



CITY OF FRANKLIN



REPORT TO THE PLAN COMMISSION

Meeting of April 19, 2018

**Planned Development District No. 37 Minor Amendment, Site Plan,
and Certified Survey Maps**

RECOMMENDATION: City Development staff recommends approval of the Planned Development District No. 37 (The Rock Sports Complex – Ballpark Commons) minor amendment subject to the conditions of approval in the attached draft ordinance. Staff also recommends approval of the Site Plan associated with proposed Buildings B1 through B4, subject to the conditions of approval in the attached draft resolution. Staff further recommends approval of the Certified Survey Maps subject to the conditions of approval in the attached draft Resolution.

Project Name:	The Rock Sports Complex/Ballpark Commons PDD No. 37 Minor Amendment, Site Plan associated with Proposed Buildings B1 through B4, and Certified Survey Maps
Project Address:	7900 W. Crystal Ridge Drive and vicinity
Applicants:	Mike Zimmerman and Greg Marso, Zim-Mar Properties LLC
Property Owners:	Wisconsin Department of Transportation, Zim-Mar Properties LLC, and BPC County Land LLC
Current Zoning:	PDD No. 37 and FW Floodway District
2025 Comprehensive Plan:	Mixed Use and Areas of Natural Resource Features
Use of Surrounding Properties:	Root River Parkway (Village of Greendale) to the north; S. 76 th Street, single-family residential, and Loomis Road (State Highway 36) to the east and south; and single-family residential to the west.
Applicant's Action Requested:	Recommendation to the Common Council for approval of the proposed Planned Development District amendment and Plan Commission approval of the Site Plan.

Please note the following changes to the draft ordinance and staff report formats:

- The changes identified in the draft PDD amendment ordinance have been requested by the applicant to facilitate construction of Buildings B1 through B4.
- Staff has also incorporated, where noted, all prior PDD No. 37 amendment changes into the draft ordinance.
- The conditions of approval located at the end of the draft ordinance reflect those changes recommended by staff (and as further described in the Staff Comments document dated March 25, 2018).

INTRODUCTION:

On January 23, 2017 and February 18, 2017, Ballpark Commons LLC submitted applications and information for:

- A Planned Development District (PDD) minor amendment to amend various PDD No. 37 district standards such as building heights, building setbacks, permitted uses, etc.
- Three Certified Survey Maps establishing in total 10 separate lots for the entire Ballpark Commons project area.
- Two Site Plans, one for Building C1 proposed to be located north of Rawson Avenue, and one for the first four apartment buildings to be located south of Rawson Avenue.

However, due in part to the size and complexity of the above applications, and in part due to the applicant's requested phasing of this development, staff had first focused its review efforts on the Site Plan for Building C1 and on the associated PDD amendments for that building. Those applications were reviewed and recommended for approval by the Plan Commission at its April 5, 2018 meeting, and are scheduled for consideration by the Common Council at its April 17, 2018 meeting.

The Certified Survey Maps, and the additional PDD changes and the site plan for the apartments, are the subject of this staff report.

PLANNED DEVELOPMENT DISTRICT (PDD) AMENDMENT:

Staff is recommending, with agreement from the applicant, that the Plan Commission classify the proposed amendment as a Minor PDD Amendment. It can be noted that Major PDD Amendments are reserved for changes to the exterior boundary of, or proposed uses within, the PDD.

The applicant has proposed a number of changes to the Planned Development District standards (primarily related to proposed buildings B1 through B4).

- Increased building size limit. See page 6 (#9), of the draft ordinance.
- Increased net density. See page 23 (Table 15-3.0442D.1. Net Density), of the draft ordinance.
- Decreased front yard setback. See page 23 (Table 15-3.0442D.1, Minimum Front Yard), of the draft ordinance.
- **Please refer to the draft PDD ordinance (with track changes) to see the specific changes as proposed by the applicant.**

The draft PDD ordinance has also been revised to:

- Reflect the changes as recommended by the Plan Commission at their meeting on April 5, 2018.
- Codify all of the previously adopted amendments to PDD No. 37 into this one ordinance.

As previously noted, while the changes to the draft PDD ordinance reflect what the applicant has requested, the conditions of approval at the end of the ordinance reflect the changes recommended by staff. In some instances, the changes requested by staff contradict the changes requested by the applicant, in those cases:

- If the Plan Commission concurs with the change proposed by the applicant, the Plan Commission must make a motion removing staff's recommended condition pertaining to that matter.
- If the Plan Commission concurs with staff's recommended condition, no special motion is needed; the appropriate revision to the ordinance will be incorporated into the final draft.

CERTIFIED SURVEY MAPS:

The applicant has submitted three separate Certified Survey Map Applications for the Ballpark Commons development.

- CSM No. 1 refers to the properties north of W. Rawson Avenue and northwest of Crystal Ridge Drive and creates three lots and one outlot.
- CSM No. 2 subdivides the properties north of W. Rawson Avenue and southeast of Crystal Ridge Drive, creating 4 new lots.
- CSM No. 3 subdivides the existing properties south of W. Rawson Avenue into 4 new lots.

Please refer to the letter dated April 11, 2018 from JSD Professional Services, Inc. responding to the Department of City Development memo dated April 2, 2018 which provides staff comments and recommendations, for additional information on all of staff's recommended changes to the Certified Survey Maps.

SITE PLAN:

At this time the applicant is only requesting Site Plan approval (including associated landscaping, architecture, lighting, parking, etc.) for Buildings B1 through B4 (located south of Rawson Avenue and along the southern portion of proposed Ballpark Drive). Each of the four apartment buildings, which are essentially the same, are:

- approximately 64,000 square feet in size;
- 3-stories tall;
- also include one level of underground parking; and
- contain 53 apartment units comprised of a mixture of 1- and 2-bedroom units, some with an additional den/bonus room.

Please refer to the Department of City Development memo dated March 11, 2018, which provides staff comments and recommendations, and responses from the applicant, for additional information on all of staff's recommended changes to the Site Plan.

Building Setback Concerns

It is important to note that the UDO requires setbacks to be measured from the "ultimate right-of-way" (per Sections 15-2.0203, 15-3.0403D., and 15-5.0108B.), as well as in the definition of Base Setback Line. Provided below is additional information about the concerns staff has with the proposed building's encroachment into the following setbacks.

- Arterial/Highway Setback. Building B1 encroaches about halfway into the 40' setback from the Rawson Avenue right-of-way, which setback is required by Section 15-5.0108B. of the UDO.

- Staff is concerned about this encroachment where: it is unknown if the existing excess right-of-way will be needed in the future and if so, what traffic and pedestrian safety concerns may arise at that time; and it will not be possible to provide the required 30' landscaped bufferyard without encroaching into the right-of-way associated with Rawson Avenue.
- Staff recommends that the highway setback of 40' be maintained for Building B1.
- Yard Setbacks. Building B4 encroaches about 10' into, and Buildings B2, B3, and the clubhouse encroach about 5' into, the 25' front yard setbacks required by PDD No. 37.
 - Staff is concerned about these encroachments where: it reduces the amount of space available for pedestrian amenities such as wider sidewalks and lawn terraces; it reduces the amount of space available for snow storage; it places the buildings immediately adjacent to utility easements; and it contributes toward a building scale that is not proportionate to pedestrians or observers as required by Section 15-7.0802A. of the UDO.
 - Staff recommends that the 25' front yard setback be maintained for Buildings B2, B3, and the clubhouse. Staff has little objection to the encroachment of Building B4, as a protected wetland is located immediately east of Building B4's proposed parking lot (which lot is located immediately adjacent to the building).
- Landscape Bufferyard. Building B1 encroaches about 10' into the 30' landscape bufferyard along Rawson Avenue, which bufferyard is required by Section 15-5.0102A. of the UDO. It can be noted that the applicant has not identified the landscape bufferyard at all.
 - Staff is concerned about this encroachment where it prohibits establishment of landscaping which could screen the proposed building from a busy highway.
 - Staff recommends that the 30' landscape bufferyard be established along Rawson Avenue. Staff has little objection should a portion of the bufferyard need to extent into the Rawson Avenue right-of-way, as long as Milwaukee County approval is obtained.

Other Concerns

In regard to landscaping standards:

- The applicant is not proposing to provide permanent onsite outdoor irrigation of the landscaping. Furthermore, many landscaping details have not been provided so that staff can verify the amount and placement of landscape is being properly coordinated with the Natural Resource Special Exception required Mitigation Plans and is meeting all UDO required standards.
- Staff recommends that the Landscape Plan be revised, to meet all standards set forth within the Unified Development Ordinance, Planned Development District No. 37, and the recently adopted Natural Resource Special Exception.
 - Staff has little objection to keeping the irrigation system limited to those areas adjacent to the buildings and parking lots. And that the berm area be watered on an as needed basis.
- The applicant is proposing snow storage in landscaped areas.
- Staff recommends that a Snow Storage Plan be prepared, to meet all standards set forth within the Unified Development Ordinance.

In regard to architectural standards:

- Both the Unified Development Ordinance and the PDD No. 37 Design Standards require that building design shall not be repeated on four or more buildings.
 - While the applicant has revised the Architecture Plan to provide an additional color of brick and of composite lap siding on the four buildings, and has varied the placement of these materials, staff does not agree that this is enough variation. Staff would also note that it is possible that up to six essentially the same apartment buildings will be constructed.
 - Similarly, staff is concerned that the buildings do not provide enough articulation.
 - Staff recommends that at least one of the buildings be revised to include addition of a new short wing, that the ends of the building be reduced from 3 stories to 2 stories, and that larger entrances that are more prominent be added to the building.

Please note that Engineering Department review of utilities and infrastructure is currently underway.

Please note that staff has reviewed and tentatively agreed with the applicant's Parking Analysis for Ballpark Commons, subject to the provision of additional parking at certain specified development events/locations. However, those parking locations and events are not adjacent to or associated with the proposed Buildings B1 through B4, so will be discussed in future Site Plan requests. In summary, it can be noted that the south side of the Ballpark Commons development is approximately 200 parking spaces, or about 20% short, of the UDO required approximately 1,000 parking spaces, which is an allowable parking reduction pursuant to the standards set forth in the UDO and the information provided within the Parking Analysis.

CONCLUSION:

City Development staff recommends approval of the Planned Development District No. 37 (The Rock Sports Complex – Ballpark Commons) amendment subject to the conditions of approval in the attached draft ordinance. Staff also recommends approval of the Certified Survey Maps and the Site Plan associated with proposed Buildings B1 through B4, subject to the conditions of approval in attached draft resolutions.





JLA
ARCHITECTS

City of Franklin – Planning Department
c/o Mr. Joel Dietl, Planning Manager
City of Franklin Planning Department
9229 W. Loomis Road
Franklin, WI 53132

January 17, 2018

RE: Ballpark Commons Multi-Family Development

On behalf of BPC Apartments 1, LLC, JLA Architects is submitting the current design drawings for the *Ballpark Commons Multi-Family Development* to the City of Franklin for an Informational Presentation and to receive feedback from the Staff.

This proposed development is located on a 25 acre (+/-) undeveloped parcel along Rawson Ave south of the existing Ballpark Commons development. It is between residential properties to the west and Loomis Rd. to the east.

Currently, the proposed development consists of seven (7) multi-family buildings (4 buildings (B1-B4) are being submitted for consideration at this time) and a future clubhouse building – all organized around greenspaces and walkways. In addition to the internal pedestrian connections throughout the site, the Masterplan has pedestrian connections to the Oak Leaf trail, which is being extended through the site.

The residential buildings will be three-stories above one level of covered parking. In the current Masterplan design, these buildings have 308 total units – a density of 12.3 units/acre. The Clubhouse Building will be a single-story building and will contain a leasing office, swimming pool and other common amenities for the development's residents.

Vehicular parking for the development will be a combination of surface parking and covered parking. Currently, the Masterplan design has a total of 508 parking spaces – a ratio of 1.65 stalls per unit.

The project team currently consists of BPC Apartments 1, LLC (Developer), JLA Architects + Planners (Architecture/Design), and JSD Engineers (Civil Engineering/Landscape Architecture).

The proposed project schedule has construction commencing in the spring of 2018 with completion of the first building in the fall of 2018. The construction of each building will be slightly staggered, and the completion of total project build-out shall depend on market conditions.

Our team looks forward to working with the City of Franklin on this project and contributing to the ongoing improvement of the neighborhood.

Regards,

Joseph M. Lee, AIA
JLA Architects + Planners

City of Franklin

Applicant Responses (4/09/18)

Department of City Development

Date: March 25, 2018

To: Zim-Mar Properties LLC

From: Department of City Development

RE: Ballpark Commons Planned Development District Minor Amendments and Site Plan
Pertaining to Buildings B1, B2, B3, and B4 – Staff Comments

Please be advised that staff has reviewed the two above referenced applications **as they pertain to Buildings B1, B2, B3, and B4**. Department comments are as follows for the Planned Development District (PDD) Minor Amendments and Site Plan materials submitted by Mr. Patrick Shanahan and Mr. Justin Johnson on behalf of Zim-Mar Properties LLC, date stamped by the City of Franklin on January 23, 2017 (and the parking analysis date stamped February 18, 2018).

As requested, staff is providing its comments as each separate application review is completed. Staff comments on Building C1 were previously provided (along with associated PDD changes). It is anticipated that staff comments on the Certified Survey Maps will be provided within the next week or so.

Minor PDD Amendment. In keeping with the request for separate review of each application, certain specific PDD Ordinance changes (pertaining to the requested site plans) were previously provided to you by email dated February 11, 2018. As previously discussed, and as noted in the comments in that document, **staff does not support some of the PDD changes highlighted in the draft Ordinance**, but have identified those changes solely in the interest of expediting review of the project as currently proposed. Additional PDD Amendment and PDD/Site Plan related information, changes, and/or requirements are also provided below, but are not yet incorporated into the draft PDD Ordinance. Any changes you concur with, or others you wish to add or revise, must be included within a revised PDD Amendment project narrative/summary, and within the draft PDD Ordinance. *Please note that staff is also incorporating all previously approved PDD changes into this document as well.* Pursuant to UDO Section 15-9.0401A. Fee Schedule, any changes of uses or boundaries must be part of a separate Major PDD Amendment application.

Due to the interrelatedness of these applications, staff recommends that all of these applications be submitted together to the Plan Commission for review, and to the Common Council for its final consideration, but understands if time constraints may dictate otherwise.

Lastly, please note that most Engineering Department comments have and will continue to be provided separately.

MINOR PDD AMENDMENT:

PDD No. 37 Ordinance No. 2016-2212 Requirements and Standards (page numbers refer to the draft revised Ordinance emailed on 2-11-18):

District Intent

1. Page 8, District Intent #9. As currently proposed, Buildings B1, B2, B3, and B4 must obtain a Special Use approval because each are over 40,000 square feet in size. Or conversely, the 40,000 square foot standard within the PDD must be revised to reflect larger building sizes.
 - a. Staff has little objection to revision of the size limit (to 65,000 square feet) solely for the four apartment buildings as it is staff's understanding that the size and location of these buildings have been the subject of one or more neighborhood meetings and as long as they do not exceed 3 stories in height. Any further size increase and staff would have serious concerns with those building sizes as a permitted use, particularly in regard to setback, parking, density, etc. impacts.
- *Applicant agrees with the revision to 65,000 sq. ft. not counting underground parking area.*
2. Page 8, District Intent (new #12), and/or each specific Ballpark Commons Area's Lot Dimensional Standards. A new building setback standard must be added to the District Intent (and/or each Area's Lot Dimensional Standards must be revised). Or conversely, the Site Plans must be revised to meet the required building setbacks (arterial/highway = 40'; The Rock = 50'; Sports Village, Mixed Use, and Multi-family areas = 25').
 - a. Staff has some planning, site maintenance, and aesthetic related concerns about smaller building setbacks from Crystal Ridge Road and Old Loomis Road, but is open to Plan Commission Site Plan review and approval on a case-by-case basis. However, staff is opposed to smaller setbacks from Rawson Avenue and 76th Street.
 - i. However, should the City wish to consider smaller building setbacks from Rawson Avenue and 76th Street, a Special Use process for case-by-case review of smaller setbacks could be considered, subject to:
 1. potential impacts upon traffic and pedestrian safety;
 2. extent of encroachment into vision triangles, setbacks, bufferyards, etc.;
 3. adjacent speed limits existing and proposed;
 4. location of the existing and planned roadway in relation to the right-of-way boundary, sidewalks, pedestrian plazas/outdoor seating; landscape bufferyards, etc.
 5. location of and potential conflicts with on-street parking;
 6. extent of Milwaukee County and/or DOT support.
 - ii. Please note that in regard to Building B1, staff believes that the above criteria could potentially be met to justify a smaller building setback from Rawson Avenue (i.e. 30' instead of the required 40').
- *The PDD Text Amendment application submitted on March 23, 2018, includes a request for reduced setbacks on this portion of the development. The setback along West*

Rawson Avenue has been discussed with the Milwaukee County Dept. of Transportation, and they did not voice a concern regarding this item. Rather, they stated that this was a decision for the local jurisdiction. Setbacks from the proposed Ballpark Drive could be increased, but it would require a width reduction of the Landscape Bufferyard / Conservation Easement on the westerly edge of the site. Similarly, setbacks from West Rawson Avenue could be increased, however the entire site layout for Buildings B1, B2 and B3 would need to be pushed south which would slide Building B3 into the Landscape Bufferyard / Conservation Easement. This said, the Applicant respectfully requests that the Site Plan be forwarded, with the building setbacks as currently proposed, to the Plan Commission for consideration and recommendation to Common Council.

