



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

PLAN COMMISSION MEETING AGENDA
Thursday, March 5, 2026 at 6:00 P.M.

- A. Call to Order and Roll Call**
- B. Approval of Minutes**
 - 1. Approval of the regular meeting of February 19, 2026.
- C. Public Hearing Business Matters.**
 - 1. **PTP Spanco, Conditional Use.** Request for approval of a Conditional Use for a Light Industry Use to manufacture cranes, fall protection, and material handling equipment for a property located at 9800 S. 60th Street (TKN 899 9990 022).
- D. Citizen comment period.** Citizens may comment upon the Business Matter items set forth on this Meeting Agenda.
- E. Business Matters**
 - 1. **Bear Development, Site Plan.** Request for approval of a resolution approving a site plan for the development of a multi-family condominium project upon property located at 11590 West Meadowview Drive (Tax Key No. 891 1081 000).
 - 2. **De Grave, Land Combination.** Request to recommend approval of a Land Combination Application for properties located at 9421 S 94th Street & 0 S 96th Street (TKN 887 0060 000 & 887 0069 000).
 - 3. **Children’s Wisconsin, Major Site Plan Amendment.** Request to approve a resolution to approving a major site plan amendment for the development of a single-story medical office building to allow for an expansion of floor area of approximately 15 percent, upon property located at 5414 West Rawson Avenue (TAX KEY NO. 741 9004 000)
 - 4. **Modine Manufacturing, Major Site Plan Amendment.** Request to approve a resolution to approving a major site plan amendment to allow for the installation of screened trash compactors, and additional car parking spaces, upon property located at 3303 W Oakwood Rd. (TKN 951 9994 002)
 - 5. **Advenir Azora, Concept Review.** Request for feedback on for a proposal for approximately 165 market-rate, single family rental units on approximately 24 acres, upon properties located at 7631 S 31st St., as well as 7705 and 7721 S. 31st St.
- F. Adjournment**

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: March 19, 2026.

City of Franklin
Plan Commission Meeting
February 19, 2026
Minutes

unapproved

A. Call to Order and Roll Call

Mayor John Nelson called the February 19, 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 Courtney Day and Commissioners Rebecca Specht, Michael Shawgo and Kevin Haley. Excused was Commissioner Patrick Leon. Also present were City Attorney Jesse Wesolowski, Planning Manager Regulo Martinez-Montilva, Principal Planner Marion Ecks, Assistant Planner Rose Melton, Director of Economic Development John Regetz, Director of Administration Kelly Hersh, Alderman Jason Craig and Alderwoman Michelle Eichmann. Commissioner Specht left the meeting at 7:04.

B. Approval of Minutes – Regular Meeting of January 22, 2026.

Alderman Salous moved and Commissioner Shawgo 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. Public Hearing regarding the proposed creation of Tax Incremental District No. 10,** the proposed boundaries of the District, and the proposed Project Plan for the District. Tax Incremental District No. 10 (TID 10) is a proposed Blighted Area District comprising approximately 30 acres located to the southeast of South 76th Street and West Rawson Avenue. TID 10 will facilitate new residential and commercial development

Director of Economic Development John Regetz; and consultants Ehlers and SB Friedman presented the Tax Incremental District No. 10 request.

The Official Notice of Public Hearing was read in to the record by Planning Manager Martinez and the Public Hearing opened at 6:53 pm and closed at 7:56 pm.

Motion #1

Alderwoman Day moved and Commissioner Haley seconded a motion to recommend approval of a Resolution establishing the boundaries of and approving the project plan for Tax Incremental District No. 10. On voice vote, 3 voted ‘aye’ and 1 abstained; motion failed (3-0-2).

Commissioner Haley moved and Alderwoman Day seconded to vote again. On voice vote, all voted ‘aye’; motion carried (4-0-2).

Motion #2

Commissioner Haley moved and Alderwoman Day seconded a motion to recommend approval of a Resolution establishing the boundaries of and approving the project plan for Tax Incremental District No. 10. On voice vote, 4 voted ‘aye’ and 1 abstained; motion carried (4-0-2).

- 2. Blomquist, Conditional Use,** Request for approval of a Conditional Use for an approximately 795 square foot attached Accessory Dwelling Unit, for property located at 8866 W. Puetz Road (TKN 839 9997 009)

Assistant Planner Melton presented the Conditional Use request. Applicant, Benjamin Blomquist was present.

The Official Notice of Public Hearing was read in to the record by Assistant Planner Melton and the Public Hearing opened at 9:13 pm and closed at 9:13 pm.

Commissioner Haley moved and Alderwoman Day seconded a motion to recommend approval of a Resolution imposing conditions and restrictions for the approval of a Conditional Use for an attached accessory dwelling unit upon property located at 8866 W. Puetz. Road (Tax Key No. 839 9997 009). On voice vote, all voted aye, motion carried (4-0-2).

- 3. Kroner, Inc. Special Use Amendment.** Request for approval of a Special Use Amendment to allow for warehouse distribution and storage, for property located at 3617 W Oakwood Rd. (950-9001-000).

Principal Planner Ecks presented the Special Use Amendment request.

The Official Notice of Public Hearing was read in to the record by Principal Planner Ecks and the Public Hearing opened at 9:20 pm and closed at 9:20 pm.

Alderman Salous moved and Alderwoman Day seconded a motion to recommend approval of a Resolution to amend Resolution No. 2021-7722, a Special Use within Planned Development District No. 39 (Mixed Use Business Park), to allow for warehouse, distribution and storage uses, upon property located at 3617 West Oakwood Road (Tax Key No. 950 9001 000). On voice vote, all voted aye, motion carried (4-0-2).

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

The citizen comment period opened at 9:21 p.m. and closed at 9:21 p.m.

E. Business Matters

1. Consideration and possible action on a “Resolution Establishing the Boundaries of and Approving the Project Plan for Tax Incremental District No. 10.” Tax Incremental District No. 10 (TID 10) is a proposed Blighted Area District comprising approximately 30 acres located to the southeast of South 76th Street and West Rawson Avenue. TID 10 will facilitate new residential and commercial development. [This item was presented with Item C.1].
- 2. Northwestern Mutual Life Insurance (Costco), Certified Survey Map.** Request for recommendation to Common Council of an amendment to an application for a two-lot Certified Survey Map for the property located on the northwest corner of South 27th Street and West Drexel Avenue, addressed as 2710 W. Drexel Avenue, 1 & 2 Northwestern Mutual Way (TKN 786 9980 003).

Principal Planner Ecks presented the Certified Survey Map request.

Alderman Day moved and Commissioner Shawgo seconded A motion to recommend approval of a resolution conditionally approving a revised two-lot Certified Survey Map, being a redivision of a part of Parcel 1, in Certified Survey Map No. 7389 in the City of Franklin, Milwaukee County, Wisconsin. (NORTHWESTERN MUTUAL LIFE INSURANCE APPLICANT AND PROPERTY OWNER). On voice all voted 'aye'; motion carried (4-0-2).

3. **Thelen, Minor Site Plan Amendment.** Request for approval of a Minor Site Plan Amendment for a fence exceeding 6 feet in height in a non-residential district, for property located at 8861 S 27th Street (TKN 855 9946 002).

Planning Manager Martinez presented the Minor Site Plan Amendment request.

Commissioner Shawgo moved and Alderman Salous seconded a motion to approve a Resolution approving a Minor Site Plan Amendment for the development of 8-foot-high fencing, upon property located at 8861 S 27th Street (TKN 855 9946 002). On voice all voted 'aye'; motion carried (4-0-2)

F. Adjournment

Alderman Day moved and Commissioner Haley seconded to adjourn the meeting at 9:24 pm. On voice vote, all voted 'aye'; motion carried (4-0-2).



CITY OF FRANKLIN
REPORT TO THE PLAN COMMISSION

Item C.1

Meeting of March 5, 2026

Conditional Use

RECOMMENDATION: City Development staff recommends approval of this conditional use request for a Light Industry Use to manufacture cranes, fall protection, and material handling equipment, under "Light Industry," which is a conditional use in the LI: Limited Industrial District.

Table with 2 columns: Field Name and Value. Fields include Project name, Property Owner, Applicant, Agent, Property Address/TKN, Aldermanic District, Zoning District, Staff Planner, and Application number.

INTRODUCTION:

Conditional Use request to allow for a Light Industry use to manufacture cranes, fall protection, and material handling equipment by PtP Spanco Midwest, Inc. at the property 9800 S. 60th Street. Light Industry uses are a conditional use in the LI: Limited Industrial District.

PROJECT ANALYSIS:

Manufacturing of cranes, fall protection, and material handling equipment falls under the definition of Light Industry, as follows:

INDUSTRY, LIGHT: A use that involves the manufacturing, production, processing, fabrication, assembly, treatment, repair, or packaging of finished products, predominantly from previously prepared or refined materials (or from raw materials that do not need refining). Warehousing, wholesaling, and distribution of the finished products produced at the site is allowed as part of this use.

Light Industry uses require a conditional use permit in the LI: Limited Industrial District per UDO Table 15-3-04(C). There are no proposed changes to the site plan at this time. This application seeks only approval of conditional use.

The applicant is proposing hours of operation typically from Monday through Friday, from 7:00 AM to 3:30 PM, with potential overtime in the late afternoon or Saturday mornings. The company anticipates approximately 20 employees to be onsite at any given time once fully operational.

General standards for Conditional Uses (§15-9-06.H)

Summary of Standard	Staff’s Finding
1. <i>Ordinance and Comprehensive Master Plan purposes and intent.</i>	The <i>City of Franklin 2025 Comprehensive Master Plan</i> designates the future land use of this property as Commercial. However, the property adjacent to both the Franklin Business Park and Franklin Industrial Park.
2. <i>No Undue Adverse Impact.</i>	City Development staff does not anticipate “undue adverse impact” to adjacent properties as the surrounding context is largely developed in an Industrial manner. The applicant states that manufacturing activities at the property will be conducted indoors.
3. <i>Compatibility with Surrounding Development.</i>	This property is zoned LI: Limited Industrial District. Surrounding Zoning to the north, east, and northwest is also zoned LI. To the southwest of the property is part of the Root River Parkway, which is owned by the Milwaukee County Department of Parks, Recreation and Culture. The zoning district to the south is Planned Development Legacy 7, which is the Franklin Industrial Park. The surrounding context of the property is largely industrial and is compatible with the proposed Light Industry use of 9800 S. 60 th Street in staff’s opinion.
4. <i>Adequate Public Facilities.</i>	The proposed use is within an existing facility with utility connections that the applicant intends to utilize. Water and Sanitary Sewer Facilities are available from Airways Avenue (or S. 60 th Street).
5. <i>Adequate Circulation.</i>	The applicant intends to use existing loading bays and areas for distribution purposes, as permitted within the Light Industry Use definition. The use does not include retail sales, so traffic to and from the subject property will be limited.
6. <i>No Destruction of Significant Features.</i>	The applicant does not propose any changes to the site at this time.

SITE COMPLIANCE

A site visit was conducted as part of the City Development Staff’s review. No site compliance issues were found.

STAFF RECOMMENDATION

City Development staff recommends approval of this Conditional Use request for a Light Industry use at the subject property, which is a Conditional Use in the LI: Limited Industrial District subject to the standard conditions in the draft resolution.

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 LIGHT INDUSTRY USE UPON
PROPERTY LOCATED
AT 9800 S. 60TH STREET (TAX KEY NO. 899 9990 022),
(JONAS BUILDERS, INC., PROPERTY OWNER)
(PTP SPANCO MIDWEST, INC., APPLICANT)

WHEREAS, PtP Spanco Midwest, Inc., having petitioned the City of Franklin for the approval of a Conditional Use within the LI Limited Industrial District under the Light Industry use, to manufacture cranes, fall protection and material handling equipment with proposed hours of operation typically Monday through Friday, approximately 7:00 a.m. to 3:30 p.m. located at the property 9800 S. 60th Street, bearing Tax Key No. 899 9990 022, more particularly described as follows:

PARCEL 1 OF CERTIFIED SURVEY MAP NO. 2587, RECORDED ON JULY 21, 1975 IN REEL 865, IMAGE 1970 AS DOCUMENT NO. 4931656, OF PART OF THE NORTHWEST ¼ OF SECTION 26, TOWN 5 NORTH, RANGE 21 EAST, CITY OF FRANKLIN, COUNTY OF MILWAUKEE, STATE OF WISCONSIN, AS AMENDED BY AFFIDAVIT OF CORRECTION DATED OCTOBER 26, 1976 AND RECORDED ON OCTOBER 27, 1976, REEL 969, IMAGE 1707 AS DOCUMENT. NO. 5049765.

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 5th day of March, 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 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 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 PtP Spanco Midwest, Inc., 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 PtP Spanco Midwest, Inc., successors and assigns, as a Light Industry use, which shall be developed in substantial compliance with, and operated and maintained by PtP Spanco Midwest, Inc., pursuant to the application materials City file-stamped January 20, 2026.
2. PtP Spanco Midwest, Inc., 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 PtP Spanco Midwest, Inc. Light Industry 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 PtP Spanco Midwest, Inc. and the Light Industry use for the property located at 9800 S. 60th 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.
4. 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 PtP Spanco Midwest, Inc., 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 17th day of March, 2026.

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this 17th day of March, 2026.

APPROVED:

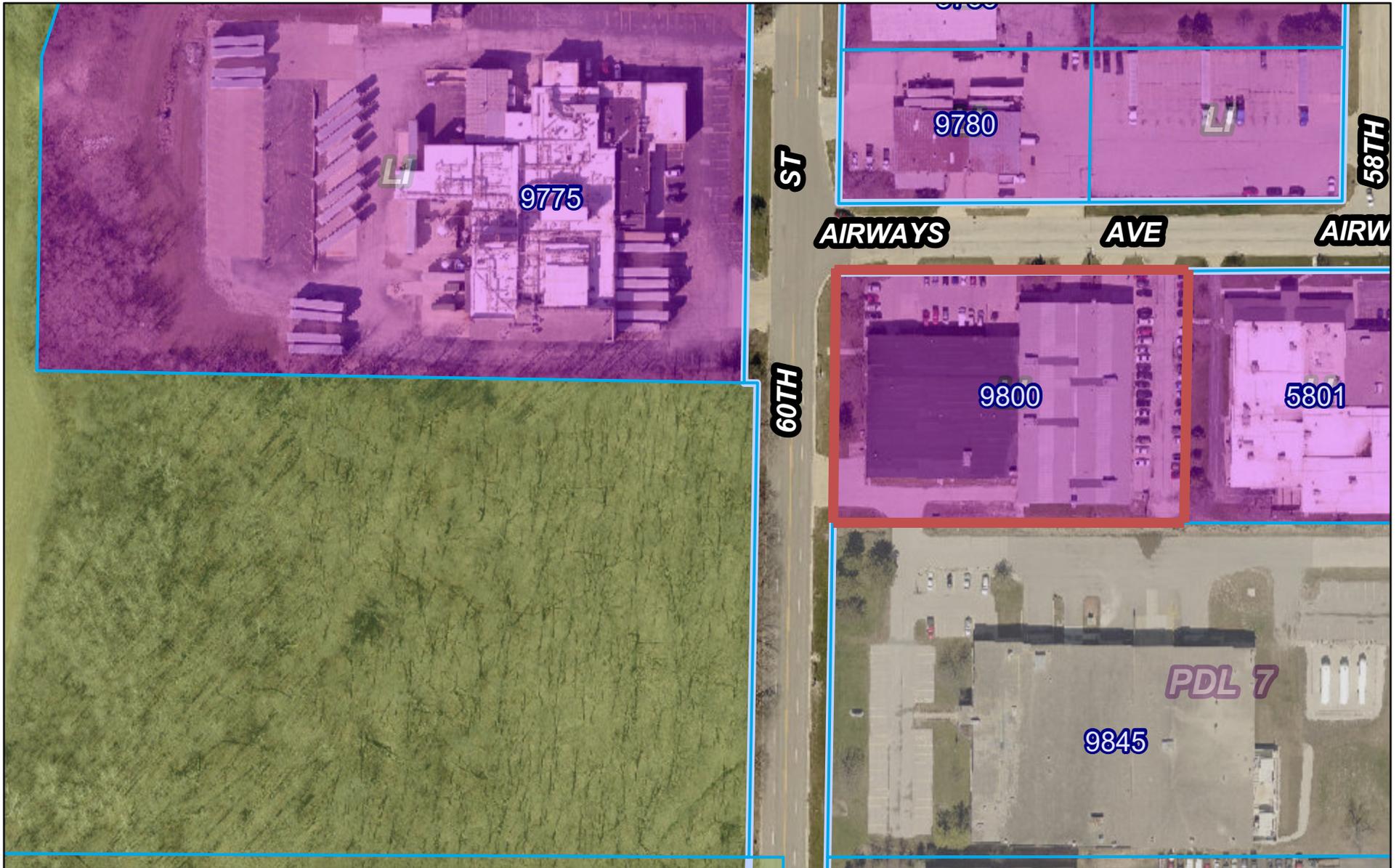
John R. Nelson, Mayor

ATTEST:

Shirley J. Roberts, City Clerk

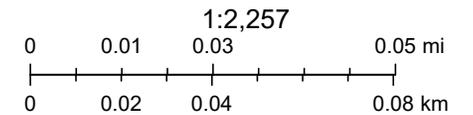
AYES _____ NOES _____ ABSENT _____

City of Franklin Property Viewer



2/25/2026, 9:35:40 AM

 Parcel



SE Wisc Reg Planning Comm, SEWRPC, Microsoft, Vantor

Project Narrative

Property Owner: Jonas Builders, Inc. Restated Profit Sharing Plan

Conditional Use Applicant: PtP Spanco Midwest, Inc.

Address: 9800 S. 60th St, Franklin WI 53132

Project Overview

The applicant is seeking Conditional Use approval to allow for the operation of manufacturing industrial cranes, fall protection and material handling equipment within an existing industrial building located at 9800 S. 60th Street in the City of Franklin. The proposed use will occupy an existing facility within the M-1 Limited Industrial district and will not involve new construction or expansion of the building footprint.

The request is being made to permit a use that is consistent with the intent of the zoning district but requires Conditional Use approval per the Unified Development Ordinance.

Existing Site Conditions

The subject property is an existing developed industrial site served by public utilities, including water and sanitary sewer, and is accessed via existing public streets designed to accommodate industrial traffic. The building has historically been used for light manufacturing, and the site contains paved parking and access drives.

Other than some signage and improvements to the landscaping, there are no planned changes to site layout, building massing, or exterior appearance are proposed as part of this request.

Proposed Use & Operations

The proposed operation will consist of the manufacture of industrial cranes, fall protection and material handling equipment conducted primarily within the existing building. Activities will occur during standard business hours of approximately 7:00am – 3:30pm, Monday through Friday, with limited overtime as needed on Saturday mornings or late afternoon. Once fully operational, there will be approximately 20 employees onsite at any given time.

Deliveries and shipments will occur on a daily basis and will utilize existing loading and access areas. All operations will comply with applicable building, fire, and safety codes. The use will not generate excessive noise, vibration, odors, or emissions beyond what is typical for uses permitted within an industrial district.

Compatibility with Surrounding Development

The surrounding area is characterized by light industrial uses of similar scale and intensity. The proposed use is compatible with the existing development pattern and will not dominate or interfere with neighboring properties.

Because the project utilizes an existing building and infrastructure, with no proposed expansion or increase in site intensity, it will maintain the established character of the area and function in harmony with adjacent uses.

Summary

The proposed conditional use is consistent with the intent and purpose of the City of Franklin Unified Development Ordinance and Comprehensive Master Plan. The project will make efficient use of an existing industrial facility, will be adequately served by public services and infrastructure, and will not result in adverse impacts to surrounding properties or the broader community.

For these reasons, the applicant respectfully requests approval of the Conditional Use Permit.

1. Name of Insured:

JONAS BUILDERS, INC. RESTATED PROFITSHARING PLAN

2. The estate or interest in the land described herein and which is covered by this policy is:

FEE SIMPLE



3. The estate or interest referred to herein is at Date of Policy vested in the insured.

4. The land referred to in this policy is described as follows:

Parcel 1 of Certified Survey Map No. 2587, recorded on July 21, 1975 in Reel 865, Image 1970 as Document No. 4931656, of part of the Northwest 1/4 of Section 26, Town 5 North, Range 21 East, City of Franklin, County of Milwaukee, State of Wisconsin, as Amended by Affidavit of Correction dated October 26, 1976 and recorded on October 27, 1976, Reel 969, Image 1707 as Document No. 5049765.

Tax Key No. 899-9990-022

ADDRESS: 9800 S. 60th Street

Standards for Conditional Uses

Date:
Property Owner:
Property Address:

SECTION 15-9-06.H GENERAL STANDARDS FOR CONDITIONAL USES

General Standards. No special use permit shall be recommended or granted pursuant to this Ordinance unless the applicant shall establish the following:

1. **Ordinance and Comprehensive Master Plan Purposes and Intent.** The proposed use and development will be in harmony with the general and specific purposes for which this UDO was enacted and for which the regulations of the zoning district in question were established and with the general purpose and intent of the City of Franklin Comprehensive Master Plan or element thereof.

Response:

2. **No Undue Adverse Impact.** The proposed use and development will not have a substantial or undue adverse or detrimental effect upon or endanger adjacent property, the character of the area, or the public health, safety, morals, comfort, and general welfare and not substantially diminish and impair property values within the community or neighborhood.

Response:

3. **Compatibility with Surrounding Development.** The proposed use and development will be constructed, arranged, and operated so as not to dominate the immediate vicinity or to interfere with the use and development of neighboring property in accordance with the applicable zoning district regulations.

Response:

4. **Adequate Public Facilities.** The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities including public water supply system and sanitary sewer, police and fire protection, refuse disposal, public parks, libraries, schools, and other public facilities and utilities or the applicant will provide adequately for such facilities.

Response:

5. **Adequate Circulation.** The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets. Adequate measures will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

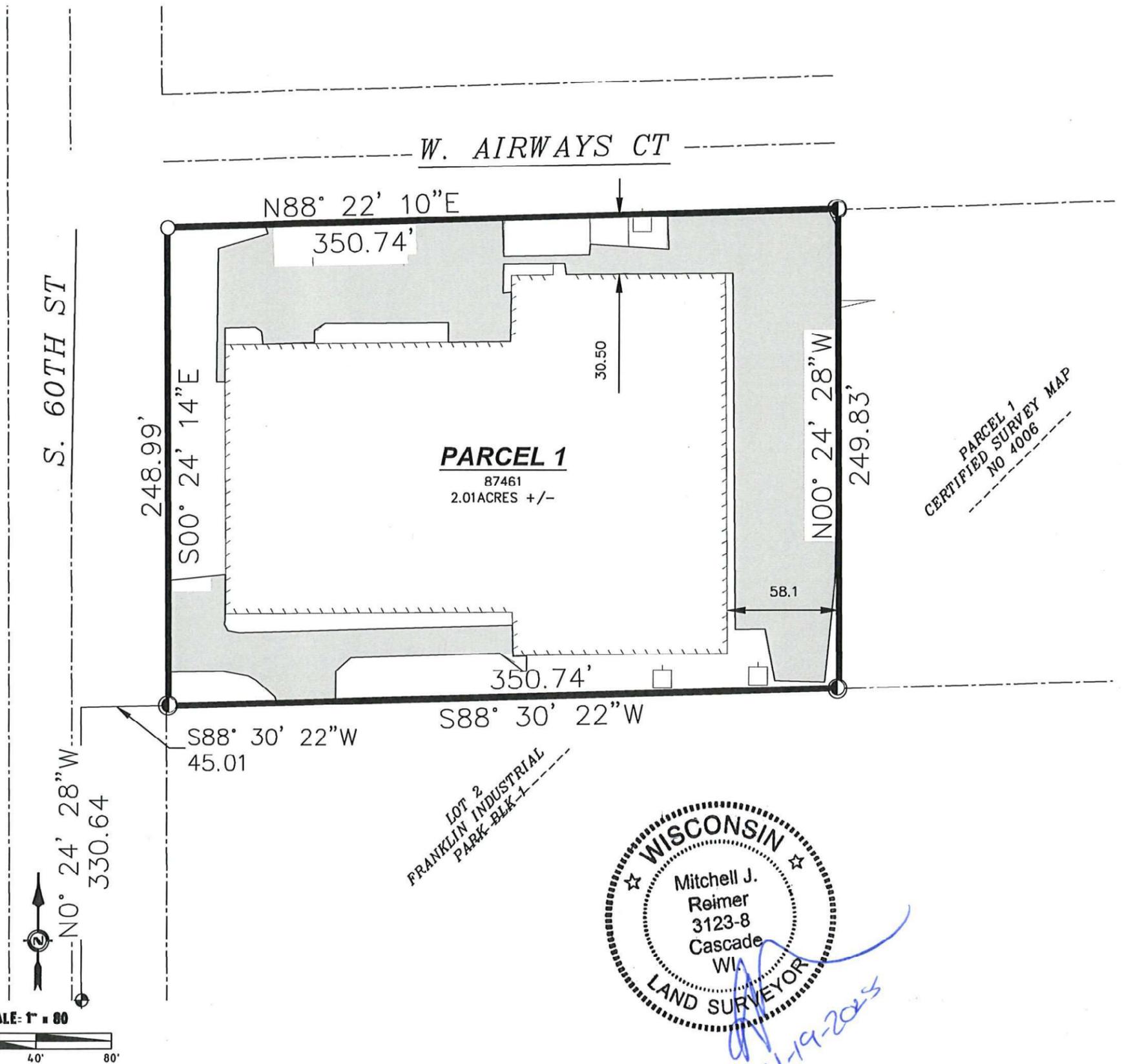
Response:

6. **No Destruction of Significant Features.** The proposed use and development will not result in the destruction, loss, or damage of any natural, scenic, or historic feature of significant importance. This criterion shall be deemed to have been met with respect to natural features upon approval by the Plan Commission of a Natural Resource Protection Plan for the proposed use.

Response:

PLAT OF SURVEY

PARCEL 1 OF CERIFIED SURVEY MAP 2587, PART OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 21 EAST, CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN



PARCEL 1
CERTIFIED SURVEY MAP
NO 4006

North is referenced to the WEST line
line of NW $\frac{1}{4}$ SECTION 26, T 5 N, R 21 E,
which bears N89°46'11"E
NAD 83 WI-S.

OWNER/PREPARED FOR:
SPANCO
604 Hemlock Rd
Morgantown, PA 19543

LEGEND

- ⊕-----Government Corner (As Noted)
- Set 3/4" x 24" Rebar Weighing
1.502 Pounds/Lineal Foot
- Found 1" iron
- ()-----"Recorded as"

SURVEY WORK COMPLETED 10/28/25

Mitchell J. Reimer
W61 N497 Washington Ave
Cedar Corporation
Cedarburg, Wisconsin 53012
SHEET 1 OF 1 SHEETS



CITY OF FRANKLIN
REPORT TO THE PLAN COMMISSION
Meeting of March 5, 2026

Site Plan

RECOMMENDATION: Staff recommends approval of the Site Plan for the condominium development project upon property located at 11590 W. Meadowview Drive, subject to the recommended conditions of approval.

Project Name:	Bear Development Condominiums
Property Owner:	Loomis & Ryan, Inc.
Applicant:	Bear Development, LLC
Agent:	Daniel Szczap, Bear Development, LLC
Property Address/TKN:	11590 W. Meadowview Drive/891 1081 000
Aldermanic District:	District 6
Zoning District:	M-1 Limited Industrial District
Staff Planner:	Nick Fuchs, Planning Associate
Submittal date:	May 30, 2025
Application number:	PPZ25-0124

INTRODUCTION/BACKGROUND

The applicant filed a Site Plan Application related to a proposed multi-family residential development upon property located at 11590 W. Meadowview Drive. This application was submitted prior to the effective date of the new zoning ordinance. As such, it is being reviewed under the previous version of the Unified Development Ordinance (UDO).

Previously, the Plan Commission and Common Council approved a comprehensive master plan amendment, rezoning, and certified survey map related to this project at their May 8, 2025 and May 20, 2025 meetings, respectively.

The Plan Commission, at their October 9, 2025 meeting, and the Common Council, at their October 21, 2025 meeting, also approved a Special Use and Condominium Plat for the subject project.

The applicant also received approval of a variance for Units 33-34 and Units 35-36 to allow for minimum rear yard setbacks of approximately eighteen feet and twenty feet, opposed to the required minimum rear yard setback of twenty-five feet.

PROJECT DESCRIPTION/ANALYSIS

The subject property has a Base Site Area of 6.28-acres. The project consists of thirty-six units within eighteen duplex buildings along a newly proposed public road extending from Meadowview Drive. This density is consistent with the Special Use approval via Resolution 2025-8389. Staff is recommending submittal of a Certified Survey Map to dedicate the public right-of-way as shown on the Condominium Plat prior to plat recording.

The individual condominium units will have approximately 1,794 square feet of living space. The building separation minimum proposed is 10-feet, which is consistent with the R-8 District requirement of 5-foot side yard setbacks for two-family structures. The development consists of 35% greenspace, which is also in compliance with R-8 District standards. The minimum parking standard of one, two stall attached garage per dwelling unit is met.

The Landscape Plan provided includes 17 street trees, 6 deciduous trees, 11 ornamental trees, 16 evergreen trees, and 10 evergreen shrubs. Currently the plan is well below the minimum plantings required. Table 15-5.0302 requires 1.5 canopy trees per dwelling unit, 1 evergreen tree per dwelling unit, 1 decorative tree per dwelling unit and three shrubs per dwelling unit. This equates to a minimum of 54 canopy/shade trees, 36 evergreen trees, 36 decorative trees and 108 shrubs.

Related to the Landscape Plan, staff recommends:

- *A revised Landscape Plan shall be submitted, for review and approval by the Planning Department, providing plant quantities in conformance with Table 15-5.0302 of the UDO.*
- *Additional plantings shall be provided between the future Irish Cottage parking lot and the condominium project.*
- *The Landscape Plan shall include a planting schedule indicating the number of species proposed for each type of plantings. The number of species provided shall be in conformance with Section 15-5.0302F. of the UDO.*

A Lighting Plan was not provided. It is anticipated that only low-level residential lighting will be provided. *Staff recommends that a Lighting Plan in conformance with Division 15-5.0400 be submitted for Planning Department review and approval.*

The Natural Resource Protection Plan provided illustrates 0.59-acres of woodland onsite. The applicant is proposing to impact 0.09-acres and preserve 0.50-acres of woodland, which complies with UDO standards.

A Conservation Easement, consistent with the boundary as shown on the Site Plan, shall be approved by the Common Council and recorded with the Milwaukee County Register of Deeds, prior to issuance of a building permit.

The building height proposed is slightly over 31-feet. *Staff recommends that the maximum building height shall not exceed 2.5 stories or 30-feet as required by Table 15-3.0209A of the UDO.*

Related to the site plan, staff suggests the following:

- *A site and building design with side entry garages be provided. Alternatively, a greater variety may be considered, with some front facing entries and some side entry garages.*
- *A variation of architecture and building materials be provided.*
- *Consideration of a through street to W. Ryan Road. This could provide a better long-term access for the Irish Cottage property and have little impact to the condominium project layout.*

Additionally, the Site Plan approval shall be contingent upon final Engineering Department review and approval of grading, erosion control, utilities, and storm water management plans prior to any land disturbance

Staff Recommendation:

Staff recommends approval of the Site Plan for the condominium development project upon property located at 11590 W. Meadowview Drive, subject to the recommended conditions of approval.

RESOLUTION NO. 2026-_____

A RESOLUTION APPROVING A SITE PLAN FOR THE
DEVELOPMENT OF A MULTI-FAMILY CONDOMINIUM PROJECT UPON PROPERTY
LOCATED AT 11590 WEST MEADOWVIEW DRIVE
(STEPHEN R. MILLS, BEAR DEVELOPMENT, LLC, APPLICANT)
(LOOMIS & RYAN, INC., PROPERTY OWNER)

WHEREAS, Stephen R. Mills, President of Bear Development, LLC having applied for approval of a proposed site plan for the development of a multi-family condominium project (“Lot 81”), consisting of 36 dwelling units arranged in 18 side-by-side duplex structures, which will include a new public cul-de-sac street with sidewalks connecting to West Meadowview Drive, street trees and related landscaping, lighting, stormwater management, and public water and sewer service to all dwelling units, for property located at 11950 West Meadowview Drive (6.28 acres), zoned R-8 Multiple-Family Residence District; and

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

NOW, THEREFORE, BE IT RESOLVED, by the Plan Commission of the City of Franklin, Wisconsin, that the Site Plan for the development of a multi-family condominium project (“Lot 81”), consisting of 36 dwelling units arranged in 18 side-by-side duplex structures, which will include a new public cul-de-sac street with sidewalks connecting to West Meadowview Drive, street trees and related landscaping, lighting, stormwater management, and public water and sewer service to all dwelling units, for property located at 11950 West Meadowview Drive (6.28 acres), zoned R-8 Multiple-Family Residence District, as depicted upon the plans city-file stamped February 25, 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 Stephen R. Mills, President of Bear Development, LLC multi-family condominium project (“Lot 81”) city-file stamped February 25, 2026.
2. Stephen R. Mills, President of Bear Development, LLC, successors and assigns, and any developer of the subject Lot 81 multi-family condominium 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 Lot 81 multi-family condominium project, within 30 days of invoice for same. Any violation of this provision shall be a violation of the Unified Development Ordinance, and subject

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

3. The approval granted hereunder is conditional upon the Bear Development, LLC “Lot 81” multi-family condominium project (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 Bear Development, LLC Lot 81 multi-family condominium project shall be developed and constructed pursuant to such Site Plan within one year from the date of adoption of this Resolution, or this Resolution and all rights and approvals granted hereunder shall be null and void, without any further action by the City of Franklin.
5. This Site Plan is subject to the conditions set forth in Resolution No. 2025-8389 and Resolution 2025-8390 for the Lot 81 condominiums.
6. Submittal of a Certified Survey Map to dedicate the public right-of-way as shown on the Condominium Plat shall be submitted prior to plat recording.
7. A revised Landscape Plan shall be submitted, for review and approval by the Planning Department, providing plant quantities in conformance with Table 15-5.0302 of the UDO.
8. Additional plantings shall be provided between the future Irish Cottage parking lot and the condominium project.
9. The Landscape Plan shall include a planting schedule indicating the number of species proposed for each type of plantings. The number of species provided shall be in conformance with Section 15-5.0302F. of the UDO.
10. A Lighting Plan in conformance with Division 15-5.0400 be submitted for Planning Department review and approval.
11. A Conservation Easement, consistent with the boundary as shown on the Site Plan, shall be approved by the Common Council and recorded with the Milwaukee County Register of Deeds, prior to issuance of a building permit.
12. The maximum building height shall not exceed 2.5 stories or 30-feet as required by Table 15-3.0209A of the UDO.
13. Final Engineering Department approval of grading, erosion control, utilities, and storm water management plans shall be granted prior to any land disturbance.

BEAR DEVELOPMENT, LLC – SITE PLAN
RESOLUTION NO. 2026-____
Page 3

Introduced at a regular meeting of the Plan Commission of the City of Franklin this
_____ day of _____, 2026.

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

APPROVED:

John R. Nelson, Mayor

ATTEST:

Shirley J. Roberts, City Clerk

AYES _____ NOES _____ ABSENT _____

Legal Description

Lot 2 of CSM No. 9263, Being a redivision of Lot 80 and 81 of Ryan Meadows, in the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ and the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ all in Section 30, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin

February 23, 2026

Mr. Nick Fuchs
City of Franklin
9339 W. Loomis Road
Franklin, WI 53132

Re: Ryan Meadows Condominium Site Plan

Dear Mr. Fuchs:

Bear Development is pleased to submit this letter and the enclosed materials as formal application for Site Plan review and approval for the Ryan Meadows Condominiums. Bear Development is acting on behalf of the record owner, Loomis & Ryan, Inc.

Project Summary

Record Owner: Loomis & Ryan, Inc.
Tax Key Number: 891-1081-000
Acreage: 7.23 Acres
Current Use: Vacant
Proposed Use: Two Family Condominiums
Zoning: R-8 Multiple Family Residence District
Site Plan Request: Condominium neighborhood consisting of between 36 residential units arranged in two-family buildings.

Previous Entitlements

Zoning

- The City of Franklin Plan Commission unanimously recommended approval of rezoning the subject property from the M-1 Limited Industrial to R-8 Multiple-Family Residence District at the May 8, 2025 Plan Commission Meeting.
- The City of Franklin Common Council unanimously approved a rezoning of the subject property from the M-1 Limited Industrial District to the R-8 Multiple-Family Residence District at the May 22, 2025 Common Council Meeting.



