED FOR WALLS BEHIND KITCHEN EXHAUST HOOD



2 WALL TYPE #2



1 WALL TYPE #1

UL ASSEMBLY U465 FOR NONBEARING WALL = 1 HOUR RATING

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Review Type: Building & Structure Review Only

Approved By: _____ Date: 04/20/2026

WALL TYPES

MASONRY WALLS MEET OR EXCEED REQUIRED FIRE RATINGS

STACK DESIGN GROUP
ARCHITECTURE
413 NORTH SECOND STREET
MILWAUKEE, WI 53203-3111
414-807-8033 FAX: 414-224-8034

Existing Showtime Cinema Alteration for
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8310 S 102nd Street
Franklin, WI 53132

02-23-26
04-06-26

WALL TYPES

A5.0

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DIVISION 01 – GENERAL REQUIREMENTS

THESE DRAWINGS ARE SCOPE DOCUMENTS INDICATING THE GENERAL PROJECT DESIGN CONCEPT, DIMENSIONS OF THE PROJECT, MAJOR ARCHITECTURAL ELEMENTS, AND BASIC ORGANIZATION OF MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS. AS SCOPE DOCUMENTS, THESE DRAWINGS DO NOT NECESSARILY DESCRIBE OR INDICATE ALL MATERIALS OR WORK REQUIRED FOR FULL PERFORMANCE AND COMPLETION OF THE PROJECT. ON THE BASIS OF THE GENERAL SCOPE INDICATED OR DESCRIBED, THE CONTRACTOR(S) SHALL PROVIDE ALL ITEMS REQUIRED FOR PROPER EXECUTION AND COMPLETION OF THE PROPOSED PROJECT. THE TERM "PROVIDE" SHALL MEAN TO FURNISH AND INSTALL. THE ARCHITECT IS NOT RESPONSIBLE FOR THE FAILURE OF THE CONTRACTOR(S) TO EXECUTE NECESSARY WORK OR TO SUPPLY REQUIRED MATERIALS FOR PROPER COMPLETION OF THIS PROJECT. FURTHERMORE, THE ARCHITECT MAKES NO WARRANTY EXPRESSED OR IMPLIED IN THESE DOCUMENTS.

REASONABLE EFFORTS ARE MADE TO PROVIDE ACCURATE AND CURRENT INFORMATION. THE DRAWINGS, HOWEVER, MAY CONTAIN INACCURACIES OR GRAPHICAL ERRORS. NO REPRESENTATION IS MADE ABOUT THE ACCURACY, RELIABILITY, OR COMPLETENESS OF THESE DRAWINGS. DUE TO THE NATURE OF THIS WORK, THE ARCHITECT DOES NOT WARRANT THE EXISTING CONDITIONS AS DEPICTED IN THESE DRAWINGS WHERE AS-BUILT CONDITIONS ARE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR(S) TO VERIFY ALL EXISTING CONDITIONS. THE MEASUREMENTS ON THESE DRAWINGS ARE REASONABLY ACCURATE FOR THE PURPOSE OF MATERIAL ESTIMATES AND GRASPING A GENERAL CONCEPT OF THE WORK, HOWEVER, IN THE EXECUTION OF THE WORK ON THE JOB, DO NOT SCALE THE DRAWINGS. EACH CONTRACTOR IS REQUIRED TO VERIFY ALL DIMENSIONS WITH THE ACTUAL CONDITIONS AND TO REPORT ANY DISCREPANCIES IN WRITING TO THE ARCHITECT AND OWNER. IN CASE OF CONFLICT BETWEEN DRAWINGS AND SPECIFICATIONS THE CONTRACTOR(S) WILL BE DEEMED TO HAVE ESTIMATED ON, AND AGREED TO PROVIDE, THE GREATEST QUANTITY AND BEST QUALITY OF MATERIALS AND WORK.

CONTRACTOR SHALL OBTAIN AND PAY FOR ANY PERMITS AND FEES REQUIRED TO PERFORM THE WORK, UNLESS DIRECTED OTHERWISE BY OWNER OR ARCHITECT. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR STORAGE AND SAFETY OF HIS OWN MATERIALS AND WORK, AND FOR PROPERLY REMOVING HIS DEBRIS FROM THE JOB SITE. GENERAL CONTRACTOR SHALL PROVIDE FOR ALL SITE DEMOLITION AND DEBRIS REMOVAL REQUIRED TO PERFORM NEW CONSTRUCTION WHILE ADEQUATELY MAINTAINING THE PREMISES AND ADJACENT PREMISES TO ENSURE NORMAL OCCUPANCY AND SECURITY. CONTRACTOR(S) SHALL COORDINATE THE PROPER TRANSPORTATION AND STORAGE OF THEIR BUILDING MATERIALS ON THE SITE TO AVOID THE OVERLOADING OF EXISTING ROOFS AND FLOORS.

CONTRACTORS INSTALLING PIPES, DUCTS AND CONDUIT WILL BE REQUIRED TO DO ALL CUTTING AND PATCHING IN CONNECTION WITH THEIR WORK, INCLUDING EXCAVATION AND DIGGING. THE OWNER WILL ASSUME NO RESPONSIBILITY FOR THE COST OF CHANGES OR EXTRA WORK MADE NECESSARY BY THE FAILURE OF TRADES TO COORDINATE THEIR WORK DURING CONSTRUCTION.

WHERE APPLICABLE, EACH CONTRACTOR SHALL CONSTRUCT PHYSICAL BARRIERS AROUND AREAS UNDER CONSTRUCTION AS REQUIRED TO ENSURE GENERAL PUBLIC AND PERSONAL SAFETY. CONTRACTOR(S) SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES. CONTRACTOR(S) SHALL BE RESPONSIBLE FOR COORDINATING ALL PORTIONS OF THE WORK UNDER HIS CONTRACT. ALL WORK SHALL BE COMPLETED USING PRACTICES GENERALLY ACCEPTED AND ENDORSED BY THE CORRESPONDING TRADE INDUSTRY

ALL WORK SHALL BE WARRANTED AND GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL PAYMENT. WARRANTY/GUARANTEE TO BE PROVIDED BY THE CONTRACTOR THAT PERFORMED THE WORK OR SUPPLIED THE MATERIAL. SHOULD ANY DEFECTS DEVELOP IN THE WORK WITHIN THE SPECIFIED PERIOD DUE TO FAULTS IN MATERIAL AND/OR WORKMANSHIP, CONTRACTOR IS TO CORRECT DEFECTIVE WORK AS APPROVED AT NO EXTRA COST TO OWNER.

THE CONTRACT AND SUBCONTRACT AMOUNTS SHALL PROVIDE COMPLETE WORKING MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS COMMENSURATE WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS AND THE APPLICABLE CODES.

WHEN WALLS ARE TO BE "ALIGNED", THE ALIGNMENT OF SUCH WALLS IS TO THE OUTSIDE FINISHED SURFACE, SUCH AS DRYWALL SURFACE. ALL DIMENSIONS SHOWN ARE TO FINISH FACE OF WALL UNLESS NOTED OTHERWISE.

DIMENSIONS AND NOTES FOR A GIVEN CONDITION ARE TYPICAL FOR ALL SIMILAR CONDITIONS UNLESS NOTED OTHERWISE.

ALL STUDS SHALL BE SPACED TO AVOID INTERFERENCE WITH PLUMBING, DUCTWORK & ELECTRICAL WORK ETC. HOWEVER, IN NO CASE SHALL THE SPACING OF MEMBERS EXCEED 16" O.C. UNLESS NOTED OTHERWISE ON THE DRAWINGS. WHERE NEW WORK ADJOINS EXISTING, ALL SUCH NEW WORK SHALL BE PROPERLY INTEGRATED WITH THE EXISTING TO ENSURE UNIFORM APPEARANCE. ANY REPAIR WORK REQUIRED TO EXISTING WORK SHALL BE PERFORMED BY THE CONTRACTOR – PROVIDING ALL NECESSARY CUTTING, FITTING AND PATCHING. CONTRACTOR SHALL FURNISH ALL NECESSARY LABOR AND MATERIALS FOR THIS WORK.

ALL WORK REQUIRING SPECIAL DETAILING, AND NOT DETAILED ON THE DRAWINGS, SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND OWNER.

CONTRACTOR(S) ARE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND SHALL COORDINATE WITH ALL TRADES TO AVOID INTERFERENCE, TO PRESERVE MAXIMUM HEADROOM, AND AVOID OMISSIONS. THE ARCHITECT HAS NO CONTRACTUAL DUTY TO CONTROL MEANS AND METHODS OF THE WORK NOR TO PROVIDE JOB SITE SUPERVISION, ENSURE SAFETY OR CONSTRUCTION MANAGEMENT AND DOES NOT VOLUNTARILY ASSUME ANY SUCH RESPONSIBILITIES.

PLAN **CONDITIONALLY APPROVED**

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Review Type: Building & Structure Review Only

Approved By: _____ Date: 04/20/2026

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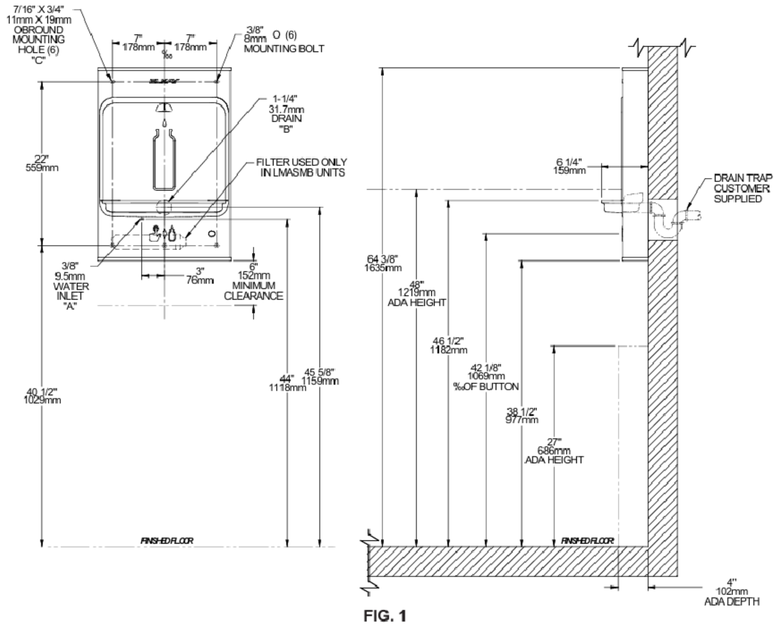


FIG. 1

LEGEND:

A = RECOMMENDED WATER SUPPLY LOCATION ; 1/2" IPS MAXIMUM PIPE SIZE. SERVICE STOP VALVE NOT FURNISHED.
B = RECOMMENDED WASTE LOCATION. WASTE SHOWN IN WALL BUT MAY BE BEHIND WALL. OUTLET 1-1/4" O.D. (TRAP NOT FURNISHED)
C =7/16" X 3/4" OBROUND MOUNTING HOLES FOR FASTENING BACKPLATE TO WALL.

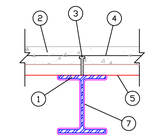
1 WATER BOTTLE FILLER INSTALLATION DETAILS

UL ASSEMBLY X526
(2) LAYERS TYPE 'X' 5/8" GYPSUM WALL BOARD COLUMN COVER.
NOTE: USE METAL CORNER BEAD

COLUMNS TO BE WRAPPED IN GYPSUM WALL BOARD PER UL ASSEMBLY OR ENCASED IN MASONRY FOR REQUIRED FIRE PROTECTION. SEE FLOOR PLAN FOR WHERE EACH OPTION IS APPLICABLE.

Design No. N634

Restrained Beam Rating – 1, 1-1/2 and 2 Hr. (See Item 7)
Unrestrained Beam Rating – 1, 1-1/2 and 2 Hr. (See Item 7)
Load Restricted for Canadian Applications – See Guide BXUV7



1. **Steel Beam–** Beams shall be free of dirt, loose scale and oil. Beams shall be primed with a metal alkyd primer at a nominal thickness of 2 mil.

2. **Normal Weight Concrete–** Compressive strength min. 3000 psi. Either carbonate or siliceous aggregate may be used. Unit weight min. 135 lbs/cu ft. Min concrete thickness, as measured from top plane of steel floor and form units is 2-1/2 in.

3. **Sheer Connector–** (Optional) Studs, 3/4 in. diam headed type or equivalent per AISC specifications welded to the top flange of beam through the steel floor units.

4. **Welded Wire Fabric–** 6x6-10/10 SWG

5. **Steel Floor or Form Units–** 1-1/2, 2 or 3 in. deep fluted units, welded to beam.

6. **Mineral Wool Insulation–** (not shown) - Min 4 pcf mineral wool insulation cut into pieces and firmly packed into, and completely filling the spaces between the flutes of the steel floor and form units and the top flange of the beam. Mineral wool is not required when the top flange of the beam is protected with intumescent coating at the same thickness shown in the table in Item 7.

7. **Mastic and Intumescent Coatings*–** Coating spray or brush applied in accordance with the manufacturer's instructions at the min dry thickness as shown in the table below. The thickness shown below includes the primer thickness. When mineral wool (Item 6) is used, the top surface of the beam need not be protected with coating.

Beam Size	Beam W/D	Unrestrained Beam Rating, Hr.	Minimum Dry Thickness mils	mm
W8x24	0.70	1	35	0.88
W8x24	0.70	1-1/2	59	1.48
W8x24	0.70	2	98	2.47

Beam Size	Beam W/D	Restrained Beam Rating, Hr.	Minimum Dry Thickness mils	mm
W8x24	0.70	1	35	0.88
W8x24	0.70	1-1/2	35	0.88
W8x24	0.70	2	69	1.74

ISOLATEK INTERNATIONAL – Type SprayFilm-WB 5 and Type WB 5, Investigated for Interior Conditioned Space and Interior General Purpose.

* Bearing the UL Classification Mark

SPRAY FIRE PROTECTION RATINGS: (PER IBC 2021 TABLE 601)

PRIMARY STRUCTURAL FRAMES: 1 HOUR
EXTERIOR BEARING WALLS: 2 HOUR
INTERIOR BEARING WALLS: 1 HOUR
NON-BEARING PARTITIONS: 0 HOUR
FLOOR SYSTEM: 1 HOUR
ROOF CONSTRUCTION: 1 HOUR

SPRAY APPLIED FIREPROOFING TO COMPLY WITH UL ASSEMBLY SPECIFICATIONS AND MEET ASTM E119, ASTM E736 & ASTM E605.

BOND STRENGTH SHALL BE 150 PSF

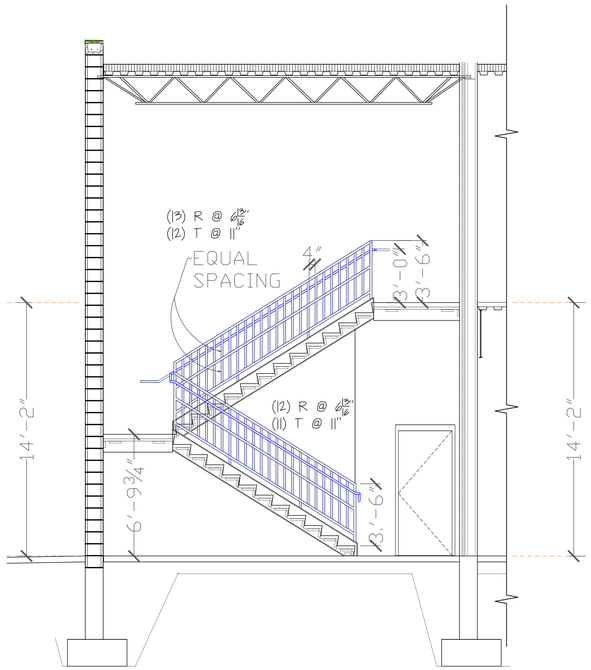
STACK DESIGN GROUP
ARCHITECTURE
413 NORTH SECOND STREET
MILWAUKEE, WI 53203-3111
414-807-8033 FAX: 414-224-8034

Existing Showtime Cinema Alteration for
SALAM PRIVATE HIGH SCHOOL
8310 S. 102nd Street
Franklin, WI 53132

02-23-26

DETAILS & NOTES

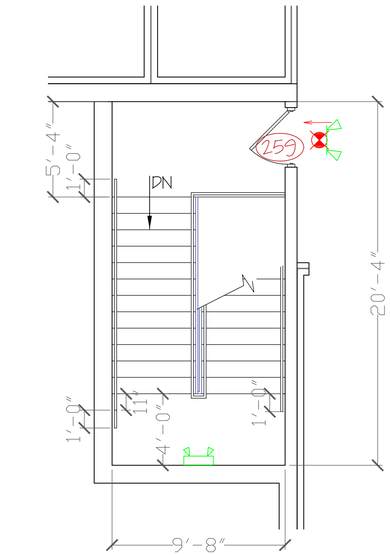
A5.1



1 SECTION THRU SOUTHEAST STAIR

1/4" = 1'-0"

SOUTHWEST STAIR SIMILAR

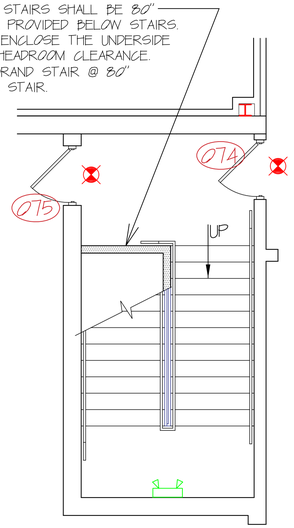


2 SECOND FLOOR - SOUTHEAST STAIR

1/4" = 1'-0"

SOUTHWEST STAIR SIMILAR

VERTICAL CLEARANCE BELOW STAIRS SHALL BE 80" MINIMUM. BARRIERS SHALL BE PROVIDED BELOW STAIRS. GYPSUM BOARD WALL SHALL ENCLOSE THE UNDERSIDE OF THE STAIR TO PROTECT HEADROOM CLEARANCE. INSTALL WALL @ COMMONS GRAND STAIR @ 80" HEADROOM CLEARANCE UNDER STAIR.



3 FIRST FLOOR - SOUTHEAST STAIR

1/4" = 1'-0"

SOUTHWEST STAIR SIMILAR

STAIR HANDRAIL NOTES:
STAIR HANDRAIL HEIGHT SHALL BE UNIFORM IN HEIGHT, NOT LESS THAN 34" AND NOT GREATER THAN 38" AS MEASURED FROM THE STAIR NOSING TO THE TOP OF THE RAIL. IN ACCORDANCE WITH IBC 1014.2.

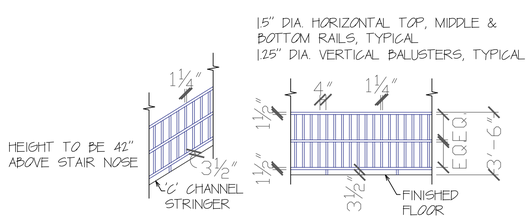
STAIR HANDRAILS SHALL HAVE A CIRCULAR CROSS SECTION WITH AN OUTSIDE DIAMETER OF NOT LESS THAN 1¼" AND NOT GREATER THAN 2" IN ACCORDANCE WITH IBC 1014.3. HANDRAILS SHALL HAVE A 1.5" CLEARANCE TO THE MOUNTING WALL OR OTHER MOUNTING SURFACE.

STAIR HANDRAIL GRIPPING SURFACE SHALL BE CONTINUOUS WITHOUT INTERRUPTION BY NEWEL POSTS OR OTHER OBSTRUCTION IN ACCORDANCE WITH IBC 1014.4. MOUNTING BRACKETS SHALL CONNECT AT THE BOTTOM OF THE CIRCULAR HANDRAIL SO AS TO NOT INTERFERE WITH OR CAUSE INTERRUPTION OF HAND GRIPPING SURFACE.

HANDRAILS SHALL EXTEND HORIZONTALLY NOT LESS THAN 12" BEYOND THE TOP RISER AND CONTINUE TO SLOPE FOR A DEPTH OF ONE TREAD BEYOND THE BOTTOM RISER. AT EACH END, THE HANDRAIL SHALL RETURN TO THE WALL. THE CLEAR SPACE BETWEEN THE HANDRAIL AND A WALL OR OTHER SURFACE SHALL NOT BE LESS THAN 1½" IN ACCORDANCE WITH IBC 1014.7.

GUARD RAILS SHALL BE 42" HIGH WITH BALUSTERS & RAILS SPACED SO AS TO NOT ALLOW A 4" SPHERE TO PASS THROUGH.

HANDRAILS AND GUARDRAILS SHALL WITHSTAND A 50 LB/FOOT LINEAL LOAD AND A 200 LB CONCENTRATED LOAD PULLING AWAY FROM THE MOUNTING SURFACE AND/OR DOWNWARD.



1 GUARDRAIL DETAIL

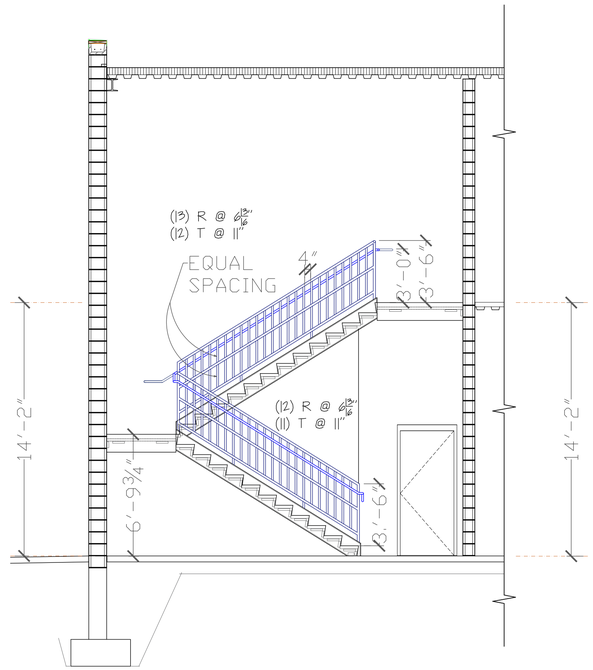
1/4" = 1'-0"

PLAN **CONDITIONALLY APPROVED**

No Variation of this Plan is Permitted without the Approval of E-Plan Exam and the Municipal Building Inspection Department. See Plan Review Letter and/or Permit for additional conditions that must be addressed during construction prior to inspection.

Review Type: Building & Structure Review Only

Approved By: _____ Date: 04/20/2026

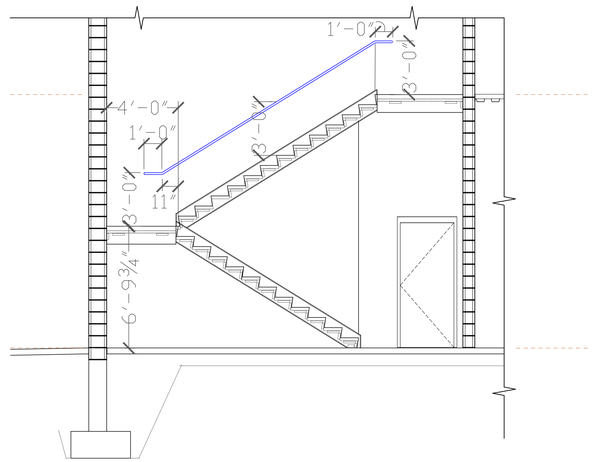


4 SECTION THRU EAST STAIR

1/4" = 1'-0"

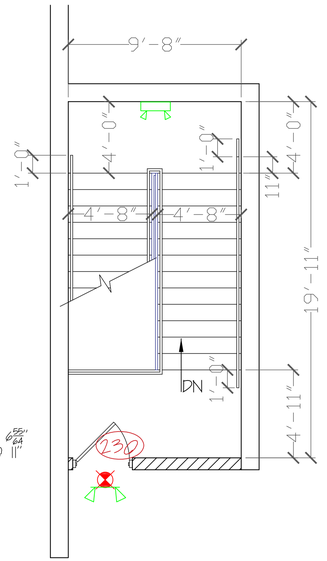
WEST STAIR SIMILAR

STAIRS TO BE CONCRETE FILLED METAL PAN w/ 12" 'C' CHANNEL STRINGERS; FABRICATOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL. WELDED METAL PIPE RAILINGS TO BE 1.25" O.D. DIAMETER.



5 TYPICAL WALL MOUNTED HANDRAIL

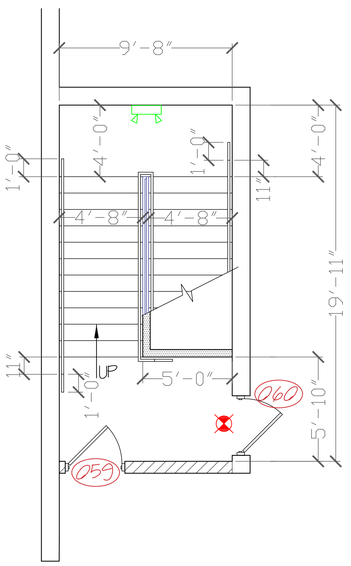
1/4" = 1'-0"



6 SECOND FLOOR - EAST STAIR

1/4" = 1'-0"

WEST STAIR SIMILAR



7 FIRST FLOOR - EAST STAIR

1/4" = 1'-0"

WEST STAIR SIMILAR

STACK DESIGN GROUP
ARCHITECTURE
413 North Second Street
Milwaukee, WI 53203-3111
414-807-8033 Fax: 414-224-8034

Existing Showtime Cinema Alteration for
SALAM PRIVATE HIGH SCHOOL
8310 S. 102nd Street
Franklin, WI 53132

02-23-26

STAIR DETAILS

A5.2

copyright-stack design group-2026

DOOR SCHEDULE

DOOR NUMBER	DOOR LOCATION	DOORS TYPE	SIZE WIDTH	SIZE HEIGHT	SIZE THICK	DOORS MAT'L	DOORS FINISH	FRAME TYPE	FRAME MATERIAL	FRAME FINISH	LABEL	HDW. SET	REMARKS
001	OUTER MAIN WEST	A	(2)3'-0"	7'-10"	- -	ALUM./GLASS	ANODIZED	A	ALUM.	ANODIZED			CLOSER, THRESHOLD, WEATHERSTRIP, PUSH BAR/PANIC EXIT
002	OUTER MAIN EAST	A	(2)3'-0"	7'-10"	- -	ALUM./GLASS	ANODIZED	A	ALUM.	ANODIZED			CLOSER, THRESHOLD, WEATHERSTRIP, PUSH BAR/PANIC EXIT
003	INNER MAIN WEST	A	(2)3'-0"	7'-10"	- -	ALUM./GLASS	ANODIZED	A	ALUM.	ANODIZED			CLOSER, THRESHOLD, WEATHERSTRIP, PUSH BAR/PANIC EXIT
004	INNER MAIN EAST	A	(2)3'-0"	7'-10"	- -	ALUM./GLASS	ANODIZED	A	ALUM.	ANODIZED			CLOSER, THRESHOLD, WEATHERSTRIP, PUSH BAR/PANIC EXIT
005	SECURITY EXIT	A	3'-0"	7'-10"	- -	ALUM./GLASS	ANODIZED	A	ALUM.	ANODIZED			CLOSER, THRESHOLD, WEATHERSTRIP
006	I.T. ROOM	B	3'-0"	7'-0"	1-3/4"	WOOD	STAIN	B	HOL. MTL.	PAINT	C		CLOSER
007	SECURITY INNER	A	3'-0"	7'-10"	- -	ALUM./GLASS	ANODIZED	A	ALUM.	ANODIZED			CLOSER
008	WAITING	A	3'-0"	7'-10"	- -	ALUM./GLASS	ANODIZED	A	ALUM.	ANODIZED			CLOSER
009	RECP. CLOSET	B	3'-0"	7'-0"	1-3/4"	WOOD	STAIN	B	HOL. MTL.	PAINT			
010	PRINCIPAL	B	3'-0"	7'-0"	1-3/4"	WOOD	STAIN	B	HOL. MTL.	PAINT			
010.1	OFFICE CORRIDOR	B	3'-0"	7'-0"	1-3/4"	WOOD	STAIN	B	HOL. MTL.	PAINT	C		CLOSER
010.2	COPY ROOM MAIN	B	3'-0"	7'-0"	1-3/4"	WOOD	STAIN	B	HOL. MTL.	PAINT	C		CLOSER
011	BUSINESS MANAGER	B	3'-0"	7'-0"	1-3/4"	WOOD	STAIN	B	HOL. MTL.	PAINT			
012	CONFERENCE ROOM	B	3'-0"	7'-0"	1-3/4"	WOOD	STAIN	B	HOL. MTL.	PAINT			
013	ASSISTANT PRINCIPAL	B	3'-0"	7'-0"	1-3/4"	WOOD	STAIN	B	HOL. MTL.	PAINT			
014	COPY ROOM	B	3'-0"	7'-0"	1-3/4"	WOOD	STAIN	B	HOL. MTL.	PAINT			
015	MOP SINK	B	3'-0"	7'-0"	1-3/4"	WOOD	STAIN	B	HOL. MTL.	PAINT			HINGE SPRING CLOSER, PRIVACY LOCK
016	UNISEX TOILET A	B	3'-0"	7'-0"	1-3/4"	WOOD	STAIN	B	HOL. MTL.	PAINT			HINGE SPRING CLOSER, PRIVACY LOCK
017	UNISEX TOILET B	B	3'-0"	7'-0"	1-3/4"	WOOD	STAIN	B	HOL. MTL.	PAINT			
018	TEACHERS LOUNGE A	B	3'-0"	7'-0"	1-3/4"	WOOD	STAIN	B	HOL. MTL.	PAINT	C		CLOSER
019	TEACHERS INNER	B	3'-0"	7'-0"	1-3/4"	WOOD	STAIN	B	HOL. MTL.	PAINT			HINGE SPRING CLOSER, PRIVACY LOCK
020	UNISEX TOILET C	B	3'-0"	7'-0"	1-3/4"	WOOD	STAIN	B	HOL. MTL.	PAINT			WOOD BI-FOLD DOORS IN 60" OPENING
021	STAFF COATS	B	(4) 15"	7'-0"	1-3/4"	WOOD	STAIN		WOOD	PAINT			CLOSER
022	OFFICE ACCESS HALL	B	3'-0"	7'-0"	1-3/4"	WOOD	STAIN	B	HOL. MTL.	PAINT	C		CLOSER
023	UNISEX TOILET D	B	3'-0"	7'-0"	1-3/4"	WOOD	STAIN	B	HOL. MTL.	PAINT			HINGE SPRING CLOSER, PRIVACY LOCK
024	STAFF HALL EAST	B	3'-0"	7'-0"	1-3/4"	WOOD	STAIN	B	HOL. MTL.	PAINT			CLOSER
025	NURSE/HEALTH INNER	B	3'-0"	7'-0"	1-3/4"	WOOD	STAIN	B	HOL. MTL.	PAINT			
026	NURSE/HEALTH	D	3'-0"	7'-0"	1-3/4"	WD/GLASS	STAIN	B	HOL. MTL.	PAINT			CLOSER
027	JANITOR A	C	3'-0"	7'-0"	1-3/4"	HOL. MTL.	PAINT	C	HOL. MTL.	PAINT			
028	GIRLS TOILETS 1/W	B	3'-0"	7'-0"	1-3/4"	WOOD	STAIN	B	HOL. MTL.	PAINT			CLOSER, PUSH PLATE/PULL HANDLE: 8" KICK PLATE
029	BOYS TOILETS 1/W	B	3'-0"	7'-0"	1-3/4"	WOOD	STAIN	B	HOL. MTL.	PAINT			CLOSER, PUSH PLATE/PULL HANDLE: 8" KICK PLATE
030	STAFF HALL WEST	B	3'-0"	7'-0"	1-3/4"	WOOD	STAIN	B	HOL. MTL.	PAINT			CLOSER
031	SPECIAL ED. 1	B	3'-0"	7'-0"	1-3/4"	WOOD	STAIN	C	HOL. MTL.	PAINT			CLOSER
032	COMPUTER SCIENCE 1	A	3'-0"	7'-0"	- -	ALUM./GLASS	ANODIZED	A	ALUM.	ANODIZED			
033	COMPUTER STORAGE	B	3'-0"	7'-0"	1-3/4"	WOOD	STAIN	B	HOL. MTL.	PAINT			CLOSER
034	COMPUTER SCIENCE 2	A	3'-0"	7'-0"	- -	ALUM./GLASS	ANODIZED	A	ALUM.	ANODIZED			CLOSER
035	WEST STAIR	C	3'-0"	7'-0"	1-3/4"	HOL. MTL.	PAINT	C	HOL. MTL.	PAINT	B		CLOSER, FIRE EXIT BAR HARDWARE
036	WEST STAIR EXIT	C	3'-0"	7'-10"	1-3/4"	HOL. MTL.	PAINT	C	HOL. MTL.	PAINT			CLOSER, THRESHOLD, WEATHERSTRIP, PUSH BAR/PANIC EXIT
037	WEST CORR. EXIT 1	A	3'-0"	7'-10"	- -	ALUM./GLASS	ANODIZED	A	ALUM.	ANODIZED			CLOSER, THRESHOLD, WEATHERSTRIP, PUSH BAR/PANIC EXIT
038	WEST CORR. EXIT 2	A	3'-0"	7'-10"	- -	ALUM./GLASS	ANODIZED	A	ALUM.	ANODIZED			CLOSER, THRESHOLD, WEATHERSTRIP, PUSH BAR/PANIC EXIT
039	WEST CORR. EXIT 3	A	3'-0"	7'-10"	- -	ALUM./GLASS	ANODIZED	A	ALUM.	ANODIZED			CLOSER, THRESHOLD, WEATHERSTRIP, PUSH BAR/PANIC EXIT
040	WEST CORR. EXIT 4	A	3'-0"	7'-10"	- -	ALUM./GLASS	ANODIZED	A	ALUM.	ANODIZED			CLOSER, THRESHOLD, WEATHERSTRIP, PUSH BAR/PANIC EXIT
041	ELECTRICAL ROOM	C	3'-0"	7'-0"	1-3/4"	HOL. MTL.	PAINT	C	HOL. MTL.	PAINT	C		CLOSER
042	GUIDANCE A	D	3'-0"	7'-0"	1-3/4"	WD/GLASS	STAIN	B	HOL. MTL.	PAINT			CLOSER
043	ELEVATOR EQUIP. A	C	3'-0"	7'-0"	1-3/4"	HOL. MTL.	PAINT	B	HOL. MTL.	PAINT	C		CLOSER
044	AUDITORIUM - WEST	C	(2)3'-0"	7'-0"	1-3/4"	HOL. MTL.	PAINT	C	HOL. MTL.	PAINT			CLOSER
045	AUDITORIUM NW EXIT	C	3'-0"	7'-10"	1-3/4"	HOL. MTL.	PAINT	C	HOL. MTL.	PAINT			CLOSER, THRESHOLD, WEATHERSTRIP, PUSH BAR/PANIC EXIT
045.1	AUDITORIUM N EXIT	C	3'-0"	7'-10"	1-3/4"	HOL. MTL.	PAINT	C	HOL. MTL.	PAINT			CLOSER, THRESHOLD, WEATHERSTRIP, PUSH BAR/PANIC EXIT
046	AUDITORIUM NE EXIT	C	3'-0"	7'-10"	1-3/4"	HOL. MTL.	PAINT	C	HOL. MTL.	PAINT			CLOSER, THRESHOLD, WEATHERSTRIP, PUSH BAR/PANIC EXIT
047	AUDITORIUM - EAST	C	(2)3'-0"	7'-0"	1-3/4"	HOL. MTL.	PAINT	C	HOL. MTL.	PAINT			CLOSER
048	GUIDANCE B	D	3'-0"	7'-0"	1-3/4"	WD/GLASS	STAIN	C	HOL. MTL.	PAINT			
049	BOYS TOILETS 1/E	B	3'-0"	7'-0"	1-3/4"	WOOD	STAIN	B	HOL. MTL.	PAINT			CLOSER, PUSH PLATE/PULL HANDLE: 8" KICK PLATE
050	BOYS MOP 1/E	B	3'-0"	7'-0"	1-3/4"	WOOD	STAIN	B	HOL. MTL.	PAINT			
051	GIRLS TOILETS 1/E	B	3'-0"	7'-0"	1-3/4"	WOOD	STAIN	B	HOL. MTL.	PAINT			CLOSER, PUSH PLATE/PULL HANDLE: 8" KICK PLATE
052	GIRLS MOP 1/E	B	3'-0"	7'-0"	1-3/4"	WOOD	STAIN	B	HOL. MTL.	PAINT			CLOSER, PUSH BAR/PANIC EXIT
053	EAST SECURITY 1	A	3'-0"	7'-10"	- -	ALUM./GLASS	ANODIZED	A	ALUM.	ANODIZED			CLOSER, PUSH BAR/PANIC EXIT
054	EAST SECURITY 2	A	3'-0"	7'-10"	- -	ALUM./GLASS	ANODIZED	A	ALUM.	ANODIZED			CLOSER, PUSH BAR/PANIC EXIT
055	EAST SECURITY 3	A	3'-0"	7'-10"	- -	ALUM./GLASS	ANODIZED	A	ALUM.	ANODIZED			CLOSER, PUSH BAR/PANIC EXIT
056	EAST SECURITY 4	A	3'-0"	7'-10"	- -	ALUM./GLASS	ANODIZED	A	ALUM.	ANODIZED			
057	EAST OFFICE	D	3'-0"	7'-0"	1-3/4"	WD/GLASS	STAIN	C	HOL. MTL.	PAINT	C		CLOSER
058	ELEVATOR EQUIP. B	C	3'-0"	7'-0"	1-3/4"	HOL. MTL.	PAINT	C	HOL. MTL.	PAINT	C		CLOSER, PUSH BAR/PANIC EXIT
059	EAST STAIR	C	3'-0"	7'-0"	1-3/4"	HOL. MTL.	PAINT	C	HOL. MTL.	PAINT	B		CLOSER, FIRE EXIT BAR HARDWARE

DOOR SCHEDULE

DOOR NUMBER	DOOR LOCATION	DOORS TYPE	SIZE WIDTH	SIZE HEIGHT	SIZE THICK	DOORS MAT'L	DOORS FINISH	FRAME TYPE	FRAME MATERIAL	FRAME FINISH	LABEL	HDW. SET	REMARKS
060	EAST STAIR EXIT	C	3'-0"	7'-0"	1-3/4"	HOL. MTL.	PAINT	C	HOL. MTL.	PAINT	B		CLOSER, FIRE EXIT BAR HARDWARE
061	EAST VESTIBULE	A	(2)3'-0"	7'-10"	1-3/4"	HOL. MTL.	PAINT	D	HOL. MTL.	PAINT			CLOSER, THRESHOLD, WEATHERSTRIP, PUSH BAR/PANIC EXIT
062	ATHLETIC DEPT. A	B	3'-0"	7'-0"	1-3/4"	WOOD	STAIN	B	HOL. MTL.	PAINT			
063	ATHLETIC DEPT. B	B	3'-0"	7'-0"	1-3/4"	WOOD	STAIN	B	HOL. MTL.	PAINT			
064	CORRIDOR B EAST	B	3'-0"	7'-0"	1-3/4"	WOOD	STAIN	B	HOL. MTL.	PAINT			CLOSER
065	ATHLETIC DEPT. C	B	3'-0"	7'-0"	1-3/4"	WOOD	STAIN	B	HOL. MTL.	PAINT			
066	GIRLS DRESSING	B	3'-0"	7'-0"	1-3/4"	WOOD	STAIN	B	HOL. MTL.	PAINT			CLOSER
067	UNISEX TOILET E	B	3'-0"	7'-0"	1-3/4"	WOOD	STAIN	C	HOL. MTL.	PAINT			HINGE SPRING CLOSER, PRIVACY LOCK
068	UNISEX TOILET F	B	3'-0"	7'-0"	1-3/4"	WOOD	STAIN	B	HOL. MTL.	PAINT			HINGE SPRING CLOSER, PRIVACY LOCK
069	BOYS DRESSING	B	3'-0"	7'-0"	1-3/4"	WOOD	STAIN	B	HOL. MTL.	PAINT			CLOSER
070	ATHLETIC ACCESS	B	3'-0"	7'-0"	1-3/4"	WOOD	STAIN	B	HOL. MTL.	PAINT			CLOSER
071	SOUTH VESTIBULE E	A	(2)3'-6"	7'-10"	- -	ALUM./GLASS	ANODIZED	A	ALUM.	ANODIZED			CLOSER, THRESHOLD, WEATHERSTRIP, PUSH BAR/PANIC EXIT
072	SOUTH VESTIBULE W	A	(2)3'-6"	7'-10"	- -	ALUM./GLASS	ANODIZED	A	ALUM.	ANODIZED			CLOSER, THRESHOLD, WEATHERSTRIP, PUSH BAR/PANIC EXIT
073	SOUTH VEST. INNER	A	(2)3'-6"	7'-10"	- -	ALUM./GLASS	ANODIZED	A	ALUM.	ANODIZED			CLOSER, PUSH BAR/PANIC EXIT
074	SOUTHEAST STAIR	C	3'-0"	7'-0"	1-3/4"	HOL. MTL.	PAINT	C	HOL. MTL.	PAINT	B		CLOSER, FIRE EXIT BAR HARDWARE
075	SE STAIR EXIT	C	3'-0"	7'-0"	1-3/4"	HOL. MTL.	PAINT	C	HOL. MTL.	PAINT			CLOSER, THRESHOLD, WEATHERSTRIP, PUSH BAR/PANIC EXIT
076	KITCHEN VEST EXIT	A	(2)3'-6"	7'-10"	- -	ALUM./GLASS	ANODIZED	A	ALUM.	ANODIZED			CLOSER, THRESHOLD, WEATHERSTRIP, PUSH BAR/PANIC EXIT
077	RECEIVING EXIT	C	4'-0"	7'-10"	1-3/4"	HOL. MTL.	PAINT	C	HOL. MTL.	PAINT			CLOSER, THRESHOLD, WEATHERSTRIP
078	KITCHEN VEST. INNER	A	(2)3'-6"	7'-10"	- -	ALUM./GLASS	ANODIZED	A	ALUM.	ANODIZED			CLOSER, PUSH BAR/PANIC EXIT
079	RECEIVING INNER	C	3'-0"	7'-0"	1-3/4"	HOL. MTL.	PAINT	C	HOL. MTL.	PAINT			CLOSER
080	BUFFET EAST	B	3'-0"	7'-0"	1-3/4"	WOOD	STAIN	B	HOL. MTL.	PAINT			CLOSER
081	KITCHEN TO RECEIVE	C	4'-0"	7'-0"	1-3/4"	HOL. MTL.	PAINT	C	HOL. MTL.	PAINT			CLOSER
082	KITCHEN STORAGE	C	4'-0"	7'-0"	1-3/4"	HOL. MTL.	PAINT	B	HOL. MTL.	PAINT			
083	PANTRY	C	3'-0"	7'-0"	1-3/4"	HOL. MTL.	PAINT	B	HOL. MTL.	PAINT			
084	BUFFET ACCESS A	- -	(2)3'-0"	7'-0"	- -	STAINLESS	STAINLESS	- -	STAINLESS				DUAL SWING COMMERCIAL KITCHEN STAINLESS STEEL DOORS
085	BUFFET ACCESS B	- -	(2)3'-0"	7'-0"	- -	STAINLESS	STAINLESS	- -	STAINLESS				DUAL SWING COMMERCIAL KITCHEN STAINLESS STEEL DOORS
086	BUFFET ACCESS C	- -	(2)3'-0"	7'-0"	- -	STAINLESS	STAINLESS	- -	STAINLESS				DUAL SWING COMMERCIAL KITCHEN STAINLESS STEEL DOORS
087	MODULAR COOLER	- -	3'-0"					- -	STAINLESS				
088	MODULAR FREEZER	- -	3'-0"					- -	STAINLESS				
089	BUFFET WEST	B	3'-0"	7'-0"	1-3/4"	WOOD	STAIN	B	HOL. MTL.	PAINT			CLOSER
090	SOUTHWEST STAIR	C	(2)3'-6"	7'-10"	1-3/4"	HOL. MTL.	PAINT	D	HOL. MTL.	PAINT	B		CLOSER, FIRE EXIT BAR HARDWARE
091	SW STAIR EXIT	A	(2)3'-6"	7'-10"	- -	ALUM./GLASS	ANODIZED	A	ALUM.	ANODIZED			CLOSER, THRESHOLD, WEATHERSTRIP, PUSH BAR/PANIC EXIT
092	SW VEST. EXIT A	A	3'-0"	7'-10"	- -	ALUM./GLASS	ANODIZED	A	ALUM.	ANODIZED			CLOSER, THRESHOLD, WEATHERSTRIP, PUSH BAR/PANIC EXIT
093	SW VEST. EXIT B	A	3'-0"	7'-10"	- -	ALUM./GLASS	ANODIZED	A	ALUM.	ANODIZED			CLOSER, THRESHOLD, WEATHERSTRIP, PUSH BAR/PANIC EXIT
094	SW VEST. INNER A	A	3'-0"	7'-10"	- -	ALUM./GLASS	ANODIZED	A	ALUM.	ANODIZED			CLOSER, THRESHOLD, WEATHERSTRIP, PUSH BAR/PANIC EXIT
095	SW VEST. INNER B	A	3'-0"	7'-10"	- -	ALUM./GLASS	ANODIZED	A	ALUM.	ANODIZED			CLOSER, THRESHOLD, WEATHERSTRIP, PUSH BAR/PANIC EXIT
096	ISLAMIC STUDIES 2	E	3'-0"	7'-0"	1-3/4"	WD/GLASS	STAIN	B	HOL. MTL.	PAINT			CLOSER
097	ISLAMIC STUDIES 1	E	3'-0"	7'-0"	1-3/4"	WD/GLASS	STAIN	B	HOL. MTL.	PAINT			CLOSER
098	ARABIC 1	E	3'-0"	7'-0"	1-3/4"	WD/GLASS	STAIN	B	HOL. MTL.	PAINT			CLOSER
099	ARABIC 2	E	3'-0"	7'-0"	1-3/4"	WD/GLASS	STAIN	B	HOL. MTL.	PAINT			CLOSER
100	ARABIC 3	E	3'-0"	7'-0"	1-3/4"	WD/GLASS	STAIN	B	HOL. MTL.	PAINT			CLOSER
101	ARABIC 4	E	3'-0"	7'-0"	1-3/4"	WD/GLASS	STAIN	B	HOL. MTL.	PAINT			CLOSER
102	ARABIC 5	E	3'-0"	7'-0"	1-3/4"	WD/GLASS	STAIN	B	HOL. MTL.	PAINT			CLOSER
103	CAFETERIA-WEST A	B	3'-0"	7'-10"	1-3/4"	WOOD	STAIN	B	HOL. MTL.	PAINT			CLOSER, PUSH BAR/PANIC EXIT
104	CAFETERIA-WEST B	B	3'-0"	7'-10"	1-3/4"	WOOD	STAIN	B	HOL. MTL.	PAINT			CLOSER, PUSH BAR/PANIC EXIT
105	CAFETERIA-NORTH A	B	3'-0"	7'-10"	1-3/4"	WOOD	STAIN	B	HOL. MTL.	PAINT			CLOSER, PUSH BAR/PANIC EXIT
106	CAFETERIA-NORTH B	B	3'-0"	7'-10"	1-3/4"	WOOD	STAIN	B	HOL. MTL.	PAINT			CLOSER, PUSH BAR/PANIC EXIT
107	CAFETERIA-NORTH C	B	3'-0"	7'-10"	1-3/4"	WOOD	STAIN	B	HOL. MTL.	PAINT			CLOSER, PUSH BAR/PANIC EXIT
108	CAFETERIA-NORTH D	B	3'-0"	7'-10"	1-3/4"	WOOD	STAIN	B	HOL. MTL.	PAINT			CLOSER, PUSH BAR/PANIC EXIT
109	CAFETERIA-EAST A	B	3'-0"	7'-10"	1-3/4"	WOOD	STAIN	B	HOL. MTL.	PAINT			CLOSER, PUSH BAR/PANIC EXIT
110	CAFETERIA-EAST A	B	3'-0"	7'-10"	1-3/4"	WOOD	STAIN	B	HOL. MTL.	PAINT			CLOSER, PUSH BAR/PANIC EXIT
111	ENGLISH 1	E	3'-0"	7'-0"	1-3/4"	WD/GLASS	STAIN	B	HOL. MTL.	PAINT			CLOSER
112	ENGLISH 2	E	3'-0"	7'-0"	1-3/4"	WD/GLASS	STAIN	B	HOL. MTL.	PAINT			CLOSER
113	ENGLISH 3	E	3'-0"	7'-0"	1-3/4"	WD/GLASS	STAIN	B	HOL. MTL.	PAINT			CLOSER
114	ENGLISH 4	E	3'-0"	7'-0"	1-3/4"	WD/GLASS	STAIN	B	HOL. MTL.	PAINT			CLOSER
115	ENGLISH 5	E	3'-0"	7'-0"	1-3/4"	WD/GLASS	STAIN	B	HOL. MTL.	PAINT			CLOSER

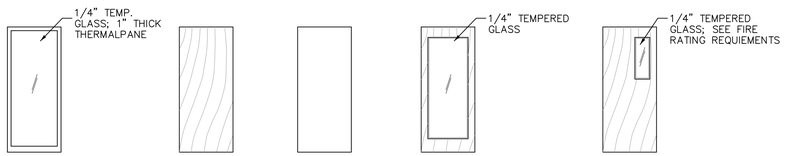
SEE SHEET A6.2 FOR DOOR HARDWARE NOTES

BUILDING IS FULLY SPRINKLERED.
CLASSROOM CORRIDORS ARE NOT REQUIRED TO BE RATED PER IBC TABLE 1020.2

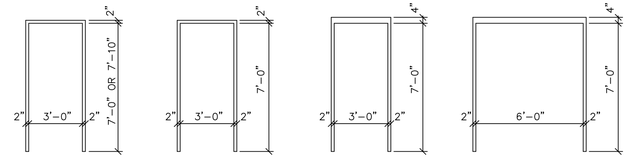
TABLE 1020.2CORRIDOR FIRE-RESISTANCE RATING

OCCUPANCY	OCCUPANT LOAD SERVED BY CORRIDOR	REQUIRED FIRE-RESISTANCE RATING (hours)	
		Without sprinkler system	With sprinkler system
H-1, H-2, H-3	All	Not Permitted	1[c]
H-4, H-5	Greater than 30	Not Permitted	1[c]
A, B, E, F-M, S, U	Greater than 30	1	0
R	Greater than 10	Not Permitted	0.5[b],[d]
I-2[a]	All	Not Permitted	0
I-1, I-3	All	Not Permitted	1[b, c]
I-4	All	1	0

a. For requirements for occupancies in Group I-2, see Sections 407.2 and 407.3.
b. For a reduction in the fire-resistance rating for occupancies in Group I-3, see Section 408.8.
c. Buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2 where allowed.
d. Group R-3 and R-4 buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.3. See Section 903.2.8 for occupancies where automatic sprinkler systems are permitted in accordance with Section 903.3.1.3.



DOOR TYPES



FRAME TYPES

NOTES:
1. THRESHOLDS ARE NOT TO EXCEED 1/2" IN HEIGHT
2. ALL DOOR HANDLES TO BE ADA APPROVED LEVER TYPE HANDLES/PULLS
3. ALL HARDWARE FINISH, INCLUDING HINGES AND STRIKES, TO BE BRUSHED ALUMINUM OR SATIN NICKEL
4. VERIFY OPENING SIZE IN FIELD FOR DOOR AND/OR FRAME DIMENSIONS
5. WHERE A FIRE RATING IS CALLED FOR ON A DOOR, THE FRAME SHALL HAVE THE APPROPRIATE FIRE RATING TO MATCH THE DOOR.

PLAN **CONDITIONALLY APPROVED**

No Variation of this Plan is Permitted without the Approval of E-Plan Exam and the Municipal Building Inspection Department. See Plan Review Letter and/or Permit for additional conditions that must be addressed during construction prior to inspection.

Review Type: Building & Structure Review Only

Approved By: _____ Date: 04/20/2026

EXIT HARDWARE NOTE:

WHERE EXIT PADDLE HARDWARE IS INDICATED, THE OPERATING DEVICE SHALL BE CAPABLE OF OPERATION WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE. ALL EGRESS DOORS SHALL OPEN READILY FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.

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Existing Showtime Cinema Alteration for
SALAM PRIVATE HIGH SCHOOL
8310 S. 102nd Street
Franklin, WI 53132

02-23-26
04-06-26

DOOR SCHEDULE & NOTES

A6.1

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PARTITION, MILLWORK AND DOOR PLAN NOTES

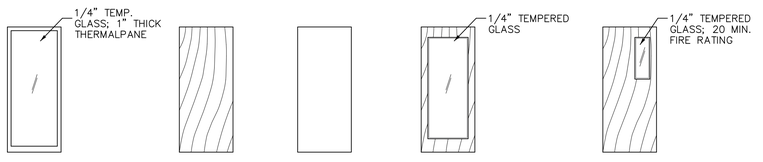
1. INVESTIGATE FIELD CONDITIONS AND ASCERTAIN THAT WORK IS FEASIBLE AS SHOWN. NOTIFY THE ARCHITECT IMMEDIATELY OF ANY PROBLEMS WITH FIELD CONDITIONS.
2. EXAMINE SPECIFIED PRODUCTS AND SUBMIT WRITTEN EXCEPTION OR OBJECTIONS, OR BOTH, WITH ANALYSIS AND RECOMMENDATIONS PRIOR TO SUBMITTING BID COSTS.
3. INSTALL DRYWALL WORK IN ACCORDANCE WITH THE CURRENT VERSION OF UNITED STATES GYPSUM – GYPSUM CONSTRUCTION HANDBOOK, ASTM C645, ASTM C754, AND ASTM C840; MOST STRINGENT REQUIREMENTS
4. "TYPICAL" MEANS IDENTICAL FOR ALL SIMILAR CONDITIONS, UNLESS OTHERWISE NOTED.
5. IMMEDIATELY ANALYZE CONTRACT DOCUMENTS AND REPORT IN WRITING ANY INCONSISTENCIES DISCOVERED THEREIN. CONTRACTOR SHALL BE RESPONSIBLE TO CORRECT ANY DEFECTIVE WORK CAUSED BY PROCEEDING WITH WORK WHERE INCONSISTENCIES OR DISCREPANCIES ON THE DRAWINGS OCCUR AND A CLARIFICATION FROM THE ARCHITECT IS NOT REC'D.
6. DIMENSIONS ARE NOT ADJUSTABLE WITHOUT WRITTEN APPROVAL FROM THE ARCHITECT.
7. UNDERCUT ALL DOORS TO CLEAR TOP OF FINISHED FLOOR, INCLUDING BUT NOT LIMITED TO, CARPET, TILE, ETC., AS APPLICABLE, BY 1/4 INCH MAXIMUM, UNLESS OTHERWISE NOTED.
8. TEST AND ADJUST DOORS FOR SMOOTH, QUIET OPERATION.
9. PROVIDE FIRE RESISTIVE BLOCKING IN PARTITIONS AS REQUIRED.
10. GLAZING TONG MARKS SHALL NOT BE VISIBLE.
11. FINISH COLUMNS AND OTHER BASE BUILDING SURFACES AS REQUIRED TO MATCH ADJACENT OR ABUTTING SURFACES, OR TO MATCH SURFACES CALLED FOR IN THE SAME ROOM.
12. CAULK GAPS WHERE INTERSECTION OF CONSTRUCTION ELEMENTS IS NOT CRISP AND CONSISTENT, UNLESS OTHERWISE NOTED.
13. WHERE A COMPLEX ASSEMBLY INVOLVING SEVERAL TRADES IS CALLED FOR ON THE DRAWINGS, SUBMIT A SHOP DRAWING SHOWING THE PROPOSED INTERACTION OF ALL RELATED ELEMENTS FOR ARCHITECT'S REVIEW. CONTRACTOR IS RESPONSIBLE FOR THE PROPER OPERATION OF ALL SYSTEMS.
14. PROVIDE PROPER CLEARANCE FOR ALL MOVING PARTS OR FIXTURES SUCH AS ROLLING, SLIDING AND MOVEABLE DOORS AND PARTITIONS.
15. ALL DOOR AND CABINETRY HARDWARE IS TO BE IN BRUSHED ALUMINUM FINISH.
16. ALL TOILET STALL PARTITIONS SHOWN ON THE DRAWINGS ARE TO BE PLASTIC LAMINATE TYPE PARTITIONS MANUFACTURED FOR THIS TYPE OF USE.
17. ALL WORK IS TO BE IN ACCORDANCE WITH ALL APPLICABLE CODES AND IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES.

DOOR SCHEDULE

DOOR NUMBER	DOOR LOCATION	DOORS TYPE	SIZE WIDTH	SIZE HEIGHT	SIZE THICK	MAT'L	FINISH	FRAME TYPE	FRAME MATERIAL	FRAME FINISH	LABEL	HDW. SET	REMARKS
201	JANITOR B	C	3'-0"	7'-0"	1-3/4"	HOL. MTL.	PAINT	B	HOL. MTL.	PAINT			
202	UNOCCUPIED STORAGE	C	3'-0"	7'-0"	1-3/4"	HOL. MTL.	PAINT	B	HOL. MTL.	PAINT			
203	TEACHERS LOUNGE B	B	3'-0"	7'-0"	1-3/4"	WOOD	STAIN	B	HOL. MTL.	PAINT	C		CLOSER
204	UNISEX TOILET G	B	3'-0"	7'-0"	1-3/4"	WOOD	STAIN	B	HOL. MTL.	PAINT			HINGE SPRING CLOSER, PRIVACY LOCK
205	UNISEX TOILET H	B	3'-0"	7'-0"	1-3/4"	WOOD	STAIN	B	HOL. MTL.	PAINT			HINGE SPRING CLOSER, PRIVACY LOCK
206	MULTI-PURPOSE EAST	D	3'-0"	7'-0"	1-3/4"	WD/GLASS	STAIN	B	HOL. MTL.	PAINT			CLOSER
207	MULTI-PURPOSE WEST	D	3'-0"	7'-0"	1-3/4"	WD/GLASS	STAIN	B	HOL. MTL.	PAINT			CLOSER
208	SUPPLIES	B	3'-0"	7'-0"	1-3/4"	WOOD	STAIN	B	HOL. MTL.	PAINT			
209	ART 1	A	3'-0"	7'-0"	– –	ALUM/GLASS	ANODIZED	A	ALUM.	ANODIZED			CLOSER
210	ART STORAGE	B	3'-0"	7'-0"	1-3/4"	WOOD	STAIN	B	HOL. MTL.	PAINT			
211	ART 2	A	3'-0"	7'-0"	– –	ALUM/GLASS	ANODIZED	A	ALUM.	ANODIZED			CLOSER
212	WEST STAIR (UPPER)	C	3'-0"	7'-0"	1-3/4"	HOL. MTL.	PAINT	C	HOL. MTL.	PAINT	B		CLOSER, FIRE EXIT BAR HARDWARE
213	FLEX ROOM 1	D	3'-0"	7'-0"	1-3/4"	WD/GLASS	STAIN	B	HOL. MTL.	PAINT			CLOSER
214	BOYS TOILETS 2/W	B	3'-0"	7'-0"	1-3/4"	WOOD	STAIN	B	HOL. MTL.	PAINT			CLOSER, PUSH PLATE/PULL HANDLE 8" KICK PLATE
215	– – DELETED – –												
216	GIRLS TOILETS 2/W	B	3'-0"	7'-0"	1-3/4"	WOOD	STAIN	B	HOL. MTL.	PAINT			CLOSER, PUSH PLATE/PULL HANDLE 8" KICK PLATE
217	– – DELETED – –												
218	MECHANICAL A	C	3'-0"	7'-0"	1-3/4"	HOL. MTL.	PAINT	B	HOL. MTL.	PAINT	C		CLOSER
219	FLEX ROOM 2 WEST	B	3'-0"	7'-0"	1-3/4"	WOOD	STAIN	B	HOL. MTL.	PAINT			
220	FLEX ROOM 2 EAST	B	3'-0"	7'-0"	1-3/4"	WOOD	STAIN	B	HOL. MTL.	PAINT			
221	BOYS TOILETS 2/E	B	3'-0"	7'-0"	1-3/4"	WOOD	STAIN	B	HOL. MTL.	PAINT			CLOSER, PUSH PLATE/PULL HANDLE 8" KICK PLATE
222	BOYS MOP 2/E	B	3'-0"	7'-0"	1-3/4"	WOOD	STAIN	B	HOL. MTL.	PAINT			
223	GIRLS TOILETS 2/E	B	3'-0"	7'-0"	1-3/4"	WOOD	STAIN	B	HOL. MTL.	PAINT			CLOSER, PUSH PLATE/PULL HANDLE 8" KICK PLATE
224	GIRLS MOP 2/E	B	3'-0"	7'-0"	1-3/4"	WOOD	STAIN	B	HOL. MTL.	PAINT			
225	EAST VESTIBULE 1	A	3'-0"	7'-10"	– –	ALUM/GLASS	ANODIZED	A	ALUM.	ANODIZED			CLOSER, PUSH BAR/PANIC EXIT
226	EAST VESTIBULE 2	A	3'-0"	7'-10"	– –	ALUM/GLASS	ANODIZED	A	ALUM.	ANODIZED			CLOSER, PUSH BAR/PANIC EXIT
227	EAST VESTIBULE 3	A	3'-0"	7'-10"	– –	ALUM/GLASS	ANODIZED	A	ALUM.	ANODIZED			CLOSER, PUSH BAR/PANIC EXIT
228	EAST VESTIBULE 4	A	3'-0"	7'-10"	– –	ALUM/GLASS	ANODIZED	A	ALUM.	ANODIZED			CLOSER, PUSH BAR/PANIC EXIT
229	JANITOR C	C	3'-0"	7'-0"	1-3/4"	HOL. MTL.	PAINT	B	HOL. MTL.	PAINT			CLOSER
230	EAST STAIR (UPPER)	C	3'-0"	7'-0"	1-3/4"	HOL. MTL.	PAINT	C	HOL. MTL.	PAINT	B		CLOSER, FIRE EXIT BAR HARDWARE
231	MECHANICAL C	C	3'-0"	7'-0"	1-3/4"	HOL. MTL.	PAINT	C	HOL. MTL.	PAINT			CLOSER
232	SCIENCE 1	E	3'-0"	7'-0"	1-3/4"	WD/GLASS	STAIN	B	HOL. MTL.	PAINT			CLOSER
233	SCIENCE 2	E	3'-0"	7'-0"	1-3/4"	WD/GLASS	STAIN	B	HOL. MTL.	PAINT			CLOSER
234	SCIENCE 3	E	3'-0"	7'-0"	1-3/4"	WD/GLASS	STAIN	B	HOL. MTL.	PAINT			CLOSER
235	SCIENCE 4	E	3'-0"	7'-0"	1-3/4"	WD/GLASS	STAIN	B	HOL. MTL.	PAINT			CLOSER
236	SCIENCE PREP	E	3'-0"	7'-0"	1-3/4"	WD/GLASS	STAIN	B	HOL. MTL.	PAINT			CLOSER
237	SCIENCE LAB 1	E	3'-0"	7'-0"	1-3/4"	WD/GLASS	STAIN	B	HOL. MTL.	PAINT			CLOSER
238	SCIENCE LAB 2	E	3'-0"	7'-0"	1-3/4"	WD/GLASS	STAIN	B	HOL. MTL.	PAINT			CLOSER
239	SCIENCE LAB 3	E	3'-0"	7'-0"	1-3/4"	WD/GLASS	STAIN	B	HOL. MTL.	PAINT			CLOSER
240	SOUTHWEST STAIR	C	3'-6"	7'-0"	1-3/4"	HOL. MTL.	PAINT	C	HOL. MTL.	PAINT	B		CLOSER, FIRE EXIT BAR HARDWARE
241	CLASSROOM A	E	3'-0"	7'-0"	1-3/4"	WD/GLASS	STAIN	B	HOL. MTL.	PAINT			CLOSER
242	MECHANICAL B	C	3'-0"	7'-0"	1-3/4"	HOL. MTL.	PAINT	B	HOL. MTL.	PAINT	C		CLOSER
243	SPECIAL ED. 2	E	3'-0"	7'-0"	1-3/4"	WD/GLASS	STAIN	B	HOL. MTL.	PAINT			CLOSER
244	SOCIAL STUDIES 1	E	3'-0"	7'-0"	1-3/4"	WD/GLASS	STAIN	B	HOL. MTL.	PAINT			CLOSER
245	SOCIAL STUDIES 2	E	3'-0"	7'-0"	1-3/4"	WD/GLASS	STAIN	B	HOL. MTL.	PAINT			CLOSER
246	SOCIAL STUDIES 3	E	3'-0"	7'-0"	1-3/4"	WD/GLASS	STAIN	B	HOL. MTL.	PAINT			CLOSER
247	SOCIAL STUDIES 4	E	3'-0"	7'-0"	1-3/4"	WD/GLASS	STAIN	B	HOL. MTL.	PAINT			CLOSER
248	SOCIAL STUDIES 5	E	3'-0"	7'-0"	1-3/4"	WD/GLASS	STAIN	B	HOL. MTL.	PAINT			CLOSER
249	MEDIA EAST ENTRY	D	3'-0"	7'-0"	1-3/4"	WD/GLASS	STAIN	B	HOL. MTL.	PAINT			CLOSER
250	MEDIA WEST ENTRY	D	3'-0"	7'-0"	1-3/4"	WD/GLASS	STAIN	B	HOL. MTL.	PAINT			CLOSER
251	MEDIA STORAGE	B	3'-0"	7'-0"	1-3/4"	WOOD	STAIN	B	HOL. MTL.	PAINT			
252	MEDIA OFFICE	B	3'-0"	7'-0"	1-3/4"	WOOD	STAIN	B	HOL. MTL.	PAINT			
253	MATH 1	E	3'-0"	7'-0"	1-3/4"	WD/GLASS	STAIN	B	HOL. MTL.	PAINT			CLOSER
254	MATH 2	E	3'-0"	7'-0"	1-3/4"	WD/GLASS	STAIN	B	HOL. MTL.	PAINT			CLOSER
255	MATH 3	E	3'-0"	7'-0"	1-3/4"	WD/GLASS	STAIN	B	HOL. MTL.	PAINT			CLOSER
256	MATH 4	E	3'-0"	7'-0"	1-3/4"	WD/GLASS	STAIN	B	HOL. MTL.	PAINT			CLOSER
257	MATH 5	E	3'-0"	7'-0"	1-3/4"	WD/GLASS	STAIN	B	HOL. MTL.	PAINT			CLOSER
258	STORAGE	B	3'-0"	7'-0"	1-3/4"	WOOD	STAIN	B	HOL. MTL.	PAINT			
259	SOUTHEAST STAIR	C	3'-0"	7'-0"	1-3/4"	HOL. MTL.	PAINT	C	HOL. MTL.	PAINT	B		CLOSER, FIRE EXIT BAR HARDWARE
260	CLASSROOM B	E	3'-0"	7'-0"	1-3/4"	WD/GLASS	STAIN	B	HOL. MTL.	PAINT			CLOSER
261	MECHANICAL B	C	3'-0"	7'-0"	1-3/4"	HOL. MTL.	PAINT	B	HOL. MTL.	PAINT	C		CLOSER

DOOR HARDWARE NOTES:

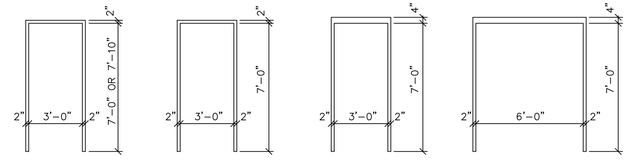
1. PANIC HARDWARE/FIRE EXIT HARDWARE REQUIRED AT ALL ROOMS W/ OCCUPANT LOADS GREATER THAN OR= TO 50. FIRE EXIT PANIC HARDWARE REQUIRED WHERE THE DOOR HAS A FIRE RATING
2. SINGLE MOTION EGRESS PER 2021 IBC 1010.1.1; NO TIGHT GRASPING, PINCHING OR TWISTING REQUIRED FOR EGRESS.
3. OPERABLE HARDWARE SHALL BE MOUNTED 34" – 38" ABOVE FINISH FLOOR.
4. MAX. FORCE LIMIT FOR UNLATCHING SHALL BE 15 LBS
5. ACTUATING PORTION MUST BE EQUAL TO OR GREATER THAN HALF OF THE WIDTH OF THE DOOR.
6. ELECTRONIC LOCKS MUST RELEASE UPON FIRE ALARM ACTIVATION, POWER LOSS AND A MANUAL PUSH BUTTON.
7. CLASSROOM SECURITY LOCKS ARE PERMITTED IF THEY ARE LOCKABLE FROM THE INSIDE EGRESS IS ALWAYS ALLOWED WITHOUT A KEY OR ANY SPECIAL KNOWLEDGE.
8. NO DEADBOLTS OR SECONDARY LOCKING DEVICES ARE ALLOWED ON EGRESS DOORS.
9. MANUAL SURFACE/FLUSH BOLTS ARE NOT ALLOWED ON ACTIVE DOOR LEAVES OF EGRESS DOORS.



DOOR TYPES

NOTES:

1. THRESHOLDS ARE NOT TO EXCEED 1/2" IN HEIGHT
2. ALL DOOR HANDLES TO BE ADA APPROVED LEVER TYPE HANDLES/PULLS
3. ALL HARDWARE FINISH, INCLUDING HINGES AND STRIKES, TO BE BRUSHED ALUMINUM OR SATIN NICKEL
4. VERIFY OPENING SIZE IN FIELD FOR DOOR AND/OR FRAME DIMENSIONS



FRAME TYPES

EXIT HARDWARE NOTE:

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Review Type: Building & Structure Review Only

Approved By: _____ Date: 04/20/2026

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Existing Showtime Cinema Alteration for
SALAM PRIVATE HIGH SCHOOL
8310 S 102nd Street
Franklin, WI 53132

02-23-26
04-06-26

DOOR SCHEDULE & NOTES

A6.2

SPECIFICATIONS

EXISTING UTILITIES:
A. COORDINATE WORK WITH UTILITY COMPANIES; NOTIFY UTILITY BEFORE STARTING WORK AND COMPLY WITH THEIR REQUIREMENTS. OBTAIN ALL REQUIRED PERMITS.
B. PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING THE COURSE OF THE WORK.
C. DO NOT DISRUPT UTILITIES OR EXISTING SERVICES UNNECESSARILY OR WITHOUT APPROVAL.
D. DO NOT SHUT OFF OR DISRUPT EXISTING LIFE SAFETY SYSTEMS WITHOUT A MINIMUM OF 7 DAY PRIOR WRITTEN NOTICE TO OWNER.
E. DO NOT SHUT OFF OR DISRUPT EXISTING UTILITIES THAT ARE IN USE WITHOUT A MINIMUM OF 3 DAY PRIOR WRITTEN NOTICE TO OWNER.
F. LOCATE AND MARK EXISTING UTILITIES TO REMAIN IN A HIGHLY VISIBLE MANNER. PROTECT ALL EXISTING UTILITIES DURING THE CONSTRUCTION PROCESS AS NEEDED.
G. REMOVE EXPOSED PIPING, METERS, VALVES, SUPPORTS, ETC. OF ALL DISCONNECTED AND ABANDONED UTILITIES THAT WILL NO LONGER BE IN USE.

DEMOLITION FOR ALTERATION:
A. THE DRAWINGS SHOWING EXISTING CONDITIONS AND UTILITIES ARE BASED ON CASUAL FIELD OBSERVATION AND EXISTING RECORDS ONLY. CONTRACTOR SHALL VERIFY THAT CONSTRUCTION AND UTILITIES ARE AS INDICATED ON THE DRAWINGS.
B. REMOVE EXISTING CONDITIONS MARK FOR DEMOLITION ON THE DRAWINGS AND AS REQUIRED TO ACCOMPLISH THE NEW WORK PROPOSED.
C. REMOVE ABANDONED PIPES, CONDUITS, DUCTS, AND EQUIPMENT BACK TO SOURCE WHERE POSSIBLE, INCLUDING THOSE ABOVE ACCESSIBLE CEILINGS, WHEREVER POSSIBLE, OTHERWISE CAP THE STUBBED SYSTEM AND LABEL FOR IDENTIFICATION.
D. MAINTAIN EXISTING ACTIVE SERVICES AND SYSTEMS THAT ARE TO REMAIN IN OPERATION.
E. WHERE EXISTING ACTIVE SYSTEMS SERVE OCCUPIED FACILITIES BUT ARE TO BE REPLACED WITH NEW SERVICES OR SYSTEMS, MAINTAIN THE EXISTING SYSTEM UNTIL NEW SYSTEMS ARE COMPLETE AND READY FOR SERVICE.
F. PROTECT ALL EXISTING WORK THAT IS TO REMAIN. PROVIDE TEMPORARY SHORING AND BRACING TO PREVENT MOVEMENT WHEREVER NECESSARY.
G. PERFORM CUTTING TO ACCOMPLISH REMOVALS NEATLY AND REPAIR/PATCH ADJACENT CONSTRUCTION AND FINISHES OF AREAS TO REMAIN IF DAMAGED DURING DEMOLITION.

DEBRIS AND WASTE REMOVAL:
A. REMOVE ALL DEMOD MATERIALS, DEBRIS, JUNK AND TRASH FROM THE SITE.
B. LEAVE SITE IN CLEAN CONDITION READY FOR SUBSEQUENT WORK.

CAST IN PLACE CONCRETE:
A. INSTALL UNDERSLAB VAPOR BARRIER UNDER NEW CAST IN PLACE CONCRETE.
   SPECIFICATIONS OF VAPOR BARRIER MATERIALS:
   1. WATER VAPOR PERMEANCE NOT MORE THAN 0.00 PERMS MAXIMUM.
   2. COMPLY WITH ASTM E1745 CLASS A
   3. THICKNESS TO BE 15 MILS
B. FOLLOW PRODUCT MANUFACTURER RECOMMENDATIONS FOR SEAM SEALING WITH TAPE, ADHESIVE, MASTIC, ETC. AS DIRECTED.
C. INSTALLATION SHALL BE IN ACCORDANCE WITH ASTM E1643.
D. LAP SHEETS OVER FOOTINGS AND SEAL TO FOUNDATION WALLS.

THERMAL INSULATION:
A. GLASS FIBER BATT INSULATION SHALL BE PREFORMED BATT OR BLANKET COMPLYING WITH ASTM C665, FRICTION FIT, UNFACED, NON-COMBUSTIBLE WHEN TESTED IN ACCORDANCE WITH ASTM E136; THERMAL RESISTANCE VALUE = R-13
B. MINERAL FIBER BATT INSULATION SHALL BE FLEXIBLE OR SEMI-RIGID PREFORMED BATT OR BLANKET COMPLYING WITH ASTM C665, FRICTION FIT, UNFACED WITH FLAME SPREAD INDEX AND SMOKE DEVELOPED INDEX OF ZERO WHEN TESTED IN ACCORDANCE WITH ASTM E84; THERMAL RESISTANCE VALUE = R-13
C. VAPOR RETARDER/BARRIER SHALL BE INSTALLED IN LOCATIONS SHOWN ON DRAWINGS AND AS IN ACCORDANCE WITH MANUFACTURER INSTRUCTIONS; MINIMUM MIL THICKNESS TO BE 6 MIL.
D. TAPE ALL JOINTS WITH SELF-ADHEREING, REINFORCED TAPE OF 2" MIN. WIDTH.
E. INSTALL INSULATION WITHOUT GAPS OR VOIDS, DONOT COMPRESS INSULATION.

JOINT SEALANT APPLICATIONS:
A. SEAL OPEN EXTERIOR JOINTS UNLESS SPECIFICALLY INDICATED NOT TO BE SEALED. EXTERIOR JOINTS TO BE SEALED INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:
   1. WALL EXPANSION AND CONTROL JOINTS
   2. JOINTS BETWEEN DIFFERENT EXPOSED CONSTRUCTION MATERIALS.
   3. JOINTS DOORS, WINDOWS, FRAMES, AND OTHER ADJACENT CONSTRUCTION MATERIALS.
B. DO NOT SEAL OPEN INTERIOR JOINTS UNLESS SPECIFICALLY INDICATED TO BE SEALED. INTERIOR JOINTS TO BE SEALED INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:
   1. JOINTS BETWEEN DOORS, WINDOWS, FRAMES AND OTHER ADJACENT MATERIALS.
   2. JOINTS IN MATERIALS IN WET AREAS INCLUDING BATHROOMS, RESTROOMS, KITCHENS, FOOD SERVICE AREAS, COUNTERS WITH PLUMBING FIXTURES, COUNTERTOPS AND OTHER SIMILAR AREAS OR ITEMS.
C. DO NOT SEAL THE FOLLOWING TYPES OF JOINTS:
   1. INTENTIONAL WEEPHOLES IN MASONRY
   2. JOINTS TO RECEIVE MFG'S EXPANSION JOINT OVER OR OTHER TYPE OF SEALANT
   3. JOINTS WHERE SEALANT IS TO BE PROVIDED BY THE MANUFACTURER OF PRODUCT
   3. JOINTS BETWEEN SUSPENDED CEILING TRACK AND WALL
D. EXTERIOR JOINT SEALANT TO BE NON-SAGING, NON-STAINING SILICONE SEALANT
E. INTERIOR JOINT SEALANT TO BE NON-SAGING POLYURETHANE SEALANT IN WET AREAS, AND ACRYLIC EMULSION LATEX SEALANT IN NON-WET AREAS. JOINTS BETWEEN FIXTURES IN WET AREAS AND FLOORS, WALLS AND CEILINGS TO BE MILDEW RESISTANT SILICONE SEALANT IN WHITE COLOR.
MATERIALS:
A. NON-STAINING SILICONE SEALANT: ASTM C920, GRADE NS, USES M & A, SINGLE COMPONENT, MILDEW RESISTANT, NOT EXPECTED TO WITHSTAND CONTINUOUS WATER IMMERSION OR TRAFFIC; COLOR MATCHED TO ADJACENT FINISHED SURFACES.
B. MILDEW RESISTANT SILICONE SEALANT: ASTM C920, GRADE NS, USES M & A, SINGLE COMPONENT, MILDEW RESISTANT, NOT EXPECTED TO WITHSTAND CONTINUOUS WATER IMMERSION OR TRAFFIC; COLOR TO BE WHITE.
C. POLYURETHANE SEALANT: ASTM C920, GRADE NS, USES M & A, SINGLE OR MULTI-COMPONENT, NOT EXPECTED TO WITHSTAND CONTINUOUS WATER IMMERSION OR TRAFFIC. MOVEMENT CAPABILITY TO BE A MINIMUM OF PLUS AND MINUS 25 PERCENT.
D. POLYURETHANE SEALANT FOR CONTINUOUS WATER IMMERSION: ASTM C920, GRADE NS, USES M & A, SINGLE OR MULTI-COMPONENT, EXPLICITLY APPROVED BY MFG FOR CONTINUOUS WATER IMMERSION AND SUITABLE FOR TRAFFIC EXPOSURE. MOVEMENT CAPABILITY TO BE A MINIMUM OF PLUS AND MINUS 35 PERCENT.
E. ACRYLIC EMULSION LATEX: WATER BASED, ASTM C834, SINGLE COMPONENT, NON STAINING, NON-BLEEDING, NON-SAGGING, NOT INTENDED FOR EXTERIOR USE. ACCESSORIES:
A. BACKER ROD: CYLINDRICAL CELLULAR FOAM ROD WITH SURFACE THAT SEALANT WILL NOT ADHERE TO AND COMPATIBILITY WITH SPECIFIC SEALANT USED.
B. BACKING TAPE: SELF-ADHESIVE POLYETHYLENE TAPE WITH SURFACE THAT SEALANT WILL NOT ADHERE TO AND RECOMMENDED BY TAPE AND SEALANT MFG'S FOR SPECIFIC APPLICATION.

GYPSUM BOARD ASSEMBLIES
A. PROVIDE COMPLETE ASSEMBLIES COMPLYING WITH ASTM C840 AND GA-216.
METAL FRAMING MATERIALS:
A. NON-LOADBEARING FRAMING COMPONENTS: ASTM C645, GALVANIZED STEEL COMPLYING WITH ASTM C754 FOR SPACING INDICATED, w/ MAX DEFLECTION OF FRAMING OF L/120 @ 5 PSF.
B. STUDS TO BE "C" SHAPED w/ FLAT OR FORMED WEBS w/ KNURLED FACES & "U" RUNNERS.
GYPSUM BOARD MATERIALS:
A. PAPER FACED GYPSUM PANELS AS DEFINED IN ASTM C1396/C1396M w/ MINIMIZED JOINTS
B. MOLD RESISTANCE SCORE OF 10 WHEN TESTED IN ACCORDANCE w/ ASTM D3273.
C. MOLD RESISTANT BOARD IS REQ'D WHEN INSTALLATION IS PRIOR TO BUILDING BEING ENCLOSED TO THE ELEMENTS AND IN ALL WATER-PRONE AREAS.
D. ALL VERTICAL INSTALLATION APPLICATIONS SHALL BE 5/8 INCH THICK MATERIAL
FASTENERS:
A. STEEL STUDS < .033 INCH THICK & WOOD STUDS: ASTM C1002 CORROSION RESISTANT
B. STEEL STUDS .033 TO 1/2 INCH: ASTM C954 STEEL DRILL SCREW, CORROSION RESISTANT.
INSTALLATION:
A. COMPLY WITH ASTM C840-216 AND MFG INSTRUCTIONS. INSTALL TO MINIMIZE BUTT END JOINTS. FINISH TO LEVEL 5 PER ASTM C840. WALLS TO RECEIVE SEMI-GLOSS PAINT.

HOLLOW METAL DOORS AND FRAMES:
DELIVERY, STORAGE & HANDLING
A. COMPLY WITH NAAMM HMMA 840 OR ANSI/SDI A 250.8 (SDI-100) IN ACCORDANCE WITH SPECIFIED REQUIREMENTS.
REQUIREMENTS FOR HOLLOW METAL DOORS AND FRAMES:
A. STEEL USED FOR FABRICATION OF DOORS AND FRAMES SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING REQUIREMENTS: GALVANNEALED STEEL CONFORMING TO ASTM A653/A653M, COLD ROLLED STEEL CONFORMING TO ASTM A1008/A1008M, OR HOT ROLLED PICKLED AND OILED (HRPO) STEEL CONFORMING TO ASTM A1011/A1011M, COMMERCIAL STEEL (CS) TYPE B FOR EACH.
B. COMPLY WITH ICC A117.1 AND ADA ACCESSIBILITY STANDARDS.
C. EXTERIOR DOOR TOP CLOSURES: FLUSH END CLOSURE CHANNEL WITH TOP & DOOR FACES ALIGNED.
D. DOOR EDGE PROFILE TO BE MANUFACTURER'S STANDARD FOR APPLICATION INDICATED.
E. TYPICAL DOOR FACE SHEETS SHALL BE FLUSH.
HOLLOW METAL DOORS:
A. TYPE A EXTERIOR DOORS; THERMALLY INSULATED
   1. BASED ON SDI STANDARDS; ANSI/SDI A250.8 (SDI-100)
   2. LEVEL 1 – STANDARD DUTY
   3. PHYSICAL PERFORMANCE LEVEL C, 250,000 CYCLES; ANSI/SDI A250.4
   4. MODEL 1 – FULL FLUSH
   5. DOOR FACE METAL THICKNESS: 20 GAGE, 0.032 INCH MINIMUM
   6. ZINC COATING: A60/ZF180 GALVANNEALED COATING; ASTM A653/A653M
   7. CORE MATERIAL: MFG'S STANDARD CORE MATERIAL/CONSTRUCTION
   8. DOOR THICKNESS: 1-3/4" INCH, NOMINAL
   9. WEATHERSTRIPPING TO BE INCLUDED ON ALL EXTERIOR DOORS
   10. DOOR FINISH: FACTORY PRIMED AND FIELD FINISHED
HOLLOW METAL FRAMES:
A. COMPLY WITH STANDARDS FOR CORRESPONDING DOOR WITH FRAME REQUIREMENTS
B. FRAME FINISH: FACTORY PRIMED AND FIELD FINISHED
C. EXTERIOR DOOR FRAMES: FULL PROFILE/CONTINUOUSLY WELDED FRAME
FINISHES:
A. PRIMER: RUST-INHIBITING, COMPLYING WITH ANSI/SDI A250.10, DOOR MFG'S STANDARD
ACCESSORIES:
A. SILENCERS: RESILIENT RUBBER, FITTED INTO DRILLED HOLES; PROVIDE THREE ON STRIKE SIDE OF SINGLE DOOR, THREE ON CENTER MULLION OF PAIRS, AND TWO ON HEAD OF PAIRS WITHOUT CENTER MULLIONS.
INSTALLATION:
A. INSTALL DOORS AND FRAMES IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND RELATED REQUIREMENTS OF SPECIFIED DOOR AND FRAME STANDARDS.
B. COORDINATE FRAME ANCHOR PLACEMENT WITH WALL CONSTRUCTION.

FLUSH WOOD DOORS:
WARRANTY:
A. INTERIOR DOORS: PROVIDE MANUFACTURER'S WARRANTY FOR THE LIFE OF THE INSTALLATION. INCLUDE COVERAGE FOR DELAMINATION OF VENEER, WARPING BEYOND TOLERANCES, DEFECTIVE MATERIALS, AND TELEGRAPHING CORE CONSTRUCTION.
PRODUCTS:
A. QUALITY STANDARDS: CUSTOM GRADE, STANDARD DUTY PERFORMANCE, IN ACCORDANCE WITH AWI/AWMAC/WI (AWS) OR AWMAC/WI (NAAWS).
B. WOOD VENEER DOORS ARE TO BE 5 PLY UNLESS OTHERWISE INDICATED.
C. INTERIOR DOORS: 1-3/4 INCHES THICK FLUSH CONSTRUCTION UNLESS OTHERWISE INDICATED.
   1. ALL INTERIOR FLUSH DOORS TO BE SOLID CORE DOORS.
   2. WOOD VENEER FACING TO BE STAIN GRADE OOD VENEER.
DOOR CONSTRUCTION:
A. FACTORY MACHINE DOORS FOR HARDWARE OTHER THAN SURFACE MOUNTED HARDWARE IN ACCORDANCE WITH REQUIREMENTS AND DIMENSIONS AS SPECIFIED.
B. FACTORY FIT DOORS FOR FRAME OPENING DIMENSIONS INDICATED ON DOOR SCHEDULE WITH EDGE CLEARANCES IN ACCORDANCE WITH SPECIFIED QUALITY STANDARDS.
INSTALLATION:
A. INSTALL DOORS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND SPECIFIED QUALITY STANDARD.
B. COORDINATE INSTALLATION FOR DOORS WITH PROPER FRAMES AND HARDWARE FOR EACH DOOR LOCATION.

DOOR HARDWARE:
WARRANTY:
A. PROVIDE WARRANTY AGAINST DEFECTS IN MATERIAL AND WORKMANSHIP FOR PERIOD OF 3 YEARS MINIMUM ON LOCKSETS AND CYLINDERS AND TWO YEARS MINIMUM ON ALL OTHER HARDWARE. WARRANTY START DATE SHALL BE DATE OF SUBSTANTIAL COMPLETION.
PERFORMANCE CRITERIA:
PROVIDE DOOR HARDWARE PRODUCTS THAT COMPLY WITH THE FOLLOWING REQUIREMENTS:
   1. APPLICABLE PROVISIONS OF FEDERAL, STATE AND LOCAL CODES.
   2. FIRE RATED DOORS: NFPA 80, LISTED AND LABELED BY QUALIFIED TESTING AGENCY FOR FIRE PROTECTION RATINGS INDICATED, BASED ON TESTING AT POSITIVE PRESSURE IN ACCORDANCE WITH NFPA 252 OR UL 10C.
   3. HARDWARE ON FIRE RATED DOORS: LISTED AND CLASSIFIED BY UL (DIR), ITS (DIR), TESTING FIRM ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION, OR AS SUITABLE FOR APPLICATION INDICATED.
HINGES:
A. DOOR HINGES SHALL COMPLY WITH BHMA A156.1, GRADE 1. SWINGING DOORS FROM 60" TO 90" HIGH SHALL RECEIVE THREE BUTT HINGES ON EACH DOOR.
EXIT DEVICES:
A. EXIT DEVICES SHALL COMPLY WITH BHMA A156.3, GRADE 1.
B. EXIT DEVICES SHALL BE LEVER DESIGN TO MATCH LOCKSET TRIM. PROVIDE CYLINDER WITH CYLINDER DOGGING OR LOCKING TRIM. PROVIDE STRIKE AS RECOMMENDED BY MFG FOR APPLICATION INDICATED, STIKE FINISH TO MATCH LOCKSET.
C. PROVIDE UL (DIR) LISTED EXIT DEVICE ASSEMBLIES FOR FIRE RATED DOORS AND PANIC DEVICE ASSEMBLIES FOR NON-FIRE RATED DOORS AS INDICATED ON THE DOOR SCHEDULE.
LOCK CYLINDERS:
A. PROVIDE KEY ACCESS ON OUTSIDE OF EACH LOCK UNLESS OTHERWISE INDICATED.
B. PROVIDE LOCK CYLINDER FROM SAME MFG AS LOCKING DEVICE.
C. PROVIDE CAMS AND/OR TAILPIECES AS REQUIRED FOR LOCKING DEVICES.
DEADBOLTS:
A. BORED AUXILIARY LOCKS SHALL COMPLY WITH BHMA A156.36, GRADE 1.
B. BACKSET SHALL BE 2-3/4" UNLESS OTHERWISE INDICATED.
C. BOLT THROW SHALL BE 1/2 INCH WITH LATCH MADE OF HARDENED STEEL.
DOOR PULL AND PUSH PLATES:
A. PULL AND PUSH PLATES SHALL COMPLY WITH BHMA A156.6.
B. PULL TYPE: STRAIGHT, UNLESS OTHERWISE INDICATED.
C. PUSH PLATE TYPE: FLAT WITH SQUARE CORNERS UNLESS OTHERWISE INDICATED. EDGES TO BE BEVELED.
D. MATERIAL: ALUMINUM UNLESS OTHERWISE INDICATED. FINISH TO MATCH RELATED HARDWARE.
CLOSERS:
A. CLOSERS TO COMPLY WITH BHMA A156.4, GRADE 1.
B. PROVIDE CLOSERS ON EACH INTERIOR DOOR, TYPE TO BE SURFACE MOUNTED.
WALL STOPS:
A. WALL STOPS SHALL COMPLY WITH BHMA A156.16, GRADE 1 AND RESILIENT MATERIAL RETENTION TEST AS DESCRIBED IN THIS STANDARD.
B. WALL STOPS SHALL BE BUMPER, CONCAVE TYPE; ALUMINUM HOUSING WITH RUBBER INSERT.
THRESHOLDS:
A. THRESHOLDS SHALL COMPLY WITH BHMA A156.21.
B. THRESHOLDS TO BE PROVIDED AT EACH EXTERIOR DOOR. TYPE TO BE ALUMINUM, FLAT SURFACE WITH FLUTED GROOVES ACROSS FULL WIDTH. HEIGHT TO NOT EXCEED 1/2 INCH UNLESS OTHERWISE INDICATED OR APPROVED.
C. FIELD CUT THRESHOLDS TO PROFILE OF FRAME AND WIDTH OF DOOR FOR TIGHT FIT.
WEATHERSTIP & GASKETING:
A. WEATHERSTIPPING AND GASKETING SHALL COMPLY WITH BHMA A156.22.
B. HEAD AND JAMB TO BE ADJUSTABLE TYPE. DOOR SWEEP TO BE ENCASED IN RETAINER.
C. MATERIAL TO BE ALUMINUM WITH BRUSH WEATHERSTRIPPING.

MASONRY:
EXTERIOR WALLS OF MASONRY SHALL BE CONSTRUCTED IN ACCORDANCE WITH IBC 1404.4, IBC CHAPTER 14 AND 21. MASONRY UNITS, MORTAR, AND METAL ACCESSORIES USED IN ANCHORED AND ADHERED VENEER SHALL MEET THE PHYSICAL REQUIREMENTS OF IBC CHAPTER 21. THE BACKING OF ANCHORED AND ADHERED VENEER SHALL BE OF CONCRETE, MASONRY, STEEL FRAMING OR WOOD FRAMING.

A WATER RESISTIVE BARRIER SHALL BE INSTALLED BEHIND MASONRY VENEER EQUIVALENT TO ONE LAYER OF NO. 15 ASPHALT FELT, COMPLYING WITH ASTM D 226 FOR TYPE I FELT. THIS MATERIAL SHALL BE ATTACHED TO THE STUDS OR SHEATHING WITH FLASHING AS DESCRIBED IN IBC 1405.4 IN SUCH MANNER AS TO PROVIDE A CONTINUOUS WATER RESISTIVE BARRIER BEHIND THE EXTERIOR WALL VENEER. WATER RESISTIVE BARRIERS ARE TO COVER ENTIRE WALL AREA, INCLUSIVE OF AREAS OF WALL THAT ARE ENCLOSING NON-OCCUPIED AREAS.

FLASHING SHALL BE INSTALLED IN SUCH A MANNER AS TO PREVENT MOISTURE FROM ENTERING THE WALL OR TO REDIRECT IT TO THE EXTERIOR. FLASHING SHALL BE INSTALLED AT THE PERIMETER OF EXTERIOR DOOR AND WINDOW ASSEMBLIES, PENETRATIONS, AND TERMINATIONS OF EXTERIOR WALL ASSEMBLIES, EXTERIOR WALL INTERSECTIONS WITH ROOFS, CHIMNEYS, PORCHES, DECKS, BALCONIES, AND SIMILAR PROJECTIONS, AND/OR BUILT IN GUTTERS AND SIMILAR LOCATIONS WHERE MOISTURE COULD ENTER THE WALL. FLASHING WITH PROJECTING FLANGES SHALL BE INSTALLED ON BOTH SIDES AND ENDS OF COPINGS, UNDER SILLS, CONTINUOUSLY ABOVE PROJECTING TRIM.

WALL POCKETS OR CREVICES IN WHICH MOISTURE CAN ACCUMULATE SHALL BE AVOIDED OR PROTECTED WITH CAPS OR DRIPS TO PREVENT WATER DAMAGE.

FLASHING AND WEEP HOLES IN ANCHORED VENEER SHALL BE LOCATED IN THE FIRST COURSE OF MASONRY ABOVE FINISHED GROUND LEVEL ABOVE THE FOUNDATION WALL OR SLAB, AND OTHER POINTS OF SUPPORT, INCLUDING STRUCTURAL FLOORS, SHELF ANGLES, AND LINTELS. WEEP HOLES ARE TO BE SPACED LESS THAN OR EQUAL TO 33 INCHES APART. WEEP HOLES SHALL NOT BE LESS THAN 3/16" IN DIAMETER.

BED AND HEAD JOINTS SHALL BE 3/8" THICK, EXCEPT THAT THE THICKNESS OF THE STARTING COURSE PLACED OVER THE FOUNDATION SHALL NOT BE LESS THAN 1/4" AND NOT MORE THAN 3/4" THICK.

MASONRY ANCHORS: ANY CORRUGATED SHEET METAL ANCHORS SHALL BE 7/8" WIDE, HAVE A BASE METAL THICKNESS OF AT LEAST .075" AND SHALL HAVE CORRUGATIONS WITH A WAVELENGTH OF 3" TO 5" AND AN AMPLITUDE OF .06" TO .10" PER TMS 602.5.1 CORRUGATED SHEET METAL ANCHORS SHALL BE EMBEDDED INTO THE MORTAR JOINTS AT LEAST 1 1/2" WITH AT LEAST 5/8" MORTAR COVER TO THE OUTSIDE FACE.

METAL VENEERS/PANELS:
METAL VENEERS SHALL BE FABRICATED FROM CORROSION RESISTANT MATERIALS OR SHALL BE PROTECTED FRONT AND BACK WITH PORCELAIN ENAMEL, OR OTHERWISE BE TREATED TO RENDER THE METAL RESISTANT TO CORROSION. METAL VENEERS SHALL NOT BE LESS THAN .0149" NOMINAL THICKNESS SHEET STEEL MOUNTED ON WOOD OR METAL FURRING STRIPS OR DIRECTLY ON THE EXTERIOR SHEATHING OF WOOD CONSTRUCTION.

EXTERIOR METAL VENEER SHALL BE SECURELY ATTACHED TO SUPPORTING MASONRY OR FRAMING MEMBERS WITH CORROSION RESISTANT FASTENERS OR METAL TIES. THE SPACING OF THE FASTENERS OR TIES SHALL NOT EXCEED 24" EITHER VERTICALLY OR HORIZONTALLY, BUT WHERE UNITS EXCEED FOUR SQ FT IN AREA THERE SHALL NOT BE LESS THAN FOUR ATTACHMENTS PER UNIT. THE METAL ATTACHMENT SHALL HAVE A CROSS SECTIONAL AREA NOT LESS THAN PROVIDED BY W 1.7 WIRE. SUCH ATTACHMENTS AND THEIR SUPPORTS SHALL BE CAPABLE OF RESISTING A HORIZONTAL FORCE IN ACCORDANCE WITH IBC WIND LOAD REQUIREMENTS BUT NOT LESS THAN 20 PSF.

METAL SUPPORTS FOR EXTERIOR METAL VENEER SHALL BE PROTECTED BY PAINTING, GALVANIZING OR BY OTHER EQUIVALENT COATING OR PROTECTION. FURRING STRIPS AND OTHER WOOD SUPPORTS FOR EXTERIOR METAL VENEER SHALL BE PRESSURE TREATED WOOD. JOINTS OR EDGES EXPOSED TO THE WEATHER SHALL BE CAULKED WITH DURABLE WEATHERPROOFING MATERIAL TO PREVENT PENETRATION OF MOISTURE.

EXTERIOR METAL VENEERS SHALL BE INSTALLED IN ACCORDANCE WITH ALL MANUFACTURER INSTRUCTIONS.

PLAN **CONDITIONALLY APPROVED**
No Variation of this Plan is Permitted without the Approval of E-Plan Exam and the Municipal Building Inspection Department. See Plan Review Letter and/or Permit for additional conditions that must be addressed during construction prior to inspection.
Review Type: Building & Structure Review Only
Approved By: _____ Date: 04/20/2026

STACK DESIGN GROUP
ARCHITECTURE
413 NORTH SECOND STREET
MILWAUKEE, WI 53203-3111
414-807-8033 FAX: 414-224-8034

Showtime Cinema Alteration for
Existing
SALAM PRIVATE HIGH SCHOOL
8910 S. 102nd Street
Franklin, WI 53132

02-23-26

SPECIFICATIONS & NOTES

A7.0

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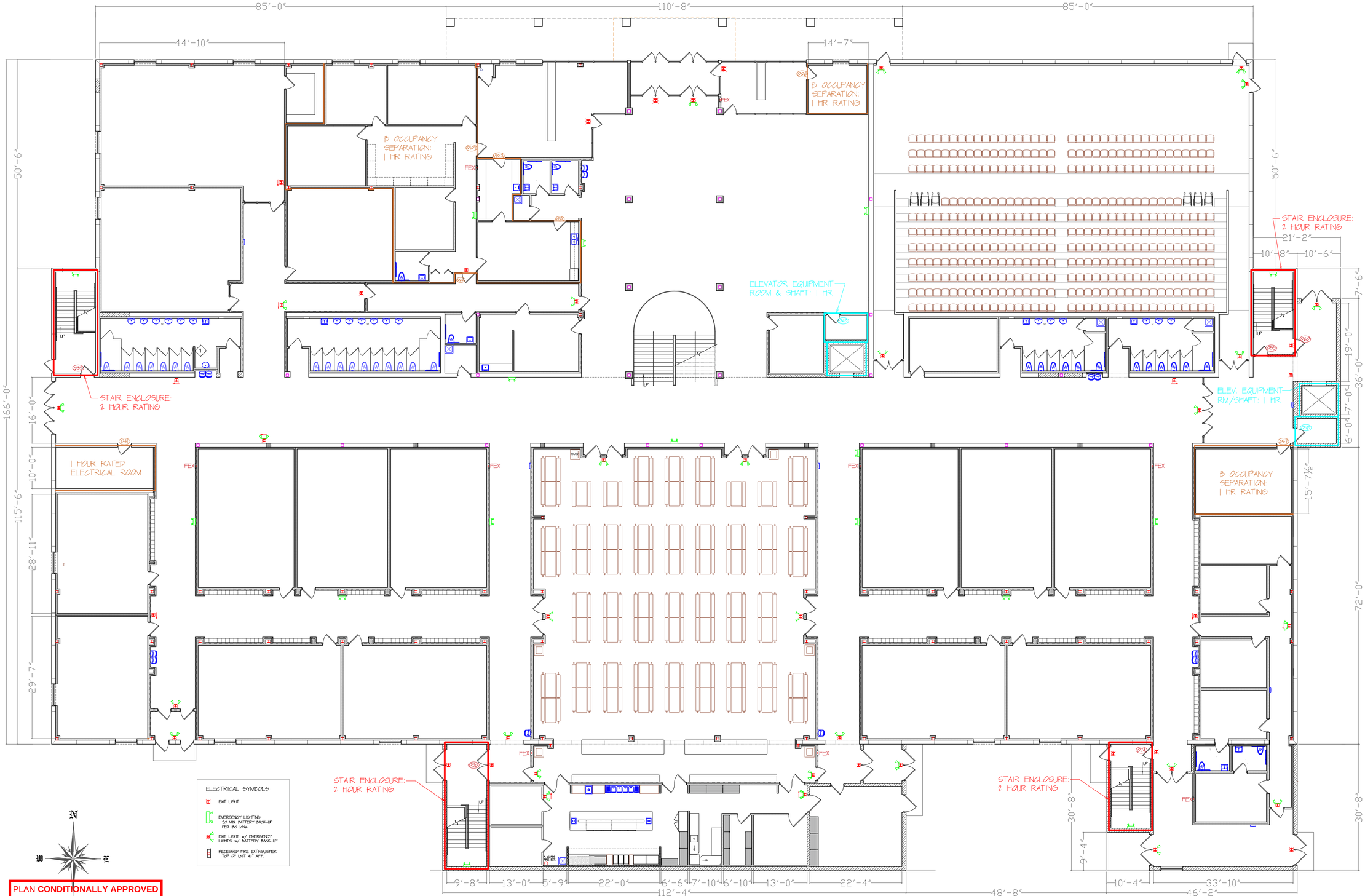

ELECTRICAL SYMBOLS

- EXIT LIGHT
- EMERGENCY LIGHTING 90 MIN. BATTERY BACK-UP PER IBC 1008
- EXIT LIGHT w/ EMERGENCY LIGHTS w/ BATTERY BACK-UP
- RECESSED FIRE EXTINGUISHER TOP OF UNIT AT AFF.

N

W E

S

PLAN **CONDITIONALLY APPROVED**

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FIRE RATED WALLS – FIRST FLOOR PLAN

3/32" = 1'-0"

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Existing Showtime Cinema Alteration for
SALAM PRIVATE HIGH SCHOOL
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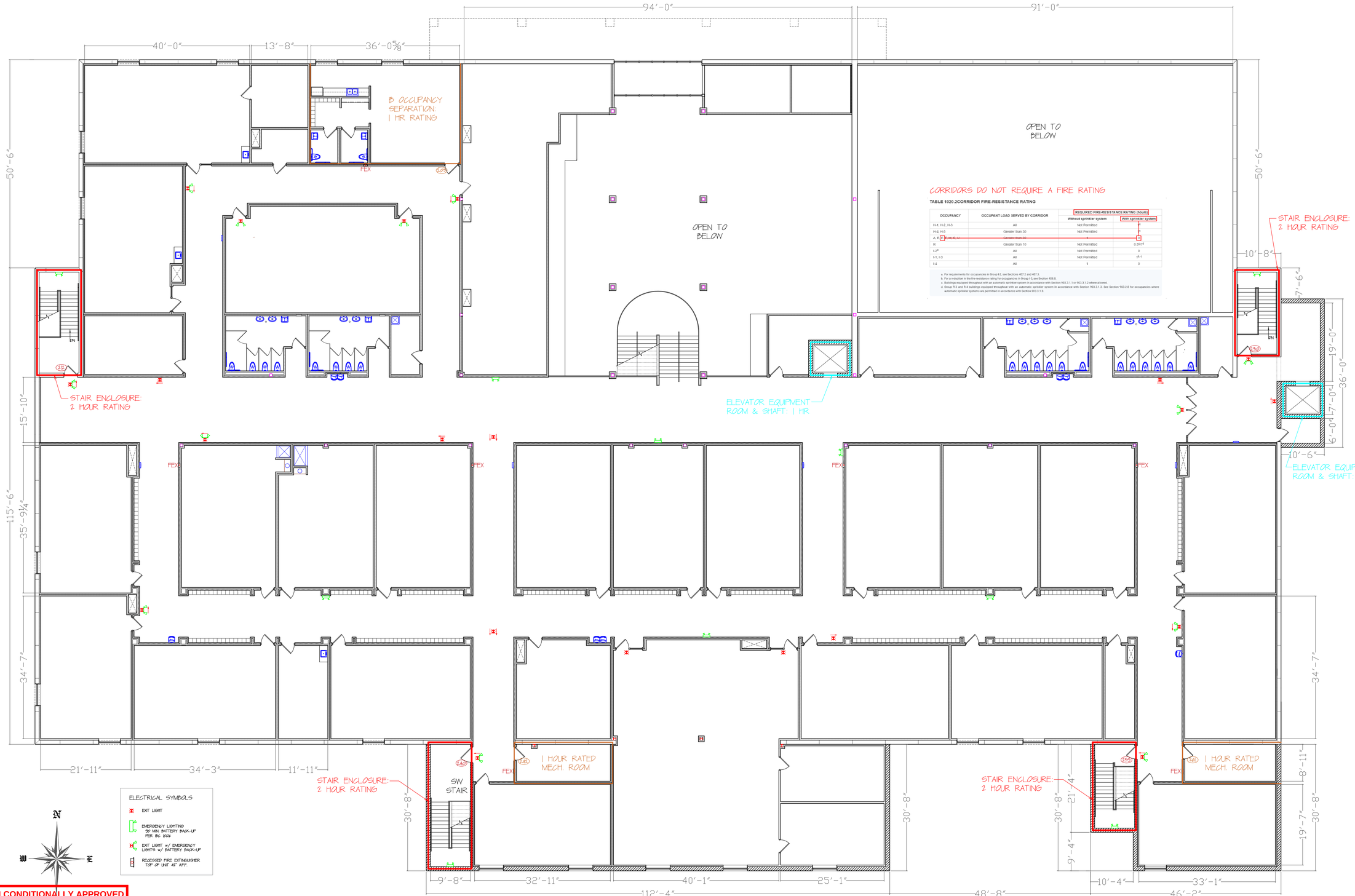
Franklin, WI 53132

02-23-26
04-06-26

MAIN LEVEL FIRE WALLS

A8.1



ELECTRICAL SYMBOLS

- EXIT LIGHT
- EMERGENCY LIGHTING 90 MIN. BATTERY BACK-UP PER IBC 1008
- EXIT LIGHT w/ EMERGENCY LIGHTS w/ BATTERY BACK-UP
- RECESSED FIRE EXTINGUISHER TOP OF UNIT AT AFF.

FIRE RATED WALLS – SECOND FLOOR PLAN

3/32" = 1'-0"

PLAN **CONDITIONALLY APPROVED**

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02-23-26
04-06-26

UPPER LEVEL FIRE WALLS

A8.2

GENERAL:

1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND CONDITIONS AT THE JOB SITE BEFORE STARTING WORK, AND SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
2. ALL OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH ANY WORK SO INVOLVED.
3. NOTES AND DETAILS ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER THESE GENERAL NOTES AND TYPICAL DETAILS IN CASE OF CONFLICT.
4. IN NO CASE SHALL WORKING DIMENSIONS BE SCALED FROM PLANS, SECTIONS OR DETAILS ON THESE STRUCTURAL DRAWINGS.
5. ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH LOCAL STANDARDS AND THE APPLICABLE PROVISIONS OF THE 2021 INTERNATIONAL BUILDING CODE AS AMENDED BY THE CITY.
6. WHERE NO CONSTRUCTION DETAILS ARE SHOWN OR NOTED FOR ANY PART OF THE WORK, SUCH DETAILS SHALL BE THE SAME AS FOR SIMILAR WORK SHOWN ON THE DRAWINGS.
7. THE CONTRACT STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE, UNLESS OTHERWISE INDICATED, THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE, WORKMEN, AND OTHER PERSONS DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, BRACING, SHORING FOR CONSTRUCTION EQUIPMENT, SHORING FOR THE BUILDING, SHORING FOR EARTH BANKS, FORMS, SCAFFOLDING, PLANKING, SAFETY NETS, SUPPORT AND BRACING FOR CRANES AND GIN POLES, ETC., THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND HE OR SHE SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES. OBSERVATION VISITS TO THE SITE BY THE ENGINEER SHALL NOT CONSTITUTE INSPECTION OF THE ABOVE ITEMS.
8. OPENINGS, POCKETS, SLEEVES, BLOCK-OUTS, ETC. SHALL NOT BE PLACED IN SLABS, BEAMS, GIRDERS, COLUMNS, WALLS, FOUNDATIONS, ETC, UNLESS SPECIFICALLY DETAILED ON THESE STRUCTURAL DRAWINGS, THE ENGINEER SHALL BE NOTIFIED WHEN OTHER DRAWINGS SHOW OPENINGS, POCKETS, SLEEVES, BLOCK-OUTS, ETC. THAT ARE NOT SHOWN ON THESE STRUCTURAL DRAWINGS.
9. NO PIPES OR DUCTS SHALL BE PLACED IN FOUNDATION UNLESS SPECIFICALLY SHOWN OR NOTED ON THESE STRUCTURAL DRAWINGS. NO STRUCTURAL MEMBER SHALL BE CUT FOR PIPES, DUCTS, ETC,. UNLESS SPECIFICALLY SHOWN.
10. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF DETAILS FOR AVOIDING THE INTERFERENCE OF MATERIALS TO BE EMBEDDED IN CONCRETE INCLUDING BUT NOT LIMITED TO REINFORCING STEEL, MISCELLANEOUS STEEL AND CONDUITS. THIS IS BEST ACCOMPLISHED THROUGH CAREFUL COORDINATION OF SHOP DRAWINGS.
11. PRIOR TO BEGINNING EXCAVATION, THE CONTRACTOR SHALL LOCATE EXISTING UTILITY SERVICES IN AREAS TO BE EXCAVATED.
12. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING UTILITIES IN THE WORK AREA AND SHALL REPAIR ANY DAMAGE CAUSED BY HIS OR HER OPERATIONS AT HIS OR HER OWN COST.
13. ALL ASTM STANDARDS LISTED HEREIN, SHALL BE OF THE ISSUE LISTED IN THE CURRENT ANNUAL BOOK OF STANDARDS SECTION 00, VOLUME 00.01 OF THE AMERICAN SOCIETY FOR TESTING AND MATERIALS.
14. CONTRACTOR SHALL VERIFY THE SITE CONDITIONS ARE ACCEPTABLE FOR THE PROPOSED CONSTRUCTION.
15. THE SPECIAL INSPECTOR MUST BE APPROVED BY THE CITY.
16. THE TESTING LABORATORY MUST BE APPROVED BY THE CITY.

SOILS CONDITION:

1. ALL NEW WORK IS DESIGNED USING AN ALLOWABLE SOIL BEARING OF 1500 PSF PER 'IBC 2021 TABLE 1806.2 SOIL CLASS 5.
2. THE STRUCTURE(S) WILL BE LOCATED ENTIRELY ON NATIVE/UNDISTURBED SOIL.
3. IF THE BUILDING INSPECTOR SUSPECTS EXPANSIVE SOILS BASED ON OBSERVATION OF THE FOUNDATION EXCAVATION, HE MAY REQUIRE SOIL EXPANSION INDEX TESTS IN ACCORDANCE WITH IBC SEC. 1802.
4. FOOTINGS SHALL BE AT OR BELOW **48"** FROM LOWEST ADJACENT SURFACE (I.e., FROST LINE DEPTH).

REINFORCING STEEL:

1. REINFORCING STEEL SHALL COMPLY WITH ASTM A615, GRADE 40 FOR #4 AND SMALLER BARS, GRADE 60 FOR #5 AND LARGER BARS. SPLICES SHALL BE STAGGERED WHERE POSSIBLE. SPLICE BARS 40 BAR DIAMETERS MINIMUM.
2. SUPPORTING DEVICES FOR THE REINFORCEMENT SHALL BE SPACED SUFFICIENTLY TO PROPERLY SUPPORT THE REINFORCEMENT AND PREVENT EXCESSIVE DEFLECTION THATMAY RESULT IN IMPROPER BAR PLACEMENT.
3. THE FOLLOWING MINIMUM BAR COVERS SHALL BE MAINTAINED:

CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH	3 INCHES
CONCRETE EXPOSED TO EARTH OR WEATHER	
NO.6 BARS OR LARGER	2 INCHES
NO.5 BARS OR SMALLER	1 1/2 INCHES
SLABS, WALLS, JOISTS NOT EXPOSED TO WEATHER OR IN CONTACT WITH EARTH	
NO.14 AND NO. 18 BARS	1 1/2 INCHES
NO.11 BARS OR SMALLER	3/4 INCHES
BEAMS AND COLUMNS NOT EXPOSED TO WEATHER OR IN CONTACT WITH EARTH	1 1/2 INCHES

4. BAR SPLICES: SPLICE REINFORCING WHERE INDICATED ON THE DRAWINGS. ALL SPLICES SHALL BE CLASS 'B' AS DEFINED IN ACI 318. IF SPLICE LENGTH IS NOT GIVEN ON THE DRAWINGS, PROVIDE LAP LENGTHS (IN INCHES) AS FOLLOWS:

	3000 PSI CONCRETE	
BAR SIZE	OTHER	TOP
#3	22	28
#4	29	38
#5	36	47
#6	43	56

LAP LENGTHS ASSUME CLEAR SPACING BETWEEN BARS OF 2 BAR DIAMETERS, AND A MINIMUM COVER OF 1 BAR DIAMETER. FOR DEVELOPMENT LENGTHS, DIVIDE BY 1.3. TOP BARS ARE DEFINED AS HORIZONTAL BARS WITH MORE THAN 1'-0" OF FRESH CONCRETE BELOW.

5. DOWELS BETWEEN FOOTINGS AND WALLS OR COLUMNS SHALL BE THE SAME GRADE. SOZE AND SPACING OR NUMBER AS THE VERTICAL REINFORCING, RESPECTIVELY, UNLESS NOTED OTHERWISE.

DESIGN CRITERIA

CODE & DESIGN CRITERIA			
1.	LOCAL JURISDICTION:		CITY OF FRANKLIN
2.	APPLICABLE BUILDING CODE:		2021 IBC
3.	RISK CATEGORY OF BUILDING:		III
4.	GRAVITY DESIGN LOADS:		
	- FLOOR LIVE LOAD (SCHOOL / CORRIDOR):	Lf =	40 / 80 PSF
	- FLOOR DEAD LOAD:(IBC 1606) (2C20GA - 5" OVERALL THICK - LIGHT WEIGHT): 39 PSF SELF WEIGHT + 5 PSF FINISHES + 15 PSF PONDING + 3 PSF MEP + 3 PSF MISC.	Df =	65 PSF
	- ROOF LIVE LOAD:	Lr =	20 PSF
	- ROOF DEAD LOAD:	Dr =	20 PSF
	- PARTITION LIVE LOAD:	Lp =	15 PSF
	- ACCESS STAIR LIVE LOAD	Ls =	100 PSF
	- GROUND SNOW LOAD :	Pg =	30 PSF
	- DESIGN SNOW LOAD :	Pf =	20 PSF
5.	LATERAL DESIGN LOADS:		
5.1	WIND LOADS (ASCE §28.6 MWFRS ENCL. SIMPLE DIAPH. LOW-RISE BLDG.):		
	- IMPORTANCE FACTOR:	Iw =	1.00
	- BASIC WIND SPEED (3-SECOND GUST):	V =	114 MPH
	- EXPOSURE CATEGORY:		C
	- TOPOGRAPHIC FACTOR:	Kzt =	1.0
5.2	SEISMIC LOADS (ASCE §12.8 SLRS EQUIV. LATERAL FORCE PROCEDURE):		
	- IMPORTANCE FACTOR:	Ie =	1.00
	- SITE CLASS:		D
	SEISMIC GROUND MOTION PARAMETERS:		
	- MAPPED MCE ACCELERATION @ SHORT-PERIODS:	Ss =	0.08g
	- MAPPED MCE ACCELERATION @ A PERIOD OF 1-SECOND:	S1 =	0.05g
	- DESIGN ACCELERATION @ SHORT-PERIODS:	Sds =	0.085g
	- DESIGN ACCELERATION @ A PERIOD OF 1-SECOND:	Sd1 =	0.08g
	SEISMIC DESIGN CATEGORY:		B
	SEISMIC FORCE-RESISTING SYSTEM : ORDINARY REINFORCED MASONRY SHEAR WALLS		
	SEISMIC RESPONSE COEFFICIENT:	Cs =	0.06135
	SLRS N-S & E-W DIRECTIONS:		
	- RESPONSE MODIFICATION FACTOR:	R =	2
	- SYSTEM OVERSTRENGTH FACTOR:	Ω =	2.5
	- DEFLECTION AMPLIFICATION FACTOR:	Cd =	1.75
	- ALLOWABLE STORY DRIFT:		2%
	- REDUNDANCY FACTOR:	RHO =	1.0

STEEL DECK

1. DECK SIZE AND GAGE INDICATED IN THE DRAWINGS ARE BASED ON THE FOLLOWING:
   A. VULCRAFT LATEST CATALOG FOR GRAVITY DESIGN LOADS AND UNSHORED CONSTRUCTION SPANS.
   B. STEEL DECK INSTITUTE (SDI) DIAPHRAGM DESIGN MANUAL 3RD EDITION FOR DIAPHRAGM LOADS.
2. COMPOSITE STEEL FLOOR DECK GALVANIZING SHALL CONFORM TO ASTM A653 WITH A MINIMUM COATING OF G60.
3. DO NOT EXCEED 25 LBS PER HANGER AND A MINIMUM SPACING OF 2'-0" ON CENTER WHEN ATTACHING TO STEEL ROOF DECKING (LIMITATION NOT REQUIRED WITH CONCRETE ON STEEL DECK). THIS 25 LBS LOAD AND 2'-0" SPACING INCLUDES ADJACENT MECHANICAL, ELECTRICAL, AND ARCHITECTURAL ITEMS HANGING FROM DECK. IF THE HANGER RESTRICTIONS CANNOT BE ACHIEVED SUPPLEMENTAL FRAMING SUPPORTED OFF STEEL FRAMING WILL NEED TO BE ADDED. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING LOCATION AND WEIGHT OF ALL THE ELEMENTS BEING HUNG.
4. USE SUMP PANS AT ALL ROOF DRAINS. MINIMUM THICKNESS FOR SUMP PANS SHALL BE 14 GAGE.
5. MATERIAL, DETAILING, DESIGN, MANUFACTURE AND ERECTION OF STEEL DECKS SHALL BE IN ACCORDANCE WITH THE STEEL DECK INSTITUTE (SDI) SPECIFICATION.
6. MINIMUM BEARING OF DECKING ON SUPPORTS SHALL BE 2 INCHES. SHEETS SHALL BE ATTACHED TO ALL SUPPORTING STEEL MEMBERS BY WELDING AS INDICATED ON DRAWINGS AND IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS, UPON COMPLETION OF ERECTION, ALL WELDS IN EXPOSED DECK AREAS SHALL HAVE TOUCH-UP, DE-SLAG, CLEAN AND PRIME WITH A ZINC RICH PRIMER.
7. DECK MANUFACTURER SHALL FURNISH ALL RIDGE AND VALLEY PLATES, SUMP PANS AND DRAIN PLATES, AND OTHER ACCESSORIES REQUIRED FOR A COMPLETE INSTALLATION. DECK MANUFACTURER SHALL PROVIDE ALL CLOSURE PLATES AND POUR STOPS NOT PROVIDED BY THE STEEL FABRICATOR.
8. INSTALL DECK WITH A MINIMUM 2 INCH END LAP CENTERED OVER SUPPORTS.
9. CORRUGATED FORM DECK GAGES SHOWN ON THE DRAWINGS AND NOTED BELOW ARE INTENDED TO
10. SUPPORT THE WEIGHT OF THE WET CONCRETE PLUS A CONSTRUCTION LIVE LOAD OF 20 PSF WITHOUT INTERMEDIATE SHORING BASED ON A THREE SPAN CONTINUOUS CONDITION. DECK MANUFACTURER SHALL EVALUATE SINGLE SPAN CONDITIONS FOR DEFLECTION WHICH SHALL NOT EXCEED 1/180TH OF THE CLEAR SPAN NOR 1/8 INCH UNDER THE UNIFORMLY DISTRIBUTED CONCRETE DEAD LOAD AND NOTE AREAS WHICH WILL REQUIRE SHORING TO CONTROL DEFLECTION AND/OR MEET ALLOWABLE STRESSES.
11. SUBMIT SHOP DRAWINGS SHOWING ERECTION PROCEDURES, WELDING PROCEDURES, VERTICAL LOAD AND DIAPHRAGM SHEAR CAPACITY FURNISHED, DECK SHORING REQUIREMENTS, UNDERWRITER'S LABORATORIES (UL) FIRE RATING NUMBER AND COMPOSITE BEAM AND GIRDER STUD PROFILES TO THE ARCHITECT FOR REVIEW, FABRICATION SHALL NOT BEGIN WITHOUT APPROVED SHOP DRAWINGS.

CONCRETE:

1. ALL CONCRETE WORK SHALL BE DONE IN CONFORMANCE WITH THE LATEST EDITION OF THE ACI BUILDING CODE AND THE LATEST EDITION OF THE MANUALS OF CONCRETE PRACTICE.
2. SPECIFIED 28-DAY CONCRETE COMPRESSIVE STRENGTHS (F'C)

FOOTINGS	3000PSI
SLABS ON GRADE	2500PSI

   THE MAXIMUM AGGREGATE SIZE SHALL BE 3/4" - OR PUMP DELIVERED CONCRETE.
3. REINFORCEMENT ANCHOR BOLT SLEEVES, AND OTHER SUCH ITEMS TO BE CAST MONOLITHICALLY IN CONCRETE SHALL BE SECURELY FASTENED AND IN PLACE PRIOR TO PLACING THE CONCRETE.

STRUCTURAL STEEL:

1. STRUCTURAL STEEL SHALL BE DETAILED IN ACCORDANCE WITH THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) "DETAILING OF STEEL CONSTRUCTION" AND FABRICATED AND ERECTED IN ACCORDANCE WITH THE "SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS".
2. STRUCTURAL STEEL SHALL CONFIRM TO ASTM STANDARDS AS NOTED BELOW:

WIDE FLANGE SHAPES	ASTM A992	Fy = 50KSI
OTHER ROLLED SHAPES	ASTM A36	Fy = 36KSI
HSS SECTIONS, SQ/RECT	ASTM A500, GRB	Fy = 46KSI
BASE AND CONNECTION PLATES	ASTM A36 A572	Fy = 36 50KSI
ANCHOR RODS	ASTM D1554, GR 36 55	FY = 36 55 KSI
HIGH STRENGTH BOLTS	ASTM F3125, GR A325	Fv = 120KSI
HEAVY HEX NUTS	ASTM A563	
WASHERS	ASTM F436	
HEADED STUDS	ASTM A108, TYPE B	
ELECTRODES FOR ARC WELDING	AWS 5.1, E70XX	

3. STEEL DECK AND ALL ACCESSORIES SHALL BE FORMED FROM STEEL SHEETS CONFORMING TO THE FOLLOWING STANDARDS:

GALVANIZED COMPOSITE FLOOR DECK	ASTM A653, GR 50	Fy = 50 KSI
GALVANIZED STEEL FLOOR DECK	ASTM A653, GR 50	Fy = 50 KSI

4. HIGH STRENGTH BOLT SHALL BE INSTALLED IN ACCORDANCE WITH AISC "SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 / A490 HIGH-STRENGTH BOLTS", REFER TO DETAILS FOR BOLT SIZE AND MATERIAL ASTM DESIGNATION.
5. ALL BOLTED CONNECTION SHALL BE BEARING TYPE, UNLESS NOTED OTHERWISE.
6. STANDARD BOLT HOLES IN STEEL SHALL BE 1/16 INCH LARGER IN DIAMETER THAN NOMINAL SIZE OF BOLT USED, UNO.
7. ALL WELDS SHALL CONFORM TO THE AMERICAN WELDING SOCIETY "STRUCTURAL WELDING CODE -STEEL (AWS D1.1) AND BE MADE WITH APPROVED ELECTRODES.
8. NON-SHRINK GROUT FOR BASE AND BEARING PLATES SHALL BE PRE-MIXED, NON-METALLIC, NON-CORROSIVE, NON-STAINING PRODUCTS CONTAINING SELECTED SILICA SAND, PORTLAND CEMENT, SHRINKAGE COMPENSATING AGENTS, PLASTICIZING AND WATER REDUCING AGENTS. MINIMUM COMPRESSIVE STRENGTH AT 28-DAYS SHALL BE 7,000 PSI.
9. FIELD CONNECTIONS SHALL BE WELDED OR BOLTED. SHOP CONNECTIONS SHALL BE WELDED UNLESS NOTED OTHERWISE. WELDS INDICATED WITH A SHOP WELD SYMBOL MAY BE MADE IN THE FIELD WITH THE APPROVAL OF THE STRUCTURAL ENGINEER THROUGH THE ARCHITECT. LOCATIONS OF ALL FIELD WELDS SHALL BE CLEARLY SHOWN ON THE SHOP DRAWINGS. WELDS SHALL BE DESIGNED TO BE FULLY EQUIVALENT IN STRENGTH TO BOLTED CONNECTIONS DETAILED TO MINIMIZE BENDING IN THE CONNECTION.
10. REFER TO DRAWINGS FOR DETAIL OF DECK OPENINGS. REFER TO ARCHITECTURAL MECHANICAL, ELECTRICAL DRAWINGS, ETC., FOR EXACT SIZE, LOCATION, AND COUNT OF REQUIRED OPENINGS.
11. UNLESS NOTED OTHERWISE ALL WELDS SHALL BE CONTINUOUS 1/4" FILLET WELDS.
12. BOLTS IN SLOTTED HOLES SHALL BE LOCATED IN THE CENTER OF THE HOLE AFTER FIELD ASSEMBLY IS COMPLETE, UNLESS DETAILED OTHERWISE.
13. USE BACKING FOR ALL FULL PENETRATION WELDS. ALL FULL AND/OR PARTIAL PENETRATION WELDS SHALL BE FULLY DETAILED ON THE SHOP DRAWINGS.
14. ALL LATERAL LOAD RESISTANCE AND STABILITY OF THE BUILDING IN THE COMPLETED STRUCTURE IS PROVIDED BY MOMENT FRAMES BOLTED BEAM TO COLUMN CONNECTIONS FRAMED IN EACH ORTHOGONAL DIRECTIONS (SEE PLAN SHEETS FOR LOCATIONS). THE COMPOSITE STEEL DECK AND CONCRETE FLOORS SERVE AS HORIZONTAL DIAPHRAGMS THAT DISTRIBUTE THE LATERAL WIND AND SEISMIC FORCES HORIZONTALLY TO THE VERTICAL LATERAL FRAMES. THE VERTICAL MOMENT FRAMES CARRY THE APPLIED LATERAL LOADS TO THE BUILDING FOUNDATION.
15. ALL STRUCTURAL STEEL SHALL CONFORM TO THE AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM) DESIGNATION GIVEN UNDER DESIGN CRITERIA HEREIN.
16. STRUCTURAL STEEL SHALL BE DETAILED IN ACCORDANCE WITH THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) "DETAILING FOR STEEL CONSTRUCTION" AND FABRICATED AND ERECTED IN ACCORDANCE WITH THE "SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS."
17. THE STRUCTURAL STEEL FABRICATOR AND STEEL DECKING FABRICATOR SHALL FURNISH SHOP DRAWINGS OF ALL STRUCTURAL STEEL AND STEEL DECKING, RESPECTIVELY, FOR ARCHITECT'S REVIEW BEFORE FABRICATION.
18. WELD ACCESS HOLES SHALL BE FABRICATED IN ACCORDANCE WITH THE RECOMMENDATIONS OF AWS D1.1.
19. HEADED WELDED STEEL STUDS SHALL BE FABRICATED IN ACCORDANCE WITH AWS D1.1 AND WITHIN THE TOLERANCES SET FORTH IN AWS D1.1.
20. ALL WELDING OF STRUCTURAL STEEL SHALL BE PERFORMED BY CERTIFIED WELDERS WITH EXPERIENCE AND CERTIFICATION IN THE TYPES OF WELDING CALLED FOR. WELDERS SHALL HAVE BEEN RECENTLY QUALIFIED AS PRESCRIBED IN "QUALIFICATION PROCEDURES" OF THE AMERICAN WELDING SOCIETY (AWS).
21. CUTS, HOLES (OPENINGS), ETC., REQUIRED IN STRUCTURAL STEEL MEMBERS FOR THE WORK OF OTHER TRADES SHALL BE SHOWN ON THE SHOP DRAWINGS. BURNING OF HOLES AND CUTS IN THE FIELD SHALL NOT BE ALLOWED, EXCEPT BY WRITTEN AUTHORIZATION FROM THE STRUCTURAL ENGINEER OF RECORD THROUGH THE ARCHITECT. NO HOLES SHALL BE CUT IN STRUCTURAL STEEL BY OTHER TRADES UNLESS SHOWN ON STRUCTURAL DRAWINGS OR APPROVED IN WRITING BY THE STRUCTURAL ENGINEER.
22. FURNISH AND INSTALL MISCELLANEOUS STEEL (CURBS, HANGERS, EXPANSION JOINT ANGLES, STRUTS, ETC.) AS CALLED FOR OR AS NECESSARY PER ARCHITECTURAL AND MECHANICAL/ELECTRICAL DRAWINGS.
23. USE TENSION-CONTROL, "TWIST-OFF", BOLTS FOR ALL HIGH STRENGTH BOLTS REQUIRING FULL TENSION AS INDICATED ON THE DRAWINGS. TENSION-CONTROL BOLTS SHALL CONFORM TO THE APPROPRIATE ASTM STANDARD AS GIVEN UNDER DESIGN CRITERIA.