3. Page 9, Section 15-3.0442A. District Intent. Staff does not recommend approval of inclusion of a Further Intent section. See the draft revised PDD Ordinance.
- *The Applicant agrees to bring each submittal package to Plan Commission and Common Council for plan approval on a case-by-case basis.*

Multi-Family Area Standards

4. Page 24, Net Density. The net density standard of 8.00 in Table 15-3.0442D.1. must be revised, or the apartments Site Plan density of 11.4 must be revised.
 - a. Staff does not object to revision of the net density to 12.00 to accommodate the current apartments Site Plan.
- *Applicant requests that the that the Site Plan be forwarded, with the residential densities as currently reflected on the Site Plan, to the Plan Commission for consideration and recommendation to Common Council. We request that required Open Space Ratio be decreased or allowable densities be increased, on a site-by-site basis to reflect the site layout as presented.*
5. Page 24, Minimum Front Yard. The front yard setback of 25' in Table 15-3.0442D.1. must be revised, the apartments Site Plan setback of 20'/15' must be revised, or Plan Commission approval of the smaller setbacks must be obtained.
 - a. Staff does not object to the smaller front yard setback for Building B4, as it is needed to comply with the approved NRSE and the protection of the remaining wetland to the east of Building B4.
- *No plan revision necessary.*
- b. Staff does not agree with the smaller front yard setbacks for Buildings B2, B3, and the clubhouse. Each of these buildings could be moved 5' further northwest. Staff would note that doing so would also move the buildings further from the proposed immediately adjacent utility easements, proving a greater safety margin for construction, maintenance, etc. activities over time.
- *Setbacks from the proposed Ballpark Drive could be increased, but it would require a width reduction of the Landscape Bufferyard / Conservation Easement on the westerly edge of the site. Similarly, the Clubhouse could be moved to the west, however a proposed drainage swale is located in that area which conveys runoff from lawn areas to the mitigated/improved wetland at the south end of the site. This said, the Applicant*

respectfully requests that the Site Plan be forwarded, with the building setbacks as currently proposed, to the Plan Commission for consideration and recommendation to Common Council.

6. Page 25, Dwelling Unit Size. As apartment buildings with fewer units are no longer proposed, staff recommends that only the last row in Table 15-3.0442D.2. (Thirteen (13) or More Dwelling Units per Structure) be retained. The three rows above should be removed.
 - *The subject rows have been deleted from the table.*

Design Standards

7. Page 28, Coordination of site furnishings and page 29, Bicycle and pedestrian amenities required. These requirements have not been met.
 - a. Staff recommends that benches be placed in the paved area located in the open space area between the parking lots for Buildings B1, B2 and B3, and in the triangular areas along the proposed trail/sidewalk system. Staff recommends that bike racks and trash receptacles be appropriately located throughout the subject area. Trash By Each Main Building Entry (Not All Entries only Main)
 - *Pedestrian amenity areas have been labeled on the Site Plan and a typical amenity area sketch provided.*
8. Page 31, Required trees for parking lot perimeter and interior applications. It is unknown if this requirement has been met. Please provide appropriate calculations and tables on the Landscape Plan.
 - *Full landscape calculations (development-wide aggregate) are being developed and will be submitted as part of the Mitigation Plan.*
9. Page 34, Building character and design. It is unknown if 5.a.vii. (trash, service, mechanical...) has been met. Please provide these details on the site plan and in the project narrative.
 - *A note has been added to the Utility Plan indicating that utility meters are located within the proposed buildings.*

Conditions of Approval

10. Page 42, Conditions of Approval. See the Conditions of Approval tracking spreadsheet emailed on 2-11-18. As stated in the email, the highlighted conditions must be fully addressed, or the conditions revised or removed.
 - *Applicant continues to work with Staff to reduce and/or eliminate the remaining Conditions of Approval.*

Staff Recommendations (not specifically required by the PDD):

11. Pursuant to page 34 of PDD No. 37 Design Standards, re: Architectural Requirements, Building Character and Design (5.a.ix.), staff recommends that additional building modulation and articulation be provided.

- a. Staff recommends that additional articulation of the building footprints and roof heights be provided for each of the four apartment buildings.
 - i. Staff suggests that this could be addressed in part by removing a portion of the third floor of Buildings B2 and B3 which are located closest to the public street.
- *Applicant's architect has used balconies to create articulation, along with materials / colors to visually differentiate building's features, applicant has agreed with staff and added 2 feet to step up of roof parapet from 36 to 38 ft in limited areas to define entry locations, etc.*

SITE PLAN (BUILDINGS B1, B2, B3, AND B4):

UDO Requirements and Standards:

Principals and Standards of Review

1. Sections 15-7.0102B. and 15-7.0103M. of the UDO are not met. Buildings B2, B3, B4, and the clubhouse do not meet the required building front yard setback of 25', and Building B1 does not meet the required highway/arterial setback of 40'.
 - a. In regard to Building B1, must either revise the building location or revise the PDD/UDO setback.
 - i. As stated in Staff Comment #2, staff has no objection to creation of a Special Use process for such setback encroachments.
 - b. In regard to Buildings B2, B3, B4, and the clubhouse, must either revise the buildings, revise the PDD setbacks, or obtain Plan Commission approval of the setback encroachments.
 - i. As stated in Staff Comment #5, staff has no objection to the encroachment of Building B4, but does not support the encroachment of Buildings B2, B3, and the clubhouse.
- *The PDD Text Amendment application submitted on March 23, 2018, includes a request for reduced setbacks on this portion of the development. The setback along West Rawson Avenue has been discussed with the Milwaukee County Dept. of Transportation, and they did not voice a concern regarding this item. Rather, they stated that this was a decision for the local jurisdiction. Setbacks from the proposed Ballpark Drive could be increased, but it would require a width reduction of the Landscape Bufferyard / Conservation Easement on the westerly edge of the site. The Applicant respectfully requests that the Site Plan be forwarded, with the building setbacks as currently proposed, to the Plan Commission for consideration and recommendation to Common Council.*
2. In regard to Section 15-7.0102C. of the UDO, please note that for the Multi-Family Area, the correct OSR is 25%, and the correct Gross Density is 8.00. Please correct the Site Intensity Calculations accordingly.
 - *Site Intensity Calculations have been revised, as requested, however, Applicant requests that the that the Site Plan be forwarded, with the residential densities as currently reflected on the Site Plan, to the Plan Commission for consideration and recommendation to Common Council. We request that required Open Space Ratio be*

decreased or allowable densities be increased, on a site-by-site basis to reflect the site layout as presented.

3. Section 15-7.0102E. of the UDO is not met. Specifically: UDO Section 15-5.0108B. highway r.o.w. the setback of 40' is not met, and inadequate information has been provided in regard to the relocation and redesign of Old Loomis Road as it pertains to access to the subject apartment buildings.
 - a. Must revise the site plan or revise the PDD standards. As discussed previously within this document, staff has no objection to creation of a Special Use process to consider such encroachments.
 - *See response to Items 1(a) and (b).*
 - b. Staff recommends that a detailed map of the entire relocation and redesign of Old Loomis Road, and of the intersection with Rawson Avenue, be provided.
 - *Full Roadway design plans are under review by the City of Franklin Engineering Department.*
4. Section 15-7.0102H. of the UDO is not met. Specifically, UDO Section 15-5.0102A. requires a landscape bufferyard along Rawson Avenue. Per UDO Section 15-5.0109A., the bufferyard must be placed within an easement.
 - a. Must revise the site plan or revise the PDD standards. As previously noted, staff might support a reduced setback from Rawson Avenue subject to review through the proposed Special Use process, and might not object to some of the landscape bufferyard being placed within the Rawson Avenue r.o.w. subject to review and approval from Milwaukee County and the Plan Commission.
 - *See response to Items 1(a) and (b).*
5. Section 15-7.0102L. of the UDO is currently not met in regard to the highway/arterial setback and front yard setbacks as previously noted. However, if the staff recommendations in these regards are followed, consistency with the UDO intent would be re-established.
 - *See response to Items 1(a) and (b).*
6. Section 15-7.0102M. of the UDO is not met. Please revise the project narrative/summary to address the project's consistency with the City's Comprehensive Master Plan.
 - *This B Apartment site plan submittal is in harmony with the PDD 37 district intent, first established in April 2016 when the City 1st reviewed the district as it relates to the Comprehensive Master Plan and approved if this PDD District. The Apartment Multifamily aspect brings the "Live" into the Live Work and Play at Ballpark Commons. The Multifamily component adds the residential to the mixed-use district offerings. The (212) units will allow residents to walk, drive or bike from their homes to the balance of the uses within the district commercial offerings & sports and entertainment. That direct connectivity enhances and diversifies the PDD 37 district. The (4) 53-unit buildings and clubhouse will create a place to call home within Ballpark Commons.*

Site Plan Data

7. Section 15-7.0103C. of the UDO, please include the architect's/engineer's seal on the site plans.
 - *Engineer's seal has been added to the Civil Plans.*
8. Section 15-7.0103F. of the UDO, please provide existing and proposed topographic information along all of Old Loomis Road.
 - *Existing topographic data for Old Loomis Road is included in the separately submitted Infrastructure Plans. We can provide you with this information, if needed.*
9. Section 15-7.0103H., please verify that the street width and intersection size (particularly the boulevard portion of the proposed public street) meet all Engineering and Fire Department standards and requirements. In addition, see the separate Parking Memo for staff comments on this topic.
 - *City of Franklin Engineering staff have reviewed the Ballpark Drive Infrastructure Plans numerous times and have not noted concerns related to the street width. Refer to separate response to the Parking Memo.*
10. Section 15-7.0103I. of the UDO, please provide the size and location of all signage.
 - a. If this information is not provided, separate review and approval will be required.
 - *A monument sign is shown near the Building B-1 driveway onto Rawson Avenue.*
11. Section 15-7.0103J. of the UDO, please provide the height of the clubhouse building.
 - *The Clubhouse building will be brought in at a later date for detailed review and approval.*
12. Section 15-7.0103K. of the UDO, please provide the name of the proposed public street.
 - *The street name is Ballpark Drive.*
13. Section 15-7.0103M. of the UDO, please identify the remaining wetland setbacks and buffers.
 - *Remaining wetland buffers and setbacks would get very cluttered on the Civil Plan, however, the orange construction fencing protecting those remaining natural resource areas is indicated on the Civil Plans.*
14. Section 15-7.0103O. of the UDO, please verify that the proposed sanitary sewers, storm sewers, and water mains reflect the most current plans under review by the Engineering Department.
 - *Utility services shown to the proposed building match the locations shown for those facilities in the Infrastructure Plans currently under review by the City of Franklin Engineering Dept.*
15. Section 15-7.0103P. of the UDO, please verify that the proposed stormwater management facilities reflect the most current plans under review by the Engineering Department.

Please indicate when and how stormwater will be conveyed from this site to the proposed stormwater pond.

- *The Stormwater Management Report (South) currently under review by the City of Franklin Engineering Dept. and Graef considers the multi-family area as shown in this submittal package.*
16. Section 15-7.0103R. of the UDO is not met. The Landscape Plan must be coordinated with the Berm and Mitigation Plans required by the City's approval of the separate NRSE, and must be revised to include the following:
- a. Per 15-5.0300A., landscaping is required within the Rawson Avenue bufferyard.
 - *Applicant respectfully requests that the that the Landscape Plan be forwarded, as submitted, to the Plan Commission for consideration and recommendation to Common Council.*
 - b. Per 15-5.0302A. and 15-5.0302I. a table/calculations confirming the appropriate amount and type of landscaping must be provided.
 - *The Mitigation Plan is currently being updated to account for current landscape designs within the overall development. The revised plan will be submitted under separate cover.*
 - c. Please note that an alternative minimum landscape surface ratio may be provided, see Section 15-5.0302E.
 - *Applicant proposes the use of an aggregate LSR calculation, as suggested as an alternate by Staff.*
 - d. Per 15-5.0302F. a table/calculations confirming the appropriate mix of plantings must be provided.
 - *Full landscape calculations will be provided under separate cover as part of the Mitigation Plan update. However, because the constraints of the Site and desired aesthetics may not allow for the full quantity of plan material dictated by the UDO, the Applicant respectfully requests that the Site Plan (and associated Landscape Plan) be forwarded, as proposed, to the Plan Commission for consideration and recommendation to Common Council.*
 - e. Per 15-50302G2., the landscaping plan must be revised to remove the use of stone within planting beds. Alternatively, a PDD amendment of the landscaping design standards is necessary to allow use of stone in the landscaping beds.
 - *Landscape Plans now indicate bark mulch to be used within planting beds.*
 - f. Per 15-5.0302G.3., estimates of the landscaping cost must be provided. This will be utilized in the proposed letter of credit associated with Section 15-7.0105.
 - *Applicant proposes that landscaping shall be installed prior to certificate of occupancy. Any landscaping not in place at that time will be covered with a letter of credit in an amount agreed upon by both parties.*

- g. Per 15-5.0302I., the name of the person who prepared the Landscape Plan, and the required and actual LSR for the site, must be provided on the plan.
- *Durham Hill is noted as the designer on the Landscape Plans. The Composite LSR calculation is included in the submittal packets as a separate exhibit.*
- h. Per 15-5.0303D., the method of irrigation must be shown on the plan.
- *Irrigation is not proposed. Spot watering will be performed, as needed.*
- i. Per 15-5.0303E. and 15-5.0210, a snow storage plan must be provided for the subject site and associated parking lots. The map that was provided does not address most of the requirements of 15-5.0210.
 - i. Staff further recommends that the plan include a memorandum of understanding or similar agreement with the Department of Public Works in terms of clearly identifying responsibilities for clearing the public street and associated sidewalks.
 - ii. Please note that if any snow is to be stored onsite, providing the UDO required parking setbacks and bufferyards becomes even more important.
- *Snow storage areas have been added to the Site Plan, as requested.*
- j. Per 15-5.0303F.1., the landscape plan must include the timing of installation.
- *Applicant agrees to install landscaping for each building prior to Certificate of Occupancy for each individual building. Areas that can't be installed due to seasonal constraints will be addressed by Letter of Credit.*
- k. Per 15-5.0303F.2. and 15-7.0105, staff recommends that a financial surety be provided to ensure installation of all required landscaping.
 - i. Staff would note that due to the anticipated pace of development, the fluid and multiple phasing approach anticipated for the development, and the possibility of ongoing changes to site plans, infrastructure and utility plans, etc., that landscaping may not be installed in a timely fashion, and/or once installed, may be impacted by other nearby land disturbing activities.
- *See Item 16(j), above.*
- l. Per 15-5.0303G.3., the landscape plan must include a plant replacement guarantee of 2 years.
- *Applicant agrees to this condition.*
- m. Per 15-5.0303H., the landscape plan must include a table/calculations that confirm the required amount of plant species mixture.
- *Full landscape calculations will be provided under separate cover as part of the Mitigation Plan update.*
- n. Per 15-7.0301C., the landscape plan must include the names, addresses, telephone numbers of the owner, etc.

- *Refer to Site Data Table on Civil Site Plan (Sheet C2.0).*
 - o. Per 15-7.0301F., the landscape plan must clearly show the Rawson Avenue bufferyard, and an easement must be prepared for staff review and Common Council approval.
 - *Applicant respectfully requests that the that the Landscape Plan be forwarded, as submitted, to the Plan Commission for consideration and recommendation to Common Council.*
17. Section 15-7.0103U. of the UDO is not met. More detail is needed in regard to when and how access will be provided to the site during construction and when each building is completed, and the timing/phasing of relocation and reconstruction of Old Loomis Road.
- a. Please note that this information may also affect the construction site erosion control plan. If so, such plans would need to be revised as part of this Site Plan.
- *Exact construction schedule is still being determined. It is understood that construction phasing could force changes to other components of the design.*
18. Per Section 15-7.0103W., please indicate the cut-off type luminaries that are proposed. Based on that information, staff can then determine the required maximum permitted illumination level and luminaire height.
- *Photometrics and corresponding fixture information are included in the submittal packets.*
19. Sections 15-7.0103X. and 15-5.0109A. of the UDO are not met as: the Rawson Avenue bufferyard easement is not shown; and that the Oak Leaf Trail may also be within an easement. If so, those easements must be shown on the site plan(s).
- a. Please note that easement documents must be prepared separately, reviewed by staff, and approved by the Common Council, typically prior to submittal of Building Permits.
- *The Applicant is aware that separate easement documents will need to be prepared, approved and recorded. Because the Infrastructure Plans have yet to be approved, we respectfully request that we be allowed to record the final easements as a condition of occupancy.*

Street Arrangement and Design Standards

20. Table 15-5.0103 is not met. Specifically, Minor Street design standards require a curb lawn of 10' and an additional 1' outside the sidewalk. Either the Site Plan and street profile plans must be changed, or a PDD Amendment obtained.
- a. Staff has no objection to a PDD Amendment in this regard where enhanced pedestrian amenities (such as the Oak Leaf Trail) are present. Where such features are not present, staff would not support a change of these standards.
- *The Applicant respectfully requests that the Site Plan be forwarded, with the paving and parking setbacks as currently proposed, to the Plan Commission for consideration and recommendation to Common Council.*

21. Sections 15-5.0202C.6. and 15-5.0107B. are not met. A shared driveway easement is required for the parking lot driveway located east of Building B2.
- *Applicant agrees to add a cross-access easement over the subject drive and develop a separate easement document for City review and approval.*

Architectural Plans

22. Section 15-7.0802E. is not met. At least one of the apartment buildings must be redesigned to avoid design repetition.
- a. Staff recommends that Buildings B1 and B4 be redesigned to differentiate them from Buildings B2 and B3.
- *Architectural elevations have been revised to show differing brick and siding colors as well as parapet heights between buildings.*
23. Section 15-7.0803A. of the UDO, please indicate the location and placement of all auxiliary building equipment, etc. Please also provide the elevations at a recognized architectural scale.
- *Notes have been added to the Civil Site plan to indicate that all meters are located within the buildings. Full-sized Architectural Plans have been included in the submittal packets.*
24. Section 15-7.0803A.1. and 2. of the UDO, please provide the owner and architect required information.
- *Architectural Plans include Architect's names. Refer to Civil Plan Sheet C2.0 for other required project information.*

