APPROVAL	REQUEST FOR	MEETING DATE
Slw	COUNCIL ACTION	06/19/18
REPORTS &	ORDINANCE TO AMEND §15-3.0418 OF THE UNIFIED DEVELOPMENT	ITEM NUMBER
RECOMMENDATIONS	ORDINANCE, PLANNED DEVELOPMENT DISTRICT NO. 13 (WAL-MART/SAM'S	
	WHOLESALE CLUB) TO ALLOW FOR BUILDING EXTERIOR AND SIGNAGE	N.S.
	CHANGES (WAL-MART REAL ESTATE BUSINESS TRUST, APPLICANT)	
	(6701 SOUTH 27TH STREET)	

At its June 7, 2018 meeting, the Plan Commission recommended approval of an ordinance to amend §15-3.0418 of the Unified Development Ordinance Planned Development District No. 13 (Wal-Mart/Sam's Wholesale Club) to allow for building exterior and signage changes (Wal-Mart Real Estate Business Trust, Applicant) (6701 South 27th Street).

#### **COUNCIL ACTION REQUESTED**

A motion to adopt Ordinance No. 2018-\_\_\_\_\_, an ordinance to amend §15-3.0418 of the Unified Development Ordinance Planned Development District No. 13 (Wal-Mart/Sam's Wholesale Club) to allow for building exterior and signage changes (Wal-Mart Real Estate Business Trust, Applicant) (6701 South 27th Street).



#### REPORT TO THE PLAN COMMISSION

#### Meeting of June 7, 2018

#### Planned Development District (PDD) No. 13 Amendment

**RECOMMENDATION:** Staff recommends approval of the proposed amendment to Planned Development District (PDD) No. 13, as a Minor PDD Amendment, to paint the building and amend the wall signs as presented by the applicant, subject to the conditions noted in the attached ordinance.

**Project Name:** 

Walmart Supercenter Exterior Building and Sign

Modifications

**Project Address:** 

6701 South 27th Street

Applicant:

Wal-Mart Real Estate Business Trust

Agent:

Daniel Backstrom, SGA Design Group

Zoning:

Planned Development District No. 13

**Use of Surrounding Properties:** 

Commercial (east, north and south) and Multi-Family

Residential Condominiums (west)

2025 Comprehensive Plan:

Commercial

**Applicant Action Requested:** 

Recommendation to the Common Council for approval of a minor amendment to Planned Development District

No. 13 to allow changes to the building color and wall

signs

#### **Project Description**

On April 18, 2018, the applicant filed a Minor PDD Amendment Application for Planned Development District No. 13 requesting approval of exterior changes, including painting a new color scheme on the building façade, adding a new "Pickup" sign on the front façade, and replacing all existing exterior signs along with minor wording changes.

The revised color scheme is proposed to be consistent with Walmart's new brand color pallet. Note that only those areas of the building that are already painted, such as the EIFS, will be painted.

The total sign area proposed is 669.45 square feet, which is an increase of 103.02 square feet of signage. The two existing monument signs are being refaced; however, the total sign area of those signs will not change. A summary of the wall sign changes is below. Additional details are provided in the applicant's submittal materials.

<b>Existing Sign</b>	Proposed Sign	Existing Size (SF)	Proposed Size (SF)
Walmart (with spark)	Walmart (with spark)	214.44	299.04
Home & Living	Home & Living	76.08	73.58
Market & Pharmacy	Grocery & Pharmacy	98.14	102.52
Outdoor Living	Lawn & Garden	82.05	63.16
NA	Pickup (with spark)	NA NA	65.43

It should be noted that the applicant will need to obtain a Sign Permit from the City of Franklin Inspection Department.

#### **Staff Recommendation:**

Staff recommends approval of the proposed amendment to Planned Development District (PDD) No. 13, as a Minor PDD Amendment, to paint the building and amend the wall signs as presented by the applicant, subject to the conditions noted in the attached ordinance.

ORDINANCE NO. 2018-

AN ORDINANCE TO AMEND §15-3.0418 OF THE UNIFIED DEVELOPMENT ORDINANCE, PLANNED DEVELOPMENT DISTRICT NO. 13 (WAL-MART/SAM'S WHOLESALE CLUB) TO ALLOW FOR BUILDING EXTERIOR AND SIGNAGE CHANGES (WAL-MART REAL ESTATE BUSINESS TRUST, APPLICANT) (6701 SOUTH 27TH STREET)

WHEREAS, §15-3.0418 of the Unified Development Ordinance provides for and regulates Planned Development District No. 13 (Wal-Mart/Sam's Wholesale Club), same having been created by Ordinance No. 89-1071 and later amended by Ordinance Nos. 94-1313, 95-1342, 2001-1645, 2002-1705, 2004-1814, 2008-1940, 2010-1995, 2013-2123, 2016-2213 and 2016-2223, such District being located at 6701 South 27th Street, bearing Tax Key No. 714-0003-002; and

WHEREAS, Planned Development District No. 13 (Wal-Mart/Sam's Wholesale Club) includes those lands legally described as follows:

LOTS 3 AND 4 IN WAL-MART SUBDIVISION BEING A PART OF THE SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND A PART OF THE SOUTHEAST 1/4 OF SECTION 1, TOWN 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN; and

WHEREAS, Wal-Mart Real Estate Business Trust, having petitioned for a further amendment to Planned Development District No. 13 (Wal-Mart/Sam's Wholesale Club), to allow for changes to the existing building exterior, including painting a new Walmart "Brand" color scheme on the building façade, adding a new "Pick Up" sign on the front façade and replacing all existing exterior signs with updated wording signs to reflect Walmart's new naming convention, to obtain approval of a site plan therefore; and

WHEREAS, the City of Franklin Plan Commission having considered the application on the 7th day of June, 2018, and the Plan Commission having determined that the proposed amendment was a minor amendment and having recommended to the Common Council that the proposed amendment to Planned Development District No. 13 (Wal-Mart/Sam's Wholesale Club) be approved; and

WHEREAS, the Common Council having considered the application and having concurred with the recommendation of the Plan Commission and having determined that the proposed amendment to Planned Development District No. 13 (Wal-Mart/Sam's Wholesale Club) is consistent with the 2025 Comprehensive Master Plan of the City of Franklin,

ORDINANCE NO. 2018-\_\_\_\_ Page 2

Wisconsin and that it will promote the health, safety and welfare of the Community.

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

**SECTION 1:** 

§15-3.0418 Planned Development District No. 13 (Wal-Mart/Sam's Wholesale Club), of the Unified Development Ordinance of the City of Franklin, Wisconsin, is hereby amended as follows: Ordinance No. 2008-1940, Section 1, and Ordinance No. 2010-1995, Section 1, are hereby amended to allow for changes to the existing building exterior, including painting a new Walmart "Brand" color scheme on the building façade, adding a new "Pick Up" sign on the front façade and replacing all existing exterior signs with updated wording signs to reflect Walmart's new naming convention, on the north/front elevation of the Wal-Mart Supercenter, which shall be located and constructed, and appear as respectively depicted upon and pursuant to those plans and site plan City date-stamped May 23, 2018, attached hereto and incorporated herein.

SECTION 2:

The proposed Wal-Mart Supercenter signage changes shall be completed within one year from the date of adoption of this Ordinance, or this Ordinance and all rights and approvals resulting therefrom shall be null and void without any further action by the City of Franklin.

**SECTION 3:** 

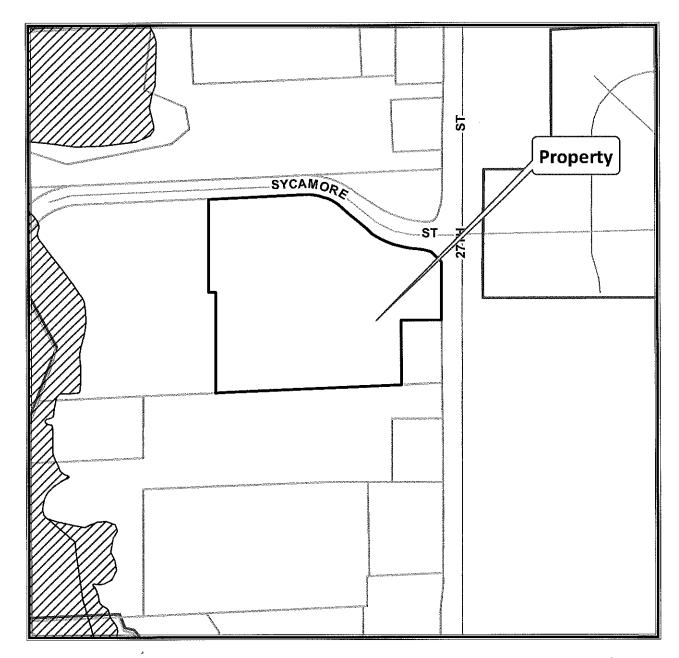
Wal-Mart Real Estate Business Trust, successors and assigns and any developer of the Wal-Mart Supercenter signage change project, shall pay to the City of Franklin the amount of all development compliance, inspection and review fees incurred by the City of Franklin, including fees of consults to the City of Franklin, for the Wal-Mart Supercenter signage change 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.

**SECTION 4:** 

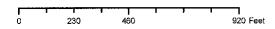
All other applicable terms and provisions of §15-3.0418 Planned Development District No. 13 (Wal-Mart/Sam's Wholesale Club) not inconsistent with the terms of this Ordinance, and the Unified Development Ordinance of the City of Franklin, as amended from time to time, shall apply to the Wal-Mart Supercenter signage change project, and all terms and provisions of §15-3.0418 Planned Development District No. 13 (Wal-Mart/Sam's Wholesale Club) as

ORDINANCE NO Page 3	O. 2018		
	existing immediately prior to the adoption of this Ordinance and not amended by this Ordinance, shall remain in full force and effect.		
SECTION 5:	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 6:	All ordinances and parts of ordinances in contravention to this ordinance are hereby repealed.		
SECTION 7:	This ordinance shall take effect and be in force from and after its passage and publication.		
	at a regular meeting of the Common Council of the City of Franklin this, 2018, by Alderman		
	d adopted at a regular meeting of the Common Council of the City of, 2018.		
	APPROVED:		
ATTEST:	Stephen R. Olson, Mayor		
Sandra L. Wesolo	owski, City Clerk		
AYESN	OES ABSENT		

6701 S. 27th Street TKN: 714 0003 002



Planning Department (414) 425-4024

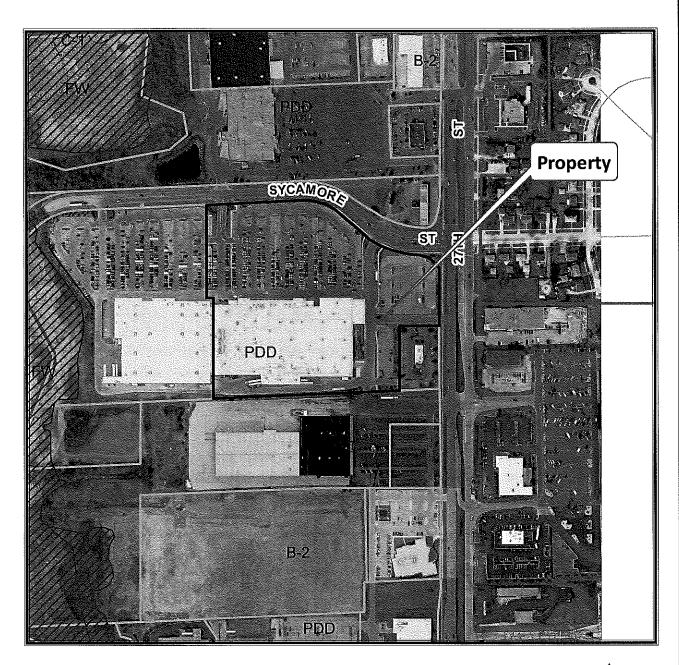


NORTH 2017 Aerial Photo

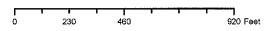
This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. This map is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes.



6701 S. 27th Street TKN: 714 0003 002



Planning Department (414) 425-4024



NORTH 2017 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.

### City of Franklin Department of City Development

Date: May 7, 2018

To: Daniel Backstrom, SGA Design Group

From: City Development Staff

RE: Walmart Minor Planned Development District Amendment – Staff Comments

Please be advised that City Staff has reviewed the above application. Department comments are as follows for the Minor Planned Development District (PDD) Amendment application submitted by Daniel Backstrom, SGA Design Group, and date stamped by the City of Franklin on April 18, 2018.

#### **Department of City Development Staff Comments**

- 1. How does the sign area for each individual sign compare to the existing signs? Please provide the existing sign square footage and the proposed sign square footage for each sign.
- 2. Details for the "Walmart" sign are included, but the sign looks the same as the existing. Is the existing "Walmart" sign on the front of the building being replaced?
- 3. Staff understands that Walmart is changing brand colors; however, staff does not find the added blue and gray to best complement the existing colors of the building. Note that staff is not concerned with the rear of the building, but generally prefers the current color scheme.

#### **Engineering Staff Comments**

No comments.

#### **Police Department Staff Comments**

No comments.

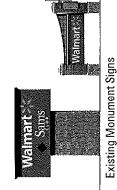
#### **Project Summary**

Exterior improvements to the existing Walmart store located at 6701 S. 27th Street in Franklin, WI include painting all exterior items on the building façade that are currently painted utilizing Walmart's new "Brand" color pallet as depicted in the color rendering. Add a new "Pickup" sign on the front façade and replace all existing exterior signs with new signs some of which the wording has been updated to reflect Walmart's new naming convention.

Franklin

MAY 23 2018

**City Development** 



EXISTING SIGNAGE SCHEDULE	ပ္	SIGN	AGE	SCH	EDOLE	
SIGNAGE LOCATION	qΤΥ	QTY LIGHTED COLOR	SOLOR.	SZE	SHEIVEDUAL	TOTAL AREA
FRONT SIGNAGE						
Wolmark	ı	GE)	WHETE	5-6		
Spark	-	Œ	YELLOW	E'-0"	214 44 55	214.44 SF
Home & Living	1	N/A	WHITE	2,-6,	78.08 SF	76.08 SF
Market & Pharmacy	+-	A/H	WHITE	2-6	98.14 SF	93.14 SF
Outdoor Living	*	N/A	MHITE	2'-6"	82.05 SF	82.05 SF
TOTAL BUILDING SIGNACE	Į					470.71 SF
STE SIGNAGE						
Monument Sign (Syamore &27th)(Showed with Same)		N/N	WHITE		61.75 SF	81.75 SF
Monument Sign (Sycomore)	-	N/A	WHITE		33.97 SF	33.97 SF
TOTAL SIE SIGNAGE						95.72 SF
TOTAL BUILDING AND SITE SIGNACE	GNAG	₩				366.43 SF
	l					

NEW SIGNAGE SCHEDULE	Š	GNAC	й S	품	JULE	
SIGNAGE LOCATION	λŧö	OTY LIGHTED COLOR	COLOR	32/5	INDIVIDUAL AREA	TOTAL AREA
FRONT SIGNAGE						
Wolmart	Ŀ	ß	NHITE	5,-6		
Spork	7~	150	YELLOW	.0-,B	299.04 SF	299,04 SF**
Pickup	*	93	WHITE	92		
Sperk	""	9	WOLLS!	4-6	65,43 SF	65.43 SF
Home & Living	"	N/A	洲框	5,-6	73.58 SF	73,58 SF
Grocery & Pharmacy	p~	K/A	WHITE	z0.	102,52 Sf	102.52 SF
Lown & Corden	L+-	ξ.	WHITE	9-Z	63.1E SF	63.16 SF
TOTAL BUILDING SICNAGE						603,73 SF
STE SIONAGE						
Manument Sign (Syamore &27th)(Shared sith Sarre) (Existing to Remain)	٠,-	N/A	WHITE		61,75 SF	45 5L'19
Monument Sign (Sycamore)(Existing to Remain)	-	K/N	WHITE		33.97 SF	42 78,85
TOTAL SITE SCHAGE						95.72 SF
TOTAL BUILDING AND SITE SIGNAGE	ONA(	썾				668.45 SF

|--|

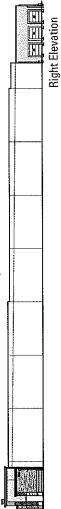
EXISTING SIGNAGE ARRA: 566.43 SF PROPOSED SIGNAGE ARRA: 669.45 SF SIGNAGE ARRA ALLOWABLE: 2,075.5 SF

The Western and Spocks alon will be trained to the state of the A II in under the estating Welmert and Spork sign over you colourous for be west offer the new sign over. The ries alguada and colourous has new signing and

(Shared wall with adjacent Sam's Club)

The total ensemt of permitted skyr shall be the appreptic lineal front footgas of the building  $\epsilon$ . (1.5 at Spage may be increased by a notice of 0.5 at for each 50 set lack bapard 100 ft. up to a max of 500 ft.). We have a set of 500 set lack bapard 100 ft. up to a max of 500 ft. up to a set of 500 set based for the building focase = 500 set for the building focase = 500 set for express an extension = (1.5 at 6.5 at 10.5 at

SIGNAGE ALLOWABLE AREAS



Rear Elevation Е B ×

Left Elevation 593'-0" 

Front Elevation

SGA Design Group, Rc. S.

April 13, 2018

Teles

Franklin, WI - Store #1551

Color Elevations

FRECENTATION DAY - NOT THE CONTROL HAVE THE CONTROL HAVE





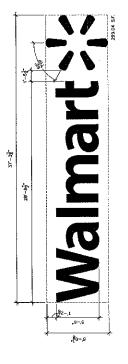
(5) BUILDING PICKUP SIGNAGE (2'-6")



(3) 2'-6" HOME & LIVING

(4) SIGNAGE





SIGNAGE

SGA Design Group, Rc. S.