Phone: 262.694.2327



www.beardevelopment.com



4011 80th Street, Kenosha, WI 53142

Comprehensive Plan Amendment

- The City of Franklin Plan Commission unanimously recommended approval of Comprehensive Plan Amendment for the subject property designating the property from Business Park to Multi-Family Residential at the May 8, 2025 Plan Commission Meeting.
- The City of Franklin Common Council unanimously approved a Comprehensive Plan Amendment for the subject property from Business Park to Multi-Family Residential at the May 22, 2025 Common Council Meeting.

Special Use Permit

- The Franklin Plan Commission unanimously recommended approval of a Special Use Permit for a multi-family condominium on the subject property at the October 9, 2025 Plan Commission Meeting.
- The Franklin Common Council approved a Special Use Permit for a multi-family condominium development on the subject property at the October 21, 2025 Common Council Meeting.

Condominium Plat

- The Franklin Plan Commission unanimously recommended approval of a Condominium Plat for 36 residential units on the subject property at the October 9, 2025 Plan Commission Meeting.
- On October 21, 2025, the City of Franklin Common Council adopted Resolution 2025-8390 to approve a Condominium Plat for 36 residential units at the subject property.

Variance

- The Franklin Zoning Board of Appeals unanimously approved a Variance to allow a rear yard setback of 18 feet instead of the required 25 foot rear yard setback in the R-8 Multiple-Family District on February 18, 2026.

Ryan Meadows Condominium Site Plan

In accordance with existing approvals, Bear Development is respectfully requesting City of Franklin Plan Commission approval of the Ryan Meadows Condominiums. Ryan Meadows is a planned infill condominium neighborhood consisting of between 36 residences arranged in 2-family buildings. The neighborhood will be served with municipal sewer and water and a public street. The project has been designed in accordance with the City of Franklin Construction Specifications and the R-8 Multiple Family Residence District Standards.

The neighborhood drainage is served by existing stormwater facilities that were designed to accommodate the future development of this property. Recognizing that the project is an infill project, special attention has been paid to the perimeter landscaping to provide adequate buffers to adjacent properties

The applicant proposes series of uniform townhome residences which include approximately 1794 square feet of living space including 3 bedrooms and 2 ½ bathrooms. Each unit includes a basement and attached garage. Sample floorplans and colored renderings are included in the submittal.

We feel that the Ryan Meadows Site Plan meets the goals of the City of Franklin Comprehensive Plan while creating an attractive neighborhood to meet the existing housing needs in the City of Franklin. Further the project will significantly increase the taxable value for an underutilized property.

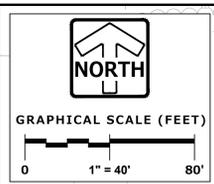
Should you have any questions regarding this matter, please do not hesitate to contact me. I can be reached at (262) 949-3788 or by email, dan@beardevelopment.com

Thank you for your time and consideration.

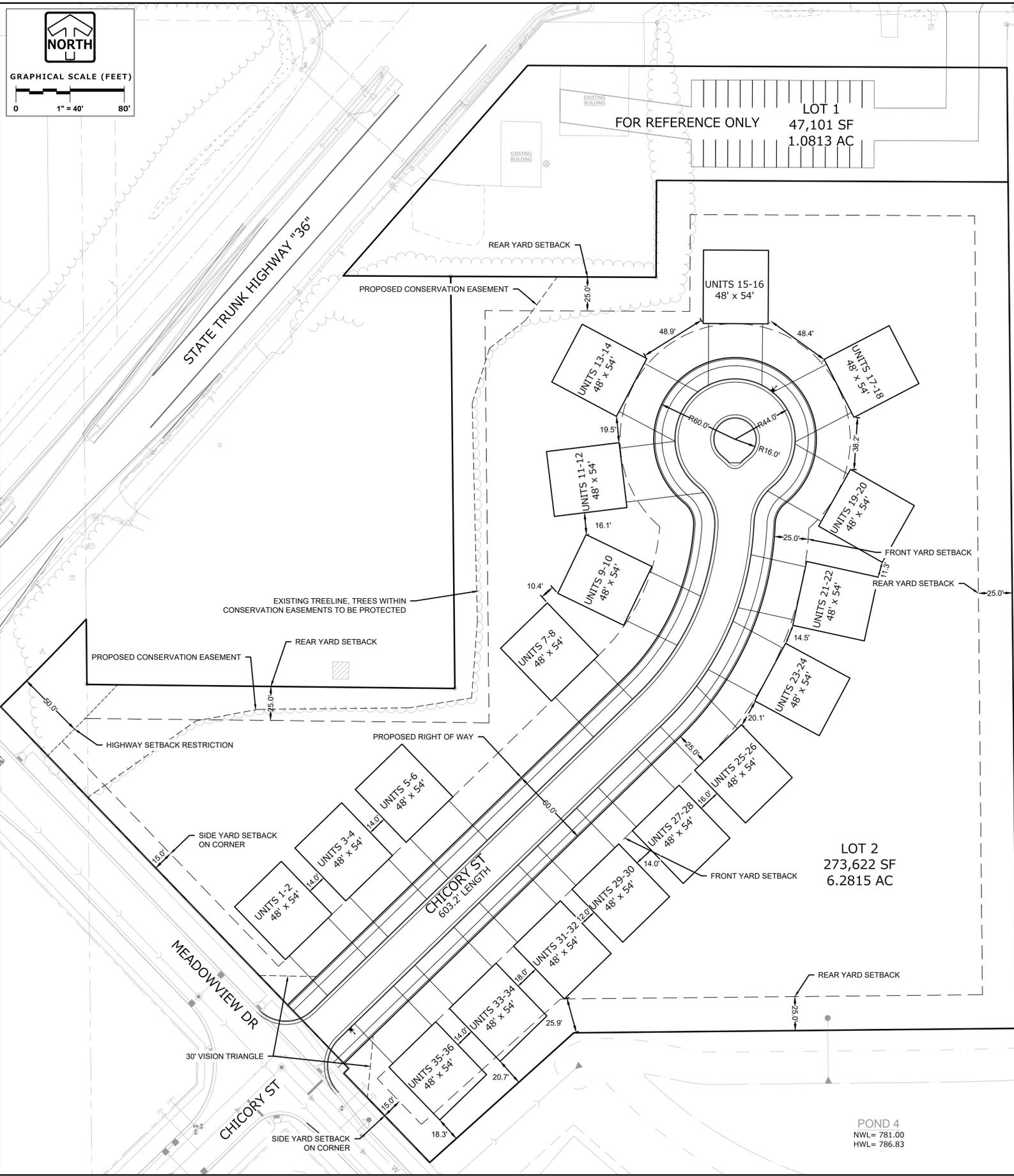
Respectfully,

A handwritten signature in black ink, appearing to read "Daniel Szczap".

Daniel Szczap
Bear Development, LLC

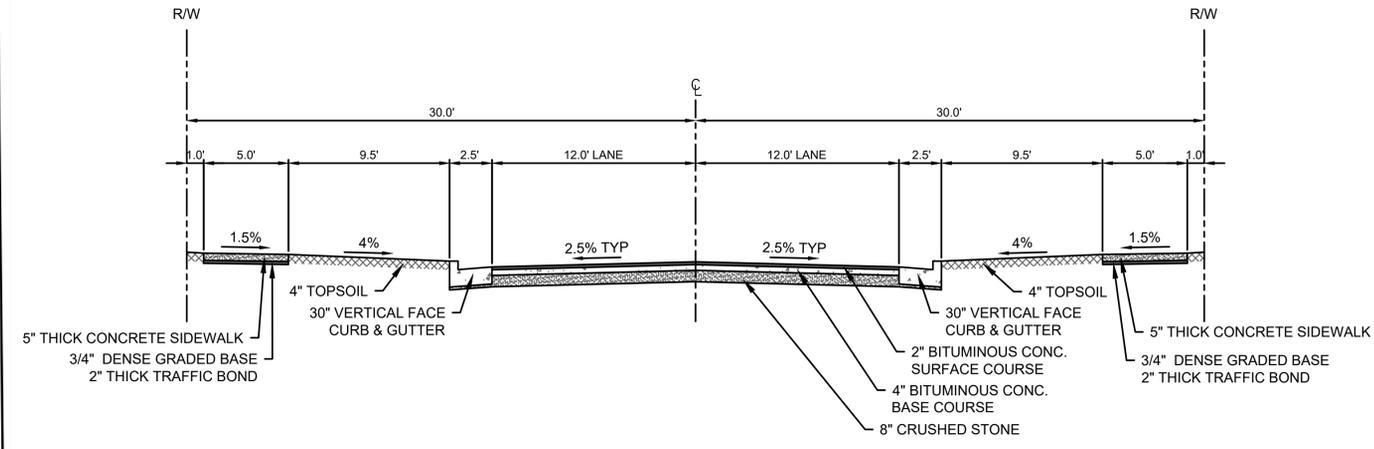


SHEET INDEX	
SHEET 1 of 4 -	CONCEPT SITE EXHIBIT
SHEET 2 of 4 -	CONCEPT GRADING EXHIBIT
SHEET 3 of 4 -	CONCEPT UTILITY & LIGHTING EXHIBIT
SHEET 4 of 4 -	CONCEPT LANDSCAPING EXHIBIT



PROJECT TEAM CONTACTS	
CIVIL ENGINEER: MATT CAREY, P.E. PINNACLE ENGINEERING GROUP 20725 WATERTOWN ROAD, SUITE 100 BROOKFIELD, WI 53186 (262) 754-8888	OWNER: DAN SZCZAP BEAR DEVELOPMENT, LLC 4011 80TH STREET KENOSHA, WI 53142 (262) 949-3788
SURVEYOR: JOHN KONOPACKI, P.L.S. PINNACLE ENGINEERING GROUP 20725 WATERTOWN ROAD, SUITE 100 BROOKFIELD, WI 53186 (262) 754-8888	

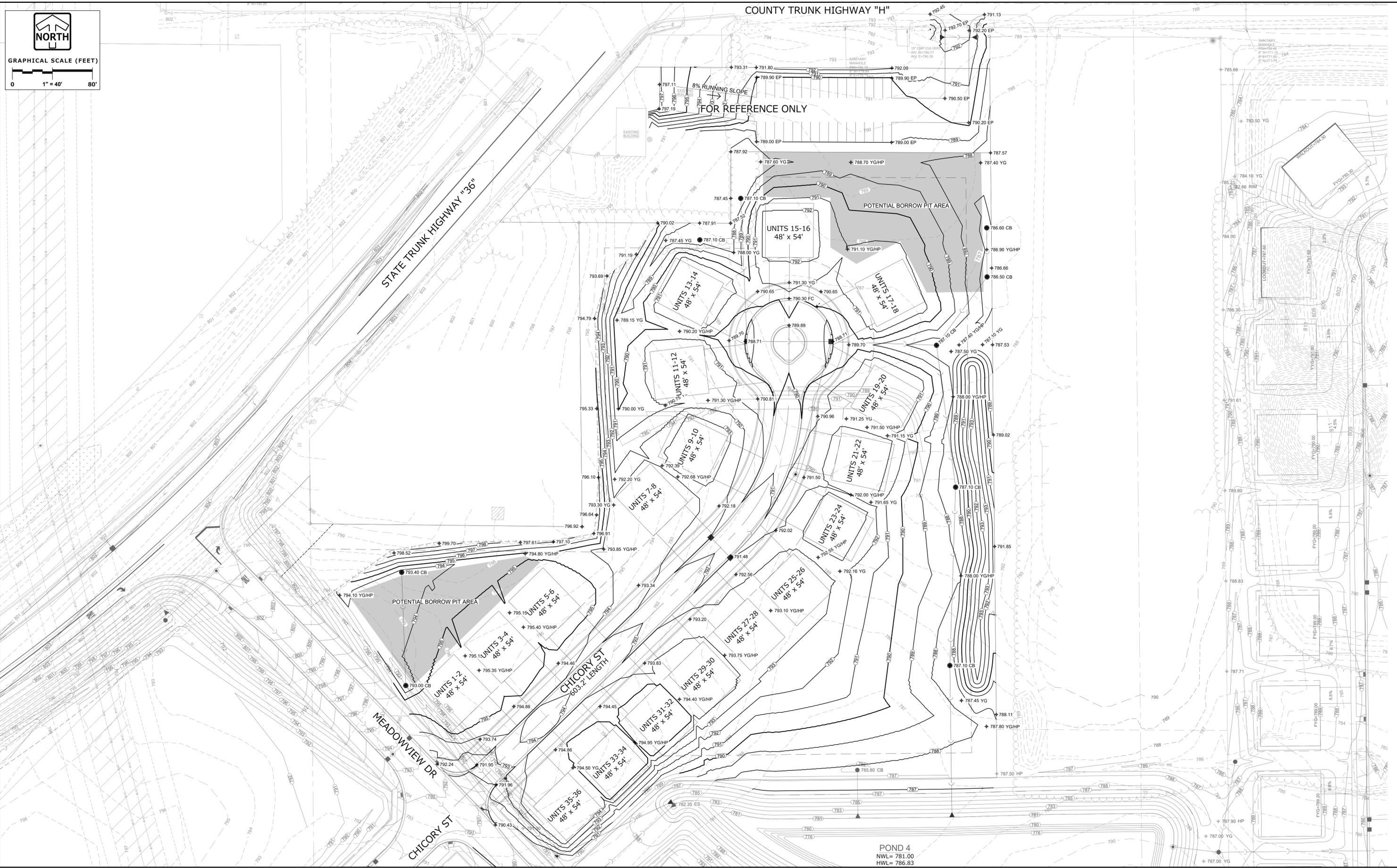
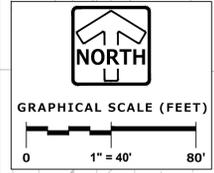
LOT 2 SITE DATA TABLE	
LOT 2 TOTAL AREA:	273,622 SF (6.28 AC)
IMPERVIOUS AREA:	95,768 SF (2.20 AC)
GREENSPACE AREA:	177,854 SF (4.08 AC)
GREENSPACE %:	65%
ZONING:	R-8



PROPOSED RESIDENTIAL STREET TYPICAL SECTION - 60' R.O.W.
(PER CITY OF FRANKLIN STANDARDS)

NOTE: CRUSHED STONE BASE SHALL CONSIST OF THE BOTTOM 4 INCHES OF 1/2" TO 3" TB AND THE TOP 4 INCHES OF 3/4" TO 1/2" TB.
NOTE: BITUMINOUS CONC BASE COURSE TO HAVE A NO.3 (19.0mm) GRADATION (3 MT 58-28 S). BITUMINOUS CONC SURFACE COURSE TO HAVE A NO.4 (12.5mm) GRADATION (4 MT 58-28 H).

2/24/2026 8:35 AM
Z:\PROJECTS\2026\809.71\W\CAD\MASTER\809.71-W\PROPOSED 31-36 UPDATE.DWG

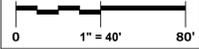


2/24/2026 8:35 AM
Z:\PROJECTS\2026\809.71\W\CAD\MASTER\809.71-W\PROPOSED 31-36 UPDATE.DWG

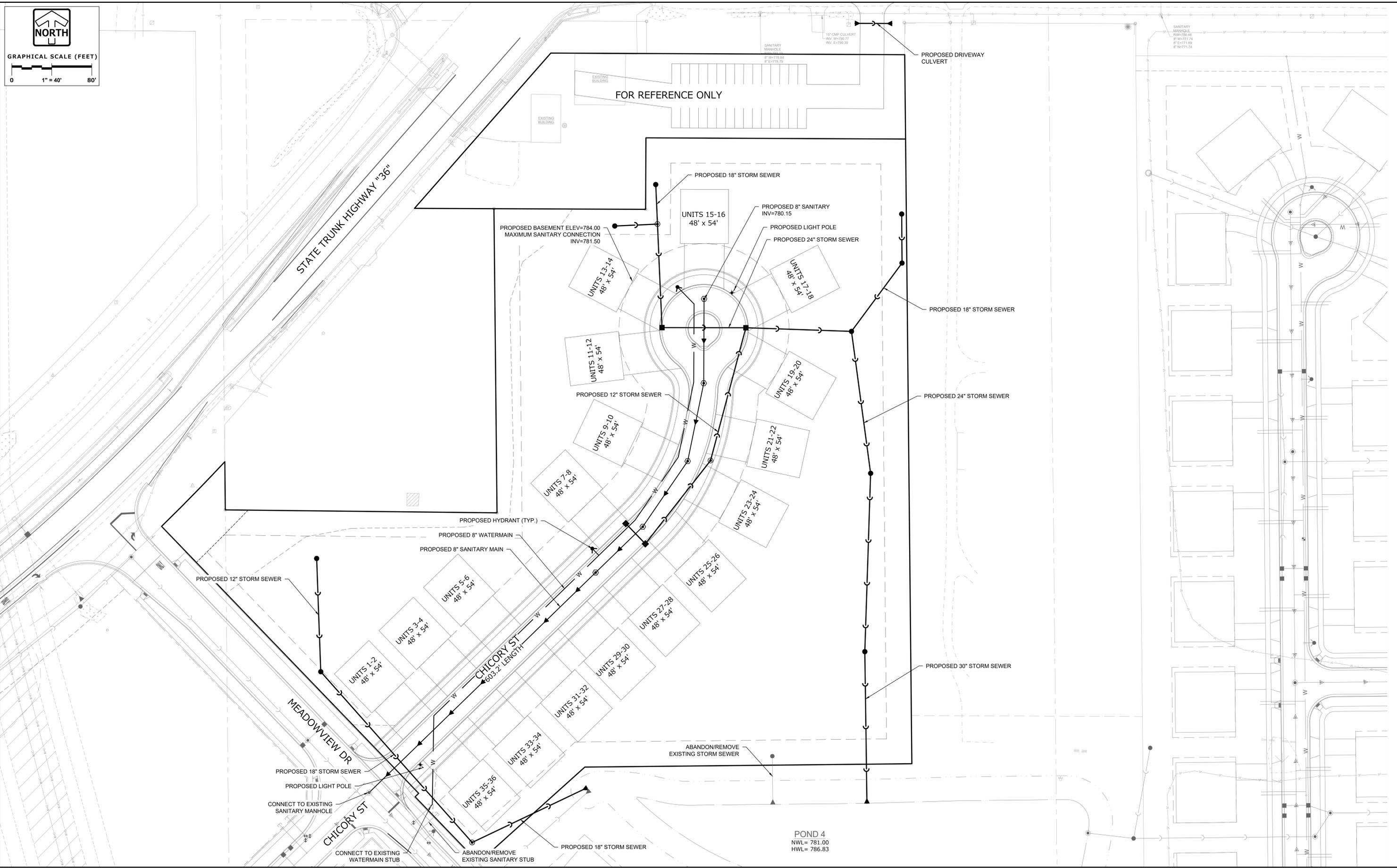
BEAR LOT 81 - CONCEPT GRADING EXHIBIT



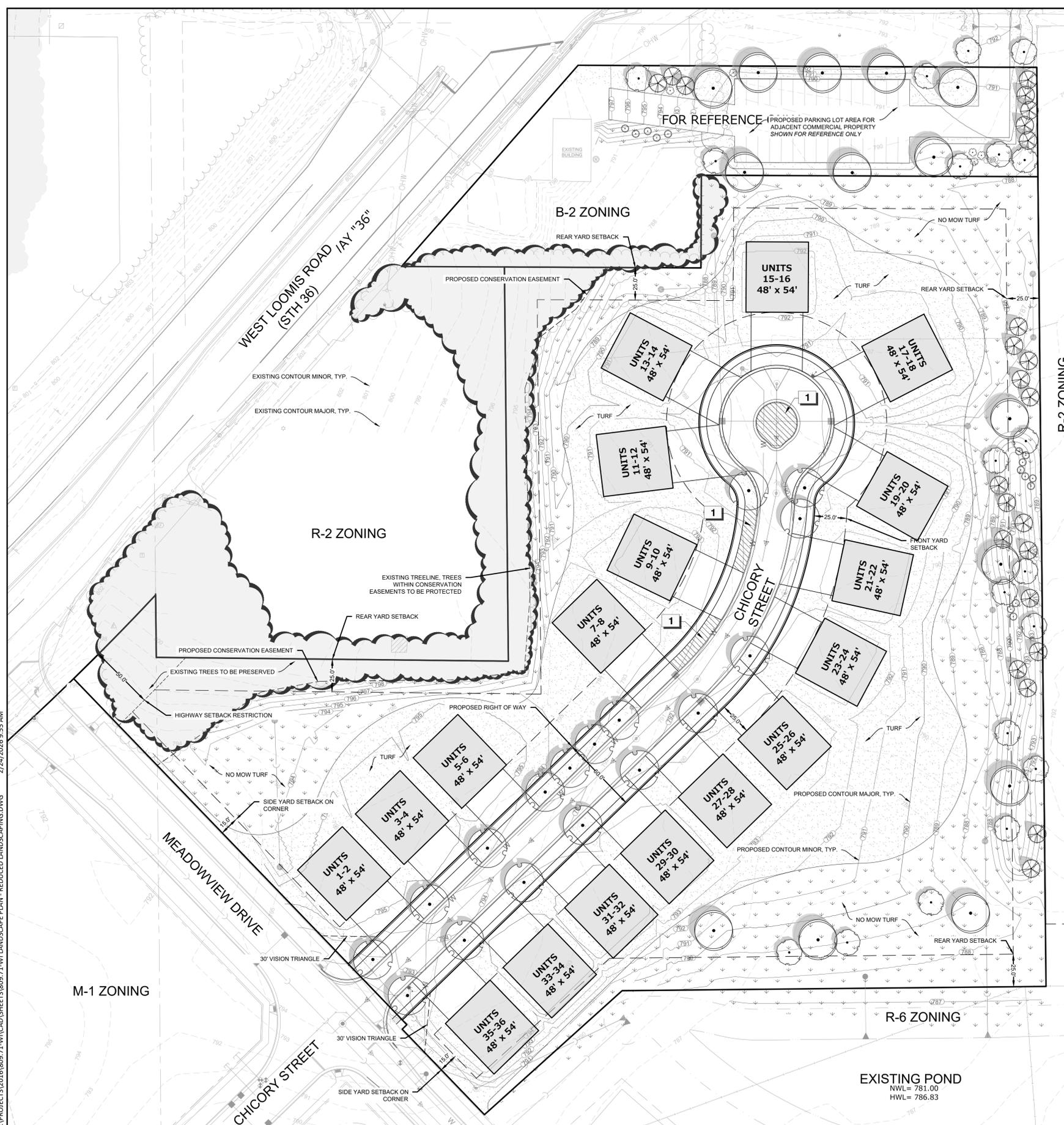
GRAPHICAL SCALE (FEET)



2/24/2026 8:35 AM
Z:\PROJECTS\2016\809.71\W\CAD\MASTER\809.71-WI\PROPOSED 31-36 UPDATE.DWG



BEAR LOT 81 - CONCEPT UTILITY AND LIGHTING EXHIBIT



CONCEPT PLANT SCHEDULE SITE

	STREET TREES Celtis occidentalis / Common Hackberry Corylus cornuta / Turkish Filbert Gymnocladus dioica / Kentucky Coffee Tree Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden Ulmus americana 'Princeton' / Princeton Elm	17
	DECIDUOUS TREES Acer x freemanii 'Sienna' / Sienna Glen Maple Betula nigra / River Birch Multi-Stem Quercus alba / White Oak Quercus bicolor / Swamp White Oak Quercus x schuetti / Swamp Bur Oak Ulmus americana 'Valley Forge' / Valley Forge Elm	6
	ORNAMENTAL TREES Aesculus x carnea 'Briotii' / Briotii Red Horsechestnut Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Serviceberry Carpinus caroliniana / Muscadewood Cercis canadensis / Eastern Redbud Crataegus phaeopyrum / Washington Hawthorn Malus x 'Prairie Maid' / Prairie Maid Crabapple Malus x 'Sugar Tyme' / Sugar Tyme Crabapple	11
	EVERGREEN TREES Juniperus virginiana / Eastern Red Cedar Picea glauca 'Densata' / Black Hills Spruce Pinus cembra 'Big Blue' / Big Blue Swiss Stone Pine Pinus strobus / White Pine Pseudotsuga menziesii / Douglas Fir	16
	LARGE EVERGREEN SHRUB Juniperus chinensis 'Ames' / Ames Juniper Juniperus chinensis 'J.N. Select Blue' / Star Power Juniper Juniperus chinensis 'Old Gold' / Old Gold Juniper Picea glauca 'Conica' / Dwarf Alberta Spruce	10
	NO MOW TURF	110,200 sf
	TURF	101,500 sf

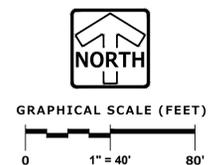
REFERENCE NOTES SCHEDULE SITE

SYMBOL	CODE	DESCRIPTION	QTY	DETAIL
	1	SNOW STORAGE AREAS	1,796 sf	

NOTES

- HOSE BIB TO BE PROVIDED AT EACH BUILDING
- PLANTING GUARANTY TO BE PROVIDED BY OWNER PER SECTION 15-5.0303.G.3 OF THE UDO

LANDSCAPE IMPROVEMENT TABLE	REQUIRED	PROVIDED
STREET TREES		
15-8.0117		
1 TREE / 85' LOT FRONTAGE (1,325 LF)	16	17



Z:\PROJECTS\2016\809.71-WI\CAD\SHEETS\809.71-WI LANDSCAPE PLAN - REDUCED LANDSCAPING.DWG 2/24/2016 9:55 AM

BEAR LOT 81 - CONCEPT LANDSCAPE PLAN

PINNACLE ENGINEERING GROUP

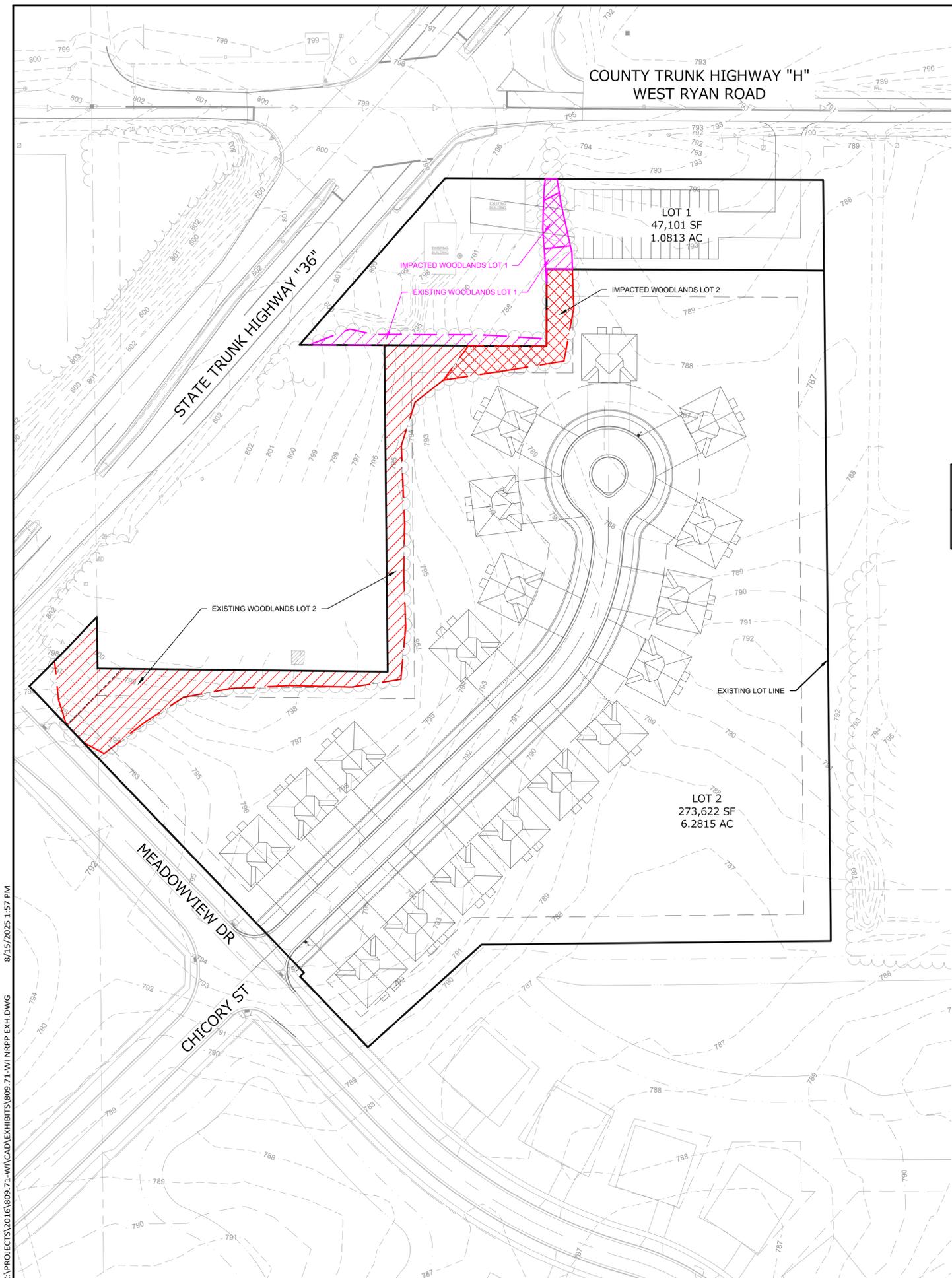
20725 WATERTOWN ROAD | SUITE 100 | BROOKFIELD, WI 53186 | WWW.PINNACLE-ENGR.COM |

PLAN | DESIGN | DELIVER

PEGJOB# 809.71

SHEET 4 of 4

2/23/26



GRAPHICAL SCALE (FEET)
0 1" = 60' 120'

NATURAL RESOURCE FEATURE AREAS

- MATURE WOODLANDS & FORESTS LOT 1
- MATURE WOODLANDS & FORESTS LOT 2

RESOURCE TYPE	AREAS OF RESOURCE (0.59 AC)	ACRES OF LAND REQUIRED TO BE PROTECTED	ACRES OF LAND IMPACTED
MATURE WOODLANDS & FORESTS IMPACT AREA	3,777 S.F. 0.09 ACRES	2,614 S.F. 0.06 ACRES	983 S.F. 0.02 ACRES
MATURE WOODLANDS & FORESTS IMPACT AREA	21,949 S.F. 0.50 ACRES	15,364 S.F. 0.35 ACRES	3,936 S.F. 0.09 ACRES
STEEP SLOPES AREA - 10-19% SLOPES - PER PEG SURVEYED CONTOURS	N/A	N/A	N/A
STEEP SLOPES AREA - 20-30% SLOPES - PER PEG SURVEYED CONTOURS	N/A	N/A	N/A
LAKES & PONDS - FIELD DELINEATED BY PEG SURVEY	N/A	N/A	N/A
SHORE BUFFER - 75' OFFSET	N/A	N/A	N/A
STREAMS (NOT PRESENT ON SITE)	N/A	N/A	N/A
FLOODPLAINS (NOT PRESENT ON SITE)	N/A	N/A	N/A
WETLANDS (NOT PRESENT ON SITE)	N/A	N/A	N/A
WETLAND BUFFER (NOT PRESENT ON SITE)	N/A	N/A	N/A
WETLAND SETBACK (NOT PRESENT ON SITE)	N/A	N/A	N/A

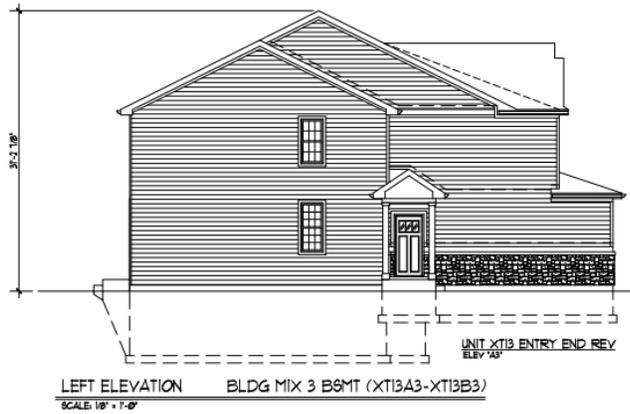
SITE DATA

PROJECT NAME	FRANKLIN BUSINESS PARK LOT 81
LOCATION/ADDRESSES	LOT 1 SOUTH OF COUNTY TRUNK HIGHWAY "H" WEST OF WEST LOOMIS ROAD LOT 2 NORTH OF MEADOWVIEW DRIVE AND CHICORY STREET
OWNER CONTACT INFORMATION	DAN SZCZAP 4011 80TH ST KENOSHA WI, 53142 DAN@BEARDEVELOPMENT.COM (262) 842-0556

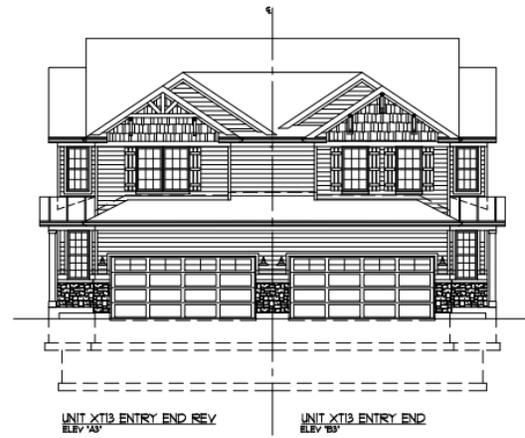
Z:\PROJECTS\2016\809-71-WI\CAD\EXHIBITS\809-71-WI-NRPP-EXH.DWG 8/15/2025 1:57 PM

FRANKLIN DEVELOPMENT - NATURAL RESOURCES PROTECTION PLAN

8/15/25



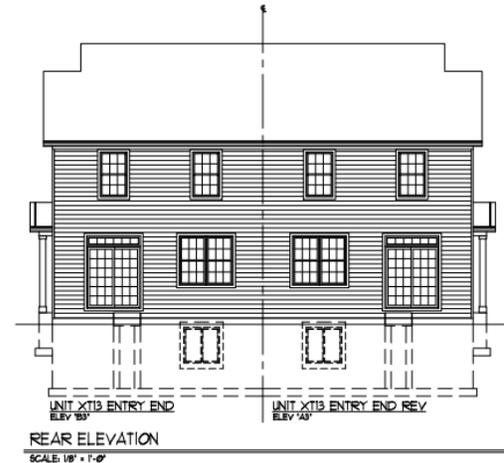
LEFT ELEVATION BLDG MIX 3 B9MT (XT13A3-XT13B3)
SCALE: 1/8" = 1'-0"



FRONT ELEVATION BLDG MIX 3 B9MT (XT13A3-XT13B3)
SCALE: 1/8" = 1'-0"

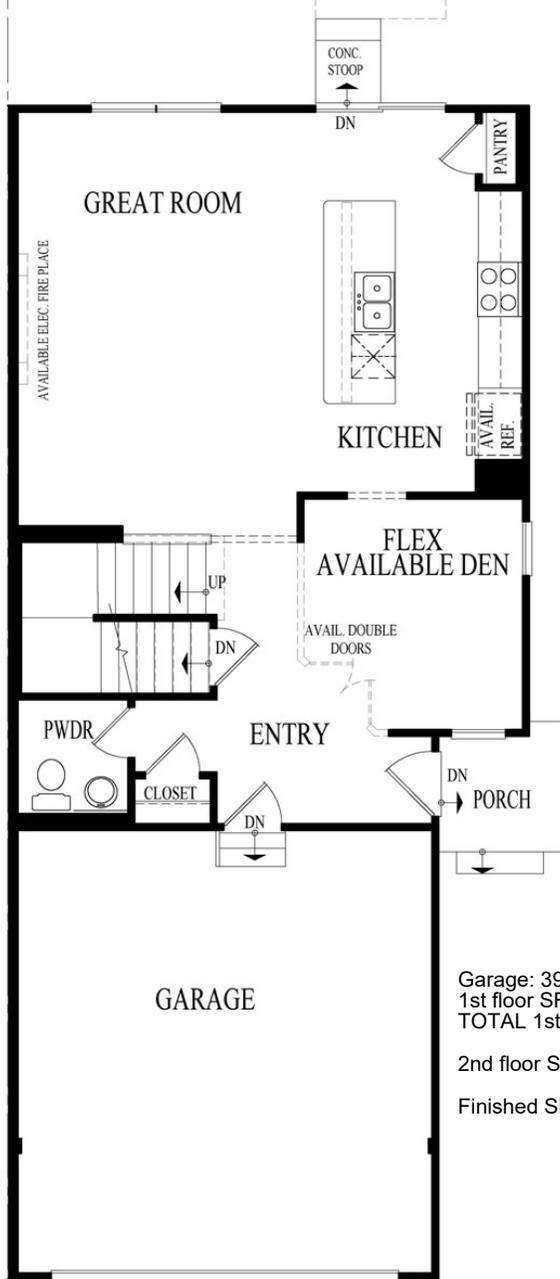


RIGHT ELEVATION BLDG MIX 3 B9MT (XT13A3-XT13B3)
SCALE: 1/8" = 1'-0"



REAR ELEVATION BLDG MIX 3 B9MT (XT13A3-XT13B3)
SCALE: 1/8" = 1'-0"

Ryan Meadows Condominiums
Architectural Elevations



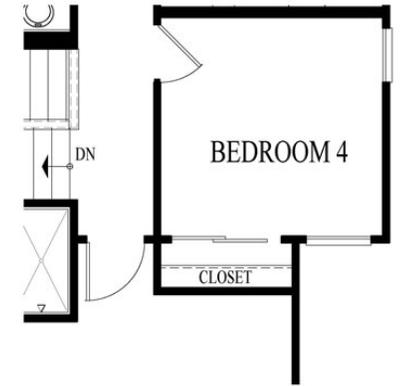
Garage: 390.52 SF
 1st floor SF: 782 SF
 TOTAL 1st Floor: 1172.52

2nd floor SF: 1012 SF
 Finished SF (Not including basement): 1794 (782+1012)

Main Level w/
Basement



Upper Level w/
Basement



Upper Level w/
Available Bed 4











LOT 2

City of Franklin, WI
Monday, May 3, 2021

Chapter UDO. Unified Development Ordinance

Part 3. Zoning Districts: District Establishment, Dimensional, and Use Regulations

Division 15-3.0500. Site Intensity and Capacity Calculations

§ 15-3.0502. Calculation of Base Site Area.