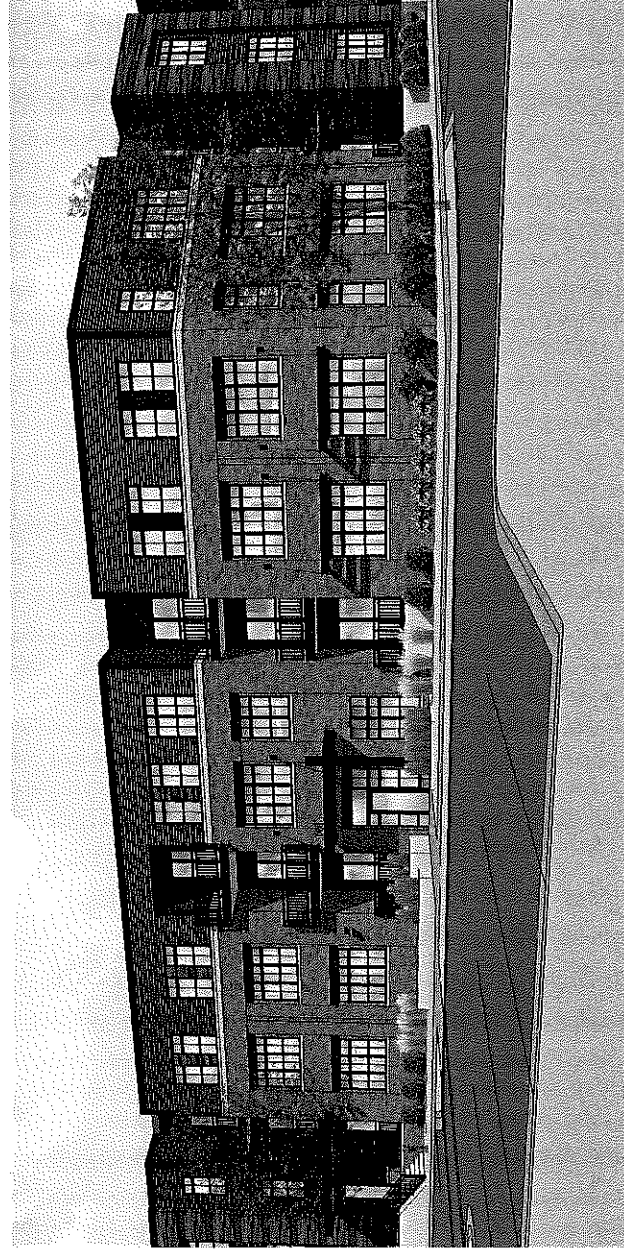
Staff Recommendations (not specifically required by the UDO):

25. Related to the PDD General Site Design Standards pertaining to lighting, staff recommends that decorative light poles and fixtures be utilized throughout the entire development, and that flags or banners of a complementary nature be part of the decorative lighting. Staff further recommends that decorative pedestrian scale light fixtures be utilized in all formal and informal gathering spaces (outdoor seating areas, pedestrian walkways, etc.), and further recommends that such lighting complement or be part of any immediately adjacent building architecture/lighting.
- *Light pole information is included review in the submittal packets. Banner design is still being evaluated and will be submitted for review at a later date.*
26. Related to the UDO architecture principles and standards, and the PDD District Intent and Design Standards pertaining to a pedestrian friendly design, staff recommends that the trail/sidewalk along the western berm be widened by 2'. In addition, staff would note that the short sidewalk segment proposed north of the clubhouse, two of the proposed sidewalk crossings of the public street, and the short sidewalk segment south of Building B4 could be removed as they are duplicative of other sidewalk segments in near proximity.
- *The walking paths within the southern portion of the Ballpark Commons development are intended to be crushed granite surfaces for resident use.*

- a. Staff would recommend that a future trail/sidewalk connection to Karrington Drive be identified at this time. Staff would only suggest that the trail connection be constructed at this time.
 - *It is our understanding that the residents of the adjacent subdivision are opposed to an interconnection to the Ballpark Commons development.*
 - b. Staff recommends that the Rawson Avenue sidewalk be extended westward to the project's western property boundary.
 - *Applicant prefers to stop sidewalk as indicated on the submitted plans, and requests that the Site Plan be forwarded, as currently proposed, to the Plan Commission for consideration and recommendation to Common Council*
27. Related to the UDO architecture principles and standards, and the PDD Design Standards pertaining to building character and design, staff recommends:
- a. At least one very prominent entrance per building. To include such elements or features as: pilasters; columns; partial walls; full awning; two-story features; etc.
 - b. To further reduce building repetition, to include different heights of the roof parapets between the different buildings, to include different siding treatments on the corners of the buildings and to extend such treatments to different heights between the buildings, etc.
 - *Architectural elevations have been revised to show differing brick and siding colors as well as parapet heights between buildings.*

BALLPARK COMMONS APARTMENTS

Rawson & Loomis Roads
Franklin, Wisconsin



CITY ENTITLEMENT DOCUMENTS

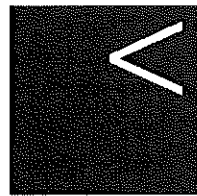
APRIL 9, 2018



JLA
ARCHITECTS



JLA PROJECT NUMBER: 16-0909



JLA
ARCHITECTS

MADISON : MILWAUKEE
jla-ap.com

JLA PROJECT NUMBER: 16009



BALLPARK
COMMONS
APARTMENTS

CITY ENTITLEMENT
DOCUMENTS

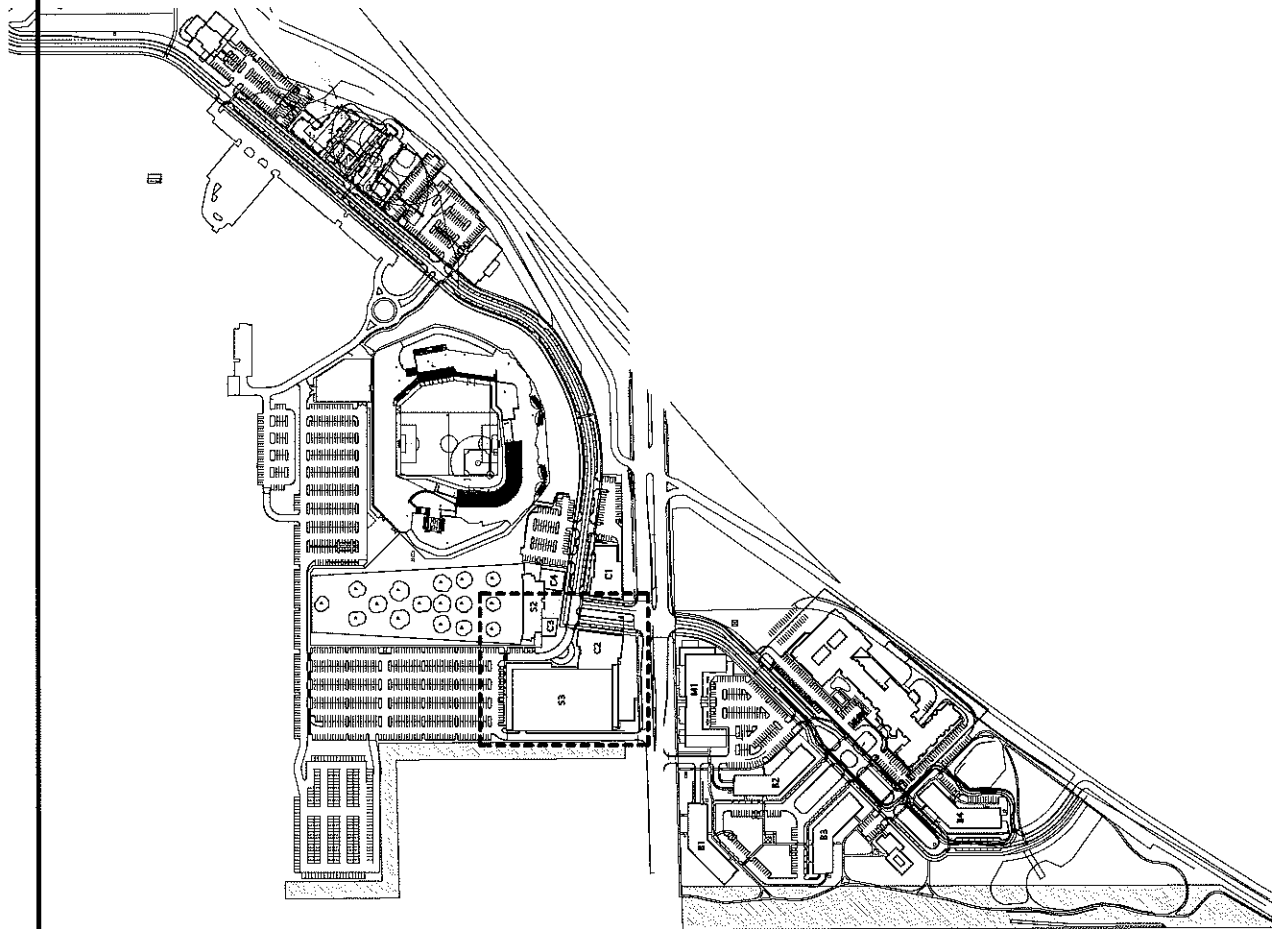
DATE OF ISSUANCE	APRIL 9, 2015
REVISION SCHEDULE	
1.0001	DISSEMINATED

SHEET TITLE

MASTERPLAN -
OVERALL

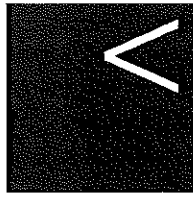
SHEET NUMBER

ASP-100



1. ARCHITECTURAL SITE PLAN - OVERALL
1/4"=1'-0"





JLA
ARCHITECTS

MADISON : MILWAUKEE
jla-op.com

JLA PROJECT NUMBER: 14009P



BALLPARK
COMMONS
APARTMENTS

CITY ENTITLEMENT
DOCUMENTS

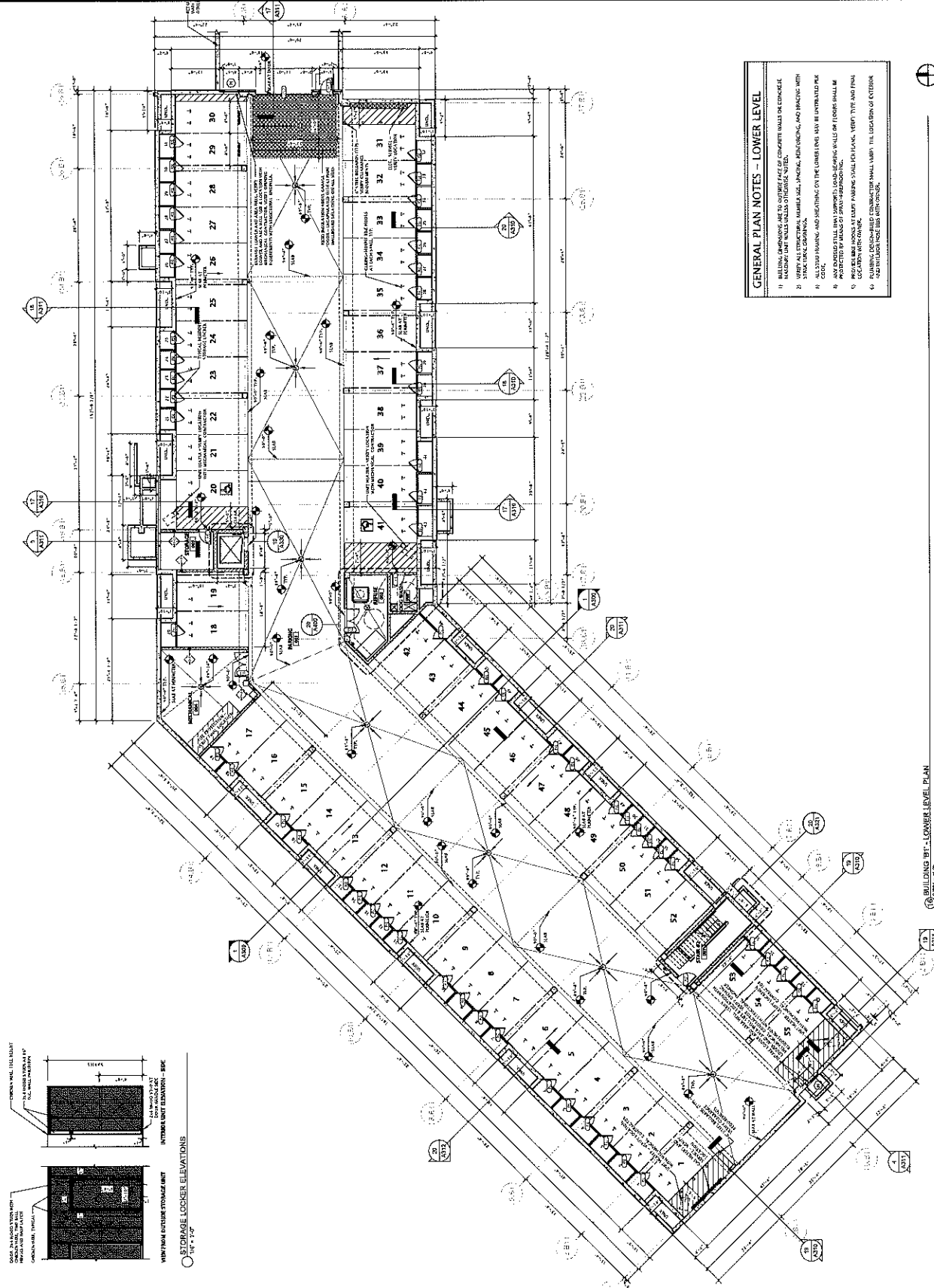
DATE OF ISSUANCE	APRIL 9, 2015
REVISION SCHEDULE	
REVISION	DESCRIPTION
1	CHG

SHEET TITLE

BUILDING 'B1' - LOWER
LEVEL PLAN (BLDG.
'B2', 'B3', 'B4' SIM.)

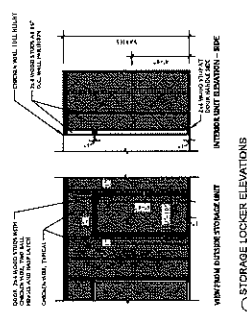
SHEET NUMBER

A100-B1



GENERAL PLAN NOTES - LOWER LEVEL

- 1) BUILDING DIMENSIONS ARE TO OUTSIDE FACE OF CONCRETE WALLS OR CURBLINE.
- 2) VERIFY ALL STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING WITH THE CITY ENGINEER.
- 3) ALL MECHANICAL AND ELECTRICAL EQUIPMENT SHALL BE LOCATED IN THE MECH. ROOMS.
- 4) ANY EXISTING WALLS SHALL BE REMOVED AND NEW WALLS SHALL BE CONSTRUCTED IN THE SAME LOCATION.
- 5) MECHANICAL AND ELECTRICAL EQUIPMENT SHALL BE LOCATED IN THE MECH. ROOMS.
- 6) PLUMBING EQUIPMENT SHALL BE LOCATED IN THE MECH. ROOMS.



BUILDING B1 - LOWER LEVEL PLAN



JILA PROJECT NUMBER: 16-0909

BALLPARK
COMMONS
APARTMENTSCITY ENTITLEMENT
DOCUMENTS

DATE OF ISSUANCE APRIL 9 2018

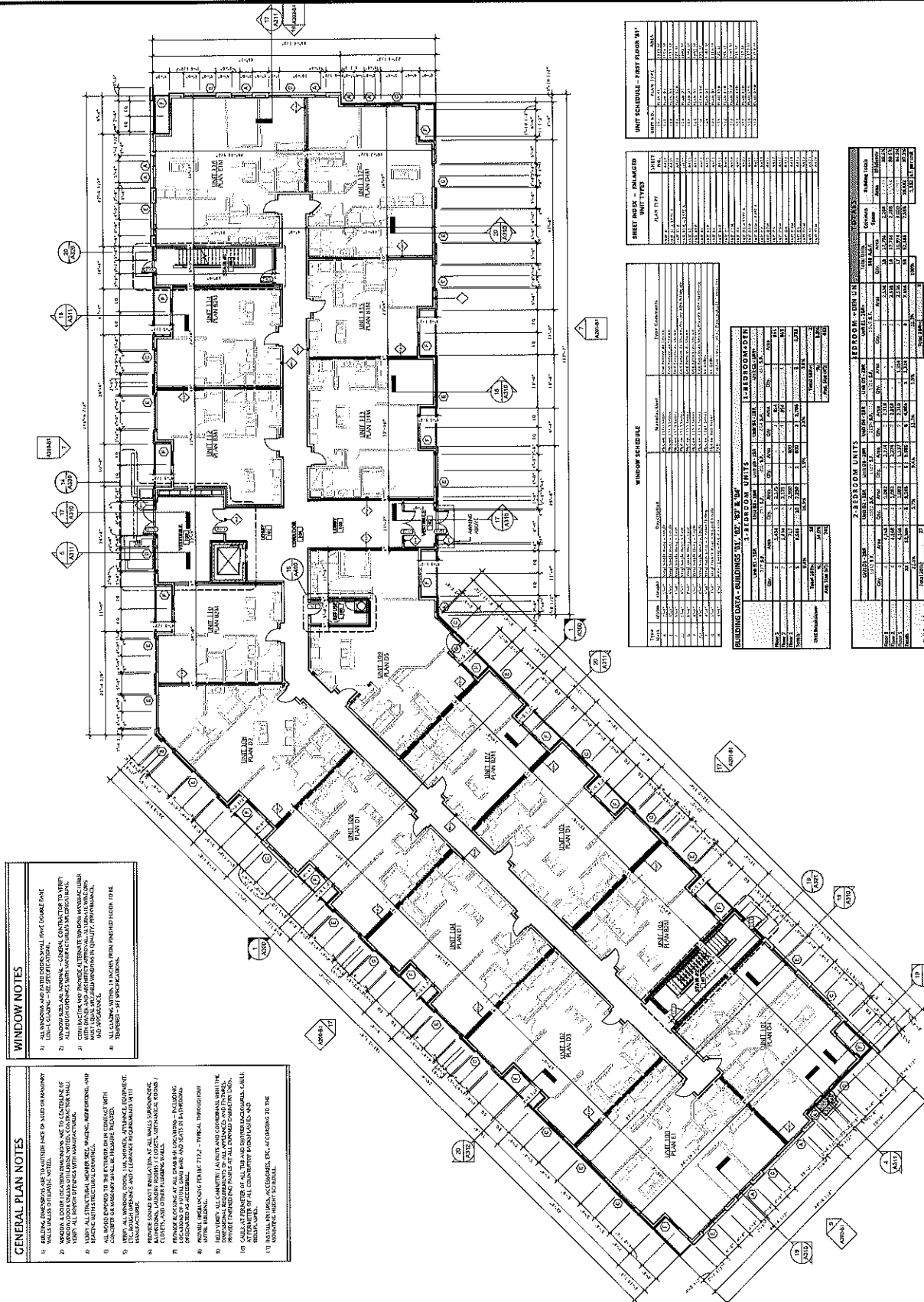
Revision	Description	Date
1	Initial Issue	01/01/2010

SHEET TITLE

BUILDING 'B1' - FIRST
FLOOR PLAN (BLDG.
'B2', 'B3', 'B4' SIM)