April 13, 2018

TELLES

Franklin, WI - Store #1551

Sign Details

<

FERICAL PRESENTATION ONLY. ANY FAR DESCRIPTION ONLY. ANY FAR DESCRIPTION ONLY. AND EACH CONTROL OF THE CONTROL

approval Slw	REQUEST FOR COUNCIL ACTION	MEETING DATE 06/19/18
REPORTS & RECOMMENDATIONS	RESOLUTION CONDITIONALLY APPROVING A CONDOMINIUM PLAT FOR APOLLO CONDOMINIUMS OF FRANKLIN AT 9067 AND 9069 SOUTH CORDGRASS CIRCLE EAST, LOT 62, PRAIRIE GRASS PRESERVE SUBDIVISION (ANDREW J. GENZ AND DIANA E. GENZ/KRISTINA M. WARRICHAIET, F/K/A KRISTINA CERJAK AND NICHOLAS J. WARRICHAIET, AS TO ANY MARITAL PROPERTY INTEREST IN THE PROPERTY, OWNERS, ANDREW J. GENZ, APPLICANT)	ITEM NUMBER

At its June 7, 2018, meeting, the Plan Commission recommended approval of a resolution conditionally approving a Condominium Plat for Apollo Condominiums of Franklin at 9067 and 9069 South Cordgrass Circle East, Lot 62, Prairie Grass Preserve Subdivision (Andrew J. Genz and Diana E. Genz/Kristina M. Warrichaiet, F/K/A Kristina Cerjak and Nicholas J. Warrichaiet, as to any marital property interest in the property, Owners, Andrew J. Genz, Applicant).

#### **COUNCIL ACTION REQUESTED**

#### 🥵 CITY OF FRANKLIN 🥦

#### REPORT TO THE PLAN COMMISSION

#### Meeting of June 7, 2018

#### Condominium Plat

**RECOMMENDATION:** City Development Staff recommends approval of the Condominium (Final) Plat for Lot 62 in the Prairie Grass Preserve Subdivision located at 9067 and 9069 South Cordgrass Circle East, subject to the conditions in the attached draft resolution.

Project Name: Apollo Condominiums of Franklin

**Project Address:** 9067-9069 South Cordgrass Circle East

Applicant: Andrew Genz

Owner: Kristina Cerjak, Andrew Genz and Diana Genz

**Zoning:** R-7 Two-Family Residence District

Use of Surrounding Properties: Multi-family residential to the north, south, east and west

**2025 Comprehensive Plan:** Residential – Multi-Family

**Applicant Action Requested:** Recommendation of approval to the Common Council for the

proposed Condominium Plat Application upon property located

at 9067-9069 South Cordgrass Circle East

#### INTRODUCTION AND ANALYSIS:

On April 30, 2018, Andrew Genz filed a Condominium Plat Application for the property located at 9067-9069 South Cordgrass Circle East. The applicant is proposing to convert an existing two-family duplex into two separate condominium units, which requires a Condominium Plat to be reviewed and approved by the Plan Commission and Common Council pursuant to the Unified Development Ordinance.

The subject property is Lot 62 of the Prairie Grass Preserve Subdivision, which is approximately 0.44 acres. Lot 62, and the adjacent lots are zoned R-7 Two-Family Residence District. The proposed Condominium Plat is consistent with the 2025 Comprehensive Master Plan, as the future land use designation for the property is Residential – Multi-Family.

According to the City's GIS mapping, twenty-one (21) out of twenty-nine (29) lots in the portion of the Prairie Grass Preserve Subdivision zoned R-7 Two-Family Residence District have already been converted to condominiums. This includes Lot 61 to the west as well as the adjacent lots on the opposite side of Cordgrass Circle.

#### STAFF RECOMMENDATION:

City Development Staff recommends approval of the Condominium (Final) Plat for Lot 62 in the Prairie Grass Preserve Subdivision located at 9067 and 9069 South Cordgrass Circle East, subject to the conditions in the attached draft resolution.

RESOLUTION NO. 2018-

A RESOLUTION CONDITIONALLY APPROVING A
CONDOMINIUM PLAT FOR APOLLO CONDOMINIUMS OF
FRANKLIN AT 9067 AND 9069 SOUTH CORDGRASS
CIRCLE EAST, LOT 62, PRAIRIE GRASS PRESERVE SUBDIVISION
(ANDREW J. GENZ AND DIANA E. GENZ/KRISTINA M. WARRICHAIET, F/K/A
KRISTINA CERJAK AND NICHOLAS J. WARRICHAIET, AS TO ANY MARITAL
PROPERTY INTEREST IN THE PROPERTY, OWNERS,
ANDREW J. GENZ, APPLICANT)

WHEREAS, the City of Franklin, Wisconsin, having received an application for approval of a condominium plat for Apollo Condominiums of Franklin, such plat being Lot 62 in Prairie Grass Preserve, as shown on the Plat of Subdivision recorded January 19, 2005 as Document No. 8939309, being a Re-division of Certified Survey Map No. 6462, and unplatted lands in the Southwest 1/4 and Southeast 1/4 of the Northeast 1/4 of Section 20, Township 5 North, Range 21 East, in the City of Franklin, County of Milwaukee, State of Wisconsin, more specifically, of the property located at 9067 and 9069 South Cordgrass Circle East, bearing Tax Key No. 847-0101-000, Lot 62, Prairie Grass Preserve Subdivision, Andrew J. Genz and Diana E. Genz/Kristina M. Warrichaiet, f/k/a Kristina Cerjak and Nicholas J. Warrichaiet, as to any marital property interest in the Property, owners, Andrew J. Genz, applicant; said Condominium Plat having been reviewed by the City Plan Commission following the reviews and recommendations or reports of the Department of City Development and the City Engineering Department, and the Plan Commission having recommended approval thereof at its meeting on June 7, 2018, pursuant to certain conditions; and

WHEREAS, the Common Council having reviewed such application and Plan Commission recommendation and the Common Council having determined that such proposed condominium plat is appropriate for approval pursuant to law upon certain conditions and is consistent with the 2025 Comprehensive Master Plan of the City of Franklin, Wisconsin, and will serve to further orderly growth and development and promote the health, safety and welfare of the Community.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Common Council of the City of Franklin, Wisconsin, that the Condominium Plat for Apollo Condominiums of Franklin, as submitted by Andrew J. Genz, as described above, be and the same is hereby approved, subject to the following conditions:

1. That any and all objections made and corrections required by the City of Franklin, by Milwaukee County, and by any and all reviewing agencies, shall be satisfied and

A RESOLUTION CONDITIONALLY APPROVING A CONDOMINIUM PLAT FOR ANDREW J. GENZ AND DIANA E. GENZ/KRISTINA M. WARRICHAIET, F/K/A KRISTINA CERJAK AND NICHOLAS J. WARRICHAIET, AS TO ANY MARITAL PROPERTY INTEREST IN THE PROPERTY, OWNERS (APOLLO CONDOMINIUMS OF FRANKLIN)
RESOLUTION NO. 2018-\_\_\_\_\_
Page 2

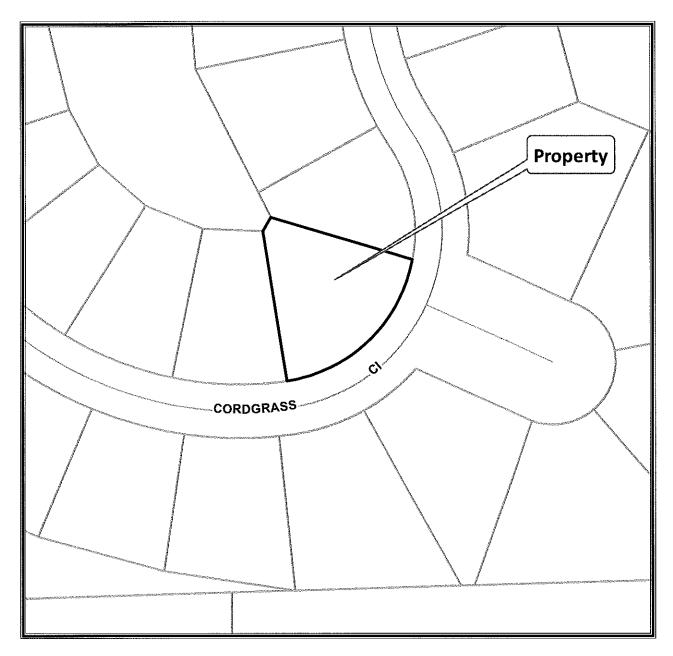
made by the applicant, and that all minor technical deficiencies within the Condominium Plat be rectified, all prior to the recording of the Condominium Plat.

- 2. That all land development and building construction permitted or resulting under this Resolution shall be subject to impact fees imposed pursuant to §92-9. of the Municipal Code or development fees imposed pursuant to §15-5.0110 of the Unified Development Ordinance, both such provisions being applicable to the development and building permitted or resulting hereunder as it occurs from time to time, as such Code and Ordinance provisions may be amended from time to time.
- 3. Andrew J. Genz and Diana E. Genz/Kristina M. Warrichaiet, f/k/a Kristina Cerjak and Nicholas J. Warrichaiet, as to any marital property interest in the Property, owners, Andrew J. Genz, applicant, successors and assigns, shall pay to the City of Franklin the amount of all development compliance, inspection and review fees incurred by the City of Franklin, including fees of consults to the City of Franklin, for the Apollo Condominiums of Franklin development, within 30 days of invoice for same. Any violation of this provision shall be a violation of the Unified Development Ordinance, and subject to §15-9.0502 thereof and §1-19. of the Municipal Code, the general penalties and remedies provisions, as amended from time to time.
- 4. The approval granted hereunder is conditional upon Andrew J. Genz and Diana E. Genz/Kristina M. Warrichaiet, f/k/a Kristina Cerjak and Nicholas J. Warrichaiet, as to any marital property interest in the Property, owners, Andrew J. Genz, applicant, and the Apollo Condominiums of Franklin development for the property located at 9067 and 9069 South Cordgrass Circle East: (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.
- 5. The Apollo Condominiums of Franklin development project shall be developed in substantial compliance with the terms and provisions of this Resolution.
- 6. Applicant shall record the revised Condominium Plat with the Milwaukee County's Office of the Register of Deeds within 60 days of Common Council approval.

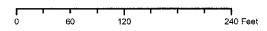
BE IT FURTHER RESOLVED, that the Condominium Plat for Apollo Condominiums of Franklin be and the same is hereby rejected without final approval and

A RESOLUTION CONDITIONALLY APPROVANDREW J. GENZ AND DIANA E. GENZ/KR KRISTINA CERJAK AND NICHOLAS J. WAR PROPERTY INTEREST IN THE PROPERTY, COF FRANKLIN) RESOLUTION NO. 2018 Page 3	ISTINA M. WARRICHAIET, F/K/A RICHAIET, AS TO ANY MARITAL
without any further action of the Common Counc conditions is or are not met and satisfied within Resolution.	•
BE IT FINALLY RESOLVED, that upon within 180 days of the date of adoption of this R and pursuant to all applicable statutes and procedures for the recording of a condominium obtain the recording of the Condominium Plat of the Office of the Register of Deeds for Milwauke	ordinances and lawful requirements and plat, the City Clerk is hereby directed to for Apollo Condominiums of Franklin with
Introduced at a regular meeting of the Code day of, 2018.	ommon Council of the City of Franklin this
Passed and adopted at a regular meeting Franklin this day of	g of the Common Council of the City of, 2018.
	APPROVED:
	Stephen R. Olson, Mayor
ATTEST:	
Sandra L. Wesolowski, City Clerk	
AYESNOESABSENT	

## 9067-9069 S. Cordgrass Circle East TKN: 847 0101 000

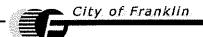


Planning Department (414) 425-4024

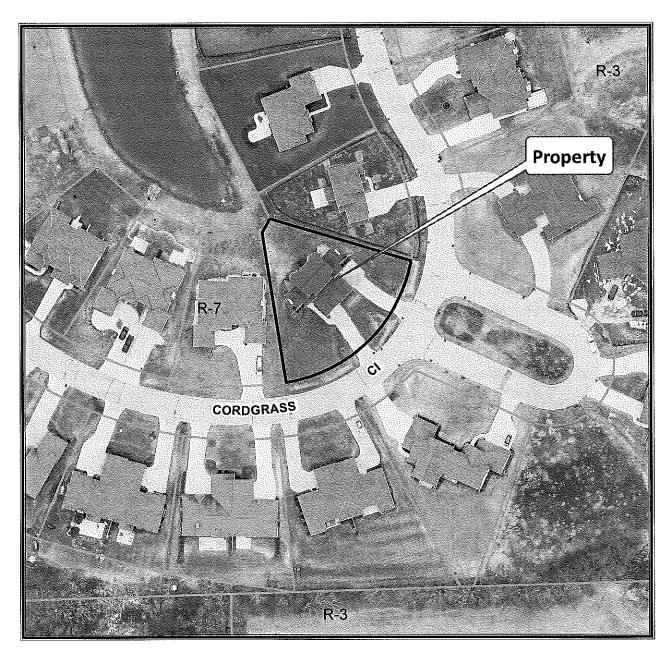


NORTH 2017 Aerial Photo

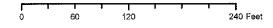
This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. This map is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes.



## 9067-9069 S. Cordgrass Circle East TKN: 847 0101 000



Planning Department (414) 425-4024



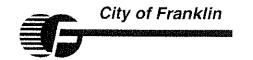
NORTH 2017 Aerial Photo

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.

Planning Department

9229 West Loomis Road Franklin, Wisconsin 53132

Email: generalplanning@franklinwi.gov



Phone: (414) 425-4024 Fax: (414) 427-7691

Web Site: www.franklinwi.gov

Date of Application: 4/30/2018

#### APPLICATION FOR CONDOMINIUM (FINAL) PLAT

Review and approval of condominium instruments by the City of Franklin is required per Section 15-2.0103B. of the City of Franklin Unified Development Ordinance, and prior to submittal to Milwaukee County for recording.

Condominium instruments shall mean the declaration, plats and plans of a condominium together with any attached exhibits or schedules, in conformity with Wis. Stat. s.703.2.

Complete, accurate and specific information must be entered. Please Print.

Applicant Name: Andrew John Genz	(Full Legal Name[s])	Applicant is Represented by (contact person)  Name: Andrew John Genz	(Full Legal Name[s])
Company:	***************************************	Company:	***************************************
Mailing Address: 9069 S Cordgrass Cir E		Mailing Address: 9069 S Cordgrass Cir E	NO
City / State: Franklin, WI	Zip: <sup>53132</sup>	City / State: Franklin, WI	Zip: 53132
Phone: 414-305-4012		Phone: 414-305-4012	
Email Address: agenz@findorff.com		Email Address: agenz@findorff.com	
Project Property Information:		***************************************	
		Tax Key Nos: 847-0101-000	
Property Address: 9067-9069 S Cordgrass Cir E  Property Owner(s): Kristina M Cerjak, Andrew J & Diana E C	3enz	Tax Ney Nos.	
	······································	Existing Zoning: A-7, Option 1	
Mailing Address: 9069 S Cordgrass Cir E		Existing Use: Residential	
City / State: Franklin, WI	Zip: 53132	Proposed Use: Residential	
Email Address: agenz@findorff.com		Future Land Use Identification: Residential - Multi-Far	mily
*The 2025 Comprehensive Master Plan <u>Futu</u>	<u>ire Land Use Map</u> is availabl	e at: <a href="http://www.franklinwi.gov/Home/ResourcesDocu">http://www.franklinwi.gov/Home/ResourcesDocu</a>	ments/Maps.htm
The Unified Developmer	nt Ordinance (UDO) can be	found at the City's web site: www.franklinwi.gov	,
Final Condominium (Final) Plat Application submitt  This Application form accurately completed with Application Filing Fee, payable to City of Franklin Legal Description for the subject property (WOR Eight (8) complete collated and folded sets of Ag One (1) original and seven (7) copies of a wr Eight (8) full size copies of the Condominium Two (2) copies of the Declarations and By-Laws Email (or CD ROM) with all plans/submittal materials.	n original signature(s). Factoric \$1,000 MD.doc or compatible form oplication materials to include the Project Narrative, dem Plat/Plans, drawn to scup (as applicable) per UDO Secupo (as applicable)	esimiles and copies will not be accepted.  At).  ude:  ctailed description of the project.  ale (14" x 22") per s. 703.11 (2) (d) Wis. Stats.  ction 15-7.0603A. for administrative review and approva	Franklin 17 10 2018 evelopment
<ul> <li>Final Plat Review reque</li> </ul>	ests require Plan Commissio date of filing, Common Cou	tal, staff review will be conducted within 20 days. on review and recommendation within 40 days of the fili ncil shall approve, conditionally approve or reject the Fir ed by agreement with the Subdivider.	ng date. nal Plat,
The applicant and property owner(s) hereby certify that of applicant's and property owner(s)' knowledge; (2) the applicant and property owner(s) agree that any agrissued building permits or other type of permits, may execution of this application, the property owner(s) aut a.m. and 7:00 p.m. daily for the purpose of inspection been posted against trespassing pursuant to Wis. Stat. §	he applicant and property of provals based on represent be revoked without notice thorize the City of Franklin a while the application is und §943.13.	owner(s) has/have read and understand all information tations made by them in this Application and its submarif there is a breach of such representation(s) or any cond/or its agents to enter upon the subject property(ies) ler review. The property owner(s) grant this authorization.	in this application; and (3) ittal, and any subsequently condition(s) of approval. By between the hours of 7:00 on even if the property has
(The applicant's signature must be from a Managing signed applicant's authorization letter may be provided in lieu of the property owner's signature[s] be	ted in lieu of the applicant	t's signature below, and a signed property owner's a	uthorization letter may be
Signature - Property Owner		Signature - Applicant	
Name & Title (PRINT)		Name & Title (PRINT)	***************************************
Date:		Date:	10000
Signature - Property Owner	***************************************	Signature - Applicant's Representative	
Name & Title (PRINT)		Name & Title (PRINT)	

Date: \_\_\_\_

#### PROJECT NARRATIVE APOLLO CONDOMINIUMS OF FRANKLIN 9067-69 S CORDGRASS CIR E

City of Franklin, WI Planning Department

April 30, 2018

Apollo Condominiums of Franklin is a proposed, small condominium comprised of two units at the existing multi-family/duplex residence at 9067 and 9069 S Cordgrass Cir E in the Prairie Grass Preserve subdivision. The lot for which this project is proposed is described as follows:

Lot 62 in Prairie Grass Preserve, as shown on the Plat of Subdivision recorded January 19, 2005 as Document No. 8939309, being a Re-division of Certified Survey Map No. 6462, and unplatted lands in the Southwest ¼ and Southeast ¼ of the Northeast ¼ of Section 20, Township 5 North, Range 21 East, in the City of Franklin, County of Milwaukee, State of Wisconsin.