STRUCTURAL COLD-FORMED STEEL FRAMING (CFSF)

1. MATERIAL, DESIGN AND MANUFACTURE SHALL BE IN ACCORDANCE WITH THE 'STANDARD FOR COLD-FORMED STEEL FRAMING - GENERAL PROVISIONS" OF THE AMERICAN IRON AND STEEL INSTITUTE.
2. STEEL STUDS, HEADERS, TRACKS, AND OTHER ELEMENTS USED FOR THIS PROJECT ARE SIZED BASED ON SSMA. ELEMENTS OF EQUAL OR GREATER CAPACITY MAY BE EXCHANGED.
3. STRUCTURAL CFSF SHALL BE SUPPLIED BY A CURRENT MEMBER OF THE STEEL STUD MANUFACTURERS ASSOCIATION.
4. COLD-FORMED STRUCTURAL STUDS SHALL CONFORM TO THE FOLLOWING STANDARDS:
   ROLLED SECTIONS, CONNECTION MATERIAL, AND STIFFENER PLATES

18 GAUGE AND THINNER	ASTM A1003, GR ST33H	Fy = 33 KSI
16 GAUGE AND THICKER	ASTM A1003, GR ST33H	Fy = 50 KSI
CONNECTION MATERIAL >3/16"	ASTM A36	Fy = 36 KSI
ANCHOR RODS	ASTM F1554, GR 36	Fy = 36 KSI
BOLTS	ASTM A307	Fv = 10 KSI
HOT-DIP COATING	ASTM A924, G60	
ELECTRO-PLATE COATING	ASTM A591	
ALUMINUM-ZINC COATING	ASTM A792, GR 40	
INSTALLATION	ASTM C955 AND ASTM C1007	
ELECTRODES FOR ARC WELDING	AWS 5.1, E60XX	

5. STRUCTURAL COLD FORM STEEL FRAMING IS DEFINED AS THE FOLLOWING:
   A. ANY COLD FORMED FRAMING THICKER THAN 20 GA (33 MIL)
   B. ANY EXTERIOR COLD FORMED FRAMING
   C. ALL OTHER STEEL STUD FRAMING IS NON-STRUCTURAL AND NOT A PART OF THE STRUCTURAL PACKAGE
6. STRUCTURAL CFSF IS PERFORMANCE SPECIFIED. DESIGN INFORMATION INCLUDED IN THESE DOCUMENTS IS TO BE CONSIDERED A GUIDELINE FOR BIDDING PURPOSES ONLY. STUD DEPTH IS REQUIRED TO MEET THOSE INDICATED ON THE PLANS. CONNECTION DETAILS ARE ONLY AN INDICATION OF SUGGESTED SUPPORT AND SLIP JOINT ORIENTATION. GAUGE, SECTION, MATERIAL, BRACING, CONNECTIONS, STIFFENERS, AND SIMILAR DETAILS ARE THE RESPONSIBILITY OF THE MANUFACTURER BASED ON LOADS GIVEN ON THE PLANS.
7. PROVIDE TRACKS, BLOCKING, HEADERS, CLIP ANGLES, BRIDGING, SHOES, REINFORCEMENTS, FASTENERS AND ACCESSORIES TO PROVIDE A COMPLETE METAL FRAME SYSTEM IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
8. BEARING STUDS MUST BE FABRICATED WITH FULL STUD END SEATED AGAINST TRACK WEB. DO NOT USE STUD THAT HAS BEEN CUT AT PUNCHOUT.
9. FRAMING FABRICATOR SHALL ENSURE PUNCHOUT ALIGNMENT WHEN ASSEMBLING FRAMING AND FIELD CUTTING TO LENGTH.
10. TRACK SHALL BE THE SAME SIZE AND GAUGE AS THE STUD.
11. UNIFORM BEARING SURFACE SHALL BE PROVIDED WITH A MAXIMUM 1/4 INCH GAP BETWEEN BOTTOM TRACK AND THE FOUNDATION OR SLAB. IT SHALL BE ACCOMPLISHED BY THE USE OF LOAD BEARING SHIMS AND/OR GROUT PROVIDED BETWEEN THE UNDERSIDE OF THE WALL BOTTOM TRACK AND THE TOP OF THE FOUNDATION OR SLAB AT EACH STUD.
12. IN THE EVENT A TRACK BUTT JOINT OCCURS WITHIN A PANEL, ABUTTING PIECES OF TRACK SHALL BE BUTT WELDED OR SPLICED TOGETHER. NO SUCH SPLICES SHALL OCCUR AT ANY HEAD OR SILL CONDITION.
13. FRAME WALL OPENINGS LARGER THAN 2'-0" SQUARE WITH DOUBLE STUD AT EACH JAMB OF FRAME EXCEPT WHERE MORE THAN 2 ARE SHOWN OR INDICATED. INSTALL RUNNER TRACKS AND JACK STUDS ABOVE AND BELOW WALL OPENINGS. ANCHOR TRACKS TO JAMB STUDS BY WELDING, AND SPACE JACK STUDS SAME AS FULL HEIGHT STUDS OF WALL. SECURE STUD SYSTEM WALL OPENING FRAME IN MANNER INDICATED.
14. INSTALL HORIZONTAL BRIDGING IN STUD SYSTEM NOT MORE THAN 5'-0" ON CENTER, FASTEN AT EACH STUD INTERSECTION.
15. UNLESS OTHERWISE NOTED, ATTACH MATERIALS BY BOLTING OR SCREW FASTENERS.
   A. SCREW CONNECTIONS:
      1) SCREWS LARGER THAN SPECIFIED MAY BE USED, PROVIDED THE MINIMUM SPACING AND EDGE DISTANCE REQUIREMENTS ARE MET.
      2) SCREWS SHALL BE FULLY DRIVEN AND HAVE A MINIMUM PENETRATION OF THREE THREADS THROUGH THE LAST MATERIAL JOINED.
      3) SCREWS SHALL HAVE A PROTECTIVE COATING COMPLYING WITH RECOGNIZED DESIGN STANDARDS FOR THE PROJECT ENVIRONMENTAL CONDITIONS.
   B. BOLT CONNECTIONS:
      1) BOLTS SHALL MEET OR EXCEED THE REQUIREMENTS OF ASTM A307 AND SHALL BE INSTALLED WITH NUTS AND WASHERS AT SPACING PER RECOGNIZED DESIGN STANDARD.
   C. WELD CONNECTIONS:
      1) ALL WELDED CONNECTIONS ARE TO BE PERFORMED IN ACCORDANCE WITH AMERICAN WELDING SOCIETY (AWS) D1.3 FOR WELDING SHEET STEEL IN STRUCTURES.
16. UNLESS INDICATED OTHERWISE ON THE DRAWINGS OR IN SHEAR WALL PANELS, FASTEN GYPSUM BOARD WITH #6 x 1" BUGLE HEAD SCREWS AT 12" OC AT ALL SUPPORTS AND EDGES.
17. WEB CRIPPLING BASED ON MINIMUM 10" UNPUNCHED STEEL AT BOTH ENDS.
18. ALL FRAMING COMPONENTS SHALL BE CUT SQUARELY FOR ATTACHMENT TO PERPENDICULAR MEMBERS.
19. ALL FIELD CUTTING OF STUDS SHALL BE DONE BY SAWING.
20. PREFABRICATED COLD FORM TRUSSES:
   A. DESIGN, FABRICATE, TRANSPORT AND ERECT COLD FORM TRUSSES IN ACCORDANCE WITH AISI S214 STANDARDS AND MANUFACTURER'S RECOMMENDATIONS.
   B. DESIGN FOR LOADS, IN ADDITION TO MEMBER WEIGHTS, AS GIVEN IN THE DESIGN CRITERIA NOTES AND AS NOTED ON THE DRAWINGS.
   C. PRE-FABRICATED PRE-ENGINEERED TRUSSES ARE PERFORMANCE SPECIFIED. DESIGN INFORMATION INCLUDED IN THESE DOCUMENTS IS TO BE CONSIDERED SCHEMATIC, SECTION, BRACING, CONNECTIONS, AND SIMILAR DETAILS ARE THE RESPONSIBILITY OF THE MANUFACTURER BASED ON LOADS GIVEN ON THE PLANS AND SPECIFICATIONS.
   D. TRUSS CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING THE PROPERLY SIZED ANCHORAGE FOR TRUSS-TO-TRUSS CONNECTIONS,
   E. ALL PERMANENT AND TEMPORARY BRACING AND FASTENING AT BEARINGS SHALL BE DESIGNED BY THE TRUSS MANUFACTURER, UNO.
21. CONSTRUCTION SHALL NOT BEGIN UNTIL SHOP DRAWINGS AND CALCULATIONS HAVE BEEN REVIEWED BY THE AOR/SEOR. SUBMIT COMPLETE TECHNICAL INFORMATION ON ALL COLD-FORMED STEEL STRUCTURAL MEMBERS, INCLUDING SECTION PROPERTIES, ALLOWABLE DESIGN STRESSES, DESCRIPTION OF CONNECTIONS AND FINISHES. DO NOT PROCEED WITH INSTALLATION UNTIL SUBMITTALS HAVE BEEN REVIEWED AND RETURNED.

MASONRY (CONCRETE MASONRY UNITS)

1. MORTAR SHALL CONFORM TO AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM) DESIGNATION CITED UNDER DESIGN CRITERIA, AND PROJECT SPECIFICATIONS. REFER TO DESIGN CRITERIA FOR MINIMUM COMPRESSIVE STRENGTH OF MORTAR.
2. REFER TO ARCHITECTURAL DRAWINGS FOR SURFACE AND HEIGHT OF UNITS, LAYING PATTERN AND JOINT TYPE. ALL BLOCK SHALL BE RUNNING BOND UNLESS NOTED OTHERWISE.
3. THE LOAD BEARING CONCRETE MASONRY WALLS FOR THIS PROJECT WERE DESIGNED TO SPAN VERTICALLY AND BE BRACED BY THE ROOF AND FLOOR FRAMING ELEMENTS OF THE STRUCTURE. DURING CONSTRUCTION THE MASONRY CONTRACTOR SHALL PROVIDE LATERAL BRACING UNTIL THE ROOF STRUCTURE IS INSTALLED AS RECOMMENDED BY ACI 530 AND THE LATEST REVISION OF "STANDARD PRACTICE FOR BRACING MASONRY WALLS UNDER CONSTRUCTION", PREPARED BY THE COUNCIL FOR MASONRY WALL BRACING. THIS BRACING IS TO PREVENT UNNECESSARY STRESS OR DAMAGE TO THE MASONRY WALLS FROM WIND LOADS, WHICH CAN OCCUR WHILE THE WALLS ARE NOT PROPERLY BRACED BY THE ROOF AND FLOOR STRUCTURE.
4. BAR SPLICES : SPLICE REINFORCING WHERE INDICATED ON THE DRAWINGS. IF SPLICE LENGTH IS NOT GIVEN ON THE DRAWINGS PROVIDE LAP LENGTHS (IN INCHES) AS FOLLOWS. BARS LARGER THAN #9 ARE TO BE MECHANICALLY SPLICED.
5. ALL LOAD BEARING MASONRY WALLS TO HAVE FULL BED, HEAD AND COLLAR JOINTS.
6. LOAD BEARING MASONRY SHALL HAVE FULL HEIGHT 9 GAUGE MINIMUM HORIZONTAL REINFORCEMENT NOT TO EXCEED 16" OC VERTICALLY.
7. GROUT SOLID ALL JAMBS IN LOAD BEARING MASONRY WALLS FULL HEIGHT TO UNDERSIDE OF LINTEL. EXTEND GROUTED JAMB FROM FACE OF MASONRY OPENING AT LEAST EQUAL TO THE BEARING LENGTHS OF THE LINTEL OVER THE OPENING PLUS 8 INCHES.
8. PROVIDE A MINIMUM OF 1/2 INCH GROUT BETWEEN MAIN REINFORCING AND MASONRY UNITS AND VERTICAL REINFORCEMENTS SHALL BE CENTERED IN WALL UNLESS NOTED OTHERWISE.
9. ALL CELLS CONTAINING REINFORCING IN CONCRETE BLOCKS SHALL BE FILLED SOLID WITH GROUT, AND WHERE NOTED IN THE DRAWINGS.
10. CELLS SHALL BE IN VERTICAL ALIGNMENT. DOWELS IN FOOTINGS SHALL BE SET TO ALIGN WITH CORES CONTAINING REINFORCING STEEL.
11. MINIMUM 28 DAY COMPRESSIVE STRENGTHS FOR MASONRY (f'm):

DESIGN ASSEMBLY STRENGTH, F'M	2000

IBC 1705.2 - REQUIRED VERIFICATION AND INSPECTION FOR STRUCTURAL STEEL CONSTRUCTION
(AISC 360 AND AISC 341.)

VERIFICATION AND INSPECTION	C	P	NOTES/REFERENCES
• 1704.2.5. - INSPECT FABRICATOR'S FABRICATION AND QUALITY CONTROL PROCEDURES.		○	
1. FABRICATOR AND ERECTOR DOCUMENTS (VERIFY REPORTS AND CERTIFICATES AS LISTED IN AISC 360, CHAPTER N, PARAGRAPH 3.2 FOR COMPLIANCE WITH CONSTRUCTION DOCUMENTS).		○	
2. MATERIAL VERIFICATION OF STRUCTURAL STEEL.		●	
3. EMBEDMENTS (VERIFY DIAMETER, GRADE, TYPE, LENGTH, EMBEDMENT. SEE 1705.3 FOR ANCHORS).		●	
4. VERIFY MEMBER LOCATIONS, BRACES, STIFFENERS, AND APPLICATION OF JOINT DETAILS AT EACH CONNECTION COMPLY WITH CONSTRUCTION DOCUMENTS.		●	
5. STRUCTURAL STEEL WELDING:			
A. INSPECTION TASKS PRIOR TO WELDING (INSPECT FOR EACH WELDED JOINT OR MEMBER, THE QA TASKS LISTED IN AISC 360, TABLE N5.4-1).		○	
B. INSPECTION TASKS DURING WELDING (INSPECT FOR EACH WELDED JOINT OR MEMBER, THE QA TASKS LISTED IN AISC 360, TABLE N5.4-2).		○	
C. INSPECTION TASKS AFTER WELDING (INSPECT FOR EACH WELDED JOINT OR MEMBER, THE QA TASKS LISTED IN AISC 360, TABLE N5.4-3).		○	
D. NONDESTRUCTIVE TESTING (NDT) OF WELDED JOINTS:			EXCEPTION: NDT OF WELDS COMPLETED IN AN APPROVED FABRICATOR'S SHOP.SEE AISC 360, N7.
1) COMPLETE PENETRATION GROOVE WELDS 5/16" OR GREATER IN RISK CATEGORY III OR IV.		●	
2) COMPLETE PENETRATION GROOVE WELDS 5/16" OR GREATER IN RISK CATEGORY II.		●	
3) THERMALLY CUT SURFACES OF ACCESS HOLES WHEN MATERIAL T > 2".		●	
4) WELDED JOINTS SUBJECT TO FATIGUE WHEN REQUIRED BY AISC 360, APPENDIX 3, TABLE A-3.1.		●	
5) FABRICATOR'S NDT REPORTS WHEN FABRICATOR PERFORMS NDT.		○	
6. STRUCTURAL STEEL BOLTING:		○	
A. INSPECTION TASKS PRIOR TO BOLTING (INSPECT TASKS FOR EACH BOLTED CONNECTION, IN ACCORDANCE WITH QA TASKS LISTED IN AISC 360, TABLE N5.6-1).		○	
B. INSPECTION TASKS DURING BOLTING (OBSERVE THE QA TASKS LISTED IN AISC 360, TABLE N5.6-2).		○	
1) PRE-TENSIONED AND SLIP-CRITICAL JOINTS.		●	
2) SNUG-TIGHT JOINTS.		●	
C. INSPECTION TASKS AFTER BOLTING (PERFORM TASKS FOR EACH BOLTED CONNECTION IN ACCORDANCE WITH QA TASKS LISTED IN AISC 360, TABLE N5.6-3).		○	
7. INSPECTION OF STEEL ELEMENTS OF COMPOSITE CONSTRUCTION PRIOR TO CONCRETE PLACEMENT IN ACCORDANCE WITH QA TASKS LISTED IN AISC 360, TABLE N6.1.		○	

IBC TABLE 1705.2.3 - REQUIRED SPECIAL OF OPEN-WEB STEEL JOIST AND JOIST GIRDERS

VERIFICATION AND INSPECTION	C	P	NOTES/REFERENCES
1. INSTALLATION OF OPEN-WEB STEEL JOISTS AND JOIST GIRDERS.			
A. END CONNECTIONS - WELDING OR BOLTED.		●	SJI SPECIFICATIONS LISTED IN SECTION 2207.1.
B. BRIDGING - HORIZONTAL OR DIAGONAL.			
1. STANDARD BRIDGING.		●	SJI SPECIFICATIONS LISTED IN SECTION 2207.1.
2. BRIDGING THAT DIFFERS FROM THE SJI SPECIFICATION LISTED IN SECTION 2207.1.		●	

IBC TABLE 1705.3 - REQUIRED VERIFICATION AND INSPECTION FOR CONCRETE CONSTRUCTION

VERIFICATION AND INSPECTION	C	P	NOTES/REFERENCES
1. INSPECTION OF REINFORCING STEEL, INCLUDING PRESTRESSING TENDONS AND PLACEMENT.		●	ACI 318: CH 20,25.2, 25.3, 26.6.1-26.6.3; IBC 1908.4
2. INSPECTION OF REINFORCING BAR WELDING:		●	AWS D1.4; ACI 318: 26.6.4
A. VERIFY WELDABILITY OF REINFORCING BARS OTHER THAN ASTM A706		●	
B. INSPECT SINGLE-PASS FILLET WELDS, MAXIMUM 5/16" AND		●	
C. INSPECT ALL OTHER WELDS	●		
3. INSPECTION OF ANCHORS CAST IN CONCRETE.		●	ACI 318: 17.8.2
4. INSPECT ANCHORS POST-INSTALLED IN HARDENED CONCRETE MEMBERS[a]. [EPOXIED ANCHORS]			
A. ADHESIVE ANCHORS INSTALLED IN HORIZONTAL OR UPWARDLY INCLINED ORIENTATION TO RESIST SUSTAINED TENSION LOADS.	●		ACI 318:017.8.2.4
B. MECHANICAL ANCHORS AND ADHESIVE ANCHORS NOT DEFINED IN 4.A		●	ACI 318:17.8.2
5. VERIFYING USE OF REQUIRED DESIGN MIX.		●	ACI 318: CH. 19, 26.4.3, 26.4.4; IBC 1904.1, 1904.2, 1908.2, 1908.3
6. PRIOR TO CONCRETE PLACEMENT, FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP AND AIR CONTENT TESTS, AND DETERMINE THE TEMPERATURE OF THE CONCRETE.			ASTM C 172; ASTM C 31; ACI 318: 26.5, 26.12; IBC 1908.10
7. INSPECTION OF CONCRETE AND SHOTCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES.		●	ACI 318: 26.5; IBC 1908.6, 1908.7, 1908.8
8. VERIFY MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUE		●	ACI 318: 26.5.3-26.5.5
9. INSPECT PRESTRESSED CONCRETE FOR:			ACI 318: 26.10
A. APPLICATION OF PRESTRESSING FORCES	●		
B. GROUTING OF BONDING PRESTRESSING TENDONS	●		
10. INSPECT ERECTION OF PRECAST CONCRETE MEMBERS		●	ACI 318: 26.9
11. VERIFY IN-SITU CONCRETE STRENGTH, PRIOR TO STRESSING OF TENDONS IN POST-TENSIONED CONCRETE AND PRIOR TO REMOVAL OF SHORES AND FORMS FROM BEAMS AND STRUCTURAL SLABS		●	ACI 318: 26.11.2
12. INSPECT FORMWORK FOR SHAPE, LOCATION AND DIMENSIONS OF THE CONCRETE MEMBER BEING FORMED		●	ACI 318: 26.11.1.2(B)

1705.4 - REQUIRED VERIFICATION AND INSPECTION FOR MASONRY CONSTRUCTION
(TMS 402/ACI 530/ASCE 5 AND TMS 602/ACI 530.1/ASCE 6)

VERIFICATION AND INSPECTION	C	P	NOTES/REFERENCES
1. COMPLIANCE WITH REQUIRED INSPECTION PROVISIONS OF THE CONSTRUCTION DOCUMENTS AND THE APPROVED SUBMITTALS SHALL BE VERIFIED.		●	TMS 602/ACI 530.1/ASCE 6: ART.1.5
2. VERIFICATION OF F ' M AND F ' AAC PRIOR TO CONSTRUCTION EXCEPT WHERE SPECIFICALLY EXEMPTED BY THE CODE.		●	TMS 602/ACI 530.1/ASCE 6: ART.1.4B.
3. VERIFICATION OF SLUMP FLOW AND VSI AS DELIVERED TO THE SITE FOR SELF-CONSOLIDATING GROUT.	●		TMS 602/ACI 530.1/ASCE 6: ART.1.5B.1.B.3
4. AS MASONRY CONSTRUCTION BEGINS, THE FOLLOWING SHALL BE VERIFIED TO ENSURE COMPLIANCE:			
A. PROPORTIONS OF SITE-PREPARED MORTAR.		●	TMS 602/ACI 530.1/ASCE 6: ART.2.6A.
B. CONSTRUCTION OF MORTAR JOINTS.		●	TMS 602/ACI 530.1/ASCE 6: ART.3.3B ,
C. LOCATION OF REINFORCEMENT, CONNECTORS, PRESTRESSING TENDONS, AND ANCHORAGES.		●	TMS 602/ACI 530.1/ASCE 6: ART.3.4, 3.6A ,
D. CONSTRUCTION OF MORTAR JOINTS.		●	TMS 602/ACI 530.1/ASCE 6: ART.3.6B.
E. GRADE AND SIZE OF PRESTRESSING TENDONS AND ANCHORAGES.		●	TMS 602/ACI 530.1/ASCE 6: ART.2.4B, 2.4H.
5. DURING CONSTRUCTION VERIFY:			
A. SIZE AND LOCATION OF STRUCTURAL ELEMENTS.		●	TMS 602/ACI 530.1/ASCE 6: ART.3.3F .
B. TYPE, SIZE, AND LOCATION OF ANCHORS, INCLUDING OTHER DETAILS OF ANCHORAGE OF MASONRY TO STRUCTURAL MEMBERS, FRAMES, ETC.		●	TMS 402/ACI 530/ASCE 5: SEC. 1.2.2(E), 1.16.1
C. SPECIFIED SIZE, GRADE, AND TYPE OF REINFORCEMENT.		●	TMS 402/ACI 530/ASCE 5: SEC. 1.15 TMS 602/ACI 530.1/ASCE 6: ART.2.4, 3.4.
D. WELDING OF REINFORCING BARS.	●		TMS 402/ACI 530.1/ASCE 5: SEC. 2.1.9.7.2, 3.3.3.4(B) .
E. PROTECTION OF MASONRY DURING COLD WEATHER (TEMPERATURE BELOW 40 DEGREES F) OR HOT WEATHER (TEMPERATURE ABOVE 90 DEGREES F)		●	IBC 2104.3, 2104.4; TMS 602/ACI 530.1/ASCE 6: Art.1.8C, 1.8D
F. APPLICATION AND MEASUREMENT OF PRESTRESSING FORCE.		●	TMS 602/ACI 530.1/ASCE 6: Art.3.6B.
6. PRIOR TO GROUTING VERIFY THE FOLLOWING:			
A. GROUT SPACE IS CLEAN.		●	TMS 602/ACI 530.1/ASCE 6: ART.3.2B.
B. PLACEMENT OF REINFORCEMENT AND CONNECTORS AND PRESTRESSING TENDONS AND ANCHORAGES.		●	TMS 402/ACI 530/ASCE 5: SEC. 1.13; TMS 602/ACI 530.1/ASCE 6: ART.3.4
C. PROPORTIONS OF SITE-PREPARED GROUT AND PRESTRESSING GROUT FOR BONDED TENDONS.		●	TMS 602/ACI 530.1/ASCE 6: ART.2.6B
D. CONSTRUCTION OF MORTAR JOINTS.		●	TMS 602/ACI 530.1/ASCE 6: ART.3.3B
7. VERIFY GROUT PLACEMENT TO ENSURE COMPLIANCE WITH CODE AND CONSTRUCTION DOCUMENT PROVISIONS.	●		TMS 602/ACI 530.1/ASCE 6: ART.3.5.
A. OBSERVE GROUTING OF PRESTRESSING BONDED TENDONS.	●		TMS 602/ACI 530.1/ASCE 6: : ART.3.6C.
8. OBSERVE PREPARATION OF REQUIRED GROUT SPECIMENS, MORTAR SPECIMENS, AND/OR PRISMS.	●		IBC 2105.2.2, 2105.3; TMS 602/ACI 530.1/ASCE 6: ART.1.4
9. VERIFY COMPLIANCE WITH REQUIRED INSPECTION PROVISIONS OF THE CONSTRUCTION DOCUMENTS AND THE APPROVED SUBMITTALS.		●	TMS 602/ACI 530.1/ASCE 6
10. ADDITIONAL LEVELS OF MASONRY INSPECTION ARE REQUIRED AS OTHERWISE NOTED ON THE PLANS.			

IBC TABLE 1705.6 - REQUIRED VERIFICATION AND INSPECTION OF SOILS

VERIFICATION AND INSPECTION	C	P	NOTES/REFERENCES
1. VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY.		●	
2. VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL.		●	
3. PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS.		●	
4. VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED FILL	●		
5. PRIOR TO PLACEMENT OF COMPACTED FILL, INSPECT SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY.		●	

NOTATIONS USED IN THE FOLLOWING TABLES:

●: DENOTES EITHER "C" CONTINUOUS OR "P" PERIODIC INSPECTIONS.

○: DENOTES AN ACTIVITY THAT IS EITHER A ONE-TIME ACTIVITY OR ONE WHOSE FREQUENCY IS ON A RANDOM BASIS OR IS DEFINED IN SOME OTHER MANNER.

PLAN **CONDITIONALLY APPROVED**

No Variation of this Plan is Permitted without the Approval of E-Plan Exam and the Municipal Building Inspection Department. See Plan Review Letter and/or Permit for additional conditions that must be addressed during construction prior to inspection.

Review Type: Building & Structure Review Only

Approved By: _____ Date: 04/20/2026

Approved plans must be on jobsite

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ABBREVIATIONS

Ø	DIAMETER
AB	ANCHOR BOLT
ACI	AMERICAN CONCRETE INSTITUTE
ALT	ALTERNATE
ANCH	ANCHOR
APA	APA - THE ENGINEERED WOOD ASSOCIATION
ARCH	ARCHITECT
ASTM	AMERICAN SOCIETY FOR TESTING & MATERIALS
BLDG	BUILDING
BLK'G	BLOCKING
BM	BEAM
BN	BOUNDARY NAIL
BOT	BOTTOM
BRG	BEARING
BS	BOTH SIDES
BTWN	BETWEEN
C	CHANNEL, CAMBER
CANT	CANTILEVER(ED)
CIP	CAST IN PLACE
CJP	COMPLETE JOINT PENETRATION
CJ	CONTROL JOINT, CEILING JOIST
CL	CENTERLINE
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
CO	CONTRACTOR'S OPTION
COL	COLUMN
CONC	CONCRETE
CONN	CONNECTION
CONSTR	CONSTRUCTION
CONT	CONTINUOUS
CONTR	CONTRACTOR
COORD	COORDINATE, COORDINATION
CTR	CENTER
CLNG	CEILING
CP	CONCRETE PIER
DBL	DOUBLE
DET	DETAIL
DF	DOUGLAS FIR LARCH
DIA, Ø	DIAMETER
DIM	DIMENSION
DIAG	DIAGONAL
DIAPH	DIAPHRAGM
DN	DOWN
DO	DITTO (REPEAT)
DWG	DRAWING
DWL	DOWEL
(E)	EXISTING
EA	EACH
EF	EACH FACE
EJ	EXPANSION JOINT
ELEC	ELECTRICAL
ELEV	ELEVATION
EMBED	EMBEDMENT
EN	EDGE NAIL, END NAIL
EQ	EQUAL
EQUIP	EQUIPMENT
EW	EACH WAY
ES	EACH SIDE
EXP	EXPANSION
EXT	EXTERIOR
(F)	FUTURE
FND	FOUNDATION
FN	FIELD NAILING
FF	FINISHED FLOOR
FJ	FLOOR JOIST
FLR	FLOOR
FOC	FACE OF CONCRETE
FRM	FROM
FRMG	FRAMING
FS	FAR SIDE
FT	FOOT, FEET
FTG	FOOTING
GLB, GLULAM	GLUED LAMINATED BEAM
GA	GAUGE, GAGE
GALV	GALVANIZED
GB	GRADE BEAM
GC	GENERAL CONTRACTOR
GR	GRADE
GYP	GYPSUM BOARD
(H), HORIZ.	HORIZONTAL
HD	HOLDOWN
HDR	HEADER
HK	HOOK
HGR	HANGER
HSS	HOLLOW STRUCTURAL STEEL
INFO	INFORMATION
INT	INTERIOR
JST	JOIST
JT	JOINT
K	KIP (1,000#)
KP	KING POST
KS	KING STUD

ABBREVIATIONS

(LO)	LOW
L	ANGLE
Ld	BAR DEVELOPMENT LENGTH
Ldh	BAR HOOK DEVELOPMENT LENGTH
LB	POUND
LGR	LEDGER
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LONG	LONGITUDINAL
Ls	BAR SPLICE LENGTH
LSL	LAMINATED STRAND LUMBER
LVL	LAMINATED VENEER LUMBER
LWC	LIGHT WEIGHT CONCRETE
MANU	MANUFACTURER
MAS	MASONRY
MAT'L	MATERIAL
MAX	MAXIMUM
MECH'L	MECHANICAL
MEP	MECH'L, ELEC'L & PLB'G
MIN	MINIMUM
MISC	MISCELLANEOUS
(N)	NEW
NIC	NOT IN CONTRACT
NO	NUMBER
N-S	NORTH SOUTH
NWC	NORMAL WEIGHT CONCRETE
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OH	OPPOSITE HAND
OPNG	OPENING
OSB	ORIENTED STRAND BOARD
PAF	POWER ACTUATED FASTENER
PB	POST BELOW
PC	PILE CAP
PCF	POUNDS PER CUBIC FOOT
PED	PEDESTAL
PEN	PENETRATION
PJP	PARTIAL JOINT PENETRATION
PL	PLATE
PLYWD	PLYWOOD
PP	PER PLAN
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PU	POST UP
PSL	PARALLEL STRAND LUMBER
PT	PRESERVATIVE TREATED
REF	REFERENCE
REINF	REINFORCING
REQ'D	REQUIRED
REV	REVISION
RF	ROOF
RJ	ROOF JOIST(S)
RO	ROUGH OPENING
RR	ROOF RAFTER(S)
SAD	SEE ARCHITECTURAL DRAWINGS
SCHED	SCHEDULE
SHTG	SHEATHING
SIM	SIMILAR
SIMP	SIMPSON STRONGTIE (TM)
SMS	SHEET METAL SCREW
SOG	SLAB ON GRADE
SPECS	SPECIFICATION(S)
SP	SOUTHERN PINE
SQ	SQUARE
SS	STAINLESS STEEL
STAGG	STAGGER(ED)
STD	STANDARD
STIFF	STIFFENER
STL	STEEL
STRUCT	STRUCTURAL
SUPP	SUPPORT
SW	SHEARWALL
T&B	TOP AND BOTTOM
T&G	TONGUE AND GROOVE
THK	THICK, THICKNESS
TN	TOE NAIL
TOC	TOP OF CONCRETE
TOF	TOP OF FOOTING
TOP	TOP OF PLYWOOD, TOP OF PEDESTAL
TOS	TOP OF STEEL
TOW	TOP OF WALL
TRANS	TRANSVERSE
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
(V), VERT	VERTICAL
VIF	VERIFY IN FIELD
VP	VAPOR BARRIER
(WO)	WHERE OCCURES
W/	WITH
W/O	WITHOUT
WD	WOOD
WF	WIDE FLANGE
WP	WORK POINT
WT	WEIGHT
WWF	WELDED WIRE FABRIC

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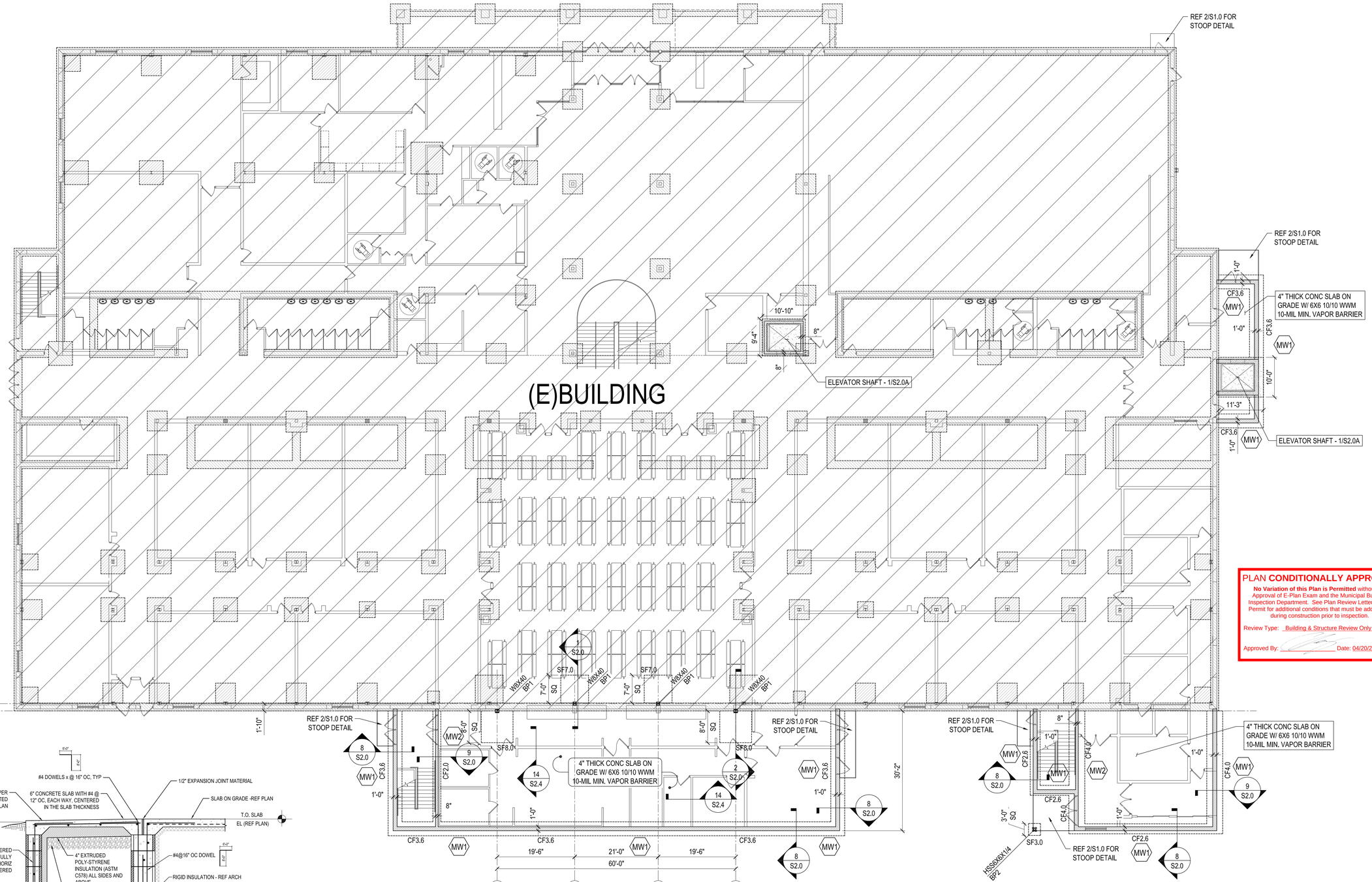
Existing Showtime Cinema Alteration for
SALAM PRIVATE HIGH SCHOOL
890 S. 102nd Street
Franklin, WI 53132

02-23-26

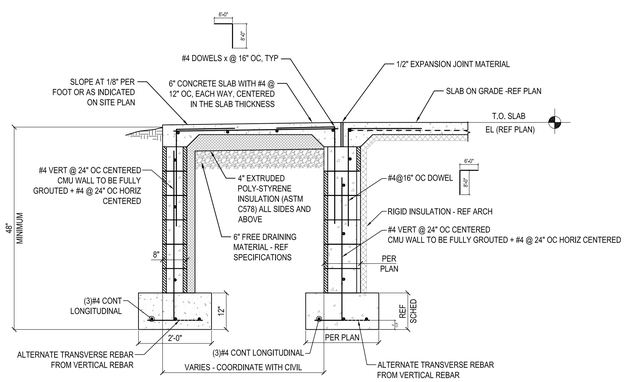
GENERAL NOTES

S0.2



FOUNDATION PLAN

1/16" = 1'-0"



2 TYPICAL STOOP SECTION

Scale: NTS

NOTES:
1. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT STOOP LAYOUT AND LOCATIONS.
2. REFER TO TYPICAL FOUNDATION WALL DETAIL FOR INFORMATION NOT SHOWN.
3. APPROVED ALTERNATIVE TO THE CMU WALL IS A POURED CONCRETE WALL OF EQUIVALENT THICKNESS AND REINFORCEMENT DETAILS AS SHOWN ABOVE.

LEGEND:	
(N)CMU WALL	
STL COLUMN	
(N)FOOTING	
(E)FOOTING	
BASE PLATE	

PLAN NOTES:
1. LOCATE POSTS ON CENTER OF FOOTING AND VERIFY THE SIZE OF FOOTING PER PLAN. CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD IMMEDIATELY OF ANY DISCREPANCIES.
2. IF ANY SIZES ARE DIFFERENT THAN WHAT IS SHOWN ON DRAWINGS, ENGINEER SHALL BE NOTIFIED IMMEDIATELY.
3. SEE ARCH DWG's FOR DIMENSIONS NOT SHOWN.
4. ALL STEEL AND/OR HARDWARE SHALL BE TIED IN PLACE PRIOR TO POURING OF CONCRETE AT CONSTRUCTION.
5. BP# INDICATE BASE PLATE. REFER DETAIL 3/S2.0.
6. REFER SHEET S2.1 & S2.2 FOR TYP STEEL CONNECTION DETAILS.
7. REFER SHEET S2.3 FOR TYP CMU DETAILS.
8. REFER SHEET S2.4 FOR TYP CFSF DETAILS.

FOUNDATION SCHEDULE

MARK	LENGTH	WIDTH	THICKNESS	REINFORCEMENT	REMARK
SF3.0	3'-0"	3'-0"	12"	(4)#5 EACH WAY BOTTOM	NOTE - 2
SF7.0	7'-0"	7'-0"	18"	(9)#5 EACH WAY TOP & BOTTOM	NOTE - 2
SF8.0	8'-0"	8'-0"	18"	(10)#5 EACH WAY TOP & BOTTOM	NOTE - 2
CF2.0	CONT	24"	12"	(2)#5 BOTTOM LONGITUDINAL	NOTE - 2
CF2.6	CONT	30"	12"	(3)#5 BOTTOM LONGITUDINAL	NOTE - 2
CF3.6	CONT	42"	16"	(4)#5 BOTTOM LONGITUDINAL	NOTE - 2
CF4.0	CONT	48"	16"	(4)#5 BOTTOM LONGITUDINAL	NOTE - 2
SFA	PER PLAN		12"	#5 @ 9" OC EACH WAY TOP & BOTTOM	-

NOTES:
1. REFER TO ARCHITECTURAL DRAWING FOR SOG ELEVATION.
2. TOP OF SF#.# ON EXTERIOR SIDE SHALL BE 40" BELOW FROM FINISHED SOG LEVEL, UNO.
3. TOP OF SF#.# ON INTERIOR SIDE SHALL BE 12" BELOW FROM FINISHED SOG LEVEL, UNO.

CMU WALL REINFORCING SCHEDULE - PARTIALLY GROUTED						
TAG (#)	WALL THICKNESS	MAXIMUM HEIGHT	BAR SIZE AND SPACING EACH MAT		NOTES	REMARKS
			VERTICAL	HORIZONTAL (4)		
MW1	12"	REF DTL	#5 @ 32" OC	#4 @ 24" OC	SINGLE MAT CNTRD	-
MW2	8"	REF DTL	#5 @ 32" OC	#4 @ 24" OC	SINGLE MAT CNTRD	
MW3	8"	REF DTL	#5 @ 16" OC	#4 @ 24" OC	SINGLE MAT CNTRD	ELEVATOR SHAFT - TO BE FULLY GROUTED

NOTES:
1. THE ABOVE SCHEDULE SHALL BE MINIMUM REINFORCING FOR ALL BUILDING MASONRY WALLS.
2. SINGLE MAT REINFORCING SHALL BE IN THE CENTER OF WALL UNO.
3. PLACE HORIZONTAL BAR IN BOND BEAM UNIT TYP.
4. LOCATE FIRST LAYER OF HORIZONTAL BARS AT 8" MAX FROM BASE OF WALLS AND FROM TOP AND BOTTOM OF WALL OPENINGS.

PLAN CONDITIONALLY APPROVED

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Review Type: Building & Structure Review Only

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Existing Showtime Cinema Alteration for
SALAM PRIVATE HIGH SCHOOL
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02-23-26
04-06-26

FOUNDATION PLAN

S1.0

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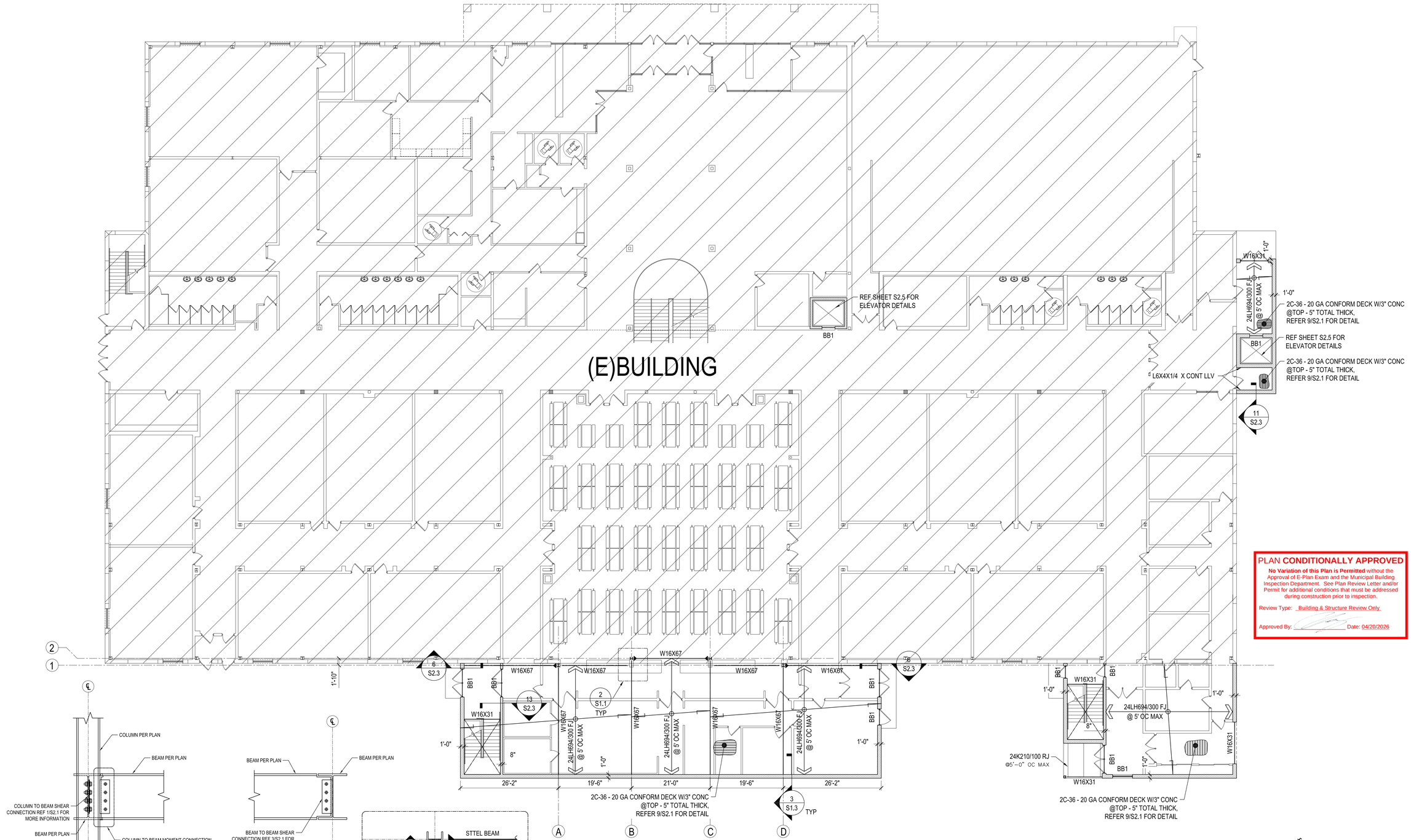
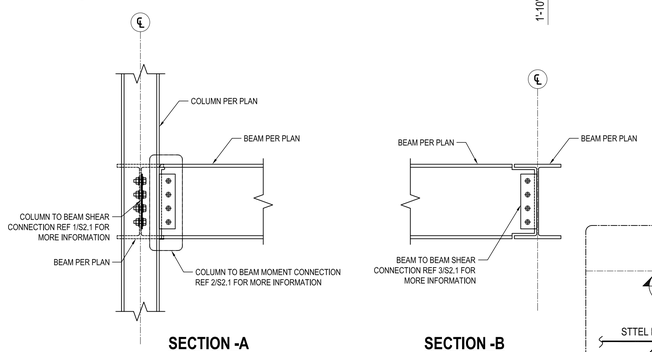
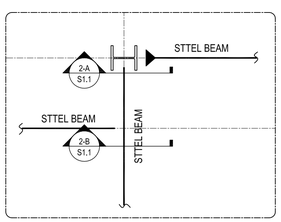




SECTION -A

SECTION -B



PLAN VIEW

FLOOR FRAMING PLAN

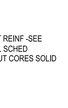
1/16" = 1'-0"

LEGEND:	
(N)CMU WALL	
STL COLUMN	
STEEL BEAM	##
MOMENT CONNECTION	
FLOOR FRAMING	EXTENT / SPAN

PLAN NOTES:

1. IF ANY SIZES ARE DIFFERENT THAN WHAT IS SHOWN ON DRAWINGS, ENGINEER SHALL BE NOTIFIED IMMEDIATELY.
2. SEE ARCH DWG's FOR DIMENSIONS NOT SHOWN.
3. REFER SHEET S2.1 & S2.2 FOR TYP STEEL CONNECTION DETAILS.
4. REFER SHEET S2.3 FOR TYP CMU DETAILS.
5. REFER SHEET S2.4 FOR TYP CFSF DETAILS.

REINFORCED CMU LINTEL SCHEDULE			
MARK	NOMINAL DEPTH	REINF	NOTES
BB1	16"	(2)#5 TOP & BOT	-



NOTES:

1. ALL LINTELS TYPE "BB1", UNO. SEE ARCHITECTURAL DRAWINGS FOR LOCATION AND CLEAR SPAN.
2. LINTELS SHALL SPAN CONTINUOUS BETWEEN BEARINGS EACH SIDE.
3. PROVIDE 8" MIN BEARING FOR CLEAR SPAN 8'-0" OR LESS AND 16" MIN BEARING FOR SPAN GREATER THAN 8'-0".
4. EXTEND BOTTOM REINFORCING TO END OF BEARING EACH SIDE. EXTEND TOP REINFORCING, WHERE POSSIBLE, 40 BAR DIAMETERS INTO WALL EACH SIDE. TERMINATE TOP REINFORCING WITH STANDARD HOOK AT CONTROL JOINTS OR FREE EDGES.
5. PROVIDE SOLID GROUTED OR SOLID MASONRY JAMB UNDER LINTEL EACH SIDE OF OPENING FOR CLEAR SPAN GREATER THAN 6'-0".

PLAN **CONDITIONALLY APPROVED**

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Review Type: Building & Structure Review Only

Approved By: _____ Date: 04/20/2026

(#) **VIEWNAME**

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STACK DESIGN GROUP
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413 NORTH SECOND STREET
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Existing Showtime Cinema Alteration for
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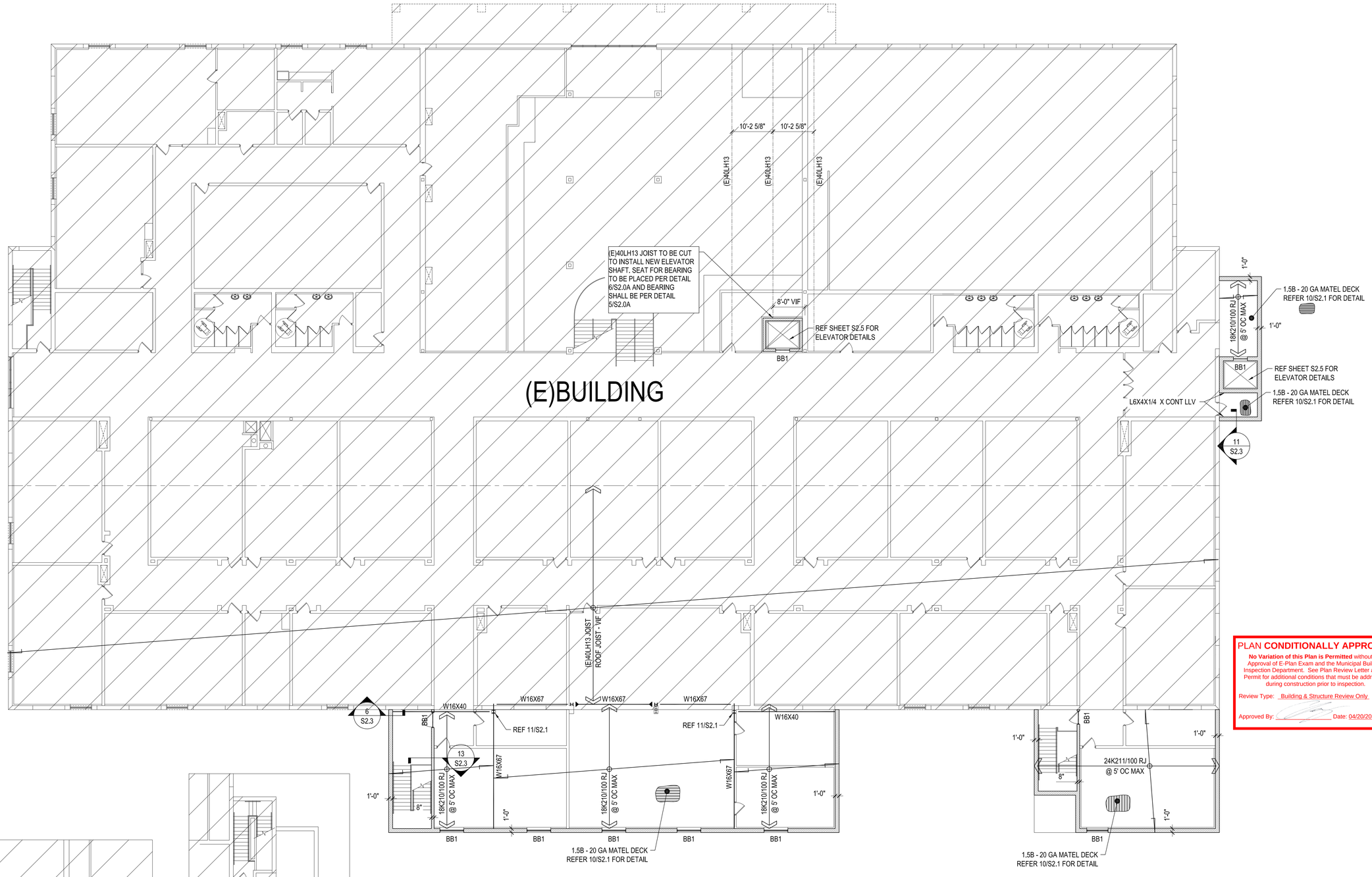
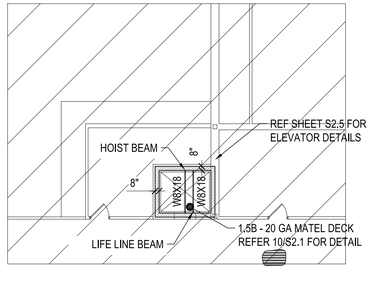
8310 S. 102nd Street
Franklin, WI 53132

02-23-26
04-06-26

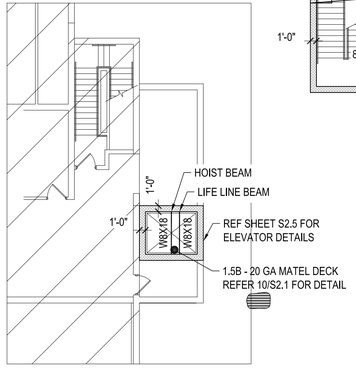
SECOND FLOOR FRAMING PLAN

S1.1





2 **ELEVATOR FRAMING PLAN - 1**
SCALE: 1/16"=1'-0"



3 **ELEVATOR FRAMING PLAN - 2**
SCALE: 1/16"=1'-0"

ROOF FRAMING PLAN

1/16" = 1'-0"

LEGEND:	
(N)CMU WALL	
STL COLUMN	
STEEL BEAM	##
MOMENT CONNECTION	
ROOF FRAMING	EXTENT / SPAN

PLAN NOTES:

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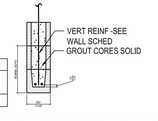
REINFORCED CMU LINTEL SCHEDULE			
MARK	NOMINAL DEPTH	REINF	NOTES
BB1	16"	(2)#5 TOP & BOT	-



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02-23-26

ROOF/ELEVATOR FRAMING PLAN

S1.2

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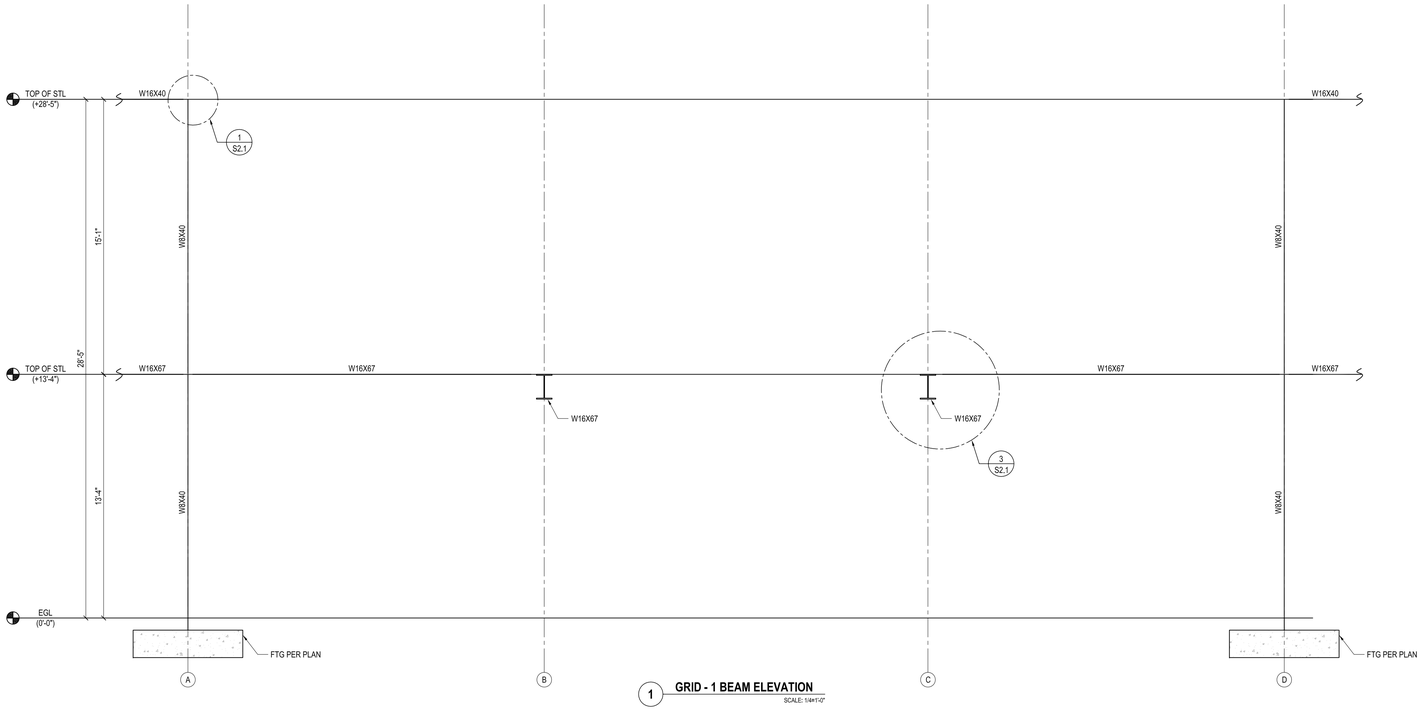
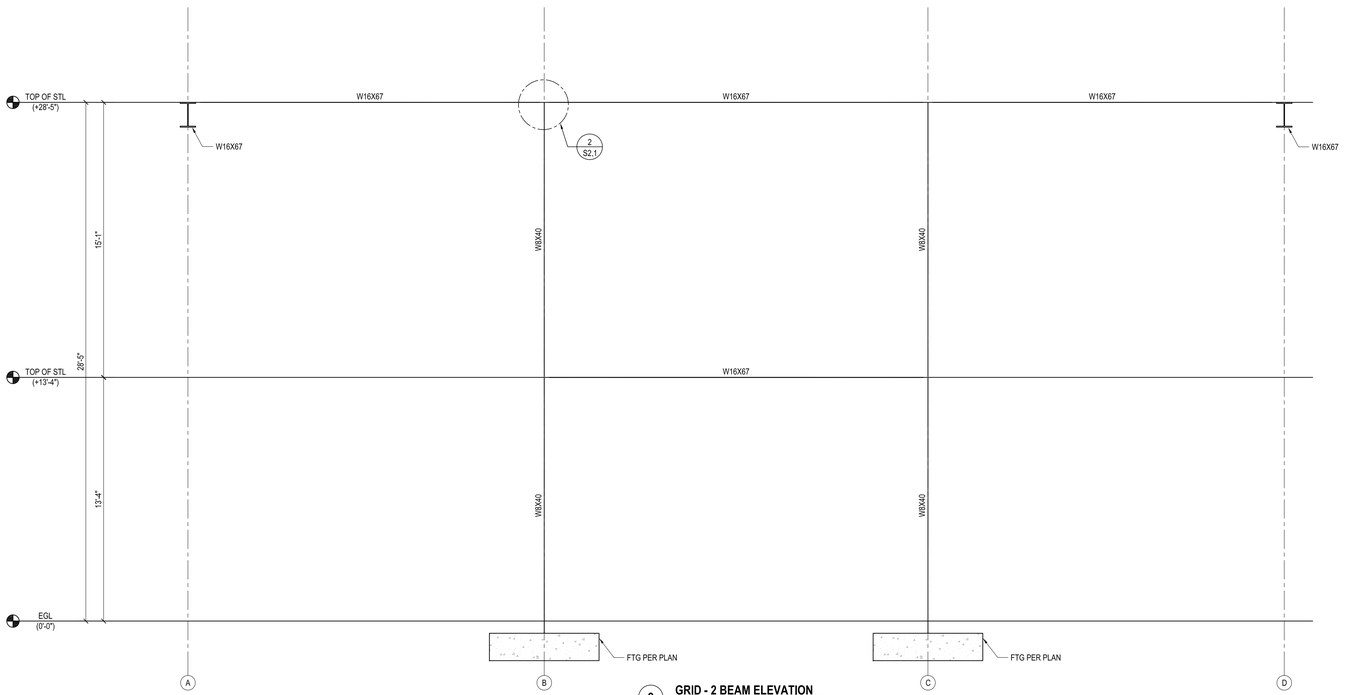
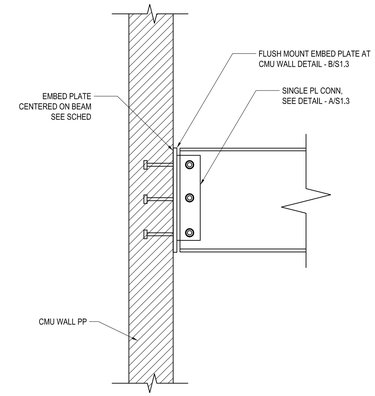
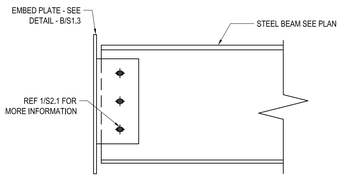


1 GRID - 1 BEAM ELEVATION
SCALE: 1/4"=1'-0"

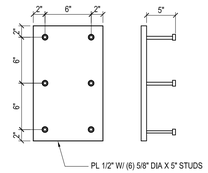


2 GRID - 2 BEAM ELEVATION
SCALE: 1/4"=1'-0"





(DETAIL - A) SHEAR PLATE



(DETAIL - B) EMBED PLATE TO CMU WALL

3 TYP STL BEAM TO CMU WALL CONNECTION DETAIL
Scale: NTS

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02-23-26

ELEVATIONS

S1.3

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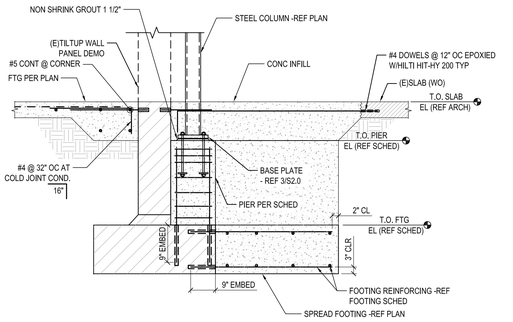
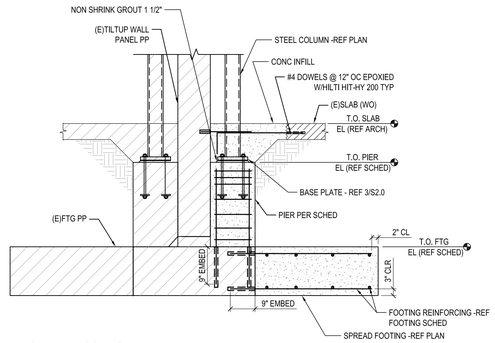


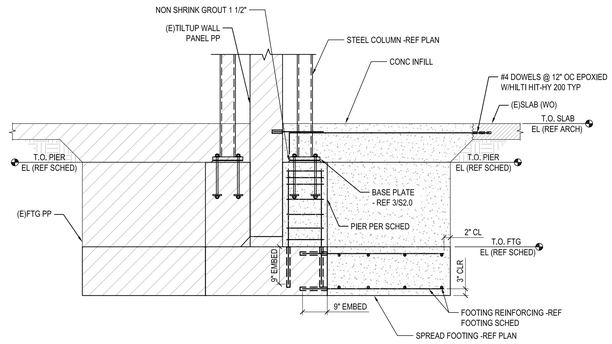
1 **TYP FTG DETAIL**

Scale: NTS



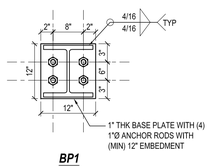
2 **TYPICAL EXT FOOTING DETAIL**

Scale: NTS

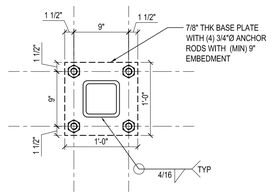


A **TYPICAL EXT FOOTING DETAIL - ALTERNATE OPTION - MASS CONCRETE**

Scale: NTS



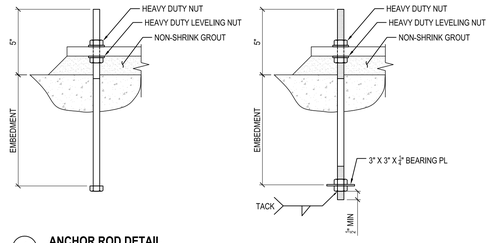
BP1



BP2 - BASE PLATE

3 **BASE PLATE**

Scale: NTS



4 **ANCHOR ROD DETAIL**

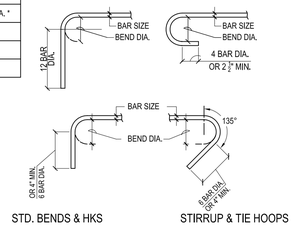
Scale: NTS

NOTES:
1. REFERENCE 3/S2.0 DETAILS FOR DIAMETER AND EMBEDMENT.
2. REFERENCE GENERAL NOTES FOR MATERIAL REQUIREMENTS.
3. ANCHOR RODS SHALL BE SET PRIOR TO PLACEMENT OF CONCRETE.
4. PROTECT ANCHOR RODS FROM DAMAGE.
5. ANCHOR SHALL BE SET SO AS NOT TO VARY FROM THE DIMENSIONS SHOWN ON THE ERECTION DRAWINGS BY MORE THAN THE FOLLOWING:
   A. 1/8" CENTER TO CENTER OF ANY TWO RODS WITHIN AN ANCHOR ROD GROUP.
   B. 1/4" CENTER TO CENTER OF ADJACENT ANCHOR ROD GROUPS. ELEVATION OF THE TOP OF ANCHOR RODS ± 1/2".
   C. MAXIMUM ACCUMULATION OF 1/4" PER HUNDRED FEET ALONG THE ESTABLISHED COLUMN LINE.
   D. 1/4" FROM THE CENTER OF ANY ANCHOR ROD GROUP TO THE ESTABLISHED COLUMN LINE THROUGH THAT GROUP.REFERENCE AISC CODE OF STANDARD PRACTICE FOR ADDITIONAL INFORMATION.
6. SET ANCHOR RODS PERPENDICULAR TO BEARING SURFACE, UNLESS NOTED OTHERWISE.
7. PROVIDE 1 1/2" NON-SHRINK GROUT AT ALL BASE PLATES.

TABLE 1 - PRIMARY REINFORCEMENT		
BAR BEND	BAR SIZE	MIN. BEND DIA. *
ALL GRADES OF REINFORCEMENT	#3 THRU #8	6 BAR DIA.
	#9, #10 & #11	8 BAR DIA.
	#14 & #18	10 BAR DIA.

TABLE 2 - STIRRUP & TIE REINFORCEMENT	
BAR SIZE	MIN. BEND DIA. *
#3 THRU #5	4 BAR DIA.
ALL OTHER BARS	SEE TABLE 1

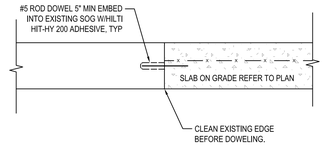
NOTES:
* MEASURED ON INSIDE OF BAR
1. ALL REINFORCEMENT BENT COLD
2. FIELD BENDING NOT PERMITTED U.O.N.



STD. BENDS & HKS STIRRUP & TIE HOOPS

5 **TYPICAL HOOK DETAILS**

Scale: NTS



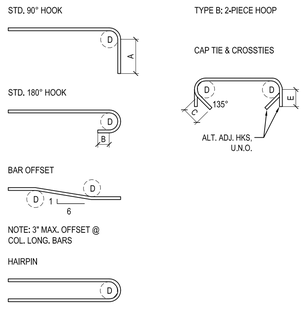
6 **(N) SOG TO (E) SOG CONNECTION DETAIL**

Scale: NTS

NOTE:
1. (N) SOG THICKNESS AND ELEVATION TO BE MATCHED WITH (E) SOG BUT SHALL NOT BE LESS THAN 4".

REINFORCEMENT BEND SCHEDULE SCHEDULE IS FOR STD. BENDING EQUIP. - UNITS ARE IN INCHES						
BAR SIZE	BEND DIAMETER, D		A	B	C	E
	STD. BENDS & HOOKS	STIRRUP & TIE HOOPS				
#3	2-1/4	1-1/2	6	2-1/2	3	2-1/4
#4	3	2	6	2-1/2	3	3
#5	3-3/4	2-1/2	7-1/2	2-1/2	3-3/4	3-3/4
#6	4-1/2	4-1/2	9	3	4-1/2	7-1/2
#7	5-1/4	5-1/4	10-1/2	3-1/2	5-1/4	10-1/2

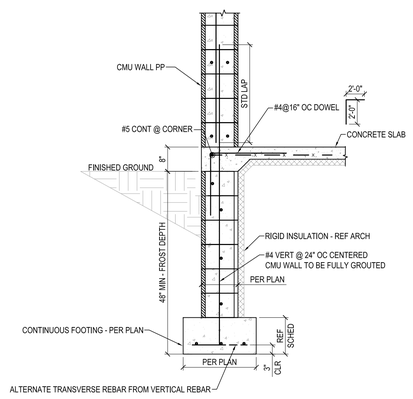
NOTES:
1. BEND DIA. "D" IS THE INSIDE DIAMETER OF BEND
2. ALL REINF. SHALL BE SHOP BENT COLD, U.N.O.
3. REINF. PARTIALLY EMBEDED IN CONC. SHALL NOT BE FIELD BENT, UNLESS SPECIFICALLY DETAILED OR APPROVED BY SEOR



NOTE: "D" IS BEND INSIDE Ø

7 **SCHEDULE - CONCRETE REINFORCEMENT BENDS**

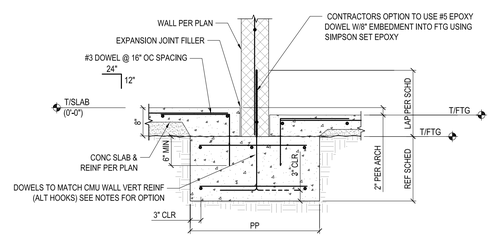
Scale: NTS



8 **FOOTING DETAIL**

Scale: NTS

NOTES:
1. REFER TO TYPICAL FOUNDATION WALL DETAIL FOR INFORMATION NOT SHOWN.
2. APPROVED ALTERNATIVE TO THE CMU WALL IS A POURED CONCRETE WALL OF EQUIVALENT THICKNESS AND REINFORCEMENT DETAILS AS SHOWN ABOVE.



9 **TYP FOOTING DETAIL**

Scale: NTS

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FOUNDATION DETAILS

S2.0

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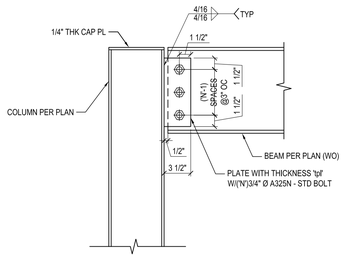
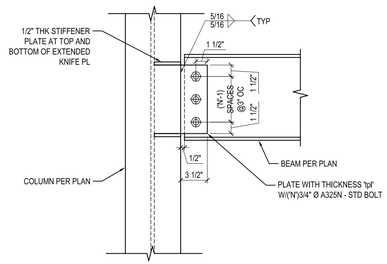




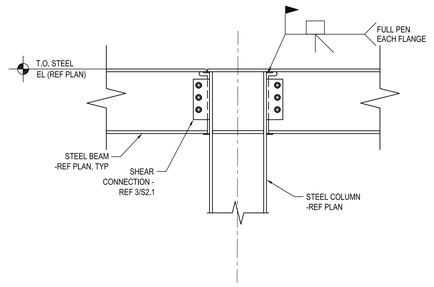
NOTES TO SPECIFIER:
CHOOSE BOLT SIZE

KNIFE PLATE CONNECTION TABLE		
SUPPORTED BEAM	'tpl'	'N'
W8, W10	1/4"	2
W12, W14	5/16"	3
W16	3/8"	4
W18	1/2"	5
W21	1/2"	6
W24	1/2"	7

(PROVIDE SC-BOLT WHERE CALLED ON PLAN OR DETAIL)

1 COLUMN TO BEAM SHEAR CONNECTION

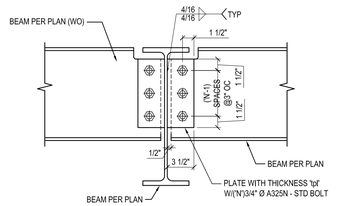
Scale: NTS



2 TYPICAL MOMENT CONNECTION DETAIL

Scale: NTS

NOTES:
1. DETAIL SIMILAR FOR MOMENT CONNECTION OF BEAMS IN OPPOSITE DIRECTION.
2. STIFFENER PLATE THICKNESS SHALL MATCH LARGER FLANGE THICKNESS OR CONNECTOR PLATE UNO.
3. WHERE TYPICAL MOMENT CONNECTION DETAIL IS NOT APPLICABLE, FABRICATOR SHALL SELECT AND DETAIL ALTERNATE CONNECTION CAPABLE OF DEVELOPING EQUAL STRENGTH.



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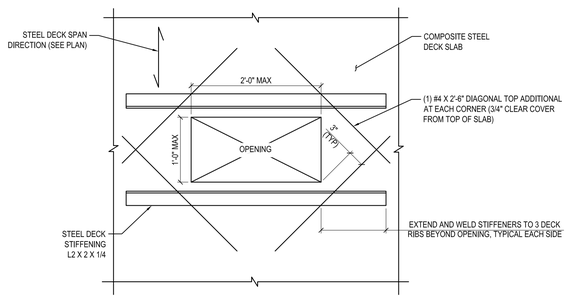
(PROVIDE SC-BOLT WHERE CALLED ON PLAN OR DETAIL)

3 BEAM TO BEAM SHEAR CONNECTION

Scale: NTS

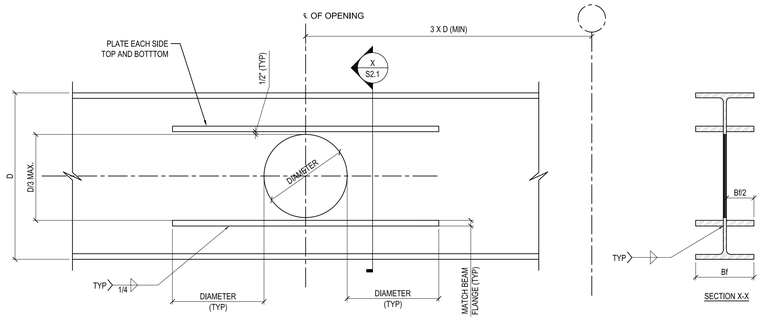
NOTE:
1. WHERE TYPICAL SHEAR CONNECTION DETAIL IS NOT APPLICABLE, FABRICATOR SHALL SELECT AND DETAIL ALTERNATE CONNECTION CAPABLE OF DEVELOPING EQUAL STRENGTH.



4 TYPICAL STEEL DECK SLAB OPENING

Scale: NTS

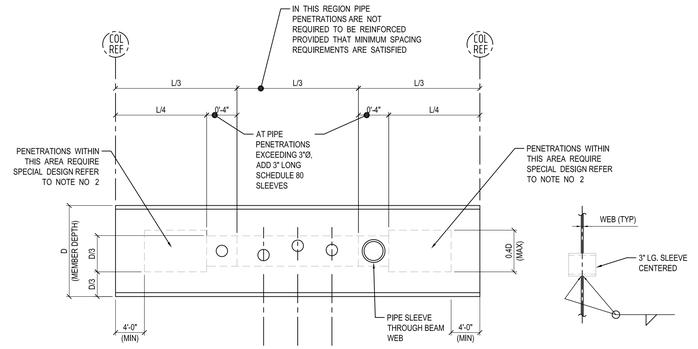
NOTES:
1. SEE COMPOSITE STEEL DECK SLAB PLAN FOR GENERAL SLAB REINFORCEMENT.
2. CONCRETE POUR STOP REQUIRED AT PERIMETER OF OPENING.
3. DECK AT OPENING TO BE CUT AFTER 24 HOURS OF CONC. POUR.



5 TYP BEAM PENETRATION DETAILS

Scale: NTS

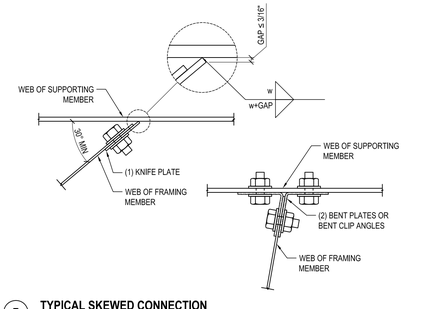
NOTE:
1. SIZE AND LOCATION OF BEAM OPENINGS NOT INDICATED ON STRUCTURAL DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT/ENGINEER PRIOR TO FABRICATION



6 TYP BEAM/GIRDER PIPE PENETRATION DETAIL

Scale: NTS

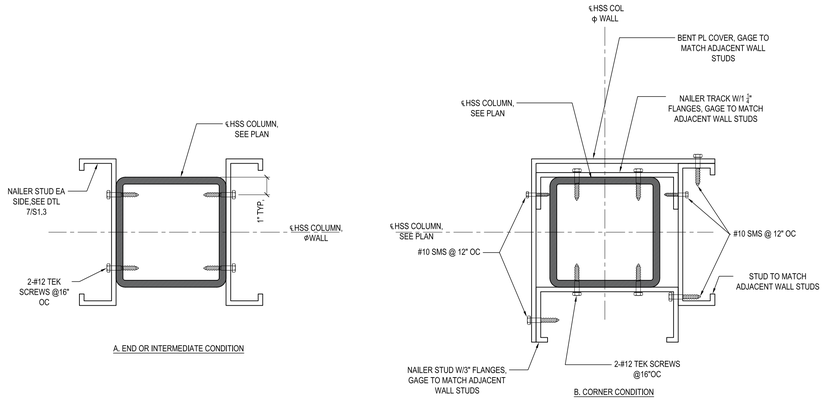
NOTES:
1. LEAVE NO SHARP EDGES AT CUT HOLES.
2. PENETRATION REQUIRES SUBMITTAL OF PROPOSED LOCATION FOR SPECIAL REINFORCING SIMILAR TO TYPICAL BEAM/GIRDER REINFORCING DETAIL.



7 TYPICAL SKEWED CONNECTION

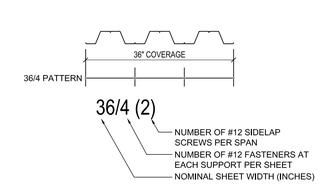
Scale: NTS

NOTES:
1. DETAILER MAY SELECT DOUBLE BENT ANGLES, DOUBLE BENT PLATES, OR SINGLE KNIFE PLATE AS BEST APPLIES TO CONNECTION.
2. 'w' IS WELD SIZE FROM TYPICAL SHEAR CONNECTION.



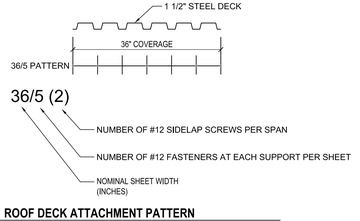
8 NAILER ATTACHMENT TO HSS COL

Scale: NTS



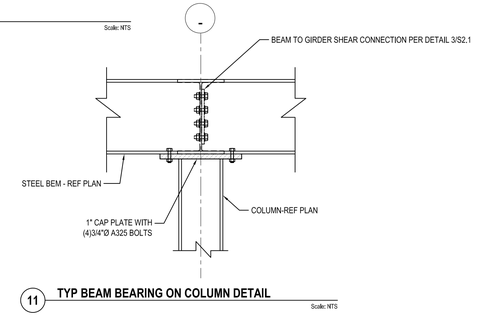
9 FLOOR DECK ATTACHMENT PATTERN

Scale: NTS



10 ROOF DECK ATTACHMENT PATTERN

Scale: NTS



11 TYP BEAM BEARING ON COLUMN DETAIL

Scale: NTS

PLAN **CONDITIONALLY APPROVED**

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Review Type: Building & Structure Review Only

Approved By: _____ Date: 04/20/2026

STACK DESIGN GROUP
ARCHITECTURE
413 NORTH SECOND STREET
MILWAUKEE, WI 53203-3111
414-807-8033 FAX: 414-224-8034

Existing Showtime Cinema Alteration for
SALAM PRIVATE HIGH SCHOOL
8310 S. 102nd Street
Franklin, WI 53132

02-23-26

FOUNDATION DETAILS

S2.0A

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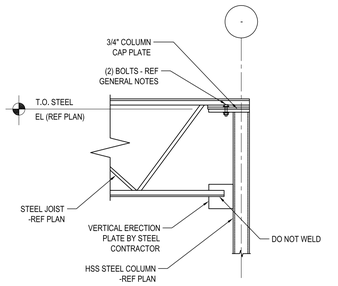
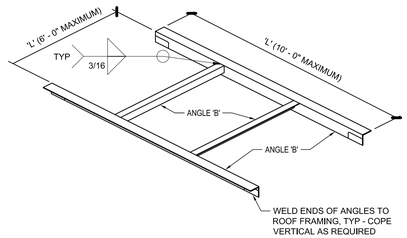


1 TYPICAL STEEL JOIST AT HSS COLUMN

Scale: NTS

NOTES:
1. GIRDER NOT SHOWN FOR CLARITY.
2. DECK NOT SHOWN FOR CLARITY.
3. CONNECTION SHOWN IS BASED ON STEEL JOIST INSTITUTE REQUIREMENTS FOR K-SERIES BAR JOISTS. CONNECTION DETAIL NOT APPLICABLE FOR LH-SERIES JOISTS OR JOIST GIRDERS.

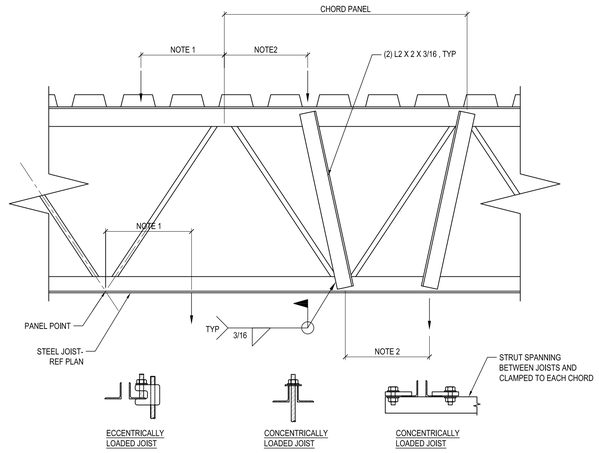


'L'	ANGLE 'A'	ANGLE 'B'
UP TO 1' - 0"	NONE	NONE
1' - 1" TO 4' - 6"	L4x4x1/4	L4x4x1/4
4' - 7" TO 6' - 0"	L4x4x5/16	L4x4x1/4
6' - 1" TO 8' - 0"	L4x4x3/8	-
8' - 1" TO 10' - 0"	L6x4x3/8 (LLV)	-

2 OPENING AT ROOF DETAIL

Scale: NTS

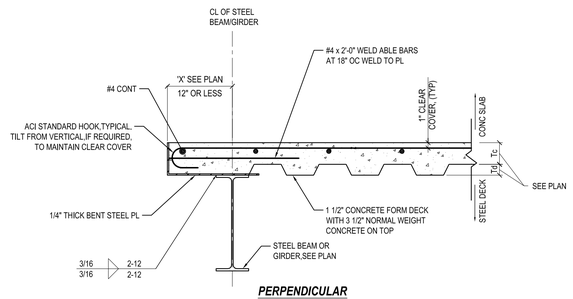
NOTES:
1. SEE ARCHITECTURAL AND MECHANICAL DRAWINGS FOR SIZE AND LOCATION OF ALL OPENINGS.
2. ROOF OPENING FRAMING NOT REQUIRED AT SIDE DISCHARGE ROOF DRAINS. COORDINATE WITH MECHANICAL CONTRACTOR.



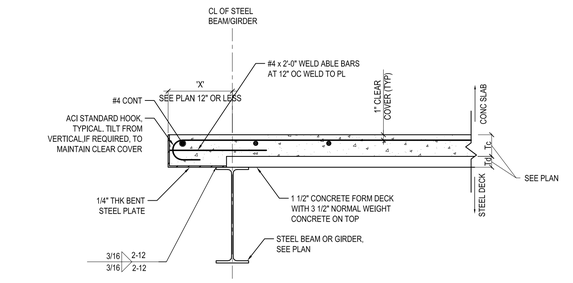
3 JOIST MODIFICATION DETAIL

Scale: NTS

NOTES:
1. FOR ATTACHMENTS TO JOISTS THAT ARE CONCENTRICALLY LOADED ON THE JOIST, A MAXIMUM OF 100 POUNDS MAY BE ATTACHED TO THE JOIST WITHIN A CHORD PANEL WITHOUT AN ADDITIONAL ANGLE. FOR ATTACHMENTS TO JOIST THAT ARE ECCENTRICALLY LOADED, A MAXIMUM OF 25 POUNDS MAY BE ATTACHED TO THE JOIST WITHIN A CHORD PANEL WITHOUT AN ADDITIONAL ANGLE. MULTIPLE ATTACHMENTS ARE ALLOWED IN EACH CHORD PANEL AS LONG AS THE SUM OF THE LOADS DO NOT EXCEED THE MAXIMUM LOAD INDICATED.
2. FOR LOADS BETWEEN 100 POUNDS AND 200 POUNDS, ADDITIONAL ANGLES ARE REQUIRED AND JOIST MUST BE CONCENTRICALLY LOADED.
3. FOR LOADING CONDITIONS IN NOTES 1 AND 2 ABOVE, TOTAL SUM OF LOADS SHALL NOT EXCEED 200 LBS FOR AN 8 FOOT SEGMENT OF JOIST, FOR LOADS GREATER THAN 200 POUNDS AND NOT NOTED ON THE DRAWINGS, CONTACT ENGINEER PRIOR TO INSTALLATION.
4. NO LOADS SHALL BE SUPPORTED FROM JOIST BRIDGING.



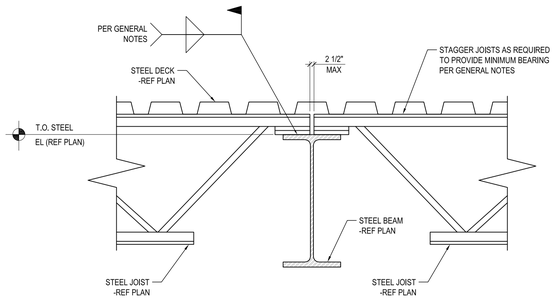
PERPENDICULAR



PARALLEL

4 TYPICAL SLAB EDGE (12" OR LESS)

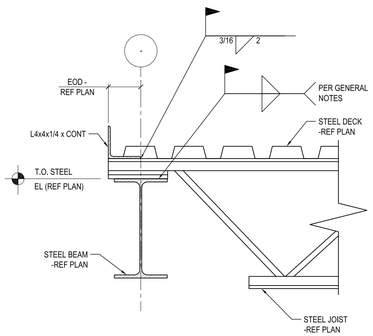
Scale: NTS



5 TYPICAL JOIST BEARING DETAIL

Scale: NTS

NOTE:
1. JOISTS AT OR IMMEDIATELY ADJACENT TO COLUMNS SHALL BE BOLTED WITH (2) BOLTS ON BEAM GAGE. REFER TO GENERAL NOTES FOR BOLT DIAMETER.



6 TYPICAL ROOF EDGE DETAIL

Scale: NTS

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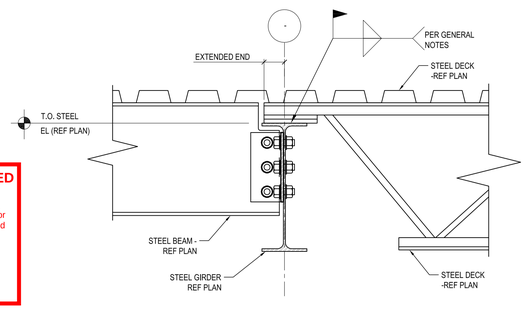
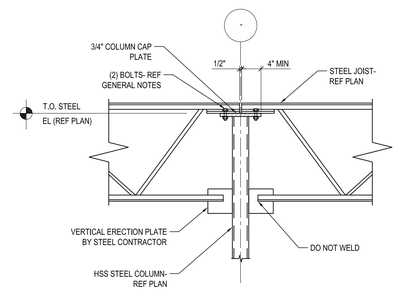


7 SECTION AT ROOF GIRDER

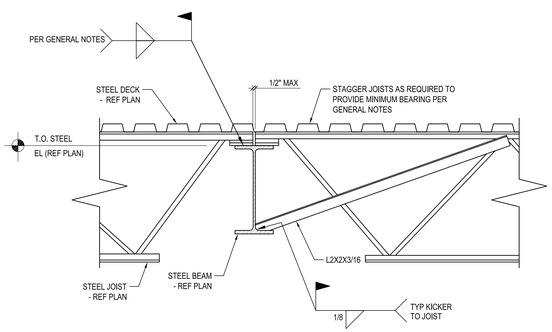
Scale: NTS



8 TYPICAL STEEL JOIST AT HSS COLUMN

Scale: NTS

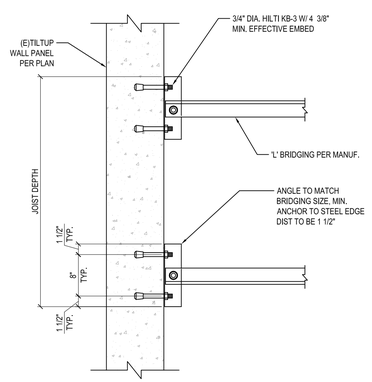
NOTES:
1. GIRDER NOT SHOWN FOR CLARITY.
2. DECK NOT SHOWN FOR CLARITY.
3. CONNECTION SHOWN IS BASED ON STEEL JOIST INSTITUTE REQUIREMENTS FOR K- SERIES BAR JOISTS. CONNECTION DETAIL NOT APPLICABLE FOR LH-SERIES JOISTS OR JOIST GIRDERS.



9 CONTINUOUS SPAN BRACING DETAIL

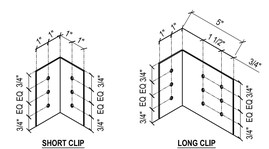
Scale: NTS

NOTE :
1. JOISTS AT OR IMMEDIATELY ADJACENT TO COLUMNS SHALL BE BOLTED WITH (2) BOLTS ON BEAM GAGE.REFER TO GENERAL NOTES FOR BOLT DIAMETER



10 DETAIL - TYP. JOIST BRIDGING TO WALL CONNECTION

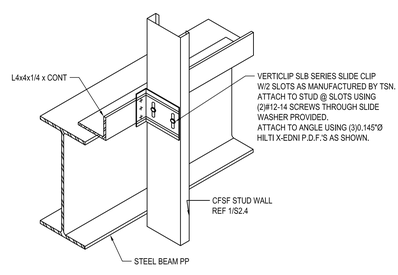
Scale: NTS



FRAMING CLIP SCHEDULE			
FRAMING STOCK	JOIST COND	BLOCKING COND OR SILL/HEAD COND	
	SHORT CLIP (2") 54 MIL, UNO	SHORT CLIP (2") 54 MIL, UNO	LONG CLIP (5") 54 MIL, UNO
362 & 400	L 2"X2" X 2 1/2" W/ 2 - #12 SMS EA LEG	L 2"X2" X 2 1/2" W/ 2 - #12 SMS EA LEG	L 2"X5" X 2 1/2" W/ 2 - #12 SMS SHORT LEG & 4 - #12 SMS LONG LEG
600	L 2"X2" X 4 1/2" W/ 3 - #12 SMS EA LEG	L 2"X2" X 4 1/2"W/ 3 - #12 SMS EA LEG	L 2"X5" X 4 1/2" W/ 3 - #12 SMS SHORT LEG & 6 - #12 SMS LONG LEG
800	L 2"X2" X 6 1/2" W/ 3 - #12 SMS EA LEG	L 2"X2" X 6 1/2" W/ 3 - #12 SMS EA LEG	L 2"X5" X 6 1/2" W/ 3 - #12 SMS SHORT LEG & 6 - #12 SMS LONG LEG
1000	L 2"X2" X 8 1/2" W/ 4 - #12 SMS EA LEG	L 2"X2" X 8 1/2" W/ 4 - #12 SMS EA LEG	L 2"X5" X 8 1/2" W/ 4 - #12 SMS SHORT LEG & 8 - #12 SMS LONG LEG
1200	L 2"X2" X 10 1/2 W/ 5 - #12 SMS EA LEG	L 2"X2" X 10 1/2" W/ 4 - #12 SMS EA LEG	L 2"X5" X 10 1/2" W/ 4 - #12 SMS SHORT LEG & 8 - #12 SMS LONG LEG

11 FRAMING CLIP SCHEDULE

Scale: NTS



12 BEAM TO WALL CONNECTION DETAIL

Scale: NTS

VERTICAL CLIP SLIDE CLIP TO NON-LOAD BEARING STUD CLIP SHOT TO CONT. ANGLE WITH P.D.F.'S

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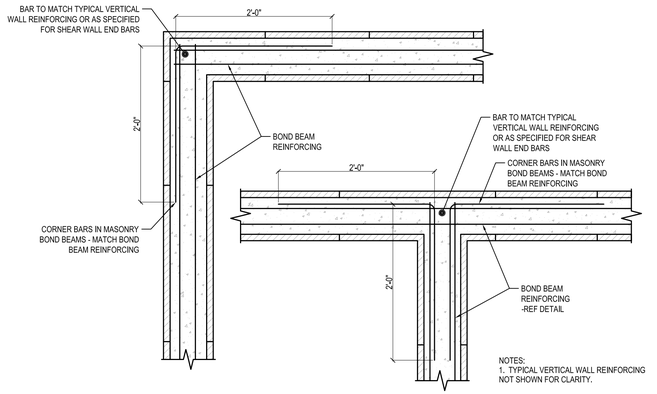
02-23-26

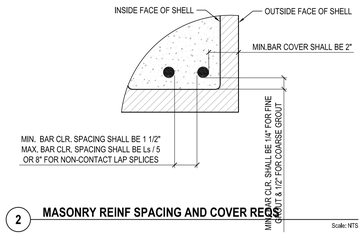
FRAMING DETAILS

S2.1



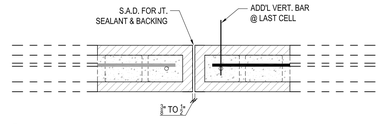
1 MASONRY WALL CORNER,END & INTERSECTIONS DETAIL

Scale: NTS



2 MASONRY REINF SPACING AND COVER REQ'S

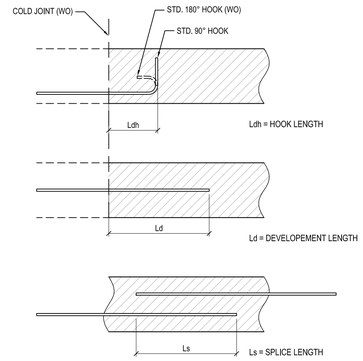
Scale: NTS



3 DETAIL- VERTICAL CONTROL JT

NOTES:
1. SEE "MASONRY WALL CORNER, END & INTERSECTIONS" FOR REINFORCEMENT REQ'S AT WALL ENDS.
2. SEE MASONRY GENERAL NOTES FOR CONTROL JOINT SPACING REQ'S.

Scale: NTS



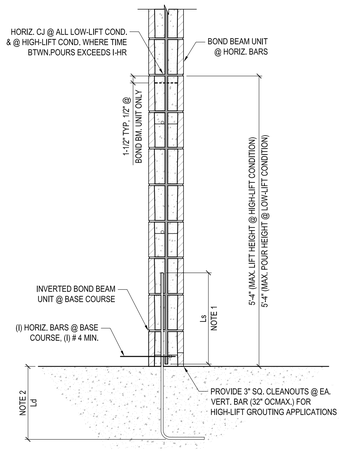
4 DETAIL - DEVELOPMENT, LAP & HK EXAMPLES

Scale: NTS

REINFORCEMENT DEVELOPMENT & LAP SPLICE SCHED.
SCHED IS FOR DEFORMED BARS (U.N.O.) - UNITS ARE IN INCHES

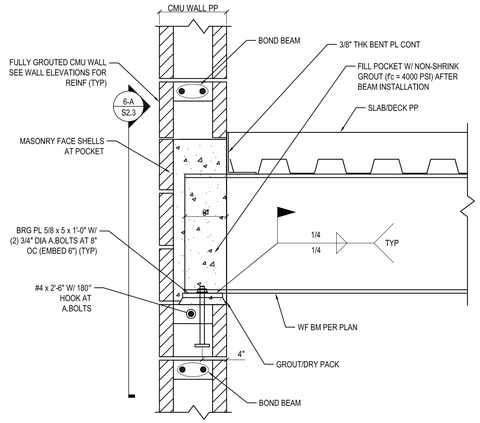
BAR SIZE	GROUT - 2,000 PSI (f'm = 1,500 PSI)			
	Ls	Ld	Ldh	REMARKS
#3	13	13	12	
#4	22	22	16	
#5	45	45	37	
#6	54	54	44	
#7	63	63	52	

SCHED NOTES:
1. Ls = STANDARD LAP SPLICE LENGTH, Ld = STANDARD STRAIGHT BAR DEVELOPMENT LENGTH & Ldh = STANDARD HOOKED BAR DEVELOPMENT LENGTH
2. SEE "MASONRY REINF SPACING & COVER REQ'S" FOR MIN. BAR CLR. SPACING AND CLR. COVER REQ'S
3. HOOKS SHALL BE USED WHERE DETAILED, OR WHERE REQ'D STRAIGHT BAR DEVELOPMENT LENGTH CANNOT BE ACHIEVED



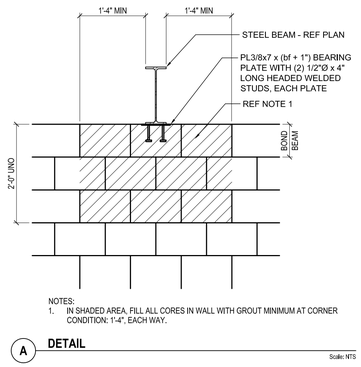
5 ELEVATION-GENERAL MAS WALL REQS

Scale: NTS



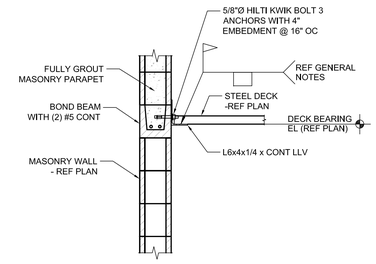
6 TYP BEAM TO CMU CONNECTION

Scale: NTS



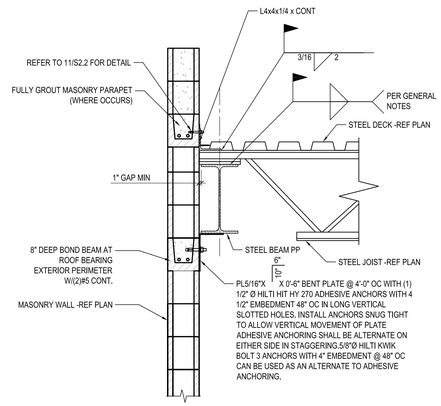
A DETAIL

Scale: NTS



11 DECK SUPPORT AT MASONRY

Scale: NTS



12 EXTERIOR WALL AND DRAG BEAM CONNECTION DETAIL

Scale: NTS

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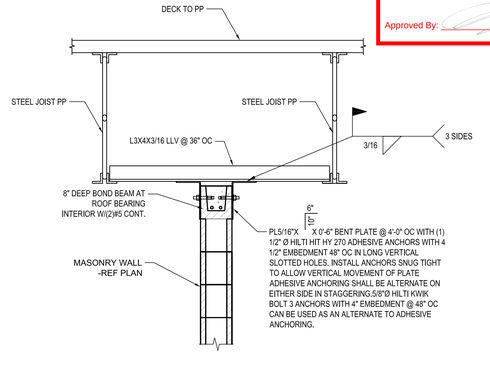
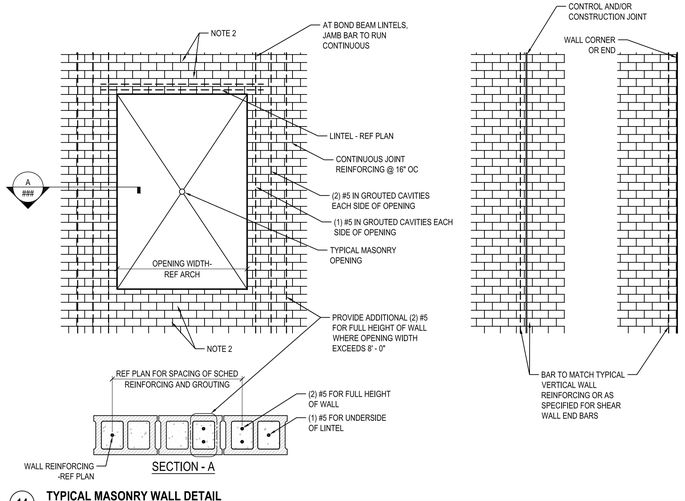


13 INTERIOR WALL AND DRAG BEAM CONNECTION DETAIL

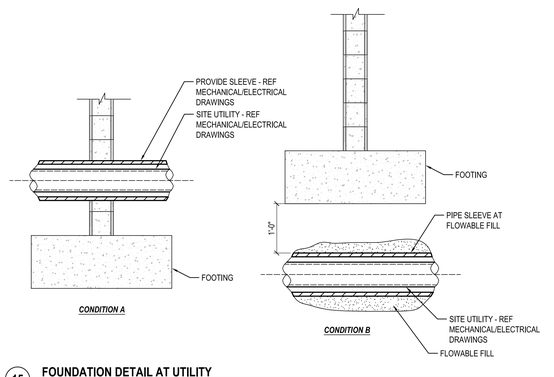
Scale: NTS



14 TYPICAL MASONRY WALL DETAIL

Scale: NTS

NOTES:
1. SEE REINFORCED MASONRY GENERAL NOTES FOR ADDITIONAL INFO & REQUIREMENTS.
2. SEE "MASONRY REINFORCEMENT BENDS" & "MASONRY REINFORCEMENT DEVELOPMENT, LAPS & HOOKS" FOR ADDITIONAL INFO & REQUIREMENTS. WARNING - WHEN HIGH-LIFT GROUTING CONSTRUCTION IS UTILIZED, CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING OF THE WALL UNTIL SUCH TIME THAT THE WALL HAS ACHIEVED FULL DESIGN STRENGTH, AND ALL PERMANENT SUPPORTING STRUCTURES HAVE BEEN ERECTED, AND INSPECTED BY THE BUILDING OFFICIAL. EXERCISE CARE AND CAUTION.
3. REFER TO ARCHITECTURAL ELEVATIONS FOR MASONRY CONTROL JOINT LOCATIONS.
4. TWO COURSES OF JOINT REINFORCING ARE REQUIRED ABOVE THE LINTEL AND BELOW THE SILL AND SHALL EXTEND A MINIMUM OF 24 INCHES PAST THE OPENING.



15 FOUNDATION DETAIL AT UTILITY

Scale: NTS

NOTES:
1. REFERENCE MECHANICAL AND ELECTRICAL DRAWINGS FOR ALL LOCATIONS, ELEVATIONS, ETC., OF SITE UTILITIES.
2. DETAIL REQUIRED AT ALL UTILITIES HAVING A PLAN WIDTH UP TO 3'-0". FOR WIDTHS GREATER THAN 3'-0". REFERENCE PLAN FOR REQUIRED DETAIL.
3. CONDITION B DOES NOT APPLY AT SPREAD FOOTING SITUATIONS. GENERAL CONTRACTOR SHALL NOTIFY ENGINEER SHOULD SUCH A CONDITION ARISE AND AWAIT FURTHER INSTRUCTIONS.

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FRAMING DETAILS

S2.2

METAL STUD WALLS

1. BUILDING CODE USED IS IBC 2015 / AISI S100-2012.
2. ALL THE METAL STUDS USED SHALL BE 33 KSI U.N.O. CONFORMING TO BUILDING CODE. ALL THE METAL STUDS SHALL CONFORM TO STEEL STUD MANUFS ASSOC., (SSMA) ICC-ESR-3064P
3. THE BRIDGING, BLOCKING OR END BEARING STIFFENERS SHALL BE AS REQUIRED BY THE MANUFACTURER UNLESS NOTED OTHERWISE ON THE DRAWINGS.
4. DRYWALL (GYPBOARD) FINISH IS ON BOTH SIDES OF WALL OR MUST BE BLOCKED/STRAPPED BY THE MANUFACTURER U.N.O., BLOCKED/STRAPPED AT BACK WALLS ADJACENT TO CMU WALL.
5. UNLESS OTHERWISE NOTED ON THE STRUCTURAL AND ARCHITECTURAL PLANS, USE THE FOLLOWING GUIDELINE FOR STUD SIZE & SPACING FOR INTERIOR PARTITIONS.
6. TOP & BTM TRACK SIZE SHALL BE MIN.43MIL U.N.O.
7. DESIGN LOAD: LATERAL LOAD = 5 PSF, DEFLECTION LIMIT = L/360

A

METAL STUDS	SIZE (SSMA DESIGNATION)	MAXIMUM	
		SPACING	HEIGHT
4" X 20 GA	400S137-33	16"	15'-10"
6" X 20 GA	600S137-33	16"	21'-8"

CEILING JOISTS (GYPBOARD CEILING)

1. BUILDING CODE USED IS IBC 2015 / AISI S100-2012.
2. ALL THE METAL STUDS USED SHALL BE 33 KSI U.N.O. CONFORMING TO BUILDING CODE.
3. STUD TOP & BTM. TRACKS SHALL BE UNPUNCHED STUDS OF 18GA MIN. UNLESS NOTED OTHERWISE.
4. 362T125-43 CEILING TIES (SEE SCHEDULE) WITH 2 - #8 SCREWS AT EACH JOIST.
5. GYPBOARD IS ON ONE SIDE OF CEILING U.N.O.
6. DESIGN LOAD: DEAD LOAD=10 PSF & LIVE LOAD=12 PSF => 22 PSF USE DESIGN LOAD 10PSF DEAD + 20 PSF LIVE. TOTAL DEFLECTION LIMIT = L/240, LIVE LOAD DEFLECTION LIMIT = L/360
   NO STORAGE LOAD ALLOWED

B

SIZE (SSMA DESIGNATION)	MAXIMUM		CEILING TIES (BRACING) MAX. SPACING (7)
	SPACING	SPAN	
600S137-33 (20 GA)	16"	11'-5"	4'-0"
** 600S200-33 (20 GA)	16"	13'-2"	4'-0"
600S200-43 (18 GA)	16"	15'-9"	4'-0"
800S250-43 (18 GA)	16"	18'-11"	4'-0"
800S250-54(16 GA)	16"	22'-11"	4'-0"
800S300-68 (18 GA)	16"	25'-6"	4'-0"

** WEB STIFFENER TO BE REQUIRED AT SUPPORTS. USE STUD SEGMENT OR MIN. 18GA. CLIP ANGLE.

EXAMPLE:
MEMBER DEPTH:
(Example: 6"=600 x 1/100 inches)
All member depths are taken in 1/100 inches
For all "I" sections member depth is the inside to inside dimension.

FLANGE WIDTH:
(Example: 1 5/8" = 1.625"=162 x1/100 inches
All flange widths are taken in 1/100 inches

600 S 162 -54

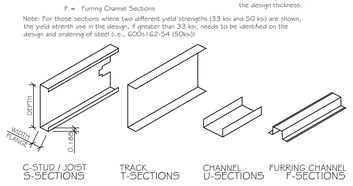
STYLE:
(Example: Stud or Joist section = S)
The four alpha characters utilized by the designator system are:

S = Stud or Joist Sections
T = Track Sections
U = Channel Sections
F = Furring Channel Sections

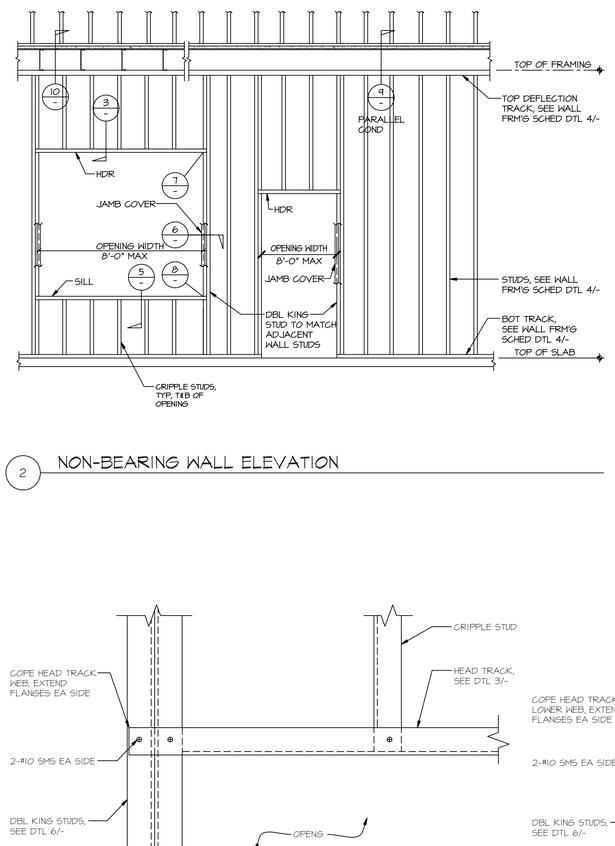
MATERICAL THICKNESS:
(Example: 0.054 in. = 54 mils: 1 mil = 1/1,000 in.)
designator system are:

Material thickness is the minimum base metal thickness in mils. Minimum base metal thickness represents 95% of the design thickness.

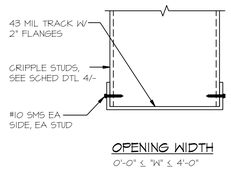
Note: For those sections where two different yield strengths (33 ksi and 50 ksi) are shown, the yield strenth use in the design, if greater than 33 ksi, needs to be identified on the design and ordering of steel (i.e., 600s162-54 (50ksi))



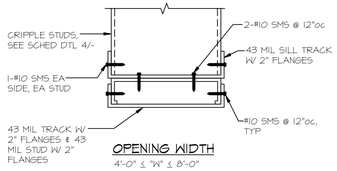
1 METAL STUD DETAIL
NTS



2 NON-BEARING WALL ELEVATION



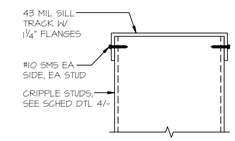
OPENING WIDTH
0'-0" ≤ "W" ≤ 4'-0"

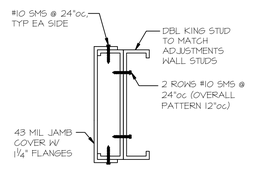


OPENING WIDTH
4'-0" ≤ "W" ≤ 8'-0"

3 HEAD @ OPENING

SCALE: 1½"=1'-0"





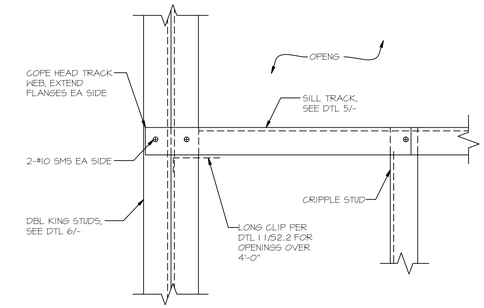
PLAN

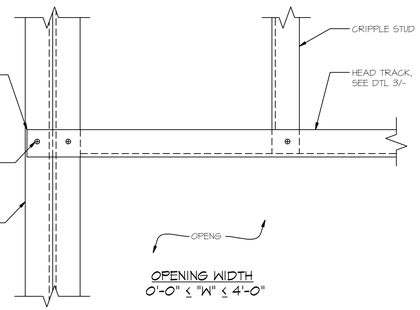
5 SILL @ OPENING

6 JAMB @ OPENING (KING STUDS)

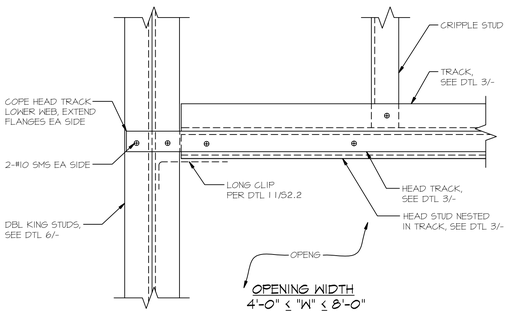
NON-BEARING WALL FRAMING SCHEDULE		
FRAMING MEMBER	SIZE / LAYOUT	REMARKS
BOTTOM TRACK	43 MIL TRACK W/ 1¼" FLANGES	WIDTH TO MATCH STUD SIZE, TYP UNO
TOP TRACK	43 MIL DEFLECTION W/ 2½" FLANGES	WIDTH TO MATCH STUD SIZE, TYP UNO
WALL STUDS	400S162-54 @ 16"oc	SAD FOR LARGER STUD REQMTS
CRIPPLE STUDS	43 MIL STUD W/ 5/8" FLANGES	WIDTH TO MATCH STUD SIZE, TYP UNO
HORIZONTAL WALL BLOCKING	43 MIL STUD W/ 5/8" FLANGES	WIDTH TO MATCH STUD SIZE, TYP UNO
VERTICAL WALL BLOCKING	400S162-54	

4 NON-BEARING WALL FRAMING SCHEDULE





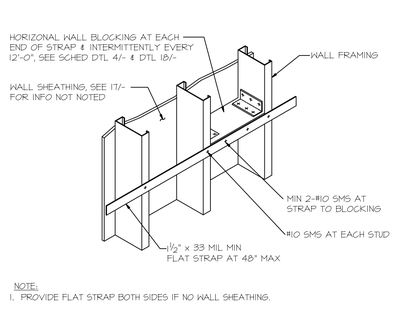
OPENING WIDTH
0'-0" ≤ "W" ≤ 4'-0"



OPENING WIDTH
4'-0" ≤ "W" ≤ 8'-0"

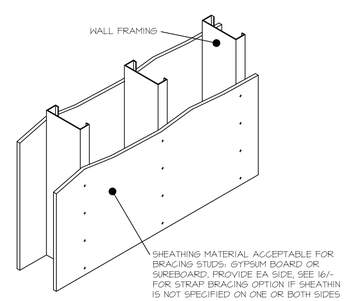
7 HEAD TO KING STUD CONNECTIONS

8 SILL TO KING STUD CONNECTION

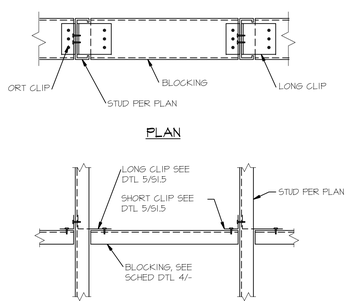


NOTE:
1. PROVIDE FLAT STRAP BOTH SIDES IF NO WALL SHEATHING.

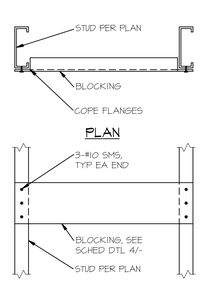
9 WALL STUD BRACING W/ STRAPPING & SHEATHING
SCALE: NONE



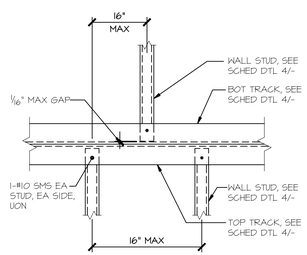
10 WALL STUD BRACING W/ SHEATHING
SCALE: NONE



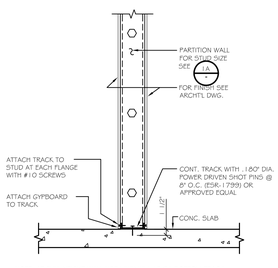
11 HORIZONTAL WALL BLOCKING
SCALE: NONE



12 VERTICAL WALL BLK'G
SCALE: NONE

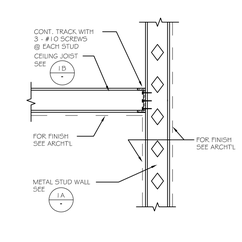


13 STUD TO TRACK CONN
SCALE: NONE

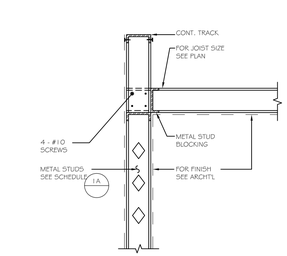


NOTE: AT FULL HEIGHT WALL USE MINIMUM 18 GA BOTTOM TRACK

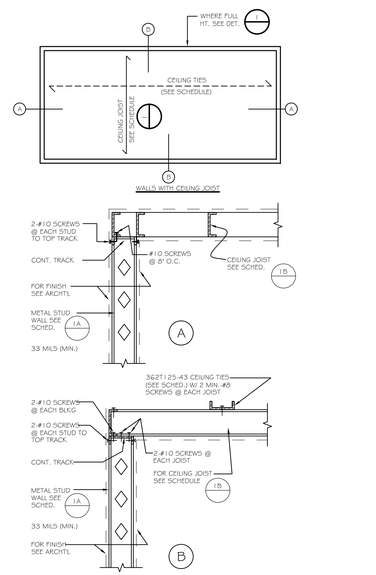
14 PARTITION WALL DETAIL
NTS



15 JOIST TO STUD DETAIL
NTS



16 DETAIL
NTS



17 DRY WALL CEILING DETAIL
NTS

PLAN **CONDITIONALLY APPROVED**

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Review Type: Building & Structure Review Only

Approved By: _____ Date: 04/20/2026

STACK DESIGN GROUP
ARCHITECTURE
413 NORTH SECOND STREET
MILWAUKEE, WI 53203-3111
414-807-8033 FAX: 414-224-8034

Existing Showtime Cinema Alteration for
SALAM PRIVATE HIGH SCHOOL
8310 S. 102nd Street
Franklin, WI 53132

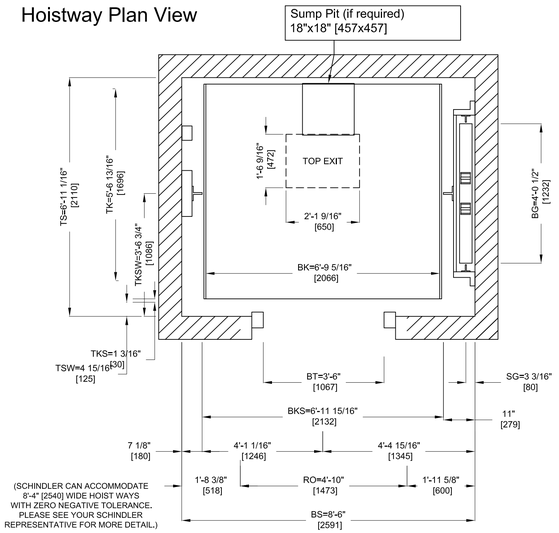
02-23-26

FRAMING DETAILS

S2.3

usplyglitcadvdesign\glyndr2016

Hoistway Plan View



LOAD TABLES

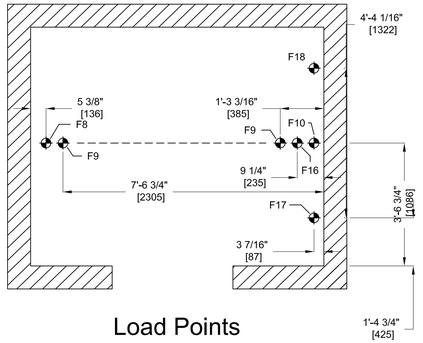
IMPACT LOADS					
VERTICAL LOADS AT PIT (BUFFER IMPACT)		VERTICAL LOADS AT PIT UNDER GUIDE RAILS (INCLUDING IMPACT LOAD DUE TO SAFETIES APPLICATION, GOVERNOR LOAD AND EQUIPMENT ON RAILS)			
F9	F10	F8	F16	F17	F18
9073 LBF	12938 LBF	18144 LBF	22417 LBF	4160 LBF	4160 LBF
[40.4 KN]	[57.6 KN]	[80.7 KN]	[99.7 KN]	[18.5 KN]	[18.5 KN]

CAR RAIL LOADS			
NON-SEISMIC		SEISMIC	
F	P	F	P
364 LBF	173 LBF	668 LBF	334 LBF
[1618 N]	[769 N]	[2969 N]	[1485 N]

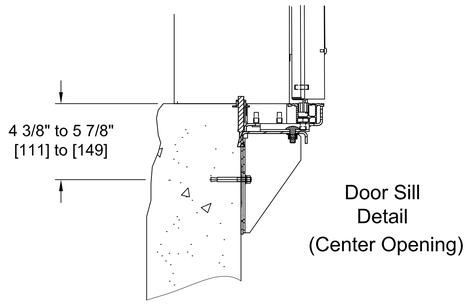
CWT-RAIL LOADS			
NON-SEISMIC		SEISMIC	
F	P	F	P
72 LBF	7 LBF	729 LBF	365 LBF
[343 N]	[32 N]	[3242 N]	[1621 N]

STATIC RAIL LOADS FROM EQUIPMENT SUPPORTED			
F8	F16	F17	F18
4589 LBF	8327 LBF	2634 LBF	2634 LBF
[20.4 KN]	[37.1 KN]	[11.7 KN]	[11.7 KN]

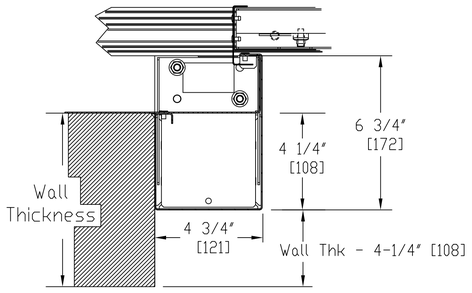
NOTE: F9 & F10 Do not occur simultaneously with F8 & F16



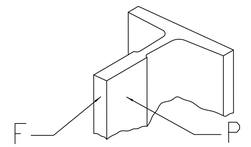
Load Points



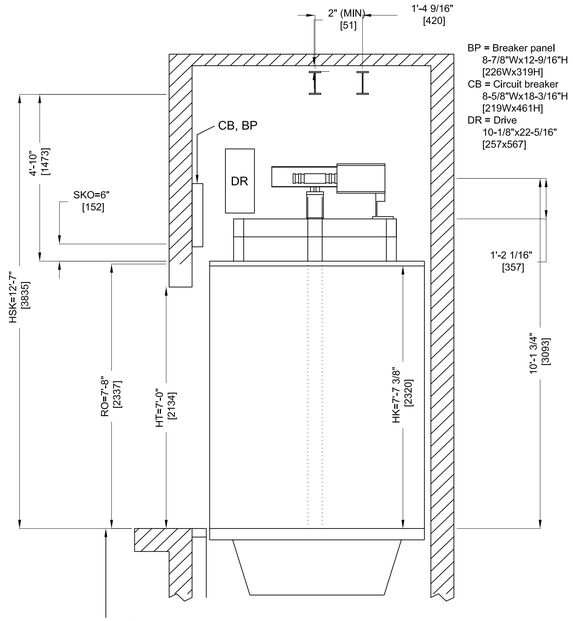
Door Sill Detail (Center Opening)



Entrance Jamb Detail (Center Opening)



Rail Load Diagram



Elevation Section Pit & Overhead

PLAN **CONDITIONALLY APPROVED**

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Existing Showtime Cinema Alteration for
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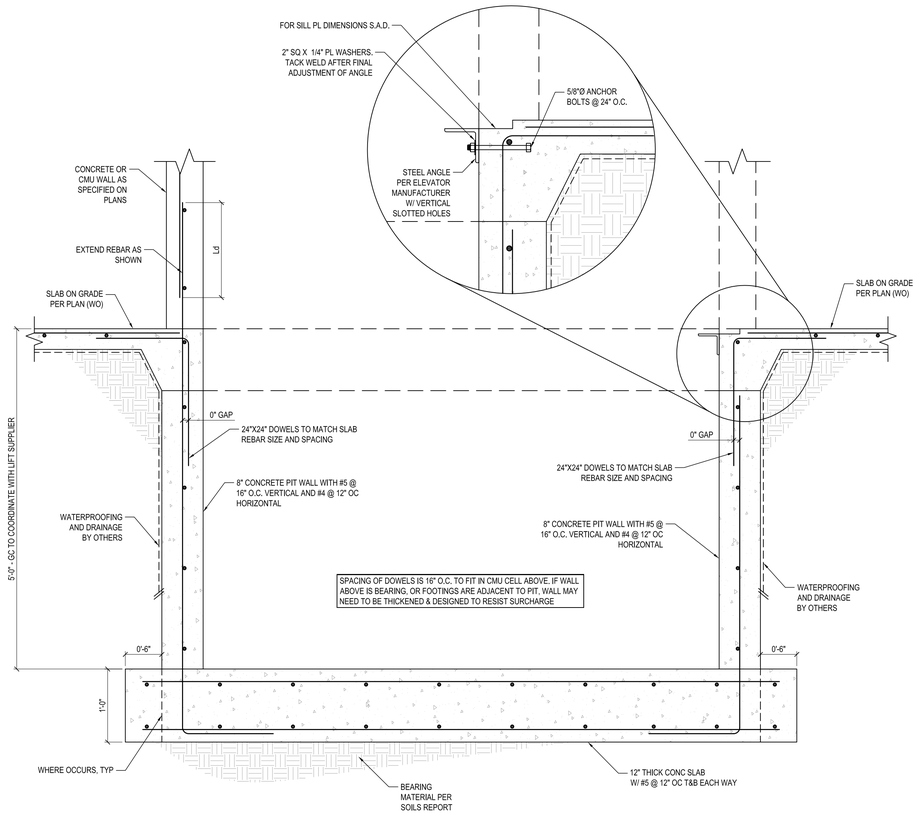
890 S. 102nd Street
Franklin, WI 53132

02-23-26

FRAMING DETAILS

S2.4

Copyright Stack Design Group

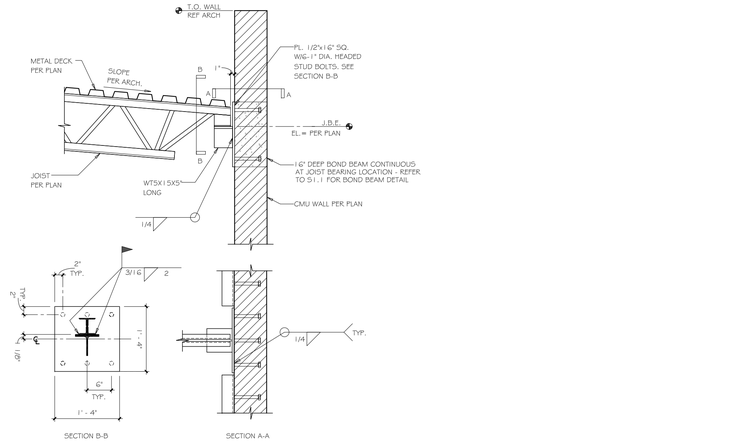


1 ELEVATOR PIT DETAIL

Scale: NTS

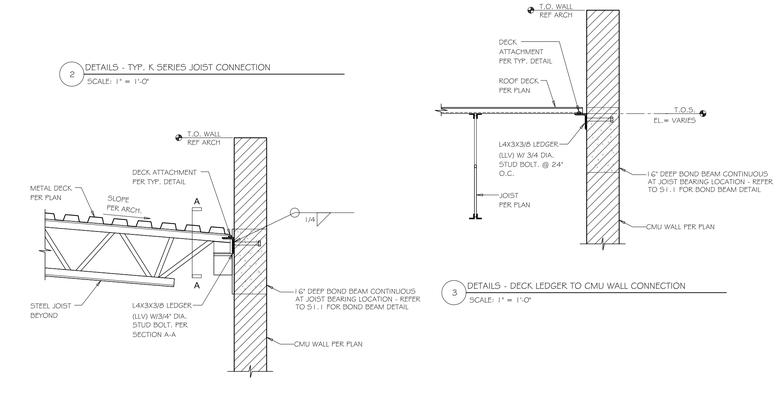
NOTE:

1. THIS DETAIL ADDRESSES CONCRETE PIT CONSTRUCTION FOR ELEVATOR. FOR PIT LOCATION S.A.D.



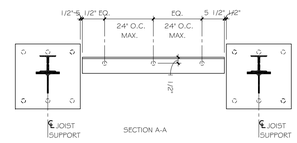
2 DETAILS - TYP. K SERIES JOIST CONNECTION

SCALE: 1" = 1'-0"



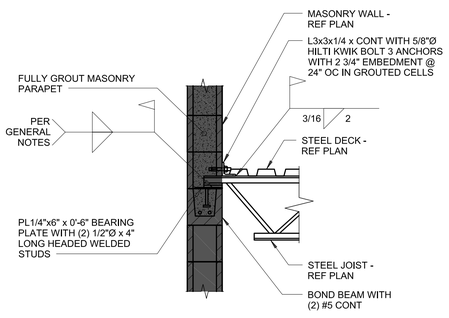
3 DETAILS - DECK LEDGER TO CMU WALL CONNECTION

SCALE: 1" = 1'-0"



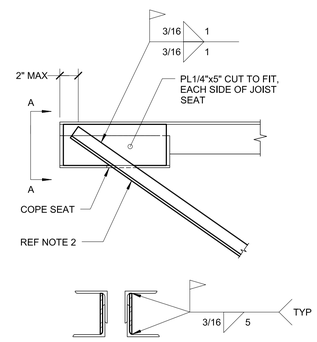
4 DETAILS - TYP. K SERIES JOIST & LEDGER CONNECTION

SCALE: 1" = 1'-0"



5 (E) ROOF JOIST BEARING DETAIL

SCALE: 1" = 1'-0"



A - A

NOTES:

1. DETAIL REQUIRED ONLY WHEN FIRST WEB MEMBER IS REINFORCED.
2. ANGLE REINFORCEMENT SHOWN TO ILLUSTRATE CONCEPT. EXISTING WEB NOT SHOWN FOR CLARITY.

6 (E) ROOF JOIST SEAT REINFORCING DETAIL

SCALE: 1" = 1'-0"

PLAN **CONDITIONALLY APPROVED**

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8310 S. 102nd Street
Franklin, WI 53132

02-23-26

ELEVATOR DETAILS & SPECS

S2.5

Unauthorized use of this drawing is prohibited

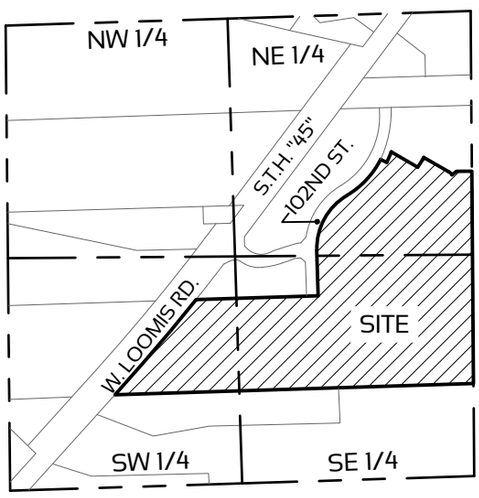
CERTIFIED SURVEY MAP NO. ____

All of Parcel 3 in Certified Survey Map No. 7099 and additional lands located in the Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Northwest 1/4 of Section 20, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin.

VICINITY SKETCH
SCALE 1"=1000'

Subject Property
Zoning: PDL and R-SE
Tax Key Number: 8469987003
Zoning: R-SE
Tax Key Number: 8469998001

NW 1/4 SEC. 20, T5N, R21E



Prepared for:
ISLAMIC FOUNDATION OF GREATER MILWAUKEE, INC
4915 S HOWELL AVE STE 300
MILWAUKEE WI 53207-5939

KIESOW REVOCABLE LIVING TRUST (THE)
10525 W LOOMIS RD
FRANKLIN WI 53132-9727

NOTES:
- All measurements have been made to the nearest one-hundredth of a foot.
- All angular measurement have been made to the nearest one second.
- Coordinates referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1983/2011). Bearings referenced to the east line of the Northwest 1/4 of Section 21, Township 5 North, Range 21 East which has a bearing of S00°26'40"E.

DATE: MAY 15, 2026

PINNACLE
ENGINEERING GROUP
CHAPUT
LAND SURVEYS
710 N. PLANKINTON AVE. SUITE 720
MILWAUKEE, WI 53203 | 414-224-8068

This instrument was drafted by
John P. Konopacki, PLS-License No. S-2461

JOB #7031.00
SHEET 1 OF 11
DRAFTED BY:GSS

CERTIFIED SURVEY MAP NO. ____

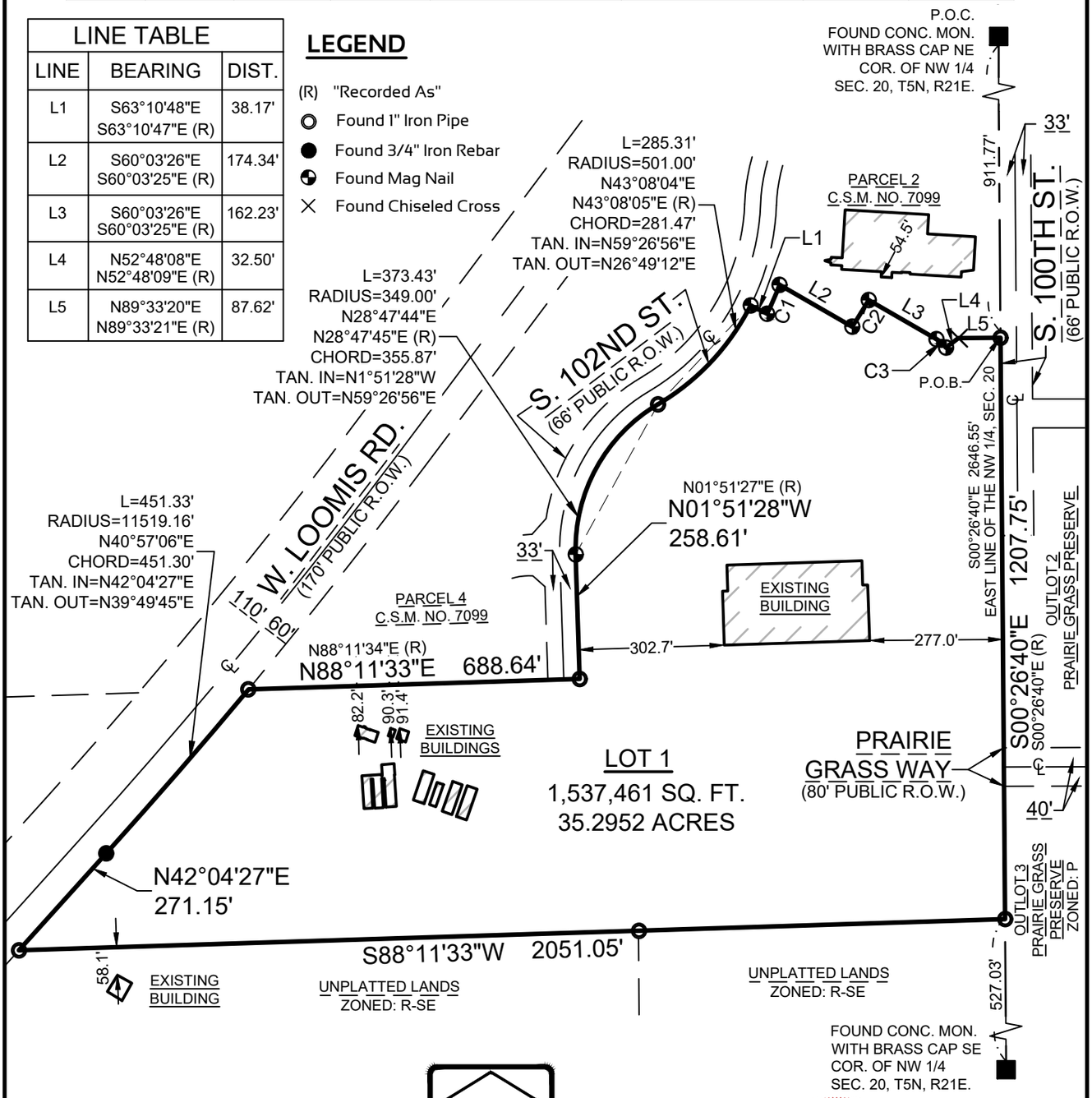
All of Parcel 3 in Certified Survey Map No. 7099 and additional lands located in the Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Northwest 1/4 of Section 20, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin.