SHEET NUMBER

A101-B1



UNIT SCHEDULE - FIRST FLOOR '81'			
UNIT NO.	PLAN 176C	AREA	
101	PLAN 176C	312.50	
102	PLAN 176C	312.50	
103	PLAN 176C	312.50	
104	PLAN 176C	312.50	
105	PLAN 176C	312.50	
106	PLAN 176C	312.50	
107	PLAN 176C	312.50	
108	PLAN 176C	312.50	
109	PLAN 176C	312.50	
110	PLAN 176C	312.50	
111	PLAN 176C	312.50	
112	PLAN 176C	312.50	
113	PLAN 176C	312.50	
114	PLAN 176C	312.50	
115	PLAN 176C	312.50	
116	PLAN 176C	312.50	
117	PLAN 176C	312.50	
118	PLAN 176C	312.50	
119	PLAN 176C	312.50	
120	PLAN 176C	312.50	
121	PLAN 176C	312.50	
122	PLAN 176C	312.50	
123	PLAN 176C	312.50	
124	PLAN 176C	312.50	
125	PLAN 176C	312.50	
126	PLAN 176C	312.50	
127	PLAN 176C	312.50	
128	PLAN 176C	312.50	
129	PLAN 176C	312.50	
130	PLAN 176C	312.50	
131	PLAN 176C	312.50	
132	PLAN 176C	312.50	
133	PLAN 176C	312.50	
134	PLAN 176C	312.50	
135	PLAN 176C	312.50	
136	PLAN 176C	312.50	
137	PLAN 176C	312.50	
138	PLAN 176C	312.50	
139	PLAN 176C	312.50	
140	PLAN 176C	312.50	
141	PLAN 176C	312.50	
142	PLAN 176C	312.50	
143	PLAN 176C	312.50	
144	PLAN 176C	312.50	
145	PLAN 176C	312.50	
146	PLAN 176C	312.50	
147	PLAN 176C	312.50	
148	PLAN 176C	312.50	
149	PLAN 176C	312.50	
150	PLAN 176C	312.50	
151	PLAN 176C	312.50	
152	PLAN 176C	312.50	
153	PLAN 176C	312.50	
154	PLAN 176C	312.50	
155	PLAN 176C	312.50	
156	PLAN 176C	312.50	
157	PLAN 176C	312.50	
158	PLAN 176C	312.50	
159	PLAN 176C	312.50	
160	PLAN 176C	312.50	
161	PLAN 176C	312.50	
162	PLAN 176C	312.50	
163	PLAN 176C	312.50	
164	PLAN 176C	312.50	
165	PLAN 176C	312.50	
166	PLAN 176C	312.50	
167	PLAN 176C	312.50	
168	PLAN 176C	312.50	
169	PLAN 176C	312.50	
170	PLAN 176C	312.50	
171	PLAN 176C	312.50	
172	PLAN 176C	312.50	
173	PLAN 176C	312.50	
174	PLAN 176C	312.50	
175	PLAN 176C	312.50	
176	PLAN 176C	312.50	
177	PLAN 176C	312.50	
178	PLAN 176C	312.50	
179	PLAN 176C	312.50	
180	PLAN 176C	312.50	
181	PLAN 176C	312.50	
182	PLAN 176C	312.50	
183	PLAN 176C	312.50	
184	PLAN 176C	312.50	
185	PLAN 176C	312.50	
186	PLAN 176C	312.50	
187	PLAN 176C	312.50	
188	PLAN 176C	312.50	
189	PLAN 176C	312.50	
190	PLAN 176C	312.50	

[illegible]

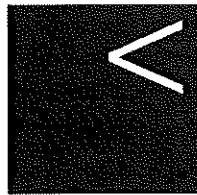
WINDOW SCHEDULE					
Time	Area	Project	Responsible	Start/End Date	Task Comments
1	W-1	W-1	W-1	12/15/11 - 12/15/11	W-1
2	W-2	W-2	W-2	12/15/11 - 12/15/11	W-2
3	W-3	W-3	W-3	12/15/11 - 12/15/11	W-3
4	W-4	W-4	W-4	12/15/11 - 12/15/11	W-4
5	W-5	W-5	W-5	12/15/11 - 12/15/11	W-5
6	W-6	W-6	W-6	12/15/11 - 12/15/11	W-6
7	W-7	W-7	W-7	12/15/11 - 12/15/11	W-7
8	W-8	W-8	W-8	12/15/11 - 12/15/11	W-8
9	W-9	W-9	W-9	12/15/11 - 12/15/11	W-9
10	W-10	W-10	W-10	12/15/11 - 12/15/11	W-10
11	W-11	W-11	W-11	12/15/11 - 12/15/11	W-11
12	W-12	W-12	W-12	12/15/11 - 12/15/11	W-12
13	W-13	W-13	W-13	12/15/11 - 12/15/11	W-13
14	W-14	W-14	W-14	12/15/11 - 12/15/11	W-14
15	W-15	W-15	W-15	12/15/11 - 12/15/11	W-15
16	W-16	W-16	W-16	12/15/11 - 12/15/11	W-16
17	W-17	W-17	W-17	12/15/11 - 12/15/11	W-17
18	W-18	W-18	W-18	12/15/11 - 12/15/11	W-18
19	W-19	W-19	W-19	12/15/11 - 12/15/11	W-19
20	W-20	W-20	W-20	12/15/11 - 12/15/11	W-20
21	W-21	W-21	W-21	12/15/11 - 12/15/11	W-21
22	W-22	W-22	W-22	12/15/11 - 12/15/11	W-22
23	W-23	W-23	W-23	12/15/11 - 12/15/11	W-23
24	W-24	W-24	W-24	12/15/11 - 12/15/11	W-24
25	W-25	W-25	W-25	12/15/11 - 12/15/11	W-25
26	W-26	W-26	W-26	12/15/11 - 12/15/11	W-26
27	W-27	W-27	W-27	12/15/11 - 12/15/11	W-27
28	W-28	W-28	W-28	12/15/11 - 12/15/11	W-28
29	W-29	W-29	W-29	12/15/11 - 12/15/11	W-29
30	W-30	W-30	W-30	12/15/11 - 12/15/11	W-30
31	W-31	W-31	W-31	12/15/11 - 12/15/11	W-31
32	W-32	W-32	W-32	12/15/11 - 12/15/11	W-32
33	W-33	W-33	W-33	12/15/11 - 12/15/11	W-33
34	W-34	W-34	W-34	12/15/11 - 12/15/11	W-34
35	W-35	W-35	W-35	12/15/11 - 12/15/11	W-35
36	W-36	W-36	W-36	12/15/11 - 12/15/11	W-36
37	W-37	W-37	W-37	12/15/11 - 12/15/11	W-37
38	W-38	W-38	W-38	12/15/11 - 12/15/11	W-38
39	W-39	W-39	W-39	12/15/11 - 12/15/11	W-39
40	W-40	W-40	W-40	12/15/11 - 12/15/11	W-40
41	W-41	W-41	W-41	12/15/11 - 12/15/11	W-41
42	W-42	W-42	W-42	12/15/11 - 12/15/11	W-42
43	W-43	W-43	W-43	12/15/11 - 12/15/11	W-43
44	W-44	W-44	W-44	12/15/11 - 12/15/11	W-44
45	W-45	W-45	W-45	12/15/11 - 12/15/11	W-45
46	W-46	W-46	W-46	12/15/11 - 12/15/11	W-46
47	W-47	W-47	W-47	12/15/11 - 12/15/11	W-47
48	W-48	W-48	W-48	12/15/11 - 12/15/11	W-48
49	W-49	W-49	W-49	12/15/11 - 12/15/11	W-49
50	W-50	W-50	W-50	12/15/11 - 12/15/11	W-50
51	W-51	W-51	W-51	12/15/11 - 12/15/11	W-51
52	W-52				

[illegible][illegible]

UNEMPLOYED	%	10.7%
Avg. 1941-1951		
11.2%		

UNEMPLOYED	%	12.3%
Avg. 1941-1951		
12.8%		

BUILDING 'B1' - FIRST FLOOR PLAN



JLA
ARCHITECTS
MADISON : MILWAUKEE
jla-op.com

JLA PROJECT NUMBER: 14-0909



BALLPARK
COMMONS
APARTMENTS

CITY ENTITLEMENT
DOCUMENTS

DATE OF ISSUANCE: APRIL 9, 2018
REVISION SCHEDULE

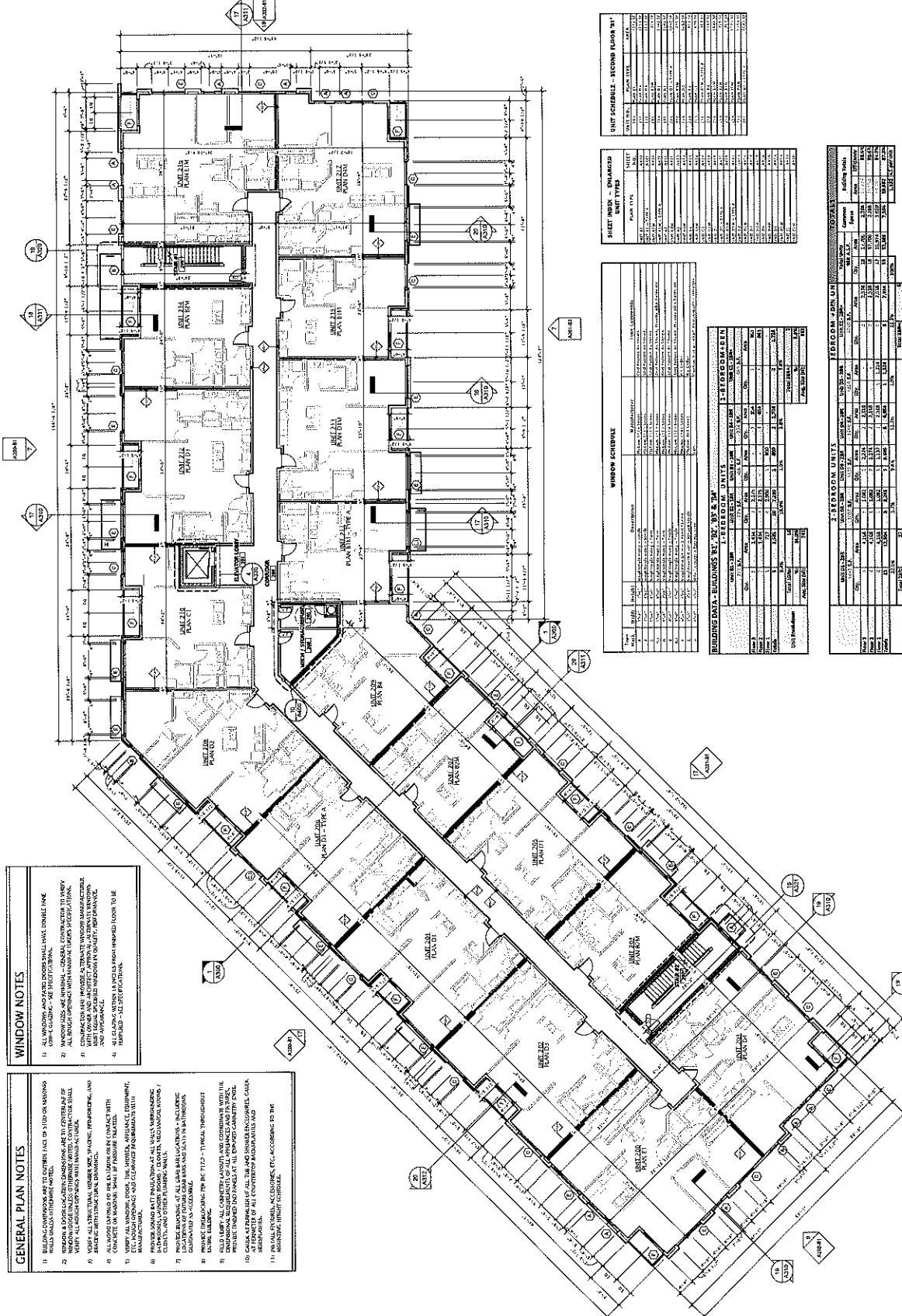
NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	04/09/18

SHEET TITLE

BLDG 'B1' - SECOND
FLOOR PLAN (BLDG.
'B2', 'B3', 'B4' SIM)

SHEET NUMBER

A102-B1



WINDOW NOTES

- 1) ALL WINDOWS AND EXTERIOR DOORS SHALL HAVE DOUBLE FRAME.
- 2) WINDOW GLAZES ARE MINIMUM - 1/2" GLASS. CONTRACTOR TO VERIFY ALL WINDOW SIZES AND LOCATIONS WITH MANUFACTURER. VERIFY ALL WINDOW SIZES AND LOCATIONS WITH MANUFACTURER.
- 3) VERIFY ALL WINDOW SIZES AND LOCATIONS WITH MANUFACTURER. VERIFY ALL WINDOW SIZES AND LOCATIONS WITH MANUFACTURER.
- 4) ALL GLAZING MATERIALS SHALL BE INSULATED GLAZED UNITS (IGU) WITH LOW EMISSION COATING AND ARGON GAS FILL. VERIFY ALL WINDOW SIZES AND LOCATIONS WITH MANUFACTURER.
- 5) VERIFY ALL WINDOW SIZES AND LOCATIONS WITH MANUFACTURER. VERIFY ALL WINDOW SIZES AND LOCATIONS WITH MANUFACTURER.
- 6) VERIFY ALL WINDOW SIZES AND LOCATIONS WITH MANUFACTURER. VERIFY ALL WINDOW SIZES AND LOCATIONS WITH MANUFACTURER.
- 7) VERIFY ALL WINDOW SIZES AND LOCATIONS WITH MANUFACTURER. VERIFY ALL WINDOW SIZES AND LOCATIONS WITH MANUFACTURER.
- 8) VERIFY ALL WINDOW SIZES AND LOCATIONS WITH MANUFACTURER. VERIFY ALL WINDOW SIZES AND LOCATIONS WITH MANUFACTURER.
- 9) VERIFY ALL WINDOW SIZES AND LOCATIONS WITH MANUFACTURER. VERIFY ALL WINDOW SIZES AND LOCATIONS WITH MANUFACTURER.
- 10) VERIFY ALL WINDOW SIZES AND LOCATIONS WITH MANUFACTURER. VERIFY ALL WINDOW SIZES AND LOCATIONS WITH MANUFACTURER.
- 11) VERIFY ALL WINDOW SIZES AND LOCATIONS WITH MANUFACTURER. VERIFY ALL WINDOW SIZES AND LOCATIONS WITH MANUFACTURER.

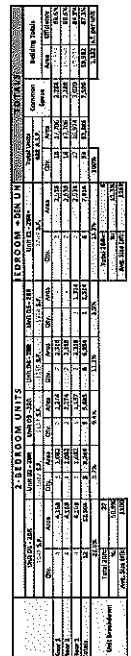
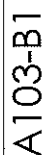
GENERAL PLAN NOTES

- 1) BUILDING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL BUILDING CODE (IBC) AND THE 2015 INTERNATIONAL RESIDENTIAL CODE (IRC).
- 2) BUILDING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL BUILDING CODE (IBC) AND THE 2015 INTERNATIONAL RESIDENTIAL CODE (IRC).
- 3) BUILDING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL BUILDING CODE (IBC) AND THE 2015 INTERNATIONAL RESIDENTIAL CODE (IRC).
- 4) BUILDING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL BUILDING CODE (IBC) AND THE 2015 INTERNATIONAL RESIDENTIAL CODE (IRC).
- 5) BUILDING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL BUILDING CODE (IBC) AND THE 2015 INTERNATIONAL RESIDENTIAL CODE (IRC).
- 6) BUILDING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL BUILDING CODE (IBC) AND THE 2015 INTERNATIONAL RESIDENTIAL CODE (IRC).
- 7) BUILDING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL BUILDING CODE (IBC) AND THE 2015 INTERNATIONAL RESIDENTIAL CODE (IRC).
- 8) BUILDING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL BUILDING CODE (IBC) AND THE 2015 INTERNATIONAL RESIDENTIAL CODE (IRC).
- 9) BUILDING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL BUILDING CODE (IBC) AND THE 2015 INTERNATIONAL RESIDENTIAL CODE (IRC).
- 10) BUILDING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL BUILDING CODE (IBC) AND THE 2015 INTERNATIONAL RESIDENTIAL CODE (IRC).
- 11) BUILDING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL BUILDING CODE (IBC) AND THE 2015 INTERNATIONAL RESIDENTIAL CODE (IRC).