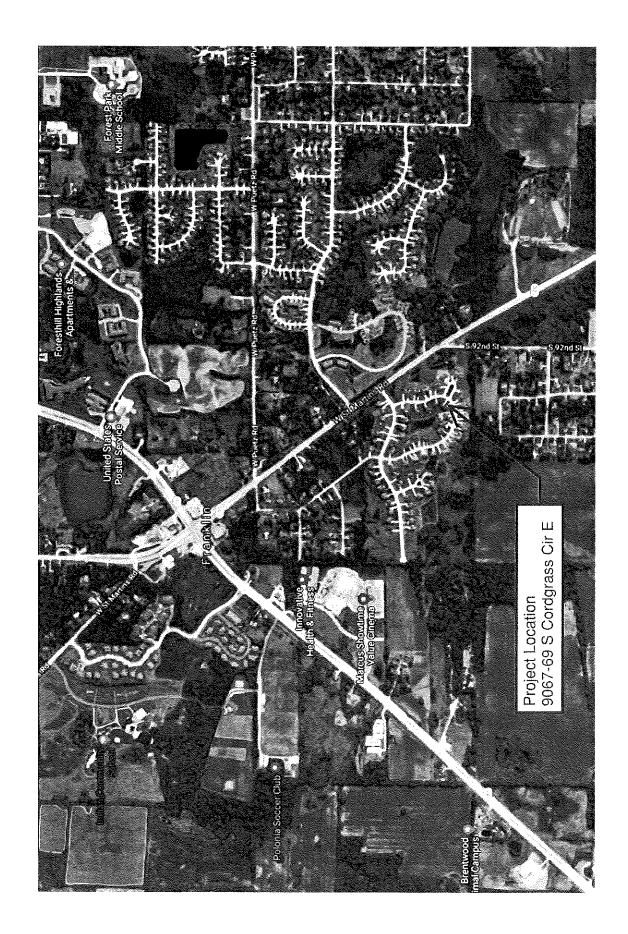
The parcel size is approximately 0.44 acres. The property is currently zoned R-7, Option 1. No modifications to the land, building or other improvements are proposed as part of this project.

Currently, within the Prairie Grass Preserve subdivision, there are 23 multi-family homes, 18 of which are individual, two-unit condominium associations. This proposed project is intended to match the property ownership structure of the majority of similar properties in the subdivision.

The applicants are submitting the necessary documents for the Condominium Plat application for discussion and approval by the City of Franklin. Enclosed you will find the application form, legal description for the subject property, the condominium plat, condominium declarations, agreement in lieu of bylaws, action by written consent of unit owners, and application fee.

Please accept our submittal and feel free to contact myself with any questions. Thank you!

Andrew Genz Initial Registered Agent Apollo Condominiums of Franklin



Lot 62 in Prairie Grass Preserve, as shown on the Plat of Subdivision recorded January 19, 2005 as Document No. 8939309, being a Re-division of Certified Survey Map No. 6462, and unplatted lands in the Southwest ¼ and Southeast ¼ of the Northeast ¼ of Section 20, Township 5 North, Range 21 East, in the City of Franklin, County of Milwaukee, State of Wisconsin.

### ACTION BY WRITTEN CONSENT OF UNIT OWNERS AT APOLLO CONDOMINIUMS OF FRANKLIN

WHEREAS, pursuant to Section 703.365(3m) of the Wisconsin Statutes, the undersigned, being all of the Unit owners at Apollo Condominiums of Franklin, an unincorporated association, hereby consent to the following action with the express intention that the action be as effective as a standard Bylaw agreement.

NOW, THEREFORE, BE IT RESOLVED that the undersigned Unit owners of this small condominium approved and adopted pursuant to Wisconsin Statutes, the use of a Written Consent Agreement in lieu of formal Bylaws, including the provisions of Section 703.365(3)(a) through (d) as set forth herein:

- (a) Notwithstanding s. 703.10 (2) (a), all aspects of the management, operation, and duties of the association of a small condominium shall be delegated to the board of directors, which may retain a manager, including a master association under s. 703.155, for the small condominium, and the bylaws shall so specify.
- **(b)** Under s. 703.10 (2) (c), notice of meetings shall be given in a manner best calculated to assure that actual notice is received by the owners of all units of a small condominium, and the bylaws shall so specify.
- (c) Section 703.10 (2) (d) does not apply to a small condominium. The board of directors shall be composed of one representative from each unit, chosen by and from among the unit owners of that unit.
- (d) All actions taken by the board of directors of a small condominium under this chapter must be approved by an affirmative vote or written consent of at least 75 percent of the board.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Declarants have executed this Written Consent at Franklin, Wisconsin, this 26<sup>th</sup> day of April, 2018.

#### APOLLO CONDOMINIUMS OF FRANKLIN

		By:	Andrew J. Genz
		Ву:	Diana E. Genz
		Ву:	Kristina M. Warrichaiet, f/k/a Kristina Cerjak
	·	Ву:	Nicholas J. Warrichaiet as to any marital property interest in the Property
STATE OF WISCONSIN	)		
COUNTY OF MILWAUKEE	) ss.		

Personally came before me this 26<sup>th</sup> day of April, 2018, the above-named Andrew J. Genz, Diana E. Genz, Nicholas J. Warrichaiet, Kristina M. Warrichaiet, f/k/a Kristina Cerjak, Nicholas J. Warrichaiet, to me known to be the people who executed the foregoing document and acknowledged the same.

Ronald E. English

Notary Public, State of Wisconsin My Commission is permanent.

#### AGREEMENT IN LIEU OF BYLAWS APOLLO CONDOMINIUMS OF FRANKLIN

This agreement is created in lieu of formal Bylaws as allowed by Wis. Stat. §703.365(3m). This agreement shall be binding upon the Unit owners, their heirs, successors, and/or assigns and shall govern the operation and administration of the Condominium.

#### Management

As required by Section 703.365 of the Wisconsin Statutes, all aspects of the management, operation, and duties of the association of the small condominium shall be delegated to the Board of Directors. The Board of Directors shall be composed of one representative from each unit, chosen by and among the unit owners. All actions taken by the Board of Directors of a small condominium must be approved by an affirmative vote or by written consent of at least 75% of the Board.

The Association shall have the right, by action of the Board of Directors, to delegate one or more of its powers, to the extent permitted by law, to a Master Association created under section 703.155 of the Wisconsin Statutes.

"Master Association" means a profit or nonprofit corporation or unincorporated association, which exercises the powers under 703.15(3) on behalf of one or more condominiums or for the benefit of the Unit owners of one or more condominiums. This section is only applicable if the Declaration allows either electively or expressly for the delegation of powers to this Master Association. Apollo Condominiums of Franklin has not permitted these actions and thus this section is not applicable.

#### Meetings

Notice of meetings shall be given in a manner best calculated to assure that actual notice is received by the owners of all Units of the small condominium as prescribed by 703.365(3)(b).

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Declarants have executed this Agreement in Lieu of Bylaws at Franklin, Wisconsin, this  $26^{th}$  day of April, 2018.

#### APOLLO CONDOMINIUMS OF FRANKLIN

Ву:	Andrew J. Genz
Ву:	Diana E. Genz
Ву:	Kristina M. Warrichaiet, f/k/a Kristina Cerjak
Ву:	Nicholas J. Warrichaiet as to any marital property interest in the Property

STATE OF WISCONSIN ) ss. COUNTY OF MILWAUKEE )

Personally came before me this 26<sup>th</sup> day of April, 2018, the above-named Andrew J. Genz, Diana E. Genz, Nicholas J. Warrichaiet, Kristina M. Warrichaiet, f/k/a Kristina Cerjak, Nicholas J. Warrichaiet, to me known to be the people who executed the foregoing document and acknowledged the same.

Ronald E. English

Notary Public, State of Wisconsin My Commission is permanent.

# CONDOMINIUM DECLARATION FOR APOLLO CONDOMINIUMS OF FRANKLIN

This declaration is made pursuant to the Condominium Ownership Act of the State of Wisconsin, Chapter 703 of the Wisconsin Statutes and particularly "Section 703.365, "Small Condominiums" in its entirety, except as specifically modified herein, this 26<sup>th</sup> day of April, 2018; ANDREW J. GENZ, DIANA E. GENZ, NICHOLAS J. WARRICHAIET, as to any marital property interest in the Property, AND KRISTINA M. WARRICHAIET, f/k/a KRISTINA CERJAK, Wisconsin residents and owners of the property, hereby declare that the property known as 9067 and 9069 S. Cordgrass Circle E, Franklin, WI 53132, together with all buildings and improvements thereon is hereby submitted to the condominium form of ownership as provided by the Act and this Declaration, and shall be known as **Apollo Condominiums of Franklin**.

1. <u>Description of Land.</u> The following described real estate is made subject to this Declaration:

Lot 62 in Prairie Grass Preserve, as shown on the Plat of Subdivision recorded January 19, 2005 as Document No. 8939309, being a Re-division of Certified Survey Map No. 6462, and unplatted lands in the Southwest ¼ and Southeast ¼ of the Northeast ¼ of Section 20, Township 5 North, Range 21 East, in the City of Franklin, County of Milwaukee, State of Wisconsin.

2. <u>Description of Buildings and Units.</u> The property consists of a cement board siding and brick building with composition shingles containing two (2) Units and attached 2 car garage, (2) egress windows and elevated wood deck to each Unit. The building is located on real estate as indicated on the survey attached hereto as "Exhibit A" and made a part of this Declaration.

A Unit is that part of a building intended for individual, private use, comprised of one or more cubicles of air at one or more levels of space having outer boundaries formed by the interior surfaces of the perimeter walls, floors, ceilings, windows, window frames, doors and door frames of the building.

Each Unit has a living room with a gas fireplace, kitchen, dining room, and finished basement with wet bar. Unit 9067 has three bedrooms, 3.5 bathrooms, and Unit 9069 has three bedrooms, 2.5 bathrooms. Each unit is approximately one half of the entire interior of the building. The location and dimensions of the building and of each unit appear graphically in the condominium plat filed for record with this Declaration.

3. Common Elements and Limited Common Elements. The Common Elements shall consist of all Apollo Condominiums of Franklin improvements and appurtenances, except the individual Units defined above, including the land, the exterior of the building, bearing walls, roof, rain gutters, down spouts, the common wall deparating the Units, foundations, utilities services, pipes, ducts, electrical wiring and conduits, public utility lines, water and sewer laterals, landscaping, and all other areas not contained in the Units or specifically designated in the condominium plat as Limited Common Elements.

Each Unit owner shall have a valid, exclusive easement to the space between the interior and exterior walls for purposes of adding additional utility outlets, wall hangings, erection of non-bearing partition walls and the like, where space between the units, and provided further that the common areas and facilities be restored to their former condition by the Unit owner at his or her sole expense upon completion or termination of the use requiring the easement. Easements are hereby granted and declared for the benefit of the Unit owners and the Association of Unit owners (hereinafter described) for the installation, maintenance and repair of common utility services in and on any part of the common areas or Units.

Maintenance of the Common Elements, including repair, replacement, painting, snow removal and lawn care shall be the responsibility and duty of the Unit owners collectively. The Unit owners shall have the duty and responsibility for keeping and maintaining their property in good order and repair; provided, however, that any damage caused to the common elements by the negligence or deliberate action of an owner or his or her guest shall be the responsibility of such owner to repair.

The Limited Common Elements designated in the condominium plat include the stoops, patios, sidewalks, decks, driveways, and front yards with landscaping appurtenant to each individual unit, except the maintenance and lawn care shall be treated as if it were a Common Element. Such limited Common Elements shall be reserved for the exclusive use of the owner or occupant of the Unit to which they are appurtenances. No Unit owner may alter, remove, repair, maintain, decorate, landscape, or adorn any Limited or Common Element in any manner contrary to any rule or regulation. No structural or mechanical changes shall be made by any owner to any of the Common Elements or Limited Common Elements without the prior written approval of the other Unit owner.

4. Percentage Interest. The owner of each Unit shall have a 50% interest in the Common Elements and the Limited Common Elements, and shall have a right to use and occupy the Common Elements in accordance with the provisions of this Declaration, the Bylaws, the rules and regulations and amendments thereto if any, and/or an Action by Written Consent constituting the agreement of the parties.

- 5. <u>Voting.</u> The owner or owners of each Unit shall be entitled to cast one (1) vote per Unit.
- 6. <u>Use of the Property and Units.</u> The property and Units are restricted to residential use only and each Unit shall be occupied by only one family. Units may be rented by the owner, but may not be subdivided.
- 7. Registered Agent for Service of Process. The initial registered agent for the condominium who shall receive service of process shall be Andrew J. Genz at 9069 S. Cordgrass Circle E, Franklin, WI, 53132. The name or residence of such agent may be changed by the Association by resolution upon property filing with the Register of Deeds.
- 8. Destruction and Reconstruction. If the entire building is damaged or destroyed so as to be uninhabitable, only the unanimous vote and decision of the owners of both Units shall affect the decision to repair, rebuild or sell. If they cannot agree, the provisions of Section 703.365 as to arbitration shall be controlling. In the event of the partial or total destruction of either or both Units, Common Elements or Limited Common Elements, they shall be repaired and rebuilt as soon as practical and substantially to the same design, plan and specifications as originally built, unless otherwise unanimously agreed upon by the owners. If only the interior of one Unit is badly damaged and destroyed, its owner shall make the necessary repairs and restoration.
- 9. <u>General Provisions.</u> The ownership, use and operation of the condominium shall be subject to the following provisions, binding on the owners of both Units.
  - a. <u>Insurance.</u> Each Unit owner shall provide and maintain fire and extended coverage of his or her own Unit. To the extent possible, any insurance provided hereunder shall state that the insurer waives its rights of subrogation as to any claim against a Unit owner and the Association, and that the insurance cannot be cancelled, invalidated or suspended without thirty (30) days prior written notice to the Association and the other Unit owner. The amount, protection and types of hazards to be covered shall be reviewed annually by the Unit owners, and the amount of coverage may be increased or decreased at any time as deemed necessary to conform to the requirements of replacement value.
  - b. <u>Reciprocal Easements</u>. Each owner and the Association shall have the right of ingress and egress over, upon, and across the Common Elements and the Units, if necessary, for access to the owner's own Unit and for purposes of repairing and maintaining electrical, plumbing, heating facilities, water pipes and laterals, sewer pipes and laterals, underground electric and telephone wires, and so forth.

- c. <u>Central Air Conditioning</u>. All air conditioning equipment installed in each Unit shall be located immediately adjacent to the unit and become a part of each such unit.
- d. The Condominium Association. The Association shall be an unincorporated Association comprised of one (1) representative from each Unit. The Association is authorized to establish rules and regulations for the use of the condominium and to prescribe fines, penalties or special assessments for any violations thereof. All owners shall be members of the Association and responsible for carrying out the purposes of this Declaration and shall agree to abide by and be subject to the rules and regulations, duties and obligations of this Declaration and the ByLaws adopted in connection therewith. The owner or owners of a Unit shall be entitled to cast one (1) vote per Unit.
- e. <u>Unit Owners Rights With Respect to Interiors</u>. Each owner shall have the exclusive right to paint, repaint, tile, panel, paper or otherwise refurnish or redecorate the interior surface of the walls, ceilings, floors and doors forming the boundary of his or her Unit and all such items within the Unit boundaries and to erect or demolish partition walls of a non-structural nature provided that the owner may take no action which will materially change any common walls or cause damage to the structure of the condominium.
- f. <u>Common Expenses.</u> All insurance premiums, exterior maintenance, landscaping and painting shall be paid for by the Unit owners.
  - Real estate taxes, assessments, and special charges will be assessed separately on each Unit and shall be paid individually by the owner of the Unit. Sewer and water charges, repairs to sewer, water lateral, water pump or sump pumps, electrical service and natural gas service shall be paid individually by the affected owner of the Unit. To the extent any such charges or expenses are charged to the Property as a whole, they will be equally divided by each Unit.
- g. <u>Enforcement</u>. Each owner shall have the right to enforce all restrictions, conditions, covenants, reservations, liens and charges, now or hereafter imposed by the provisions of or pursuant to the terms of this Declaration, by any proceeding at law or in equity. Except in the event of the collection of assessments owing, before such enforcement, the owner seeking enforcement shall submit the issue to arbitration pursuant to Chapter 703.365(6); however, the owners may agree to use two (2) arbitrators except where an expenditure or action is believed to be necessary for the safety and proper use of the property or the owner's Unit, in which case the statutory procedure shall not be modified.

No owner may exempt him or herself or any Unit of any liability for contribution toward common expenses by any waiver of the use of enjoyment of any Common or Limited Common Element or by abandonment of the Unit; no conveyance shall relieve the Unit or the Unit owner of any such liability and the owner shall be jointly, severally, and personally liable along with his or her grantee in any conveyance for Common expenses incurred up to the date of sale for which a statement of condominium lien is reported, until all expenses charged to the Unit have been paid.