The base site area shall be calculated as indicated in Table 15-3.0502 for each parcel of land to be used or built upon in the City of Franklin as referenced in § 15-3.0501 of this Ordinance.

Worksheet for the Calculation of Base Site Area for Both Residential and Nonresidential Development			
STEP 1:	Indicate the total gross site area (in acres) as determined by an actual on-site boundary survey of the property.		6.28 acres
STEP 2:	Subtract (-) land which constitutes any existing dedicated public street rights-of-way, land located within the ultimate road rights-of-way of existing roads, the rights-of-way of major utilities, and any dedicated public park and/or school site area.	-	0 acres
STEP 3:	Subtract (-) land which, as a part of a previously approved development or land division, was reserved for open space.	-	0 acres
STEP 4:	In the case of "Site Intensity and Capacity Calculations" for a proposed residential use, subtract (-) the land proposed for nonresidential uses; or In the case of "Site Intensity and Capacity Calculations" for a proposed nonresidential use, subtract (-) the land proposed for residential uses.	-	0 acres
STEP 5:	Equals "Base Site Area"	=	6.28 acres

§ 15-3.0503. Calculation of the Area of Natural Resources to Be Protected.

All land area with those natural resource features as described in Division 15-4.0100 of this Ordinance and as listed in Table 15-3.0503 and lying within the base site area (as defined in § 15-3.0502), shall be measured relative to each natural resource feature present. The actual land area encompassed by each type of resource is then entered into the column of Table 15-3.0503 titled "Acres of Land in Resource Feature." The acreage of each natural resource feature shall be multiplied by its respective natural resource protection standard (to be selected from Table 15-4.0100 of this Ordinance for applicable agricultural, residential, or nonresidential zoning district) to determine the amount of resource protection land or area required to be kept in open space in order to protect the resource or feature. The sum total of all resource protection land on the site equals the total resource protection land. The total resource protection land shall be calculated as indicated in Table 15-3.0503.

Table 15-3.0503						
Worksheet for the Calculation of Resource Protection Land						
Natural Resource Feature	Protection Standard Based Upon Zoning District Type (circle applicable standard from Table 15-4.0100 for the type of zoning district in which the parcel is located)				Acres of Land in Resource Feature	
	Agricult- ural District	Residential District	Non- Residential District			
Steep Slopes:						
10-19%	0.00	0.60	0.40	X <u>0</u>	<u>0</u>	
				=		
20-30%	0.65	0.75	0.70	X <u>0</u>	<u>0</u>	
				=		
+ 30%	0.90	0.85	0.80	X <u>0</u>	<u>0</u>	
				=		
Woodlands & Forests:						
Mature	0.70	0.70	0.70	X <u>0.50</u>	<u>0.35</u>	
				=		
Young	0.50	0.50	0.50	X <u>0</u>	<u>0</u>	
				=		
Lakes & Ponds	1	1	1	X <u>0</u>	<u>0</u>	
				=		
Streams	1	1	1	X <u>0</u>	<u>0</u>	
				=		
Shore Buffer	1	1	1	X <u>0</u>	<u>0</u>	
				=		
Floodplains	1	1	1	X <u>0</u>	<u>0</u>	
				=		
Wetland Buffers	1	1	1	X _____		
				=		
Wetlands & Shoreland Wetlands	1	1	1	X _____		
				=		
TOTAL RESOURCE PROTECTION LAND (Total of Acres of Land in Resource Feature to be Protected)						0.35

Note: In conducting the calculations in Table 15-3.0503, if two or more natural resource features are present on the same area of land, only the most restrictive resource protection standard shall be used. For example, if floodplain and young woodlands occupy the same space on a parcel of land, the resource protection standard would be 1.0 which represents the higher of the two standards.

§ 15-3.0504. Calculation of Site Intensity and Capacity for Residential Uses.

In order to determine the maximum number of dwelling units which may be permitted on a parcel of land zoned in a residential zoning district, the site intensity and capacity calculations set forth in Table 15-3.0504 shall be performed.

Table 15-3.0504		
Worksheet for the Calculation of Site Intensity and Capacity for Residential Development		
STEP 1:	CALCULATE MINIMAL REQUIRED ON-SITE OPEN SPACE	0 acres
	Take Base Site Area (from Step 5 in Table 15-3.0502): <u>6.28</u>	
	Multiple by Minimum Open Space Ratio (OSR) (see specific residential zoning district OSR standard): X <u>0</u>	
	Equals MINIMUM REQUIRED ON-SITE OPEN SPACE =	
STEP 2:	CALCULATE NET BUILDABLE SITE AREA:	5.93 acres
	Take Base Site Area (from Step 5 in Table 15-3.0502): <u>6.28</u>	
	Subtract Total Resource Protection Land from Table 15-3.0503) or Minimum Required On-Site Open Space (from Step 1 above), whichever is greater:- <u>0.35</u>	
	Equals NET BUILDABLE SITE AREA =	
STEP 3:	CALCULATE MAXIMUM NET DENSITY YIELD OF SITE:	29.65 D.U.s
	Take Net Buildable Site Area (from Step 2 above): <u>5.93</u>	
	Multiple by Maximum Net Density (ND) (see specific residential zoning district ND standard): X <u>5.00</u> R-8	
	Equals MAXIMUM NET DENSITY YIELD OF SITE =	
STEP 4:	CALCULATE MAXIMUM GROSS DENSITY YIELD OF SITE:	31.40 D.U.s
	Take Base Site Area (from Step 5 of Table 15-3.0502): <u>6.28</u>	
	Multiple by Maximum Gross Density (GD) (see specific residential zoning district GD standard): X <u>5.00</u> R-8	
	Equals MAXIMUM GROSS DENSITY YIELD OF SITE =	
STEP 5:	DETERMINE MAXIMUM PERMITTED D.U.s OF SITE:	31.40 D.U.s
	Take the lowest of Maximum Net Density Yield of Site (from Step 3 above) or Maximum Gross Density Yield of Site (from Step 4 above):	



CITY OF FRANKLIN
REPORT TO THE PLAN COMMISSION

Meeting of March 5, 2026

Land Combination

RECOMMENDATION: City Development Staff recommends denial of the Land Combination Application for properties located at 9421 S 94th St and 0 S 96th Street / 887 0060 000 & 887 0069 000.

Project name:	Land combination, DeGrave
Property Owner:	Michael and Michelle DeGrave
Applicant:	Michael DeGrave
Property Address/TKN:	9421 S 94 th St and 0 S 96 th Street / 887 0060 000 & 887 0069 000
Aldermanic District:	District 1
Zoning District:	R-SE – Suburban/Estate Residence District
Staff Planner:	Luke Hamill, Associate Planner

Project Analysis

The subject properties are two residential properties within the Briarwood Subdivision. The current request is a consolidation of two lots. Currently, Parcel 1 is a lot with an existing single-family home and detached garage, while Parcel 2 is vacant with no structural improvements. There are no proposed changes to the use of these properties as part of this request

The Land Combination is requesting to combine the two existing lots listed below to create a single 46,348 square foot (1.06 Acre) parcel.

All lots are zoned R-SE Suburban/Estate Residence District. The proposed lot configuration does not meet the requirements of the Unified Development Ordinance (UDO) standards with respect to lot configuration. §15-8-02(C) of the UDO stipulates,

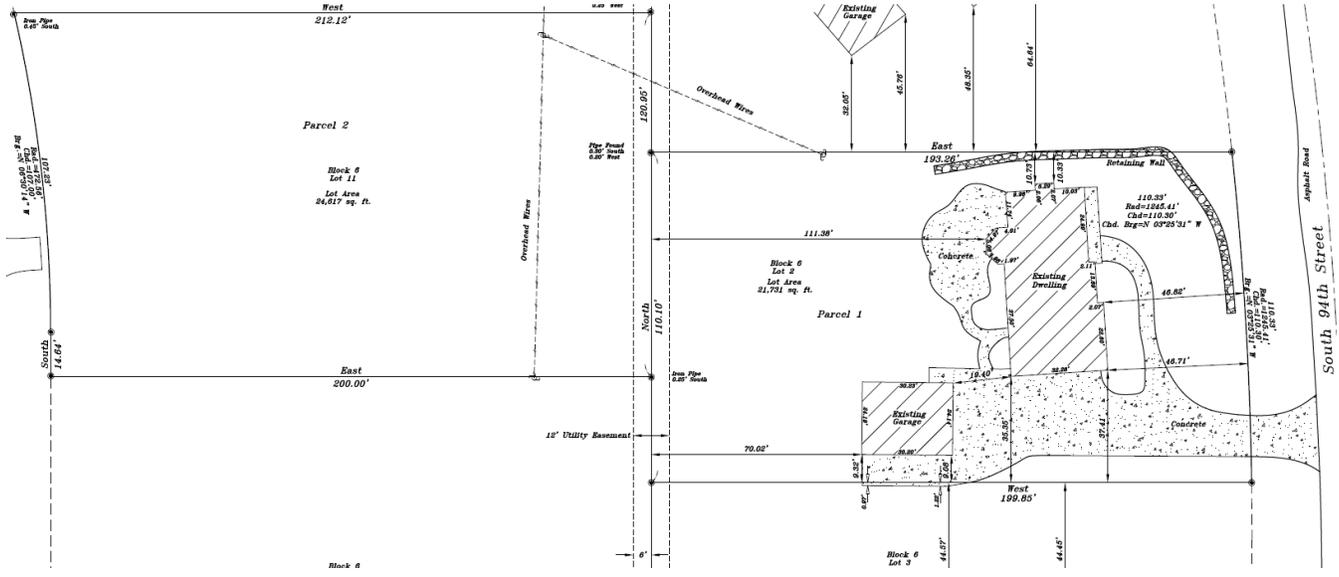
“Double Frontage Lots. Double frontage and reverse frontage lots shall be prohibited except where necessary to provide separation of development from through traffic or to overcome specific disadvantages of topography and orientation, as determined by the Plan Commission.”

The proposed land combination would make the proposed lot a double frontage lot. It notes that the Plan Commission may allow a double frontage lot based on the criteria in the above excerpt.

Additionally, §15-8-02(H) of the UDO stipulates.

“Lot Depth to Width. Lots with a lot depth to width ratio greater than two (2) to one (1) are prohibited, except for the creation of outlots as approved by the Zoning Administrator.”

The proposed land combination would create a lot with a depth of approximately 402.61 feet and a lot width of approximately 116.1 feet, creating a depth to width ratio of 3.47 to 1.



STAFF RECOMMENDATION

The Department of City Development staff recommends denial of the Land Combination Application for properties located at 9421 S 94th St and 0 S 96th Street / 887 0060 000 & 887 0069 000.

If the Plan Commission were to recommend approval of this application, a draft resolution is attached to this packet.

STATE OF WISCONSIN

CITY OF FRANKLIN

MILWAUKEE COUNTY

RESOLUTION NO. 2026-_____

A RESOLUTION CONDITIONALLY APPROVING A LAND COMBINATION FOR 9421 S 94TH STREET & 0 S 96TH STREET (TKN 887 0060 000 & 887 0069 000)
(MICHAEL & MICHELLE DEGRAVE, APPLICANTS AND PROPERTY OWNERS)

WHEREAS, the City of Franklin, Wisconsin, having received an application for approval of a proposed Land Combination for Michael and Michelle DeGrave to combine 9421 S 94th Street and 0 S 96th Street (TKN 887 0060 000 & 887 0069 000), properties more particularly described as follows:

LOTS 2 AND 11 IN BLOCK 6 IN BRIARWOOD, BEING A SUBDIVISION OF A PART OF SOUTHEAST ¼ OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN.

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 17th day of July, 2025, 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 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 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 petition of Michael and Michelle DeGrave, as submitted by Michael and Michelle DeGrave, for the approval of a Land Combination for the property particularly described in the preamble to this Resolution, be and the same is hereby approved, subject to the following conditions:

1. Michael and Michelle DeGrave, successors and assigns, shall pay to the City of Franklin the amount of all development compliance, inspection and review fees incurred

DEGRAVE – LAND COMBINATION

RESOLUTION NO. 2026-_____

Page 2

by the City of Franklin, including fees of consults to the City of Franklin, for the DeGrave 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 Michael and Michelle DeGrave and the DeGrave Land Combination project for the properties located at 9421 S 94th Street & 0 S 96th Street (TKN 887 0060 000 & 887 0069 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.

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 17th day of March, 2026.

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this 17th day of March, 2026.

APPROVED:

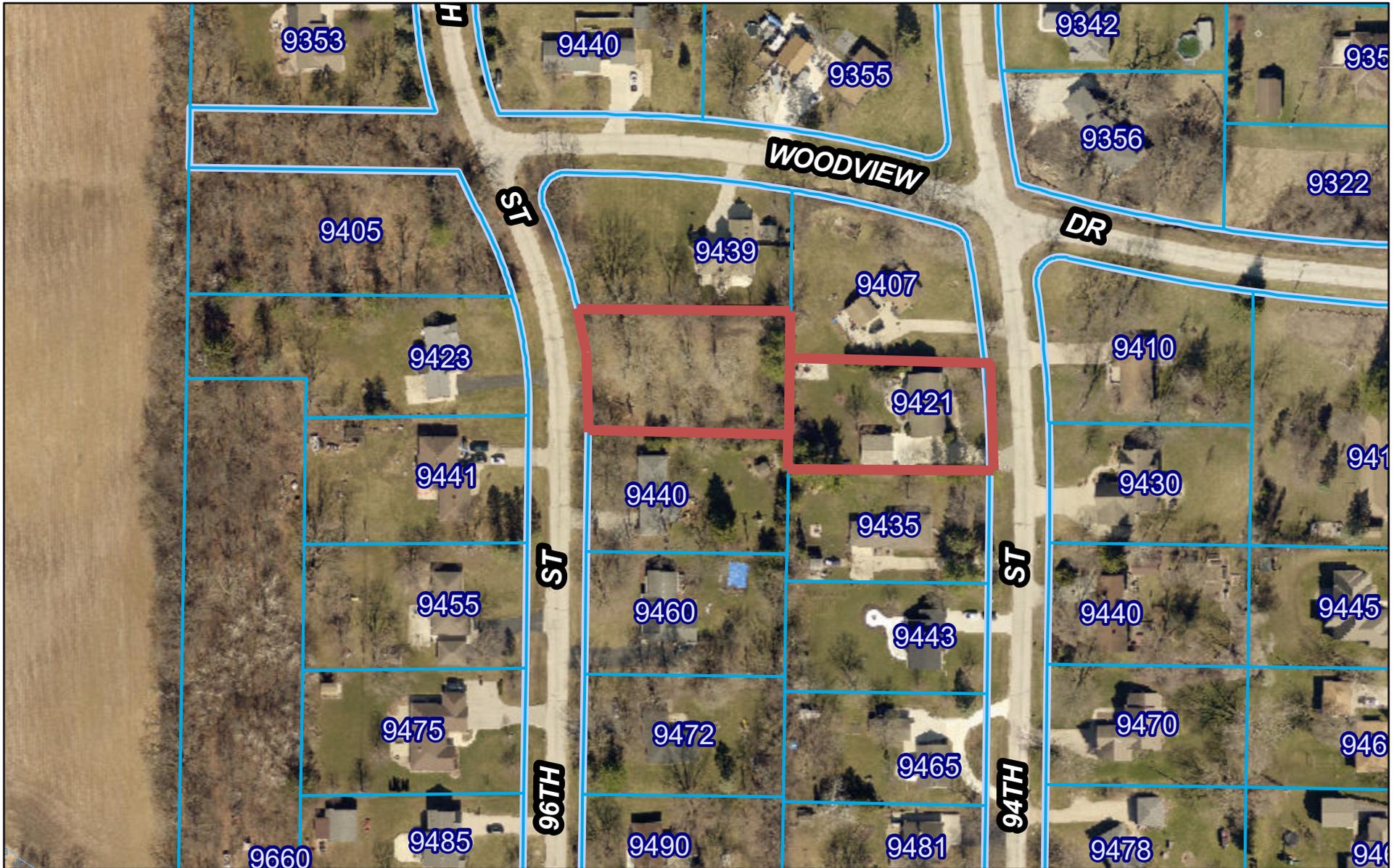
John R. Nelson, Mayor

ATTEST:

Shirley J. Roberts, City Clerk

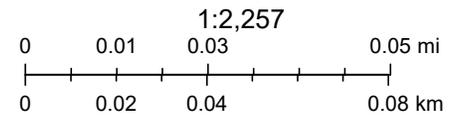
AYES _____ NOES _____ ABSENT _____

City of Franklin Property Viewer



2/24/2026, 4:08:03 PM

 Parcel



SE Wisc Reg Planning Comm, SEWRPC, Microsoft, Vantor

Date: February 17, 2025
To: Michael DeGrave
From: Department of City Development. Luke Hamill, Associate Planner.
RE: Staff Comments, 9421 S 94th Street / 887 0060 000

Please be advised that city staff has reviewed the above application submitted on December 16, 2025 (deemed complete on January 21, 2026), for a proposed Land Combination for the creation of 1 lot on lot located at 9421 S 94th Street / 887 0060 000. The following comments are for your review and consideration.

Planning Department Comments

1. Your application is tentatively scheduled for the March 5th Plan Commission Meeting at 6PM in the Common Council Chambers. It will then proceed to the March 17th Common Council Meeting for a final decision. Please submit 12 copies of your application materials (minus your application form) to the Planning Department by Monday, February 23rd.
2. The proposed Land Combination does not comply with [Section 15-8-02\(H\)](#) of the Unified Development Ordinance, which prohibits lots with a lot depth to width ratio of greater than 2 to 1. The proposed lot would have a lot depth to width ratio of 3.67 to 1. Based on this reasoning, Planning staff is recommending denial of the proposed Land Combination. Please note the Plan Commission and Common Council may take a different decision than what is recommended by staff.
3. According to [Section 15-8-02\(C\)](#) of the UDO, the proposed lot would be a Double Frontage Lot, which is prohibited except when deemed necessary by the Plan Commission.
4. Please submit what the new legal description of the combined lot would be.

Engineering Department Comments

- A New Plat of Survey is highly recommended
- New Legal Description will be created
- Current TKN's will go away and a new one created for the new parcel

Subject: Explanation of Land Combination Application – Extended Backyard Use

We are submitting this land combination application to formally combine the adjacent parcel with our primary residential property in Franklin, Wisconsin.

The purpose of this combination is to incorporate the adjoining lot into our existing residential parcel as an extension of our backyard. The combined parcel will function as a single residential property and will not be developed as a separate buildable lot. By eliminating the standalone buildable status of the adjacent parcel, this action will reduce the individual tax basis associated with maintaining two separate tax parcels.

The combined property will be used solely for residential purposes consistent with current zoning requirements. No additional structures or independent utilities are planned for the adjoining lot once combined. The land will remain open yard space and part of our primary residence.

We respectfully request approval of this land combination as it aligns with residential use, maintains neighborhood character, and reflects our intended long-term use of the property.

New Legal Description

LOTS 2 AND 11 IN BLOCK 6 IN BRIARWOOD, BEING A SUBDIVISION OF A PART OF SOUTHEAST $\frac{1}{4}$ OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN.

PLAT OF SURVEY

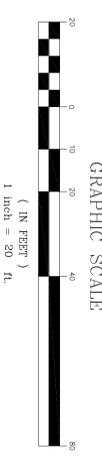
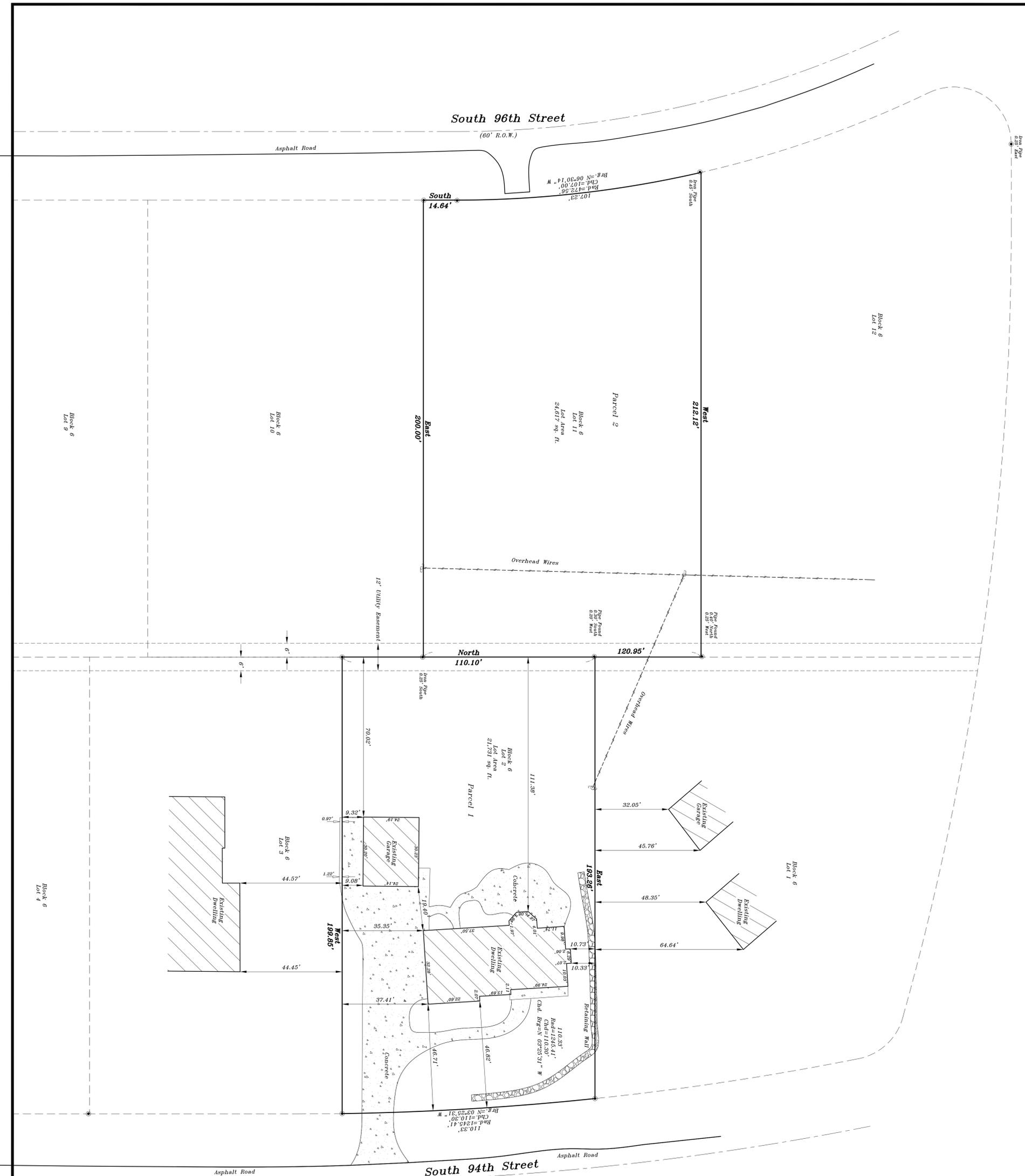
DeGrave Residence

LOCATION: 9421 South 94th Street, Franklin, Wisconsin

LEGAL DESCRIPTION:

Parcel 1: 9421 South 94th Street, Franklin, Wisconsin
 Lot 2 in Block 6 in BRIARWOOD, being a subdivision of a part of the Southeast 1/4 of Section 20, Town 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin.

Parcel 2: South 96th Street, Franklin, Wisconsin
 Lot 11 in Block 6 in BRIARWOOD, being a subdivision of a part of the Southeast 1/4 of Section 20, Town 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin
 Survey No. 116475
 January 14, 2026



Dennis C. Saufer
 Dennis C. SAUFER
 Professional Land Surveyor S-3421

THESE CERTAIN THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THE SURVEY IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON, BOUNDARY LINES, EASEMENTS AND ROADWAYS AND VISIBLE ENCROACHMENTS, IF ANY.

THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THEREO WITHIN ONE (1) YEAR FROM THE DATE HEREOF.

METROPOLITAN SURVEY SERVICE, INC.

PROFESSIONAL LAND SURVEYORS
 8482 South 76th Street
 Franklin, Wisconsin 53132
 PH. (414) 528-5380
 survey@metropolitansurvey.com
 www.metropolitansurvey.com

- — Denotes Iron Pipe Found
- — Denotes Proposed Grade
- x—x— Denotes Proposed Silt Screen



CITY OF FRANKLIN
REPORT TO THE PLAN COMMISSION

Meeting of March 5, 2026
Major Site Plan Amendment

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

Project Name:	ICAP Site Plan
Property Owner:	DEVO Properties / Rawson LLC
Applicant:	Brian Adamson, I-Forest LLC
Property Address/Tax Key Number:	5414 W Rawson Ave. / 741 9004 000
Aldermanic District:	District 5
Agent:	Brian Adamson, I-Forest LLC
Zoning District:	B-R - Regional Business District
Use of Surrounding Properties:	B-R - Regional Business District
Application Request:	Site Plan
Staff Planner:	Marion Ecks, AICP

On September 4, 2025, the applicants received approval of a Site Plan (PC RES 2025-024) to allow for development of a commercial building for a medical user. The applicants have subsequently expanded the proposed footprint from 22,000 square feet to 25,248 square feet, an increase of 3,248 square feet or a bit less than 15 percent. An increase in floor area of five (5) percent or greater requires Plan Commission review (§15-9-03.B.5.c).

PROJECT ANALYSIS

This property is the last vacant parcel for development in the Sendik's commercial area located on Rawson, immediately north of the Quarry. The lot and the surrounding properties are zoned B-R - Regional Business District. Stormwater will be conveyed to the existing shared pond immediately north of this parcel. There are no protected natural resources on the property.

The revised Site Plan proposes a 25,248 square foot single-story office building designed for a medical user, with related parking and landscaping. The expanded design continues to meet or exceed glazing and articulation standards on major façades, and complies with lighting and landscaping criteria. The footprint of the building has expanded towards the rear and east property lines, but continues to comply with setback requirement.

The approved site plan includes a request to allow for a parking increase. The UDO establishes parking maximums, a best practice for development standards. The ordinance (Section 15-5-01) allows for 75 parking spaces for developments of this type, with the possibility of an increase of up to 30% additional spaces. The applicant proposes 97 parking spaces, which is an increase of 30%. Their design has incorporated all necessary elements to meet the provisions of the UDO for an increase in required parking.

STAFF RECOMMENDATION

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

Attachments:

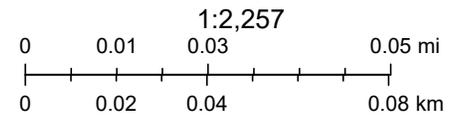
- Site Plan RES
- Applicant Plan Commission Package

City of Franklin Property Viewer



8/25/2025, 3:00:53 PM

 Parcel



SE Wisc Reg Planning Comm, SEWRPC, Maxar, Microsoft

RESOLUTION NO. 2026-_____

A RESOLUTION APPROVING A MAJOR SITE PLAN AMENDMENT FOR THE DEVELOPMENT OF A SINGLE-STORY MEDICAL OFFICE BUILDING WITH ADJACENT PARKING, TO ALLOW FOR AN EXPANSION OF FLOOR AREA LOCATED AT 5414 WEST RAWSON AVENUE (TAX KEY NO. 741 9004 000) (BRIAN ADAMSON, I-FOREST LLC, APPLICANT, DEVO PROPERTIES/RAWSON LLC, PROPERTY OWNER)

WHEREAS, Brian Adamson, I-Forest LLC having applied for approval of a Major Site Plan Amendment to allow for an increase of approximately 15 percent of floor area, for the previously approved development of a single-story medical office building with general parking, and accessory structures, upon property located at 5414 West Rawson Avenue; and

WHEREAS, the Plan Commission having reviewed such amendment 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 February 23, 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 Brian Adamson, I-Forest LLC dated February 23, 2026.
2. Brian Adamson, I-Forest LLC, 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 Brian Adamson, I-Forest LLC 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 Brian Adamson, I-Forest LLC development project for the property located at 5414 West Rawson Avenue: (i) being in compliance with all applicable governmental laws, statutes, rules, codes, orders and ordinances; and (ii) obtaining all other governmental approvals, permits, licenses and

BRIAN ADAMSON, I-FOREST LLC – MAJOR SITE PLAN AMENDMENT
RESOLUTION NO. 2026-_____

Page 2

the like, required for and applicable to the project to be developed and as presented for this approval.

4. That the Brian Adamson, I-Forest LLC 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. The site plan continues to comply with the development standards of Section 15-5-01.B.2 of the Franklin UDO, to allow for a 30 percent increase in the allowable quantity of parking spaces from 75 to 97.

Introduced at a regular meeting of the Plan Commission of the City of Franklin this _____ day of _____, 2026.

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

APPROVED:

ATTEST:

John R. Nelson, Mayor

Shirley J. Roberts, City Clerk

AYES _____ NOES _____ ABSENT _____



November 25, 2025

Marion Ecks, AICP
Principal Planner
Department of City Development
City of Franklin

SUBJECT: Major Amendment to Medical Office Building Approval
Sendik's Commons Shopping Center
5414 West Rawson Ave.
Resolution No. 2025-024

Property and Location:

The 3.47 acre lot commonly known as 5414 West Rawson Ave (Parcel ID: 741-9004-000).

Project Description:

The Project previously approved at the September 9th, 2025 City of Franklin Plan Commission Meeting under Resolution No. 2025-024.

Since approval on September 9th, the Applicant's tenant for the Project has requested an increase in the size of the building from 22,000 sq ft to 25,248 sq ft. This increase in floor area is greater than 5% and requires a Major Amendment to the City's approval.

The increase in building size did not noticeably alter the mixture or percentages of materials on any of the four building elevations. No materials were added or removed from the building and all glazing and material requirements set by the City of Franklin are met. In the case of the East and North elevation, glazing was added. Simply put, the building is just a little longer and a little deeper than before.

The increase in floor area did not alter the layout of the site improvements and the site plan remains materially the same as previously approved except for the following alterations:

- Adjustments/enhancements to the landscaping around the building to accommodate the longer front façade.
- Relocation of two parking stalls from the front yard to the side yard. This change was due to comments from the City of Franklin Fire Department regarding hydrant locations and was not caused by the increase in building size. However, since this change was made prior to this resubmittal, the Applicant is highlighting this change for the record.

Request:

The Applicant requests review and formal approval of this Major Amendment to Resolution No. 2025-024 to increase the building from 22,000 sq ft to 25,248 sq ft.

Respectfully Submitted,

Brian R Adamson
Manager
I-Franklin LLC d/b/a ICAP Development LLC

Lot 3 of Certified Survey Map No. 9488, recorded in the office of the Register of Deeds for Milwaukee County, Wisconsin, on May 12, 2023, as Document No. 11336892, being a redivision of all of Lot 1 of Certified Survey Map No. 8120, located in the Southeast 1/4 of the Southwest 1/4 of Section 2, Township 5 North, Range 21 East, in the City of Franklin, County of Milwaukee, State of Wisconsin.