UNIT SCHEDULE - SECOND FLOOR UNIT	
UNIT NO.	SQ. FT.
201	1,100
202	1,100
203	1,100
204	1,100
205	1,100
206	1,100
207	1,100
208	1,100
209	1,100
210	1,100
211	1,100
212	1,100
213	1,100
214	1,100
215	1,100
216	1,100
217	1,100
218	1,100
219	1,100
220	1,100
221	1,100
222	1,100
223	1,100
224	1,100
225	1,100
226	1,100
227	1,100
228	1,100
229	1,100
230	1,100
231	1,100
232	1,100
233	1,100
234	1,100
235	1,100
236	1,100
237	1,100
238	1,100
239	1,100
240	1,100
241	1,100
242	1,100
243	1,100
244	1,100
245	1,100
246	1,100
247	1,100
248	1,100
249	1,100
250	1,100
251	1,100
252	1,100
253	1,100
254	1,100
255	1,100
256	1,100
257	1,100
258	1,100
259	1,100
260	1,100
261	1,100
262	1,100
263	1,100
264	1,100
265	1,100
266	1,100
267	1,100
268	1,100
269	1,100
270	1,100
271	1,100
272	1,100
273	1,100
274	1,100
275	1,100
276	1,100
277	1,100
278	1,100
279	1,100
280	1,100
281	1,100
282	1,100
283	1,100
284	1,100
285	1,100
286	1,100
287	1,100
288	1,100
289	1,100
290	1,100
291	1,100
292	1,100
293	1,100
294	1,100
295	1,100
296	1,100
297	1,100
298	1,100
299	1,100
300	1,100

SHEET INDEX - ENLARGED	
SHEET NO.	SHEET TITLE
1	1ST FLOOR
2	2ND FLOOR
3	3RD FLOOR
4	4TH FLOOR
5	5TH FLOOR
6	6TH FLOOR
7	7TH FLOOR
8	8TH FLOOR
9	9TH FLOOR
10	10TH FLOOR
11	11TH FLOOR
12	12TH FLOOR
13	13TH FLOOR
14	14TH FLOOR
15	15TH FLOOR
16	16TH FLOOR
17	17TH FLOOR
18	18TH FLOOR
19	19TH FLOOR
20	20TH FLOOR
21	21ST FLOOR
22	22ND FLOOR
23	23RD FLOOR
24	24TH FLOOR
25	25TH FLOOR
26	26TH FLOOR
27	27TH FLOOR
28	28TH FLOOR
29	29TH FLOOR
30	30TH FLOOR
31	31ST FLOOR
32	32ND FLOOR
33	33RD FLOOR
34	34TH FLOOR
35	35TH FLOOR
36	36TH FLOOR
37	37TH FLOOR
38	38TH FLOOR
39	39TH FLOOR
40	40TH FLOOR
41	41ST FLOOR
42	42ND FLOOR
43	43RD FLOOR
44	44TH FLOOR
45	45TH FLOOR
46	46TH FLOOR
47	47TH FLOOR
48	48TH FLOOR
49	49TH FLOOR
50	50TH FLOOR
51	51ST FLOOR
52	52ND FLOOR
53	53RD FLOOR
54	54TH FLOOR
55	55TH FLOOR
56	56TH FLOOR
57	57TH FLOOR
58	58TH FLOOR
59	59TH FLOOR
60	60TH FLOOR
61	61ST FLOOR
62	62ND FLOOR
63	63RD FLOOR
64	64TH FLOOR
65	65TH FLOOR
66	66TH FLOOR
67	67TH FLOOR
68	68TH FLOOR
69	69TH FLOOR
70	70TH FLOOR
71	71ST FLOOR
72	72ND FLOOR
73	73RD FLOOR
74	74TH FLOOR
75	75TH FLOOR
76	76TH FLOOR
77	77TH FLOOR
78	78TH FLOOR
79	79TH FLOOR
80	80TH FLOOR
81	81ST FLOOR
82	82ND FLOOR
83	83RD FLOOR
84	84TH FLOOR
85	85TH FLOOR
86	86TH FLOOR
87	87TH FLOOR
88	88TH FLOOR
89	89TH FLOOR
90	90TH FLOOR
91	91ST FLOOR
92	92ND FLOOR
93	93RD FLOOR
94	94TH FLOOR
95	95TH FLOOR
96	96TH FLOOR
97	97TH FLOOR
98	98TH FLOOR
99	99TH FLOOR
100	100TH FLOOR

WINDOW SCHEDULE	
NO.	DESCRIPTION
1	1ST FLOOR
2	2ND FLOOR
3	3RD FLOOR
4	4TH FLOOR
5	5TH FLOOR
6	6TH FLOOR
7	7TH FLOOR
8	8TH FLOOR
9	9TH FLOOR
10	10TH FLOOR
11	11TH FLOOR
12	12TH FLOOR
13	13TH FLOOR
14	14TH FLOOR
15	15TH FLOOR
16	16TH FLOOR
17	17TH FLOOR
18	18TH FLOOR
19	19TH FLOOR
20	20TH FLOOR
21	21ST FLOOR
22	22ND FLOOR
23	23RD FLOOR
24	24TH FLOOR
25	25TH FLOOR
26	26TH FLOOR
27	27TH FLOOR
28	28TH FLOOR
29	29



Unit Transferred	%	50.00	100.00
	APR. 2004 PER		
	APR. 2004 PER		
	APR. 2004 PER		



JLA PROJECT NUMBER: 16-0909



**BALLPARK
COMMONS
APARTMENTS**

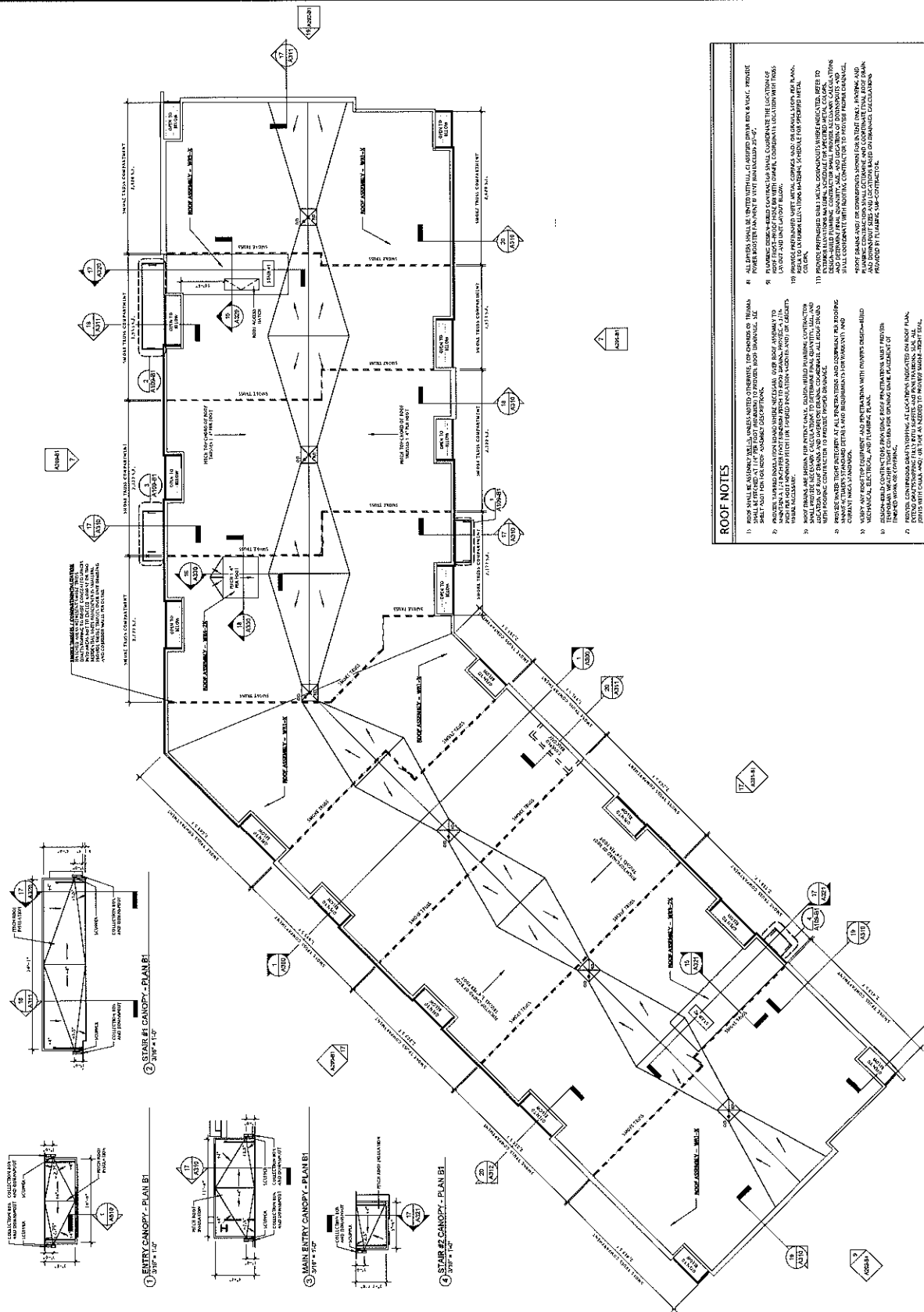
CITY ENTITLEMENT
DOCUMENTS

DATE OF ISSUANCE	APRIL 9, 2016
REVISION SCHEDULE	
Revisions	Comments

DATE _____ PAGE _____

BUILDING 'B1' - ROOF
PLAN (BLDG. 'B2', 'B3',
'B4' S/M)

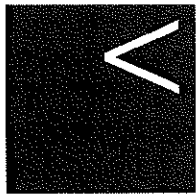
A109-B1



ROOF NOTES

- [illegible]

BUILDING 'B1' - ROOF PLAN



JLA
ARCHITECTS

MADISON : MILWAUKEE
jla-op.com

JLA PROJECT NUMBER: 14-0099



BALLPARK
COMMONS
APARTMENTS

CITY ENTITLEMENT
DOCUMENTS

DATE OF ISSUANCE	APRIL 9, 2016
REVISION SCHEDULE	
NO.	DESCRIPTION

SHEET TITLE
BUILDING 'B1' -
EXTERIOR ELEVATIONS
(BLDG. 'B4' SIM)

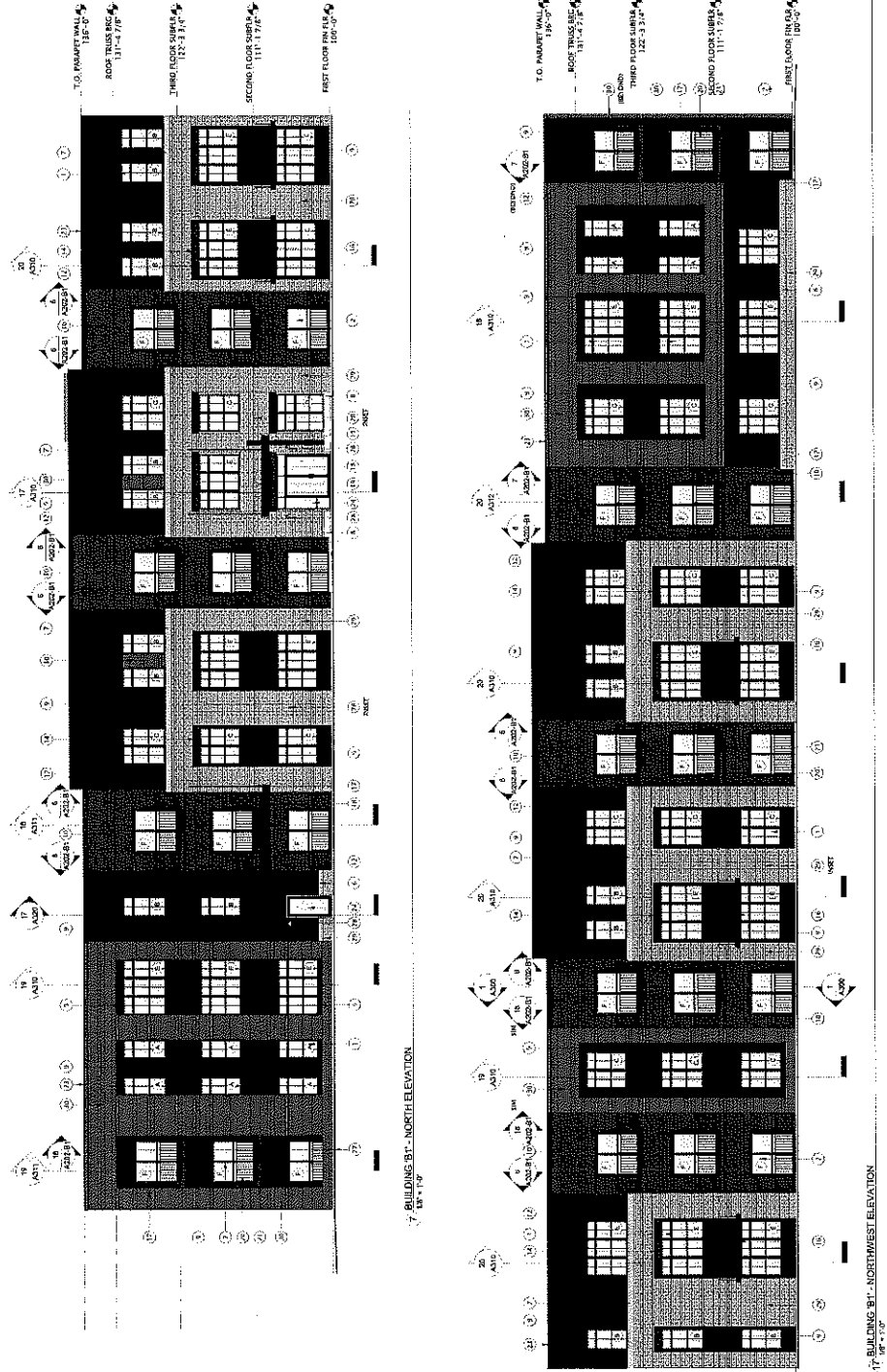
SHEET NUMBER
A200-B1

EXTERIOR MATERIALS SCHEDULE				
ITEM	DESCRIPTION	QUANTITY	UNIT	NOTES
1	BRICK, COMMON, 2 1/2" x 3 1/2" x 8"	1000	SQ. YD.	
2	BRICK, GLAZED, 2 1/2" x 3 1/2" x 8"	1000	SQ. YD.	
3	BRICK, GLAZED, 2 1/2" x 3 1/2" x 8"	1000	SQ. YD.	
4	BRICK, GLAZED, 2 1/2" x 3 1/2" x 8"	1000	SQ. YD.	
5	BRICK, GLAZED, 2 1/2" x 3 1/2" x 8"	1000	SQ. YD.	
6	BRICK, GLAZED, 2 1/2" x 3 1/2" x 8"	1000	SQ. YD.	
7	BRICK, GLAZED, 2 1/2" x 3 1/2" x 8"	1000	SQ. YD.	
8	BRICK, GLAZED, 2 1/2" x 3 1/2" x 8"	1000	SQ. YD.	
9	BRICK, GLAZED, 2 1/2" x 3 1/2" x 8"	1000	SQ. YD.	
10	BRICK, GLAZED, 2 1/2" x 3 1/2" x 8"	1000	SQ. YD.	
11	BRICK, GLAZED, 2 1/2" x 3 1/2" x 8"	1000	SQ. YD.	
12	BRICK, GLAZED, 2 1/2" x 3 1/2" x 8"	1000	SQ. YD.	
13	BRICK, GLAZED, 2 1/2" x 3 1/2" x 8"	1000	SQ. YD.	
14	BRICK, GLAZED, 2 1/2" x 3 1/2" x 8"	1000	SQ. YD.	
15	BRICK, GLAZED, 2 1/2" x 3 1/2" x 8"	1000	SQ. YD.	
16	BRICK, GLAZED, 2 1/2" x 3 1/2" x 8"	1000	SQ. YD.	
17	BRICK, GLAZED, 2 1/2" x 3 1/2" x 8"	1000	SQ. YD.	
18	BRICK, GLAZED, 2 1/2" x 3 1/2" x 8"	1000	SQ. YD.	
19	BRICK, GLAZED, 2 1/2" x 3 1/2" x 8"	1000	SQ. YD.	
20	BRICK, GLAZED, 2 1/2" x 3 1/2" x 8"	1000	SQ. YD.	
21	BRICK, GLAZED, 2 1/2" x 3 1/2" x 8"	1000	SQ. YD.	
22	BRICK, GLAZED, 2 1/2" x 3 1/2" x 8"	1000	SQ. YD.	
23	BRICK, GLAZED, 2 1/2" x 3 1/2" x 8"	1000	SQ. YD.	
24	BRICK, GLAZED, 2 1/2" x 3 1/2" x 8"	1000	SQ. YD.	
25	BRICK, GLAZED, 2 1/2" x 3 1/2" x 8"	1000	SQ. YD.	
26	BRICK, GLAZED, 2 1/2" x 3 1/2" x 8"	1000	SQ. YD.	
27	BRICK, GLAZED, 2 1/2" x 3 1/2" x 8"	1000	SQ. YD.	
28	BRICK, GLAZED, 2 1/2" x 3 1/2" x 8"	1000	SQ. YD.	
29	BRICK, GLAZED, 2 1/2" x 3 1/2" x 8"	1000	SQ. YD.	
30	BRICK, GLAZED, 2 1/2" x 3 1/2" x 8"	1000	SQ. YD.	
31	BRICK, GLAZED, 2 1/2" x 3 1/2" x 8"	1000	SQ. YD.	
32	BRICK, GLAZED, 2 1/2" x 3 1/2" x 8"	1000	SQ. YD.	
33	BRICK, GLAZED, 2 1/2" x 3 1/2" x 8"	1000	SQ. YD.	
34	BRICK, GLAZED, 2 1/2" x 3 1/2" x 8"	1000	SQ. YD.	
35	BRICK, GLAZED, 2 1/2" x 3 1/2" x 8"	1000	SQ. YD.	
36	BRICK, GLAZED, 2 1/2" x 3 1/2" x 8"	1000	SQ. YD.	
37	BRICK, GLAZED, 2 1/2" x 3 1/2" x 8"	1000	SQ. YD.	
38	BRICK, GLAZED, 2 1/2" x 3 1/2" x 8"	1000	SQ. YD.	
39	BRICK, GLAZED, 2 1/2" x 3 1/2" x 8"	1000	SQ. YD.	
40	BRICK, GLAZED, 2 1/2" x 3 1/2" x 8"	1000	SQ. YD.	
41	BRICK, GLAZED, 2 1/2" x 3 1/2" x 8"	1000	SQ. YD.	
42	BRICK, GLAZED, 2 1/2" x 3 1/2" x 8"	1000	SQ. YD.	
43	BRICK, GLAZED, 2 1/2" x 3 1/2" x 8"	1000	SQ. YD.	
44	BRICK, GLAZED, 2 1/2" x 3 1/2" x 8"	1000	SQ. YD.	
45	BRICK, GLAZED, 2 1/2" x 3 1/2" x 8"	1000	SQ. YD.	
46	BRICK, GLAZED, 2 1/2" x 3 1/2" x 8"	1000	SQ. YD.	
47	BRICK, GLAZED, 2 1/2" x 3 1/2" x 8"	1000	SQ. YD.	
48	BRICK, GLAZED, 2 1/2" x 3 1/2" x 8"	1000	SQ. YD.	
49	BRICK, GLAZED, 2 1/2" x 3 1/2" x 8"	1000	SQ. YD.	
50	BRICK, GLAZED, 2 1/2" x 3 1/2" x 8"	1000	SQ. YD.	
51	BRICK, GLAZED, 2 1/2" x 3 1/2" x 8"	1000	SQ. YD.	
52	BRICK, GLAZED, 2 1/2" x 3 1/2" x 8"	1000	SQ. YD.	
53	BRICK, GLAZED, 2 1/2" x 3 1/2" x 8"	1000	SQ. YD.	
54	BRICK, GLAZED, 2 1/2" x 3 1/2" x 8"	1000	SQ. YD.	
55	BRICK, GLAZED, 2 1/2" x 3 1/2" x 8"	1000	SQ. YD.	
56	BRICK, GLAZED, 2 1/2" x 3 1/2" x 8"	1000	SQ. YD.	
57	BRICK, GLAZED, 2 1/2" x 3 1/2" x 8"	1000	SQ. YD.	
58	BRICK, GLAZED, 2 1/2" x 3 1/2" x 8"	1000	SQ. YD.	
59	BRICK, GLAZED, 2 1/2" x 3 1/2" x 8"	1000	SQ. YD.	
60	BRICK, GLAZED, 2 1/2" x 3 1/2" x 8"	1000	SQ. YD.	
61	BRICK, GLAZED, 2 1/2" x 3 1/2" x 8"	1000	SQ. YD.	
62	BRICK, GLAZED, 2 1/2" x 3 1/2" x 8"	1000	SQ. YD.	
63	BRICK, GLAZED, 2 1/2" x 3 1/2" x 8"	1000	SQ. YD.	
64	BRICK, GLAZED, 2 1/2" x 3 1/2" x 8"	1000	SQ. YD.	
65	BRICK, GLAZED, 2 1/2" x 3 1/2" x 8"	1000	SQ. YD.	
66	BRICK, GLAZED, 2 1/2" x 3 1/2" x 8"	1000	SQ. YD.	
67	BRICK, GLAZED, 2 1/2" x 3 1/2" x 8"	1000	SQ. YD.	
68	BRICK, GLAZED, 2 1/2" x 3 1/2" x 8"	1000	SQ. YD.	
69	BRICK, GLAZED, 2 1/2" x 3 1/2" x 8"	1000	SQ. YD.	
70	BRICK, GLAZED, 2 1/2" x 3 1/2" x 8"	1000	SQ. YD.	
71	BRICK, GLAZED, 2 1/2" x 3 1/2" x 8"	1000	SQ. YD.	
72	BRICK, GLAZED, 2 1/2" x 3 1/2" x 8"	1000	SQ. YD.	
73	BRICK, GLAZED, 2 1/2" x 3 1/2" x 8"	1000	SQ. YD.	
74	BRICK, GLAZED, 2 1/2" x 3 1/2" x 8"	1000	SQ. YD.	
75	BRICK, GLAZED, 2 1/2" x 3 1/2" x 8"	1000	SQ. YD.	
76	BRICK, GLAZED, 2 1/2" x 3 1/2" x 8"	1000	SQ. YD.	
77	BRICK, GLAZED, 2 1/2" x 3 1/2" x 8"	1000	SQ. YD.	
78	BRICK, GLAZED, 2 1/2" x 3 1/2" x 8"	1000	SQ. YD.	
79	BRICK, GLAZED, 2 1/2" x 3 1/2" x 8"	1000	SQ. YD.	
80	BRICK, GLAZED, 2 1/2" x 3 1/2" x 8"	1000	SQ. YD.	
81	BRICK, GLAZED, 2 1/2" x 3 1/2" x 8"	1000	SQ. YD.	
82	BRICK, GLAZED, 2 1/2" x 3 1/2" x 8"	1000	SQ. YD.	
83	BRICK, GLAZED, 2 1/2" x 3 1/2" x 8"	1000	SQ. YD.	
84	BRICK, GLAZED, 2 1/2" x 3 1/2" x 8"	1000	SQ. YD.	
85	BRICK, GLAZED, 2 1/2" x 3 1/2" x 8"	1000	SQ. YD.	
86	BRICK, GLAZED, 2 1/2" x 3 1/2" x 8"	1000	SQ. YD.	
87	BRICK, GLAZED, 2 1/2" x 3 1/2" x 8"	1000	SQ. YD.	
88	BRICK, GLAZED, 2 1/2" x 3 1/2" x 8"	1000	SQ. YD.	
89	BRICK, GLAZED, 2 1/2" x 3 1/2" x 8"	1000	SQ. YD.	
90	BRICK, GLAZED, 2 1/2" x 3 1/2" x 8"	1000	SQ. YD.	
91	BRICK, GLAZED, 2 1/2" x 3 1/2" x 8"	1000	SQ. YD.	
92	BRICK, GLAZED, 2 1/2" x 3 1/2" x 8"	1000	SQ. YD.	
93	BRICK, GLAZED, 2 1/2" x 3 1/2" x 8"	1000	SQ. YD.	
94	BRICK, GLAZED, 2 1/2" x 3 1/2" x 8"	1000	SQ. YD.	
95	BRICK, GLAZED, 2 1/2" x 3 1/2" x 8"	1000	SQ. YD.	
96	BRICK, GLAZED, 2 1/2" x 3 1/2" x 8"	1000	SQ. YD.	
97	BRICK, GLAZED, 2 1/2" x 3 1/2" x 8"	1000	SQ. YD.	
98	BRICK, GLAZED, 2 1/2" x 3 1/2" x 8"	1000	SQ. YD.	
99	BRICK, GLAZED, 2 1/2" x 3 1/2" x 8"	1000	SQ. YD.	
100	BRICK, GLAZED, 2 1/2" x 3 1/2" x 8"	1000	SQ. YD.	