All assessments, when due, shall immediately become a personal debt of the Unit owner and a lien shall be placed against the Unit until paid as provided in the Act.

- h. <u>First Mortgagee's Rights Confirmed.</u> No provision of the condominium documents gives an owner or any other party priority over any rights of the first mortgagee of the Unit pursuant to its mortgage in the case of a payment to the Unit owner of insurance proceeds or condemnation awards for losses to, or a taking of, a Unit and Common Elements and Limited Common Elements.
- i. <u>Partition of Common Elements Prohibited</u>. There shall be no partition of Common Elements or Limited Common Elements through judicial proceedings or otherwise until this Declaration is terminated and the property withdrawn from the terms of the applicable statutes regarding condominium ownership.
- j. <u>Severability</u>. Invalidation of any one of the covenants or restrictions of this Declaration, by judgment or court order, shall in no way affect any other provision, all of which shall remain in full force and effect.
- k. <u>Amendment.</u> This Declaration may be amended at any time by the written agreement of the owners and mortgages of each Unit, but no amendment shall be effective until the certificate setting forth the amendment is signed by the owners and mortgages of each Unit and recorded in the Office of the Register of Deeds for Milwaukee County, Wisconsin. Each mortgagee shall be provided prior written notice of any proposed amendment.
- 1. <u>Notices.</u> All notices and other documents required to be given by this Declaration shall be sufficient if given to one (1) owner of a Unit personally or by regular mail, regardless of the number of owners who may have an interest therein.
- m. The Condominium Plat. A copy of the condominium plat filed for record is attached hereto as Exhibit "A" as part of this Declaration.

- n. <u>Controlling Law.</u> All operations of the condominium shall be conducted in compliance with the applicable provisions of the Condominium Ownership Act of the Wisconsin statutes.
- o. Failure of Association to Insist on Strict Performance Not Waiver. The failure of the Association or of one owners to insist upon the strict performance of any of the terms, conditions and/or restrictions of this Declaration, or the rules and/or regulations established hereunder, or to exercise any right or option granted herein, shall not be construed as a waiver or relinquishment for the future of any such term, condition and/or restriction, which shall remain in full force and effect.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Declarants have executed this Declaration at Franklin, Wisconsin, this  $26^{th}$  day of April, 2018.

#### APOLLO CONDOMINIUMS OF FRANKLIN

Ву:	avora	Sery
	Andrew J. Genz	

Ву:	De Car	
	Diana F. Genz	***************************************

Ву:	Kirte Wanulant
	Kristina M. Warrichaiet, f/k/a
	Kristina Ceriak

<b>y</b> :	22/11
	Nicholas J. Warrichaiet as to any marital
	property interest in the Property

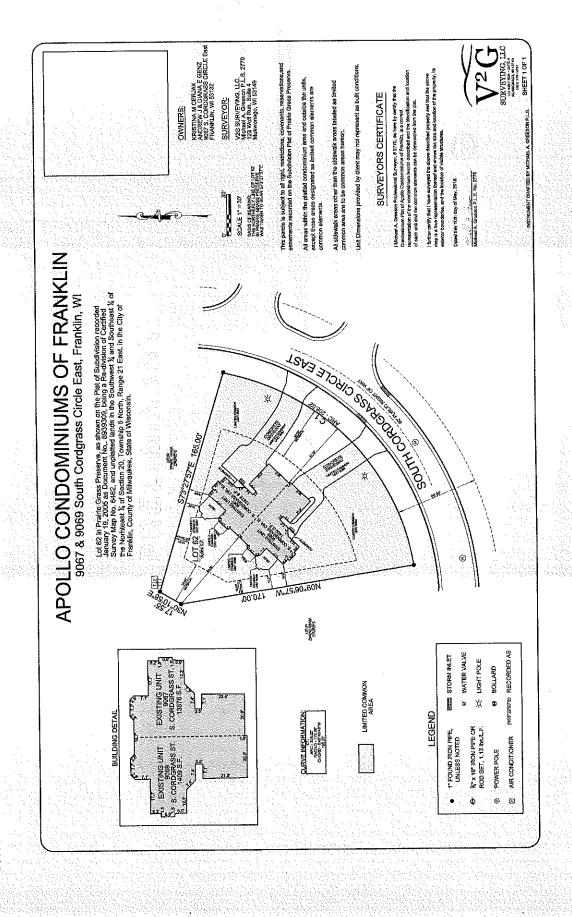
STATE OF WISCONSIN	)
	) ss
COUNTY OF MILWAUKEE	)

Personally came before me this 26<sup>th</sup> day of April, 2018, the above-named Andrew J. Genz, Diana E. Genz, Nicholas J. Warrichaiet, Kristina M. Warrichaiet, f/k/a Kristina Cerjak, Nicholas J. Warrichaiet, to me known to be the people who executed the foregoing document and acknowledged the same.

Ronald E. English

Notary Public, State of Wisconsin My Commission is permanent.

This instrument drafted by:
Attorney Ronald E. English III
Hippenmeyer, Reilly, Blum,
Schmitzer, Fabian & English S.C.
720 Clinton St., P.O. Box 766
Waukesha, Wisconsin 53187-0766
Telephone: (262) 549-8181



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APPROVAL	REQUEST FOR COUNCIL ACTION	MEETING DATE 06/19/18
REPORTS & RECOMMENDATIONS	RESOLUTION TO APPROVE A SPECIAL USE AMENDMENT TO ALLOW FOR RESTAURANT BUILDING REMODELING AND SITE WORK FOR THE EXISTING MCDONALD'S DRIVE-THROUGH RESTAURANT PREVIOUSLY APPROVED AS PART OF A ZONING PERMIT APPROVAL, UPON PROPERTY LOCATED AT 7501 WEST RAWSON AVENUE (MCDONALD'S USA, LLC, APPLICANT)	ITEM NUMBER

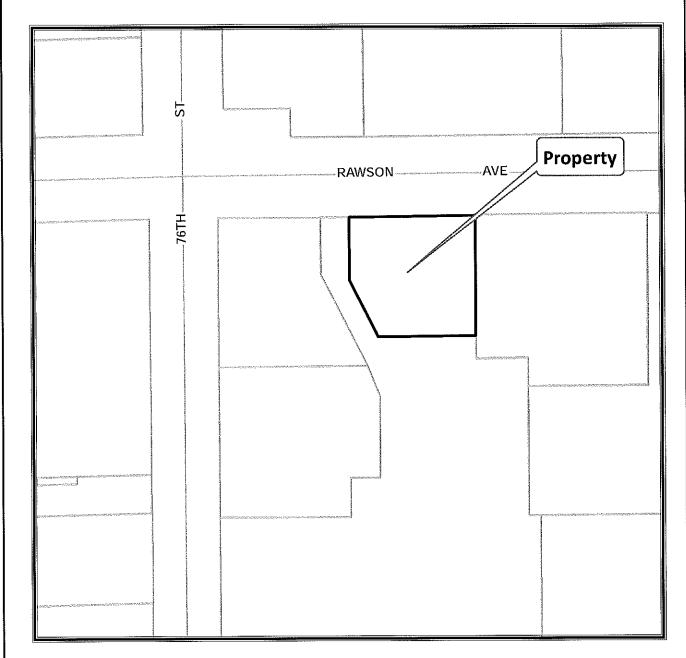
At the June 7, 2018 Plan Commission meeting, following a properly noticed public hearing, the following action was approved: move to recommend approval of a Special Use Amendment to allow for restaurant building remodeling and site work for the existing McDonald's drive-through restaurant previously approved as part of a Zoning Permit approval, upon property located at 7501 West Rawson Avenue (McDonald's USA, LLC, applicant).

### **COUNCIL ACTION REQUESTED**

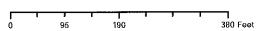
A motion to adopt Resolution No. 2018-\_\_\_\_\_\_, a resolution imposing conditions and restrictions for the approval of a Special Use Amendment to allow for restaurant building remodeling and site work for the existing McDonald's drive-through restaurant previously approved as part of a Zoning Permit approval, upon property located at 7501 West Rawson Avenue (McDonald's USA, LLC, applicant).



7501 W. Rawson Ave. TKN: 756 9993 010



Planning Department (414) 425-4024



NORTH 2017 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.

RESOLUTION NO. 2018-

A RESOLUTION TO APPROVE A SPECIAL USE AMENDMENT TO ALLOW FOR RESTAURANT BUILDING REMODELING AND SITE WORK FOR THE EXISTING MCDONALD'S DRIVE-THROUGH RESTAURANT PREVIOUSLY APPROVED AS PART OF A ZONING PERMIT APPROVAL, UPON PROPERTY LOCATED AT 7501 WEST RAWSON AVENUE (MCDONALD'S USA, LLC, APPLICANT)

WHEREAS, McDonald's USA, LLC, having petitioned the City of Franklin for the approval of a Special Use Amendment to allow for restaurant building remodeling and site work for the existing McDonald's drive-through restaurant, previously approved as part of a Zoning Permit approval authorizing a McDonald's restaurant with drive-through window, on May 28, 1987 and conditional approval of a Special Use thereafter, for extended hours of operation, by Resolution No. 2011-6713, dated April 19, 2011, upon property located at 7501 West Rawson Avenue, such property being zoned B-3 Community Business District, more particularly described as follows:

Parcel 4 of Certified Survey Map No. 4828, being a division of a part of the Northwest 1/4 of the Northwest 1/4 of Section 10, in Township 5 North, Range 21 East, in the City of Franklin, County of Milwaukee, State of Wisconsin, recorded on October 14, 1986, Reel 1974, Images 636 to 638 inclusive, as Document No. 5973440; Tax Key No. 756-9993-010; and

WHEREAS, such proposed amendment being for the purpose of remodeling the interior public areas and the entire exterior of the existing McDonald's restaurant, construction of a small addition to the building along the drive-thru on the south side of the restaurant, replacement of the pavement and re-striping the area around the perimeter of the building, additional landscape plantings and revision of the accessible entrance; and

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 §15-9.0103D. of the Unified Development Ordinance, and a public hearing having been held before the Plan Commission on the 17th day of May, 2018, and the Plan Commission thereafter having determined to recommend that the proposed amendment to Special Use be approved, subject to certain conditions, and the Plan Commission further finding that the proposed amendment to Special Use upon such conditions, pursuant to §15-3.0701 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

MCDONALD'S USA, LLC	– AMENDMENT TO SPECIAL USE
RESOLUTION NO. 2018-	
Page 2	

WHEREAS, the Common Council having received such Plan Commission recommendations and also having found that the proposed amendment to Special Use, subject to conditions, meets the standards set forth under §15-3.0701 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 McDonald's USA, LLC, for the approval of an amendment to Special 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 amendment to Special Use is approved only for the use of the subject property by McDonald's USA, LLC, successors and assigns, for the McDonald's USA, LLC restaurant building remodel and site work project, which shall be developed in substantial compliance with and constructed, operated and maintained by McDonald's USA, LLC, pursuant to those plans City file-stamped May 7, 2018 and annexed hereto and incorporated herein as Exhibit A.
- 2. McDonald's USA, LLC, successors and assigns, shall pay to the City of Franklin the amount of all development compliance, inspection and review fees incurred by the City of Franklin, including fees of consultants to the City of Franklin, for the McDonald's USA, LLC restaurant building remodel and site work 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 McDonald's USA, LLC and the McDonald's USA, LLC restaurant building remodel and site work project for the property located at 7501 West Rawson Avenue: (i) being in compliance with all applicable governmental laws, statutes, rules, codes, orders and ordinances; and (ii) obtaining all other governmental approvals, permits, licenses and the like, required for and applicable to the project to be developed and as presented for this approval.
- 4. Review and approval of all signage on the subject property shall be conducted by the Architectural Review Board and subject to issuance of a Sign Permit from the Inspection Department, prior to installation of any signage.

MCDONALD'S USA, LLC	- AMENDMENT TO SPECIAL USE
RESOLUTION NO. 2018	
Page 3	

BE IT FURTHER RESOLVED, that in the event McDonald's USA, LLC, successors or assigns, or any owner of the subject property, does not comply with one or any of the conditions and restrictions of this amendment to Special 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 additional Special 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 §15-9.0502 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 an amendment to such Special Use Permit as is contemplated by §15-9.0103 of the Unified Development Ordinance, and that all of the terms and conditions of the Zoning Permit authorizing a McDonald's restaurant with drive-through window approved on May 28, 1987 and Special Use Resolution No. 2011-6713, not specifically and expressly amended by or in direct conflict with this Resolution, shall remain in full force and effect.

BE IT FURTHER RESOLVED, pursuant to §15-9.0103G. of the Unified Development Ordinance, that the Special Use permission granted under this Resolution shall be null and void upon the expiration of one year from the date of adoption of this Resolution, unless the Special Use has been established by way of completion of the McDonald's USA, LLC restaurant building remodel and site work.

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 a	at a regular meeting of the	Common Council	of the City	of Franklin this
day of	, 201	8.		

MCDONALD'S USA, LLC – AMENDMENT T RESOLUTION NO. 2018 Page 4	O SPECIAL USE
Passed and adopted at a regular meeting of the C day of, 2018.	Common Council of the City of Franklin this
	APPROVED:
ATTEST:	Stephen R. Olson, Mayor
Sandra L. Wesolowski, City Clerk AYES NOES ABSENT	

# 🏮 CITY OF FRANKLIN 🍕

### REPORT TO THE PLAN COMMISSION

Meeting of June 7, 2018

## **Special Use Amendment**

**RECOMMENDATION:** City Development Staff recommends approval of the Special Use to allow for restaurant building remodeling and site work for the existing McDonald's drive-through restaurant previously approved as part of a Zoning Permit, subject to the conditions in the draft Resolution.

Project Name: McDonald's Special Use Amendment

Project Address: 7501 West Rawson Avenue

Applicant: McDonald's USA, LLC d/b/a/ McDonald's restaurant

Agent: Ray Rodenbach, Schroeder & Holt Architects

Property Owner: McDonald's Real Estate Company

Current Zoning: B-3 Community Business District

2025 Comprehensive Master Plan Commercial

Use of Surrounding Properties: BMO Harris Bank and the Rawson Medical Center to the

north; Orchard View commercial center to the south; single-family residential to the east; and Chase Bank to the

west

**Applicant Action Requested:** Recommendation of Approval for the proposed Special Use

Amendment

### **INTRODUCTION:**

On March 28, 2018, McDonald's USA, LLC filed a Special Use Amendment Application with the Planning Department, requesting approval to remodel the existing McDonalds restaurant at 7501 W. Rawson Avenue. The public areas of the interior of the restaurant and the entire exterior will be included in the remodel. A small addition is proposed along the drive-through on the south side of the building. The project includes replacing pavement and re-striping the area around the perimeter of the building, additional landscape plantings, and revising the accessible entrance. The total construction budget for the project is approximately \$518,000.

### **HISTORY:**

At the May 17, 2018 Plan Commission meeting, the following action was approved: move to postpone and continue the item to the June 7, 2018 Plan Commission meeting. City development Staff recommended the proposed Special Use be postponed to the June 7, 2018 meeting to provide proper notice to surrounding neighbors, and to allow staff more time to complete a review of the applicant's submittal.

The City of Franklin Plan Commission approved a Zoning Permit for the McDonald's restaurant with drive-thru at their meeting on May 14, 1987. Since Zoning Permits are no longer issued,

and because restaurants with drive-thru facilities now require Special Use approval in the B-3 Community Business district, Special Use approval was required to expand the restaurant's hours of operation and make minor site changes in 2011 via Resolution No. 2011-6713.

### PROJECT DESCRIPTION AND ANALYSIS:

The proposed remodel project is part of the McDonald's Core 16 – Major Remodel Program. The applicant is proposing a 22.25 square foot addition on the south side of the building to expand the distance between the drive-through windows from 32' to 40', to comply with a new McDonald's design standard. Plans also include removing and replacing the pavement and re-striping parking stalls and drive aisles around the perimeter of the store. The Site Plan depicts 45 off-street parking spaces, which complies with the minimum UDO requirement for a restaurant of this size. An accessible access will be installed from the sidewalk on West Rawson Avenue to the front door of the restaurant. The applicant will also be adding a bike rack along this route. Additional landscape plantings will be installed around the parking lot. The overall Landscape Surface Ratio (LSR) for the site will remain at 0.17 after the remodel. While this is below the B-3 District standard of a minimum 0.4 LSR, it is the current LSR for the property, thus no change will occur. Finally, the accessory structure in the southeast corner of the site will be painted and reroofed to match exterior restaurant changes.

The existing mansard roof of the restaurant will be cut back flush with the existing exterior walls. New E.F.I.S. walls will be constructed above the window height and will extend to the top of the existing parapet. A horizontal band of prefinished corrugated steel will be added near the top of the parapet wall. The lower portion of the building will be painted Chelsea Gray and the upper portion Midnight Oil. These areas are separated by canopies and trellises made of anodized and painted aluminum. The area around the drive-through windows will be painted Iron Mountain. The proposed exterior elevations depict new wall signage. <u>Staff recommends review and approval of all signage on the subject property shall be conducted by the Architectural Review Board and subject to issuance of a Sign Permit from the Inspection Department, prior to installation of any signage.</u>

Section 15-3.0701(A) and (C) of the UDO contains the General Standards and Considerations that must be examined for each proposed Special Use prior to granting approval. Staff believes that the proposed Special Use meets these requirements, and that it should not have a detrimental effect on the general health, welfare, safety, and convenience of persons residing or working near the business.

### STAFF RECOMMENDATION:

City Development Staff recommends approval of the Special Use to allow for restaurant building remodeling and site work for the existing McDonald's drive-through restaurant previously approved as part of a Zoning Permit, subject to the conditions in the attached draft Resolution.

### Exhibit A



May 07, 2018

City of Franklin 9229 West Loomis Road Franklin WI, 53132

Re: McDonald's 7501 West Rawson Avenue – Written Project Summary

The following is the written project summary regarding the remodeling of the existing McDonald's, located at 7501 West Rawson Avenue.

