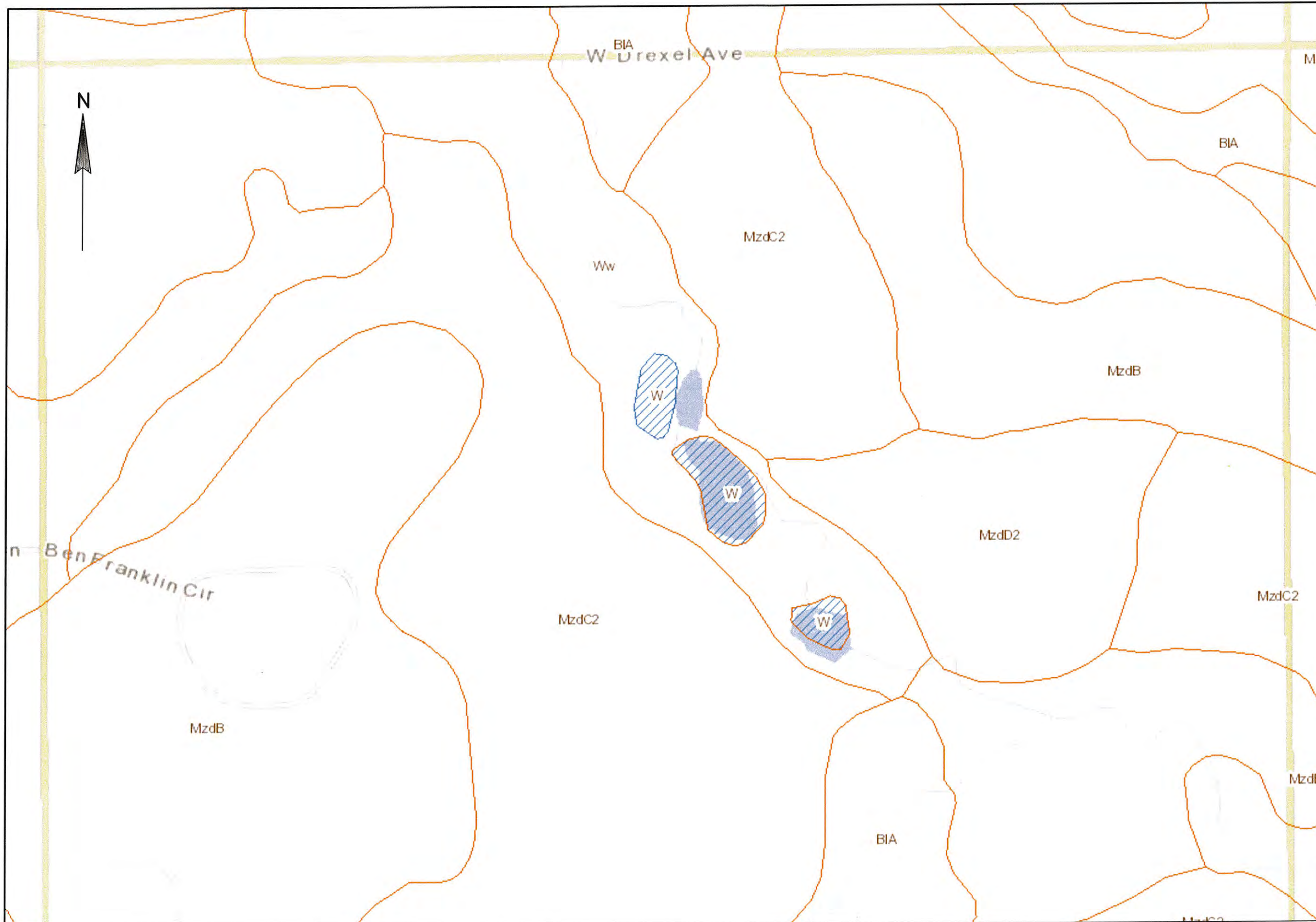
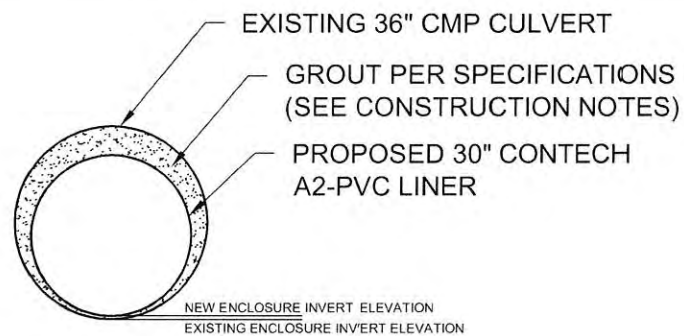


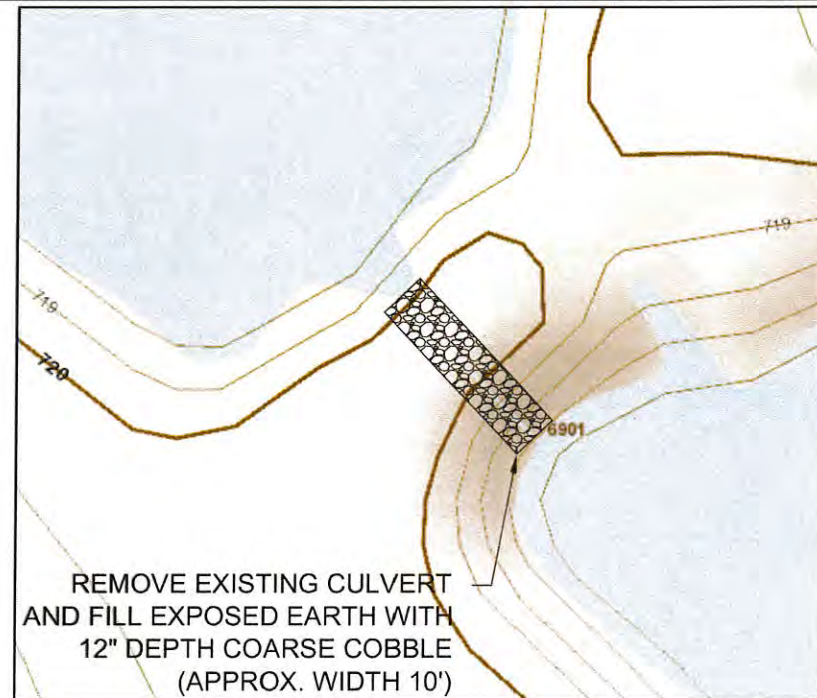


		STORMWATER SOLUTIONS ENGINEERING LLC	
		247 W. FRESHWATER WAY, MILWAUKEE, WI 53204 (414)810-1245 WWW.STORMWATER-SOLUTIONS-ENGINEERING.COM	
TUCKAWAY COUNTRY CLUB 6901 W. DREXEL AVE. FRANKLIN, WI 53132			
DATE: 4/2/15		DWG BY: HJG	
CHK'D BY: ARC		APRV'D BY: CBG	
SOILS MAP			
SHEET # 3			

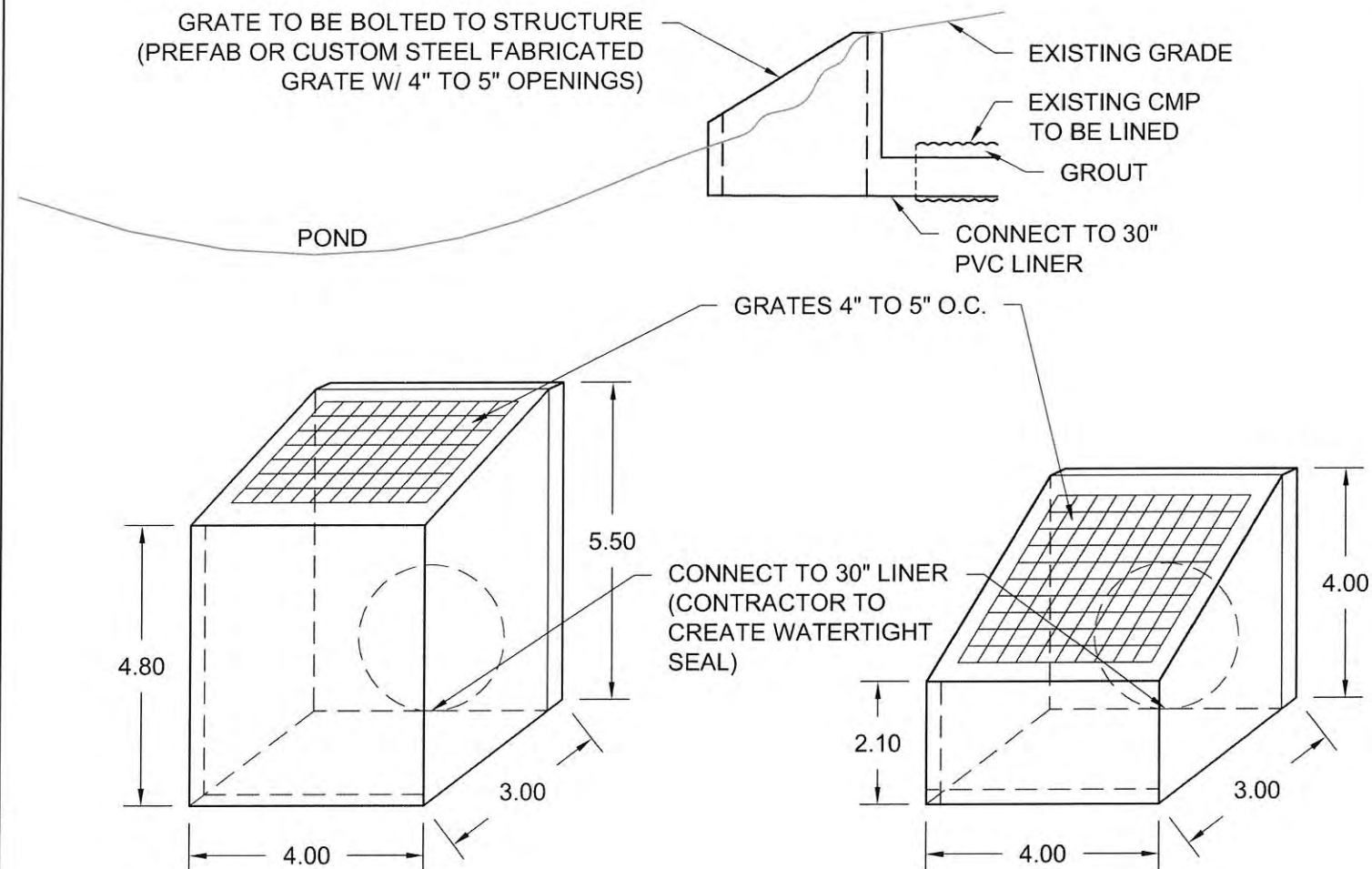


Culvert	Total Length (ft)	Ex Inv Elev (ft)	Lined Inv Elev (ft)
1	115	718.3	718.4
3	175	714.4	714.5
4	260	711.6	711.7