CURVE TABLE							
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TAN. IN	TAN. OUT
C1	65.47'	539.17'	006°57'26"	N23°20'28"E N23°20'29"E (R)	65.43'	N26°49'11"E	N19°51'45"E
C2	65.04'	937.50'	003°58'30"	N31°42'52"E N31°42'52.5"E (R)	65.03'	N33°42'07"E	N29°43'36"E
C3	26.93'	67.50'	022°51'27"	S48°37'39"E S48°37'38"E (R)	26.75'	S60°03'22"E	S37°11'56"E

LINE TABLE		
LINE	BEARING	DIST.
L1	S63°10'48"E S63°10'47"E (R)	38.17'
L2	S60°03'26"E S60°03'25"E (R)	174.34'
L3	S60°03'26"E S60°03'25"E (R)	162.23'
L4	N52°48'08"E N52°48'09"E (R)	32.50'
L5	N89°33'20"E N89°33'21"E (R)	87.62'

LEGEND

(R) "Recorded As"
Found 1" Iron Pipe
Found 3/4" Iron Rebar
Found Mag Nail
Found Chiseled Cross



NORTH

GRAPHICAL SCALE (FEET)

0 1"=300' 600'

WISCONSIN
JOHN P. KONOPACKI
S-2461
SUMMIT, WI
LAND SURVEYOR

PINNACLE ENGINEERING GROUP
CHAPUT LAND SURVEYS
710 N. PLANKINTON AVE. SUITE 720
MILWAUKEE, WI 53203 | 414-224-8068

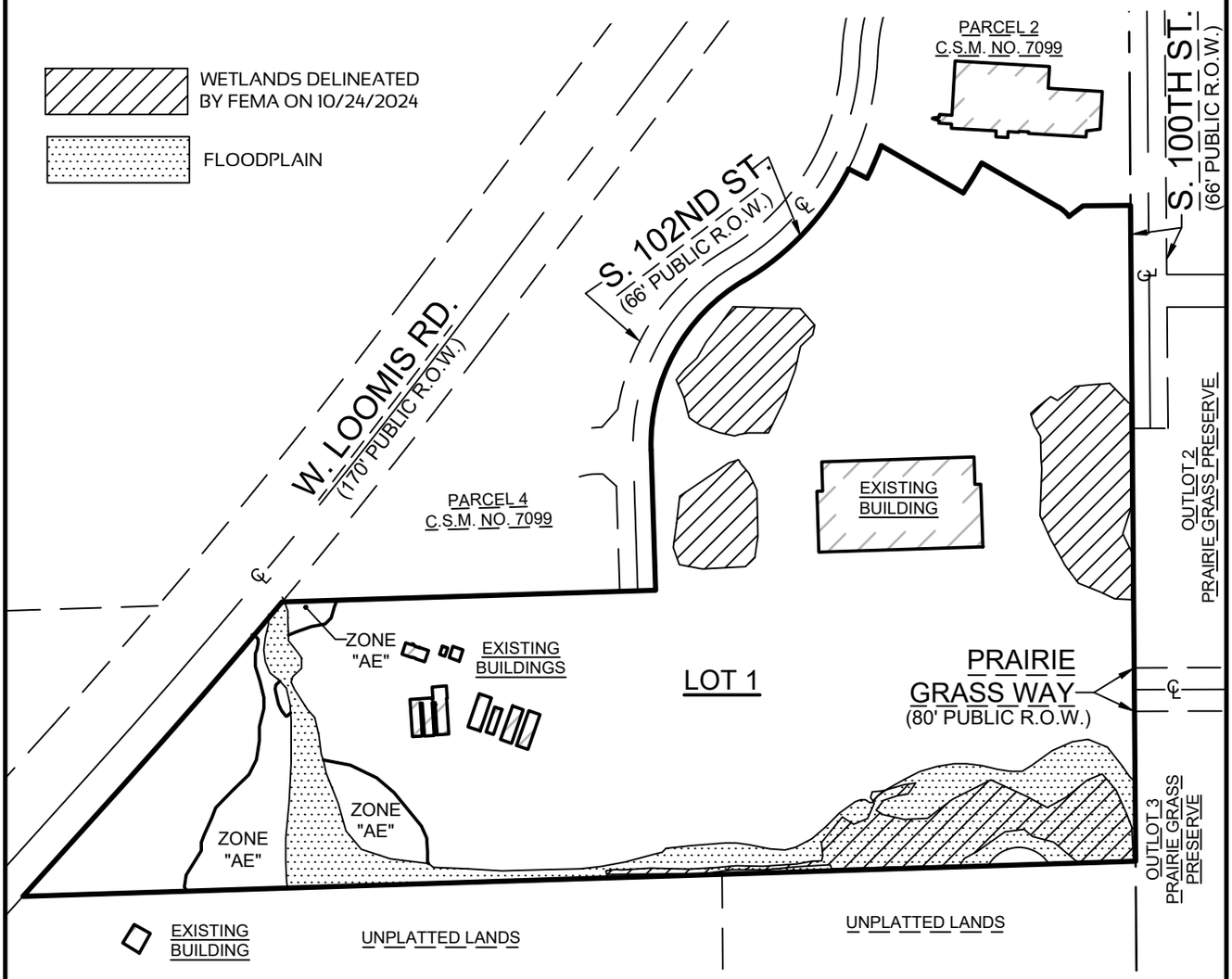
This instrument was drafted by John P. Konopacki, PLS-License No. S-2461

JOB #7031.00
SHEET 2 OF 11
DRAFTED BY: GSS

CERTIFIED SURVEY MAP NO. ____

All of Parcel 3 in Certified Survey Map No. 7099 and additional lands located in the Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Northwest 1/4 of Section 20, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin.

WETLANDS AND FLOODPLAIN



NORTH

GRAPHICAL SCALE (FEET)

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JOHN P. KONOPACKI
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SUMMIT, WI
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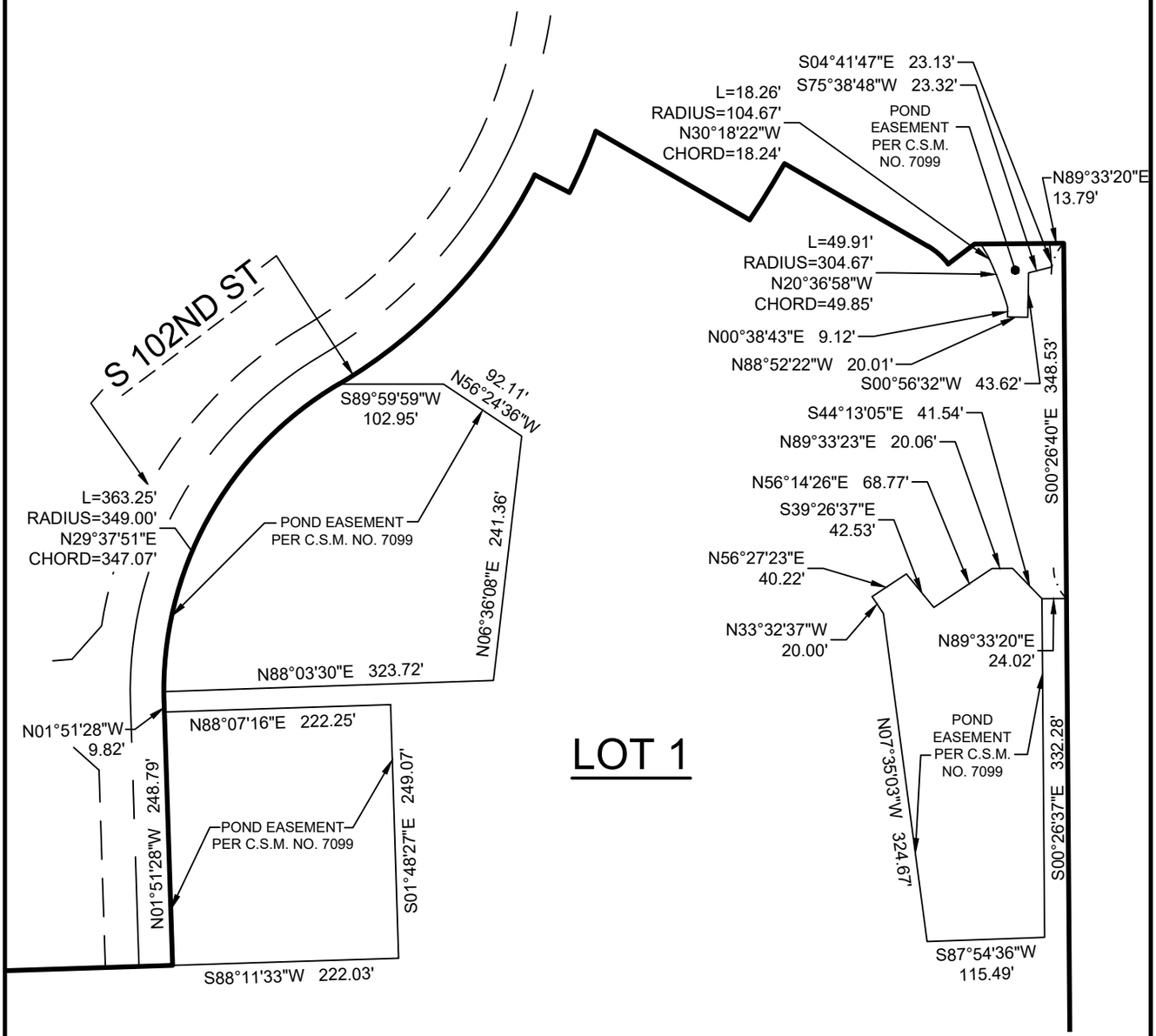
JOB #7031.00
SHEET 3 OF 11
DRAFTED BY: GSS

CERTIFIED SURVEY MAP NO. ____

All of Parcel 3 in Certified Survey Map No. 7099 and additional lands located in the Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Northwest 1/4 of Section 20, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin.

EASEMENTS SHOWN FOR REFERENCE ONLY



NORTH

GRAPHICAL SCALE (FEET)

0 1"=300' 600'

WISCONSIN
JOHN P. KONOPACKI
S-2461
SUMMIT,
WI
LAND SURVEYOR

PINNACLE ENGINEERING GROUP
CHAPUT LAND SURVEYS
710 N. PLANKINTON AVE. SUITE 720
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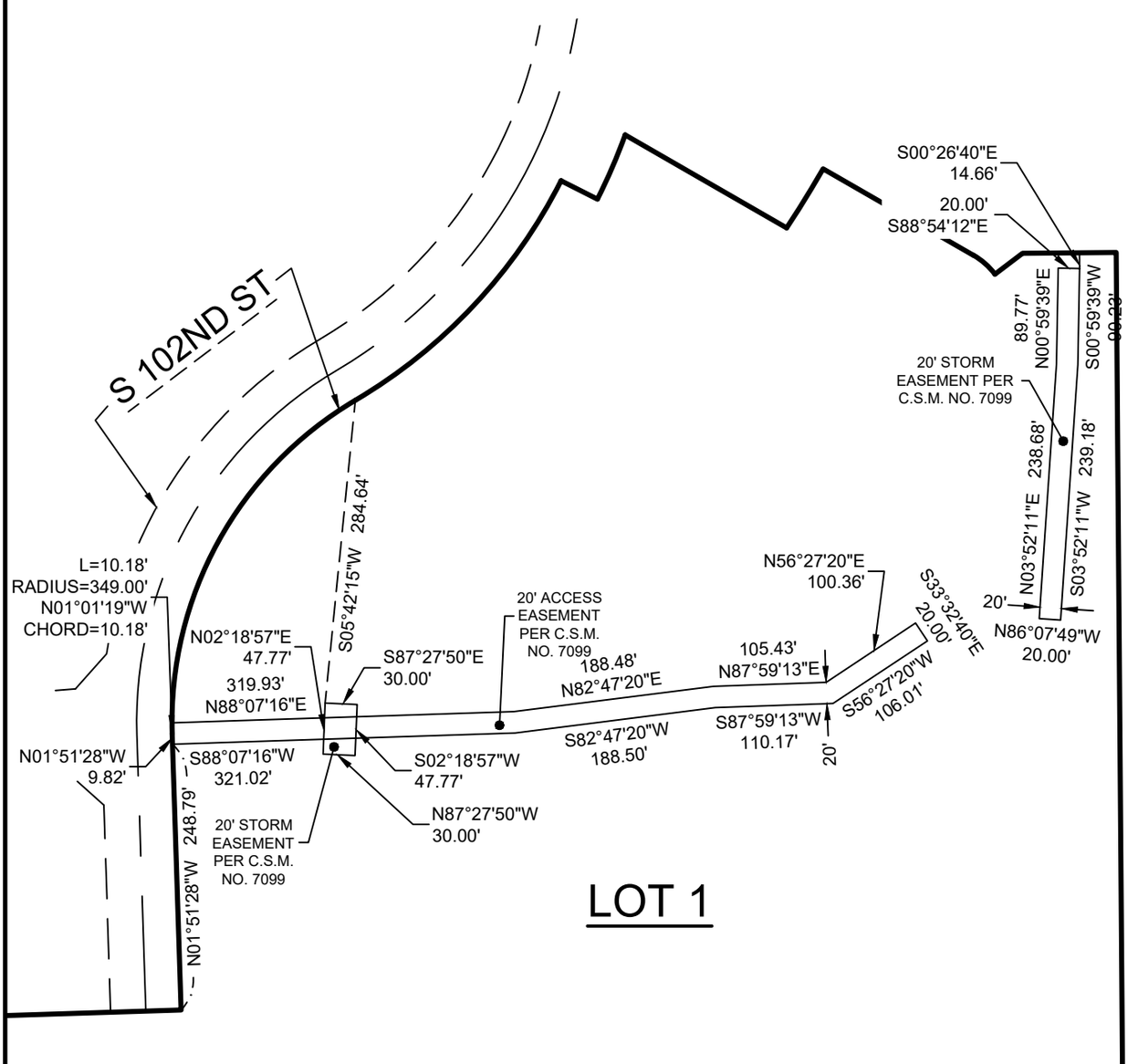
This instrument was drafted by
John P. Konopacki, PLS-License No. S-2461

JOB #7031.00
SHEET 4 OF 11
DRAFTED BY: GSS

CERTIFIED SURVEY MAP NO. ____

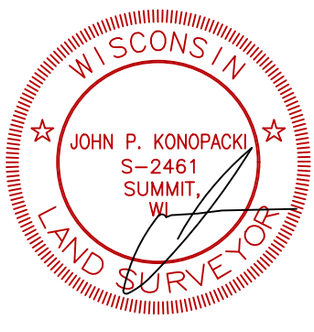
All of Parcel 3 in Certified Survey Map No. 7099 and additional lands located in the Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Northwest 1/4 of Section 20, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin.

EASEMENTS SHOWN FOR REFERENCE ONLY



GRAPHICAL SCALE (FEET)

0 1"=300' 600'



PINNACLE ENGINEERING GROUP
CHAPUT LAND SURVEYS
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MILWAUKEE, WI 53203 | 414-224-8068

This instrument was drafted by John P. Konopacki, PLS-License No. S-2461

JOB #7031.00
SHEET 5 OF 11
DRAFTED BY: GSS

CERTIFIED SURVEY MAP NO. ____

All of Parcel 3 in Certified Survey Map No. 7099 and additional lands located in the Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Northwest 1/4 of Section 20, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

I, John P. Konopacki, Professional Land Surveyor, do hereby certify:

That I have surveyed, mapped and divided all of Parcel 3 in Certified Survey Map No. 7099 recorded in the Milwaukee County Register of Deeds Office on June 7th, 2002 as Document No. 8293504, and additional lands located in the Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Northwest 1/4 of Section 20, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin, which is bounded and described as follows:

Commencing at the northeast corner of the Northwest 1/4 of said Section 20;
Thence South 00°26'40" East along the east line of said Northwest 1/4, 911.77 feet to the Point of Beginning;
Thence continuing South 00°26'40" East along said east line, 1207.75 feet;
Thence South 88°11'33" West, 2051.05 feet to the southeast line of West Loomis Road;
Thence North 42°04'27" East along said southeast line, 271.15 feet to a point of curvature;
Thence northeasterly 451.33 feet along the arc of said curve to the left and said southeasterly line, whose radius is 11,519.16 feet, and whose chord bears North 40°57'06" East, 451.30 feet to the south line of Parcel 4 of Certified Survey Map No. 7099;
Thence North 88°11'33" East along said south line, 688.64 feet to the east line of South102nd Street;
Thence North 01°51'28" West along said east line, 258.61 feet to a point of curvature;
Thence northeasterly 373.43 feet along the arc of said curve to the right and said east line, whose radius is 349.00 feet, and whose chord bears North 28°47'44" East, 355.87 feet to a point of reverse curvature;
Thence northeasterly 285.31 feet along said arc of a curve to the left and said east line, whose radius is 501.00 feet, and whose chord bears North 43°08'04" East, 281.47 feet to the southerly line of Parcel 2 of aforesaid Certified Survey Map No. 7099;
Thence South 63°10'48" East along said southerly line, 38.17 feet to a point on a curve;
Thence northeasterly 65.47 feet along said arc of a curve to the left and said southerly line, whose radius is 539.17 feet, and whose chord bears North 23°20'28" East, 65.43 feet;
Thence South 60°03'26" East along said southerly line, 174.34 feet to a point on a curve;
Thence northeasterly along said arc of a curve to the left and said southerly line, whose radius is 937.50 feet, and whose chord bears North 31°42'52" East, 65.03 feet;
Thence South 60°03'26" East along said southerly line, 162.23 feet to a point on a curve;
Thence southeasterly 26.93 feet along said arc of a curve to the right and said southerly line, whose radius is 67.50 feet, and whose chord bears South 48°37'39" East, 26.75 feet;
Thence North 52°48'08" East along said southerly line, 32.50 feet;
Thence North 89°33'20" East along said southerly line, 87.62 feet to the Point of Beginning.

Containing 1,537,461 square feet (35.2952 acres) of land, more or less.

That I have made such survey, land division and map by the direction of The Kiesow Revocable Living Trust and The Islamic Foundation of Greater Milwaukee, Inc., owners of said land.

That such map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

That I have fully complied with the requirements of Chapter 236 of the Wisconsin State Statutes and the City of Franklin Land Division Ordinance in surveying, mapping and dividing the land within the certified survey map.

Date: May 15, 2026

John P. Konopacki
Professional Land Surveyor S-2461

PINNACLE
ENGINEERING GROUP
CHAPUT
LAND SURVEYS
710 N. PLANKINTON AVE. SUITE 720
MILWAUKEE, WI 53203 | 414-224-8068

This instrument was drafted by
John P. Konopacki, PLS-License No. S-2461

CERTIFIED SURVEY MAP NO. ____

All of Parcel 3 in Certified Survey Map No. 7099 and additional lands located in the Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Northwest 1/4 of Section 20, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin.

OWNER'S CERTIFICATE

Islamic Foundation of Greater Milwaukee Inc., a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, certifies that said entity caused the land described on this certified survey map to be surveyed, divided, mapped and dedicated as represented on this map.

Islamic Foundation of Greater Milwaukee Inc., as owner, does further certify that this certified survey map is required by Chapter 236 of the Wisconsin State Statutes to be submitted to the following for approval:

1. City of Franklin

This agreement is binding on the undersigned and successors and assigns.

Date:_____

Entity Name:_____

Signature:_____

Type or Print Name:_____

Title:_____

STATE OF _____

_____COUNTY

Personally came before me this _____ day of _____, 2026, _____ (name), the _____ (title) of the above named entity, to me known to be the person who executed the foregoing instrument, and acknowledged that he/she executed the foregoing instrument as such officer on behalf of the entity, by its authority.

Notary Signature:_____

Print Notary Name:_____

Notary Public, State of _____

My commission expires:_____

(Notary Seal)

PINNACLE
ENGINEERING GROUP
CHAPUT
LAND SURVEYS
710 N. PLANKINTON AVE. SUITE 720
MILWAUKEE, WI 53203 | 414-224-8068

This instrument was drafted by
John P. Konopacki, PLS-License No. S-2461

CERTIFIED SURVEY MAP NO. ____

All of Parcel 3 in Certified Survey Map No. 7099 and additional lands located in the Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Northwest 1/4 of Section 20, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin.

CONSENT OF ENTITY MORTGAGEE

_____ duly organized and existing under and by virtue of the laws of the State of _____, as mortgagee of the above described land, consents to the surveying, dividing, mapping, restricting and dedication of the land described on this map and in the surveyor's certificate, and to the certificate of the owner(s) of said land.

Date:_____

Entity Name:_____

Signature:_____

Type or Print Name:_____

Title:_____

STATE OF _____

_____COUNTY

Personally came before me this _____ day of _____, 20 ___, _____ (name and title) of the above named entity, to me known to be the person who executed the foregoing instrument, and acknowledged that he/she executed the foregoing instrument as such officer on behalf of the entity, by its authority.

Notary Signature:_____

Print Notary Name:_____

Notary Public, State of _____

My commission expires:_____

(Notary Seal)

PINNACLE
ENGINEERING GROUP
CHAPUT
LAND SURVEYS
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This instrument was drafted by
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JOB #7031.00
SHEET 8 OF 11
DRAFTED BY: GSS

CERTIFIED SURVEY MAP NO. ____

All of Parcel 3 in Certified Survey Map No. 7099 and additional lands located in the Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Northwest 1/4 of Section 20, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin.

OWNER'S CERTIFICATE

As owners, we hereby certify that we caused the land described on this map to be surveyed, divided and mapped as represented on this map in accordance with the requirements of the City of Franklin.

Kiesow Revocable Living Trust, as owner, does further certify that this certified survey map is required by Chapter 236 of the Wisconsin State Statutes to be submitted to the following for approval:

1. City of Franklin

This agreement is binding on the undersigned and successors and assigns.

Date:_____

Entity Name:_____

Signature:_____

Type or Print Name:_____

Title:_____

STATE OF _____

_____COUNTY

Personally came before me this _____ day of _____, 2026, _____ (name), the _____ (title) of the above named entity, to me known to be the person who executed the foregoing instrument, and acknowledged that he/she executed the foregoing instrument as such officer on behalf of the entity, by its authority.

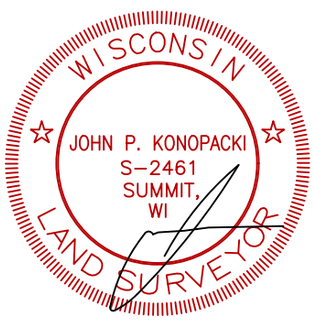
Notary Signature:_____

Print Notary Name:_____

Notary Public, State of _____

My commission expires:_____

(Notary Seal)



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JOB #7031.00
SHEET 9 OF 11
DRAFTED BY: GSS

CERTIFIED SURVEY MAP NO. ____

All of Parcel 3 in Certified Survey Map No. 7099 and additional lands located in the Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Northwest 1/4 of Section 20, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin.

CONSENT OF ENTITY MORTGAGEE

_____, a _____ duly organized and existing under and by virtue of the laws of the State of Wisconsin, as mortgagee of the above described land, consents to the surveying, dividing, mapping, restricting and dedication of the land described on this map and in the surveyor's certificate, and to the certificate of the owner(s) of said land.

Date:_____

Entity Name:_____

Signature:_____

Type or Print Name:_____

Title:_____

STATE OF _____

_____COUNTY

Personally came before me this _____ day of _____, 2026, _____ (name and title) of the above named entity, to me known to be the person who executed the foregoing instrument, and acknowledged that he/she executed the foregoing instrument as such officer on behalf of the entity, by its authority.

Notary Signature:_____

Print Notary Name:_____

Notary Public, State of _____

My commission expires:_____

(Notary Seal)

PINNACLE
ENGINEERING GROUP
CHAPUT
LAND SURVEYS
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COMMON COUNCIL APPROVAL

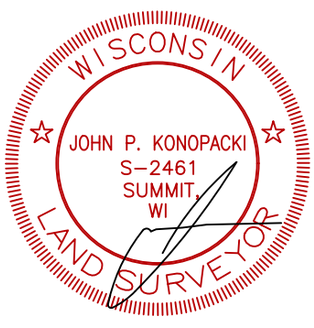
Approved by the Common Council of the City of Franklin, Wisconsin, on this _____ day of _____ , 2026.

_____ _____
Date

_____
John Nelson, Mayor

_____ _____
Date

_____
Shirley Roberts, City Clerk/Treasurer



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JOB #7031.00
SHEET 11 OF 11
DRAFTED BY: GSS

CITY OF FRANKLIN

Item C.3 & C.4.

REPORT TO THE PLAN COMMISSION

Meeting of July 9, 2026

Rezoning, Conditional Use, and Certified Survey Map

RECOMMENDATION: City Development staff recommends approval of the Rezoning and Certified Survey Map; however, it is recommended that the Conditional Use application be tabled and return to the Plan Commission upon submittal of a sound study in accordance with Section 15-5-13B. of the Unified Development Ordinance (UDO).

Project name:	Club Car Wash
Property Owner:	TS Collins College Avenue, LLC & College Avenue Association LLC
Applicant:	Justin Barnes, Club Car Wash
Agent:	Michael Leidig, Robert E. Lee and Associates, Inc.
Property Address/TKN:	6311 S 27th Street / 714 9973 000 2723 W. College Avenue / 714 9969 001 2729 W. College Avenue / 714 9970 001 2807 W. College Avenue / 714 9971 000 2821 W. College Avenue / 714 9973 001
Aldermanic District:	District 3
Zoning District:	B-MU District and B-G District
Staff Planner:	Nick Fuchs, Planning Associate
Application number:	PPZ26-0069, PPZ26-0070, PPZ26-0077, and PPZ26-0078

Please note:

- Staff recommendations are underlined and in italics, and included in the attached resolution as conditions of approval.
- Staff suggestions are only underlined, and not included in the attached resolution.

PROJECT ANALYSIS

The applicant filed a Rezoning, Conditional Use, Certified Survey Map, and Site Plan applications related to the construction of a car wash facility and use located at the southwest corner of S. 27th Street and W. College Avenue.

Rezoning

The applicant is proposing to rezone the property located at 2821 W. College Avenue to B-MU District. The rezoning to B-MU is consistent with the existing zoning of the other parcels included in this development.

Conditional Use Permit

A carwash use is allowed in the B-MU District as a Conditional Use per Table 15-3-04(C) of the UDO. The proposed use is subject to Section 15-9-06H. General Standards for Conditional Uses as well as the use-specific standards of Section 15-4-09B.

Section 15-5-13B. of the UDO also requires the submission of a sound study. This has not yet been provided. As such, *staff is recommending the Conditional Use Permit Application be tabled*.

Below are staff's findings related to the standards listed within Section 15-9-06.H.

Summary of Standard	**Staff's Finding**
1. Ordinance and Comprehensive Master Plan purposes and intent.	The *City of Franklin 2025 Comprehensive Master Plan* designates the future land use of this property as Commercial. A car wash is a commercial use and the proposed rezoning and use is consistent with the Master Plan.
2. No Undue Adverse Impact	The required sound study must be reviewed prior to determining if there will be any undue adverse impact resulting from the proposed use.
3. Compatibility with Surrounding Development.	There is a single-family residential use directly abutting the development to the west as well as additional single-family homes located further west along W. College Avenue. These properties are zoned B-G District and planned for commercial uses. Again, the upcoming sound study must be reviewed to consider the compatibility with the surrounding development.
4. Adequate Public Facilities.	The development will require separate Engineering Department review, which will include the review of public facilities, which is a condition of this approval. Staff anticipates that there are adequate public sewer and water facilities to serve the development.
5. Adequate Circulation.	The development includes access to W. College Avenue as well as access to S. 27th Street via a cross access driveway through the property to the south.
6. No Destruction of Significant Features.	Three single-family homes were recently razed and the commercial building located at 6311 S. 27th Street has been vacant for a long period of time. The applicant also completed a Natural Resource Protection Plan and is in compliance with UDO protection standards.

The applicant has provided responses, italicized below, related to the use-specific standards of Section 15-4-09B. for carwashes.

1. Hours of operation shall be restricted to between 7:00 a.m. and 10:00 p.m.

   Hours of operation are 7 AM-8 PM during summer and 7 AM – 7 PM during daylight saving time, with the car wash being open 8 AM -8 PM or 8 AM – 7 PM on Sundays (depending on the season)

2. All car wash facilities and accessory equipment such as vacuums, dryers, and accessory buildings and structures shall be set back a minimum of two hundred (200) feet from any parcel with an existing residential use or in a residential district. Such facilities and equipment shall be enclosed within a building, except for self-service vacuum units.

   Per the included site plan, all car wash equipment is setback 200' from the residential use to the west.

3. If self-service vacuum facilities are provided, a minimum of one (1) parking space for each vehicle capable of being serviced at any one (1) time at such vacuum facility shall be provided. Such parking spaces for accessory vacuum facilities shall not interfere with circulation or entrance or exit drives.

   Vacuum parking stalls are provided with each vac having its own designated parking stall for service.

4. Accessory equipment such as vacuum facilities shall be set back a minimum of twenty (20) feet from all property lines.

   Accessory equipment such as vacuums are setback greater than 20' from the property lines, see the revised attached site plan.

5. All full-service or conveyor-based carwash facilities shall be equipped with a water recycling system that shall recycle a minimum of fifty (50) percent of the water being used by the facility.

   This wash does have reclamation tanks under the pavement on the south side of the wash, these reclaim 50% of the water used by the wash and reuse it for washing undercarriage and other non-sensitive areas of the car.

6. Drainage from outdoor storage and/or activity areas shall be directed to gravel, grassed, or other planted areas in a manner that prevents direct discharge to storm drain inlets and surface waters.

   No outdoor storage or activity which would contaminate stormwater is proposed.

7. Measures for containment of potentially contaminated runoff from vehicle-related activities shall be incorporated into the site plan and drainage plan to ensure that contaminated runoff does not reach storm drains or surface waters.

   Staff on site are trained to properly handle chemicals on site to prevent spills. Chemicals are not handled outdoors and are used inside. The staff who handle the chemicals are limited to minimize the number of people interacting with these chemicals to prevent spills on site.

8. The City Engineer shall review plans to ensure sufficient measures, including grading and where necessary oil/water separation or equivalent structures, have been incorporated into the site plan to comply with Section 5-5-13.

   BMPs will be utilized (such as skimmers) in inlets to comply with section 5-5-13.

Certified Survey Map

The proposed Certified Survey Map combines five existing properties to accommodate the proposed development. The total acreage of the combined parcels is 2.168-acres.

Site Plan

The proposed site plan includes the 4,358 square foot building and associated parking, drives, landscaping, and lighting. The applicant has noted that an underground storm water management system will likely be proposed to comply with storm water management requirements. Upon initial review, the Site Plan is in conformance with B-MU District development standards.

As the building is less than 20,000 square feet, the Site Plan is subject to staff review and approval in accordance with Section 15-9-03B. of the UDO. Site Plan approval will also be contingent upon approval from the Engineering Department for grading, stormwater management, utilities and erosion control, prior to any land disturbance activity.

Natural Resource Protection Plan (NRPP)

In 2024, the current property owner received approval of a Certified Survey Map, Site Plan, and Natural Resource Special Exception for the properties located at 6311 S. 27th Street and 2821 W. College Avenue. This submission included a NRPP and conservation easement to protect the wetland area on the south end of the 2821 W. College Avenue property.

For this submission, the applicant completed a NRPP for the three properties along W. College Avenue containing single-family homes. According to the applicant, no natural resources features were identified.

STAFF RECOMMENDATION

City Development staff recommends approval of the Rezoning and Certified Survey Map; however, it is recommended that the Conditional Use application be tabled and return to the Plan Commission upon submittal of a sound study in accordance with Section 15-5-13B. of the Unified Development Ordinance (UDO).

STATE OF WISCONSIN CITY OF FRANKLIN MILWAUKEE COUNTY

[Draft 06-27-26]

ORDINANCE NO. 2026-____

AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE (ZONING MAP) TO REZONE PROPERTY LOCATED AT 2821 WEST COLLEGE AVENUE (TKN 714 9973 001) TO B-MU - SOUTH 27TH STREET MIXED USE DISTRICT (JUSTIN BARNES, CLUB CAR WASH OPERATING, LLC, APPLICANT) (COLLEGE AVENUE ASSOCIATES, LLC, PROPERTY OWNER)

WHEREAS, Justin Barnes of Club Car Wash Operating, LLC having petitioned the City of Franklin for the rezoning of approximately 0.885 acres of land, from B-G – General Business District to B-MU – South 27th Street Mixed Use District, such land addressed as 2821 West College Avenue (TKN 714 9973 001); and

WHEREAS, a public hearing was held before the City of Franklin Plan Commission on the 9th day of July, 2026, upon the aforesaid petition and the Plan Commission thereafter having determined that the proposed rezoning would promote the health, safety and welfare of the City and having recommended approval thereof to the Common Council; and

WHEREAS, the Common Council having considered the petition and having concurred with the recommendation of the Plan Commission and having determined that the proposed rezoning is consistent with the 2025 Comprehensive Master Plan of the City of Franklin, Wisconsin and would promote the health, safety and welfare of the Community.

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

SECTION 1: §15-2-03 (Zoning Map) of the Unified Development Ordinance of the City of Franklin, Wisconsin, is hereby amended to provide that the zoning district designation for 2821 West College Avenue (TKN 714 9973 001) described below, be changed from B-G – General Business District to B-MU – South 27th Street Mixed Use District; and

THE WEST 135.43 FEET OF THE EAST 540.64 FEET OF THE NORTH 25 ACRES OF THE NORTHEAST ¼ OF SECTION 1, TOWNSHIP 5 NORTH, RANGE 21 EAST IN THE CITY FRANKLIN, MILWAUKEE COUNTY, WISCONSIN, EXCEPTING THEREFROM THE NORTH 55 FEET THEREOF.
FURTHER EXCEPTING THAT PART CONVEYED BY SPECIAL WARRANTY DEED TO THE SALVATION ARMY, AN ILLINOIS NOT-FOR-PROFIT CORPORATION RECORDED AUGUST 5, 2025 AS DOCUMENT NO. 11528028 DESCRIBED AS FOLLOWS:

LANDS IN THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 1, TOWNSHIP 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:
THE SOUTH 72.53 FEET OF THE WEST 135.43 FEET OF THE EAST 540.64 FEET OF THE NORTH 25 ACRES OF THE NORTHEAST ¼ OF SECTION 1, TOWNSHIP 5 NORTH, RANGE 21 EAST IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN.
TAX KEY NO. 714-9973-000 NKA 714-9973-001
ADDRESS: 2821 WEST COLLEGE AVENUE

SECTION 2: The terms and provisions of this ordinance are severable. Should any term or provision of this ordinance be found to be invalid by a court of competent jurisdiction, the remaining terms and provisions shall remain in full force and effect.

SECTION 3: All ordinances and parts of ordinances in contravention to this ordinance are hereby repealed.

SECTION 4: This ordinance shall take effect and be in force from and after its passage and publication.

Introduced at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2026.

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2026.

APPROVED:

_____
John R. Nelson, Mayor

ATTEST:

_____
Shirley J. Roberts, City Clerk

AYES _____ NOES _____ ABSENT _____

STATE OF WISCONSIN CITY OF FRANKLIN MILWAUKEE COUNTY

RESOLUTION NO. 2026-_____

A RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS FOR THE APPROVAL OF A CONDITIONAL USE FOR A CAR WASH BUSINESS USE UPON PROPERTY LOCATED AT 2821 WEST COLLEGE AVENUE (TAX KEY NO. 714 9973 001)
(JUSTIN BARNES, CLUB CAR WASH OPERATING, LLC, APPLICANT)
(COLLEGE AVENUE ASSOCIATES, LLC, PROPERTY OWNER)

WHEREAS, Club Car Wash Operating, LLC, having petitioned the City of Franklin for the approval of a Conditional Use within the B-MU – South 27th Street Mixed Use District under the Vehicle Related Carwash use, to operate a carwash business use upon properties located at 6311 S 27th Street (TKN 714 9973 000), 2723 W. College Avenue (TKN 714 9969 001), 2729 W. College Avenue (TKN 714 9970 001), 2807 W. College Avenue (TKN 714 9971 000), and 2821 W. College Avenue (TKN 714 9973 001), more particularly described as follows:

> Being part of the Northeast 1/4 of the Northeast 1/4, Section 1, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin, more fully described as follows:
> Commencing at the northeast corner of said Section 1; thence S00°16'38"W, 238.00 feet on the east line of said Northeast 1/4 to the south line of lands described as Parcel "B" of Document Number 11064094, extended easterly; thence S88°47'37"W, 83.03 feet on said south line to the west right of way of South 27th Street - a.k.a. State Trunk Highway "241", the POINT OF BEGINNING; thence continuing on said south line and continuing on the south line of lands described in Document Number 11528226, S88°47'37"W, 322.18 feet to the west line of lands described in Document Number 8419492; thence S00°16'38"W, 102.47 feet on said west line to the northeast corner of lands described in Document Number 11528028; thence S88°47'37"W, 135.43 feet on the north line of said lands to the west line of lands described in Document Number 7952337; thence N00°16'38"E, 285.45 feet on said west line to the south right of way of West College Avenue - a.k.a. County Trunk Highway "ZZ"; thence, the following seven (7) courses are on said south right of way, N88°47'37"E, 205.97 feet; thence S78°50'58"E, 36.97 feet; thence N89°10'52"E, 78.26 feet; thence S89°43'14"E, 25.00 feet; thence 83.64 feet on the arc of a 265.50 foot radius curve to the right, having a long chord which bears S80°41'46"E, 83.29 feet; thence S65°33'38"E, 24.03 feet; thence S31°51'42"E, 14.70 feet to the end of said courses and the west right of way of South 27th Street - a.k.a. State Trunk Highway "241"; thence S00°16'38"W, 135.64 feet on said west right of way to the Point of Beginning.
> Said described lands contains 94,419 square feet or 2.168 acres more or less subject to all easements and restrictions of record.

WHEREAS, such petition having been duly referred to the Plan Commission of the City of Franklin for a public hearing, pursuant to the requirements of §15-9-06E. of the Unified Development Ordinance, and a public hearing having been held before the Plan Commission on the 9th day of July, 2026, and the Plan Commission thereafter having determined to recommend that the proposed Conditional Use be approved, subject to certain conditions, and the Plan Commission further finding that the proposed Conditional Use upon such conditions, pursuant to §15-9-06H and 15-4-09B. of the Unified Development Ordinance, will be in harmony with the purposes of the Unified Development Ordinance and the Comprehensive Master Plan; that it will not have an undue adverse impact upon adjoining property; that it will not interfere with the development of neighboring property; that it will be served adequately by essential public facilities and services; that it will not cause undue traffic congestion; and that it will not result in damage to property of significant importance to nature, history or the like; and

WHEREAS, the Common Council having received such Plan Commission recommendation and also having found that the proposed Conditional Use, subject to conditions, meets the standards set forth under §15-9-06H and 15-4-09B. of the Unified Development Ordinance.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Common Council of the City of Franklin, Wisconsin, that the petition of Club Car Wash Operating, LLC, for the approval of a Conditional Use for the property particularly described in the preamble to this Resolution, be and the same is hereby approved, subject to the following conditions and restrictions:

1. That this Conditional Use is approved only for the use of the subject property by Club Car Wash Operating, LLC, successors and assigns, as a carwash business use, which shall be developed in substantial compliance with, and operated and maintained by Club Car Wash Operating, LLC, pursuant to the application materials City file-stamped June 30, 2026.

2. Club Car Wash Operating, LLC, 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 Club Car Wash Operating, LLC carwash business use, within 30 days of invoice for same. Any violation of this provision shall be a violation of the Unified Development Ordinance, and subject to §15-9-14 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 Club Car Wash Operating, LLC and the carwash business use for the properties located at 6311 S 27th Street (TKN 714 9973 000), 2723 W. College Avenue (TKN 714 9969 001), 2729 W. College Avenue (TKN 714 9970 001), 2807 W. College Avenue (TKN 714 9971 000), and 2821 W. College Avenue (TKN 714 9973 001): (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 car wash business use shall be operated in compliance with the use-specific standards of Section 15-4-09B.

5. No outdoor storage shall be allowed onsite.

6. All signage shall comply with the requirements of §15-6 of the Unified Development Ordinance and must receive a Sign Permit from the City Development Department prior to installation.

BE IT FURTHER RESOLVED, that in the event Club Car Wash Operating, LLC, successors or assigns, or any owner of the subject property, does not comply with one or any of the conditions and restrictions of this Conditional Use Resolution, following a ten (10) day notice to cure, and failure to comply within such time period, the Common Council, upon notice and hearing, may revoke the Conditional Use permission granted under this Resolution.

BE IT FURTHER RESOLVED, that any violation of any term, condition or restriction of this Resolution is hereby deemed to be, and therefore shall be, a violation of the Unified Development Ordinance, and pursuant to §15-9-14 thereof and §1-19 of the Municipal Code, the penalty for such violation shall be a forfeiture of no more than $2,500.00, or such other maximum amount and together with such other costs and terms as may be specified therein from time to time. Each day that such violation continues shall be a separate violation. Failure of the City to enforce any such violation shall not be a waiver of that or any other violation.

BE IT FURTHER RESOLVED, that this Resolution shall be construed to be such Conditional Use Permit as is contemplated by §15-9-06 of the Unified Development Ordinance.

BE IT FURTHER RESOLVED, pursuant to §15-9-06J. of the Unified Development Ordinance, that the Conditional Use permission granted under this Resolution shall be null and void upon the expiration of two years from the date of adoption of this Resolution, unless the Conditional Use has been established by way of the issuance of an occupancy permit for such use.

BE IT FINALLY RESOLVED, that the City Clerk be and is hereby directed to obtain the recording of a certified copy of this Resolution in the Office of the Register of Deeds for Milwaukee County, Wisconsin.

Introduced at a regular meeting of the Common Council of the City of Franklin this ____ day of _____, 2026.

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this ____ day of _____, 2026.

APPROVED:

_____

John R. Nelson, Mayor

ATTEST:

_____
Shirley J. Roberts, City Clerk

AYES _____ NOES _____ ABSENT _____

STATE OF WISCONSIN CITY OF FRANKLIN MILWAUKEE COUNTY

[Draft 06-27-2026]

RESOLUTION NO. 2026-_____

A RESOLUTION CONDITIONALLY APPROVING A ONE-LOT CERTIFIED SURVEY MAP, BEING PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, SECTION 1, TOWNSHIP 5 NORTH, RANGE 21 EAST, CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN (6311 S 27TH STREET (TKN 714 9973 000), 2723 W. COLLEGE AVENUE (TKN 714 9969 001), 2729 W. COLLEGE AVENUE (TKN 714 9970 001), 2807 W. COLLEGE AVENUE (TKN 714 9971 000), AND 2821 W. COLLEGE AVENUE (TKN 714 9973 001)) (JUSTIN BARNES, CLUB CAR WASH OPERATING, LLC, APPLICANT) (COLLEGE AVENUE ASSOCIATES, LLC AND TS COLLINS COLLEGE AVENUE ASSOCIATES, LLC, PROPERTY OWNERS)

WHEREAS, the City of Franklin, Wisconsin, having received an application for approval of a certified survey map, such map being a combination of lands being part of the Northeast 1/4 of the Northeast 1/4, Section 1, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin; and

WHEREAS, the Common Council having reviewed such application and Plan Commission recommendation and the Common Council having determined that such proposed certified survey map is appropriate for approval pursuant to law upon certain conditions.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Common Council of the City of Franklin, Wisconsin, that the Certified Survey Map submitted by Club Car Wash Operating, LLC, 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 made by the applicant, prior to recording.

2. That all land development and building construction permitted or resulting under this Resolution shall be subject to impact fees imposed pursuant to §92-9 of the Municipal Code or development fees imposed pursuant to §15-8.10B. of the Unified Development Ordinance, both such provisions being applicable to the development and building permitted or resulting hereunder as it occurs from time to time, as such Code and Ordinance provisions may be amended from time to time.

3. Each and any easement shown on the Certified Survey Map shall be the subject of separate written grant of easement instrument, in such form as provided within the *City of Franklin Design Standards and Construction Specifications* and such form and content as may otherwise be reasonably required by the City Engineer or designee to further and secure the purpose of the easement, and all being subject to the approval of the Common Council, prior to the recording of the Certified Survey Map.

4. Club Car Wash Operating, LLC, successors and assigns, and any developer of the Club Car Wash one (1) lot certified survey map 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, within 30 days of invoice for same. Any violation of this provision shall be a violation of the Unified Development Ordinance, and subject to §15-9.14E. thereof and §1-19 of the Municipal Code, the general penalties and remedies provisions, as amended from time to time.

5. The approval granted hereunder is conditional upon Club Car Wash Operating, LLC and the one (1) lot certified survey map project for the properties located at 6311 S 27th Street (TKN 714 9973 000), 2723 W. College Avenue (TKN 714 9969 001), 2729 W. College Avenue (TKN 714 9970 001), 2807 W. College Avenue (TKN 714 9971 000), and 2821 W. College Avenue (TKN 714 9973 001): (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.

6. The applicant must resolve any technical corrections required by the Engineering or Planning Department, or the City Attorney's Office prior to the recording of the Certified Survey Map.

BE IT FURTHER RESOLVED, that the Certified Survey Map, certified by owner, College Avenue Associates, LLC and TS Collins College Avenue Associates, LLC 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.

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 certified survey map, the City Clerk is hereby directed to obtain the recording of the Certified Survey Map, certified by owner, College Avenue Associates, LLC and TS Collins College Avenue Associates, LLC, 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 _____, 2026.

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2026.

APPROVED:

_____
John R. Nelson, Mayor

ATTEST:

_____
Shirley Roberts, City Clerk

AYES _____ NOES _____ ABSENT _____

Robert E. Lee & Associates, Inc.
Engineering | Environmental | Surveying | Ecological

1250 Centennial Centre Blvd
Hobart, WI 54155
920-662-9641
releeinc.com

May 30, 2026

Nick Fuchs
Planning Associate
City of Franklin
9229 West Loomis Road
Franklin, WI 53132
(414) 550-1889
NFuchs@franklinwi.gov

RE: Natural Resource Feature Review
2807, 2729 & 2723 West College Avenue, Franklin WI 53132

Dear Mr. Fuchs:

Robert E. Lee & Associates, Inc. conducted a review of natural resource features indicated in Article 7 of the Natural Resource Protection Standards on three residential lots located at 2807, 2729 and 2723 West College Avenue, City of Franklin, Milwaukee County, Wisconsin. Properties were visited on May 27, 2026, for the presence of trees over 8 inches diameter at breast height (DBH) and wetland features. No evidence of wetland features was found on the three parcels, and all trees appeared to have been removed. Sprouting of new growth from the cut stumps was present, however, resprouts were not larger than 8" DBH.

Please find attached a photo log of the parcels reviewed.

Please contact our office if you have any questions or need additional information.

ROBERT E. LEE & ASSOCIATES, INC.

Mark Linder
Ecologist
nkintopf@releeinc.com

James Havel
Senior Ecologist
jhavel@releeinc.com

Photo 1. Rear view of 2807 W. College Ave, facing north.

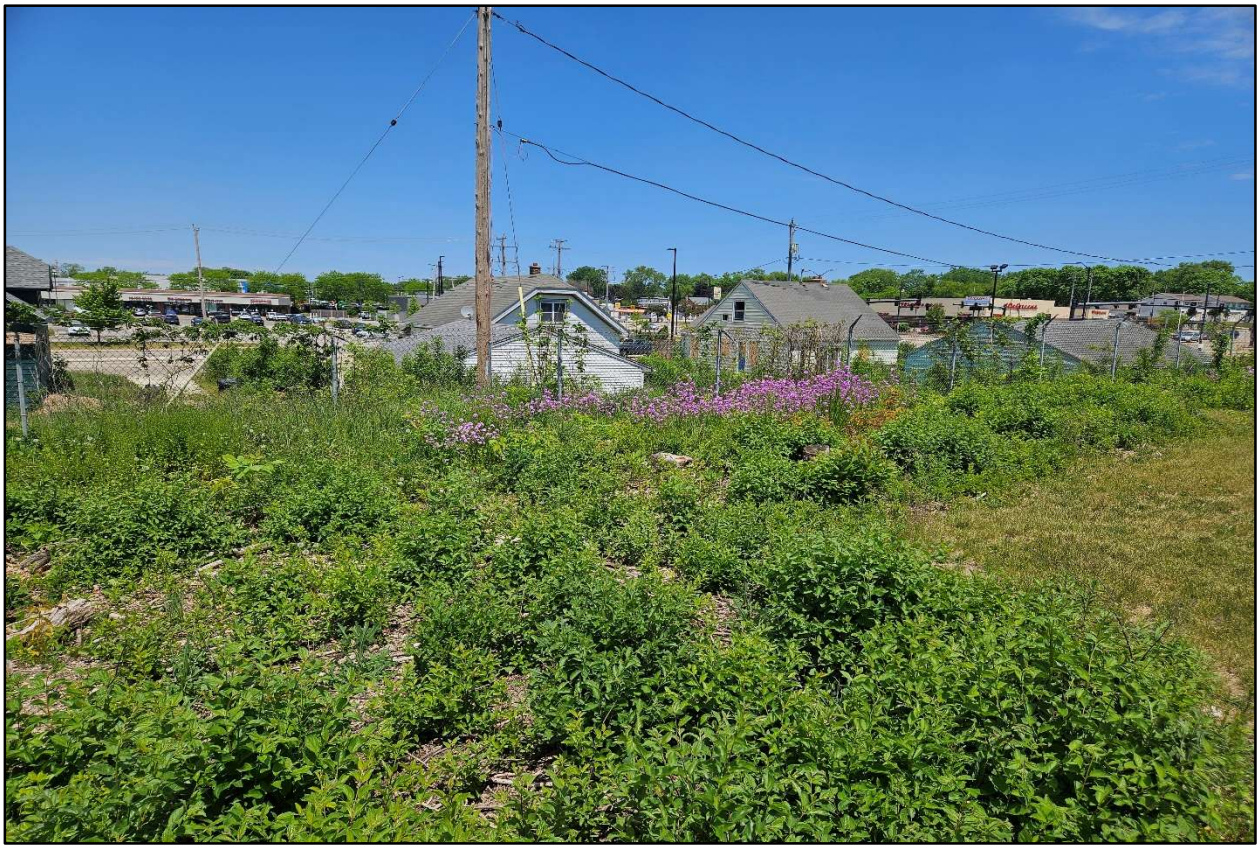

Photo 2. Rear view of 2729 and 2723 W. College Ave, facing northeast.

Photo 3. 2807 (foreground) and 2729 (background) W. College Ave, facing northeast.

Photo 4. 2807 W. College Ave, facing east.

Photo 5. View between 2807 and 2729 W. College Ave, facing south.

Photo 6. View between 2729 and 2723 W. College Ave, facing south.

Photo 7. 2723 W. College Ave, facing southwest.

Photo 8. Backyard of 2723 (foreground) and 2729 (background) W. College Ave, facing west.

Photo 9. Stump sprout regrowth in rear of 2723 W. College Ave, facing northwest.

Photo 10. Area between residential lots and Salvation Army parking lot, facing northwest.

Photo 11. Rear of 2729 and 2723 W. College Ave, facing north.

Photo 12. Area between Salvation Army parking lot and residential lots, facing west.

Photo 13. Rear of 2807 W. College Ave. with mulch piles, facing north.

Photo 14. Rear of 2729 and 2723 W. College Ave, facing northeast.

Photo 15. Rear of residential lots overview, facing north.

Photo 16. Site overview, facing northeast.

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June 1, 2026

Nick Fuchs – Planning Associate
CITY OF FRANKLIN
9229 West Loomis Road
Franklin, WI 53132

RE: Club Car Wash Development – 6311 S. 27th Street – Franklin WI

Dear Mr. Fuchs:

On behalf of Club Car Wash, Robert E. Lee & Associates, Inc. is submitting the attached Conditional Use Permit and Rezone application and associated documentation for the proposed car wash development at 6311 S. 27th Street, Franklin, WI. The proposed project includes the demolition of the existing structure and pavement on site, and the construction of an automated car wash building, the associated paved parking lot, driveways, stormwater BMP, and vacuum stations.

Club Car Wash is based in Columbia, MO and started in 2006 as Tiger Express Car Wash. Since then, they have expanded across the country and are now in more than 250 locations, all operated by Club Car Wash because they do not franchise. For a monthly fee, Club Car Wash offers memberships at different tiers corresponding to car wash options so you can wash your car daily. You also have the option as a non-member to drive up for a one-time purchase car wash.

This site is proposed to have approximately 4 staff members on site at all times, with a fifth manager floating around between sites. Two staff members are stationed at the pay booth to complete transactions and sign folks up for club memberships. Two additional members are at the entrance of the tunnel directing vehicles into the wash and using power washers to loosen stuck on debris from the front of cars prior to entering the wash. At the end of the wash, approximately 70% of cars go to the self-service vacuums to clean out the insides of the cars. Towels are also provided here to wipe down the interiors of cars.

At the vacuum stations, hoses are provided on each side of the car, as well as a widened parking space to allow two vehicles next to each other to open car doors and maneuver around without issue and in a safe manner. The vacuum stanchion poles have a clip for car floor mats for ease of cleaning. Behind the vacuum stanchion poles (but attached to them) are trash receptacles which provide easy access for customers to discard unwanted trash. These are emptied every hour by staff to maintain a cleanly site.

Self-service vacuums are available to the public and customers alike during business hours.

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Typical traffic on site generally matches with the ITE traffic numbers, around 90 trips during the peak hour. Car washes however typically don't "generate" trips in the traditional sense; customers typically don't leave their home or make a special trip to the area just to get a car wash. Typically, these are pass-by trips of folks who are already in the area who turn into the site to get a car wash, then continue their typical travel route. This is why the location of the car wash is so critical.

The car wash can hold approximately 6 cars at a time and can discharge a car from the wash every 30 seconds at maximum operating conditions. The site can provide more than 38 queuing spaces for vehicles which is ample to prevent backups of vehicles off site.

The proposed car wash will be open Monday to Saturday from 7:00 AM to 8:00 PM during the summer and 7:00 AM to 7:00 PM during daylight savings. The car wash will only be open 8:00 AM to 8:00 PM or 8:00 AM to 7:00 PM on Sundays.

The proposed rezone is consistent with the City master Plan (2025) as the future land use map notes this parcel as a commercial zoning district, and the comprehensive plan states "The City continues to see a demand in high quality commercial and business park development, particularly along 27th street…" which this development is.

The conditional use request also meets the standards outlined in UDO Section 15-9-06.H in the following ways:

1. As mentioned above, the proposed development meets with the existing comprehensive plan and ordinance in that it is a high quality, nationally recognized commercial brand seeking to provide a needed and high-quality commercial service to residents of Franklin, and those traveling through. The development uses high quality construction materials as well as quality landscaping materials to ensure an attractive site which meets with the intent of the comprehensive master plan and ordinance.
2. There is not anticipated to be any impairment to adjacent properties, the character of the area, public health, safety, morals, comfort, welfare, or property values within the neighborhood. The car wash and any car washing accessories (vacuum stations) are proposed to be setback 200' or more from the adjacent single family home, the noise generating features are concentrated on the east side of the site near the busy intersection so that the noise of the use will blend into the traffic noise at the intersection, and having a nationally recognized brand with a quality track record in this location will help increase commercial development and redevelopment in the area.
3. Surrounding development at this intersection as shown on the attached zoning exhibit includes other commercial businesses (drug store, grocery store, thrift store, pet store) as well as auto focused uses (gas station, large parking lot). This proposed use will not dominate or interfere with the use and development of the neighboring properties.

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4. All available information suggests that existing facilities including on utilities, access, and refuse disposal are adequate to provide for the safe and efficient operation of the proposed facility.
5. The proposed roadways at the intersection (CTH ZZ and STH 241) have 18,000 and 30,000 daily cars respectively. The proposed car wash has a typical peak hour trip count of 90 with most of these trips being pass by trips (not new cars being brought to the area, just people passing by visiting the site). Access is proposed to be provided by an existing driveway connection to CTH ZZ with no new connection being proposed. It is not anticipated that this use will have a significant impact on the existing traffic patterns and flows in the area.
6. No cultural or significant natural resource features were identified on site and are not anticipated. If any are found during construction, all required local, state, and federal requirements will be met.

Please do not hesitate to contact me regarding any questions.

Sincerely,

ROBERT E. LEE & ASSOCIATES, INC.

Michael R. Leidig, P.E. (WI, IL, MN, OK)
Project Manager

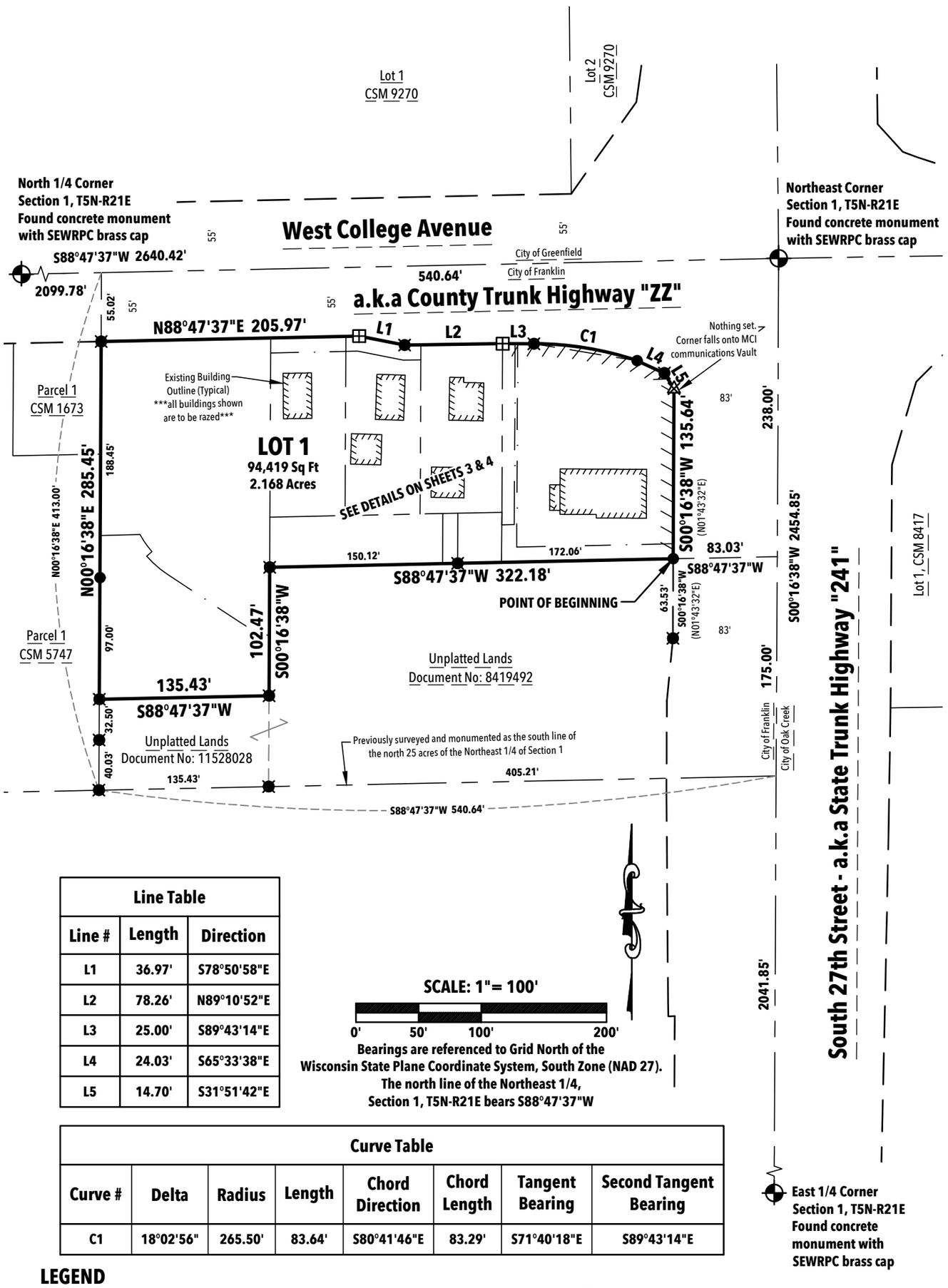
MRL

ENC.

DRAFT

CERTIFIED SURVEY MAP NO._____

PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, SECTION 1, TOWNSHIP 5 NORTH, RANGE 21 EAST, CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN.



Line Table		
Line #	Length	Direction
L1	36.97'	S78°50'58"E
L2	78.26'	N89°10'52"E
L3	25.00'	S89°43'14"E
L4	24.03'	S65°33'38"E
L5	14.70'	S31°51'42"E

SCALE: 1"= 100'

0' 50' 100' 200'

Bearings are referenced to Grid North of the Wisconsin State Plane Coordinate System, South Zone (NAD 27). The north line of the Northeast 1/4, Section 1, T5N-R21E bears S88°47'37"W

Curve Table							
Curve #	Delta	Radius	Length	Chord Direction	Chord Length	Tangent Bearing	Second Tangent Bearing
C1	18°02'56"	265.50'	83.64'	S80°41'46"E	83.29'	S71°40'18"E	S89°43'14"E

LEGEND

- Found 3/4" Iron Rod
- Found 1" Iron Pipe
- Found Cut Cross
- Computed point - nothing set
- Recorded County Monument
- ( ) Previously Recorded Bearing or Distance

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CERTIFIED SURVEY MAP NO._____

PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, SECTION 1, TOWNSHIP 5 NORTH, RANGE 21 EAST, CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, Bryan L. Pfeffer, Professional Land Surveyor, do hereby certify that by the order and under the direction of the owners listed hereon, I have surveyed, combined and mapped part of the Northeast 1/4 of the Northeast 1/4, Section 1, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin, more fully described as follows:

Commencing at the northeast corner of said Section 1; thence S00°16'38"W, 238.00 feet on the east line of said Northeast 1/4 to the south line of lands described as Parcel "B" of Document Number 11064094, extended easterly; thence S88°47'37"W, 83.03 feet on said south line to the west right of way of South 27th Street - a.k.a. State Trunk Highway "241", the POINT OF BEGINNING; thence continuing on said south line and continuing on the south line of lands described in Document Number 11528226, S88°47'37"W, 322.18 feet to the west line of lands described in Document Number 8419492; thence S00°16'38"W, 102.47 feet on said west line to the northeast corner of lands described in Document Number 11528028; thence S88°47'37"W, 135.43 feet on the north line of said lands to the west line of lands described in Document Number 7952337; thence N00°16'38"E, 285.45 feet on said west line to the south right of way of West College Avenue - a.k.a. County Trunk Highway "ZZ"; thence, the following seven (7) courses are on said south right of way, N88°47'37"E, 205.97 feet; thence S78°50'58"E, 36.97 feet; thence N89°10'52"E, 78.26 feet; thence S89°43'14"E, 25.00 feet; thence 83.64 feet on the arc of a 265.50 foot radius curve to the right, having a long chord which bears S80°41'46"E, 83.29 feet; thence S65°33'38"E, 24.03 feet; thence S31°51'42"E, 14.70 feet to the end of said courses and the west right of way of South 27th Street - a.k.a. State Trunk Highway "241"; thence S00°16'38"W, 135.64 feet on said west right of way to the Point of Beginning.

Said described lands contains 94,419 square feet or 2.168 acres more or less subject to all easements and restrictions of record.

That the within map is a true and correct representation of the exterior boundaries of the land surveyed and the combining of that land and that I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and Division 15-7.0700 of the City of Franklin Unified Development Ordinance in the surveying, combining and mapping of the same.

Dated this _____ day of _____, 2026.

_____

Bryan L. Pfeffer PLS #2924
ROBERT E. LEE & ASSOCIATES, INC.

Robert E. Lee & Associates, Inc.
1250 Centennial Centre Blvd | Hobart, WI | 920-662-9641 | releeinc.com

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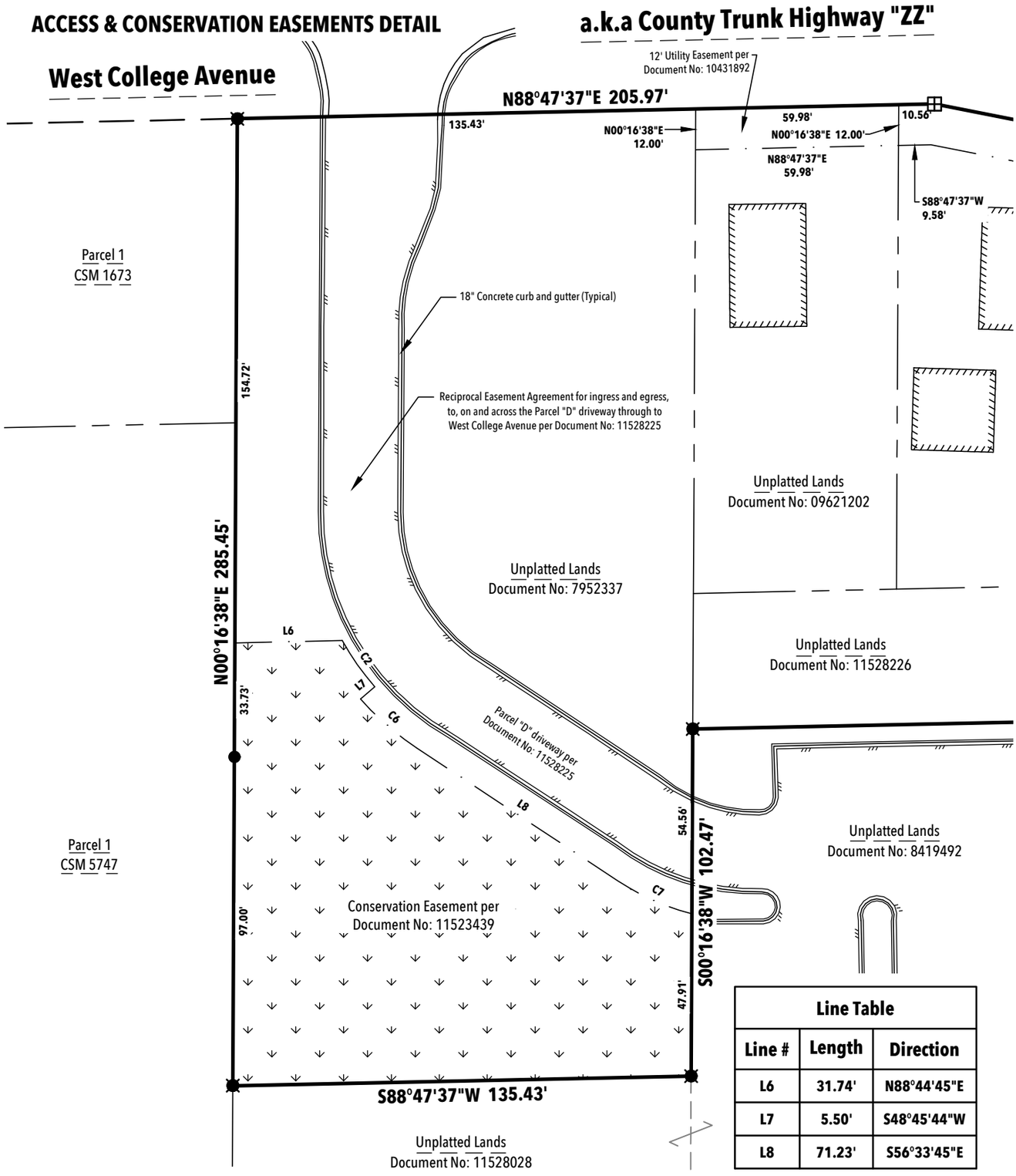
CERTIFIED SURVEY MAP NO._____

PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, SECTION 1, TOWNSHIP 5 NORTH, RANGE 21 EAST, CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN.

ACCESS & CONSERVATION EASEMENTS DETAIL



Line Table		
Line #	**Length**	**Direction**
L6	31.74'	N88°44'45"E
L7	5.50'	S48°45'44"W
L8	71.23'	S56°33'45"E

Curve Table							
Curve #	**Delta**	**Radius**	**Length**	**Chord Direction**	**Chord Length**	**Tangent Bearing**	**Second Tangent Bearing**
C2	12°24'35"	77.00'	16.68'	S35°01'59.5"E	16.64'	S28°49'42"E	S41°14'17"E
C3	15°19'28"	82.50'	22.07'	S48°54'01"E	22.00'	S41°14'17"E	S56°33'45"E
C4	18°57'54"	72.50'	24.00'	S66°02'42"E	23.89'	S56°33'45"E	S75°31'39"E

SCALE: 1"= 40'

0' 20' 40' 80'

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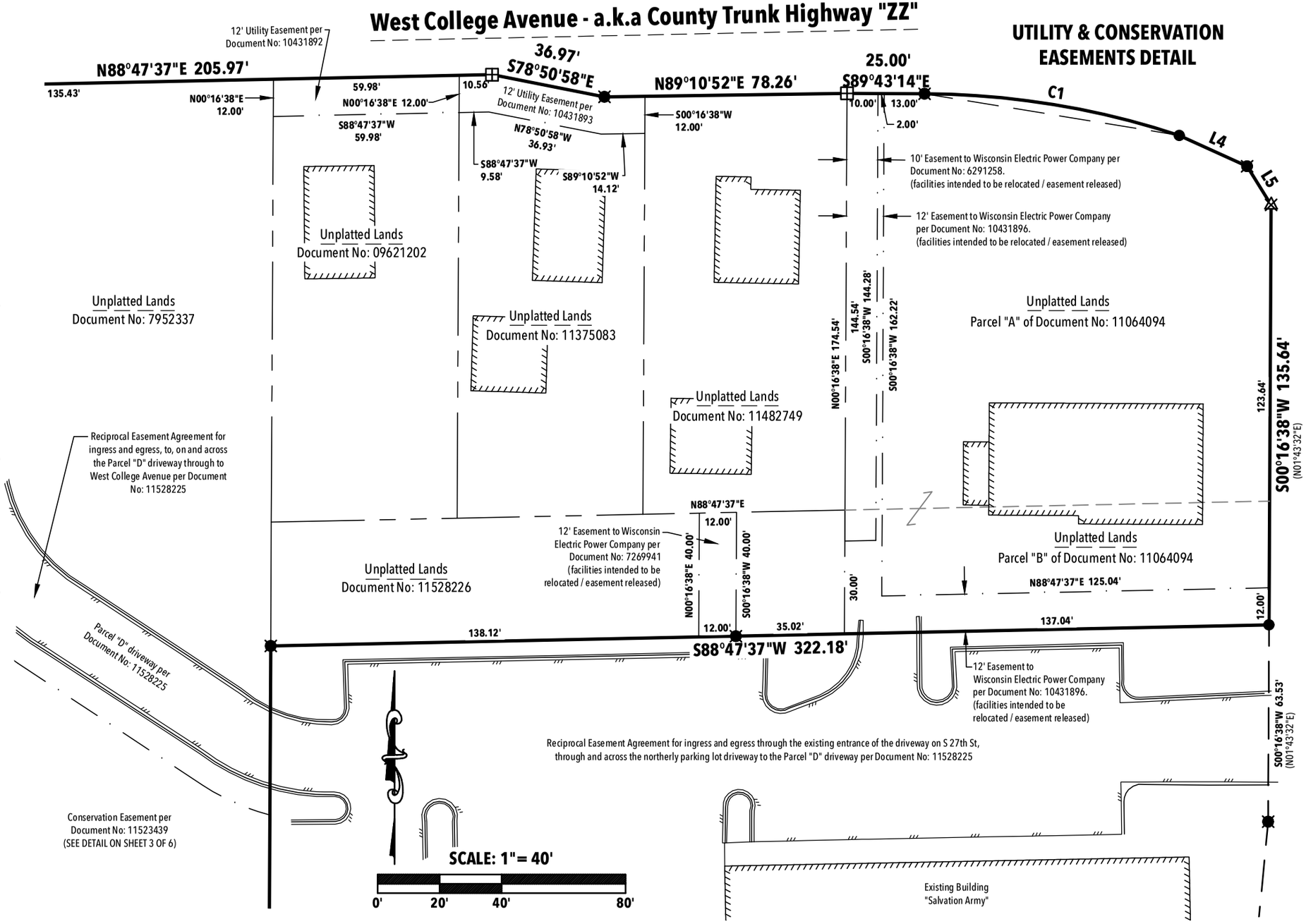
CERTIFIED SURVEY MAP NO.

PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, SECTION 1, TOWNSHIP 5 NORTH, RANGE 21 EAST, CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN.



Robert E. Lee & Associates, Inc.
1250 Centennial Centre Blvd | Hobart, WI | 920-662-9641 | releinc.com
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CERTIFIED SURVEY MAP NO._____

PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, SECTION 1, TOWNSHIP 5 NORTH, RANGE 21 EAST, CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN.

OWNER'S CERTIFICATE:

As owners, we do hereby certify that we caused the land described on this Certified Survey Map to be surveyed, combined and mapped as represented on this map. We also do further certify that this Certified Survey Map is required by s-236.34 to be submitted to the following for approval or objection:

VILLAGE OF FRANKLIN

_____

Club Car Wash Operating, LLC **Date**
a Delaware limited liability company

_____

Print name and title

STATE OF _____)
_____ COUNTY) SS

Personally came before me this _____ day of _____, 2026, the above named to me known to be the same person who executed the foregoing instrument and acknowledged the same.

_____

Notary Public, State of _____

(print name)_____

My commission expires:_____

Robert E. Lee & Associates, Inc.
1250 Centennial Centre Blvd | Hobart, WI | 920-662-9641 | releeinc.com

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CERTIFIED SURVEY MAP NO._____

PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, SECTION 1, TOWNSHIP 5 NORTH, RANGE 21 EAST, CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN.

CITY OF FRANKLIN PLAN COMMISSION APPROVAL:

Approved by the Plan Commission of the City of Franklin this _____ day of _____, 2026.

_____ _____

Date **John Nelson, Mayor**

_____ _____

Date **Shirley Roberts, City Clerk**

CITY OF FRANKLIN COMMON COUNCIL APPROVAL:

Approved by the Common Council of the City of Franklin by Resolution No._____.

Signed this _____ day of _____, 2026.

_____ _____

Date **John Nelson, Mayor**

_____ _____

Date **Shirley Roberts, City Clerk**

TREASURER'S CERTIFICATE - CITY OF FRANKLIN:

As duly appointed City of Franklin Treasurer, I hereby certify that the records in our office show no unredeemed taxes and no unpaid or special assessments affecting any of the lands included in this Certified Survey Map as of the date listed below.

_____

Danielle Brown **Date**
City of Franklin Director of Finance & Treasurer

TREASURER'S CERTIFICATE - MILWAUKEE COUNTY:

As duly elected Milwaukee County Treasurer, I hereby certify that the records in our office show no unredeemed taxes and no unpaid or special assessments affecting any of the lands included in this Certified Survey Map as of the date listed below.

_____

David Cullen **Date**
Milwaukee County Treasurer

Robert E. Lee & Associates, Inc.
1250 Centennial Centre Blvd | Hobart, WI | 920-662-9641 | releeinc.com

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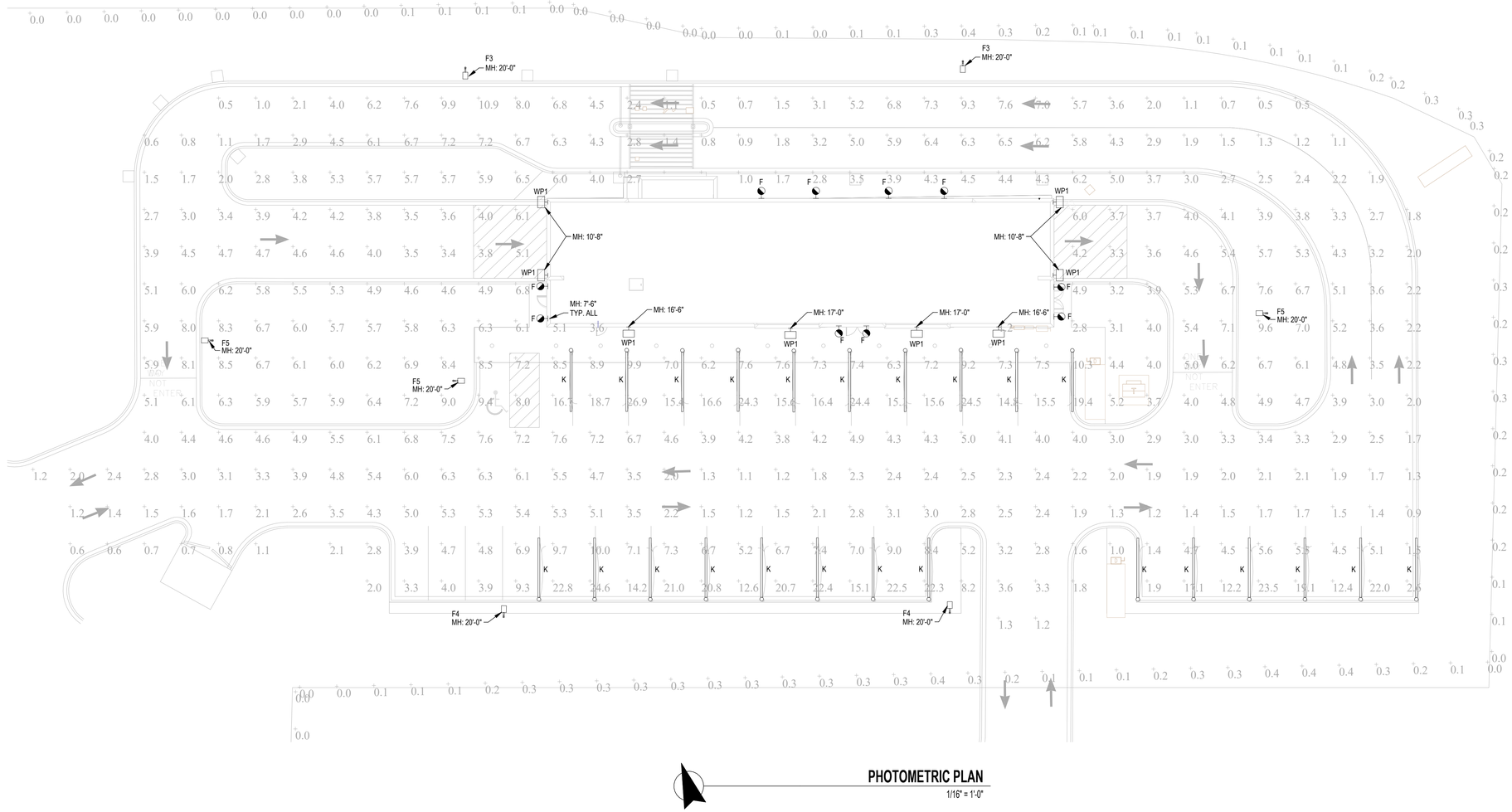
Table 15-9-04(A)(4): Calculation of Natural Resource Protection Land Area		
	Resource/Feature	**Total Land Surface Area of Each Natural Resource Feature (acres or square feet; use throughout)**
a.	SEWRPC Primary Environmental Corridor	0
b.	SEWRPC Secondary Environmental Corridor	0
c.	SEWRPC Isolated Natural Resource	0
d.	Surface Water or Wetland Buffer	0
e.	Woodland or Forest	12427
f.	Wetland	0
g.	Degraded Wetland	0
h.	Lake or Pond	0
i.	Gross Land Surface Area of Natural Resource Features	12427
j.	Net Natural Resource Protection Land - Total area of the site lying within the boundaries of at least 1 Natural Resource feature (a) through (h)	0

Table 15-9-04(A)(5): Calculation of Base Site Area for Developme		
Step	**Land Area to Be Determined**	**Calculation**
a.	Gross Land Area	Gross Site Area
b.	Land in dedicated public street rights-of-way, land located within the ultimate road right-of-way of existing roads, rights-of-way of uitilities, and dedicated public park or school sites	From Site Plan
c.	Land reserved for open space as part of a previously approved development or land division	From Site Plan
d.	Land Area to be Reserved for Parks and Schools	From Site Plan
e.	Net Natural Resource Protection Land	Table 15-9-04(A)(4), Row j)
f.	Net Buildable Area for Development	(f) = (a) - {sum (b+c+d+e)}

nt
Area (square feet or acres; use throughout)
94418
0
12427
0
0
81991



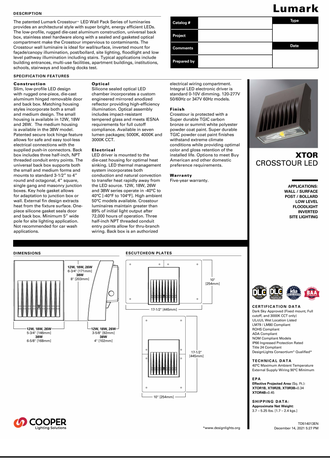
PHOTOMETRIC PLAN

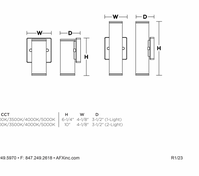
1/16" = 1'-0"

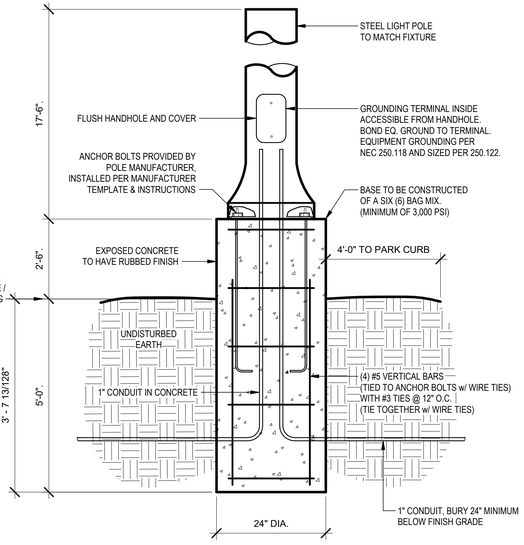
SITE LIGHTING SCHEDULE

MARK	MANUFACTURER	*MODEL NO.	TYPE	VOLTS	AMPS	WATTS	LUMENS	CCT (°K)	CRI	LAMPS	MOUNTING	REMARKS
F	AFX	BVYW0406LAJUDBK	SCONCE DOWN LIGHT	120	0.12	10	600	4000	80	LED	WALL	
F3	MCGRAW EDISON	GALN-SA4C-740-U-SL3-HSS	POLE LIGHT	277	0.77	213	23006	4000	80	LED	POLE	WITH BLACK SSS POLE AND HOUSE SIDE SHIELDS
F4	MCGRAW EDISON	GALN-SA2D-740-U-T4FT-HSS	POLE LIGHT	277	0.45	125	11202	4000	80	LED	POLE	WITH BLACK SSS POLE AND HOUSE SIDE SHIELDS
F5	MCGRAW EDISON	GALN-SA5C-740-U-5MQ	POLE LIGHT	277	0.97	269	36926	4000	80	LED	POLE	WITH BLACK SSS POLE
K	G&G INDUSTRIAL	GPX8-SO	VACUUM ARCH LIGHT	120	0.3	36	4800	4000	80	LED	POLE	WITH SHROUD/SHIELD
WP1	LUXMARK	XTOR1B-W	WALL PACK	277	0.04	12.2	1397	4000	80	LED	WALL	

* OR EQUAL







2 MEP4 **TYPICAL LIGHT POLE DETAIL (0-30ft)**

NOT TO SCALE

G&G INDUSTRIAL LIGHTING
T 800.285.6780 E sales@ggled.net
www.ggled.net

Date
Project

c UL us LISTED DIRECT AC DRIVERLESS

GPX DRIVERLESS LINEAR

Low-Profile, Driverless Linkable IP67 LED Linear Luminaire

Product Features

Maintenance-Free Driverless Design
Connects directly to AC line voltage without an LED driver or electrolytic capacitors, for extreme reliability and lifetime. Requires zero maintenance.

Easy to Install Quick-Connect Cabling
Convenient push-and-click connectors and cabling make GPX Series fixtures easy to install and daisy chain.

Coextruded Copolyester/Aluminum Housing
Our patented process combines copolyester and aluminum together, with no seals or gaskets. The result is a single piece enclosure with excellent heatsinking characteristics for long lifetime.

Superior Chemical & UV Resistance
Seamless polymeric outer shell provides IP67 ingress protection and is specialized for superior chemical resistance. An additional protective coating is available which integrates a UV inhibitor and UV blocker for outdoor applications.

Performance Summary
Delivered Light Output: Up to 8,000 Lumens
Efficacy: 130 LPW
CRI: Typical 80 CRI
CCT: 5000K & 4000K
Lifetime: Designed to last 100,000 Hours at 70°C
Warranty: 5 Years (See gglled.net for Terms)
Mounting: Ceiling or Wall
Protection Class: IP67
Voltage: 120 VAC or 277 VAC Input
Maximum Run Length: Refer to the Table on Page 2
Ambient Temperature: -40°C to 50°C

Ordering Information

Model	Length	Lumen Output	Color Temp.	Lens Diffusion	UV Protection	Through-Wired	Voltage
GPX							
	2 2' Foot	SO Standard Output (Select Lengths)	50K standard 5000K	Blank standard No Coating, Ready for Future Lens	Blank standard No coating, Ready for indoor use	Blank standard Ready for Indoor/Outdoor Use	120V 120 VAC Input
	4 4' Foot		40K* 4000K	OC Opaque colored Lens Cover with Internal Diffusion Sheet	UVO Coated with UV Blocking Coating	SE Single-Ended Connection on Input Only, No Knockouts, No Connector Holes	277V 277 VAC Input
	HO* High Output (Select 100+ Lumens)						
	8 8' Foot	*Available in 2', 4' & 8' only					

Power & Connection Accessories

Cable	Type	Length	Wire
*No Jumper Cable Required on End-to-End Connection			
GPX-JMP-1	Jumper	1ft	18 AWG SJTW
GPX-JMP-2	Jumper	2ft	18 AWG SJTW
GPX-JMP-4	Jumper	4ft	18 AWG SJTW
GPX-JMP-8	Jumper	8ft	18 AWG SJTW
GPX-CDR-10	Leader Cable	10ft	18 AWG SJTW
GPX-CDR-25	Leader Cable	25ft	18 AWG SJTW

Mounting Hardware	Description
GPX-MNT-NM	Non-Metallic Quick Latch
GPX-MNT-SS	Stainless Steel Bolt Latch

*For serviceability and expansion/connection considerations G&G limits the number of luminaires connected end-to-end before a jumper cable) to a maximum of 4.

Rev Date 22 1108

STRONG. SIMPLE. COMPACT.

AFX

Beverly LED Outdoor Sconce
BVYW Series

Features
This outdoor LED light is ideal for security and general lighting. Available in 1-light and 2-light. Provides lighting in residential, commercial, and hospitality applications.
Fixture mounts to standard junction box (not included).

Construction
Die-cast aluminum construction. Standard mounting holes and hardware are included. Power supply connections must be made inside a junction box (not included).

Finish
Black powder coated or Satin Nickel finish.

Diffuser
Clear acrylic diffuser(s).

Electrical
Input: 120-277 VAC 60 HZ.
0-10V dimming (120-277V), TRIAC (120V).
Minimum starting temp -4° F / -20°C

LED
Fixture includes a LED modules capable of producing:
1200 = 600 delivered lumens
2200 = 1200 delivered lumens
Selectable 2700K, 3000K, 3500K, 4000K, 5000K (CCT).
Rated for 50,000 hrs., 90 CRI.

Certification
All fixtures are cETLus listed for wet locations.
Title 24 JA8 Compliant

Warranty
Limited warranty: This fixture is free from defects in materials and workmanship for a period of 5 years from date of purchase.

Specifications and dimensions subject to change without notice.

LOCATION		DATE
PREPARED BY		QUANTITY
COMMENTS		FIXTURE TYPE
CATALOG NUMBER		

1-Light

2-Light

Black	Satin Nickel	LED	Delivered Lumens	Adjustable CCT	H	W	D
BVYW0406LAJUDBK	BVYW0406LAJUDSN	10W	600	2700K/3000K/3500K/4000K/5000K	8-1/4"	4-1/8"	3-1/2" (1-Light)
BVYW0406LAJUDBK	BVYW0406LAJUDSN	20W	1200	2700K/3000K/3500K/4000K/5000K	10"	4-1/8"	3-1/2" (2-Light)

2345 N. Ernie Krueger Circle • Waukegan, IL. 60087 • P: 847.249.5970 • F: 847.249.2618 • AFXinc.com R1/23

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SOME DEVIATION FROM SCALE MAY OCCUR.

ISSUE TITLE	DATE
PRELIMINARY	06-25-2026

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PRELIMINARY NOT INTENDED FOR CONSTRUCTION

Shane Floyd, P.E.
PE-2019017814
MO Certificate of Authority #000239
JUNE 25TH, 2026

Timberlake ENGINEERING
A Custom Engineering Company
912 Old Hwy 63 S.
Columbia, Missouri 65203
573.875.4365
www.CUSTOMENG.com
MISSOURI CERTIFICATE OF AUTHORITY E-2018030887

PROJECT No.	DESIGNED BY
COL26064	NCC
DRAWN BY	CHECKED BY
NCC	SLF

PROJECT

CLUB CAR WASH

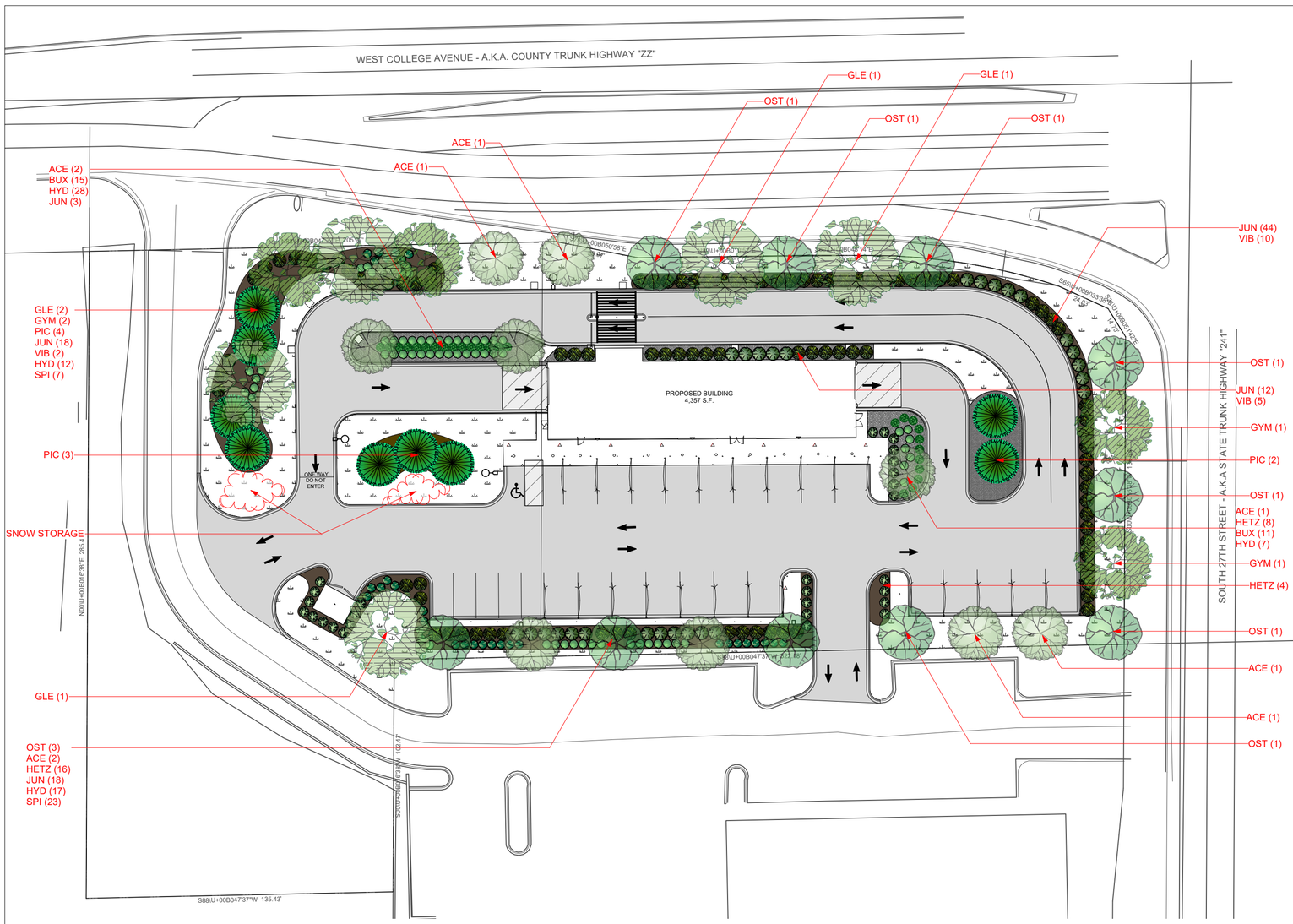
6311 S 27TH ST
FRANKLIN, WI

SHEET TITLE

PHOTOMETRIC PLAN

SHEET NUMBER

MEP4



Planting Schedule

	Qty	Common Name	Botanical Name	Scheduled Size	Plant ID
Conifers					
	9	Black Hills Spruce	Picea glauca var. densata	6' BB	PIC
	28	Hetz Columnar Juniper	Juniperus chinensis 'Hetzii Columnaris'	6' BB	HETZ
Shrubs					
	30	Goldflame Spirea	Spiraea x bumalda 'Goldflame' (S.x 'Goldflame')	#5 - 18"	SPI
	64	Little Lime® Hardy Hydrangea	Hydrangea paniculata 'Jane' USPP 22330	#5 - 18"	HYD
	95	Sea Green Juniper	Juniperus x pfitzeriana 'Sea Green'	#5 - 36"	JUN
	29	Summer Snowflake Viburnum	Viburnum plicatum f. tomentosum 'Summer Snowflake'	#5 - 18"	VIB
	26	Wintergreen Boxwood	Buxus microphylla 'Wintergreen'	#5 - 24"	BUX
Trees					
	10	Eastern Hop Hornbeam	Ostrya virginiana	3" Cal.	OST
	4	Kentucky Coffeetree	Gymnocladus dioicus	3" Cal.	GYM
	9	Red Maple, Swamp Maple	Acer rubrum	3" Cal.	ACE
	5	Skyline Honeylocust	Gleditsia triacanthos inermis 'Skyline'	3" Cal.	GLE

Landscape Installation Notes:

GENERAL:

-Landscape Contractor is responsible for coordinating work with general contractor to ensure the landscape scope of work doesn't interfere with existing or built conditions. They should note any discrepancies to the general contractor.

-Landscape Contractor is responsible for verifying the location of underground utilities by calling their local utility marking service.

-All plant material should be inspected by Landscape Contractor prior to installation to determine overall appearance and condition. Plant material that is damaged or has clear signs of stress should be rejected.

-Quantities of material shown on plan take precedence over the specification list or legend.

-If plant substitutions are required, Landscape Contractor is responsible for submitting recommendations to the client or client's representative.

-Irrigation system required and to be designed by qualified Irrigation Contractor - system must be programmable and capable of odd/even day use.

-This proposed landscape plan will mitigate/enhance site conditions in accordance to city requirements.

-All planting beds adjacent to turf grass shall be edged with vinyl or steel landscaping edging.

-Individiual trees planting within turf grass shall have a 4' minimum diameter mulched tree ring.

PLANTING:

-When excavating for plant pits, any excess rock or building material should be removed and replaced with specified soil mix backfill.

-All plant tags should be removed from material by Landscape Contractor.

-All planting beds and trees should receive a minimum 3" deep layer of shredded hardwood mulch, unless otherwise noted.

-All backfill around plant material should be removed during planting.

-All wire baskets and stakes should be removed during planting.

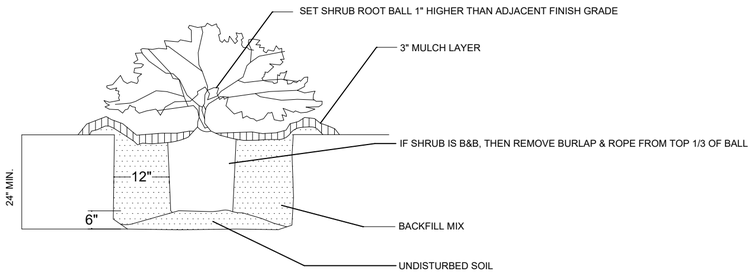
-Cut and remove top half of burlap around rootballs and cut and remove any twine around trunk or root flare.

-All stakes and guy wires and tree wrap are to be removed no more than 1 year after installation.

-Tree wrap, if used, is to be installed by November 1 and to be removed by April 1.

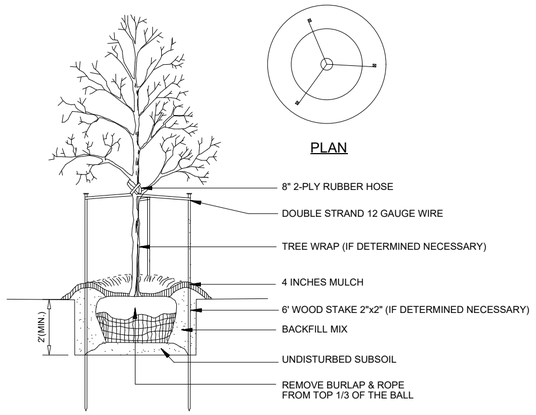
-All canopy/shade trees to be a minimum of 4" caliper as measured 6" above root flare.

TOTAL CALIPER INCHES OF TREE INSTALLED:
28 TREES PROPOSED X 3" = 84 CAL. INCHES INSTALLED



PRUNE ANY BROKEN BRANCHES AFTER PLANTING. DAMAGED SHRUBS OR BROKEN/CRUMBLING ROOT BALLS WILL BE REJECTED.

SHRUB PLANTING
N.T.S.



NOTE: USE MULCH PER PLAN/SPEC'S

TREE PLANTING
N.T.S.

1" = 40'

No.	Date	By	Revision Notes

Project Address

Club Car Wash
6311 S 27th Street
Franklin, Wisconsin 53132

elevate outdoor

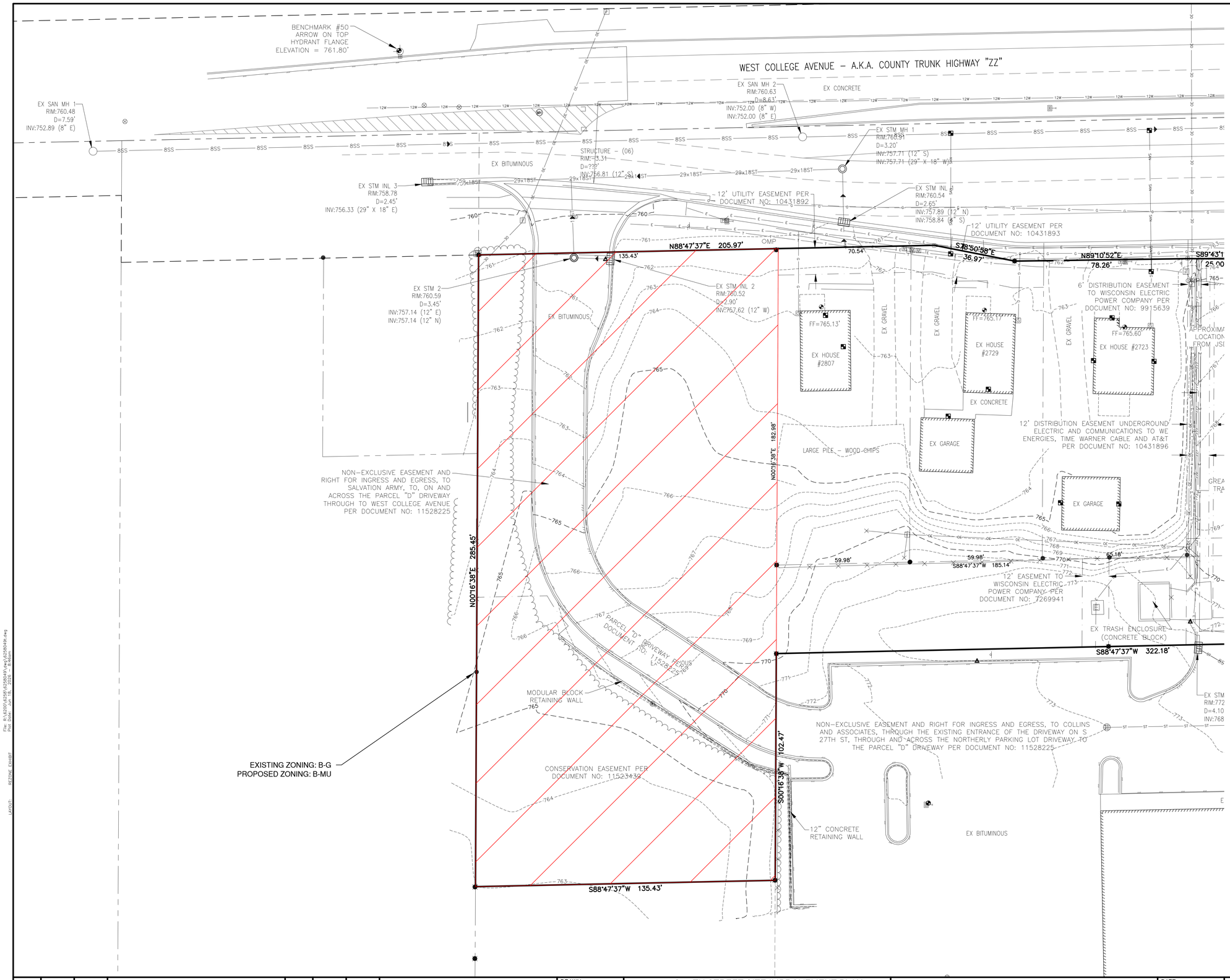
Design Firm
Elevate Outdoor LLC.
1112 Bryan Road
O'Fallon, Missouri 63366

Consultant
Mark Gawriluk
Member APLD

Project Title
Club Car Wash
Franklin, Wisconsin

Sheet Title
Landscape Plan

Project Manager	Project ID
Drawn By: MVG	Scale: 1" = 40'
Reviewed By	Sheet No.: L-1
Date: 6/23/2026	of 1



2821 W. COLLEGE AVE LEGAL DESCRIPTION

THE WEST 135.43 FEET OF THE EAST 540.64 FEET OF THE NORTH 25 ACRES OF THE NORTHEAST ¼ OF SECTION 1, TOWNSHIP 5 NORTH, RANGE 21 EAST IN THE CITY FRANKLIN, MILWAUKEE COUNTY, WISCONSIN, EXCEPTING THEREFROM THE NORTH 55 FEET THEREOF.

FURTHER EXCEPTING THAT PART CONVEYED BY SPECIAL WARRANTY DEED TO THE SALVATION ARMY, AN ILLINOIS NOT-FOR-PROFIT CORPORATION RECORDED AUGUST 5, 2025 AS DOCUMENT NO. 11528028 DESCRIBED AS FOLLOWS:

LANDS IN THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 1, TOWNSHIP 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

THE SOUTH 72.53 FEET OF THE WEST 135.43 FEET OF THE EAST 540.64 FEET OF THE NORTH 25 ACRES OF THE NORTHEAST ¼ OF SECTION 1, TOWNSHIP 5 NORTH, RANGE 21 EAST IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN.

TAX KEY NO. 714-9973-000 NKA 714-9973-001
ADDRESS: 2821 WEST COLLEGE AVENUE

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN ALG
CHECKED —
DESIGNED MRL

6311 S 27TH STREET SITE IMPROVEMENT PLAN
FOR CLUB CAR WASH
CITY OF FRANKLIN
MILWAUKEE COUNTY, WISCONSIN

2821 W. COLLEGE AVE ZONING EXHIBIT

DATE 03/2026
FILE 6258049T
JOB NO. 6258049

Robert E. Lee & Associates, Inc.
1250 Centennial Centre Blvd | Hobart, WI | 920-662-9641 | releeinc.com

SHEET NO. ZE

File: R:\6200\6258\6258049\dwg\6258049r.dwg
Plot Date: Jun 18, 2026 - 8:46am
Layout: REZONE Exhibit

W COLLEGE AVE

200' CAR WASH EQUIPMENT SET BACK

12' UTILITY EASEMENT PER DOCUMENT NO: 10431892

12' UTILITY EASEMENT PER DOCUMENT NO: 10431893

CANOPY

CONCRETE PADS FOR SIGNS AND TRASH CANS (TYP.)

STANDARD SHEDDING CURB AND GUTTER

2" BLACK PAINT STRIPE, 4" RED PAINT STRIPE, AND 2" BLACK PAINT STRIPE

6' DISTRIBUTION EASEMENT TO WISCONSIN ELECTRIC POWER COMPANY PER DOCUMENT NO: 9915639

30' BUILDING SETBACK

R7.0' STOP ARMS PROVIDED BY OWNER

CLUB CAR WASH BUILDING 4,358 S.F.

STANDARD CURB AND GUTTER

136.0'

12' DISTRIBUTION EASEMENT UNDERGROUND ELECTRIC AND COMMUNICATIONS TO WE ENERGIES, TIME WARNER CABLE AND AT&T PER DOCUMENT NO: 10431896

10' EASEMENT TO WISCONSIN ELECTRIC POWER COMPANY PER DOCUMENT NO: 6291258

APPROXIMATE HEATED CONCRETE SECTION, SEE MECHANICAL PLANS FOR DETAILS AND EXACT LIMITS (TYP.)

BOLLARDS PER GENERAL CONTRACTOR (TYP.)

VACUUM TURBINE PAD AND ENCLOSURES, SEE MECHANICAL AND ARCHITACTURAL PLANS (TYP.)

12' EASEMENT TO WISCONSIN ELECTRIC POWER COMPANY, TWC & AT&T PER DOCUMENT NO: 10431896

30' BUILDING SETBACK

12' DISTRIBUTION EASEMENT UNDERGROUND ELECTRIC AND COMMUNICATIONS TO WE ENERGIES, TIME WARNER CABLE AND AT&T PER DOCUMENT NO: 10431896

12' EASEMENT TO WISCONSIN ELECTRIC POWER COMPANY PER DOCUMENT NO: 7269941

PARCEL "D" DRIVEWAY PER DOCUMENT NO: 11528225

TRASH ENCLOSURE, SEE ARCHITECTURAL AND FOUNDATION PLANS FOR DETAILS

10' BUILDING SETBACK

30' BUILDING SETBACK

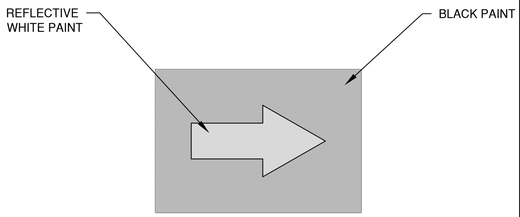
S 27TH ST

LEGEND

- CONCRETE SIDEWALK (4,043 S.F.)
- CONCRETE PAVEMENT (LIGHT) (25,690 S.F.)
- CONCRETE PAVEMENT (HEAVY) (6,850 S.F.)
- GREEN SPACE
- HEATED CONCRETE
- PROPOSED 18" MOUNTABLE CURB AND GUTTER
- PROPOSED 18" STANDARD CURB AND GUTTER
- PROPOSED 18" STANDARD SHEDDING CURB AND GUTTER
- PROPOSED 18" MOUNTABLE SHEDDING CURB AND GUTTER
- HANDICAPPED PARKING
- (12) INDICATES NUMBER OF PARKING STALLS
- WALL PACK
- LIGHT POLE (1 LAMP)
- VACUUM ARM

1 RESERVED PARKING VAN ACCESSIBLE

NOTE:
ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS NOTED OTHERWISE



DIRECTIONAL ARROW DETAIL

NOTE

ALL DISTURBED AREAS SHALL BE TOPSOILED TO A DEPTH OF 6 INCHES, SEEDED AND MULCHED. AREA TO BE RAKED FREE OF STONES AND CLUMPS.

PARKING DATA

TOTAL PARKING STALLS PROVIDED = 7

HANDICAP ACCESSIBLE PARKING STALLS = 1

TOTAL PARKING STALLS REQUIRED = 4

SITE DATA

TOTAL AREA = 1.85 ACRES, 80,621 S.F.

BUILDING AREA = 0.10 ACRES, 4,358 S.F. (5.4%)

SIDEWALK/PARKING LOT AREA = 0.86 ACRES, 37,838 S.F. (47.1%)

GREEN SPACE = 0.72 ACRES, 31,409 S.F. (39.1%)

ZONING

B-MU

PARCEL NO. CCSM IN PROGRESS

LOT 1 7149968003 (0.56 ACRES)

LOT 2 7149969001 (0.20 ACRES)

LOT 3 7149970001 (0.19 ACRES)

LOT 4 7149971000 (0.20 ACRES)

LOT 5 7149973000 (1.11 ACRES)

NORTH

0' 20' 40'

SCALE IN FEET

File: R:\6200\6258\6258049\dwg\6258490.dwg
Plot Date: Jun 19, 2025 - 9:38am
Layout: Site

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN ALG
CHECKED ---
DESIGNED MRL

6311 S 27TH STREET SITE IMPROVEMENT PLAN
FOR CLUB CAR WASH
CITY OF FRANKLIN
MILWAUKEE COUNTY, WISCONSIN

SITE PLAN

DATE 09/2025
FILE 6258049D
JOB NO. 6258049

Robert E. Lee & Associates, Inc.
1250 Centennial Centre Blvd | Hobart, WI | 920-662-9641 | releeinc.com

SHEET NO. 3

GLAZING PERCENTAGES AT TRANSPARENCY ZONE

ENTRANCE (FRONT)

REQUIRED	= 160 SF	=	40%
PROVIDED	= 214 SF	=	53%

WASH BAY (STREET FACING)

REQUIRED	= 381 SF	=	30%
PROVIDED	= 403 SF	=	32%

EXIT (STREET FACING)

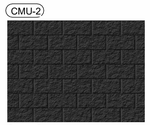
REQUIRED	= 160 SF	=	30%
PROVIDED	= 187 SF	=	47%

EQUIPMENT (N/A - NEITHER FRONT NOR STREET FACING)

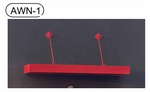
REFERENCE

CMU-1

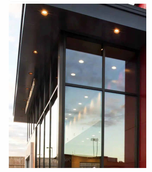
CMU-2



AWN-1

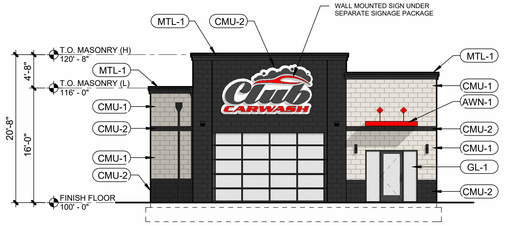


GL-1

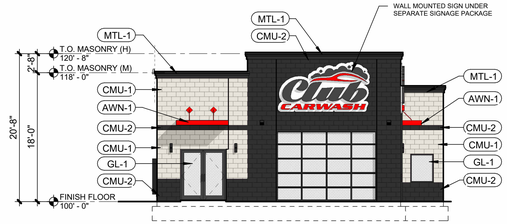


EXTERIOR MATERIALS LEGEND

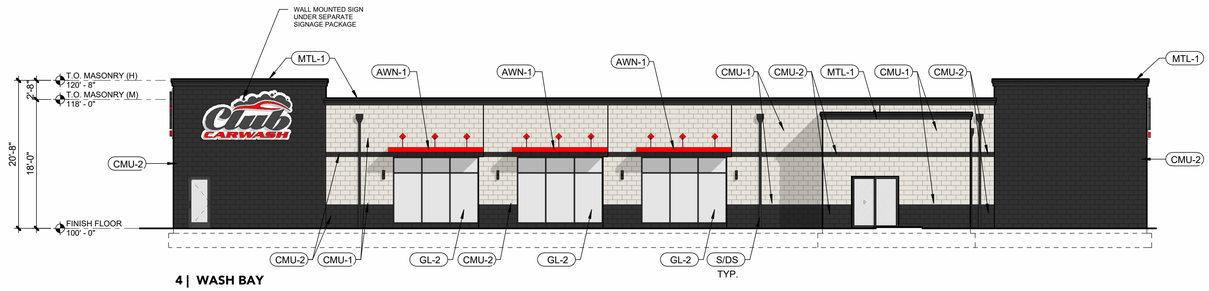
CMU-1	ARCHITECTURAL 8" SMOOTH STANDARD BLOCK (8" x 8" x 16") COLOR: Paint SW7009 Pearly White	GL-1	ALUMINUM STOREFRONT GLAZING SYSTEM 2" x 4 1/2" Thermal Storefront Framing in Black Anodized Aluminum, w/ 1" Insulated LOW-E Tinted Glazing Unit	S/DS	PREFINISHED KYNAR SHEET METAL SCUPPER/ DOWNSPOUTS COLOR: Matte Black
CMU-2	ARCHITECTURAL 8" SPLIT FACE STANDARD BLOCK (8" x 8" x 16") COLOR: Integral, Best Block 'Slate'	GL-2	ALUMINUM STOREFRONT GLAZING SYSTEM Exterior Glazed System in Black Anodized Aluminum, w/ 1/4" LOW E SPANDREL GLASS	MTL-1	KYNAR COATED METAL COPING COLOR: Matte Black
				AWN-1	PREFABRICATED FLAT METAL AWNING COLOR: Red



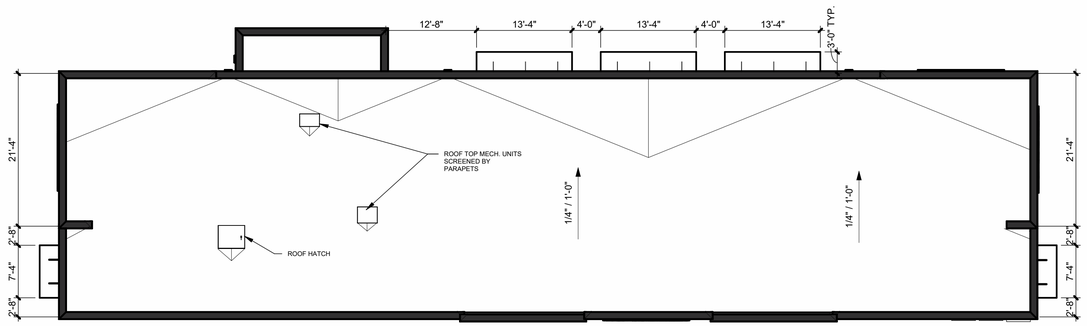
5 | ENTRANCE
1" = 10'-0"



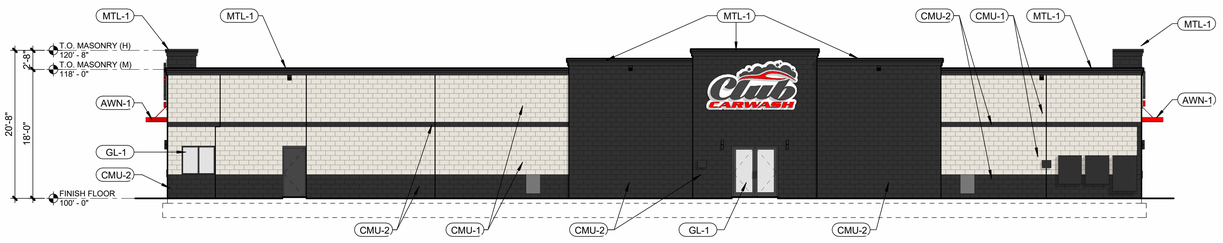
6 | EXIT
1" = 10'-0"



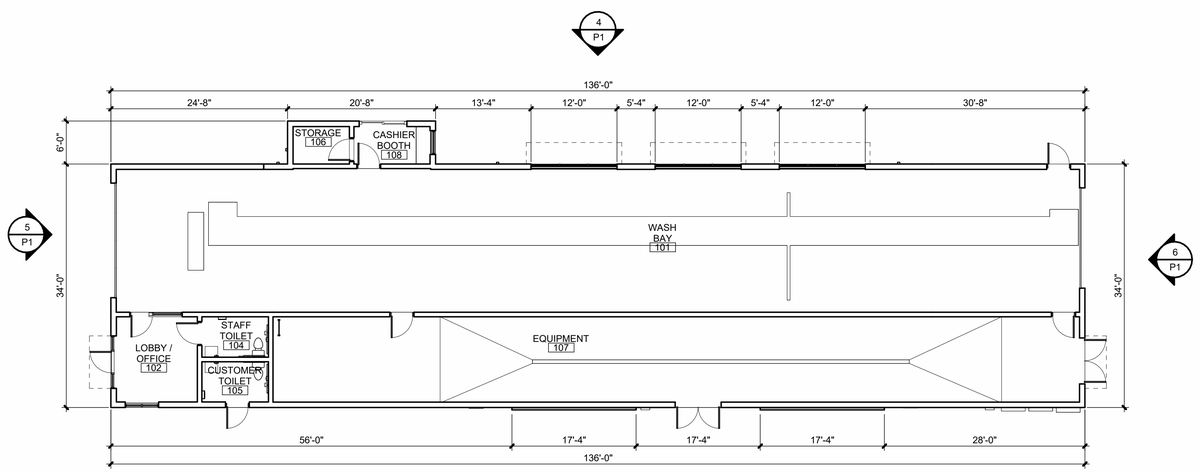
4 | WASH BAY
1" = 10'-0"
TYP.



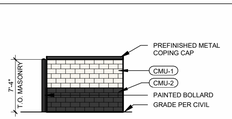
3 | ROOF PLAN
1" = 10'-0"



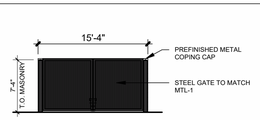
2 | EQUIPMENT
1" = 10'-0"



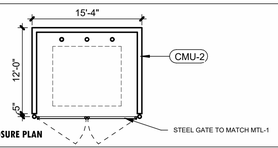
1 | FLOOR PLAN
1" = 10'-0"



TRASH ENCLOSURE SIDE ELEVATION



TRASH ENCLOSURE FRONT ELEVATION



TRASH ENCLOSURE PLAN

PROJECT NAME	CWW-FRANKLIN, WI
PROJECT NO.	20015.194
DATE	06/18/26
PROJECT ADDRESS	6311 S 27th St, Franklin, WI 53132

PRELIMINARY SHEET

As indicated

FINKLE + WILLIAMS
ARCHITECTURE

FINKLE + WILLIAMS © 2025

CITY OF FRANKLIN

REPORT TO THE PLAN COMMISSION

Meeting of July 9, 2026

Certified Survey Map

RECOMMENDATION: City Development Staff recommends approval of the Certified Survey Map related to the Poths General mixed-use development.

Project Name:	Poths General Certified Survey Map
Project Address/Tax Key:	Approximately 7154 South 76th Street / 756 9993 012, 756 9993 016, and 756 9993 021
Property Owner:	INITECH, LLC
Applicant:	Emily Cialdini, Land By Label
Aldermanic District:	District 5
Zoning District:	Planned Development District No. 42
Staff Planner:	Nick Fuchs, Planning Associate

Project Description/Analysis

The applicant filed an application requesting approval of a 4-Lot Certified Survey Map (CSM) related to the Poths General mixed-use development. The CSM revises lot configurations to reflect proposed changes of the concurrently submitted Minor PDD Amendment and Minor Site Plan Amendment applications, which are currently under staff review.

A similar CSM was previously approved at the March 19, 2026 Plan Commission and April 8, 2026 Common Council meetings. That approval included a Land Division Variance to allow a 50-foot access to Lot 3, which is applicable and not changed as part of the currently proposed CSM.

As indicated, the CSM creates four lots. The table below lists the four parcels along with acreage and the proposed use of each lot. The configuration of the parcels and land uses is consistent with the site plan under review for the Poths General development.

Lot Number	Acreage	Use
1	3.1778	Commercial, including the Dollar Tree store
2	17.6353	Mixed Use, primarily apartments
3	2.2569	Commercial
4	1.4454	Commercial (Harry's Ace Hardware and Rental)

The changes proposed are due to the request of maintaining the Dollar Tree store within the existing building. Revisions include keeping the Dollar Tree portion of the Orchard View Shopping Center and reconfiguring Building A. There will also be associated driveway, parking, and landscaping changes. The applicant indicated exterior building elevations for Dollar Tree will be submitted at a later date. Those plans will be subject to staff review and approval. This is a similar situation to the retention of the Harry's Ace Hardware store.

According to the applicant, building square footage, floor area, unit mix and number of dwelling units remains the same as allowed under previous approvals. The applicant also noted that the proposed changes will add approximately 0.2% of impervious surface area.

The CSM contains easements and natural resource delineations consistent with previous approvals. The Common Council approved the Conservation Easement at the April 8, 2026 meeting.

Staff Recommendation:

City Development Staff recommends approval of the Certified Survey Map for the Poths General mixed-use development.

STATE OF WISCONSIN CITY OF FRANKLIN MILWAUKEE COUNTY

RESOLUTION NO. 2026-_____

A RESOLUTION CONDITIONALLY APPROVING A 4 LOT CERTIFIED SURVEY MAP, BEING A REDIVISION OF LOT 2, CERTIFIED SURVEY MAP NO. 8318, OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 6313, AND OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 5401, ALL BEING PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10, TOWN 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, COUNTY OF MILWAUKEE, STATE OF WISCONSIN
(INITECH LLC, APPLICANT/PROPERTY OWNER)
(APPROXIMATLEY 7154 SOUTH 76TH STREET)

WHEREAS, the City of Franklin, Wisconsin, having received an application for approval of a four lot certified survey map, such map being a redivision of all of Lot 2, Certified Survey Map No. 8318, Outlot 1 of Certified Survey Map No. 6313, and Outlot 1 of Certified Survey Map No. 5401, all being part of the Northwest 1/4 of the Northwest 1/4 of Section 10, Town 5 North, Range 21 East, in the City of Franklin, County of Milwaukee, State of Wisconsin, which is bounded and described as follows:

Commencing at Northwest corner of said Northwest 1/4 of said Section 10; thence South 00°15'45" East along the West line of said Northwest 1/4 Section 596.70 feet to a point; thence North 89°59'53" East 60.00 feet to the East line of South 76th Street (C.T.H. U) and the Point of Beginning of lands hereinafter described; thence North 89°59'53" East along the South line of Lot 1 of Certified Survey Map No. 8318 a distance of 228.57 feet to the East line of said Lot 1; thence North 00°00'07" West along said East line 68.60 feet to a point; thence North 89°59'53" East along said East line 52.02 feet to a point; thence North 00°00'07" West along said East line 144.04 feet to a point; thence North 22°40'40" West along said East line 56.53 feet to the Southeast corner of Parcel 3 of Certified Survey Map No. 4828; thence North 26°53'02" West along the East line of said Parcel 3 a distance of 178.51 feet to a point; thence North 00°15'45" West along said East line 100.00 feet to a point on the South line of West Rawson Avenue (C.T.H. BB); thence North 89°26'54" East along said South line 50.00 feet to the Northwest corner of Parcel 4 of Certified Survey Map No. 4828; thence South 00°15'45" East along the West line of said Parcel 4 a distance of 110.74 feet to a point; thence South 26°53'02" East along said West line 110.74 feet to the South line of said Parcel 4; thence North 89°26'36" East along said South line 169.93 feet to a point on the West line of Parcel 1 of Certified Survey Map No. 5689; thence South 00°08'22" East along said West line 40.00 feet to a point; thence North 89°26'36" East along said West line 90.53 feet to a point; thence South 00°15'45" East along said West line, and its extension, 275.00 feet to the Southwest corner of Parcel 2 of Certified Survey Map No. 4483; thence North 89°26'36" East along the South line of said Parcel 2 a distance of 270.00 feet to the East line of said Parcel 2; thence North 00°15'45" West along said East line 225.00 feet to the Southwest corner of Certified Survey Map No. 6811; thence North 89°26'54" East along the South line of said Certified Survey Map a distance of 458.67 feet to the West line of Phase VII Westminster Condominiums; thence South 00°11'53" East along said West line and

the West line of Dover Hill Addition No. 1 Subdivision 946.39 feet to the North line of Carter Grove Condominium; thence South 89°28'54" West along said North line 869.44 feet to the Southeast corner of Parcel 1 of Certified Survey Map No. 5401; thence North 00°31'06" West along the East line of said Parcel 1 a distance of 90.00 feet to the North line of said Parcel 1; thence South 89°28'54" West along said North line 111.56 feet to a point; thence North 62°22'32" West along said North line 63.59 feet to a point; thence South 89°28'54" West along said North line 230.00 feet to a point on the East line of South 76th Street (C.T.H. U); thence North 00°15'45" West along said East line 603.29 feet to the Point of Beginning. Said lands as described contains 1,067,885 square feet or 24.5154 acres of land.

WHEREAS, the Common Council having reviewed such application and Plan Commission recommendation and the Common Council having determined that such proposed certified survey map is appropriate for approval pursuant to law upon certain conditions.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Common Council of the City of Franklin, Wisconsin, that the Certified Survey Map submitted by Initech, LLC, 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 made by the applicant, prior to recording.

2. That all land development and building construction permitted or resulting under this Resolution shall be subject to impact fees imposed pursuant to §92-9 of the Municipal Code or development fees imposed pursuant to §15-8.10B. of the Unified Development Ordinance, both such provisions being applicable to the development and building permitted or resulting hereunder as it occurs from time to time, as such Code and Ordinance provisions may be amended from time to time.

3. Each and any easement shown on the Certified Survey Map shall be the subject of separate written grant of easement instrument, in such form as provided within the *City of Franklin Design Standards and Construction Specifications* and such form and content as may otherwise be reasonably required by the City Engineer or designee to further and secure the purpose of the easement, and all being subject to the approval of the Common Council, prior to the recording of the Certified Survey Map.

4. Initech, LLC, successors and assigns, and any developer of the Initech, LLC four (4) lot certified survey map 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, within 30 days of invoice for same. Any violation of this provision shall be a violation of the Unified Development Ordinance, and subject to §15-9.14E. thereof and §1-19 of the Municipal Code, the general penalties and remedies provisions, as amended from time to time.

5. The approval granted hereunder is conditional upon Initech, LLC and the 4-lot certified survey map project for the property located at approximately 7154 South 76th Street: (i) being in compliance with all applicable governmental laws, statutes, rules, codes, orders and ordinances; and (ii) obtaining all other governmental approvals, permits, licenses and the like, required for and applicable to the project to be developed and as presented for this approval.

6. The applicant must resolve any technical corrections required by the Engineering or Planning Department, or the City Attorney's Office prior to the recording of the Certified Survey Map.

BE IT FURTHER RESOLVED, that the Certified Survey Map, certified by owner, Initech LLC, 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.

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 certified survey map, the City Clerk is hereby directed to obtain the recording of the Certified Survey Map, certified by owner, Initech LLC, 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 _____, 2026.

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2026.

APPROVED:

_____
John R. Nelson, Mayor

ATTEST:

_____
Shirley J. Roberts, City Clerk

AYES _____ NOES _____ ABSENT _____

LAND By LABEL
DEVELOPMENT CO.

June 1, 2026

Nick Fuchs
Planner
City of Franklin
9229 West Loomis Road
Franklin, WI 53132

Re: Poths General Minor PDD Amendment, Minor Site Plan Amendment and Certified Survey Map

Dear Nick:

Enclosed are applications and materials for a Minor Site Plan Amendment, Minor Planned Development District ("PDD") Amendment, and new Certified Survey Map ("CSM") for Poths General. The proposed revisions are limited to minor site plan changes necessary to accommodate the existing Dollar Tree store and allow it to remain in the current building. Enhancements to landscaping, driveways and parking serving Dollar Tree are reflected in the enclosed plans. Dollar Tree exterior enhancements will be submitted separately for staff review and approval.

Regarding the Site Plan Amendment, the overall building square footage, floor area, unit mix and unit count remain unchanged. Building A has been slightly reconfigured in shape, but the exterior elevation pattern and exterior material total exterior material square footage, remain consistent with the approved plan. Buildings B, C, D, E, F, G, H, I and K are unchanged. The revised plan includes 502 parking stalls serving Poths General, which is fewer than previously approved. Updated landscape plans accommodate the minor revisions and exceed the planting requirements established under the prior approvals and PDD 42 standards.

Regarding the PDD Amendment, there are no changes to permitted uses, district boundaries, density, nor housing type proportions. The revisions result in only a 0.2% increase in impervious surface area. There are no changes to public road alignments, utility connection points, or drainage. The revisions remain consistent with the standards, conditions, and intent of the approved PDD and continue to comply with all applicable PDD 42 development standards.

With the site plan revisions, we are submitting a new CSM for City review and approval. The approved variance allowing a minimum of 50 feet of public right-of-way frontage along Rawson Avenue for Lot 3 remains applicable. We've also prepared a cross access easement for the free flow of pedestrian and vehicular traffic among all parcels.

638 Milwaukee Street
Delafield, Wisconsin 53018
262-315-4627

landbylabel.com

LAND By LABEL
DEVELOPMENT CO.

Enclosed are the following materials:

1. Development Narrative
2. Certified Survey Map Application and $2,500 fee + $75 recording fee
3. Site Plan Minor Amendment Application and $125 Fee
4. Planned Development District (PDD) Minor Amendment Application and $850 Fee
5. Poths General Certified Survey Map
6. Legal Description in Word Format
7. Site Intensity and Capacity Calculations prepared by Land By Label and dated 9.5.2023
8. Natural Resource Protection Plan prepared by Sigma and dated 5.29.26
9. Civil Engineering site and landscape plans by Sigma and dated 5.29.26
10. Architectural Site Plan, Building Plans, Elevations and Renderings prepared by Rinka and dated 5.29.26

In addition to and simultaneously with the foregoing hard copies, we are providing an electronic copy of the information via dropbox link. If there are any questions regarding our application or materials, please do not hesitate to contact me.

We thank you for your review and consideration.

Sincerely,

Emily Cialdini
Vice President of Development
Land By Label

638 Milwaukee Street
Delafield, Wisconsin 53018
262-315-4627

landbylabel.com

LAND By LABEL
DEVELOPMENT CO.

Project Vision
The crux for community, culture, and commerce realized as a contemporary archive. An aesthetically-driven collection of residences and amenities designed to endure and evolve. A modern heirloom destination, the reimagined Poths General gathering place offers a wholly unique visitor and resident experience with balanced style and substance.

Poths General Store served Franklin families for 40 years as the neighborhood emporium at the development site. Tailored brick by brick to elevate Franklin's City center with newfound urban energy injected with vintage-inspired local charm. The refined Poths General concept presents an original residential mixed-use concept for Franklin to connect our community through this long iconic corner of the City.