### McDonald's Business Operation:

McDonald's is a fast food restaurant that offers sit down dining for 77 patrons and also offers drive-thru service. The lobby and drive-thru are open from 5am to 11pm Sunday through Monday and 5am to 12am Friday and Saturday. The restaurant typically has 7 to 8 employees working during a typical shift.

This project is part of the McDonald's Core 16 - Major Remodel Program.

Site related revisions include:

- Removing and replacing the paving and re-striping the area around the perimeter of building.
- Revising the accessible entrance to site.
- Adding new exterior signage.
- Adding additional trees, plants and shrubs.
- Painting existing shed and adding standing seam metal roof.

Revisions to the exterior of the building are as follow:

- The existing mansard roof will be cut back flush with the existing exterior walls.
- New E.I.F.S. walls will be constructed above the window height and will extend to the top of the existing parapet.
- The lower portion of the building will be re-painted.
- A horizontal band of prefinished corrugated steel will be added near the top of the parapet wall.
- New tile covered brand walls will be added to the North and West sides.
- A standing seam metal roof will be added to the back of the building. Color to match shed roof.
- Canopies/ trellises will be added to the North, West and East sides of the building. Materials will be anodized and painted aluminum.
- There will be a 22.25sf building addition at the Drive-Thru.

The reason for the addition is that the drive-thru windows are currently about 32' apart. McDonalds new design standard requires that the distance between the centerlines of the drive-thru windows be at least 40'-0". An addition is required because there is a jog in the existing building just past the rear drive-thru window, which does not allow the window to be moved without an addition.

All of the public areas of the building, including the toilet rooms are being remodeled. No changes will be made to the kitchen area.

The total construction budget for this project is \$518,000.00.

311 East Chicago Street Suite 310 Milwaukee, WI 53202

> p. 414-276-1760 f. 414-276-1764

www.sha-a2k.com



May 7, 2018

City of Franklin Department of City Development 9229 West Loomis Road Franklin, WI 53132

RE: McDonald's Restaurant, Franklin WI

Please find below responses to comments:

### <u>Unified Development Ordinance (UDO) Requirements</u> Site Plan

1. Please indicate all dates of Site Plan revision per Section 15-7.0103-D of the UDO.

Response: Title block includes revision date.

 Please indicate the width of all right-of-ways and label "ROW" as required by Section 15-7.0103-L of the UDO.

Response: Right-of-way width is now indicated on plans

3. Please indicate the building setbacks on the Site Plan per Section 15-7.0103-M of the UDO.

Response: Setbacks are shown on site plan and listed on site data table

4. Please indicate the existing zoning of the property on the site plan per Section 15-7.0103-Z of the UDO. The property is zoned B-3 Community Business District.

Response: Zoning is listed in site data table

### **Parking**

5. Section 15-5.0203 of the UDO defines requirements for off-street parking. Per this section a general restaurant requires 20.0 spaces per 1,000 square feet of Gross Floor Area (GFA) for indoor dining/seating area and 6.5/1,000 square feet for kitchen and employee service areas, plus 7 queuing spaces per service lane. Please illustrate that your proposed business is meeting these requirements on the site plan (probably in tabular format).

Response: Site data table updated to show required 43 parking spaces calculated for 1,570 s.f. of dining area and 1,759 s.f. of kitchen/service area. There are nine queuing spaces, vehicle stacking shown on site plan.

Floor Area, Gross (For Determining Requirements for Off-Street Parking and Off-Street Loading). The floor area shall mean the sum of the gross horizontal areas of the several floors of the buildings or portion thereof, devoted to such use, including accessory storage areas located within selling or working space, such as counters, racks, or closets, and any basement floor area

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> p. 414-276-1760 f. 414-276-1764

Franklin MAY 0.7 2018

City Development



devoted to retailing activities, to the production or processing of goods, or to business or professional offices. However, floor area for purposes of measurement for off-street parking spaces shall not include: floor area devoted primarily to storage purposes (except as otherwise noted herein); floor area devoted to off-street parking or loading facilities, including aisles, ramps, and maneuvering space, or basement floor area other than area devoted to retailing activities, to the production or processing of goods, or to business or professional offices.

### **Staff Recommendations**

### Site Plan

1. Please label the size of the restaurant on the Site Plan in square feet.

Response: Total square footage shown on site plan

2. Please label the dumpster enclosure on the Site Plan.

Response: Enclosure is labeled on site plan

3. Please depict that the drive-thru lane can accommodate seven (7) queuing spaces on the Site Plan.

Response: Vehicle stacking for drive-thru is now shown.

4. Staff recommends making the space between the striped pedestrian crossing and northern most parking stall on the west side of the building a landscape island.

Response: This area has been converted to landscaping

5. Please identify the Landscape Surface Ratio (LSR) for the property on the Site Plan and/or Landscape Plan. According to Section 15-11.0103 of the Unified Development Ordinance, Landscape Surface Ratio (LSR) is defined as, "The ratio derived by dividing the area of landscaped surface by the base site area." Please note the B-3 District requires a minimum LSR of 0.3.

Response: the existing LSR for this site is 0.17. The proposed LSR will remain at 0.17.

6. Staff recommends moving the two (2) drive-thru arrows on the east side of the building from the outer drive aisle to actual drive-thru lane.

Response: These were erroneously placed and removed.

7. Staff suggests providing pedestrian amenities such as pedestrian furniture, decorative trash receptacles, and a bicycle rack.

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Response: A bike rack was added along the frontage at the new ADA right-of-way connection.

### **Parking**

8. Staff recommends repairing any potholes and/or major cracks in the portion of the parking lot not being replaced as part of this project.

Response: The entire lot will be milled and overlayed with new asphalt.

### **Architecture**

9. Please submit colored elevations with your Plan Commission submittal.

Response: Colored Elevations have been submitted

10. The artist's rendering depicted on the "Exterior Design Guidelines" sheet doesn't appear to be specific to this particular location, or the proposed color options for this location. Please omit this sheet from your submittal and add the material and color detail to the architectural elevations or a separate sheet without the rendering.

Response: The Exterior Design Guidelines have been omitted. Additional information has been added to the Colored Elevations

11. Staff recommends using different colors for the E.I.F.S. and brick. You are currently proposing C1-Chelsea Gray for both, with the exception of the area around the drive-thru windows, which is C2-Iron Mountain. However, the east elevation with the drive-thru windows is not visible from the street.

Response: The color of the EIFS above the Trellis/Canopies has been changed to Benjamin Moore – Midnight Oil

12. The architectural elevations depict a, "MS New wood or composite roof screen" on the rear of the building. However, this feature doesn't appear on the colored elevation for the rear of the building. Please correct this discrepancy.

Response: Roof screen had been added to colored elevations

13. Please add the standing seam metal roof to the building materials list on the architectural elevations. What color will the standing seam roof be?

Response: The standing seam metal roof material has been added to the materials list

14. Please label the exterior finish material beneath the standing seam metal on the rear of the building. Is this an existing material or proposed new material?

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### Response: This material has been labeled on the Exterior Elevations

15. Staff recommends painting the shed and replacing the roof with standing seam metal to match the rear or the restaurant

Response: Shed will be painted and a standing seam metal roof will be added to match rear of restaurant

16. Please provide a floor plan (reflecting proposed interior changes) for the restaurant.

Response: Building Floor Plan had been provided

17. Please submit a material sample board for the Plan Commission meeting.

Response: A material Sample Board will be provided

### Landscape Plan

18. Please depict the location, extent, type, and sizes of all existing trees and plantings on the Landscape Plan. The Landscape Plan shows the location of existing plantings, but the size and type are not labeled. Also, the evergreens within the bufferyard are not depicted on the plan.

Response: Information added.

19. A minimum of two (2) different species shall be provided for each 5-11 provided plantings of each planting type per Section 15-5.0302 (F) of the UDO.

Response: Additional species added to meet min. species required.

20. Coordinate the Planting list with like types and designate the plants as a Canopy, Evergreen, Decorative Tree or Shrub. Please indicate the required amount of plantings in accordance with Section 15-5.0302 A. of the UDO within the Planting List.

Response: Planting types added to plant list. Required plantings chart added below plant

21. Staff suggests using a different ornamental tree other than the Chanticleer Pear (Pyrus calleryana). In other states, ornamental pear cultivars have been known to cross and create an invasive wild population of hybrid Callery pear trees. It's not against Franklin's code to use a pear tree, but we'd prefer you swap it out with a different ornamental tree.

Response: Species changed

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22. Please label the Landscape Bufferyard on the Landscape Plan (currently labeled "Existing opaque landscape screen)

Response: Bufferyard Labled.

### **Lighting Plan**

Response: See photometric plan and cut sheet detail on SD-1.0

- 23. **Lighting Plan Elements**. A Lighting Plan submitted pursuant to this Ordinance shall have, at a minimum, the following elements:
  - 1. A catalog page, cut sheet, or photograph of the luminaire including the mounting method. Response: Cut sheets have been included on sheet SD-1.0
  - 2. A photometric data test report of the proposed luminaire graphically showing the lighting distribution at all angles vertically and horizontally around the luminaire.
  - 3. A plot plan, drawn to a recognized engineering or architectural scale, indicating the location of the luminaire(s) proposed, mounting and/or installation height in feet, the overall illumination levels (in footcandles) and uniformities on the site, and the illumination levels (in footcandles) at the property boundary lines. This may be accomplished by means of an isolux curve or computer printout projecting the illumination levels.

Response: See photometric plan

- 4. A graphic depiction of the luminaire lamp (or bulb) concealment and light cut-off angles.
- 24. Are the fixtures on the Lighting Plan existing or proposed? Please differentiate if there is a combination of both.

Response: Existing poles to remain, new LED fixtures to be installed

25. Wall packs and soffit/building lighting shall be included in the Lighting Plan.

Respones: Now included

26. Staff recommends replacing the existing and/or proposed lighting fixtures with full cut-off fixtures so the footcandles zero out at the lot lines.

### **Project Summary**

27. Please briefly describe McDonald's business operation in the Project Summary. This should include: number of employees; hours of operation; etc.

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Response: Description of business operation has been added to Project Summary

28. Please state the size of the building addition (in square feet) in the Project Summary.

Response: Size of building addition has been added to Project Summary

29. Why are the drive-thru lanes being reconfigured? Please provide the rationale for this site change in the Project Summary.

Response: Improve lot circulation, current configuration prevents vehicles from circulating behind building

30 Please identify the type of metal (i.e. aluminum) used for the horizontal band and canopies/trellises in the Project Summary.

Response: Type of material has been added to Project Summary

### Sign Plan

31. Please note any proposed signage will require separate review and approval by the Architectural Review Board and issuance of a Sign Permit from the Inspection Department. Please contact the Building Inspection Department at 414-425-0084 for details.

Response: Sign Plan - acknowledged

### **Engineering Department Comments**

32. Milwaukee County Highway DOT may need to review and approve the connection of the proposed walk to the existing sidewalk owned by the County. A permit may be required for working within the County's right-of-way.

Response: Acknowledged

### Fire Department Comments

The Fire Department has no comments/concerns regarding the proposed Special Use Amendment at this location.

### Police Department Comments

The Franklin Police Department has reviewed the application for 7501 West Rawson Avenue. The Police Department has no issues with this request.

311 East Chicago Street Suite 310 Milwaukee, WI 53202

### DIVISION 15-3.0700 SPECIAL USE STANDARDS AND REGULATIONS

### SECTION 15-3.0701 GENERAL STANDARDS FOR SPECIAL USES

- A. <u>General Standards.</u> 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 Ordinance 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:

McDonald's will continue to operate in harmony with the general and specific purposes regarding the special use standards.

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:

McDonald's has operated on the current property for approximately 30 years. We do not believe there will be any adverse impact to the community or neighborhood.

3. **No Interference 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:

McDonald's will not dominate or interfere with the use or development of neighboring properties.

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:

McDonald's will continue to use the same public facilities and services as have been used for the past 30 years.

5. **No Traffic Congestion.** 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:

Traffic will be the same as the current operation.

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.

Response:

The modifications to the property will not result damages of any natural, scenic or historic importance.

7. Compliance with Standards. The special use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified by the Common Council pursuant to the recommendations of the Plan Commission. The proposed use and development shall comply with all additional standards imposed on it by the particular provision of this Division and Ordinance authorizing such use.

Response:

The special use will comply with the applicable regulations and additional standards of the district.

B. <u>Special Standards for Specified Special Uses.</u> When the zoning district regulations authorize a special use in a particular zoning district and that special use is indicated as having special standards, as set forth in Section 15-3.0702 and 15-3.0703 of this Division, a Special Use Permit for such use in such zoning district shall not be recommended or granted unless the applicant shall establish compliance with all such special standards.

Response:

McDonald's is currently operating as a special use at this location.

- C. *Considerations*. In determining whether the applicant's evidence establishes that the foregoing standards have been met, the Plan Commission and the Common Council shall consider the following:
- 1. **Public Benefit.** Whether and to what extent the proposed use and development at the particular location requested is necessary or desirable to provide a service or a facility that is in the interest of the public convenience or that will contribute to the general welfare of the neighborhood or community.

Response:

McDonald's has been operating as a public convenience on the current site for approximately 30 years.

2. Alternative Locations. Whether and to what extent such public goals can be met by the location of the proposed use and development at some other site or in some other area that may be more appropriate than the proposed site.

Response:

McDonald's has operated on this site for about 30 years. It would not be feasible to relocate to another site.

3. **Mitigation of Adverse Impacts.** Whether and to what extent all steps possible have been taken to minimize any adverse effects of the proposed use and development on the immediate vicinity through building design, site design, landscaping, and screening.

Response:

McDonald's is unaware of any adverse effects that may have occurred over the years on the immediate vicinity. The remodel project take these items into account.

4. **Establishment of Precedent of Incompatible Uses in the Surrounding Area.** Whether the use will establish a precedent of, or encourage, more intensive or incompatible uses in the surrounding area.

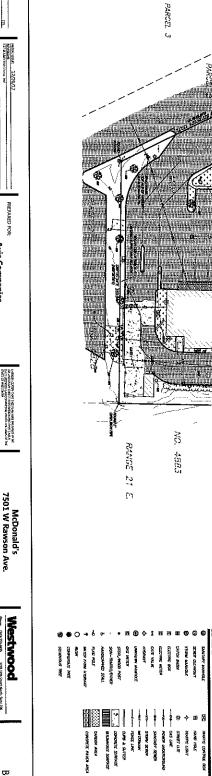
Response:

McDonald's has been operating on this site for many years. Any precedent for incompatible uses would have occurred years ago.

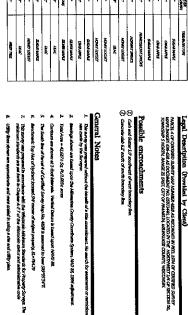
PREPARED FOR Axis Companies McDonald's 7501 W Rawson Ave. City of Franklin Boundary and Topographic Survey

Milwaukee County, WI

DATE 12/20/17

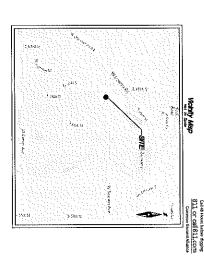


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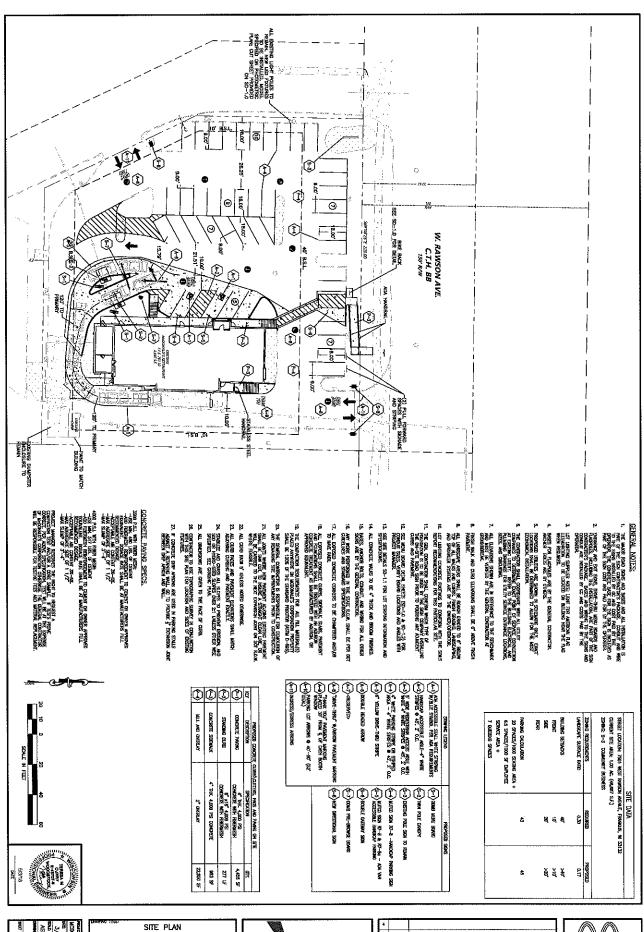
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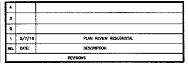
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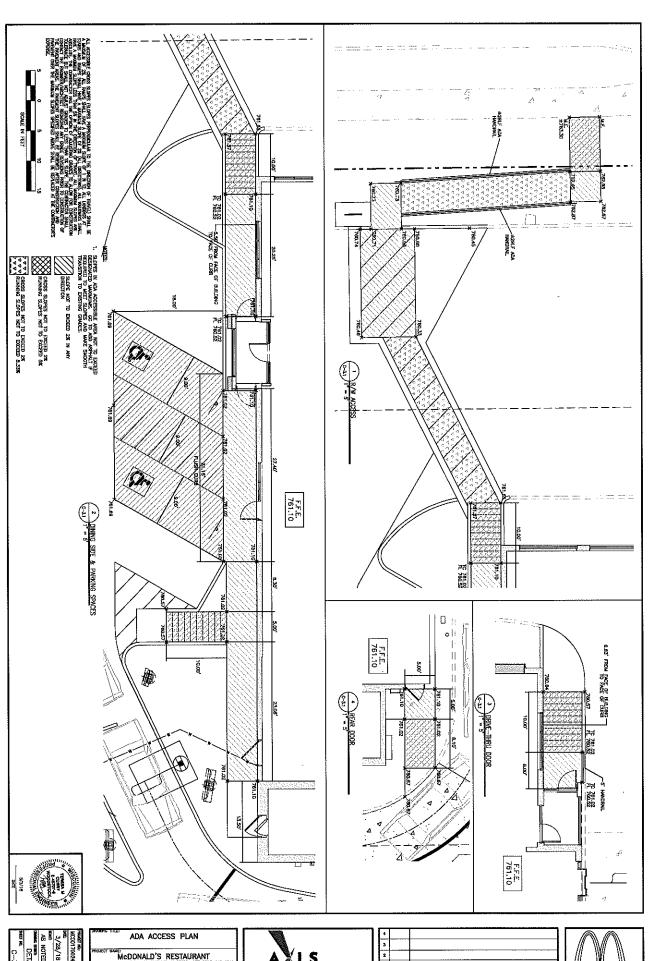