DETAIL 1
CULVERT LINING
NTS



DETAIL 3
CULVERT REMOVE/RESTORE
NTS



DETAIL 2-1

DETAIL 2-2

	Dam 1	Dam 2
Depth (ft)	3	3
Width (ft)	4	4
Back Height (ft)	min 5.5	4
Weir Elev (ft)	719.2	713.6
Culvert Invert Elev (ft)	714.4	711.5

DETAIL 2
DAM REPLACEMENT
NTS

**STORMWATER
SOLUTIONS
ENGINEERING LLC**

247 W. FRESHWATER WAY, MILWAUKEE, WI 53204 (414)810-1245
WWW.STORMWATER-SOLUTIONS-ENGINEERING.COM

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FRANKLIN, WI 53132**

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DETAILS

SHEET #
4

Construction Notes:

Culvert 2 Removal and Re-stabilization

- **Materials**
 - Coarse cobble (d50 ~ 7.5 in) or larger shall be used to protect soil where culvert 2 is removed
- **Installation**
 - Existing culvert shall be completely removed and disposed of as instructed by Tuckaway Country Club
 - Coarse cobble shall be place within culvert over any exposed soil to a minimum depth of 1 foot, and channel elevations as specified by construction drawings

Pipe Liners

- **Materials**
 - Contech 30-inch A2™ Liner Pipe shall be used to line the full length of Culverts 1, 3, and 4, as specified in the construction drawings
 - Pipes shall be connected with a PVC coupling using elastomeric sealing gaskets, provided by the manufacturer
 - When coupled, the interior diameter of the pipe shall not be reduced, and the outside diameter of the pipe shall be constant
 - Coupled pipes shall maintain less than 5-deg angularity to provide watertight seal
 - An appropriate grout shall be chosen for the annular space between the liner and existing culvert based on the method of grouting chosen (i.e. monolithic or stage grouting)
 - Grout density shall be less than 57 lbs/cf to prevent liner floating during installation
 - Recommended maximum grouting pressure is 5 psi
 - Appropriate gages shall be used to monitor external pressures on liner pipe
 - Grout mixture shall be such that curing temperatures from heat of hydration do not exceed 140° F
 - Annular space shall be uniformly and completely filled on both sides of liner simultaneously
- **Installation**
 - Preparation for splining
 - The existing sewer line should be inspected to determine the condition of the line and identify problem areas or obstructions such as displaced joints, crushed pipe, protruding service laterals, roots, debris, out-of-roundness, or inside diameter reductions
 - Remove any obstructions in the exiting line that will prevent insertion of, or cause damage to, the new pipe. Large joint offsets or severely deteriorated pipe may need to be removed or repaired prior to installing the pipe. These may be good locations for insertion pits or point repairs
 - Thoroughly clean the exiting line as required (high-pressure water, buckets, reamers, or other mechanical methods). Not cleaning the line thoroughly can result in excessive jacking/pulling loads or liner pipe hang ups that may require additional insertion pits
 - Verify adequate clearance for the liner pipe. Depending on the condition of the existing pipe and the obstructions present, it may be desirable to pull a trial liner or mandrel of the same outside diameter as the liner pipe. The trial liner may be a short section of A2 Liner Pipe or A-2000™ Pipe and should be attached to pulling cables at each end.
 - A2 Liner Insertion
 - A2 Liner Pipe can be either pushed or pulled through the existing line. The safe compressive/ jacking loads for A2 Liner Pipe are as follows
 - Pushing Method
 - A2 Liner Pipe is placed spigot end first with the coupling end trailing. Typically, the leading pipe spigot end is protected by a tapered nose cone (available from Contech). The nose cone will help the liner pipe ride over small joint misalignments and other small obstructions and inconsistencies in the existing pipe. If liner passage is questionable, a steel cable can be threaded through the liner pipe during installation and attached to the nose cone. This allows the liner pipe to be retracted (pulled backward) if the liner pipe gets caught on an obstruction. A pushing ring (or plate) should be used on the coupling end to distribute the load from the pushing equipment.
 - Both the gasket on the A2 Liner spigot and the inside of the coupling should be lubricated prior to lowering the pipe into the existing (host) pipe and prior to joining
 - Set the first pipe into the existing pipe and push until only 2 to 3 feet remain in the insertion pit. The pipe should be restrained in preparation for joint assembly with inflatable air bags, wedges, or other devices. After several pipes are installed, a restraining device may not be necessary.
 - Lubricate and lower the next piece of pipe into position for joining. The spigot end is joined into the previously placed pipe's coupling. Pipe sections can be joined using pushing/pulling equipment or come alongs
 - Repeat steps 3 and 4 until the liner installation is complete
 - When liner pipe has been installed in both directions from a single insertion pit, the terminal ends are joined with closure couplings or a new manhole.
 - Where A2 Liner Pipe has been installed continuously through manholes, cut and remove the pipe from within the manholes as required



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**CONSTRUCTION
NOTES**

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- Bulkheads should be formed to seal the annular space between the liner pipe and the existing pipe at all manhole and insertion pit entries and exits as required. If the entire annular space between bulkheads is to be filled with grout, then bulkheads should be constructed to provide adequate resistance to grouting pressures and to provide appropriate vent and drainage tubes. When service and lateral connections are to be connected, it may be desirable to complete downstream bulkheads for the line segment after connections have been reinstated to provide an outlet for sewage/drainage between the pipes
 - Pulling Method
 - The pulling method is similar to the pushing method. A steel cable is threaded through the existing pipe and attached to a pulling ring (plate) positioned against the liner coupling. The cable is attached to a winch assembly to facilitate pulling the liner through the existing pipe section. After each pull, the steel cable is disconnected from the pulling ring and threaded through the next liner pipe section to be joined. After the pulling ring is reconnected to the cable, the process is repeated. A nose cone should be used on the leading spigot end. Do not attempt to pull the leading spigot end. Doing so will disjoin the liner sections.
 - The pipe pushing/pulling loads should be monitored. Excessive force can “telescope” pipe joints and/or damage the liner pipe. On some installations, it may be feasible to inject a bentonite slurry ahead of the liner or swab the exterior surface of the liner pipe with lubricant to provide a lower friction factor. This is commonly done from the receiving end of the run.
- Assembling Gasketed Joints
 - A2 gaskets are fitted over the machined “corrugation ribs” on the spigot end of the pipe at the factory.
 - Remove the protective plastic wrap from the gasket
 - Thoroughly clean the bell and spigot ends, making sure they are free of mud and grit
 - Use a johnny mop or brush to apply a liberal amount of gasket lube to the gasket and to swab the inside of the bell. Take care to lube the chamfered (leading) edge of the coupling
 - Align the joint, and push or pull the pipe from the trailing end until the first full corrugation on the spigot end contacts the coupling
 - Maintain joining pressure on the joint momentarily to ensure that the joint does not separate. Use either a pushing ring, pulling ring, or other appropriate device to distribute the load on the coupling to prevent damage. When pushing the joint home, make sure that debris or dirt is not pulled into the coupling by the spigot. Material such as small stones or sand pulled into the coupling as the pipe is stabbed can impair gasket sealing and cause leaks
 - On field-cut ends, refer to the section Installing Closure Couplings for proper placement of gaskets.
- Field Cutting Pipe
 - If there is a need for field modifications of A2 Liner Pipe, cut through a corrugation valley using a hand or power saw to create a standard A-2000 spigot end. Once the A2 Liner Pipe is field modified, the new spigot end is no longer compatible with the A2 Liner coupling
- Installing Closure Couplings
 - After sliplining in both directions from a single insertion pit, the terminal ends can be connected using closure (centerstopless) couplings on field cut pipe ends. Fabricated elbows are available for installation in the pit where there is a change in line direction
 - Closure couplings fit over the pipe's external corrugations and require A-2000 gaskets. Two loose A-2000 gaskets are supplied with each closure coupling. Use two closure couplings
 - Cut the terminal pipe ends, leaving ends
 - Slide a closure coupling over each terminal end
 - Measure and cut a length of pipe to closely fit between the terminal ends. Each end of the pipe requires a field cut end. Place an A-2000 gasket on each spigot end with the lower leading edge of the gasket facing the closure coupling. The leading (lower) edge of the gasket is marked with the CONTECH logo and wording to distinguish it from the seating (higher) edge
 - Draw homemarks a half-coupling length from each spigot end. Liberally lube all gaskets and inside of couplings
 - Align the measured length with terminal ends, and push closure couplings to homemarks. In addition to standard closure couplings, flexible rubber adapters, gasketed stainless steel clamps and manholes can also be used to connect terminal ends
- Annular Space Grouting
 - Most sliplining installations require the annular space between the existing (host) pipe and the liner pipe to be grouted. Grouting of the annular space fixes the position of the new liner pipe, provides uniform support, increases allowable external hydrostatic pressure on the liner pipe and inhibits further failure of the host pipe. Introducing the grout into the annulus is accomplished by gravity flow or by pumping. Properly controlled grouting is essential to prevent liner pipe flotation, deformation, or even collapse
 - Placement
 - There are many acceptable grouting methods, and they usually fall under two general categories: monolithic grouting and stage grouting
 - Monolithic grouting (in one step) involves filling the entire annular space with one lift. Grout is injected, under pressure, from the upstream end of the pipe run from manhole to manhole, or from an insertion pit to manhole. The grout moves down the annulus in a wave-like fashion pushing water or sewage ahead of the grout
 - Staged grouting involves placement of the grout in lifts. The liner pipe is grouted into a cradle in the first stage. After the first lift of grout has cured, the remaining lift(s) of grout is placed. Since the liner pipe is in a cradle after the first lift, and further deformation is limited, it may be possible to increase grout injection pressures, if needed, to ensure complete grouting of the annular space
 - Other grout placement methods include grouting from the surface through drilled holes and slick-line grouting from a tube, within the annulus, that is retracted while grout is pumped through it. For all placement methods, the annular space should be uniformly and completely filled on both sides of the liner simultaneously. Unbalanced or uneven grouting can affect liner shape, line and grade
 - Flotation



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**CONSTRUCTION
NOTES
(CONT.)**