Program Statement
Restaurants & Retail
Poths General includes roughly 50,000 square feet of commercial and retail space. Discussions are on-going with high-quality local restaurants, including a steakhouse and sushi concept. We've also discussed the site with breweries and coffee shops.

Enhancements to Harry's Ace Hardware
Harry's Ace Hardware will remain in its current location, but will receive enhancements to the exterior architecture and landscaping.

Enhancements to Dollar Tree
Dollar Tree will remain in its current location, but will receive enhancements to the exterior architecture and landscaping.

Luxury Apartments
The Poths General residential component includes roughly 292 units ranging from studios to three-bedrooms that offer Class A finishes and amenities, including quartz countertops, stainless steel appliances, and hard surface plank flooring. Units are contained in eight (8) two-story buildings and one (1) three to four-story buildings. A variety of enclosed and surface parking will serve the residential buildings. The interior and exterior design and finish of Poths General will be one of the best in the Franklin submarket.

Resident Amenities
With a development of such scale, we have an opportunity to deliver exceptional resident amenities. A roughly 4,000 square foot clubhouse is appended to the multi-family podium building, creating a highly visible arrival beacon to the site. The clubhouse includes our leasing

center and management offices along with an expansive clubroom with ample patio space, outdoor kitchen, and private pool. Central common areas are designed to provide a residential 'backyard'.

Collaborative Design Revisions

Poths General reflects a highly considered design solution that incorporates good design principles. The only revision to the prior PDD and site plan is that the existing Dollar Tree building will remain in its current location. The location of buildings surrounding the Dollar Tree have moved slightly to accommodate the operation of the existing Dollar Tree.

Development Operations

Land By Label will hire a third-party property management company to oversee the development operations including leasing, maintenance, and operation of the public spaces. The residential leasing offices will be open 9 am to 6pm Monday through Friday and 9 am to 4 pm Saturday and Sunday. These hours are subject to change with input from our management team. The maintenance and leasing team will response to maintenance emergencies 24/7. The clubhouse will be open and accessible to residents 24/7 with secure, fobbed access. The pool will be open in the summer months, typically Memorial Day to Labor Day from 9am to 7pm.

Development Schedule

It is anticipated that demolition activities will begin in August 2026. Land By Label will be responsible for all of the phase I of the development which will include all the residential buildings, the 4,000 SF commercial building and the Ace Hardware and Dollar Tree renovations. A construction phasing plan will be submitted to the City for review as part of our building permit approvals.

Poths General Legal Description

PARCEL A:

Parcel 2 of Certified Survey Map No. 8318, recorded on January 6, 2011, as Document No. 9956357, a division of Parcel 1 of Certified Survey Map No. 6313, being part of the Northwest 1/4 of the Northwest 1/4 of Section 10, Town 5 North, Range 21 East, in the City of Franklin, County of Milwaukee, State of Wisconsin.

Property Address: 7154 South 76th Street, Franklin, WI 53132

Tax Key Number: 756-9993-021

PARCEL B:

Outlot 1 of Certified Survey Map No. 6313, recorded on December 27, 1996, on Reel 3956, Images 849 to 851 inclusive, as Document No. 7307525, being a redivision of Parcel 2 of Certified Survey Map No. 4828, and Outlot 1 of Certified Survey Map No. 5689, being a part of the Northwest 1/4 of the Northwest 1/4 of Section 10, Town 5 North, Range 21 East, in the City of Franklin, County of Milwaukee, State of Wisconsin.

Tax Key Number: 756-9993-016

PARCEL C:

Outlot 1 of Certified Survey Map No. 5401, recorded on April 2, 1990, on Reel 2434, Images 436 to 439 inclusive, as Document No. 6366765, a redivision of Parcel 1 of Certified Survey Map No. 4828, being a part of the Northwest 1/4 of the Northwest 1/4 of Section 10, Town 5 North, Range 21 East, in the City of Franklin, County of Milwaukee, State of Wisconsin.

Tax Key Number: 756-9993-012

Exhibit B – Site Intensity Calculations

Site Intensity Calculations

Table 15-9-04(A)(4): Calculation of Natural Resource Protection Land Area	
Resource/Feature	Total land surface area of each Natural Resource feature (acres or square feet; use throughout)
a. SEWRPC Primary Environmental Corridor	0 acres
b. SEWRPC Secondary Environmental Corridor	0 acres
c. SEWRPC Isolated Natural Resource	0 acres
d. Surface Water or Wetland Buffer	0.262 acres
e. Woodland or Forest	2.419 acres
f. Wetland	0.167 acres
g. Degraded Wetland	0 acres
h. Lake or Pond	0 acres
i. Gross land surface area of natural resource features	(i) = Sum of (a) through (h) above 2.848 acres
j. Net Natural Resource Protection Land - Total area of the site lying within the boundaries of at least one Natural Resource feature (a) through (h)	1.774 acres (1.074 acres of impacted woodlands) Determine from map; total surface area lying within at least one Natural Resource Feature

Table15-9-04(A)(5): Calculation of Base Site Area For Development			
Step	Land Area to Be Determined	Calculation	Area (Square feet or acres; use throughout)
a	Total gross site area (SF or acres; use throughout) determined through a boundary survey of the subject property		18.530 acres
b	Land in dedicated public street rights-of-way, land located within the ultimate road right-of-way of existing roads, rights-of-way of utilities, and dedicated public park or school sites		0 acres
c	Land reserved for open space as part of a previously approved development or land division		0 acres
d	Land area to be reserved for parks and schools		0 acres
e	Net Natural Resource Protection Lands, row (j) from Table 15-3-01		1.774 acres
f	Net Buildable Area for Development = (a) – {sum (b+c+d+e)}		16.76 acres

==

Table 15-9-04(A)(6): Calculation of Site Capacity For Residential Uses		
Land Area to Be Determined		**Area (SF or acres; use throughout)**
a. Net Buildable Area for Development, Row (f) from Table 15-9-04(A)(5)		a = row (f), Table 15-9-04(A)(5)
For multi-family units, if proposed:		
b. Number of units proposed: Up to 310	c. Minimum lot area per unit (Section 15-3.0447(I)(3)) 2,200 square feet	d = (b) x (c) Minimum land area required: 15.66 acres
For single-family units, if proposed:		
e. Number of units proposed:	f. Minimum lot area per unit (from Section 15-3-01)	g = (e) x (f) Minimum land area required:
Total minimum land area required shall not exceed net buildable area for development; check that (h) < (a)		h = (d) + (g) Total minimum land area required:

22.74 acres

2026.05.28

W. RAWSON AVENUE

S. 76TH AVENUE

7100 76TH ST
7569993009

7501 RAWSON AVE
7569993010

7130 76TH ST
7569993020

7401 RAWSON AVE
7569993019

7215 RAWSON AVE
7569993017

7401 RAWSON AVE
7569993005

7569993013

WETLANDS A, B, AND C
WDNR ARTIFICIAL WETLAND EXEMPTION
RECEIVED MARCH 4TH, 2024

PROPERTY LINE, TYP.

STAND OF TREES NOT LARGE ENOUGH TO BE CONSIDERED WOODLAND

LIMITS OF PROPOSED DISTURBANCE

STAND OF TREES NOT LARGE ENOUGH TO BE CONSIDERED WOODLAND

POND 1
NWL: 745.00
HWL: 750.99

BUILDING B (21-UNIT)
FFE: 761.50
GARAGE ELEV.: 761.17

GARAGES
GARAGE DOOR ELEV.: 761.58
GARAGE ELEV.: 761.83

EXISTING DOLLAR TREE
FFE: 762.50+/-

BUILDING A
FFE: 769.00
LL: 758.00

BUILDING K
FFE: 763.00

POOL

BUILDING C (25-UNIT)
FFE: 762.50
GARAGE ELEV.: 762.

BIO 2
TOP OF ENG.SOIL: 757.0
HWL: 760.09

BUILDING D (21-UNIT TYP.)
FFE: 762.50
GARAGE ELEV.: 762.25

BIO 3
TOP OF ENG.SOIL: 757.00
HWL: 760.45

GARAGES
GARAGE DOOR ELEV.: 762.25
GARAGE ELEV.: 762.00

DUMPSTERS

BUILDING E (25-UNIT MIRRORED)
FFE: 764.50
GARAGE ELEV.: 764.17

BUILDING A
FFE: 769.00
LL: 758.00

RENOVATED BUILDING
FFE: 763.50±

BIO 4
TOP OF ENG. SOIL: 758.00
HWL: 760.90

BUILDING I (25-UNIT MIRRORED)
FFE: 765.00
GARAGE ELEV.: 764.67

BUILDING H (21-UNIT)
FFE: 764.50
GARAGE ELEV.: 764.17

BUILDING G (21-UNIT MIRRORED)
FFE: 763.50
GARAGE ELEV.: 763.17

DOG PARK
(SEE LANDSCAPE PLAN)

DUMPSTERS

GARAGES
GARAGE DOOR ELEV.: 764.35
GARAGE ELEV.: 764.60

GARAGES
GARAGE DOOR ELEV.: 764.75
GARAGE ELEV.: 765.00

GARAGES
GARAGE DOOR ELEV.: 764.
GARAGE ELEV.: 764.

30.0' WOODLAND BUFFER

30.0' WOODLAND BUFFER

7260 76T
756999:

7534 CARTER CIR
7560211000

7516 CARTER CIR
7560197000

7468 CARTER CIR
7560153000

7482 CARTER CIR
7560188000

7432 CARTER CIR
7560171000

LIMITS OF PROPOSED CONSERVATION EASEMENT.

LIMITS OF PROPOSED DISTURBANCE

1.62 ACRE WOODLAND
(STAND OF TREES WHOSE TOTAL COMBINED CANOPY COVERS AN AREA OF.50 ACRES OR MORE AND AT LEAST 50% OF WHICH IS COMPOSED OF CANOPIES OF TREES HAVING A DBH OF AT LEAST 3")

DISTURBED WOODLAND AREA: 34,152 S.F.

ARTIFICIAL WETLAND TO BE FILLED, WETLANDS C,D,E,F EXEMPT PER 10/13/2022 WDNR ARTIFICIAL EXEMPTION DETERMINATION LETTER

LIMITS OF PROPOSED CONSERVATION EASEMENT.

0.72 ACRE WOODLAND
(STAND OF TREES WHOSE TOTAL COMBINED CANOPY COVERS AN AREA OF.50 ACRES OR MORE AND AT LEAST 50% OF WHICH IS COMPOSED OF CANOPIES OF TREES HAVING A DBH OF AT LEAST 3")

DISTURBED WOODLAND AREA: 13,308 S.F.

TOTAL PROJECT AREA: (25 ACRES)

NATURAL RESOURCE FEATURE AREAS				
RESOURCE TYPE:	WOODLANDS	TREES >8" DBH OUTSIDE WOODS	WETLANDS	WETLAND BUFFER
TOTAL AREA:	105,373 SF (2.419 AC)	256" CALIPER	7,287 SF (0.167 AC)	11,417 SF (0.262 AC)
AREA TO BE DISTURBED: (TEMPORARY)	47,460 SF (1.090 AC) (45%)	247" CALIPER (96%)	0 SF (.00 AC) (0%)	0 SF (.00 AC) (0%)
AREA TO BE DISTURBED: (IMPERVIOUS/ PERMANENT)			0 SF (.00 AC) (0%)	00 SF (.00 AC) (0%)

*WETLAND EXEMPT PER 10/13/2022 & 3/4/2024 WDNR ARTIFICIAL EXEMPTION DETERMINATION LETTER

NATURAL RESOURCE MITIGATION AREAS				
RESOURCE TYPE:	WOODLANDS	TREES >8" DBH OUTSIDE WOODS	WETLANDS	WETLAND BUFFER
AREA DISTURBED	47,460 SF (1.090 AC) (45%)	247" CALIPER (96%)	0 SF (0.00 AC) (0%)	0 SF (0.00 AC) (0%)
MITIGATION RATIO	0.75 : 1.00	2" : 8"	1.50 : 1.00	1.50 : 1.00
MITIGATION AREA REQUIRED	35,595 SF (.82 AC)	62" CALIPER	0 SF (.00 AC)	.00 SF (0.00 AC)
MITIGATION AREA PROVIDED	43,837 SF (1.01 AC)	62.6" CALIPER (25 2.5" CALIPER TREES)	0 SF (.00 AC)	0 SF (0.00 AC)

THE SIGMA GROUP
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Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

LAND by LABEL
7044 South Ballpark Drive Suite 305
Franklin, WI 53132
Phone: 414-285-3470

N

0 60' 120'
Scale: 1" = 60'

POTHS GENERAL DEVELOPMENT
76TH AND RAWSON
FRANKLIN, WI 53132

NATURAL RESOURCE PROTECTION PLAN

ISSUANCE	DATE
CITY SUBMITTAL	10/10/25
CITY SUBMITTAL	1/09/26
CITY SUBMITTAL	2/06/26
PLUMBING SUBMITTAL	2/10/26
COUNTY SUBMITTAL	2/25/26
CITY SUBMITTAL	3/03/26
CITY SUBMITTAL	3/24/26
CITY SUBMITTAL	4/14/26
CITY SUBMITTAL	5/29/26

NO.	REVISION	DATE

SCALE:	1" = 60'
PROJECT NO:	21775
DESIGN DATE:	----
PLOT DATE:	2026.05.28
DRAWN BY:	MJK
CHECKED BY:	CC
APPROVED BY:	CTC
SHEET NO:	EX

AROONEY
EX
21775

i:\land by label\21775 poths general - 76th-rawson\060 CAD\030_Production Sheets\EX 2 Natural Resource Protection Plan.dwg

POTHS GENERAL DEVELOPMENT

76TH AND RAWSON, FRANKLIN, WI 53132

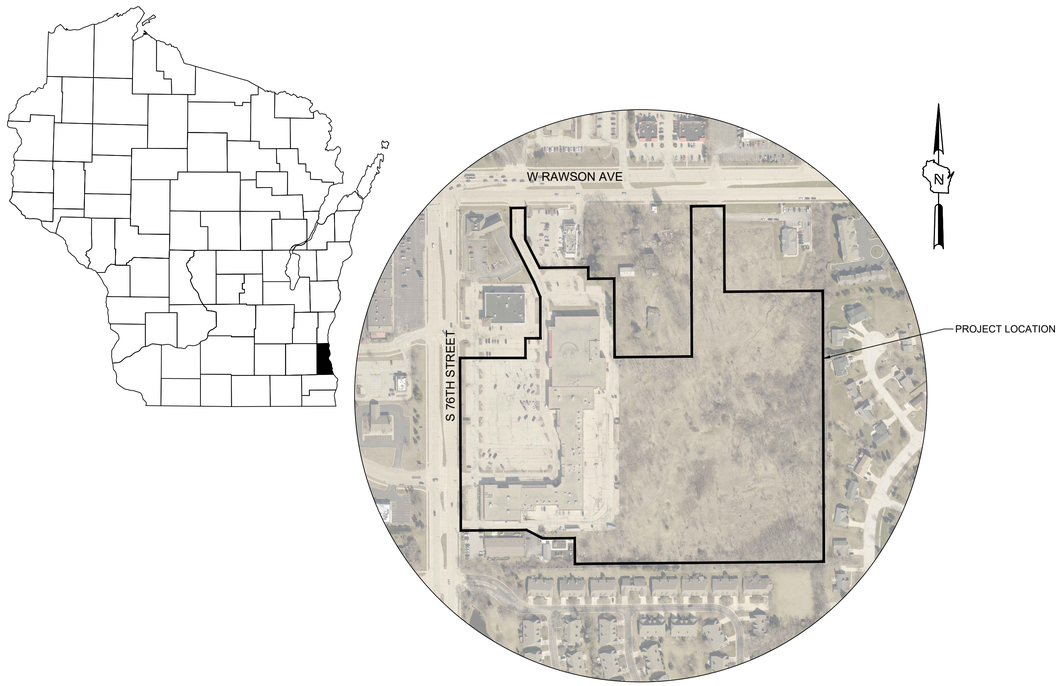
CIVIL ENGINEERING AND LANDSCAPE PLANS

PREPARED BY:

THE SIGMA GROUP
Single Source. Sound Solutions.
www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

SITE LOCATION MAP:

SCALE: 1" = 250'

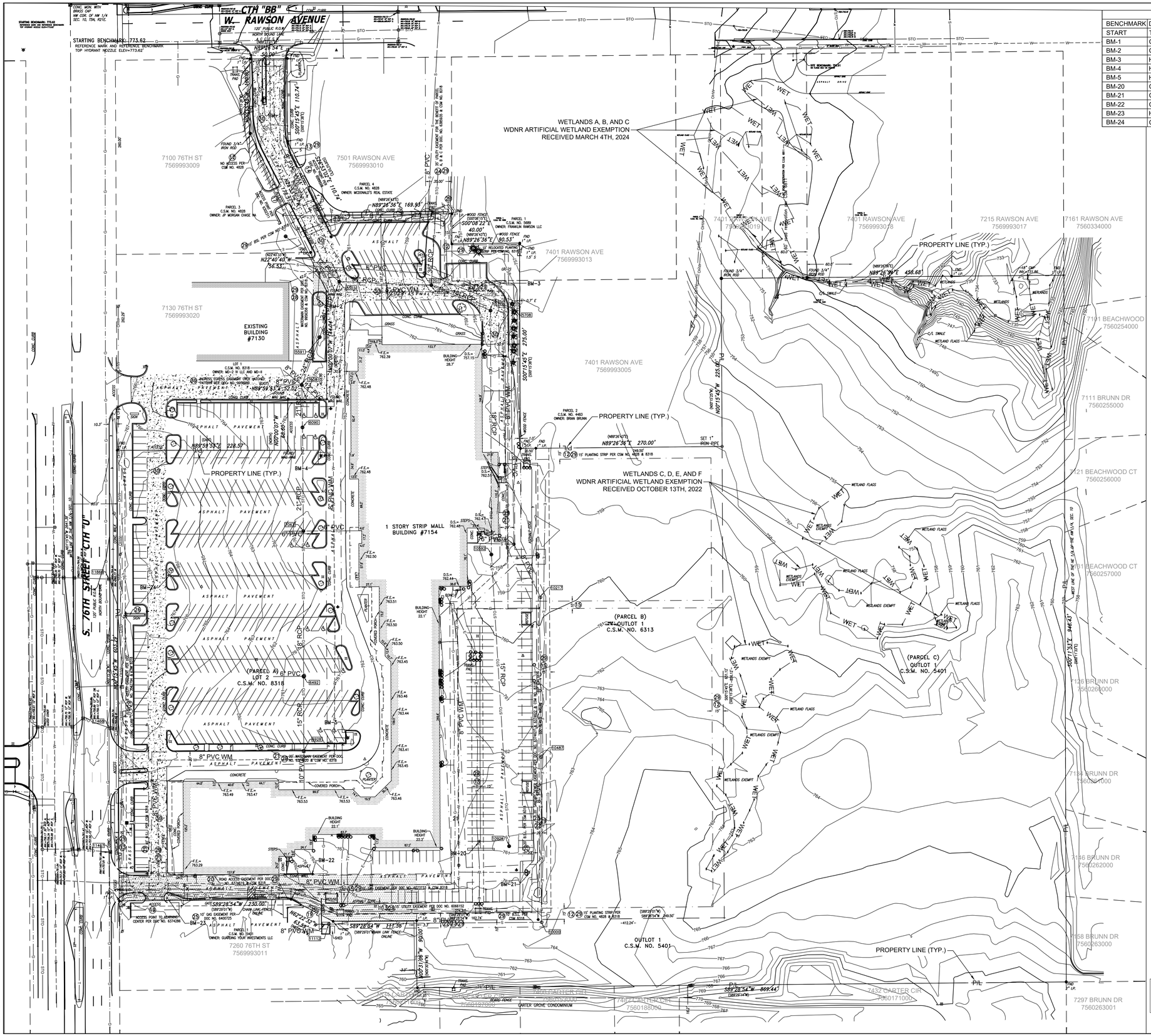


Sheet List Table

SHEET #	SHEET TITLE
C000	COVER
C001	SITE SURVEY
C002	EROSION CONTROL PLAN
C003	DEMOLITION PLAN
C100	OVERALL SITE PLAN
C101	SITE PLAN
C102	SITE PLAN
C103	SITE PLAN
C104	SITE PLAN
C200	OVERALL GRADING PLAN
C201	GRADING PLAN
C202	GRADING PLAN
C203	GRADING PLAN
C204	GRADING PLAN
C205	GRADING PLAN
C206	GRADING PLAN
C207	GRADING PLAN
C208	GRADING PLAN
C300	OVERALL UTILITY PLAN
C301	UTILITY PLAN - STORM SEWER
C302	UTILITY PLAN - STORM SEWER
C303	UTILITY PLAN - STORM SEWER
C304	UTILITY PLAN - STORM SEWER
C305	UTILITY PLAN - SANITARY SEWER PLAN & PROFILE
C306	UTILITY PLAN - SANITARY SEWER PLAN & PROFILE
C307	UTILITY PLAN - SANITARY SEWER PLAN & PROFILE
C308	UTILITY PLAN - SANITARY SEWER PLAN & PROFILE
C309	UTILITY PLAN - SANITARY SEWER PLAN & PROFILE
C310	UTILITY PLAN - SANITARY SEWER PLAN & PROFILE
C311	UTILITY PLAN - SANITARY SEWER PLAN & PROFILE
C312	UTILITY PLAN - SANITARY SEWER PLAN & PROFILE
C313	UTILITY PLAN - WATERMAIN PLAN & PROFILE
C314	UTILITY PLAN - WATERMAIN PLAN & PROFILE
C315	UTILITY PLAN - WATERMAIN PLAN & PROFILE
C316	UTILITY PLAN - WATERMAIN PLAN & PROFILE
C317	UTILITY PLAN - WATERMAIN PLAN & PROFILE
C318	UTILITY PLAN - WATERMAIN PLAN & PROFILE
C319	UTILITY PLAN - WATERMAIN PLAN & PROFILE
C320	UTILITY PLAN - WATERMAIN PLAN & PROFILE
C321	TRAFFIC CONTROL PLAN
C400	DETAILS
C401	DETAILS
C402	DETAILS
C403	DETAILS
C404	DETAILS
C500	SPECIFICATIONS
C501	SPECIFICATIONS
L100	OVERALL LANDSCAPE PLAN
L101	LANDSCAPE ENLARGEMENT
L102	LANDSCAPE ENLARGEMENT
L103	LANDSCAPE ENLARGEMENT
L104	LANDSCAPE ENLARGEMENT
L105	LANDSCAPE ENLARGEMENT
L106	LANDSCAPE ENLARGEMENT
L107	LANDSCAPE ENLARGEMENT
L108	LANDSCAPE ENLARGEMENT
L109	OVERALL PLANTING SCHEDULE
L200	LANDSCAPE DETAILS
L300	LANDSCAPE SPECIFICATIONS
L301	LANDSCAPE SPECIFICATIONS

CITY SUBMITTAL: MAY 29, 2026

2026.05.29



BENCHMARK TABLE				
BENCHMARK	DESCRIPTION	NORTHING	EASTING	ELEV.
START	TOP OF HYD. NOZZLE	340202.08	2501686.02	773.62
BM-1	CHISELED BOX ON WEST SIDE OF LIGHT POLE BASE	340136.93	2502007.56	766.77
BM-2	CHISELED CROSS ON HYD. NOZZLE	339869.77	2502080.50	765.09
BM-3	HYD. NW FLANGE BOLT	339889.71	2502323.66	759.74
BM-4	HYD. NW FLANGE BOLT	339658.60	2502084.65	764.25
BM-5	HYD. NW FLANGE BOLT	339281.10	2502120.29	764.79
BM-20	CHISELED BOX ON E SIDE OF CONC. POLE BASE	339143.14	2502296.48	764.23
BM-21	CHISELED CROSS ON HYD. NW FLANGE BOLT	339101.07	2502362.83	764.01
BM-22	CHISELED BOX ON N SIDE OF WALL	339098.99	2502072.80	761.14
BM-23	HYD. NW FLANGE BOLT	339066.80	2501878.60	764.20
BM-24	CHISELED BOX ON LIGHT POLE BASE	339498.72	2501880.32	768.43

LEGEND:

- INDICATES FOUND 1" IRON PIPE
- INDICATES SET 1" IRON PIPE
- INDICATES FOUND CHISELED CROSS
- SANITARY MANHOLE
- SANITARY CLEANOUT OR VENT
- SEPTIC TANK ACCESS COVER
- M.I.S. MANHOLE
- UNKNOWN MANHOLE
- STORM MANHOLE
- INLET (ROUND)
- INLET (SQUARE)
- CURB INLET
- STORM SEWER END SECTION
- GAS VALVE
- GAS METER
- WATER VALVE
- HYDRANT
- WATER MANHOLE
- WATER SERVICE CURB STOP
- WELL HEAD
- STAND PIPE
- WALL INDICATOR VALVE
- POST INDICATOR VALVE
- HANDICAP SPACE
- CONIFEROUS TREE
- DECIDUOUS TREE
- LIGHT POLE
- SPOT/YARD LIGHT
- UTILITY POLE
- GUY POLE
- GUY WIRE
- ELECTRIC MANHOLE
- ELECTRIC PEDESTAL
- ELECTRIC METER
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- CABLE PEDESTAL
- CONTROL BOX
- FIBER OPTIC PEDESTAL/SIGN
- TRAFFIC LIGHT
- COMMUNICATION MANHOLE
- BOLLARD
- WATER SURFACE
- WETLANDS FLAG
- MARSH
- FLAGPOLE
- PARKING METER
- SIGN
- MAILBOX
- RAILROAD CROSSING SIGNAL

- SANITARY SEWER
- STORM SEWER
- WATERLINE
- MARKED GAS MAIN
- MARKED ELECTRIC
- OVERHEAD WIRES
- MARKED TELEPHONE
- MARKED CABLE TV LINE
- MARKED FIBER OPTIC
- BURIED ELECTRIC SERVICE
- BOARD FENCE
- CHAIN LINK FENCE
- WIRE FENCE

F.E.= (FLOOR ELEV)
D.S.= (DOOR SILL)

GENERAL NOTES:

1. THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS DRAWING IS BASED ON FIELD LOCATIONS AND/OR RECORDS FURNISHED BY MUNICIPALITIES AND UTILITY COMPANIES. THE LOCATION AND ACCURACY OF WHICH CANNOT BE GUARANTEED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

2. VERIFY ACTUAL LOCATIONS AND INVERTS IN THE FIELD. ANY POTENTIAL ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.

3. DRAWING IS BASED ON FIELD SURVEY COMPLETED BY CHAPUT LAND SURVEYS ON JULY 20, 2022.

4. DATUM FOR THE PROJECT SURVEY IS WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH, NAD 83_2011, NAVD 88, GROUND, US SURVEY FOOT. BENCHMARK FOR THE PROJECT SURVEY IS CHISELED BOX ON WEST SIDE OF LIGHT POLE BASE IN MEADIAN ON NORTH EDGE OF PROPERTY.

5. CONTRACTOR TO VERIFY EXISTING CONDITIONS, CONTACT ENGINEER WITH DISCREPANCIES.

THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON FIELD MARKINGS AND INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED.

TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

WIS STATUTE 182.0175(1974) REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

MILW. AREA 259-1181

THE SIGMA GROUP
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Fax: 414-643-4210

LAND by LABEL
7044 South Ballpark Drive Suite 305
Franklin, WI 53132
Phone: 414-285-3470

GRAPHIC SCALE
0 60 120

POTHS GENERAL DEVELOPMENT
76TH AND RAWSON
FRANKLIN, WI 53132

SITE SURVEY

ISSUANCE	DATE
CITY SUBMITTAL	10/10/25
CITY SUBMITTAL	1/09/26
CITY SUBMITTAL	2/06/26
PLUMBING SUBMITTAL	2/10/26
COUNTY SUBMITTAL	2/25/26
CITY SUBMITTAL	3/03/26
CITY SUBMITTAL	3/24/26
CITY SUBMITTAL	4/14/26
CITY SUBMITTAL	5/29/26

NO.	REVISION	DATE

SCALE:	1"=60'
PROJECT NO:	21775
DESIGN DATE:	----
PLOT DATE:	2026.05.29
DRAWN BY:	MJK
CHECKED BY:	CC
APPROVED BY:	CTC
SHEET NO:	C001

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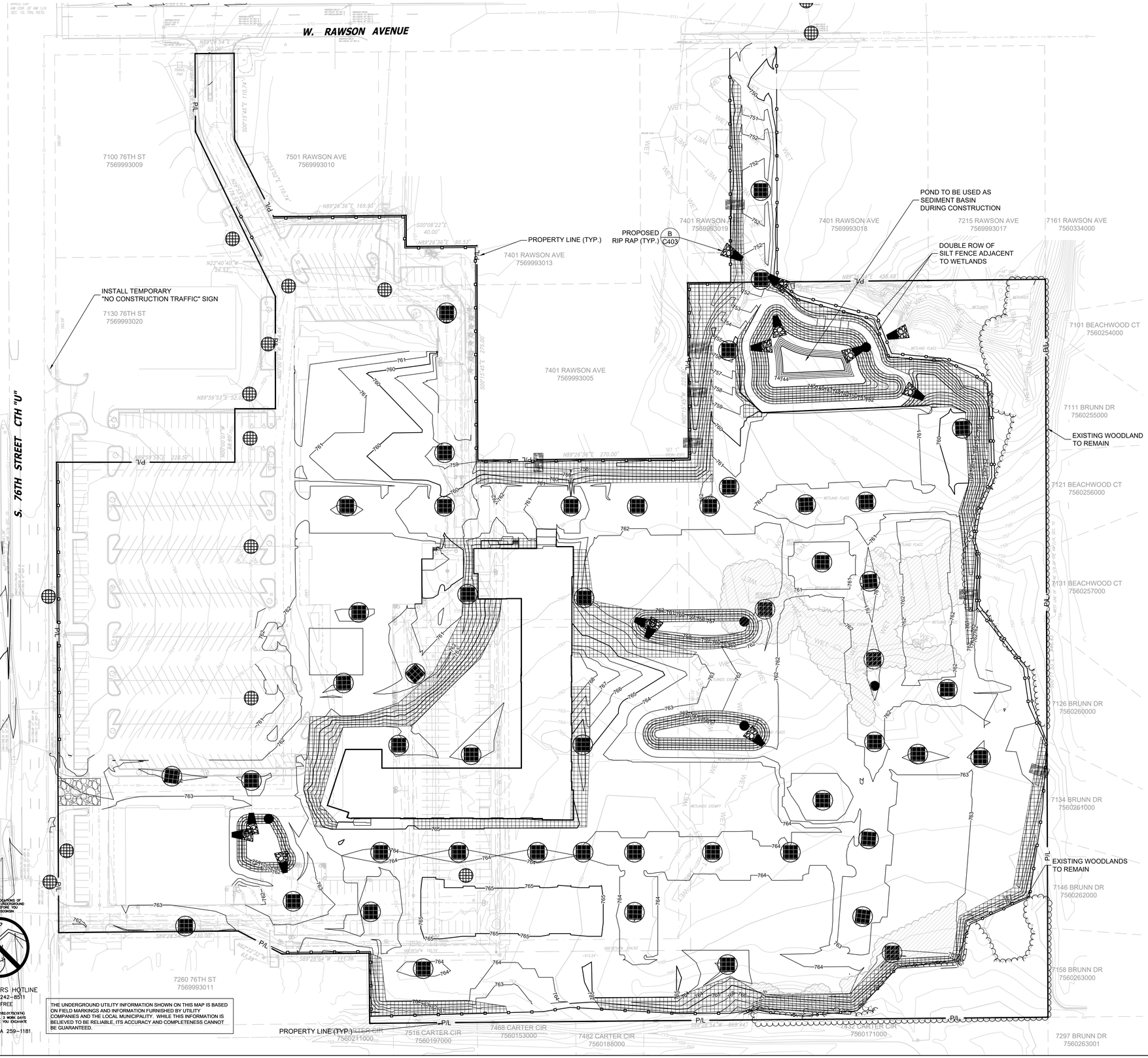
2026.05.29



LEGEND:

- A C400 — PROPOSED SILT FENCE
- E C400 — PROPOSED ORANGE CONSTRUCTION FENCE/TREE PROTECTION FENCE
- C C400 — PROPOSED INLET PROTECTION
- C C400 — PROPOSED TRACKING PAD
- PROPOSED DITCH CHECK EROSION BALES
- D C400 — PROPOSED EROSION MATTING WISDOT APPROVED CLASS 1 TYPE B
- 5 — EXISTING CONTOUR
- 5 — PROPOSED CONTOUR
- B C403 — PROPOSED RIP RAP

GRAPHIC SCALE
0 60 120

TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

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MILW. AREA 259-1181

THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON FIELD MARKINGS AND INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED.

GENERAL NOTES:

1. THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS DRAWING IS BASED ON FIELD LOCATIONS AND/OR RECORDS FURNISHED BY MUNICIPALITIES AND UTILITY COMPANIES. THE LOCATION AND ACCURACY OF WHICH CANNOT BE GUARANTEED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.
2. VERIFY ACTUAL LOCATIONS AND INVERTS IN THE FIELD. ANY POTENTIAL ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
3. WORK TO BE COMPLETED IS INDICATED IN BOLD TYPE LINES AND EXISTING CONDITIONS ARE INDICATED BY LIGHT TYPE LINES.
4. ELECTRONIC CIVIL FILES ARE AVAILABLE UPON WRITTEN REQUEST. DO NOT USE ELECTRONIC CIVIL FILES TO LAYOUT FOUNDATIONS, COLUMN LINES, LIGHT POLES, OR OTHER NON CIVIL SITE WORK. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF BUILDING AND ARCHITECTURAL FEATURES.
5. SEE SHEET C401 FOR A COMPLETE LIST OF EROSION CONTROL NOTES AND DETAILS. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO START OF LAND DISTURBING ACTIVITIES.
6. DO NOT BEGIN LAND DISTURBING ACTIVITIES UNTIL AN EROSION CONTROL PERMIT IS OBTAINED FROM LOCAL JURISDICTION.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT OF ALL PAVEMENTS, CURB AND GUTTER, UTILITIES, VEGETATION, ABOVE GROUND APPURTENANCES, OR ANY OTHER ITEMS OWNED BY THE CITY OF FRANKLIN SCHEDULED TO REMAIN THAT IS DAMAGED AS A RESULT OF CONSTRUCTION RELATED ACTIVITIES, AS DETERMINED BY THE CITY'S REPRESENTATIVE. CONTRACTOR SHALL REPAIR OR REPLACE DAMAGED ITEMS TO THE SATISFACTION OF THE CITY'S REPRESENTATIVE AT THE EXPENSE OF THE CONTRACTOR AND NO COST TO THE CITY.

CITY OF FRANKLIN EROSION CONTROL NOTES:

1. NOTIFY RYAN CURNOYER AT GRAEF (414-406-6953) ONCE ALL EROSION CONTROL IS INSTALLED FOR CITY INSPECTION AND APPROVAL PRIOR TO STARTING CONSTRUCTION ACTIVITIES.
2. REMOVE EROSION CONTROL DEVICES AFTER SITE IS FULLY ESTABLISHED AND THERE IS NO CHANCE EROSION CAN TAKE PLACE.
3. CONTRACTOR SHALL NOTIFY THE CITY OF FRANKLIN OF ALL CHANGES TO THE EROSION CONTROL PLAN. CITY OF FRANKLIN SHALL REVIEW AND APPROVE ALL CHANGES PRIOR TO COMMENCING WORK.
4. EROSION CONTROL PLAN SHALL BE KEPT ON SITE AT ALL TIMES DURING CONSTRUCTION
5. THE CITY OF FRANKLIN SHALL TEMPORALLY TERMINATE CONSTRUCTION UNTIL ALL EROSION CONTROL MEASURES ARE UPDATED AND TO THE SATISFACTION OF THE CITY. IF CONSTRUCTION IS TEMPORARILY SHUT DOWN BY THE CITY OF FRANKLIN, THE CONTRACTOR SHALL GET APPROVAL FROM THE CITY WHEN THEY ARE ALLOWED TO COMMENCE WORK.

THE SIGMA GROUP
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Franklin, WI 53132
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POTHS GENERAL DEVELOPMENT
76TH AND RAWSON
FRANKLIN, WI 53132

EROSION CONTROL PLAN

ISSUANCE	DATE
CITY SUBMITTAL	10/10/25
CITY SUBMITTAL	1/09/26
CITY SUBMITTAL	2/06/26
PLUMBING SUBMITTAL	2/10/26
COUNTY SUBMITTAL	2/25/26
CITY SUBMITTAL	3/03/26
CITY SUBMITTAL	3/24/26
CITY SUBMITTAL	4/14/26
CITY SUBMITTAL	5/29/26

NO.	REVISION	DATE

SCALE:	1"=60'
PROJECT NO:	21775
DESIGN DATE:	----
PLOT DATE:	2026.05.29
DRAWN BY:	MJK
CHECKED BY:	CC
APPROVED BY:	CTC

SHEET NO:
C002

MGARNER C002 21775

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2026.05.29

MATCHLINE SEE VIEW 1 ON THIS SHEET

W. RAWSON AVENUE

S. 76TH STREET CTH "U"

SEE PUBLIC ROADWAY PLANS FOR ADDITIONAL REMOVALS REQUIRED AT RAWSON AVE

REMOVE EXISTING CONCRETE MEDIAN

7100 76TH ST
7569993009

7501 RAWSON AVE
7569993010

EXISTING STORM SEWER TO REMAIN
VIDEO EXISTING SEWER AND PROVIDE TO ENGINEER PRIOR TO CONSTRUCTION

EXISTING ACCESS EASEMENT. ACCESS FOR WALGREENS TO REMAIN DURING AND AFTER CONSTRUCTION. COORDINATE REMOVALS WITH OWNERS

EXISTING SANITARY SEWER TO REMAIN

PROPERTY LINE (TYP.)

7401 RAWSON AVE
7569993013

EXISTING SANITARY SEWER TO REMAIN
VIDEO EXISTING SEWER AND PROVIDE TO ENGINEER PRIOR TO CONSTRUCTION

EXISTING STORM SEWER TO REMAIN

7130 76TH ST
7569993020

INSTALL TEMPORARY "NO CONSTRUCTION TRAFFIC" SIGN

EXISTING WATER MAIN TO REMAIN

7401 RAWSON AVE
7569993005

EXISTING DOLLAR TREE SIDEWALK AND CURB TO REMAIN

EXISTING DOLLAR TREE REMAIN

EXISTING LOADING DOCK TO REMAIN
REMOVE BOTTOM STEP OF STAIRS, REMAINDER OF STAIRS TO REMAIN

EXISTING ACCESS EASEMENT. ACCESS FOR WALGREENS TO REMAIN DURING AND AFTER CONSTRUCTION. COORDINATE REMOVALS WITH OWNERS

SEE PUBLIC ROADWAY PLANS FOR ADDITIONAL REMOVALS REQUIRED AT 76TH STREET INTERSECTION

EXISTING DOOR, STOOP, RAMP, AND HANDRAIL TO REMAIN

EXISTING HYDRANT TO BE RELOCATED

EXISTING WATER MAIN TO REMAIN

EXISTING LOADING DOCK, STAIRS, AND WALLS TO REMAIN

EXISTING BUILDING TO REMAIN

7260 76TH ST
7569993011

EXISTING DUMPSTER TO REMAIN

EXISTING SANITARY SEWER TO REMAIN

PROPERTY LINE (TYP.)

7534 CARTER CIR
7560211000

7516 CARTER CIR
7560197000

7468 CARTER CIR
7560153000

7482 CARTER CIR
7560188000

7401 RAWSON AVE
7569993019

7401 RAWSON AVE
7569993018

7215 RAWSON AVE
7569993017

7161 RAWSON AVE
7560334000

EXISTING WOODLANDS TO REMAIN

REMOVE EXISTING TREES

7101 BEACHWOOD CT
7560254000

7111 BRUNN DR
7560255000

7121 BEACHWOOD CT
7560256000

7131 BEACHWOOD CT
7560257000

7126 BRUNN DR
7560260000

7134 BRUNN DR
7560261000

7146 BRUNN DR
7560262000

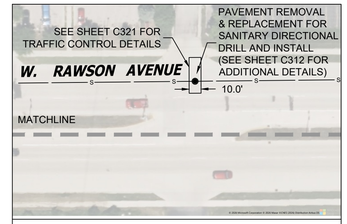
7158 BRUNN DR
7560263000

7297 BRUNN DR
7560263001

7432 CARTER CIR
7560171000

LEGEND:

- UTILITY REMOVAL
- SAWCUT
- CURB REMOVAL
- STRUCTURE REMOVAL
- PAVEMENT REMOVAL
- BUILDING REMOVAL
- WOODLAND REMOVAL
- MILL/PULVERIZE AND OVERLAY
- REPAVE AND RESTRIPE EXISTING PAVEMENT AS NEEDED
- EXISTING WATER SERVICE TO REMAIN
- EXISTING SANITARY SERVICE TO REMAIN
- EXISTING STORM TO REMAIN



VIEW 1 SCALE: 1=60'

GRAPHIC SCALE
0 60 120

GENERAL NOTES:

1. THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS DRAWING IS BASED ON FIELD LOCATIONS AND/OR RECORDS FURNISHED BY MUNICIPALITIES AND UTILITY COMPANIES. THE LOCATION AND ACCURACY OF WHICH CANNOT BE GUARANTEED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.
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5. SEE SHEET C401 FOR A COMPLETE LIST OF EROSION CONTROL NOTES AND DETAILS. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO START OF LAND DISTURBING ACTIVITIES.
6. DO NOT BEGIN LAND DISTURBING ACTIVITIES UNTIL AN EROSION CONTROL PERMIT IS OBTAINED FROM LOCAL JURISDICTION.
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MILW. AREA 259-1181

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POTHS GENERAL DEVELOPMENT
76TH AND RAWSON
FRANKLIN, WI 53132

DEMOLITION PLAN

ISSUANCE	DATE
CITY SUBMITTAL	10/10/25
CITY SUBMITTAL	1/09/26
CITY SUBMITTAL	2/06/26
PLUMBING SUBMITTAL	2/10/26
COUNTY SUBMITTAL	2/25/26
CITY SUBMITTAL	3/03/26
CITY SUBMITTAL	3/24/26
CITY SUBMITTAL	4/14/26
CITY SUBMITTAL	5/29/26

NO.	REVISION	DATE

SCALE:	1"=60'
PROJECT NO:	21775
DESIGN DATE:	----
PLOT DATE:	2026.05.29
DRAWN BY:	MJK
CHECKED BY:	CC
APPROVED BY:	CTC

SHEET NO:
C003

MGARNER
C003
21775

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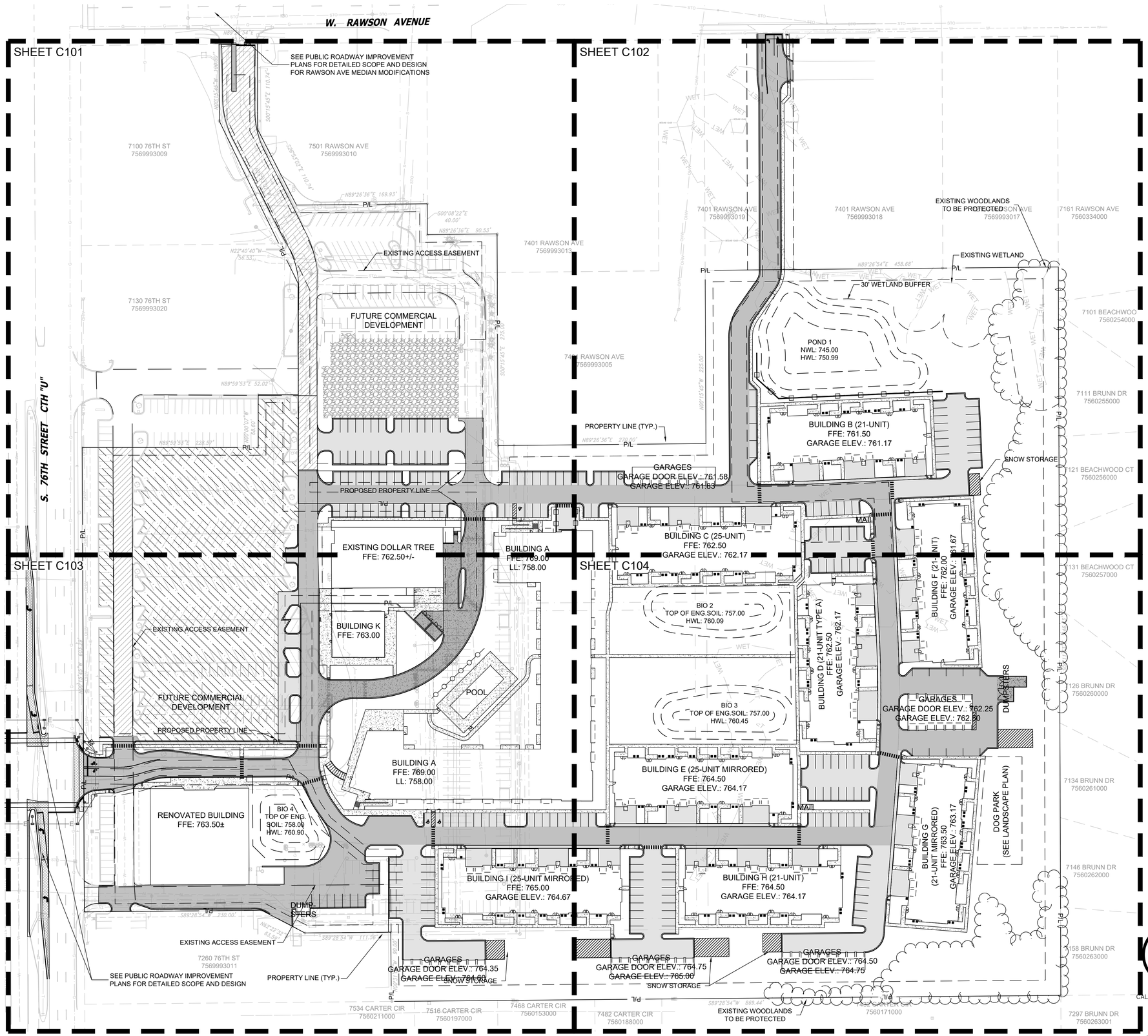
2026.05.29



SITE INFORMATION			
SITE AREA	1085907	24.929 AC	
SITE DISTURBED AREA	805467	18.491 AC	
EXISTING IMPERVIOUS AREA	495470	11.374 AC	45.6 %
PROPOSED IMPERVIOUS AREA	646528	14.842 AC	59.5 %
PROPOSED GREENSPACE AREA	439379	10.087 AC	40.5 %
ENCLOSED PARKING SPACES	112		
GARAGE PARKING SPACES	95		
GARAGE APRON PARKING SPACES	64		
TOTAL SURFACE PARKING SPACES	213		
ADA PARKING SPACES PROVIDED	16		

NOTE: ALL ROADWAYS WITHIN PROPOSED SITE ARE PRIVATE.

LEGEND:

- D C401 — 5" THICK CONCRETE WALK
- C C401 — CONCRETE PAVEMENT
- A C401 — ASPHALT SURFACE
- B C401 — HEAVY-DUTY ASPHALT SURFACE
- MILL/PULVERIZE AND OVERLAY
- REPAVE AND RESTRIPE EXISTING PAVEMENT AS NEEDED
- GRAVEL BACKFILL EXISTING BUILDING FOOTPRINT
- G C401 — CURB & GUTTER (ACCEPT)
- G C401 — CURB & GUTTER (REJECT)

GRAPHIC SCALE
0 60 120

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POTHS GENERAL DEVELOPMENT
76TH AND RAWSON
FRANKLIN, WI 53132

OVERALL SITE PLAN

ISSUANCE	DATE
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CITY SUBMITTAL	4/14/26
CITY SUBMITTAL	5/29/26

NO. REVISION	DATE

SCALE:	1"=60'
PROJECT NO:	21775
DESIGN DATE:	----
PLOT DATE:	2026.05.29
DRAWN BY:	MJK
CHECKED BY:	CC
APPROVED BY:	CTC

SHEET NO:
C100

MGARNER
C100
21775

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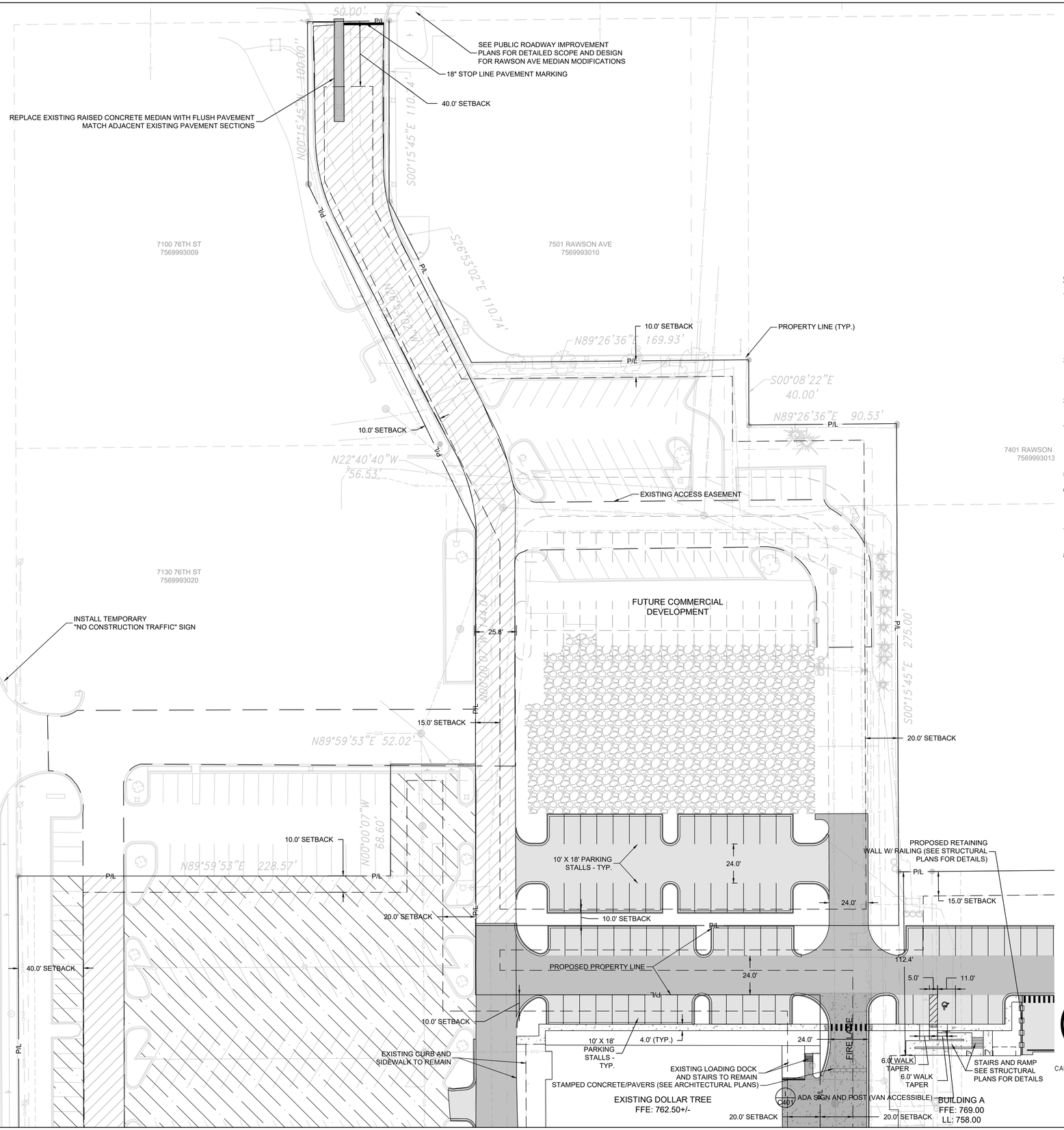

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- B C401 — HEAVY-DUTY ASPHALT SURFACE
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- REPAVE AND RESTRIPE EXISTING PAVEMENT AS NEEDED
- GRAVEL BACKFILL EXISTING BUILDING FOOTPRINT
- G C401 — CURB & GUTTER (ACCEPT)
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GRAPHIC SCALE
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POTHS GENERAL DEVELOPMENT
76TH AND RAWSON
FRANKLIN, WI 53132

SITE PLAN

ISSUANCE	DATE
CITY SUBMITTAL	10/10/25
CITY SUBMITTAL	1/09/26
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NO. REVISION	DATE

SCALE:	1"=30'
PROJECT NO:	21775
DESIGN DATE:	----
PLOT DATE:	2026.05.29
DRAWN BY:	MJK
CHECKED BY:	CC
APPROVED BY:	CTC
SHEET NO:	C101

2026.05.29
MGARNER
C101
21775
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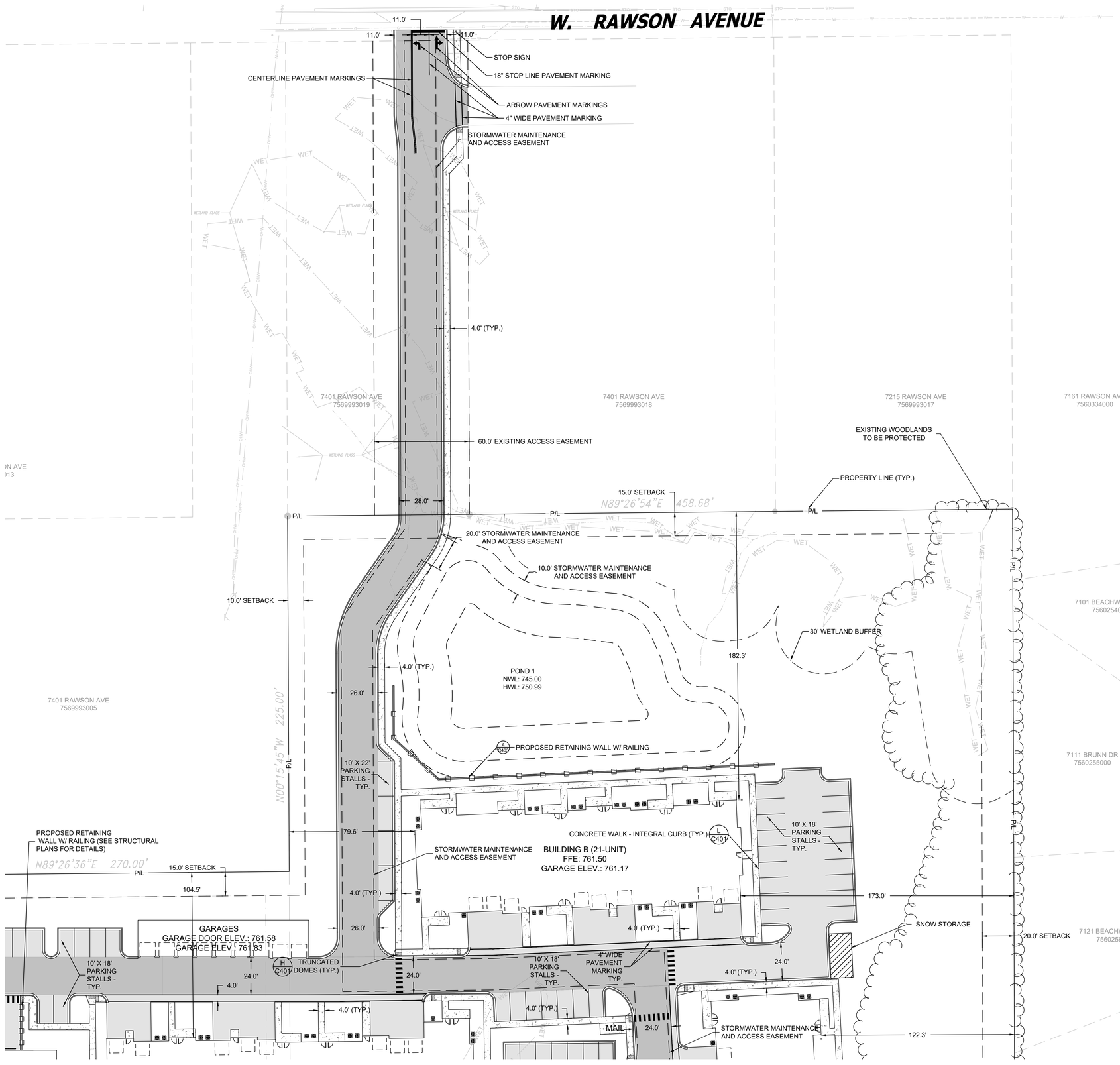
2026.05.29



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GRAPHIC SCALE
0 30 60

POTHS GENERAL DEVELOPMENT
76TH AND RAWSON
FRANKLIN, WI 53132

SITE PLAN

ISSUANCE	DATE
CITY SUBMITTAL	10/10/25
CITY SUBMITTAL	1/09/26
CITY SUBMITTAL	2/06/26
PLUMBING SUBMITTAL	2/10/26
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CITY SUBMITTAL	3/24/26
CITY SUBMITTAL	4/14/26
CITY SUBMITTAL	5/29/26

NO.	REVISION	DATE

SCALE:	1"=30'
PROJECT NO:	21775
DESIGN DATE:	----
PLOT DATE:	2026.05.29
DRAWN BY:	MJK
CHECKED BY:	CC
APPROVED BY:	CTC
SHEET NO:	C102

MGARNER
C102
21775

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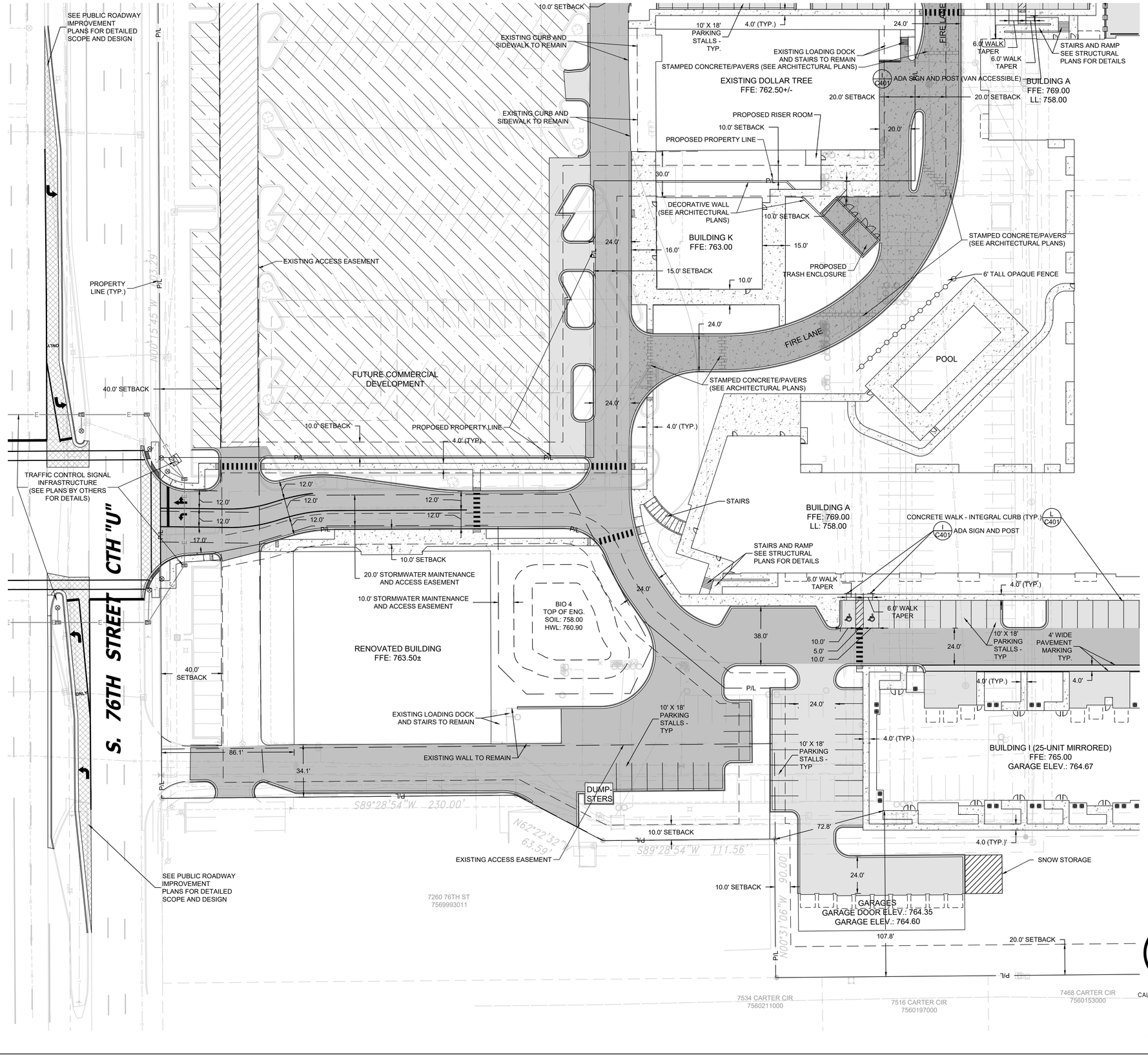

LEGEND:

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SITE PLAN

ISSUANCE	DATE
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CITY SUBMITTAL	1/09/26
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NO. REVISION	DATE

SCALE:	1"=30'
PROJECT NO:	21775
DESIGN DATE:	---
PLOT DATE:	2026.05.29
DRAWN BY:	MJK
CHECKED BY:	CC
APPROVED BY:	CTC
SHEET NO:	C103

2026.05.29
MGARNER
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21775
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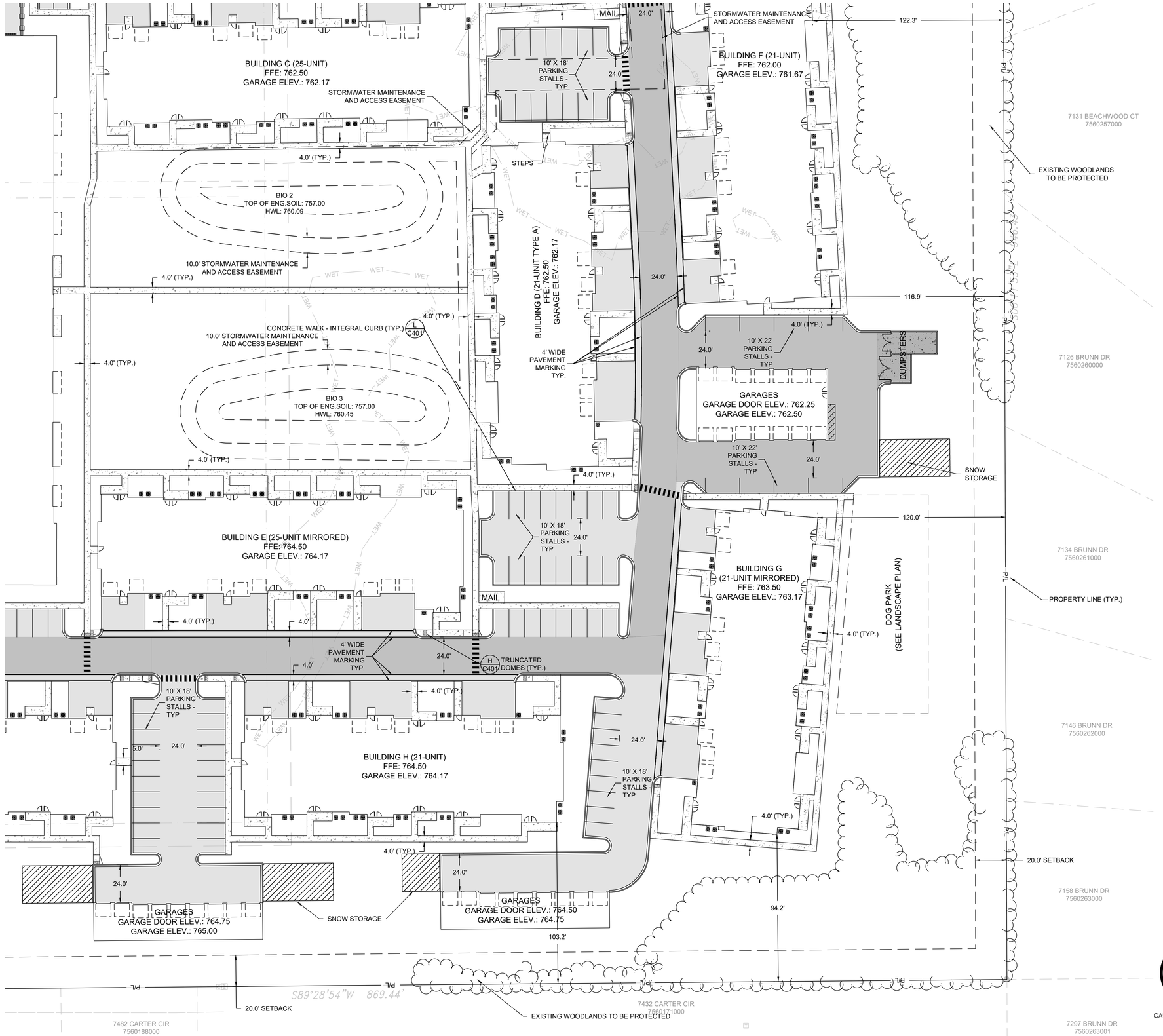

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Phone: 414-285-3470

POTHS GENERAL DEVELOPMENT
76TH AND RAWSON
FRANKLIN, WI 53132

SITE PLAN

ISSUANCE	DATE
CITY SUBMITTAL	10/10/25
CITY SUBMITTAL	1/09/26
CITY SUBMITTAL	2/06/26
PLUMBING SUBMITTAL	2/10/26
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CITY SUBMITTAL	4/14/26
CITY SUBMITTAL	5/29/26

NO.	REVISION	DATE

SCALE:	1"=30'
PROJECT NO:	21775
DESIGN DATE:	----
PLOT DATE:	2026.05.29
DRAWN BY:	MJK
CHECKED BY:	CC
APPROVED BY:	CTC
SHEET NO:	C104

2026.05.29
MGARNER
C104
21775
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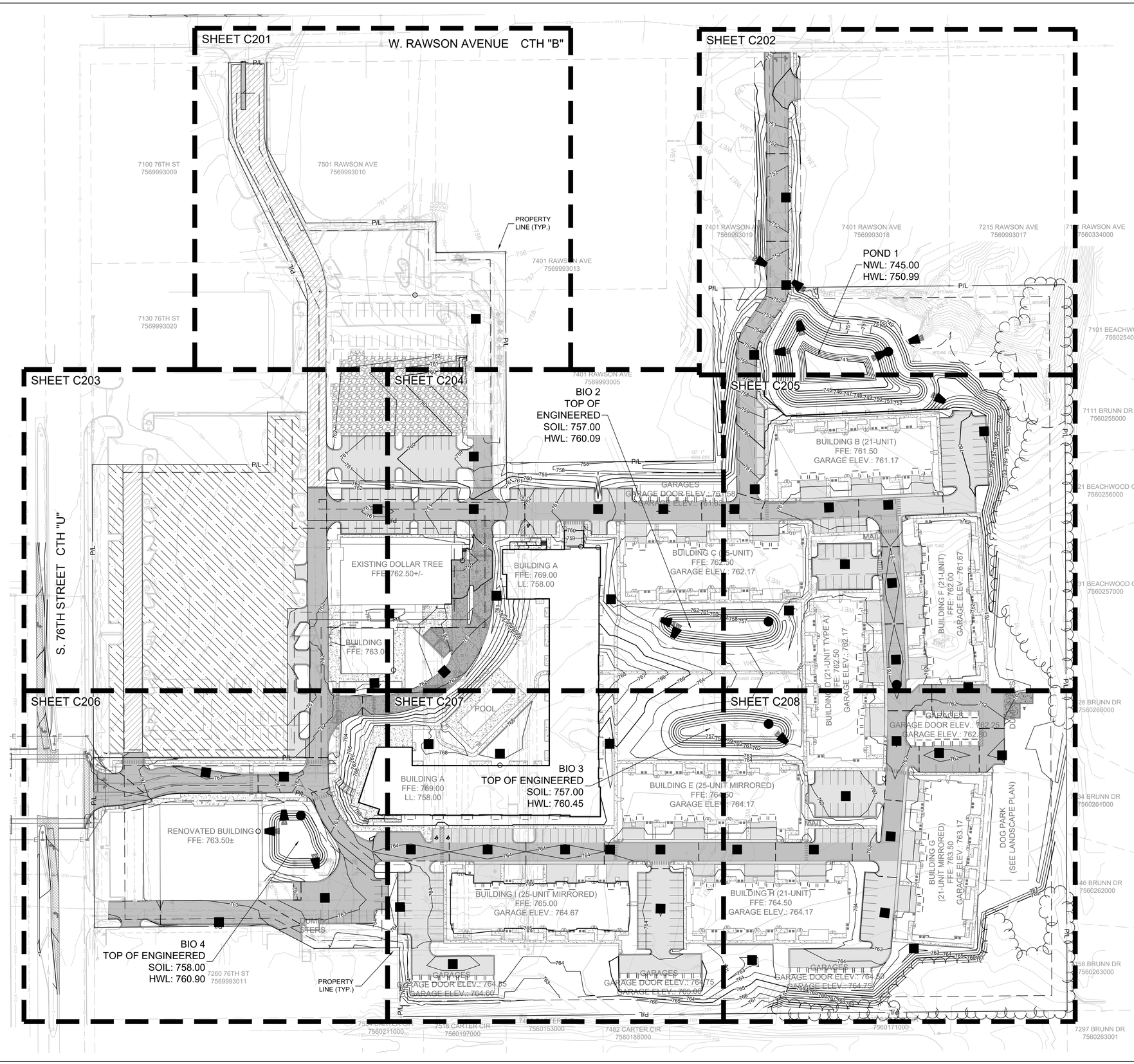

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LEGEND:

- D C401 — 5" THICK CONCRETE WALK
- C C401 — CONCRETE PAVEMENT
- A C401 — ASPHALT SURFACE
- B C401 — HEAVY-DUTY ASPHALT SURFACE
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- REPAVE AND RESTRIPE EXISTING PAVEMENT AS NEEDED
- GRAVEL BACKFILL EXISTING BUILDING FOOTPRINT
- G C401 — CURB & GUTTER (ACCEPT)
- G C401 — CURB & GUTTER (REJECT)
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED CURB & GUTTER SPOT GRADE (100.50 T/C, 100.00 FL) — T/C: TOP OF CURB GRADE; FL: FLOW LINE CURB GRADE
- PROPOSED ASPHALT SPOT GRADE (100.00)
- EXISTING SURFACE SPOT GRADE (MATCH) (100.00)
- GRADE BREAK LINE
- TW — TOP OF WALL
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GRAPHIC SCALE
0 60 120

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OVERALL GRADING PLAN

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CHECKED BY:	CC
APPROVED BY:	CTC

SHEET NO:
C200

2026.05.29
MGARNER
C200
21775

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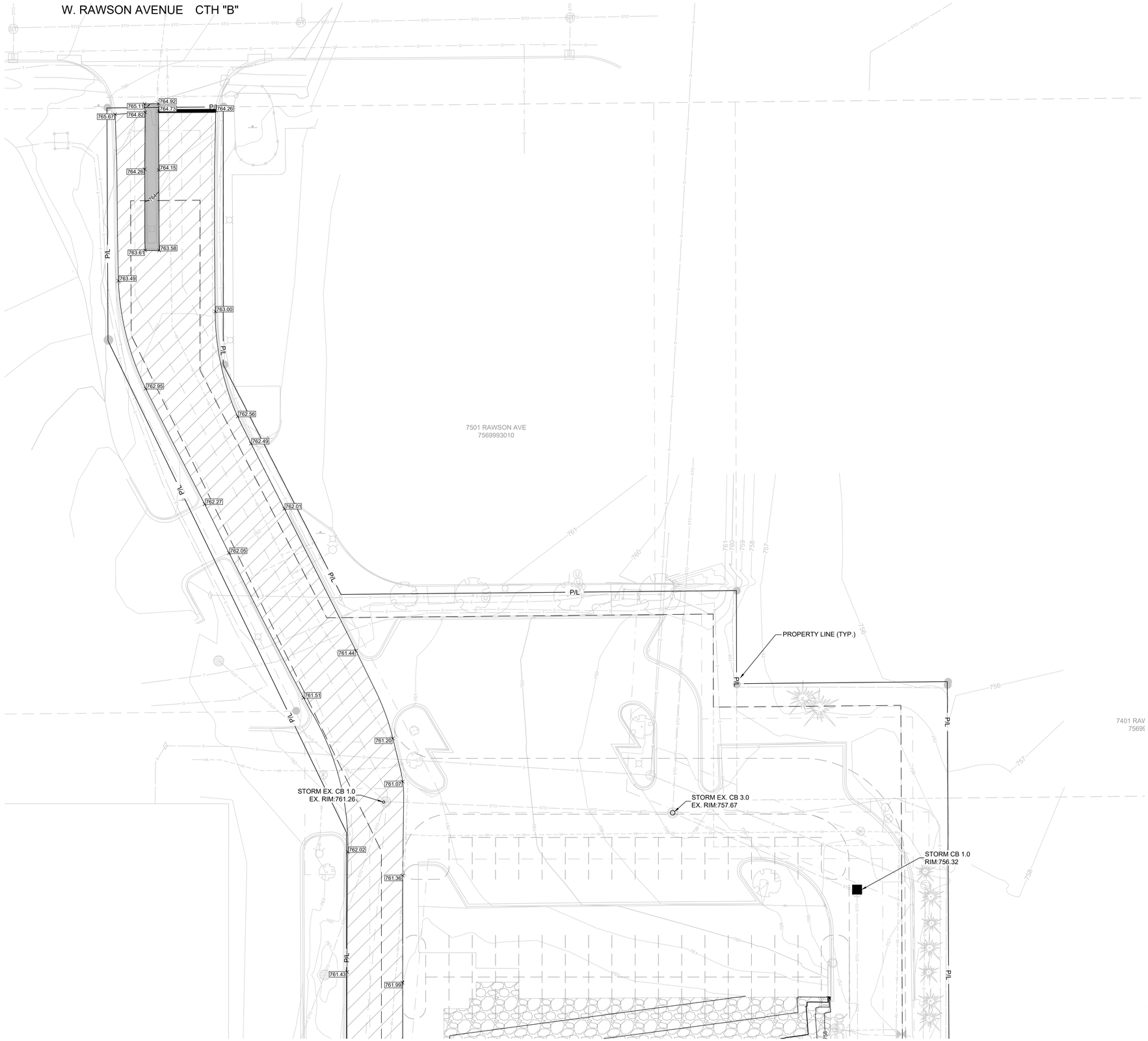

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GRAPHIC SCALE
0 20 40

POTHS GENERAL DEVELOPMENT
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GRADING PLAN

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SHEET NO:
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MGARNER
C201
21775

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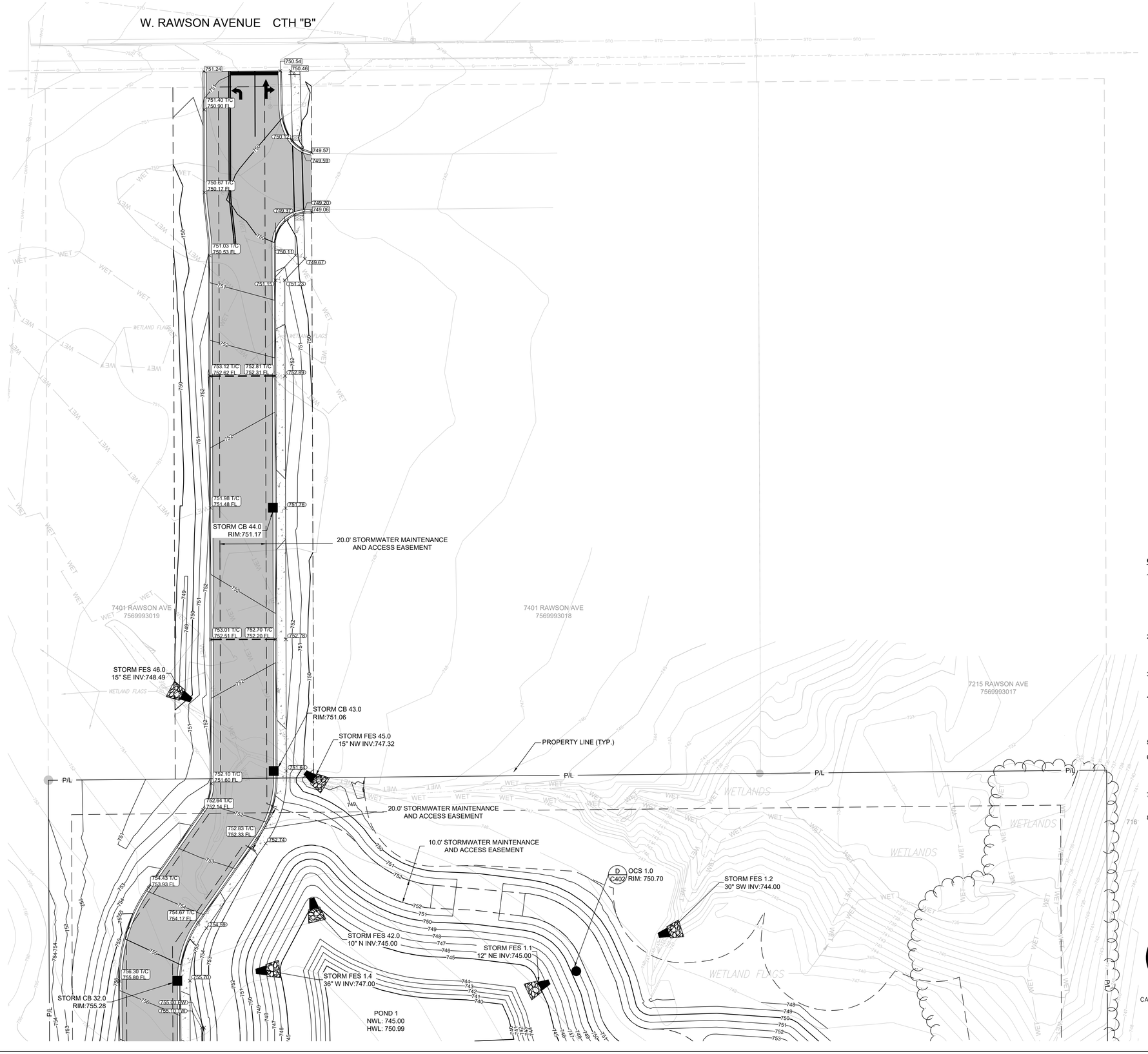

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GRAPHIC SCALE
0 20 40

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GRADING PLAN

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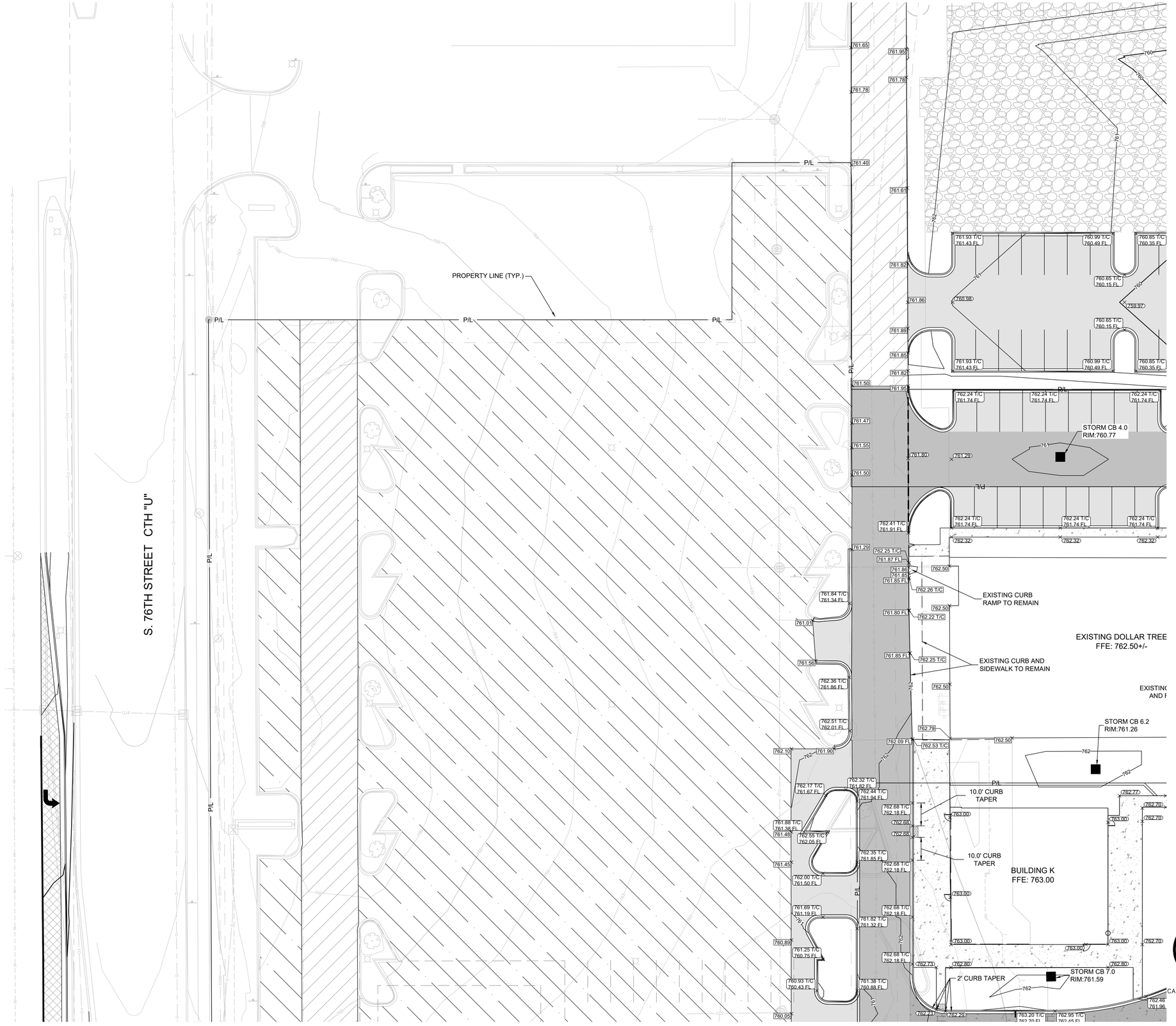

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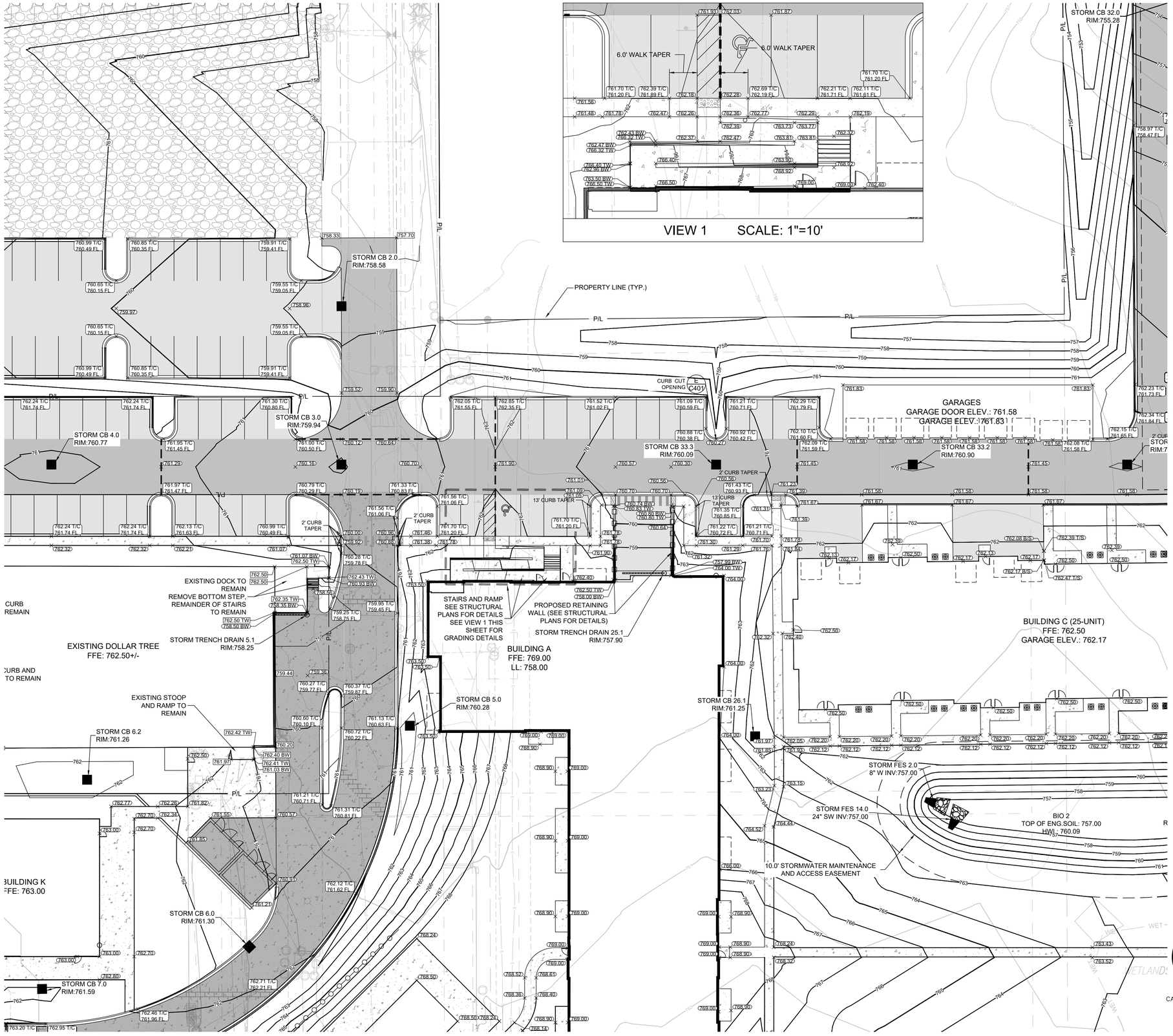

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TOLL FREE
WIS STATUTE 182.0175(1974) REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE
MILW. AREA 259-1181

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Phone: 414-643-4200
Fax: 414-643-4210

LAND by LABEL
7044 South Ballpark Drive Suite 305
Franklin, WI 53132
Phone: 414-285-3470

N

GRAPHIC SCALE
0 20 40

POTHS GENERAL DEVELOPMENT
76TH AND RAWSON
FRANKLIN, WI 53132

GRADING PLAN

ISSUANCE	DATE
CITY SUBMITTAL	10/10/25
CITY SUBMITTAL	1/09/26
CITY SUBMITTAL	2/06/26
PLUMBING SUBMITTAL	2/10/26
COUNTY SUBMITTAL	2/25/26
CITY SUBMITTAL	3/03/26
CITY SUBMITTAL	3/24/26
CITY SUBMITTAL	4/14/26
CITY SUBMITTAL	5/29/26

NO.	REVISION	DATE

SCALE:	1"=30'
PROJECT NO:	21775
DESIGN DATE:	----
PLOT DATE:	2026.05.29
DRAWN BY:	MJK
CHECKED BY:	CC
APPROVED BY:	CTC

SHEET NO:
C204

MGARNER
C204
21775

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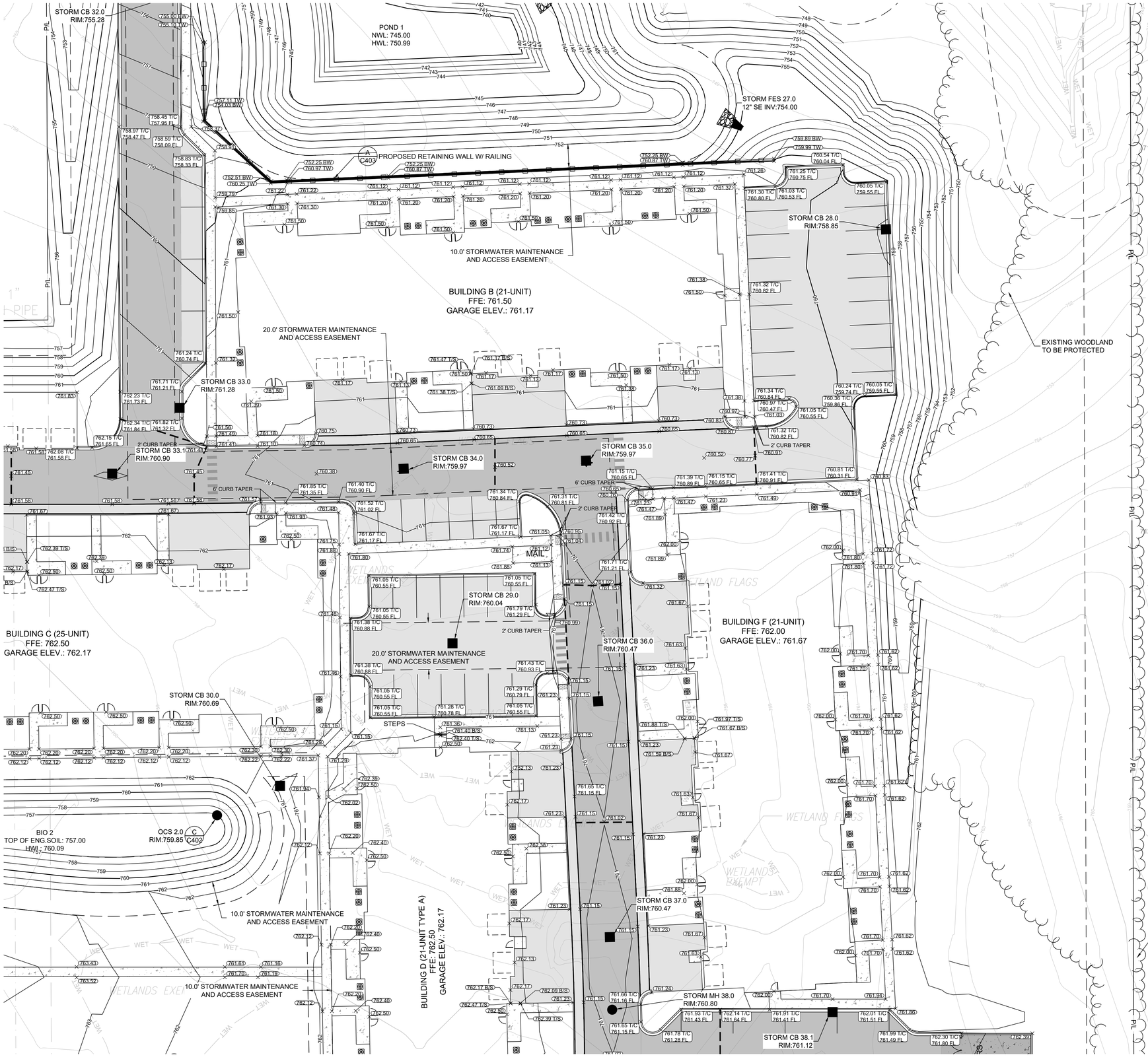
2026.05.29



LEGEND:

- 5" THICK CONCRETE WALK (D C401)
- CONCRETE PAVEMENT (C C401)
- ASPHALT SURFACE (A C401)
- HEAVY-DUTY ASPHALT SURFACE (B C401)
- MILL/PULVERIZE AND OVERLAY
- REPAVE AND RESTRIPE EXISTING PAVEMENT AS NEEDED
- GRAVEL BACKFILL EXISTING BUILDING FOOTPRINT
- CURB & GUTTER (ACCEPT) (G C401)
- CURB & GUTTER (REJECT) (G C401)
- EXISTING CONTOUR (5)
- PROPOSED CONTOUR (5)
- PROPOSED CURB & GUTTER SPOT GRADE T/C: TOP OF CURB GRADE FL: FLOW LINE CURB GRADE (100.50 T/C 100.00 FL)
- PROPOSED ASPHALT SPOT GRADE (100.00)
- EXISTING SURFACE SPOT GRADE (MATCH) (100.00)
- GRADE BREAK LINE
- TW TOP OF WALL
- BW BOTTOM OF WALL
- T/S TOP OF STEP
- B/S BOTTOM OF STEP

GENERAL NOTES:

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PROPERTY LINE (TYP.)

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MILW. AREA 259-1181

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GRAPHIC SCALE
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POTHS GENERAL DEVELOPMENT
76TH AND RAWSON
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GRADING PLAN

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NO.	REVISION	DATE

SCALE:	1"=30'
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PLOT DATE:	2026.05.29
DRAWN BY:	MRG
CHECKED BY:	CC
APPROVED BY:	CTC
SHEET NO:	C205

MGARNER
C205
21775

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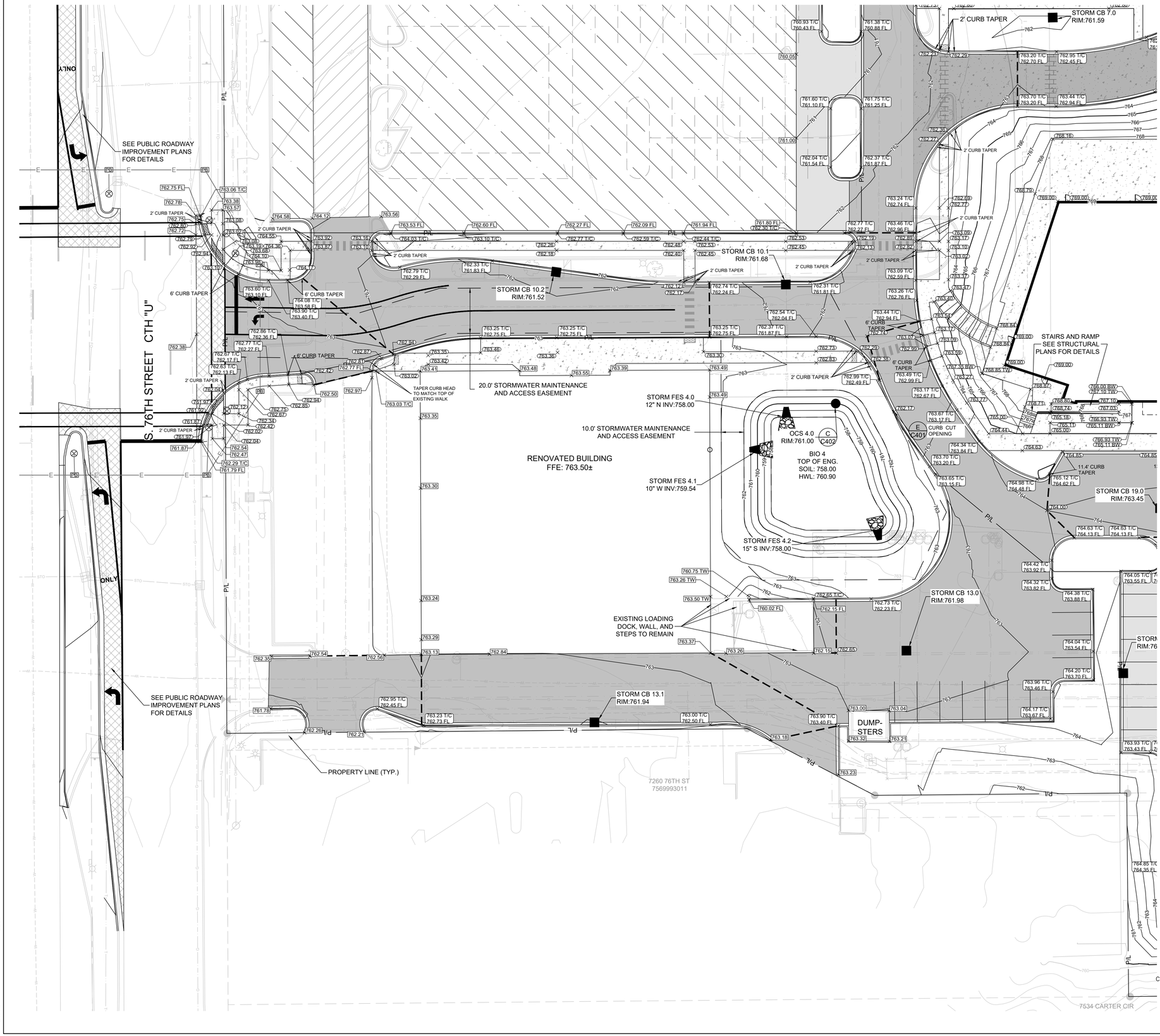
2026.05.29



LEGEND:

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- C C401 — CONCRETE PAVEMENT
- A C401 — ASPHALT SURFACE
- B C401 — HEAVY-DUTY ASPHALT SURFACE
- MILL/PULVERIZE AND OVERLAY
- REPAVE AND RESTRIPE EXISTING PAVEMENT AS NEEDED
- GRAVEL BACKFILL EXISTING BUILDING FOOTPRINT
- G C401 — CURB & GUTTER (ACCEPT)
- G C401 — CURB & GUTTER (REJECT)
- EXISTING CONTOUR
- PROPOSED CONTOUR
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- PROPOSED ASPHALT SPOT GRADE
- EXISTING SURFACE SPOT GRADE (MATCH)
- GRADE BREAK LINE
- TW — TOP OF WALL
- BW — BOTTOM OF WALL
- T/S — TOP OF STEP
- B/S — BOTTOM OF STEP

E C401 — CURB CUT OPENING

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GRAPHIC SCALE 0 20 40

POTHS GENERAL DEVELOPMENT
76TH AND RAWSON
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GRADING PLAN

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SCALE:	1"=30'
PROJECT NO:	21775
DESIGN DATE:	----
PLOT DATE:	2026.05.29
DRAWN BY:	MRG
CHECKED BY:	CC
APPROVED BY:	CTC
SHEET NO:	C206

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C206
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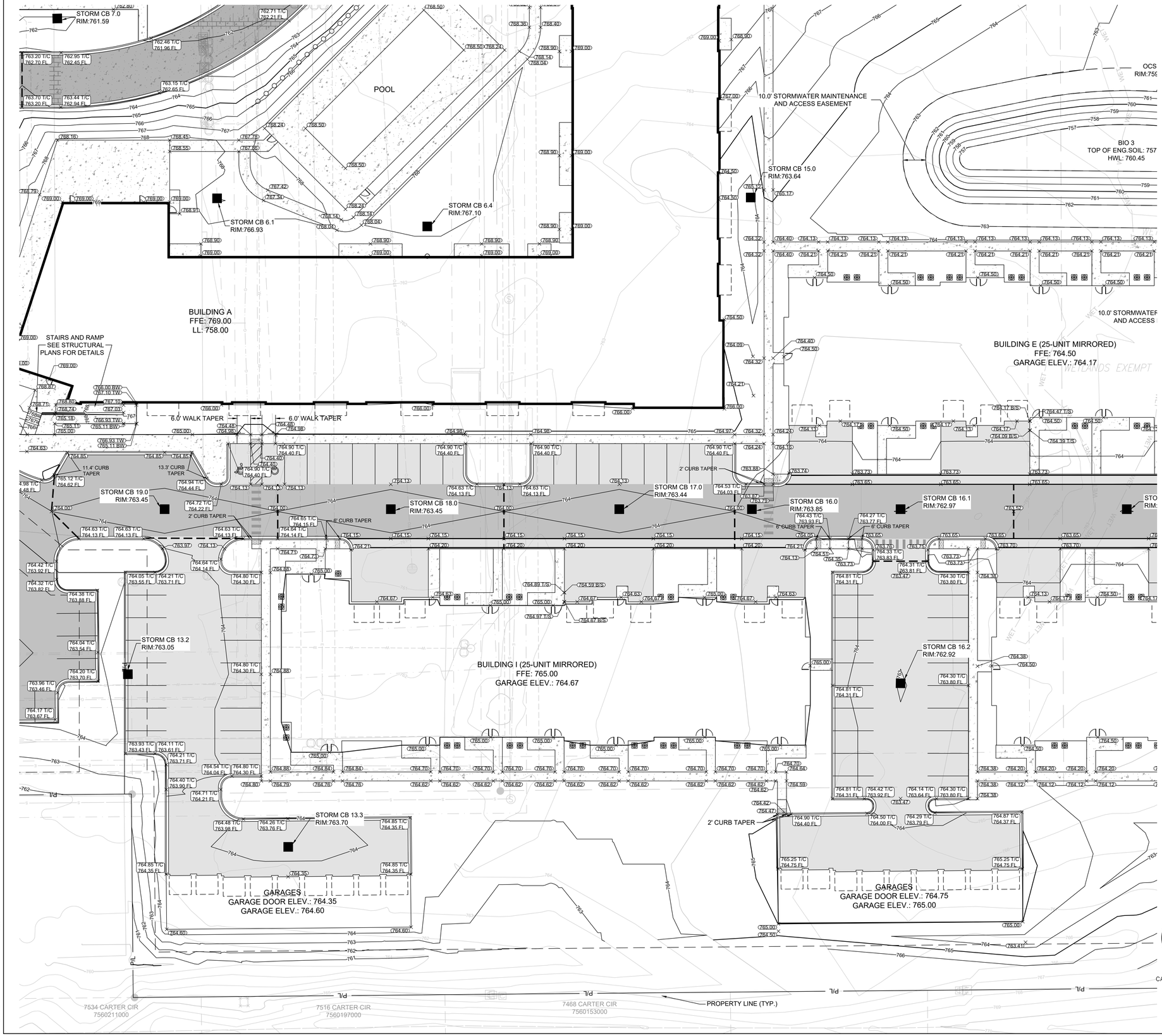

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- 5 — EXISTING CONTOUR
- 5 — PROPOSED CONTOUR
- 100.50 T/C 100.00 FL — PROPOSED CURB & GUTTER SPOT GRADE T/C: TOP OF CURB GRADE FL: FLOW LINE CURB GRADE
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GRADING PLAN

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SCALE:	1"=30'
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DESIGN DATE:	----
PLOT DATE:	2026.05.29
DRAWN BY:	MRG
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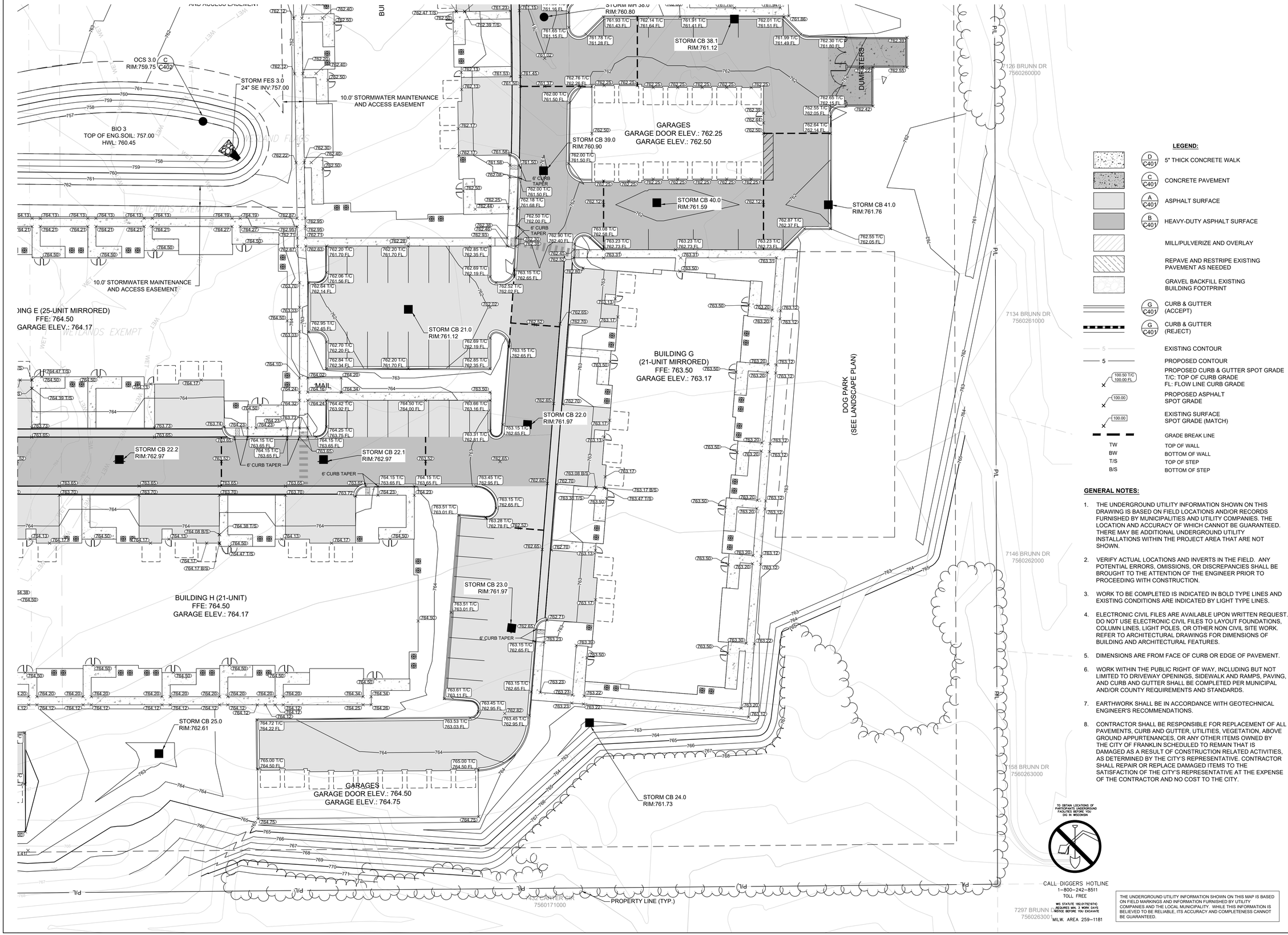

LEGEND:

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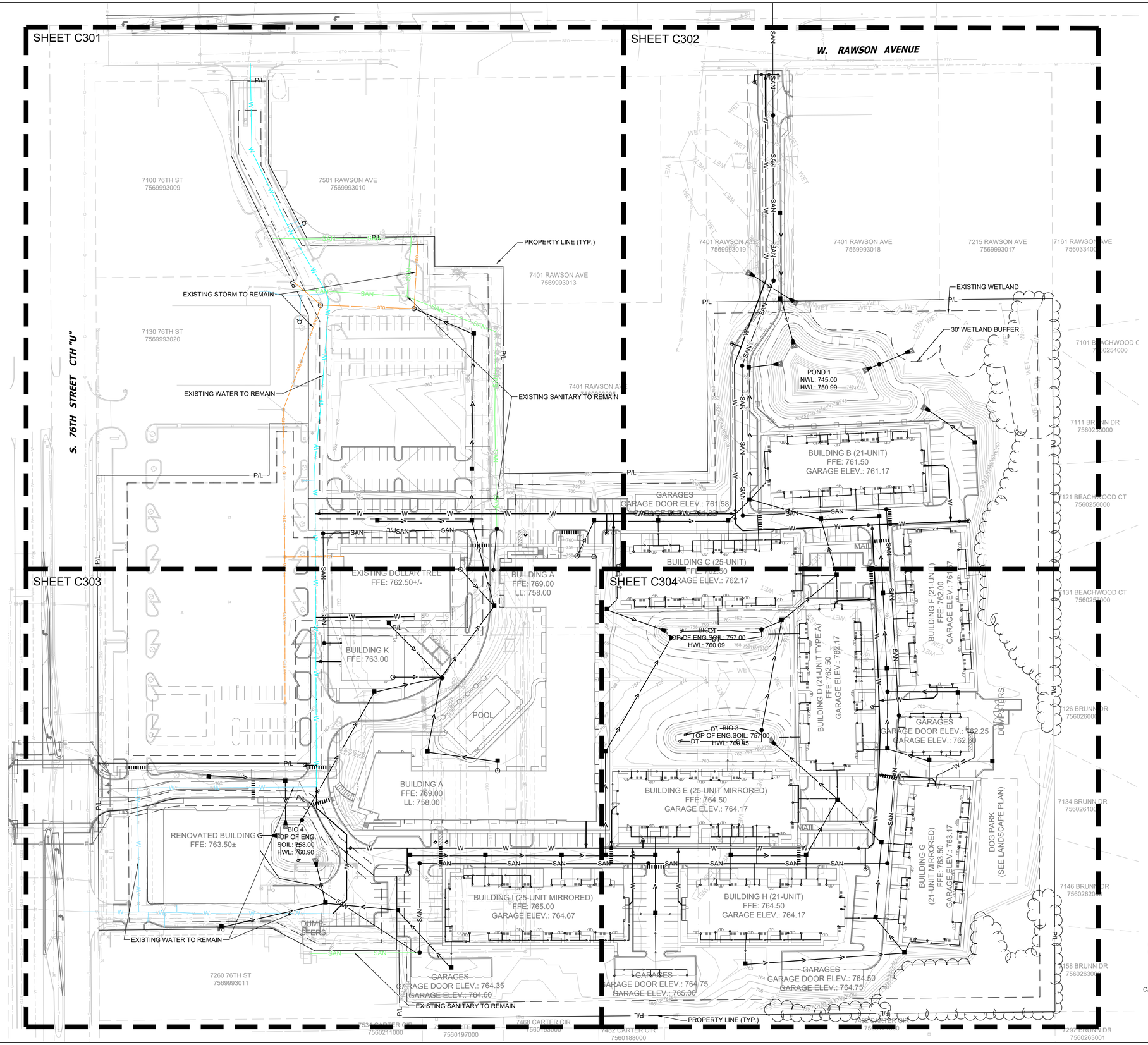

LEGEND:

- PROPOSED WATER SERVICE
- PROPOSED SANITARY SERVICE
- PROPOSED STORM SEWER
- EXISTING WATER SERVICE TO REMAIN
- EXISTING SANITARY SERVICE TO REMAIN
- EXISTING STORM TO REMAIN
- PROPOSED STORM INLET (F C401)
- PROPOSED STORM MANHOLE (B C402)
- PROPOSED FLARED END SECTION (B C403)
- PROPOSED SANITARY MANHOLE
- PROPOSED GATE VALVE
- PROPOSED HYDRANT (D C403)
- PROPOSED RIP RAP (B C403)

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5. ALL UTILITIES WITHIN 5 FEET OF PAVED AREAS SHALL REQUIRE GRANULAR BACKFILL. SLURRY BACKFILL IS REQUIRED FOR ALL WORK IN PUBLIC RIGHT OF WAY.
6. BEDDING AND BACKFILL FOR WATER MAIN SHALL FOLLOW CITY OF FRANKLIN DESIGN STANDARDS AND SPECIFICATIONS.
7. PRIVATE STORM INLETS IN PAVEMENT SHALL REQUIRE DRAIN TILE STUBS OF 10 FEET IN TWO DIRECTIONS FOR SUBDRAINAGE. RIM GRADE FOR STORM INLETS IN CURB AND GUTTER ARE FLOW LINE GRADES.
8. WORK IN PUBLIC RIGHT OF WAY SHALL FOLLOW MATERIAL AND INSTALLATION REQUIREMENTS PER MUNICIPAL AND/OR COUNTY.
9. PRIVATE STORM SEWER 12-INCH DIAMETER OR LARGER SHALL BE HDPE. BELOW 12-INCH DIAMETER SHALL BE PVC SDR-35 ASTM D3034.
10. PUBLIC WATER AND PUBLIC SANITARY SEWER SHALL BE IN ACCORDANCE WITH THE CITY OF FRANKLIN DESIGN STANDARDS AND SPECIFICATIONS FOR WATER AND SEWER. FOLLOW CITY OF FRANKLIN DESIGN STANDARDS AND SPECIFICATIONS FOR BEDDING AND BACKFILL OF PUBLIC UTILITIES.
11. CITY INSPECTOR WILL BE REQUIRED FOR WATER MAIN, SANITARY SEWER WORK AND ASBUILT RECORD DRAWINGS AT THE DEVELOPER EXPENSE.
12. COORDINATE SEWER AN WATER UTILITY FOR DISCONNECT AND REMOVAL OF EXISTING FACILITIES. SEWER AND WATER 414-421-2613.
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MILW. AREA 259-1181

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GRAPHIC SCALE
0 60 120

POTHS GENERAL DEVELOPMENT
76TH AND RAWSON
FRANKLIN, WI 53132

OVERALL UTILITY PLAN

ISSUANCE	DATE
CITY SUBMITTAL	10/10/25
CITY SUBMITTAL	1/09/26
CITY SUBMITTAL	2/06/26
PLUMBING SUBMITTAL	2/10/26
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CITY SUBMITTAL	5/29/26

NO.	REVISION	DATE

SCALE:	1"=60'
PROJECT NO:	21775
DESIGN DATE:	----
PLOT DATE:	2026.05.29
DRAWN BY:	MJK
CHECKED BY:	CC
APPROVED BY:	CTC

SHEET NO:
C300

MGARNER C300 21775

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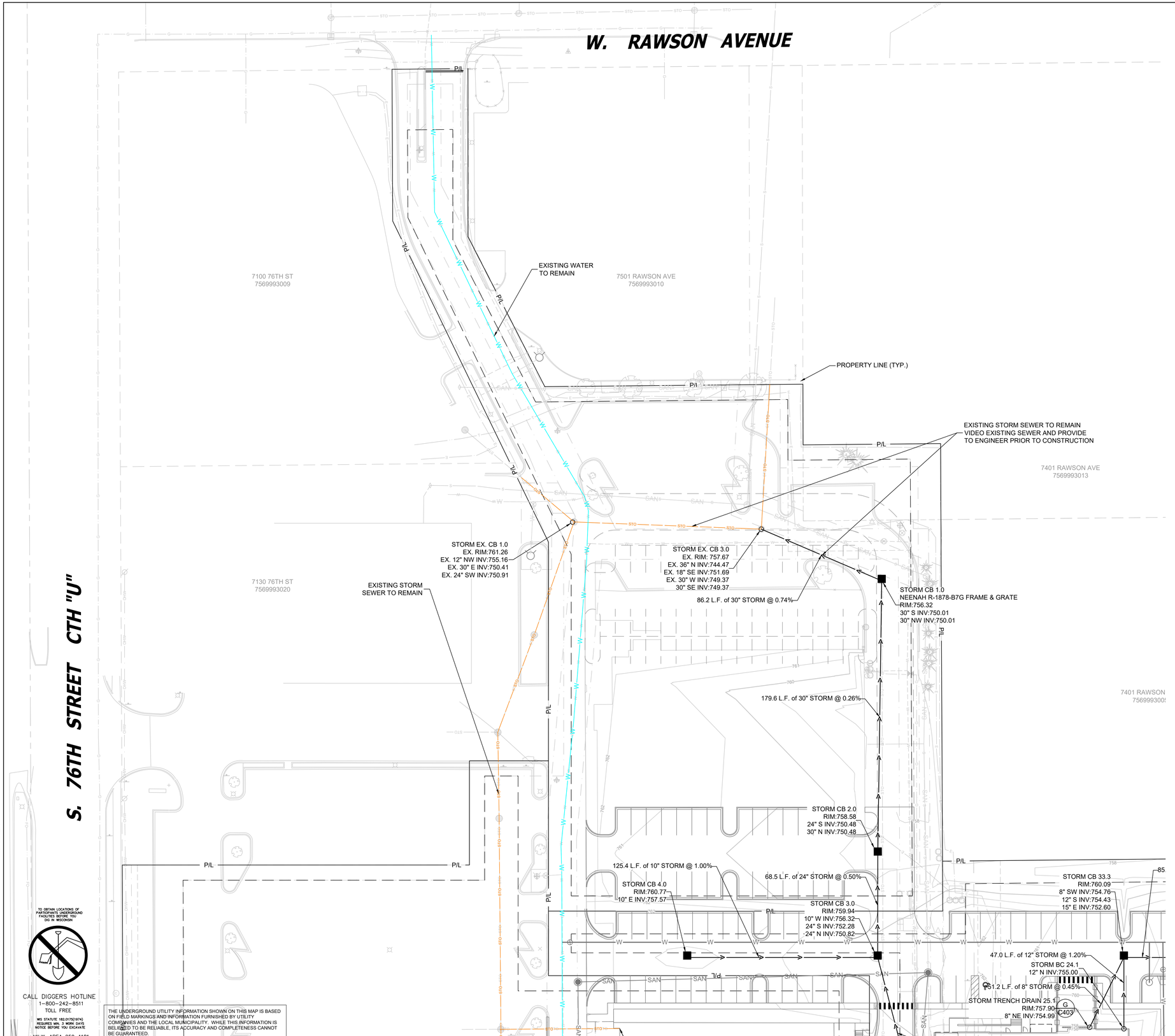
2026.05.29



LEGEND:

- PROPOSED WATER SERVICE
- PROPOSED SANITARY SERVICE
- PROPOSED STORM SEWER
- EXISTING WATER SERVICE TO REMAIN
- EXISTING SANITARY SERVICE TO REMAIN
- EXISTING STORM TO REMAIN
- PROPOSED STORM INLET (F C401)
- PROPOSED STORM MANHOLE (B C402)
- PROPOSED FLARED END SECTION (B C403)
- PROPOSED SANITARY MANHOLE
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- PROPOSED RIP RAP (B C403)
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- DOWNSPOUT SEWER

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GRAPHIC SCALE
0 30 60

POTHS GENERAL DEVELOPMENT
76TH AND RAWSON
FRANKLIN, WI 53132

UTILITY PLAN - STORM SEWER

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NO. REVISION	DATE

SCALE:	1"=30'
PROJECT NO:	21775
DESIGN DATE:	----
PLOT DATE:	2026.05.29
DRAWN BY:	MJK
CHECKED BY:	CC
APPROVED BY:	CTC
SHEET NO:	C301

MGARNER
C301
21775

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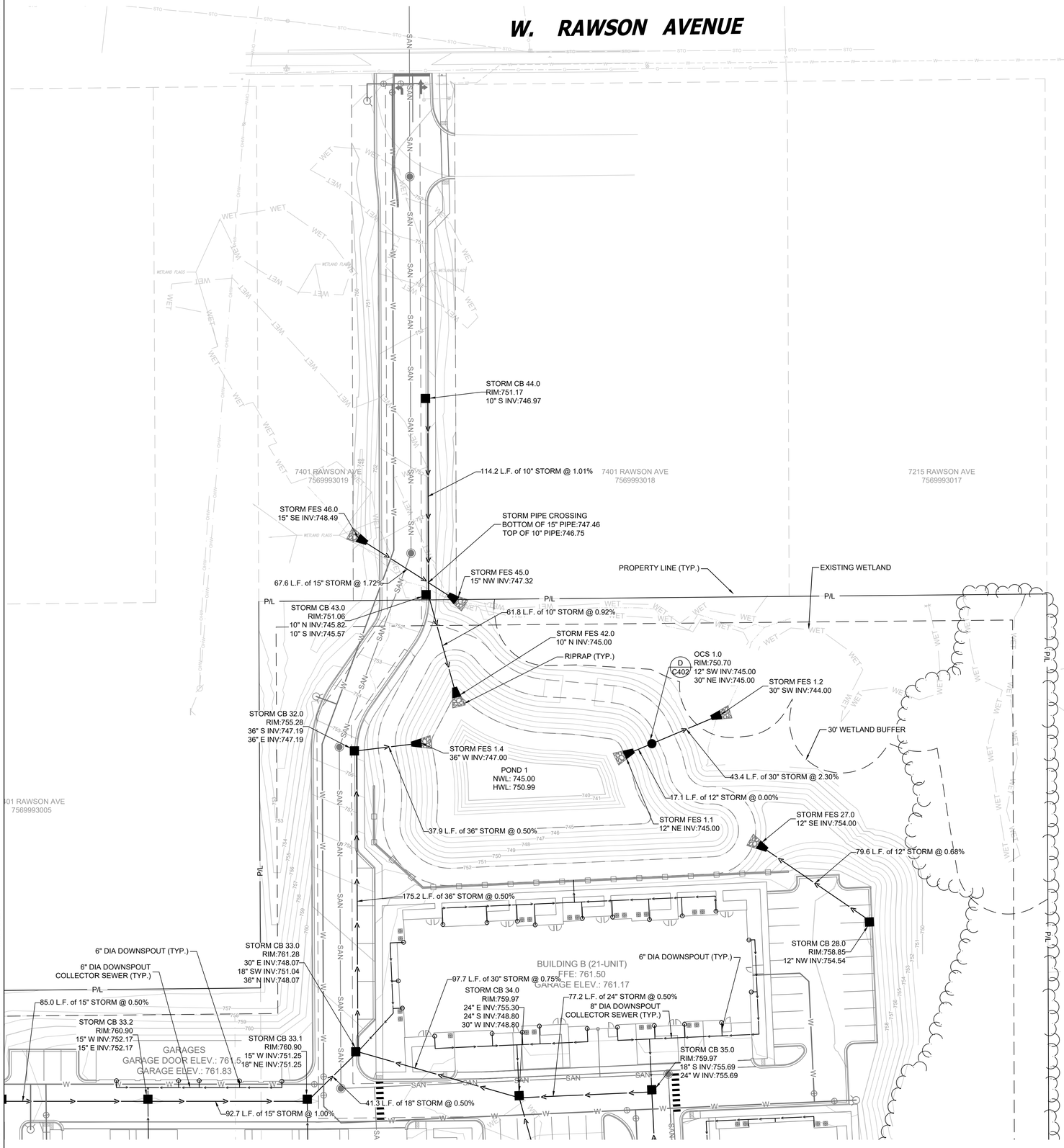
2026.05.29



LEGEND:

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SAN	PROPOSED SANITARY SERVICE
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MILW. AREA 259-1181

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GRAPHIC SCALE
0 30 60

POTHS GENERAL DEVELOPMENT
76TH AND RAWSON
FRANKLIN, WI 53132

UTILITY PLAN - STORM SEWER

ISSUANCE	DATE
CITY SUBMITTAL	10/10/25
CITY SUBMITTAL	1/09/26
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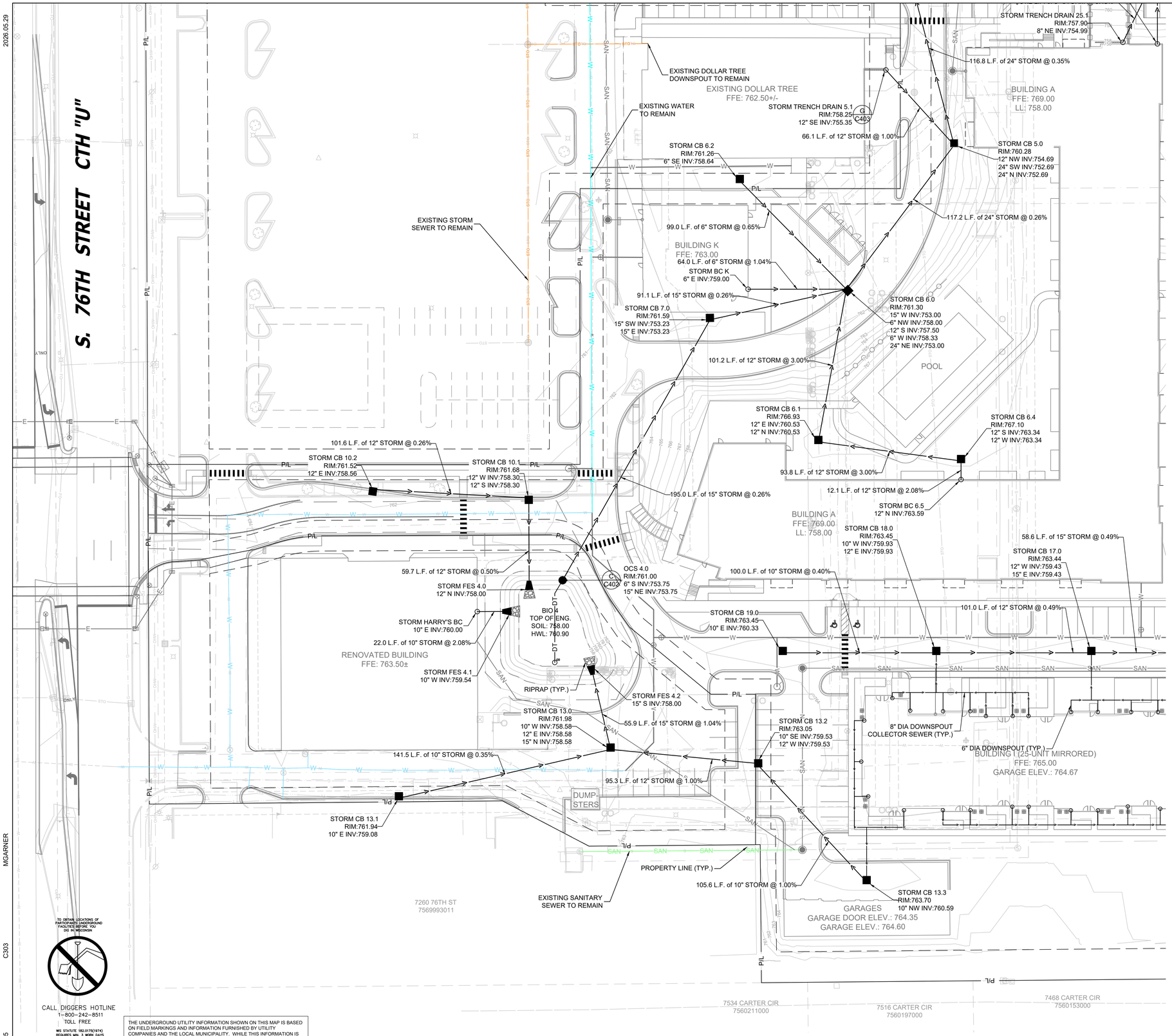
NO.	REVISION	DATE

SCALE:	1"=30'
PROJECT NO:	21775
DESIGN DATE:	----
PLOT DATE:	2026.05.29
DRAWN BY:	MJK
CHECKED BY:	CC
APPROVED BY:	CTC

SHEET NO:
C302

i:\land by label\21775 poths general - 76th-rawson\060 CAD\030_Production Sheets\100_Civil\C300 Utility Plan.dwg

2026.05.29



LEGEND:

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UTILITY PLAN - STORM SEWER

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CITY SUBMITTAL	5/29/26

NO.	REVISION	DATE

SCALE:	1"=30'
PROJECT NO:	21775
DESIGN DATE:	----
PLOT DATE:	2026.05.29
DRAWN BY:	MJK
CHECKED BY:	CC
APPROVED BY:	CTC

SHEET NO:
C303

MGARNER
C303
21775

TO OBTAIN LOCATIONS OF PARTICIPATING UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
WIS STATUTE 182.0175(1974) REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE
MILW. AREA 259-1181

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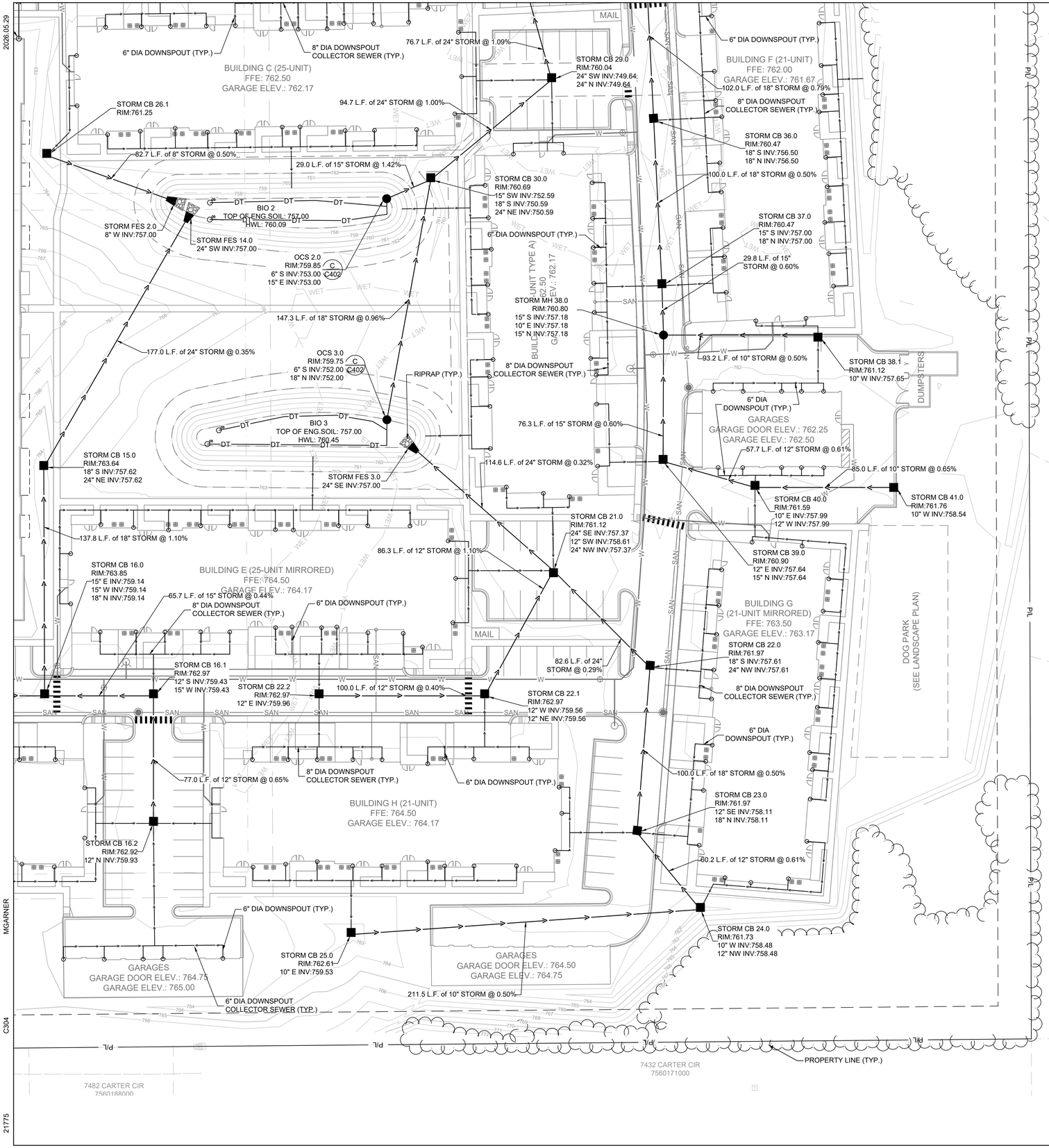
i:\land by label\21775 poths general - 76th-rawson\060 CAD\030_Production Sheets\100_Civil\C300 Utility Plan.dwg

2026.05.29



LEGEND:

- PROPOSED WATER SERVICE
- PROPOSED SANITARY SERVICE
- PROPOSED STORM SEWER
- EXISTING WATER SERVICE TO REMAIN
- EXISTING SANITARY SERVICE TO REMAIN
- EXISTING STORM TO REMAIN
- PROPOSED STORM INLET — F C401
- PROPOSED STORM MANHOLE — B C402
- PROPOSED FLARED END SECTION — B C403
- PROPOSED SANITARY MANHOLE
- PROPOSED GATE VALVE
- PROPOSED HYDRANT — D C403
- PROPOSED RIP RAP — B C403
- DOWNSPOUT TO BE COLLECTED BY SEWER
- DOWNSPOUT SEWER

GRAPHIC SCALE
0 30 60

GENERAL NOTES:

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THE SIGMA GROUP
Single Source. Sound Solutions.
www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

LAND by LABEL
7044 South Ballpark Drive Suite 305
Franklin, WI 53132
Phone: 414-285-3470

POTHS GENERAL DEVELOPMENT
76TH AND RAWSON
FRANKLIN, WI 53132

UTILITY PLAN - STORM SEWER

ISSUANCE	DATE
CITY SUBMITTAL	10/10/25
CITY SUBMITTAL	1/09/26
CITY SUBMITTAL	2/06/26
PLUMBING SUBMITTAL	2/10/26
COUNTY SUBMITTAL	2/25/26
CITY SUBMITTAL	3/03/26
CITY SUBMITTAL	3/24/26
CITY SUBMITTAL	4/14/26
CITY SUBMITTAL	5/29/26