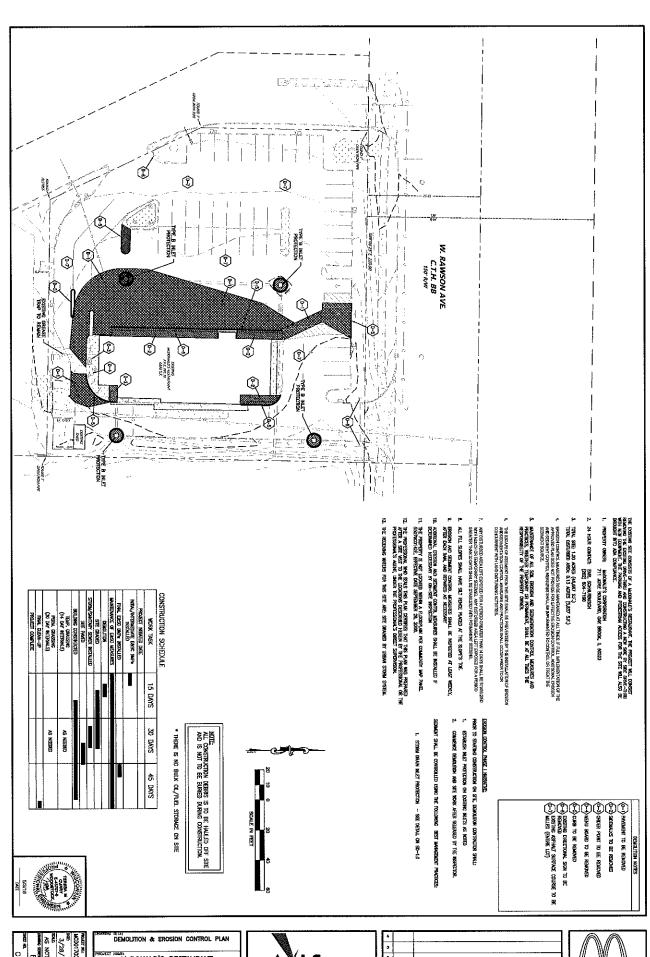


McDONALD'S RESTAURANT
WEST MARSON MARKE, FRANCIAL ME 83132 SITE COOK McDONALD'S CORPORATION











DEMOLITION & EROSION CONTROL PLAN

RECONALD'S RESTAURANT

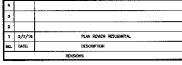
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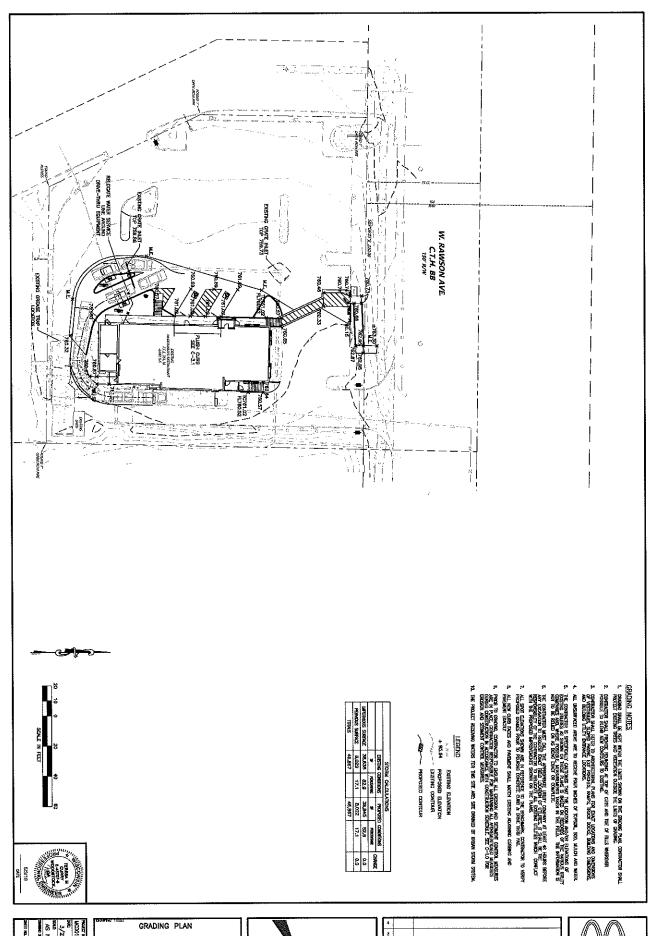
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MCDONALD'S CORPORATION











PROJECT FORM:

MCDONALD'S RESTAURANT

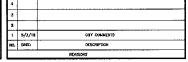
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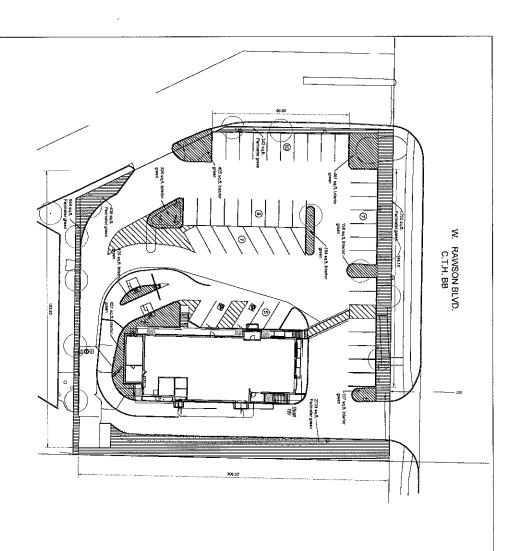
MCDONALD'S CORPORATION

711 ANDRE ROBLESPAND, DAY SHOON, E, 60035









# LANDSCAPE REQUIREMENTS 42 Parking Spaces Required

-East 206'x10=2060 sq. ft. req.	-South 184'x10=1840 sq. ft req.	-West 91'x10=910 sq ft. req.	-North 144'x10'=1440 sq. ft. req.	Perimeter Landscape	Interior Sq. Ft. Islands req. 42 x 20 sq. ft = 840 sq. ft. req.	48 = 3 trees req.	Interior Shade trees req.
2733 sq. ft.	972 sq. ft.	342 sq ft.	1732 sq. ft.		2391 sq. ft.	3 Trees provided (Existing)	

$\frac{42}{5}$ = 9 Shrubs req.	5 9 Decorative trees req.	-Decorative Trace	-Canopy/Shade trees \$2= 9 trees req.	Min. # Standard landscape units
<b>σ</b> ι	2	_	10	Provided Existing
233	_	†ô	<sub>5</sub>	Proposed Total
238	ω	<u> </u>	15	Total

PERIMETER AREA
PROVIDED

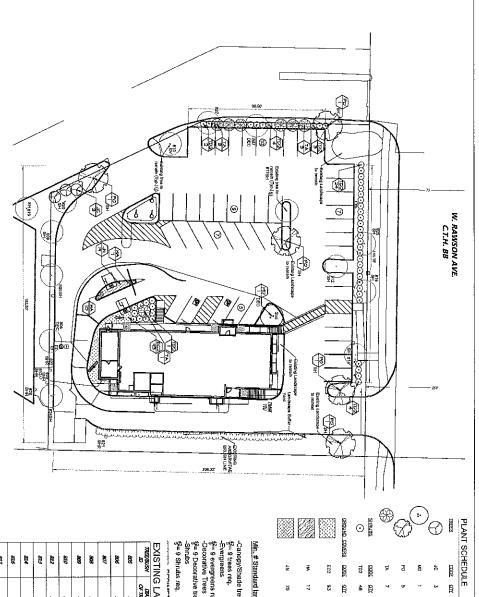






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3									
2	5-02-18	Rev.Ste plan par city comments							
1	3-25-16	Her.Ste pian O drive tru							
NO.	DATE	DESCRIPTION							
	REMISIONS								





-Canopy/Shade trees ♣= 9 trees req. -Evergreens ♣= 9 evergreens req. -Decorative Trees

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1 6

Proposed Total

9 Shrubs req. %= 9 Decorative trees req. -Shrubs

233

238

			GROUND COVERS	0	SHRUBS
ź	¥	ED2	3000	TD2	3000
75	17	83	Ŕ	<b>å</b>	Ŕ
Jurispartus procumbent "Nano" / Shore Juriper	Hemoropolis $\kappa$ 'Aztoc Gold' / Owar' Evergreen Day Lily full 1 gallon pats	Euonymus fortunei "Canadole Gold" / Canadate Cald Euonymus 1 gal	BOTANICAL NAME / COMMON NAME	Taxus auspidata 'Densa' / Dense Japanese Yew 18" x 12" full	BOTANICA NAME / COMMON NAME
1 gat	1 gal	90	CONT	5 90	377E
24* p.c.	18* o.c.	24° n.c.	SPACING	9.0	SPACING
SHRUB	SHRUB	SHRUB		SHRUB	

836	225	\$24	822	821	829	819	AUJ	£155	B1.4	ELE	213	OTE	809	808	807	806	805	TREE/BUSH	EXISTIN	1
87	8	14"	"TE	38*	SAPLING	E E	9"	6"	4"	đ <sub>i</sub>	п,	-65	48.	10"	ož.	Ħ	12,	CH TREE/BUSH	G LANDSC	277111777777
TIM.	HONEYLOCUST	STANY WENS	шис	TILAC	STANY NEATES	SILVER WAPLE	SUGAR MAPLE	HOMEYLOCUST	HONEYLOCIST	TEAC	HONEYLOCUST	MORWAY SPRUCE	HUNEYSIGGE SPECIES	SIKAR MAPIE	CRAB APPLE	CRAB APPLE	SUGAR MAPLE	TREE/BUSH TYPE	EXISTING LANDSCAPE MATERIAL TO REMAIN	,
SHR	왚	약	똜	SHS	S.	£	£	왔	ూ	SH.	ž	Ð	왕	器	DEC	먎	æ	TYPE	NE	

	704 (33945
1	Density States
Ę.	AS NOTED
CNO. BY	SOUL
	2/28/1B
DRIME DIS	300
롱	MCD01700
PROL HOSE	HOLEST NO:

SH-Shade/Canopy Tree - 10
DEC - Decorative Tree - 2
EV - Evergreen - 1
SHR - Shrub - 5

E3

ð.

FRUIT TRUE

PROJECT HAVE:

McDONALD'S RESTAURANT
7601 WEST RAYSON AVENUE, FRANKLIN, WI 63132 SITE CODE MCDONALD'S CORPORATION
711 JORG BOULDARD, OAK BROOK, IL 60523



4		
3		
ī	5-02-18	Rex.Ste plan per city comments
1	3~28~18	Rev.Ste plan O drive tru
NO.	DATE	DESCRIPTION



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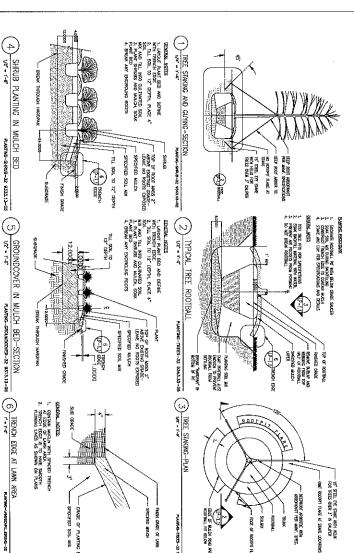
Plotonus occidentalis / American Sycamore  $10^{\circ}-12^{\circ}$  ht.  $\times$   $0^{\circ}-'0^{\circ}$  spd. Thuja orientalis 'Aurea Nana' / Dworf Golden Arborvitae 6'-8' ht.x3'-4' spd.

> 848 ₽ 8 E & B

DECORATIVE TREE CANDPY/SHADE

EVERGREEN TYPE

Malus x "Daneld Wyman" / Daneld Wyman Crob Apple 10"-12" Ht. X 6"-8" Spd. Juniperus virginiano "Concerti" / Concerti Junipor 3° cal: 12—14° ht x 6°—8° spd. BOTANICAL NAME / COMMON NAME



- PROMDE PLANTS TRUE TO SPECIES AND VARIETY AND OTHER FENTURES.
  NUMBATED IN THE PLANT SCHEDULE AND COMPLYING WITH ANSI 750.1 "AMERICAN
  STANDARD FOR NUMBERS STOCK", NOMERICATURE TO COMPLY WITH "NATIONAL
  LIST OF SCIENTIFIC PLANT NAMES."
- I IS THE CONTRACTOR'S RESPONSIBILITY TO TOTAL AND CONFRA ALL PLANT MATERAL QUARTITIES. NUMERICAL QUARTITIES ON ERANNIC LABELS GOVERN OVER PLANT LIST QUARTITIES. NI THE EYENT OF A DISCREPANCY.
- THE CONTRACTOR MAST CALL THE APPROPAINE INTUTY COMPANY AT LEXIST 48 HOURS BEFORE AN EXCHANGIN ON REQUEST SALART FIRE DISCAPON OF THE CONTRACTOR TO RECOUNTE OF THE CONTRACTOR TO RECOUNTE ALL DISCISING FUTURES WHICH CONFLICT WITH THE PROPOSED MEROPENENTS SHOWN ON THE PLANS.

PEICE OF MALCH SING AND RODIENCE PAT RELOW

- EDGE OF ROOTING SLANE - SOLLION

- THE LANDSCAPE CONTRACTOR AGREES TO REPAIR OR REPLACE ACCESSORIES THAT FAIL IN MATERIALS AND, OR WORKHAUSHIP FOR A PERIOD OF ONE YEAR FROM THE DATE OF SUBSTIMITIAL COMPLETION.
- THE LANDSCAPE CONTRACTOR SHALL COMPLETELY MARRANTY ALL PLANT MATERAL FOR A PERIOD OF ONE YEAR BESTAMEN AT THE DUTE OF SUBSTANTAL COMPLETENT, THE LANDSCAPE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLANDENCY OR AT THE LED OF THE MARRANTY PETIOD AS DIRECTED BY THE LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL NOT LOCATE IRRIGATION EQUIPMENT WITHIN ROADWAY RIGHT-OF-WAYS UNDER ANY CIRCLMSTANCE, CONTRACTOR TO INSPECT EXISTING IRRIGATION STICE AND MAKE ALL RECESSARY MODIFICATIONS TO THE SYSTEM TO PROVIDE WATER FOR NEW AND EXISTING PLANTINGS.

- GRADE OF PLANTING BED SPECIFIED SOIL MIX

- THE GENERAL CONTRACTION SAMEL BE RESPONSIBLE TOR BACKFILLING TO WHITM JETT OF THE GROOT SHOWN ON COVID ENDRESSING DRAWNES, ANDSCAPE CONTRACTION IS RESPONSIBLE FOR FIAM ISSTRIBLTION OF TOPSOL & RESPONSIBLE SHALL BE FREE OF WESTES AND FOREIGN AMERICAL ON OF THE RESIDEN. TOPSOL SHALL BE FREE OF WESTES AND FOREIGN AMERICAL ON OF MADICE TOPSOL WE MADDY OF REPORTS. CONDITION.
- THE LANDSCAPE CONTRACTOR SHALL RAKE AND SMOOTH TOPSOIL IN ALL AREAS TO BE PLANTED, NCLLIDING LAWNS TO PROVIDE A SMOOTH SLRFACE WHICH OF BELILINGS AND WILLS, NO SEDIMENT COMMANDER AWAY FROM BULLILINGS AND WILLS, NO SEDIMENT CHARGED RUNOFF SHALL GO HITO TRAVEL LAWES OR STATE ROUTE.

PLANTING-LANDSCAPE EDGING-32 9413-23-01

- CAREFULLY CUT AND REMOVE WEBBING, BURLAP, ROPE AND WIRE BASKETS FROM TOPS AND FROM SIDES OF ROOTBALLS BUT DO NOT REMOVE FROM UNDER ROOTBALLS
- 20. DO NOT MAKE SUBSTITUTIONS: IF SPECIPED INVESCINE MATERIAL IS NOT SORWHALE SUBSTITUTIONS: IF SPECIPED TO THE AUGISTICATION WITH MITTEN SOTEWARDS PROM A MANUAL OF TREUE MISSERFICIALIZATION NAMESTINANO'S ASSOCIATION MEDIBERS, SUBPLIES THAT THE PLANT IN OLISTION IS NOT DETRINANCE IN THE SUMMOUNDING GEOGRAPHICAL EXCIDIN.