**SHEET #
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- When project plans and specifications require the liner pipe to be positioned on the invert of the existing pipe, flotation of the liner pipe resulting from grouting operations should be addressed. Depending on the type of grout and the grouting method being used, it may be necessary to perform one or more of the following to offset buoyant forces on the pipe:
 - Fill the liner pipe with water, partially or fully, depending on the grout density and grout lift thickness. When full of water, A2 Liner Pipe has an average density of approximately 57 lbs./c.f. For monolithic grouting, the liner pipe should be full of water, and the grout density must be lower than 57 lbs./c.f.
 - Stage grout with a suitable lift thickness, depending on grout density
 - Attach blocking or spacers to the pipe exterior with strapping

Outlet Structures/Dams

- **Materials**
 - The two (2) outlet structures (Dam 1 and Dam 2) shall be precast concrete structures with dimensions as specified in the construction drawings
 - Contractor shall provide shop drawings of each structure and grate prior to construction for approval by engineer
 - Each structure shall be fitted with a min. 4-in on center metal grate as specified in the construction drawings. The grate shall be bolted to the concrete structure with removable bolt system to accommodate maintenance. The grate shall be capable of sustaining a 300 lb. load at the center.
 - The manhole shall be constructed with a flexible watertight seal sized to fit the outlet pipe liner as specified in the construction drawings.
- **Installation**
 - Existing structures shall be cut from existing culverts, removed from the ponds, and disposed of as instructed by Tuckaway Country Club
 - The new structures shall be installed that the same invert elevations as the old structures, as specified in the construction drawings
 - A 6"compacted stone base shall be placed to provide a solid foundation and maintain elevation of outlet structure
 - The new 30-in A2 pipe liner shall extend from the existing culvert and connect to the new outlet structureThe joint where liner and structure meet shall be properly sealed with water-tight grout/caulk

Restoration

All disturbed grass areas shall be restored with topsoil, seed and mulch. Special golf-course seed mixes will be provided by Tuckaway Country Club.

- **Materials**
 - Topsoil:
 - Topsoil shall consist of natural loam, sandy loam, silty loam, silty clay loam, or clay loam humus-bearing soils adapted to the sustenance of plant life and such topsoil shall be neither excessively acidic nor excessively alkaline.
 - Topsoil shall be free of large stones, roots, waste, debris, contamination, weeds, or other unsuitable material, which may be detrimental to plant growth
 - Mulch:
 - Mulch may consist of straw or hay in an air-dry condition, wood excelsior fiber, wood chips, or other suitable material of a similar nature that the engineer approves
 - Mulch shall be substantially free of noxious weed seeds or objectionable foreign matter
- **Installation**
 - Scarify surface to depth of 6 inches where heavy equipment has compacted soil
 - Place topsoil in areas where seeding, sodding, and planting is required to a thickness of minimum of 6 inches
 - Place topsoil during dry weather
 - Fine grade topsoil to eliminate rough or low areas. Maintain profiles and contour of subgrade
 - Remove roots, weeds, rocks, and foreign material while spreading
 - Manually spread topsoil close to plant material, buildings, and pavement to prevent damage
 - Lightly compact placed topsoil
 - Remove surplus soil from site
 - Leave stockpile area and site clean and raked, ready to receive landscaping



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CONSTRUCTION
NOTES
(CONT.)

SHEET #
7



CITY OF FRANKLIN



REPORT TO THE PLAN COMMISSION

Meeting of June 4, 2015

Unified Development Ordinance Text Amendment

RECOMMENDATION: City Development Staff recommends denial of the proposed Unified Development Ordinance Text Amendment to Table 15-3.0603 to allow Standard Industrial Classification Title No. 1761 "Roofing, Siding and Sheet Metal Work (without outdoor storage)" as a permitted use in the B-3 Community Business District.

Project Name:	Add SIC Title No. 1761 to the B-3 District
Project Address:	N/A
Applicant:	Christos Kambouris
Owners (property):	N/A
Current Zoning:	N/A
2025 Comprehensive Master Plan:	N/A
Use of Surrounding Properties:	N/A
Applicant Action Requested:	Recommendation of approval for the proposed Unified Development Ordinance Text Amendment to add SIC Title No. 1761 Roofing, Siding and Sheet Metal Work (without outdoor storage) as a permitted use in the B-3 District.

INTRODUCTION:

On April 30, 2015, the applicant submitted an application for a Unified Development Ordinance Text Amendment to amend Table 15-3.0603 to allow Standard Industrial Classification Title No. 1761 "Roofing, Siding and Sheet Metal Work (without outdoor storage)" as a permitted use in the B-3 Community Business District.

It can also be noted that the applicant, Christos Kambouris, is the property owner at 9953-9955 West St. Martins Road, and would like to lease a vacant tenant space in his commercial building to a roofing contractor named Vesel Services, LLC. The contractor would like to use the space primarily as a sales office and showroom. According to Vesel Services, LLC, their use would not include any outdoor storage or overnight parking of vehicles over 8,000 pounds gross vehicle weight.

Staff would note that even if the space is primarily used as office for the roofing contractor, their use still corresponds with SIC Title No. 1761, which is currently prohibited within the B-3 Community Business District.

PROJECT DESCRIPTION AND ANALYSIS:

As mentioned in the introduction, the applicant is proposing to amend the Unified Development Ordinance (UDO) at Table 15-3.0603 to add Standard Industrial Classification (SIC) Title No.

1761 “Roofing, Siding, and Sheet Metal Work (without outdoor storage)” as a permitted use in the B-3 Community Business District¹.

Table 15-3.0603 of the UDO sets forth those uses which are permitted and special uses in all nonresidential zoning districts in the City of Franklin. Use designations are based on the Standard Industrial Classification Manual (1987, or latest edition) published by the Executive Office of the President, Office of Management and Budget.

The SIC manual describes SIC Title No. 1761 as “Special trade contractors primarily engaged in the installation of roofing, siding, and sheet metal work.” The following specific uses are associated with SIC Title No. 1761 and included in the description:

- Architectural sheet metal work-contractors
- Ceilings, metal: erection and repair-contractors
- Coppersmithing, in connection with construction work-contractors
- Downspout installation, metal-contractors
- Gutter Installation, metal-contractors
- Roof spraying, painting, or coating-contractors
- Roofing work, including repairing-contractors
- Sheet metal work: except plumbing, heating, or
- Siding-contractors
- Skylight installation-contractors
- Tinsmithing, in connection with construction work-contractors

Currently, SIC Title No. 1761 (without outdoor storage) is only allowed as a permitted use in the M-1 Limited Industrial District. SIC Title No. 1761 (with outdoor storage) is allowed as a special use in the B-2 General Business District, B-5 Highway Business District, OL-2 General Business Overlay District and M-1 Limited Industrial District.

In a related matter, on June 4, 2012, the Common Council adopted Ordinance No. 2012-2079 which made a number of changes to the M-1 Limited Industrial District. Among other things, the Unified Development Ordinance text at Table 15-3.0603 was amended to add “(with outdoor storage)” to the existing use description of 1761 Roofing, siding, and sheet metal work (which was already listed as a Special Use in the M-1 district). In addition, it added “1761 Roofing, Siding and Sheet Metal Work (without outdoor storage)” as a Permitted Use in the M-1 district. This effectively made it easier for a roofing, siding or sheet metal contractor to locate in the M-1 Limited Industrial District.

In addition, many other uses from Major Group 17.-Construction-Special Trade Contractors are allowed as special uses within the B-2 General Business District, B-5 Highway Business District, OL-2 General Business Overlay District and M-1 Limited Industrial District. However, all of the

¹ Please note the proposed text amendment, if granted, will apply to all properties in the City of Franklin zoned B-3 Community Business District. Please see the attached map of areas in the City of Franklin zoned B-3 Community Business District.

SIC Titles under Major Group 17.-Construction-Special Trade Contractors are prohibited within the B-3 Community Business District.

The B-3 Community Business District is intended to:

1. Accommodate the need of a much larger consumer population than served by the B-1 Neighborhood Shopping District.
2. Provide for relatively large groupings of retail sales and customer service establishments in a community-serving shopping area.
3. Accommodate the clustering of buildings on parcels of land under individual or multiple ownership.
4. Provide for an arrangement of retail trade establishments that are compatible in function and operation.
5. Provide on-site parking for customer automobiles combined with a pedestrian-oriented shopping environment.

Furthermore, Staff does not feel that roofing, siding and sheet metal contractors classified under SIC Title No. 1761 would generally be compatible in function and operation to the retail sales and service establishments already permitted within the B-3 Community Business District. A strip shopping center is commonly located within the B-3 Community Business District. While certain contractors may have commercial showrooms or “offices” that would be compatible with other uses in a strip center, others would not. For example, many contractor uses involve warehousing or storage of materials and product better suited to the M-1 Limited Industrial District. A contractor’s use may also involve noisy operations like cutting or forming metal that would not be well suited to a tenant space sharing walls with retail or service establishments.

STAFF RECOMMENDATION:

Based upon the foregoing information, City Development Staff recommends denial of the proposed Unified Development Ordinance Text Amendment to Table 15-3.0603 to allow Standard Industrial Classification Title No. 1761 “Roofing, Siding and Sheet Metal Work (without outdoor storage)” as a permitted use in the B-3 Community Business District.

Staff would note that the Department of City Development has just started researching the possibility of creating a separate and generic “office use” category for all or most non-residential zoning districts that could potentially address requests such as Mr. Kambouris’.

However, if the Plan Commission wishes to approve the requested Unified Development Ordinance Text Amendment, then staff recommends SIC Title No. 1761 only be allowed as a special use in the B-3 Community Business District. The Special Use application process would help ensure each proposal is reviewed by the Plan Commission and Common Council to address all Special Use criteria and standards. In determining whether the applicant’s evidence establishes that the special use standards have been met, the Plan Commission and Common Council may make considerations including; the public benefit of the use, alternative locations, mitigation of adverse impacts, and whether the use will establish a precedent of incompatible uses in the surrounding area.