NO.	REVISION	DATE

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SHEET NO:
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MGARNER
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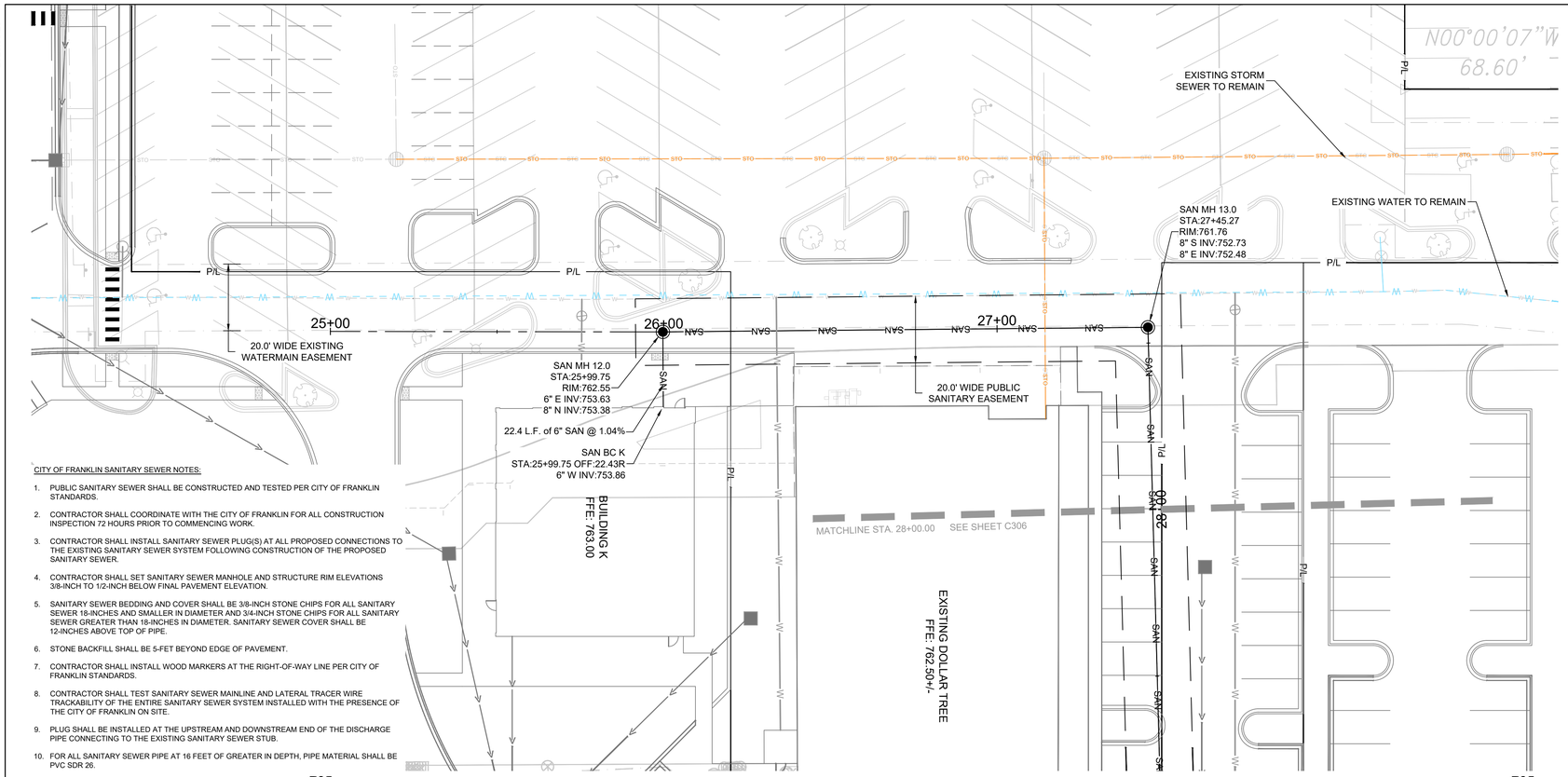
21775

i:\land by label\21775 poths general - 76th-rawson\060 CAD\030_Production Sheets\100_Civil\C300 Utility Plan.dwg

2026.05.29



CITY OF FRANKLIN SANITARY SEWER NOTES:

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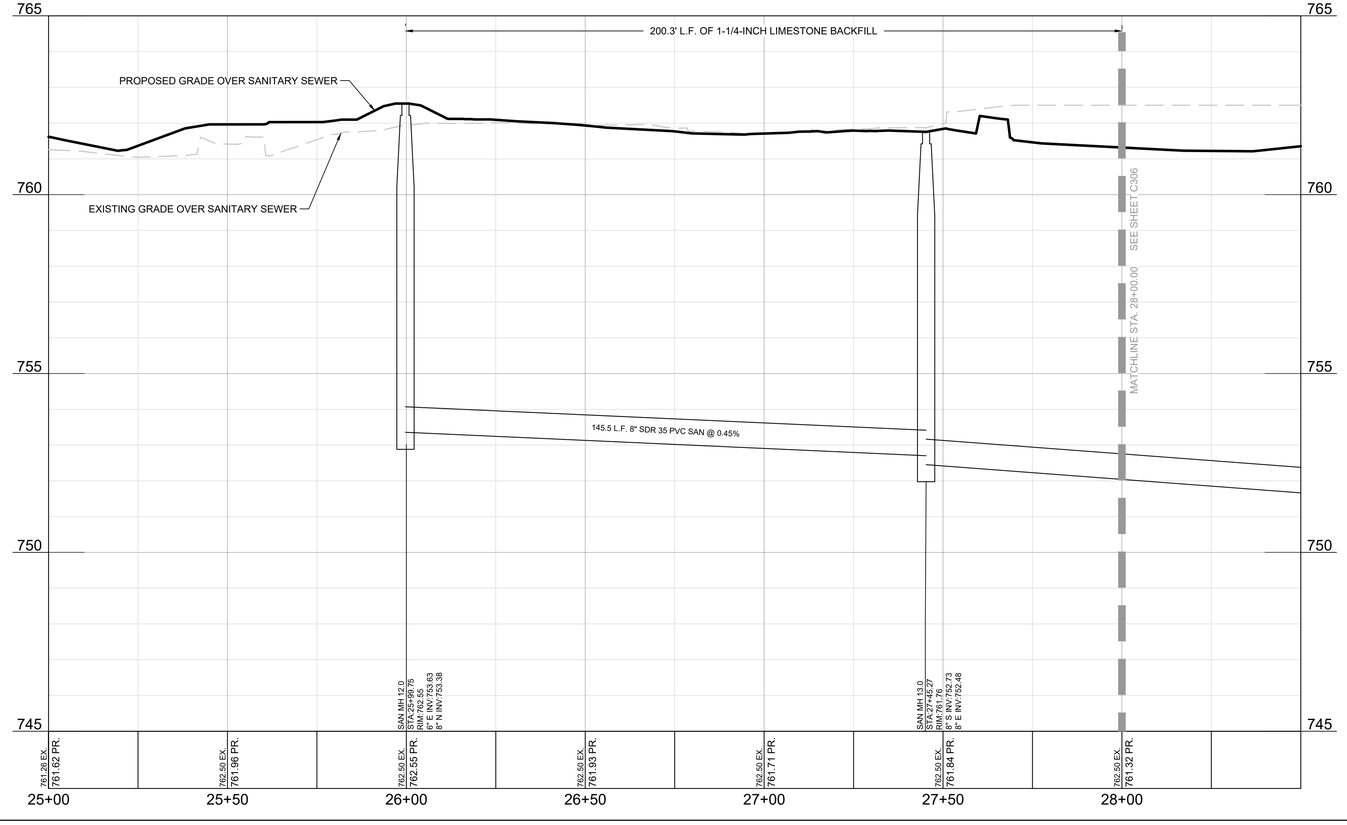

PROFILE SCALE:
HORIZONTAL: 1" = 20'
VERTICAL: 1" = 2'

LEGEND:

- PROPOSED WATER SERVICE
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- PROPOSED STORM SEWER
- EXISTING WATER SERVICE TO REMAIN
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- D C403 PROPOSED HYDRANT

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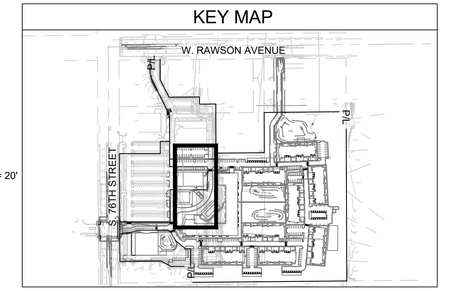
KEY MAP



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LAND by LABEL
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Franklin, WI 53132
Phone: 414-285-3470

GRAPHIC SCALE
0 20 40

POTHS GENERAL DEVELOPMENT
76TH AND RAWSON
FRANKLIN, WI 53132

UTILITY PLAN - SANITARY SEWER PLAN & PROFILE

ISSUANCE	DATE
CITY SUBMITTAL	10/10/25
CITY SUBMITTAL	1/09/26
CITY SUBMITTAL	2/06/26
PLUMBING SUBMITTAL	2/10/26
COUNTY SUBMITTAL	2/25/26
CITY SUBMITTAL	3/03/26
CITY SUBMITTAL	3/24/26
CITY SUBMITTAL	4/14/26
CITY SUBMITTAL	5/29/26

NO. REVISION	DATE

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DRAWN BY:	MRG
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APPROVED BY:	CTC

SHEET NO:
C305

MGARNER
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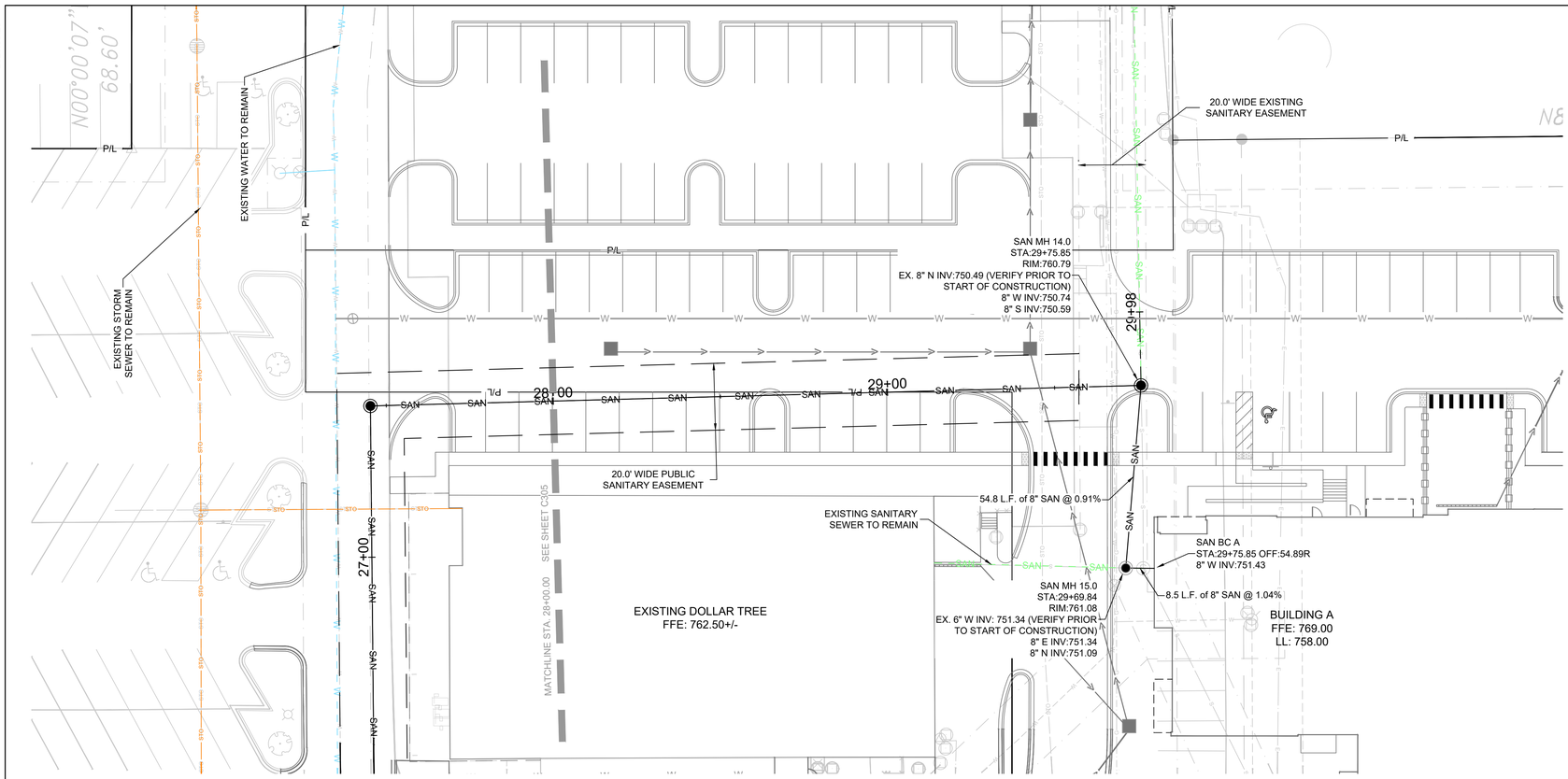
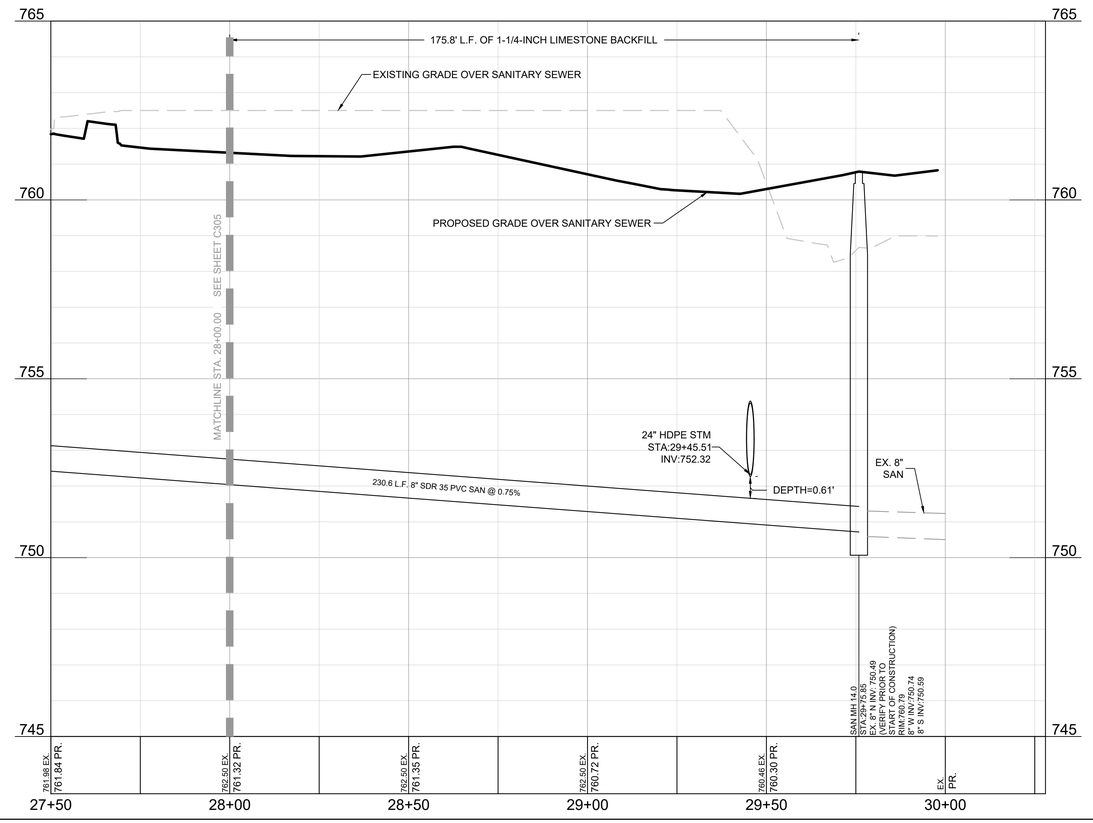
i:\land by label\21775 poths general - 76th-rawson\060 CAD\030_Production Sheets\100_Civil\C305 Sanitary Plan & Profile.dwg

2026.05.29





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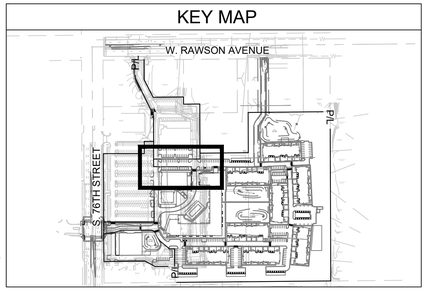

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GRAPHIC SCALE
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POTHS GENERAL DEVELOPMENT
76TH AND RAWSON
FRANKLIN, WI 53132

UTILITY PLAN - SANITARY SEWER PLAN & PROFILE

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SHEET NO:	C306

MGARNER
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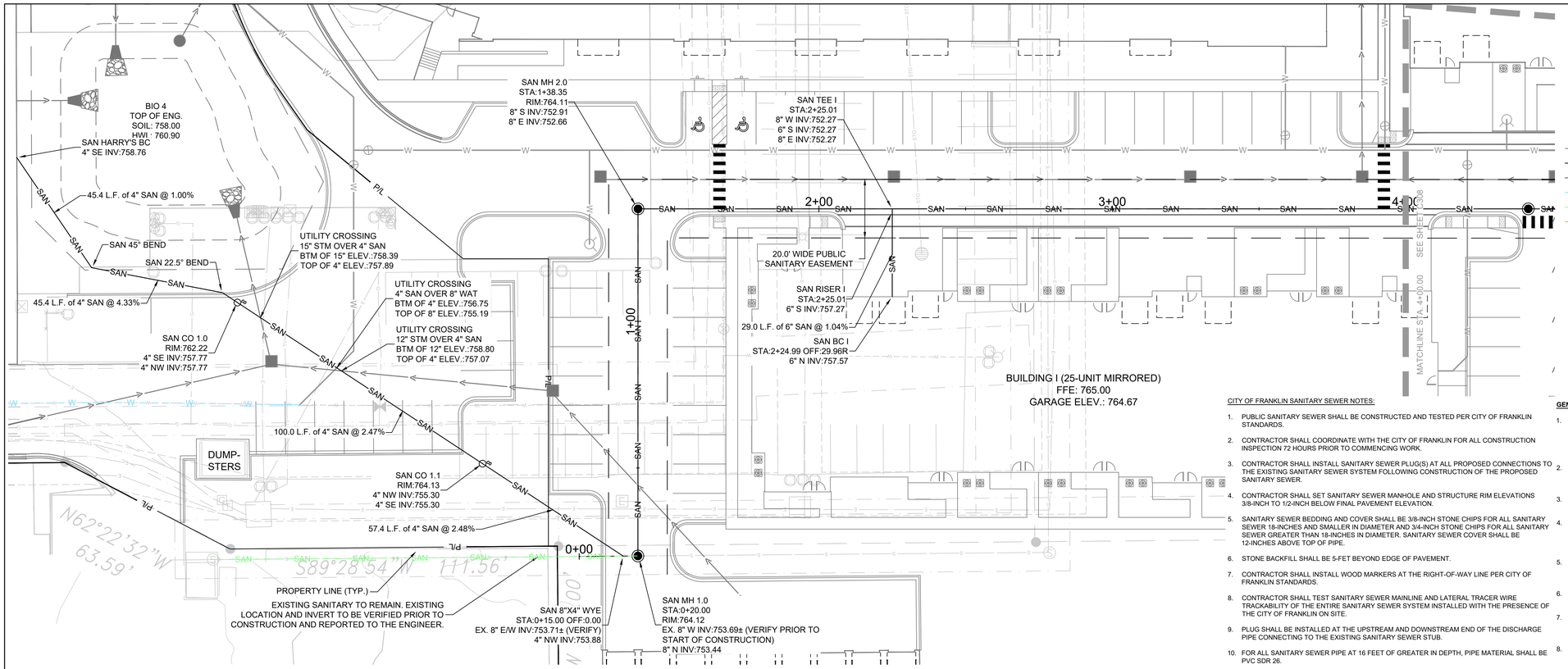

LEGEND:

- PROPOSED WATER SERVICE
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8. CONTRACTOR SHALL TEST SANITARY SEWER MAINLINE AND LATERAL TRACER WIRE TRACKABILITY OF THE ENTIRE SANITARY SEWER SYSTEM INSTALLED WITH THE PRESENCE OF THE CITY OF FRANKLIN ON SITE.
9. PLUG SHALL BE INSTALLED AT THE UPSTREAM AND DOWNSTREAM END OF THE DISCHARGE PIPE CONNECTING TO THE EXISTING SANITARY SEWER STUB.
10. FOR ALL SANITARY SEWER PIPE AT 16 FEET OF GREATER IN DEPTH, PIPE MATERIAL SHALL BE PVC SDR 26.

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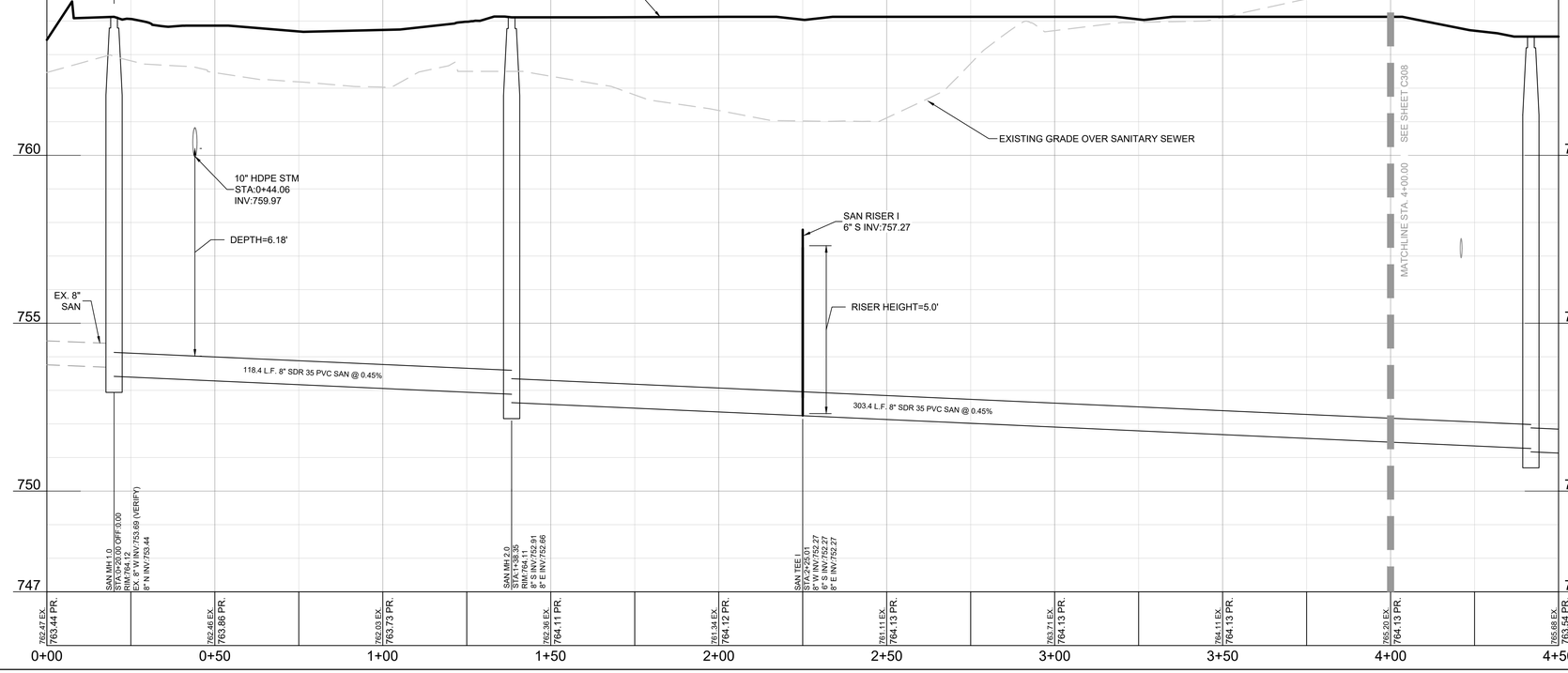

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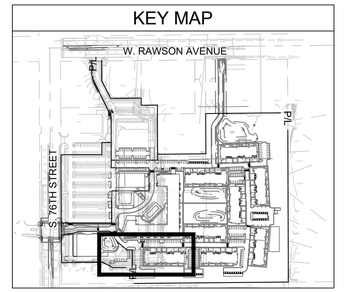

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UTILITY PLAN - SANITARY SEWER PLAN & PROFILE

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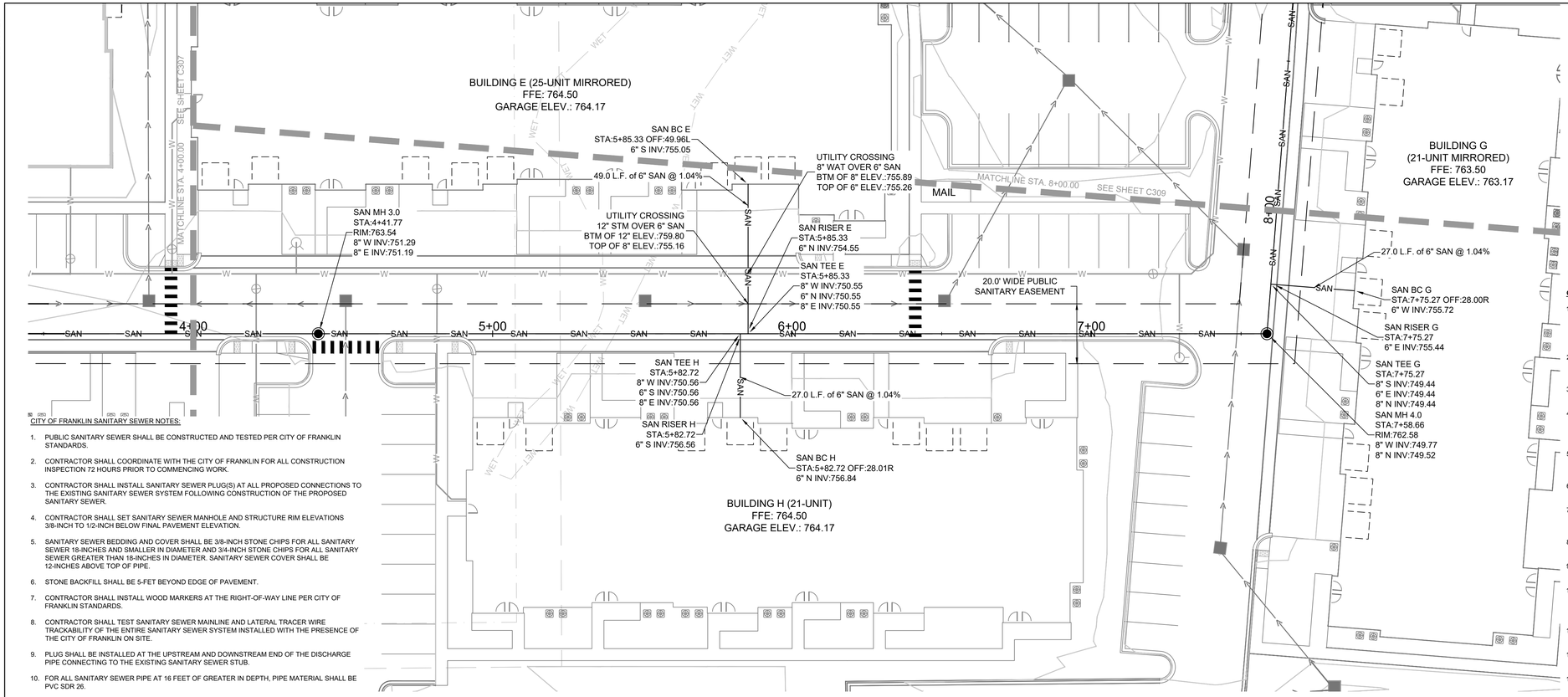

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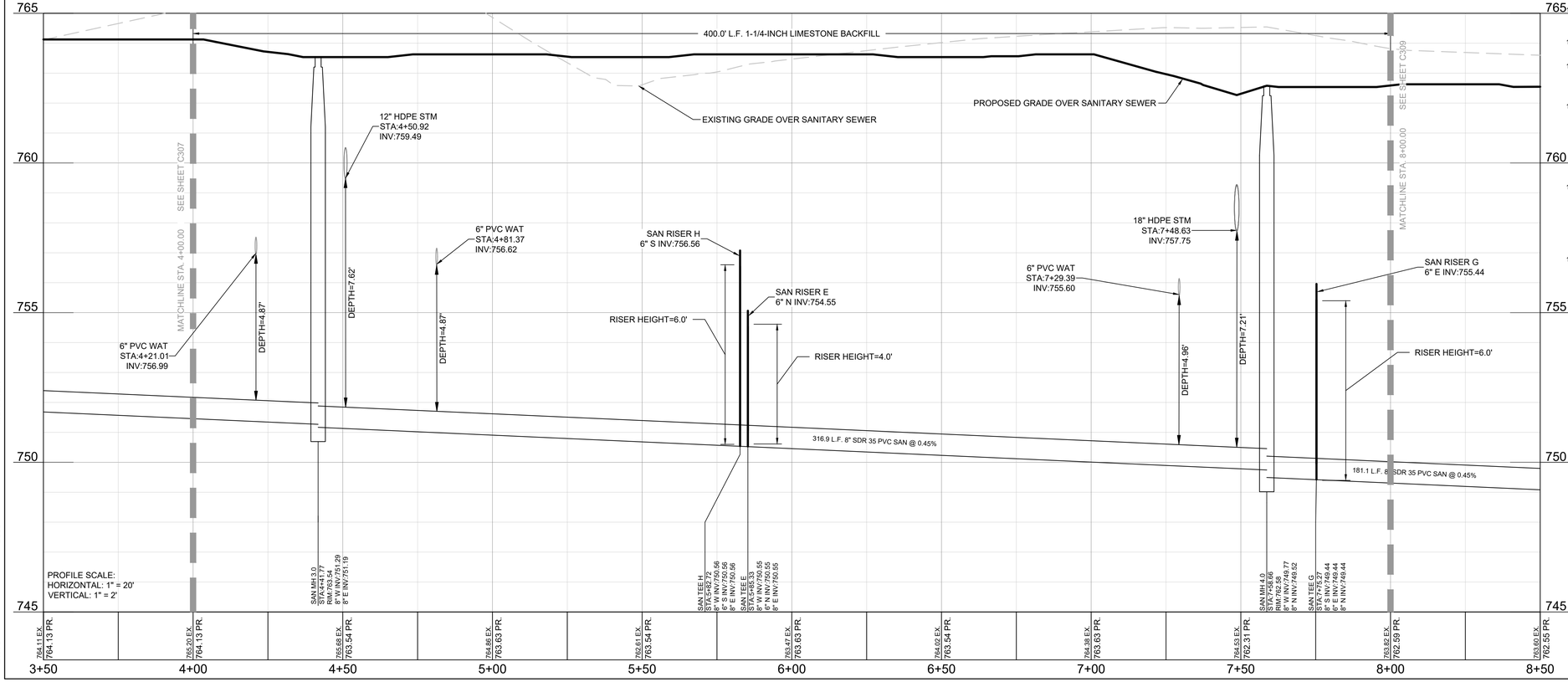

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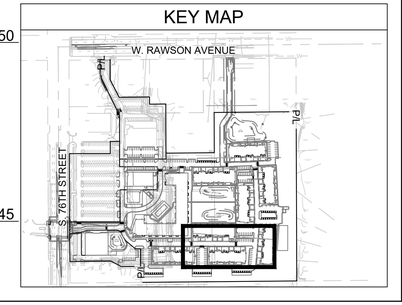

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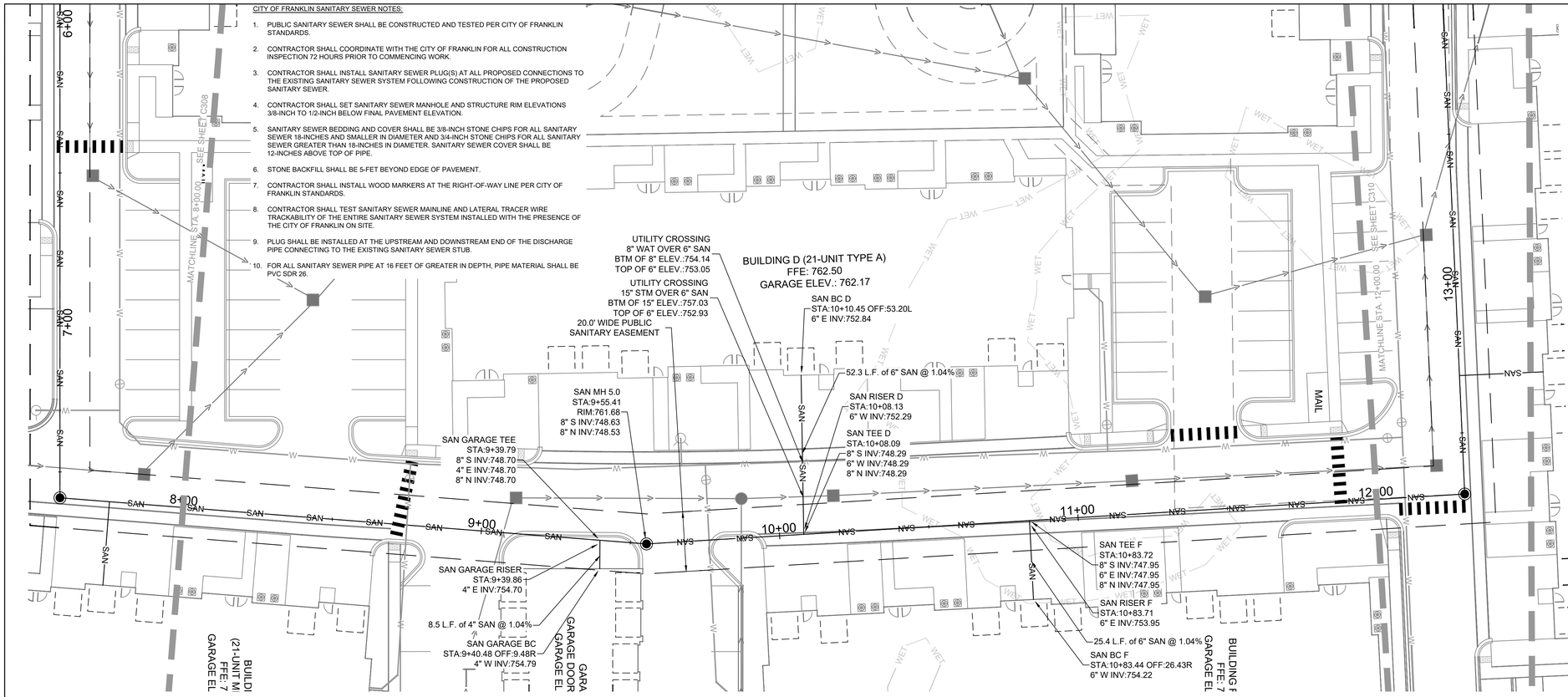

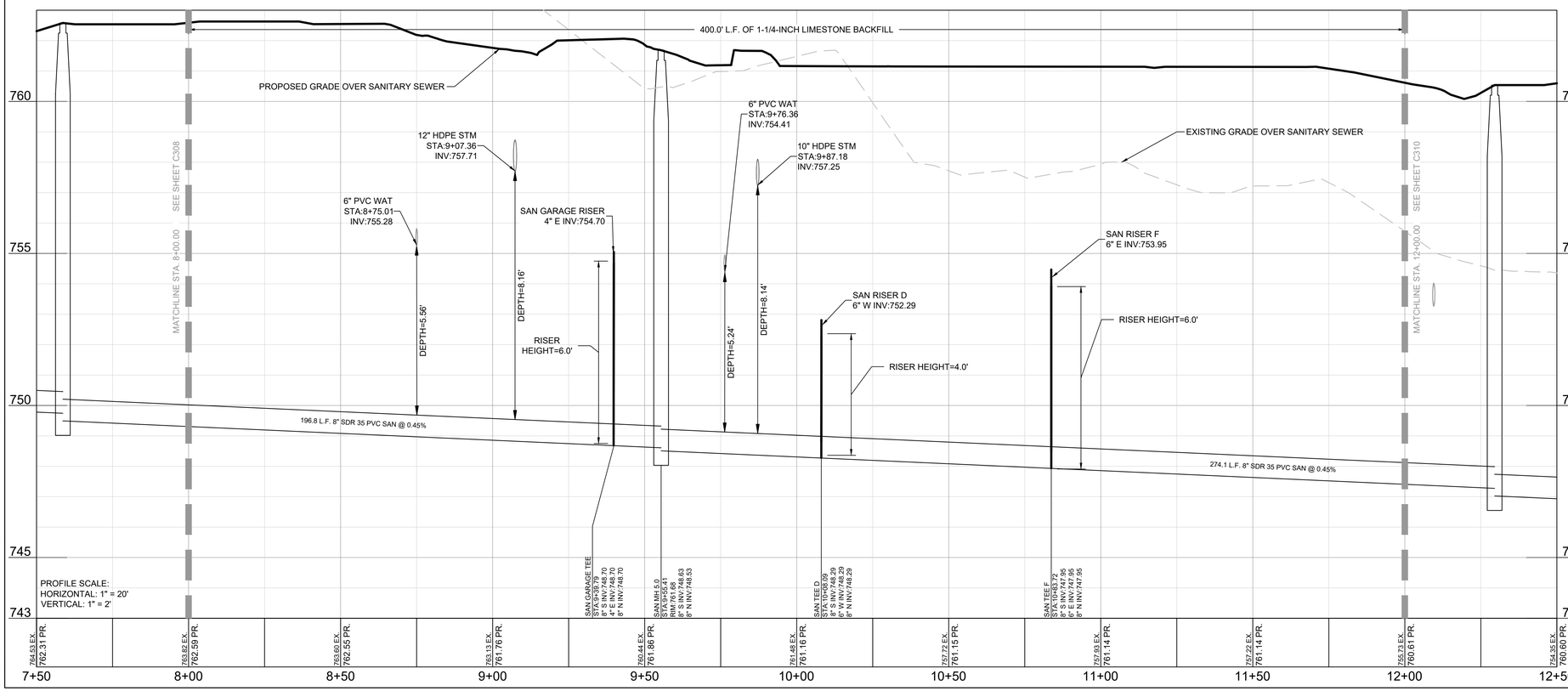

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2. VERIFY ACTUAL LOCATIONS AND INVERTS IN THE FIELD. ANY POTENTIAL ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
3. WORK TO BE COMPLETED IS INDICATED IN BOLD TYPE LINES AND EXISTING CONDITIONS ARE INDICATED BY LIGHT TYPE LINES.
4. ELECTRONIC CIVIL FILES ARE AVAILABLE UPON WRITTEN REQUEST. DO NOT USE ELECTRONIC CIVIL FILES TO LAYOUT FOUNDATIONS, COLUMN LINES, LIGHT POLES, OR OTHER NON CIVIL SITE WORK. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF BUILDING AND ARCHITECTURAL FEATURES.
5. ALL UTILITIES WITHIN 5 FEET OF PAVED AREAS SHALL REQUIRE GRANULAR BACKFILL. SLURRY BACKFILL IS REQUIRED FOR ALL WORK IN PUBLIC RIGHT OF WAY.
6. BEDDING AND BACKFILL FOR WATER MAIN SHALL FOLLOW CITY OF FRANKLIN DESIGN STANDARDS AND SPECIFICATIONS.
7. PRIVATE STORM INLETS IN PAVEMENT SHALL REQUIRE DRAIN TILE STUBS OF 10 FEET IN TWO DIRECTIONS FOR SUBDRAINAGE. RIM GRADE FOR STORM INLETS IN CURB AND GUTTER ARE FLOW LINE GRADES.
8. WORK IN PUBLIC RIGHT OF WAY SHALL FOLLOW MATERIAL AND INSTALLATION REQUIREMENTS PER MUNICIPAL AND/OR COUNTY.
9. PRIVATE STORM SEWER 12-INCH DIAMETER OR LARGER SHALL BE HDPE. BELOW 12-INCH DIAMETER SHALL BE PVC SDR-35 ASTM D3034.
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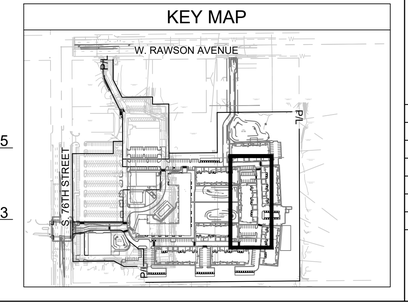

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GRAPHIC SCALE
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POTHS GENERAL DEVELOPMENT
76TH AND RAWSON
FRANKLIN, WI 53132

UTILITY PLAN - SANITARY SEWER PLAN & PROFILE

ISSUANCE	DATE
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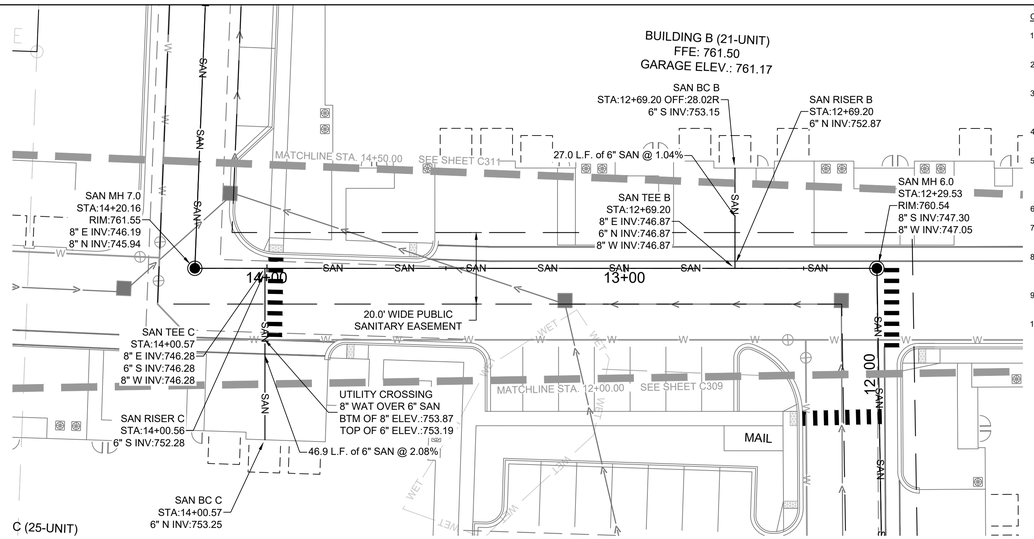

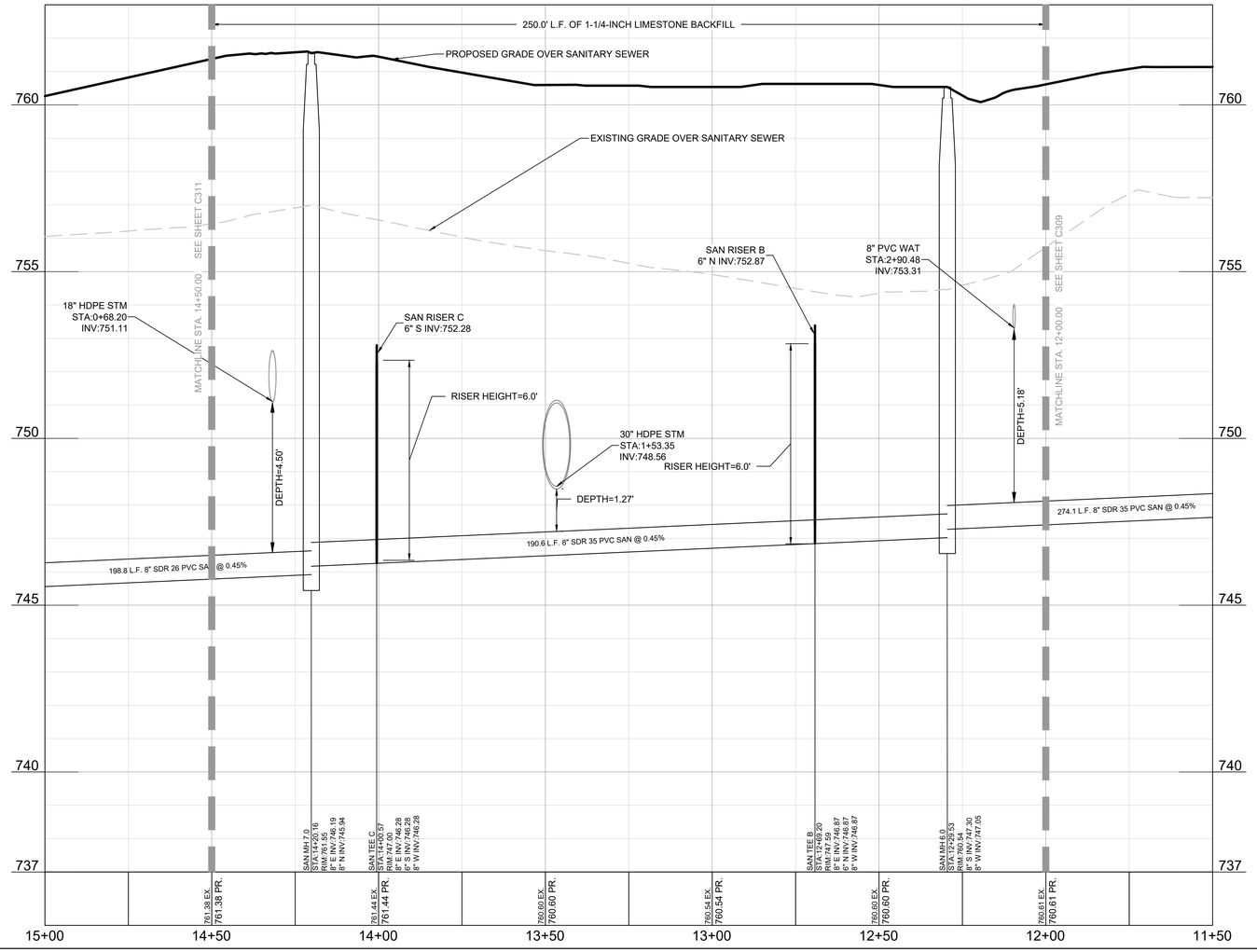

PROFILE SCALE:
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3. CONTRACTOR SHALL INSTALL SANITARY SEWER PLUG(S) AT ALL PROPOSED CONNECTIONS TO THE EXISTING SANITARY SEWER SYSTEM FOLLOWING CONSTRUCTION OF THE PROPOSED SANITARY SEWER.
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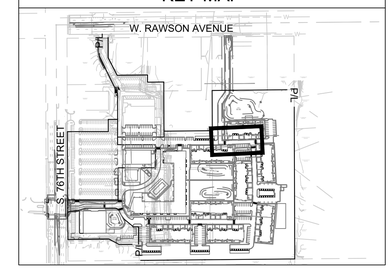

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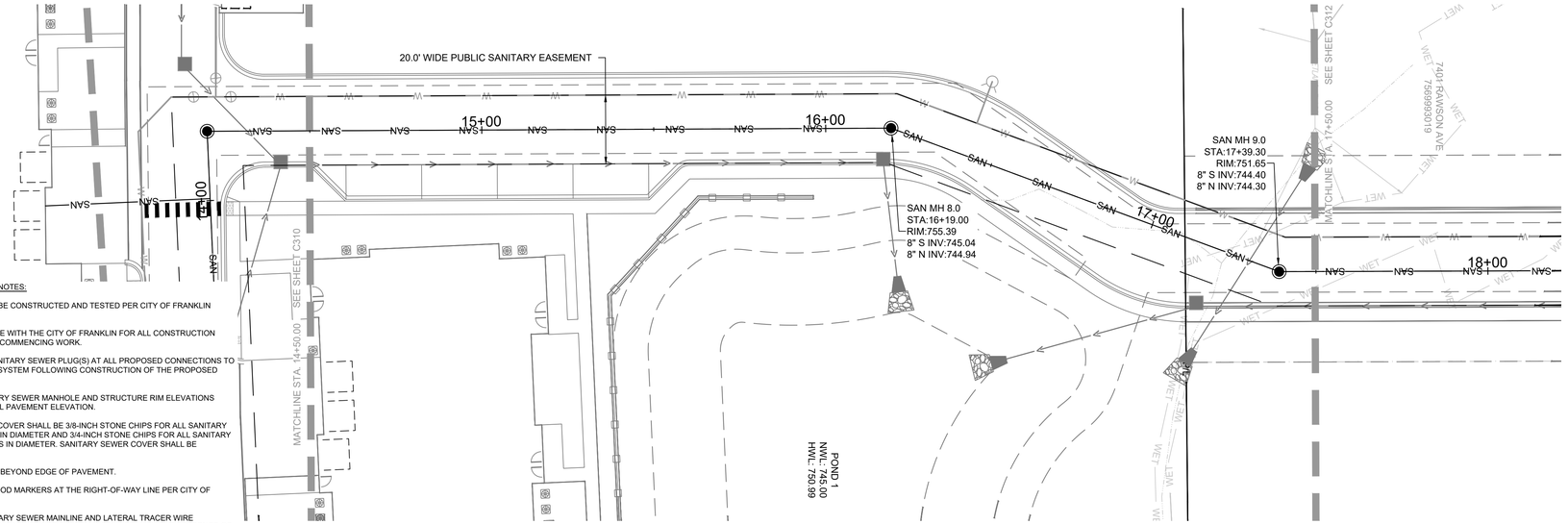

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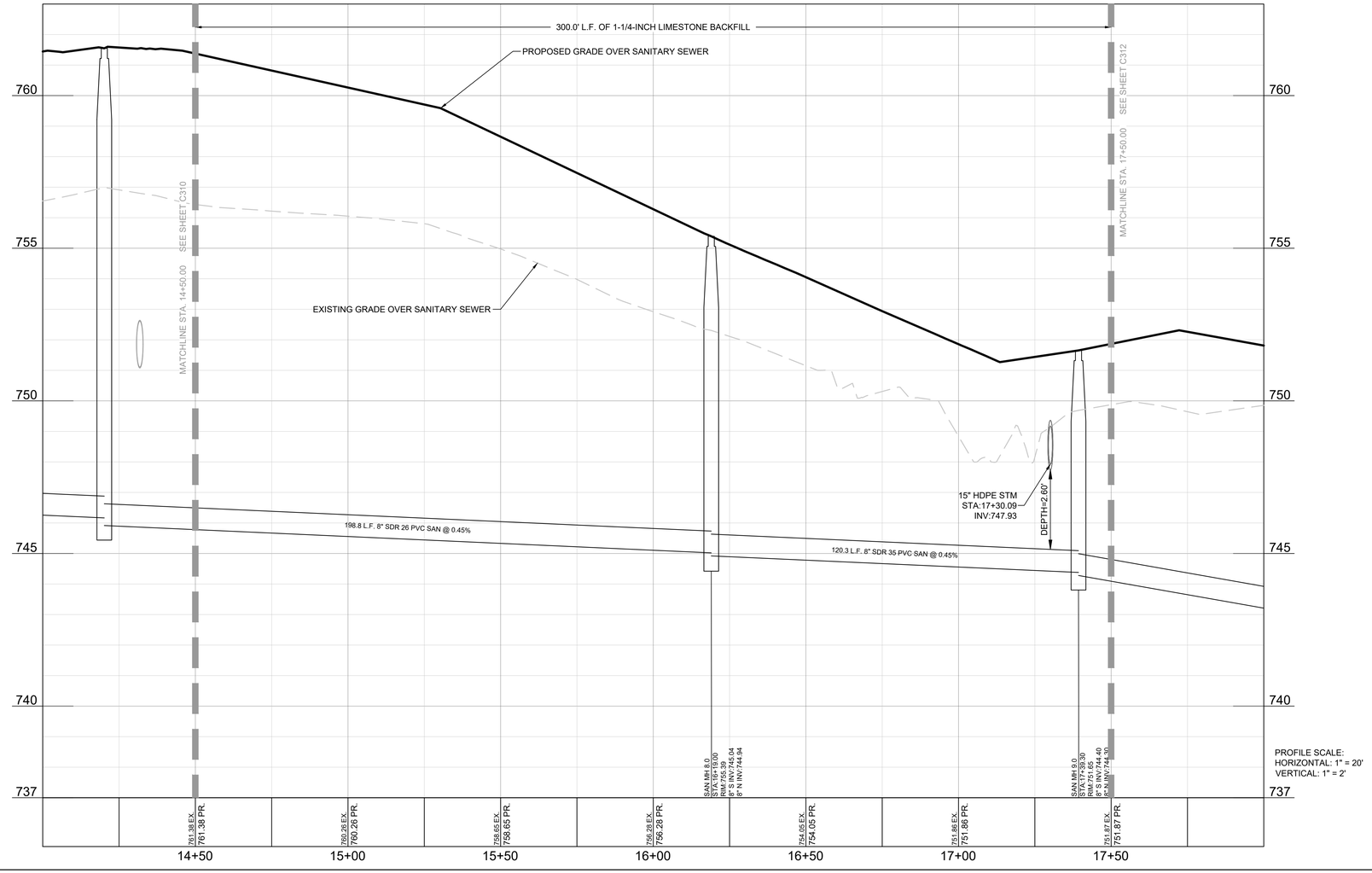

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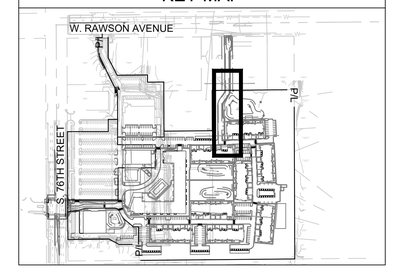

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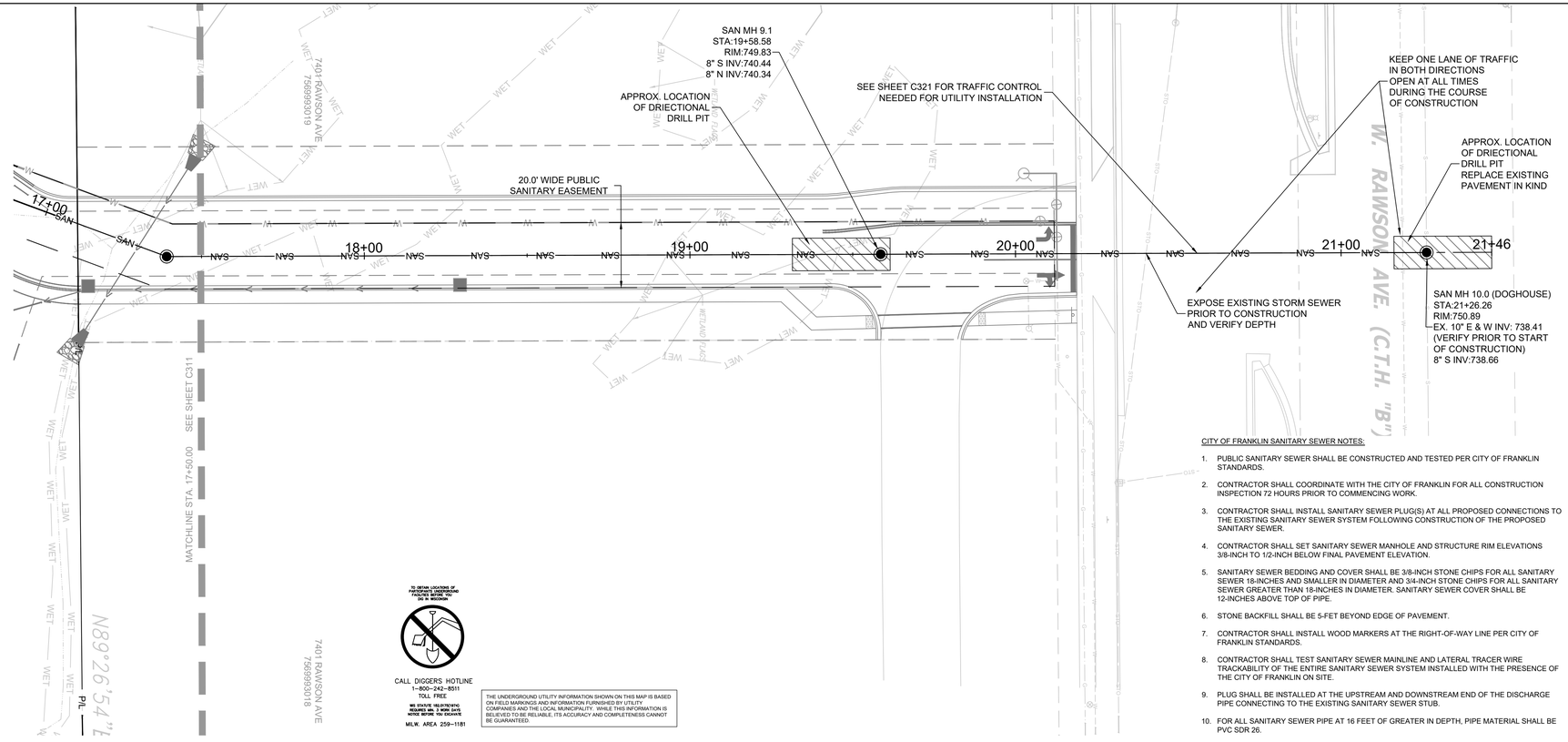
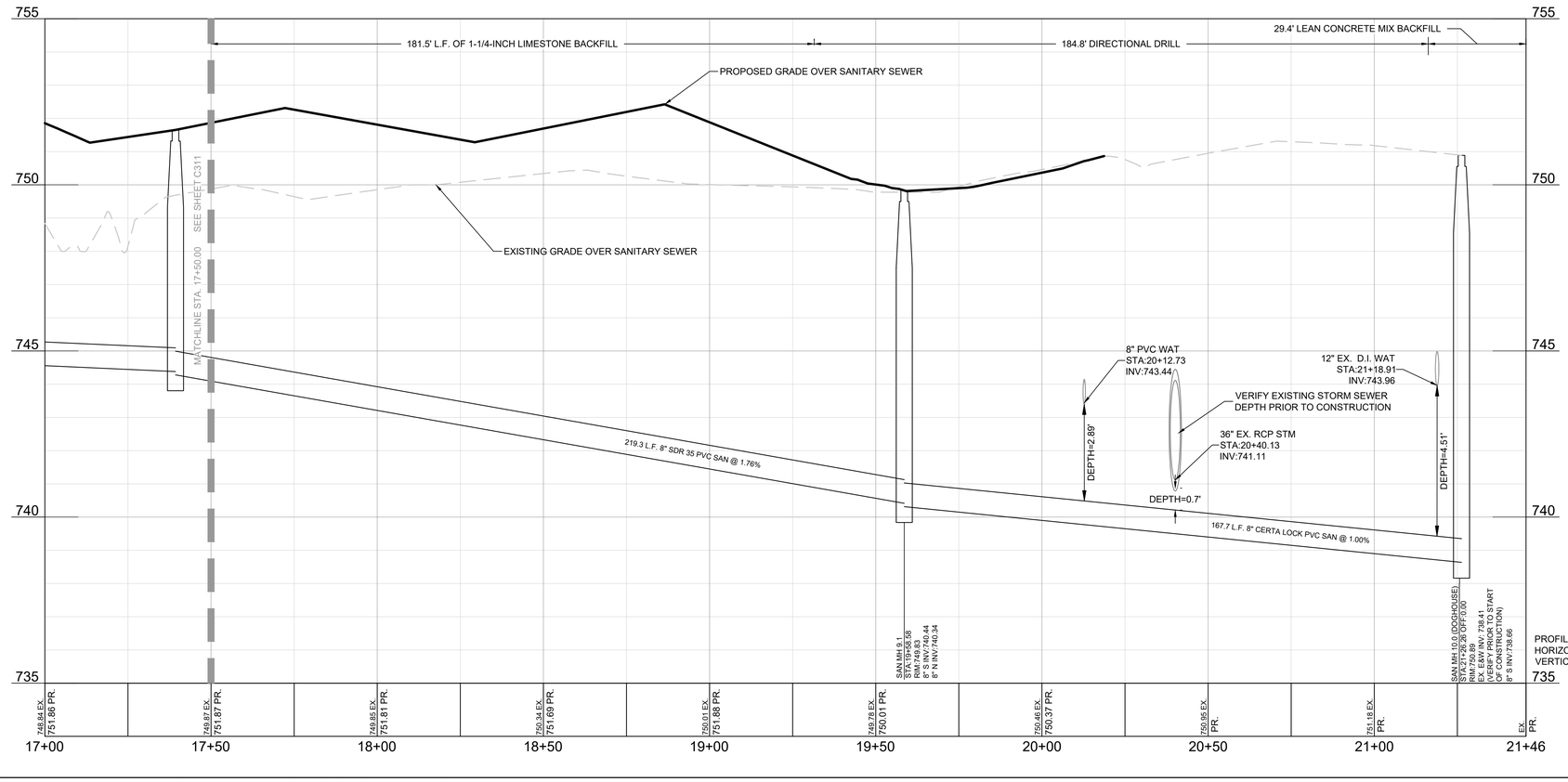


CITY OF FRANKLIN SANITARY SEWER NOTES:

1. PUBLIC SANITARY SEWER SHALL BE CONSTRUCTED AND TESTED PER CITY OF FRANKLIN STANDARDS.
2. CONTRACTOR SHALL COORDINATE WITH THE CITY OF FRANKLIN FOR ALL CONSTRUCTION INSPECTION 72 HOURS PRIOR TO COMMENCING WORK.
3. CONTRACTOR SHALL INSTALL SANITARY SEWER PLUG(S) AT ALL PROPOSED CONNECTIONS TO THE EXISTING SANITARY SEWER SYSTEM FOLLOWING CONSTRUCTION OF THE PROPOSED SANITARY SEWER.
4. CONTRACTOR SHALL SET SANITARY SEWER MANHOLE AND STRUCTURE RIM ELEVATIONS 3/8-INCH TO 1/2-INCH BELOW FINAL PAVEMENT ELEVATION.
5. SANITARY SEWER BEDDING AND COVER SHALL BE 3/8-INCH STONE CHIPS FOR ALL SANITARY SEWER 18-INCHES AND SMALLER IN DIAMETER AND 3/4-INCH STONE CHIPS FOR ALL SANITARY SEWER GREATER THAN 18-INCHES IN DIAMETER. SANITARY SEWER COVER SHALL BE 12-INCHES ABOVE TOP OF PIPE.
6. STONE BACKFILL SHALL BE 5-FET BEYOND EDGE OF PAVEMENT.
7. CONTRACTOR SHALL INSTALL WOOD MARKERS AT THE RIGHT-OF-WAY LINE PER CITY OF FRANKLIN STANDARDS.
8. CONTRACTOR SHALL TEST SANITARY SEWER MAINLINE AND LATERAL TRACER WIRE TRACKABILITY OF THE ENTIRE SANITARY SEWER SYSTEM INSTALLED WITH THE PRESENCE OF THE CITY OF FRANKLIN ON SITE.
9. PLUG SHALL BE INSTALLED AT THE UPSTREAM AND DOWNSTREAM END OF THE DISCHARGE PIPE CONNECTING TO THE EXISTING SANITARY SEWER STUB.
10. FOR ALL SANITARY SEWER PIPE AT 16 FEET OF GREATER IN DEPTH, PIPE MATERIAL SHALL BE PVC SDR 26.



PROFILE SCALE:
HORIZONTAL: 1" = 20'
VERTICAL: 1" = 2'

LEGEND:

W	PROPOSED WATER SERVICE
SAN	PROPOSED SANITARY SERVICE
	PROPOSED STORM SEWER
W	EXISTING WATER SERVICE TO REMAIN
SAN	EXISTING SANITARY SERVICE TO REMAIN
STO	EXISTING STORM TO REMAIN
F C401	PROPOSED STORM INLET
B C402	PROPOSED STORM MANHOLE
B C403	PROPOSED FLARED END SECTION
	PROPOSED SANITARY MANHOLE
	PROPOSED GATE VALVE
D C403	PROPOSED HYDRANT

GENERAL NOTES:

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3. WORK TO BE COMPLETED IS INDICATED IN BOLD TYPE LINES AND EXISTING CONDITIONS ARE INDICATED BY LIGHT TYPE LINES.
4. ELECTRONIC CIVIL FILES ARE AVAILABLE UPON WRITTEN REQUEST. DO NOT USE ELECTRONIC CIVIL FILES TO LAYOUT FOUNDATIONS, COLUMN LINES, LIGHT POLES, OR OTHER NON CIVIL SITE WORK. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF BUILDING AND ARCHITECTURAL FEATURES.
5. ALL UTILITIES WITHIN 5 FEET OF PAVED AREAS SHALL REQUIRE GRANULAR BACKFILL. SLURRY BACKFILL IS REQUIRED FOR ALL WORK IN PUBLIC RIGHT OF WAY.
6. BEDDING AND BACKFILL FOR WATER MAIN SHALL FOLLOW CITY OF FRANKLIN DESIGN STANDARDS AND SPECIFICATIONS.
7. PRIVATE STORM INLETS IN PAVEMENT SHALL REQUIRE DRAIN TILE STUBS OF 10 FEET IN TWO DIRECTIONS FOR SUBDRAINAGE. RIM GRADE FOR STORM INLETS IN CURB AND GUTTER ARE FLOW LINE GRADES.
8. WORK IN PUBLIC RIGHT OF WAY SHALL FOLLOW MATERIAL AND INSTALLATION REQUIREMENTS PER MUNICIPAL AND/OR COUNTY.
9. PRIVATE STORM SEWER 12-INCH DIAMETER OR LARGER SHALL BE HDPE. BELOW 12-INCH DIAMETER SHALL BE PVC SDR-35 ASTM D3034.
10. PUBLIC WATER AND PUBLIC SANITARY SEWER SHALL BE IN ACCORDANCE WITH THE CITY OF FRANKLIN DESIGN STANDARDS AND SPECIFICATIONS FOR WATER AND SEWER. FOLLOW CITY OF FRANKLIN DESIGN STANDARDS AND SPECIFICATIONS FOR BEDDING AND BACKFILL OF PUBLIC UTILITIES.
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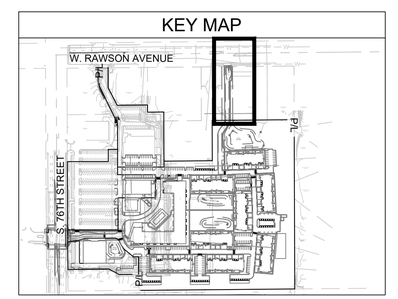

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Franklin, WI 53132
Phone: 414-285-3470

GRAPHIC SCALE
0 20 40

POTHS GENERAL DEVELOPMENT
76TH AND RAWSON
FRANKLIN, WI 53132

UTILITY PLAN - SANITARY SEWER PLAN & PROFILE

ISSUANCE	DATE
CITY SUBMITTAL	10/10/25
CITY SUBMITTAL	1/09/26
CITY SUBMITTAL	2/06/26
PLUMBING SUBMITTAL	2/10/26
COUNTY SUBMITTAL	2/25/26
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NO.	REVISION	DATE

SCALE:	1"=20'
PROJECT NO:	21775
DESIGN DATE:	----
PLOT DATE:	2026.05.29
DRAWN BY:	MRG
CHECKED BY:	CC
APPROVED BY:	CTC
SHEET NO:	C312

MGARNER
C312
21775

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2026.05.29

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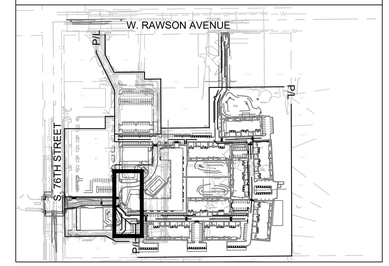
TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

WIS STATUTE 182.0175(1974) REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

MILW. AREA 259-1181

KEY MAP



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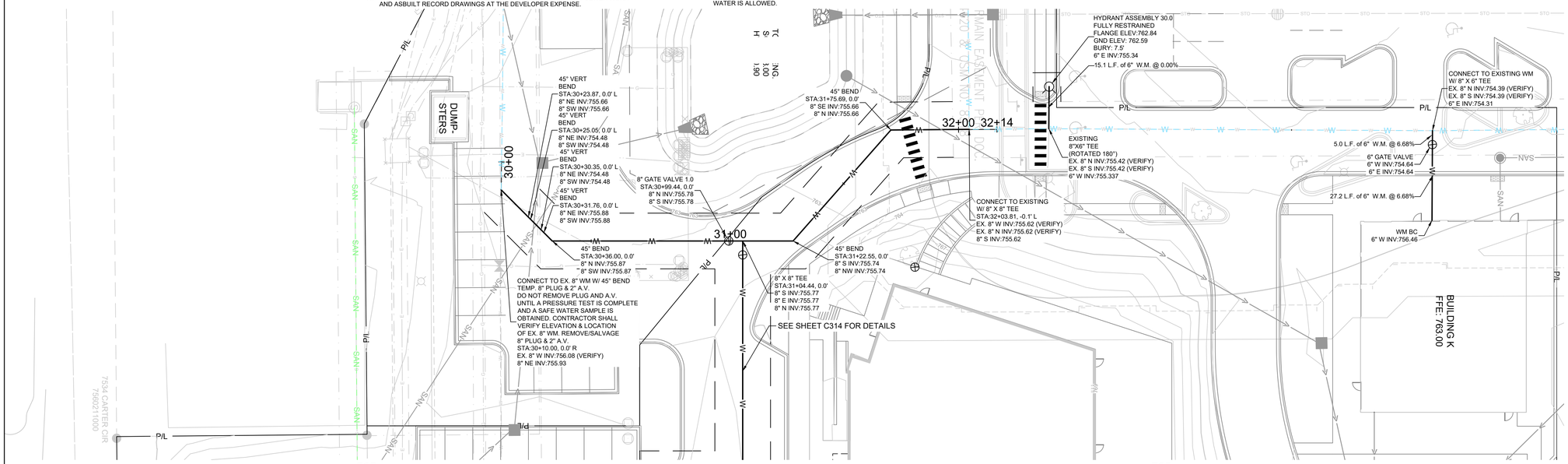

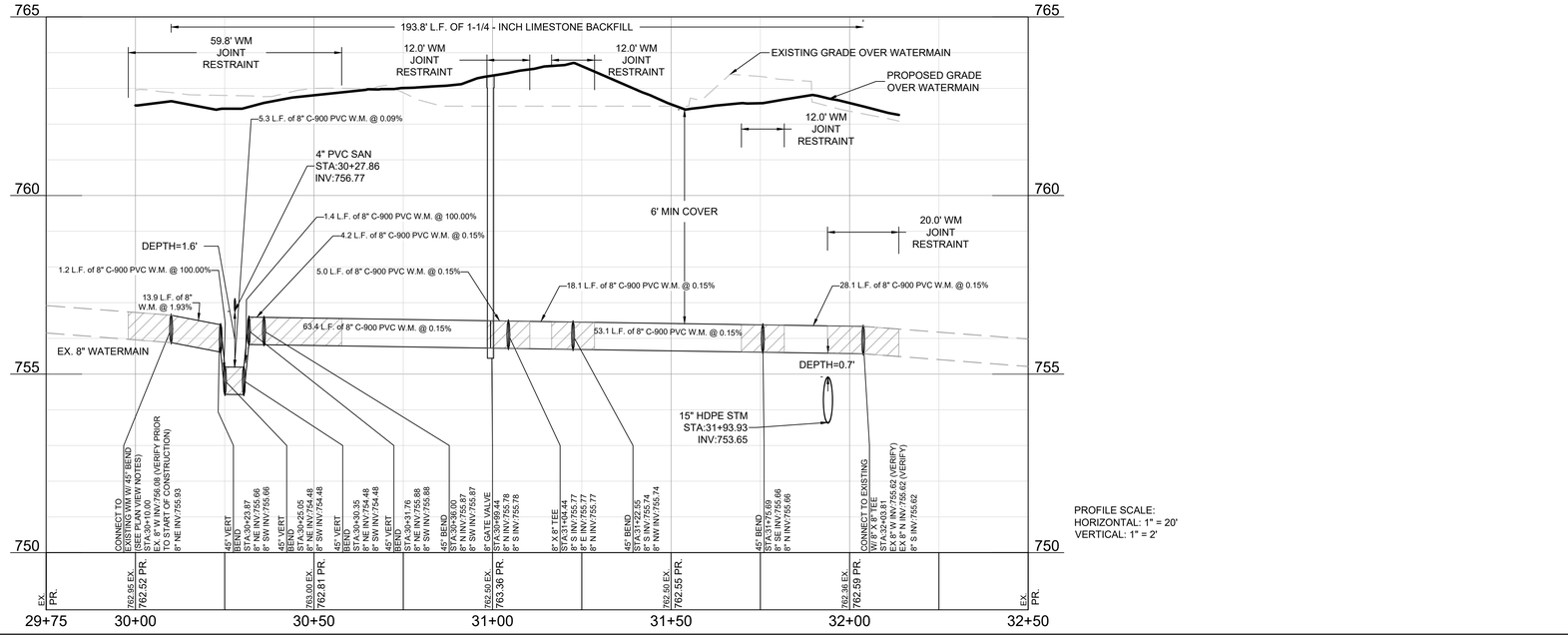

PROFILE SCALE:
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VERTICAL: 1" = 2'

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GRAPHIC SCALE
0 20 40

POTHS GENERAL DEVELOPMENT
76TH AND RAWSON
FRANKLIN, WI 53132

UTILITY PLAN - WATERMAIN PLAN & PROFILE

ISSUANCE	DATE
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NO.	REVISION	DATE

SCALE:	1"=20'
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PLOT DATE:	2026.05.29
DRAWN BY:	MRG
CHECKED BY:	CC
APPROVED BY:	CTC

SHEET NO:
C313

MGARNER
C313
21775

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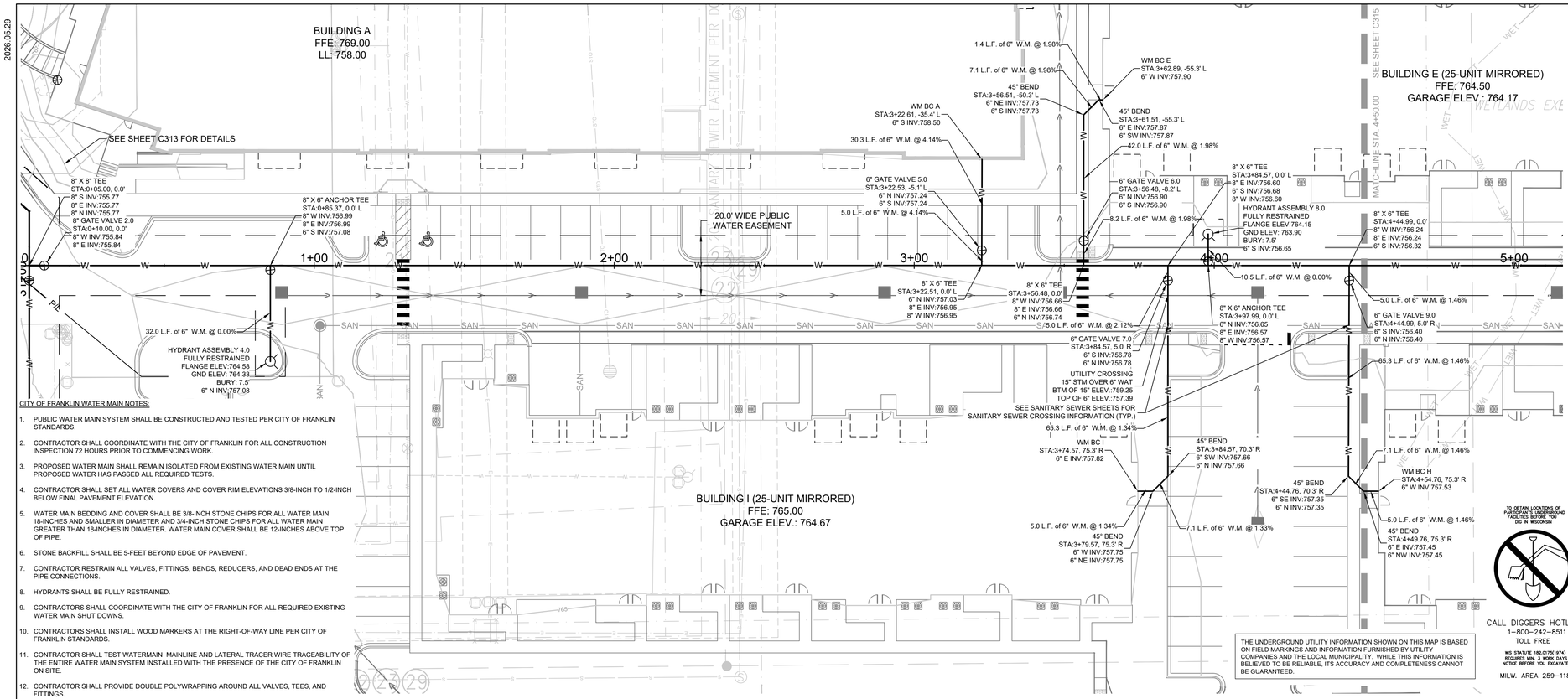

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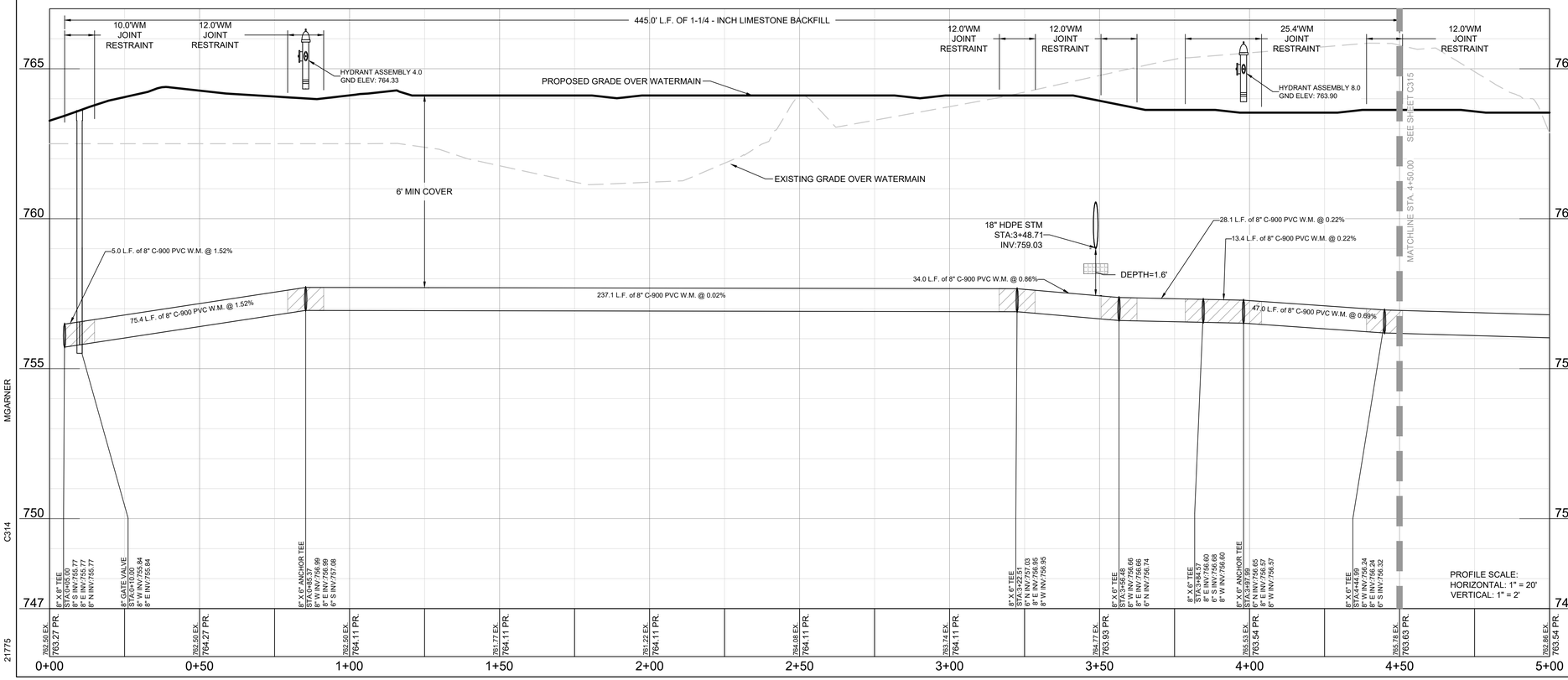

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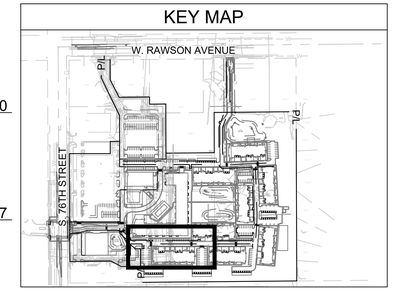

LEGEND:

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- EXISTING WATER SERVICE TO REMAIN
- EXISTING SANITARY SERVICE TO REMAIN
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GRAPHIC SCALE
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12. COORDINATE SEWER AN WATER UTILITY FOR DISCONNECT AND REMOVAL OF EXISTING FACILITIES. SEWER AND WATER 414-421-2613.
13. ALL WATER CROSSINGS SHALL HAVE 18 INCH VERTICAL SEPARATION MIN. FOR SANITARY AND STORM SEWER. ALL STORM SEWER CROSSINGS WITH WATER SHALL BE INSULATED.
14. WHERE STORM SEWER CROSSES WATER MAIN, INSULATION SHALL BE INSTALLED UNDER STORM SEWER AND A MINIMUM OF 1.5 FEET VERTICAL SEPARATION SHALL BE ACHIEVED.
15. COORDINATE FINAL LOCATION AND DESIGN OF PRIVATE UTILITY SERVICES (ELECTRIC, GAS, PHONE, CABLE) WITH UTILITY COMPANIES.
16. IF PROJECT IS DESIGN BUILD MEP, THE GENERAL CONTRACTOR IS REQUIRED TO PROVIDE FINAL SEWER AND WATER DESIGN SHOWING LOCATION, INVERTS AND SIZES TO THE ENGINEER FOR FINAL REVIEW AND VERIFICATION PRIOR TO STARTING UNDERGROUND UTILITY CONSTRUCTION.
17. WATER MAIN CONNECTION: TAP WATER MAIN WITH SIZE AND LOCATION INDICATED ON PLAN IN ACCORDANCE WITH LOCAL WATER UTILITY REQUIREMENTS. COORDINATE CONNECTION WITH LOCAL WATER UTILITY. ALL JOINTS SHALL BE RESTRAINED FROM CONNECTION OF WATER MAIN TO BUILDING WALL. SUBMIT JOINT RESTRAINT DETAILS FOR ALL JOINT TYPES INCLUDING PUSH-ON AND MECHANICAL CONNECTIONS. INSTALL MEGA-LUG OR APPROVED EQUAL TIGHT TO WALL FOR RESTRAINT FOR ALL BUILDING WALL PENETRATIONS AS APPROVED BY LOCAL PLUMBING INSPECTOR AND WATER UTILITY. INSTALL THRUST BLOCKING AND MEGA-LUG AT BEND BELOW FLOOR FOR ALL FLOOR PENETRATIONS.
18. INSTALL JOINT RESTRAINT AND CONCRETE THRUST BLOCKS AT ALL OFFSET FITTINGS (TEES, BENDS, DEAD ENDS, VALVES, REDUCERS) USING MEGA-LUG OR APPROVED EQUAL. CONCRETE THRUST BLOCKS SHALL BE INSTALLED PER FILE NO'S:44,45,46 FROM THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN. SEE DETAIL FOR MINIMUM LENGTH OF RESTRAINED JOINT REQUIRED. SUBMIT JOINT RESTRAINT DETAILS FOR ALL JOINT TYPES INCLUDING PUSH-ON AND MECHANICAL CONNECTIONS.
19. USE SLURRY BACKFILL WITHIN RIGHT-OF-WAY AS INDICATED ON THE PLANS. PLACE THE MATERIALS IN A CLEAN CONCRETE MIX OR TRUCK AND THOROUGHLY MIX IN THE FOLLOWING QUANTITIES FOR EACH CUBIC YARD REQUIRED SAND-1600 LBS; #1 AND #2 STONE COMBINED FOR 2400 LBS WITH #1 STONE AT 35-65% OF MIX AND THE REMAINDER #2 STONE FOR WORKABILITY; WATER-25 GALLONS. NO ADDITIONAL WATER IS ALLOWED.

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POTHS GENERAL DEVELOPMENT
76TH AND RAWSON
FRANKLIN, WI 53132

UTILITY PLAN - WATERMAIN PLAN & PROFILE

ISSUANCE	DATE
CITY SUBMITTAL	10/10/25
CITY SUBMITTAL	1/09/26
CITY SUBMITTAL	2/06/26
PLUMBING SUBMITTAL	2/10/26
COUNTY SUBMITTAL	2/25/26
CITY SUBMITTAL	3/03/26
CITY SUBMITTAL	3/24/26
CITY SUBMITTAL	4/14/26
CITY SUBMITTAL	5/29/26

NO.	REVISION	DATE

SCALE:	1"=20'
PROJECT NO:	21775
DESIGN DATE:	----
PLOT DATE:	2026.05.29
DRAWN BY:	MRG
CHECKED BY:	CC
APPROVED BY:	CTC
SHEET NO:	C314

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2026.05.29

CITY OF FRANKLIN WATER MAIN NOTES:

1. PUBLIC WATER MAIN SYSTEM SHALL BE CONSTRUCTED AND TESTED PER CITY OF FRANKLIN STANDARDS.
2. CONTRACTOR SHALL COORDINATE WITH THE CITY OF FRANKLIN FOR ALL CONSTRUCTION INSPECTION 72 HOURS PRIOR TO COMMENCING WORK.
3. PROPOSED WATER MAIN SHALL REMAIN ISOLATED FROM EXISTING WATER MAIN UNTIL PROPOSED WATER HAS PASSED ALL REQUIRED TESTS.
4. CONTRACTOR SHALL SET ALL WATER COVERS AND COVER RIM ELEVATIONS 3/8-INCH TO 1/2-INCH BELOW FINAL PAVEMENT ELEVATION.
5. WATER MAIN BEDDING AND COVER SHALL BE 3/8-INCH STONE CHIPS FOR ALL WATER MAIN 18-INCHES AND SMALLER IN DIAMETER AND 3/4-INCH STONE CHIPS FOR ALL WATER MAIN GREATER THAN 18-INCHES IN DIAMETER. WATER MAIN COVER SHALL BE 12-INCHES ABOVE TOP OF PIPE.
6. STONE BACKFILL SHALL BE 5-FEET BEYOND EDGE OF PAVEMENT.
7. CONTRACTOR RESTRAIN ALL VALVES, FITTINGS, BENDS, REDUCERS, AND DEAD ENDS AT THE PIPE CONNECTIONS.
8. HYDRANTS SHALL BE FULLY RESTRAINED.
9. CONTRACTORS SHALL COORDINATE WITH THE CITY OF FRANKLIN FOR ALL REQUIRED EXISTING WATER MAIN SHUT DOWNS.
10. CONTRACTORS SHALL INSTALL WOOD MARKERS AT THE RIGHT-OF-WAY LINE PER CITY OF FRANKLIN STANDARDS.
11. CONTRACTOR SHALL TEST WATERMAIN MAINLINE AND LATERAL TRACER WIRE TRACEABILITY OF THE ENTIRE WATER MAIN SYSTEM INSTALLED WITH THE PRESENCE OF THE CITY OF FRANKLIN ON SITE.
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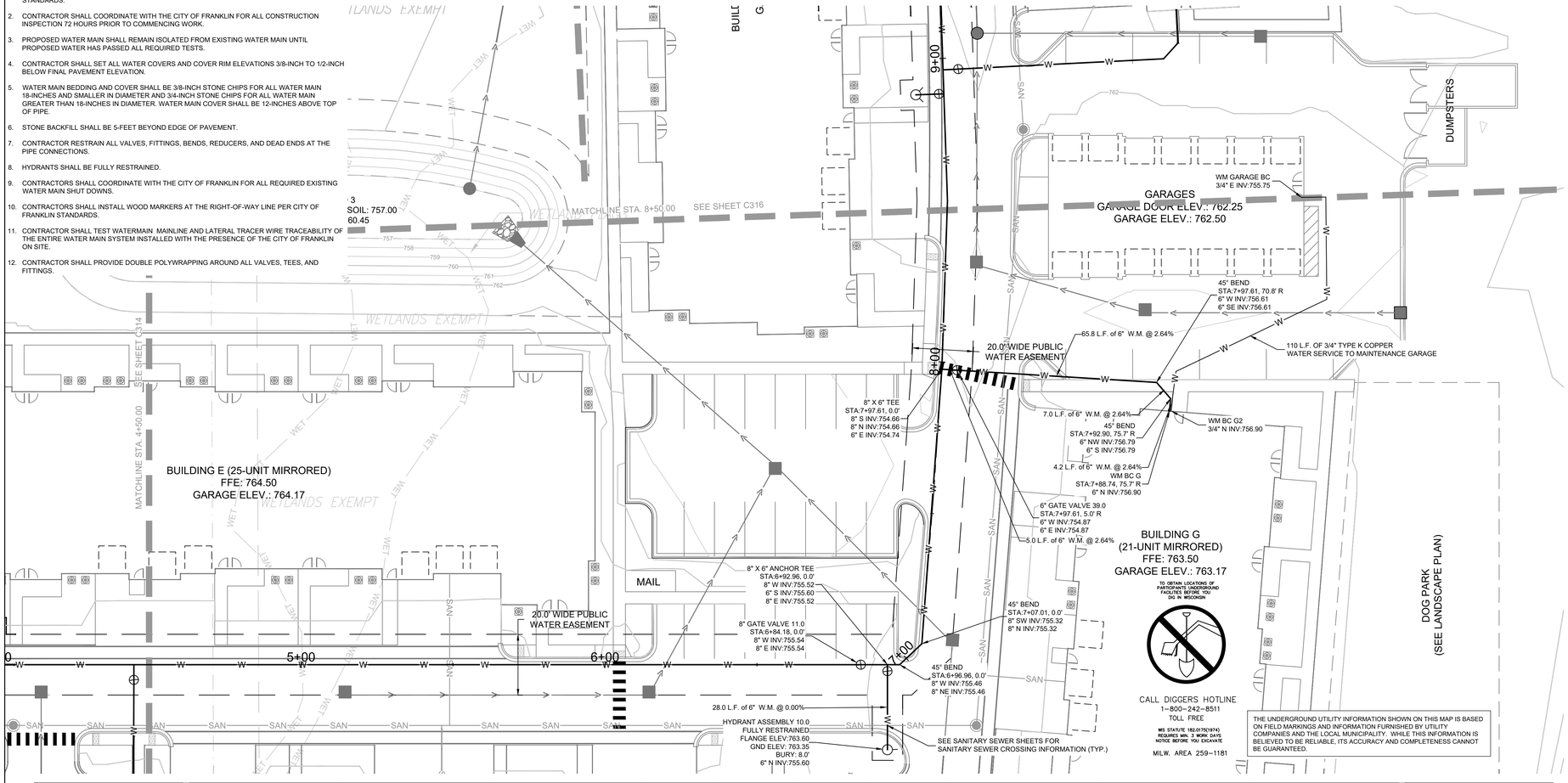

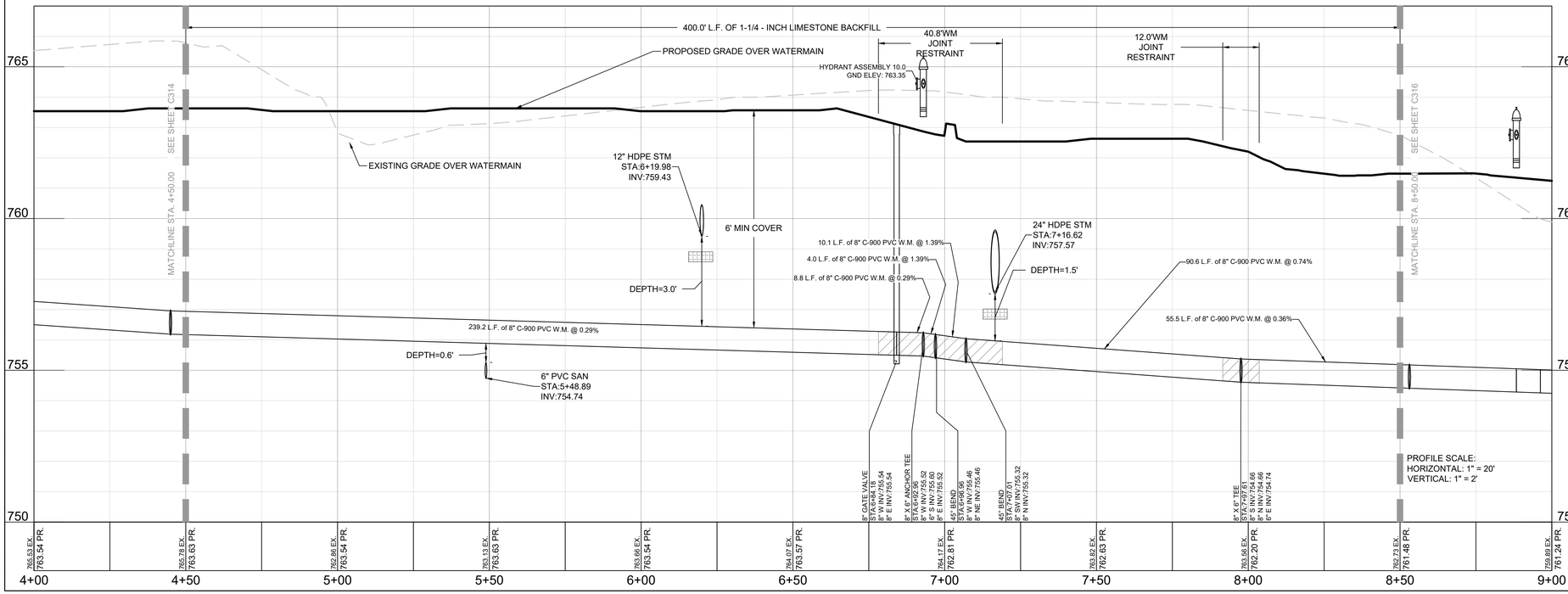

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- PROPOSED WATER SERVICE
- PROPOSED SANITARY SERVICE
- PROPOSED STORM SEWER
- EXISTING WATER SERVICE TO REMAIN
- EXISTING SANITARY SERVICE TO REMAIN
- EXISTING STORM TO REMAIN
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- PROPOSED STORM MANHOLE (B C402)
- PROPOSED FLARED END SECTION (B C403)
- PROPOSED SANITARY MANHOLE
- PROPOSED GATE VALVE
- PROPOSED HYDRANT (D C403)
- 4" THICK, 8' X 4' R-25 PINK INSULATION OVER WATERMAIN, 6" UNDER STORM SEWER CROSSING
- WATERMAIN JOINT RESTRAINT

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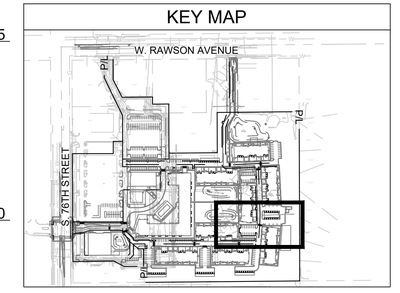
KEY MAP



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GRAPHIC SCALE
0 20 40

POTHS GENERAL DEVELOPMENT
76TH AND RAWSON
FRANKLIN, WI 53132

UTILITY PLAN - WATERMAIN PLAN & PROFILE

ISSUANCE	DATE
CITY SUBMITTAL	10/10/25
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NO. REVISION	DATE

SCALE:	1"=20'
PROJECT NO:	21775
DESIGN DATE:	----
PLOT DATE:	2026.05.29
DRAWN BY:	MRG
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APPROVED BY:	CTC

SHEET NO:
C315

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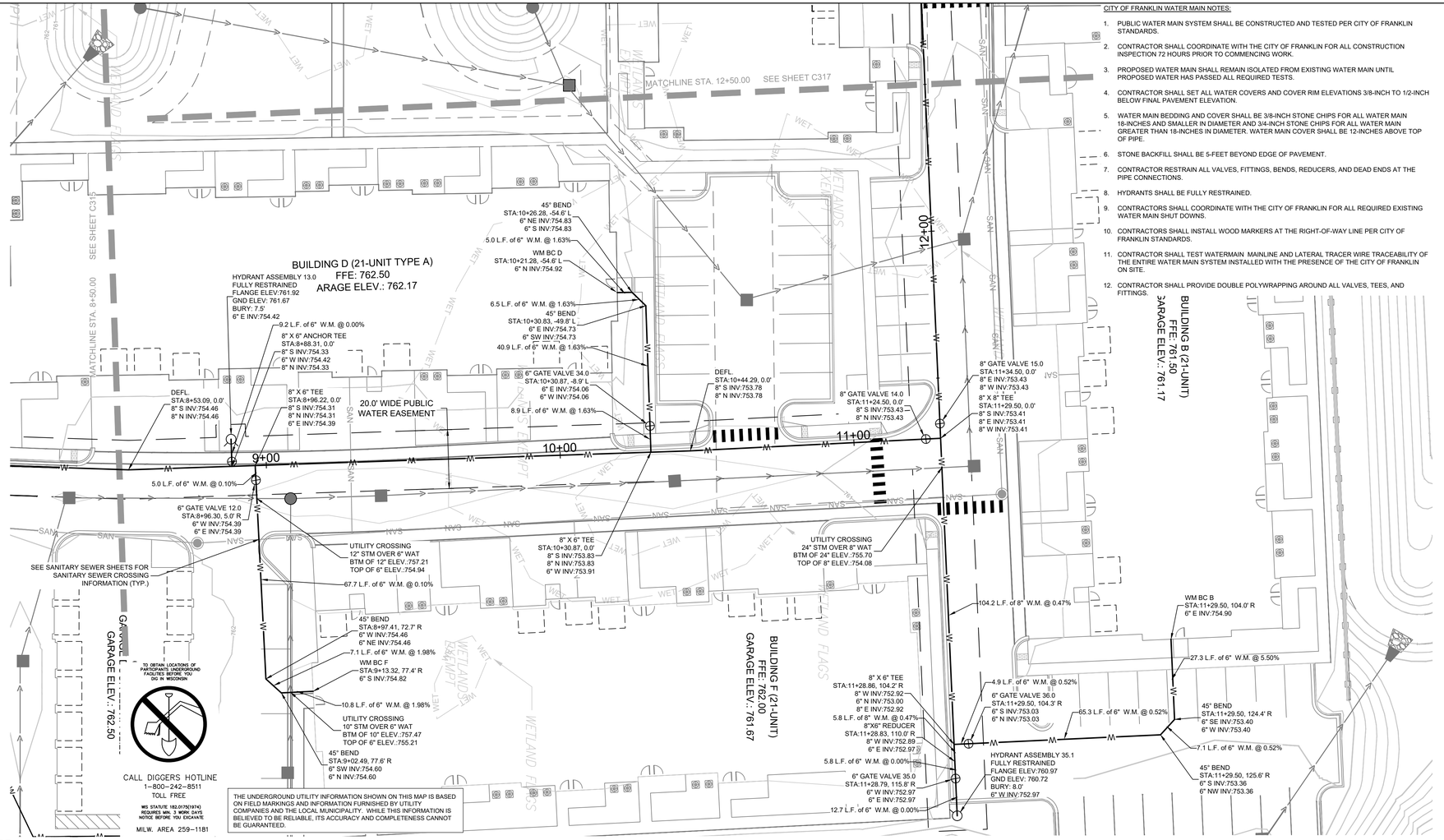
2026.05.29


MATCHLINE STA. 12+50.00 SEE SHEET C317
SEE SHEET C315
MATCHLINE STA. 8+50.00
BUILDING D (21-UNIT TYPE A)
FFE: 762.50
GARAGE ELEV.: 762.17
HYDRANT ASSEMBLY 13.0
FULLY RESTRAINED
FLANGE ELEV:761.92
GND ELEV: 761.67
BURY: 7.5'
6" E INV:754.42
9.2 L.F. of 6" W.M. @ 0.00%
8" X 6" ANCHOR TEE
STA:8+88.31, 0.0'
8" S INV:754.33
6" W INV:754.42
8" N INV:754.33
45° BEND
STA:10+26.28, -54.6' L
6" NE INV:754.83
6" S INV:754.83
5.0 L.F. of 6" W.M. @ 1.63%
WM BC D
STA:10+21.28, -54.6' L
6" N INV:754.92
6.5 L.F. of 6" W.M. @ 1.63%
45° BEND
STA:10+30.83, -49.8' L
6" E INV:754.73
6" SW INV:754.73
40.9 L.F. of 6" W.M. @ 1.63%
6" GATE VALVE 34.0
STA:10+30.87, -8.9' L
6" E INV:754.06
6" W INV:754.06
8.9 L.F. of 6" W.M. @ 1.63%
DEFL.
STA:8+53.09, 0.0'
8" S INV:754.46
8" N INV:754.46
8" X 6" TEE
STA:8+96.22, 0.0'
8" S INV:754.31
8" N INV:754.31
6" E INV:754.39
20.0' WIDE PUBLIC
WATER EASEMENT
DEFL.
STA:10+44.29, 0.0'
8" S INV:753.78
8" N INV:753.78
8" GATE VALVE 14.0
STA:11+24.50, 0.0'
8" S INV:753.43
8" N INV:753.43
8" GATE VALVE 15.0
STA:11+34.50, 0.0'
8" E INV:753.43
8" W INV:753.43
8" X 8" TEE
STA:11+29.50, 0.0'
8" S INV:753.41
8" E INV:753.41
8" W INV:753.41
BUILDING B (21-UNIT)
FFE: 761.50
GARAGE ELEV.: 761.17
5.0 L.F. of 6" W.M. @ 0.10%
6" GATE VALVE 12.0
STA:8+96.30, 5.0' R
6" W INV:754.39
6" E INV:754.39
SEE SANITARY SEWER SHEETS FOR
SANITARY SEWER CROSSING
INFORMATION (TYP.)
UTILITY CROSSING
12" STM OVER 6" WAT
BTM OF 12" ELEV.:757.21
TOP OF 6" ELEV.:754.94
67.7 L.F. of 6" W.M. @ 0.10%
8" X 6" TEE
STA:10+30.87, 0.0'
8" S INV:753.83
8" N INV:753.83
6" W INV:753.91
UTILITY CROSSING
24" STM OVER 8" WAT
BTM OF 24" ELEV.:755.70
TOP OF 8" ELEV.:754.08
104.2 L.F. of 8" W.M. @ 0.47%
WM BC B
STA:11+29.50, 104.0' R
6" E INV:754.90
27.3 L.F. of 6" W.M. @ 5.50%
4.9 L.F. of 6" W.M. @ 0.52%
6" GATE VALVE 36.0
STA:11+29.50, 104.3' R
6" S INV:753.03
6" N INV:753.03
85.3 L.F. of 6" W.M. @ 0.52%
45° BEND
STA:11+29.50, 124.4' R
6" SE INV:753.40
6" W INV:753.40
7.1 L.F. of 6" W.M. @ 0.52%
45° BEND
STA:11+29.50, 125.6' R
6" S INV:753.36
6" NW INV:753.36
8" X 6" TEE
STA:11+28.86, 104.2' R
8" W INV:752.92
6" N INV:753.00
8" E INV:752.92
5.8 L.F. of 8" W.M. @ 0.47%
8"X6" REDUCER
STA:11+28.83, 110.0' R
8" W INV:752.89
6" E INV:752.97
5.8 L.F. of 6" W.M. @ 0.00%
6" GATE VALVE 35.0
STA:11+28.79, 115.8' R
6" W INV:752.97
6" E INV:752.97
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HYDRANT ASSEMBLY 35.1
FULLY RESTRAINED
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WETLAND FLAGS
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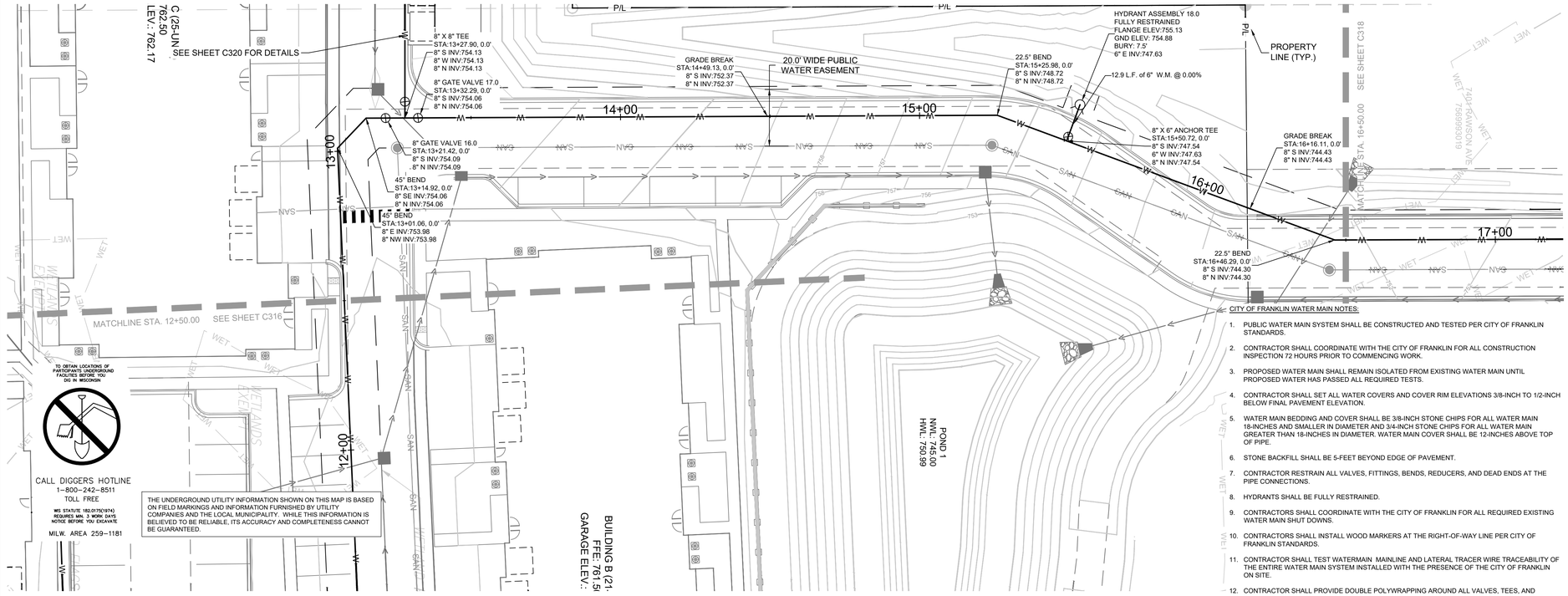
2026.05.29



LEGEND:

- PROPOSED WATER SERVICE
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- PROPOSED STORM SEWER
- EXISTING WATER SERVICE TO REMAIN
- EXISTING SANITARY SERVICE TO REMAIN
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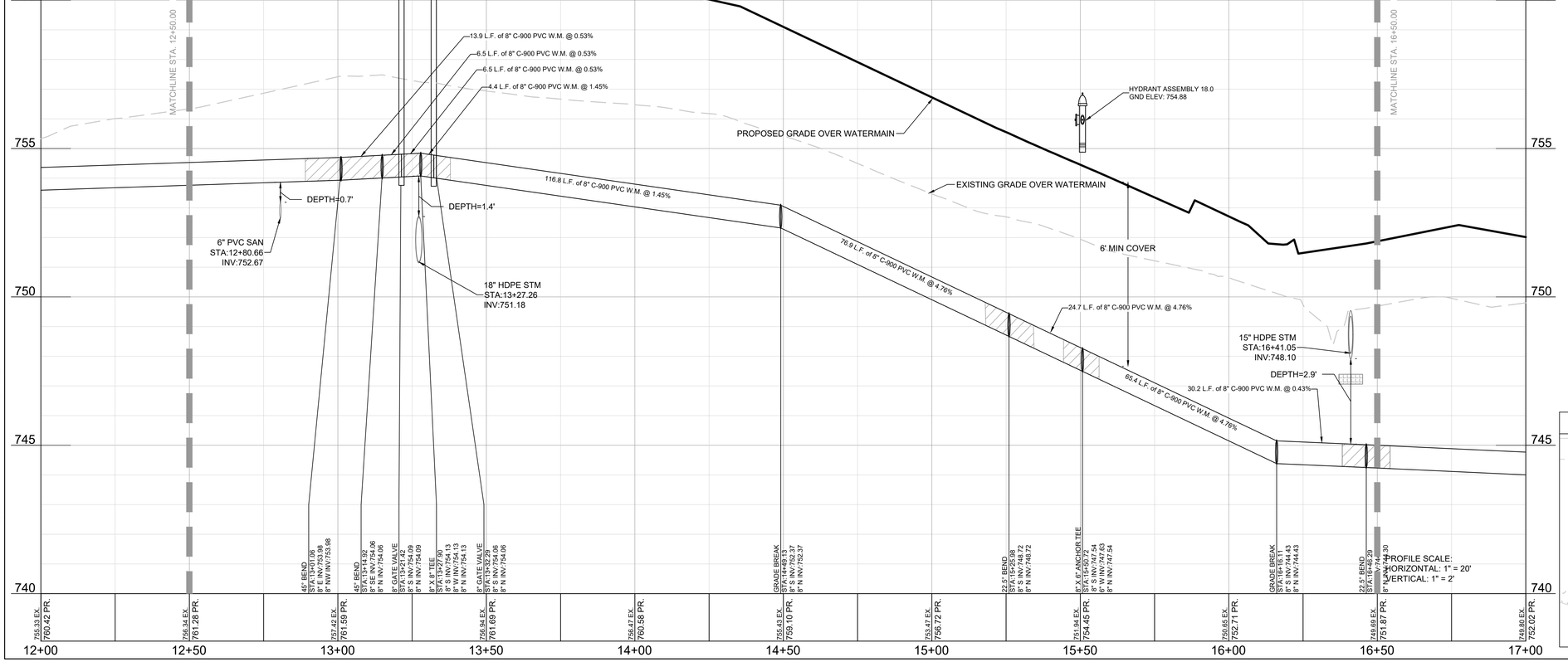

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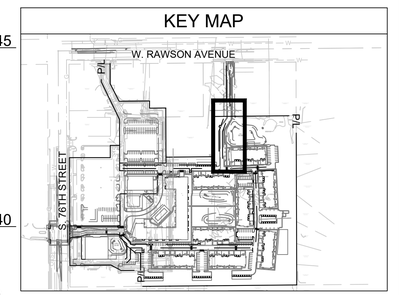

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GRAPHIC SCALE
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POTHS GENERAL DEVELOPMENT
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FRANKLIN, WI 53132

UTILITY PLAN - WATERMAIN PLAN & PROFILE

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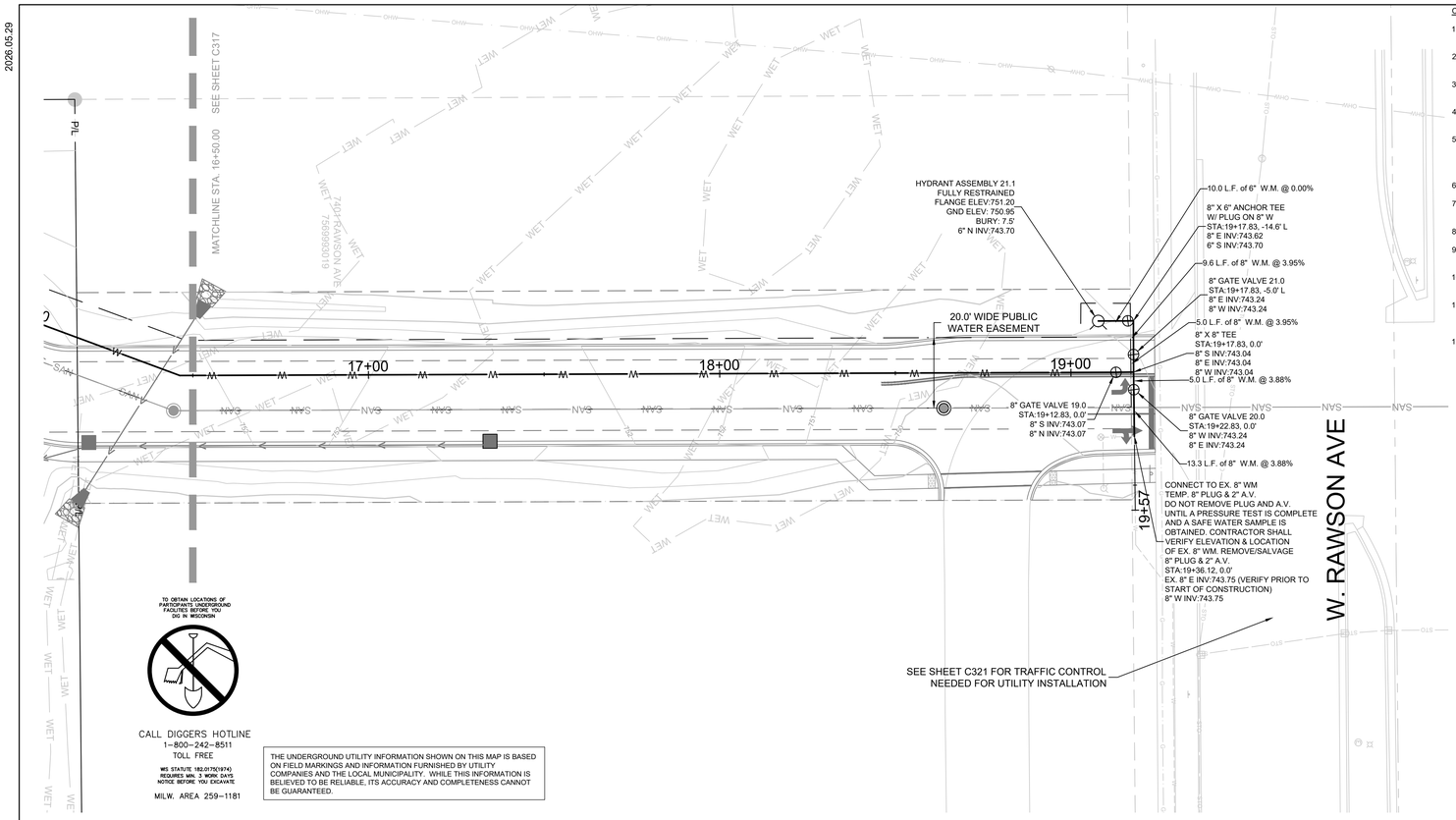

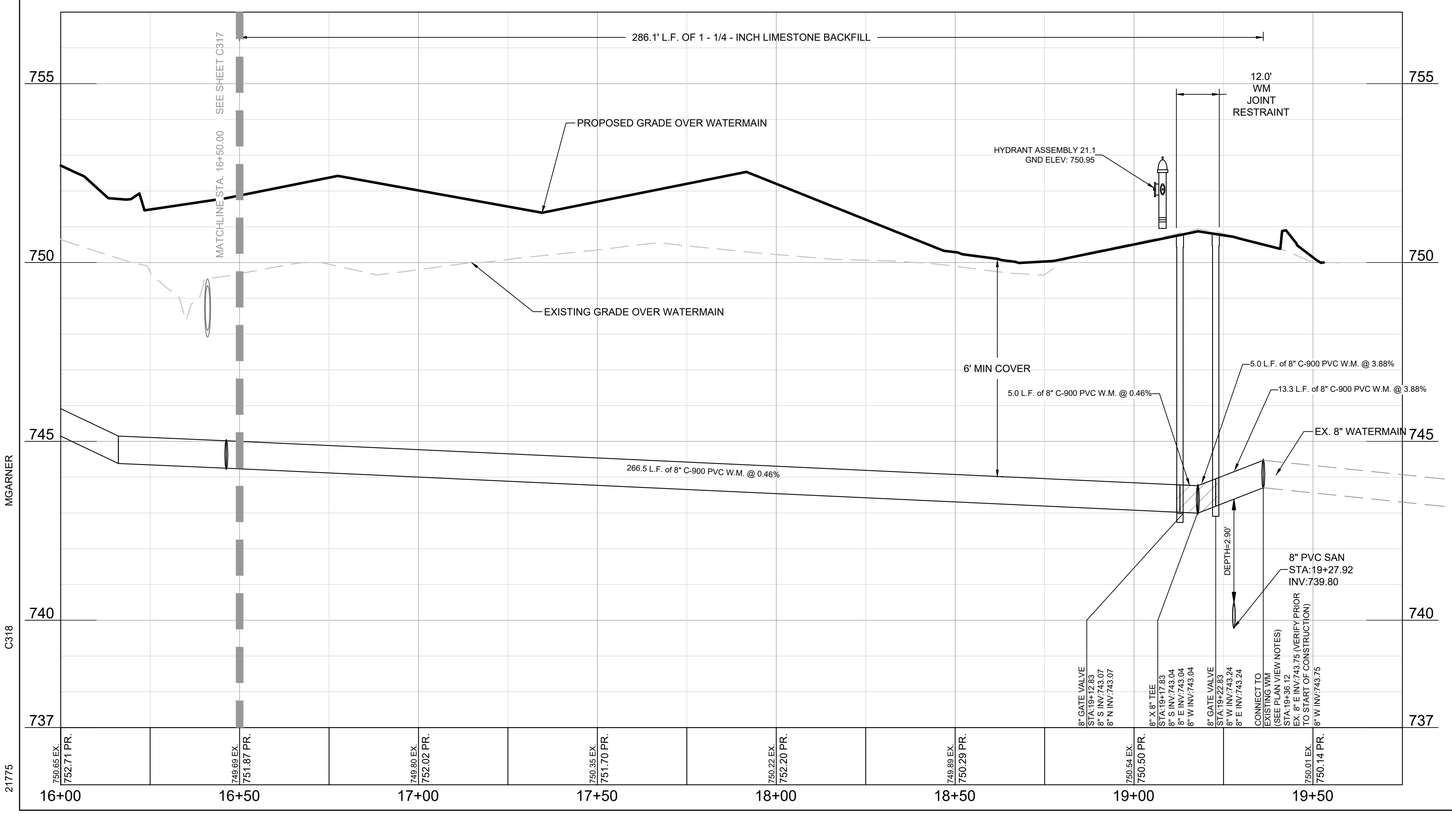

PROFILE SCALE:
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- PROPOSED GATE VALVE
- D C403 — PROPOSED HYDRANT
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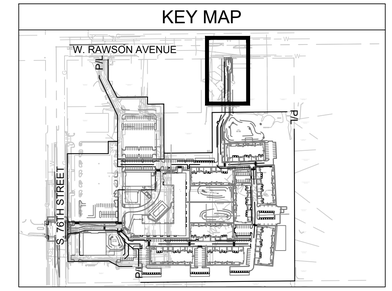

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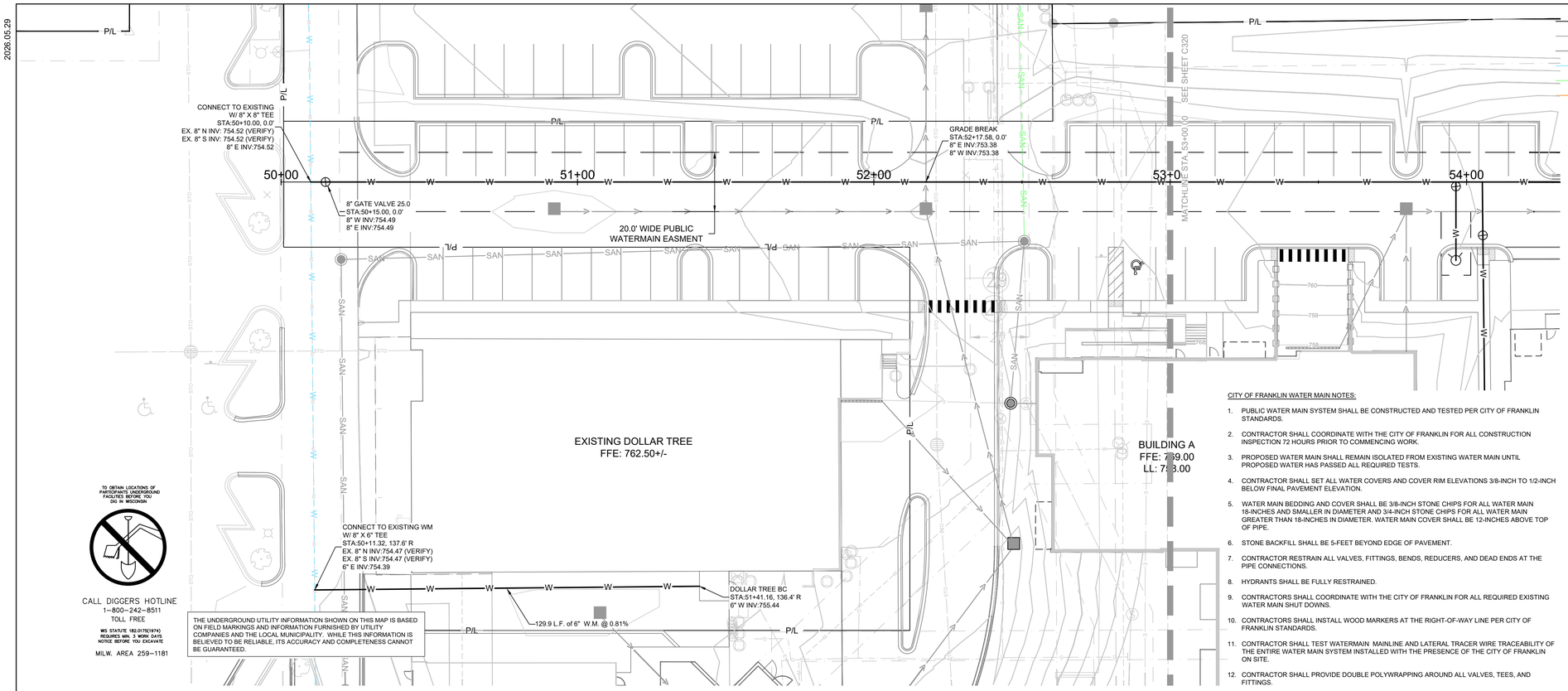

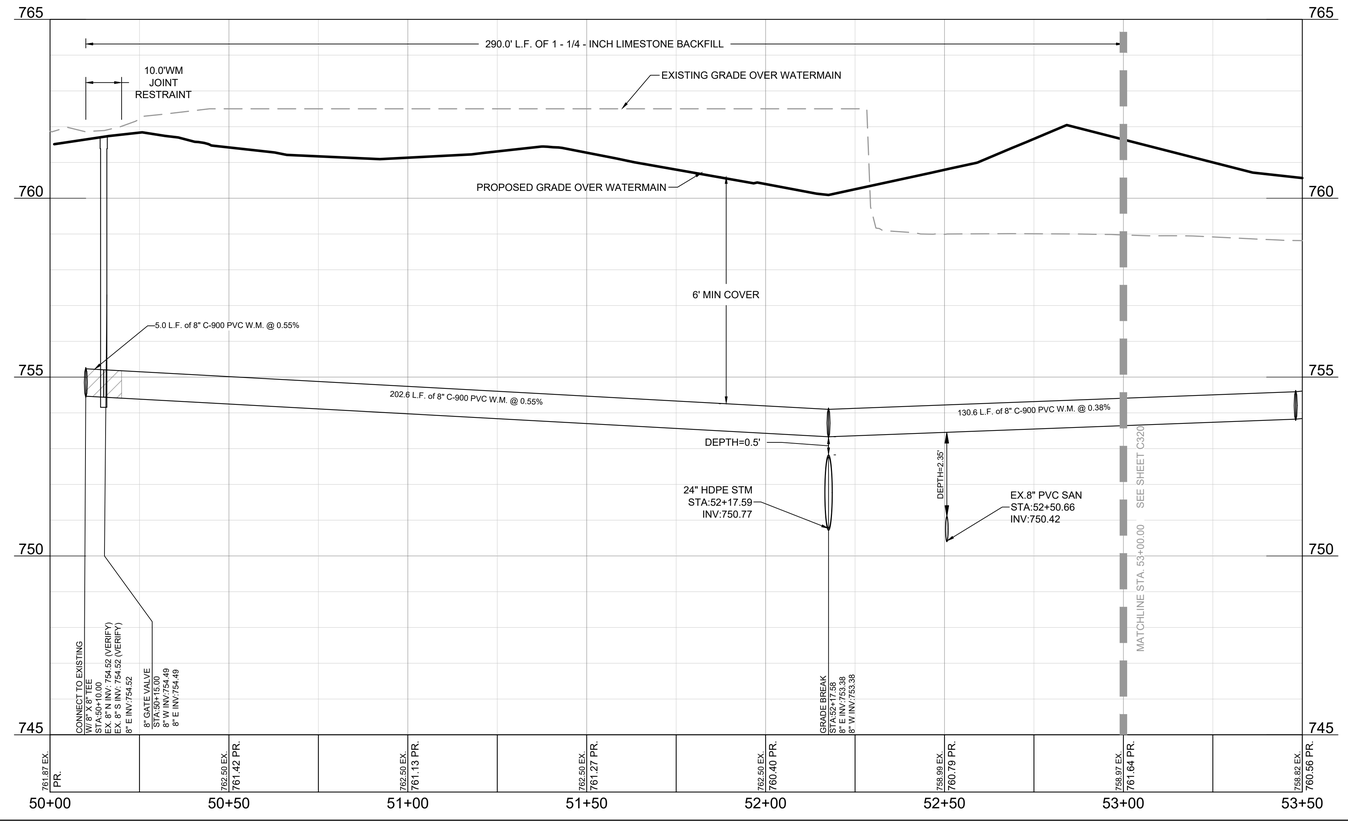

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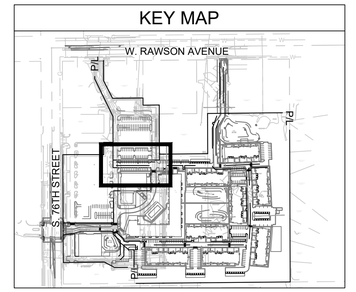

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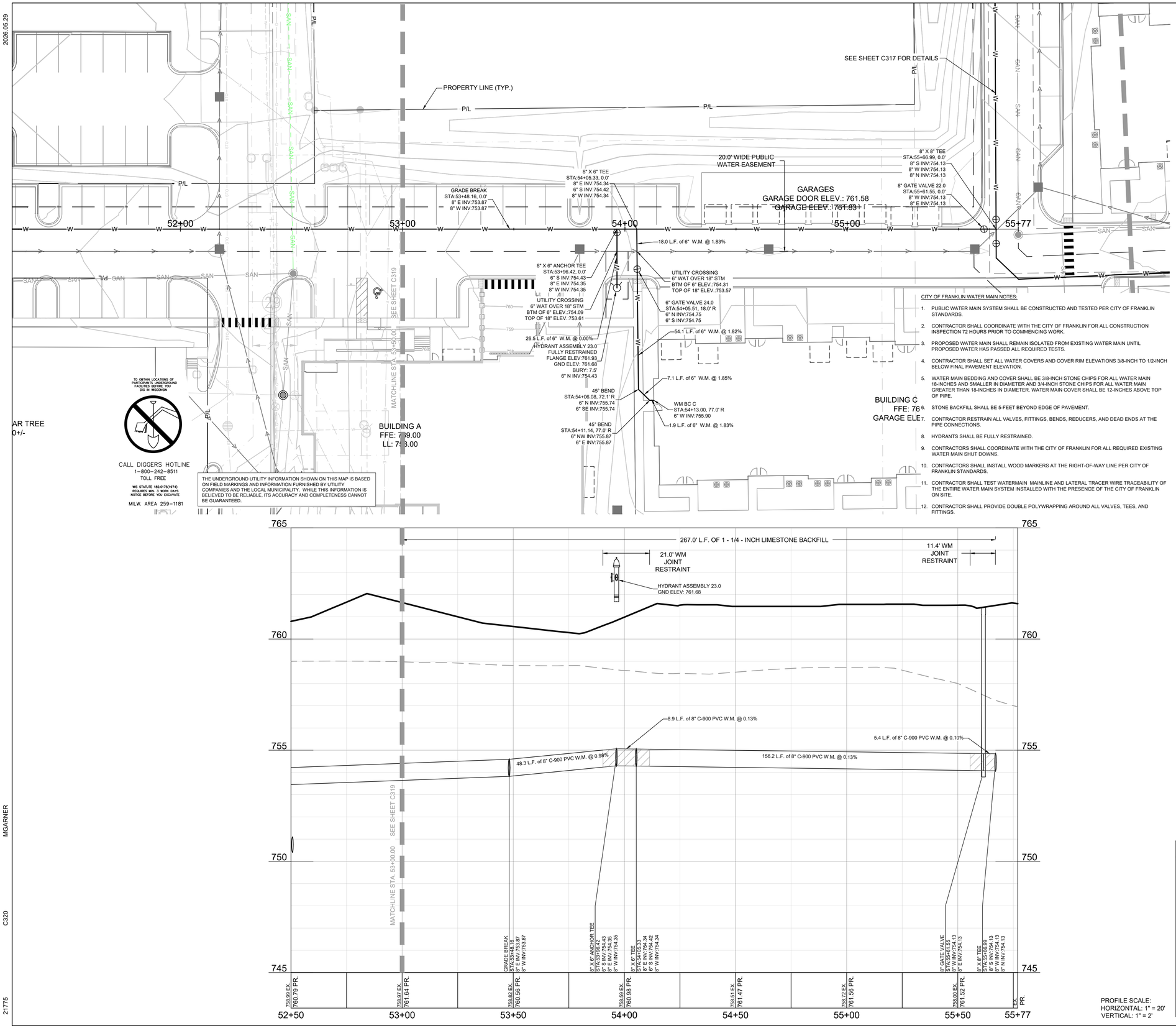

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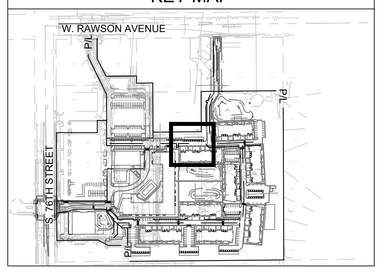
5. ALL UTILITIES WITHIN 5 FEET OF PAVED AREAS SHALL REQUIRE GRANULAR BACKFILL. SLURRY BACKFILL IS REQUIRED FOR ALL WORK IN PUBLIC RIGHT OF WAY.
6. BEDDING AND BACKFILL FOR WATER MAIN SHALL FOLLOW CITY OF FRANKLIN DESIGN STANDARDS AND SPECIFICATIONS.
7. PRIVATE STORM INLETS IN PAVEMENT SHALL REQUIRE DRAIN TILE STUBS OF 10 FEET IN TWO DIRECTIONS FOR SUBDRAINAGE. RIM GRADE FOR STORM INLETS IN CURB AND GUTTER ARE FLOW LINE GRADES.
8. WORK IN PUBLIC RIGHT OF WAY SHALL FOLLOW MATERIAL AND INSTALLATION REQUIREMENTS PER MUNICIPAL AND/OR COUNTY.
9. PRIVATE STORM SEWER 12-INCH DIAMETER OR LARGER SHALL BE HDPE. BELOW 12-INCH DIAMETER SHALL BE PVC SDR-35 ASTM D3034.
10. PUBLIC WATER AND PUBLIC SANITARY SEWER SHALL BE IN ACCORDANCE WITH THE CITY OF FRANKLIN DESIGN STANDARDS AND SPECIFICATIONS FOR WATER AND SEWER. FOLLOW CITY OF FRANKLIN DESIGN STANDARDS AND SPECIFICATIONS FOR BEDDING AND BACKFILL OF PUBLIC UTILITIES.
11. CITY INSPECTOR WILL BE REQUIRED FOR WATER MAIN, SANITARY SEWER WORK AND ASBUILT RECORD DRAWINGS AT THE DEVELOPER EXPENSE.
12. COORDINATE SEWER AN WATER UTILITY FOR DISCONNECT AND REMOVAL OF EXISTING FACILITIES. SEWER AND WATER 414-421-2613.
13. ALL WATER CROSSINGS SHALL HAVE 18 INCH VERTICAL SEPARATION MIN. FOR SANITARY AND STORM SEWER. ALL STORM SEWER CROSSINGS WITH WATER SHALL BE INSULATED.
14. WHERE STORM SEWER CROSSES WATER MAIN, INSULATION SHALL BE INSTALLED UNDER STORM SEWER AND A MINIMUM OF 1.5 FEET VERTICAL SEPARATION SHALL BE ACHIEVED.
15. COORDINATE FINAL LOCATION AND DESIGN OF PRIVATE UTILITY SERVICES (ELECTRIC, GAS, PHONE, CABLE) WITH UTILITY COMPANIES.
16. IF PROJECT IS DESIGN BUILD MEP, THE GENERAL CONTRACTOR IS REQUIRED TO PROVIDE FINAL SEWER AND WATER DESIGN SHOWING LOCATION, INVERTS AND SIZES TO THE ENGINEER FOR FINAL REVIEW AND VERIFICATION PRIOR TO STARTING UNDERGROUND UTILITY CONSTRUCTION.
17. WATER MAIN CONNECTION: TAP WATER MAIN WITH SIZE AND LOCATION INDICATED ON PLAN IN ACCORDANCE WITH LOCAL WATER UTILITY REQUIREMENTS. COORDINATE CONNECTION WITH LOCAL WATER UTILITY. ALL JOINTS SHALL BE RESTRAINED FROM CONNECTION OF WATER MAIN TO BUILDING WALL. SUBMIT JOINT RESTRAINT DETAILS FOR ALL JOINT TYPES INCLUDING PUSH-ON AND MECHANICAL CONNECTIONS. INSTALL MEGA-LUG OR APPROVED EQUAL TIGHT TO WALL FOR RESTRAINT FOR ALL BUILDING WALL PENETRATIONS AS APPROVED BY LOCAL PLUMBING INSPECTOR AND WATER UTILITY. INSTALL THRUST BLOCKING AND MEGA-LUG AT BEND BELOW FLOOR FOR ALL FLOOR PENETRATIONS.
18. INSTALL JOINT RESTRAINT AND CONCRETE THRUST BLOCKS AT ALL OFFSET FITTINGS (TEES, BENDS, DEAD ENDS, VALVES, REDUCERS) USING MEGA-LUG OR APPROVED EQUAL. CONCRETE THRUST BLOCKS SHALL BE INSTALLED PER FILE NO'S:44,45,46 FROM THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN. SEE DETAIL FOR MINIMUM LENGTH OF RESTRAINED JOINT REQUIRED. SUBMIT JOINT RESTRAINT DETAILS FOR ALL JOINT TYPES INCLUDING PUSH-ON AND MECHANICAL CONNECTIONS.
19. USE SLURRY BACKFILL WITHIN RIGHT-OF-WAY AS INDICATED ON THE PLANS. PLACE THE MATERIALS IN A CLEAN CONCRETE MIX OR TRUCK AND THOROUGHLY MIX IN THE FOLLOWING QUANTITIES FOR EACH CUBIC YARD REQUIRED SAND-1600 LBS; #1 AND #2 STONE COMBINED FOR 2400 LBS WITH #1 STONE AT 35-65% OF MIX AND THE REMAINDER #2 STONE FOR WORKABILITY; WATER-25 GALLONS. NO ADDITIONAL WATER IS ALLOWED.