Tax Key No. 741-9004-000

TAG #	DESCRIPTION
-------	-------------

- A BURNISHED BLOCK
- B SPLITFACE BLOCK
- C WOOD GRAIN - FIBER CEMENT PANEL
- D SOLID COLOR METAL PANEL
- E MASONRY SILL
- F THERMALLY BROKEN ALUMINUM STOREFRONT SYSTEM
- G PREFINISHED ALUMINUM COPING
- H PROPOSED BUILDING SIGNAGE LOCATION
- I PREFINISHED ALUMINUM SUNSHADE
- J PREFINISHED ALUMINUM EQUIPMENT SCREEN
- K TRASH ENCLOSURE GATE

GLAZING KEY	
	IG-1 & IG-1T INSULATED CLEAR VISION GLAZING
	IG-2 & IG-2T INSULATED SPANDREL GLAZING

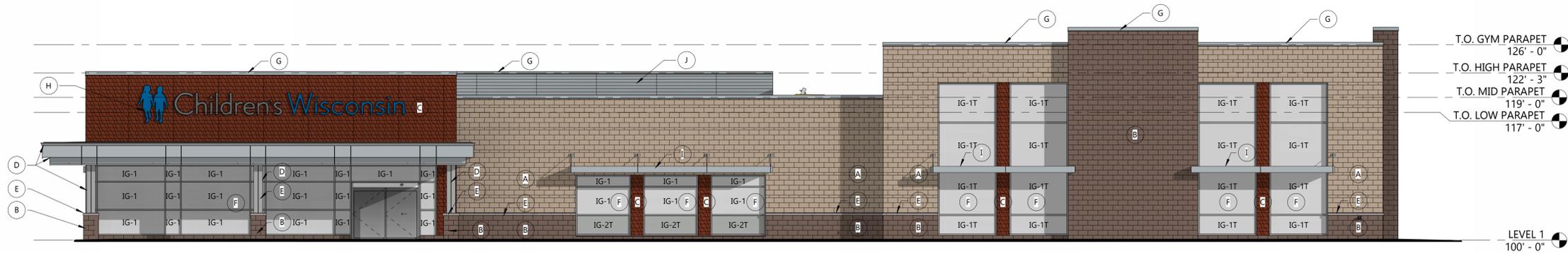
FRONT ELEVATION MATERIAL REQUIREMENTS
 SOUTH ELEVATION TOTAL SF: 4,023SF
 MASONRY: MINIMUM 50% OF FACADE
 SOUTH ELEVATION TOTAL SF LESS GLAZING AREA: 2,797 SF
 2,797 SF x 50% = 1,399 SF MINIMUM OF MASONRY MATERIAL
 PROVIDED MASONRY MATERIAL: 2,082 SF = 74% OF SOUTH ELEVATION

LAP SIDING: MAXIMUM 50% OF FACADE
 SOUTH ELEVATION TOTAL SF LESS GLAZING AREA: 2,797 SF
 2,797 SF x 50% = 1,399 SF MAXIMUM OF LAP SIDING MATERIAL
 PROVIDED LAP SIDING MATERIAL: 548 SF = 20% OF SOUTH ELEVATION

ARCHITECTURAL METAL SIDING: MAXIMUM 15% OF FACADE
 SOUTH ELEVATION TOTAL SF LESS GLAZING AREA: 2,797 SF
 2,797 SF x 15% = 420 SF MAXIMUM OF METAL SIDING MATERIAL
 PROVIDED METAL SIDING MATERIAL: 167 SF = 6% OF SOUTH ELEVATION

FRONT ELEVATION GLAZING REQUIREMENTS
 MINIMUM REQUIRED GLAZED AREA: 30%
 SOUTH ELEVATION TOTAL SQUARE FOOTAGE: 4,023 SF
 4,023SF x 30% = 1,207 SF OF GLAZED AREA

PROVIDED GLAZED AREA: 30%
 SOUTH ELEVATION GLAZED AREA: 1,226 SF



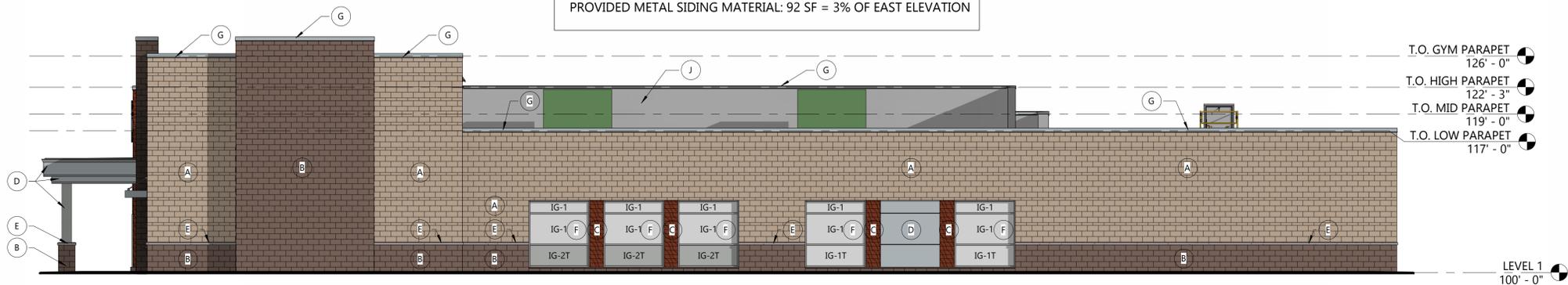
SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"

INTERIOR SIDE ELEVATION MATERIAL REQUIREMENTS
 EAST ELEVATION TOTAL SF: 3,009SF
 MASONRY: MINIMUM 25% OF FACADE
 EAST ELEVATION TOTAL SF LESS GLAZING AREA: 2,773SF
 2,773SF x 25% = 664SF MINIMUM OF MASONRY MATERIAL
 PROVIDED MASONRY MATERIAL: 2,628 SF = 95% OF EAST ELEVATION

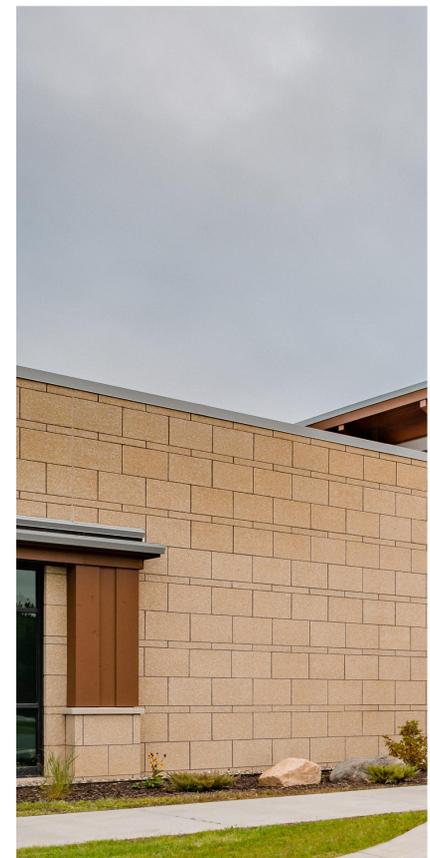
LAP SIDING: MAXIMUM 75% OF FACADE
 EAST ELEVATION TOTAL SF LESS GLAZING AREA: 2,773 SF
 2,773 SF x 75% = 2,080 SF MAXIMUM OF LAP SIDING MATERIAL
 PROVIDED LAP SIDING MATERIAL: 53 SF = 2% OF EAST ELEVATION

ARCHITECTURAL METAL SIDING: MAXIMUM 25% OF FACADE
 EAST ELEVATION TOTAL SF LESS GLAZING AREA: 2,773 SF
 2,773 SF x 25% = 693 SF MAXIMUM OF METAL SIDING MATERIAL
 PROVIDED METAL SIDING MATERIAL: 92 SF = 3% OF EAST ELEVATION

INTERIOR SIDE ELEVATION GLAZING REQUIREMENTS
 MINIMUM REQUIRED GLAZED AREA: NO REQUIREMENT
 EAST ELEVATION GLAZED AREA: 236 SF



EAST ELEVATION
 SCALE: 1/8" = 1'-0"



BURNISHED BLOCK PATTERN PRECEDENT

TAG #	DESCRIPTION
A	BURNISHED BLOCK
B	SPLITFACE BLOCK
C	WOOD GRAIN - FIBER CEMENT PANEL
D	SOLID COLOR METAL PANEL
E	MASONRY SILL
F	THERMALLY BROKEN ALUMINUM STOREFRONT SYSTEM
G	PREFINISHED ALUMINUM COPING
H	PROPOSED BUILDING SIGNAGE LOCATION
I	PREFINISHED ALUMINUM SUNSHADE
J	PREFINISHED ALUMINUM EQUIPMENT SCREEN
K	TRASH ENCLOSURE GATE

GLAZING KEY	
	IG-1 & IG-1T INSULATED CLEAR VISION GLAZING
	IG-2 & IG-2T INSULATED SPANDREL GLAZING

REAR ELEVATION MATERIAL REQUIREMENTS
 NORTH ELEVATION TOTAL SF: 3,762SF
 MASONRY: ANY % ALLOWED
 NORTH ELEVATION TOTAL SF LESS GLAZING AREA: 3,416 SF
 PROVIDED MASONRY MATERIAL: 3,173SF = 84% OF NORTH ELEVATION
 LAP SIDING: ANY % ALLOWED
 NORTH ELEVATION TOTAL SF LESS GLAZING AREA: 3,416SF
 PROVIDED LAP SIDING MATERIAL: 102SF = 3% OF NORTH ELEVATION
 ARCHITECTURAL METAL SIDING: MAXIMUM 25% OF FACADE
 SOUTH ELEVATION TOTAL SF LESS GLAZING AREA: 3,416SF
 3,416SF x 25% = 854SF MAXIMUM OF METAL SIDING MATERIAL
 PROVIDED METAL SIDING MATERIAL: 140SF = 4% OF NORTH ELEVATION

REAR ELEVATION GLAZING REQUIREMENTS
 MINIMUM REQUIRED GLAZED AREA: NO REQUIREMENT
 NORTH ELEVATION GLAZED AREA: 346SF



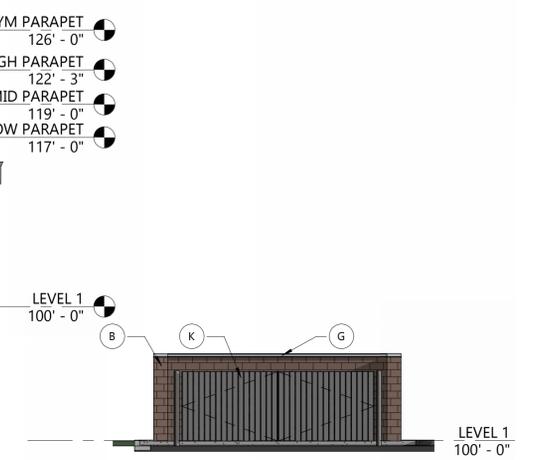
NORTH ELEVATION
 SCALE: 1/8" = 1'-0"

INTERIOR SIDE ELEVATION MATERIAL REQUIREMENTS
 WEST ELEVATION TOTAL SF: 3,045 SF
 MASONRY: MINIMUM 25% OF FACADE
 WEST ELEVATION TOTAL SF LESS GLAZING AREA: 2,709SF
 2,709SF x 25% = 677 SF MINIMUM OF MASONRY MATERIAL
 PROVIDED MASONRY MATERIAL: 1,992SF = 74% OF WEST ELEVATION
 LAP SIDING: MAXIMUM 75% OF FACADE
 WEST ELEVATION TOTAL SF LESS GLAZING AREA: 2,709SF
 2,709SF x 75% = 2,032 SF MAXIMUM OF LAP SIDING MATERIAL
 PROVIDED LAP SIDING MATERIAL: 564SF = 21% OF WEST ELEVATION
 ARCHITECTURAL METAL SIDING: MAXIMUM 25% OF FACADE
 WEST ELEVATION TOTAL SF LESS GLAZING AREA: 2,709SF
 2,709SF x 25% = 677 SF MAXIMUM OF METAL SIDING MATERIAL
 PROVIDED METAL SIDING MATERIAL: 153 SF = 6% OF WEST ELEVATION

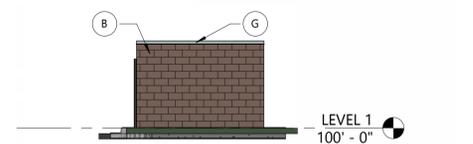
INTERIOR SIDE ELEVATION GLAZING REQUIREMENTS
 MINIMUM REQUIRED GLAZED AREA: NO REQUIREMENT
 WEST ELEVATION GLAZED AREA: 336 SF



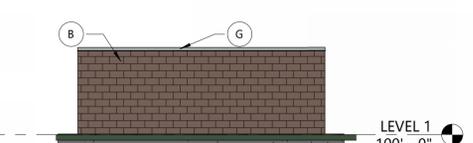
WEST ELEVATION
 SCALE: 1/8" = 1'-0"



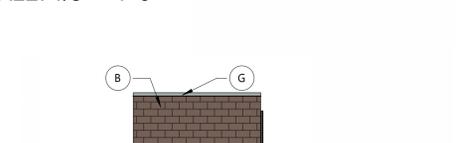
TRASH ENCLOSURE - SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"



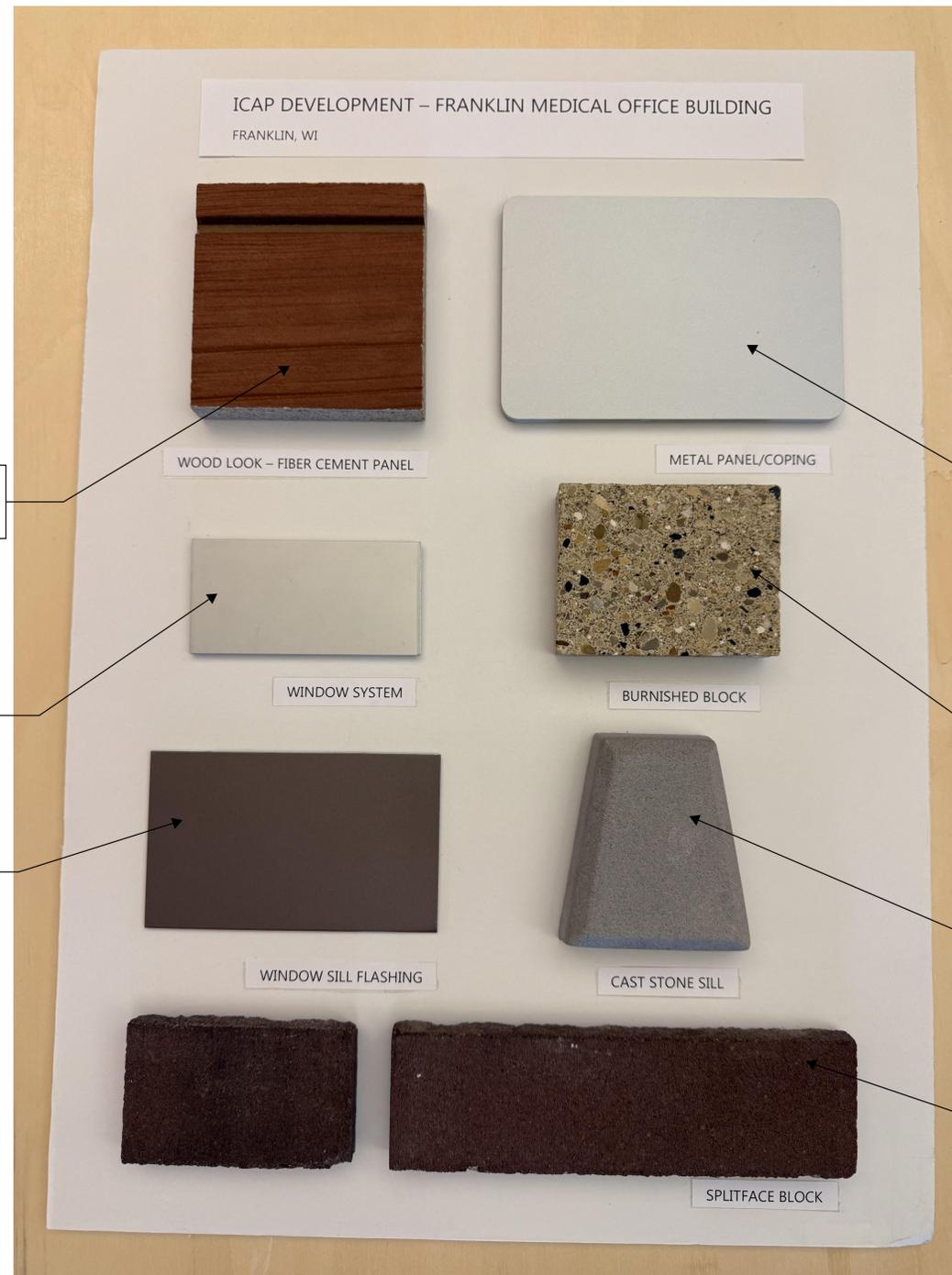
TRASH ENCLOSURE - EAST ELEVATION
 SCALE: 1/8" = 1'-0"



TRASH ENCLOSURE - NORTH ELEVATION
 SCALE: 1/8" = 1'-0"



TRASH ENCLOSURE - WEST ELEVATION
 SCALE: 1/8" = 1'-0"



PROPOSED MATERIALS



PROPOSED MATERIALS AGAINST
ADJACENT SENDIK'S BUILDING





PERSPECTIVE LOOKING NORTHEAST



Artistic and/or computer renderings are not a contractual representation of the finished product and GROTH Design Group makes no warranties and representations that the depictions of such renderings will be replicated in the finished product. Client acknowledges and agrees that the terms of the contract, not the renderings shall control.



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

www.pinnacle-engr.com

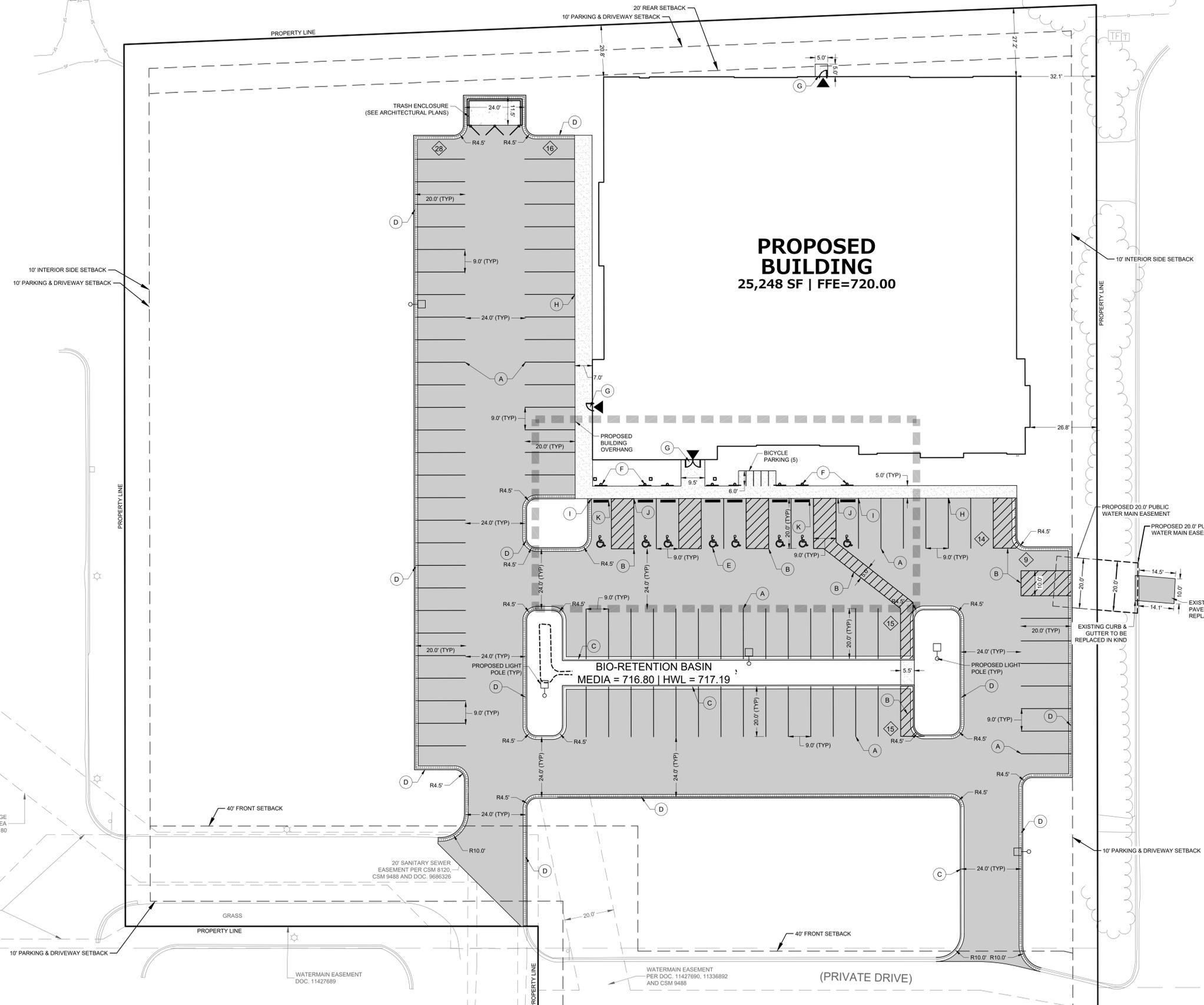
LEGEND

	LIGHT DUTY ASPHALT PAVEMENT 1" - 1 1/2" CRUSHED AGGREGATE 1B BASE COURSE CONFORMING TO GRADATION REQUIREMENTS OF WISDOT STANDARD SPECIFICATIONS, SECTION 301 AND 305. 4" HMA PAVEMENT (2 LIFTS) 2" BINDER COURSE - 3 LT 58-28.5 2" SURFACE COURSE - 5 LT 58-28.5
	CONCRETE BUILDING SIDEWALK 4" CRUSHED AGGREGATE BASE COURSE (1 1/2 DENSE GRADED LIMESTONE) 5" PCC
	CONCRETE PAVEMENT 4" CRUSHED AGGREGATE BASE COURSE (1 1/2 DENSE GRADED LIMESTONE) 6" PCC
	CURB AND GUTTER
	REVERSE PITCH CURB & GUTTER
	4" SOLID STRIPE
	4" DIAGONAL AT 45° SPACED 2' O.C.
	18" CURB & GUTTER (SEE DETAIL)
	18" REVERSE PITCH CURB & GUTTER (SEE DETAIL)
	ADA STALL INSIGNIA
	ADA SIGN (SEE DETAIL)
	BUILDING DOOR SLAB (2% MAX SLOPE WITHIN 5-FT OF DRIVE IN OR MAN DOOR)
	INTEGRAL CURB AND GUTTER (SEE DETAIL)
	TAPER CURB HEAD (SEE DETAIL)
	WALK FLUSH WITH PAVEMENT (SEE DETAIL)
	CONCRETE WHEEL STOP (SEE DETAIL)
	PARKING COUNT (FOR INFORMATION ONLY, NOT TO BE PAINTED)

SITE DATA

CITY ZONING:	OFFICE & HEALTHCARE FACILITY
PARCEL SIZE:	±3.47 AC (151,337 S.F.)
DISTURBANCE LIMITS:	2.56 AC (111,554 S.F.)
MINIMUM LOT WIDTH:	50 FT
MINIMUM LOT DEPTH:	110 FT
MAXIMUM BUILDING HEIGHT:	50 FT
MAXIMUM CITY PARKING REQUIREMENT:	75 STALLS (MAX) = 30% (22 STALLS) =97 STALLS
PROPOSED PARKING STALLS:	97 STALLS (INCLUDING 8 ADA)
REQUIRED SETBACKS:	
MIN FRONT BUILDING SETBACK:	40 FT
MIN REAR BUILDING SETBACK:	20 FT
MIN STREET SIDE BUILDING SETBACK:	40 FT
MIN INTERIOR SIDE BUILDING SETBACK:	10 FT
MIN PARKING/DRIVEWAY SETBACK:	10 FT
MAX IMPERVIOUS SURFACE:	70.0%
PROPOSED IMPERVIOUS SURFACE:	53.7%

CONTRACTOR RESPONSIBILITY: SEE ADDITIONAL CONSTRUCTION NOTES LOCATED ON SHEET C-2



PLAN | DESIGN | DELIVER
www.pinnacle-engr.com

PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

WISCONSIN OFFICE:
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888
CHICAGO | MILWAUKEE | NATIONWIDE

ICAP DEVELOPMENT - FRANKLIN

5414 W RAWSON AVE
CITY OF FRANKLIN, MILWAUKEE

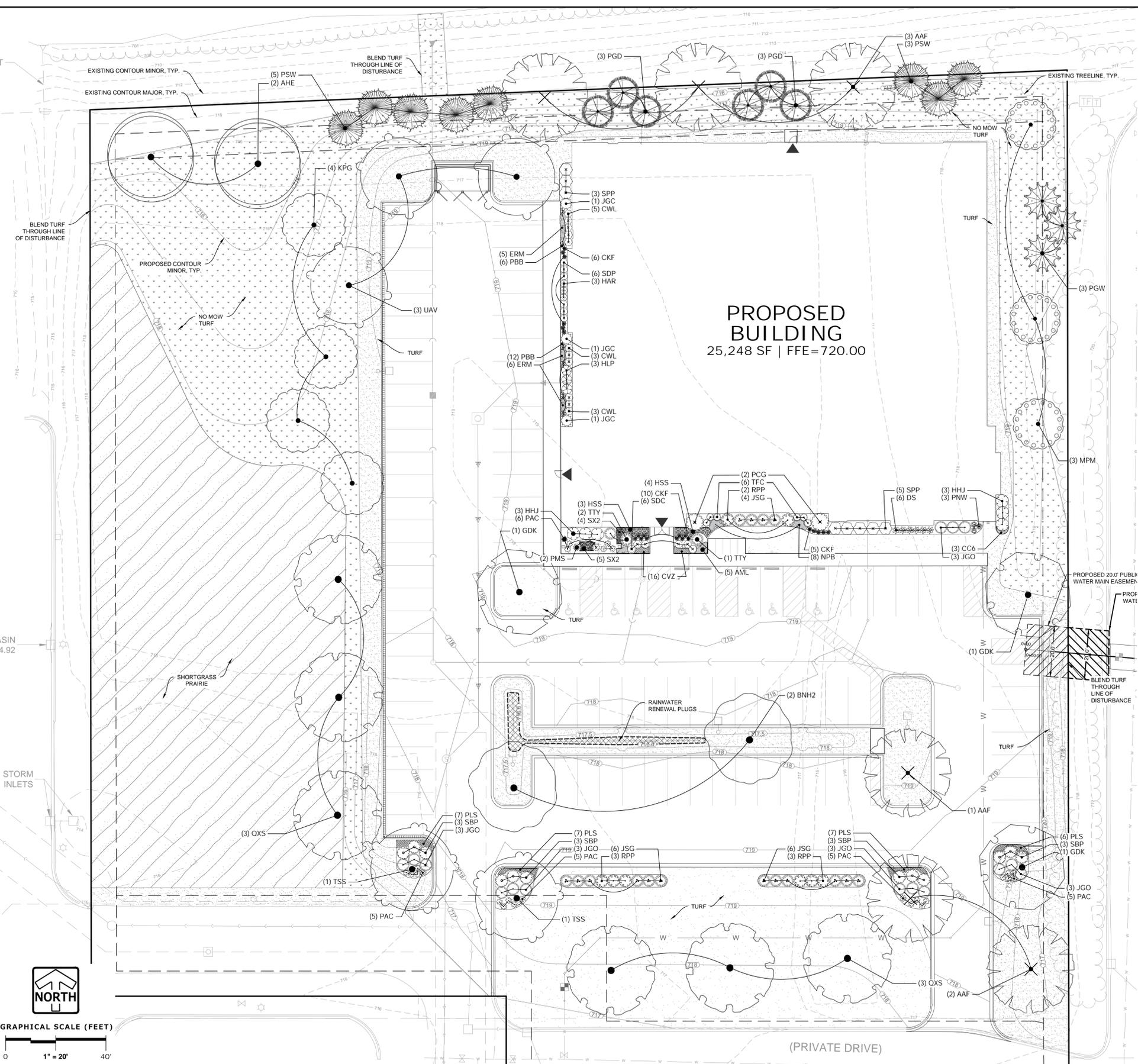
SITE DIMENSIONAL & PAVING PLAN

REVISIONS

1	PC SUBMITTAL	06/12/25
2	CITY REVIEW COMMENTS	08/22/25
3	CITY REVIEW COMMENTS	10/01/25
4	STAFF REVIEW	11/21/25

REG JOB No. 6308.00
REG PM TGM
START DATE 04-09-25
SCALE 1" = 20'
SHEET C-4 OF C-11
© COPYRIGHT 2024

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



PROPOSED BUILDING
25,248 SF | FFE=720.00

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
TREES					
AAF	6	Acer freemanii 'Autumn Fantasy'	Autumn Fantasy Maple	2.5' Cal.	50' T x 45' W
AHE	2	Aesculus hippocastanum	European Horsechestnut	2.5' Cal.	65' T x 55' W
BNH2	2	Betula nigra 'Heritage'	Heritage River Birch	2.5' Cal.	50' T x 50' W
GDK	3	Gymnocladus dioicus	Kentucky Coffee Tree	2.5' Cal.	70' T x 45' W
OXS	6	Quercus x schueltii	Swamp Bur Oak	2.5' Cal.	70' T x 65' W
TSS	2	Tilia tomentosa 'Sterling'	Sterling Silver Linden	2.5' Cal.	45' T x 45' W
UAV	3	Ulmus americana 'Valley Forge'	Valley Forge Elm	2.5' Cal.	80' T x 60' W

EVERGREEN TREES					
PGW	3	Picea glauca	White Spruce	4' Ht.	50' T x 15' W
PSD	6	Picea glauca 'Densata'	Black Hills Spruce	4' Ht.	30' T x 15' W
PSW	8	Pinus strobus	White Pine	4' Ht.	65' T x 30' W

ORNAMENTAL TREES					
KPG	4	Koeleruteria paniculata	Golden Rain Tree	1.5' Cal.	30' T x 30' W
MPM	3	Malus x 'Prairie Maid'	Prairie Maid Crabapple	1.5' Cal.	20' T x 25' W

DECIDUOUS SHRUBS					
CWL	11	Cotinus coggygria 'Lilla'	Lilla Dwarf Smoke Tree	3 gal.	4' T x 3' W
HAR	3	Hydrangea paniculata 'SMHPS'	Razzleberry Hydrangea	3 gal.	3' T x 3' W
HLP	3	Hydrangea paniculata 'SMNHPH'	Little Lime Punch Hydrangea	3 gal.	4' T x 4' W
HHJ	6	Hydrangea quercifolia 'PINK-T'	Jetsream Oakleaf Hydrangea	5 gal.	5' T x 5' W
PCG	2	Physocarpus opulifolius 'Center Glow'	Center Glow Ninebark	1 gal.	8' T x 8' W
RPP	8	Rosa rugosa 'Purple Pavement'	Purple Pavement Rugosa Rose	5 gal.	5' T x 5' W
SDC	6	Spiraea japonica 'NCSX1'	Double Play Candy Corn Spirea	3 gal.	2' T x 3' W
SPP	8	Syringa x 'Pink Perfume'	Bloomerang Pink Perfume Lilac	5 gal.	5' T x 5' W
SDP	6	Syringa x 'SMNJRPJ'	Bloomerang Dwarf Purple Lilac	3 gal.	3' T x 3' W
SBP	12	Syringa x 'SMSJBP7'	Bloomerang Dark Purple Lilac	5 gal.	5' T x 5' W

EVERGREEN SHRUBS					
JGC	3	Juniperus chinensis 'Gold Coast'	Gold Coast Juniper	5 gal.	3' T x 5' W
JSG	16	Juniperus chinensis 'Sea Green'	Sea Green Juniper	5 gal.	5' T x 6' W
JGO	15	Juniperus virginiana 'Grey Owl'	Grey Owl Juniper	5 gal.	5' T x 5' W
PMS	2	Pinus mugo 'Slowmound'	Slowmound Mugo Pine	3 gal.	3' T x 3' W
TTY	3	Taxus x media 'Tauntoni'	Tauton Yew	5 gal.	4' T x 5' W
TFC	6	Thuja occidentalis 'Congabe'	Fire Chief Arborvitae	3 gal.	2' T x 3' W

ORNAMENTAL GRASSES					
CKF	21	Calamagrostis x a 'Karl Foerster'	Karl Foerster Reed Grass	1 gal.	36' T x 24' W
DS	6	Deschampsia cespitosa 'Schottland'	Schottland Tufted Hair Grass	1 gal.	36' T x 30' W
PNW	3	Panicum virgatum 'Northwind'	Northwind Switch Grass	1 gal.	42' T x 28' W
PBB	18	Pennisetum alopecuroides 'B B'	Burgundy Bunny Dwarf Fountain Grass	1 gal.	12' T x 15' W
PAC	26	Pennisetum alopecuroides 'Cassian'	Cassian Fountain Grass	1 gal.	20' T x 30' W

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	REMARKS
PERENNIALS						
AML	9	Aruncus x 'Misty lace'	Misty Lace Goatsbeard	4.5" Cont.	24" o.c.	20' T x 24' W
CC6	3	Coreopsis verticillata 'Route 66'	Route 66 Threadleaf Tickseed	4.5" Cont.	20" o.c.	20' T x 20' W
CVZ	15	Coreopsis verticillata 'Zagreb'	Zagreb Coreopsis	4.5" cont.	16" o.c.	20' T x 16' W
ERM	11	Echinacea p 'Rainb299'	Butterfly Rainbow Marcella Coneflower	4.5" cont.	24" o.c.	15' T x 24' W
HSS	7	Hosta x 'Sum & Substance'	Sum & Substance Hosta	4.5" cont.	40" o.c.	30' T x 60" W
NPB	9	Nepeta x faassenii 'Pursian Blue'	Pursian Blue Catmint	4.5" cont.	24" o.c.	14' T x 24" W
PLS	27	Perovskia atriplicifolia 'Little Spire'	Little Spire Russian Sage	4.5" cont.	22" o.c.	24' T x 24" W
SX2	9	Salvia x 'Back to the Fuchsia'	Color Spires Back to the Fuchsia Sage	4.5" cont.	24" o.c.	24' T x 24" W

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	REMARKS
GROUND COVERS						
	279 sf	RAIN WATER RENEWAL PLUGS				
	2	Asclepias incarnata	Swamp Milkweed	2" Plug	2% @ 21" o.c.	
	1	Aster novae-angliae	New England Aster	2" Plug	1% @ 21" o.c.	
	3	Baptisia leucantha	White False Indigo	2" Plug	3% @ 21" o.c.	
	15	Bromus ciliatus	Fringed Brome	2" Plug	16% @ 21" o.c.	
	1	Calamagrostis canadensis	Bluejoint Reed Grass	2" Plug	1% @ 21" o.c.	
	1	Carex annectens	Yellow-fruited Sedge	2" Plug	1% @ 21" o.c.	
	2	Carex bebbii	Bebbs Sedge	2" Plug	2% @ 21" o.c.	
	1	Carex crinita	Caterpillar Sedge	2" Plug	1% @ 21" o.c.	
	1	Carex stipata	Sawbeak Sedge	2" Plug	1% @ 21" o.c.	
	1	Carex vulpinoidea	Brown Fox Sedge	2" Plug	1% @ 21" o.c.	
	18	Elymus riparius	Riverbank Wild Rye	2" Plug	19% @ 21" o.c.	
	23	Elymus virginicus	Virginia Wild Rye	2" Plug	24% @ 21" o.c.	
	1	Eupatorium maculatum	Joe Pye Weed	2" Plug	1% @ 21" o.c.	
	1	Glyceria grandis	Reed Manna Grass	2" Plug	1% @ 21" o.c.	
	2	Liatris pycnostachya	Gayfeather	2" Plug	2% @ 21" o.c.	
	4	Liatris spicata	Spike Gayfeather	2" Plug	4% @ 21" o.c.	
	1	Monarda fistulosa	Bergamot	2" Plug	1% @ 21" o.c.	
	3	Panicum virgatum	Switch Grass	2" Plug	3% @ 21" o.c.	
	1	Physostegia virginiana	Obedient Plant	2" Plug	1% @ 21" o.c.	
	2	Ratibida pinnata	Yellow Coneflower	2" Plug	2% @ 21" o.c.	
	2	Rudbeckia hirta	Black-eyed Susan	2" Plug	2% @ 21" o.c.	
	2	Rudbeckia subtomentosa	Sweet Black-eyed Susan	2" Plug	2% @ 21" o.c.	
	4	Sorghastrum nutans	Indian Grass	2" Plug	4% @ 21" o.c.	
	2	Spartina pectinata	Prairie Cordgrass	2" Plug	2% @ 21" o.c.	
	1	Tradescantia ohioensis	Blue Jacket	2" Plug	1% @ 21" o.c.	
	1	Verbena hastata	Blue Vervain	2" Plug	1% @ 21" o.c.	
	1	Vernonia fasciculata	Ironweed	2" Plug	1% @ 21" o.c.	