ORDINANCE NO. 2015-____

AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE
TEXT AT TABLE 15-3.0603 TO ADD STANDARD INDUSTRIAL CLASSIFICATION
TITLE NO. 1761 ROOFING, SIDING, AND SHEET METAL WORK (WITHOUT OUTDOOR
STORAGE) AND TO ALLOW FOR SUCH USE AS A PERMITTED USE IN THE B-3
COMMUNITY BUSINESS DISTRICT
(CHRISTOS KAMBOURIS, APPLICANT)

WHEREAS, Table 15-3.0603 of the Unified Development Ordinance sets forth the permitted and special uses in the nonresidential zoning districts; and

WHEREAS, Christos Kambouris having applied for a text amendment to Table 15-3.0603, to add Standard Industrial Classification Title No. 1761 Roofing, siding, and sheet metal work (without outdoor storage) and to allow for such use as a Permitted Use in the B-3 Community Business District; and

WHEREAS, the Plan Commission having reviewed the proposed amendment to allow for the addition of Standard Industrial Classification Title No. 1761 Roofing, siding, and sheet metal work (without outdoor storage) and to allow for such use as a Permitted Use in the B-3 Community Business District, and having held a public hearing on the proposal on the 4th day of June, 2015 and thereafter having recommended approval of such amendment; and

WHEREAS, the Common Council having accepted the recommendation of the Plan Commission and having determined that the proposed amendment is consistent with the 2025 Comprehensive Master Plan of the City of Franklin, Wisconsin and will serve to further orderly growth and development and promote the health, safety and welfare of the Community.

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

SECTION 1: Table 15-3.0603 of the Unified Development Ordinance of the Municipal Code of the City of Franklin, Wisconsin, is hereby amended as follows: immediately below and following "1761 Roofing, siding, and sheet metal work", insert: "1761 Roofing, siding, and sheet metal work (without outdoor storage)", and insert "P" (Permitted Use) in the B-3 column applicable thereto.

SECTION 2: The terms and provisions of this ordinance are severable. Should any term or provision of this ordinance be found to be invalid by a court of

competent jurisdiction, the remaining terms and provisions shall remain in full force and effect.

SECTION 3: All ordinances and parts of ordinances in contravention to this ordinance are hereby repealed.

SECTION 4: This ordinance shall take effect and be in force from and after its passage and publication.

Introduced at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2015, by Alderman _____.

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2015.

APPROVED:

Stephen R. Olson, Mayor

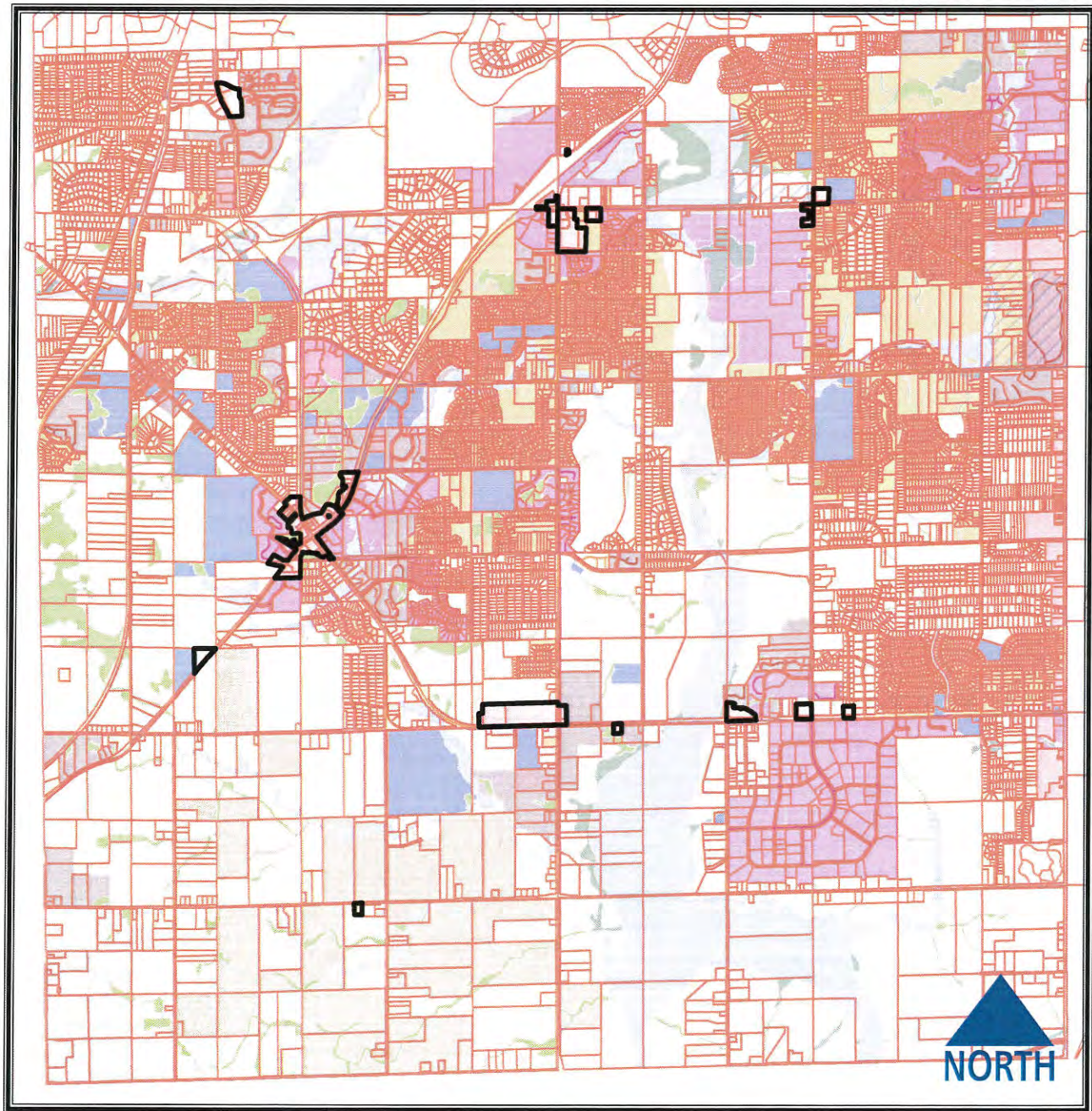
ATTEST:

Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____



City of Franklin B-3 Community Business District Zoning



Planning Department
(414) 425-4024

0 3,350 6,700 13,400 Feet

2013 Aerial Photo

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

April 27, 2015

TO: City of Franklin Planning Committee

FR: Scott Fisher & Chris Kambouris

RE: Change to the Occupancy

Franklin

APR 30 2015

City Development

Currently we have an empty office space in our building at 9955 W St Martins RD that we would like to rent out to Eric Vesel. Mr. Vesel owns a roofing company that wants to rent the space as an office space only for his business. They will not be running the business with materials, trucks, etc from the office space. They will not be parking any trucks in the space.

It is my understanding that the city will not grant occupancy permit to Mr Vesel because he owns a roofing company even though he only wants an office space. The space is not zoned for a roofing company to operate, but it is for an office space.

I would like to propose an amendment to the Unified Development Code (UDO). I am requesting to add Standard Industrial Classification (SIC) Title No. 1761 Roofing, Siding and Sheet Metal Work (without outdoor storage) as a permitted use in the B-3 Community Business District within Table 15-3.0603 of the City of Franklin Unified Development Ordinance (UDO). Attached, please find a PDF of page 3-120 of the UDO. Please add a "P" for SIC 1761 (without outdoor storage) within the B-3 column.

Thank you for your time. I would appreciate a positive outcome as soon as possible so we can rent our unused space to Mr Vesel.

Regards

Scott Fisher

Chris Kambouris

414-305-3145

Table 15-3.0603 (continued)

SIC		B-1	B-2	B-3	B-4	B-5	B-6	B-7	CC	VB	I-1	P-1	M-1	M-2	BP	OL-1	OL-2	A-1	A-2	M-3	L-1	PDD
NO	STANDARD INDUSTRIAL CLASSIFICATION TITLE																					
153	Operative Builders												S								S	
1531	Operative builders				S								S								S	
154	Nonresidential Building Construction												S								S	
1541	Industrial buildings and warehouses				S								S								S	
1542	Nonresidential construction, not elsewhere classified				S								S								S	
16	HEAVY CONSTRUCTION, EXCEPT BUILDING													S							S	
161	Highway and Street Construction													S							S	
1611	Highway and street construction													S							S	
162	Heavy Construction, Except Highway													S							S	
1622	Bridge, tunnel, & elevated highway													S							S	
1623	Water, sewer, and utility lines													S							S	
1629	Heavy construction, not elsewhere classified													S							S	
17	SPECIAL TRADE CONTRACTORS																					
171	Plumbing, Heating, Air-Conditioning		S			S							S				S				S	
1711	Plumbing, heating, air-conditioning		S		S	S							P				S				S	
172	Painting and Paper Hanging		S			S							S				S				S	
1721	Painting and paper hanging		S			S							P				S				S	
173	Electrical Work		S			S							S				S				S	
1731	Electrical work		S			S							P				S				S	
174	Masonry, Stonework, and Plastering		S			S							S				S				S	
1741	Masonry and other stonework		S			S							S				S				S	
1742	Plastering, drywall, and insulation		S			S							S				S				S	
1743	Terrazzo, tile, marble, mosaic work		S			S							S				S				S	
175	Carpentry and Floor Work		S			S							S				S				S	
1751	Carpentry work		S			S							P				S				S	
1752	Floor laying and floor work, not elsewhere classified		S		S	S							P				S				S	
176	Roofing, Siding, and Sheet Metal Work		S			S							S				S				S	
1761	Roofing, siding, and sheet metal work (with outdoor storage)		S			S							S				S				S	
1761	Roofing, siding, and sheet metal work (without outdoor storage)												P									
177	Concrete Work												S								S	
1771	Concrete work												S								S	
178	Water Well Drilling												S								S	
1781	Water well drilling												S								S	
179	Miscellaneous Special Trade Contractors												S								S	
1791	Structural steel erection												S								S	
1793	Glass and glazing work												S								S	
1794	Excavation work												S								S	
1795	Wrecking and demolition work												S								S	
1796	Installing building equipment, not elsewhere classified												S								S	
1799	Special trade contractors, not elsewhere classified												S								S	
	D. MANUFACTURING																					
20	FOOD AND KINDRED PRODUCTS																					
201	Meat Products												S	S								
2011	Meat packing plants												S	S								
2013	Sausages and other prepared meats												S	S								
2015	Poultry slaughtering and processing												S	S								
202	Dairy Products												S	S								
2021	Creamery butter												S	S								
2022	Cheese, natural and processed												S	S								
2023	Dry, condensed, evaporated products												S	S								
2024	Ice cream and frozen desserts												S	S				S				
2026	Fluid milk												S	S				S				
203	Preserved Fruits and Vegetables												S	S								
2032	Canned specialties												S	S								
2033	Canned fruits and vegetables												S	S								
2034	Dehydrated fruits, vegetables, soups												S	S								
2035	Pickles, sauces, and salad dressings												S	S								
2037	Frozen fruits and vegetables												S	S								
2038	Frozen specialties, not elsewhere classified												S	S								
204	Grain Mill Products												S	S								
2041	Flour and other grain mill products												S	S								
2043	Cereal breakfast foods												S	S								
2044	Rice milling												S	S								
2045	Prepared flour mixes and doughs												S	S								
2046	Wet corn milling												S	S								
2047	Dog and cat food												S	S								
2048	Prepared feeds, not elsewhere classified												S	S								
205	Bakery Products												S	S								
2051	Bread, cake, and related products												S	S								
2052	Cookies and crackers												S	S								
2053	Frozen bakery products, except bread												S	S								
206	Sugar and Confectionery Products												S	S								
2061	Raw cane sugar												S	S								
2062	Cane sugar refining												S	S								
2063	Beet sugar												S	S								
2064	Candy & other confectionery product												S	S								
2066	Chocolate and cocoa products												S	S								

(Permitted Use = P, Special Use = S, Not Permitted = Blank)



CITY OF FRANKLIN



REPORT TO THE PLAN COMMISSION

Meeting of June 4, 2015

Landscape Plan

RECOMMENDATION: City Development Staff recommends approval of a Landscape Plan for the Ewald Chrysler Jeep Dodge, LLC for property located at 6321 S. 108th Street, subject to the conditions set forth in the attached draft resolution.