CITY OF FRANKLIN WATER MAIN NOTES:

1. PUBLIC WATER MAIN SYSTEM SHALL BE CONSTRUCTED AND TESTED PER CITY OF FRANKLIN STANDARDS.
2. CONTRACTOR SHALL COORDINATE WITH THE CITY OF FRANKLIN FOR ALL CONSTRUCTION INSPECTION 72 HOURS PRIOR TO COMMENCING WORK.
3. PROPOSED WATER MAIN SHALL REMAIN ISOLATED FROM EXISTING WATER MAIN UNTIL PROPOSED WATER HAS PASSED ALL REQUIRED TESTS.
4. CONTRACTOR SHALL SET ALL WATER COVERS AND COVER RIM ELEVATIONS 3/8-INCH TO 1/2-INCH BELOW FINAL PAVEMENT ELEVATION.
5. WATER MAIN BEDDING AND COVER SHALL BE 3/8-INCH STONE CHIPS FOR ALL WATER MAIN 18-INCHES AND SMALLER IN DIAMETER AND 3/4-INCH STONE CHIPS FOR ALL WATER MAIN GREATER THAN 18-INCHES IN DIAMETER. WATER MAIN COVER SHALL BE 12-INCHES ABOVE TOP OF PIPE.
6. STONE BACKFILL SHALL BE 5-FEET BEYOND EDGE OF PAVEMENT.
7. CONTRACTOR RESTRAIN ALL VALVES, FITTINGS, BENDS, REDUCERS, AND DEAD ENDS AT THE PIPE CONNECTIONS.
8. HYDRANTS SHALL BE FULLY RESTRAINED.
9. CONTRACTORS SHALL COORDINATE WITH THE CITY OF FRANKLIN FOR ALL REQUIRED EXISTING WATER MAIN SHUT DOWNS.
10. CONTRACTORS SHALL INSTALL WOOD MARKERS AT THE RIGHT-OF-WAY LINE PER CITY OF FRANKLIN STANDARDS.
11. CONTRACTOR SHALL TEST WATERMAIN MAINLINE AND LATERAL TRACER WIRE TRACEABILITY OF THE ENTIRE WATER MAIN SYSTEM INSTALLED WITH THE PRESENCE OF THE CITY OF FRANKLIN ON SITE.
12. CONTRACTOR SHALL PROVIDE DOUBLE POLYWRAPPING AROUND ALL VALVES, TEES, AND FITTINGS.

KEY MAP



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GRAPHIC SCALE
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POTHS GENERAL DEVELOPMENT
76TH AND RAWSON
FRANKLIN, WI 53132

UTILITY PLAN - WATERMAIN PLAN & PROFILE

ISSUANCE	DATE
CITY SUBMITTAL	10/10/25
CITY SUBMITTAL	1/09/26
CITY SUBMITTAL	2/06/26
PLUMBING SUBMITTAL	2/10/26
COUNTY SUBMITTAL	2/25/26
CITY SUBMITTAL	3/03/26
CITY SUBMITTAL	3/24/26
CITY SUBMITTAL	4/14/26
CITY SUBMITTAL	5/29/26

NO.	REVISION	DATE

SCALE:	1"=20'
PROJECT NO:	21775
DESIGN DATE:	----
PLOT DATE:	2026.05.29
DRAWN BY:	MRG
CHECKED BY:	CC
APPROVED BY:	CTC

SHEET NO:
C320

MGARNER
C320
21775

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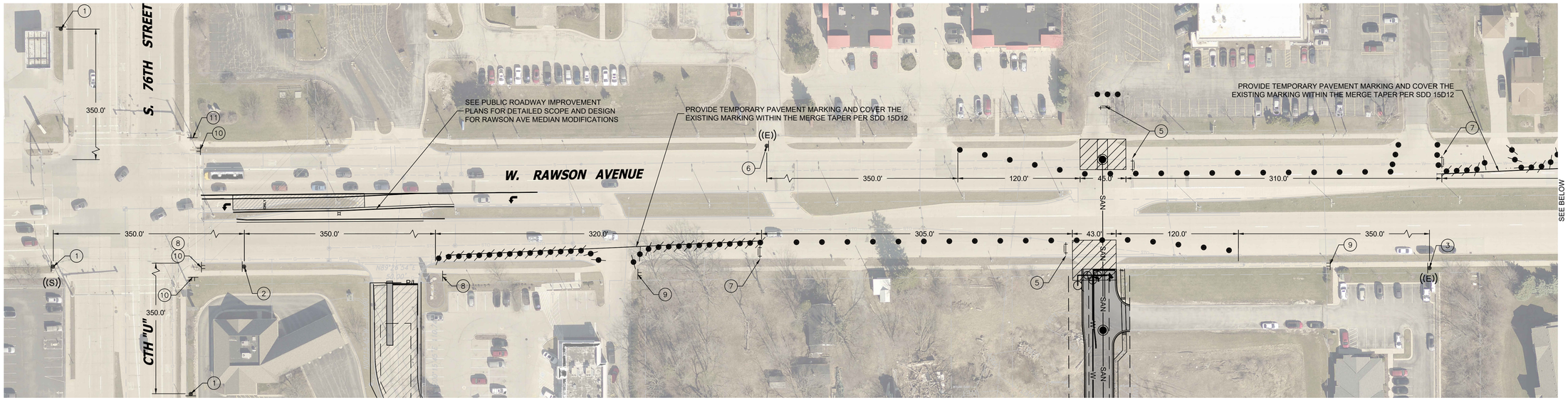
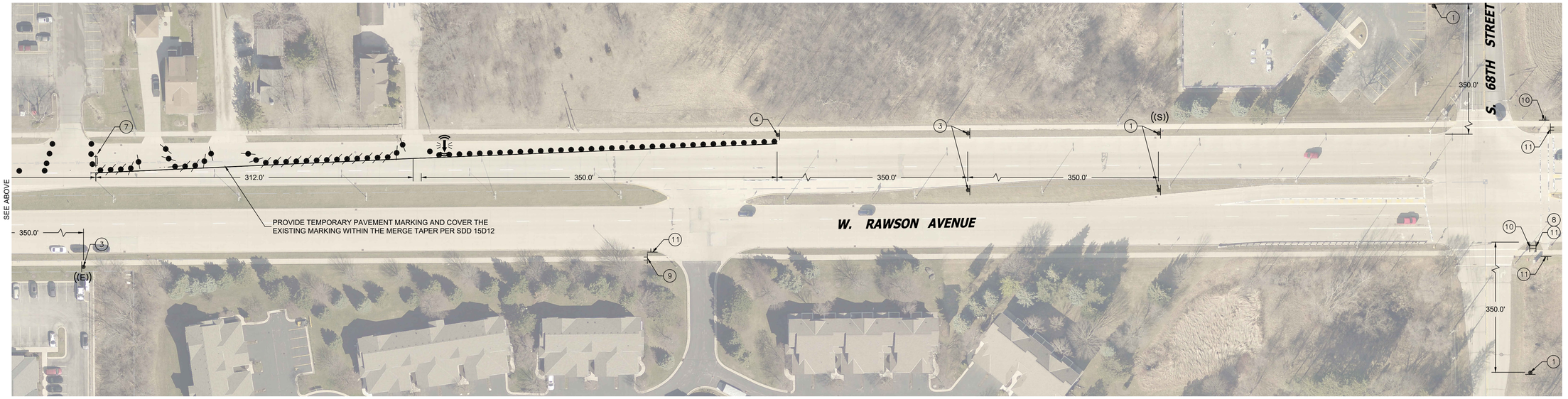
2026.05.29





NOTE:

1. TRAFFIC CONTROL LOCATIONS AS SHOWN IN THE PLAN ARE SUGGESTED LOCATIONS AND EXACT LOCATIONS WILL BE DETERMINED BY THE ENGINEER IN THE FIELD. ADDITIONAL SIGNING MAY BE REQUIRED BY CITY OR ENGINEER FOR INFORMATIONAL SAFETY REASONS.
2. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH WISDOT SDD.
3. ALL SIGNS ARE 48"X48" UNLESS OTHERWISE NOTED IN THE DETAIL CALLOUTS.
4. COVER ANY EXISTING SIGNS THAT ARE IN CONFLICT WITH TRAFFIC CONTROL SIGNS.
5. WHENEVER THE CONTRACTOR'S ACTIVITIES SHALL OBSTRUCT THROUGH TRAFFIC, THERE SHALL BE A SUFFICIENT MINIMUM OF TWO FLAGMEN ON DUTY TO GUIDE THE TRAFFIC, AND THE CONTRACTOR SHALL FURNISH AND INSTALL ALL TEMPORARY SIGNING AND BARRICADES REQUIRED TO SAFELY DIRECT THE TRAVELING PUBLIC AROUND THE OBSTRUCTED AREA.
6. AS A MINIMUM, SUITABLE BARRICADES AND DRUMS SHALL BE ERECTED AND MAINTAINED AT EACH END OF THE OBSTRUCTED SECTION AND AT ALL AFFECTED ROADWAY INTERSECTIONS.
7. ALL SIGNING AND BARRICADES SHALL BE DONE IN ACCORDANCE WITH THE LATEST REVISION OF PART VI, TRAFFIC CONTROL FOR SHEET AND HIGHWAY CONSTRUCTION AND MAINTENANCE OPERATIONS OF THE U.S. DEPARTMENT OF TRANSPIRATION, "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" FOR STREETS AND HIGHWAYS AND SECTION 643. OF THE "STATE SPECIFICATIONS".
8. CONTRACTOR SHALL PROVIDE A MINIMUM OF 7 DAYS NOTICE TO WISDOT STAFF FOR REQUESTING LANE CLOSURE/DETOUR.
9. MAINTAIN MAXIMUM 2" DROP-OFF WITHIN 8' OF TRAVELED LANE IN ACCORDANCE WITH WISDOT STANDARD SPECIFICATIONS, 104.6.1.2.3.
10. EASTBOUND WORK NOT TO BE CONSTRUCTED AT THE SAME TIME AS WESTBOUND WORK.
10. ONE LANE OF TRAFFIC SHALL BE KEPT OPEN AT ALL TIMES. TWO LANES OF TRAFFIC SHALL BE OPEN AT THE END OF EACH BUSINESS DAY.

LEGEND

- TYPE II / III BARRICADE
- TYPE II / III BARRICADE WITH ATTACHED SIGN
- TRAFFIC CONTROL DRUM
- TRAFFIC CONTROL DRUM WITH TYPE C STEADY BURN LIGHT
- CONNECTED FLASHING ARROW BOARD
- SIGN ON PERMANENT SUPPORT
- SIGN ON TEMPORARY SUPPORT
- WORK AREA
- ((S)) WORK ZONE START LOCATION
- ((E)) WORK ZONE END LOCATION

ROAD WORK AHEAD W20-1A	SHOULDER WORK W21-5	RIGHT LANE CLOSED AHEAD W20-5A	W04-2R	LANE CLOSED R11-2L 48"X30"	END ROAD WORK G20-2A 48"X24"	W1-6 48"X24"	SIDEWALK CLOSED AHEAD R9-9A 30"X18"	SIDEWALK CLOSED R9-9 24"X12"	DETOUR M4-9BL 30"X24"	DETOUR M4-9BR 30"X24"
1	2	3	4	5	6	7	8	9	10	11

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GRAPHIC SCALE
0 50 100

POTHS GENERAL DEVELOPMENT
76TH AND RAWSON
FRANKLIN, WI 53132

TRAFFIC CONTROL PLAN

ISSUANCE	DATE
CITY SUBMITTAL	10/10/25
CITY SUBMITTAL	1/09/26
CITY SUBMITTAL	2/06/26
PLUMBING SUBMITTAL	2/10/26
COUNTY SUBMITTAL	2/25/26
CITY SUBMITTAL	3/03/26
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CITY SUBMITTAL	4/14/26
CITY SUBMITTAL	5/29/26

NO.	REVISION	DATE

SCALE:	1" = 50'
PROJECT NO:	21775
DESIGN DATE:	----
PLOT DATE:	2026.05.29
DRAWN BY:	MRG
CHECKED BY:	CC
APPROVED BY:	CTC
SHEET NO:	C321

MGARNER
C321
21775

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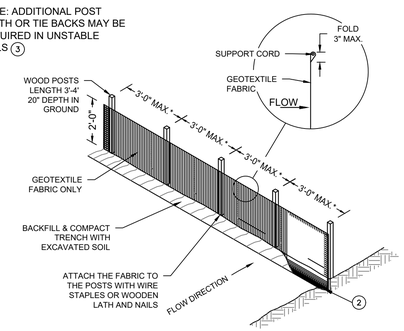
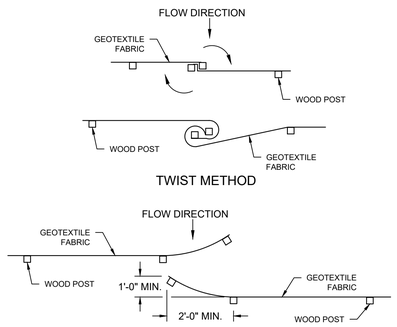
2026.05.29

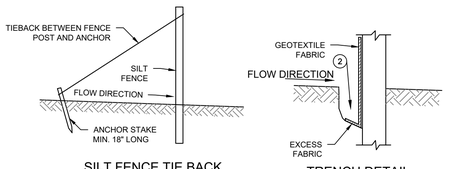


* NOTE: 8'-0" POST SPACING ALLOWED IF A WOVEN GEOTEXTILE FABRIC IS USED.

SILT FENCE



JOINING TWO LENGTHS OF SILT FENCE (5)



SILT FENCE TIE BACK
(WHEN ADDITIONAL SUPPORT REQUIRED)

TRENCH DETAIL

GENERAL NOTES
1. HORIZONTAL BRACE REQUIRED WITH 2"X4" WOODEN FRAME OR EQUIVALENT AT TOP OF POSTS.
2. (2) TRENCH SHALL BE A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.
3. (3) WOOD POSTS SHALL BE A MINIMUM SIZE OF 1-1/32" X 1-1/32" OF OAK OR HICKORY.
4. SILT FENCE TO EXTEND ACROSS THE TOP OF THE PIPE.
5. (5) CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ON THE FOLLOWING TWO METHODS: A) OVERLAP THE END POSTS AND TWIST OR ROTATE, AT LEAST 180 DEGREES. B) HOOK THE END OF EACH SILT FENCE LENGTHS.
6. SILT FENCE SHALL CONFORM TO WDNR CONSERVATION PRACTICE STANDARD #1056
7. THIS DRAWING IS BASED ON WISCONSIN DEPARTMENT OF TRANSPORTATION STANDARD DETAIL DRAWING 8 E 9-6

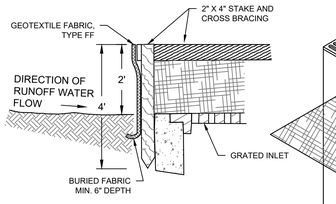
A SILT FENCE - WDNR TS-1056
SCALE:NTS

CONSTRUCTION SEQUENCE FOR EROSION CONTROL INCLUDES:

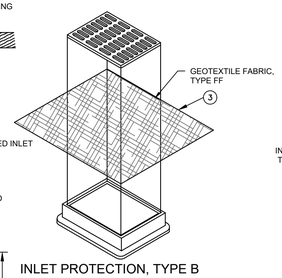
1. INSTALL STABILIZED CONSTRUCTION ENTRANCE.
2. INSTALL SILT FENCING AND INLET PROTECTION.
3. PULVERIZE EXISTING PAVEMENTS AND STOCKPILE FOR USE AS BASE AGGREGATE.
4. INITIATE STOCKPILING OF IMPORTED MATERIAL. PLACE SILT FENCE AROUND STOCKPILE(S).
5. STRIP TOPSOIL FROM STORM WATER BASIN LOCATIONS AND STOCKPILE.
6. CONSTRUCT STORM WATER BASINS AND INSTALL TEMPORARY OUTLET AND EMERGENCY OVERFLOW. BASIN IS TO BE USED AS A SEDIMENTATION BASIN DURING THE COURSE OF CONSTRUCTION. DO NOT INSTALL ENGINEERED FILL IN BIOFILTRATION BASINS UNTIL SITE IS 90% STABILIZED.
7. CONSTRUCT DIVERSION SWALES, DIRECT RUNOFF TO STORM BASINS. INSTALL ASSOCIATED DITCH CHECKS.
8. INSTALL RIP-RAP AT STORM WATER BASINS AS SHOWN ON THE PLANS.
9. STRIP TOPSOIL FROM REMAINDER OF SITE IN A PROGRESSIVE MANNER, AND STOCKPILE.
10. PERFORM ROUGH SITE GRADING. STABILIZE FINISHED AREAS AS THE WORK PROGRESSES. USE EROSION MATTING WHERE CALLED FOR ON THE PLANS. PER WDNR TECHNICAL STANDARD 1059: AREAS THAT RECEIVE TEMPORARY SEEDING SHALL HAVE A MINIMUM TOPSOIL DEPTH OF 2 INCHES. AREAS THAT RECEIVE PERMANENT SEEDING SHALL HAVE A MINIMAL TOPSOIL DEPTH OF 4 INCHES.
11. PREPARE BUILDING PAD AND BEGIN FOUNDATIONS WORK FOR BUILDING.
12. INSTALL UTILITIES. INSTALL ANY ADDITIONAL INLET PROTECTION ON NEW STORM SEWER AND INSTALL RIP-RAP AT NEW STORM SEWER OUTFALLS.
13. REMOVE TEMPORARY OUTLET CONTROL STRUCTURE ON BASIN AND INSTALL PAVEMENTS.
14. STABILIZE AREAS REMAINING AREAS WITHIN 7 DAYS OF COMPLETION OF FINAL GRADING AND TOPSOILING.
15. REMOVE EXCESS SEDIMENT FROM STORMWATER BASINS AND RETURN BASINS TO THEIR DESIGN DIMENSIONS AND VOLUMES. INSTALL ENGINEERED FILL.
16. REMOVE EROSION CONTROL MEASURES ONLY WHEN SITE IS FULLY STABILIZED.

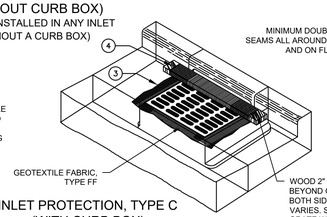
EROSION CONTROL NOTES:

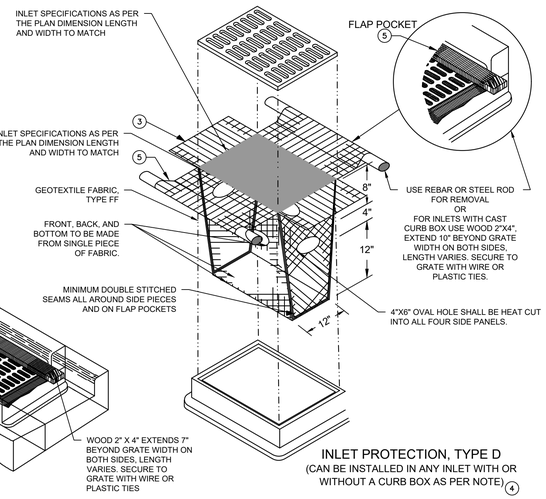
1. CONSTRUCTION SITE EROSION CONTROL AND SEDIMENTATION CONTROL SHALL COMPLY WITH THE REQUIREMENTS OF THE LOCAL MUNICIPALITY AND SHALL EMPLOY EROSION CONTROL METHODS AS SHOWN AND SPECIFIED IN THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS.
2. ALL EROSION CONTROL MEASURES SHALL BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND SHALL BE INSTALLED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON THE SITE.
3. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CHECKED FOR STABILITY AND OPERATION AFTER A RAINFALL OF 0.5 INCHES OR MORE, BUT NO LESS THAN ONCE EVERY WEEK. MAINTENANCE OF ALL EROSION CONTROL STRUCTURES SHALL BE PROVIDED TO INSURE INTENDED PURPOSE IS ACCOMPLISHED. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP AND REMOVAL OF ALL SEDIMENT WHEN LEAVING PROPERTY. EROSION CONTROL MEASURES MUST BE IN WORKING CONDITION AT END OF EACH WORK DAY. DOCUMENT AND MAINTAIN RECORDS OF INSPECTIONS IN ACCORDANCE WITH WDNR NR216 REQUIREMENTS.
4. SILT FENCE SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THE CONSTRUCTION PLANS. SEDIMENT DEPOSITS SHALL BE REMOVED FROM BEHIND THE SILT FENCE WHEN DEPOSITS REACH A DEPTH OF 6 INCHES. THE SILT FENCE SHALL BE REPAIRED OR REPLACED AS NECESSARY TO MAINTAIN A BARRIER.
5. FILTER FABRIC SHALL BE INSTALLED BENEATH INLET COVERS TO TRAP SEDIMENT PER INLET PROTECTION DETAIL IN THE LOCATIONS SHOWN ON THE CONSTRUCTION PLANS.
6. EROSION CONTROL MEASURES SHALL BE MAINTAINED ON A CONTINUING BASIS UNTIL SITE IS FULLY STABILIZED.
7. PERIODIC STREET SWEEPING SHALL BE COMPLETED TO MAINTAIN ADJACENT STREETS FREE OF DUST AND DIRT.
8. SILT FENCE SHALL BE INSTALLED IN HORSESHOE FASHION AROUND ANY TOPSOIL AND FILL STOCKPILES.
9. SITE DEWATERING. WATER PUMPED FROM THE SITE SHALL BE TREATED BY SEDIMENT BASINS OR OTHER APPROPRIATE MEASURES SPECIFIED IN THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS. WATER MAY NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE, ADJACENT SITES, OR RECEIVING CHANNELS.
10. WASTE AND MATERIAL DISPOSAL. ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, WASTEWATER, TOXIC MATERIALS, OR HAZARDOUS MATERIALS) SHALL BE PROPERLY DISPOSED AND NOT ALLOWED TO BE CARRIED OFF-SITE BY RUNOFF OR WIND.
11. TRACKING. EACH SITE SHALL HAVE GRAVELED ROADS, ACCESS DRIVES AND PARKING AREAS OF SUFFICIENT WIDTH AND LENGTH TO PREVENT SEDIMENT FROM BEING TRACKED ONTO PUBLIC OR PRIVATE ROADWAYS. ANY SEDIMENT REACHING A PUBLIC OR PRIVATE ROAD SHALL BE REMOVED BY STREET CLEANING, TO THE SATISFACTION OF THE CITY OF FRANKLIN, BEFORE THE END OF EACH WORKDAY. FLUSHING MAY NOT BE USED UNLESS SEDIMENT WILL BE CONTROLLED BY A SEDIMENT BASIN OR PRACTICE SPECIFIED IN THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS. NOTIFY MUNICIPALITY OF ANY CHANGES IN STABILIZED CONSTRUCTION ENTRANCE LOCATION.
12. SEDIMENT CLEANUP. ALL OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF A STORM EVENT SHALL BE CLEANED UP BY THE END OF THE NEXT WORKDAY. ALL OTHER OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE CLEANED UP BY THE END OF THE WORKDAY.
13. ALL DISTURBED GROUND LEFT INACTIVE FOR SEVEN OR MORE DAYS SHALL BE STABILIZED BY TEMPORARY OR PERMANENT SEEDING, MULCHING, SODDING, COVERING WITH TARPS, OR EQUIVALENT PRACTICE FOUND IN THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARD. IF TEMPORARY SEEDING IS USED, A PERMANENT COVER SHALL ALSO BE REQUIRED AS PART OF THE FINAL SITE STABILIZATION. SEEDING OR SODDING SHALL BE REQUIRED AS PART OF THE FINAL SITE STABILIZATION.
14. SOIL OR DIRT STORAGE PILES SHALL BE LOCATED A MINIMUM OF TWENTY-FIVE FEET FROM ANY DOWNSLOPE ROAD, LAKE, STREAM, WETLAND, OR DRAINAGE CHANNEL. STRAW BALE OR FILTER FABRIC FENCES SHALL BE PLACED ON THE DOWN SLOPE SIDE OF THE PILES. IF REMAINING FOR MORE THAN THIRTY DAYS, PILES SHALL BE STABILIZED BY MULCHING, VEGETATIVE COVER, TARPS OR OTHER MEANS.
15. WHEN THE DISTURBED AREA HAS BEEN STABILIZED BY PERMANENT VEGETATION OR OTHER MEANS, TEMPORARY PRACTICES, SUCH AS FILTER FABRIC FENCES, STRAW BALES, SEDIMENT AND SEDIMENT TRAPS, FOUND IN THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS SHALL BE REMOVED.
16. NOTIFY THE LOCAL MUNICIPALITY HAVING JURISDICTION WITHIN TWO WORKING DAYS OF COMMENCING ANY LAND DEVELOPMENT OR LAND DISTURBING ACTIVITY.
17. OBTAIN PERMISSION FROM THE LOCAL MUNICIPALITY HAVING JURISDICTION PRIOR TO MODIFYING THE EROSION CONTROL PLAN.
18. REPAIR ANY SILTATION OR EROSION DAMAGE TO ADJOINING SURFACES AND DRAINAGE WAYS RESULTING FROM LAND DEVELOPMENT OR LAND DISTURBING ACTIVITIES.
19. KEEP A COPY OF THE EROSION CONTROL PLAN ON SITE.
20. CONTRACTOR SHALL, TO THE EXTENT POSSIBLE, MINIMIZE DISTURBANCE OF EXISTING VEGETATION DURING CONSTRUCTION.
21. CONTRACTOR SHALL, TO THE EXTENT POSSIBLE, MINIMIZE COMPACTION OF TOPSOIL AND PRESERVE TOPSOIL IN GREENSPACE AREAS.
22. WASH WATER FROM VEHICLES AND WHEEL WASHING SHALL BE CONTAINED AND TREATED PRIOR TO DISCHARGE.
23. CONTRACTOR SHALL MAINTAIN SPILL KITS ON-SITE.
24. PERMAMENT TURF SEEDING OF DISTURBED AREA MUST OCCUR PRIOR TO SEPTEMBER 15TH. IF ADEQUATE TIME IS NOT AVAILABLE TO APPLY PERMANENT SEEDING PRIOR TO SEPTEMBER 15TH, THEN DISTURBED AREAS SHALL BE TEMPORARILY SEEDED WITH AN ANNUAL RYE GRASS PER WDNR TECHNICAL STANDARD 1059, WHERE THE TEMPORARY SEEDING MUST OCCUR PRIOR TO OCTOBER 15TH.
25. IF TEMPORARY SEEDING IS NOT COMPLETED BY OCTOBER 15TH, APPLY SOIL STABILIZERS AND DORMANT SEED TO DISTURBED AREA PER WDNR TECHNICAL STANDARD 1050. INSPECT ANIONIC PAM APPLICATION AT A MINIMUM FREQUENCY OF EVERY TWO MONTHS AND REAPPLY AS NECESSARY



INLET PROTECTION, TYPE A







GENERAL NOTES:

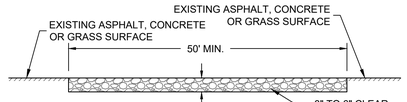
1. MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.
2. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.
3. (3) FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL
4. (4) FOR INLET PROTECTION, TYPE C (WITH CURB BOX), AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.
5. (5) FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2X4.
6. INLET PROTECTION SHALL CONFORM TO WDNR CONSERVATION PRACTICE STANDARD #1060
7. THIS DRAWING IS BASED ON WISCONSIN DEPARTMENT OF TRANSPORTATION STANDARD DETAIL DRAWING 8 E 10-2

INSTALLATION NOTES:

TYPE B & C
TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE. THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.

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

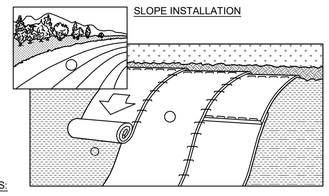
B INLET PROTECTION - WDNR TS-1060
SCALE:NTS



GENERAL NOTE:

1. STONE TRACKING PAD SHALL CONFORM TO WDNR CONSERVATION PRACTICE STANDARD #1057
2. AN APPROVED MANUFACTURED TRACKOUT CONTROL DEVICE SYSTEM CONFORMING TO WDNR TECHNICAL STANDARD #1057 MAY BE USED AS AN ALTERNATIVE TO A STONE TRACKING PAD

C CONSTRUCTION ENTRANCE - WDNR TS-1057
SCALE:NTS

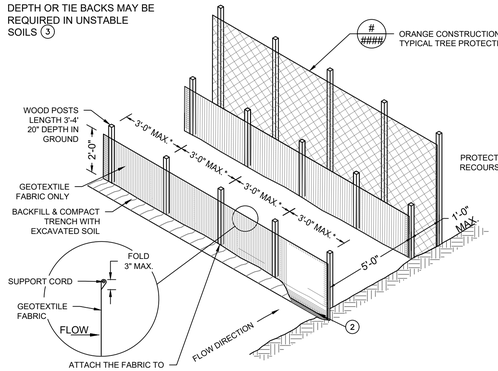


NOTES:

1. ECRMs (EROSION CONTROL REVEGATIVE MATS) SHALL BE INSTALLED AFTER ALL TOPSOILING, FERTILIZING, LIMING, AND SEEDING IS COMPLETE.
2. THE MAT SHALL BE IN FIRM AND INTIMATE CONTACT WITH THE SOIL. IT SHALL BE INSTALLED AND ANCHORED PER THE MANUFACTURER'S RECOMMENDATION.
3. TRMs (TURF-REINFORCEMENT MAT) SHALL BE INSTALLED INCONJUCTION WITH THE TOPSOILING OPERATION AND SHALL BE FOLLOWED BY ECRM INSTALLATION.
4. AT TIME OF INSTALLATION, DOCUMENT THE MANUFACTURER AND MAT TYPE BY RETENTION OF MATERIAL LABELS AND MANUFACTURER'S INSTALLATION INSTRUCTIONS. RETAIN THIS DOCUMENTATION UNTIL THE SITE HAS BEEN STABILIZED.
5. EROSION MATTING SHALL CONFORM TO WDNR CONSERVATION PRACTICE STANDARD #1052.
6. INSTALL PER MANUFACTURERS SPECIFICATIONS.
7. WHERE A TRM IS INSTALLED, THE TRM LOCATION SHALL BE AS-BUILT PRIOR TO PLACEMENT OF TOPSOIL AND ECRM PLACEMENT. PROVIDE AS-BUILT LOCATION TO THE ENGINEER.

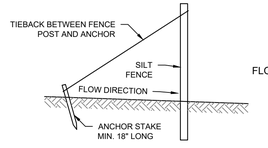
D EROSION MATTING - WDNR TS-1052
SCALE:NTS

NOTE: ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS (3)

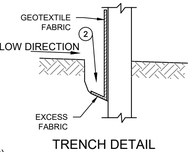


* NOTE: 8'-0" POST SPACING ALLOWED IF A WOVEN GEOTEXTILE FABRIC IS USED.

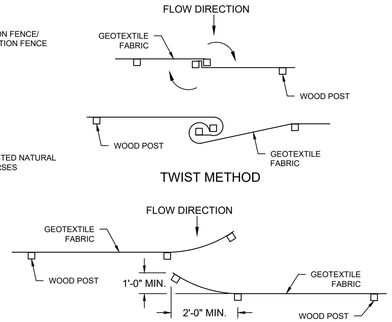
SILT FENCE



SILT FENCE TIE BACK
(WHEN ADDITIONAL SUPPORT REQUIRED)



TRENCH DETAIL



JOINING TWO LENGTHS OF SILT FENCE (5)

GENERAL NOTES
1. HORIZONTAL BRACE REQUIRED WITH 2"X4" WOODEN FRAME OR EQUIVALENT AT TOP OF POSTS.
2. (2) TRENCH SHALL BE A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.
3. (3) WOOD POSTS SHALL BE A MINIMUM SIZE OF 1-1/32" X 1-1/32" OF OAK OR HICKORY.
4. SILT FENCE TO EXTEND ACROSS THE TOP OF THE PIPE.
5. (5) CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ON THE FOLLOWING TWO METHODS: A) OVERLAP THE END POSTS AND TWIST OR ROTATE, AT LEAST 180 DEGREES. B) HOOK THE END OF EACH SILT FENCE LENGTHS.
6. SILT FENCE SHALL CONFORM TO WDNR CONSERVATION PRACTICE STANDARD #1056
7. THIS DRAWING IS BASED ON WISCONSIN DEPARTMENT OF TRANSPORTATION STANDARD DETAIL DRAWING 8 E 9-6

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POTHS GENERAL DEVELOPMENT
76TH AND RAWSON
FRANKLIN, WI 53132

DETAILS

ISSUANCE	DATE
CITY SUBMITTAL	10/10/25
CITY SUBMITTAL	1/09/26
CITY SUBMITTAL	2/06/26
PLUMBING SUBMITTAL	2/10/26
COUNTY SUBMITTAL	2/25/26
CITY SUBMITTAL	3/03/26
CITY SUBMITTAL	3/24/26
CITY SUBMITTAL	4/14/26
CITY SUBMITTAL	5/29/26

NO.	REVISION	DATE

SCALE:	NTS
PROJECT NO:	21775
DESIGN DATE:	----
PLOT DATE:	2026.05.29
DRAWN BY:	MJK
CHECKED BY:	CC
APPROVED BY:	CTC

SHEET NO:
C400

MGARNER
C400
21775

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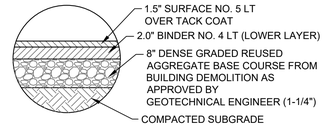
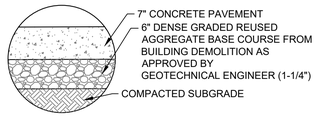
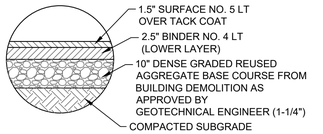
2026.05.29



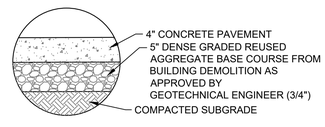
A ASPHALT PAVEMENT SECTION
SCALE:NTS



C CONCRETE PAVEMENT SECTION
SCALE:NTS



B ASPHALT PAVEMENT SECTION - HD
SCALE:NTS



D CONCRETE SIDEWALK SECTION
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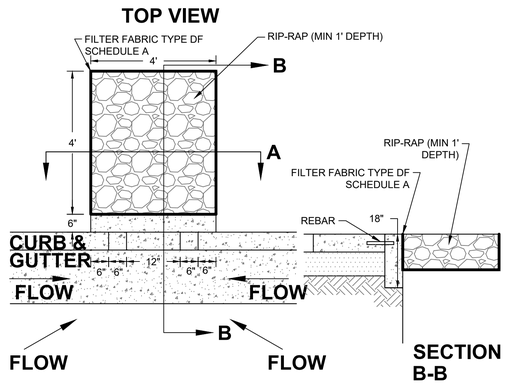
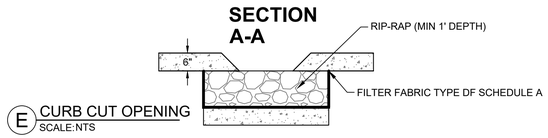
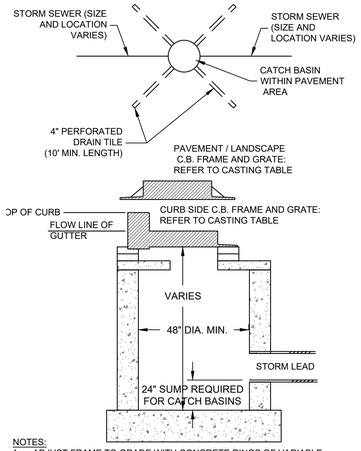


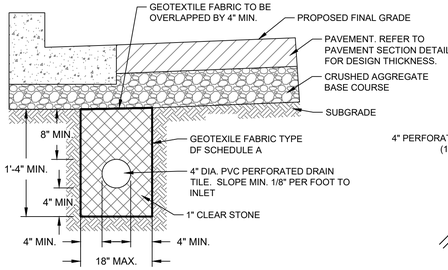


E CURB CUT OPENING
SCALE:NTS



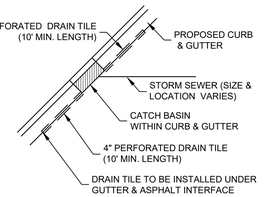
NOTES:
1. ADJUST FRAME TO GRADE WITH CONCRETE RINGS OF VARIABLE THICKNESS. MAXIMUM RING HEIGHT = 6". MINIMUM RING HEIGHT = 2". CONCRETE RINGS SHALL BE REINFORCED WITH ONE LINE OF STEEL CENTERED WITHIN THE RING.
2. CONCRETE AND REINFORCEMENT STEEL SHALL CONFORM TO THE REQUIREMENTS OF ASTM DESIGNATION C-478.
3. 3" MIN. BEDDING OF STONE UNDER BASE REQUIRED , ADDITIONAL BEDDING STONE MAY BE REQUIRED ON WET SUB-GRADE
4. UNLESS NOTED ON THE PLANS CONTRACTOR IS RESPONSIBLE FOR ALL CATCH BASIN SIZING AND SHALL PROVIDE A SHOP DRAWING TO THE SIGMA GROUP, INC. BEFORE THEY ARE RELEASED FOR PRODUCTION.

F STORM INLET AND CATCH BASIN
SCALE:NTS

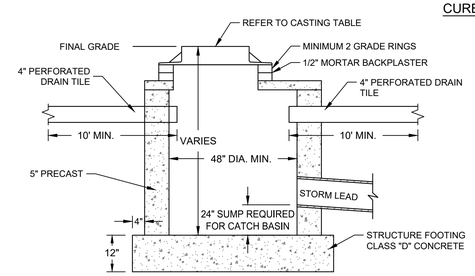


CURB INLET LOCATION SECTION

NOTE:
DRAIN TILE SHALL HAVE TWO (2) SEGMENTS POSITIONED ALONG THE GUTTER & ASPHALT INTERFACE.

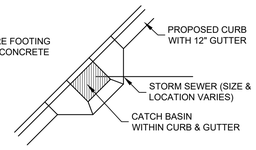


CURB INLET WITHIN CURB & GUTTER PLAN



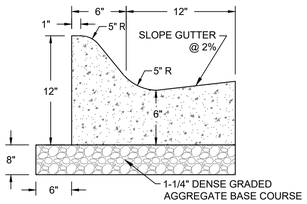
CATCH BASIN / INLET CASTING TABLE

	IF 18" CURB & GUTTER		IF 24" CURB & GUTTER		IF 30" CURB AND GUTTER	
	CASTING	GRATE	CASTING	GRATE	CASTING	GRATE
CURB INLET	NEENAH R-3067	A	NEENAH R-3067	A	NEENAH R-3228H	C
AREA INLET	NEENAH R-2050	C				

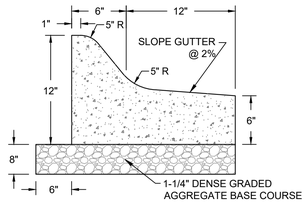


CONCRETE BUMP OUT TO BE APPLIED FOR 12" GUTTER PAN

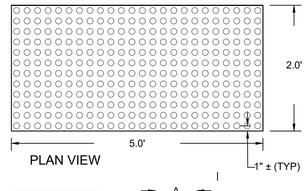
ACCEPT



REJECT

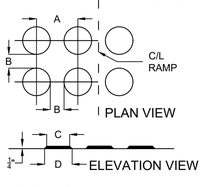


N 18 INCH CURB AND GUTTER MOUNTABLE
SCALE:NTS

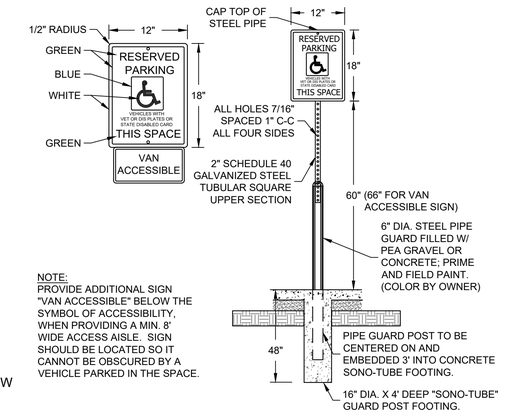


	MIN.	MAX.
A	1.6"	2.4"
B	0.65"	1.5"
C	X	X
D	0.9"	1.4"

X = THE C DIMENSIONS IS 50% TO 65% OF THE D DIMENSION

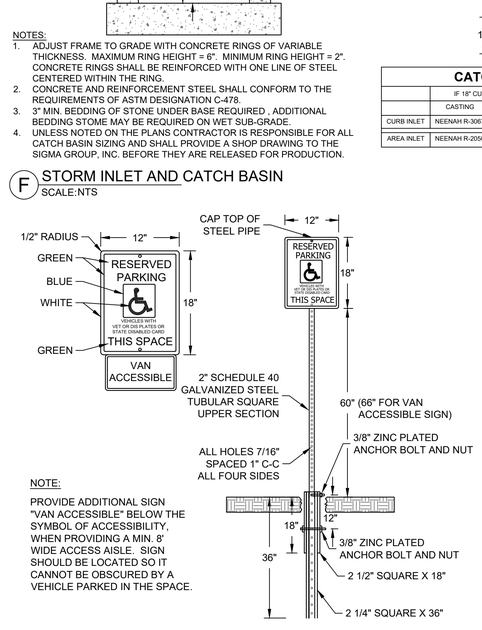


H TRUNCATED DOMES
SCALE:NTS



NOTE:
PROVIDE ADDITIONAL SIGN "VAN ACCESSIBLE" BELOW THE SYMBOL OF ACCESSIBILITY, WHEN PROVIDING A MIN. 8' WIDE ACCESS AISLE. SIGN SHOULD BE LOCATED SO IT CANNOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE.

M ADA SIGN AND BOLLARD POST
SCALE:NTS



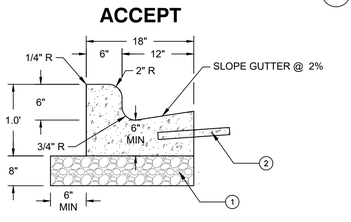
NOTE:
PROVIDE ADDITIONAL SIGN "VAN ACCESSIBLE" BELOW THE SYMBOL OF ACCESSIBILITY, WHEN PROVIDING A MIN. 8' WIDE ACCESS AISLE. SIGN SHOULD BE LOCATED SO IT CANNOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE.

I ADA SIGN AND POST
SCALE:NTS

NOTES:
1. CONTRACTOR TO VERIFY ADA RAMP DETAIL WITH CITY AND ADJUST AS NEEDED.
2. PROVIDE DETECTABLE WARNING CONSISTING OF RAISED TRUNCATED DOMES OF SIZE, SPACING AND CONTRAST REQUIRED BY ADA GUIDELINES.
3. DETECTABLE WARNINGS SHALL BE PER CITY STANDARDS.

J ADA RAMP - TYPE 1
SCALE:NTS

ACCEPT



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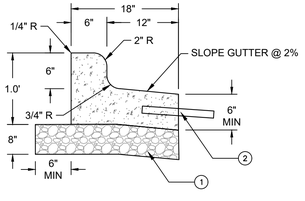
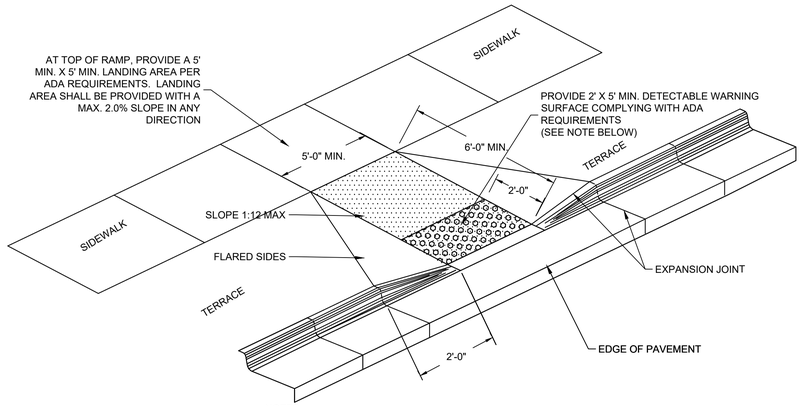


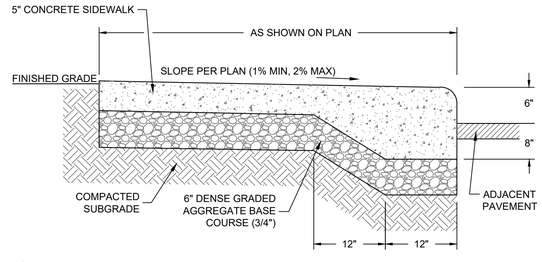
NOTES:
1. 1-1/4" DENSE GRADED AGGREGATE BASE COURSE.
2. TIE-BAR IF ADJACENT TO CONCRETE (NO.4 X 2'-0" DEFORMED TIE BARS SPACED AT 3'-0" C-C).
3. THE BOTTOM OF CURB AND GUTTER MAY BE CONSTRUCTED EITHER LEVEL OR PARALLEL TO THE SLOPE OF THE SUBGRADE OR BASE AGGREGATE PROVIDED A 6" MINIMUM GUTTER THICKNESS IS MAINTAINED.

G 18 INCH CONCRETE CURB AND GUTTER
SCALE:NTS



NOTES:
1. CONTRACTOR TO VERIFY ADA RAMP DETAIL WITH CITY AND ADJUST AS NEEDED.
2. PROVIDE DETECTABLE WARNING CONSISTING OF RAISED TRUNCATED DOMES OF SIZE, SPACING AND CONTRAST REQUIRED BY ADA GUIDELINES.
3. DETECTABLE WARNINGS SHALL BE PER CITY STANDARDS.

K ADA RAMP - TYPE 2
SCALE:NTS



L CONCRETE WALK - INTEGRAL CURB
SCALE:NTS

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Franklin, WI 53132
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POTHS GENERAL DEVELOPMENT
76TH AND RAWSON
FRANKLIN, WI 53132

DETAILS

ISSUANCE	DATE
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CITY SUBMITTAL	3/24/26
CITY SUBMITTAL	4/14/26
CITY SUBMITTAL	5/29/26

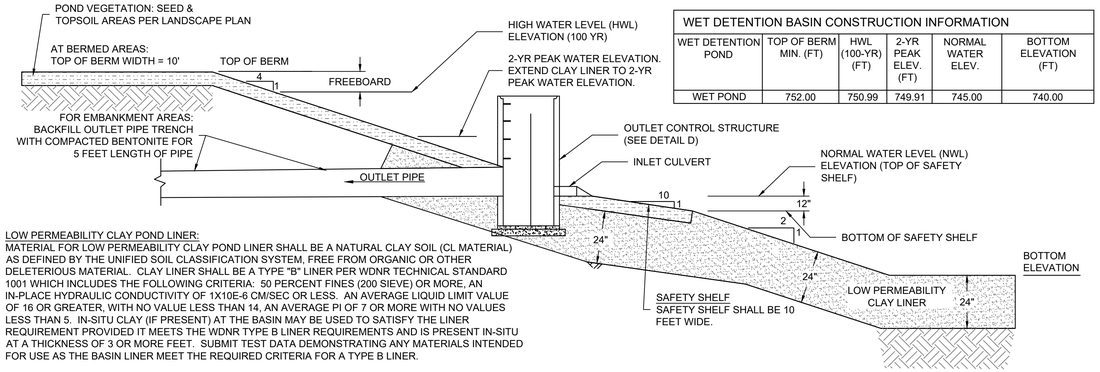
NO.	REVISION	DATE

SCALE:	NTS
PROJECT NO:	21775
DESIGN DATE:	----
PLOT DATE:	2026.05.29
DRAWN BY:	MJK
CHECKED BY:	CC
APPROVED BY:	CTC

SHEET NO:
C401

MGARNER
C401
21775

2026.05.29



WET DETENTION BASIN CONSTRUCTION INFORMATION					
WET DETENTION POND	TOP OF BERM MIN. (FT)	HWL (100-YR) (FT)	2-YR PEAK ELEV. (FT)	NORMAL WATER ELEV.	BOTTOM ELEVATION (FT)
WET POND	752.00	750.99	749.91	745.00	740.00

LOW PERMEABILITY CLAY POND LINER:
MATERIAL FOR LOW PERMEABILITY CLAY POND LINER SHALL BE A NATURAL CLAY SOIL (CL MATERIAL) AS DEFINED BY THE UNIFIED SOIL CLASSIFICATION SYSTEM, FREE FROM ORGANIC OR OTHER DELETERIOUS MATERIAL. CLAY LINER SHALL BE A TYPE "B" LINER PER WDNR TECHNICAL STANDARD 1001 WHICH INCLUDES THE FOLLOWING CRITERIA: 50 PERCENT FINES (200 SIEVE) OR MORE, AN IN-PLACE HYDRAULIC CONDUCTIVITY OF 1X10E-6 CM/SEC OR LESS. AN AVERAGE LIQUID LIMIT VALUE OF 16 OR GREATER, WITH NO VALUE LESS THAN 14, AN AVERAGE PI OF 7 OR MORE WITH NO VALUES LESS THAN 5. IN-SITU CLAY (IF PRESENT) AT THE BASIN MAY BE USED TO SATISFY THE LINER REQUIREMENT PROVIDED IT MEETS THE WDNR TYPE B LINER REQUIREMENTS AND IS PRESENT IN-SITU AT A THICKNESS OF 3 OR MORE FEET. SUBMIT TEST DATA DEMONSTRATING ANY MATERIALS INTENDED FOR USE AS THE BASIN LINER MEET THE REQUIRED CRITERIA FOR A TYPE B LINER.

CLAY SOURCE SHALL BE APPROVED PRIOR TO INITIATING PLACEMENT OF THE CLAY MATERIAL. SUBMIT REPRESENTATIVE MOISTURE-DENSITY DATA FOR PROPOSED CLAY MATERIAL PRIOR TO START OF WORK. IF REQUESTED, FURNISH ENGINEER WITH REPRESENTATIVE CLAY MATERIAL SAMPLES FOR TESTING.

FIELD THICKNESS AND FIELD COMPACTION OF CLAY TO BE TESTED BY OWNER'S INDEPENDENT TESTING AGENCY.

LOW PERMEABILITY CLAY/POND LINER SHALL BE PLACED USING STANDARD COMPACTION TECHNIQUES, AS PER THE STATE OF WISCONSIN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, SECTION 207.3.6. PERCENT COMPACTION SHALL BE GREATER THAN 95% OF STANDARD PROCTOR. MATERIAL SHALL BE COMPACTED WITH MOISTURE CONTENT WET OF OPTIMUM DENSITY MOISTURE. MATERIAL SHOULD BE PLACED IN LAYERS GENERALLY NOT EXCEEDING 8 INCHES IN THICKNESS BEFORE COMPACTION.

CLEARING AND SUBGRADE PREPARATION:
ALL EXISTING TOPSOIL, ROOTMAT, AND ANY OTHER SOFT OR UNSUITABLE MATERIALS SHALL BE REMOVED FROM THE CLEARING AND STRIPPING LIMITS.

PRIOR TO INITIATION OF FILL PLACEMENT, THE STRIPPED AREA SHALL BE OBSERVED BY AN EXPERIENCED GEOTECHNICAL ENGINEER OR HIS AUTHORIZED REPRESENTATIVE TO AID IN LOCATING UNSUITABLE AND/OR HIGHLY PLASTIC MATERIALS WHICH REQUIRE COMPLETE AND/OR PARTIAL REMOVAL.

THE PREPARATION OF FILL SUBGRADES OF EMBANKMENTS SHALL BE OBSERVED ON A FULL-TIME BASIS BY AN EXPERIENCED GEOTECHNICAL ENGINEER OR HIS AUTHORIZED REPRESENTATIVE TO ENSURE THAT ALL UNSUITABLE MATERIALS HAVE BEEN COMPLETELY REMOVED.

FILL PLACEMENT:
FILL MATERIALS SHALL BE PLACED AND COMPACTED IN ACCORDANCE WITH THE PROJECT GEOTECHNICAL RECOMMENDATIONS.

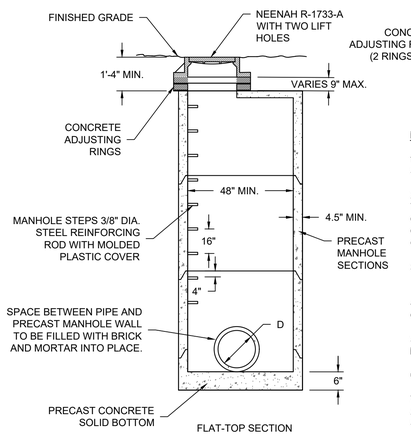
THE FOOTPRINT OF THE EMBANKMENT AREAS SHALL BE WELL DEFINED, INCLUDING THE LIMITS OF THE FILL ZONES, AT THE TIME OF FILL PLACEMENT, WITH GRADE CONTROL MAINTAINED THROUGHOUT THE FILL PLACEMENT OPERATIONS.

FILL OPERATIONS SHALL BE OBSERVED ON A FULL-TIME BASIS BY A QUALIFIED SOIL TECHNICIAN, WHO SHALL PERFORM IN PLACE DENSITY TESTS TO DETERMINE IF MINIMUM COMPACTION REQUIREMENTS ARE BEING MET.

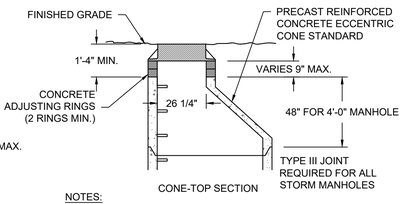
FILL MATERIALS SHALL NOT BE PLACED ON FROZEN SOILS. SIMILARLY, BORROW FILL MATERIALS SHALL NOT CONTAIN FROZEN MATERIALS AT THE TIME PLACEMENT. FROZEN SOILS, FROM BOTH SUBGRADE AND FILL, SHALL BE REMOVED PRIOR TO CONTINUATION OF FILL OPERATIONS.

AREAS RECEIVING FILL SHALL BE GRADED TO FACILITATE POSITIVE DRAINAGE OF ANY FREE WATER ASSOCIATED WITH PRECIPITATION AND SURFACE RUNOFF.

A WET BASIN CROSS SECTION
SCALE:NTS

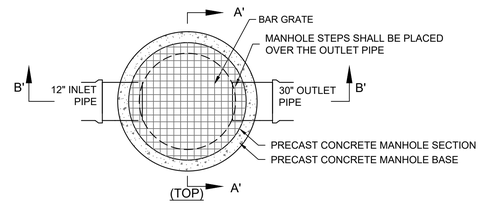


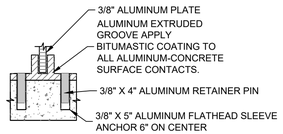
B PRECAST STORM MANHOLE
SCALE:NTS

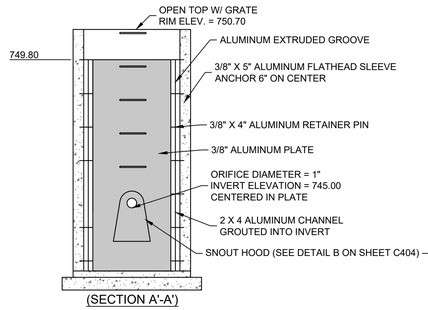


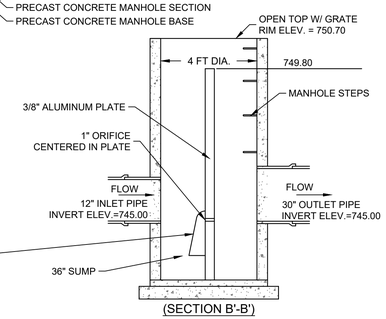
NOTES:

1. CONSTRUCT MANHOLE IN ACCORDANCE WITH FILE NO. 12 OF THE STATE STANDARD SPECIFICATIONS FOR SEWER AND WATER.
2. ADJUST FRAME TO GRADE WITH CONCRETE RINGS OF VARIABLE THICKNESS. MAXIMUM RING HEIGHT = 6". MINIMUM RING HEIGHT = 2". CONCRETE RINGS SHALL BE REINFORCED WITH ONE LINE OF STEEL CENTERED WITHIN THE RING. WHERE NECESSARY RINGS SHALL BE GROOVED TO RECEIVE STEP.
3. CONCRETE AND REINFORCEMENT STEEL SHALL CONFORM TO THE REQUIREMENTS OF ASTM DESIGNATION C-478.
4. JOINTS SHALL BE WATERTIGHT AND SHALL BE MADE USING MORTAR, OR FLEXIBLE RUBBER TYPE GASKETS FOR STORM MANHOLES.
5. AREA OF CIRCUMFERENTIAL STEEL = 0.12 SQ. INCH PER LINEAL FOOT MIN.
6. 3" OF BEDDING STONE UNDER BASE.
7. UNLESS NOTED ON THE PLANS CONTRACTOR IS RESPONSIBLE FOR ALL MANHOLE SIZING AND SHALL PROVIDE A SHOP DRAWING TO THE SIGMA GROUP, INC. BEFORE THEY ARE RELEASED FOR PRODUCTION.

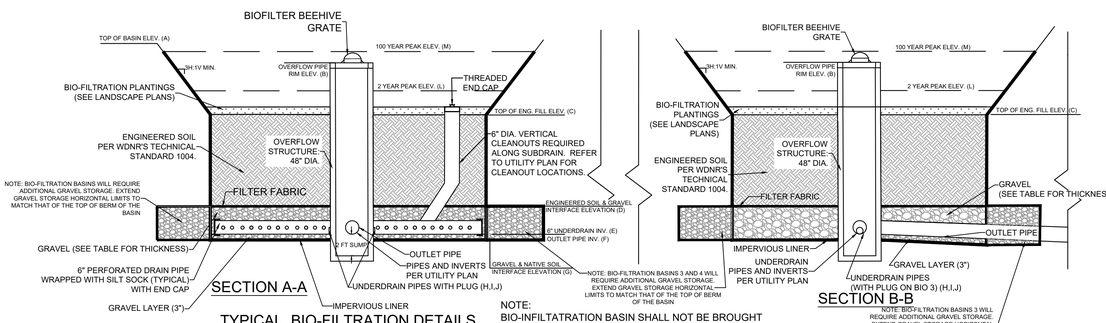




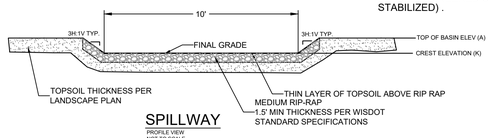


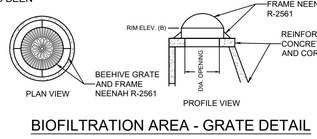


D OUTLET CONTROL STRUCTURE
SCALE:NTS



NOTE:
BIO-INFILTATRATION BASIN SHALL NOT BE BROUGHT ONLINE UNTIL AREA DRAINING TO THE BASIN HAS ACHIEVED 90% STABILIZATION FROM EROSION (I.E. DO NOT PLACE ENGINEERED SOIL UNTIL SITE HAS BEEN STABILIZED) .

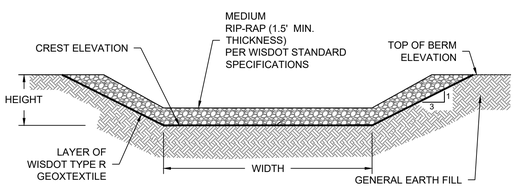




NOTE:
1. BIO-FILTRATION BASINS THAT HAVE MULTIPLE VERTICAL ORIFICES SHALL BE INSTALLED AT THE SAME ELEVATION AS IDENTIFIED IN THE TABLE.
2. MULTIPLE VERTICAL ORIFICES SHALL HAVE A MINIMUM OF 12 INCHES HORIZONTAL SEPARATION.

BIO-FILTRATION SUMMARY TABLE														
	(A)	(B)	(C)	(D)	(E)		(F)	(G)	(H)	(I)	(J)	(K)	(L)	(M)
BIO-FILTRATION AREA	TOP OF POND	OVERFLOW RIM ELEVATION	TOP OF ENGINEERED FILL ELEVATION	ENGINEERED SOIL AND GRAVEL INTERFACE ELEVATION	6" DIAMETER UNDERDRAIN ELEVATION	OUTLET PIPE DIA	OUTLET PIPE ELEVATION	GRAVEL AND NATIVE SOIL INTERFACE ELEVATION	VERTICAL ORIFICE PLUG DIAMETER (INCH)	VERTICAL ORIFICE ELEVATION	# OF VERTICAL ORIFICES	SPILLWAY CREST ELEVATION	2 YR WATER ELEVATION	100 YR WATER ELEVATION
BIO 2	762.00	759.85	757.00	755.50	753.00	15"	753.00	752.75	-	753.00	1	761.50	755.33	760.09
BIO 3	762.00	759.75	757.00	755.50	752.00	18"	752.00	751.75	3"	752.00	1	761.50	757.16	760.45
BIO 4	762.00	761.00	758.00	756.50	753.75	15"	753.75	753.50	-	753.75	1	761.50	756.45	760.90

C BIOFILTRATION BASIN
SCALE:NTS



EMERGENCY SPILLWAY CONSTRUCTION INFORMATION					
WET DETENTION POND	TOP OF BERM (FT)	CREST ELEVATION (FT)	WIDTH (FT)	HEIGHT (FT)(min.)	100-YEAR HWL (FT)
POND 1	752.00	751.00	20.0	1.0	750.99

E EMERGENCY SPILLWAY WITH RIP RAP
SCALE:NTS

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Phone: 414-285-3470

POTHS GENERAL DEVELOPMENT
76TH AND RAWSON
FRANKLIN, WI 53132

DETAILS

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CITY SUBMITTAL	3/24/26
CITY SUBMITTAL	4/14/26
CITY SUBMITTAL	5/29/26

NO.	REVISION	DATE

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PLOT DATE:	2026.05.29
DRAWN BY:	MJK
CHECKED BY:	CC
APPROVED BY:	CTC

SHEET NO:
C402

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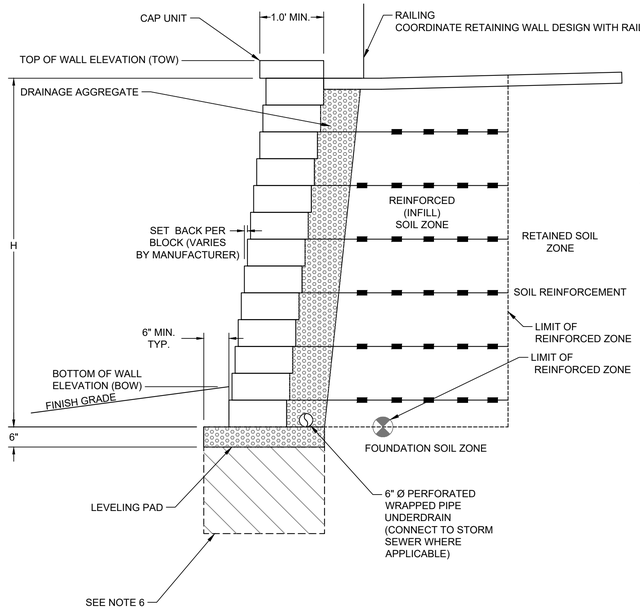
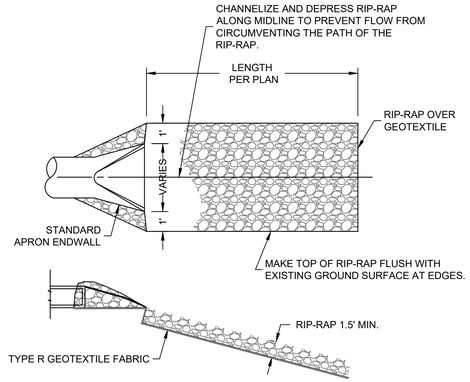
2026.05.29



A MODULAR BLOCK MSE WALL
SCALE:NTS

NOTES:

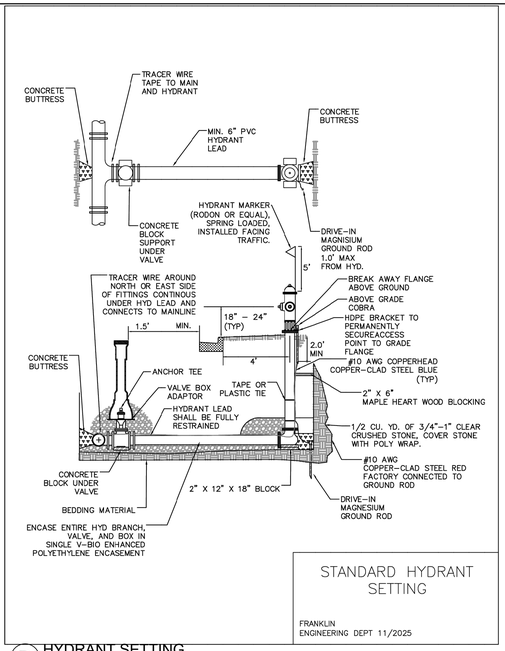
1. RETAINING WALL SYSTEM SHALL BE KEYSTONE, ROCKWOOD, OR APPROVED EQUAL.
2. TYPICAL SECTION IS FOR CONCEPTUAL DESIGN ONLY.THE CONTRACTOR SHALL PROVIDE COMPLETE DESIGN, PLANS, DETAILS, SPECIFICATIONS, AND STAMPED AND SEALED SHOP DRAWINGS AND STABILITY CALCULATIONS FOR THE RETAINING WALLS TO THE ENGINEER. THE RETAINING WALL MANUFACTURER SHALL PROVIDE TECHNICAL ASSISTANCE TO THE CONTRACTOR DURING CONSTRUCTION. THE COST OF THESE ITEMS SHALL BE INCLUDED.
3. STAMPED AND SEALED RETAINING WALL DESIGN, PLANS, DETAILS AND CALCULATIONS SHALL BE PROVIDED TO THE CITY.
4. GEOGRID REINFORCEMENT SPACING AND LENGTH PER MANUFACTURER'S ENGINEER RECOMMENDATIONS.
5. GEOTECHNICAL ENGINEER MAY REQUIRE THAT ADDITIONAL DRAIN PIPING IS NEEDED DEPENDENT UPON SOILS ENCOUNTERED DURING WALL CONSTRUCTION.
6. WALL STRUCTURE TO BE VERIFIED WITH GEOTECHNICAL ENGINEER.
7. ANY SPECIAL TREATMENT SOILS BELOW LEVELING PAD WHICH ARE SUBJECT TO FROST HEAVE SHALL BE DESIGNED BY STRUCTURAL ENGINEER OF RECORD.
8. PLANS, ELEVATIONS, AND DETAILS SHOWN ON THESE DRAWINGS ARE INTENDED TO INDICATE WALL LOCATIONS, LENGTHS, HEIGHTS, AND DETAILS COMMON TO THE WALL SYSTEM SELECTED. THE CONTRACTOR SHALL VERIFY THAT THE WALL SYSTEM SELECTED WILL CONFORM TO THE REQUIRED ALIGNMENTS AND DETAILS.
9. THE RETAINING WALL IS TO BE DESIGNED USING THE ELEVATIONS GIVEN ON THIS SHEET AND GRADING PLAN SHEETS.
10. STYLE AND COLOR OF THE MODULAR BLOCK SHALL BE SELECTED BY THE OWNER AND ARCHITECT
11. PROTECTIVE RAILINGS/GUARD RAILS REQUIRED FOR ALL RETAINING WALLS ADJACENT TO PEDESTRIAN PATHS TO BE VERIFIED BY WALL DESIGNER, ARCHITECT, AND LOCAL JURISDICTION.



NOTES:

1. INSTALL RIP-RAP WHERE SHOWN ON PLANS.
2. FOR PERMANENT POOL (WET) DETENTION BASINS: EXTEND RIP-RAP FROM OUTFALL TO AT LEAST 10 FEET BEYOND THE NORMAL WATER LEVEL.
3. RIP-RAP SHALL BE MEDIUM RIP-RAP PER WISDOT STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION
4. GEOTEXTILE FABRIC SHALL BE TYPE R PER WISDOT STANDARD SPECIFICATIONS PER HIGHWAY AND STRUCTURE CONSTRUCTION.

B RIP-RAP DISCHARGE APRON
SCALE:NTS



D HYDRANT SETTING
SCALE:NTS

WATER MAIN JOINT RESTRAINT DISTANCE (FT) PER FITTING

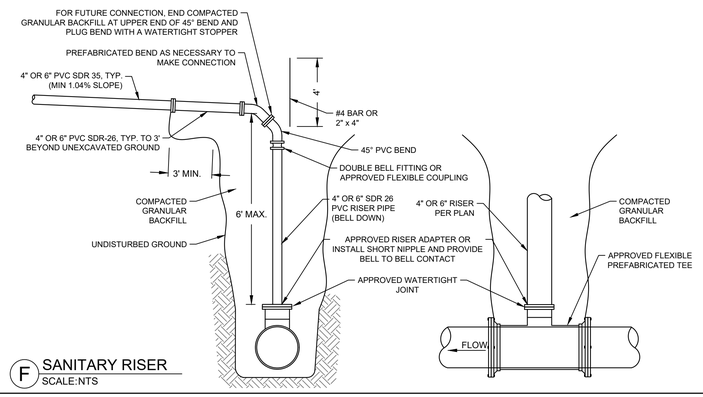
FITTING TYPE	6" DIAMETER	8" DIAMETER
HORIZONTAL BEND - 11.25°	5	5
HORIZONTAL BEND - 22.5°	8	8
HORIZONTAL BEND - 45°	10	12
HORIZONTAL BEND - 90°	20	25
* RESTRAIN LARGER SIZED PIPE		
REDUCER - DIA. X 4"	25	50
REDUCER - DIA. X 6"	-	25
REDUCER - DIA. X 8"	-	-
REDUCER - DIA. X 12"	-	-
REDUCER - DIA. X 16"	-	-
DEAD END	40	60
TEE OR CROSS - RUN	10	10
TEE - 4" BRANCH	6	6
TEE - 6" BRANCH	8	6
TEE - 8" BRANCH	-	10
TEE - 12" BRANCH	-	-
TEE - 16" BRANCH	-	-
TEE - 20" BRANCH	-	-
VERTICAL BEND - 45° - UPPER	20	26
VERTICAL BEND - 45° - LOWER	5	6
VERTICAL BEND - 22.5° - UPPER	10	14
VERTICAL BEND - 22.5° - LOWER	5	5
VERTICAL BEND - 11.25° - UPPER	6	8
VERTICAL BEND - 11.25° LOWER	4	4
* WHERE RESTRAINT LENGTHS ARE NOT IDENTIFIED ON THE PLANS, THE VALUES IN THIS TABLE SHALL BE PROVIDED AS A MINUMUM		

E JOINT RESTRAINT TABLE
SCALE:NTS

NOTES:

1. MINIMUM CONCRETE STRENGTH OF 4,OOO PSI IS RECOMMENDED. CONCRETE SHOULD BE VIBRATED TO ELIMINATE AIR POCKETS.
2. EXPANSION AND CONTRACTION CONTROL JOINTS AND REINFORCEMENT ARE RECOMMENDED TO PROTECT CHANNEL AND CONCRETE SURROUND.
3. THE FINISHED LEVEL OF THE CONCRETE SURROUND MUST BE APPROX. 1/8" ABOVE THE TOPE OF THE CHANNEL EDGE.
4. CONCRETE BASE THICKNESS SHOULD MATCH SLAB THICKNESS.
5. REFER TO ACO'S LATEST INSTALLATION INSTRUCTION FOR FURTHER DETAILS.
6. GRADE TYPE E-EN SHALL BE USED FOR ADA AREAS.

G TRENCH DRAIN
SCALE:NTS



F SANITARY RISER
SCALE:NTS

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APPROVED BY:	CTC

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C403
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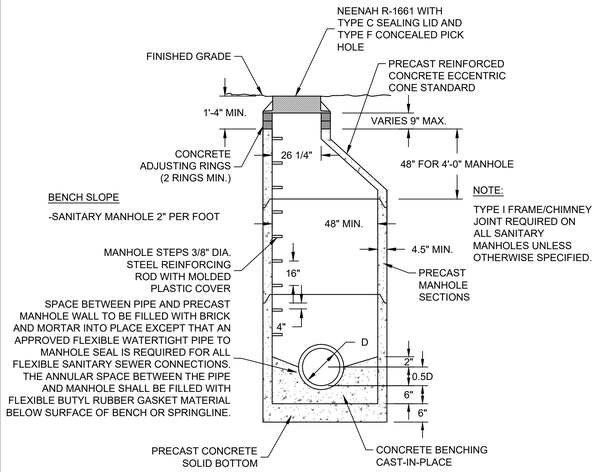


NOTE:

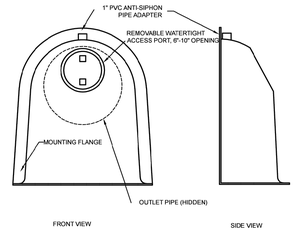
TYPE I FRAME/CHIMNEY JOINT REQUIRED ON ALL SANITARY MANHOLES UNLESS OTHERWISE SPECIFIED.

NOTES:

1. CONSTRUCT MANHOLE IN ACCORDANCE WITH FILE NO. 12 OF THE STATE STANDARD SPECIFICATIONS FOR SEWER AND WATER.
2. ADJUST FRAME TO GRADE WITH CONCRETE RINGS OF VARIABLE THICKNESS. MAXIMUM RING HEIGHT = 6", MINIMUM RING HEIGHT = 2". CONCRETE RINGS SHALL BE REINFORCED WITH ONE LINE OF STEEL CENTERED WITHIN THE RING. WHERE NECESSARY RINGS SHALL BE GROOVED TO RECEIVE STEP.
3. CONCRETE AND REINFORCEMENT STEEL SHALL CONFORM TO THE REQUIREMENTS OF ASTM DESIGNATION C-478.
4. JOINTS SHALL BE WATERTIGHT AND SHALL BE MADE USING FLEXIBLE RUBBER TYPE GASKETS.
5. AREA OF CIRCUMFERENTIAL STEEL = 0.12 SQ. INCH PER LINEAL FOOT MIN.
6. 3" OF BEDDING STONE UNDER BASE.
7. ALL SANITARY MANHOLES SHALL BE PROVIDED WITH EXTERNAL CHIMNEY SEALS AND SELF-SEALING LIDS WITH CONCEALED PICK HOLES.
8. UNLESS NOTED ON THE PLANS, THE CONTRACTORS IS RESPONSIBLE FOR ALL MANHOLE SIZING AND SHALL PROVIDE A SHOP DRAWING TO THE SIGMA GROUP, INC. BEFORE THEY ARE RELEASED FOR PRODUCTION.

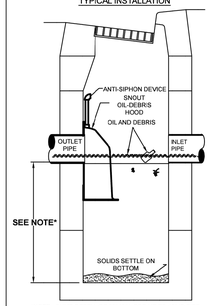
A PRECAST SANITARY MANHOLE
SCALE:NTS

CONFIGURATION DETAIL



SNOUT OIL-WATER-DEBRIS SEPARATOR

TYPICAL INSTALLATION



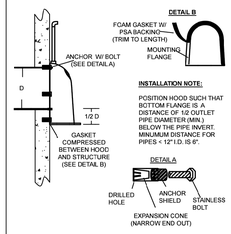
*NOTE- SUMP DEPTH OF 36" MIN. FOR UP TO 12" ID PIPE. OUTLET. FOR PIPES 15" ID AND ABOVE SUMP DEPTH OF 2.5 TO 3 TIMES PIPE ID RECOMMENDED (E.G. 5' DEEP for 24" PIPE)

NOTES:

1. ALL HOODS AND TRAPS FOR CATCH BASINS AND WATER QUALITY STRUCTURES SHALL BE AS MANUFACTURED BY:
   BEST MANAGEMENT PRODUCTS, INC.
   9 MATHEWS DRIVE, UNIT A1-A2,
   EAST HADDAM, CT 06423
   TOLL FREE: (800) 504-8008 OR (888) 434-0277, FAX: (877) 434-3197
   WEB SITE: www.bmpinc.com
   OR PRE-APPROVED EQUAL
2. ALL HOODS SHALL BE CONSTRUCTED OF A GLASS REINFORCED RESIN COMPOSITE WITH ISO GEL COAT EXTERIOR FINISH WITH A MINIMUM 0.125" LAMINATE THICKNESS.
3. ALL HOODS SHALL BE EQUIPPED WITH A WATERTIGHT ACCESS PORT, A MOUNTING FLANGE, AND AN ANTI-SIPHON VENT PIPE AND ELBOW AS DRAWN. (SEE CONFIGURATION DETAIL)
4. THE SIZE AND POSITION OF THE HOOD SHALL BE DETERMINED BY OUTLET PIPE SIZE AS PER MANUFACTURER'S RECOMMENDATION (SNOUT SIZE ALWAYS LARGER THAN PIPE SIZE).
5. THE BOTTOM OF THE HOOD SHALL EXTEND DOWNWARD A MINIMUM DISTANCE EQUAL TO 1/2 THE OUTLET PIPE DIAMETER WITH A MINIMUM DISTANCE OF 6" FOR PIPES <12" I.D.
6. THE ANTI-SIPHON VENT SHALL EXTEND ABOVE HOOD BY MINIMUM OF 3" AND A MAXIMUM OF 12" ACCORDING TO STRUCTURE CONFIGURATION.
7. THE SURFACE OF THE STRUCTURE WHERE THE HOOD IS MOUNTED SHALL BE FINISHED SMOOTH AND FREE OF LOOSE MATERIAL AND PIPE SHALL BE FINISHED FLUSH TO WALL.
8. ALL STRUCTURE JOINTS SHALL BE WATERTIGHT.
9. THE HOOD SHALL BE SECURELY ATTACHED TO STRUCTURE WALL WITH 2" STAINLESS STEEL BOLTS AND OIL-RESISTANT GASKET AS SUPPLIED BY MANUFACTURER. (SEE INSTALLATION DETAIL)
10. INSTALLATION INSTRUCTIONS SHALL BE FURNISHED WITH MANUFACTURER SUPPLIED INSTALLATION KIT.
    INSTALLATION KIT SHALL INCLUDE:
    A. INSTALLATION INSTRUCTIONS
    B. PVC ANTI-SIPHON VENT PIPE AND ADAPTER
    C. OIL-RESISTANT CRUSHED CELL FOAM GASKET WITH PSA BACKING
    D. 3/8" STAINLESS STEEL BOLTS
    E. ANCHOR SHIELDS

US Patent # 6126817, 7951294, 7857966, 8512556
Canada Patent # 2285146, 2690156, 2690158 others pending

INSTALLATION DETAIL



HOOD SPECIFICATION FOR CATCH BASINS AND WATER QUALITY STRUCTURES

DESCRIPTION	DATE	SCALE
OIL- DEBRIS HOOD SPECIFICATION AND INSTALLATION (TYPICAL)	09/08/18	NONE
	DRAWING NUMBER	SP-SN

B SNOUT HOOD
SCALE:NTS

THE SIGMA GROUP
Single Source. Sound Solutions.
www.thesigmagroup.com
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Fax: 414-643-4210

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CITY SUBMITTAL	2/06/26
PLUMBING SUBMITTAL	2/10/26
COUNTY SUBMITTAL	2/25/26
CITY SUBMITTAL	3/03/26
CITY SUBMITTAL	3/24/26
CITY SUBMITTAL	4/14/26
CITY SUBMITTAL	5/29/26

NO.	REVISION	DATE

SCALE:	NTS
PROJECT NO:	21775
DESIGN DATE:	----
PLOT DATE:	2026.05.29
DRAWN BY:	MRG
CHECKED BY:	CC
APPROVED BY:	CTC

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GENERAL:

1. EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY, AND NO RESPONSIBILITY IS ASSUMED BY THE OWNER OR ENGINEER FOR THEIR ACCURACY OR COMPLETENESS.
2. CONTRACTOR IS RESPONSIBLE FOR MAKING THEIR OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. CONTRACTOR SHALL HAVE SITE MARKED BY DIGGER'S HOTLINE AND SHALL HAVE PRIVATE UTILITIES MARKED BY A PRIVATE UTILITY LOCATOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL VERIFY ALL ELEVATIONS, LOCATIONS, AND SIZES OF EXISTING UTILITIES AND SHALL CHECK ALL UTILITY CROSSINGS AND PROPOSED CONNECTIONS FOR CONFLICTS/DISCREPANCIES PRIOR TO INITIATING CONSTRUCTION. REPORT ANY CONFLICTS OR DISCREPANCIES TO THE ENGINEER SO REDESIGN MAY OCCUR IF NEEDED.
3. LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLANS. LENGTHS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR.

SITE CLEARING:

1. EXCEPT FOR STRIPPED TOPSOIL OR OTHER MATERIALS INDICATED TO REMAIN ON OWNER'S PROPERTY, CLEARED MATERIALS SHALL BECOME CONTRACTOR'S PROPERTY AND SHALL BE REMOVED FROM PROJECT SITE.
2. MINIMIZE INTERFERENCE WITH ADJOINING ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES DURING SITE-CLEARING OPERATIONS.
3. SALVABLE IMPROVEMENTS: CAREFULLY REMOVE ITEMS INDICATED TO BE SALVAGED AND STORE ON OWNER'S PREMISES WHERE INDICATED.
4. UTILITY LOCATOR SERVICE: NOTIFY UTILITY LOCATOR SERVICE FOR AREA WHERE PROJECT IS LOCATED BEFORE SITE CLEARING.
5. DO NOT COMMENCE SITE CLEARING OPERATIONS UNTIL TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES ARE IN PLACE.
6. PROTECT AND MAINTAIN BENCHMARKS AND SURVEY CONTROL POINTS FROM DISTURBANCE DURING CONSTRUCTION.
7. LOCATE AND CLEARLY FLAG TREES AND VEGETATION TO REMAIN OR TO BE RELOCATED.
8. PROTECT EXISTING SITE IMPROVEMENTS TO REMAIN FROM DAMAGE DURING CONSTRUCTION; RESTORE DAMAGED IMPROVEMENTS TO THEIR ORIGINAL CONDITION, AS ACCEPTABLE TO OWNER.
9. LOCATE, IDENTIFY, DISCONNECT, AND SEAL OR CAP OFF UTILITIES INDICATED TO BE REMOVED; ARRANGE WITH UTILITY COMPANIES TO SHUT OFF INDICATED UTILITIES.
10. EXISTING UTILITIES: DO NOT INTERRUPT UTILITIES SERVING FACILITIES OCCUPIED BY OWNER OR OTHERS UNLESS PERMITTED BY THE OWNER AND THEN ONLY AFTER ARRANGING TO PROVIDE TEMPORARY UTILITY SERVICES.
11. FILL DEPRESSIONS CAUSED BY CLEARING AND GRUBBING OPERATIONS WITH SATISFACTORY SOIL MATERIAL UNLESS FURTHER EXCAVATION OR EARTHWORK IS INDICATED; PLACE FILL MATERIAL IN HORIZONTAL LAYERS NOT EXCEEDING A LOOSE DEPTH OF 8 INCHES, AND COMPACT EACH LAYER TO A DENSITY EQUAL TO ADJACENT ORIGINAL GROUND.
12. REMOVE SOD AND GRASS BEFORE STRIPPING TOPSOIL.
13. STRIP TOPSOIL TO WHATEVER DEPTHS ARE ENCOUNTERED IN A MANNER TO PREVENT INTERMINGLING WITH UNDERLYING SUBSOIL OR OTHER WASTE MATERIALS.
14. STOCKPILE TOPSOIL MATERIALS AWAY FROM EDGE OF EXCAVATIONS WITHOUT INTERMIXING WITH SUBSOIL. GRADE AND SHAPE STOCKPILES TO DRAIN SURFACE WATER. COVER TO PREVENT WINDBLOWN DUST.
15. REMOVE EXISTING ABOVE- AND BELOW-GRADE IMPROVEMENTS AS INDICATED AND AS NECESSARY TO FACILITATE NEW CONSTRUCTION.
16. SAWCUT ALL PAVEMENTS FULL DEPTH PRIOR TO REMOVAL; SAWCUTS SHALL BE IN STRAIGHT LINES PERPENDICULAR AND/OR PARALLEL TO EXISTING PAVEMENT JOINTS AND PAVEMENT EDGES.
17. REMOVE SURPLUS SOIL MATERIAL, UNSUITABLE TOPSOIL, OBSTRUCTIONS, DEMOLISHED MATERIALS, AND WASTE MATERIALS INCLUDING TRASH AND DEBRIS, AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.
18. SEPARATE RECYCLABLE MATERIALS PRODUCED DURING SITE CLEARING FROM OTHER NONRECYCLABLE MATERIALS. STORE OR STOCKPILE WITHOUT INTERMIXING WITH OTHER MATERIALS AND TRANSPORT THEM TO RECYCLING FACILITIES.

STORM DRAINAGE:

1. ALL PRIVATE STORM SEWER WORK SHALL BE IN ACCORDANCE WITH THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES (DSPS) PLUMBING CODE - CHAPTERS SPS 382 AND SPS 384 AND LOCAL MUNICIPAL REQUIREMENTS.
2. ALL PUBLIC STORM SEWER WORK SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION (STANDARD SPECIFICATIONS) AND LOCAL MUNICIPAL REQUIREMENTS.
3. PVC SEWER PIPE AND FITTINGS: ASTM D 3034, SDR 35, WITH BELL-AND-SPIGOT ENDS WITH RUBBER GASKETED JOINTS IN ACCORDANCE WITH CHAPTER 8.10.0 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION. JOINTS SHALL CONFORM TO ASTM D-3212.
4. REINFORCED CONCRETE PIPE: ASTM C76 WITH BELL AND SPIGOT ENDS AND GASKETED JOINTS WITH ASTM C443 RUBBER GASKETS IN ACCORDANCE WITH CHAPTER 8.6.0 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION.
5. HDPE PIPE: ADS N12 PIPE AS APPROVED ON THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES PLUMBING PRODUCT REGISTER.
6. CATCH BASINS: STANDARD PRECAST CONCRETE CATCH BASINS CONFORMING TO CHAPTER 3.6.0 OF THE STANDARD SPECIFICATIONS AND IN GENERAL CONFORMANCE WITH FILE NO. 26 OF THE STANDARD SPECIFICATIONS. DEPTH AND DIAMETER AS INDICATED ON PLANS. CATCH BASIN SIZES TO BE VERIFIED BY CONTRACTOR AND SHOP DRAWINGS SHALL BE PROVIDED TO THE ENGINEER FOR REVIEW PRIOR TO ORDERING STRUCTURES.
7. FRAMES AND GRATES: AS INDICATED ON PLANS. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING SPECIFIED FRAME/GRATE IS COMPATIBLE WITH STRUCTURE; IF NOT, NOTIFY ENGINEER.
8. MANHOLES: STANDARD PRECAST REINFORCED CONCRETE MANHOLES CONFORMING TO ASTM C478, SECTION 8.39.0 OF THE STANDARD SPECIFICATIONS AND CONFORMING TO FILE NOS. 12, 13 AND 15 OF THE STANDARD SPECIFICATIONS. DIAMETER AND DEPTH AS INDICATED ON PLANS. MANHOLE SIZES TO BE VERIFIED BY CONTRACTOR AND SHOP DRAWINGS SHALL BE PROVIDED TO THE ENGINEER FOR REVIEW PRIOR TO ORDERING STRUCTURES.
9. MANHOLES AND CATCH BASINS DEEPER THAN FOUR FEET SHALL BE PROVIDED WITH MANHOLE STEPS CONFORMING TO SECTION 8.40.0 OF THE STANDARD SPECIFICATIONS.
10. SEWERS SHALL BE INSTALLED IN CONFORMANCE WITH SECTION 3.2.0 OF THE STANDARD SPECIFICATIONS. INSTALL PROPER SIZE INCREASERS, REDUCERS AND COUPLINGS WHERE DIFFERENT SIZES OR MATERIALS OF PIPES AND FITTINGS ARE CONNECTED. INSTALL TRACER PIPE OVER NON-METALLIC PIPING IN ACCORDANCE WITH SPS SECTION 382.30(11)(H) AND 382.36(7)(D).
11. PROVIDE AND INSTALL CLEANOUTS IN ACCORDANCE WITH SPS CHAPTER 382.35. INSTALL CLEANOUTS AND RISER EXTENSIONS FORM SEWER PIPES TO PROPOSED GRADE. INSTALL PIPING SO CLEANOUTS OPEN IN DIRECTION OF FLOW IN SEWER PIPE. USE LIGHT DUTY, TOP LOADING CLASSIFICATION CLEANOUTS IN EARTH OR UNPAVED FOOT TRAFFIC AREAS; USE MEDIUM DUTY, TOP-LOADING CLASSIFICATION CLEANOUTS IN PAVED FOOT TRAFFIC AREAS; USE HEAVY DUTY, TOP-LOADING CLASSIFICATION CLEANOUTS IN VEHICULAR TRAFFIC AREAS. SET CLEANOUT FRAMES AND COVERS IN PAVEMENT AREAS FLUSH WITH PAVEMENT SURFACE.
12. CLASS B COMPACTED TRENCH SECTION (FILE NO. NO. 4 OF STANDARD SPECIFICATIONS) SHALL BE UTILIZED. BEDDING AND COVER MATERIAL SHALL BE IN ACCORDANCE WITH SECTION 8.43.0 OF THE STANDARD SPECIFICATIONS.
13. TRENCH BACKFILL MATERIAL SHALL BE GRANULAR BACKFILL IN ACCORDANCE WITH SECTION 8.43.4 OF THE STANDARD SPECIFICATIONS BENEATH AND WITHIN FIVE FEET OF PAVEMENT AREAS; COMPACTED SPOIL BACKFILL IN ACCORDANCE WITH SECTION 8.43.5 OF THE STANDARD SPECIFICATIONS MAY BE USED BENEATH LANDSCAPE AREAS.
14. MANHOLE INSTALLATION SHALL BE IN ACCORDANCE WITH SECTION 3.5.0 OF THE STANDARD SPECIFICATIONS. SET MANHOLE RIMS TO ELEVATIONS INDICATED ON PLANS.
15. CATCH BASIN INSTALLATION SHALL BE IN ACCORDANCE WITH SECTION 3.6 OF THE STANDARD SPECIFICATIONS. CATCH BASIN EXCAVATION AND PREPARATION SHALL BE IN ACCORDANCE WITH SECTION 3.5.4(A) AND (B) OF THE STANDARD SPECIFICATIONS. FRAMES AND GRATES SHALL BE SET TO THE ELEVATIONS SHOWN ON THE PLANS.
16. AFTER INSTALLATION OF SEWER PIPE CLEAN ALL DEBRIS FROM SEWER AND INSPECT INTERIOR OF PIPING TO DETERMINE WHETHER LINE DISPLACEMENT OR OTHER DAMAGE HAS OCCURRED. CONDUCT DEFLECTION TESTING OF INSTALLED PIPE IN ACCORDANCE WITH SECTION 3.2.6(I)4 OF THE STANDARD SPECIFICATIONS; REPLACE ANY PIPE SECTION NOT PASSING THE DEFLECTION TESTING USING NEW PIPE MATERIALS.

EARTH MOVING:

1. ALL EARTH WORK SHALL BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER PRESENTED IN THE SITE GEOTECHNICAL REPORT, GEOTECHNICAL ENGINEER RECOMMENDATIONS MADE IN THE FIELD AND THESE SPECIFICATIONS. IN CASE OF CONFLICT BETWEEN THESE SPECIFICATIONS AND THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER, THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER SHALL GOVERN.
2. CONTRACTOR SHALL PROVIDE MATERIAL TEST REPORTS FROM A QUALIFIED TESTING AGENCY INDICATING TEST RESULTS FOR CLASSIFICATION ACCORDING TO ASTM D2487 AND LABORATORY COMPACTION CURVES ACCORDING TO ASTM D 1557 FOR EACH ON-SITE AND OFF-SITE SOIL MATERIAL PROPOSED FOR FILL AND BACKFILL.
3. CONTRACTOR SHALL PROVIDE PREEXCAVATION PHOTOS OR VIDEOS SHOWING EXISTING CONDITIONS OF ADJOINING STRUCTURES AND SITE IMPROVEMENTS THAT MIGHT BE MISCONSTRUED AS DAMAGE CAUSED BY EARTHWORK OPERATIONS.
4. OLD BUILDING FOUNDATIONS, BUILDING REMNANTS OR UNSUITABLE BACKFILL MATERIAL SHALL BE COMPLETELY REMOVED FROM WITHIN AND A MINIMUM OF 10 FEET BEYOND THE NEW BUILDING PAD AREAS. THE RESULTING EXCAVATION SHALL BE BACKFILLED WITH COMPACTED ENGINEERED FILL.
5. FOUNDATIONS, FOUNDATION WALLS OR CONCRETE FLOOR SLABS SHALL BE REMOVED TO A MINIMUM OF TWO FEET BELOW PROPOSED SUBGRADE WITHIN PROPOSED PARKING AND GREENSPACE AREAS. BASEMENT SLABS LOCATED BELOW 2 FEET FROM PLANNED SUBGRADE ELEVATION MAY BE LEFT IN PLACE BUT SHALL BE BROKEN INTO MAXIMUM 6 INCH PIECES TO FACILITATE DRAINAGE.
6. SATISFACTORY SOILS FOR FILL: ASTM D 2487 SOIL CLASSIFICATION GROUPS GW, GP, GM, SW, SP, AND SM OR A COMBINATION OF THESE GROUPS; FREE OF ROCK OR GRAVEL LARGER THAN 3 INCHES IN ANY DIMENSION, DEBRIS, WASTE, FROZEN MATERIALS, VEGETATION, AND OTHER DELETERIOUS MATTER OR ANY SOIL GROUP OR COMBINATION OF GROUPS APPROVED OF BY THE PROJECT GEOTECHNICAL ENGINEER.
7. UNSATISFACTORY SOILS FOR FILL: SOIL CLASSIFICATION GROUPS GC, SC, CL, ML, OL, CH, MH, OH, AND PT ACCORDING TO ASTM D 2487 OR A COMBINATION OF THESE GROUPS UNLESS DEEMED SATISFACTORY BY THE PROJECT GEOTECHNICAL ENGINEER. UNSATISFACTORY SOILS ALSO INCLUDE SOILS NOT MAINTAINED WITHIN 3 PERCENT OF OPTIMUM SOIL MOISTURE CONTENT AT THE TIME OF COMPACTION.
8. AGGREGATE BASE COURSE BENEATH PAVEMENTS: SHALL BE 1-1/4" DENSE GRADED BASE COURSE CONFORMING TO SECTION 305 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION.
9. ENGINEERED FILL: NATURALLY OR ARTIFICIALLY GRADED MIXTURE OF NATURAL OR CRUSHED GRAVEL, CRUSHED STONE, AND NATURAL OR CRUSHED SAND; ASTM D 2940; WITH AT LEAST 90 PERCENT PASSING A 1-1/2-INCH (37.5-MM) SIEVE AND NOT MORE THAN 12 PERCENT PASSING A NO. 200 SIEVE OR ANY SOIL DEEMED ACCEPTABLE FOR ENGINEERED FILL BY THE PROJECT GEOTECHNICAL ENGINEER. ENGINEERED FILL SHALL BE FREE OF ORGANIC, FROZEN, OR OTHER DELETERIOUS MATERIAL AND HAVE A MAXIMUM PARTICLE SIZE LESS THAN 3 INCHES. CLAY FILLS SHALL HAVE A LIQUID LIMIT OF LESS THAN 49 AND PLASTICITY INDEX BETWEEN 11 AND 25.
10. BEDDING COURSE FOR SEWERS AND WATER SERVICE: NATURALLY OR ARTIFICIALLY GRADED MIXTURE OF NATURAL OR CRUSHED GRAVEL, CRUSHED STONE, AND NATURAL OR CRUSHED SAND CONFORMING TO THE REQUIREMENTS OF SECTION 8.43.2 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION.
11. DRAINAGE COURSE BENEATH BUILDING SLABS: NARROWLY GRADED MIXTURE OF WASHED, CRUSHED STONE, OR CRUSHED OR UNCRUSHED GRAVEL; ASTM D 448; COARSE-AGGREGATE GRADING SIZE 57; WITH 100 PERCENT PASSING A 1-1/2-INCH (37.5-MM) SIEVE AND 0 TO 5 PERCENT PASSING A NO. 8 SIEVE.
12. TRENCH BACKFILL MATERIAL SHALL BE GRANULAR BACKFILL IN ACCORDANCE WITH SECTION 8.43.4 OF THE STANDARD SPECIFICATIONS BENEATH AND WITHIN FIVE FEET OF PAVEMENT AREAS; COMPACTED SPOIL BACKFILL IN ACCORDANCE WITH SECTION 8.43.5 OF THE STANDARD SPECIFICATIONS MAY BE USED BENEATH LANDSCAPE AREAS.
13. PIPE COVER MATERIAL: CONFORM TO SECTION 8.43.3 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION.
14. PREVENT SURFACE WATER AND GROUND WATER FROM ENTERING EXCAVATIONS, FROM PONDING ON PREPARED SUBGRADES, AND FROM FLOODING PROJECT SITE AND SURROUNDING AREA.
15. SHORING, SHEETING AND BRACING: SHORE, BRACE OR SLOPE BANKS OF EXCAVATION TO PROTECT WORKMEN, BANKS, ADJACENT PAVING, STRUCTURES, AND UTILITIES TO MEET OSHA REQUIREMENTS. DESIGN OF TEMPORARY SUPPORT OF EXCAVATION IS THE RESPONSIBILITY OF THE CONTRACTOR.
16. EXCAVATE TO SUBGRADE ELEVATIONS REGARDLESS OF THE CHARACTER OF SURFACE AND SUBSURFACE CONDITIONS ENCOUNTERED. UNCLASSIFIED EXCAVATED MATERIALS MAY INCLUDE ROCK, SOIL MATERIALS, AND OBSTRUCTIONS. NO CHANGES IN THE CONTRACT SUM OR THE CONTRACT TIME WILL BE AUTHORIZED FOR ROCK EXCAVATION OR REMOVAL OF OBSTRUCTIONS.
17. PROOF-ROLL SUBGRADE BELOW THE BUILDING SLABS AND PAVEMENTS WITH FULLY LOADED TANDEM AXLE DUMP TRUCK OR RUBBER TIRED VEHICLE OF SIMILAR SIZE AND WEIGHT, TYPICALLY 9 TONS/AXLE, WHERE COHESIVE SOILS ARE ENCOUNTERED OR WITH A SMOOTH DRUMMED VIBRATORY ROLLER WHERE GRANULAR SOILS ARE PRESENT. DO NOT PROOF-ROLL WET OR SATURATED SUBGRADES AND PROOFROLL IN DRY WEATHER. PROOF ROLL IN PRESENCE OF PROJECT GEOTECHNICAL ENGINEER OR TECHNICIAN. SOILS THAT ARE OBSERVED TO RUT OR DEFLECT EXCESSIVELY UNDER THE MOVING LOAD (TYPICALLY >1") SHALL BE UNDERCUT AND REPLACED WITH PROPERLY COMPACTED ENGINEERED FILL. IN PAVEMENT AREAS WHERE UNDERCUTS ARE PERFORMED, THE EDGES OF THE OVEREXCAVATIONS SHALL BE FEATHERED INOT THE SURROUNDING SUITABLE SOIL SO THAT EDGE FAILURE OF THE OVEREXCAVATED AREA DOES NOT OCCUR.
18. DUE TO CLAYEY SOILS, IF UNDERCUTS OCCUR WITHIN PAVEMENT AREAS AND THEY ARE BACKFILLED WITH GRANULAR SOILS, THE BOTTOM OF THE OVEREXCAVATION SHALL BE SLOPED TO A DRAINTILE THAT IS IN KIND SLOPED TOWARD THE NEAREST STORM SEWER. MINIMUM SLOPES OF SUCH DRAINTILES SHALL BE 0.5%.
19. CONVENTIONAL DISKING AND AERATION TECHNIQUES SHALL BE USED TO DRY SOILS BEFORE PROOF ROLLING. ALLOT FOR PROPER DRYING TIME IN PROJECT SCHEDULE.
20. ENGINEERED FILL SHALL BE PLACED IN MAXIMUM LIFTS OF EIGHT INCHES OF LOOSE MATERIAL AND COMPACTED WITHIN 3% OF OPTIMUM SOIL MOISTURE CONTENT VALUE AND A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE MODIFIED PROCTOR TEST ASTM D1557. EACH LIFT OF COMPACTED ENGINEERED FILL SHALL BE OBSERVED AND TESTED BY A QUALIFIED GEOTECHNICAL ENGINEER OR TECHNICIAN.
21. EXISTING OLD FILL MATERIAL SHALL BE REMOVED BELOW FOOTINGS OR FOUNDATION SUPPORTING FILL. ENGINEERED FILL BELOW FOOTINGS SHOULD HAVE AN IN-PLACE DENSITY OF 95% OF THE MAXIMUM DRY DENSITY AND A MOISTURE CONTENT WITHIN 3% OF OPTIMUM AS DETERMINED BY ASTM D1557. ENGINEERED FILL BELOW FOOTINGS SHALL BE EVALUATED BY IN-FIELD DENSITY TESTS DURING CONSTRUCTION.
22. WHERE UNSUITABLE BEARING SOILS ARE ENCOUNTERED IN A FOOTING EXCAVATION, THE EXCAVATION SHALL BE DEEPENED TO COMPETENT BEARING SOIL AND THE FOOTING LOWERED OR AN OVEREXCAVATION AND BACKFILL PROCEDURE PERFORMED. OVEREXCAVATION AND BACKFILL TREATMENT REQUIRES WIDENING THE DEEPENED EXCAVATION IN ALL DIRECTIONS AT LEAST 6 INCHES BEYOND THE EDGE OF THE FOOTING FOR EACH 12 INCHES OF OVEREXCAVATION DEPTH. THE OVEREXCAVATION SHALL BE BACKFILLED UP TO FOOTING BASE ELEVATION IN MAXIMUM 8 INCH LOOSE LIFTS WITH SUITABLE GRANULAR FILL MATERIAL AND COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY AND A MOISTURE CONTENT WITHIN 3% OF OPTIMUM AS DETERMINED BY ASTM D1557. SOILS AT FOUNDATION BEARING ELEVATION IN THE FOOTING EXCAVATIONS SHALL BE OBSERVED AND TESTED BY A QUALIFIED GEOTECHNICAL ENGINEER OR TECHNICIAN.
23. A MINIMUM OF FOUR INCHES OF DRAINAGE COURSE MAT SHALL BE PLACED BELOW BUILDING FLOOR SLABS. DRAINAGE COURSE SHALL BE COMPACTED TO A MINIMUM OF 95% COMPACTION WITH RESPECT TO THE MODIFIED PROCTOR (ASTM D1557)
24. UTILITY TRENCHES FOR SEWER AND WATER SHALL CONFORM TO CLASS B COMPACTED TRENCH SECTION IN ACCORDANCE WITH FILE NO. 4 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION.
25. BACKFILL UTILITY TRENCHES IN 4 TO 6 INCH LOOSE LIFTS COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557. BACKFILL SHALL BE MOISTURE CONDITIONED TO BE WITH 3% OF OPTIMUM MOISTURE CONTENT AS DETERMINED BY ASTM D1557.
26. UTILITY BEDDING PLACEMENT: CONFORM TO SECTION 3.2.6 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION. BEDDING MATERIAL SHALL BE COMPACTED TO A MINIMUM OF 90% COMPACTION WITH RESPECT TO THE MODIFIED PROCTOR (ASTM D1557).
27. COMPACTION TESTING OF UTILITY TRENCHES SHALL BE PERFORMED ONE FOR EVERY 200 CUBIC YARDS OF BACKFILL PLACED OR ONE FOR TEST PER 200 LINEAR FEET OF TRENCH FOR EACH LIFT, WHICHEVER IS LESS.
28. AGGREGATE BASE COURSE BENEATH PAVEMENTS SHALL BE PLACED AND COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY WITH A MOISTURE CONTENT WITHIN 3% OF OPTIMUM AS DETERMINED BY ASTM D1557. AGGREGATE BASE SHALL BE OBSERVED AND TESTED BY A QUALIFIED GEOTECHNICAL ENGINEER OR TECHNICIAN.
29. GRADING GENERAL: UNIFORMLY GRADE AREAS TO A SMOOTH SURFACE, FREE OF IRREGULAR SURFACE CHANGES. COMPLY WITH COMPACTION REQUIREMENTS AND GRADE TO CROSS SECTIONS, LINES, AND ELEVATIONS INDICATED. SLOPE GRADES TO DIRECT WATER AWAY FROM BUILDINGS AND TO PREVENT PONDING.
30. TESTING AGENCY: CONTRACTOR SHALL ENGAGE A QUALIFIED INDEPENDENT GEOTECHNICAL ENGINEERING TESTING AGENCY TO PERFORM FIELD QUALITY-CONTROL TESTING.
31. FOOTING SUBGRADE TESTING: EACH ISOLATED FOOTING SHALL INCLUDE AT LEAST ONE TEST PROBE. TEST PROBES SHALL BE PERFORMED EVERY 20 LINEAR FEET IN CONTINUOUS FOOTINGS.
32. BUILDING SLAB AREA TESTING: AT SUBGRADE AND AT EACH COMPACTED FILL AND BACKFILL LAYER, AT LEAST 1 TEST PER LIFT FOR EVERY 2500 SQ. FT. OR LESS OF BUILDING SLAB, BUT IN NO CASE FEWER THAN 3 TESTS.
33. PAVEMENT AREA TESTING: AT SUBGRADE AND AT EACH COMPACTED FILL AND BACKFILL LAYER, AT LEAST ONE TEST FOR EVERY LIFT FOR EVERY 2,500 SQUARE FEET OF PAVEMENT AREA, BUT IN NO CASES FEWER THAN 3 TESTS.
34. FOUNDATION WALL BACKFILL: AT EACH COMPACTED BACKFILL LAYER, AT LEAST 1 TEST PER LIFT FOR EACH 50 FEET OR LESS OF WALL LENGTH, BUT NO FEWER THAN 2 TESTS.
35. WHEN TESTING AGENCY REPORTS THAT SUBGRADES, FILLS, OR BACKFILLS HAVE NOT ACHIEVED DEGREE OF COMPACTION SPECIFIED, SCARIFY AND MOISTEN OR AERATE, OR REMOVE AND REPLACE SOIL TO DEPTH REQUIRED; RECOMPACT AND RETEST UNTIL SPECIFIED COMPACTION IS OBTAINED.
36. DISPOSAL: REMOVE SURPLUS SOIL AND WASTE MATERIAL, INCLUDING UNSATISFACTORY SOIL, TRASH, AND DEBRIS, AND LEGALLY DISPOSE OF IT OFF OWNER'S PROPERTY.

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SPECIFICATIONS

ISSUANCE	DATE
CITY SUBMITTAL	10/10/25
CITY SUBMITTAL	1/09/26
CITY SUBMITTAL	2/06/26
PLUMBING SUBMITTAL	2/10/26
COUNTY SUBMITTAL	2/25/26
CITY SUBMITTAL	3/03/26
CITY SUBMITTAL	3/24/26
CITY SUBMITTAL	4/14/26
CITY SUBMITTAL	5/29/26

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DRAWN BY:	MJK
CHECKED BY:	CC
APPROVED BY:	CTC

SHEET NO:
C500

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CONCRETE PAVING:

1. THE COMPOSITION, PLACING AND CONSTRUCTION OF CONCRETE PAVEMENTS SHALL BE IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF SECTIONS 415, 416, 501, 601, AND 602 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION (WISDOT STANDARD SPECIFICATIONS) AND LOCAL MUNICIPAL REQUIREMENTS AND SPECIFICATIONS.
2. CONTRACTOR SHALL PROVIDE PRODUCT DATA FOR EACH TYPE OF PRODUCT INDICATED - INCLUDE TECHNICAL DATA AND TESTED PHYSICAL AND PERFORMANCE PROPERTIES; JOB-MIX DESIGNS: CERTIFICATION THAT MIX MEETS OR EXCEEDS WISDOT STANDARD SPECIFICATIONS; AND MATERIAL CERTIFICATES CERTIFYING COMPLIANCE WITH WISDOT STANDARD SPECIFICATIONS.
3. MANUFACTURER QUALIFICATIONS: MANUFACTURER OF READY-MIXED CONCRETE PRODUCTS WHO COMPLIES WITH ASTM C 94/C 94M REQUIREMENTS FOR PRODUCTION FACILITIES AND EQUIPMENT AND APPROVED BY THE WISCONSIN DEPARTMENT OF TRANSPORTATION.
4. CONCRETE GRADE: GRADE A, GRADE A-2, OR A-FA CONFORMING TO SECTION 501.3.1.3 OF THE WISDOT STANDARD SPECIFICATIONS
5. AGGREGATES: CONFORM TO SECTION 501 OF THE WISDOT STANDARD SPECIFICATIONS. PROVIDE AGGREGATES FROM A SINGLE SOURCE.
6. WATER: ASTM C 94/C 94M AND SECTION 501 OF THE WISDOT STANDARD SPECIFICATIONS.
7. AIR-ENTRAINING ADMIXTURE: ASTM C 260 AND SECTION 501 OF THE WISDOT STANDARD SPECIFICATIONS.
8. CHEMICAL ADMIXTURES: PER SECTION 501 OF THE WISDOT STANDARD SPECIFICATIONS.
9. CURING MATERIALS IN ACCORDANCE WITH SECTION 415.3.12 OF THE WISDOT STANDARD SPECIFICATIONS.
10. EXPANSION JOINT MATERIAL: CONFORM TO SECTION 415.2.3 OF THE WISDOT STANDARD SPECIFICATIONS.
11. MEASURE, BATCH, AND MIX CONCRETE MATERIALS AND CONCRETE IN ACCORDANCE WITH SECTION 501 OF THE WISDOT STANDARD SPECIFICATIONS.
12. GENERAL EXECUTION: CONFORM TO SECTION 415 OF THE WISDOT STANDARD SPECIFICATIONS.
13. PROOFROLL SUBGRADE AND AGGREGATE BASE AS OUTLINED IN EARTH MOVING SPECIFICATION PRIOR TO PLACEMENT OF PAVEMENTS.
14. SET, BRACE, AND SECURE EDGE FORMS, BULKHEADS, AND INTERMEDIATE SCREED GUIDES FOR PAVEMENT TO REQUIRED LINES, GRADES, AND ELEVATIONS. INSTALL FORMS TO ALLOW CONTINUOUS PROGRESS OF WORK AND SO FORMS CAN REMAIN IN PLACE AT LEAST 24 HOURS AFTER CONCRETE PLACEMENT.
15. CLEAN FORMS AFTER EACH USE AND COAT WITH FORM-RELEASE AGENT TO ENSURE SEPARATION FROM CONCRETE WITHOUT DAMAGE.
16. JOINTS GENERAL: FORM CONSTRUCTION, ISOLATION, AND CONTRACTION JOINTS AND TOOL EDGINGS TRUE TO LINE WITH FACES PERPENDICULAR TO SURFACE PLANE OF CONCRETE. CONSTRUCT TRANSVERSE JOINTS AT RIGHT ANGLES TO CENTERLINE, UNLESS OTHERWISE INDICATED. CONFORM TO SECTION 415 OF THE WISDOT STANDARD SPECIFICATIONS
17. CONSTRUCTION JOINTS: SET CONSTRUCTION JOINTS AT SIDE AND END TERMINATIONS OF PAVEMENT AND AT LOCATIONS WHERE PAVEMENT OPERATIONS ARE STOPPED FOR MORE THAN ONE-HALF HOUR UNLESS PAVEMENT TERMINATES AT ISOLATION JOINTS.
18. ISOLATION JOINTS: FORM ISOLATION JOINTS OF PREFORMED JOINT-FILLER STRIPS ABUTTING CONCRETE CURBS, CATCH BASINS, MANHOLES, INLETS, STRUCTURES, WALKS, OTHER FIXED OBJECTS, AND WHERE INDICATED.
19. CONTRACTION JOINTS: FORM WEAKENED-PLANE CONTRACTION JOINTS, SECTIONING CONCRETE INTO AREAS AS INDICATED. CONSTRUCT CONTRACTION JOINTS FOR A DEPTH EQUAL TO AT LEAST ONE-FOURTH OF THE CONCRETE THICKNESS TO MATCH JOINTING OF EXISTING ADJACENT CONCRETE PAVEMENT.
20. EDGING: TOOL EDGES OF PAVEMENT, GUTTERS, CURBS, AND JOINTS IN CONCRETE AFTER INITIAL FLOATING WITH AN EDGING TOOL TO A 1/4-INCH RADIUS. REPEAT TOOLING OF EDGES AFTER APPLYING SURFACE FINISHES. ELIMINATE TOOL MARKS ON CONCRETE SURFACES.
21. CURBING: COMPLY WITH SECTION 601 OF THE WISDOT STANDARD SPECIFICATIONS.
22. SIDEWALKS: COMPLY WITH SECTION 602 OF THE WISDOT STANDARD SPECIFICATIONS.
23. MOISTEN AGGREGATE TO PROVIDE A UNIFORM DAMPENED CONDITION AT TIME CONCRETE IS PLACED.
24. FINISH CURBING IN ACCORDANCE WITH SECTION 601.3.5 OF THE WISDOT STANDARD SPECIFICATIONS.
25. FINISH SIDEWALK AND PATIO IN ACCORDANCE WITH SECTION 602.3.2.3 OF THE WISDOT STANDARD SPECIFICATIONS (LIGHT BROOM FINISH).
26. FINISH CONCRETE VEHICULAR PAVEMENTS AND PADS IN ACCORDANCE WITH SECTION 415.3.8 OF THE WISDOT STANDARD SPECIFICATIONS (ARTIFICIAL TURF DRAG FINISH).
27. PROTECT AND CURE SIDEWALK IN ACCORDANCE WITH SECTION 602.3.2.6 OF THE WISDOT STANDARD SPECIFICATIONS.
28. PROTECT AND CURE CURBING IN ACCORDANCE WITH SECTION 601.3.7 OF THE WISDOT STANDARD SPECIFICATIONS.
29. PROTECT AND CURE VEHICULAR CONCRETE PAVING IN ACCORDANCE WITH SECTION 415.3.12 OF THE WISDOT STANDARD SPECIFICATIONS.
30. REMOVE AND REPLACE CONCRETE PAVEMENT THAT IS BROKEN, DAMAGED, OR DEFECTIVE OR THAT DOES NOT COMPLY WITH REQUIREMENTS IN THIS SECTION.
31. PROTECT CONCRETE FROM DAMAGE. EXCLUDE TRAFFIC FROM PAVEMENT FOR AT LEAST 7 DAYS AFTER PLACEMENT.
32. MAINTAIN CONCRETE PAVEMENT FREE OF STAINS, DISCOLORATION, DIRT, AND OTHER FOREIGN MATERIAL. SWEEP CONCRETE PAVEMENT NOT MORE THAN TWO DAYS BEFORE DATE SCHEDULED FOR SUBSTANTIAL COMPLETION INSPECTIONS.

ASPHALTIC PAVING:

1. THE COMPOSITION, PLACING AND CONSTRUCTION OF ASPHALTIC PAVEMENTS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 450, 455, 460, 465, AND 475 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION (WISDOT STANDARD SPECIFICATIONS).
2. CONTRACTOR SHALL PROVIDE PRODUCT DATA FOR EACH TYPE OF PRODUCT INDICATED - INCLUDE TECHNICAL DATA AND TESTED PHYSICAL AND PERFORMANCE PROPERTIES; JOB-MIX DESIGNS: CERTIFICATION THAT MIX MEETS OR EXCEEDS WISDOT STANDARD SPECIFICATIONS; AND MATERIAL CERTIFICATES CERTIFYING COMPLIANCE WITH WISDOT STANDARD SPECIFICATIONS.
3. MANUFACTURER QUALIFICATIONS: MANUFACTURER SHALL BE REGISTERED WITH AND APPROVED BY THE DOT OF THE STATE IN WHICH PROJECT IS LOCATED.
4. ENVIRONMENTAL LIMITATIONS: DO NOT APPLY ASPHALT MATERIALS IF BASE COURSE IS WET OR EXCESSIVELY DAMP OR IF THE FOLLOWING CONDITIONS ARE NOT MET: APPLY TACK COAT WHEN AMBIENT TEMPERATURE IS ABOVE 50 DEGREES FAHRENHEIT AND WHEN TEMPERATURE HAS NOT BEEN BELOW 35 DEGREES FAHRENHEIT FOR 12 HOURS IMMEDIATELY PRIOR TO APPLICATION; PLACE ASPHALTIC CONCRETE SURFACE COURSE WHEN TEMPERATURE IS ABOVE 40 DEGREES FAHRENHEIT; BASE COURSE MAY BE PLACED WHEN AIR TEMPERATURE IS ABOVE 30 DEGREES FAHRENHEIT AND RISING. PROCEED WITH PAVEMENT MARKING ONLY ON CLEAN, DRY SURFACES. DO NOT APPLY BELOW THE MINIMUM PAVEMENT TEMPERATURE AS RECOMMENDED BY THE MANUFACTURER.
5. AGGREGATES SHALL BE IN ACCORDANCE WITH SECTION 460.2.2 OF THE WISDOT STANDARD SPECIFICATIONS.
6. ASPHALT MATERIALS SHALL BE IN ACCORDANCE WITH CHAPTER 455 OF THE WISDOT STANDARD SPECIFICATIONS.
7. PAVEMENT MARKING PAINT: PROVIDE PAINT FROM THE WISCONSIN DEPARTMENT OF TRANSPORTATION'S APPROVED PRODUCTS LIST. COLOR SHALL BE WHITE UNLESS INDICATED OTHERWISE ON PLANS.
8. HOT-MIX ASPHALT: ASPHALTIC BINDER COURSE AND SURFACE COURSE SHALL BE MIXTURE LT FOR REGULAR DUTY PAVEMENT AND LT FOR HEAVY DUTY PAVEMENT COMPLYING WITH THE WISDOT STANDARD SPECIFICATIONS. ASPHALTIC BINDER SHALL BE 58-28 S UNLESS NOTED.
9. AGGREGATE BASE COURSE BENEATH PAVEMENTS: SHALL BE 1-1/4" DENSE GRADED BASE COURSE CONFORMING TO SECTION 305 OF THE WISDOT STANDARD SPECIFICATIONS.
10. PAVEMENT PLACEMENT GENERAL: ASPHALT CONCRETE PAVING EQUIPMENT, WEATHER LIMITATIONS, JOB-MIX FORMULA, MIXING, CONSTRUCTION METHODS, COMPACTION, FINISHING, TOLERANCE AND PROTECTION SHALL CONFORM TO THE REQUIREMENTS OF THE APPROPRIATE SECTIONS OF THE WISDOT STANDARD SPECIFICATIONS.
11. PREPARE AND PROOFROLL SUBGRADES AND AGGREGATE BASE COURSE AS OUTLINED IN EARTH MOVING SPECIFICATIONS PRIOR TO PLACEMENT OF ASPHALT PAVEMENTS.
12. SWEEP LOOSE GRANULAR PARTICLES FROM SURFACE OF AGGREGATE BASE COURSE PRIOR TO PAVEMENT PLACEMENT. DO NOT DISLODGE OR DISTURB AGGREGATE EMBEDDED IN COMPACTED SURFACE OF BASE COURSE.
13. SPREAD AND FINISH ASPHALTIC MIXTURE IN ACCORDANCE WITH SECTION 450.3.2.5 OF THE WISDOT STANDARD SPECIFICATIONS. PAVEMENT THICKNESSES SHALL BE AS INDICATED ON THE PLANS.
14. PROMPTLY CORRECT SURFACE IRREGULARITIES IN PAVING COURSE BEHIND PAVER. USE SUITABLE HAND TOOLS TO REMOVE EXCESS MATERIAL FORMING HIGH SPOTS. FILL DEPRESSIONS WITH HOT-MIX ASPHALT TO PREVENT SEGREGATION OF MIX; USE SUITABLE HAND TOOLS TO SMOOTH SURFACE.
15. COMPACT ASPHALTIC PAVEMENT IN ACCORDANCE WITH SECTION 450.3.2.6 OF THE WISDOT STANDARD SPECIFICATIONS.
16. PROTECTION: AFTER FINAL ROLLING, DO NOT PERMIT VEHICULAR TRAFFIC ON PAVEMENT UNTIL IT HAS COOLED AND HARDENED. ERECT BARRICADES TO PROTECT PAVING FROM TRAFFIC UNTIL MIXTURE HAS COOLED ENOUGH NOT TO BECOME MARKED.
17. THICKNESS TOLERANCE: COMPACT EACH COURSE TO PRODUCE THE THICKNESS INDICATED WITHIN PLUS/MINUS ¼ INCH FOR BINDER COURSE AND PLUS ¼ INCH FOR SURFACE COURSE, NO MINUS.
18. SURFACE SMOOTHNESS TOLERANCE: COMPACT EACH COURSE TO PRODUCE A SURFACE SMOOTHNESS WITHIN THE FOLLOWING TOLERANCES AS DETERMINED BY USING A 10-FOOT STRAIGHTEDGE APPLIED TRANSVERSELY OR LONGITUDINALLY TO PAVED AREAS: BINDER COURSE: ¼ INCH; SURFACE COURSE: 1/8 INCH. REMOVE AND REPLACE ALL HUMPS OR DEPRESSIONS EXCEEDING THE SPECIFIED TOLERANCES.
19. DO NOT APPLY PAVEMENT-MARKING PAINT UNTIL LAYOUT, COLORS, AND PLACEMENT HAVE BEEN VERIFIED WITH ENGINEER.
20. APPLY MARKINGS TO A DRY SURFACE FREE FROM FROST. REMOVE DUST, DIRT, OIL, GREASE, GRAVEL, DEBRIS OR OTHER MATERIAL THAT MAY PREVENT BONDING TO THE PAVEMENT.
21. APPLY PAINT AS THE MANUFACTURER SPECIFIES WITH MECHANICAL EQUIPMENT TO PRODUCE PAVEMENT MARKINGS, OF DIMENSIONS INDICATED, WITH UNIFORM, STRAIGHT EDGES. APPLY AT MANUFACTURER'S RECOMMENDED RATES AT A MINIMUM RATE OF 17.6 GALLONS/MILE FOR A CONTINUOUS 4" LINE.
22. TESTING AGENCY: CONTRACTOR SHALL ENGAGE A QUALIFIED INDEPENDENT TESTING AND INSPECTING AGENCY TO PERFORM FIELD TESTS AND INSPECTIONS AND TO PREPARE TEST REPORTS.