NATIVE						
	19,569 sf	Agrecol Shortgrass Prairie	Agrecol Shortgrass Prairie Seed Mix	seed		
TURF						
	24,601 sf	Turf Hydroseed	Reinders - Cadet 70/30 Fescue/Blue Mix	seed		
	21,752 sf	Turf Hydroseed Low Grow	Reinders No Mow/Low Grow Mix	seed		



PLAN | DESIGN | DELIVER
www.pinnacle-engr.com

PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

WISCONSIN OFFICE
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888
CHICAGO | MILWAUKEE | NATIONWIDE

ICAP DEVELOPMENT - FRANKLIN
5414 W RAWSON AVE
CITY OF FRANKLIN, MILWAUKEE

LANDSCAPE ENLARGEMENT

REVISIONS

1 - PC SUBMITTAL	06/12/25	
2 - CITY REVIEW COMMENTS	08/22/25	
3 - CITY REVIEW COMMENTS	10/01/25	
4 - STAFF REVIEW	11/21/25	

REG. JOB NO. 6308.003
REG. FIRM: TGM
START DATE: 01.09.25
SCALE: 1" = 20'

SHEET
L-1
OF
L-3

GENERAL PLANTING NOTES

- THE LAYOUT OF ALL PLANTING BEDS AND INDIVIDUAL TREES AND SHRUBS SHALL BE STAKED BY THE CONTRACTOR IN ADVANCE OF INSTALLATION. FLAGGING, STAKES, OR PAINT MAY BE USED TO DELINEATE LOCATIONS AS SCALED FROM THE PLANS. AN APPROVED REPRESENTATIVE WILL REVIEW THESE LOCATIONS WITH THE CONTRACTOR AND MAKE MINOR ADJUSTMENTS AS NECESSARY. BED LAYOUT SHALL ALSO INCLUDE PERENNIAL GROUPINGS BY SPECIES.
- THE CONTRACTOR IS RESPONSIBLE FOR INDEPENDENTLY DETERMINING THE PLANT MATERIAL QUANTITIES REQUIRED BY THE LANDSCAPE PLANS. REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
- NO PLANT MATERIAL OR PLANT SIZE SUBSTITUTIONS WILL BE ACCEPTED WITHOUT APPROVAL BY THE LANDSCAPE ARCHITECT. ANY CHANGES SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT IN WRITING PRIOR TO INSTALLATION.
- ALL BNB STOCK SHALL BE NURSERY GROWN IN A CLAY LOAM SOIL FOR A MINIMUM OF THREE GROWING SEASONS WITHIN 200 MILES OF PROJECT LOCATION, IN A ZONE COMPATIBLE WITH USDA HARDINESS ZONE 5A. SEED SHALL BE PROVIDED FROM A NURSERY (WITHIN 200 MILES) WITH A SIMILAR PLANT HARDINESS ZONE AS PROJECT LOCATION. EXISTING SOIL SHALL BE AMENDED PER SOIL ANALYSIS REPORT TO ENSURE A PROPER GROWING MEDIUM IS ACHIEVED.
- ALL PLANT MATERIAL SHALL COMPLY WITH STANDARDS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK - Z60.1 ANSI. LANDSCAPE ARCHITECT OR OWNERS AUTHORIZED REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND POTENTIALLY REJECT ANY PLANT MATERIAL DEEMED TO NOT MEET THE REQUIRED STANDARDS.
- ALL STOCK SHALL BE FREE OF DISEASES AND HARMFUL INSECTS, DAMAGE, DISORDERS AND DEFORMITIES.
- TREES SHALL HAVE SINGLE, STRAIGHT TRUNKS AND WELL BALANCED BRANCH SYSTEMS. MULTI-STEM TREES SHALL HAVE 3-4 STRAIGHT TRUNKS AND WELL BALANCED BRANCH SYSTEMS. HEIGHT-TO-CALIPER RATIOS SHALL BE CONSISTENT WITH THE LATEST EDITION OF ANSI Z60.1.
- ROOT SYSTEMS SHALL BE LARGE ENOUGH TO ALLOW FOR FULL RECOVERY OF THE TREE, AND SHALL CONFORM TO STANDARDS AS THEY APPEAR IN THE MOST CURRENT REVISION OF THE AMERICAN ASSOCIATION OF NURSERYMEN'S AMERICAN STANDARD OF NURSERY STOCK ANSI Z60.1.
- BNB TREES SHALL BE DUG WITH A BALL OF SOIL, NOT SOFT BALLED OR POTTED AND SHALL BE FIRM IN THEIR ROOTBALL. ROOT BALL SHALL BE WRAPPED (WITH BIODEGRADABLE MATERIAL). THE TREE ROOT FLARE, OR COLLAR, SHALL BE AT OR WITHIN THE TOP THREE INCHES OF GRADE.
- ALL SPRING TREES MUST BE FRESHLY DUG IN THE MOST RECENT SPRING.
- ALL AUTUMN TREES MUST BE FRESHLY DUG IN THE MOST RECENT AUTUMN.
- TREES SHALL BE ALIVE, HEALTHY AND APPROPRIATELY MOIST, AT TIME OF DELIVERY. TREES SHALL BE SUBJECT TO INSPECTION FOR CONFORMITY TO SPECIFICATION REQUIREMENTS AND APPROVAL BY THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE. THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY TREES THAT DO NOT MEET THE SPECIFICATIONS OR THAT HAVE BEEN DAMAGED DURING SHIPMENT. THE LANDSCAPE INSTALLER MUST RECEIVE APPROVAL FROM LANDSCAPE ARCHITECT FOR ANY SUBSTITUTIONS OR ALTERATIONS.
- ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH PLANTING DETAILS.
- ALL PLANTING BEDS SHALL HAVE A MINIMUM 10" DEPTH OF PREPARED SOIL. WITH APPROVAL, EXISTING SOIL MAY BE UTILIZED PROVIDED THE PROPER SOIL AMENDMENTS ARE TILLED THOROUGHLY INTO THE TOP 10" OF SOIL. REFER TO SOIL PLACEMENT NOTES.
- WHILE PLANTING TREES AND SHRUBS, BACKFILL 2/3 OF PLANTING HOLE AND WATER TREE THOROUGHLY BEFORE INSTALLING THE REMAINDER OF SOIL MIXTURE. AFTER ALL SOIL HAS BEEN PLACED INTO THE PLANTING HOLE WATER THOROUGHLY AGAIN.
- THE CONTRACTOR MUST LABEL ALL TREES WITH THE COMMON AND BOTANICAL NAMES PRIOR TO FINAL INSPECTION.
- OAK TREES SHALL BE TREATED FOR TWO-LINE CHESTNUT BORER BOTH AT THE TIME OF INSTALLATION AND DURING THE SECOND GROWING SEASON.
- ALL PLANTING BEDS SHALL BE MULCHED WITH 3" DEEP SHREDDED HARDWOOD MULCH, AND ALL TREES PLANTED IN TURF AREAS SHALL RECEIVE A 3" DEEP SHREDDED HARDWOOD MULCHED RING AS SHOWN IN PLANTING DETAILS.
- ALL PLANTING BEDS AND TREE RINGS SHALL HAVE A 4" DEEP TRENCHED BED EDGE CREATED BY EITHER A FLAT LANDSCAPE SPADE OR MECHANICAL EDGER. BED EDGES ARE TO BE CUT CLEAN AND SMOOTH AS SHOWN ON LANDSCAPE PLANS WITH A CLEAN DEFINITION BETWEEN TURF AND PLANTING AREAS.
- ALL TURF SEED AREAS SHALL RECEIVE A MINIMUM OF 6" DEPTH OF TOPSOIL. WITH APPROVAL, EXISTING SOIL MAY BE UTILIZED PROVIDED THE PROPER SOIL AMENDMENTS ARE TILLED THOROUGHLY INTO THE TOP 6" OF SOIL AS INDICATED IN THE SOIL PLACEMENT NOTES. REQUIRED AMENDMENTS SHALL BE DETERMINED BASED ON A SOIL ANALYSIS TO BE PERFORMED. ALL TOPSOIL AMENDMENT SHALL BE AGED WEED FREE MANURE OR CLASS 1 ORGANIC MATTER.
- FOR LAWN SEEDING, APPLY A STARTER FERTILIZER AND SEED UNIFORMLY AT THE RATE RECOMMENDED BY MANUFACTURER, AND PROVIDE A MULCH COVERING THAT IS SUITABLE TO PROMOTE SEED GERMINATION AND TURF ESTABLISHMENT. CONTRACTOR TO PROVIDE FERTILIZER, SEED, AND MULCH SPECIFICATIONS TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. EROSION CONTROL MEASURES ARE TO BE INSTALLED IN THOSE AREAS REQUIRING STABILIZATION (SWALES, SLOPES EXCEEDING 1:3, AND THOSE LOCATIONS INDICATED IN CIVIL DRAWINGS).
- THE CONTRACTOR TO ENSURE A SMOOTH, UNIFORM QUALITY TURF IS ACHIEVED WITH NO BARE SPOTS LARGER THAN 6" X 6". ANY BARE SPOTS LARGER THAN 6" X6" AT THE END OF ESTABLISHMENT PERIOD SHALL BE RESEED AT THE CONTRACTORS EXPENSE TO OBTAIN A DENSE, UNIFORM LAWN.
- FOLLOWING ESTABLISHMENT, STANDARD TURF TO BE MOWED WEEKLY AS NEEDED THROUGHOUT THE GROWING SEASON. NO MOW TURF SHALL BE MOWED ONE TO TWO TIMES THROUGHOUT THE GROWING SEASON AS NEEDED.
- ALL FINISH GRADING AND LAWN AREAS TO BE INSTALLED BY LANDSCAPE CONTRACTOR.
- ALL DISTURBED AREAS WITHIN THE PROJECT SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.
- ALL DISTURBED AREAS OUTSIDE THE LIMITS OF WORK SHALL BE RESTORED TO ORIGINAL OR

BETTER CONDITION AT NO ADDITIONAL COST TO THE OWNER.

- THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES, INCLUDING ANY IRRIGATION LINES, PRIOR TO DIGGING. CONSULT DIGGERS HOTLINE.
- TREES SHALL BE INSTALLED NO CLOSER THAN:
 - 10 FEET FROM ANY FIRE HYDRANT
 - 7 FEET FROM STORM SEWER, SANITARY SEWER LATERALS, DRIVEWAYS, AND WATER SERVICE
- THE CONTRACTOR SHALL ENSURE THAT SOIL CONDITIONS AND COMPACTION ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AROUND THE CONSTRUCTION SITE. UNDESIRABLE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE PROPER SURFACE AND SUBSURFACE DRAINAGE IN ALL AREAS
- THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, FEES, AND LICENSES NECESSARY FOR THE INSTALLATION OF THIS PLAN.
- THE CONTRACTOR IS TO REVIEW ALL SITE ENGINEERING DOCUMENTS PRIOR TO INSTALLATION. ANY CONFLICTS MUST BE REPORTED TO THE LANDSCAPE ARCHITECT. THESE LANDSCAPE DRAWINGS ARE FOR THE INSTALLATION OF PLANT MATERIALS ONLY UNLESS OTHERWISE STATED.
- THE CONTRACTOR SHALL PROVIDE WATERING AND MAINTENANCE SERVICES FOR A PERIOD OF 60 DAYS TO ENSURE VEGETATIVE ESTABLISHMENT. UPON COMPLETION OF THE PROJECT, CONTRACTOR SHALL SUPPLY THE OWNER IN WRITING WITH ONGOING WATERING AND MAINTENANCE INSTRUCTIONS.
- PLANT MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM TIME OF OWNER ACCEPTANCE. ONLY ONE REPLACEMENT PER PLANT WILL BE REQUIRED DURING THE WARRANTY PERIOD EXCEPT IN THE EVENT OF FAILURE TO COMPLY WITH THE SPECIFIED REQUIREMENTS.
- THE CONTRACTOR IS RESPONSIBLE TO CONDUCT A FINAL WALK THROUGH WITH THE LANDSCAPE ARCHITECT AND OR OWNERS REPRESENTATIVE TO ANSWER QUESTIONS, PROVIDE INSTRUCTIONS, AND ENSURE THAT PROJECT REQUIREMENTS HAVE BEEN MET.

SOIL PLACEMENT NOTES

- LOOSEN SUBGRADE TO A MINIMUM DEPTH INDICATED IN PLANTING NOTES USING A CULTI-MULCHER OR SIMILAR EQUIPMENT, AND REMOVE STONES MEASURING OVER 1-1/2 INCHES IN ANY DIMENSION, STICKS, RUBBISH AND OTHER EXTRANEIOUS MATTER. AREAS ADJACENT TO WALKS AND PAVEMENT SHALL BE FREE OF EXCESS STONE AND PAVING MATERIALS SO AS TO PROVIDE AN UNINTERRUPTED CROSS SECTION OF SOIL. INTERNAL PARKING ISLANDS SHALL BE LOOSENEED TO A DEPTH OF 30".
- THOROUGHLY BLEND PLANTING SOIL MIX FOR PLANTING BED AREAS. (1 PART EXISTING SOIL, 1 PART TOPSOIL, 1 PART ORGANIC SOIL AMENDMENT, 2.9 POUNDS PER CUBIC YARD OF 4-4-4 ANALYSIS SLOW-RELEASE FERTILIZER)
- TREE AND SHRUB HOLES SHALL BE FILLED WITH A PREPARED PLANTING MIXTURE OF 1 PART TOPSOIL, 2 PARTS PLANTING SOIL MIX.
- SPREAD SOIL AND SOIL AMENDMENTS TO DEPTH INDICATED ON DRAWINGS, BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER NATURAL SETTLEMENT. (FINISH GRADE OF PLANTING BEDS SHALL BE 3" BELOW ALL ADJACENT SURFACES. FINISH GRADE OF TURF SEEDING AREAS SHALL BE 1" BELOW ALL ADJACENT HARD SURFACES, WALKS, AND CURBS.)
- PLACE APPROXIMATELY 1/2 OF TOTAL AMOUNT OF SOIL REQUIRED. WORK INTO TOP OF LOOSENEED SUBGRADE TO CREATE A TRANSITION LAYER, THEN PLACE REMAINDER OF THE SOIL. SOIL TRANSITION LAYER SHALL BE TILLED TO A MINIMUM DEPTH OF 6" BELOW THE DEPTH OF NEWLY PLACED SOIL. PARKINGS LOT ISLANDS SHALL BE CROWNED TO A HEIGHT OF 6" TO PROVIDE PROPER DRAINAGE UNLESS OTHERWISE NOTED.
- DO NOT SPREAD IF PLANTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.
- FINISH GRADING: GRADE SOIL TO A SMOOTH, UNIFORM SURFACE PLANE WITH A LOOSE, UNIFORM FINE TEXTURE.
- ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES.
- RESTORE PLANTING BEDS IF ERODED OR OTHERWISE DISTURBED AFTER FINISH GRADING AND BEFORE PLANTING.

NATIVE SEEDING & PLUG PLANTINGS

ESTABLISHMENT OF A VIABLE VEGETATION COMMUNITY WILL BE COMPLETED BY HAND-BROADCASTING OF PRE-DESIGNED SEED MIXES AND PLANTING OF PERENNIALS TO CREATE A DYNAMIC PLANTING.

PRIOR TO SEEDING/PLUG PLANTING:

- ALL WEEDS AND EXISTING VEGETATION SHALL BE REMOVED. EXISTING VEGETATION SHALL BE TREATED WITH GLYPHOSATE OR SIMILAR HERBICIDE BY A LICENSED PROFESSIONAL. TREATMENT SHALL OCCUR A MINIMUM OF 10 DAYS PRIOR TO SEEDING/PLANTING. VEGETATION STILL ALIVE AFTER INITIAL HERBICIDE TREATMENT SHALL BE TREATED A SECOND TIME PRIOR TO TILLING INTO THE SOIL. TREATED VEGETATION SHALL BE TILLED INTO THE SOIL NO EARLIER THAN 1 DAY PRIOR TO SEEDING.
- PREPARATION OF SOIL PRIOR TO SEEDING
 - REFER TO CIVIL PLANS FOR SOIL MIXTURE.
 - ALL FOREIGN MATERIALS LARGER THAN 1-INCH SHALL BE REMOVED FROM THE SOIL PRIOR TO SEEDING OR PLANTING.
 - AREA SHOULD BE FREE FROM UNSIGHTLY VARIATIONS, RIDGES, AND DEPRESSIONS.
 - AVOID DRIVING OVER THE SPECIFIED AREA WITH MACHINERY.

SPECIFICATIONS FOR HAND BROADCASTING:

SEEDING SHALL BE CONDUCTED IN LATE FALL (SEPTEMBER 1- SOIL FREEZE) SO THAT SEEDS MAY LIE DORMANT DURING THE WINTER, ALLOWING FOR STRATIFICATION, OR SPRING (MARCH 1-JUNE 1) TO ALLOW A COMPLETE GROWING SEASON TO BECOME ESTABLISHED.

A. COVER CROP

- ANNUAL RYE SHALL BE SPREAD AT A DENSITY OF 20 POUNDS PER ACRE DURING THE PLANTING OR SEEDING OF THE NATIVE PLANT SPECIES TO STABILIZE THE SOIL AND REDUCE THE GROWTH OF UNWANTED VEGETATION. THIS ANNUAL GRASS GROWS RAPIDLY WITHOUT COMPETING WITH THE WILDFLOWERS AND GRASSES THAT ARE PLANTED IN THE TARGET AREAS.
- WINTER WHEAT OR PERENNIAL RYE SHALL NOT BE USED AS A COVER CROP. THESE GRASSES MAY OUT COMPETE PRAIRIE SEEDLINGS, LEADING TO A REDUCTION IN THE SUCCESS OF THE PLANTINGS.

B. SEED MIX:

- MIX ALL NATIVE SEED WITH VERMICULITE ACCORDING TO AGRECOL RECOMMENDATIONS AND INSTALLATION GUIDELINES.
- BROADCAST HALF THE SEED OVER THE ENTIRE SITE OR TARGET AREA.
- BROADCAST THE OTHER HALF OF SEED PERPENDICULAR TO THE DIRECTION THAT THE FIRST HALF OF THE SEED WAS BROADCAST.
- COVER SEED WITH 1/4-INCH TO 1/2-INCH OF SOIL (USE ANY EXCESS SOIL FROM THE SITE) WITH RAKE OR DRAG.
- ROLL SITE TO ENSURE FIRM SEED-TO-GROUND CONTACT.
- KEEP SEED CONSTANTLY WET THROUGH GERMINATION PERIOD. GENERALLY 3 WEEKS.

ALL SEEDING SHALL BE COVERED WITH 1-INCH OF CLEAN, NON-INVASIVE STRAW (NO MARSH HAY, OR REED CANARY GRASS) WITHOUT SEEDS, WITHIN SEVEN DAYS. WHEAT, RYE, OATS, OR BARLEY ARE ACCEPTABLE FORMS OF STRAW. THOSE AREAS OF SLOPES STEEPER THAN 8:1 (EIGHT FEET HORIZONTAL TO ONE FOOT VERTICAL) SHALL BE PLANTED NO LATER THAN OCTOBER 1 AND STAKED WITH AN EROSION CONTROL BLANKET TO PREVENT EROSION.

NATIVE PLUGS INSTALLATION

INSTALLATION OF PLUGS SHOULD OCCUR ON A CLOUDY, COOL DAY IN EITHER THE MORNING OR AFTERNOON. PLANTING SHOULD ALSO OCCUR AS EARLY IN THE SEASON AS POSSIBLE ONCE THE RISK OF FREEZING HAS PASSED.

IF INSTALLING PLUGS IN COMBINATION WITH SEEDING, INSTALL PLUGS AFTER SEED HAS BEEN PLACED. INSTALL PLUGS PRIOR TO PLACEMENT OF STRAW MULCH EXCEPT WHERE AN EROSION CONTROL BLANKET WILL BE UTILIZED. ENSURE THAT NEWLY PLANTED PLUGS HAVE ADEQUATE STRAW MULCH COVERAGE FOLLOWING INSTALLATION.

- DIG A HOLE IN YOUR FRESHLY WORKED SOIL ABOUT TWICE THE DIAMETER AND THE SAME HEIGHT OF THE ROOT BALL OF THE PLANT. PUT THE SOIL ASIDE TO FILL THE HOLE BACK IN LATER. GENTLY REMOVE THE PLANT FROM ITS CONTAINER, AND BRUSH YOUR HAND OVER THE ROOT BALL TO STIMULATE THE ROOTS.
- PLACE THE PLANT IN THE HOLE. PLACE THE ROOTS AT THE PROPER LEVEL SO THAT THE PLANTS ROOTS AREN'T EXPOSED AND THE FOLIAGE OF LOW-LYING PLANTS DOESN'T GET TOO WET. FILL THE HOLE ABOUT HALF-WAY WITH THE ORIGINAL SOIL. GENTLY PACK THE SOIL TO REMOVE ANY TRAPPED AIR. WATER PLANT THOROUGHLY.
- FINISH FILLING IN WITH SOIL AROUND THE PLANT, GENTLY PACK, AND WATER THOROUGHLY AGAIN.
- COVER THE BASE OF THE PLANT WITH 1" OF STRAW MULCH.
- AFTER PLANTING, KEEP YOUR PLANTS WELL WATERED FOR THE FIRST YEAR UNTIL THEY ESTABLISH A GOOD ROOT SYSTEM.

NATIVE PLANTINGS:

WEED SUPPRESSION MEASURES:

1st YEAR - PERFORM SPOT SPRAY WITH HERBICIDE TO SUPPRESS WEEDS. THIS SHOULD OCCUR APPROXIMATELY EVERY MONTH OF THE GROWING SEASON AFTER NATIVE PLANTINGS HAVE BEEN ROUGH GRADED.

2nd YEAR - IN MAY/JUNE MOW NATIVE PLANTINGS AT 6" HEIGHT TO SUPPRESS THE WEEDS. PERFORM SPOT SPRAY WITH HERBICIDE TO SUPPRESS WEEDS. HAVE PROFESSIONAL ASSESS PLANTINGS. REPEAT MOWING NATIVE PLANTINGS AND SPOT-SPRAY IN EARLY JULY.

3rd YEAR - IN MAY/JUNE MOW NATIVE PLANTINGS AT 8" HEIGHT TO SUPPRESS THE WEEDS. PERFORM SPOT SPRAY WITH HERBICIDE TO SUPPRESS WEEDS.

4th YEAR - IN MAY PERFORM A PRESCRIBED BURN. IN JUNE HAVE A QUALIFIED PROFESSIONAL ASSESS PLANTINGS. IF A PRESCRIBED BURN CAN NOT BE UTILIZED, NATIVE PLANTINGS SHALL BE CUT TO THE GROUND AND ALL CUT MATERIAL SHALL BE REMOVED AND DISPOSED OF OFF SITE.

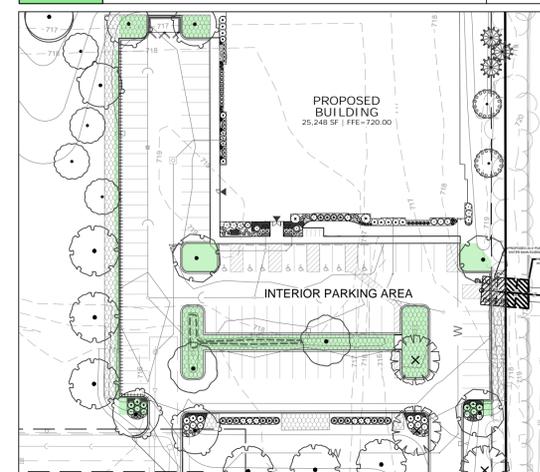
LANDSCAPE IMPROVEMENT TABLE	REQUIRED	PROVIDED
FOUNDATION PLANTINGS 630 FT • SHRUBS • PERENNIALS		65 113
PARKING 1/5 SPACES + 20% PER BUFFER CODE • SHADE TREES 1/5 SPACES • EVERGREEN OR ORNAMENTAL TREES 1/5 SPACES • EVERGREEN OR LG. DEC. SHRUBS 1/5 SPACES • SMALL SHRUBS OR NATIVE GRASS 1/5 SPACES	20 + 4 20 + 4 20 + 4 20 + 4	24 24 45 60
PARKING SCREENING 160 FT • SHRUBS 1/15 FT		11 18
INTERIOR PARKING PLANTING AREA INTERIOR PARKING AREA W/DRIVE ISLES= 38,427 SF • 10% INTERIOR PARKING AREA • WITH ADDITIONAL 15% OF THE INITIAL 10%	3,843 sf 4,420 sf	5,485 sf (14%)

NOTES

- IRRIGATION SYSTEM IS REQUIRED BY THE CITY

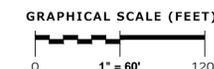
REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY
	SNOW STORAGE AREAS	5,606 sf
	PARKING INTERIOR PLANTING AREA	3,232 sf



SNOW STORAGE AREAS & PARKING INTERIOR PLANTING

SCALE: 1" = 60'



DESIGNED: JSJ
DRAFTED: JSJ
REVIEWED: DJB

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com

PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

WISCONSIN OFFICE:
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888
CHICAGO | MILWAUKEE | NATIONWIDE

ICAP DEVELOPMENT - FRANKLIN

5414 W RAWSON AVE
CITY OF FRANKLIN, MILWAUKEE

LANDSCAPE GENERAL NOTES

REVISIONS

1	PC SUBMITTAL	06/12/25	
2	CITY REVIEW COMMENTS	08/22/25	
3	CITY REVIEW COMMENTS	10/01/25	
4	STAFF REVIEW	11/21/25	

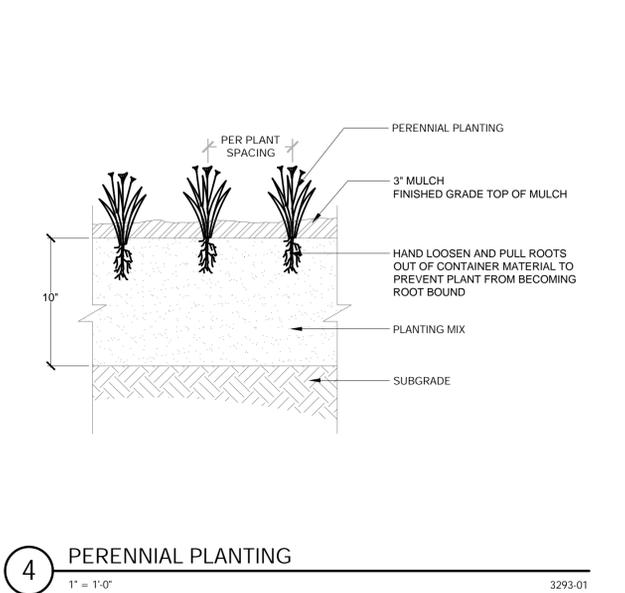
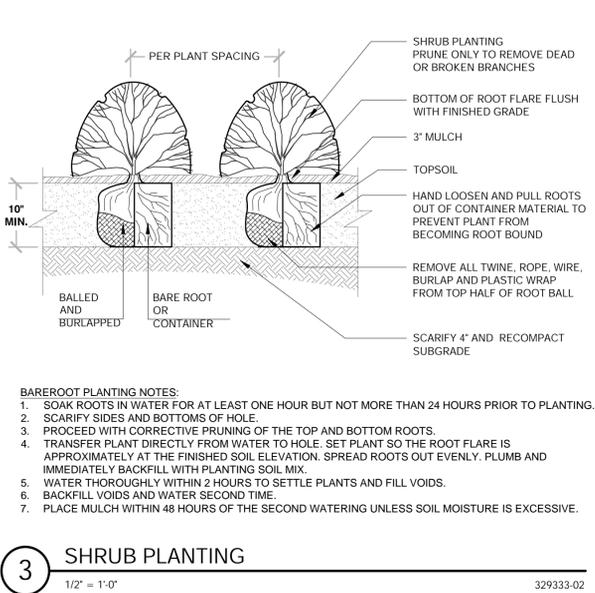
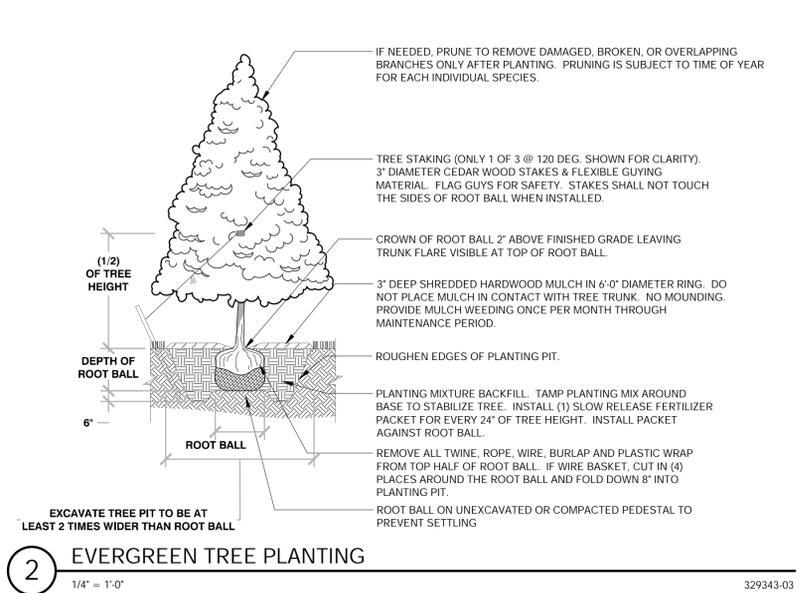
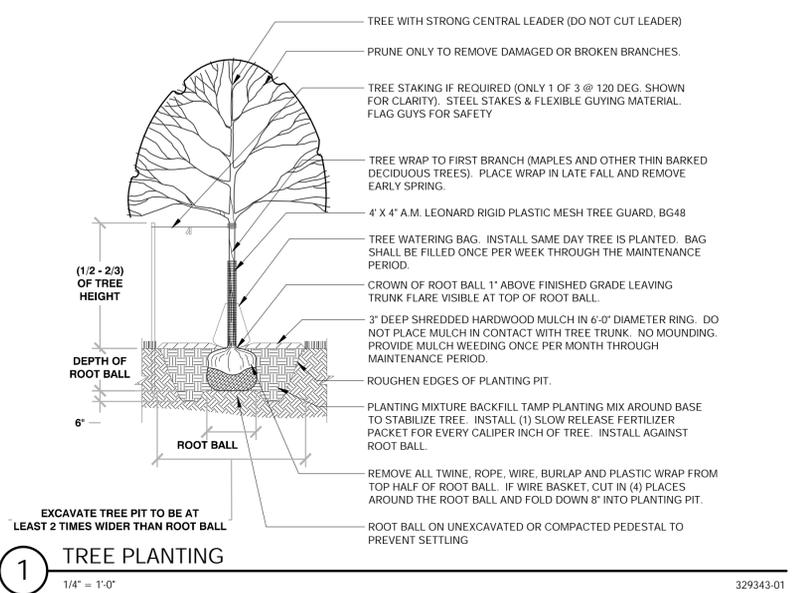
REG. JOB No. 6308-00
REG. PM. TOM
START DATE 04.09.25
SCALE VARIABLES

SHEET
L-2
OF
L-3

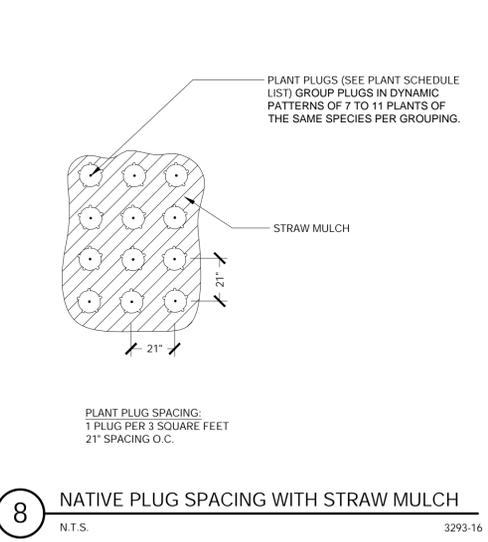
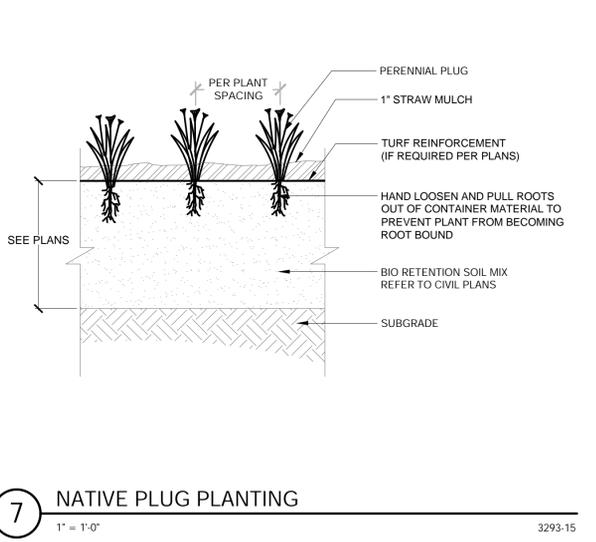
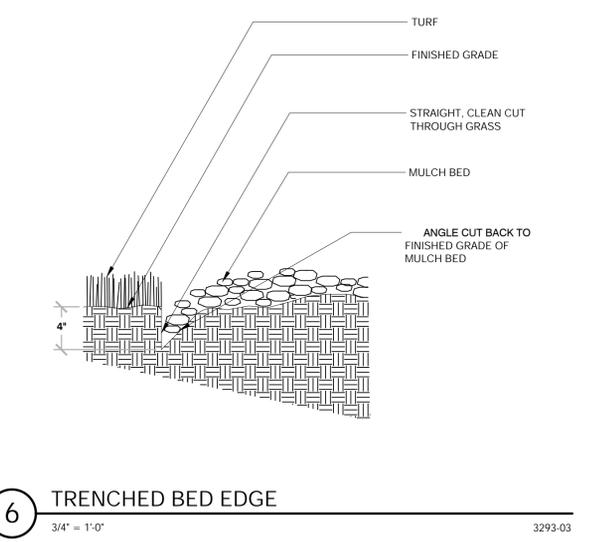
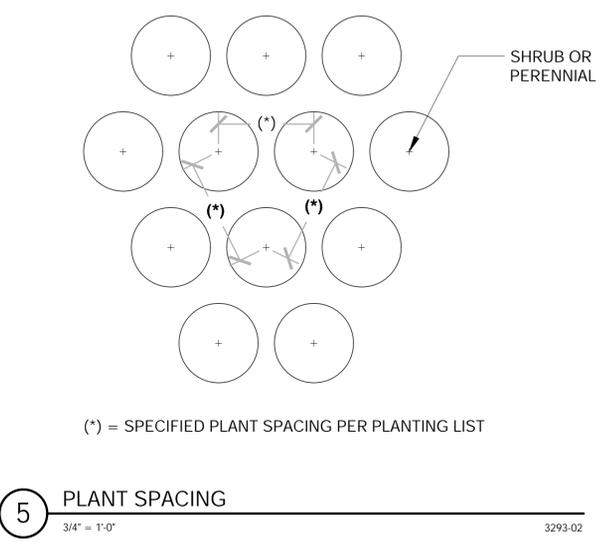
COPYRIGHT 2024

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC
 DESIGNED: JSJ
 DRAFTED: JSJ
 REVIEWED: DUB
 Z:\PROJECTS\2025\6308.00-WICAD\SHEETS\6308.00_LANDSCAPE PLAN.DWG

www.pinnacle-engr.com
 LANDSCAPE DETAILS
 COPYRIGHT 2024



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



PINNACLE ENGINEERING GROUP
 ENGINEERING | NATURAL RESOURCES | SURVEYING
 20725 WATERTOWN ROAD, SUITE 100
 BROOKFIELD, WI 53186
 (262) 754-8888
 CHICAGO | MILWAUKEE | NATIONWIDE

ICAP DEVELOPMENT - FRANKLIN
 5414 W RAWSON AVE
 CITY OF FRANKLIN, MILWAUKEE

LANDSCAPE DETAILS

REVISIONS	
1	PC SUBMITTAL 06/12/25
2	CITY REVIEW COMMENTS 08/22/25
3	CITY REVIEW COMMENTS 10/01/25
4	STAFF REVIEW 11/21/25

SHEET
 L-3
 OF
 L-3



CITY OF FRANKLIN
REPORT TO THE PLAN COMMISSION

Meeting of March 5, 2026
Major Site Plan Amendment

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

Project Name:	3303 W Oakwood Rd (Modine) Major SPa
Property Owner:	JES FRANKLIN OAKWOOD, LLC SFT FRANKLIN OAKWOOD LLC
Applicant:	John M. Williams, Modine Mfg. Co.
Property Address/Tax Key Number:	3303 W Oakwood Rd / 951 9994 002
Aldermanic District:	District 4
Agent:	Eric Ortega, PID Architects
Zoning District:	PDD 39
Use of Surrounding Properties:	PDD 39 (South, East & West) R-SE Suburban/Estate Residence District (North) B-MU South 27th Street Mixed Use Office District (North)
Application Request:	Major Site Plan Amendment
Staff Planner:	Marion Ecks, AICP

The applicant, Modine Mfg. Co., has submitted an application requesting a major site plan amendment to allow for the restriping of the truck court to the south of the building, to add an additional 171 car parking spaces along with the installation of (2) trash compactors. An increase in the quantity of parking requires Plan Commission approval.

PROJECT ANALYSIS

3303 W Oakwood Rd. is located Planned Development Legacy No. 39, the City's "Mixed Use Business Park," which is split into two distinct areas. The Gateway area (Section 15-3.0444A) is the portion of the district with frontage along 27th street or within 1,000 feet of 27th Street. This property is located in the western portion of the PDD is designated as the Business Park area of the PDD (Section 15-3.0444B), and allows for industrial uses and other business types that are higher intensity or impact in terms of their zoning.

The surrounding properties include commercial zoning for the Ascension Hospital on the north side of West Oakwood at 27th St., a residential district across Oakwood, and Milwaukee County property which is zoned as a park but not in active use. Freight trucking is not permitted to proceed west on Oakwood from the PDL, or north on S. 34th St.

The applicants request is to restripe the eastern half of the rear parking area of the property to allow for additional car parking spaces, and to install trash compactors which will be screened by an 8' fence. Fences above 6' in height require Plan Commission approval; this allowance is included in the draft resolution.

No changes to the amount of impervious surface, or to landscaping or other site features, are proposed with the current application. Separately, the applicant received approval of a Minor Site Plan Amendment on

November 4, 2025 to expand a door on the southeast corner of the building, and add a small quantity of impervious surface.

Condition 11 of the approve Site Plan (PC RES 2022-007) allows for a modification of design standards:

“The applicant shall obtain a modification from the Plan Commission of the South 27th Street Design Overlay District Standards Section 15-3.0352.B. (Number of Parking Spaces Limited) to permit a maximum of 201 parking spaces for regular motor vehicles, and 72 large truck parking spaces.”

This must be updated to reflect the new parking quantities; this allowance for 389 parking spaces for regular motor vehicles, and 38 large truck parking spaces, is included in the draft resolution.

The existing parking facilities already provide for the required number of accessible parking spaces. The Site Plan Amendment otherwise complies with the requirements of PDL39 and the UDO.