Project Name:	CBDT Enterprises Special Use
Project Address:	6321 South 108 th Street
Applicant:	Ewald Chrysler Jeep Dodge, LLC
Property Owner:	CBDT 6321 Real Estate, LLC
Zoning:	M-1 Limited Industrial District and C-1 Conservancy District
2025 Comprehensive Plan:	Industrial
Use of Surrounding Properties:	Ewald Chrysler Jeep Dodge (to the north) Hiller Ford (to the south) KinderCare Daycare (to the east) and a vacant industrial building (to the west)
Applicant's Action Requested:	Plan Commission approval of the proposed Final Landscape Plan.

Please note:

- Staff recommendations are underlined, in italics and are included in the draft resolution.
- Staff suggestions are only underlined and are not included in the draft resolution.

INTRODUCTION:

According to Section 15-7.0103R. of the City of Franklin Unified Development Ordinance,

"Where landscaping as required in Division 15-5.0300 of this Ordinance is to be installed on the site, a "Landscape Plan" meeting the requirements set forth in Division 15-5.0300 of this Ordinance shall be submitted for Plan Commission review and approval. An applicant may elect to only file a preliminary landscape plan generally depicting the landscaping for the site at the time of Site Plan Review Application filing, with the later submission of a Landscape Plan to be a condition of any final Application approval, except where Department of City Development staff requires the filing of a Landscape Plan with the Application or the Plan Commission requires the Landscape Plan submission during its review of the Application, upon a determination that same is

reasonably necessary in order to properly review the visual impacts of the proposed development. Landscape Plans must be approved by the Plan Commission.”

Ewald Chrysler Jeep Dodge, LLC elected to utilize a preliminary landscape plan throughout their review and approval process with the City. On September 9, 2014, the Common Council approved Resolution No. 2014-7014, imposing conditions and restrictions for the approval of a special use for a display, retail sales, lease and rental of new and pre-owned automobiles, trucks and recreational vehicles business use upon property located at 6321 South 108th Street (Ewald Chrysler Jeep Dodge, LLC, applicant). Condition No. 17 of Resolution No. 2014-7014 states, “The applicant shall submit a Landscape Plan in accordance with Sections 15-7.0103 and 15-7.0300 of the Unified Development Ordinance to the Department of City Development for review by Staff and approval by the Plan Commission.”

PROJECT DESCRIPTION / ANALYSIS:

The applicant submitted a detailed Landscape Plan to the Department of City Development on May 26, 2015. Table 15-5.0302 of the Unified Development Ordinance requires one canopy/shade tree, one evergreen tree, one decorative tree, and one shrub for every five parking spaces provided. Since the applicant is providing 11 required parking spaces and 102 vehicle display spaces for a total of 113 parking spaces, 23 plantings of each type are required. The applicant is providing 19 canopy/shade trees, 18 decorative/ornamental trees, 24 evergreens and 23 shrubs. While the canopy and decorative tree totals do not meet the minimum number of standard plant units, the applicant is proposing to preserve 15 existing trees on site. According to Section 15-5.0302.D.1. of the UDO, “In a non-bufferyard, existing shade trees, evergreens and decorative trees over six (6) feet in height shall replace one (1) equivalent type of required planting. After factoring in the preserved trees, the City’s landscaping standards have been met.

A note on the Site Plan indicates the gravel existing portion of the property will be used for snow storage. Note No. 9 on the Landscape Plan indicates hoses from hose bibs on the existing buildings will be used for plant material irrigation. In addition, Note No. 6 on the Landscape Plan indicates a 2 year warranty will be provided on all plant material.

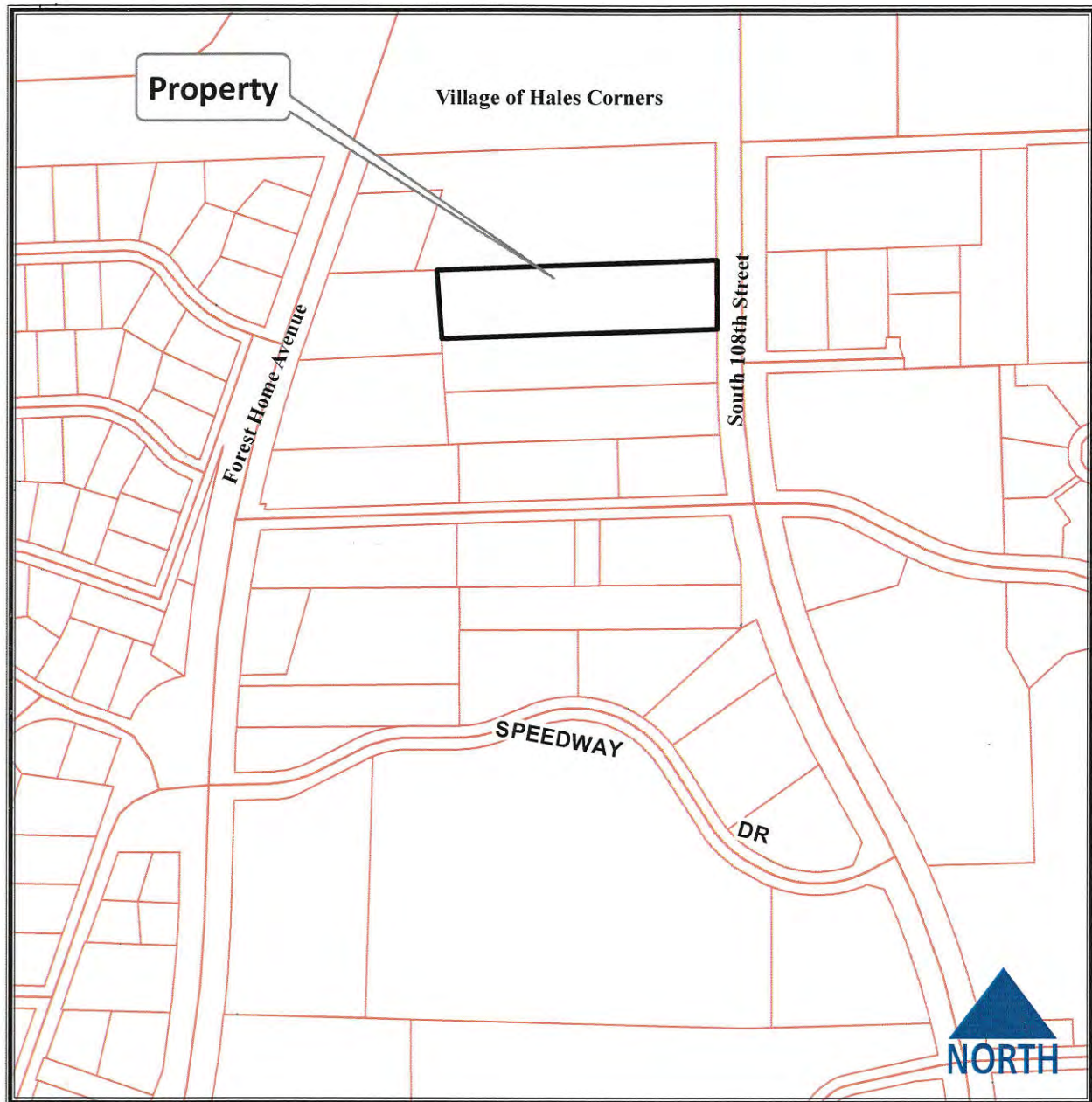
The M-1 Limited Industrial District requires a minimum Landscape Surface Ratio (LSR) of 0.40. The entire site is approximately 3.56 acres (154,863 square feet), which would require 1.424 acres (62,029 square feet) of green space. The applicant has indicated the property will have a landscape surface ratio of approximately 0.47 (73,262 square feet).

STAFF RECOMMENDATION:

City Development Staff recommends approval of a Landscape Plan for Ewald Chrysler Jeep Dodge, LLC for property located at 6321 S. 108th Street, subject to the conditions set forth in the attached draft resolution.



6321 South 108th Street
TKN 704-9973-000



Planning Department
(414) 425-4024

0 310 620 1,240 Feet

2013 Aerial Photo

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



6321 South 108th Street
TKN 704-9973-000



Planning Department
(414) 425-4024

0 100 200 400 Feet

2013 Aerial Photo

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

LEGAL DESCRIPTION
ALL THAT PART OF THE NORTHEAST 1/4 OF SECTION 6, TOWN 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, COUNTY OF MILWAUKEE, STATE OF WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT A POINT ON THE EAST LINE OF SAID NORTHEAST 1/4 OF SECTION 6 WHICH POINT IS 330.25 FEET SOUTH OF THE NORTHEAST CORNER OF SAID 1/4 SECTION; THENCE SOUTH ON SAID LINE 196.59 FEET TO A POINT; THENCE SOUTH 88°19' WEST PARALLEL TO THE NORTH LINE OF SAID 1/4 SECTION, 844.77 FEET TO A POINT; THENCE NORTH 3°16' 30" WEST 196.57 FEET TO A POINT; THENCE NORTH 88°19' EAST 855.99 FEET TO THE PLACE OF COMMENCEMENT, EXCEPTING THEREFROM THOSE LANDS CONVEYED TO THE STATE OF WISCONSIN IN DOCUMENT NO. 4491257.

TAX KEY NO: 704-9973-000

ADDRESS: 6321 S. 108TH STREET

CONTAINING 3.56 ACRES OR 154,863 SQUARE FEET.