EMBRE BUTELHUTCHE - BROTH CHINES 1'-0" WA 1'-0" WA

E,

COLUMNIES 1/2-3/4-J ROOT MAT TREE BRIPINE AT

PINISH GRADE T

HOWED AT 2-3" HEIGHT

SECTION(NTS)-CORRECT mind hins ist King

HATCH ANGLED SECT.(NTS)-INCORRECT - LAY SOD IN STAGGERED ROWS, BUTT STRIP ENDS DIGHTLY WITH NO SPACES OR OVERLAP PLANTING-GROUNDOOVER-32 9313.13-05

PLAN VIEW (NES)

PLANTINE-SHRUB-32 9333.13-05

TREE PROTECTION FENCE

PLANTAGE TREES-IN 1123-01

8) SOD INSTALLATION

BREAK THROUGH HARDPAN TO PROVIDE PERCOLATION REMOVE ALL DEBRIS 3. WY AND ROLL SOD

A CONDITION OF APPROVAL IS IF ANY OF THE EXISTING TREES DIE. THEY SHALL BE REPLACED WITH A TREE THAT COMPLIES WITH THE MINMUM REQUIREMENTS OF THE ORDINANCE.

INAJe
NG
NOTES

- ALL PHANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT, DURING AND AFTER INSTALLATION, ALL REJECTED PLANT MATERIAL SHALL BE PROMPTLY REMOVED FROM THE STEE.
- THE CONTRACTOR IS SPECIFICALLY CAUTOMED THAT THE LICATION AND/OR ELEMINORS OF INSTANCE MUTHING SEMINA ON THESE PLAYS IS SECTION AND WHERE POSSIBLE DECOMES OF THE WARDLE MUTHING COMPANIES AND, WHERE POSSIBLE DESCRIPTION OF THE INFORMATION IS NOT TO BE RELED IN AS BEING EMPLOY AND THE INFORMATION IS NOT TO BE RELED IN AS BEING EMPLOY FOR COMPLETE.
- PROVIDE PLANTS OF SIZES, GRADES, AND BALL OR CONTAINER SIZES COMPLYING WITH AWS; ZEO.1 "AMERICAN STANDARDS FOR NURSERY STOCK," FOR TYPES AND FORM OF PLANTS REQUIRED.
- THE LANDSCAPE CONTRACTOR ACRESS TO REPULE PLANING THAT DEST, TURNS BROWN, OR DEPOLATES WITHIN ONE TEXA FROM THE DATE OF SEGRAPHE AND CREAKE THE MATERIAL PRIM THE SITE PROMPTLY AND REPUGE WITH MATERIAL OF THE SHAME CHAMITY, SPECIES, AND SIZE N A ACCORDANCE WITH METER PLANT LST SPECIFICATIONS.

SPECKED MALCH Fracti Coude of Living

MANDAG-78225-12 9341.43-04

- UNIESS OTHERWISE NOTED, ALL STAKING AND GLYTING MATERIALS ARE TO BE REMOVED FROM PLANT MATERIALS BY THE LANDSCAPE CONTRACTOR WITHEN 120 DAYS AFTER THE DATE OF PLANTING COMPLETION.

- 14. MULCH ALL PLANTING BEDS WITH 3" OF PINE STRAW.
- UPRIGHT SHRUBS SHALL BE AT LEAST 24" HIGH. SPREADING SHRUBS SHALL HAVE A MINIAUM SPREAD OF 18". ALL SHRUBS SHALL BE SURROUNDED WITH PINE STRAW.
- PLANTING BEDS FOR PETERNIALS, ANNUALS AND GROUNDCOVER ARE TO BE MANUADED WITH SIDE SLOPES OF 1 NICH VERTICAL PER 1 FOOT HORIZONTAL AND TO BE SURROUNDED BY MILICH.
- PLANTING MIXTURE SHALL CONSIST OF 1/3 TOPSOIL, 1/3 EXISTING SOIL, AND 1/3 "NATURES HELPER" OR EQUAL QUALITY ORGANIC SOIL AMENDMENT.
- REMOVE SUPRILIS SOIL AND WASTE MATERIAL INCLUDING EXCESS SOIL, UNSURINBLE SOIL, TRASH AND DEBRIS AND LEGALLY DISPOSE OF THEM OFF DWINER'S PROPERTY.

SW 1134S	STREES CHINASE	AS NOTED	она 2/28/18	MCD01700	PROJECT NO:
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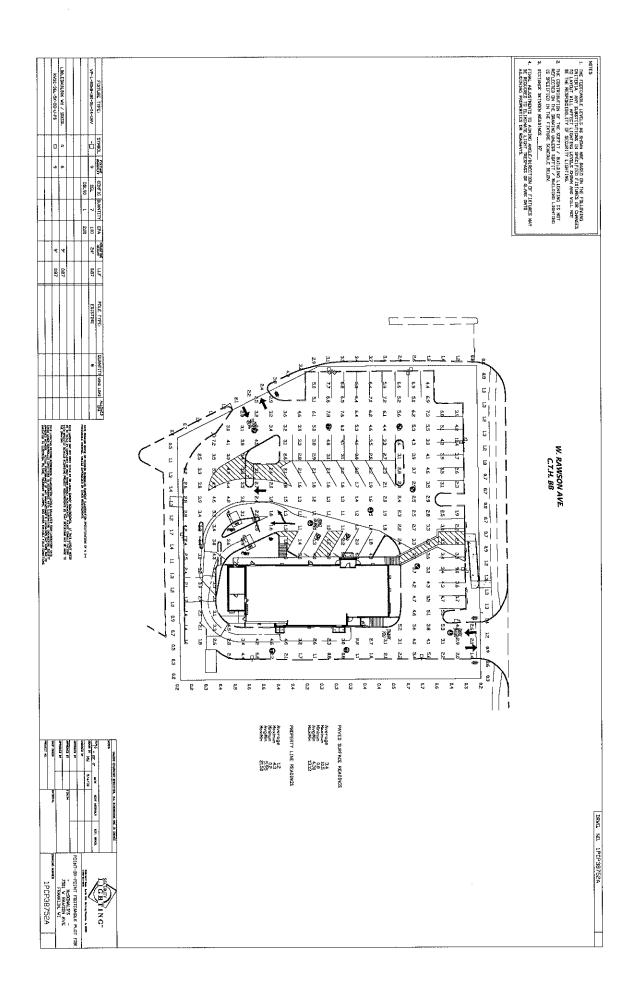
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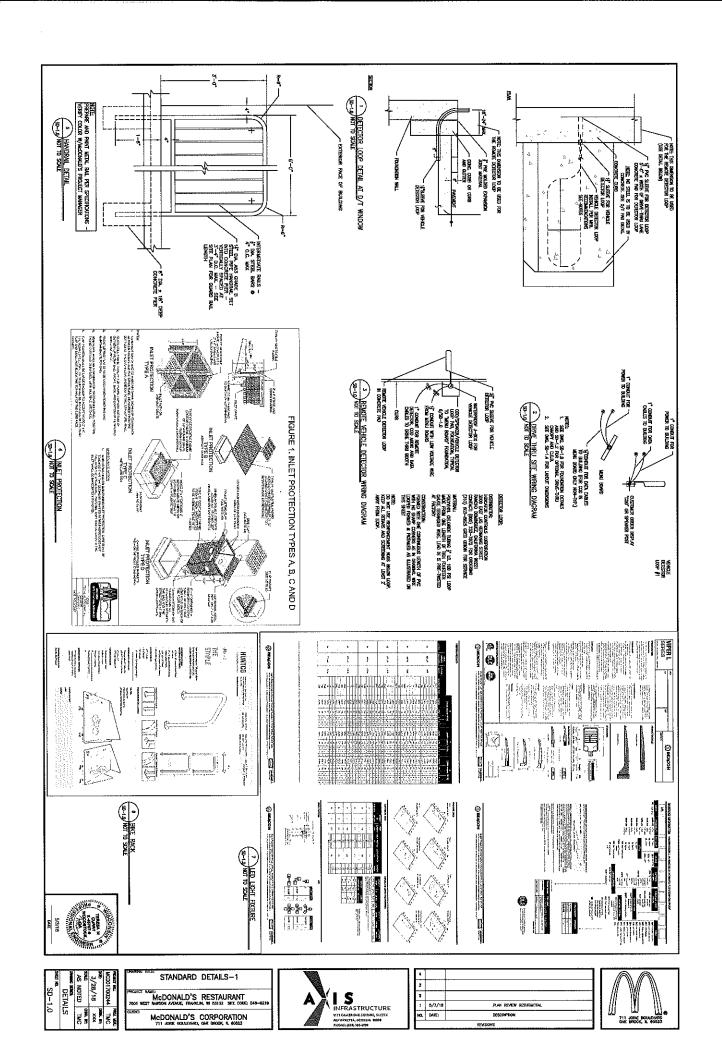


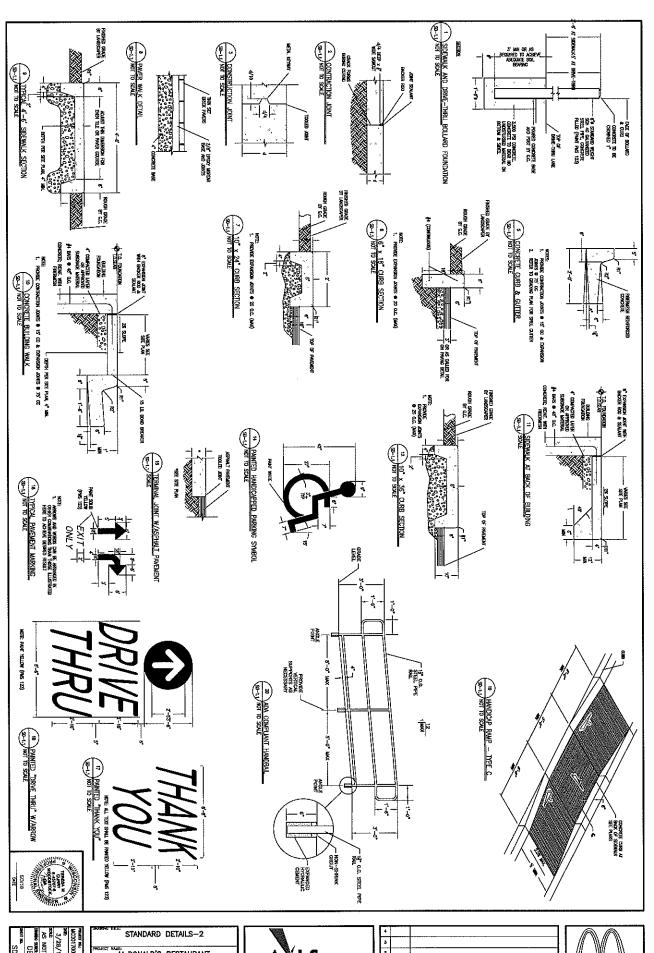


		ZENSIONS
ю.	DATE:	DESCRIPTION
1	3-28-15	Rev.Site plan O drive tru
2	5-02-18	Rev.Ste plan per city comments
3		
4	<u> </u>	











STANDARD DETAILS—2

PROJUCT NAME

MCDONALD'S RESTAURANT

7001 NEST NAMEON AND PROVIDE, NI BASISS SITE CODE: ONE-CRES

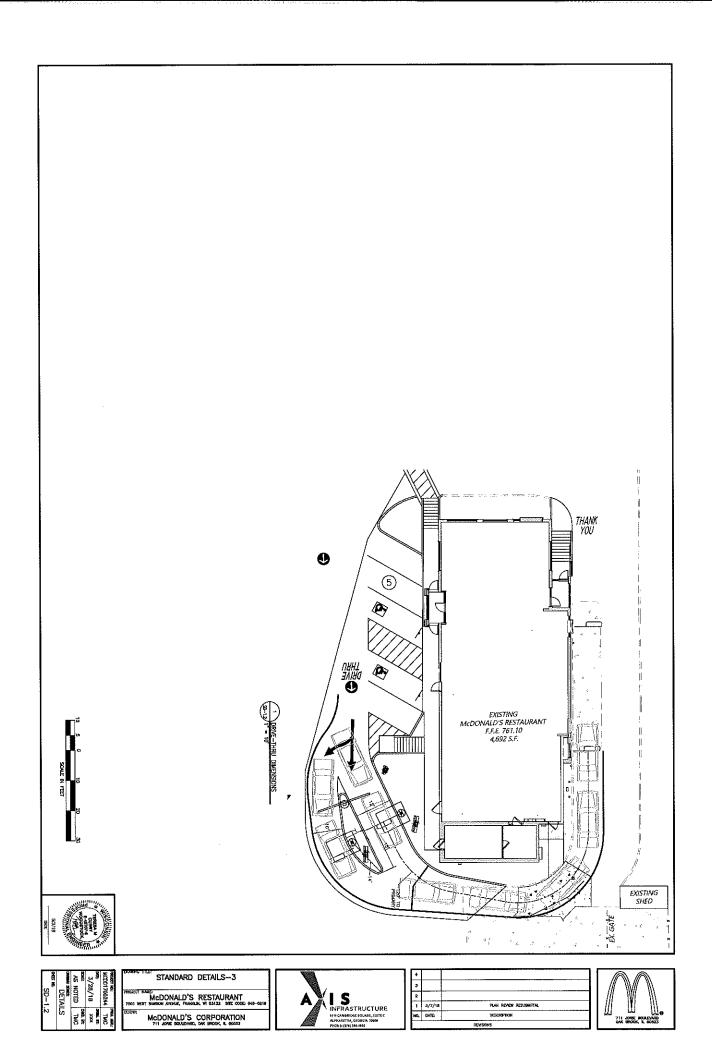
MCDONALD'S CORPORATION

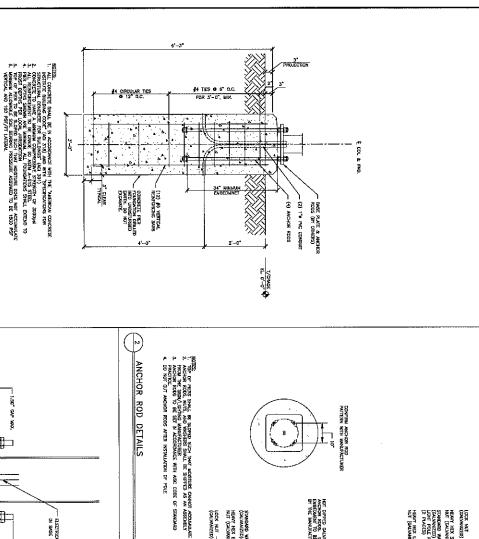
711 JONE BOLESHARD, DAY BROOK 1, 00023







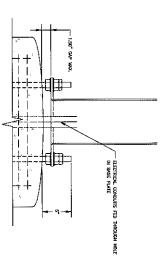












# DESSEA MUD. (AMB) COORS WERE USED IN DESIGNA TO THE POLICY OF THE POLICY

GENERAL NOTES:

STANDARD WASHER (CALVANIZED) PER LIGHT POLE PROVIDER (2 PLACES)

NUT (CALYANIZED)

NUT (GATAWAZED) HEAVY HEX LEVELIN

- BASIC WIND SPEED: 90 MPH (3-SECOND GUST)
  A EXPOSURE C
- SEISMIC DESIGN CATEGORY: B
- COMMENCE MODIES.

  TO ALL TOTAL SCHAMING ARE TO BE CLEAR OF WATER AND PORDER MATTER BETWEE FALLING DANGETE.

  POWNESS SHALL BEAR ON FIRM INDIGNIBED RESIDENCE SOIL AND/OR DISMITISED BATH FILL DANGETE BY SEA OF ITS MANUAL BEY DISMITING FOR ASIA O 658-70 (SAMARKO PROCESS) MASSES AND DESIDENCE AS FOR ASIA O 658-70 (SAMARKO PROCESS) MASSES AND DESIDENCE AS FOR ASIA O 658-70 (SAMARKO PROCESS) MASSES AND DESIDENCE AS FOR ASIA O 658-70 (SAMARKO PROCESS) MASSES AND PROCESS AND DESIDENCE AS FOR ASIA O 658-70 (SAMARKO PROCESS). MENIMUM ALLOWABLE LATERAL SOIL BEARING PRESSURE OF 100PSF/FT (x2)
- SITE SOIL COMPTIONS TO THE COMPANIES BY CENTERWING BY A LICENSED STRUCTURAL STRUCTURAL BY CHARLES BY A LICENSED STRUCTURAL STRUCTURA
- top 5° of son, nedlected in embeddent depth calculations (embeddient depths shown are from grade) ELECTRICAL CONTRACTOR TO PROVIDE INFORMATION ON CONDUIT AND ELECTRICAL REQUIREMENTS
- DUNERIE AND PENENDECON DUNE PLACE POLES IN CONCRETE WITH CONCRETE HAS CURED PER MICRONALD'S DAST—IN-PLACE CONCRETE SPEINFONTON, SECTION 3.11—E.
- 2. ALL PERS TO EXTEND TO FROST DEPTH AS DETERMINED BY LOCAL JURISDICTION 3. TOP OF PERS SHALL BE SLOPED SUCH THAT MOSTURE CANNOT ACCUMULATE.
- AR EXTRINUENT STALL CONTORN WITH INCOMALDS CAST—IN-PLACE CONCRETE SPECIFICATION SECTIONS 2.6-A & 2.13-AUSE OF ADMITTURES SIMIL CONFORM TO INCOMMING CAST—IN-PLACE CONCRETE SPECIFICATION  $2.6\,$ Minimum concrete strength (f==3,000 Ps)) shall compora with inconalise cast—in-place concrete specifications section 2.13-a
- Foundation concrete to be tested per acconside cast—in-place concrete specifications section  ${\bf 3.14}$ water content bated shall conform to modonalds cast-in-place concrete specifications section 2.13-A
- ALL REINFORCENC STEEL SHALL BE ASTM AG15 GRADE DO.
- REINFORCEMENT PLACEMENT SHALL CONFORM TO MCDDNALDS CAST—IN-PLACE CONCRETE SPECIFICATIONS SECTIONS 3.2 & 3.5 10. PROVIDE A MINIMUM 3" DE CONCRETE COVER OVER ALL EMBEDDED STEEL
- 12. ANCHOR RODS TO BE SET IN ACCORDANCE WITH AISC CODE OF STANDARD PRACTICE
- STRUCTURAL STEEL 1. Steel Pipe Section: ASTM ASS OR A252 TYPE E GRADE B (Fy=>35km) 2. HSS ROUND SECTION: ASTA ASOO GRADE B (Fy=425m)
- , haded another foot asin first is 35, an assethele alterning is asin fisse or se, si med the enembed by of the rod is through and the nut tack neuron from to galanceton

3. HSS SQUARE/RECTANGULAR SECTIONS: ASTM A500 GRADE 8 (Fy=A6kd)

- STEEL AUGUSS, CHANNELS, STRUCTURAL SHAPES AND PLATES: ASTM A36
- 8. NUTS: ASTW ASSIA, HEAVY HEX 7. WASHERS: ASTM F844 AJS
- 9, ANCHOR RODS, NUTS, AND WASHERS SHALL BE SHIPPED AS AN ASSEMBLY FROM THE SIGN/LIGHTING MANUFACTURES 8. USE ASTM A153 CLASS C HOT DIPPED GALVARIZED BOLTS AND FASTENERS
- 10, NO FELD HEATING TO BOIG STEEL SHALL BE ALLOWED WITHOUT ENCAMER'S APPROVAL 11, DO NOT OUT ANOHOR RODS AFTER INSTALLATION OF POLE
- 12. AFTER INSTALLATION, ALL EXPOSED STEEL SHALL BE PAINTED WITH AN EMAILEL PAINT TO INHIBIT CURROSION
- 13. ANY PIELD WELDING SHALL PIEST BE VERIFIED BY ENGINEER AND PERFORMED IN ACCORDANCE WITH AMS DI.) <u>AISCELLANEDAIS</u> 1. REPER 10 SIGN MANUFACTURER DRAWINGS AND INSTRUCTIONS FOR ADDITIONAL INFORMATION
- I. ANY MODIFICATIONS ARE TO BE VEHICLED BY AN EMINISER DETAILS AND STRUCTURAL MEMBERS NOT SHOWN DESIGNED BY OTHERS CONTRACTOR (INSTALLER) IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION IN REGARDS TO JOBSTE SAFETY



3/28/18 MAC
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DETAILS

SC-1.0

DOUBLE GATEWAY POLE FOUNDATION DETAIL

3 CONNECTION DETAIL

TATTES.