STAFF RECOMMENDATION

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

Attachments:

- Site Plan RES
- Applicant Plan Commission Package

RESOLUTION NO. 2026-_____

A RESOLUTION APPROVING A MAJOR SITE PLAN AMENDMENT FOR
INSTALLATION OF SCREENED TRASH COMPACTORS AND ADDITIONAL CAR
PARKING SPACES UPON PROPERTY LOCATED AT 3303 WEST OAKWOOD ROAD
(JOHN M. WILLIAMS, MODINE MFG. CO., APPLICANT; JES FRANKLIN
OAKWOOD, LLC & SFT FRANKLIN OAKWOOD LLC PROPERTY OWNERS)

WHEREAS, Modine MFG. CO. having applied for approval of a major site plan amendment (PC RES 2022-007) to allow for the installation of screened trash compactors, and additional car parking spaces, upon property located at 3303 W Oakwood Rd. (TKN 951 9994 002); and

WHEREAS, the Plan Commission having reviewed such amendment 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 the installation of two screened trash compactors, and additional car parking spaces, as depicted upon the plans dated February 23, 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 Modine MFG. CO. industrial building dated February 23, 2026.
2. Modine MFG. CO., successors and assigns, and any developer of the Modine MFG. CO. industrial building development 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 Modine MFG. CO. industrial building 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 Modine MFG. CO. industrial building development project for the property generally located at 3303 W Oakwood Rd. (TKN 951 9994 002): (i) being in compliance with all applicable governmental laws, statutes, rules, codes, orders and ordinances; and (ii) obtaining all other

MODINE – MAJOR SITE PLAN AMENDMENT

RESOLUTION NO. 2026-_____

Page 2

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 Modine MFG. CO. industrial building 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. The Plan Commission approves a modification of the South 27th Street Design Overlay District Standards Section 15-3.0352.B. (Number of Parking Spaces Limited) to permit a maximum of 389 parking spaces for regular motor vehicles, and 38 large truck parking spaces.
6. The Plan Commission approves the proposed 8’ screening fence surrounding the trash compactors.

Introduced at a regular meeting of the Plan Commission of the City of Franklin this _____ day of _____, 2026.

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

APPROVED:

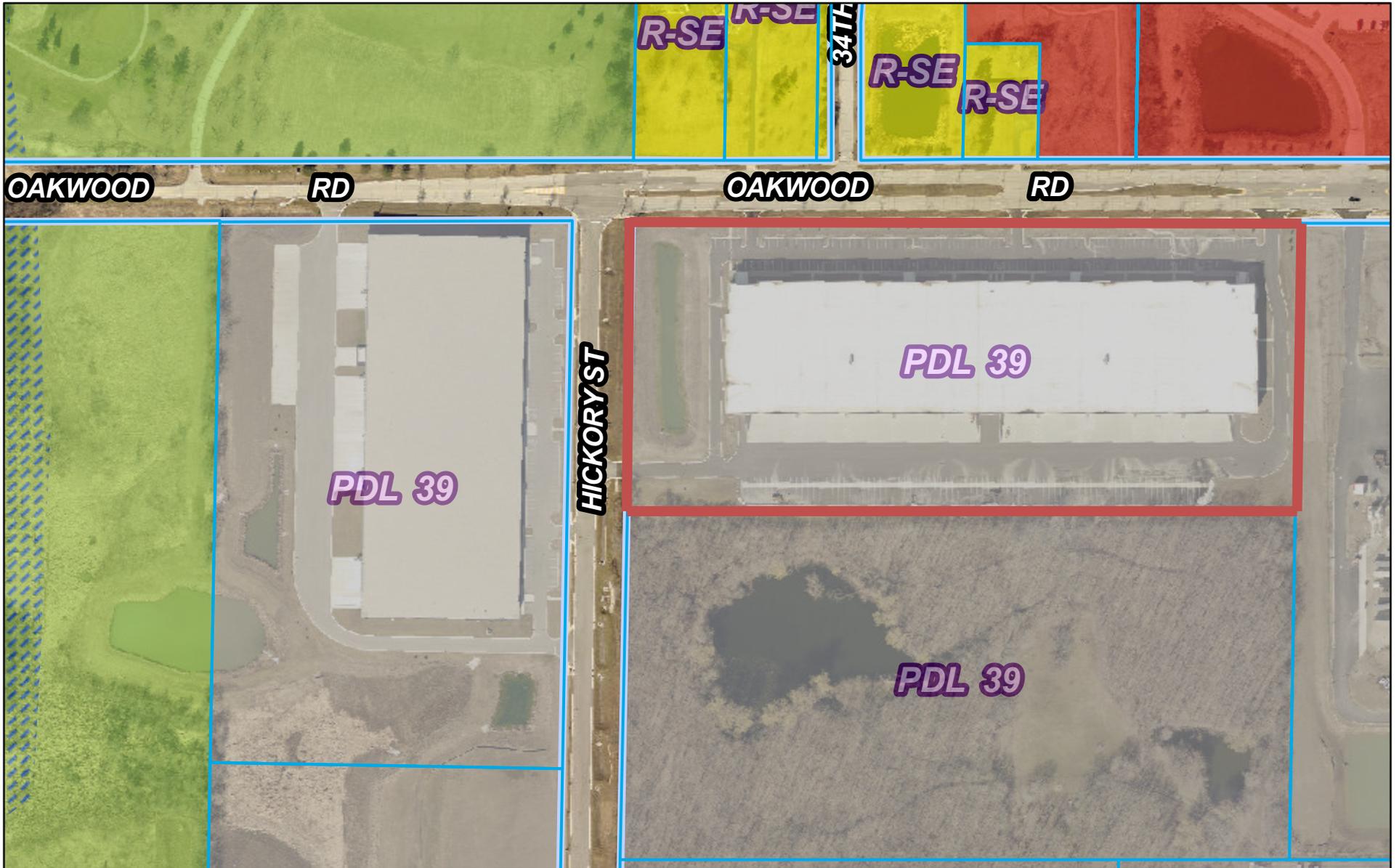
ATTEST:

John R. Nelson, Mayor

Shirley J. Roberts, City Clerk

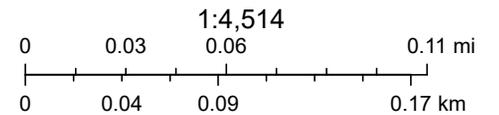
AYES _____ NOES _____ ABSENT _____

City of Franklin Property Viewer



2/25/2026, 11:53:01 AM

 Parcel



SE Wisc Reg Planning Comm, SEWRPC, Vantor



Partners in Design
ARCHITECTS

February 20, 2026

Planning Department
City of Franklin
9229 West Loomis Rd.
Franklin, WI 53132

RE: Site Plan Amendment
3303 W. Oakwood Road, Franklin, WI

To Whom it May Concern:

On behalf of the tenant at 3303 W Oakwood Rd. Suite 200 (Modine), we are requesting a site plan amendment to allow for the restriping of the truck court to add an additional 171 car parking spaces along with the installation of (2) trash compactors. In addition to the site plan amendment, we would like to request a modification to the existing Plan Commission waiver that indicates a specific number of parking spaces (201 passenger spaces and 71 truck spaces) in excess of the standard for parking counts. We would like to request this be changes to 372 passenger spaces and 38 truck spaces.

The car parking restriping shows spaces at 9' wide x 20' deep with a 24' wide aisle. No new pavement will be added.

The trash compactors are each 30 yard compactors with overall dimensions of 22' long x 8'-4" wide x 8'-6" tall. If screening is required, we are proposing an 8'-0" high cedar board trash enclosure. The trash compactors are located on the south side of the building and are not visible from West Oakwood Drive. They would also not be visible from South Hickory Street because of an 8' grade difference and the compactors being located behind a drive-in door ramp that ramps up to 4' above the truck dock grade.

Thank you for your consideration in this matter,

If you have any additional questions, please contact Werner Briske, wernerb@pidarchitects.com, or Eric Ortega, erico@pidarchitects.com, or call us at 847.940.0300.

Sincerely,

Werner H. Briske, AIA ALA GGP

**Partners in Design
Architects, Inc.**

ILLINOIS
2610 Lake Cook Road
Suite 280
Riverwoods, IL 60015
voice: 847.940.0300

WISCONSIN
600 Fifty Second Street
Suite 220
Kenosha, WI 53140
voice: 262.652.2800
fax: 262.652.2812

www.pidarchitects.com

PASSION COLLABORATION VISION



Partners*in***Design**
A R C H I T E C T S

February 20, 2026

Department of City Development
City of Franklin
9229 West Loomis Rd.
Franklin, WI 53132

RE: Modine, Site Plan Major Amendment
3303 W. Oakwood Road, Franklin, WI

To Whom it May Concern:

We have received staff comments dated February 11, 2026. Below is our response and associated revised drawings have been attached.

Comments:

1. Area of work is noted and indicated in a dark grey hatch on the revised site plan.
2. No changes to exterior lighting are being proposed.
3. No changes to landscaping are being proposed.
4. Noted.
5. Noted.
6. Noted.
7. With the car parking restriping, the total car parking for this building would increase to 389 parking spaces. Based on the table of minimum number of required accessible parking spaces, 8 accessible car parking spaces would be required. 8 accessible car parking spaces are already provided for the building so the ADA requirement is already met and no new accessible parking spaces are required.
8. Yes, wheel stops will be installed for all parking spots adjacent to the building. All other parking spaces will not include wheel stops.
9. I would like to request a modification to the existing Plan Commission waiver that indicates a specific number of parking spaces (201 passenger spaces and 71 truck spaces) in excess of the standard for parking counts. I would like to request this be changed to 372 passenger spaces and 38 truck spaces. I have also modified the project narrative to include that I am requesting a modification to the existing waiver.
10. The site plan has been updated to include a striped walkway leading to the main employee entrance on the south end.

**Partners in Design
Architects, Inc.**

I L L I N O I S
2610 Lake Cook Road
Suite 280
Riverwoods, IL 60015
voice: 847.940.0300

W I S C O N S I N
600 Fifty Second Street
Suite 220
Kenosha, WI 53140
voice: 262.652.2800
fax: 262.652.2812

www.pidarchitects.com

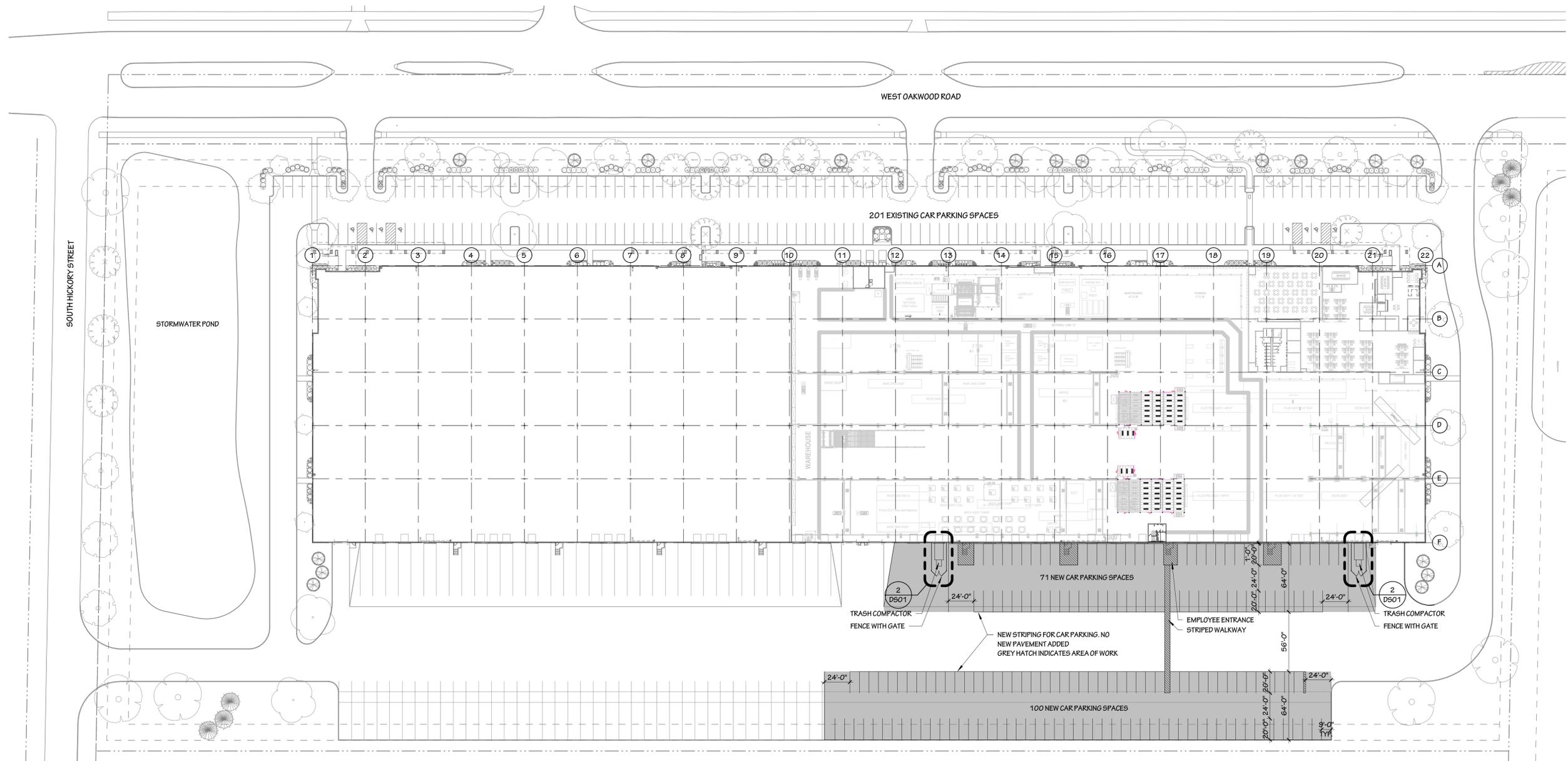
P A S S I O N C O L L A B O R A T I O N V I S I O N

If you have any additional questions, please contact Werner Briske, wernerb@pidarchitects.com, or Eric Ortega, erico@pidarchitects.com, or call us at 847.940.0300.

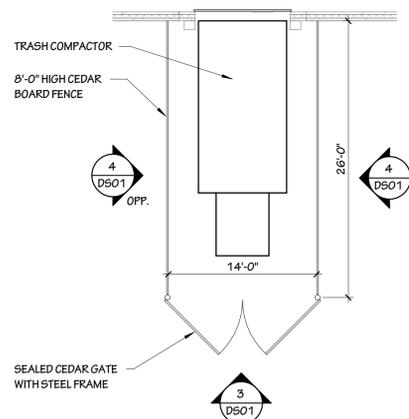
Sincerely,

A handwritten signature in blue ink, appearing to read 'Werner H. Briske', with a long horizontal flourish extending to the right.

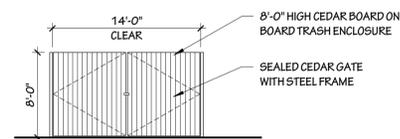
Werner H. Briske, AIA ALA GGP



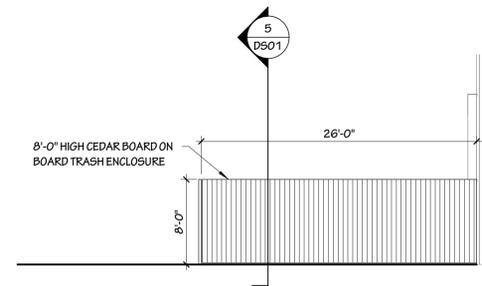
1 SITE PLAN
DS01 1" = 50'-0"



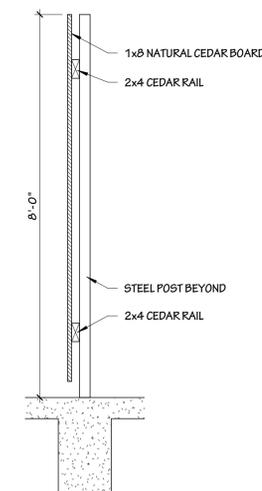
2 TRASH ENCLOSURE PLAN
DS01 1/8" = 1'-0"



3 TRASH ENCLOSURE ELEVATION
DS01 1/8" = 1'-0"



4 TRASH ENCLOSURE ELEVATION
DS01 1/8" = 1'-0"



5 TRASH ENCLOSURE SECTION
DS01 3/4" = 1'-0"

REVISIONS

FRANKLIN TENANT IMPROVEMENTS - PHASE 5
3303 W. Oakwood Road, Franklin, Wisconsin
SITE PLAN AND EXTERIOR ELEVATION

2610 Lake Cook Road
Suite 280
Riverview, IL 60015
Ph: (847)940-0300

Partners in Design
ARCHITECTS

PROJECT NO: 147.24.084
DRAWN BY: EEO CHECKED BY: WHB
DATE: 11.25.25
SHEET NO:

DS01



CITY OF FRANKLIN



REPORT TO THE PLAN COMMISSION

Meeting of March 5, 2026
 Concept Review

RECOMMENDATION: No action requested, no action to be taken.

Project name: 7631 S 31st etc. Concept Review
Property Owner: B C MANAGEMENT, LLC
Applicant: Joann Rubio, ADVENIR AZORA DEVELOPMENT LLC
Agent: Brian Randall & Krissy Atterholt,
 AMUNDSEN DAVIS LAW
Property Address/TKN: 7631 SOUTH 31ST STREET / 786-9987-000
Aldermanic District: District 3
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: Plan Commission & Common Council Concept Review
Staff Planner: Marion Ecks, AICP

Project Description/Analysis

The applicant filed a Concept Review Application for a proposed multi-family development upon properties located at 7631 S 31st St., as well as 7705 and 7721 S. 31st St. These lots total approximately 23 acres on the west side of S 31st Street. The properties are currently occupied by single family homes. 7705 includes a former orchard. All the lots include significant natural resources including woodland, wetlands, and floodplain.

The proposed development will consist of a mixture of “cottage court” style developments with multiple standalone homes as opposed to a multi-story building or buildings. Building types may include standalone cottages, duplexes, and possible townhomes; no structure is proposed to be greater than two stories. Access to the site will be off of S. 31st Street, which is a City of Franklin road. There will be a network of internal roads that are privately owned and maintained.

Required Process

The property is currently zoned B-MU - South 27th Street Mixed-Use District and F-Floodplain Overlay District and is designated as Office on the City’s 2025 Future Land Use Map. In general, the

proposed development fits with the zoning district's intent to accommodate a variety of uses and a compact development pattern.

The proposed development will require a replat as configured, in order to remove setbacks from existing property lines. This can be either a **land combination** or a CSM. If no dedications are proposed, Planning does not have a preference between the two options. Based on preliminary review, a combined parcel would comply with requirements of the Unified Development Ordinance (UDO) for the B-MU Mixed Use district. The applicants are proposing a land combination to join the parcels.

A **Conditional Use** is required for multifamily development in the B-MU district. This application is required as a legislative approval of proposed density, as well as design standards of the UDO for multifamily development. Based on the gross 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 applicant is proposing 166 units; the site can accommodate approximately 234 units. Natural resources on the lot may reduce developable densities.

A **Planned Development Overlay (PDO)** of the base zoning of B-MU would be needed to allow for modifications of design requirements such as building orientation and materials. 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 may be required, including building orientation and changes to permitted materials to allow for materials generally preferred in a single-family development, as opposed to commercial multifamily.

Impacts to protected natural resources may require a Natural Resource Special Exception depending on the degree and nature of the resource. Development plans will need to provide for compensation of impacts through restoration or new plantings. Preliminary review of the site shows the presence of woodland, wetland, floodplain, and Environmental Corridors as defined by the Southeastern WI Regional Plan Commission. The proposed design does not appear to impact floodplain; Staff recommends avoiding this category of natural resource in particular.

- A **Site Plan** review is required for the development layout and architecture.
- Cross access is required between adjoining parcels.
- Conservation Easements will be required to protect natural resources.

Applicant materials include an initial concept that was circulated for comments, and a revised draft responsive to Franklin Fire Department concerns about access and turning radii of internal roads.

STAFF RECOMMENDATION

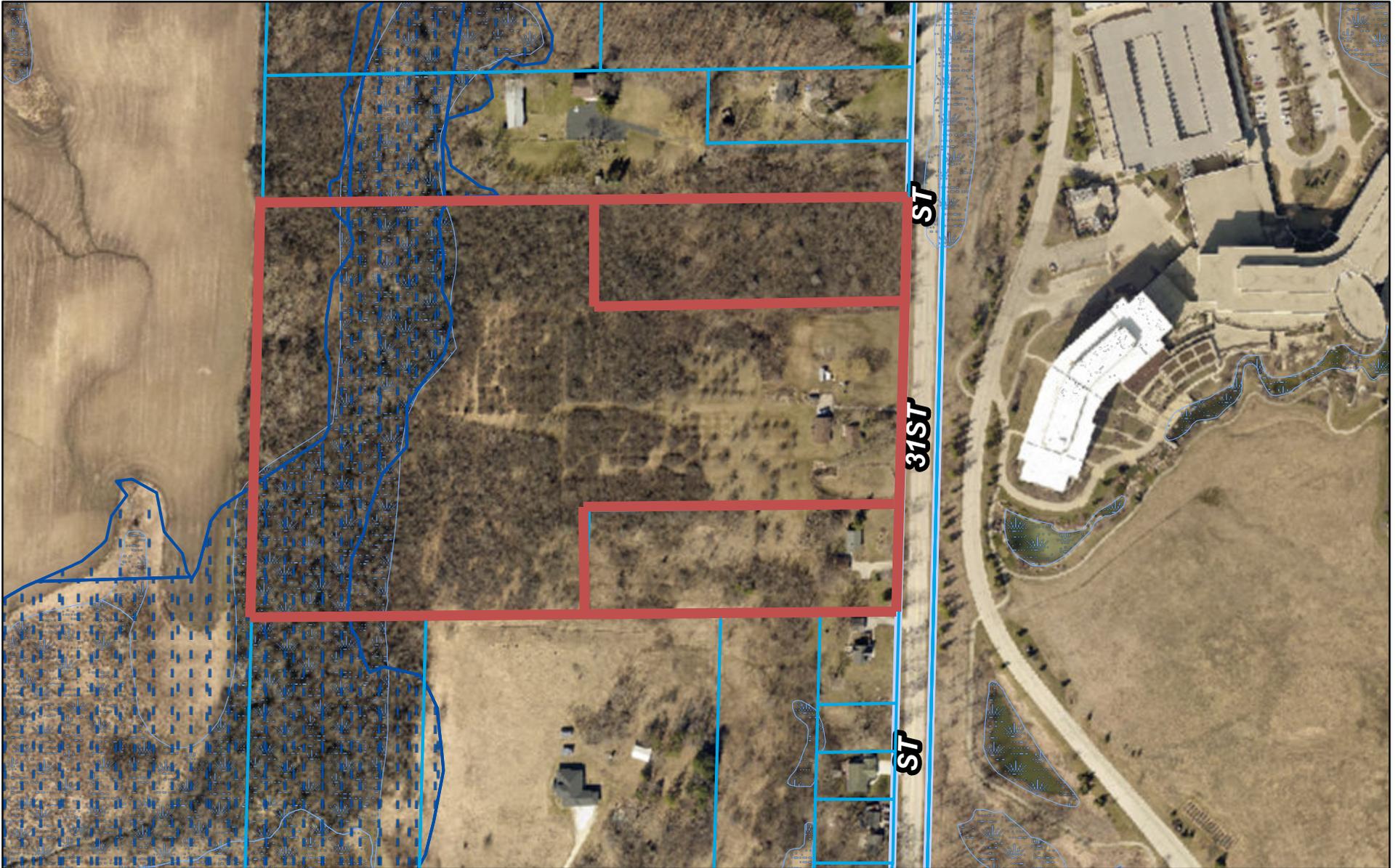
This item does not have a recommended motion and no official action is to be taken.

It is recommended that sufficient feedback be provided to allow the applicant to determine whether to proceed or not with detailed development plans and the required applications.

Attachments:

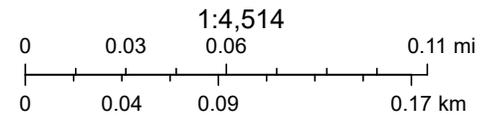
- Applicant Plan Commission Package

City of Franklin Property Viewer



2/26/2026, 1:38:41 PM

 Parcel



SE Wisc Reg Planning Comm, SEWRPC, Vantor



Advenir Azora Development

13830 58th St North
#410
Clearwater, FL 33760

AdvenirDevelopment.com

December 5, 2025

Planning Department
City of Franklin
9229 West Loomis Road
Franklin, Wisconsin 53132

RE: LEO Franklin Concept Review Submission
For +/-24 acres at 7631, 7705, 7721 South 31st Street
PID: 786-9987-000, 786-9988-000, 7869992000

Dear Staff,

Advenir Azora Capital, LLC (“AAC”) intends to purchase an assemblage of approximately 24 acres of land located along South 31st Street in Franklin, Wisconsin (the “Development Tract”). As described in our submission materials, AAC proposes to develop its LEO Living residential community (the “LEO residential community”) on the Development Tract, bringing new market-rate rental housing options to the City of Franklin in a range of unit types, sizes, and formats. The total estimated value of the completed development—including structures, site improvements, and landscaping—is approximately \$51,584,000.

Advenir Azora Development, LLC (“AAD”), on behalf of AAC, intends to file the following application for the Development Tract:

- Concept Review

AAD will subsequently file the following applications:

- Conditional Use Application (for a new residential building complex)
- Planned Development Overlay
- Land Combination

Project Narrative

With guidance from City Staff, AAD has confirmed that the Development Tract is zoned B-MU: South 27th Street Mixed-Use District, where multifamily development is permitted as a Conditional Use. The proposed LEO residential community will consist of 166 market-rate, Class A built-for-rent units, resulting in a gross density of 7 dwelling units per acre, consistent with applicable zoning standards.

The community will feature a mix of cottage and duplex-style units with on-grade parking, attached garages for select cottage units, generous open space, and Class A resident amenities. A clubhouse will include a fitness center, community lounge/co-working space, and management office areas. Upon completion, the development is estimated at \$51,584,000, or \$310,746 per unit.

All buildings within the LEO residential community will incorporate high-quality architectural design that complements the surrounding environment and aligns with the City’s updated Uniform Development Ordinances. The site plan emphasizes a sustainable, walkable neighborhood structure, incorporating pedestrian and vehicular connections to existing and future surrounding developments, as well as multiple pocket parks offering active and passive recreation opportunities.

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 R-SR Suburban Residence District properties surrounding the site. The



Advenir Azora Development

AdvenirDevelopment.com

development's scale is appropriate in relation to nearby single-family homes and supports the community's growing demand for walkable neighborhoods. As a "Missing Middle" housing type, the project introduces diverse housing options suited to evolving household demographics. The internal community layout, combined with deliberate connectivity to surrounding neighborhoods and arterial routes, promotes cohesive, integrated development.

Landscaping throughout the community will include foundation plantings, canopy trees, green open spaces, and pocket parks. Curbed landscape beds and islands will protect planted areas from pedestrian and vehicular impacts. Parking areas will be screened from public roadways using a combination of residential buildings, hedges, and dense plantings. All required landscape buffer yards will be incorporated into the final plans.

We look forward to Staff and elected officials' review and recommendations regarding our submission package. Should additional information be helpful for a more comprehensive review, please contact me or our land use counsel at Amundsen Davis Law.

Sincerely,

Joann Rubio

Advenir Azora Development, LLC



Advenir Azora Development

AdvenirDevelopment.com

February 23, 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 Concept Review

Dear Ms. Ecks:

Advenir Azora Development (AAD) is in receipt of staff comments regarding the above-referenced concept review. Please accept this letter as our formal acknowledgement and response to those comments. We appreciate the City's time and coordination in reviewing the proposed development and providing constructive feedback.

Outlined below are our responses to each comment from the Department of City Development memo dated February 12, 2026, and the Fire Department's email comments dated February 13, 2026, along with clarifications and proposed revisions where applicable. Supporting materials have been updated accordingly and are included for your reference.

Department of City Development:

1. The properties in question are zoned B-MU South 27th Street Mixed-Use District. In general, the proposed development fits with the district's intent to accommodate a variety of uses and a compact development pattern.
Response: Comment Acknowledged.
2. The proposed development will require a replat as configured, in order to remove setbacks from existing property lines. This can be either a land combination or a CSM. If no dedications are proposed, Planning does not have a preference between the two options. Based on preliminary review, a combined parcel would comply with requirements of the Unified Development Ordinance (UDO) for the B-MU Mixed Use district.
Response: Comment Acknowledged. It is our intent to submit a land combination application with the upcoming entitlement application submission.
3. A Conditional Use is required for multifamily development. This application is required as a legislative approval of proposed density, as well as design standards of the UDO for multifamily development. Proposed density complies with B-MU requirements for minimum lot area of 4,500 SF per dwelling unit (Table 15-3-04(C)). Note the requirements of [§ 15-4-01 Residential Use-Specific Standards](#) and [§ 15-5-10 General Townhouse, Multifamily, Mixed-Use, and Nonresidential Design Standards](#) for proposed building types and development design.
Response: Comment Acknowledged. It is our intent to submit a Conditional Use application with the upcoming entitlement application submission.



Advenir Azora Development

AdvenirDevelopment.com

4. A Planned Development Overlay (PDO) of the base zoning would be needed to allow for modifications of design requirements such as building orientation and materials. The base zoning for the PDO would be B-MU.

Response: Comment Acknowledged. It is our intent to submit a Planned Development Overlay application with the upcoming entitlement application submission.

5. A Site Plan review is required for the development layout and architecture. The proposed site plan would be required to comply with the design standards of the UDO or any modifications created via the PDO.

Response: Comment Acknowledged.

6. Impacts to protected natural resources may require a Natural Resource Special Exception depending on the degree and nature of the resource. Development plans will need to provide for compensation of impacts through restoration or new plantings. Preliminary review of the site shows the presence of woodland, wetland, floodplain, and Environmental Corridors as defined by the Southeastern WI Regional Plan Commission.

Response: Comment Acknowledged. A Natural Resources Plan will be provided as part of the upcoming entitlement submission.

7. The proposed design does not appear to impact floodplain; I would strongly recommend avoiding this category of natural resource in particular. Floodplain areas are regulated by [Attachment 1 of the UDO](#).

Response: Comment Acknowledged. It is our intent to avoid impacts to the floodplain.

8. Cross access is required between adjoining parcels.

Response: Comment Acknowledged. In lieu of vehicular cross access, the applicant intends to propose a non-vehicular trail connection with amenities such as benches and trash receptacles along the Root River corridor. Further coordination with Staff is needed.

Engineering:

1. Application for SWMP for review and approval.

Response: Comment Acknowledged.

2. Utility Easements need to be formed.

Response: Comment Acknowledged.

3. SWFMA and SWAE agreements for stormwater pond.

Response: Comment Acknowledged.

4. Submittal of the Plat of Survey.

Response: Comment Acknowledged. It is our intent to submit a land combination application with the upcoming entitlement application submission. Please confirm whether a separate plat of survey will be required prior to building permit issuance.



Advenir Azora Development

AdvenirDevelopment.com

5. Will this be a public or private development?

Response: This will be a private development. All infrastructure west of the 31st Street right of way line will be considered private to be privately maintained by the property owner.

6. Must obtain approval from the City of Franklin and the WDNR for the proposed public water main and sanitary installation.

Response: Comment Acknowledged. There is no intent to install new public water or sanitary mains beyond connection points to existing infrastructure in 31st Street. Onsite systems will be private.

7. Must have the Development Agreement between the City and the Developer for the improvement of the public infrastructure.

Response: Comment Acknowledged. While infrastructure is intended to remain private, AAD will enter into a Development Agreement should any public improvements be required.

8. A full set of Engineering plans for review.

Response: Comment Acknowledged.

9. Certified Survey Map (CSM)

Response: Comment Acknowledged. It is our intent to submit a land combination application with the upcoming entitlement application submission.

10. A separate engineering review will occur when and if it's approved by Plan Commission.

Response: Comment Acknowledged.

Fire Department (initial comments from memo)

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 maintaining industry standard emergency response times for fire and medical emergencies.

Response: Comment Acknowledged.

The FD has expressed concerns about the turning radius of internal streets being able to accommodate fire trucks.

Response: Comment Acknowledged (see additional response below).

Fire Department (email comments)

1. Streets within the proposed development must support access (specific turning radius requirements) for large fire apparatus. Street width in the proposal looks to be very narrow and potentially inadequate for fire apparatus access. The single point of entry from 31st Street is also a concern, given the density of the dwelling units.

Response: Comment Acknowledged. Please see the attached turning movement exhibit that demonstrates turning capabilities in the proposed development. Advenir Azora Development will be available to coordinate directly with Fire Department staff on turn radius requirements and access point



considerations and would be pleased to host site visits at LEO Bristol (currently operating) and LEO Mount Pleasant (currently under construction) to demonstrate comparable roadway layouts and emergency access design.

2. Follow all relevant WI DSPS and IBC code requirements for fire protection systems for given occupancy, use, and construction types.

Response: Comment Acknowledged.

3. Follow all relevant WI DSPS and IBC code requirements for fire protection systems for given occupancy, use, and construction types.

Response: Comment Acknowledged.

4. Fire Department Connection (FDC), and fire hydrant placement and density must be acceptable to AHJ.

Response: Comment Acknowledged.

5. At no time may any Hazardous, Combustible, or Flammable Materials exceed allowable quantities.

Response: Comment Acknowledged.

6. Master Key set required for placement in Knox Box (if required).

Response: Comment Acknowledged.

7. 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.

Conclusion

Advenir Azora Development welcomes the opportunity to present its plans to the Plan Commission and Common Council. Further to these response comments, we are submitting the requested number of copies of our Concept Review materials as well as the turning movement exhibit and our current set of civil engineering plans (9 pages).