SEGMENTAL RETAINING WALL:

1. WORK SHALL CONSIST OF FURNISHING DETAILED DESIGN, MATERIALS, LABOR, EQUIPMENT AND SUPERVISION TO INSTALL A SEGMENTAL RETAINING WALL SYSTEM IN ACCORDANCE WITH PLANS AND SPECIFICATIONS AND IN REASONABLY CLOSE CONFORMITY WITH THE LINES, GRADES, DESIGN AND DIMENSIONS SHOWN ON PLANS.
2. MATERIALS SUBMITTALS: THE CONTRACTOR SHALL SUBMIT MANUFACTURERS' CERTIFICATIONS TWO WEEKS PRIOR TO START OF WORK STATING THAT THE SRW UNITS AND GEOSYNTHETIC REINFORCEMENT MEET THE REQUIREMENTS OF THE DESIGN.
3. DESIGN SUBMITTAL: THE CONTRACTOR SHALL SUBMIT TWO SETS OF DETAILED DESIGN CALCULATIONS AND FINAL RETAINING WALL PLANS FOR APPROVAL AT LEAST TWO WEEKS PRIOR TO THE BEGINNING OF WALL CONSTRUCTION. ALL CALCULATIONS AND DRAWINGS SHALL BE PREPARED AND SEALED BY A PROFESSIONAL CIVIL ENGINEER (P.E.) - (WALL DESIGN ENGINEER) EXPERIENCED IN SRW DESIGN AND LICENSED IN THE STATE WHERE THE WALL IS TO BE BUILT.
4. SEGMENTAL RETAINING WALL (SRW) UNITS SHALL BE MACHINE FORMED, PORTLAND CEMENT CONCRETE BLOCKS SPECIFICALLY DESIGNED FOR RETAINING WALL APPLICATIONS. SRW UNITS SHALL BE VERSA-LOK STANDARD RETAINING WALL UNITS, KEYSTONE RETAINING WALL UNITS, ROCKWOOD RETAINING WALL UNITS OR APPROVED EQUAL.
5. COLOR AND STYLE OF SRW UNITS SHALL BE AS SELECTED BY ARCHITECT AND OWNER FROM MANUFACTURER'S FULL RANGE.
6. SRW UNITS SHALL BE CAPABLE OF BEING ERECTED WITH THE HORIZONTAL GAP BETWEEN ADJACENT UNITS NOT EXCEEDING 1/8 INCH.
7. SRW UNITS SHALL BE SOUND AND FREE OF CRACKS OR OTHER DEFECTS THAT WOULD INTERFERE WITH THE PROPER PLACING OF THE UNIT OR SIGNIFICANTLY IMPAIR THE STRENGTH OR PERMANENCE OF THE STRUCTURE. ANY CRACKS OR CHIPS OBSERVED DURING CONSTRUCTION SHALL FALL WITHIN THE GUIDELINES OUTLINED IN ASTM C 1372.
8. CONCRETE SRW UNITS SHALL CONFORM TO THE REQUIREMENTS OF ASTM 1372 AND HAVE A MINIMUM NET AVERAGE 28 DAYS COMPRESSIVE STRENGTH OF 3000 PSI. COMPRESSIVE STRENGTH TEST SPECIMENS SHALL CONFORM TO THE SAW-CUT COUPON PROVISIONS OF ASTM C140.
9. SRW UNITS' MOLDED DIMENSIONS SHALL NOT DIFFER MORE THAN ± 1/8 INCH FROM THAT SPECIFIED, AS MEASURED IN ACCORDANCE WITH ASTM C 140. THIS TOLERANCE DOES NOT APPLY TO ARCHITECTURAL SURFACES, SUCH AS SPLIT FACES.
10. SRW UNITS SHALL BE INTERLOCKED WITH CONNECTION PINS. THE PINS SHALL CONSIST OF GLASS-REINFORCED NYLON MADE FOR THE EXPRESSED USE WITH THE SRW UNITS SUPPLIED.
11. GEOSYNTHETIC REINFORCEMENT SHALL CONSIST OF HIGH-TENACITY PET GEOGRIDS, HDPE GEOGRIDS, OR GEOTEXTILES MANUFACTURED FOR SOIL REINFORCEMENT APPLICATIONS. THE TYPE, STRENGTH AND PLACEMENT OF THE GEOSYNTHETIC REINFORCEMENT SHALL BE DETERMINED BY PROCEDURES OUTLINED IN THIS SPECIFICATION AND THE NCMA DESIGN MANUAL FOR SEGMENTAL RETAINING WALLS (3RD EDITION 2009) AND MATERIALS SHALL BE SPECIFIED BY WALL DESIGN ENGINEER IN THEIR FINAL WALL PLANS AND SPECIFICATIONS. THE MANUFACTURERS/SUPPLIERS OF THE GEOSYNTHETIC REINFORCEMENT SHALL HAVE DEMONSTRATED CONSTRUCTION OF SIMILAR SIZE AND TYPES OF SEGMENTAL RETAINING WALLS ON PREVIOUS PROJECTS.
12. THE TYPE, STRENGTH AND PLACEMENT OF THE REINFORCING GEOSYNTHETIC SHALL BE AS DETERMINED BY THE WALL DESIGN ENGINEER, AS SHOWN ON THE FINAL, P.E.-STAMPED RETAINING WALL PLANS.
13. MATERIAL FOR LEVELING PAD SHALL CONSIST OF COMPACTED SAND, GRAVEL, OR COMBINATION THEREOF (USCS SOIL TYPES GP,GW, SP, & SW) AND SHALL BE A MINIMUM OF 6 INCHES IN DEPTH. LEAN CONCRETE WITH A STRENGTH OF 200-300 PSI AND 3 INCHES THICK MAXIMUM MAY ALSO BE USED AS A LEVELING PAD MATERIAL. THE LEVELING PAD SHOULD EXTEND LATERALLY AT LEAST A DISTANCE OF 6 INCHES FROM THE TOE AND HEEL OF THE LOWERMOST SRW UNIT.
14. DRAINAGE AGGREGATE SHALL BE ANGULAR, CLEAN STONE OR GRANULAR FILL MEETING THE FOLLOWING GRADATION AS DETERMINED IN ACCORDANCE WITH ASTM D422:

SIEVE SIZE	PERCENT PASSING
1 INCH	100
3/4 INCH	75-100
NO. 4	0-60
NO. 40	0-50
NO. 200	0-5

15. THE DRAINAGE COLLECTION PIPE SHALL BE A PERFORATED OR SLOTTED PVC, OR CORRUGATED HDPE PIPE. THE DRAINAGE PIPE MAY BE WRAPPED WITH A GEOTEXTILE TO FUNCTION AS A FILTER. DRAINAGE PIPE SHALL BE MANUFACTURED IN ACCORDANCE WITH ASTM F 405 OR ASTM F 758.
16. THE REINFORCED SOIL MATERIAL SHALL BE FREE OF DEBRIS. UNLESS OTHERWISE NOTED ON THE FINAL, P.E.-SEALED, RETAINING WALL PLANS PREPARED BY THE WALL DESIGN ENGINEER, THE REINFORCED MATERIAL SHALL CONSIST OF THE INORGANIC USCS SOIL TYPES GP, GW, SW, SP, SM, MEETING THE FOLLOWING GRADATION, AS DETERMINED IN ACCORDANCE WITH ASTM D422:

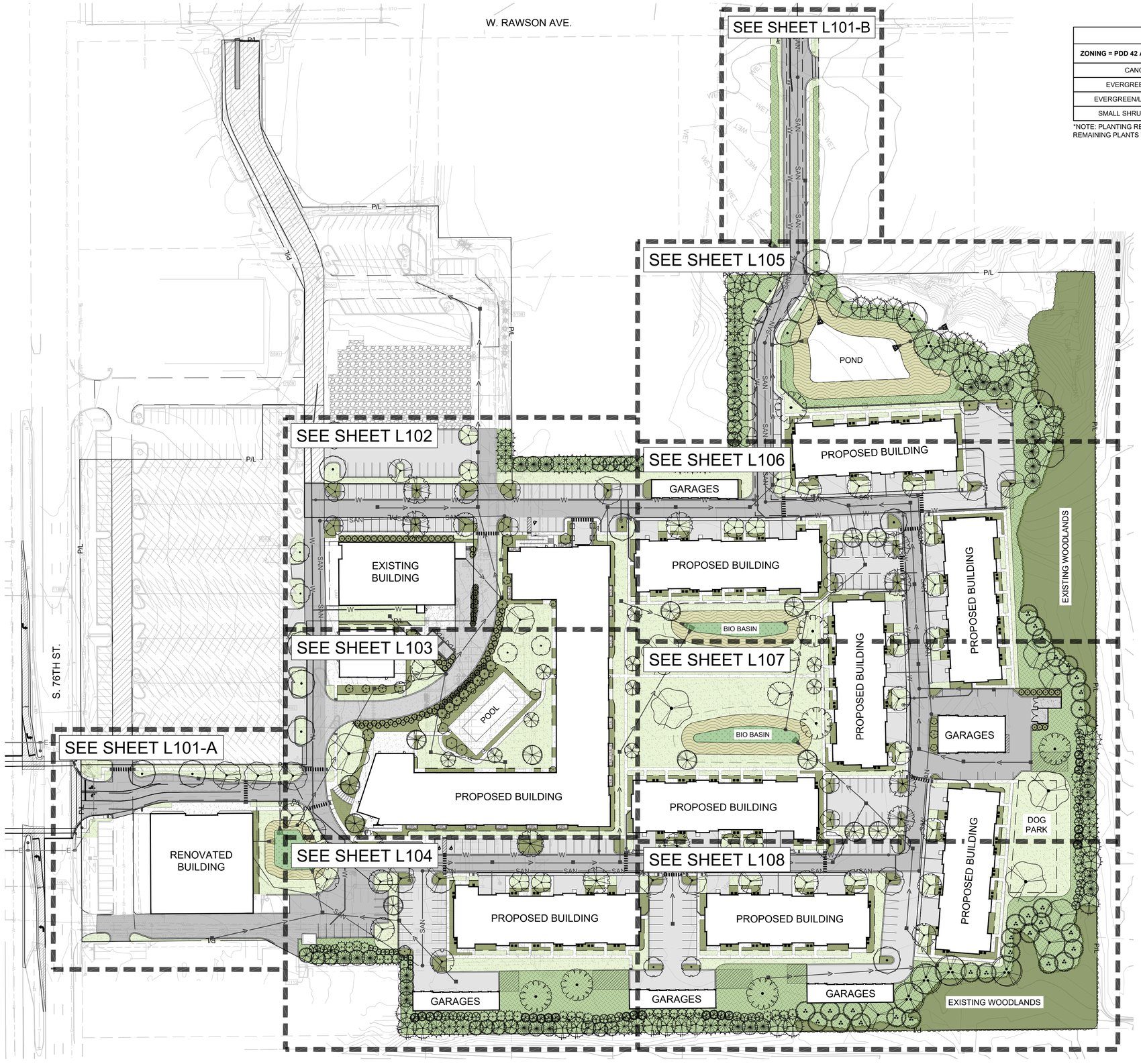
SIEVE SIZE	PERCENT PASSING
1 INCH	100
NO. 4	20-100
NO. 40	0-60
NO. 200	0-35

17. THE MAXIMUM PARTICLE SIZE OF POORLY-GRADED GRAVELS (GP) (NO FINES) SHOULD NOT EXCEED 3/4 INCH UNLESS EXPRESSLY APPROVED BY THE WALL DESIGN ENGINEER AND THE LONG-TERM DESIGN STRENGTH (LTDS) OF THE GEOSYNTHETIC IS REDUCED TO ACCOUNT FOR ADDITIONAL INSTALLATION DAMAGE FROM PARTICLES LARGER THAN THIS MAXIMUM.
18. THE PLASTICITY OF THE FINE FRACTION SHALL BE LESS THAN 20.
19. THE PH OF THE BACKFILL MATERIAL SHALL BE BETWEEN 3 AND 9 WHEN TESTED IN ACCORDANCE WITH ASTM G 51.
20. DRAINAGE GEOTEXTILE SHALL CONSIST OF GEOSYNTHETIC SPECIFICALLY MANUFACTURED FOR USE AS A PERMEABLE SOIL FILTER THAT RETAINS SOIL WHILE STILL ALLOWING WATER TO PASS THROUGHOUT THE LIFE OF THE STRUCTURE. THE TYPE AND PLACEMENT OF THE GEOTEXTILE FILTER MATERIAL SHALL BE AS REQUIRED BY THE WALL DESIGN ENGINEER IN THEIR FINAL WALL PLANS AND SPECIFICATIONS.
21. THE DESIGN ANALYSIS FOR THE FINAL, P.E.-STAMPED RETAINING WALL PLANS PREPARED BY THE WALL DESIGN ENGINEER SHALL CONSIDER THE EXTERNAL STABILITY AGAINST SLIDING AND OVERTURNING, INTERNAL STABILITY AND FACIAL STABILITY OF THE REINFORCED SOIL MASS, AND SHALL BE IN ACCORDANCE WITH ACCEPTABLE ENGINEERING PRACTICE AND THESE SPECIFICATIONS. THE INTERNAL AND EXTERNAL STABILITY ANALYSIS SHALL BE PERFORMED IN ACCORDANCE WITH THE "NCMA DESIGN MANUAL FOR SEGMENTAL RETAINING WALLS, 3RD EDITION" USING THE RECOMMENDED MINIMUM FACTORS OF SAFETY IN THIS MANUAL.
22. EXTERNAL STABILITY ANALYSIS FOR BEARING CAPACITY, GLOBAL STABILITY, AND TOTAL AND DIFFERENTIAL SETTLEMENT SHALL BE THE RESPONSIBILITY OF THE OWNER AND THE OWNER'S GEOTECHNICAL ENGINEER. THE GEOTECHNICAL ENGINEER SHALL PERFORM BEARING CAPACITY, SETTLEMENT ESTIMATES, AND GLOBAL STABILITY ANALYSIS BASED ON THE FINAL WALL DESIGN PROVIDED BY THE WALL DESIGN ENGINEER AND COORDINATE ANY REQUIRED CHANGES WITH THE WALL DESIGN ENGINEER.
23. THE GEOSYNTHETIC PLACEMENT IN THE WALL DESIGN SHALL HAVE 100% CONTINUOUS COVERAGE PARALLEL TO THE WALL FACE. GAPPING BETWEEN HORIZONTALLY ADJACENT LAYERS OF GEOSYNTHETIC (PARTIAL COVERAGE) WILL NOT BE ALLOWED.
24. CONTRACTOR'S FIELD CONSTRUCTION SUPERVISOR SHALL HAVE DEMONSTRATED EXPERIENCE AND BE QUALIFIED TO DIRECT ALL WORK AT THE SITE.
25. CONTRACTOR SHALL EXCAVATE TO THE LINES AND GRADES SHOWN ON THE PROJECT GRADING PLANS. CONTRACTOR SHALL TAKE PRECAUTIONS TO MINIMIZE OVER-EXCAVATION. OVER-EXCAVATION SHALL BE FILLED WITH COMPACTED INFILL MATERIAL, OR AS DIRECTED BY THE WALL DESIGN ENGINEER, AT THE CONTRACTOR'S EXPENSE.
26. CONTRACTOR SHALL VERIFY LOCATION OF EXISTING STRUCTURES AND UTILITIES PRIOR TO EXCAVATION. CONTRACTOR SHALL ENSURE ALL SURROUNDING STRUCTURES ARE PROTECTED FROM THE EFFECTS OF WALL EXCAVATION. EXCAVATION SUPPORT, IF REQUIRED, IS THE RESPONSIBILITY OF THE CONTRACTOR.
27. FOLLOWING THE EXCAVATION, THE FOUNDATION SOIL SHALL BE EXAMINED BY THE OWNER'S ENGINEER TO ASSURE ACTUAL FOUNDATION SOIL STRENGTH MEETS OR EXCEEDS THE ASSUMED DESIGN BEARING STRENGTH. SOILS NOT MEETING THE REQUIRED STRENGTH SHALL BE REMOVED AND REPLACED WITH INFILL SOILS, AS DIRECTED BY THE CONTRACTOR'S GEOTECHNICAL ENGINEER.
28. FOUNDATION SOIL SHALL BE PROOF-ROLLED AND COMPACTED TO 95% STANDARD PROCTOR DENSITY AND INSPECTED BY THE CONTRACTOR'S GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF LEVELING PAD MATERIALS.
29. LEVELING PAD SHALL BE PLACED AS SHOWN ON THE FINAL, P.E.-SEALED RETAINING WALL PLANS WITH A MINIMUM THICKNESS OF 6 INCHES. THE LEVELING PAD SHOULD EXTEND LATERALLY AT LEAST A DISTANCE OF 6 INCHES FROM THE TOE AND HEEL OF THE LOWERMOST SRW UNIT.
30. GRANULAR LEVELING PAD MATERIAL SHALL BE COMPACTED TO PROVIDE A FIRM, LEVEL BEARING SURFACE ON WHICH TO PLACE THE FIRST COURSE OF UNITS. WELL-GRADED SAND CAN BE USED TO SMOOTH THE TOP 1/4 INCH TO 1/2 INCH OF THE LEVELING PAD. COMPACTION WILL BE WITH MECHANICAL PLATE COMPACTORS TO ACHIEVE 95% OF MAXIMUM STANDARD PROCTOR DENSITY (ASTM D 698).
31. ALL SRW UNITS SHALL BE INSTALLED AT THE PROPER ELEVATION AND ORIENTATION AS SHOWN ON THE FINAL, P.E.-SEALED WALL PLANS AND DETAILS OR AS DIRECTED BY THE WALL DESIGN ENGINEER. THE SRW UNITS SHALL BE INSTALLED IN GENERAL ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. THE SPECIFICATIONS AND DRAWINGS SHALL GOVERN IN ANY CONFLICT BETWEEN THE TWO REQUIREMENTS.
32. FIRST COURSE OF SRW UNITS SHALL BE PLACED ON THE LEVELING PAD. THE UNITS SHALL BE LEVELED SIDE-TO-SIDE, FRONT-TO-REAR AND WITH ADJACENT UNITS, AND ALIGNED TO ENSURE INTIMATE CONTACT WITH THE LEVELING PAD. THE FIRST COURSE IS THE MOST IMPORTANT TO ENSURE ACCURATE AND ACCEPTABLE RESULTS. NO GAPS SHALL BE LEFT BETWEEN THE FRONT OF ADJACENT UNITS. ALIGNMENT MAY BE DONE BY MEANS OF A STRING LINE OR OFFSET FROM BASE LINE TO THE BACK OF THE UNITS.
33. ALL EXCESS DEBRIS SHALL BE CLEANED FROM TOP OF UNITS AND THE NEXT COURSE OF UNITS INSTALLED ON TOP OF THE UNITS BELOW.

SEGMENTAL RETAINING WALL CONT.:

34. CONNECTION PINS SHALL BE INSERTED THROUGH THE PIN HOLES OF EACH UPPER-COURSE UNIT INTO RECEIVING SLOTS IN LOWER-COURSE UNITS. PINS SHALL BE FULLY SEATED IN THE PIN SLOT BELOW. UNITS SHALL BE PUSHED FORWARD TO REMOVE ANY LOOSENESS IN THE UNIT-TO-UNIT CONNECTION.
35. PRIOR TO PLACEMENT OF NEXT COURSE, THE LEVEL AND ALIGNMENT OF THE UNITS SHALL BE CHECKED AND CORRECTED WHERE NEEDED.
36. LAYOUT OF CURVES AND CORNERS SHALL BE INSTALLED IN ACCORDANCE WITH THE WALL PLAN DETAILS OR IN GENERAL ACCORDANCE WITH SRW MANUFACTURER'S INSTALLATION GUIDELINES. WALLS MEETING AT CORNERS SHALL BE INTERLOCKED BY OVERLAPPING SUCCESSIVE COURSES.
37. PROCEDURES ABOVE SHALL BE REPEATED UNTIL REACHING TOP OF WALL UNITS, JUST BELOW THE HEIGHT OF THE CAP UNITS. GEOSYNTHETIC REINFORCEMENT, DRAINAGE MATERIALS, AND REINFORCED BACKFILL SHALL BE PLACED IN SEQUENCE WITH UNIT INSTALLATION.
38. ALL GEOSYNTHETIC REINFORCEMENT SHALL BE INSTALLED AT THE PROPER ELEVATION AND ORIENTATION AS SHOWN ON THE FINAL P.E.-SEALED RETAINING WALL PLAN PROFILES AND DETAILS, OR AS DIRECTED BY THE WALL DESIGN ENGINEER.
39. AT THE ELEVATIONS SHOWN ON THE FINAL PLANS, (AFTER THE UNITS, DRAINAGE MATERIAL AND BACKFILL HAVE BEEN PLACED TO THIS ELEVATION) THE GEOSYNTHETIC REINFORCEMENT SHALL BE LAID HORIZONTALLY ON COMPACTED INFILL AND ON TOP OF THE CONCRETE SRW UNITS, TO WITHIN 1 INCH OF THE FRONT FACE OF THE UNIT BELOW. EMBEDMENT OF THE GEOSYNTHETIC IN THE SRW UNITS SHALL BE CONSISTENT WITH SRW MANUFACTURER'S RECOMMENDATIONS. CORRECT ORIENTATION OF THE GEOSYNTHETIC REINFORCEMENT SHALL BE VERIFIED BY THE CONTRACTOR TO BE IN ACCORDANCE WITH THE GEOSYNTHETIC MANUFACTURER'S RECOMMENDATIONS. THE HIGHEST-STRENGTH DIRECTION OF THE GEOSYNTHETIC MUST BE PERPENDICULAR TO THE WALL FACE.
40. GEOSYNTHETIC REINFORCEMENT LAYERS SHALL BE ONE CONTINUOUS PIECE FOR THEIR ENTIRE EMBEDMENT LENGTH. SPLICING OF THE GEOSYNTHETIC IN THE DESIGN-STRENGTH DIRECTION (PERPENDICULAR TO THE WALL FACE) SHALL NOT BE PERMITTED. ALONG THE LENGTH OF THE WALL, HORIZONTALLY ADJACENT SECTIONS OF GEOSYNTHETIC REINFORCEMENT SHALL BE BUTTED IN A MANNER TO ASSURE 100% COVERAGE PARALLEL TO THE WALL FACE.
41. TRACKED CONSTRUCTION EQUIPMENT SHALL NOT BE OPERATED DIRECTLY ON THE GEOSYNTHETIC REINFORCEMENT. A MINIMUM OF 6 INCHES OF BACKFILL IS REQUIRED PRIOR TO OPERATION OF TRACKED VEHICLES OVER THE GEOSYNTHETIC. TURNING SHOULD BE KEPT TO A MINIMUM. RUBBER-TIRED EQUIPMENT MAY PASS OVER THE GEOSYNTHETIC REINFORCEMENT AT SLOW SPEEDS (LESS THAN 5 MPH).
42. THE GEOSYNTHETIC REINFORCEMENT SHALL BE FREE OF WRINKLES PRIOR TO PLACEMENT OF SOIL FILL. THE NOMINAL TENSION SHALL BE APPLIED TO THE REINFORCEMENT AND SECURED IN PLACE WITH STAPLES, STAKES OR BY HAND TENSIONING UNTIL REINFORCEMENT IS COVERED BY 6 INCHES OF FILL.
43. DRAINAGE AGGREGATE SHALL BE INSTALLED TO THE LINE, GRADES AND SECTIONS SHOWN ON THE FINAL P.E.-SEALED RETAINING WALL PLANS. DRAINAGE AGGREGATE SHALL BE PLACED TO THE MINIMUM THICKNESS SHOWN ON THE CONSTRUCTION PLANS BETWEEN AND BEHIND UNITS (A MINIMUM OF 1 CUBIC FOOT FOR EACH EXPOSED SQUARE FOOT OF WALL FACE UNLESS OTHERWISE NOTED ON THE FINAL WALL PLANS).
44. DRAINAGE COLLECTION PIPES SHALL BE INSTALLED TO MAINTAIN GRAVITY FLOW OF WATER OUTSIDE THE REINFORCED-SOIL ZONE. THE DRAINAGE COLLECTION PIPE SHALL BE INSTALLED AT THE LOCATIONS SHOWN ON THE FINAL CONSTRUCTION DRAWINGS. THE DRAINAGE COLLECTION PIPE SHALL DAYLIGHT INTO A STORM SEWER OR ALONG A SLOPE, AT AN ELEVATION BELOW THE LOWEST POINT OF THE PIPE WITHIN THE AGGREGATE DRAIN. DRAINAGE LATERALS SHALL BE SPACED AT A MAXIMUM 50-FOOT SPACING ALONG THE WALL FACE.
45. THE REINFORCED BACKFILL SHALL BE PLACED AS SHOWN IN THE FINAL WALL PLANS IN THE MAXIMUM COMPACTED LIFT THICKNESS OF 8 INCHES AND SHALL BE COMPACTED TO A MINIMUM OF 95% OF STANDARD PROCTOR DENSITY (ASTM D 698) AT A MOISTURE CONTENT WITHIN -1% POINT TO +3% POINTS OF OPTIMUM. THE BACKFILL SHALL BE PLACED AND SPREAD IN SUCH A MANNER AS TO ELIMINATE WRINKLES OR MOVEMENT OF THE GEOSYNTHETIC REINFORCEMENT AND THE SRW UNITS.
46. ONLY HAND-OPERATED COMPACTION EQUIPMENT SHALL BE ALLOWED WITHIN 3 FEET OF THE BACK OF THE WALL UNITS. COMPACTION WITHIN THE 3 FEET BEHIND THE WALL UNITS SHALL BE ACHIEVED BY AT LEAST THREE PASSES OF A LIGHTWEIGHT MECHANICAL TAMPER, PLATE, OR ROLLER.
47. AT THE END OF EACH DAY'S OPERATION, THE CONTRACTOR SHALL SLOPE THE LAST LEVEL OF BACKFILL AWAY FROM THE WALL FACING AND REINFORCED BACKFILL TO DIRECT WATER RUNOFF AWAY FROM THE WALL FACE.
48. AT COMPLETION OF WALL CONSTRUCTION, BACKFILL SHALL BE PLACED LEVEL WITH FINAL TOP OF WALL ELEVATION. IF FINAL GRADING, PAVING, LANDSCAPING AND/OR STORM DRAINAGE INSTALLATION ADJACENT TO THE WALL IS NOT PLACED IMMEDIATELY AFTER WALL COMPLETION, TEMPORAR

2026.05.29



LANDSCAPE PLAN QUANTITIES		
ZONING = PDD 42 AMENDMENT - POTHS GENERAL	REQUIRED - PDD 42	PROPOSED - PHASE I
CANOPY/SHADE TREES	184 TREES	174 TREES
EVERGREEN/ORNAMENTAL TREES	336 TREES	347 TREES
EVERGREEN/LARGE DECIDUOUS SHRUBS	558 SHRUBS	968 SHRUBS
SMALL SHRUBS/PERENNIALS/GRASSES	1,558 PLANTS	2,052 PLANTS

*NOTE: PLANTING REQUIREMENTS DERIVED FROM PDD 42 AMENDMENT DATED 10-23-2025.
REMAINING PLANTS TO BE PROVIDED IN FUTURE DEVELOPMENT.

LEGEND:

- TURFGRASS SEED
- HARDWOOD BARK MULCH PLANT BED
- WOODLAND EDGE NATIVE SEED MIX
- BIOINFILTRATION SLOPE SEED MIX
- BIOINFILTRATION PERENNIAL PLUGS
- DECORATIVE STONE MULCH
- EXISTING WOODLANDS TO BE PRESERVED
- SNOW STORAGE AREA
- PROPERTY LINE
- SHOVEL CUT PLANT EDGING
- METAL PLANT EDGING
- SEEDING BOUNDARY
- SHEET MATCHLINE
- D C401 — 5" THICK CONCRETE WALK
- C C401 — CONCRETE PAVEMENT
- A C401 — ASPHALT SURFACE
- B C401 — HEAVY-DUTY ASPHALT SURFACE
- MILL/PULVERIZE AND OVERLAY
- REPAVE AND RESTRIPE EXISTING PAVEMENT AS NEEDED
- GRAVEL BACKFILL EXISTING BUILDING FOOTPRINT

LANDSCAPE GENERAL NOTES:

1. VERIFY EXISTING AND PROPOSED CONDITIONS, UTILITIES, PIPES, AND STRUCTURES, ETC. PRIOR TO BIDDING AND CONSTRUCTION.
2. INSPECT THE SITE PRIOR TO COMMENCING WORK. DOCUMENT IN WRITING AND PHOTOGRAPH EXISTING CONDITIONS WITHIN, AND IN AREAS ADJACENT TO THE LIMITS OF CONSTRUCTION. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGES NOT DOCUMENTED IN THE PHOTOGRAPHS PRIOR TO COMMENCEMENT OF DEMOLITION ACTIVITIES.
3. COORDINATE THE INSTALLATION OF PLANT MATERIAL WITH INSTALLATION OF ADJACENT PAVEMENTS, DRAINAGE, CURB RELATED STRUCTURES WITH OTHER TRADES.
4. RESTORE AREAS OF THE SITE, OR ADJACENT AREAS, WHERE DISTURBED. DAMAGE CAUSED DURING LANDSCAPE INSTALLATION TO EXISTING CONDITIONS AND IMPROVEMENTS IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
5. CONTRACTOR SHALL THOROUGHLY REVIEW ALL SPECIFICATIONS RELATED TO TREE PROTECTION, SOIL PREPARATION, TURF, GRASSES AND PLANTS. THESE SECTIONS PROVIDE ADDITIONAL INFORMATION ON MATERIALS AND SET STANDARDS FOR QUALITY AND INSTALLATION REQUIREMENTS.
6. PROVIDE 3" DOUBLE SHREDDED BARK MULCH FOR ALL PLANTED TREES, SHRUBS AND LANDSCAPE BEDS.

THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON FIELD MARKINGS AND INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED.

TO OBTAIN LOCATIONS OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

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MILW. AREA 259-1181

THE SIGMA GROUP
Single Source. Sound Solutions.
www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

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GRAPHIC SCALE
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POTHS GENERAL DEVELOPMENT
76TH AND RAWSON
FRANKLIN, WI 53132

OVERALL LANDSCAPE PLAN

ISSUANCE	DATE
CITY SUBMITTAL	10/10/25
CITY SUBMITTAL	1/09/26
CITY SUBMITTAL	2/06/26
PLUMBING SUBMITTAL	2/10/26
COUNTY SUBMITTAL	2/25/26
CITY SUBMITTAL	3/03/26
CITY SUBMITTAL	3/24/26
CITY SUBMITTAL	4/14/26
CITY SUBMITTAL	5/29/26

NO.	REVISION	DATE

PROJECT NO:	21775
DESIGN DATE:	----
PLOT DATE:	2026.05.29
DRAWN BY:	AJR
CHECKED BY:	CC
APPROVED BY:	CTC

SHEET NO:
L100

AROONEY L100 21775

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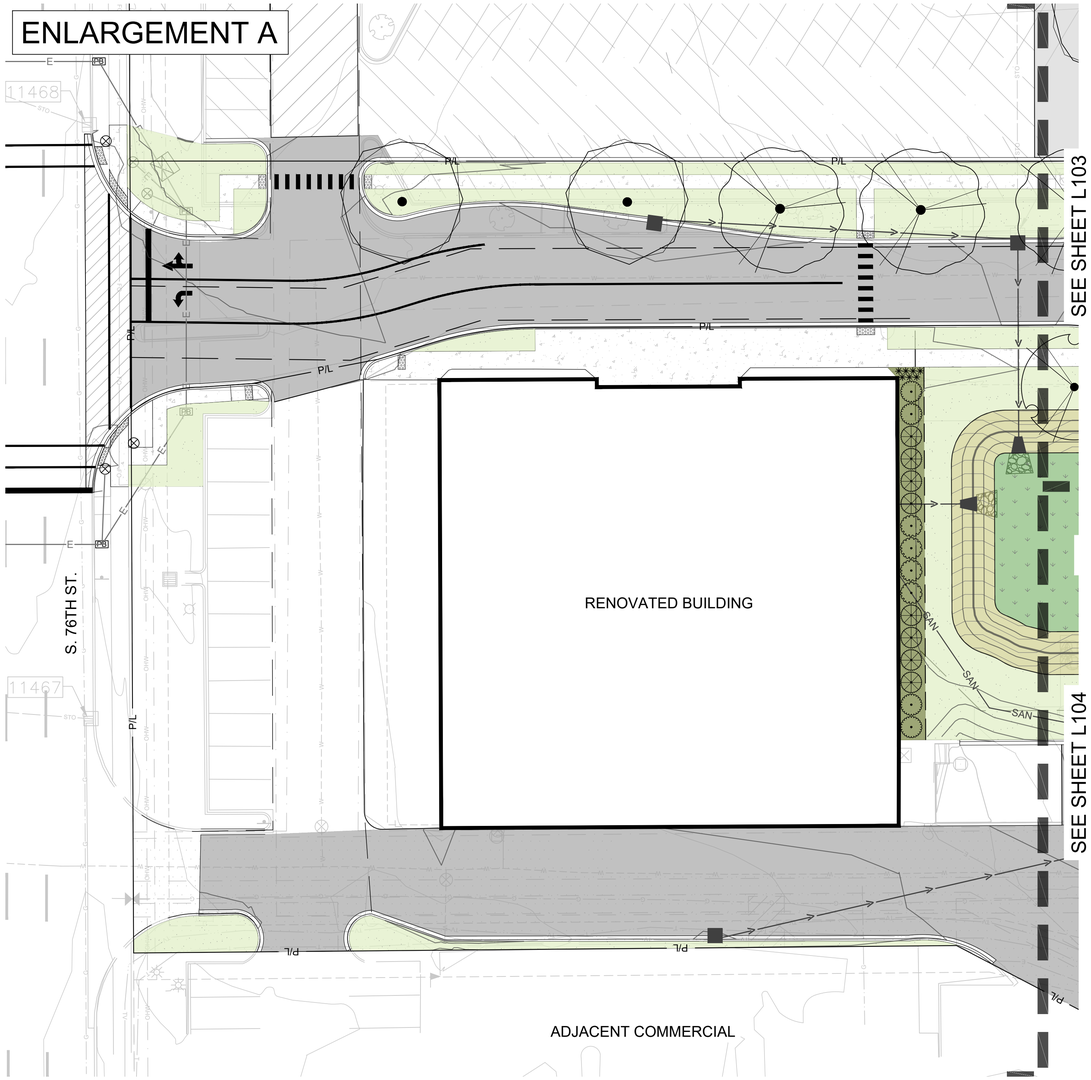
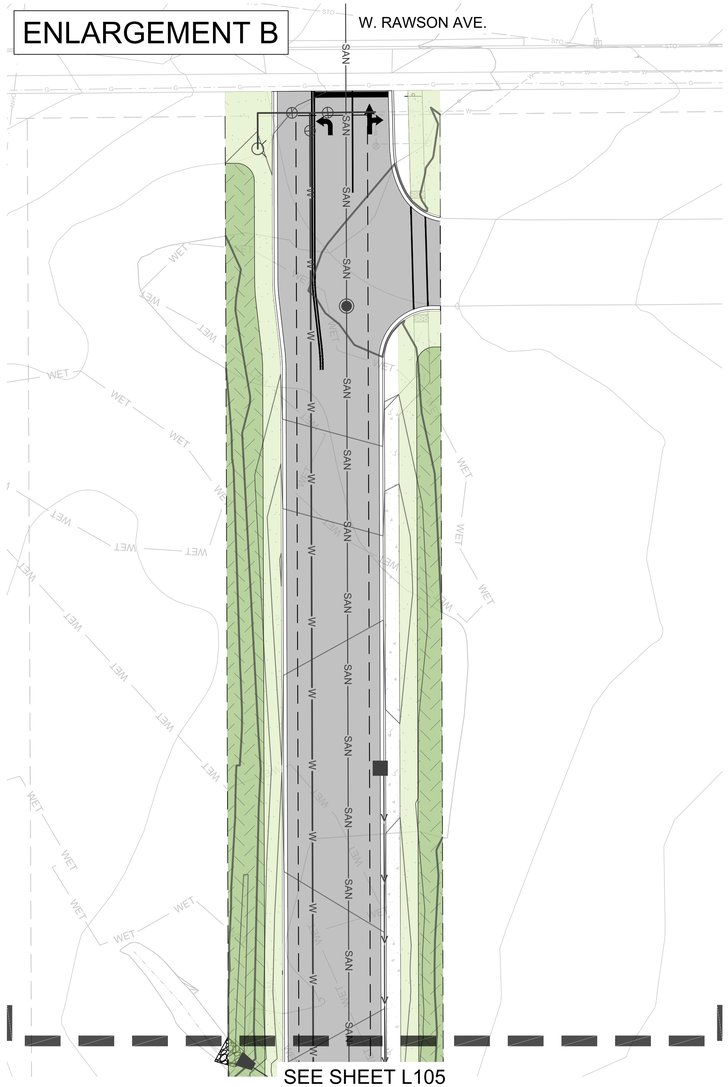
2026.05.29

ENLARGEMENT A



ENLARGEMENT B



LEGEND:

- TURFGRASS SEED
- HARDWOOD BARK MULCH PLANT BED
- WOODLAND EDGE NATIVE SEED MIX
- BIOINFILTRATION SLOPE SEED MIX
- BIOINFILTRATION PERENNIAL PLUGS
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- P/L — PROPERTY LINE
- SHOVEL CUT PLANT EDGING
- METAL PLANT EDGING
- SEEDING BOUNDARY
- SHEET MATCHLINE

LEGEND:

- D C401 — 5" THICK CONCRETE WALK
- C C401 — CONCRETE PAVEMENT
- A C401 — ASPHALT SURFACE
- B C401 — HEAVY-DUTY ASPHALT SURFACE
- MILL/PULVERIZE AND OVERLAY
- REPAVE AND RESTRIPE EXISTING PAVEMENT AS NEEDED
- GRAVEL BACKFILL EXISTING BUILDING FOOTPRINT

PLANT SCHEDULE L101

CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
CANOPY TREES				
GI	Gleditsia triacanthos inermis 'Skycole' / Skyline® Honey Locust	2.5" Cal.	B&B	2
UT	Ulmus x 'Morton Glossy' / Triumph™ Elm	2.5" Cal.	B&B	2
DECIDUOUS SHRUBS				
RA	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	3 gal.	Cont.	4
SM	Syringa meyeri 'Palibin' / Dwarf Korean Lilac	5 gal.	Cont.	4
EVERGREEN SHRUBS				
PM	Pinus mugo 'Pumilio' / Dwarf Mugo Pine	5 gal.	Cont.	8
ORNAMENTAL GRASSES				
SH	Sporobolus heterolepis 'Tara' / Tara Prairie Dropseed	1 gal.	Cont.	7

LANDSCAPE GENERAL NOTES:

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6. PROVIDE 3" DOUBLE SHREDDED BARK MULCH FOR ALL PLANTED TREES, SHRUBS AND LANDSCAPE BEDS.

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MILW. AREA 259-1181

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GRAPHIC SCALE
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POTHS GENERAL DEVELOPMENT
76TH AND RAWSON
FRANKLIN, WI 53132

LANDSCAPE ENLARGEMENT

ISSUANCE	DATE
CITY SUBMITTAL	10/10/25
CITY SUBMITTAL	1/09/26
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NO.	REVISION	DATE

PROJECT NO:	21775
DESIGN DATE:	----
PLOT DATE:	2026.05.29
DRAWN BY:	AJR
CHECKED BY:	CC
APPROVED BY:	CTC

SHEET NO:
L101

AROONEY L101 21775

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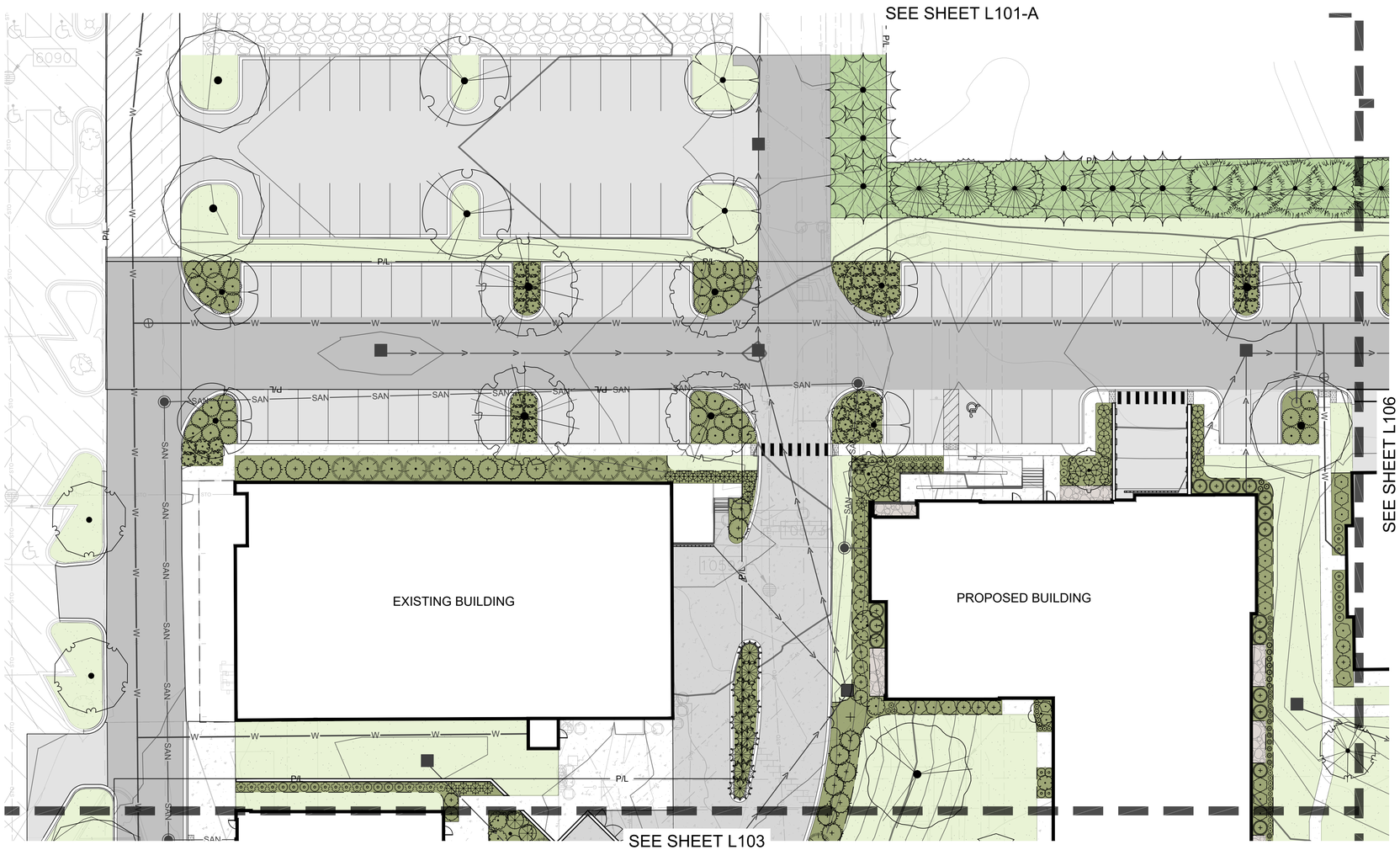
2026.05.29



LEGEND:

- TURFGRASS SEED
- HARDWOOD BARK MULCH PLANT BED
- WOODLAND EDGE NATIVE SEED MIX
- BIOINFILTRATION SLOPE SEED MIX
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- GRAVEL BACKFILL EXISTING BUILDING FOOTPRINT

PLANT SCHEDULE L102

CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
CANOPY TREES				
AM	Acer miyabei 'Morton' / State Street™ Miyabe Maple	2.5" Cal.	B&B	2
AA	Acer x freemanii 'Jeffersred' / Autumn Blaze® Freeman Maple	2.5" Cal.	B&B	2
GA	Ginkgo biloba 'Autumn Gold' / Autumn Gold Maidenhair Tree	2.5" Cal.	B&B	6
GI	Gleditsia triacanthos inermis 'Skycole' / Skyline® Honey Locust	2.5" Cal.	B&B	2
GD	Gymnocladus dioica 'Espresso' / Kentucky Coffeetree	2.5" Cal.	B&B	2
TG	Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden	2.5" Cal.	B&B	2
UT	Ulmus x 'Morton Glossy' / Triumph™ Elm	2.5" Cal.	B&B	3
EVERGREEN TREES				
AC	Abies concolor / White Fir	6` Ht.	B&B	3
JC	Juniperus virginiana 'Cupressifolia' / Hillspire Eastern Redcedar	6` Ht.	B&B	9
JX	Juniperus x 'J.N Select Blue' / Star Power® Juniper	6` Ht.	B&B	15
PA	Picea abies / Norway Spruce	6` Ht.	B&B	6
PG	Picea glauca 'Densata' / Black Hills White Spruce	6` Ht.	B&B	1
TB	Thuja occidentalis 'Bail John' / Technito® Arborvitae	6` Ht.	B&B	10
TP	Thuja plicata / Western Red Cedar	6` Ht.	B&B	4
ORNAMENTAL TREES				
AK	Acer pseudosieboldianum / Korean Maple	2.5" Cal.	B&B	2
AS	Acer saccharum 'Barrett Cole' / Apollo® Sugar Maple	2.5" Cal.	B&B	1
CJ	Carpinus caroliniana 'J.N. Upright' / Firespire® American Hornbeam	2.5" Cal.	B&B	1
OV	Ostrya virginiana / American Hophornbeam	2.5" Cal.	B&B	1

DECIDUOUS SHRUBS				
AI	Aronia melanocarpa 'Morton' / Iroquois Beauty™ Black Chokeberry	3 gal.	Cont.	4
DJ	Diervilla lonicera `Jewel` / Jewel Bush Honeysuckle	3 gal.	Cont.	58
HA	Hydrangea arborescens 'Annabelle' / Annabelle Hydrangea	3 gal.	Cont.	10
HV	Hydrangea arborescens 'NCHA3' / Invincibelle® Ruby Smooth Hydrangea	3 gal.	Cont.	12
HE	Hydrangea macrophylla 'PIIHM-II' / BloomStruck® Hydrangea	3 gal.	Cont.	7
HF	Hydrangea paniculata 'SMHPFL' / Fire Light® Panicle Hydrangea	3 gal.	Cont.	6
RA	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	3 gal.	Cont.	41
RG	Ribes alpinum 'Green Mound' / Green Mound Alpine Currant	3 gal.	Cont.	23
SM	Syringa meyeri 'Palibin' / Dwarf Korean Lilac	5 gal.	Cont.	1
EVERGREEN SHRUBS				
JP	Juniperus chinensis 'Kallays Compact' / Kallay Compact Pfitzer Juniper	3 gal.	Cont.	13
JT	Juniperus chinensis 'Trautman' / Trautman Juniper	6` Ht.	B&B	17
TD	Taxus x media 'Densiformis' / Dense Anglo-Japanese Yew	3 gal.	Cont.	15
TJ	Tsuga canadensis 'Jeddeloh' / Jeddeloh Eastern Hemlock	3 gal.	Cont.	14
ORNAMENTAL GRASSES				
CK	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	1 gal.	Cont.	3
CO	Calamagrostis x acutiflora 'Overdam' / Overdam Feather Reed Grass	1 gal.	Cont.	7
DG	Deschampsia cespitosa 'Goldtau' / Gold Dew Tufted Hair Grass	1 gal.	Cont.	10

PERENNIALS				
AB	Amsonia x 'Blue Ice' / Blue Ice Bluestar	1 gal.	Cont.	6
AD	Astilbe x 'Delft Lace' / Delft Lace Astilbe	1 gal.	Cont.	11
BJ	Brunnera macrophylla 'Jack Frost' / Jack Frost Siberian Bugloss	1 gal.	Cont.	4
HC	Heuchera x 'Caramel' / Caramel Coral Bells	1 gal.	Cont.	10
HO	Heuchera x 'Obsidian' / Obsidian Coral Bells	1 gal.	Cont.	5
HW	Hosta x 'Frances Williams' / Frances Williams Hosta	1 gal.	Cont.	10
HP	Hosta x 'Patriot' / Patriot Hosta	1 gal.	Cont.	8
HS	Hosta x 'Sum and Substance' / Sum and Substance Hosta	1 gal.	Cont.	4
NW	Nepeta x faassenii 'Walker's Low' / Walker's Low Catmint	1 gal.	Cont.	9

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MILW. AREA 259-1181

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POTHS GENERAL DEVELOPMENT
76TH AND RAWSON
FRANKLIN, WI 53132

LANDSCAPE ENLARGEMENT

ISSUANCE	DATE
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CITY SUBMITTAL	1/09/26
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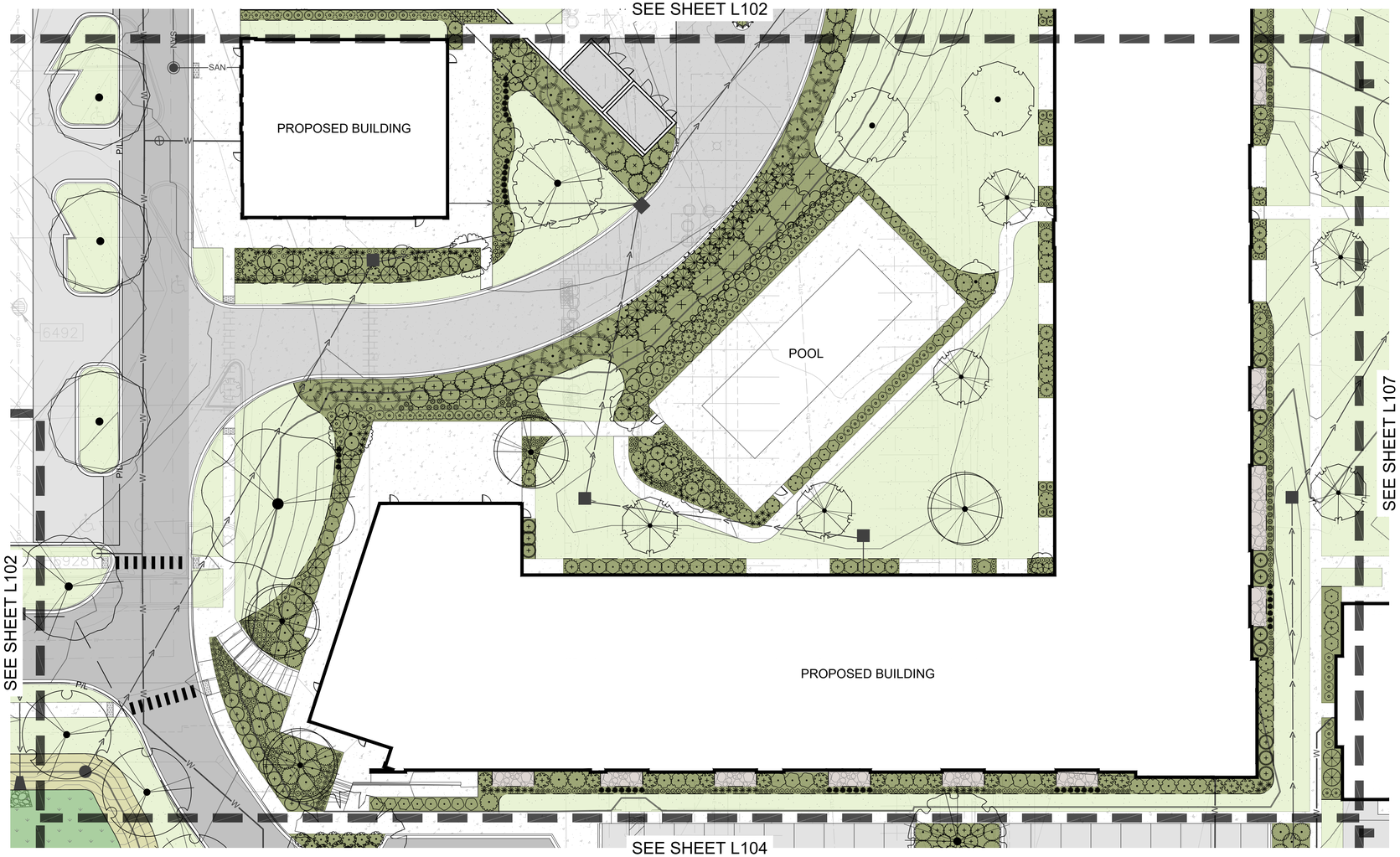

LEGEND:

- TURFGRASS SEED
- HARDWOOD BARK MULCH PLANT BED
- WOODLAND EDGE NATIVE SEED MIX
- BIOINFILTRATION SLOPE SEED MIX
- BIOINFILTRATION PERENNIAL PLUGS
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- MILL/PULVERIZE AND OVERLAY
- REPAVE AND RESTRIPE EXISTING PAVEMENT AS NEEDED
- GRAVEL BACKFILL EXISTING BUILDING FOOTPRINT

PLANT SCHEDULE L103

CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
CANOPY TREES				
AM	Acer miyabei 'Morton' / State Street™ Miyabe Maple	2.5" Cal.	B&B	2
AA	Acer x freemanii 'Jeffersred' / Autumn Blaze® Freeman Maple	2.5" Cal.	B&B	1
CW	Carpinus caroliniana 'Wisconsin Red' / Wisconsin Red Musclewood	2.5" Cal.	B&B	4
GI	Gleditsia triacanthos inermis 'Skycole' / Skyline® Honey Locust	2.5" Cal.	B&B	1
QR	Quercus rubra / Red Oak	2.5" Cal.	B&B	1
TG	Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden	2.5" Cal.	B&B	2
UT	Ulmus x 'Morton Glossy' / Triumph™ Elm	2.5" Cal.	B&B	3
EVERGREEN TREES				
JC	Juniperus virginiana 'Cupressifolia' / Hillspire Eastern Redcedar	6` Ht.	B&B	13
JX	Juniperus x 'J.N Select Blue' / Star Power® Juniper	6` Ht.	B&B	15
PG	Picea glauca 'Densata' / Black Hills White Spruce	6` Ht.	B&B	8
TB	Thuja occidentalis 'Bail John' / Technito® Arborvitae	6` Ht.	B&B	28
ORNAMENTAL TREES				
AK	Acer pseudosieboldianum / Korean Maple	2.5" Cal.	B&B	4
AS	Acer saccharum 'Barrett Cole' / Apollo® Sugar Maple	2.5" Cal.	B&B	3
CJ	Carpinus caroliniana 'J.N. Upright' / Firespire® American Hornbeam	2.5" Cal.	B&B	3
OV	Ostrya virginiana / American Hophornbeam	2.5" Cal.	B&B	7
SR	Syringa reticulata 'Ivory Silk' / Ivory Silk Japanese Tree Lilac	2.5" Cal.	B&B	3

DECIDUOUS SHRUBS				
AI	Aronia melanocarpa 'Morton' / Iroquois Beauty™ Black Chokeberry	3 gal.	Cont.	26
AE	Aronia melanocarpa elata / Glossy Black Chokeberry	5 gal.	Cont.	27
CF	Cornus sericea 'Farrow' / Arctic Fire® Red Twig Dogwood	3 gal.	Cont.	46
CS	Cotinus coggygria 'NCC01' / Winecraft Black® Smokebush	3 gal.	Cont.	11
DJ	Diervilla lonicera `Jewel` / Jewel Bush Honeysuckle	3 gal.	Cont.	14
HA	Hydrangea arborescens 'Annabelle' / Annabelle Hydrangea	3 gal.	Cont.	24
HV	Hydrangea arborescens 'NCHA3' / Invincibelle® Ruby Smooth Hydrangea	3 gal.	Cont.	5
HE	Hydrangea macrophylla 'PIIHM-II' / BloomStruck® Hydrangea	3 gal.	Cont.	18
HF	Hydrangea paniculata 'SMHPFL' / Fire Light® Panicle Hydrangea	3 gal.	Cont.	10
PO	Physocarpus opulifolius 'Donna May' TM / Little Devil Ninebark	3 gal.	Cont.	29
RA	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	3 gal.	Cont.	22
RG	Ribes alpinum 'Green Mound' / Green Mound Alpine Currant	3 gal.	Cont.	13
RL	Rosa rugosa 'Purple Pavement' / Purple Pavement Rose	3 gal.	Cont.	4
SM	Syringa meyeri 'Palibin' / Dwarf Korean Lilac	5 gal.	Cont.	13
EVERGREEN SHRUBS				
JP	Juniperus chinensis 'Kallays Compact' / Kallay Compact Pfitzer Juniper	3 gal.	Cont.	13
JY	Juniperus horizontalis 'Youngstown' / Youngstown Creeping Juniper	3 gal.	Cont.	10
PP	Picea abies 'Pumila' / Dwarf Globe Norway Spruce	3 gal.	Cont.	28
PM	Pinus mugo 'Pumilio' / Dwarf Mugo Pine	5 gal.	Cont.	17
TD	Taxus x media 'Densiformis' / Dense Anglo-Japanese Yew	3 gal.	Cont.	14
TE	Taxus x media 'Everlow' / Everlow Anglo-Japanese Yew	3 gal.	Cont.	21

ORNAMENTAL GRASSES				
AG	Andropogon gerardii 'Blackhawks' / Blackhawks Big Bluestem	1 gal.	Cont.	43
CK	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	1 gal.	Cont.	68
CO	Calamagrostis x acutiflora 'Overdam' / Overdam Feather Reed Grass	1 gal.	Cont.	42
PV	Panicum virgatum 'Shenandoah' / Shenandoah Switch Grass	1 gal.	Cont.	48
SH	Sporobolus heterolepis 'Tara' / Tara Prairie Dropseed	1 gal.	Cont.	52
PERENNIALS				
AD	Astilbe x 'Delft Lace' / Delft Lace Astilbe	1 gal.	Cont.	65
BJ	Brunnera macrophylla 'Jack Frost' / Jack Frost Siberian Bugloss	1 gal.	Cont.	24
EC	Echinacea x 'Cheyenne Spirit' / Cheyenne Spirit Coneflower	1 gal.	Cont.	31
HC	Heuchera x 'Caramel' / Caramel Coral Bells	1 gal.	Cont.	6
HO	Heuchera x 'Obsidian' / Obsidian Coral Bells	1 gal.	Cont.	8
HW	Hosta x 'Frances Williams' / Frances Williams Hosta	1 gal.	Cont.	2
HJ	Hosta x 'June' / June Hosta	1 gal.	Cont.	6
HP	Hosta x 'Patriot' / Patriot Hosta	1 gal.	Cont.	4
NW	Nepeta x faassenii 'Walker's Low' / Walker's Low Catmint	1 gal.	Cont.	30
SA	Sedum x 'Autumn Fire' / Autumn Fire Sedum	1 gal.	Cont.	88

LANDSCAPE GENERAL NOTES:

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2. INSPECT THE SITE PRIOR TO COMMENCING WORK. DOCUMENT IN WRITING AND PHOTOGRAPH EXISTING CONDITIONS WITHIN, AND IN AREAS ADJACENT TO THE LIMITS OF CONSTRUCTION. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGES NOT DOCUMENTED IN THE PHOTOGRAPHS PRIOR TO COMMENCEMENT OF DEMOLITION ACTIVITIES.
3. COORDINATE THE INSTALLATION OF PLANT MATERIAL WITH INSTALLATION OF ADJACENT PAVEMENTS, DRAINAGE, CURB RELATED STRUCTURES WITH OTHER TRADES.
4. RESTORE AREAS OF THE SITE, OR ADJACENT AREAS, WHERE DISTURBED. DAMAGE CAUSED DURING LANDSCAPE INSTALLATION TO EXISTING CONDITIONS AND IMPROVEMENTS IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
5. CONTRACTOR SHALL THOROUGHLY REVIEW ALL SPECIFICATIONS RELATED TO TREE PROTECTION, SOIL PREPARATION, TURF, GRASSES AND PLANTS. THESE SECTIONS PROVIDE ADDITIONAL INFORMATION ON MATERIALS AND SET STANDARDS FOR QUALITY AND INSTALLATION REQUIREMENTS.
6. PROVIDE 3" DOUBLE SHREDDED BARK MULCH FOR ALL PLANTED TREES, SHRUBS AND LANDSCAPE BEDS.

TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

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WIS STATUTE 182.0175(1974) REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

MILW. AREA 259-1181

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Fax: 414-643-4210

GRAPHIC SCALE
0 20 40

POTHS GENERAL DEVELOPMENT
76TH AND RAWSON
FRANKLIN, WI 53132

LANDSCAPE ENLARGEMENT

ISSUANCE	DATE
CITY SUBMITTAL	10/10/25
CITY SUBMITTAL	1/09/26
CITY SUBMITTAL	2/06/26
PLUMBING SUBMITTAL	2/10/26
COUNTY SUBMITTAL	2/25/26
CITY SUBMITTAL	3/03/26
CITY SUBMITTAL	3/24/26
CITY SUBMITTAL	4/14/26
CITY SUBMITTAL	5/29/26

NO. REVISION	DATE

PROJECT NO:	21775
DESIGN DATE:	----
PLOT DATE:	2026.05.29
DRAWN BY:	AJR
CHECKED BY:	CC
APPROVED BY:	CTC

SHEET NO:
L103

AROONEY
L103
21775

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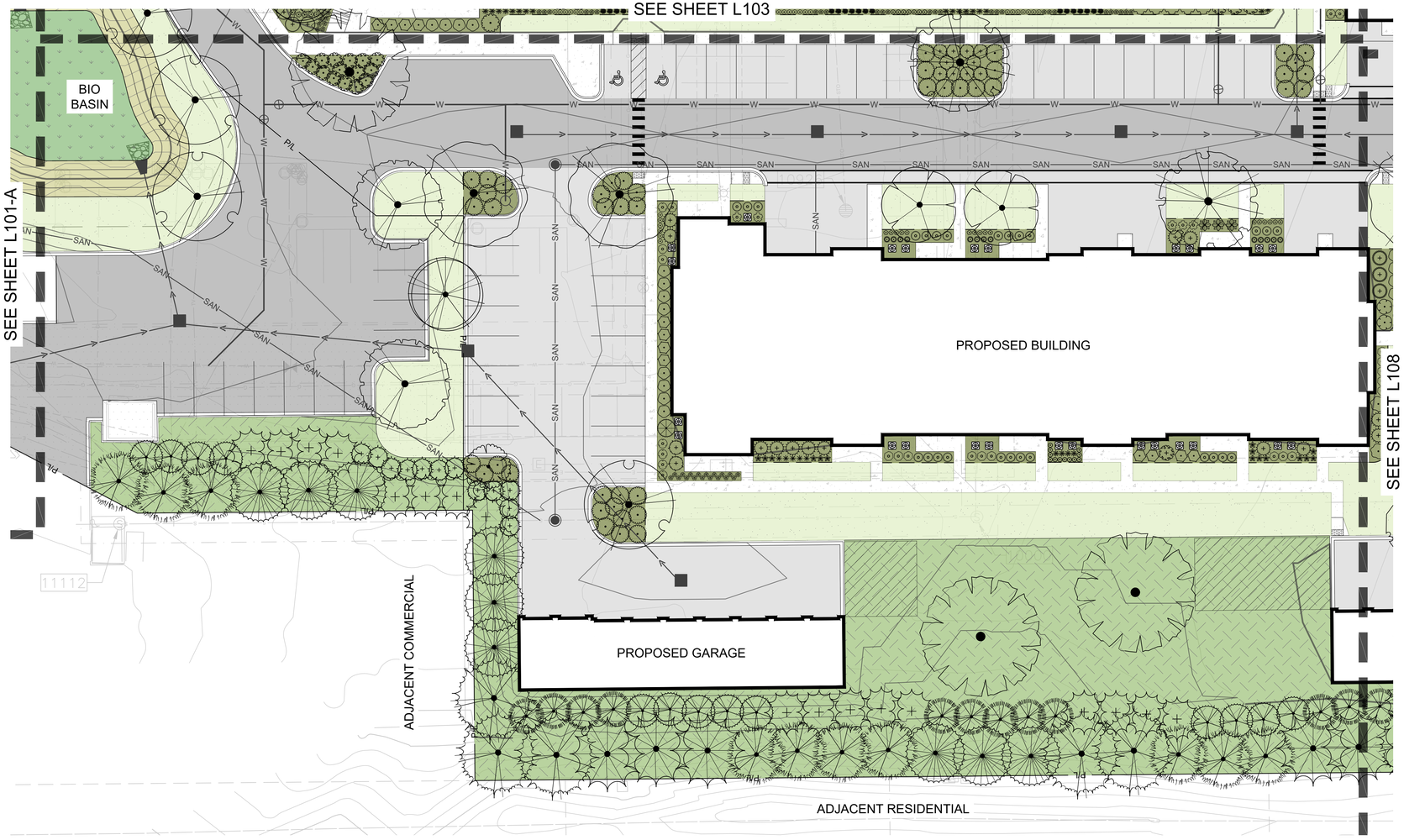
2026.05.29



LEGEND:

- TURFGRASS SEED
- HARDWOOD BARK MULCH PLANT BED
- WOODLAND EDGE NATIVE SEED MIX
- BIOINFILTRATION SLOPE SEED MIX
- BIOINFILTRATION PERENNIAL PLUGS
- DECORATIVE STONE MULCH
- EXISTING WOODLANDS TO BE PRESERVED
- SNOW STORAGE AREA
- P/L — PROPERTY LINE
- SHOVEL CUT PLANT EDGING
- METAL PLANT EDGING
- SEEDING BOUNDARY
- SHEET MATCHLINE
- D C401 — 5" THICK CONCRETE WALK
- C C401 — CONCRETE PAVEMENT
- A C401 — ASPHALT SURFACE
- B C401 — HEAVY-DUTY ASPHALT SURFACE

PLANT SCHEDULE L104

CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
CANOPY TREES				
AM	Acer miyabei 'Morton' / State Street™ Miyabe Maple	2.5" Cal.	B&B	3
AA	Acer x freemanii 'Jeffersred' / Autumn Blaze® Freeman Maple	2.5" Cal.	B&B	2
CW	Carpinus caroliniana 'Wisconsin Red' / Wisconsin Red Musclewood	2.5" Cal.	B&B	1
GA	Ginkgo biloba 'Autumn Gold' / Autumn Gold Maidenhair Tree	2.5" Cal.	B&B	2
GI	Gleditsia triacanthos inermis 'Skycole' / Skyline® Honey Locust	2.5" Cal.	B&B	2
GD	Gymnocladus dioica 'Espresso' / Kentucky Coffeetree	2.5" Cal.	B&B	2
UP	Ulmus americana 'Princeton' / Princeton American Elm	2.5" Cal.	B&B	3
EVERGREEN TREES				
AC	Abies concolor / White Fir	6` Ht.	B&B	9
JV	Juniperus virginiana / Eastern Redcedar	6` Ht.	B&B	13
JX	Juniperus x 'J.N Select Blue' / Star Power® Juniper	6` Ht.	B&B	12
PA	Picea abies / Norway Spruce	6` Ht.	B&B	5
PG	Picea glauca 'Densata' / Black Hills White Spruce	6` Ht.	B&B	17
PS	Pinus strobus / White Pine	6` Ht.	B&B	5
TT	Thuja occidentalis 'Techny' / Techny Arborvitae	6` Ht.	B&B	11
TP	Thuja plicata / Western Red Cedar	6` Ht.	B&B	10
ORNAMENTAL TREES				
SR	Syringa reticulata 'Ivory Silk' / Ivory Silk Japanese Tree Lilac	2.5" Cal.	B&B	1

DECIDUOUS SHRUBS				
AI	Aronia melanocarpa 'Morton' / Iroquois Beauty™ Black Chokeberry	3 gal.	Cont.	8
CF	Cornus sericea 'Farrow' / Arctic Fire® Red Twig Dogwood	3 gal.	Cont.	6
DJ	Diervilla lonicera `Jewel` / Jewel Bush Honeysuckle	3 gal.	Cont.	15
HV	Hydrangea arborescens 'NCHA3' / Invincibelle® Ruby Smooth Hydrangea	3 gal.	Cont.	5
PO	Physocarpus opulifolius 'Donna May' TM / Little Devil Ninebark	3 gal.	Cont.	11
RA	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	3 gal.	Cont.	43
RG	Ribes alpinum 'Green Mound' / Green Mound Alpine Currant	3 gal.	Cont.	26
RL	Rosa rugosa 'Purple Pavement' / Purple Pavement Rose	3 gal.	Cont.	8
EVERGREEN SHRUBS				
JP	Juniperus chinensis 'Kallays Compact' / Kallay Compact Pfitzer Juniper	3 gal.	Cont.	12
PP	Picea abies 'Pumila' / Dwarf Globe Norway Spruce	3 gal.	Cont.	1
PM	Pinus mugo 'Pumilio' / Dwarf Mugo Pine	5 gal.	Cont.	1
TE	Taxus x media 'Everlow' / Everlow Anglo-Japanese Yew	3 gal.	Cont.	11
ORNAMENTAL GRASSES				
AG	Andropogon gerardii 'Blackhawks' / Blackhawks Big Bluestem	1 gal.	Cont.	4
DG	Deschampsia cespitosa 'Goldtau' / Gold Dew Tufted Hair Grass	1 gal.	Cont.	13
SH	Sporobolus heterolepis 'Tara' / Tara Prairie Dropseed	1 gal.	Cont.	5

PERENNIALS				
AB	Amsonia x 'Blue Ice' / Blue Ice Bluestar	1 gal.	Cont.	15
HC	Heuchera x 'Caramel' / Caramel Coral Bells	1 gal.	Cont.	6
HO	Heuchera x 'Obsidian' / Obsidian Coral Bells	1 gal.	Cont.	16
HS	Hosta x 'Sum and Substance' / Sum and Substance Hosta	1 gal.	Cont.	3
NW	Nepeta x faassenii 'Walker's Low' / Walker's Low Catmint	1 gal.	Cont.	12
SA	Sedum x 'Autumn Fire' / Autumn Fire Sedum	1 gal.	Cont.	18

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MILW. AREA 259-1181

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POTHS GENERAL DEVELOPMENT
76TH AND RAWSON
FRANKLIN, WI 53132

LANDSCAPE ENLARGEMENT

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APPROVED BY:	CTC

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ARCONEY
L104
21775

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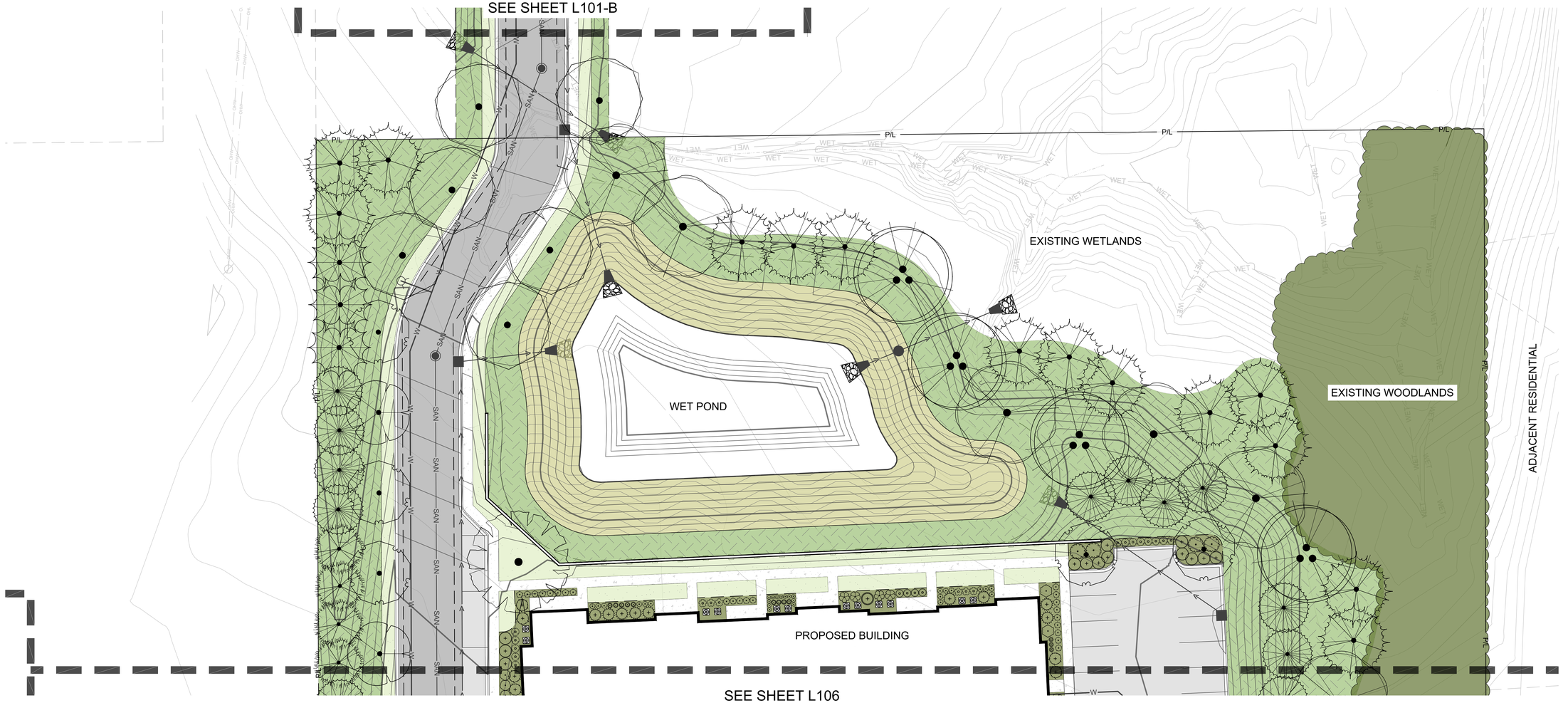

LEGEND:

- TURFGRASS SEED
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PLANT SCHEDULE L105

CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
CANOPY TREES				
BR	Betula nigra / River Birch	8` Ht. (Multi-Stem)	B&B	4
GA	Ginkgo biloba 'Autumn Gold' / Autumn Gold Maidenhair Tree	2.5" Cal.	B&B	2
QS	Quercus x schuettei / Swamp Bur Oak	2.5" Cal.	B&B	5
TG	Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden	2.5" Cal.	B&B	5
UP	Ulmus americana 'Princeton' / Princeton American Elm	2.5" Cal.	B&B	1
UT	Ulmus x 'Morton Glossy' / Triumph™ Elm	2.5" Cal.	B&B	6
EVERGREEN TREES				
AC	Abies concolor / White Fir	6` Ht.	B&B	10
PA	Picea abies / Norway Spruce	6` Ht.	B&B	3
PS	Pinus strobus / White Pine	6` Ht.	B&B	14
TP	Thuja plicata / Western Red Cedar	6` Ht.	B&B	4
DECIDUOUS SHRUBS				
CF	Cornus sericea 'Farrow' / Arctic Fire® Red Twig Dogwood	3 gal.	Cont.	13
HA	Hydrangea arborescens 'Annabelle' / Annabelle Hydrangea	3 gal.	Cont.	2
HV	Hydrangea arborescens 'NCHA3' / Invincibelle® Ruby Smooth Hydrangea	3 gal.	Cont.	6
RG	Ribes alpinum 'Green Mound' / Green Mound Alpine Currant	3 gal.	Cont.	4
SM	Syringa meyeri 'Palibin' / Dwarf Korean Lilac	5 gal.	Cont.	4
EVERGREEN SHRUBS				
JP	Juniperus chinensis 'Kallays Compact' / Kallay Compact Pfitzer Juniper	3 gal.	Cont.	3
JY	Juniperus horizontalis 'Youngstown' / Youngstown Creeping Juniper	3 gal.	Cont.	13
TD	Taxus x media 'Densiformis' / Dense Anglo-Japanese Yew	3 gal.	Cont.	1
TE	Taxus x media 'Everlow' / Everlow Anglo-Japanese Yew	3 gal.	Cont.	9
ORNAMENTAL GRASSES				
CO	Calamagrostis x acutiflora 'Overdam' / Overdam Feather Reed Grass	1 gal.	Cont.	3
DG	Deschampsia cespitosa 'Goldtau' / Gold Dew Tufted Hair Grass	1 gal.	Cont.	9
PERENNIALS				
HC	Heuchera x 'Caramel' / Caramel Coral Bells	1 gal.	Cont.	12
HW	Hosta x 'Frances Williams' / Frances Williams Hosta	1 gal.	Cont.	4
HJ	Hosta x 'June' / June Hosta	1 gal.	Cont.	15
HP	Hosta x 'Patriot' / Patriot Hosta	1 gal.	Cont.	22

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76TH AND RAWSON
FRANKLIN, WI 53132

LANDSCAPE ENLARGEMENT

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PROJECT NO:	21775
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APPROVED BY:	CTC

SHEET NO:
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AROONEY
L105
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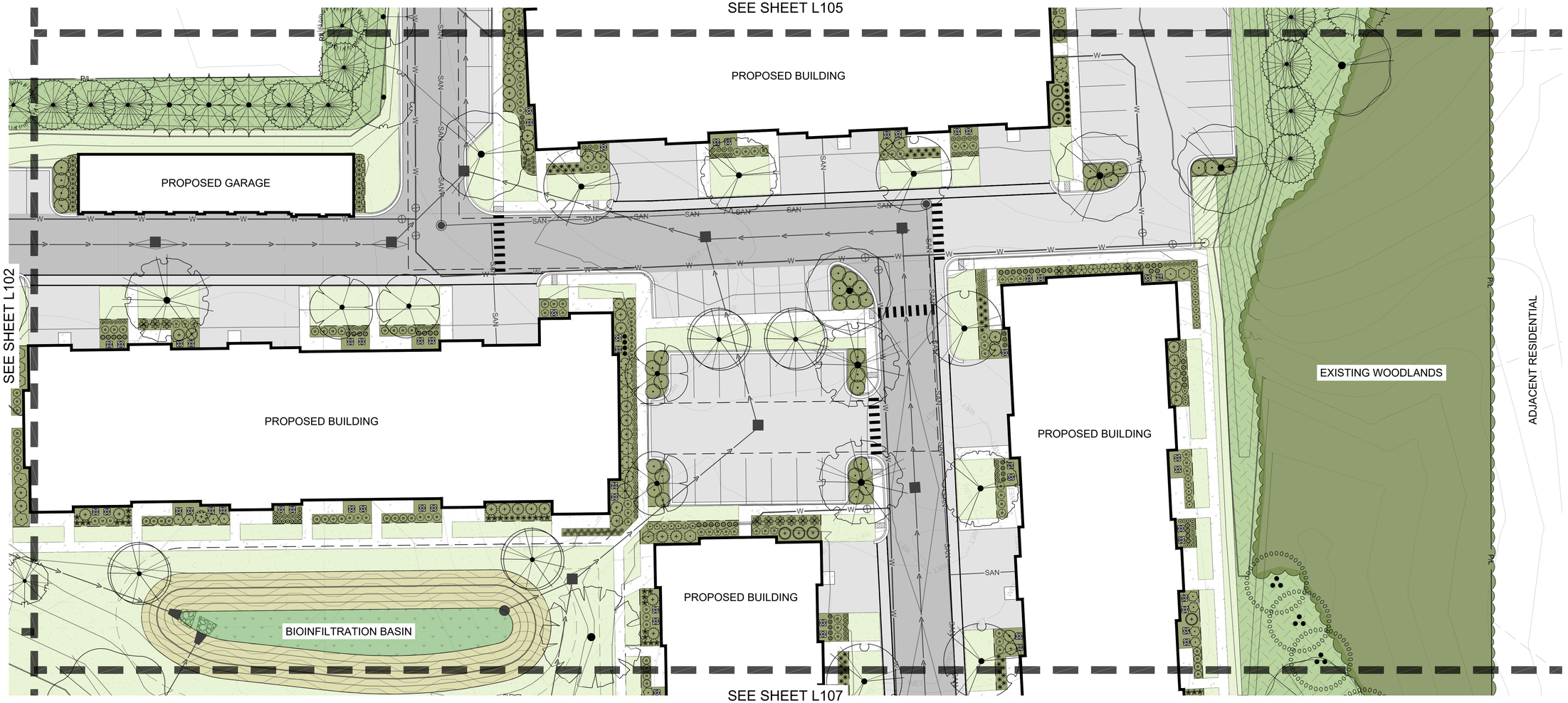

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POTHS GENERAL DEVELOPMENT
76TH AND RAWSON
FRANKLIN, WI 53132

LANDSCAPE ENLARGEMENT

LEGEND:

- TURFGRASS SEED
- HARDWOOD BARK MULCH PLANT BED
- WOODLAND EDGE NATIVE SEED MIX
- BIOINFILTRATION SLOPE SEED MIX
- BIOINFILTRATION PERENNIAL PLUGS
- DECORATIVE STONE MULCH
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- D C401 — 5" THICK CONCRETE WALK
- C C401 — CONCRETE PAVEMENT
- A C401 — ASPHALT SURFACE
- B C401 — HEAVY-DUTY ASPHALT SURFACE

PLANT SCHEDULE L106

CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
CANOPY TREES				
AM	Acer miyabei 'Morton' / State Street™ Miyabe Maple	2.5" Cal.	B&B	4
AA	Acer x freemanii 'Jeffersred' / Autumn Blaze® Freeman Maple	2.5" Cal.	B&B	2
CW	Carpinus caroliniana 'Wisconsin Red' / Wisconsin Red Musclewood	2.5" Cal.	B&B	4
GA	Ginkgo biloba 'Autumn Gold' / Autumn Gold Maidenhair Tree	2.5" Cal.	B&B	4
GI	Gleditsia triacanthos inermis 'Skycole' / Skyline® Honey Locust	2.5" Cal.	B&B	3
GD	Gymnocladus dioica 'Espresso' / Kentucky Coffeetree	2.5" Cal.	B&B	3
PT	Populus tremuloides / Quaking Aspen	2.5" Cal.	B&B	3
QS	Quercus x schuettei / Swamp Bur Oak	2.5" Cal.	B&B	1
TG	Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden	2.5" Cal.	B&B	1
UP	Ulmus americana 'Princeton' / Princeton American Elm	2.5" Cal.	B&B	1
UT	Ulmus x 'Morton Glossy' / Triumph™ Elm	2.5" Cal.	B&B	1
EVERGREEN TREES				
AC	Abies concolor / White Fir	6` Ht.	B&B	9
PA	Picea abies / Norway Spruce	6` Ht.	B&B	3
DECIDUOUS SHRUBS				
AI	Aronia melanocarpa 'Morton' / Iroquois Beauty™ Black Chokeberry	3 gal.	Cont.	10
CF	Cornus sericea 'Farrow' / Arctic Fire® Red Twig Dogwood	3 gal.	Cont.	28
HA	Hydrangea arborescens 'Annabelle' / Annabelle Hydrangea	3 gal.	Cont.	4
HV	Hydrangea arborescens 'NCHA3' / Invincibelle® Ruby Smooth Hydrangea	3 gal.	Cont.	19
HE	Hydrangea macrophylla 'PIIHM-II' / BloomStruck® Hydrangea	3 gal.	Cont.	8
PO	Physocarpus opulifolius 'Donna May' TM / Little Devil Ninebark	3 gal.	Cont.	24
RA	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	3 gal.	Cont.	34
RG	Ribes alpinum 'Green Mound' / Green Mound Alpine Currant	3 gal.	Cont.	31
RL	Rosa rugosa 'Purple Pavement' / Purple Pavement Rose	3 gal.	Cont.	4
EVERGREEN SHRUBS				
JP	Juniperus chinensis 'Kallays Compact' / Kallay Compact Pfitzer Juniper	3 gal.	Cont.	18
JT	Juniperus chinensis 'Trautman' / Trautman Juniper	6` Ht.	B&B	12
JY	Juniperus horizontalis 'Youngstown' / Youngstown Creeping Juniper	3 gal.	Cont.	3
PP	Picea abies 'Pumila' / Dwarf Globe Norway Spruce	3 gal.	Cont.	1
PM	Pinus mugo 'Pumilio' / Dwarf Mugo Pine	5 gal.	Cont.	1
TD	Taxus x media 'Densiformis' / Dense Anglo-Japanese Yew	3 gal.	Cont.	7
TE	Taxus x media 'Everlow' / Everlow Anglo-Japanese Yew	3 gal.	Cont.	23
ORNAMENTAL GRASSES				
CK	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	1 gal.	Cont.	16
CO	Calamagrostis x acutiflora 'Overdam' / Overdam Feather Reed Grass	1 gal.	Cont.	15
DG	Deschampsia cespitosa 'Goldtau' / Gold Dew Tufted Hair Grass	1 gal.	Cont.	43
PV	Panicum virgatum 'Shenandoah' / Shenandoah Switch Grass	1 gal.	Cont.	11
SH	Sporobolus heterolepis 'Tara' / Tara Prairie Dropseed	1 gal.	Cont.	41
PERENNIALS				
AB	Amsonia x 'Blue Ice' / Blue Ice Bluestar	1 gal.	Cont.	24
HC	Heuchera x 'Caramel' / Caramel Coral Bells	1 gal.	Cont.	40
HO	Heuchera x 'Obsidian' / Obsidian Coral Bells	1 gal.	Cont.	31
HW	Hosta x 'Frances Williams' / Frances Williams Hosta	1 gal.	Cont.	4
HJ	Hosta x 'June' / June Hosta	1 gal.	Cont.	6
HP	Hosta x 'Patriot' / Patriot Hosta	1 gal.	Cont.	21
HS	Hosta x 'Sum and Substance' / Sum and Substance Hosta	1 gal.	Cont.	13
NW	Nepeta x faassenii 'Walker's Low' / Walker's Low Catmint	1 gal.	Cont.	41
SA	Sedum x 'Autumn Fire' / Autumn Fire Sedum	1 gal.	Cont.	28

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5. CONTRACTOR SHALL THOROUGHLY REVIEW ALL SPECIFICATIONS RELATED TO TREE PROTECTION, SOIL PREPARATION, TURF, GRASSES AND PLANTS. THESE SECTIONS PROVIDE ADDITIONAL INFORMATION ON MATERIALS AND SET STANDARDS FOR QUALITY AND INSTALLATION REQUIREMENTS.
6. PROVIDE 3" DOUBLE SHREDDED BARK MULCH FOR ALL PLANTED TREES, SHRUBS AND LANDSCAPE BEDS.

ISSUANCE	DATE
CITY SUBMITTAL	10/10/25
CITY SUBMITTAL	1/09/26
CITY SUBMITTAL	2/06/26
PLUMBING SUBMITTAL	2/10/26
COUNTY SUBMITTAL	2/25/26
CITY SUBMITTAL	3/03/26
CITY SUBMITTAL	3/24/26
CITY SUBMITTAL	4/14/26
CITY SUBMITTAL	5/29/26

NO.	REVISION	DATE

PROJECT NO:	21775
DESIGN DATE:	----
PLOT DATE:	2026.05.29
DRAWN BY:	AJR
CHECKED BY:	CC
APPROVED BY:	CTC

SHEET NO:
L106

AROONEY
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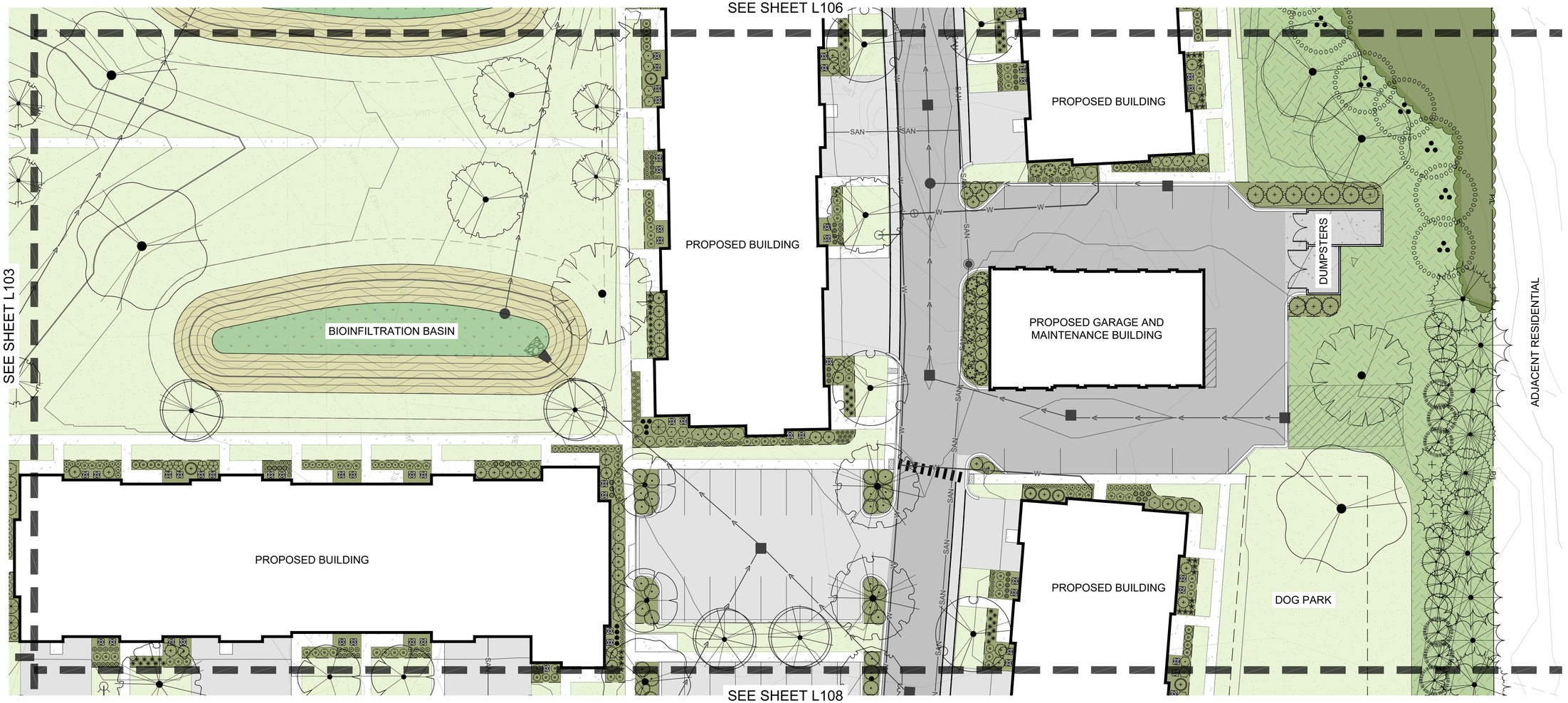
2026.05.29



LEGEND:

- TURFGRASS SEED
- HARDWOOD BARK MULCH PLANT BED
- WOODLAND EDGE NATIVE SEED MIX
- BIOINFILTRATION SLOPE SEED MIX
- BIOINFILTRATION PERENNIAL PLUGS
- DECORATIVE STONE MULCH
- EXISTING WOODLANDS TO BE PRESERVED
- SNOW STORAGE AREA
- P/L — PROPERTY LINE
- SHOVEL CUT PLANT EDGING
- METAL PLANT EDGING
- SEEDING BOUNDARY
- SHEET MATCHLINE
- D C401 — 5" THICK CONCRETE WALK
- C C401 — CONCRETE PAVEMENT
- A C401 — ASPHALT SURFACE
- B C401 — HEAVY-DUTY ASPHALT SURFACE

PLANT SCHEDULE L107

CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
CANOPY TREES				
AM	Acer miyabei 'Morton' / State Street™ Miyabe Maple	2.5" Cal.	B&B	3
AA	Acer x freemanii 'Jeffersred' / Autumn Blaze® Freeman Maple	2.5" Cal.	B&B	3
CW	Carpinus caroliniana 'Wisconsin Red' / Wisconsin Red Musclewood	2.5" Cal.	B&B	4
GA	Ginkgo biloba 'Autumn Gold' / Autumn Gold Maidenhair Tree	2.5" Cal.	B&B	2
GD	Gymnocladus dioica 'Espresso' / Kentucky Coffeetree	2.5" Cal.	B&B	2
PT	Populus tremuloides / Quaking Aspen	2.5" Cal.	B&B	5
QR	Quercus rubra / Red Oak	2.5" Cal.	B&B	3
QS	Quercus x schuettei / Swamp Bur Oak	2.5" Cal.	B&B	2
UP	Ulmus americana 'Princeton' / Princeton American Elm	2.5" Cal.	B&B	2
EVERGREEN TREES				
AC	Abies concolor / White Fir	6` Ht.	B&B	3
JV	Juniperus virginiana / Eastern Redcedar	6` Ht.	B&B	7
JX	Juniperus x 'J.N Select Blue' / Star Power® Juniper	6` Ht.	B&B	10
PA	Picea abies / Norway Spruce	6` Ht.	B&B	5
PG	Picea glauca 'Densata' / Black Hills White Spruce	6` Ht.	B&B	3
PS	Pinus strobus / White Pine	6` Ht.	B&B	1
TT	Thuja occidentalis 'Techny' / Techny Arborvitae	6` Ht.	B&B	5
ORNAMENTAL TREES				
AS	Acer saccharum 'Barrett Cole' / Apollo® Sugar Maple	2.5" Cal.	B&B	1
CJ	Carpinus caroliniana 'J.N. Upright' / Firespire® American Hornbeam	2.5" Cal.	B&B	2
OV	Ostrya virginiana / American Hophornbeam	2.5" Cal.	B&B	2

DECIDUOUS SHRUBS				
AI	Aronia melanocarpa 'Morton' / Iroquois Beauty™ Black Chokeberry	3 gal.	Cont.	10
AE	Aronia melanocarpa elata / Glossy Black Chokeberry	5 gal.	Cont.	7
CF	Cornus sericea 'Farrow' / Arctic Fire® Red Twig Dogwood	3 gal.	Cont.	35
DJ	Diervilla lonicera `Jewel` / Jewel Bush Honeysuckle	3 gal.	Cont.	10
HA	Hydrangea arborescens 'Annabelle' / Annabelle Hydrangea	3 gal.	Cont.	8
HV	Hydrangea arborescens 'NCHA3' / Invincibelle® Ruby Smooth Hydrangea	3 gal.	Cont.	15
HF	Hydrangea paniculata 'SMHPFL' / Fire Light® Panicle Hydrangea	3 gal.	Cont.	4
PO	Physocarpus opulifolius 'Donna May' TM / Little Devil Ninebark	3 gal.	Cont.	23
RA	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	3 gal.	Cont.	21
RG	Ribes alpinum 'Green Mound' / Green Mound Alpine Currant	3 gal.	Cont.	18
RL	Rosa rugosa 'Purple Pavement' / Purple Pavement Rose	3 gal.	Cont.	4
EVERGREEN SHRUBS				
JP	Juniperus chinensis 'Kallays Compact' / Kallay Compact Pfitzer Juniper	3 gal.	Cont.	17
JY	Juniperus horizontalis 'Youngstown' / Youngstown Creeping Juniper	3 gal.	Cont.	7
PP	Picea abies 'Pumila' / Dwarf Globe Norway Spruce	3 gal.	Cont.	3
PM	Pinus mugo 'Pumilio' / Dwarf Mugo Pine	5 gal.	Cont.	1
TD	Taxus x media 'Densiformis' / Dense Anglo-Japanese Yew	3 gal.	Cont.	5
TE	Taxus x media 'Everlow' / Everlow Anglo-Japanese Yew	3 gal.	Cont.	22
ORNAMENTAL GRASSES				
CK	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	1 gal.	Cont.	27
CO	Calamagrostis x acutiflora 'Overdam' / Overdam Feather Reed Grass	1 gal.	Cont.	21
DG	Deschampsia cespitosa 'Goldtau' / Gold Dew Tufted Hair Grass	1 gal.	Cont.	17
PV	Panicum virgatum 'Shenandoah' / Shenandoah Switch Grass	1 gal.	Cont.	8
SH	Sporobolus heterolepis 'Tara' / Tara Prairie Dropseed	1 gal.	Cont.	40

PERENNIALS				
AB	Amsonia x 'Blue Ice' / Blue Ice Bluestar	1 gal.	Cont.	28
HC	Heuchera x 'Caramel' / Caramel Coral Bells	1 gal.	Cont.	39
HO	Heuchera x 'Obsidian' / Obsidian Coral Bells	1 gal.	Cont.	21
HW	Hosta x 'Frances Williams' / Frances Williams Hosta	1 gal.	Cont.	4
HJ	Hosta x 'June' / June Hosta	1 gal.	Cont.	27
HP	Hosta x 'Patriot' / Patriot Hosta	1 gal.	Cont.	20
NW	Nepeta x faassenii 'Walker's Low' / Walker's Low Catmint	1 gal.	Cont.	43
SA	Sedum x 'Autumn Fire' / Autumn Fire Sedum	1 gal.	Cont.	20

LANDSCAPE GENERAL NOTES:

1. VERIFY EXISTING AND PROPOSED CONDITIONS, UTILITIES, PIPES, AND STRUCTURES, ETC. PRIOR TO BIDDING AND CONSTRUCTION.
2. INSPECT THE SITE PRIOR TO COMMENCING WORK. DOCUMENT IN WRITING AND PHOTOGRAPH EXISTING CONDITIONS WITHIN, AND IN AREAS ADJACENT TO THE LIMITS OF CONSTRUCTION. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGES NOT DOCUMENTED IN THE PHOTOGRAPHS PRIOR TO COMMENCEMENT OF DEMOLITION ACTIVITIES.
3. COORDINATE THE INSTALLATION OF PLANT MATERIAL WITH INSTALLATION OF ADJACENT PAVEMENTS, DRAINAGE, CURB RELATED STRUCTURES WITH OTHER TRADES.
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6. PROVIDE 3" DOUBLE SHREDDED BARK MULCH FOR ALL PLANTED TREES, SHRUBS AND LANDSCAPE BEDS.

THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON FIELD MARKINGS AND INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED.

TO OBTAIN LOCATIONS OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

WIS STATUTE 182.0175(1974) REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

MILW. AREA 259-1181

THE SIGMA GROUP
Single Source. Sound Solutions.
www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

GRAPHIC SCALE
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POTHS GENERAL DEVELOPMENT
76TH AND RAWSON
FRANKLIN, WI 53132

LANDSCAPE ENLARGEMENT

ISSUANCE	DATE
CITY SUBMITTAL	10/10/25
CITY SUBMITTAL	1/09/26
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DRAWN BY:	AJR
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AROONEY
L107
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LEGEND:

- TURFGRASS SEED
- HARDWOOD BARK MULCH PLANT BED
- WOODLAND EDGE NATIVE SEED MIX
- BIOINFILTRATION SLOPE SEED MIX
- BIOINFILTRATION PERENNIAL PLUGS
- DECORATIVE STONE MULCH
- EXISTING WOODLANDS TO BE PRESERVED
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PLANT SCHEDULE L108

CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
CANOPY TREES				
AM	Acer miyabei 'Morton' / State Street™ Miyabe Maple	2.5" Cal.	B&B	3
AA	Acer x freemanii 'Jeffersred' / Autumn Blaze® Freeman Maple	2.5" Cal.	B&B	2
BR	Betula nigra / River Birch	8` Ht. (Multi-Stem)	B&B	4
GA	Ginkgo biloba 'Autumn Gold' / Autumn Gold Maidenhair Tree	2.5" Cal.	B&B	2
GI	Gleditsia triacanthos inermis 'Skycole' / Skyline® Honey Locust	2.5" Cal.	B&B	4
GD	Gymnocladus dioica 'Espresso' / Kentucky Coffeetree	2.5" Cal.	B&B	1
PT	Populus tremuloides / Quaking Aspen	2.5" Cal.	B&B	21
QR	Quercus rubra / Red Oak	2.5" Cal.	B&B	1
QS	Quercus x schuettei / Swamp Bur Oak	2.5" Cal.	B&B	3
TG	Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden	2.5" Cal.	B&B	3
UP	Ulmus americana 'Princeton' / Princeton American Elm	2.5" Cal.	B&B	1
UT	Ulmus x 'Morton Glossy' / Triumph™ Elm	2.5" Cal.	B&B	1
EVERGREEN TREES				
AC	Abies concolor / White Fir	6` Ht.	B&B	5
JV	Juniperus virginiana / Eastern Redcedar	6` Ht.	B&B	8
PA	Picea abies / Norway Spruce	6` Ht.	B&B	2
PG	Picea glauca 'Densata' / Black Hills White Spruce	6` Ht.	B&B	15
PS	Pinus strobus / White Pine	6` Ht.	B&B	9
TT	Thuja occidentalis 'Techny' / Techny Arborvitae	6` Ht.	B&B	6

DECIDUOUS SHRUBS				
AI	Aronia melanocarpa 'Morton' / Iroquois Beauty™ Black Chokeberry	3 gal.	Cont.	10
CF	Cornus sericea 'Farrow' / Arctic Fire® Red Twig Dogwood	3 gal.	Cont.	18
DJ	Diervilla lonicera `Jewel` / Jewel Bush Honeysuckle	3 gal.	Cont.	17
HV	Hydrangea arborescens 'NCHA3' / Invincibelle® Ruby Smooth Hydrangea	3 gal.	Cont.	6
HE	Hydrangea macrophylla 'PIIHM-II' / BloomStruck® Hydrangea	3 gal.	Cont.	10
HF	Hydrangea paniculata 'SMHPFL' / Fire Light® Panicle Hydrangea	3 gal.	Cont.	4
PO	Physocarpus opulifolius 'Donna May' TM / Little Devil Ninebark	3 gal.	Cont.	20
RA	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	3 gal.	Cont.	24
RG	Ribes alpinum 'Green Mound' / Green Mound Alpine Currant	3 gal.	Cont.	25
RL	Rosa rugosa 'Purple Pavement' / Purple Pavement Rose	3 gal.	Cont.	10
EVERGREEN SHRUBS				
JP	Juniperus chinensis 'Kallays Compact' / Kallay Compact Pfitzer Juniper	3 gal.	Cont.	9
PP	Picea abies 'Pumila' / Dwarf Globe Norway Spruce	3 gal.	Cont.	1
PM	Pinus mugo 'Pumilio' / Dwarf Mugo Pine	5 gal.	Cont.	2
TD	Taxus x media 'Densiformis' / Dense Anglo-Japanese Yew	3 gal.	Cont.	7
TE	Taxus x media 'Everlow' / Everlow Anglo-Japanese Yew	3 gal.	Cont.	25
ORNAMENTAL GRASSES				
AG	Andropogon gerardii 'Blackhawks' / Blackhawks Big Bluestem	1 gal.	Cont.	8
CK	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	1 gal.	Cont.	4
CO	Calamagrostis x acutiflora 'Overdam' / Overdam Feather Reed Grass	1 gal.	Cont.	14
DG	Deschampsia cespitosa 'Goldtau' / Gold Dew Tufted Hair Grass	1 gal.	Cont.	12
SH	Sporobolus heterolepis 'Tara' / Tara Prairie Dropseed	1 gal.	Cont.	28

PERENNIALS				
AB	Amsonia x 'Blue Ice' / Blue Ice Bluestar	1 gal.	Cont.	21
HC	Heuchera x 'Caramel' / Caramel Coral Bells	1 gal.	Cont.	35
HO	Heuchera x 'Obsidian' / Obsidian Coral Bells	1 gal.	Cont.	34
HS	Hosta x 'Sum and Substance' / Sum and Substance Hosta	1 gal.	Cont.	6
NW	Nepeta x faassenii 'Walker's Low' / Walker's Low Catmint	1 gal.	Cont.	12

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MILW. AREA 259-1181

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POTHS GENERAL DEVELOPMENT
76TH AND RAWSON
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2026.05.29

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
CANOPY TREES					
	AM	Acer miyabei 'Morton' / State Street™ Miyabe Maple	2.5" Cal.	B&B	17
	AA	Acer x freemanii 'Jeffersred' / Autumn Blaze® Freeman Maple	2.5" Cal.	B&B	12
	BR	Betula nigra / River Birch	8` Ht. (Multi-Stem)	B&B	8
	CW	Carpinus caroliniana 'Wisconsin Red' / Wisconsin Red Musclewood	2.5" Cal.	B&B	13
	GA	Ginkgo biloba 'Autumn Gold' / Autumn Gold Maidenhair Tree	2.5" Cal.	B&B	18
	GI	Gleditsia triacanthos inermis 'Skycole' / Skyline® Honey Locust	2.5" Cal.	B&B	14
	GD	Gymnocladus dioica 'Espresso' / Kentucky Coffeetree	2.5" Cal.	B&B	10
	PT	Populus tremuloides / Quaking Aspen	2.5" Cal.	B&B	29
	QR	Quercus rubra / Red Oak	2.5" Cal.	B&B	5
	QS	Quercus x schuettei / Swamp Bur Oak	2.5" Cal.	B&B	11
	TG	Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden	2.5" Cal.	B&B	13
	UP	Ulmus americana 'Princeton' / Princeton American Elm	2.5" Cal.	B&B	8
	UT	Ulmus x 'Morton Glossy' / Triumph™ Elm	2.5" Cal.	B&B	16
EVERGREEN TREES					
	AC	Abies concolor / White Fir	6` Ht.	B&B	39
	JV	Juniperus virginiana / Eastern Redcedar	6` Ht.	B&B	28
	JC	Juniperus virginiana 'Cupressifolia' / Hillspire Eastern Redcedar	6` Ht.	B&B	22
	JX	Juniperus x 'J.N Select Blue' / Star Power® Juniper	6` Ht.	B&B	52
	PA	Picea abies / Norway Spruce	6` Ht.	B&B	24
	PG	Picea glauca 'Densata' / Black Hills White Spruce	6` Ht.	B&B	44
	PS	Pinus strobus / White Pine	6` Ht.	B&B	29
	TB	Thuja occidentalis 'Bail John' / Technito® Arborvitae	6` Ht.	B&B	38
	TT	Thuja occidentalis 'Techny' / Techny Arborvitae	6` Ht.	B&B	22
	TP	Thuja plicata / Western Red Cedar	6` Ht.	B&B	18
ORNAMENTAL TREES					
	AK	Acer pseudosieboldianum / Korean Maple	2.5" Cal.	B&B	6
	AS	Acer saccharum 'Barrett Cole' / Apollo® Sugar Maple	2.5" Cal.	B&B	5
	CJ	Carpinus caroliniana 'J.N. Upright' / Firespire® American Hornbeam	2.5" Cal.	B&B	6
	OV	Ostrya virginiana / American Hophornbeam	2.5" Cal.	B&B	10
	SR	Syringa reticulata 'Ivory Silk' / Ivory Silk Japanese Tree Lilac	2.5" Cal.	B&B	4

DECIDUOUS SHRUBS					
	AI	Aronia melanocarpa 'Morton' / Iroquois Beauty™ Black Chokeberry	3 gal.	Cont.	68
	AE	Aronia melanocarpa elata / Glossy Black Chokeberry	5 gal.	Cont.	34
	CF	Cornus sericea 'Farrow' / Arctic Fire® Red Twig Dogwood	3 gal.	Cont.	146
	CS	Cotinus coggygria 'NCC01' / Winecraft Black® Smokebush	3 gal.	Cont.	11
	DJ	Diervilla lonicera `Jewel` / Jewel Bush Honeysuckle	3 gal.	Cont.	114
	HA	Hydrangea arborescens 'Annabelle' / Annabelle Hydrangea	3 gal.	Cont.	48
	HV	Hydrangea arborescens 'NCHA3' / Invincibelle® Ruby Smooth Hydrangea	3 gal.	Cont.	68
	HE	Hydrangea macrophylla 'PIIHM-II' / BloomStruck® Hydrangea	3 gal.	Cont.	43
	HF	Hydrangea paniculata 'SMHPFL' / Fire Light® Panicle Hydrangea	3 gal.	Cont.	24
	PO	Physocarpus opulifolius 'Donna May' TM / Little Devil Ninebark	3 gal.	Cont.	107
	RA	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	3 gal.	Cont.	189
	RG	Ribes alpinum 'Green Mound' / Green Mound Alpine Currant	3 gal.	Cont.	140
	RL	Rosa rugosa 'Purple Pavement' / Purple Pavement Rose	3 gal.	Cont.	30
	SM	Syringa meyeri 'Palibin' / Dwarf Korean Lilac	5 gal.	Cont.	22
EVERGREEN SHRUBS					
	JP	Juniperus chinensis 'Kallays Compact' / Kallay Compact Pfitzer Juniper	3 gal.	Cont.	85
	JT	Juniperus chinensis 'Trautman' / Trautman Juniper	6` Ht.	B&B	29
	JY	Juniperus horizontalis 'Youngstown' / Youngstown Creeping Juniper	3 gal.	Cont.	33
	PP	Picea abies 'Pumila' / Dwarf Globe Norway Spruce	3 gal.	Cont.	34
	PM	Pinus mugo 'Pumilio' / Dwarf Mugo Pine	5 gal.	Cont.	30
	TD	Taxus x media 'Densiformis' / Dense Anglo-Japanese Yew	3 gal.	Cont.	49
	TE	Taxus x media 'Everlow' / Everlow Anglo-Japanese Yew	3 gal.	Cont.	111
	TJ	Tsuga canadensis 'Jeddeloh' / Jeddeloh Eastern Hemlock	3 gal.	Cont.	14
ORNAMENTAL GRASSES					
	AG	Andropogon gerardii 'Blackhawks' / Blackhawks Big Bluestem	1 gal.	Cont.	55
	CK	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	1 gal.	Cont.	118
	CO	Calamagrostis x acutiflora 'Overdam' / Overdam Feather Reed Grass	1 gal.	Cont.	102
	DG	Deschampsia cespitosa 'Goldtau' / Gold Dew Tufted Hair Grass	1 gal.	Cont.	104
	PV	Panicum virgatum 'Shenandoah' / Shenandoah Switch Grass	1 gal.	Cont.	67
	SH	Sporobolus heterolepis 'Tara' / Tara Prairie Dropseed	1 gal.	Cont.	173
PERENNIALS					
	AB	Amsonia x 'Blue Ice' / Blue Ice Bluestar	1 gal.	Cont.	94
	AD	Astilbe x 'Delft Lace' / Delft Lace Astilbe	1 gal.	Cont.	76
	BJ	Brunnera macrophylla 'Jack Frost' / Jack Frost Siberian Bugloss	1 gal.	Cont.	28
	EC	Echinacea x 'Cheyenne Spirit' / Cheyenne Spirit Coneflower	1 gal.	Cont.	31
	HC	Heuchera x 'Caramel' / Caramel Coral Bells	1 gal.	Cont.	148
	HO	Heuchera x 'Obsidian' / Obsidian Coral Bells	1 gal.	Cont.	115
	HW	Hosta x 'Frances Williams' / Frances Williams Hosta	1 gal.	Cont.	24
	HJ	Hosta x 'June' / June Hosta	1 gal.	Cont.	54
	HP	Hosta x 'Patriot' / Patriot Hosta	1 gal.	Cont.	75
	HS	Hosta x 'Sum and Substance' / Sum and Substance Hosta	1 gal.	Cont.	26
	NW	Nepeta x faassenii 'Walker's Low' / Walker's Low Catmint	1 gal.	Cont.	147
	SA	Sedum x 'Autumn Fire' / Autumn Fire Sedum	1 gal.	Cont.	154

THE SIGMA GROUP
Single Source. Sound Solutions.
www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

POTHS GENERAL DEVELOPMENT
76TH AND RAWSON
FRANKLIN, WI 53132

OVERALL PLANTING SCHEDULE

ISSUANCE	DATE
CITY SUBMITTAL	10/10/25
CITY SUBMITTAL	1/09/26
CITY SUBMITTAL	2/06/26
PLUMBING SUBMITTAL	2/10/26
COUNTY SUBMITTAL	2/25/26
CITY SUBMITTAL	3/03/26
CITY SUBMITTAL	3/24/26
CITY SUBMITTAL	4/14/26
CITY SUBMITTAL	5/29/26

NO.	REVISION	DATE

PROJECT NO:	21775
DESIGN DATE:	----
PLOT DATE:	2026.05.29
DRAWN BY:	MRG
CHECKED BY:	CC
APPROVED BY:	CTC
SHEET NO:	L109

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21775

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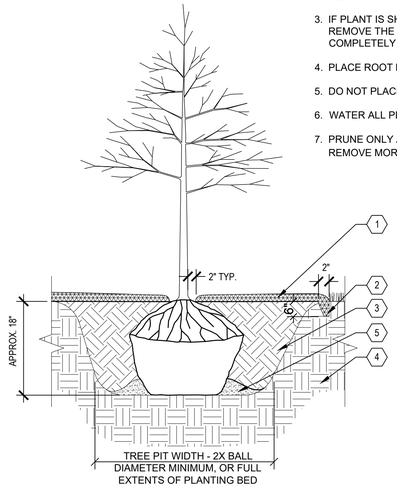
2026.05.29

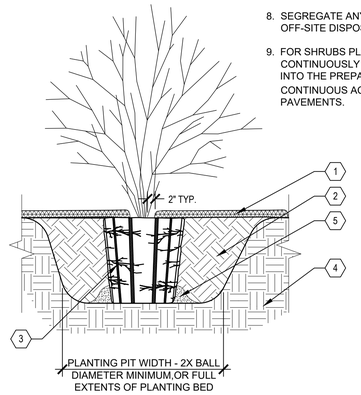
NOTES:
1. PLANT EACH TREE SUCH THAT THE ROOT FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.
2. DEPTH OF THE PLANTING HOLE SHOULD BE DETERMINED AND DUG AFTER THE ROOT FLARE IS LOCATED. PLANTING HOLE MUST BE NO DEEPER THAN THE HEIGHT OF THE ROOT BALL.
3. IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND THE ROOT BALL, CUT AND REMOVE THE WIRE BASKET ENTIRELY. REMOVE ALL TWINE, ROPE, AND BURLAP COMPLETELY FROM ALL ROOT BALLS.
4. PLACE ROOT BALL ON UNEXCAVATED OR TAMPED SOIL.
5. DO NOT PLACE MULCH IN CONTACT WITH STEMS.
6. WATER ALL PLANTS WITHIN 2 HOURS OF INSTALLATION.
7. PRUNE ONLY AS NECESSARY TO REMOVE UNHEALTHY BRANCHES. DO NOT REMOVE MORE THAN ⅓ OF THE ORIGINAL PLANT MASS.



KEYED LEGEND
1. 3" DEPTH SHREDDED HARDWOOD BARK MULCH. PROVIDE 4'-0" DIAMETER MULCH RINGS AT THE BASE OF ANY TREES PLANTED IN LAWN.
2. PROVIDE SPADED EDGE, 2" WIDE, 6" DEEP FOR ENTIRE PERIMETER OF BARK MULCH RINGS AT BASE OF TREES PLANTED IN LAWNS
3. PLANTING SOIL, PLANTING SOIL SHALL BE PLACED IN ONE CONTINUOUS VOLUME FOR THE ENTIRE AREA OF ANY GIVEN PLANT BED.
4. PREPARED SUBGRADE
5. TAMP SOIL AROUND BALL BASE FIRMLY WITH FOOT PRESSURE SO THAT BALL DOES NOT SHIFT

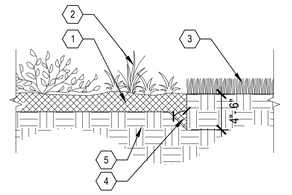
A TYPICAL TREE PLANTING
SCALE: N.T.S.

NOTES:
1. MAKE 1" TO 2" DEEP VERTICAL CUTS EVERY 6" AROUND THE CIRCUMFERENCE OF THE ROOT BALL BEFORE PLANTING TO LOOSEN POT-BOUND ROOTS.
2. PLANT EACH SHRUB SUCH THAT THE ROOT FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.
3. PLANTING HOLE MUST NOT BE DEEPER THAN THE HEIGHT OF THE ROOT BALL.
4. DO NOT PLACE MULCH IN CONTACT WITH STEMS.
5. PLACE ROOT BALL ON UNEXCAVATED OR TAMPED SOIL.
6. WATER ALL PLANTS WITHIN 2 HOURS OF INSTALLATION.
7. PRUNE ONLY AS NECESSARY TO REMOVE UNHEALTHY BRANCHES. DO NOT REMOVE MORE THAN ⅓ OF THE ORIGINAL PLANT MASS.
8. SEGREGATE ANY SOIL FROM BELOW WARNING LAYER EXCAVATED DURING PLANTING FOR OFF-SITE DISPOSAL. COORDINATE DISPOSAL WITH ENVIRONMENTAL CONSULTANT.
9. FOR SHRUBS PLANTED WITHIN PLANTING BEDS, CONTRACTOR SHALL PROVIDE PLANTING SOIL CONTINUOUSLY FOR THE ENTIRE PLANTING BED AND INDIVIDUAL SHRUBS SHALL BE PLANTED INTO THE PREPARED PLANTING SOIL. MULCH SURFACE FOR PLANTING BEDS SHALL ALSO BE CONTINUOUS ACROSS THE ENTIRE SURFACE AND HELD ½" MIN. TO 1" MAX. BELOW ADJACENT PAVEMENTS.



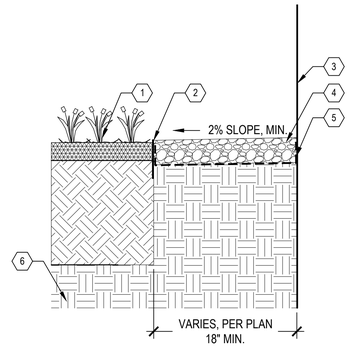
KEYED LEGEND
1. 3" DEPTH TWICE-SHREDDED HARDWOOD BARK MULCH, UNLESS OTHERWISE INDICATED, KEEP 2" CLEAR OF STEMS
2. PLANTING SOIL AS SPECIFIED, PLANTING SOIL SHALL BE PLACED IN ONE CONTINUOUS VOLUME FOR THE ENTIRE AREA OF ANY GIVEN PLANT BED
3. 1" TO 2" DEEP VERTICAL CUTS EVERY 6" AROUND PERIMETER
4. PREPARED SUBGRADE
5. TAMP SOIL AROUND BALL BASE FIRMLY WITH FOOT PRESSURE SO THAT BALL DOES NOT SHIFT

B TYPICAL SHRUB PLANTING
SCALE: N.T.S.



KEYED LEGEND
1. 3" DEPTH OF MULCH LAYER
2. SHRUB PLANTING BED
3. LAWN ADJACENT TO PLANTING BED
4. 45 DEGREE ANGLE SHOVEL CUT EDGE TOWARD PLANTING BED
5. COMPACTED SUBGRADE

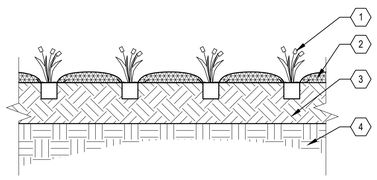
C SHOVEL CUT EDGE
SCALE: N.T.S.



KEYED LEGEND
1. ADJACENT PLANTING BED
2. BLACK ANODIZED ALUMINUM EDGING
3. BUILDING FACE
4. 3" DEPTH STONE MULCH
5. WOVEN GEOTEXTILE FILTER FABRIC, WRAP UP SIDES OF BUILDING AND EDGING
6. PREPARED SUBGRADE

D STONE MAINTENANCE EDGE
SCALE: N.T.S.

NOTES:
1. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.
2. PLANTING HOLE MUST NOT BE DEEPER THAN THE HEIGHT OF THE ROOT BALL.
3. DO NOT PLACE MULCH IN CONTACT WITH STEMS.
4. WATER ALL PLANTS THOROUGHLY WITHIN 2 HOURS OF INSTALLATION.
5. PRUNE ONLY AS NECESSARY TO REMOVE UNHEALTHY OR DEAD PLANT PARTS. DO NOT REMOVE MORE THAN ⅓ OF THE ORIGINAL PLANT MASS.
6. FOR PLANTS PLANTED WITHIN PLANTING BEDS, CONTRACTOR SHALL PROVIDE PLANTING SOIL CONTINUOUSLY FOR THE ENTIRE PLANTING BED AND INDIVIDUAL SHRUBS SHALL BE PLANTED INTO THE PREPARED PLANTING SOIL. MULCH SURFACE FOR PLANTING BEDS SHALL ALSO BE CONTINUOUS ACROSS THE ENTIRE SURFACE AND HELD ½" MIN. TO 1" MAX. BELOW ADJACENT PAVEMENTS.

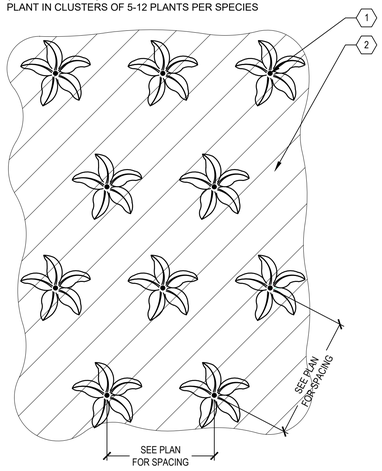


KEYED LEGEND
1. PERENNIAL, ORNAMENTAL GRASS, OR GROUNDCOVER PLUG, SEE LANDSCAPE PLAN SHEETS L100-L103
2. 3" DEPTH TWICE-SHREDDED HARDWOOD BARK MULCH, UNLESS OTHERWISE INDICATED, KEEP 3" CLEAR OF STEMS
3. PLANTING SOIL, PLANTING SOIL SHALL BE PLACED IN ONE CONTINUOUS VOLUME FOR THE ENTIRE AREA OF ANY GIVEN PLANT BED
4. PREPARED SUBGRADE

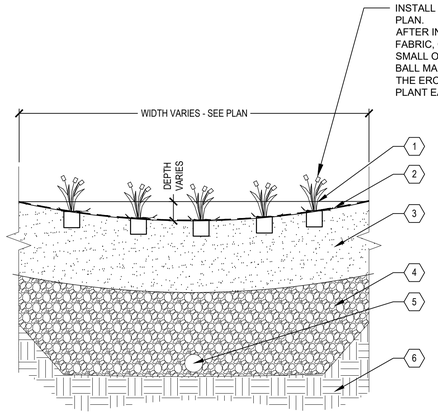
E TYPICAL PERENNIAL & ORNAMENTAL GRASS PLANTING
SCALE: N.T.S.

KEYED LEGEND
1. BIOFILTRATION BASIN PERENNIAL PLUGS (SEE PERENNIAL PLUGS PLANT LIST)
2. STRAW MULCH

PERENNIAL PLUG SPACING
1 PLUG PER 2.25 SQUARE FEET
(18" SPACING O.C.)
PLANT IN CLUSTERS OF 5-12 PLANTS PER SPECIES



PLAN VIEW



SECTION VIEW

KEYED LEGEND
1. BIOFILTRATION BASIN PLANTING (SEE PERENNIAL PLUGS PLANT LIST)
2. BIODEGRADABLE EROSION CONTROL MATTING ON BOTTOM AND SLOPES OF BASIN
3. ENGINEERED SOIL MIX - SEE CIVIL FOR DEPTH
4. STONE STORAGE LAYER - SEE CIVIL FOR DEPTH
5. PVC DRAIN TILE, SEE CIVIL PLAN.
6. PREPARED SUBGRADE

F BIOINFILTRATION BASIN PLUGS
SCALE: N.T.S.

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POTHS GENERAL DEVELOPMENT
76TH AND RAWSON
FRANKLIN, WI 53132

LANDSCAPE DETAILS

ISSUANCE	DATE
CITY SUBMITTAL	10/10/25
CITY SUBMITTAL	1/09/26
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CITY SUBMITTAL	5/29/26

NO. REVISION	DATE

PROJECT NO:	21775
DESIGN DATE:	----
PLOT DATE:	2026.05.29
DRAWN BY:	AJR
CHECKED BY:	CC
APPROVED BY:	CTC

SHEET NO:
L200

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2026.05.29

PLANTING QUALITY ASSURANCE

1. PLANTS ARE TO BE INSPECTED UPON DELIVERY TO PROJECT SITE AND THE LANDSCAPE ARCHITECT OR OWNER'S PROJECT REPRESENTATIVE MAY REJECT ANY SPECIMENS NO LONGER MEETING THE SPECIFIED STANDARDS OR THAT HAVE BEEN DAMAGED IN TRANSIT.
2. ALL PLANT MATERIAL SHALL BE TRUE TO SPECIES AND VARIETY/HYBRID/CULTIVAR SPECIFIED, AND NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES, AND UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE OF THE SITE LOCATION. SPECIMENS NURSERY-DUG TO BE REPLANTED SHALL HAVE BEEN FRESHLY DUG AND PROPERLY PREPARED FOR PLANTING.
3. TREES:
   - 3.1. SHALL BE TRAINED IN DEVELOPMENT AND APPEARANCE AS TO BE SUPERIOR IN FORM, COMPACTNESS AND SYMMETRY. TREES WITH MULTIPLE LEADERS, UNLESS SPECIFIED OTHERWISE, AND SHRUBS WITH DAMAGED OR CUT MAINSTEM(S), WILL BE REJECTED.
   - 3.2. WITH A DAMAGED, CUT OR CROOKED LEADER, ABRASION OF BARK, SUNSCALD, FROST CRACK, DISFIGURING KNOTS, INSECTS (INCLUDING EGGS AND LARVAE) OR INSECT DAMAGE, CANKERS/CANKEROUS LESIONS OR FUNGAL MATS, MOLD, PREMATURELY-OPENED BUDS, OR CUTS OF LIMBS OVER ½" DIAMETER THAT ARE NOT COMPLETELY CALLUSED WILL BE REJECTED.
   - 3.3. SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS, AND BE FREE FROM PHYSICAL DAMAGE OR OTHER HINDRANCES TO HEALTHY GROWTH.
   - 3.4. BALLED AND BURLAPPED PLANTS SHALL BE DUG WITH SOLID BALLS OF A DIAMETER NOT LESS THAN THAT RECOMMENDED BY THE AMERICAN STANDARDS FOR NURSERY STOCK, AND OF SUFFICIENT DEPTH TO INCLUDE BOTH FIBROUS AND FEEDING ROOTS. BALLS SHALL BE SECURELY WRAPPED WITH BURLAP, AND TIGHTLY BOUND WITH ROPE OR TWINE. NO PLANTS SHALL BE BOUND WITH ROPE OR WIRE IN SUCH A MANNER AS TO DAMAGE BARK OR BREAK BRANCHES. THE ROOT FLARE SHOULD BE WITHIN THE TOP 2" OF THE SOIL BALL. BALLED AND BURLAPPED PLANTS WILL NOT BE ACCEPTED IF THE BALL IS DRY, CRACKED, OR BROKEN BEFORE OR DURING PLANTING.
4. PLANTS SHALL CONFORM TO THE MEASUREMENTS SPECIFIED WITHIN THE PLANT SCHEDULE.

PLANTING PROJECT CONDITIONS:

1. VERIFY SERVICE AND UTILITY LOCATIONS, AND DIMENSIONS OF CONSTRUCTION CONTIGUOUS WITH NEW PLANTINGS BY FIELD MEASUREMENTS BEFORE PROCEEDING WITH PLANTING WORK.
2. INTERRUPTION OF EXISTING SERVICES OR UTILITIES; DO NOT INTERRUPT SERVICES OR UTILITIES UNLESS PERMITTED UNDER THE FOLLOWING CONDITIONS AND THEN ONLY AFTER ARRANGING TO PROVIDE TEMPORARY SERVICES OR UTILITIES ACCORDING TO REQUIREMENTS INDICATED:
   - 2.1. NOTIFY OWNER'S PROJECT REPRESENTATIVE NO FEWER THAN TWO DAYS IN ADVANCE OF PROPOSED INTERRUPTION OF EACH SERVICE OR UTILITY.
   - 2.2. DO NOT PROCEED WITH INTERRUPTION OF SERVICES OR UTILITIES WITHOUT REPRESENTATIVE'S WRITTEN PERMISSION.
3. PLANTING RESTRICTIONS: PLANTING SHALL OCCUR DURING THE FOLLOWING ACCEPTABLE INSTALLATION PERIODS:
   - 3.1. DECIDUOUS TREES AND SHRUBS - APRIL 15 TO OCTOBER 15.
   - 3.2. NATIVE SEEDING AND TURFGRASS: APRIL 15 - OCTOBER 15
4. WEATHER LIMITATIONS: PROCEED WITH PLANTING ONLY WHEN EXISTING AND FORECASTED WEATHER CONDITIONS PERMIT PLANTING TO BE PERFORMED WHEN BENEFICIAL AND OPTIMUM RESULTS MAY BE OBTAINED. APPLY PRODUCTS DURING FAVORABLE WEATHER CONDITIONS ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS AND WARRANTY REQUIREMENTS.
5. CONTRACTOR SHALL PROTECT ALL EXISTING AND/OR NEWLY INSTALLED PLANTS, LAWNS, AND GRASS AREAS FROM DAMAGE AT ALL TIMES. DAMAGED PLANTS, LAWNS OR GRASS AREAS SHALL BE REPLACED OR TREATED AS REQUIRED TO CONFORM TO SPECIFICATIONS HEREIN FOR FRESH STOCK. WORK AREA SHALL BE KEPT CLEAN AND ORDERLY DURING THE INSTALLATION PERIOD. UNDER NO CONDITION SHALL DEBRIS FROM PLANTING ACTIVITIES RESULT IN A SAFETY HAZARD ON-SITE OR ADJACENT OFF-SITE PROPERTY. DAMAGE TO SITE IMPROVEMENTS OR ADJACENT LANDSCAPES INCURRED AS A RESULT OF PLANTING OR REPLACEMENT OPERATIONS SHALL BE REPAIRED BY THE CONTRACTOR THAT CAUSES THE DAMAGE AT NO COST TO THE OWNER.
6. EXAMINE AREAS TO RECEIVE PLANTS FOR COMPLIANCE WITH REQUIREMENTS AND CONDITIONS AFFECTING INSTALLATION AND PERFORMANCE. PROCEED WITH INSTALLATION ONLY AFTER UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.
   - 6.1. VERIFY THAT NO FOREIGN OR DELETERIOUS MATERIAL OR LIQUID SUCH AS PAINT, PAINT WASHOUT, CONCRETE SLURRY, CONCRETE LAYERS OR CHUNKS, CEMENT, PLASTER, OILS, GASOLINE, DIESEL FUEL, PAINT THINNER, TURPENTINE, TAR, ROOFING COMPOUND, OR ACID HAS BEEN DEPOSITED IN SOIL WITHIN PLANTING AREAS.
   - 6.2. DO NOT MIX OR PLACE SOILS IN FROZEN, WET, OR MUDDY CONDITIONS.

PLANTING DELIVERY, STORAGE, & HANDLING:

1. BULK MATERIALS;
   - 1.1. DO NOT DUMP OR STORE BULK MATERIALS NEAR STRUCTURES, UTILITIES, WALKWAYS AND PAVEMENTS, OR ON EXISTING TURF AREAS OR PLANTS.
2. DO NOT PRUNE TREES AND SHRUBS BEFORE DELIVERY. PROTECT BARK, BRANCHES, AND ROOT SYSTEMS FROM SUN SCALD, DRYING, WIND BURN, SWEATING, WHIPPING, AND OTHER HANDLING AND TYING DAMAGE. DO NOT BEND OR BIND-TIE TREES OR SHRUBS IN SUCH A MANNER AS TO DESTROY THEIR NATURAL SHAPE. PROVIDE PROTECTIVE COVERING OF PLANTS DURING SHIPPING AND DELIVERY. DO NOT DROP PLANTS DURING DELIVERY AND HANDLING.
3. HANDLE PLANTING STOCK BY ROOT BALL.
4. DELIVER PLANTS AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED AND INSTALL IMMEDIATELY. IF PLANTING IS DELAYED MORE THAN SIX HOURS AFTER DELIVERY, SET PLANTS AND TREES IN SHADED LOCATION, PROTECT FROM WEATHER AND MECHANICAL DAMAGE, AND KEEP ROOTS MOIST.
   - 4.1. SET BALLED STOCK ON GROUND AND COVER BALL WITH SOIL, PEAT MOSS, SAWDUST, OR OTHER ACCEPTABLE MATERIAL.
   - 4.2. WATER ROOT SYSTEMS OF PLANTS STORED ON-SITE DEEPLY AND THOROUGHLY WITH A FINE-MIST SPRAY. WATER AS OFTEN AS NECESSARY TO MAINTAIN ROOT SYSTEMS IN A MOIST, BUT NOT OVERLY WET CONDITION.

EXCAVATION FOR TREES & SHRUBS

1. EXCAVATE CIRCULAR PLANTING PITS AS INDICATED IN DRAWINGS. TRIM PERIMETER OF BOTTOM LEAVING CENTER AREA OF BOTTOM RAISED SLIGHTLY TO SUPPORT ROOT BALL AND ASSIST IN DRAINAGE AWAY FROM CENTER. DO NOT FURTHER DISTURB BASE. ENSURE THAT ROOT BALL WILL SIT ON UNDISTURBED BASE SOIL TO PREVENT SETTLING. SCARIFY SIDES OF PLANTING PIT SMEARED OR SMOOTHED DURING EXCAVATION.
   - 1.1. EXCAVATE APPROXIMATELY THREE TIMES AS WIDE AS BALL DIAMETER FOR BALLED AND BURLAPPED STOCK.
   - 1.2. DO NOT EXCAVATE DEEPER THAN DEPTH OF THE ROOT BALL, MEASURED FROM THE ROOT FLARE TO THE BOTTOM OF THE ROOT BALL.
   - 1.3. IF AREA UNDER THE PLANT WAS INITIALLY DUG TOO DEEP, ADD SOIL TO RAISE IT TO CORRECT LEVEL AND THOROUGHLY TAMP THE ADDED SOIL TO PREVENT SETTLING.
   - 1.4. MAINTAIN REQUIRED ANGELS OF REPOSE OF ADJACENT MATERIALS AS SHOWN IN DRAWINGS. DO NOT EXCAVATE SUBGRADES OF ADJACENT PAVING, STRUCTURES, HARDSCAPES, OR OTHER NEW OR EXISTING IMPROVEMENTS.
   - 1.5. MAINTAIN SUPERVISION OF EXCAVATIONS DURING WORKING HOURS.
   - 1.6. KEEP EXCAVATIONS COVERED OR OTHERWISE PROTECTED WHEN UNATTENDED BY INSTALLER'S PERSONNEL.
2. SUBSOIL AND TOPSOIL REMOVED FROM EXCAVATIONS MAY BE USED AS PLANTING SOIL IF THEY CONFORM TO THE REQUIREMENTS LISTED IN THESE SPECIFICATIONS.
3. NOTIFY OWNER'S PROJECT REPRESENTATIVE IF UNEXPECTED ROCK OR OBSTRUCTIONS DETRIMENTAL TO TREES OR SHRUBS ARE ENCOUNTERED IN EXCAVATIONS.
4. NOTIFY OWNER'S PROJECT REPRESENTATIVE IF SUBSOIL CONDITIONS EVIDENCE UNEXPECTED WATER SEEPAGE OR RETENTION IN TREE OR SHRUB PLANTING PITS.

TREE & SHRUB PLANTING

1. BEFORE PLANTING VERIFY THAT ROOT FLARE IS VISIBLE AT TOP OF ROOT BALL. IF ROOT FLARE IS NOT VISIBLE, REMOVE SOIL IN A LEVEL MANNER FROM THE ROOT BALL TO WHERE THE TOP-MOST ROOT EMERGES FROM THE TRUNK. AFTER SOIL REMOVAL TO EXPOSE ROOT FLARE, VERIFY THAT ROOT BALL STILL MEETS SIZE REQUIREMENTS. PLANT MATERIAL WITHOUT ROOT FLARE VISIBLE OR PLANTED TOO LOW WILL BE RE-PLANTED AT THE REQUEST OF THE LANDSCAPE ARCHITECT AT NO ADDITIONAL COST TO THE OWNER.
2. PLANTS FOUND TO HAVE STEM GIRDLING ROOTS AND/OR KINKED ROOTS AT THE TIME OF PLANTING WILL BE REJECTED AND REPLACEMENTS SHALL BE PROVIDED AT NO ADDITIONAL COST TO THE OWNER.
3. REMOVE ALL TWINE, STRING, WIRE, AND ALL OTHER NON-BIODEGRADABLE MATERIAL ENTIRELY FROM ROOT BALL AREA.
4. REMOVE ONLY DEAD, DYING, OR BROKEN BRANCHES. DO NOT PRUNE FOR SHAPE. DO NOT CUT TREE LEADERS.
5. SET BALLED AND BURLAPPED STOCK PLUMB AND IN CENTER OF PLANTING PIT OR TRENCH WITH ROOT FLARE 2 INCHES ABOVE ADJACENT FINISH GRADES.
   - 5.1. USE SOIL MATERIALS FROM EXCAVATION FOR BACKFILL.
   - 5.2. CAREFULLY CUT AND REMOVE BURLAP, ROPE, AND WIRE BASKETS FROM THE ENTIRE ROOT BALL. REMOVE PALLETS, IF ANY, BEFORE SETTING. DO NOT USE PLANTING STOCK IF ROOT BALL IS CRACKED OR BROKEN BEFORE OR DURING PLANTING OPERATION.
   - 5.3. BACKFILL AROUND ROOT BALL IN LAYERS, TAMPING TO SETTLE SOIL AND ELIMINATE VOIDS AND AIR POCKETS. WHEN PLANTING PIT IS APPROXIMATELY ONE-HALF FILLED, WATER THOROUGHLY BEFORE PLACING REMAINDER OF BACKFILL. REPEAT WATERING UNTIL NO MORE WATER IS ABSORBED.
   - 5.4. CONTINUE BACKFILLING PROCESS. WATER AGAIN AFTER PLACING AND TAMPING FINAL LAYER OF SOIL.

TREE & SHRUB MATERIAL:

1. GENERAL: FURNISH NURSERY-GROWN PLANTS TRUE TO GENUS, SPECIES, VARIETY, CULTIVAR, STEM FORM, SHEARING, AND OTHER FEATURES INDICATED IN PLANT SCHEDULE SHOWN AND DRAWINGS.; AND WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPLANTING OR ROOT PRUNING. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK, DENSELY FOLIATED WHEN IN LEAF AND FREE OF DISEASE, PESTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT.
   - 1.1. TREES WITH DAMAGED, CROOKED, OR MULTIPLE LEADERS; TIGHT VERTICAL BRANCHES WHERE BARK IS SQUEEZED BETWEEN TWO BRANCHES OR BETWEEN BRANCH AND TRUNK ("INCLUDED BARK"); CROSSING TRUNKS; CUT-OFF LIMBS MORE THAN ¾" IN DIAMETER; OR WITH STEM GIRDLING ROOTS WILL BE REJECTED.
   - 1.2. COLLECTED STOCK: DO NOT USE PLANTS HARVESTED FROM THE WILD, FROM NATIVE STANDS, FROM AN ESTABLISHED LANDSCAPE PLANTING, OR NOT GROWN IN A STATE CERTIFIED NURSERY.
   - 1.3. PLANT MATERIAL SHALL BE PROVIDED IN THE CONTAINER TYPE INDICATED IN THE DRAWINGS (B&B, CONTAINER, BARE ROOT, ETC.), UNLESS THE CONTRACTOR RECEIVES WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT THAT SUBSTITUTION OF CONTAINER TYPE IS ACCEPTABLE.
2. FURNISH TREES WITH ROOT BALLS MEASURED FROM TOP OF ROOT BALL. ROOT FLARE SHALL BE VISIBLE BEFORE PLANTING.
3. SELECT STOCK FOR UNIFORM HEIGHT AND SPREAD.