WINDOW SCHEDULE				
ITEM	DESCRIPTION	QUANTITY	UNIT	NOTES
1	WINDOW, 36" x 48"	100	SQ. YD.	
2	WINDOW, 36" x 48"	100	SQ. YD.	
3	WINDOW, 36" x 48"	100	SQ. YD.	
4	WINDOW, 36" x 48"	100	SQ. YD.	
5	WINDOW, 36" x 48"	100	SQ. YD.	
6	WINDOW, 36" x 48"	100	SQ. YD.	
7	WINDOW, 36" x 48"	100	SQ. YD.	
8	WINDOW, 36" x 48"	100	SQ. YD.	
9	WINDOW, 36" x 48"	100	SQ. YD.	
10	WINDOW, 36" x 48"	100	SQ. YD.	
11	WINDOW, 36" x 48"	100	SQ. YD.	
12	WINDOW, 36" x 48"	100	SQ. YD.	
13	WINDOW, 36" x 48"	100	SQ. YD.	
14	WINDOW, 36" x 48"	100	SQ. YD.	
15	WINDOW, 36" x 48"	100	SQ. YD.	
16	WINDOW, 36" x 48"	100	SQ. YD.	
17	WINDOW, 36" x 48"	100	SQ. YD.	
18	WINDOW, 36" x 48"	100	SQ. YD.	
19	WINDOW, 36" x 48"	100	SQ. YD.	
20	WINDOW, 36" x 48"	100	SQ. YD.	
21	WINDOW, 36" x 48"	100	SQ. YD.	
22	WINDOW, 36" x 48"	100	SQ. YD.	
23	WINDOW, 36" x 48"	100	SQ. YD.	
24	WINDOW, 36" x 48"	100	SQ. YD.	
25	WINDOW, 36" x 48"	100	SQ. YD.	
26	WINDOW, 36" x 48"	100	SQ. YD.	
27	WINDOW, 36" x 48"	100	SQ. YD.	
28	WINDOW, 36" x 48"	100	SQ. YD.	
29	WINDOW, 36" x 48"	100	SQ. YD.	
30	WINDOW, 36" x 48"	100	SQ. YD.	
31	WINDOW, 36" x 48"	100	SQ. YD.	
32	WINDOW, 36" x 48"	100	SQ. YD.	
33	WINDOW, 36" x 48"	100	SQ. YD.	
34	WINDOW, 36" x 48"	100	SQ. YD.	
35	WINDOW, 36" x 48"	100	SQ. YD.	
36	WINDOW, 36" x 48"	100	SQ. YD.	
37	WINDOW, 36" x 48"	100	SQ. YD.	
38	WINDOW, 36" x 48"	100	SQ. YD.	
39	WINDOW, 36" x 48"	100	SQ. YD.	
40	WINDOW, 36" x 48"	100	SQ. YD.	
41	WINDOW, 36" x 48"	100	SQ. YD.	
42	WINDOW, 36" x 48"	100	SQ. YD.	
43	WINDOW, 36" x 48"	100	SQ. YD.	
44	WINDOW, 36" x 48"	100	SQ. YD.	
45	WINDOW, 36" x 48"	100	SQ. YD.	
46	WINDOW, 36" x 48"	100	SQ. YD.	
47	WINDOW, 36" x 48"	100	SQ. YD.	
48	WINDOW, 36" x 48"	100	SQ. YD.	
49	WINDOW, 36" x 48"	100	SQ. YD.	
50	WINDOW, 36" x 48"	100	SQ. YD.	
51	WINDOW, 36" x 48"	100	SQ. YD.	
52	WINDOW, 36" x 48"	100	SQ. YD.	
53	WINDOW, 36" x 48"	100	SQ. YD.	
54	WINDOW, 36" x 48"	100	SQ. YD.	
55	WINDOW, 36" x 48"	100	SQ. YD.	
56	WINDOW, 36" x 48"	100	SQ. YD.	
57	WINDOW, 36" x 48"	100	SQ. YD.	
58	WINDOW, 36" x 48"	100	SQ. YD.	
59	WINDOW, 36" x 48"	100	SQ. YD.	
60	WINDOW, 36" x 48"	100	SQ. YD.	
61	WINDOW, 36" x 48"	100	SQ. YD.	
62	WINDOW, 36" x 48"	100	SQ. YD.	
63	WINDOW, 36" x 48"	100	SQ. YD.	
64	WINDOW, 36" x 48"	100	SQ. YD.	
65	WINDOW, 36" x 48"	100	SQ. YD.	
66	WINDOW, 36" x 48"	100	SQ. YD.	
67	WINDOW, 36" x 48"	100	SQ. YD.	
68	WINDOW, 36" x 48"	100	SQ. YD.	
69	WINDOW, 36" x 48"	100	SQ. YD.	
70	WINDOW, 36" x 48"	100	SQ. YD.	
71	WINDOW, 36" x 48"	100	SQ. YD.	
72	WINDOW, 36" x 48"	100	SQ. YD.	
73	WINDOW, 36" x 48"	100	SQ. YD.	
74	WINDOW, 36" x 48"	100	SQ. YD.	
75	WINDOW, 36" x 48"	100	SQ. YD.	
76	WINDOW, 36" x 48"	100	SQ. YD.	
77	WINDOW, 36" x 48"	100	SQ. YD.	
78	WINDOW, 36" x 48"	100	SQ. YD.	
79	WINDOW, 36" x 48"	100	SQ. YD.	
80	WINDOW, 36" x 48"	100	SQ. YD.	
81	WINDOW, 36" x 48"	100	SQ. YD.	
82	WINDOW, 36" x 48"	100	SQ. YD.	
83	WINDOW, 36" x 48"	100	SQ. YD.	
84	WINDOW, 36" x 48"	100	SQ. YD.	
85	WINDOW, 36" x 48"	100	SQ. YD.	
86	WINDOW, 36" x 48"	100	SQ. YD.	
87	WINDOW, 36" x 48"	100	SQ. YD.	
88	WINDOW, 36" x 48"	100	SQ. YD.	
89	WINDOW, 36" x 48"	100	SQ. YD.	
90	WINDOW, 36" x 48"	100	SQ. YD.	
91	WINDOW, 36" x 48"	100	SQ. YD.	
92	WINDOW, 36" x 48"	100	SQ. YD.	
93	WINDOW, 36" x 48"	100	SQ. YD.	
94	WINDOW, 36" x 48"	100	SQ. YD.	
95	WINDOW, 36" x 48"	100	SQ. YD.	
96	WINDOW, 36" x 48"	100	SQ. YD.	
97	WINDOW, 36" x 48"	100	SQ. YD.	
98	WINDOW, 36" x 48"	100	SQ. YD.	
99	WINDOW, 36" x 48"	100	SQ. YD.	
100	WINDOW, 36" x 48"	100	SQ. YD.	

WINDOW NOTES	
1)	ALL WINDOW AND DOOR SIZES ARE SHOWN UNLESS OTHERWISE NOTED.
2)	WINDOW SIZES ARE SHOWN - GENERAL CONTRACTOR TO VERIFY ALL WINDOW FINISHES WITH MANUFACTURER'S SPECIFICATIONS.
3)	CONTRACTOR MAY PROVIDE A TYPICAL WINDOW MANUFACTURER WHOSE QUALITY AND PERFORMANCE MEETS THE PROJECT REQUIREMENTS.
4)	ALL GLAZING SHALL BE 1/2" THICK GLASS WITH FINISHES TO BE AS SHOWN - SEE SPECIFICATIONS.

EXTERIOR ELEVATION NOTES	
1)	COORDINATE WITH ARCHITECT THE LOCATION OF ALL WINDOW FINISHES OF THE EXTERIOR ELEVATION.
2)	COORDINATE WITH ARCHITECT THE LOCATION OF ALL WINDOW FINISHES OF THE EXTERIOR ELEVATION.
3)	NATIONAL PAPER COMPANY, CONTRACTOR, AND MANUFACTURER.





JLA PROJECT NUMBER: 160909



**BALLPARK
COMMONS
APARTMENTS**

CITY ENTITLEMENT
DOCUMENTS

DATE OF ISSUANCE	APRIL 9, 2016
REVISION SCHEDULE	

SHEET TITLE BUILDING 'B2' -
EXTERIOR ELEVATIONS
(BLDG. 'B3' SIM)

A200-B2

[illegible]

Time	Topic	Exercises	Class/Date	Topic Comments
10:00	Math 101	1.1.1, 1.1.2, 1.1.3	Math 101/101	Math 101/101
10:30	Math 101	1.1.4, 1.1.5, 1.1.6	Math 101/101	Math 101/101
11:00	Math 101	1.1.7, 1.1.8, 1.1.9	Math 101/101	Math 101/101
11:30	Math 101	1.1.10, 1.1.11, 1.1.12	Math 101/101	Math 101/101
12:00	Math 101	1.1.13, 1.1.14, 1.1.15	Math 101/101	Math 101/101
12:30	Math 101	1.1.16, 1.1.17, 1.1.18	Math 101/101	Math 101/101
13:00	Math 101	1.1.19, 1.1.20, 1.1.21	Math 101/101	Math 101/101
13:30	Math 101	1.1.22, 1.1.23, 1.1.24	Math 101/101	Math 101/101
14:00	Math 101	1.1.25, 1.1.26, 1.1.27	Math 101/101	Math 101/101
14:30	Math 101	1.1.28, 1.1.29, 1.1.30	Math 101/101	Math 101/101
15:00	Math 101	1.1.31, 1.1.32, 1.1.33	Math 101/101	Math 101/101
15:30	Math 101	1.1.34, 1.1.35, 1.1.36	Math 101/101	Math 101/101
16:00	Math 101	1.1.37, 1.1.38, 1.1.39	Math 101/101	Math 101/101
16:30	Math 101	1.1.40, 1.1.41, 1.1.42	Math 101/101	Math 101/101
17:00	Math 101	1.1.43, 1.1.44, 1.1.45	Math 101/101	Math 101/101
17:30	Math 101	1.1.46, 1.1.47, 1.1.48	Math 101/101	Math 101/101
18:00	Math 101	1.1.49, 1.1.50, 1.1.51	Math 101/101	Math 101/101
18:30	Math 101	1.1.52, 1.1.53, 1.1.54	Math 101/101	Math 101/101
19:00	Math 101	1.1.55, 1.1.56, 1.1.57	Math 101/101	Math 101/101
19:30	Math 101	1.1.58, 1.1.59, 1.1.60	Math 101/101	Math 101/101
20:00	Math 101	1.1.61, 1.1.62, 1.1.63	Math 101/101	Math 101/101
20:30	Math 101	1.1.64, 1.1.65, 1.1.66	Math 101/101	Math 101/101
21:00	Math 101	1.1.67, 1.1.68, 1.1.69	Math 101/101	Math 101/101
21:30	Math 101	1.1.70, 1.1.71, 1.1.72	Math 101/101	Math 101/101
22:00	Math 101	1.1.73, 1.1.74, 1.1.75	Math 101/101	Math 101/101
22:30	Math 101	1.1.76, 1.1.77, 1.1.78	Math 101/101	Math 101/101
23:00	Math 101	1.1.79, 1.1.80, 1.1.81	Math 101/101	Math 101/101
23:30	Math 101	1.1.82, 1.1.83, 1.1.84	Math 101/101	Math 101/101
24:00	Math 101	1.1.85, 1.1.86, 1.1.87	Math 101/101	Math 101/101
24:30	Math 101	1.1.88, 1.1.89, 1.1.90	Math 101/101	Math 101/101
25:00	Math 101	1.1.91, 1.1.92, 1.1.93	Math 101/101	Math 101/101
25:30	Math 101	1.1.94, 1.1.95, 1.1.96	Math 101/101	Math 101/101
26:00	Math 101	1.1.97, 1.1.98, 1.1.99	Math 101/101	Math 101/101
26:30	Math 101	1.1.100, 1.1.101, 1.1.102	Math 101/101	Math 101/101
27:00	Math 101	1.1.103, 1.1.104, 1.1.105	Math 101/101	Math 101/101
27:30	Math 101	1.1.106, 1.1.107, 1.1.108	Math 101/101	Math 101/101
28:00	Math 101	1.1.109, 1.1.110, 1.1.111	Math 101/101	Math 101/101
28:30	Math 101	1.1.112, 1.1.113, 1.1.114	Math 101/101	Math 101/101
29:00	Math 101	1.1.115, 1.1.116, 1.1.117	Math 101/101	Math 101/101
29:30	Math 101	1.1.118, 1.1.119, 1.1.120	Math 101/101	Math 101/101
30:00	Math 101	1.1.121, 1.1.122, 1.1.123	Math 101/101	Math 101/101
30:30	Math 101	1.1.124, 1.1.125, 1.1.126	Math 101/101	Math 101/101
31:00	Math 101	1.1.127, 1.1.128, 1.1.129	Math 101/101	Math 101/101
31:30	Math 101	1.1.130, 1.1.131, 1.1.132	Math 101/101	Math 101/101
32:00	Math 101	1.1.133, 1.1.134, 1.1.135	Math 101/101	Math 101/101
32:30	Math 101	1.1.136, 1.1.137, 1.1.138	Math 101/101	Math 101/101
33:00	Math 101	1.1.139, 1.1.140, 1.1.141	Math 101/101	Math 101/101
33:30	Math 101	1.1.142, 1.1.143, 1.1.144	Math 101/101	Math 101/101
34:00	Math 101	1.1.145, 1.1.146, 1.1.147	Math 101/101	Math 101/101
34:30	Math 101	1.1.148	Math 101/101	Math 101/101