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2. WITHOUT DE DEEDS STATE OF MACHEES SHATT BE SHADED VS VA VESENBEL.

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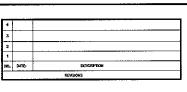
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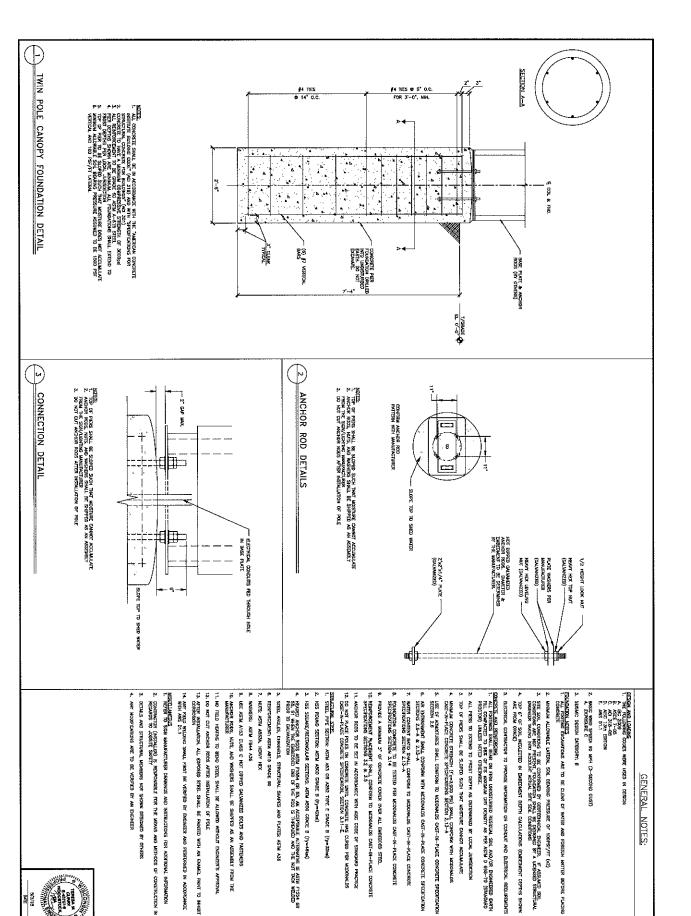
5. TO YOU CUT WHOCHER BUILD A LIKE RESULT BUILD B

MCD017	STRUCTURAL DETAILS - 1
SUET IN: JCD01700244	PROJECT NAME: MCDONALD'S RESTAURANT 7501 WEST RINSON AVENUE PRANKLIN, WI \$3132 SITE COM-
O.	McDONALD'S CORPORATION 711 JORGE BOULDWRD, DAY BROOK, IL BOSSES









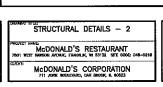


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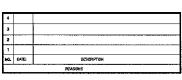
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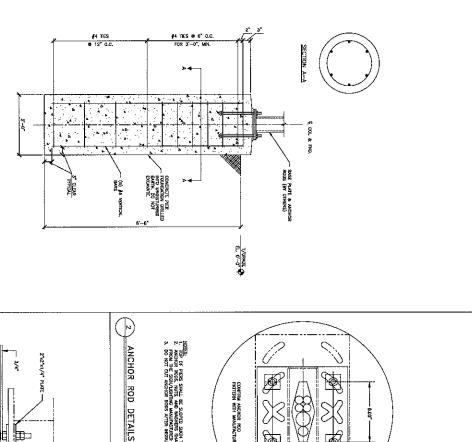
MAC PLANT

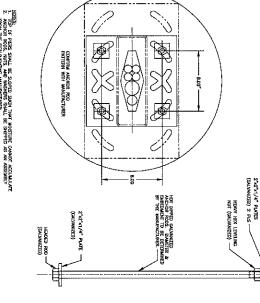










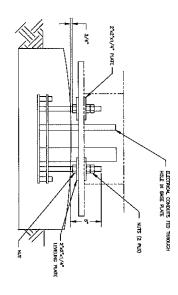


MOTES.

1. TOP OF PIESS SHALL BE SLOPED SUCH THAT MOSTURE CANNOT ACCUMULATE.

2. ANCHOR MODE, NUTS, AND MASHES SHALL BE EMPPED AS AN ASSEMBLY PROM THE SUMLANDING MAJMES SHALL BE SUPPED AS AN ASSEMBLY PROM THE MASHES SHALL BE SUPPLIED AS AN ASSEMBLY PROM THE TOP OF POLE.

3. DO NOT CUT ANGHER BOOS AFTER MESTALLATION OF POLE.



GENERAL NOTES:

DESIGN AND CONDUCT
THE FOLLOWING CONDEX WERE USED IN DESICHE
THE FOLLOWING CONDEX WERE USED IN DESICHE
THE FOLLOWING
THE FOLLOWI

HEAVY HEX TOP MUT (CALVANIZED), 2 PLS

BASIC WIND SPEED: 80 MPH (3-SECOND CUST)

SEISMIC DESIGN CATEGORY: B

EQUIPACION MOTES

1. ALL TUDING EXCAVATIONS ARE TO BE CLEAR OF WATER AND FOREIGN MATTER BEFORE PLACING CONCRETE

CONCRETE

SITE SEL COMPINIONE TO BE COMPRIED BY CONTROLING, BEAUTER, IF ASSIMED SOLL COMPINION ARE ANY PRESENT TOMANITION SHALL BE DESCRIPTORY ALL COMPINIONS BY A LICENSED STRUCTURAL SHALL BUSINESS TAKING INTO ACCOUNT ACTUAL SITE SOIL COMPINIONS . MUNIMUM ALLOWABLE LATERAL SOIL BEARING PRESSURE OF 100PSF/FT (x2)

. ELECTRICAL CONTRACTOR TO PROVIDE INFORMATION ON CONDUIT AND ELECTRICAL REQUIREMENTS TOP 8" OF SDA, NEGLECTED IN CHEEDIEM DEPTH CALCULATIONS (CHBEDNEM GETHS SHOWN ARE FROM GRADE)

<u>DACRETE AND RENOTACING</u>

ALL POTHINGS SHALL BOAR ON FIRM UNDSTURBED RESIDUAL SOIL MOD/DIE ENGINEZIED BARTH.
FILL COUNAPTEED TO JEST OF TIS MOCKIUJA DEY DENSTIY AS PER ASTA D 889-70 (STANDARD PROCTICIS) UNILESS MOTED OTHERWISE.

. All Piers to eatend to frost depth as determined by local jurisdiction . Top of Piers shall be sloped such that moisture cannot accumulate

Use of adjectures shall conform to incoonalds cast—in-place concrete specification 2.6  $\,$ MINIMUM CONCRETE STRENGTH (for 2,000 PS) SHALL CONFORM WITH MCDONALDS CAST-IN-PLACE CONCRETE SPECIFICATIONS SECTION 2.15-A

water content ratio shall conform to accomalds cast—m-place concrete specifications section 2-13— $\alpha$ AR ENTRANMENT SHALL CONFURM WITH MCDONALDS CAST—IN-PLACE CONGRETE SPECIFICATION SECTIONS 2.9—A & 2.13—A

poundation concrete to be tested per acconalds cast—in—place concrete specifications section 3.14 PROVIDE A MINDAUM 3" OF CONCRETE COVER OVER ALL BABEDDED STEEL

12. DO NOT PLACE POLES ON CONCRETE UNTIL CONCRETE HAS CURED PER MICHONALDS CAST-IN-PLACE CONCRETE SPECIFICATION, SECTION 3.17—E. 10. REMFORESMENT PLACEMENT SHALL CONFORM TO IMPROVALDS CAST-IN-PLACE CONCRETE SPECIFICATIONS SECTIONS 3.2 & 3.5 11. ANCHOR RODS TO BE SET IN ACCORDANGE WITH ASSO CODE OF STANDARD PRACTICE

IRLUTURAL SIER. . STERL PIPE SECTION: ASTA ASS OR AZSZ TYPE E GRADE B (Fy=3566)

HSS ROUND SECTION: ASTM A500 GRADE 8 (Fy=42ksi)

3. HSS SDUARE/RECTANGULAR SECTIONS: ASSM ASOO GRADE 8 (F)=48km)

4. HEADED ANCHOR RODS ASTAL FILES OR SS, AN ACCEPTABLE ALTERNATIVE IS ASTAL FILES SS, ST WHEN THE EMBEDDED END OF THE ROD IS THREADED AND THE MUT TACK WELDED PRIOR TO DAYANGEATION.

5. STEEL ANGLES, CHANNELS, STRUCTURAL SHAPES AND PLATES: ASTM A36

6. RENFORCEMENT: ASTA ASTS GRADE 60
7. NUTS: ASTA ASEA, HEAVY HEX

B. WASHERS: ASTIN FB44 A36

. USE ASTM A153 CLASS C HOT DIPPED GALVANIZED BOLTS AND FASTENERS

10. ANCHOR ROOS, NUTS, AND WASHERS SHALL BE SHEPED AS AN ASSEMBLY FROM THE MANUFACTURER

12. DO NOT CUT ANCHOR RODS AFTER INSTALLATION OF POLE 11. NO FIELD HEATING TO BEIND STEEL SHALL HE ALLOWED WITHOUT ENGINEER'S APPROVAL

13, AFTER INSTALLATION, ALL EXPOSED STEEL SHALL BE PAINTED WITH AN EXAMPL PAINT TO UNIGHT CORROSSION 14. AMY FIELD WELDING SHALL FIRST BE VERIFIED BY ENGINEER AND PERFORMED IN ACCORDANCE WITH AWS D1.1

JASOELLANEOUS 1. REPER TO SIGN MANUFACTURER DRAWINGS AND INSTRUCTIONS FOR ADDITIONAL INFORMATION , Contractor (Installer) is responsible for the News and Wethods of Construction in Regards to Joustic Safety

ANY MODIFICATIONS ARE TO BE VEHIFIED BY AN ENGINEER DETAILS AND STRUCTURAL MEMBERS NOT SHOWN DESIGNED BY OTHERS



SC-1.2

DIGITAL MENUBOARD FOUNDATION DETAIL

NUES.

1. ALL CHONSEE SHALL BE N ACCORDANGE MIT) THE "ALBERGAN CONCRETE SHALL BE NOT SHAPE OF THE ACCORDANGE MIT) THE "ALBERGAN CONCRETE SHALL BE NOT SHAPE OF THE ACCORDANGE AND ACCORDAN

ANDERS.

1. TOP OF PIERS SWALL BE SLOPED SUCH THAT MOISTURE CANNOT ACCUMULATE.

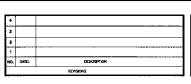
2. ANCHOR MODE, NUTE, AND MASHERS SWALL BE SHIPPED AS AM ASSEMENY FOR THE MODELLARITHE MASHER AND THE ASSEMLATION OF POLE.

3. DO NOT CUT ANCHOR PODS AFTER MISTRALATION OF POLE.

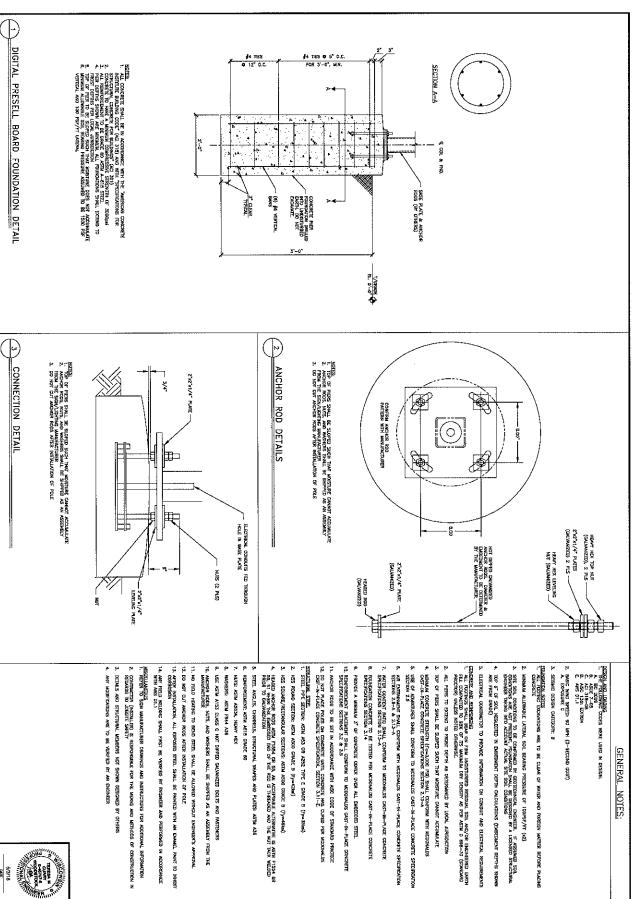
CONNECTION DETAIL

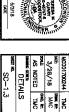
DETAIL	IS SHREET	72 E	3/25	NCDOT K	STRUCTURAL DETAILS — 3
	DETAILS	NOTED	등   R	PROJECT NAME:  McDONALD'S RESTAURANT  7801 WEST RAWSON AVENUE, PRANKLIN, WI 53132 SITE CODE: 048-021:	
	ln :	TMC	MAC	TIMC	McDONALD'S CORPORATION 711 JORGE BOULDWID, DAY SROOK, IL 60823





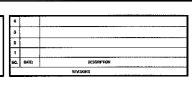




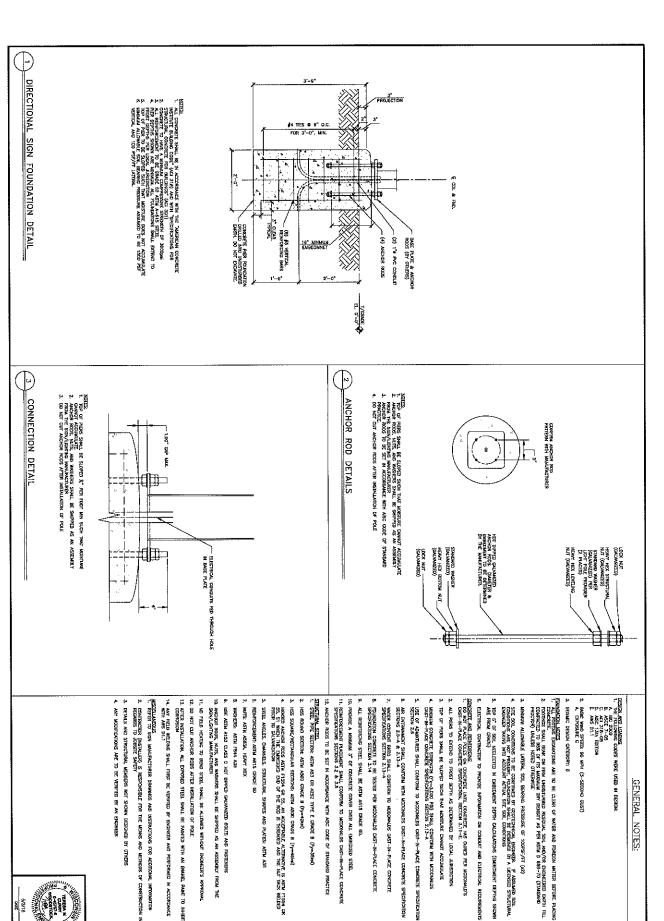














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S NOTED DETAILS

SC-1.4