NOTES:

1. THIS SURVEY WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF WISCONSIN.

2. THE PROPERTY DESCRIBED HEREON (THE "PROPERTY") IS THE SAME AS THE PROPERTY DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. CO-2048 REVISION A, WITH AN EFFECTIVE DATE OF JULY 23, 2014, AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.

3. ALL UTILITIES SERVING THE PROPERTY ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD.

4. THE SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X; SPECIAL HAZARD FLOOD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 5507900141E, WITH A DATE OF IDENTIFICATION OF SEPTEMBER 26, 2008, FOR COMMUNITY NO. 550273, THE CITY OF FRANKLIN, MILWAUKEE COUNTY, STATE OF WISCONSIN, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE PROPERTY IS SITUATED.

5. THE PROPERTY HAS DIRECT ACCESS TO 108TH STREET (S.T.H. 100).

6. THE TOTAL NUMBER OF PARKING SPACES ON THE LOT IS 18, INCLUDING 18 REGULAR PARKING SPACES AND 0 HANDICAPPED SPACES.

7. THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE PROPERTY.

8. THERE IS NO INFORMATION AVAILABLE FROM THE CITY OF FRANKLIN REGARDING PROPOSED CHANGES IN STREET RIGHT OF WAY LINES AFFECTING THE PROPERTY AT THE TIME OF SURVEY.

9. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AFFECTING THE PROPERTY.

10. THERE IS NO OBSERVED EVIDENCE OF USE OF THE PROPERTY AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

11. ZONING INFORMATION HAS NOT BEEN PROVIDED BY THE INSURER AT THE TIME OF THE SURVEY.

12. ALL FIELD MEASUREMENTS MATCHED RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/ACSM SPECIFICATIONS UNLESS OTHERWISE SHOWN.

13. ALL BEARINGS ARE REFERENCED TO THE EAST LINE OF THE NE 1/4 OF SECTION 31-6-21 WHICH BEARS N 00°28'05" W.

THERE ARE NO ENCROACHMENTS ONTO ADJOINING PREMISES, STREETS OR ALLEYS BY ANY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS LOCATED ON THE PROPERTY, AND NO ENCROACHMENTS ONTO THE PROPERTY BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES, EXCEPT AS FOLLOWS:

A. NORTHEAST CORNER OF WESTERN MOST METAL FRAME BUILDING ENCLOSED NORTH ONTO BUILDING AND STORAGE RESTRICTION AREA BY 0.28'

B. NORTHWEST CORNER OF FRAME BUILDING ENCLOSED NORTH ONTO BUILDING AND STORAGE RESTRICTION AREA BY 3.09'

C. NORTHEAST CORNER OF FRAME BUILDING ENCLOSED NORTH ONTO BUILDING AND STORAGE RESTRICTION AREA BY 3.41'

D. SIDE OF FRAME BUILDING ENCLOSED EAST ONTO 12' UTILITY EASEMENT BY 0.91'

E. SOUTHEAST CORNER OF FRAME BUILDING ENCLOSED EAST ONTO 12' UTILITY EASEMENT BY 1.80'

F. SOUTHWEST CORNER OF SOUTHERLY FRAME BUILDING ENCLOSED SOUTH ONTO 6' UTILITY EASEMENT BY 1.45'

G. SOUTHEAST CORNER OF SOUTHERLY FRAME BUILDING ENCLOSED SOUTH ONTO 6' UTILITY EASEMENT BY 2.34'

EXCEPTIONS:

11. INTENTIONALLY OMITTED.

12. RESTRICTIONS SET FORTH IN WARRANTY DEED RECORDED AS DOCUMENT NO. 2424997, RESTRICTIONS AMENDED BY AGREEMENT RECORDED AS DOCUMENT NO. 3393485, ALSO RELEASE OF RESTRICTIONS AND CONSENT TO AND APPROVAL, RATIFICATION AND CONFIRMATION OF AMENDMENT OF RESTRICTIONS RECORDED AS DOCUMENT NO. 3442208, AFFECTS SUBJECT PROPERTY AS SHOWN HEREON.

13. EXCEPTIONS AND RESERVATIONS SET FORTH IN WARRANTY DEED RECORDED AS DOCUMENT NO. 2424997, AFFECTS SUBJECT PROPERTY AS SHOWN HEREON.

14. EASEMENT(S) FOR THE PURPOSE(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT, GRANTED TO WISCONSIN ELECTRIC POWER COMPANY AND WISCONSIN TELEPHONE COMPANY, FOR UTILITY, RECORDED ON SEPTEMBER 19, 1955, AS DOCUMENT NO. 3429993, ALSO CONVEYANCE OF RIGHTS IN LAND RECORDED AS DOCUMENT NO. 4527327, AFFECTS SUBJECT PROPERTY AS SHOWN HEREON.

15. EASEMENT(S) FOR THE PURPOSE(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT, GRANTED TO WISCONSIN ELECTRIC POWER COMPANY, FOR UTILITY, RECORDED ON DECEMBER 3, 1957, AS DOCUMENT NO. 3625203, AFFECTS SUBJECT PROPERTY AS SHOWN HEREON.

16. EASEMENT(S) FOR THE PURPOSE(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT, GRANTED TO WISCONSIN ELECTRIC POWER COMPANY AND WISCONSIN TELEPHONE COMPANY, FOR UTILITY, RECORDED ON MARCH 8, 1964, AS DOCUMENT NO. 4086906, ALSO CONVEYANCE OF RIGHTS IN LAND RECORDED AS DOCUMENT NO. 4495613 AND CONVEYANCE OF RIGHTS IN LAND RECORDED AS DOCUMENT NO. 4527327, AFFECTS SUBJECT PROPERTY AS SHOWN HEREON.

17. INTENTIONALLY OMITTED.

18. EASEMENT(S) FOR THE PURPOSE(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT, GRANTED TO WISCONSIN ELECTRIC POWER COMPANY, FOR UTILITY, RECORDED ON FEBRUARY 2, 1978, AS DOCUMENT NO. 5183617, AFFECTS SUBJECT PROPERTY AS SHOWN HEREON.

19. A LEASEHOLD AS CREATED BY THAT CERTAIN LEASE DATED AUGUST 14, 1996, EXECUTED BY HALE PARK LUMBER & MILLWORK, INC., AS LESSOR, AND SPRINT SPECTRUM L.P., A DELAWARE LIMITED PARTNERSHIP, AS LESSEE, AS REFERENCED IN THE DOCUMENT ENTITLED MEMORANDUM OF PCS SITE AGREEMENT, WHICH WAS RECORDED APRIL 14, 1997 AS DOCUMENT NO. 7351884, FOR THE TERM, UPON AND SUBJECT TO ALL THE PROVISIONS CONTAINED IN SAID DOCUMENT, AND IN SAID LEASE, AFFECTS SUBJECT PROPERTY AS SHOWN HEREON.

EXCEPTIONS (CONTINUED):

20. EASEMENT SET FORTH IN MEMORANDUM OF PCS SITE AGREEMENT RECORDED AS DOCUMENT NO. 7351884, AFFECTS SUBJECT PROPERTY AS SHOWN HEREON.

21. A LEASEHOLD AS CREATED BY THAT CERTAIN LEASE DATED DECEMBER 30, 1997, EXECUTED BY RUSSEL KILPS, AS LESSOR, AND PRIMO PERSONAL COMMUNICATION, L.P., A DELAWARE LIMITED PARTNERSHIP, AS LESSEE, AS REFERENCED IN THE DOCUMENT ENTITLED PCS SITE AGREEMENT MEMORANDUM OF AGREEMENT, WHICH WAS RECORDED MARCH 3, 1998 AS DOCUMENT NO. 748618, FOR THE TERM, UPON AND SUBJECT TO ALL THE PROVISIONS CONTAINED IN SAID DOCUMENT, AND IN SAID LEASE, AFFECTS SUBJECT PROPERTY AS SHOWN HEREON.

22. EASEMENT SET FORTH IN PCS SITE AGREEMENT MEMORANDUM OF AGREEMENT RECORDED AS DOCUMENT NO. 7496816, AFFECTS SUBJECT PROPERTY AS SHOWN HEREON.

23. LIMITATIONS IMPOSED UPON INGRESS TO AND EGRESS FROM THE SUBJECT PREMISES TO STATE TRUNK HIGHWAY 100, INCLUDING RAMPS AND CONNECTION ROADS ON THE RIGHT OF WAY THEREOF, AS SET FORTH IN A FINDING, DETERMINATION AND DECLARATION BY THE STATE HIGHWAY COMMISSION OF WISCONSIN, RECORDED D ON MARCH 24, 1956, AS DOCUMENT NO. 3477787, WHEREIN SAID HIGHWAY DESIGNATED AS A CONTROLLED-ACCESS HIGHWAY UNDER THE PROVISIONS OF SECTION 84.25 OF THE WISCONSIN STATUTES, AMENDED BY AUTHORIZATION FOR ACCESS TO OR ACROSS A CONTROLLED-ACCESS HIGHWAY RECORDED AS DOCUMENT NO. 8770180, AFFECTS SUBJECT PROPERTY AS SHOWN HEREON.

24. A LEASEHOLD AS CREATED BY THAT CERTAIN LEASE DATED MAY 26, 2005, EXECUTED BY STC FIVE LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS LESSOR, AND GLOBE SIGNAL ACQUISITION I LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS LESSEE, AND SPRINT SPECTRUM L.P., A DELAWARE LIMITED PARTNERSHIP, AS "SPRINT COLLOCATOR", AS REFERENCED IN THE DOCUMENT ENTITLED SITE DESIGNATION SUPPLEMENT OF MASTER LEASE AND SUBLEASE AGREEMENT, WHICH WAS RECORDED JUNE 18, 2005 AS DOCUMENT NO. 9029920, FOR THE TERM, UPON AND SUBJECT TO ALL THE PROVISIONS CONTAINED IN SAID DOCUMENT, AND IN SAID LEASE.

SAID DOCUMENT CONTAINS THE FOLLOWING LANGUAGE: "LESSEE SHALL HAVE AN OPTION TO PURCHASE THE RIGHT, TITLE AND INTEREST OF LESSOR IN THE SITE IN ACCORDANCE WITH SECTION 36 OF THE AGREEMENT" AND REFERENCES THE LEASE RECORDED AS DOCUMENT NO. 7351884.

AFFECTS SUBJECT PROPERTY AS SHOWN HEREON.

25. COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT RECORDED ON AUGUST 1, 2008, AS DOCUMENT NO. 9633267, AFFECTS SUBJECT PROPERTY AS SHOWN HEREON.