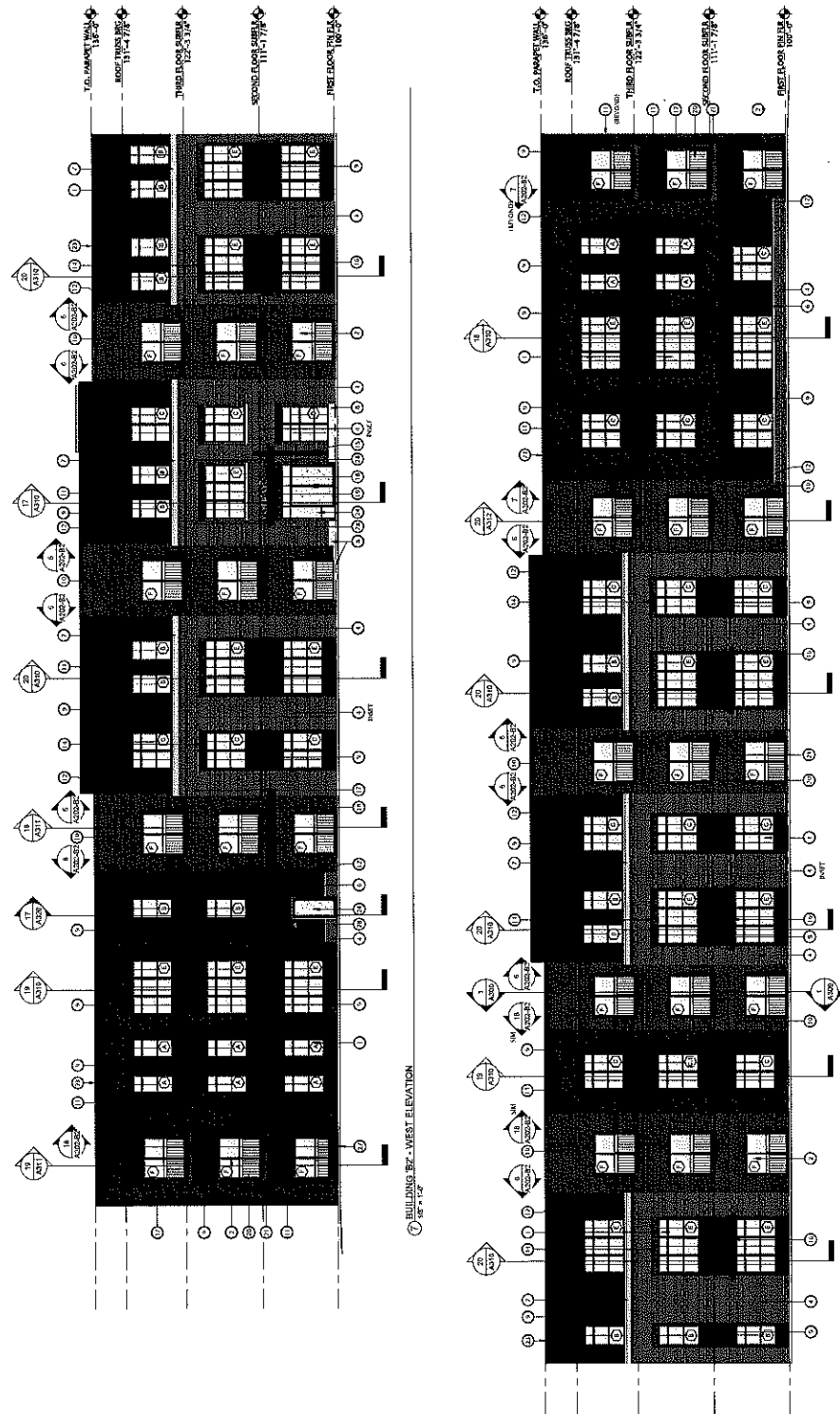
1) ALL WINDOWS AND PATIO DOORS SHALL HAVE DOUBLE PANE LOW-E GLAZING. - SEE SPECIFICATIONS

2) WINDOW SIZES ARE ORIGINAL - GENERAL CONTRACTOR TO VERIFY ALL WINDOW SIZES WITH MANUFACTURER'S SPECIFICATIONS

3) CONTRACTOR MAY PROVIDE ALTERNATE WINDOW MANUFACTURER WITH OWNER AND ARCHITECT APPROVAL. ALTERNATE WINDOW MUST COMPLY WITH ALL SPECIFIED WINDOW SIZES, QUALITY, PERFORMANCE, AND APPEARANCE.

4) ALL GLAZING WITH 1/8" INCHES FROM FINISHED FLOOR TO BE FINISHED WITH THE FINISH FLOOR.

22 COORDINATE WITH ARCHITECT THE LOCATION OF ALL VIB-RELATED PUNCTATIONS OF THE DRYBORN ENVELOPE.



Bill Nig 'B' - West Elevation

17 BUILDING 'B2' - SOUTHWEST ELEVATION
1.05 = 1'-0"

DATE OF ISSUANCE	APRIL 9, 2018
REVISION SCHEDULE	
Revised	Expiry

**BUILDING 'B1' -
EXTERIOR ELEVATIONS
(BLDG. 'B4' SIM)**

A201-B1

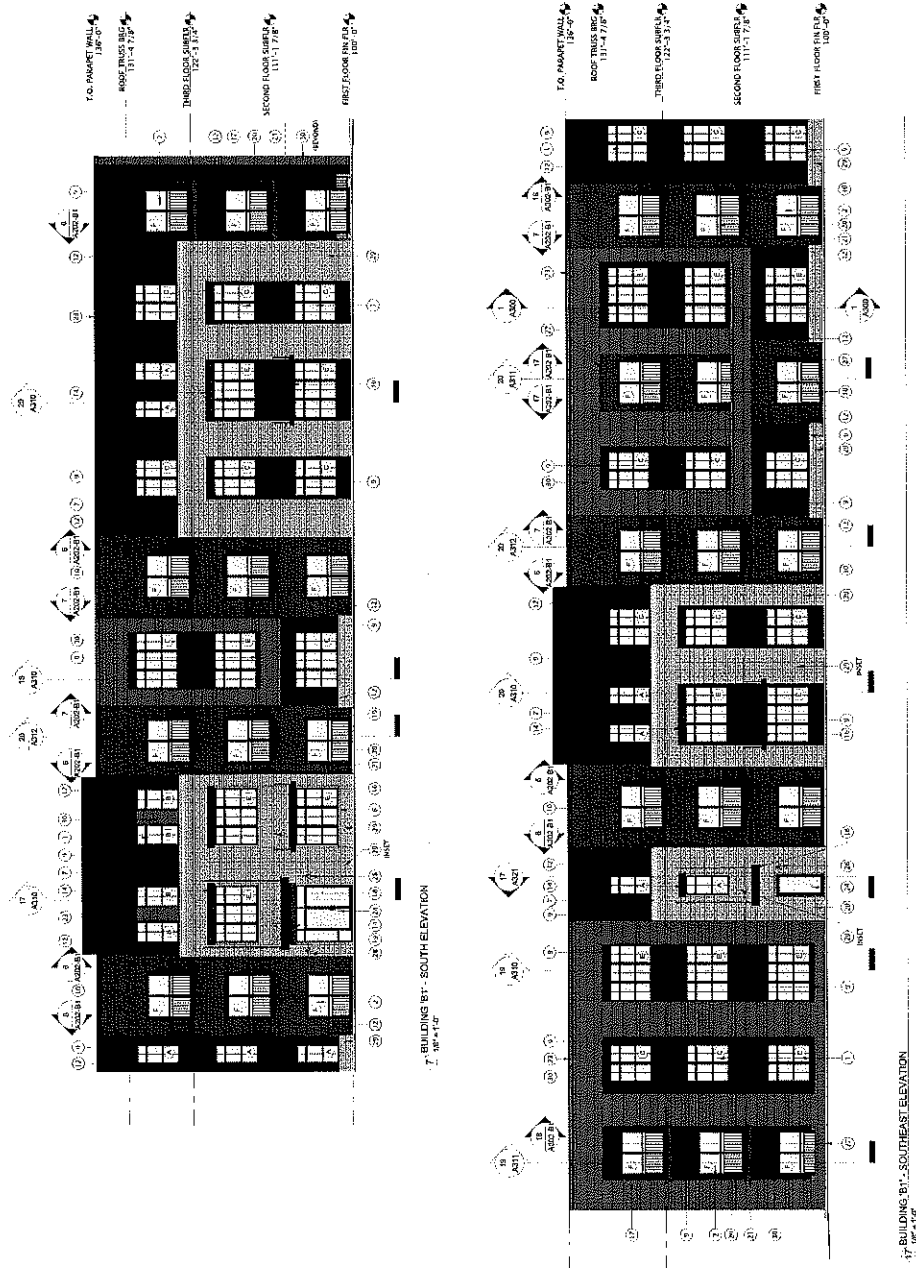
[illegible][illegible]

WINDOW NOTES

- 41 ALL WELDINGS AND PATIO DOORS SHALL HAVE DOUBLE PAUSE
42 LOW-GUYS. - SEE SPECIFICATIONS.
43 WINDOW GLAZING - ALL WINDOWS - GENERAL CONTRACTOR TO VERIFY
44 ALL SUCH ORDINANCES WITH MANUFACTURER'S SPECIFICATIONS.
45 CONTRACTOR MAY PROVIDE A TERTIARY WINDOW MANUFACTURER
46 WITH DESIGN AND ARCHITECT APPROVAL. ALTERNATE WINDOWS
47 MUST MEET SPECIFIED WINDOWS IN QUALITY, PERFORMANCE,
48 AND APPEARANCE.
49 ALL GLAZING NOTED IN INCHES FROM FINISHED FLOOR TO BE
50 TYPED. - SEE SPECIFICATIONS.

EXTERIOR ELEVATION NOTES

- 7) COORDINATE WITH ARCHITECT THE LOCATION OF ALL MSP-RELATED PENETRATIONS OF THE EXTERIOR ENVELOPE.
- 8) COORDINATE WITH ARCHITECT THE LOCATION OF ALL EXTERIOR MATERIAL, PANEL JOINTS, CONTROL JOINTS, AND LEAKPROOF JOINTS.



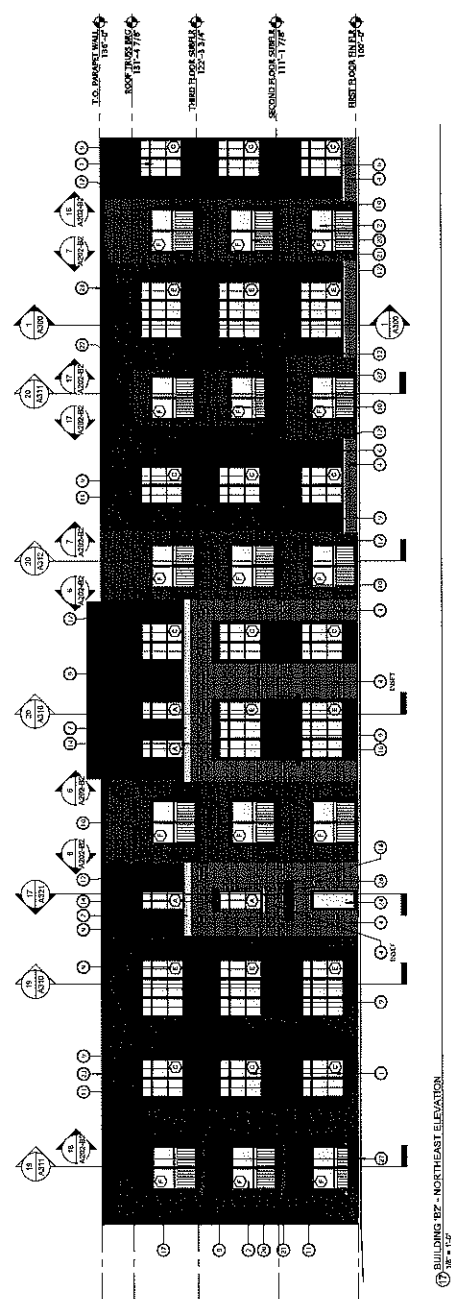
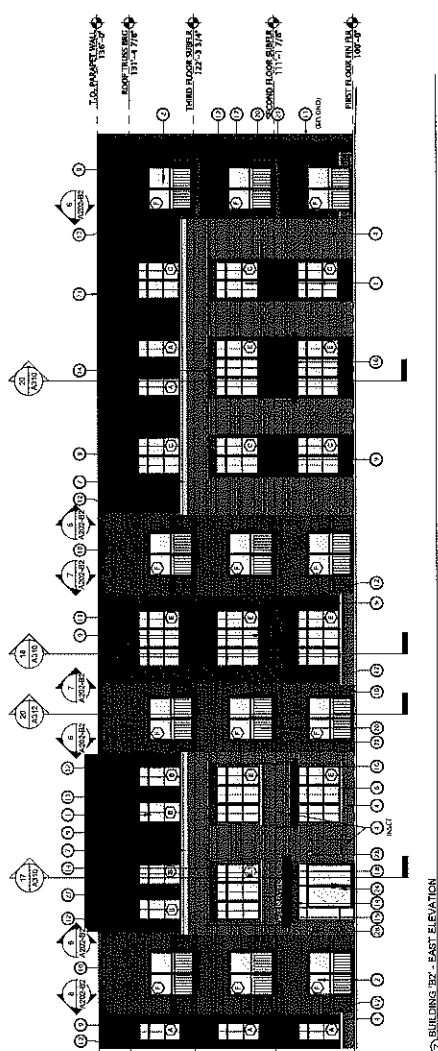
[illegible][illegible]

WINDOW NOTES

- 1) ALL WINDOWS AND FLYED DOORS SHALL HAVE EXTERIOR FRAME FINISHING - SEE DETAILING SHEET.
- 2) WINDOW TYPES AND MATERIAL - GENERAL CONTRACTOR TO VERIFY ALL REQUIREMENTS WITH MANUFACTURER'S SPECIFICATIONS.
- 3) CONTRACTOR SHALL PROVIDE AN APPROVED WINDOW MANUFACTURER (MFG) WITHIN 10 BUSINESS DAYS OF AWARD. THE MFG MUST MEET ALL THE FOLLOWING IN QUALITY, PERFORMANCE, AND APPLICABILITY.
- 4) ALL GLAZING WITHIN 8 INCHES FROM FINISHED FLOOR TO BE THERMO-BREAK SPECIFICATION.

EXTERIOR ELEVATION NOTES

- 1) CORRELATE WITH ANNOTATE THE LOCATION OF ALL NEIGHBORING FEATURES OF THE LOT/BLK/ENCLAVE.
- 2) CORRELATE WITH ANNOTATE THE LOCATION OF ALL EXTERIOR MATERIAL PANELS, JOINTS, CONTROL JOINTS, AND EXPANSION JOINTS.



- ### EXTERIOR ELEVATION NOTES
- 1) COORDINATE WITH ARCHITECT THE LOCATION OF ALL IMP-RELATED MODIFICATIONS OF THE CURTAIN WALLING.
 - 2) COORDINATE WITH ARCHITECT THE LOCATION OF ALL EXTERIOR MATERIAL PANEL JOINTS, CONTROL JOINTS, AND EXPANDED JOINTS.

DATE OF ISSUANCE	APRIL 9, 2018
REVISION SCHEDULE	
Revised	Discontinue
	Continue

SHEET TITLE	BUILDING 'B2' - EXTERIOR ELEVATIONS (BLDG. 'B3' SIM)	SHEET NUMBER
-------------	--	--------------

A202-B2

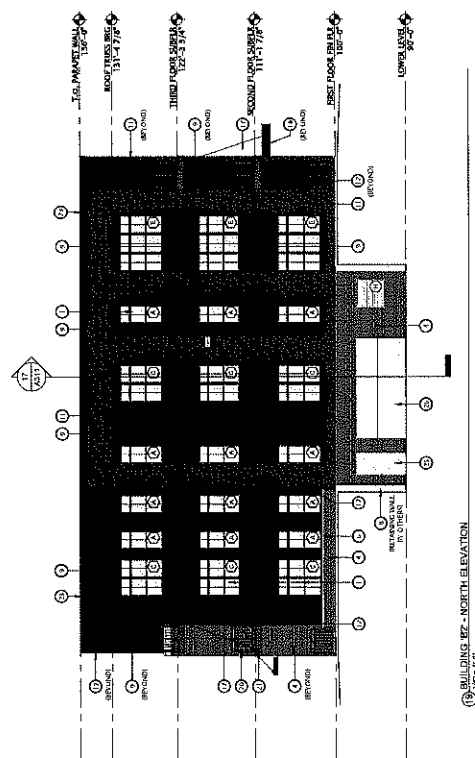
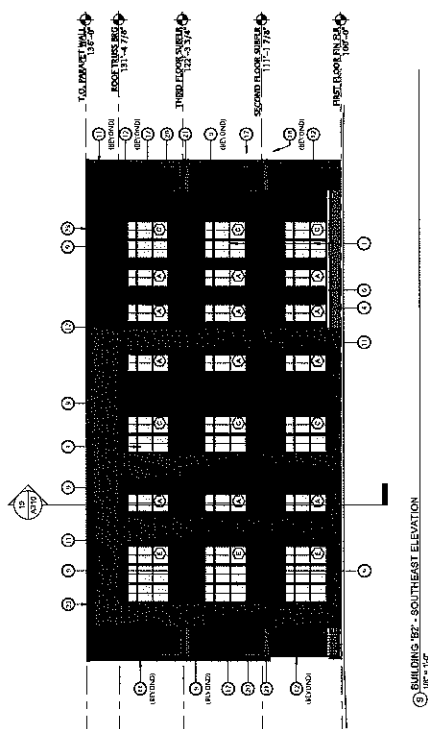
[illegible][illegible]

WINDOW NOTES

- 1) ALL WINDOWS AND PATIO DOORS SHALL HAVE DOUBLE FRAME LOW-E GLASSING - SEE SPECIFICATIONS.
- 2) WINDOWS BEING REMOVED - GENERAL CONSTRUCTION TO MEET ALL BUILDING CODES WITH MANUFACTURER'S SPECIFICATIONS.
- 3) CONTRACTOR MAY PROVIDE ALTERNATE WINDOW MANUFACTURER WITH OWNER AND ARCHITECT APPROVAL. ALTERNATE WINDOWS MUST MATCH EXISTING WINDOWS IN QUALITY, PERFORMANCE, AND APPEARANCE.
- 4) ALL GLAZING MATERIALS IN FLOORS FROM FINISHED FLOOR TO BE REMOVED - SEE SPECIFICATIONS.