PLANTING SOIL:

PLANTING SOIL SHALL BE PLACED IN ONE CONTINUOUS VOLUME FOR THE WIDTH OF LANDSCAPE AREAS, AND A MINIMUM OF 3X THE DIAMETER OF THE ROOT BALL LENGTHWISE

1. INSTALL PLANTING SOIL FOR PLANT BEDS IN 6" LIFTS, MINIMUM 8" DEPTH.
2. DO NOT APPLY PLANTING SOIL TO SATURATED OR FROZEN SUBGRADES.
3. PLANTING SOIL SHALL BE A MIX OF 6-PARTS TOPSOIL, 1-PART COMPOST (APPROVED FOR USE ON THE PROJECT). THOROUGHLY BLEND PLANTING SOIL OFF-SITE BEFORE SPREADING.
   - 3.1. THE PROJECT WILL ACCEPT ONLY CLEAN, SALVAGED OR IMPORTED TOPSOIL CAPABLE OF PASSING THE 1" SIEVE, FREE OF ROCKS, DEBRIS, AND OF NOXIOUS WEEDS.
   - 3.2. STRIPPED, SALVAGED, OR MINED TOPSOIL MUST BE TAKEN FROM THE TOP 6-INCHES OF THE A-HORIZON, HAVING A DARK BROWN TO BLACK COLOR WITH A GRANULAR STRUCTURE AND CLAY CONTENT OF LESS THAN 25%, VERIFIED WITH A RIBBON TEST THAT YIELDS NO MORE THAN 1-INCH.

METAL EDGING

1. STANDARD PROFILE, COMMERCIAL-GRADE, EXTRUDED ALUMINUM EDGING, FABRICATED IN STANDARD LENGTHS WITH INTERLOCKING SECTIONS WITH LOOPS STAMPED FROM FACE OF SECTIONS TO RECEIVE STAKES.
   - 1.1. BASIS OF DESIGN: CLEANLINE BY PERMALOC OR APPROVED EQUAL.
   - 1.2. EDGING SIZE: 3/16-INCH-WIDE BY 5.5 INCHES DEEP
   - 1.3. STAKES: ALUMINUM, ASTM 221, ALLOY 6061-T6, 18-INCHES LONG.
   - 1.4. FINISH: BLACK DURAFLEX
   - 1.5. MANUFACTURERS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, AVAILABLE MANUFACTURERS OFFERING PRODUCTS THAT MAY BE INCORPORATED INTO THE WORK INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING: CURV-RITE, INC., PERMALOC CORPORATION, RUSSELL, J.D. COMPANY (THE), SURE-LOC EDGING CORPORATION
2. INSTALL METAL EDGE IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS.
3. ENSURE THAT METAL EDGING IS PROPERLY INSTALLED AND SECURED BEFORE INSTALLING STONE MULCH.

STONE MULCH MATERIAL & INSTALLATION:

1. SHALL BE HARD, DURABLE, STONE, WASHED FREE OF LOAM, SAND, CLAY, AND OTHER FOREIGN SUBSTANCES, OF THE FOLLOWING TYPE, SIZE RANGE, AND COLOR:
   - 1.1. MATERIAL: ANGULAR WASHED STONE.
   - 1.2. SIZE: 1-1/2" DIAMETER
   - 1.3. DEPTH: 3" MINIMUM DEPTH PLACED IN ONE LIFT
   - 1.4. COLOR RANGE: BLEND OF DARK GREY & BLUE TONES
   - 1.5. BASIS OF DESIGN: 1-1/2" 'AMERICAN HERITAGE' AGGREGATE BY COUNTY MATERIALS.
2. LIGHTLY COMPACT AREAS TO RECEIVE STONE MULCH
3. INSTALL WEED BARRIER FABRIC IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS; COMPLETELY COVER AREA TO BE MULCHED, OVERLAPPING EDGES OF FABRIC LENGTHS A MINIMUM OF 6-INCHES AND SECURING SEAMS WITH GALVANIZED PINS. WEED BARRIER FABRIC SHALL BE WRAPPED VERTICALLY UP THE OUTSIDE EDGES OF SURROUNDING CONCRETE FLATWORK OR CURB AND SECURED IN PLACE. HOLD FABRIC 2" CLEAR OF TOP OF ADJACENT CURB AND CONCRETE FLATWORK SO IT IS NOT VISIBLE FROM SURFACE.
4. PLACE AND FINISH STONE MULCH AS INDICATED IN DRAWINGS, ENSURING A SMOOTH, LEVEL TOP SURFACE FOR ALL STONE MULCH AREAS HELD APPROXIMATELY 1/2" BELOW THE TOP SURFACE OF ADJACENT PAVED AREAS OR METAL EDGING.

BARK MULCH MATERIAL & INSTALLATION

1. TWICE-SHREDDED HARDWOOD BARK MULCH TO BE PROVIDED AS TOP-DRESSING FOR ALL AT-GRADE PLANTING BEDS IN LOCATIONS INDICATED ON PLANTING PLANS.
   - 1.1. SIZE RANGE: MAXIMUM 2.5" TO 3"
   - 1.2. COLOR: NATURAL, UN-DYED
   - 1.3. PROVIDE 3" DEPTH MULCH FOR ALL PLANTING BEDS INDICATED AS BARK MULCH PLANTING BED.
2. KEEP BARK MULCH 2" CLEAR OF ALL STEMS OF PLANT MATERIAL.

TURF SEEDING:

1. DELIVERY:
   - 1.1. DELIVER PACKAGED SEED MATERIALS IN ORIGINAL, UNOPENED CONTAINERS LABELED AS TO NAME AND ADDRESS OF SUPPLIER; SPECIFIC BLEND OF SEED; AND INDICATION OF CONFORMANCE WITH STATE AND FEDERAL LAWS, AS APPLICABLE.
2. PROJECT CONDITIONS:
   - 2.1. SEED DURING ONE OF THE FOLLOWING PERIODS.
     - 2.1.1. SPRING SEEDING SEASON: APRIL 1 TO JUNE 15.
     - 2.1.2. FALL SEEDING SEASON: AUGUST 15 TO OCTOBER 1.
3. PRODUCTS
   - 3.0.1. PROVIDE THE FOLLOWING FOR TURFGRASS SEED BASIS OF DESIGN: REINDEERS DELUXE 50 SEED MIX OR APPROVED EQUAL
   - 3.0.2. TURFGRASS SEED MIX TO BE FERTILIZED WITH 'SCOTT'S STARTER FERTILIZER' BY THE 'SCOTTS MIRACLE-GRO COMPANY' OR APPROVED EQUAL.
4. PROCEED WITH INSTALLATION ONLY AFTER SATISFACTORY CONDITIONS HAVE BEEN MET.
5. REMOVE ANY AND ALL UNDESIRABLE VEGETATION THAT HAS GERMINATED IN THE AREAS TO BE SEEDED OR SODDED. CONTRACTOR SHALL EVALUATE THE USE OF A BROAD SPECTRUM, NON-PERSISTENT GLYSOPHATE-BASED HERBICIDE BASED ON SITE CONDITIONS.
   - 5.1. DO NOT APPLY SEED UNTIL FIVE TO SEVEN DAYS AFTER LAST HERBICIDE TREATMENT.
6. FINISH GRADING: GRADE AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. GRADE TO WITHIN PLUS OR MINUS ½ INCH OF FINISH ELEVATION. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES. LIMIT FINISH GRADING TO AREAS THAT CAN BE IMMEDIATELY SEEDED AND STABILIZED WITH EROSION CONTROL MATERIAL
7. MOISTEN PREPARED AREA BEFORE SEEDING IF SOIL IS DRY. WATER THOROUGHLY AND ALLOW SURFACE DRY BEFORE SEEDING OR SODDING. DO NOT CREATE MUDDY SOIL.
8. NO SEEDING SHALL OCCUR ON FROZEN GROUND OR AT TEMPERATURES LOWER THAN 32 DEGREES FARENHEIT OR IN THE FOLLOWING 5 DAYS AFTER PLANNED SEEDING OR SODDING.
9. SEEDING RATES TO BE PERFORMED IN ACCORDANCE WITH SEED SUPPLIER RECOMMENDATIONS.

CLEAN-UP AND PROTECTION

1. DURING PLANTING, KEEP ADJACENT PAVING AND CONSTRUCTION CLEAN AND WORK AREA IN AN ORDERLY CONDITION.
2. PROTECT PLANTS FROM DAMAGE DUE TO LANDSCAPE OPERATIONS AND OPERATIONS OF OTHER CONTRACTORS AND TRADES. MAINTAIN PROTECTION DURING INSTALLATION. TREAT, REPAIR, OR REPLACE DAMAGED PLANTINGS.
3. AFTER INSTALLATION REMOVE ALL NURSERY TAGS, NURSERY STAKES, TIE TAPE, LABELS, WIRE, STRING, AND OTHER DEBRIS FROM PLANT MATERIAL, PLANTING AREAS, AND PROJECT SITE.

THE SIGMA GROUP
Single Source. Sound Solutions.
www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

POTHS GENERAL DEVELOPMENT
76TH AND RAWSON
FRANKLIN, WI 53132

LANDSCAPE SPECIFICATIONS

ISSUANCE	DATE
CITY SUBMITTAL	10/10/25
CITY SUBMITTAL	1/09/26
CITY SUBMITTAL	2/06/26
PLUMBING SUBMITTAL	2/10/26
COUNTY SUBMITTAL	2/25/26
CITY SUBMITTAL	3/03/26
CITY SUBMITTAL	3/24/26
CITY SUBMITTAL	4/14/26
CITY SUBMITTAL	5/29/26

NO. REVISION	DATE

PROJECT NO:	21775
DESIGN DATE:	----
PLOT DATE:	2026.05.29
DRAWN BY:	AJR
CHECKED BY:	CC
APPROVED BY:	CTC

SHEET NO:
L300

AROONEY
L300
21775

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2026.05.29

NATIVE SEEDING:

1. PROVIDE THE FOLLOWING SEED TYPES FROM: AGRECOL LLC 10101 N. CASEY ROAD EVANSVILLE, WISCONSIN 53536:
   - 1.1. AGRECOL'S 'RAINWATER RENEWAL MIX' FOR AREAS SHOWN AS 'RAINWATER RENEWAL SEED MIX'
   - 1.2. AGRECOL'S 'SAVANNA & WOODLAND EDGE MIX' FOR AREAS SHOWN AS 'WOODLAND EDGE SEED MIX'
   - 1.3. REFER TO DETAILS B & C ON SHEET L301, FOR SEED MIX COMPOSITION.
2. REFER TO CIVIL PLANS FOR LOCATIONS AND EXTENTS OF EROSION CONTROL MAT. IN GENERAL, PROVIDE CURLEX NET FREE FOR SEEDED AREAS WITH SLOPES OF 4:1 OR LESS AND CURLEX II EROSION CONTROL MAT IN ALL OTHER SEEDED AREAS. PROVIDE MANUFACTURER'S STANDARD BIODEGRADABLE ANCHORING STAKES (OR ALTERNATIVE SOURCE FOR BIODEGRADABLE STAKES, IF APPROVED IN WRITING BY OWNER'S REPRESENTATIVE). INSTALL PER MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS.
3. WITHIN 4 WEEKS FOLLOWING THE ISSUANCE OF THE NOTICE TO PROCEED, SUBMIT NAME AND LOCATION OF SEED SUPPLIER(S) AND A COMPLETE LIST OF EACH SEED MIX BY WEIGHT AND PROPORTION THAT IS BEING SUPPLIED BEFORE THE SEED MIX IS ORDERED. SUBSTITUTIONS WILL NOT BE PERMITTED. PROVIDE GEOGRAPHIC ORIGINS OF EACH SEED SPECIES.
4. ALL SEED MATERIAL SHALL ORIGINATE FROM LOCAL SOURCES TO THE EXTENT POSSIBLE, SPECIFICALLY FROM USDA PLANT HARDINESS ZONE 4 OR LOWER.
5. ALL SEEDING ZONE BOUNDARIES SHALL BE SURVEYED AND STAKED ON THE PROJECT SITE BY THE CONTRACTOR. NO SEED MIX SHALL BE INSTALLED UNTIL THE GRADE PREPARATION AND LAYOUT HAVE BEEN APPROVED.
6. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST SEED LIMITS WITHOUT ADJUSTING TOTAL SEEDED AREAS, TO MEET FIELD CONDITIONS, AT NO ADDITIONAL COST TO THE OWNER.
7. COORDINATION IS REQUIRED TO ENSURE RAINFALL/GROUNDWATER SEEPAGE DOES NOT RESULT IN SOIL MOISTURE CONDITIONS THAT WILL CAUSE EXCESSIVE RUTTING DURING SEEDING AND MULCHING OPERATIONS. FAILURE TO MEET THIS REQUIREMENT WILL NOT BE AN ACCEPTABLE REASON FOR NOT INSTALLING THE SEED AS SPECIFIED.
8. WHERE SEEDING OCCURS IN CLOSE PROXIMITY TO OTHER SITE IMPROVEMENTS OR AREAS TO REMAIN UNDISTURBED SUCH AS EXISTING WETLANDS AND UPLANDS AREAS, CARE SHALL BE TAKEN TO NOT DISTURB THE EXISTING CONDITIONS. ANY AREAS DAMAGED DURING PLANTING OPERATIONS SHALL BE PROMPTLY RESTORED TO THEIR ORIGINAL CONDITION AT NO COST TO THE OWNER.
9. FOLLOWING NATIVE SEED MIX INSTALLATION, THE LANDSCAPE ARCHITECT AND CONTRACTOR SHALL CONDUCT A SUBSTANTIAL COMPLETION INSPECTION ON ALL SEEDED AREAS. (SEE WARRANTY, MAINTENANCE AND ACCEPTANCE PERIOD)
10. GENERAL INSTALLATION:
    - 10.1. SEEDING OF NATIVE SEED MIXES SHALL OCCUR IN THE EARLY SPRING:
      - 10.1.1. APRIL 15 THROUGH MAY 31.
    - 10.2. DO NOT SOW SEED DURING ADVERSE WEATHER OR WHEN WIND SPEEDS EXCEED TEN MILES PER HOUR.
    - 10.3. DO NOT SOW SEED IN AREAS WHERE STANDING WATER IS PRESENT.
11. GRADE PREPARATION:
    - 11.1. SUBGRADE AND FINISH GRADE PREPARATION SHALL BE IN ACCORDANCE WITH SITE EARTHWORK REQUIREMENTS, AND TOPSOIL SHALL BE A MINIMUM 4 INCHES DEEP IN NON-BIORETENTION AREAS AFTER LIGHT COMPACTION TO PREVENT SETTLEMENT. BIORETENTION AREAS SHALL HAVE SOIL MIX PLACED PER DETAIL.
    - 11.2. PRIOR TO SEEDING, REPAIR ANY RUTS, RILLS, OR GULLIES GREATER THAN 2 INCHES IN DEPTH TO CREATE SMOOTH CONTINUOUS GRADES.
    - 11.3. IF THE PREPARED GRADE IS ERODED OR COMPACTED BY RAINFALL OR OTHER REASONS, REWORK THE TOPSOIL TO THE FULL 4-INCH DEPTH.
    - 11.4. IMMEDIATELY BEFORE SEEDING, SCARIFY, LOOSEN, FLOAT, AND DRAG TOPSOIL AS NECESSARY TO BRING IT TO THE PROPER CONDITION. REMOVE FOREIGN MATTER LARGER THAN 1-INCH DIAMETER.
    - 11.5. NO FURTHER GRADE PREPARATION IS REQUIRED.
12. IF REQUIRED DUE TO CONSTRUCTION SEQUENCING, SEED THE SITE WITH A TEMPORARY COVER CROP TO HOLD IT FOR SPRING SEEDING AS FOLLOWS:
    - 12.1. IF SEEDED MAY 15 THROUGH SEPTEMBER 1: MIX OF 32 POUNDS PER ACRE OF SEED OATS (AVENA SATIVA) AND 5 POUNDS PER ACRE OF ANNUAL RYE (LOLLIUM MULTIFLORUM).
    - 12.2. IF SEEDED SEPTEMBER 1 THROUGH OCTOBER 15: 20 POUNDS PER ACRE WINTER WHEAT (TRITICUM AESTIVUM) OR REGREEN STERILE WHEAT/WHEATGRASS HYBRID (TRITICUM AESTIVUM X ELYTRIGIA ELONGATAFROM).
13. BROADCASTING:
    - 13.1. FOR SPRING SEEDING OF NATIVE SEED, SOW SEED DIRECTLY ONTO BARE GROUND OR GROUND WHERE THE PREVIOUS YEAR'S PLANT STUBBLE HAS BEEN CUT TO 2-INCH HEIGHT.
    - 13.2. INCREASE THE VOLUME OF THE BROADCASTED SEED MIX BY MIXING IT WITH AN APPROVED CARRIER. ACCEPTABLE CARRIER MATERIAL INCLUDES MOISTENED COMPOST, PEAT MOSS, CORN COB BLAST MEDIA, OR COARSE-GRADE VERMICULITE. SAND AND SAWDUST ARE UNACCEPTABLE CARRIER MATERIALS. USE ONE BUSHEL BASKET OF CARRIER PER 1,000 SQUARE FEET OF AREA TO BE SEEDED (A BUSHEL EQUALS 8 GALLONS OR 1.24 CUBIC FEET).
      - 13.2.1. USE HALF OF THE TOTAL SEED QUANTITY AND CROSS THE ENTIRE AREA TO BE SEEDED, EVENLY SPREADING THE SEED. WALK PERPENDICULAR TO THE ORIGINAL SEEDING AND EVENLY BROADCAST THE SECOND HALF OF THE SEED.
      - 13.2.2. LIGHT SEEDS, AWNED SEEDS, OR BEARDED SEEDS TEND TO RISE TO THE TOP OF THE SPREADER, THEREFORE, MIX SEED ACCORDINGLY AS PLANTING COMMENCES.
      - 13.2.3. RAKE OR DRAG THE SEED INTO THE SOIL, BUT NOT MORE THAN 1/4-INCH DEEP. ROLL THE AREA WITH A ROLLER TO FIRM THE SEED INTO THE SOIL. ROLLING IS NOT NECESSARY ON DORMANT SEEDINGS.
14. DRILL SEEDER OR DROP SEEDER/SPREADER:
    - 14.1. FOR SPRING DRILL SEEDING, SOW SEED DIRECTLY ONTO BARE GROUND OR GROUND WHERE THE PREVIOUS YEAR'S PLANT STUBBLE HAS BEEN CUT TO 2-INCH HEIGHT; FOR SPRING DROP SEEDING, CULTIVATE THE GROUND BEFORE INSTALLING SEED MIX.
    - 14.2. CHECK THE EQUIPMENT FREQUENTLY TO ENSURE THE SEED IS DISPERSING EVENLY AND IS NOT CLOGGING.
    - 14.3. IF THE EQUIPMENT IS NOT EQUIPPED WITH A ROLLER, PASS OVER THE SEEDED AREA WITH A ROLLER TO FIRM THE SEED INTO THE SOIL. ROLLING IS NOT NECESSARY WITH DORMANT SEEDING.
      - 14.3.1. DO NOT MIX THE NATIVE SEED WITH ANY CARRIER MATERIAL.
      - 14.3.2. EVENLY DISTRIBUTE THE SEED ACROSS THE ENTIRE SITE TO BE SEEDED.
    - 14.4. KEEP THE TOPSOIL MOIST (TO A DEPTH OF 3 INCHES) FOR 3-6 WEEKS FOLLOWING SEEDING; AFTERWARD, APPLY ONE INCH OF WATER DURING THE GROWING SEASON IF RAIN HAS NOT OCCURRED FOR MORE THAN ONE WEEK. DO NOT APPLY WATER WITH SUCH A FORCE AS TO DISTURB SEED, SEEDLINGS, AND/OR TOPSOIL, OR THAT WOULD RUN OFF SOIL SURFACE.
15. ALL AREAS OVER WHICH HAULING OPERATIONS HAVE BEEN CONDUCTED SHALL BE KEPT CLEAN ON A DAILY BASIS. PROMPTLY REMOVE ALL MATERIALS SPILLED ON PAVEMENT.
16. UPON COMPLETION OF SEED INSTALLATION, REMOVE FROM THE SITE AND LEGALLY DISPOSE OF ALL TRASH AND DEBRIS INCLUDING ANY MATERIAL REMOVED DURING GRADE PREPARATION.
17. RESTORE ANY EXISTING AREAS DAMAGED BY OPERATIONS UNDER THE CONTRACT. RESTORATION SHALL INCLUDE FINISH GRADING AND SEEDING AS REQUIRED TO MATCH EXISTING GRADE AND/OR WETLANDS, AND MAINTENANCE OF RESTORED AREAS.
18. ANY DAMAGE BY THE CONTRACTOR TO ESTABLISHED OR NEWLY SEEDED AREAS NOT WITHIN THE PROJECT SCOPE OF WORK SHALL BE REPAIRED AND RESEEDED AT NO COST TO THE OWNER.

VEGETATION MONITORING AND MANAGEMENT

MANAGEMENT AND MONITORING:
THE MANAGEMENT AND MONITORING OF NATIVE PLANTINGS (INCLUDING SEED MIXES, FORBS AND PLUGS) SHOULD BE DIRECTED TOWARD THE GOAL OF CREATING A STABLE, NATIVE PLANT COMMUNITY. INVASIVE AND WEEDY PLANT SPECIES WILL NEED TO BE CONTROLLED UNTIL THE DESIRED NATIVE PLANT COMMUNITIES ARE ESTABLISHED. THIS TYPICALLY WILL TAKE THREE (3) TO FIVE (5) YEARS AFTER SOWING OR PLUG INSTALLATION.

UNDESIRABLE PLANT CONTROL:
OVERALL MANAGEMENT OF VEGETATED AREAS MAY INCLUDE, BUT ARE NOT LIMITED TO: RESEEDING OR REPLANTING DAMAGED OR NON-ACTIVE GROWTH AREAS, IRRIGATION, STRATEGIC MOWING TO REDUCE WEED COVER AND PREVENT WEED SEED SET, REMOVAL OF TREE SEEDLINGS, TARGETED HERBICIDE APPLICATION(S), AND MECHANICAL WEED CONTROL (HAND PULLING AND SEED HEAD REMOVAL). SELECTED HERBICIDE APPLICATIONS SHOULD BE DONE SPARINGLY AND ONLY WHEN NECESSARY. SELECTION OF HERBICIDE FOR USE MUST CONSIDER THE PROXIMITY TO THE WATERWAY, IN COMPLIANCE WITH STATE AND APPLICABLE FEDERAL LAW.

SHORT-TERM VEGETATION MANAGEMENT:
SHORT-TERM VEGETATION MANAGEMENT (MAINTENANCE PERIOD AFTER SEEDING/PLUG INSTALLATION) OCCURS WHILE THE LANDSCAPE CONTRACTOR OR SPECIALTY SEEDING/RESTORATION CONTRACTOR IS RESPONSIBLE TO THE PROJECT OWNER FOR THE GUARANTEE OF ALL PLANTINGS TO BE ALIVE AND IN VIGOROUS GROWING CONDITIONS. SEEDING SHOULD ACHIEVE AN AVERAGE OF 80% VEGETATION COVERAGE FROM SPECIFIED SEED MIXES. IF UNSATISFACTORY PLANTS ARE FOUND ON SITE, THEY SHOULD BE REPLACED BY THE LANDSCAPE CONTRACTOR OF SPECIALTY SEEDING/RESTORATION CONTRACTOR DURING THE FIRST MONTH OF THE NEXT FAVORABLE PLANTING SEASON. SUPPLEMENTAL SEEDING WILL BE NEEDED TO FILL IN BARE SPOTS WHERE NATIVE SEED GERMINATION IS POOR. IT IS ALSO THE LANDSCAPE CONTRACTOR / SPECIALTY SEEDING/RESTORATION CONTRACTOR'S RESPONSIBILITY TO ELIMINATE ALL NOXIOUS WEED GROWTH FROM THE SITE DURING THIS GUARANTEE PERIOD.

INSPECTIONS SHOULD BE MADE FREQUENTLY DURING THE GROWING SEASON TO PROPERLY DOCUMENT ANY INVASIVE SPECIES, WEEDS, DEHYDRATION, DAMAGE, EROSION, DISEASES, BARE AREAS, AND PESTS. THE NECESSARY REPAIRS, TREATMENTS, SEEDING AND PLANTING SHOULD BE DONE AS SOON AS WEATHER CONDITIONS ARE APPROPRIATE. THE INSPECTIONS AND SUBSEQUENT ACTIONS SHOULD BE PROPERLY DOCUMENTED AND GRAPHICALLY IDENTIFIED ON THE APPROVED LANDSCAPE PLAN FOR THE PROJECT.

LONG TERM VEGETATION MANAGEMENT:
LONG-TERM MANAGEMENT (AFTER MAINTENANCE AGREEMENT ENDS) WILL BE THE RESPONSIBILITY OF THE PROJECT OWNER/MANAGEMENT ASSOCIATION. LONG-TERM VEGETATION MANAGEMENT TASKS WILL INCLUDE MOWING, RESEEDING OR REPLANTING DAMAGED AREAS, REMOVAL OF TREE SEEDLINGS, TARGETED HERBICIDE APPLICATION AND MECHANICAL WEED CONTROL (HAND-PULLING AND SEED HEAD REMOVAL) AND REPAIR OF EROSION AREAS. SELECTIVE HERBICIDE APPLICATIONS SHOULD BE DONE SPARINGLY. INSPECTIONS SHOULD BE MADE FREQUENTLY DURING THE GROWING SEASON TO IDENTIFY ANY INVASIVE SPECIES, WEEDS, DEHYDRATION DAMAGE, EROSION, DISEASES, BARE AREAS, AND PESTS. THE NECESSARY REPAIRS, TREATMENTS, SEEDING AND PLANTING SHOULD BE DONE AS SOON AS WEATHER AND GROWING CONDITIONS ARE APPROPRIATE.

MOWING FREQUENCIES:
MOWING FREQUENCIES WILL DEPEND ON FIELD CONDITIONS. THE NATIVE SEEDLING/GRASS AREAS SHOULD NEVER BE MOWED SHORTER THAN SIX (6) INCHES. GROWTH OF THE VEGETATION ALONG THE WATER'S EDGE (WHERE APPLICABLE) WILL PROVIDE BANK STABILIZATION. THE VEGETATION SHOULD PREVENT NUISANCE LEVELS OF GEESE IN WATERWAYS, WHICH WOULD ADD TO THE NUTRIENT LEVEL IN THE WATER AND FURTHER DEGRADE THE WATER QUALITY. IN ADDITION, THE GROUND SLOPE ABOVE NORMAL WATER ELEVATION SHOULD PROVIDE GOOD DRAINAGE OF THE SURFACE SOILS REDUCE PONDING, AND THUS MOSQUITO HABITAT. THE NATIVE VEGETATION WILL PROVIDE HABITAT CONDUCIVE TO THE BREEDING AND ESTABLISHMENT OF EFFECTIVE MOSQUITO PREDATORS SUCH AS DRAGONFLIES.

MOWING SHOULD BE DONE THREE (3) TIMES DURING THE ESTABLISHMENT PERIOD:

ACTIVITY	TIMING	SUGGESTED MOWING HEIGHTS	REASON
FIRST MOWING	LATE MAY- EARLY JUNE	NO LESS THAN (6) INCHES	TARGET EARLY WEEDS
SECOND MOWING	EARLY AUGUST	NO LESS THAN (12) INCHES	CONTROL WARM SEASON WEED GROWTH
THIRD MOWING	LATE OCTOBER		VEGETATION SHOULD BE DORMANT

MOWING TIMES ARE APPROXIMATE; ACTUAL MOWING TIMES SHOULD BE BASED ON THE GROWTH OF NATURAL GRASSES AND UNDESIRABLE WEEDS.

AFTER THE DESIRED VEGETATION HAS BECOME ESTABLISHED THE FIRST AND SECOND MOWINGS (MAY, AUGUST) MAY NOT BE NECESSARY. THE THIRD MOWING (OCTOBER), HOWEVER, SHOULD BE DONE ANNUALLY.

BURNING (IF APPROPRIATE FOR SITE):
PRIOR TO BURNING, CONTACT WITH THE LOCAL MUNICIPALITY / FIRE DEPARTMENT IS REQUIRED. SOME MUNICIPALITIES MAY HAVE RESTRICTIONS ON OPEN BURNING, OR ONLY ALLOW SUCH PRACTICES AT CERTAIN TIMES. ADDITIONALLY, A PERMIT TO BURN MAY BE REQUIRED IN SOME MUNICIPALITIES. THE SUPERVISING CREW SHOULD BE COMPRISED OF EXPERIENCED PROFESSIONALS WHO ARE TRAINED AND CERTIFIED IN THESE TYPES OF PRESCRIBED BURNS.

IF ALLOWED BY LOCAL CODE AND ORDINANCES, ONLY BURN WHEN THE DEAD VEGETATION MATTER CAN SUSTAIN FIRE. WET OR DAMP PLANT MATTER IS NOT EFFECTIVE IN A CONTROL BURN SETTING. IT MAY TAKE UP TO THREE (3) YEARS FOR A NEWLY PLANTED PRAIRIE TO HAVE ENOUGH "FUEL" TO STAGE AN EFFETIVE CONTROLLED BURN.

Botanical Name	Common Name	Quantity	Size	Comments	%	Total Quantity	Total Trays	Total Plants
Asclepias incarnata	Marsh Milkweed	128.00	Round Tapered Plug	18" O.C. in clusters of 5-12 plants per species	4%	124	3.86	128.00
Aster Novae-angliae	New England Aster	192.00	Round Tapered Plug	18" O.C. in clusters of 5-12 plants per species	6%	185	5.79	192.00
Carex stipdata	Common Fox Sedge	128.00	Round Tapered Plug	18" O.C. in clusters of 5-12 plants per species	4%	124	3.86	128.00
Carex vulpinoidea	Brown Fox Sedge	192.00	Round Tapered Plug	18" O.C. in clusters of 5-12 plants per species	6%	185	5.79	192.00
Eupatorium maculatum	Spotted Joe Pye Weed	192.00	Round Tapered Plug	18" O.C. in clusters of 5-12 plants per species	6%	185	5.79	192.00
Helenium autumnale	Sneezeweed	192.00	Round Tapered Plug	18" O.C. in clusters of 5-12 plants per species	6%	185	5.79	192.00
Liatris spicata	Marsh Blazingstar	192.00	Round Tapered Plug	18" O.C. in clusters of 5-12 plants per species	6%	185	5.79	192.00
Lobelia cardinalis	Cardinal Flower	192.00	Round Tapered Plug	18" O.C. in clusters of 5-12 plants per species	6%	185	5.79	192.00
Monarda fistulosa	Wild Bergamot	192.00	Round Tapered Plug	18" O.C. in clusters of 5-12 plants per species	6%	185	5.79	192.00
Panicum virgatum	Switchgrass	192.00	Round Tapered Plug	18" O.C. in clusters of 5-12 plants per species	6%	185	5.79	192.00
Ratibida pinnata	Yellow Coneflower	192.00	Round Tapered Plug	18" O.C. in clusters of 5-12 plants per species	6%	185	5.79	192.00
Rudbeckia hirta	Black-Eyed Susan	192.00	Round Tapered Plug	18" O.C. in clusters of 5-12 plants per species	6%	185	5.79	192.00
Scirpus atrovirens	Dark-Green Bulrush	192.00	Round Tapered Plug	18" O.C. in clusters of 5-12 plants per species	6%	185	5.79	192.00
Scirpus cyperinus	Wool Grass	192.00	Round Tapered Plug	18" O.C. in clusters of 5-12 plants per species	6%	185	5.79	192.00
Spartina pactinata	Prairie Cordgrass	192.00	Round Tapered Plug	18" O.C. in clusters of 5-12 plants per species	6%	185	5.79	192.00
Tradescantia ohiensis	Ohio Spiderwort	192.00	Round Tapered Plug	18" O.C. in clusters of 5-12 plants per species	6%	185	5.79	192.00
Verbena hastata	Blue Vervain	128.00	Round Tapered Plug	18" O.C. in clusters of 5-12 plants per species	4%	124	3.86	128.00
Vernonia fasciculata	Ironweed	128.00	Round Tapered Plug	18" O.C. in clusters of 5-12 plants per species	4%	124	3.86	128.00
					100%	3090		

A BIOINFILTRATION PERENNIAL PLUGS
SCALE: N.T.S.

Botanical Name	Common Name	PLS Ounces/Acre
Wildflower Forbs:		
Asclepias incarnata	Marsh (Red) Milkweed	3.00
Aster ericoides	Heath Aster	0.10
Aster novae-angliae	New England Aster	1.50
Baptisia leucantha (alba)	White Wild Indigo	4.00
Eupatorium maculatum	Spotted Joe Pye Weed	0.80
Eupatorium perfoliatum	Boneset	0.50
Liatris pycnostachya	Prairie Blazing Star	2.50
Liatris spicata	Marsh Blazing Star	5.00
Lobelia cardinalis	Cardinal Flower	0.25
Lobelia siphilitica	Great Blue Lobelia	0.50
Monarda fistulosa	Wild Bergamot	1.50
Physostegia virginiana	Obedient Plant	1.50
Pycnanthemum virginianum	Mountain Mint	0.30
Ratibida pinnata	Yellow Coneflower	2.25
Rudbeckia hirta	Black-Eyed Susan	2.00
Rudbeckia subtomentosa	Sweet Black-Eyed Susan	2.00
Solidago ohioensis	Ohio Goldenrod	0.50
Tradescantia ohiensis	Ohio Spiderwort	1.25
Verbena hastata	Blue Vervain	1.00
Vernonia fasciculata	Ironweed	1.00
	Totals =	31.45
Perennial Grasses, Sedges & Rushes:		
Bromus ciliatus	Fringed Brome	20.00
Calamagrostis canadensis	Blue Joint Grass	1.00
Carex bebbii	Bebb's Oval Sedge	2.00
Carex crawfordii	Crawford's Sedge	1.00
Carex crinita	Fringed Sedge	0.75
Carex stipata	Common Fox Sedge	1.50
Carex vulpinoidea	Brown Fox Sedge	1.00
Elymus canadensis	Canada Wild Rye	24.00
Elymus virginicus	Virginia Wild Rye	32.00
Glyceria grandis	Reed Manna Grass	1.00
Panicum virgatum	Switchgrass	3.50
Scirpus atrovirens	Dark-Green Bulrush	0.50
Scirpus cyperinus	Wool Grass	0.30
Sorghastrum nutans	Indian Grass	5.00
Spartina pectinata	Prairie Cordgrass	3.00
	Totals =	96.55

B RAINWATER RENEWAL NATIVE SEED MIX
SCALE: N.T.S.

Botanical Name	Common Name	PLS Ounces/Acre
Wildflower Forbs:		
Agastache scrophulariaefolia	Purple Giant Hyssop	1.00
Allium cernuum	Nodding Onion	8.00
Anemone virginiana	Tall Anemone	0.50
Aquilegia canadensis	Wild Columbine	1.50
Aster sagittifolius	Arrow-Leaved Aster	1.00
Chamaecrista fasciculata	Partridge Pea	13.00
Coreopsis lanceolata	Lance Leaf Coreopsis	2.00
Coreopsis palmata	Prairie Coreopsis	1.50
Echinacea pallida	Pale Purple Coneflower	4.00
Eupatorium purpureum	Sweet Joe Pye Weed	0.75
Helianthus strumosus	Pale-Leaved Sunflower	2.00
Heliopsis helianthoides	Early Sunflower	10.00
Hypericum pyramidatum	Great St. John's Wort	0.25
Kuhnia eupatorioides	False Boneset	2.00
Liatris pycnostachya	Prairie Blazing Star	1.50
Monarda fistulosa	Wild Bergamont	1.50
Penstemon digitalis	Foxglove Beard Tongue	1.00
Ratibida pinnata	Yellow Coneflower	2.00
Rudbeckia hirta	Black-Eyed Susan	4.00
Rudbeckia subtomentosa	Sweet Black-Eyed Susan	2.00
Scrophularia lanceolata	Early Figwort	0.25
Solidago speciosa	Showy Goldenrod	0.75
Tradescantia ohiensis	Ohio Spiderwort	3.00
Veronicastrum virginicum	Culver's Root	0.50
Zizia aurea	Golden Alexanders	8.00
	Totals =	72.00
Perennial Grasses, Sedges & Rushes:		
Andropogon gerardii	Big Bluestem	8.00
Bouteloua curtipendula	Side Oats Grama	32.00
Bromus ciliatus	Fringed Brome	6.00
Bromus kalmii	Prairie Brome	10.00
Carex bicknellii	Copper-Shouldered Oval Sedge	2.00
Diarrhena americana	Beak Grass	4.00
Elymus canadensis	Canada Wild Rye	64.00
Elymus villosus	Silky Wild Rye	16.00
Hystrix patula	Bottlebrush Grass	16.00
Schizachyrium scoparium	Little Bluestem	8.00
Sorghastrum nutans	Indian Grass	10.00
	Totals =	176.00

C WOODLAND EDGE NATIVE SEED MIX
SCALE: N.T.S.

THE SIGMA GROUP
Single Source. Sound Solutions.
www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

POTHS GENERAL DEVELOPMENT
76TH AND RAWSON
FRANKLIN, WI 53132

LANDSCAPE SPECIFICATIONS

ISSUANCE	DATE
CITY SUBMITTAL	10/10/25
CITY SUBMITTAL	1/09/26
CITY SUBMITTAL	2/06/26
PLUMBING SUBMITTAL	2/10/26
COUNTY SUBMITTAL	2/25/26
CITY SUBMITTAL	3/03/26
CITY SUBMITTAL	3/24/26
CITY SUBMITTAL	4/14/26
CITY SUBMITTAL	5/29/26

NO. REVISION	DATE

PROJECT NO:	21775
DESIGN DATE:	----
PLOT DATE:	2026.05.29
DRAWN BY:	AJR
CHECKED BY:	CC
APPROVED BY:	CTC

SHEET NO:
L301

AROONEY
L301
21775

i:\land by label\21775 poths general - 76th-rawson\060 CAD\030_Production Sheets\400_Landscape\L300 Landscape Specifications.dwg

CONSERVATION EASEMENT

Poths General

This Conservation easement is made by and between the CITY OF FRANKLIN, a municipal corporation of the State of Wisconsin, hereinafter referred to as "Grantee," and LXL PG Apartments LLC, a Delaware LLC, hereinafter referred to as "Grantor," and shall become effective upon the recording of this Grant of Conservation Easement, together with the Acceptance following, with the Office of the Register of Deeds for Milwaukee County, pursuant to §700.40(2)(b) of the Wisconsin Statutes.

WITNESSETH

WHEREAS, Grantor is the owner in fee simple of certain real property, located within the City of Franklin, Milwaukee County, Wisconsin, Lot 2 CSM _____and more particularly described and depicted in Exhibit A attached hereto and hereby made a part hereof (protected property); and

WHEREAS, the Grantor desires and intends that the natural elements and the ecological and aesthetic values of the protected property including, without limitation, steep slopes, mature woodlands, young woodlands, lakes, ponds, streams, floodplains, floodways, floodlands, shore buffers, wetland buffers, wetlands and shoreland wetlands, and refer to Natural Resource Protection Plan (the "NRPP") by The Sigma Group, dated September 23, 2025, with all applicable revision dates which is located in the office of the Department of City Development, be preserved and maintained by the continuation of land use that will not interfere with or substantially disrupt the natural elements or the workings of natural systems; and

WHEREAS, Grantee is a "holder", as contemplated by §700.40(1)(b)1. of the Wisconsin Statutes, whose purposes include, while exercising regulatory authority granted to it, *inter alia*, under §62.23 and §236.45 of the Wisconsin Statutes, the conservation of land, natural areas, open space, and water areas; and

WHEREAS, the Grantor and Grantee, by the conveyance to the Grantee of the conservation easement on, over, and across the protected property, desire to conserve the natural values thereof and prevent the use or development of the protected property for any purpose or in any manner inconsistent with the terms of this conservation easement; and

WHEREAS, the Grantee is willing to accept this conservation easement subject to the reservations and to the covenants, terms, conditions, and restrictions set out herein and imposed hereby;

NOW, THEREFORE, the Grantor, for and in consideration of the foregoing recitations and of the mutual covenants, terms, conditions, and restrictions subsequently contained, and as an absolute and unconditional dedication, does hereby grant and convey unto the Grantee a conservation easement in perpetuity on, over, and across the protected property.

Grantee's rights hereunder shall consist solely of the following:

1. To view the protected property in its natural, scenic, and open condition;
2. To enforce by proceeding at law or in equity the covenants subsequently set forth, including, and in addition to all other enforcement proceedings, proceedings to obtain all penalties and remedies set forth under § 15-9-14 of the Unified Development Ordinance of the City of Franklin, as amended from time to time, any violation of the covenants subsequently set forth being and constituting a violation of such Unified Development Ordinance, as amended from time to time, or such local applicable ordinance as may be later adopted or in effect to enforce such covenants or the purposes for which they are made, it being agreed that there shall be no waiver or forfeiture of the Grantee's right to insure compliance with the covenants and conditions of this grant by reason of any prior failure to act; and
3. To enter the protected property at all reasonable times for the purpose of inspecting the protected property to determine if the Grantor is complying with the covenants and conditions of this grant.

And in furtherance of the foregoing affirmative rights of the Grantee, the Grantor makes the following covenants which shall run with and bind the protected property in perpetuity, namely, that, on, over, or across the protected property, the Grantor, without the prior consent of the Grantee, shall not:

1. Construct or place buildings or any structure;
2. Construct or make any improvements, unless, notwithstanding Covenant 1 above, the improvement is specifically and previously approved by the Common Council of the City of Franklin, upon the advice of such other persons, entities, and agencies as it may elect; such improvements as may be so approved being intended to enhance the resource value of the

protected property to the environment or the public and including, but not limited to animal and bird feeding stations, park benches, the removal of animal blockage of natural drainage or other occurring blockage of natural drainage, and the like;

3. Excavate, dredge, grade, mine, drill, or change the topography of the land or its natural condition in any manner, including any cutting or removal of vegetation, except for the removal of dead or diseased trees;
4. Conduct any filling, dumping, or depositing of any material whatsoever, including, but not limited to soil, yard waste, or other landscape materials, ashes, garbage, or debris;
5. Plant any vegetation not native to the protected property or not typical wetland vegetation;
6. Operate snowmobiles, dune buggies, motorcycles, all-terrain vehicles or any other types of motorized vehicles.

To have and to hold this conservation easement unto the Grantee forever. Except as expressly limited herein, the Grantor reserves all rights as owner of the protected property, including, but not limited to, the right to use the protected property for all purposes not inconsistent with this grant. Grantor shall be responsible for the payment of all general property taxes levied, assessed, or accruing against the protected property pursuant to law.

The covenants, terms, conditions, and restrictions set forth in this grant shall be binding upon the Grantor and the Grantee and their respective agents, personal representatives, heirs, successors, and assigns, and shall constitute servitudes running with the protected property in perpetuity. This grant may not be amended, except by a writing executed and delivered by Grantor and Grantee or their respective personal representatives, heirs, successors, and assigns. Notices to the parties shall be personally delivered or mailed by U.S. Mail registered mail, return receipt requested, as follows:

To Grantor:
LXL PG Apartments LLC
Attn: Ian B. Martin
638 Milwaukee Street
Delafield, WI 53018

To Grantee:
City of Franklin
Office of the City Clerk
9229 W. Loomis Road
Franklin,Wisconsin53132

In witness whereof, the grantor has set its hand and seals this on this date of _____, 20___.

LXL PG Apartments LLC

By: _____
Ian B. Martin, Manager

STATE OF WISCONSIN)
) ss
COUNTY OF MILWAUKEE)

This instrument was acknowledged before me on the _____ day of _____, A.D. 20___by

Emily Cialdini, VP Development, Land By Label

To me known to be the person(s) who executed the foregoing Easement and acknowledged the same as the voluntary act and deed of said limited liability company.

_____
Notary Public

My commission expires _____

Acceptance

The undersigned does hereby consent to and accepts the Conservation Easement granted and conveyed to it under and pursuant to the foregoing Grant of Conservation Easement. In consideration of the making of such Grant Of Conservation Easement, the undersigned agrees that this acceptance shall be binding upon the undersigned and its successors and assigns and that the restrictions imposed upon the protected property may only be released or waived in writing by the Common Council of the City of Franklin, as contemplated by §236.293 of the Wisconsin Statutes.

In witness whereof, the undersigned has executed and delivered this acceptance on the ____ day of _____, A.D.20___.

CITY OF FRANKLIN

By: _____
John R. Nelson, Mayor

By: _____
Shirley J. Roberts, City Clerk

STATE OF WISCONSIN)
) ss
COUNTY OF MILWAUKEE)

Personally came before me this _____ day of _____, A.D. 20__, the above named John R. Nelson, Mayor and Shirley J. Roberts, City Clerk, of the above named municipal corporation, City of Franklin, to me known to be such Mayor and City Clerk of said municipal corporation, and acknowledged that they executed the foregoing instrument as such officers as the Deed of said municipal corporation by its authority and pursuant to Resolution No. _____, adopted by its Common Council on the _____ day of _____, 20__.

_____
Notary Public

My commission expires _____

This instrument was drafted by the City of Franklin.

Approved as to contents:

_____ _____
Nick Fuchs, Principal Planner Date
Department of City Development

Approved as to form only:

_____ _____
Jesse A. Wesolowski Date
City Attorney

EXHIBIT _____

CLIENT
Land by Label Development Co.

SITE ADDRESS
7154 S. 76th St, Franklin, Milwaukee County, Wisconsin

LEGAL DESCRIPTION
A Natural Resources Conservation Easement being a part of Lot 2 in Certified Survey Map No. _____, as recorded in the Register of Deeds office for Milwaukee County as Document No. _____, located in the Northwest 1/4 of the Northwest 1/4 of Section 10, Township 5 North, Range 21 East, in the City of Franklin, County of Milwaukee, State of Wisconsin, which is bounded and described as follows:

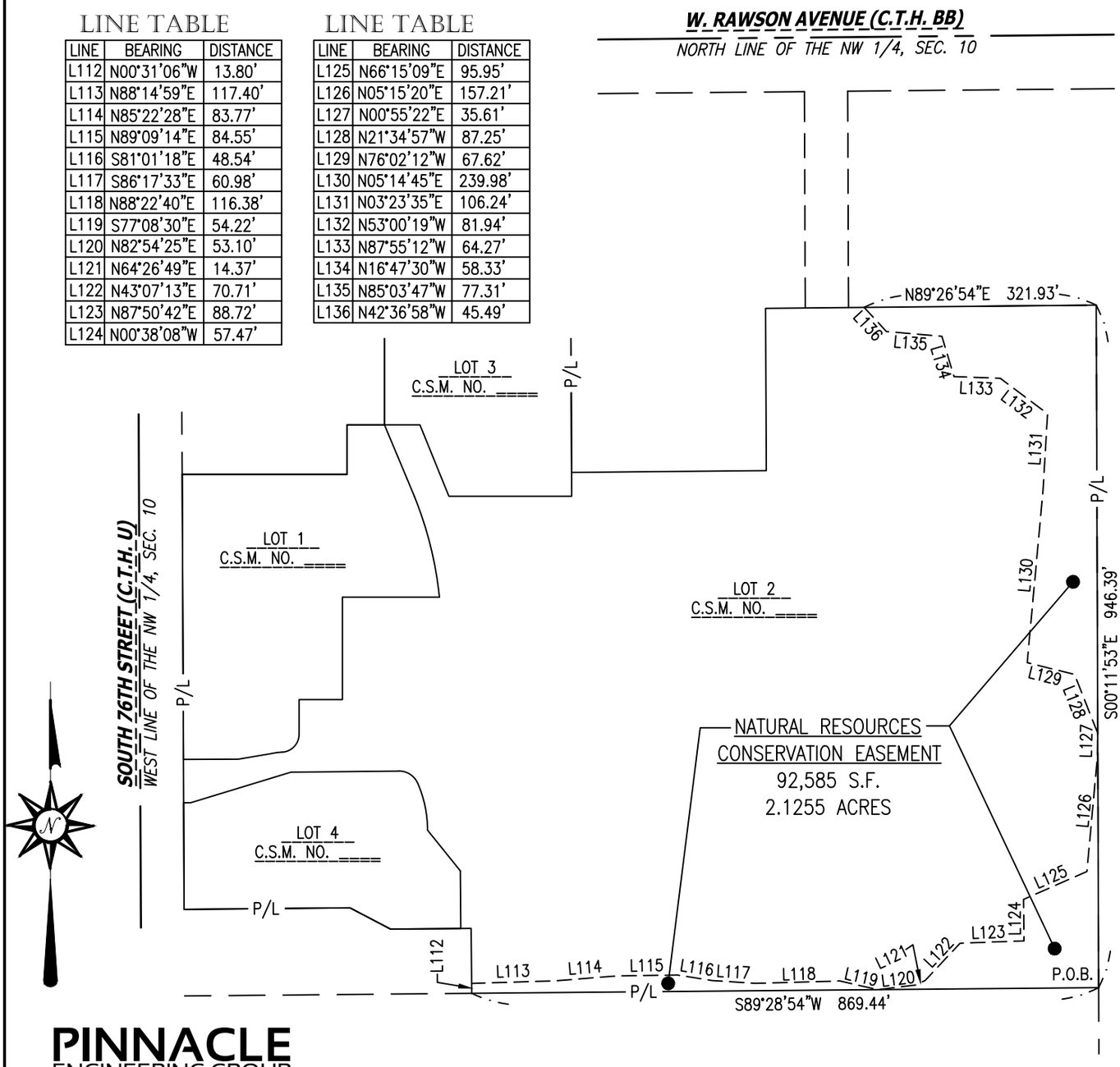
Beginning at the southeast corner of said Lot 2; thence South 89°28'54" West along the south line of said Lot 2, 869.44 feet to the west line of said Lot 2; thence North 00°31'06" West along said west line, 13.80 feet; thence North 88°14'59" East, 117.40 feet; thence North 85°22'28" East, 83.77 feet; thence North 89°09'14" East, 84.55 feet; thence South 81°01'18" East, 48.54 feet; thence South 86°17'33" East, 60.98 feet; thence North 88°22'40" East, 116.38 feet; thence South 77°08'30" East, 54.22 feet; thence North 82°54'25" East, 53.10 feet; thence North 64°26'49" East, 14.37 feet; thence North 43°07'13" East, 70.71 feet; thence North 87°50'42" East, 88.72 feet; thence North 00°38'08" West, 57.47 feet; thence North 66°15'09" East, 95.95 feet; thence North 05°15'20" East, 157.21 feet; thence North 00°55'22" East, 35.61 feet; thence North 21°34'57" West, 87.25 feet; thence North 76°02'12" West, 67.62 feet; thence North 05°14'45" East, 239.98 feet; thence North 03°23'35" East, 106.24 feet; thence North 53°00'19" West, 81.94 feet; thence North 87°55'12" West, 64.27 feet; thence North 16°47'30" West, 58.33 feet; thence North 85°03'47" West, 77.31 feet; thence North 42°36'58" West, 45.49 feet to the north line of the aforesaid Lot 2; thence North 89°26'54" East along said north line, 321.93 feet to the east line of said Lot 2; thence South 00°11'53" East along said east line, 946.39 feet to the Point of Beginning.

LINE TABLE

LINE	BEARING	DISTANCE
L112	N00°31'06"W	13.80'
L113	N88°14'59"E	117.40'
L114	N85°22'28"E	83.77'
L115	N89°09'14"E	84.55'
L116	S81°01'18"E	48.54'
L117	S86°17'33"E	60.98'
L118	N88°22'40"E	116.38'
L119	S77°08'30"E	54.22'
L120	N82°54'25"E	53.10'
L121	N64°26'49"E	14.37'
L122	N43°07'13"E	70.71'
L123	N87°50'42"E	88.72'
L124	N00°38'08"W	57.47'

LINE TABLE

LINE	BEARING	DISTANCE
L125	N66°15'09"E	95.95'
L126	N05°15'20"E	157.21'
L127	N00°55'22"E	35.61'
L128	N21°34'57"W	87.25'
L129	N76°02'12"W	67.62'
L130	N05°14'45"E	239.98'
L131	N03°23'35"E	106.24'
L132	N53°00'19"W	81.94'
L133	N87°55'12"W	64.27'
L134	N16°47'30"W	58.33'
L135	N85°03'47"W	77.31'
L136	N42°36'58"W	45.49'



PINNACLE ENGINEERING GROUP
CHAPUT LAND SURVEYS
710 N. PLANKINTON AVE. SUITE 720
MILWAUKEE, WI 53203 | 414-224-8068

GRAPHICAL SCALE (FEET)
0 1"=200' 400'

DRAFTED BY: LPM
DATE: MARCH 6, 2026
Drawing No. 4192.30

Document Number	**CROSS ACCESS EASEMENT AGREEMENT** Document Title	Recording Area Name and Return Address Ian B. Martin Land By Label, LLC 638 Milwaukee St. Delafield, WI 53018 Parcel Identification Number (PIN)

This cross access easement agreement (the "**Agreement**") is made as of this ___ day of July, 2026, by and between LXL PG Apartments LLC, a Delaware limited liability company ("**PG Apartments**"), and LXL PG Land, LLC, a Wisconsin limited liability company **("PG Land"**).

WHEREAS, PG Apartments owns certain real property in City of Franklin, Milwaukee County, Wisconsin, shown on Exhibit B and more particularly described in Exhibit A, both attached hereto and incorporated herein by reference (the "**PG Apartments Parcel**"); and

WHEREAS, PG Land owns certain property in City of Franklin, Milwaukee County, Wisconsin, shown on Exhibit B and more particularly described in Exhibit C attached hereto and incorporated herein by reference (the "**PG Land Parcel**") which is adjacent to the PG Apartments Parcel; and

WHEREAS, PG Apartments desires to provide PG Land access to the PG Apartments Parcel and PG Land desires to provide PG Apartments access to the PG Land Parcel.

NOW THEREFORE, in consideration of Ten Dollars ($10.00) and the terms, conditions, covenants and mutual agreements contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. PERMANENT EASEMENT. PG Apartments does hereby grant, convey and warrant to PG Land, forever, a nonexclusive easement and right of way, without charge, upon the PG Apartments Parcel solely for the ingress and egress of motor vehicles (non-agricultural) and pedestrians to the PG Land Parcel. PG Land does hereby grant, convey and warrant to PG Apartments, forever, a nonexclusive easement and right of way, without charge, upon the PG Land Parcel solely for the ingress and egress of motor vehicles (non-agricultural) and pedestrians to the PG Apartments Parcel. The parties hereby expressly acknowledge that there are no parking, utility or other easements granted herein, expressed or implied. The easement granted in the Agreement shall run for the benefit of the land, but shall be otherwise unassignable.

2. EASEMENT AREA MAINTENANCE. PG Apartments hereby agrees that it shall, at its sole cost and expense, maintain the PG Apartments Parcel, or cause the PG Apartments Parcel to be maintained. PG Land hereby agrees that it shall, at its sole cost and expense, maintain the PG Land Parcel, or cause the PG Land Parcel to be maintained. PG Apartments and PG Land shall also keep their respective parcels in good repair and in compliance with all applicable laws and regulations, keep driveways marked for traffic flow, and keep the same reasonably free from refuse, ice and snow.

3. OBSTRUCTIONS. PG Apartments and PG Land agree that no barricade or other divider shall be constructed to impede or prevent free and uninterrupted flow of vehicular or pedestrian traffic between their respective parcels; provided that PG Apartments and PG Land have the right to temporarily erect barriers that are mutually agreed upon by both parties or their assigns, which agreement shall not be

unreasonably withheld. Notwithstanding the above, these restrictions shall in no way restrict or limit PG Apartments's or PG Land's right to use their respective parcels in any other way.

4. CONDEMNATION. If all or any part of the PG Apartments Parcel or the PG Land Parcel is condemned or taken by any duly constituted authority for a public or quasi-public use, then that portion of the resulting award attributable to the value of any land so taken shall be payable only to PG Apartments for any land taken in the PG Apartments Parcel, and shall be payable only to PG Land for any land taken in the PG Land Parcel, and no claim thereto shall be made by PG Land or PG Apartments against the other party's land; provided, however, that PG Apartments or PG Land may file collateral claims with the condemning authority, over and above the value of the other party's land so taken to the extent of any damage suffered by PG Apartments or PG Land resulting from the severance of access to the parcel so condemned or taken.

5. INDEMNITY. PG Apartments and PG Land, their respective successors or assigns, shall defend, indemnify and save harmless the other party, its respective officers, agents, members and employees, and any mortgagee of the PG Apartments Parcel and the PG Land Parcel, against liability or claim thereof for injury to persons, including death, or damage to property (i) arising out of any maintenance, construction, negligent or intentional actions performed by PG Apartments or PG Land, their respective employees, licensees or contractors, their agents or employees, on or about the easement created pursuant to the Agreement, (ii) arising out of any defaults hereunder, or (iii) arising from or relating to the cross access easement by PG Apartments and PG Land, or on their behalf, including but not limited to maintenance and repair.

6. NONDISTURBANCE. PG Apartments and PG Land shall not unreasonably interfere with the activities of the other party, the occupants of the other party's parcel, and the other party's respective customers, agents, servants, employees, licensees and invitees in connection with their respective operations in the easement.

7. NOTICES. Notices in demand required or permitted to be given hereunder shall be given by certified mail return receipt requested, or by a national overnight express service such as FedEx, in the case of PG Apartments, addressed to it at 638 Milwaukee Street, Delafield, WI 53018 or at such other address as specified in writing by PG Apartments, and in the case of PG Land addressed to it at 638 Milwaukee Street, Delafield, WI 53018 or at such other address previously specified in writing by PG Land.

8. EXHIBITS. All exhibits referred to herein and attached hereto shall be deemed part of the Agreement.

9. RECORDING. The Agreement shall be recorded in the records of Milwaukee County, Wisconsin.

10. GOVERNING LAWS. The laws of the state of Wisconsin shall apply to the Agreement.

11. SEVERABILITY. If any term, provision or condition contained in the Agreement shall, to any extent, be invalid or unenforceable, the remainder of the Agreement (or the application of such term, provision or condition to persons or circumstances other than those in respect of which it is invalid or unenforceable) shall not be affected thereby, and each term, provision or condition of the Agreement shall be valid and enforceable to the fullest extent permitted by law.

12. WAIVER. No waiver of breach of any of the easements, covenants and/or agreements herein contained shall be construed as, or constitute a waiver of any other breach or a waiver, acquiescence in or consent to any further or succeeding breach of the same or any other covenant and/or agreement.

13. MODIFICATION. The Agreement, or any easement, covenant, or restriction or undertaking contained herein, may be terminated, extended or amended as to each of the portions of any of the properties subject hereto only by the recording of the appropriate documents in the records of Milwaukee County, Wisconsin, which documents must be executed by all of the owners and mortgagees and other holders of recorded interest in any of the properties affected thereby as of the date of such documents.

14. BINDING ON FUTURE PARTIES. The Agreement shall run with the land and shall inure to the benefit of, and be binding upon, the parties hereto and the respective heirs, successors and assigns including without limitation, all subsequent owners of the PG Apartments Parcel and the PG Land Parcel and all persons claiming under them. The obligations imposed by the Agreement shall apply only to the then current owners of the PG Apartments Parcel and the PG Land Parcel. The Agreement shall not operate to convey to PG Apartments or to PG Land the other party's fee or any part thereof.

IN WITNESS WHEREOF, the parties hereto have executed this cross access agreement this ___ day of July, 2026.

LXL PG APARTMENTS, LLC a Delaware limited liability company

By: LXL PG APARTMENTS SPONSOR, LLC, a Wisconsin limited liability company, its manager

By:_____
Ian B. Martin, Manager

LXL PG LAND, LLC

By:_____
James Pekar, Manager

ACKNOWLEDGMENTS

STATE OF WISCONSIN)
) SS.
MILWAUKEE COUNTY)

Personally came before me this ___ day of July, 2026, the above named Ian B. Martin, Manager of LXL PG Apartments Sponsor, LLC, manager of LXL PG Apartments, LLC, to me known to be such officer and acknowledge that he executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

_____

Notary Public, State of Wisconsin
My Commission Expires:

STATE OF _____)
) SS.
_____ COUNTY)

Personally came before me this _____ day of _____, 2026 the above named _____ and _____ the _____ and _____ respectively of LXL PG Apartments LLC and LXL PG Land, LLC, to me known to be such _____ and _____ and acknowledge that they executed the foregoing instrument as the deed of said corporation, by its authority.

_____

Notary Public, _____ County, _____
My Commission Expires: _____

EXHIBIT B

Depiction of Subject Parcels

[insert CSM]

EXHIBIT A

Legal Description of PG Apartments Parcel

[Lot 2 of CSM No. ___]

EXHIBIT C

Legal Description of PG Land Parcel

[Lot 1, 3 and 4 of CSM No. ___]

CERTIFIED SURVEY MAP NO. ____

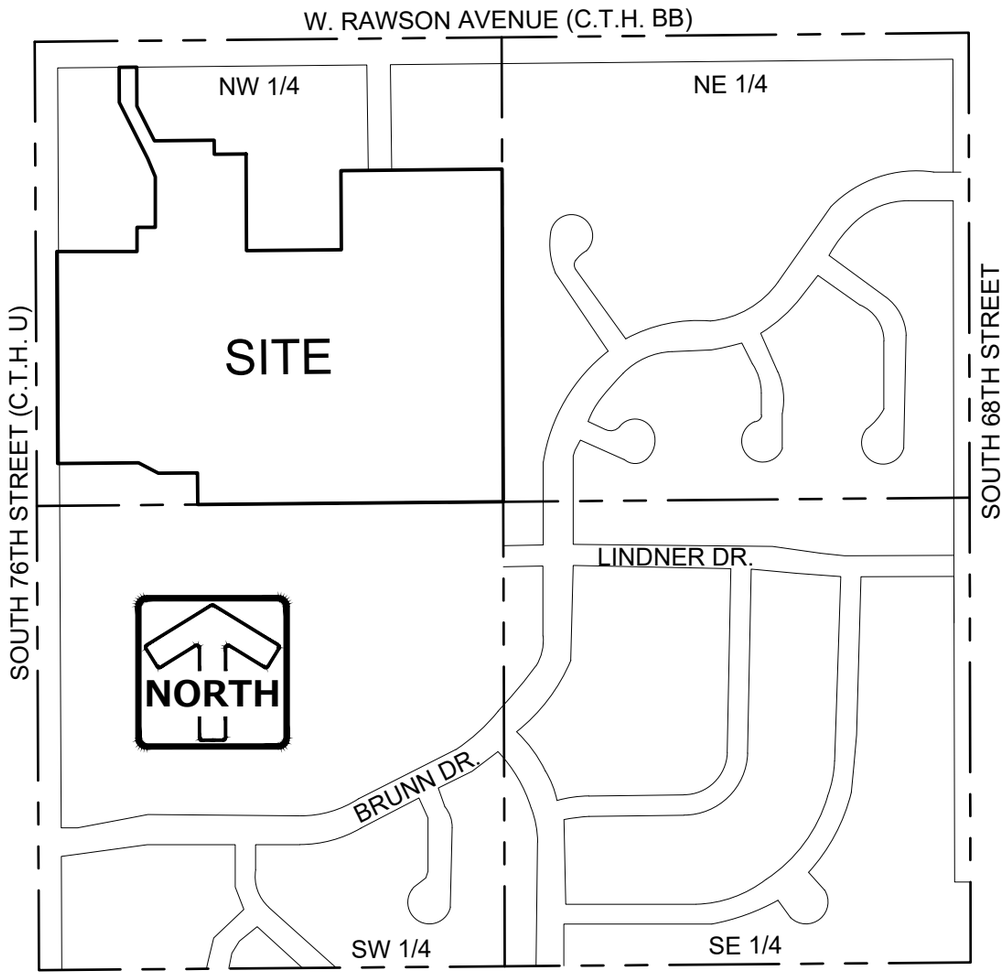
A redivision of Lot 2, Certified Survey Map No. 8318, Outlot 1 of Certified Survey Map No. 6313, and Outlot 1 of Certified Survey Map No. 5401, all being part of the Northwest 1/4 of the Northwest 1/4 of Section 10, Township 5 North, Range 21 East, in the City of Franklin, County of Milwaukee, State of Wisconsin.

Prepared for:
Initech, LLC
6151 S. 108th St.
Hales Corners, WI
53130-2524

Subject Property
Zoning: PDL-42
Tax Key: 7569993012
7569993021
7569993016

VICINITY SKETCH
SCALE 1"=500'
NORTHWEST 1/4

DRAFTED BY: LM



NOTES:

- All measurements have been made to the nearest one-hundredth of a foot.
- All angular measurement have been made to the nearest one second.
- Coordinates referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1983/2011). Bearings referenced to the west line of the NW 1/4, Section 10, Township 5 North, Range 21 East bears S00°15'45"E.
- All lots are served by public sanitary sewer and water.
- The City of Franklin hereby releases and terminates all landscaped bufferyards and planting strips shown, noted, or depicted on Certified Survey Maps No. 4828 and No. 8318. Landscape bufferyard requirements shall be governed by Planned Development District No. 42 (PDD 42).

WISCONSIN
JOHN P. KONOPACKI
S-2461
SUMMIT
WI
LAND SURVEYOR

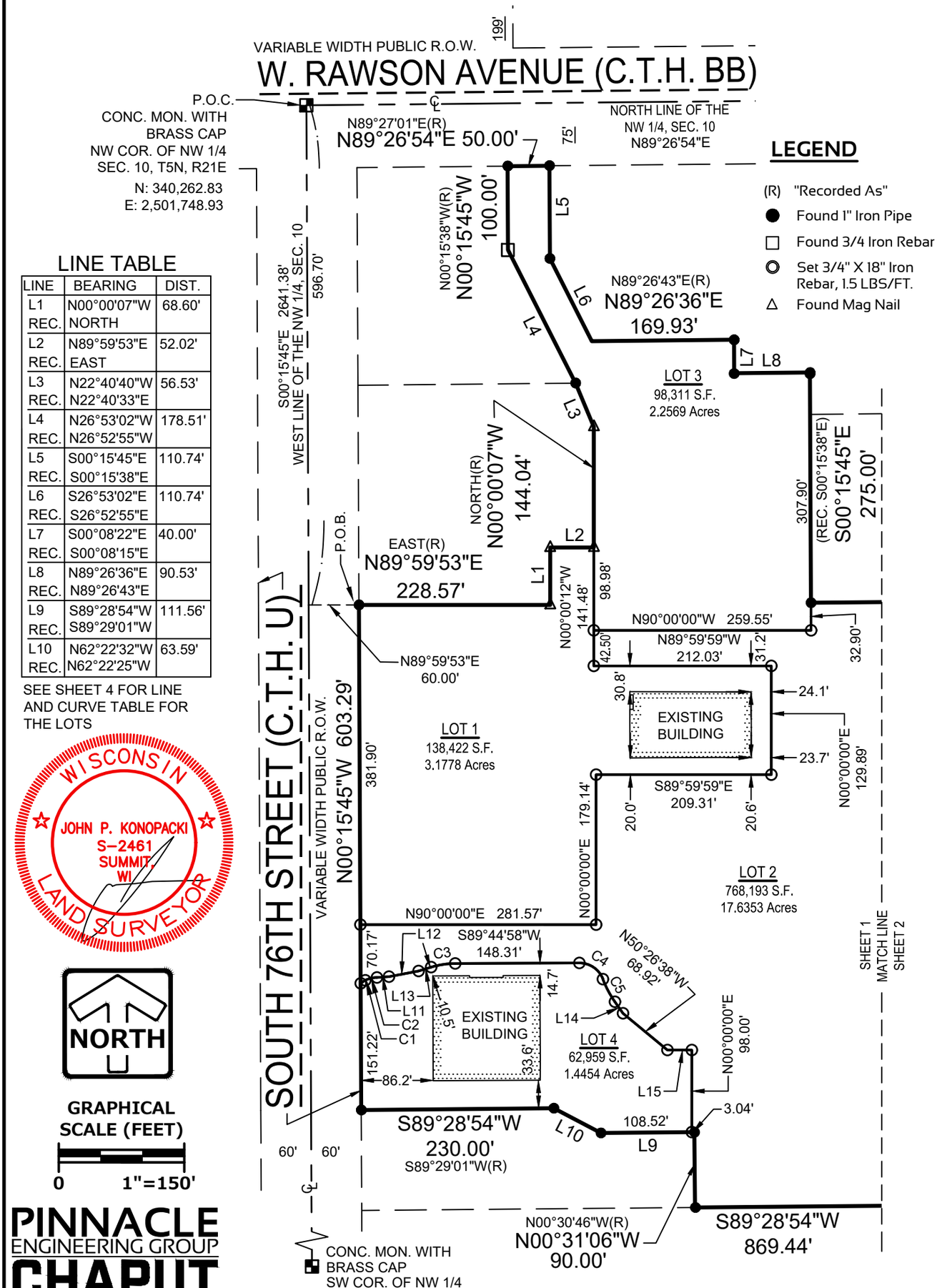
PINNACLE ENGINEERING GROUP
CHAPUT LAND SURVEYS
710 N. PLANKINTON AVE. SUITE 720
MILWAUKEE, WI 53203 | 414-224-8068

This instrument was drafted by John P. Konopacki, PLS-License No. S-2461

Date: June 1, 2026
JOB #4192.30
SHEET 1 OF 16

CERTIFIED SURVEY MAP NO. ____

A redivision of Lot 2, Certified Survey Map No. 8318, Outlot 1 of Certified Survey Map No. 6313, and Outlot 1 of Certified Survey Map No. 5401, all being part of the Northwest 1/4 of the Northwest 1/4 of Section 10, Township 5 North, Range 21 East, in the City of Franklin, County of Milwaukee, State of Wisconsin.



LINE TABLE

LINE	BEARING	DIST.
L1	N00°00'07"W	68.60'
REC.	NORTH	
L2	N89°59'53"E	52.02'
REC.	EAST	
L3	N22°40'40"W	56.53'
REC.	N22°40'33"E	
L4	N26°53'02"W	178.51'
REC.	N26°52'55"W	
L5	S00°15'45"E	110.74'
REC.	S00°15'38"E	
L6	S26°53'02"E	110.74'
REC.	S26°52'55"E	
L7	S00°08'22"E	40.00'
REC.	S00°08'15"E	
L8	N89°26'36"E	90.53'
REC.	N89°26'43"E	
L9	S89°28'54"W	111.56'
REC.	S89°29'01"W	
L10	N62°22'32"W	63.59'
REC.	N62°22'25"W	

SEE SHEET 4 FOR LINE AND CURVE TABLE FOR THE LOTS

WISCONSIN
JOHN P. KONOPACKI
S-2461
SUMMIT
WI
LAND SURVEYOR

NORTH

GRAPHICAL SCALE (FEET)

0 1"=150'

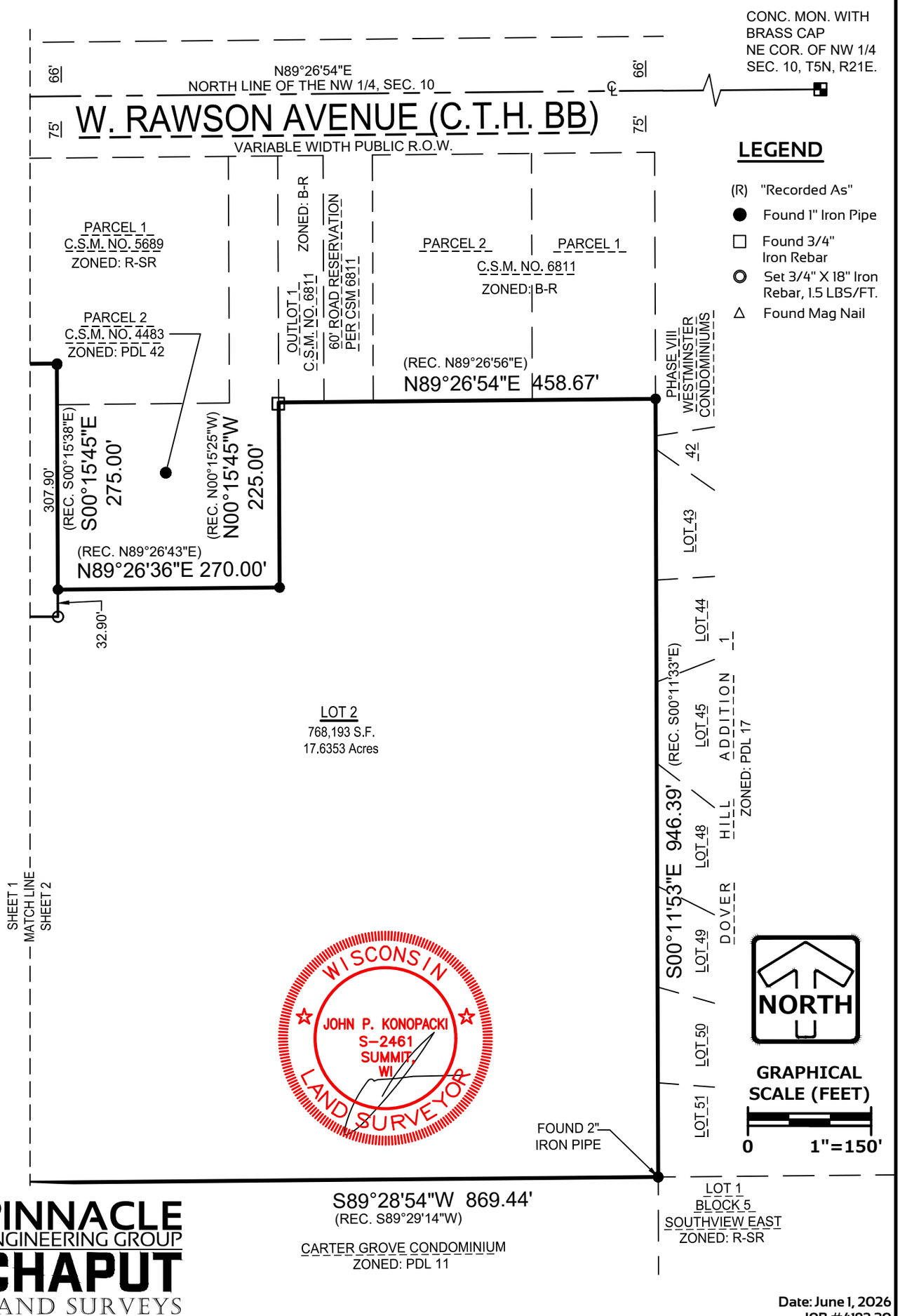
PINNACLE ENGINEERING GROUP
CHAPUT LAND SURVEYS
710 N. PLANKINTON AVE. SUITE 720
MILWAUKEE, WI 53203 | 414-224-8068

This instrument was drafted by John P. Konopacki, PLS-License No. S-2461

Date: June 1, 2026
JOB #4192.30

CERTIFIED SURVEY MAP NO. ____

A redivision of Lot 2, Certified Survey Map No. 8318, Outlot 1 of Certified Survey Map No. 6313, and Outlot 1 of Certified Survey Map No. 5401, all being part of the Northwest 1/4 of the Northwest 1/4 of Section 10, Township 5 North, Range 21 East, in the City of Franklin, County of Milwaukee, State of Wisconsin.



PINNACLE ENGINEERING GROUP
CHAPUT LAND SURVEYS
710 N. PLANKINTON AVE. SUITE 720
MILWAUKEE, WI 53203 | 414-224-8068

This instrument was drafted by John P. Konopacki, PLS-License No. S-2461

Date: June 1, 2026
JOB #4192.30
SHEET 3 OF 16

CERTIFIED SURVEY MAP NO. ____

A redivision of Lot 2, Certified Survey Map No. 8318, Outlot 1 of Certified Survey Map No. 6313, and Outlot 1 of Certified Survey Map No. 5401, all being part of the Northwest 1/4 of the Northwest 1/4 of Section 10, Township 5 North, Range 21 East, in the City of Franklin, County of Milwaukee, State of Wisconsin.

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L11	S85°57'24"W	14.44'
L12	S79°07'25"W	36.05'
L13	S73°00'23"W	15.65'
L14	N35°03'12"W	16.75'
L15	N90°00'00"W	29.05'
L16	S46°23'59"E	5.34'
L17	S02°31'15"E	20.00'
L18	S02°52'22"E	75.24'
L19	S01°54'34"W	56.00'
L20	S04°09'55"W	94.69'
L21	S46°41'56"W	17.91'
L22	N90°00'00"W	2.98'
L23	S00°00'00"E	21.50'
L24	N90°00'00"W	10.00'
L25	N00°00'00"E	21.50'
L26	S00°00'00"E	27.00'
L27	N90°00'00"W	10.00'

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L28	N00°00'00"E	27.00'
L29	N90°00'00"W	65.37'
L30	S00°00'00"E	62.58'
L31	S89°19'08"W	28.63'
L32	N45°00'00"E	12.20'
L33	N00°00'00"E	77.89'
L34	N48°35'27"W	53.09'
L35	N00°28'42"W	26.64'
L36	N88°50'48"E	20.00'
L37	S00°28'42"E	17.94'
L38	S48°35'27"E	53.19'
L39	S00°00'00"E	12.62'
L40	N00°01'22"W	5.50'
L41	N89°58'38"E	10.00'
L42	S00°01'22"E	5.50'
L43	N46°41'56"E	2.19'
L44	N04°09'55"E	86.51'

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L45	N01°54'34"E	54.94'
L46	N01°56'03"W	29.89'
L47	S88°03'57"W	4.24'
L48	N01°56'03"W	10.00'
L49	N88°03'57"E	4.24'
L50	N02°52'22"W	75.20'
L51	N46°23'59"W	22.38'
L52	N00°15'45"W	7.28'
L53	S00°00'00"E	21.46'
L54	N90°00'00"W	10.00'
L55	N00°00'00"E	21.46'
L56	N00°18'23"W	20.00'
L57	N20°17'24"E	21.55'
L58	N69°42'36"W	7.88'
L59	N20°17'24"E	10.00'
L60	S70°21'00"E	7.88'
L61	N20°17'24"E	55.50'

CURVE TABLE							
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT IN	TANGENT OUT
C1	14.34'	29.40'	027°56'29"	S76°38'52"W	14.19'	N89°22'53"W	S62°40'38"W
C2	14.34'	29.40'	027°56'29"	S76°38'52"W	14.19'	N89°22'53"W	S62°40'38"W
C3	29.22'	100.00'	016°44'35"	S81°22'41"W	29.12'	S89°44'58"W	S73°00'23"W
C4	36.34'	30.00'	069°23'50"	N55°33'07"W	34.16'	N20°51'12"W	S89°44'58"W
C5	30.73'	124.00'	014°12'01"	N27°57'12"W	30.65'	N35°03'12"W	N20°51'12"W

PINNACLE
ENGINEERING GROUP
CHAPUT
LAND SURVEYS
710 N. PLANKINTON AVE. SUITE 720
MILWAUKEE, WI 53203 | 414-224-8068

This instrument was drafted by John P. Konopacki, PLS-License No. S-2461

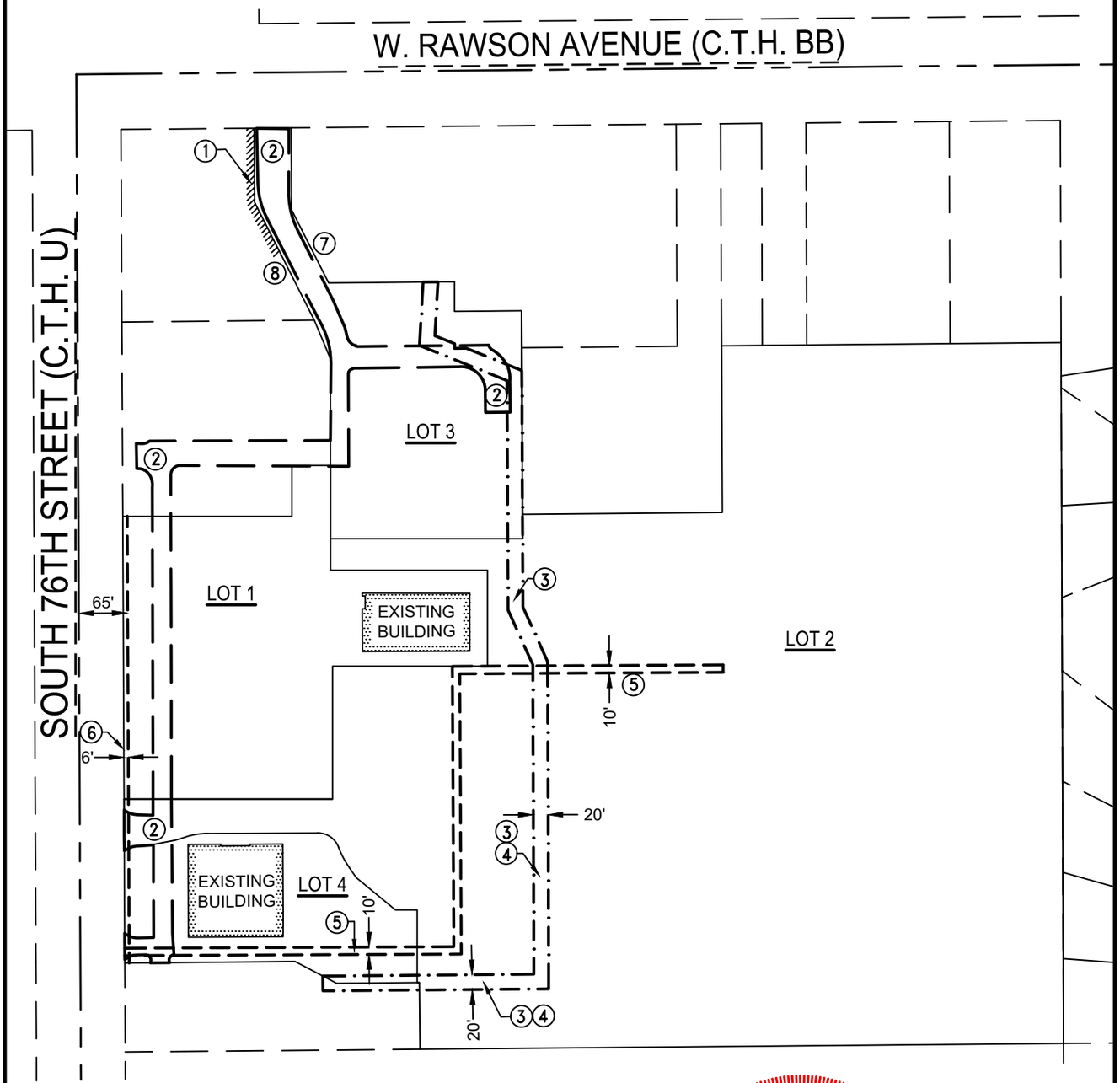
Date: June 1, 2026
JOB #4192.30

CERTIFIED SURVEY MAP NO. ____

A redivision of Lot 2, Certified Survey Map No. 8318, Outlot 1 of Certified Survey Map No. 6313, and Outlot 1 of Certified Survey Map No. 5401, all being part of the Northwest 1/4 of the Northwest 1/4 of Section 10, Township 5 North, Range 21 East, in the City of Franklin, County of Milwaukee, State of Wisconsin.

EASEMENTS OF RECORD SHOWN FOR REFERENCE ONLY

1: NO ACCESS PER C.S.M. NO. 4828
2: INGRESS EGRESS EASEMENT PER DOC. NO. 9958980
3: PERMANENT SANITARY SEWER EASEMENT PER DOC. NO. 6374621
4: PERMANENT SANITARY SEWER EASEMENT PER DOC. NO. 6374622
5: 10' GAS EASEMENT PER DOC. NO. 6073733
6: 6' UTILITY EASEMENT PER DOC. NO. 3567794
7: ACCESS POINT PER DOC. NO. 6069228
8: ACCESS POINT PER DOC. NO. 6302311



NORTH

GRAPHICAL SCALE (FEET)
0 1"=200'

WISCONSIN
JOHN P. KONOPACKI
S-2461
SUMMIT, WI
LAND SURVEYOR

PINNACLE ENGINEERING GROUP
CHAPUT LAND SURVEYS
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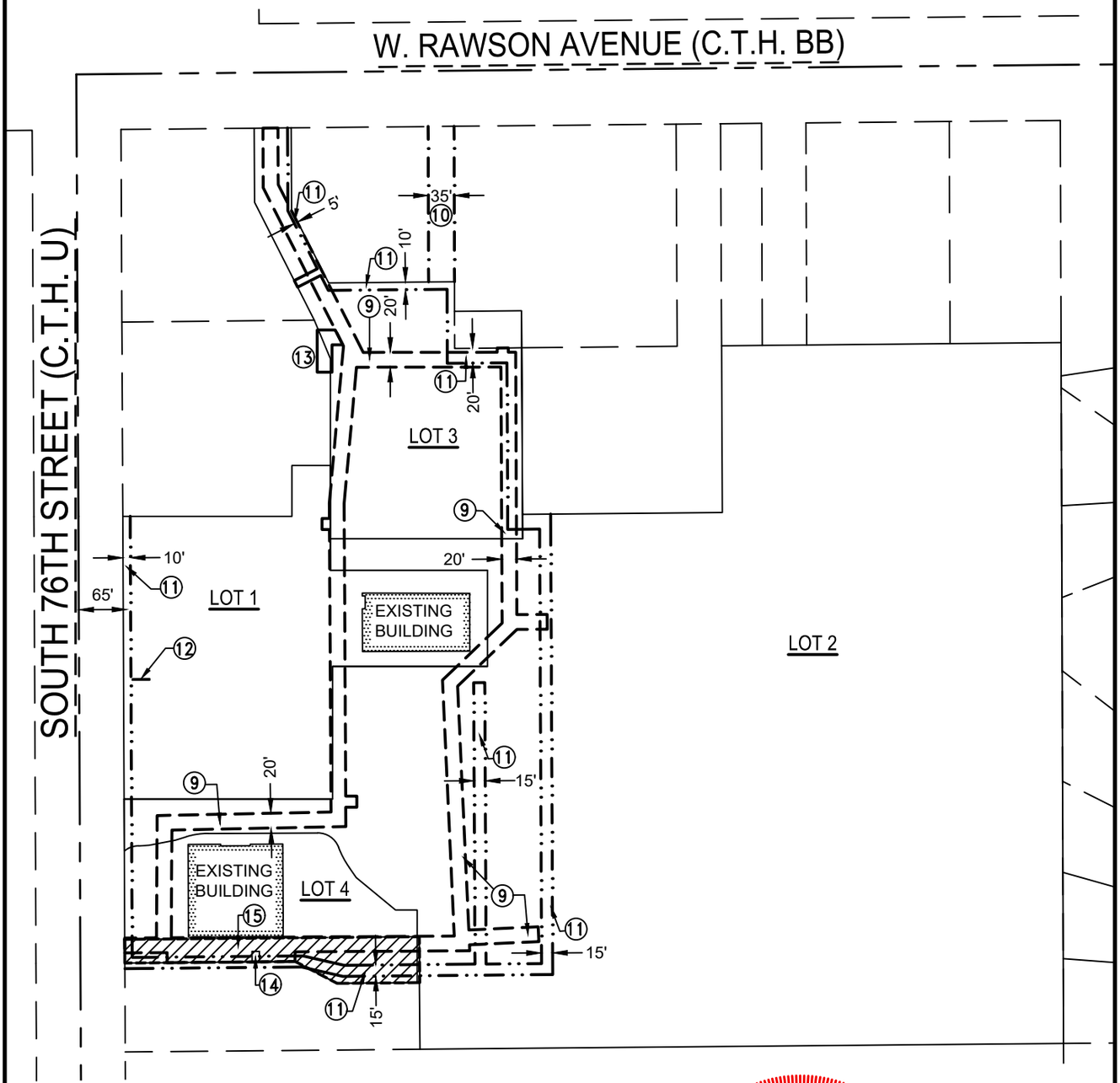
EASEMENTS OF RECORD SHOWN FOR REFERENCE ONLY

9: PERMANENT WATER MAIN EASEMENT PER DOC. NO. 6374620
10: 35' UTILITY EASEMENT PER DOC. NO. 6385935
11: UTILITY EASEMENT PER DOC. NO. 6066152
12: SIGN EASEMENT PER DOC. NO. 7298632
13: WATER MAIN EASEMENT PER DOC. NO. 9956356
14: 10' GAS EASEMENT PER DOC. NO. 6400725
15: ROAD ACCESS EASEMENT PER DOC. NO. 6374619 (HATCH)



NORTH

GRAPHICAL SCALE (FEET)
0 1"=200'

WISCONSIN
JOHN P. KONOPACKI
S-2461
SUMMIT, WI
LAND SURVEYOR

PINNACLE ENGINEERING GROUP
CHAPUT LAND SURVEYS
710 N. PLANKINTON AVE. SUITE 720
MILWAUKEE, WI 53203 | 414-224-8068

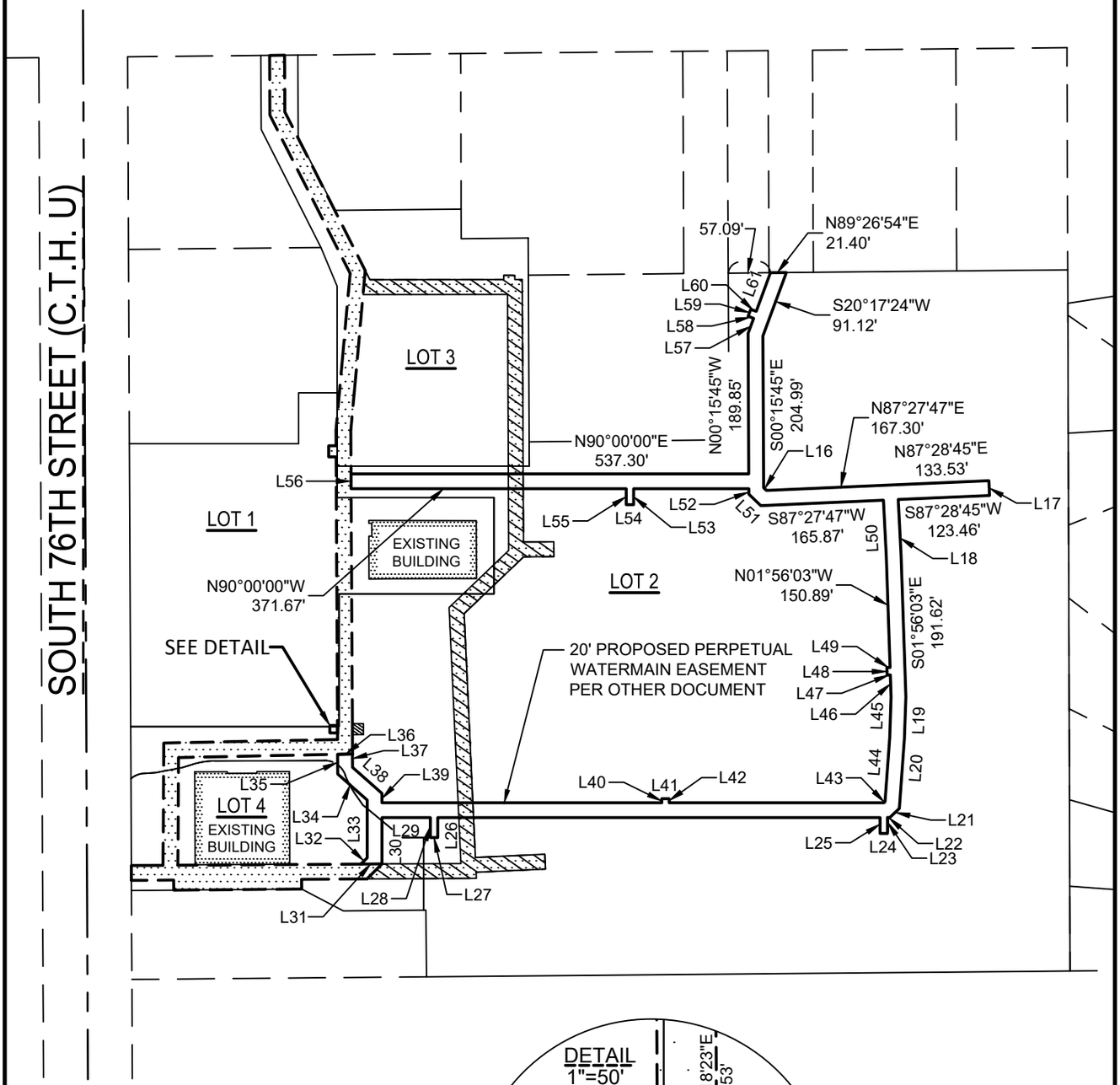
This instrument was drafted by John P. Konopacki, PLS-License No. S-2461

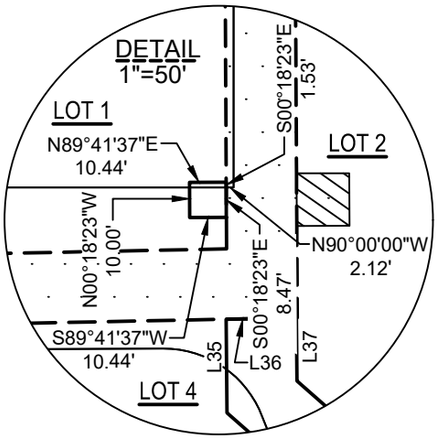
Date: June 1, 2026
JOB #4192.30

CERTIFIED SURVEY MAP NO. ____

A redivision of Lot 2, Certified Survey Map No. 8318, Outlot 1 of Certified Survey Map No. 6313, and Outlot 1 of Certified Survey Map No. 5401, all being part of the Northwest 1/4 of the Northwest 1/4 of Section 10, Township 5 North, Range 21 East, in the City of Franklin, County of Milwaukee, State of Wisconsin.

PROPOSED PERPETUAL WATERMAIN EASEMENT





LEGEND

EXISTING PERMANENT WATER MAIN EASEMENT PER DOC. NO. 6374620

WATER MAIN EASEMENT TO BE VACATED PER SEPARATE DOCUMENT

SEE SHEET 4 FOR LINE TABLE

PINNACLE ENGINEERING GROUP
CHAPUT LAND SURVEYS
710 N. PLANKINTON AVE. SUITE 720
MILWAUKEE, WI 53203 | 414-224-8068

NORTH

GRAPHICAL SCALE (FEET)

0 1"=200'

WISCONSIN
JOHN P. KONOPACKI
S-2461
SUMMIT, WI
LAND SURVEYOR

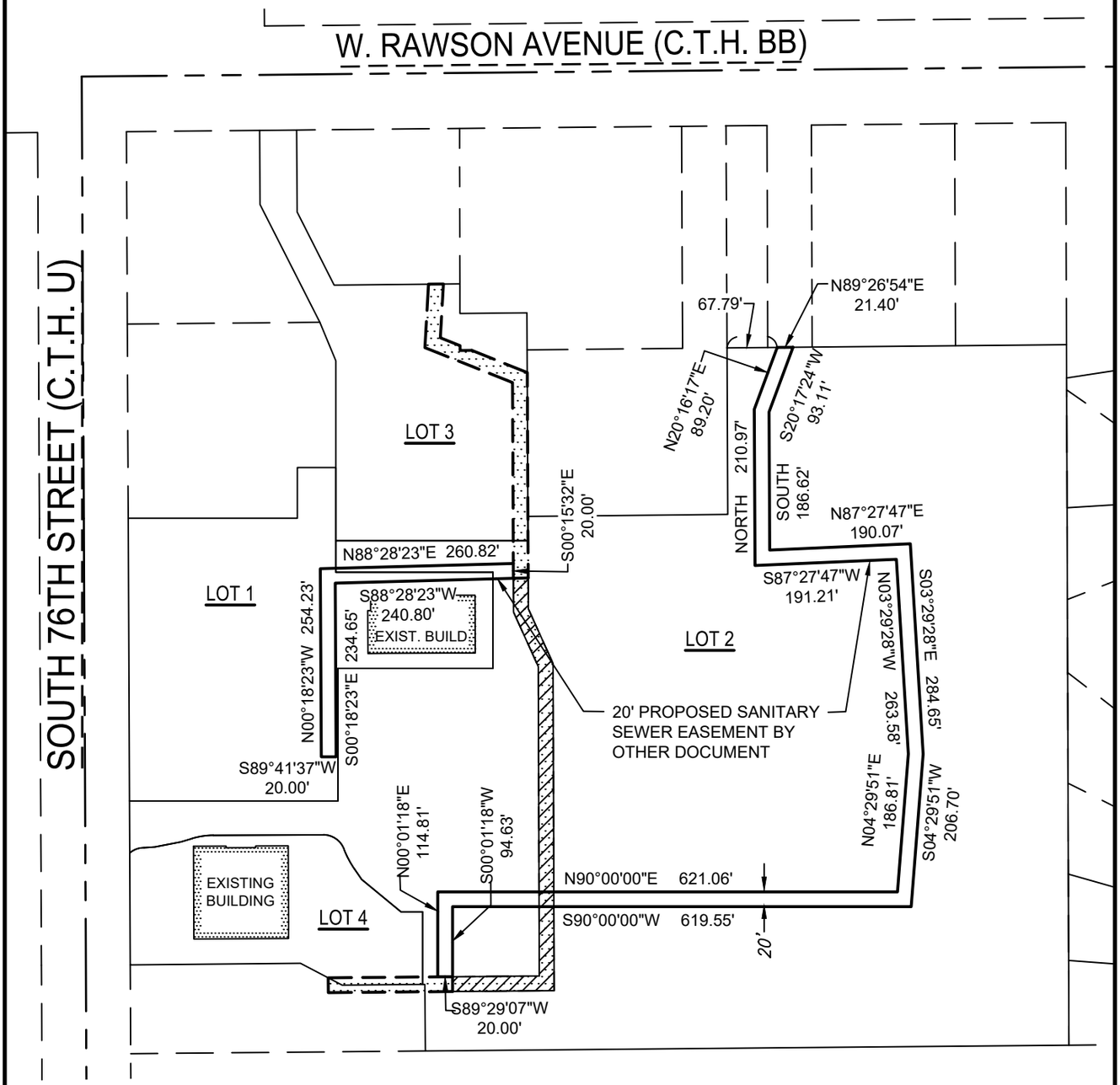
This instrument was drafted by John P. Konopacki, PLS-License No. S-2461

Date: Date: June 1, 2026
JOB #4192.30

CERTIFIED SURVEY MAP NO. ____

A redivision of Lot 2, Certified Survey Map No. 8318, Outlot 1 of Certified Survey Map No. 6313, and Outlot 1 of Certified Survey Map No. 5401, all being part of the Northwest 1/4 of the Northwest 1/4 of Section 10, Township 5 North, Range 21 East, in the City of Franklin, County of Milwaukee, State of Wisconsin.

PROPOSED SANITARY SEWER EASEMENT



EXISTING SANITARY SEWER EASEMENT PER DOC. NO. 6374621 AND 6374622

SANITARY SEWER TO BE VACATED PER SEPARATE DOCUMENT

WISCONSIN
JOHN P. KONOPACKI
S-2461
SUMMIT
WI
LAND SURVEYOR

PINNACLE ENGINEERING GROUP
CHAPUT LAND SURVEYS
710 N. PLANKINTON AVE. SUITE 720
MILWAUKEE, WI 53203 | 414-224-8068

NORTH

GRAPHICAL SCALE (FEET)
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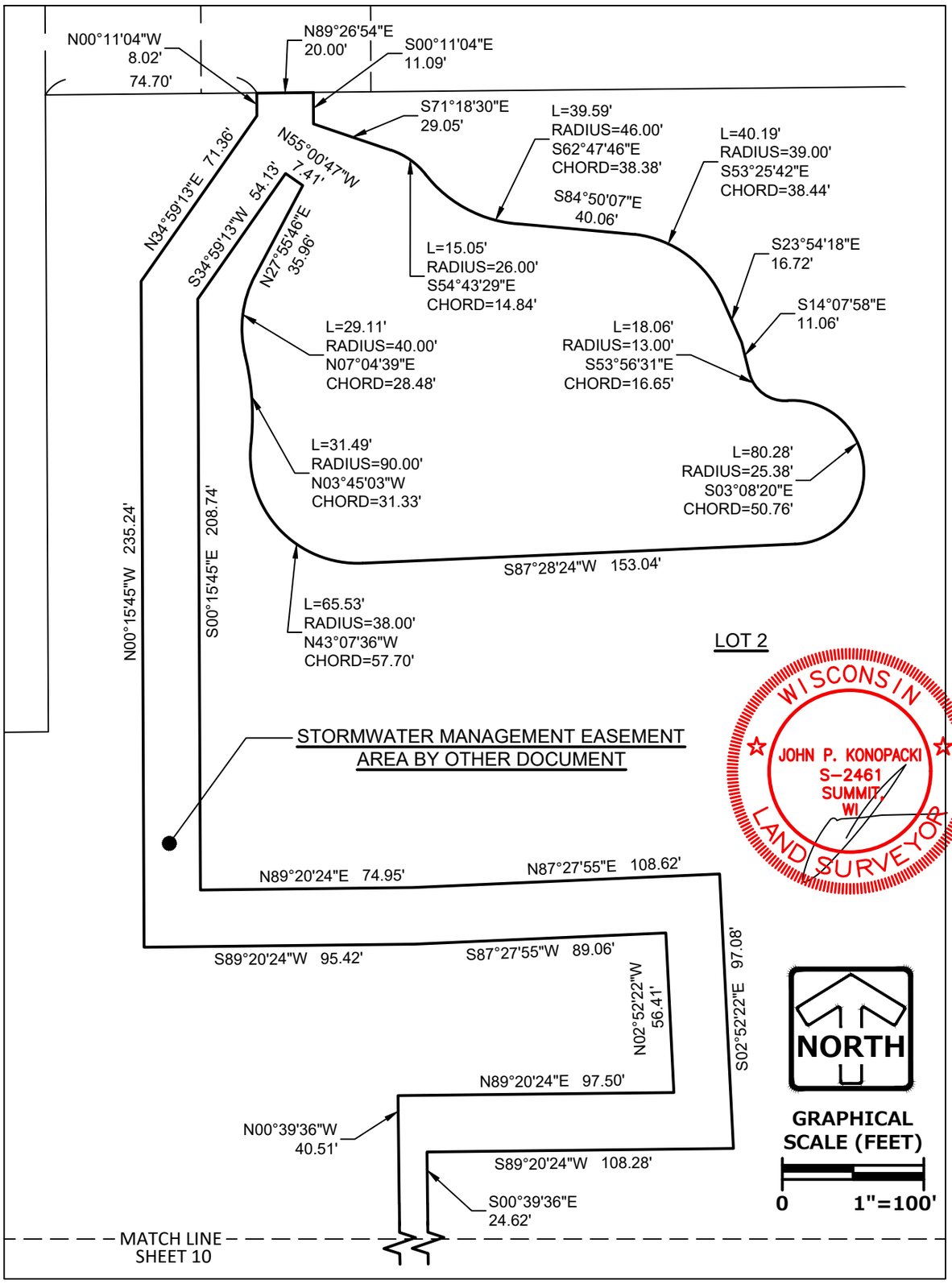
Date: June 1, 2026
JOB #4192.30

CERTIFIED SURVEY MAP NO. ____

A redivision of Lot 2, Certified Survey Map No. 8318, Outlot 1 of Certified Survey Map No. 6313, and Outlot 1 of Certified Survey Map No. 5401 and additional lands, all being part of the Northwest 1/4 of the Northwest 1/4 of Section 10, Township 5 North, Range 21 East, in the City of Franklin, County of Milwaukee, State of Wisconsin.

PROPOSED STORMWATER MANAGEMENT EASEMENT



PINNACLE
ENGINEERING GROUP
CHAPUT
LAND SURVEYS
710 N. PLANKINTON AVE. SUITE 720
MILWAUKEE, WI 53203 | 414-224-8068

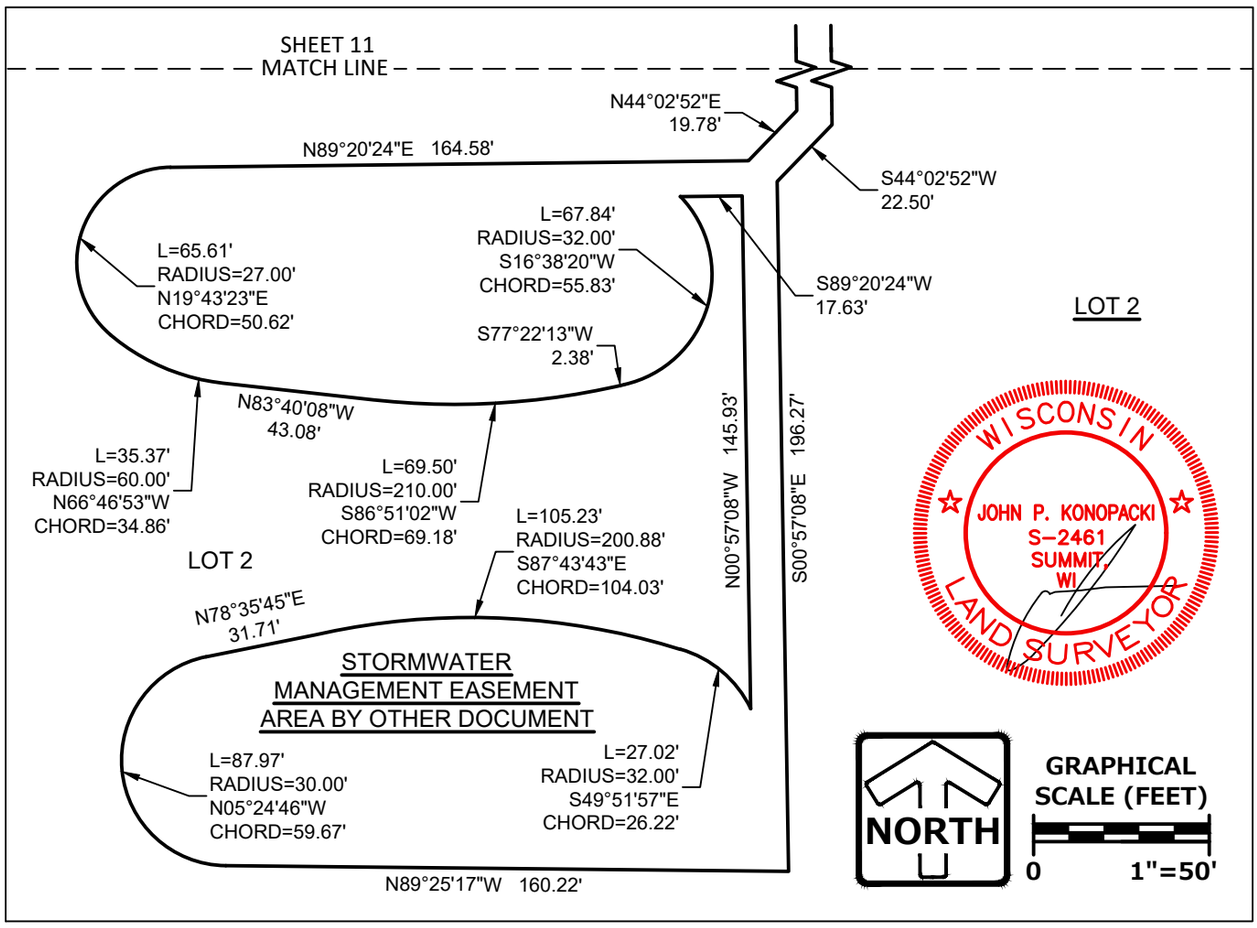
This instrument was drafted by John P. Konopacki, PLS-License No. S-2461

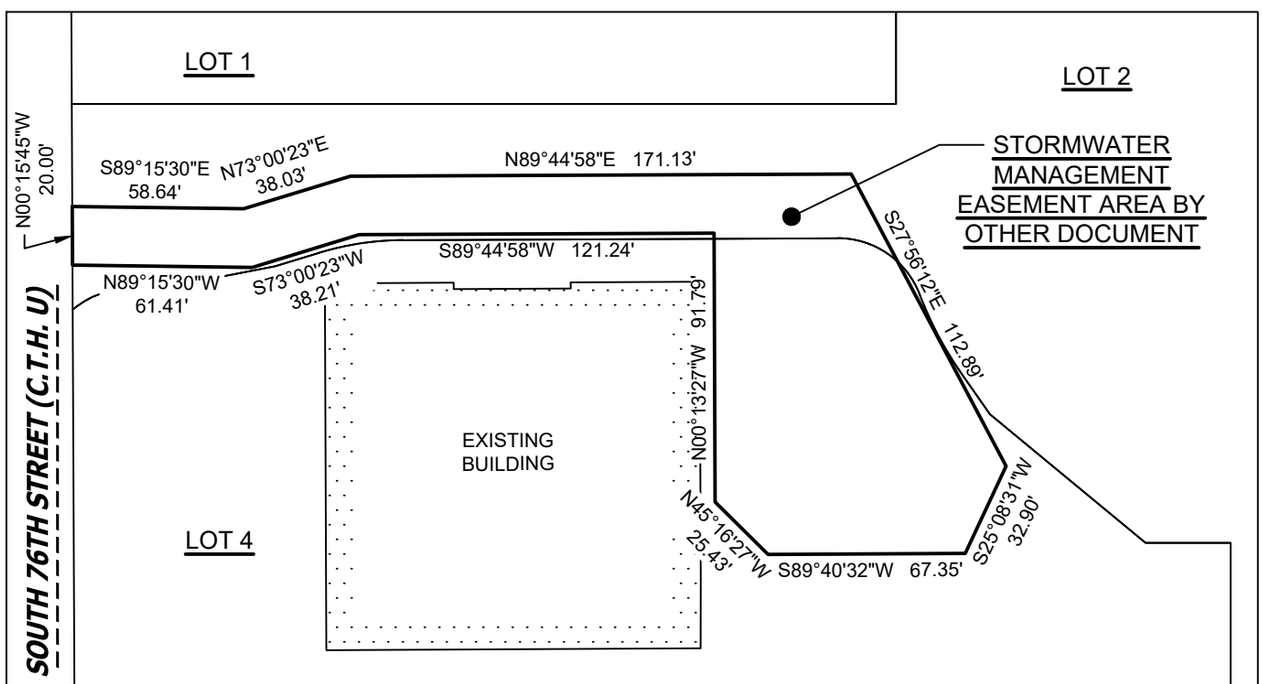
Date: June 1, 2026
JOB #4192.30
SHEET 9 OF 16

CERTIFIED SURVEY MAP NO. ____

A redivision of Lot 2, Certified Survey Map No. 8318, Outlot 1 of Certified Survey Map No. 6313, and Outlot 1 of Certified Survey Map No. 5401, all being part of the Northwest 1/4 of the Northwest 1/4 of Section 10, Township 5 North, Range 21 East, in the City of Franklin, County of Milwaukee, State of Wisconsin.

PROPOSED STORMWATER MANAGEMENT EASEMENTS





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CERTIFIED SURVEY MAP NO. ____

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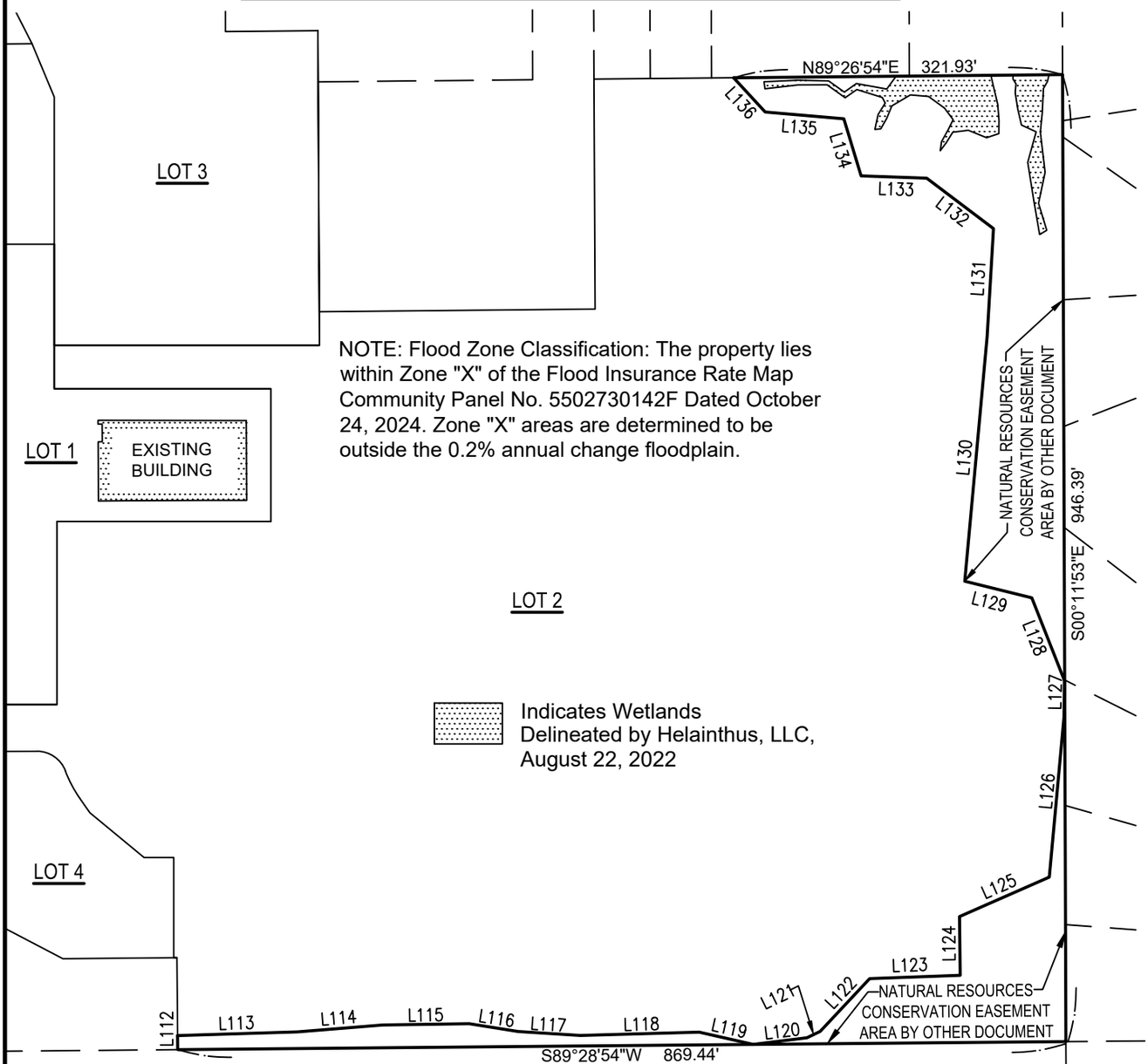
WETLANDS AND NATURAL RESOURCES CONSERVATION EASEMENT



NOTE: Flood Zone Classification: The property lies within Zone "X" of the Flood Insurance Rate Map Community Panel No. 5502730142F Dated October 24, 2024. Zone "X" areas are determined to be outside the 0.2% annual change floodplain.

Indicates Wetlands Delineated by Helainthus, LLC, August 22, 2022

LINE TABLE

LINE	BEARING	DISTANCE
L112	N00°31'06"W	13.80'
L113	N88°14'59"E	117.40'
L114	N85°22'28"E	83.77'
L115	N89°09'14"E	84.55'
L116	S81°01'18"E	48.54'
L117	S86°17'33"E	60.98'
L118	N88°22'40"E	116.38'
L119	S77°08'30"E	54.22'
L120	N82°54'25"E	53.10'
L121	N64°26'49"E	14.37'
L122	N43°07'13"E	70.71'
L123	N87°50'42"E	88.72'
L124	N00°38'08"W	57.47'

LINE TABLE

LINE	BEARING	DISTANCE
L125	N66°15'09"E	95.95'
L126	N05°15'20"E	157.21'
L127	N00°55'22"E	35.61'
L128	N21°34'57"W	87.25'
L129	N76°02'12"W	67.62'
L130	N05°14'45"E	239.98'
L131	N03°23'35"E	106.24'
L132	N53°00'19"W	81.94'
L133	N87°55'12"W	64.27'
L134	N16°47'30"W	58.33'
L135	N85°03'47"W	77.31'
L136	N42°36'58"W	45.49'

WISCONSIN
JOHN P. KONOPACKI
S-2461
SUMMIT, WI
LAND SURVEYOR

PINNACLE ENGINEERING GROUP
CHAPUT LAND SURVEYS
710 N. PLANKINTON AVE. SUITE 720
MILWAUKEE, WI 53203 | 414-224-8068

NORTH

GRAPHICAL SCALE (FEET)
0 1"=150'

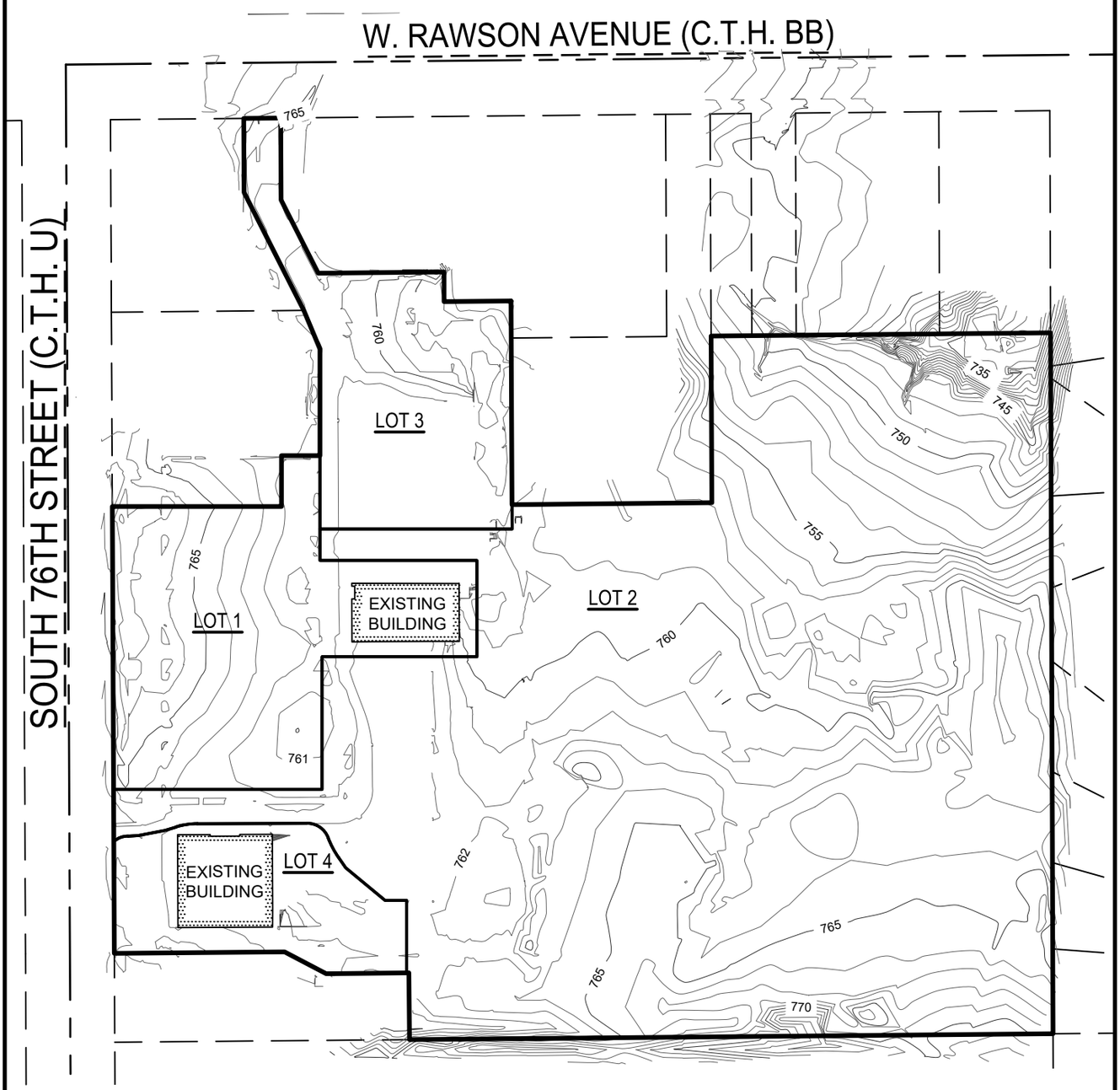
This instrument was drafted by John P. Konopacki, PLS-License No. S-2461

Date: June 1, 2026
JOB #4192.30

CERTIFIED SURVEY MAP NO. ____

A redivision of Lot 2, Certified Survey Map No. 8318, Outlot 1 of Certified Survey Map No. 6313, and Outlot 1 of Certified Survey Map No. 5401, all being part of the Northwest 1/4 of the Northwest 1/4 of Section 10, Township 5 North, Range 21 East, in the City of Franklin, County of Milwaukee, State of Wisconsin.

TOPOGRAPHY



Vertical datum is based on North American Vertical Datum of 1988 (12)

Note: Existing contours are shown.

WISCONSIN
JOHN P. KONOPACKI
S-2461
SUMMIT, WI
LAND SURVEYOR

PINNACLE ENGINEERING GROUP
CHAPUT LAND SURVEYS
710 N. PLANKINTON AVE. SUITE 720
MILWAUKEE, WI 53203 | 414-224-8068

NORTH

GRAPHICAL SCALE (FEET)
0 1"=200'

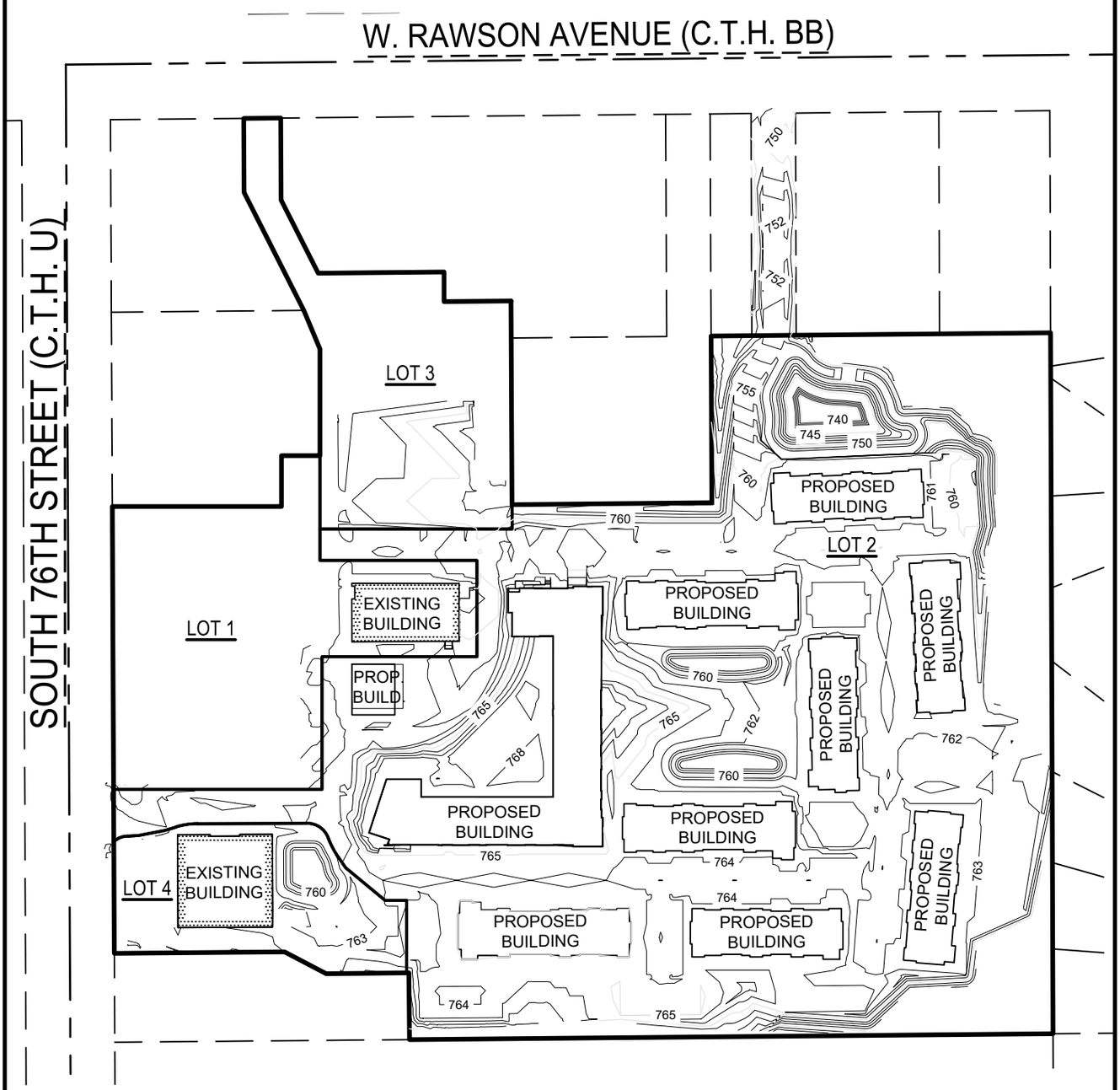
This instrument was drafted by John P. Konopacki, PLS-License No. S-2461

Date: June 1, 2026
JOB #4192.30

CERTIFIED SURVEY MAP NO. ____

A redivision of Lot 2, Certified Survey Map No. 8318, Outlot 1 of Certified Survey Map No. 6313, and Outlot 1 of Certified Survey Map No. 5401, all being part of the Northwest 1/4 of the Northwest 1/4 of Section 10, Township 5 North, Range 21 East, in the City of Franklin, County of Milwaukee, State of Wisconsin.

PROPOSED TOPOGRAPHY



Vertical datum is based on North American Vertical Datum of 1988 (12)

Note: Proposed contours shown provided by The Sigma Group Inc.
Received: May 26 2026.

WISCONSIN
JOHN P. KONOPACKI
S-2461
SUMMIT, WI
LAND SURVEYOR

NORTH

GRAPHICAL SCALE (FEET)
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PINNACLE ENGINEERING GROUP
CHAPUT LAND SURVEYS
710 N. PLANKINTON AVE. SUITE 720
MILWAUKEE, WI 53203 | 414-224-8068

This instrument was drafted by John P. Konopacki, PLS-License No. S-2461

Date: June 1, 2026
JOB #4192.30
SHEET 13 OF 16

CERTIFIED SURVEY MAP NO. ____

A redivision of Lot 2, Certified Survey Map No. 8318, Outlot 1 of Certified Survey Map No. 6313, and Outlot 1 of Certified Survey Map No. 5401, all being part of the Northwest 1/4 of the Northwest 1/4 of Section 10, Township 5 North, Range 21 East, in the City of Franklin, County of Milwaukee, State of Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN}
:SS
WAUKESHA COUNTY}

I, John P. Konopacki, Professional Land Surveyor, do hereby certify:

THAT I have surveyed, mapped and divided a redivision of Lot 2, Certified Survey Map No. 8318, recorded as Document No. 09956357, Outlot 1 of Certified Survey Map No. 6313, recorded as Document No. 7307525, and Outlot 1 of Certified Survey Map No. 5401, recorded as Document No. 6366765, all being part of the Northwest 1/4 of the Northwest 1/4 of Section 10, Township 5 North, Range 21 East, in the City of Franklin, County of Milwaukee, State of Wisconsin, bounded and described as follows:

Commencing at Northwest corner of said Northwest 1/4 of said Section 10; thence South 00°15'45" East along the West line of said Northwest 1/4 Section 596.70 feet to a point; thence North 89°59'53" East 60.00 feet to the East line of South 76th Street (C.T.H. U) and the Point of Beginning of lands hereinafter described; thence North 89°59'53" East along the South line of Lot 1 of Certified Survey Map No. 8318 a distance of 228.57 feet to the East line of said Lot 1; thence North 00°00'07" West along said East line 68.60 feet to a point; thence North 89°59'53" East along said East line 52.02 feet to a point; thence North 00°00'07" West along said East line 144.04 feet to a point; thence North 22°40'40" West along said East line 56.53 feet to the Southeast corner of Parcel 3 of Certified Survey Map No. 4828; thence North 26°53'02" West along the East line of said Parcel 3 a distance of 178.51 feet to a point; thence North 00°15'45" West along said East line 100.00 feet to a point on the South line of West Rawson Avenue (C.T.H. BB); thence North 89°26'54" East along said South line 50.00 feet to the Northwest corner of Parcel 4 of Certified Survey Map No. 4828; thence South 00°15'45" East along the West line of said Parcel 4 a distance of 110.74 feet to a point; thence South 26°53'02" East along said West line 110.74 feet to the South line of said Parcel 4; thence North 89°26'36" East along said South line 169.93 feet to a point on the West line of Parcel 1 of Certified Survey Map No. 5689; thence South 00°08'22" East along said West line 40.00 feet to a point; thence North 89°26'36" East along said West line 90.53 feet to a point; thence South 00°15'45" East along said West line, and its extension, 275.00 feet to the Southwest corner of Parcel 2 of Certified Survey Map No. 4483; thence North 89°26'36" East along the South line of said Parcel 2 a distance of 270.00 feet to the East line of said Parcel 2; thence North 00°15'45" West along said East line 225.00 feet to the Southwest corner of Certified Survey Map No. 6811; thence North 89°26'54" East along the South line of said Certified Survey Map a distance of 458.67 feet to the West line of Phase VII Westminster Condominiums; thence South 00°11'53" East along said West line and the West line of Dover Hill Addition No. 1 Subdivision 946.39 feet to the North line of Carter Grove Condominium; thence South 89°28'54" West along said North line 869.44 feet to the Southeast corner of Parcel 1 of Certified Survey Map No. 5401; thence North 00°31'06" West along the East line of said Parcel 1 a distance of 90.00 feet to the North line of said Parcel 1; thence South 89°28'54" West along said North line 111.56 feet to a point; thence North 62°22'32" West along said North line 63.59 feet to a point; thence South 89°28'54" West along said North line 230.00 feet to a point on the East line of South 76th Street (C.T.H. U); thence North 00°15'45" West along said East line 603.29 feet to the Point of Beginning.

Said lands as described contains 1,067,885 square feet or 24.5154 acres of land.

THAT I have made the survey, land division and map by the direction of Initech LLC, owner.

THAT the map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

THAT I have fully complied with Chapter 236 of the Wisconsin Statutes, the Subdivision Regulations of the City of Franklin Unified Development Ordinance Division 15 and Milwaukee County in surveying, dividing and mapping the same.

DATE: June 1, 2026

John P. Konopacki
PROFESSIONAL LAND SURVEYOR S-2461

PINNACLE
ENGINEERING GROUP
CHAPUT
LAND SURVEYS
710 N. PLANKINTON AVE. SUITE 720
MILWAUKEE, WI 53203 | 414-224-8068

This instrument was drafted by John P. Konopacki, PLS-License No. S-2461

CERTIFIED SURVEY MAP NO. ____

A redivision of Lot 2, Certified Survey Map No. 8318, Outlot 1 of Certified Survey Map No. 6313, and Outlot 1 of Certified Survey Map No. 5401, all being part of the Northwest 1/4 of the Northwest 1/4 of Section 10, Township 5 North, Range 21 East, in the City of Franklin, County of Milwaukee, State of Wisconsin.

OWNER'S CERTIFICATE

Initech LLC, a limited liability company, duly organized and existing under the virtue of the laws of the state of _____, as owner, do hereby certify that said limited liability company caused the land described on this Certified Survey Map to be surveyed, divided and mapped as represented on this Certified Survey Map.

Initech LLC, as owner, do further certify that this certified survey map is required by Chapter 236 of the Wisconsin State Statutes to be submitted to the following for approval of objection:

1. City of Franklin

IN WITNESS WHEREOF, Initech LLC, owner, has caused these presents to be signed by the hand of _____ , on this _____ , day of _____, 2026.

In the presence of: Initech LLC

_____ _____

Name (signature) - Title

STATE OF _____}
} SS
COUNTY OF _____}

Personally came before me this _____ day of _____, 2026, the above-named _____, as the _____, who executed the above instrument and acknowledged the same.

_____
Name: _____
Notary Public, State of Wisconsin
My Commission: _____

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Date: June 1, 2026
JOB #4192.30

CERTIFIED SURVEY MAP NO. ____

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CITY OF FRANKLIN COMMON COUNCIL APPROVAL

Approved by the Common Council of the City of Franklin by Resolution No. _____. Signed this _____ day of _____, 2026.

_____ _____
Date John Nelson, Mayor

_____ _____
Date Shirley Roberts, City Clerk

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