26. RIGHTS OF WISCONSIN DEPARTMENT OF TRANSPORTATION PURSUANT TO TRANSPORTATION PROJECT PLAT NO. 2040-14-20-414 RECORDED AS DOCUMENT NO. 10222176, ALSO AFFIDAVIT OF CORRECTION TRANSPORTATION PROJECT PLAT RECORDED AS DOCUMENT NO. 10228201, AFFECTS SUBJECT PROPERTY AS SHOWN HEREON.

TO: CHICAGO TITLE INSURANCE COMPANY, EWALD REAL ESTATE SOUTHWEST, LLC, AND HALE PARK LUMBER AND MILLWORK, INC.

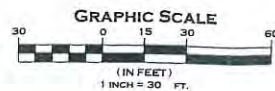
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7, 9, 10, 11, 13, 16, 17, AND 18 OF TABLE A THEREOF. PURSUANT TO THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF WISCONSIN, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

MARCH 26, 2015
DATE

MICHAEL J. BERRY, R.L.S.
REGISTERED LAND SURVEYOR S-2545



www.Diggers-Hotline.com
DIGGERS HOTLINE
DIAL 811 OR (800) 242-8511



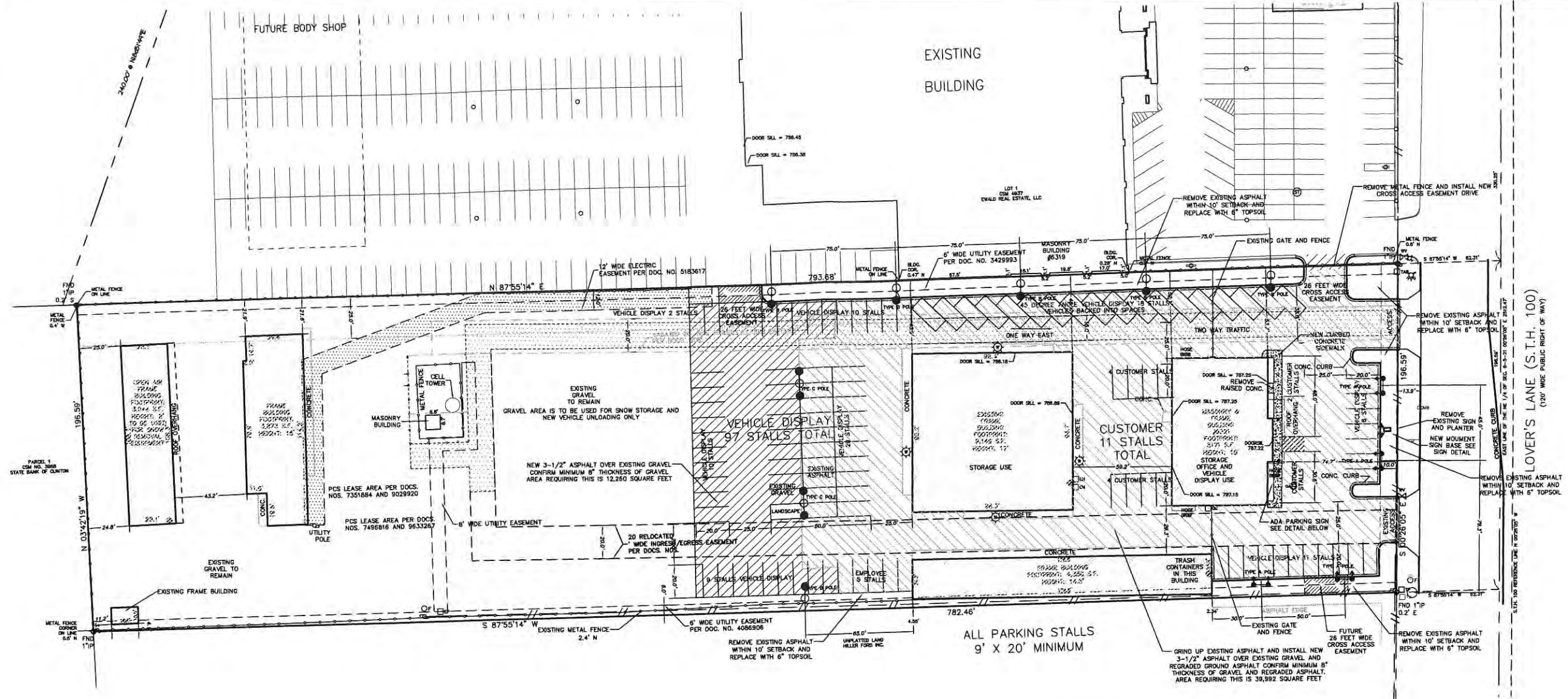
LEGEND	
— SAN	SANITARY SEWER
— ST	STORM SEWER
— WM	WATER MAIN
— G	BURIED GAS LINE
— TEL	BURIED TELEPHONE LINE
— E	BURIED ELECTRIC LINE
— FO	BURIED FIBER OPTIC LINE
— //	OVERHEAD UTILITY LINES
— CATV	BURIED CABLE TELEVISION LINES
— COMB	COMBINATION SEWER
— WF	WOOD FENCE
— MF	METAL FENCE
—	EDGE OF TREES AND BRUSH
—	ELECTRIC TRANSFORMER
—	ELECTRIC METER
—	ELECTRIC PEDESTAL
—	ELECTRIC BOX AT GRADE
—	TELEPHONE BOX AT GRADE
—	TELEPHONE PEDESTAL
—	TV PEDESTAL
—	GAS METER
—	AIR CONDITIONER
—	UTILITY POLE
—	WOOD SIGN
—	METAL SIGN
—	FLAG POLE
—	BOLLARD
—	FIRE DEPARTMENT CONNECTION
—	MAIL BOX
—	FIBER OPTIC MARKER
—	HYDRANT
—	AUTO SPRINKLER
—	WATER VALVE
—	GAS VALVE
—	MANHOLE
—	CATCH BASIN
—	METAL LIGHT POLE
—	CONCRETE LIGHT POLE
—	WOOD LIGHT POLE
—	YARD LIGHT

ALTA/ACSM LAND TITLE SURVEY

FOR

HALE PARK LUMBER AND MILLWORK
6321 SOUTH 108TH STREET
FRANKLIN, WI

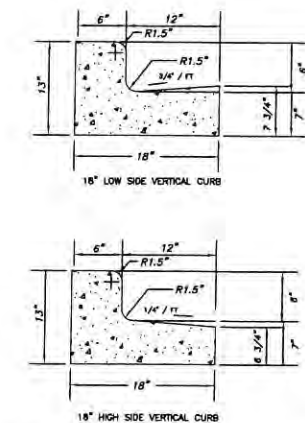
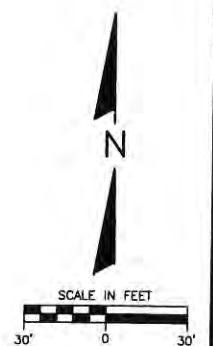
DRAWN BY:	RAP	DATE:	3-26-15
CHECKED BY:	MJB	DRAWING NO.	AL-1
CSE JOB NO.:	14-093	SHEET	1 OF 1



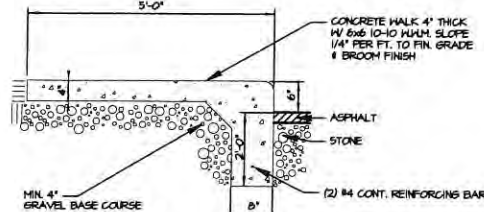
LOVER'S LANE (S.T.H. 100)
(120' WIDE PUBLIC RIGHT OF WAY)

PROJECT NOTES:

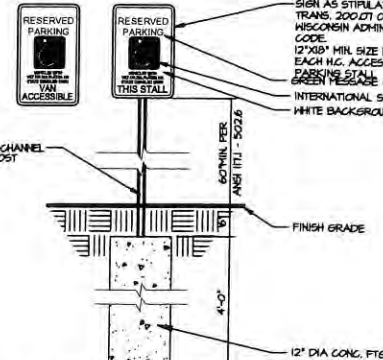
1. LOT SIZE = 154,863 SF or 3.56 ACRES
2. IMPERVIOUS = 81,601 SF
GREEN SPACE = 73,262 SF
LANDSCAPE SURFACE RATIO = 0.47
3. CURRENT ZONING - M-1
PROPOSED ZONING - M-1
4. SETBACKS:
FRONT- 40'
REAR YARD - 15'
SIDE YARD - 20'
WETLAND BUFFER - 30'
WETLAND SETBACK - 50'
5. PARKING STALL REQUIRED= 11(1/1000 SF RETAIL SPACE)
PARKING STALLS PROPOSED = 11



1 18" CONCRETE CURB AND GUTTER
N.T.S.



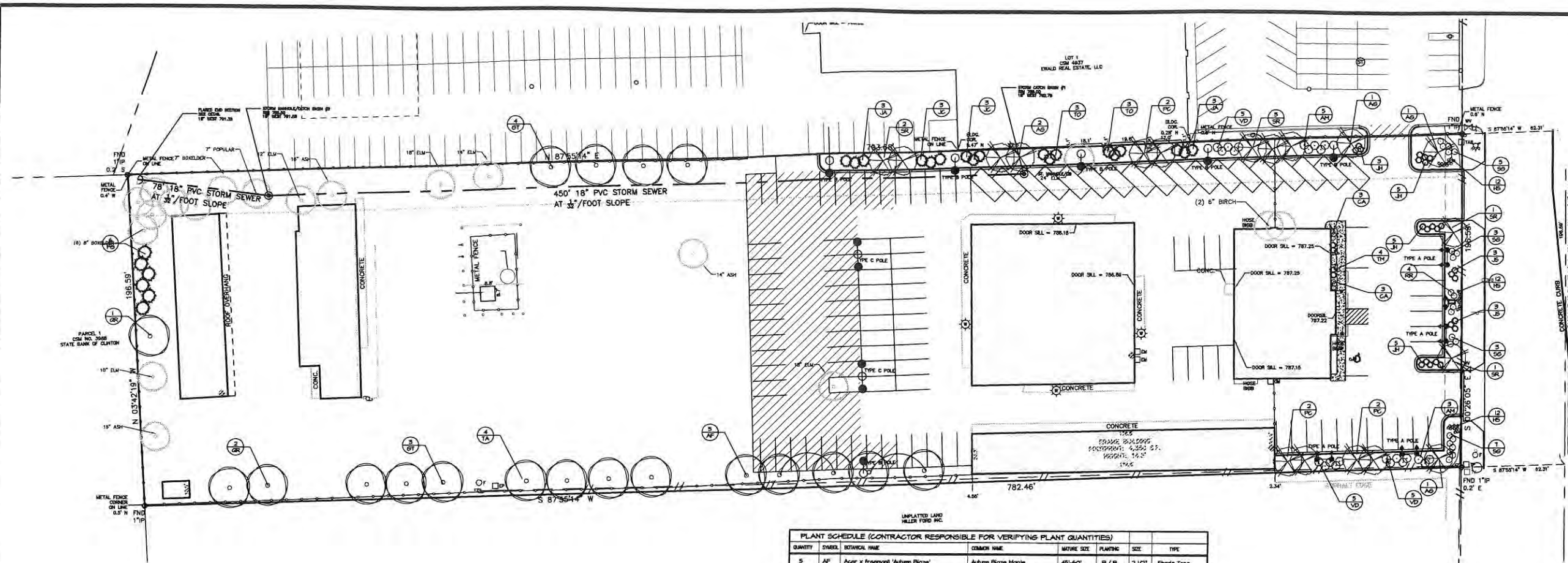
2 CONCRETE CURB / WALK
N.T.S.