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
Development Manager

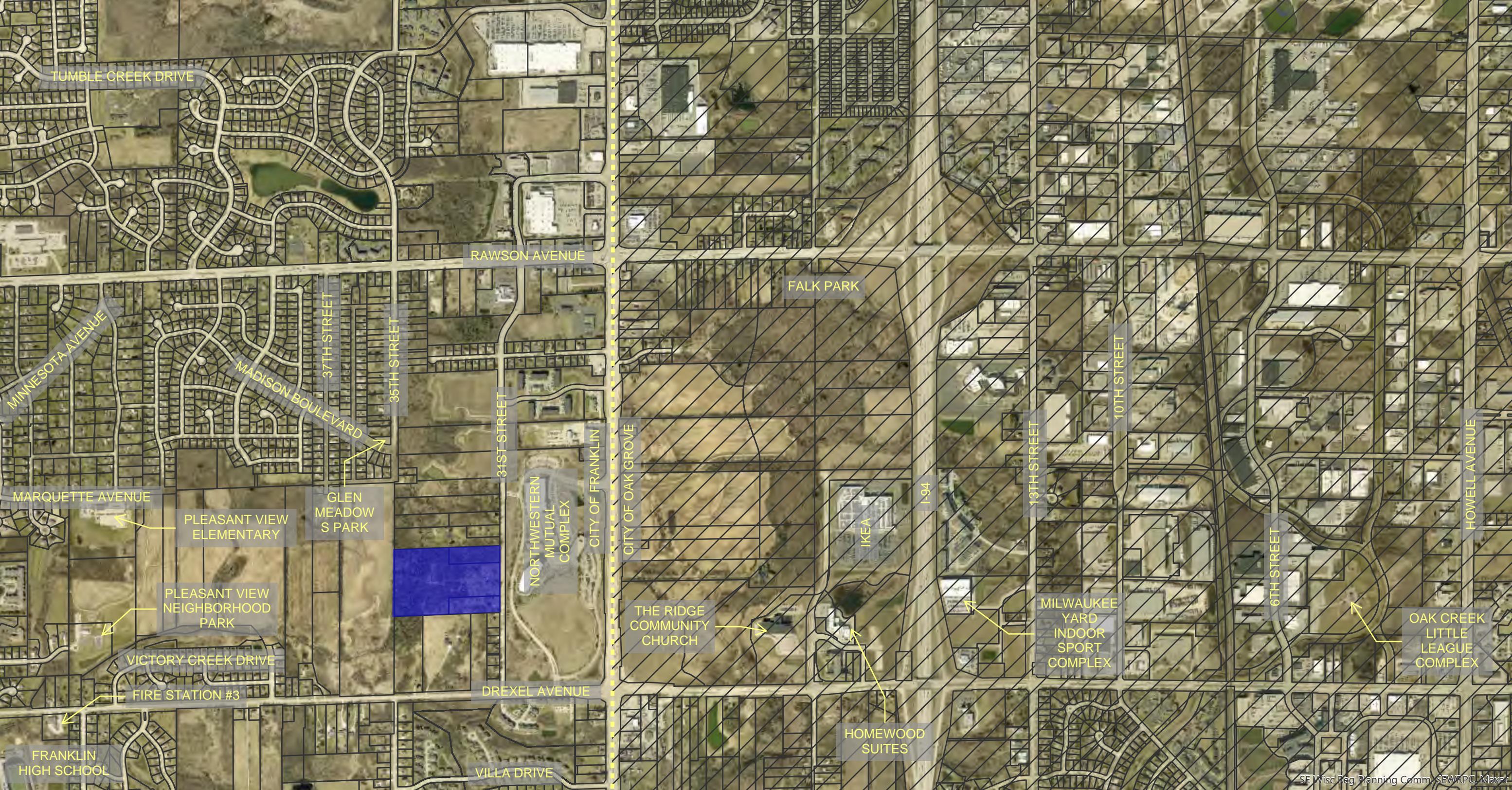
Updated 12/02/2025

■ Advenir - LEO Franklin



■ LOCATION MAP





TUMBLE CREEK DRIVE

RAWSON AVENUE

FALK PARK

MINNESOTA AVENUE

MADISON BOULEVARD

37TH STREET

35TH STREET

31ST STREET

NORTHWESTERN MUTUAL COMPLEX

CITY OF FRANKLIN

CITY OF OAK GROVE

I-94

13TH STREET

10TH STREET

HOWELL AVENUE

MARQUETTE AVENUE

PLEASANT VIEW ELEMENTARY

GLEN MEADOWS PARK

PLEASANT VIEW NEIGHBORHOOD PARK

VICTORY CREEK DRIVE

FIRE STATION #3

FRANKLIN HIGH SCHOOL

DREXEL AVENUE

THE RIDGE COMMUNITY CHURCH

IKEA

MILWAUKEE YARD INDOOR SPORT COMPLEX

OAK CREEK LITTLE LEAGUE COMPLEX

VILLA DRIVE

HOMEWOOD SUITES

■ CONCEPTUAL SITE PLAN



CONCEPTUAL SITE PLAN

Unit Type	Units
1 BR - Stacked - Ground Unit	6
1 BR - Stacked - Upper Unit	6
1 BR - 1/2 Cottage Duplex	4
2 BR - 1/2 Cottage Duplex	4
2 BR - 2/2 Cottage Twin	12
2 BR - Stacked Duplex - Ground Unit	10
2 BR - Stacked Duplex - Upper Unit	10
2 BR - Townhome (Mini w/ Garage)	34
2 BR - Cottage w Attached Garage	24
3 BR - Cottage w Attached Garage - Twin	34
3 BR - Cottage w Attached Garage ALT	22
Total Units	166
Unit Mix	
One Bedroom	10%
Two Bedroom	57%
Three Bedroom	34%
Parking	
90 Degree Parking	21
Parratel Parking	81
Attached Garages	114
Total Parking	216
Retention	
Total Buildable Area	734,752
Retention Area (15% of Buildable SF)	110,213
Reserved Snow Area	
Snow Area Required (10% of Parking)	2,241
Snow Area Provided	3,436



Unit Mix

Unit Type	Units
1 BR - Stacked - Ground Unit	6
1 BR - Stacked - Upper Unit	6
1 BR - 1/2 Cottage Duplex	4
2 BR - 1/2 Cottage Duplex	4
2 BR - 2/2 Cottage Twin	12
2 BR - Stacked Duplex - Ground Unit	10
2 BR - Stacked Duplex - Upper Unit	10
2 BR - Townhome (Mini w/ Garage)	34
2 BR - Cottage w Attached Garage	24
3 BR - Cottage w Attached Garage - Twin	34
3 BR - Cottage w Attached Garage ALT	22

Total Units	166
--------------------	------------

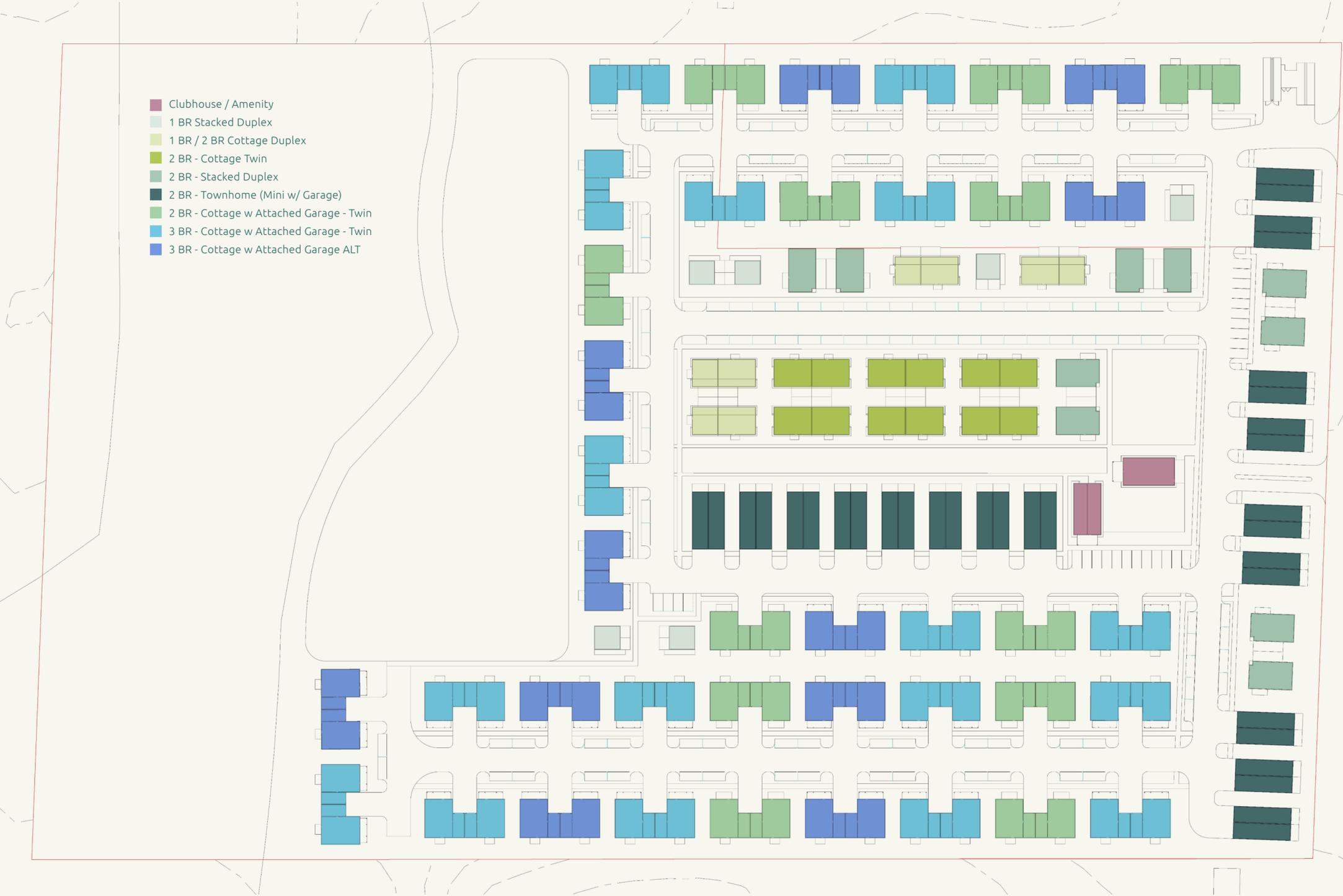
Unit Mix	
One Bedroom	10%
Two Bedroom	57%
Three Bedroom	34%

Parking	
90 Degree Parking	21
Parratel Parking	81
Attached Garages	114

Total Parking	216
----------------------	------------

Retention	
Total Buildable Area	734,752
Retention Area (15% of Buildable SF)	110,213

Reserved Snow Area	
Snow Area Required (10% of Parking)	2,241
Snow Area Provided	3,436



■ AERIAL RENDERINGS









Thank You

CONTACT:

ADVENIR AZORA DEVELOPMNET, LLC

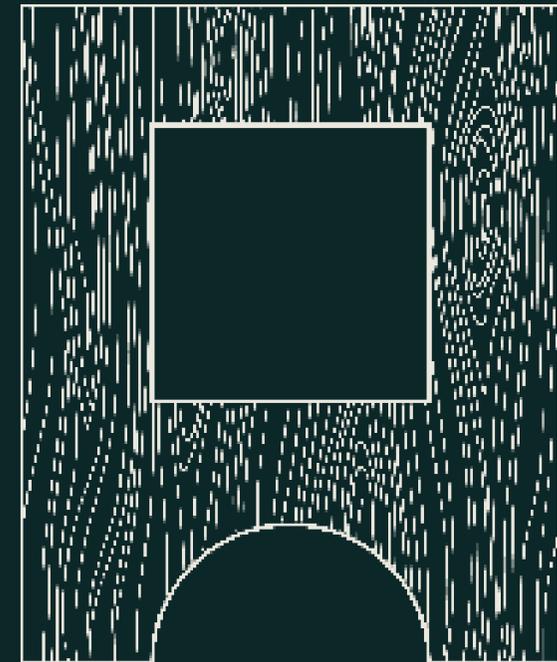
JOANN RUBIO, DEVELOPMENT MANAGER

jrubio@advenirazora.com

AMUNDSEN DAVIS LAW

BRIAN RANDALL/KRISTINA ATTERHOLT, LAND USE CONSULTANT

brandall@amundsendavislaw.com/katterholt@amundsendavislaw.com



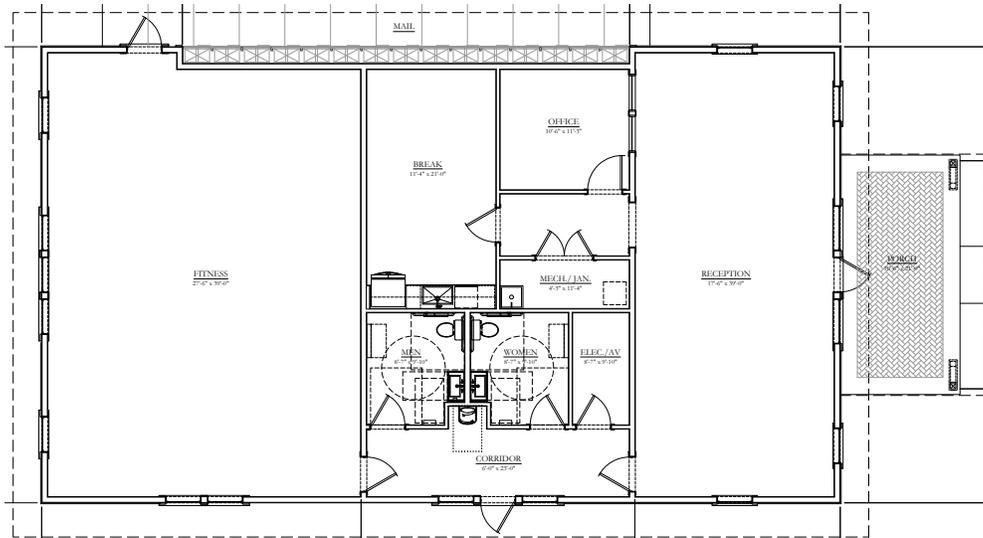
LEO COTTAGES

CLUBHOUSE LEASING

08-19-2025



FRONT ELEVATION



FLOOR PLAN



LEO COTTAGES

AMENITY – MAINTENANCE

08-19-2025



FRONT ELEVATION



FLOOR PLAN



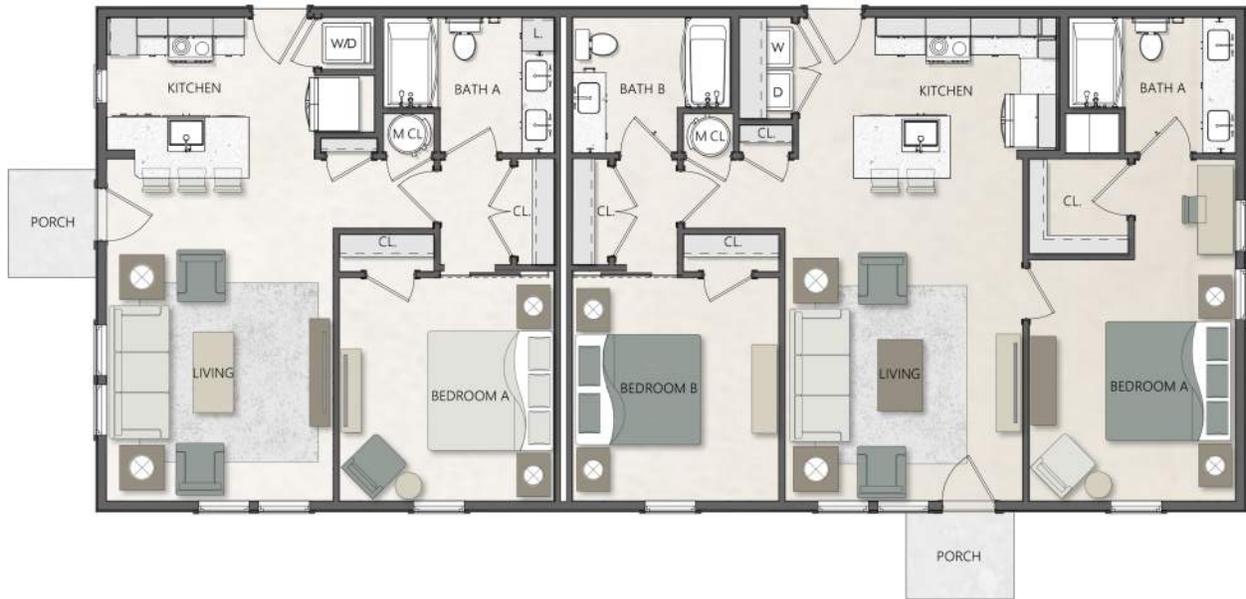
LEO COTTAGES

DUPLEX - 1BR 2BR

08-19-2025



FRONT ELEVATION



FLOOR PLAN



LEO COTTAGES

DUPLEX ALT - 1BR 2BR

08-19-2025



FRONT ELEVATION



FLOOR PLAN



LEO COTTAGES

STACKED DUPLEX – 2BR

08-19-2025



FRONT ELEVATION



LOWER FLOOR PLAN (UPPER SIMILAR)



LEO COTTAGES

STACKED DUPLEX ALT – 2BR

08-19-2025



FRONT ELEVATION



LOWER FLOOR PLAN (UPPER SIMILAR)



LEO COTTAGES

COTTAGE WITH GARAGE – 2BR

08-19-2025



FRONT ELEVATION



FLOOR PLAN



LEO COTTAGES

COTTAGE WITH GARAGE ALT – 2BR

08-19-2025



FRONT ELEVATION



FLOOR PLAN



LEO COTTAGES

COTTAGE WITH GARAGE – 3BR

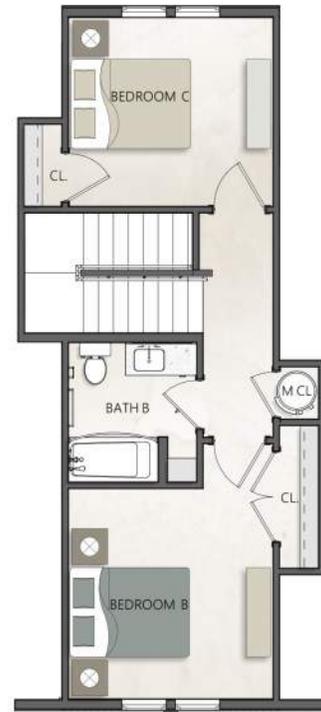
08-19-2025



FRONT ELEVATION



LOWER FLOOR PLAN



UPPER FLOOR PLAN



LEO COTTAGES

COTTAGE WITH GARAGE ALT – 3BR

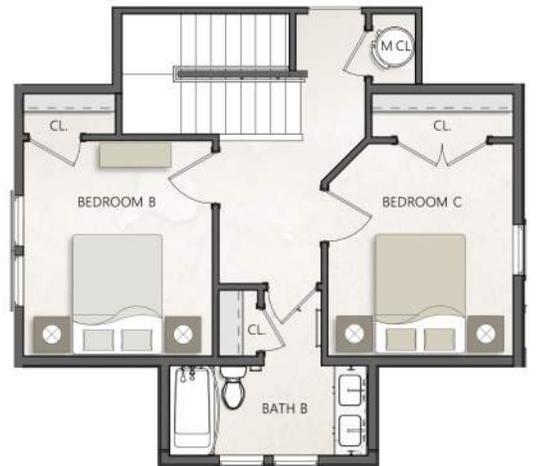
08-19-2025



FRONT ELEVATION



LOWER FLOOR PLAN



UPPER FLOOR PLAN



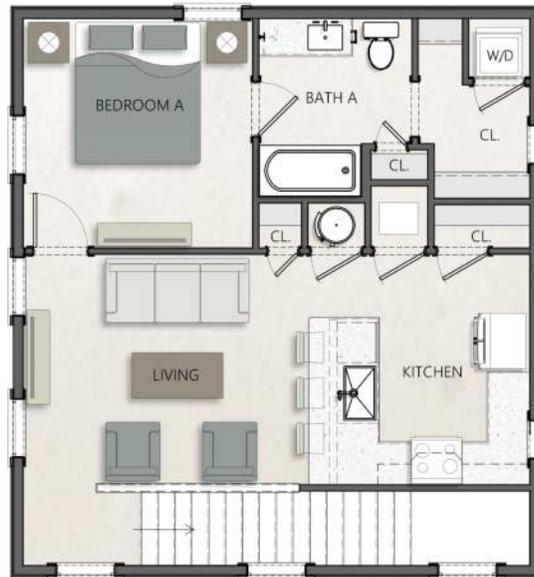
LEO COTTAGES

STACKED DUPLEX – 1BR

08-19-2025



FRONT ELEVATION



LOWER FLOOR PLAN (UPPER SIMILAR)



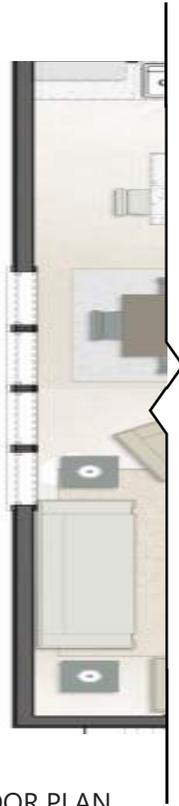
LEO COTTAGES

ROWHOUSE TWIN – 2BR

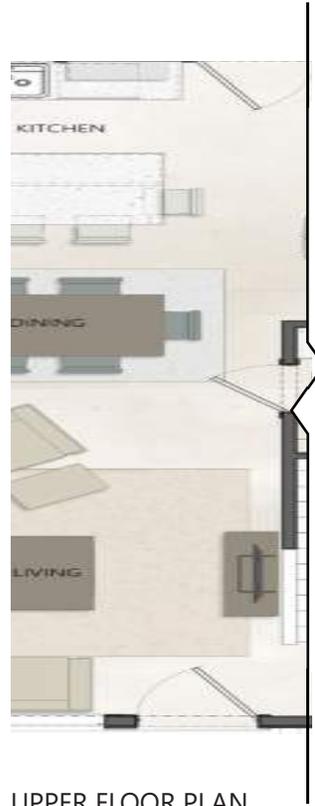
08-19-2025



FRONT ELEVATION



LOWER FLOOR PLAN



UPPER FLOOR PLAN



LEO COTTAGES

TOWNHOUSE - 3BR

08-19-2025



FRONT ELEVATION



LOWER FLOOR PLAN



UPPER FLOOR PLAN



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

www.pinnacle-engr.com

PRIVATE IMPROVEMENT PLANS FOR LEO COTTAGES - FRANKLIN

CITY OF FRANKLIN
PLANS PREPARED FOR
ADVENIR AZORA DEVELOPMENT, LLC

LEGEND	EXISTING	PROPOSED
SANITARY SEWER MANHOLE	⊙	⊙
STORM SEWER MANHOLE	⊙	⊙
STORM SEWER CATCH BASIN (ROUND CASTING)	○	●
STORM SEWER CATCH BASIN (RECTANGULAR CASTING)	□	■
PRECAST FLARED END SECTION	◁	▷
VALVE BOX	⊕	⊕
FIRE HYDRANT	⊕	⊕
CLEANOUT	⊕	⊕
SANITARY SEWER	—	—
STORM SEWER	—	—
WATER MAIN	—	—
ELECTRICAL CABLE	—	—
GAS MAIN	—	—
TELEPHONE LINE	—	—
UTILITY CROSSING	—	—
LIGHT POLE	⊙	⊙
ELECTRICAL TRANSFORMER OR PEDESTAL	⊕	⊕
POWER POLE	⊕	⊕
POWER POLE WITH LIGHT	⊕	⊕
GUY WIRE	—	—
STREET SIGN	—	—
CONTOUR	749	749
SPOT ELEVATION	x (750.00)	+750.00
WETLANDS	—	—
FLOODWAY	—	—
FLOODPLAIN	—	—
HIGH WATER LEVEL (HWL)	—	—
NORMAL WATER LEVEL (NWL)	—	—
DIRECTION OF SURFACE FLOW	—	—
DITCH OR SWALE	—	—
DIVERSION SWALE	—	—
OVERFLOW RELIEF ROUTING	—	—
TREE WITH TRUNK SIZE	⊙	⊙
SOIL BORING	⊕	⊕
TOPSOIL PROBE	⊕	⊕
FENCE LINE, TEMPORARY SILT	—	—
FENCE LINE, WIRE	—	—
FENCE LINE, CHAIN LINK OR IRON	—	—
FENCE LINE, WOOD OR PLASTIC	—	—
CONCRETE SIDEWALK	—	—
CURB AND GUTTER	—	—
DEPRESSED CURB	—	—
REVERSE PITCH CURB & GUTTER	—	—
EASEMENT LINE	—	—

ABBREVIATIONS			
BL	BASE LINE	MH	MANHOLE
BP	BOTTOM OF PIPE	NWL	NORMAL WATER LEVEL
C	LONG CHORD OF CURVE	PC	POINT OF CURVATURE
C & G	CURB AND GUTTER	PT	POINT OF TANGENCY
CB	CATCH BASIN	PVI	POINT OF VERTICAL INTERSECTION
CL	CENTERLINE	R	RADIUS
D	DEGREE OF CURVE	ROW	RIGHT-OF-WAY
EP	EDGE OF PAVEMENT	SAN	SANITARY SEWER
FES	FLARED END SECTION	ST	STORM SEWER
FF	FINISHED FLOOR	T	TANGENCY OF CURVE
FG	FINISHED GRADE	TB	TOP OF BANK
FL	FLOW LINE	TC	TOP OF CURB
FP	FLOODPLAIN	TF	TOP OF FOUNDATION
FR	FRAME	TP	TOP OF PIPE
FW	FLOODWAY	TS	TOP OF SIDEWALK
FYG	FINISHED YARD GRADE	TW	TOP OF FOUNDATION WALL
HWL	HIGH WATER LEVEL	WM	WATER MAIN
INV	INVERT	∆	INTERSECTION ANGLE
L	LENGTH OF CURVE		



INDEX OF SHEETS	
1	COVER SHEET
1	EXISTING CONDITIONS
2	SITE PLAN
3	MASTER GRADING PLAN
4	SANITARY PLAN
5	WATERMAIN PLAN
6	STORM PLAN
7 - 8	CONSTRUCTION DETAILS

GENERAL NOTES	
1.	THE INTENTION OF THE PLANS AND SPECIFICATIONS IS TO SET FORTH PERFORMANCE AND CONSTRUCTION MATERIAL STANDARDS FOR THE PROPER EXECUTION OF WORK. ALL WORKS CONTAINED WITHIN THE PLANS AND SPECIFICATIONS SHALL BE COMPLETED IN ACCORDANCE WITH ALL REQUIREMENTS FROM LOCAL, STATE, FEDERAL OR OTHER GOVERNING AGENCY'S LAWS, REGULATIONS, JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., AND THE OWNER'S DIRECTION.
2.	A GEOTECHNICAL REPORT HAS BEEN PREPARED BY INTERTEK PSI ON JULY 11, 2022, FOR THE PROJECT SITE. THE DATA ON SUB-SURFACE SOIL CONDITIONS IS NOT INTENDED AS A REPRESENTATION OR WARRANTY OF THE CONTINUITY OF SUCH CONDITIONS BETWEEN BORINGS OR INDICATED SAMPLING LOCATIONS. IT SHALL BE EXPRESSLY UNDERSTOOD THAT OWNER WILL NOT BE RESPONSIBLE FOR ANY INTERPRETATIONS OR CONCLUSIONS DRAWN THERE FROM BY THE CONTRACTOR. DATA IS MADE AVAILABLE FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING ANY ADDITIONAL SOILS INVESTIGATIONS THEY FEEL IS NECESSARY FOR THE PROPER EVALUATION OF THE SITE FOR PURPOSES OF PLANNING, BIDDING, OR CONSTRUCTING THE PROJECT AT NO ADDITIONAL COST TO THE OWNER.
3.	THE CONTRACTOR IS RESPONSIBLE TO REVIEW AND UNDERSTAND ALL COMPONENTS OF THE PLANS AND SPECIFICATIONS, INCLUDING FIELD VERIFYING SOIL CONDITIONS, PRIOR TO SUBMISSION OF A BID PROPOSAL.
4.	THE CONTRACTOR SHALL PROMPTLY REPORT ANY ERRORS OR AMBIGUITIES LEARNED AS PART OF THEIR REVIEW OF PLANS, SPECIFICATIONS, REPORTS AND FIELD INVESTIGATIONS.
5.	THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE COMPUTATION OF QUANTITIES AND WORK REQUIRED TO COMPLETE THIS PROJECT. THE CONTRACTOR'S BID SHALL BE BASED ON ITS OWN COMPUTATIONS AND IN NO SUCH INSTANCE RELY ON THE ENGINEER'S ESTIMATE.
6.	QUESTIONS/CLARIFICATIONS WILL BE INTERPRETED BY ENGINEER/OWNER PRIOR TO THE AWARD OF CONTRACT. ENGINEER/OWNER WILL SUBMIT OFFICIAL RESPONSES IN WRITING. INTERPRETATIONS PRESENTED IN OFFICIAL RESPONSES SHALL BE BINDING ON ALL PARTIES ASSOCIATED WITH THE CONTRACT. IN NO WAY SHALL WORD-OF-MOUTH DIALOG CONSTITUTE AN OFFICIAL RESPONSE.
7.	PRIOR TO START OF WORK, CONTRACTOR SHALL BE COMPLETELY FAMILIAR WITH ALL CONDITIONS OF THE SITE, AND SHALL ACCOUNT FOR CONDITIONS THAT AFFECT, OR MAY AFFECT CONSTRUCTION INCLUDING, BUT NOT LIMITED TO, LIMITATIONS OF WORK ACCESS, SPACE LIMITATIONS, OVERHEAD OBSTRUCTIONS, TRAFFIC PATTERNS, LOCAL REQUIREMENTS, ADJACENT ACTIVITIES, ETC. FAILURE TO CONSIDER SITE CONDITIONS SHALL NOT BE CAUSE FOR CLAIM OF JOB EXTRAS.
8.	COMMENCEMENT OF CONSTRUCTION SHALL EXPLICITLY CONFIRM THAT THE CONTRACTOR HAS REVIEWED THE PLANS AND SPECIFICATIONS IN ENTIRETY AND CERTIFIES THAT THEIR SUBMITTED BID PROPOSAL CONTAINS PROVISIONS TO COMPLETE THE PROJECT, WITH THE EXCEPTION OF UNFORESEEN FIELD CONDITIONS, ALL APPLICABLE PERMITS HAVE BEEN OBTAINED, AND CONTRACTOR UNDERSTANDS ALL OF THE REQUIREMENTS OF THE PROJECT.
9.	SHOULD ANY DISCREPANCIES OR CONFLICTS IN THE PLANS OR SPECIFICATIONS BE DISCOVERED AFTER THE AWARD OF CONTRACT, ENGINEER SHALL BE NOTIFIED IN WRITING IMMEDIATELY AND CONSTRUCTION OF ITEMS AFFECTED BY THE DISCREPANCIES/CONFLICTS SHALL NOT COMMENCE, OR CONTINUE, UNTIL A WRITTEN RESPONSE FROM ENGINEER/OWNER IS DISTRIBUTED. IN THE EVENT OF A CONFLICT BETWEEN REFERENCED CODES, STANDARDS, SPECIFICATIONS AND PLANS, THE ONE ESTABLISHING THE MOST STRINGENT REQUIREMENTS SHALL BE FOLLOWED.
10.	THE CONTRACTOR SHALL, AT ITS OWN EXPENSE, OBTAIN ALL NECESSARY PERMITS AND LICENSES TO COMPLETE THE PROJECT. OBTAINING PERMITS, OR DELAYS, IS NOT CAUSE FOR DELAY OF THE CONTRACT OR SCHEDULE. CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS.
11.	THE CONTRACTOR SHALL NOTIFY ALL INTERESTED GOVERNING AGENCIES, UTILITY COMPANIES AFFECTED BY THIS CONSTRUCTION PROJECT, AND DIGGER'S HOTLINE 3 DAYS IN ADVANCE OF CONSTRUCTION TO COMPLY WITH ALL JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., PERMIT STIPULATIONS, AND OTHER APPLICABLE STANDARDS.
12.	SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE TO INITIATE, INSTITUTE, ENFORCE, MAINTAIN, AND SUPERVISE ALL SAFETY PRECAUTIONS AND JOB SITE SAFETY PROGRAMS IN CONNECTION WITH THE WORK.
13.	CONTRACTOR SHALL KEEP THE JOBSITE CLEAN AND ORDERLY AT ALL TIMES. ALL LOCATIONS OF THE SITE SHALL BE KEPT IN A WORKING MANNER SUCH THAT DEBRIS IS REMOVED CONTINUOUSLY AND ALL RESPECTIVE CONTRACTORS OPERATE UNDER GENERAL "GOOD HOUSEKEEPING."
14.	THE CONTRACTOR SHALL INDEMNIFY THE OWNER, CIVIL ENGINEER, AND THEIR AGENTS FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.
15.	CONTRACTOR SHALL PROVIDE 3 DAYS' NOTICE FOR ANY WORK REQUIRING OBSERVATION BY THE VILLAGE. FAILURE TO PROVIDE THIS NOTICE MAY DELAY THE ABILITY OF THE CONTRACTOR TO COMPLETE THE WORK. HOWEVER, ANY DELAY SHALL NOT BE THE RESPONSIBILITY OF THE VILLAGE OR ITS REPRESENTATIVES.

PROJECT TEAM CONTACTS	
<p>CIVIL ENGINEER: AARON KOCH, P.E. PINNACLE ENGINEERING GROUP 20725 WATERTOWN ROAD, SUITE 100 BROOKFIELD, WI 53186 (262) 754-8888</p> <p>SURVEYOR: JOHN KONOPACKI, P.L.S. PINNACLE ENGINEERING GROUP 20725 WATERTOWN ROAD, SUITE 100 BROOKFIELD, WI 53186 (262) 754-8888</p>	<p>DEVELOPER: ADVENIR AZORA DEVELOPMENT, LLC 17501 BISCAYNE BOULEVARD SUITE 300 AVENTURA, FL 33160</p> <p>ARCHITECT: NEQUETTE ARCHITECTURE & DESIGN 2327 2ND AVENUE N BIRMINGHAM, AL 35203</p>

Toll Free (800) 242-8511
Milwaukee Area (414) 259-1181
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

PINNACLE ENGINEERING GROUP, LLC
ENGINEER'S LIMITATION

PINNACLE ENGINEERING GROUP, LLC AND THEIR CONSULTANTS DO NOT WARRANT OR GUARANTEE THE ACCURACY AND COMPLETENESS OF THE DELIVERABLES HEREIN BEYOND A REASONABLE DILIGENCE. IF ANY MISTAKES, OMISSIONS, OR DISCREPANCIES ARE FOUND TO EXIST WITHIN THE DELIVERABLES, THE ENGINEER SHALL BE PROMPTLY NOTIFIED PRIOR TO BID SO THAT HE MAY HAVE THE OPPORTUNITY TO TAKE WHATEVER STEPS NECESSARY TO RESOLVE THEM. FAILURE TO PROMPTLY NOTIFY THE ENGINEER OF SUCH CONDITIONS SHALL ABSOLVE THE ENGINEER FROM ANY RESPONSIBILITY FOR THE CONSEQUENCES OF SUCH FAILURE. ACTIONS TAKEN WITHOUT THE KNOWLEDGE AND CONSENT TO THE ENGINEER, OR IN CONTRADICTION TO THE ENGINEER'S DELIVERABLES OR RECOMMENDATIONS, SHALL BECOME THE RESPONSIBILITY NOT OF THE ENGINEER BUT OF THE PARTIES RESPONSIBLE FOR TAKING SUCH ACTION.

FURTHERMORE, PINNACLE ENGINEERING GROUP, LLC IS NOT RESPONSIBLE FOR CONSTRUCTION SAFETY OR THE MEANS AND METHODS OF CONSTRUCTION.

COVER SHEET

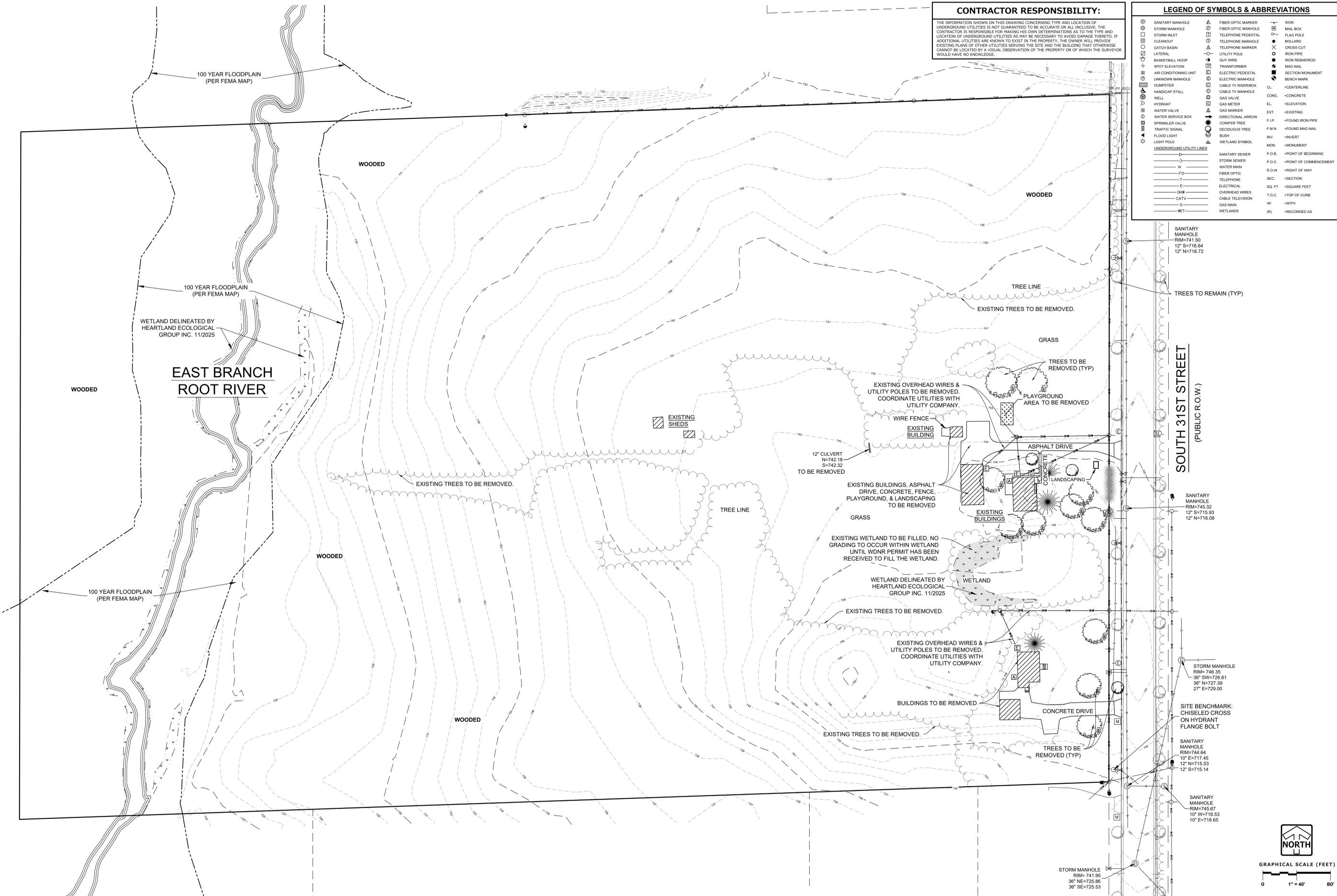
THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

DESIGNED: ABE
DRAWN: ABE
CHECKED: ABE
DATE: 2/17/25

CONTRACTOR RESPONSIBILITY:
THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THEREOF. IF ADDITIONAL UTILITIES ARE KNOWN TO EXIST IN THE PROPERTY, THE OWNER WILL PROVIDE EXISTING PLANS OF OTHER UTILITIES SERVING THE SITE AND THE BUILDING THAT OTHERWISE CANNOT BE LOCATED BY A VISUAL OBSERVATION OF THE PROPERTY OR OF WHICH THE SURVEYOR WOULD HAVE NO KNOWLEDGE.