3 HC PARKING SIGN
N.T.S.

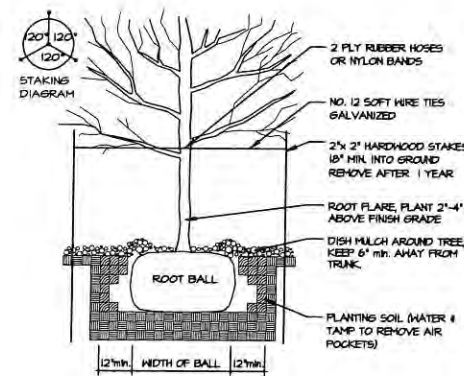
OWNER/DEVELOPER:
CBDT ENTERPRISES
6319 S. 108th Street
Franklin, WI 53132

REVISIONS:			TDA ASSOCIATES, INC.	
NO.	DATE	REV.	TDA ASSOCIATES, INC.	
1	5-26-15		ARCHITECTS, ENGINEERS, PLANNERS	
			CITY OF FRANKLIN, WI	
			EWALD TRUCK CENTER	
			SITE DEVELOPMENT PLAN	
			6321 SOUTH 108TH STREET	
			SCALE: 1"= 30'-0"	JOB NO: 14-389.000
			DESIGNED BY: REW	DATE: 5-15-15
			DRAWN BY: REW	CHECKED BY:
			APPROVED BY:	ENGINEER
			DATE	SHEET C-2.0

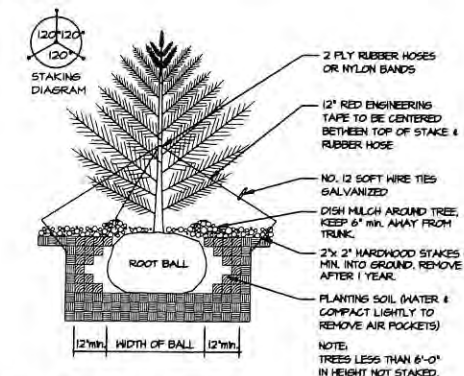


PLANT SCHEDULE (CONTRACTOR RESPONSIBLE FOR VERIFYING PLANT QUANTITIES)

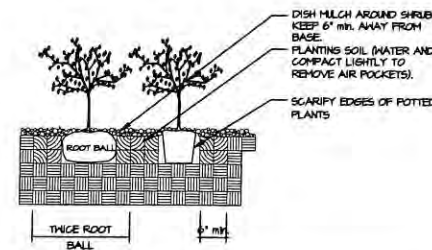
QUANTITY	SYMBOL	SCIENTIFIC NAME	COMMON NAME	MOVER SIZE	PLANTING	SIZE	TYPE
5	AF	Acer x freemanii 'Autumn Blaze'	Autumn Blaze Maple	45'-60'	B / B	2 1/2"	Shade Tree
7	BT	Bladdesia brachanthos 'Impicola'	Impicola Honeylocust	35'-40'	B / B	2 1/2"	Shade Tree
5	QR	Quercus rubra	Red Oak	45'-60'	B / B	2 1/2"	Shade Tree
4	TA	Tilia americana 'Redmond'	Redmond Linden/Basswood	35'-40'	B / B	2 1/2"	Shade Tree
5	AS	Amelanchier x grandiflora 'Princess Diana'	Princess Diana Serviceberry	20' x 15'	B / B	2"	Ornamental Tree
6	PC	Pyrus calleryana 'Cleveland Select'	Cleveland Select Pear	25'-30'	B / B	2"	Ornamental Tree
7	SR	Syringa reticulata 'Havy Silk'	Havy Silk Tree Lilac	15'-20'	B / B	2"	Ornamental Tree
6	JA	Juniperus chinensis 'Ames'	Ames Upright Juniper	12' x 8'	B / B	4'	Evergreen Tree
6	JL	Juniperus chinensis 'Lowa'	Lowa Upright Juniper	15' x 5'	B / B	5'	Evergreen Tree
6	PS	Picea glauca densata	Black Hills Spruce	25' x 15'	B / B	6'	Evergreen Tree
6	TO	Thuja occidentalis 'Tectory'	Tectory Arborvitae	20'-25'	B / B	5'	Evergreen Tree
6	AM	Amelanchier x grandiflora 'Viking'	Viking Black Chokeberry	5'-6'	B / B	36"	Deciduous Shrub
4	RR	Rosa x 'Rockspray'	Double Pink Knockout Rose	3'-4'	POT	18"	Deciduous Shrub
15	SD	Spiraea x 'Goldflame'	Goldflame Spiraea	3'-4'	POT	2 1/2'	Deciduous Shrub
15	VD	Viburnum dentatum	Arrowwood Viburnum	4'-6'	B / B	36"	Deciduous Shrub
15	JH	Juniperus horizontalis 'Blue Chip'	Blue Chip Juniper	7' x 4'	POT	2 1/2'	Evergreen Shrub
6	JS	Juniperus sabinna 'Broadmoor'	Broadmoor Juniper	2' x 4'	POT	5 1/2'	Evergreen Shrub
4	TH	Thunbergia x media 'Ranger'	Ranger Yew	3' x 5'	POT	18"	Evergreen Shrub
6	CA	Calamagrostis canadensis 'Karl Foerster'	Karl Foerster Grass	42'-48'	POT	1 1/2'	Ornamental Grass
36	HS	Hemerocallis x 'Stella D'Oro'	Stella D'Oro Daylily	18"-24"	POT	1 1/2'	Perennial



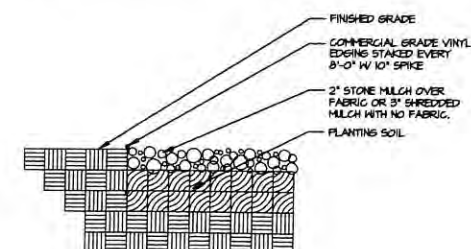
1 DECIDUOUS TREE
N.T.S.



2 CONIFEROUS TREE
N.T.S.



3 SHRUB PLANTING
N.T.S.



4 PLANTING EDGE
N.T.S.

GENERAL NOTES:

- 1) ALL FINISHED GRADES TO BE 1" BELOW TOP OF CURBS OR PAVEMENT.
- 2) BACKFILL AND GRADE ALL PLANTING AREAS WITH MIN. 12" BLENDED TOPSOIL.
- 3) ALL LAWN AREAS TO BE SEED UNLESS OTHERWISE NOTED.
- 4) ALL PLANT MATERIAL SHALL CONFORM TO AMERICAN STANDARD FOR NURSERY STOCK.
- 5) ALL TREES NOT IN A PLANTING BED SHALL BE MULCHED WITH A MINIMUM 1' RADIUS FOR EACH 1 INCH CALIPER. USE SHREDDED HARDWOOD MULCH AT 2" DEPTH.
- 6) PROVIDE MIN. 2 YEAR WARRANTY ON ALL PLANT MATERIAL.
- 7) ALL PLANTING BEDS TO BE EDGED WITH COMMERCIAL GRADE PLASTIC EDGERS.
- 8) ALL PLANTING BEDS TO BE MULCHED AT 2" DEPTH WITH HARDWOOD MULCH.
- 9) HOSES RAN FROM BUILDING HOSE BIBS USED FOR PLANT MATERIAL IRRIGATION.

SEED MIX # 1 (Lawn)

- 35% KENTUCKY BLUEGRASS
- 20% CREEPING RED FESCUE
- 20% IMPROVED HARD FESCUE
- 25% IMPROVED FINE PERENNIAL RYEGRASS

APPLICATION RATE: 2 lbs/1000 Sq. Ft. *
APPLY STRAW MULCH IMMEDIATELY AFTER SEEDING
TURF STARTER FERTILIZER: 20-10-10
APPLICATION RATE: 5 lbs/1000 Sq. Ft.

OWNER/DEVELOPER:
CBDT ENTERPRISES
6319 S. 108th Street
Franklin, WI 53132



LANDSCAPE SURFACE RATIO = 0.47
MINIMUM PLANTING CALCULATIONS
115 STALLS / 5 = 23 OF EACH TYPE FOR COMMERCIAL USE.
(15) DECIDUOUS TREES SAVED ON SITE FOR A CREDIT
(14) SHADE TREES PROPOSED + 15 CREDIT = 34 = (10) EXTRA
(24) EVERGREEN TREES PROPOSED
(18) DECORATIVE TREES PROPOSED + 10 EXTRA SHADE TREES
(23) PROPOSED SHRUBS AT 36" HEIGHT

REVISIONS:		T&D ASSOCIATES, INC. 12 Righty Turnover 18 WISCONSIN AVE. SUITE 204 WALKESSA, WISCONSIN 53190 PHONE 262-499-3500 FAX 262-499-3531		OWNERSHIP OF DOCUMENTS This document, and the plans and design incorporated herein, are the intellectual property of T&D Associates, Inc., and are not to be used or reproduced in any way without the written consent of T&D Associates, Inc.	
NOTE	DATE	CITY OF FRANKLIN, WI EWALD TRUCK CENTER			
REV.	DATE	SITE LANDSCAPE PLAN 6321 SOUTH 108TH STREET			
		SCALE: 1" = 30'-0"		JOB NO: 14-389.000 DATE: 04-08-15	
		DESIGNED BY: ROB		DRAWN BY: ROB	
		APPROVED BY:		CHECKED BY:	
		ENGINEER		DATE	
		SHEET		L-1.0	