LEGEND OF SYMBOLS & ABBREVIATIONS

○	SANITARY MANHOLE	△	FIBER OPTIC MARKER	+	SIGN
⊙	STORM MANHOLE	⊕	FIBER OPTIC PEDESTAL	□	MAIL BOX
□	STORM INLET	⊖	TELEPHONE PEDESTAL	—	FLAG POLE
○	CLEANOUT	⊗	TELEPHONE MANHOLE	○	BOLLARD
○	CATCH BASIN	⊕	TELEPHONE MARKER	⊗	CROSS CUT
○	LATERAL	⊖	UTILITY POLE	○	IRON PIPE
○	BASKETBALL HOOP	—	GUY WIRE	○	IRON REBAR/ROD
+	SPOT ELEVATION	⊕	TRANSFORMER	⊕	MAG NAIL
+	AIR CONDITIONING UNIT	⊕	ELECTRIC PEDESTAL	⊕	SECTION MONUMENT
○	UNKNOWN MANHOLE	⊕	ELECTRIC MANHOLE	⊕	BENCH MARK
○	DUMPSTER	⊕	CABLE TV RISER/BOX	CL	=CENTERLINE
○	HANDICAP STALL	⊕	CABLE TV MANHOLE	CONC.	=CONCRETE
○	WELL	⊕	GAS VALVE	EL.	=ELEVATION
○	HYDRANT	⊕	GAS METER	EXT.	=EXISTING
○	WATER VALVE	⊕	GAS MARKER	F.J.P.	=FOUND IRON PIPE
○	WATER SERVICE BOX	⊕	DIRECTIONAL ARROW	F.M.N.	=FOUND MAG NAIL
○	SPRINKLER VALVE	⊕	CONIFER TREE	INV.	=INVERT
○	TRAFFIC SIGNAL	⊕	DECIDUOUS TREE	MON.	=MONUMENT
○	FLOOD LIGHT	⊕	BUSH	P.O.B.	=POINT OF BEGINNING
○	LIGHT POLE	⊕	WETLAND SYMBOL	P.O.C.	=POINT OF COMMENCEMENT
UNDERGROUND UTILITY LINES					
—	D	—	SANITARY SEWER	R.O.W.	=RIGHT OF WAY
—	S	—	STORM SEWER	SEC.	=SECTION
—	W	—	WATER MAIN	SQ. FT.	=SQUARE FEET
—	FO	—	FIBER OPTIC	T.O.C.	=TOP OF CURB
—	T	—	TELEPHONE	WI	=WITH
—	E	—	ELECTRICAL	(R)	=RECORDED AS
—	OHW	—	OVERHEAD WIRES		
—	CTV	—	CABLE TELEVISION		
—	G	—	GAS MAIN		
—	WET	—	WETLANDS		



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



GRAPHICAL SCALE (FEET)
0 1" = 40' 80'

PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com

WISCONSIN OFFICE:
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53196
(262) 754-8888
CHICAGO | MILWAUKEE | NATIONWIDE

LEO COTTAGES - FRANKLIN
CITY OF FRANKLIN

EXISTING CONDITIONS

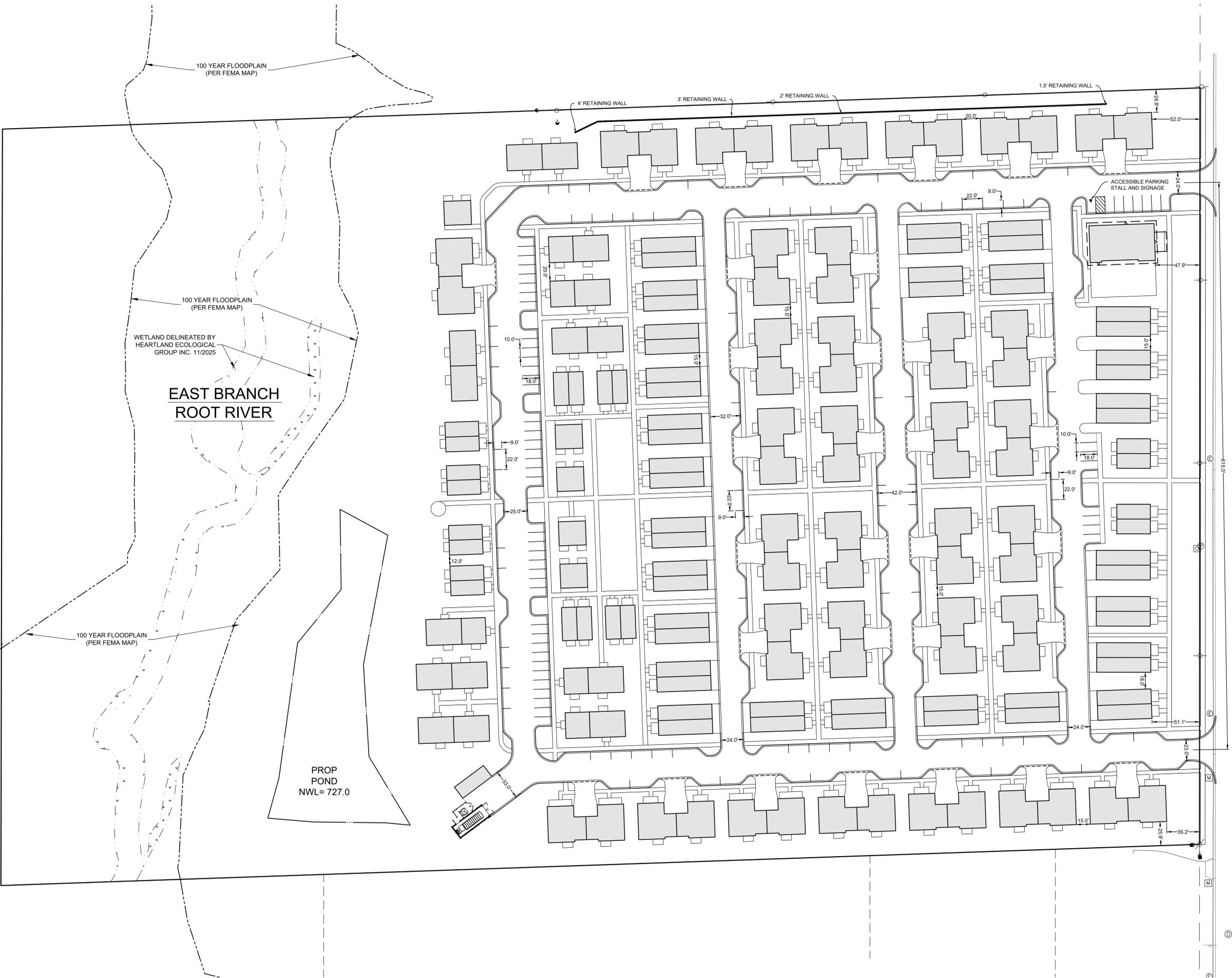
REVISIONS

NO.	DATE	DESCRIPTION

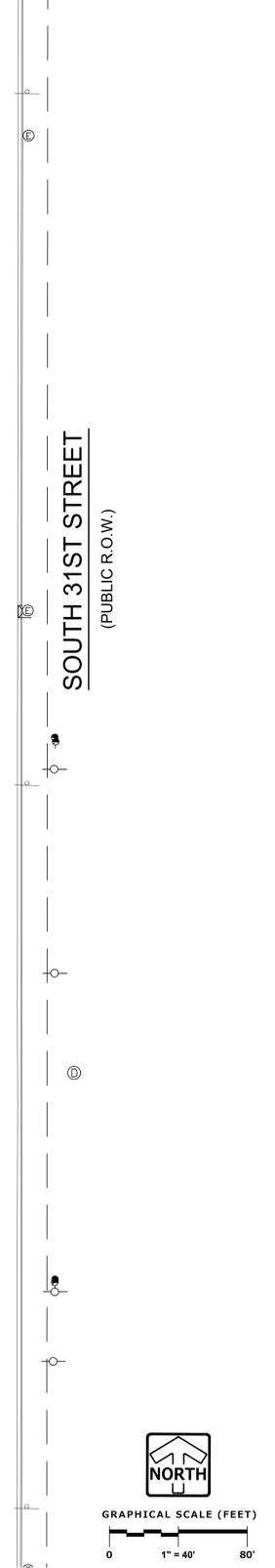
REG. NO. 6702.00-WI
A/E/C
PLAN DATE: 2-17-25
SCALE: 1" = 40'

SHEET 1 OF 8

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



SITE DATA TABLE	
EXISTING PERVIOUS AREA:	24.19 AC
EXISTING IMPERVIOUS AREA:	0.00 AC
PROPOSED PERVIOUS AREA:	12.39 AC (51.2%)
PROPOSED IMPERVIOUS AREA:	11.80 AC (48.8%)
TOTAL SITE AREA:	24.19 AC
SNOW STORAGE REQUIREMENTS:	
10% OF ASPHALT AREA:	14,000 SF
POND STORAGE:	25,000 SF
PROPOSED PARKING STALL COUNT:	
- ATTACHED GARAGE PARKING:	116 STALLS
- APRON OF GARAGE PARKING:	64 STALLS
- SURFACE PARKING:	172 STALLS
- ADA PARKING:	1 STALL
- TOTAL PARKING:	353 STALLS
TOTAL UNITS:	166 UNITS




PINNACLE ENGINEERING GROUP
 ENGINEERING | NATURAL RESOURCES | SURVEYING
 WISCONSIN OFFICE: 20725 WATERTOWN ROAD, SUITE 100, BROOKFIELD, WI 53196, (262) 754-8888
 CHICAGO | MILWAUKEE | NATIONWIDE

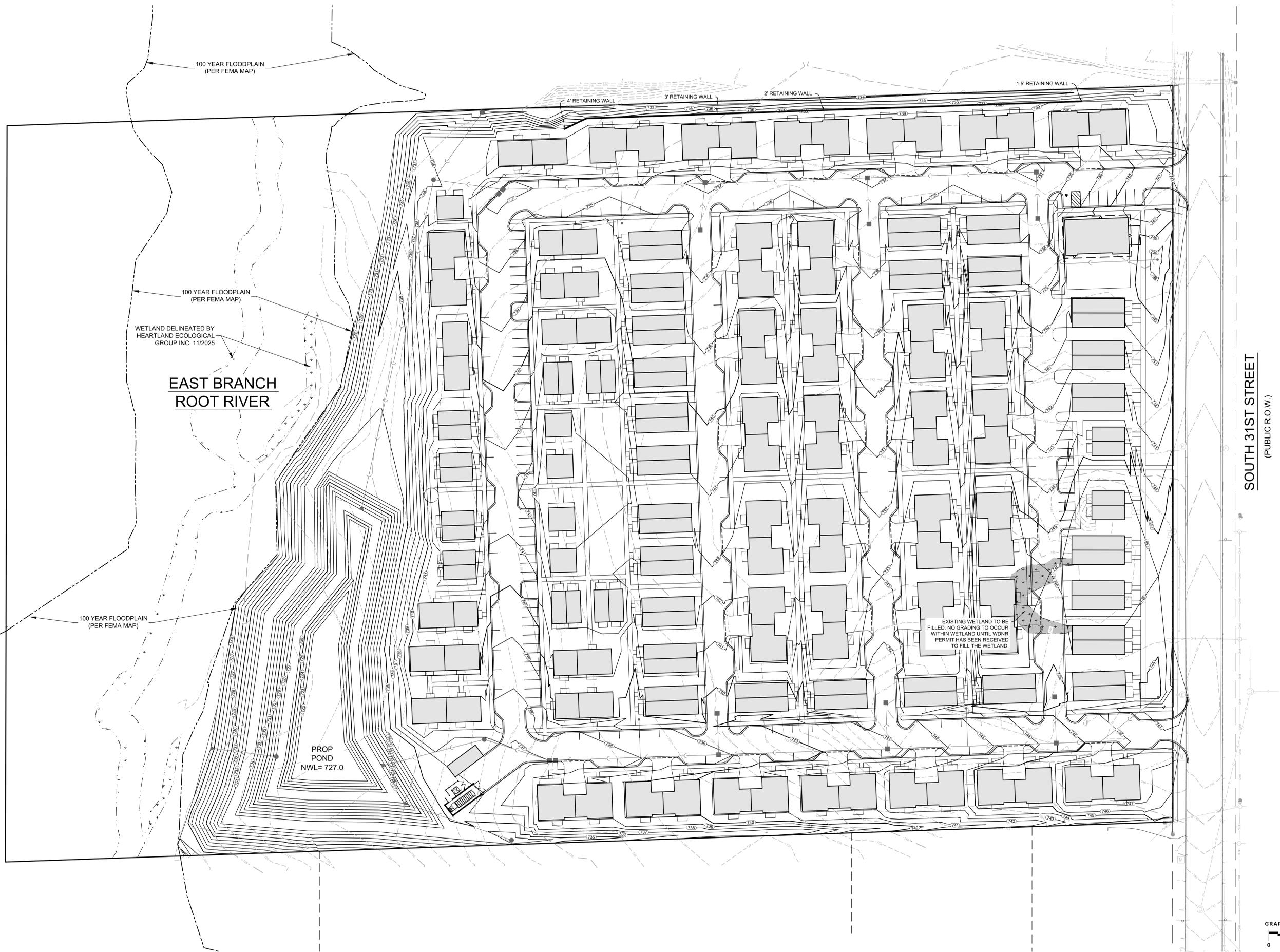
PLAN | DESIGN | DELIVER
 www.pinnacle-engr.com
LEO COTTAGES - FRANKLIN
 CITY OF FRANKLIN

SITE PLAN

REVISIONS		SHEET 2 of 8
NO.	DESCRIPTION	
		PROJECT: 2025/6702.00-WT PER: ABE PLAN DATE: 2-17-26 SCALE: 1" = 40' SHEET: 2 OF 8

www.pinnacle-engr.com

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



**EAST BRANCH
ROOT RIVER**

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

100 YEAR FLOODPLAIN
(PER FEMA MAP)

100 YEAR FLOODPLAIN
(PER FEMA MAP)

100 YEAR FLOODPLAIN
(PER FEMA MAP)

WETLAND DELINEATED BY
HEARTLAND ECOLOGICAL
GROUP INC. 11/2025

PROP POND
NWL = 727.0

EXISTING WETLAND TO BE
FILLED. NO GRADING TO OCCUR
WITHIN WETLAND UNTIL WDNR
PERMIT HAS BEEN RECEIVED
TO FILL THE WETLAND.



GRAPHICAL SCALE (FEET)
0 1" = 40' 80'

DESIGNED: **AKB**
CHECKED: **AKB**
REVIEWED: **AKB**
GRANTED: **AKB**

PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com

WISCONSIN OFFICE:
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53196
(262) 754-8888
CHICAGO | MILWAUKEE | NATIONWIDE

LEO COTTAGES - FRANKLIN
CITY OF FRANKLIN

MASTER GRADING PLAN

REVISIONS

NO.	DATE	DESCRIPTION

REG. JOB NO. 6702.00-WT
A/E/C
PLAN DATE: 2-17-26
SCALE: 1" = 40'

SHEET
3
OF
8

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



www.pinnacle-engr.com

SANITARY PLAN



GRAPHICAL SCALE (FEET)
0 1" = 40' 80'

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com

PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

WISCONSIN OFFICE:
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53006
(262) 754-8888
CHICAGO | MILWAUKEE | NATIONWIDE

LEO COTTAGES - FRANKLIN
CITY OF FRANKLIN

SANITARY PLAN

REVISIONS

REG. NO. 6702.00-WI
PLAN DATE: 2-17-26
SCALE: 1" = 40'

SHEET
4
OF
8

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



**EAST BRANCH
ROOT RIVER**

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



GRAPHICAL SCALE (FEET)
0 1" = 40' 80'

REVISIONS

NO.	DESCRIPTION

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

www.pinnacle-engr.com



EAST BRANCH
ROOT RIVER

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

STORM MANHOLE
RIM= 746.35
36" SW=726.81
36" NE=727.39
27" E=729.00

STORM MANHOLE
RIM= 741.95
36" NE=725.96
36" SE=725.53



GRAPHICAL SCALE (FEET)
0 1" = 40' 80'

PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

WISCONSIN OFFICE:
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53196
(262) 754-8888
CHICAGO | MILWAUKEE | NATIONWIDE

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com

LEO COTTAGES - FRANKLIN
CITY OF FRANKLIN

STORM PLAN

REVISIONS

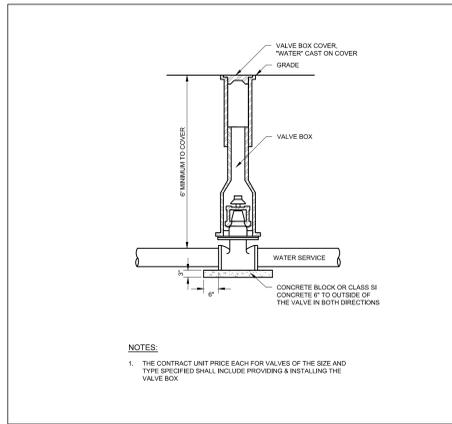
NO.	DATE	DESCRIPTION

REG. JOB NO. 6702-00-WT
A/E/K
PLAN DATE: 2-17-26
SCALE: 1" = 40'

SHEET
6
of
8

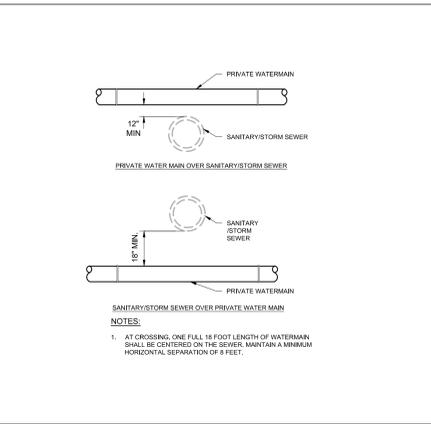
STORM PLAN

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC.



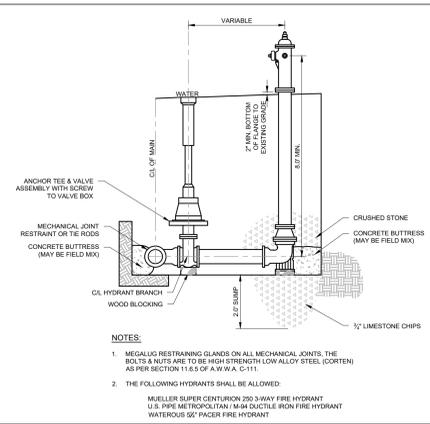
NOTES:
1. THE CONTRACT UNIT PRICE EACH FOR VALVES OF THE SIZE AND TYPE SPECIFIED SHALL INCLUDE PROVIDING AND INSTALLING THE VALVE BOX.

SERVICE VALVE



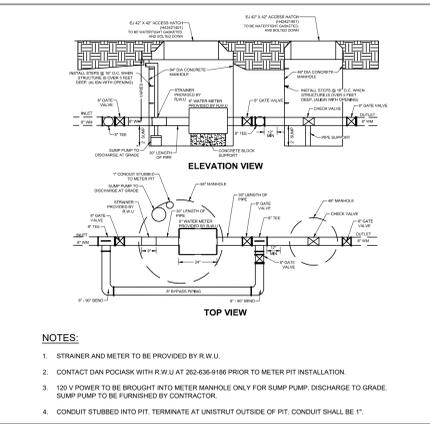
NOTES:
1. AT CROSSING, ONE FULL 18 FOOT LENGTH OF WATERMAIN SHALL BE CENTERED ON THE SEWER, MAINTAIN A MINIMUM HORIZONTAL SEPARATION OF 8 FEET.

PRIVATE WATER MAIN SEPARATION



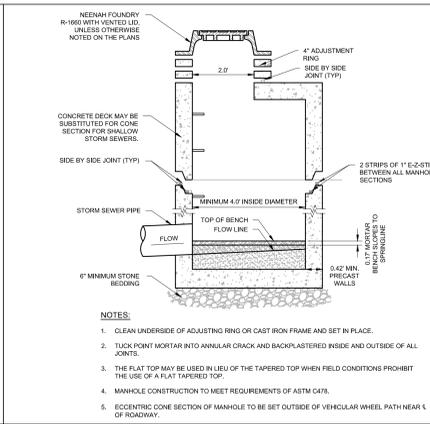
NOTES:
1. METALLOG RESTRAINING GLANDS ON ALL MECHANICAL JOINTS, THE BOLTS & NUTS ARE TO BE HIGH STRENGTH LOW ALLOY STEEL (CORTEX) AS PER SECTION 11.6.5 OF A.W.A. C-111.
2. THE FOLLOWING HYDRANTS SHALL BE ALLOWED:
MUELLER SUPER CENTURION 250 3 WAY FIRE HYDRANT
U.S. PIPE METROPOLITAN 250 DUCTILE IRON FIRE HYDRANT
WATERSOUX 50" PACER FIRE HYDRANT

FIRE HYDRANT



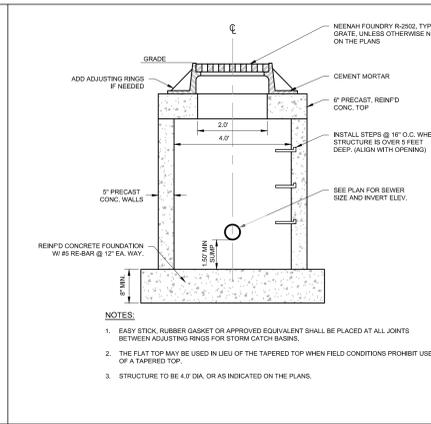
NOTES:
1. STRAINER AND METER TO BE PROVIDED BY R.W.U.
2. CONTACT DAN POJASK WITH R.W.U. AT 262-636-9186 PRIOR TO METER PIT INSTALLATION.
3. 120 V POWER TO BE BROUGHT INTO METER MANHOLE ONLY FOR SUMP PUMP. DISCHARGE TO GRADE. SUMP PUMP TO BE FURNISHED BY CONTRACTOR.
4. CONDUIT STUBBED INTO PIT. TERMINATE AT UNSTRUT OUTSIDE OF PIT. CONDUIT SHALL BE 1".

WATER METER PIT



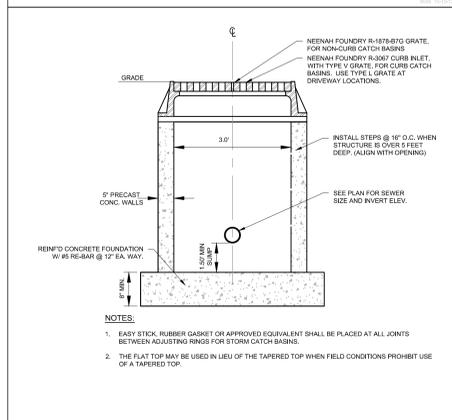
NOTES:
1. CLEAN UNDERSIDE OF ADJUSTING RING OR CAST IRON FRAME AND SET IN PLACE.
2. TUCK MORTAR INTO ANNUULAR CRACK AND BACKPLASTERED INSIDE AND OUTSIDE OF ALL JOINTS.
3. THE FLAT TOP MAY BE USED IN LIEU OF THE TAPERED TOP WHEN FIELD CONDITIONS PROHIBIT THE USE OF A FLAT TAPERED TOP.
4. MANHOLE CONSTRUCTION TO MEET REQUIREMENTS OF ASTM C478.
5. ECCENTRIC COKE SECTION OF MANHOLE TO BE SET OUTSIDE OF VEHICULAR WHEEL PATH NEAR 4' OF ROADWAY.

STORM SEWER MANHOLE



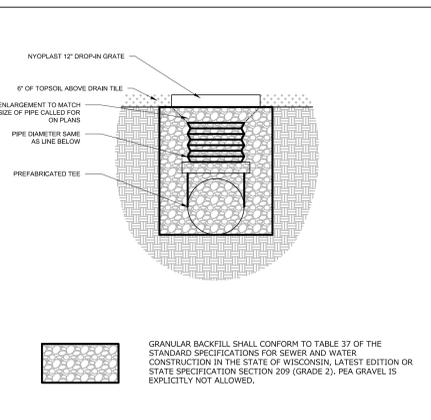
NOTES:
1. EACH BRICK RUBBER GASKET OR APPROVED EQUIVALENT SHALL BE PLACED AT ALL JOINTS BETWEEN ADJUSTING RINGS FOR STORM CATCH BASINS.
2. THE FLAT TOP MAY BE USED IN LIEU OF THE TAPERED TOP WHEN FIELD CONDITIONS PROHIBIT THE USE OF A TAPERED TOP.
3. STRUCTURE TO BE 4' DIA. OR AS INDICATED ON THE PLANS.

CATCH BASIN



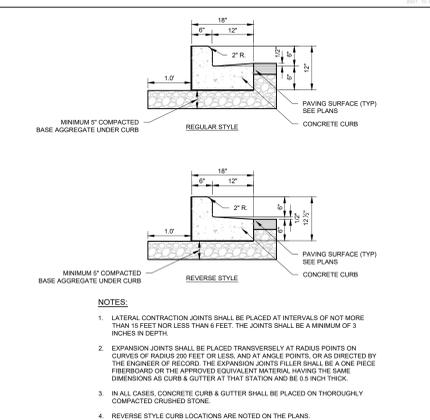
NOTES:
1. EASY STICK RUBBER GASKET OR APPROVED EQUIVALENT SHALL BE PLACED AT ALL JOINTS BETWEEN ADJUSTING RINGS FOR STORM CATCH BASINS.
2. THE FLAT TOP MAY BE USED IN LIEU OF THE TAPERED TOP WHEN FIELD CONDITIONS PROHIBIT THE USE OF A TAPERED TOP.

2' x 3' CATCH BASIN



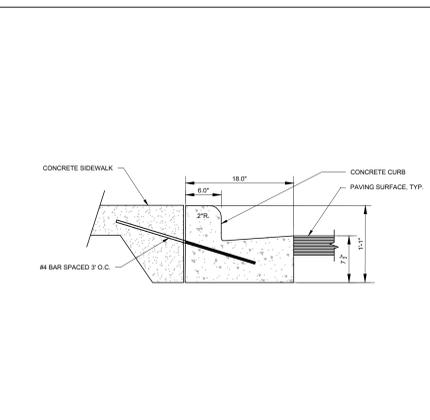
GRANULAR BACKFILL SHALL CONFORM TO TABLE 37 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN THE STATE OF WISCONSIN, LATEST EDITION OR STATE SPECIFICATION SECTION 209 (GRADE 2). REA GRAVEL IS EXPLICITLY NOT ALLOWED.

AREA DRAIN



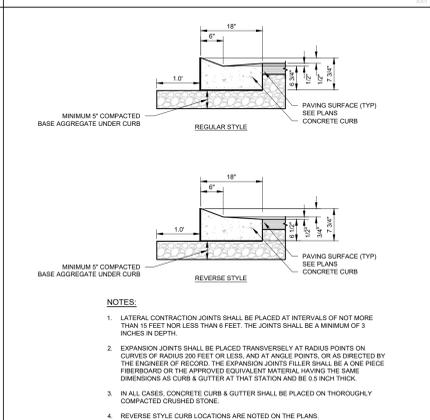
NOTES:
1. LATERAL CONTRACTION JOINTS SHALL BE PLACED AT INTERVALS OF NOT MORE THAN 15 FEET NOR LESS THAN 6 FEET. THE JOINTS SHALL BE A MINIMUM OF 3 INCHES IN DEPTH.
2. EXPANSION JOINTS SHALL BE PLACED TRANSVERSELY AT RADIUS POINTS ON CURVES OF RADIUS 20' OR LESS AND AT ANGLE POINTS, OR AS DIRECTED BY THE ENGINEER OF RECORD. THE EXPANSION JOINTS SHALL BE A ONE PIECE FIBERGLASS OR THE APPROVED EQUIVALENT MATERIAL HAVING THE SAME DIMENSIONS AS CURB & GUTTER AT THAT STATION AND BE 0.5 INCH THICK.
3. IN ALL CASES, CONCRETE CURB & GUTTER SHALL BE PLACED ON THOROUGHLY COMPACTED CRUSHED STONE.
4. REVERSE STYLE CURB LOCATIONS ARE NOTED ON THE PLANS.

18" VERTICAL FACE CURB



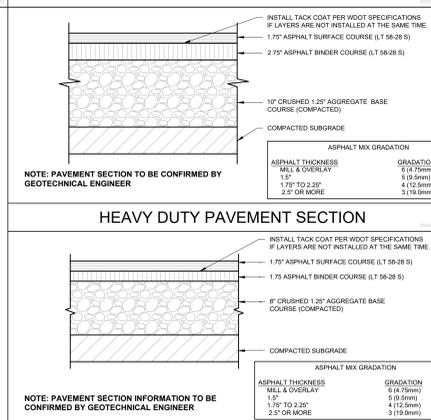
CONCRETE SIDEWALK
CONCRETE CURB
PAVING SURFACE (TYP)
SEE PLANS

18" CURB ADJACENT TO SIDEWALK



NOTES:
1. LATERAL CONTRACTION JOINTS SHALL BE PLACED AT INTERVALS OF NOT MORE THAN 15 FEET NOR LESS THAN 6 FEET. THE JOINTS SHALL BE A MINIMUM OF 3 INCHES IN DEPTH.
2. EXPANSION JOINTS SHALL BE PLACED TRANSVERSELY AT RADIUS POINTS ON CURVES OF RADIUS 20' OR LESS AND AT ANGLE POINTS, OR AS DIRECTED BY THE ENGINEER OF RECORD. THE EXPANSION JOINTS SHALL BE A ONE PIECE FIBERGLASS OR THE APPROVED EQUIVALENT MATERIAL HAVING THE SAME DIMENSIONS AS CURB & GUTTER AT THAT STATION AND BE 0.5 INCH THICK.
3. IN ALL CASES, CONCRETE CURB & GUTTER SHALL BE PLACED ON THOROUGHLY COMPACTED CRUSHED STONE.
4. REVERSE STYLE CURB LOCATIONS ARE NOTED ON THE PLANS.

18" DEPRESSED CURB

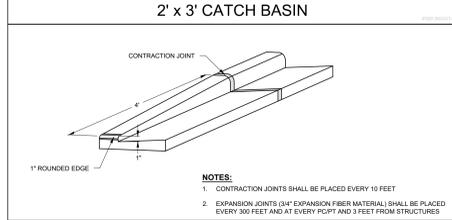


NOTE: PAVEMENT SECTION TO BE CONFIRMED BY GEOTECHNICAL ENGINEER

HEAVY DUTY PAVEMENT SECTION

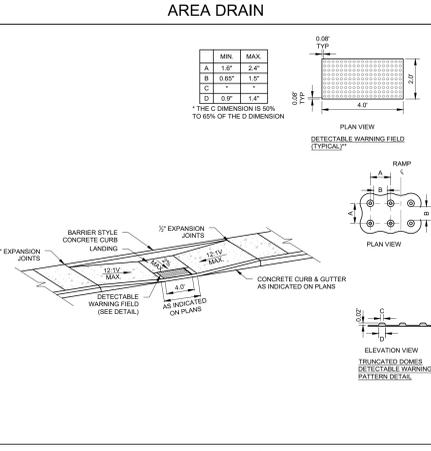
NOTE: PAVEMENT SECTION INFORMATION TO BE CONFIRMED BY GEOTECHNICAL ENGINEER

REGULAR DUTY PAVEMENT SECTION

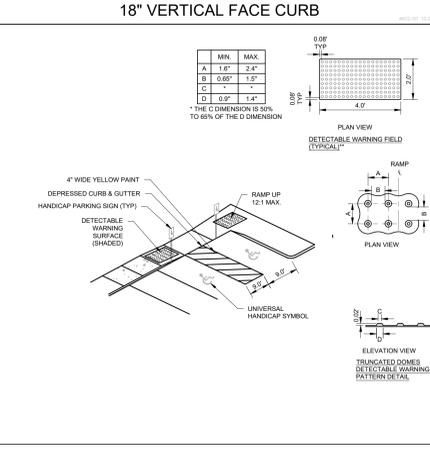


NOTES:
1. CONTRACTION JOINTS SHALL BE PLACED EVERY 10 FEET
2. EXPANSION JOINTS (2\"/>

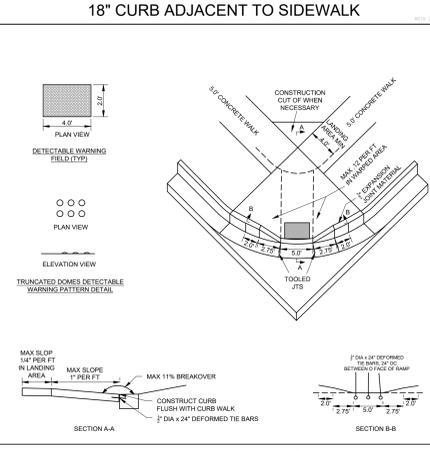
TAPER CURB HEAD



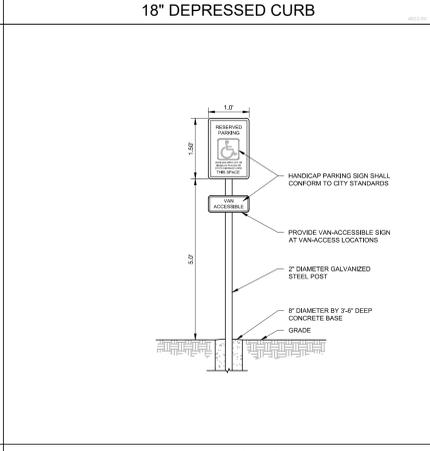
TYPICAL ACCESSIBLE RAMP - SPLIT



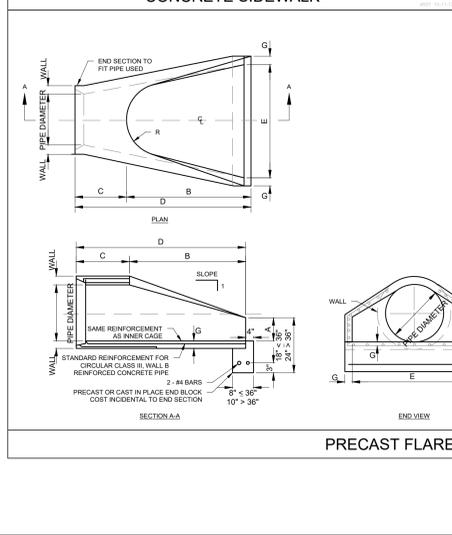
ADA STALL LAYOUT



TYPICAL ACCESSIBLE RAMP- TYPE 1



HANDICAP SIGN



CONCRETE SIDEWALK

Table with columns: PIPE DIA. (IN), APPROX. QTY. (LN), APPROX. WALL (LN), APPROX. SLOPE, APPROX. SLOPE. Rows include various pipe diameters and slopes.

NOTES:
1. PRECAST CONCRETE FLARED END SECTIONS SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF ASTM M 170 CLASS 3. WALL B REINFORCED CONCRETE PIPE.
2. PRECAST CONCRETE FLARED END SECTIONS FOR PIPE DIAMETER REQUIRED SHALL BE AS INDICATED ON DETAIL PLAN FOR EACH INDIVIDUAL INSTALLATION.
3. THIS ITEM SHALL BE PAID FOR AT THE CONTRACT UNIT PRICE EACH FOR PRECAST CONCRETE FLARED END SECTION OF THE DIAMETER SPECIFIED WHICH PRICE INCLUDES PROVIDING AND INSTALLATION OF EACH END SECTION SPECIFIED.
4. GRATES, WHERE SPECIFIED, SHALL BE PROVIDED FOR ALL PRECAST REINFORCED CONCRETE FLARED END SECTIONS.

PRECAST FLARED END SECTIONS



PRECAST FLARED END SECTIONS



PRECAST FLARED END SECTIONS

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com
WISCONSIN OFFICE:
20725 WATER TOWN ROAD, SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888
CHICAGO | MILWAUKEE | NATIONWIDE

LEO COTTAGES - FRANKLIN
CITY OF FRANKLIN

CONSTRUCTION DETAILS

Table with columns: REVISIONS, SHEET. Includes revision table and sheet number 8 of 8.

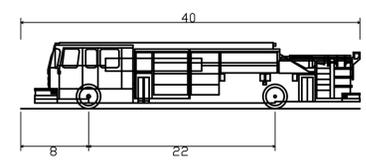
www.pinnacle-engr.com

CONSTRUCTION DETAILS

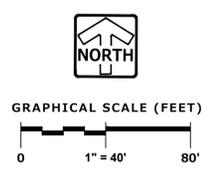
Z:\PROJECTS\2025\6702.00-WI\CAD\EXHIBITS\TRUCK TURNING EXHIBIT.DWG 2/23/2026 2:43 PM



SOUTH 31ST STREET



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



LEGAL DESCRIPTION

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.

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.

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.

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

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

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