EXTERIOR ELEVATION NOTES

- 1) COORDINATE WITH ARCHITECT THE LOCATION OF ALL MEP-RELATED PENETRATIONS OF THE EXTERIOR ENVELOPE.
- 2) COORDINATE WITH ARCHITECT THE LOCATION OF ALL EXTERIOR MECHANICAL EQUIPMENT, EXHAUST FANS, AND EXHAUST UNITS.



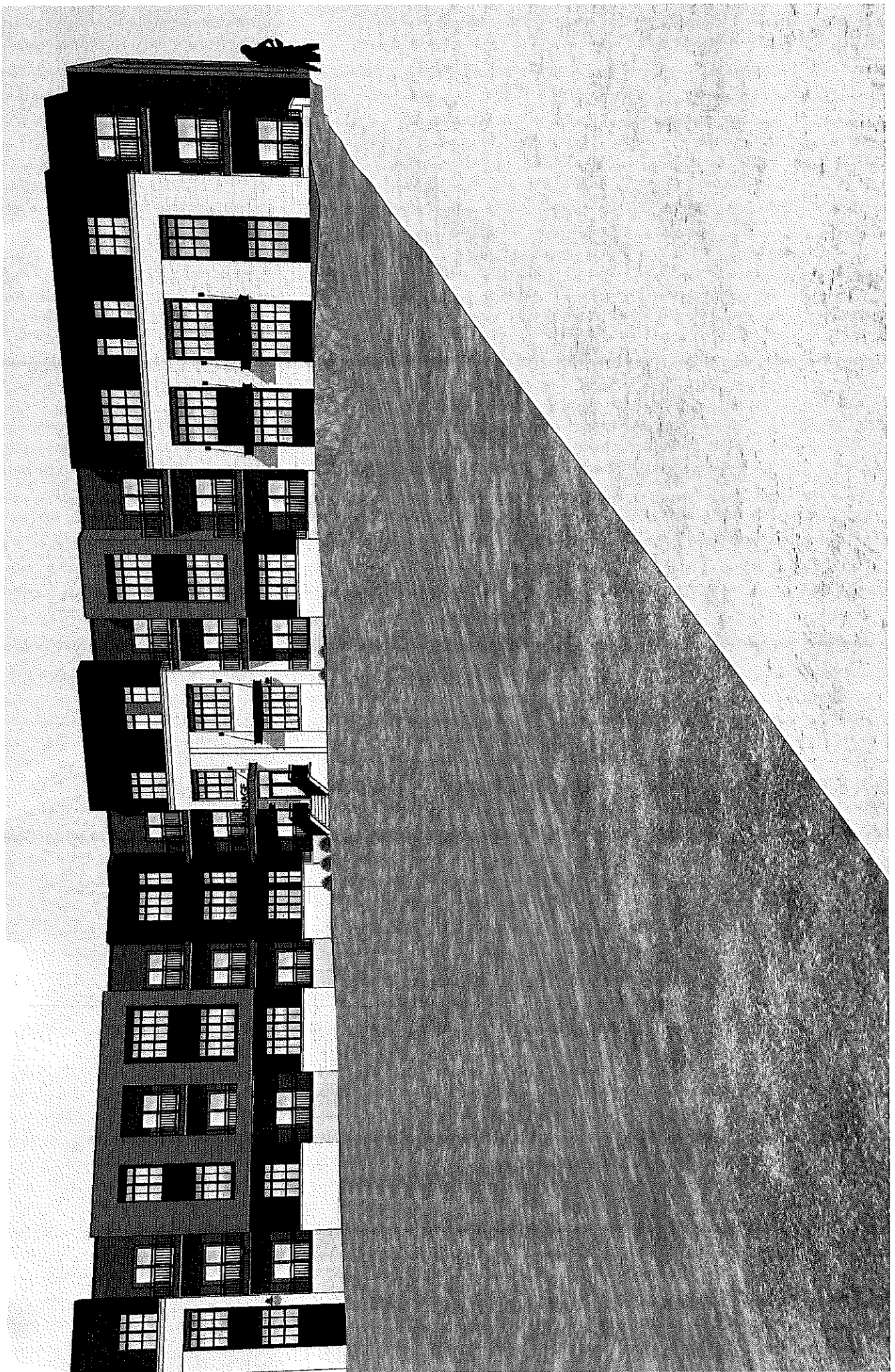




B2 Corner Perspective

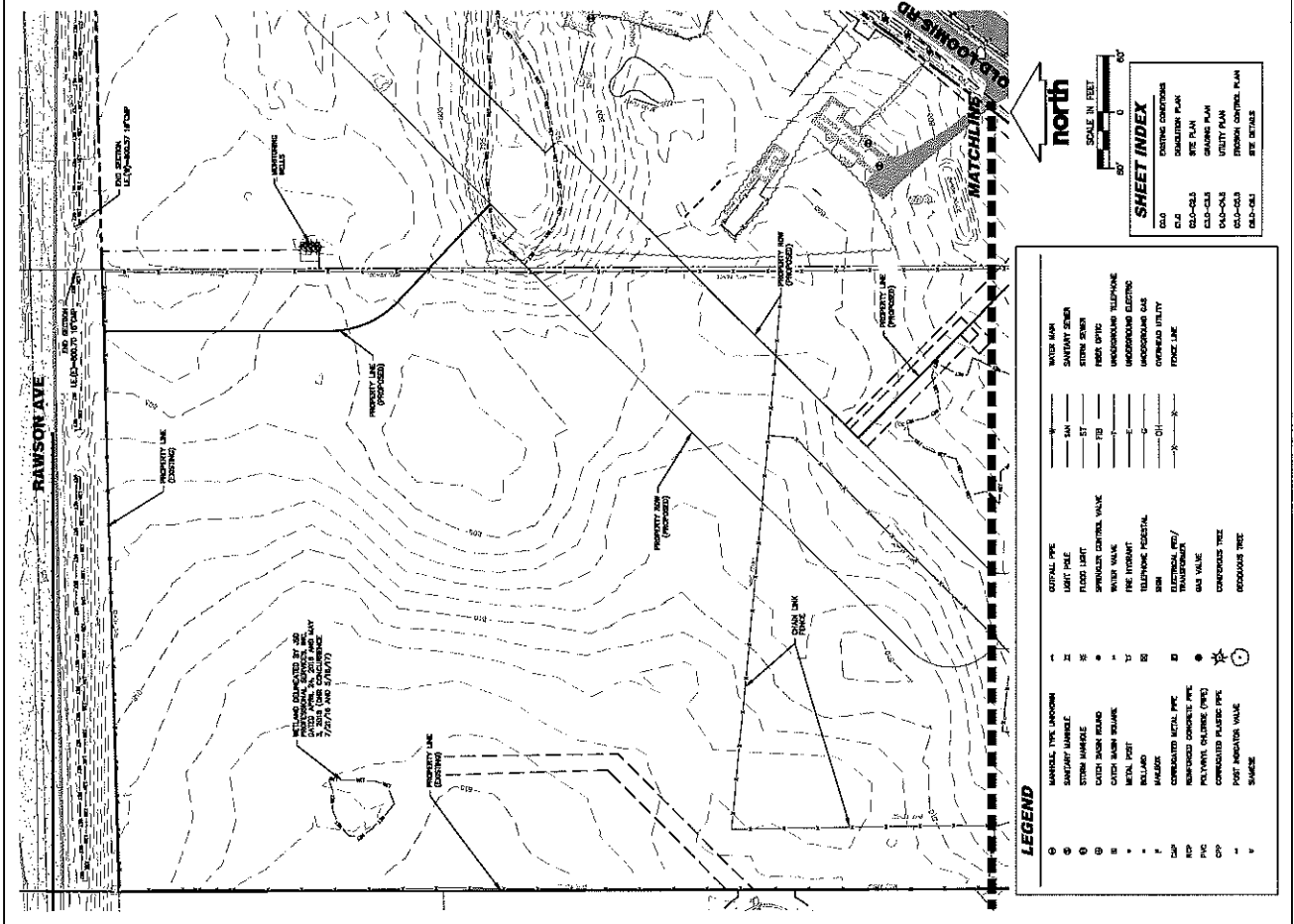
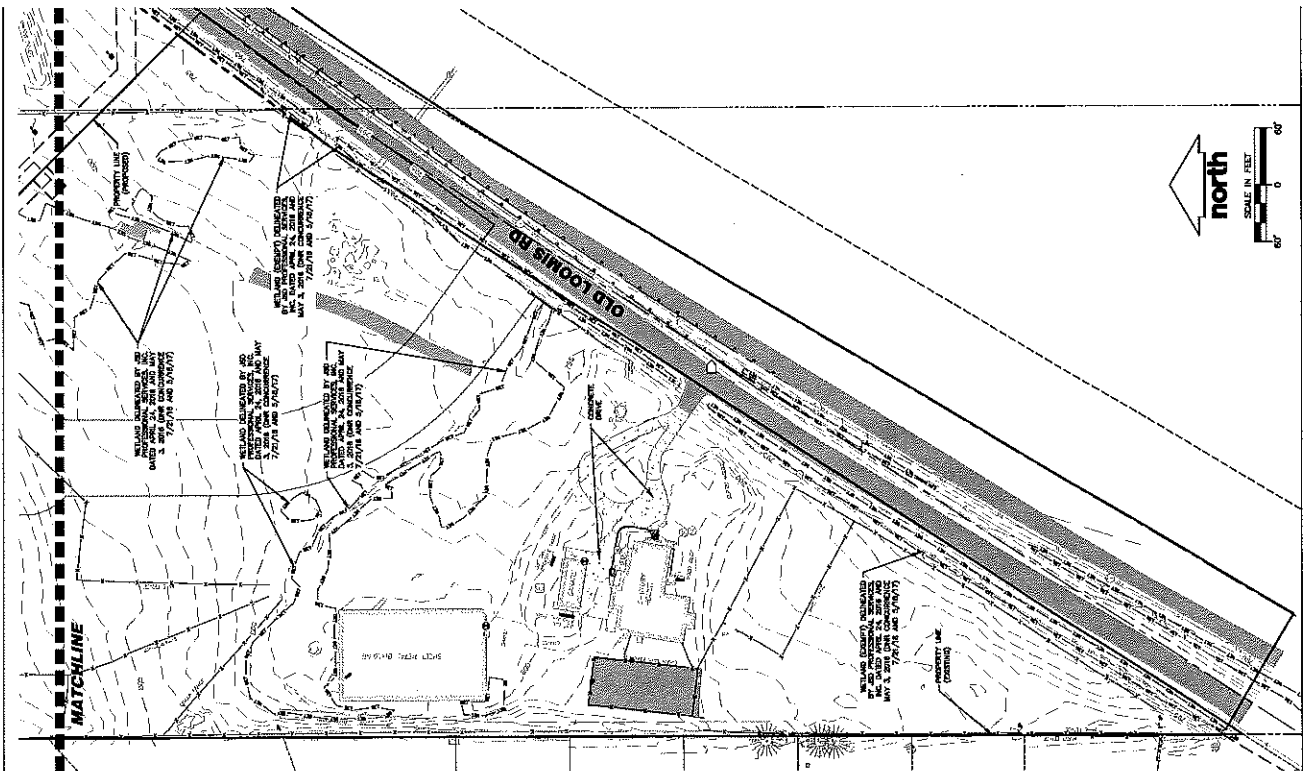


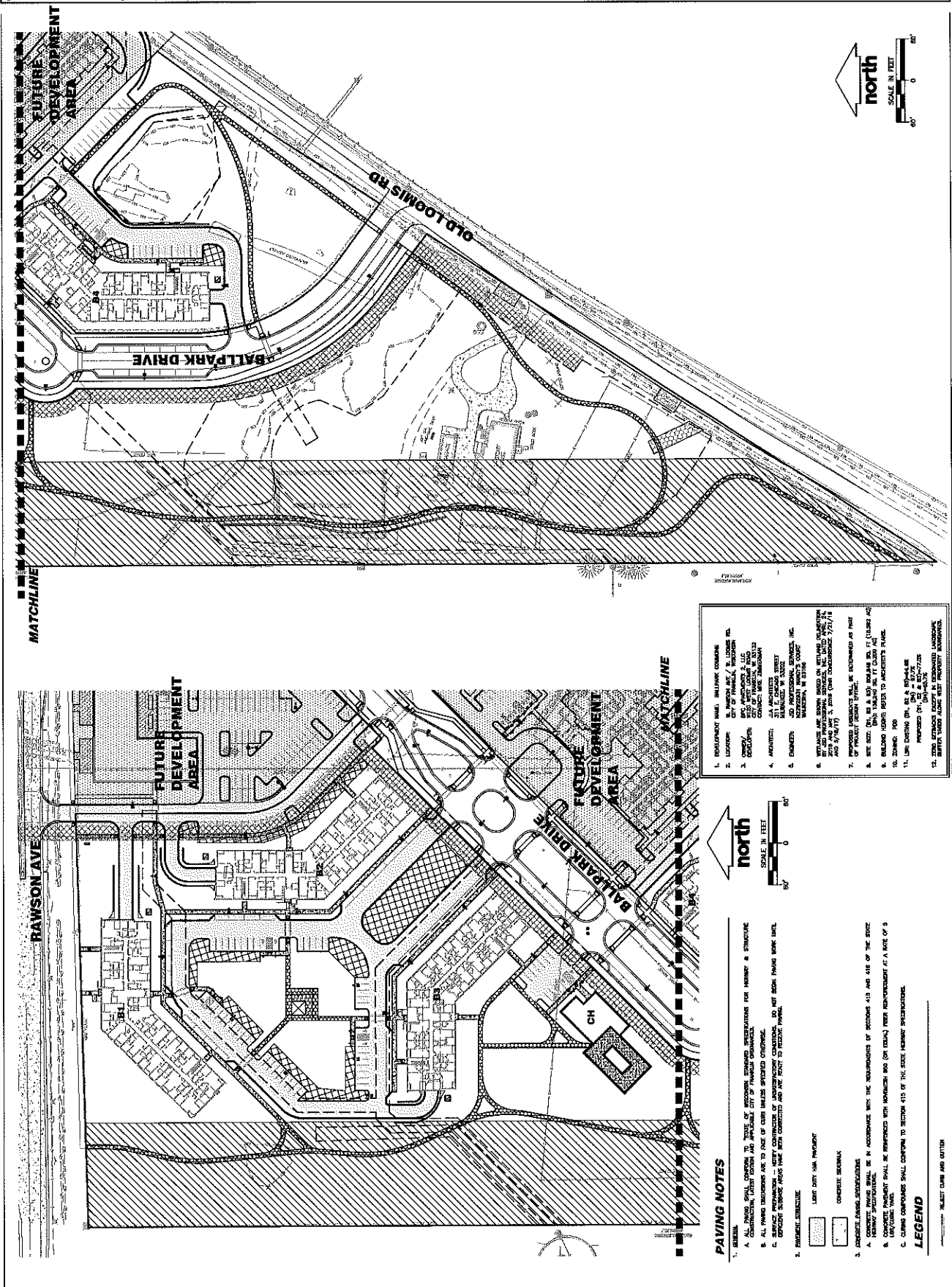


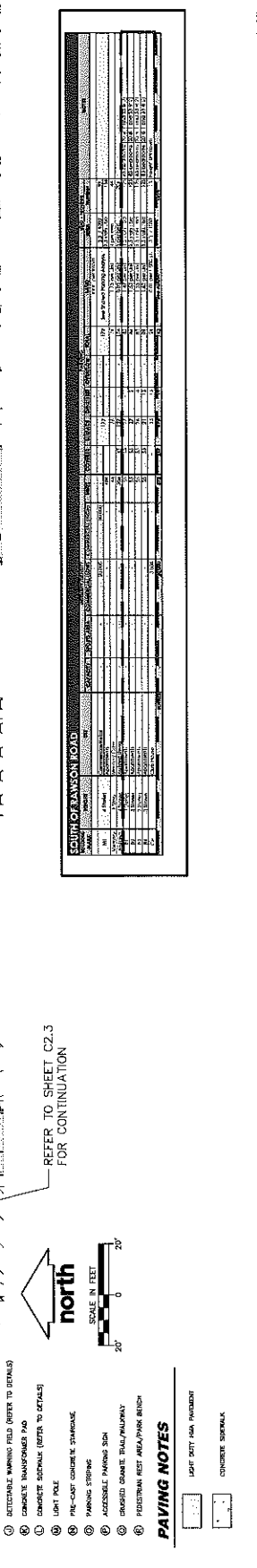




 Professional Services, Inc. <i>Engineers • Architects • Planners</i>		CREATE THE RADIO  TELL THE STORY	
SPECIAL ADVERTISING KNOWLEDGE • PROTECTION • PROMISE		BIRMINGHAM REGIONAL OFFICE 1000 N. UNIVERSITY BLVD. SUITE 1000 BIRMINGHAM, AL 35203-0001 TEL: 205/252-1000 FAX: 205/252-1001	
 VENTURES CLEAR ADVISORS		CLIENT:	
PROJECT:		PROJECT:	
 BALLPARK COMMONS APARTMENTS		BALLPARK COMMONS COMMONS APARTMENTS	
 WEEKENDS Tel Fax 800 242-5611		PURCHASING OPTIONS: 1. CASH 2. 30 DAY 3. 60 DAY 4. 90 DAY 5. 120 DAY 6. 150 DAY 7. 180 DAY 8. 210 DAY 9. 240 DAY 10. 270 DAY 11. 300 DAY 12. 330 DAY 13. 360 DAY 14. 390 DAY 15. 420 DAY 16. 450 DAY 17. 480 DAY 18. 510 DAY 19. 540 DAY 20. 570 DAY 21. 600 DAY 22. 630 DAY 23. 660 DAY 24. 690 DAY 25. 720 DAY 26. 750 DAY 27. 780 DAY 28. 810 DAY 29. 840 DAY 30. 870 DAY 31. 900 DAY 32. 930 DAY 33. 960 DAY 34. 990 DAY 35. 1020 DAY 36. 1050 DAY 37. 1080 DAY 38. 1110 DAY 39. 1140 DAY 40. 1170 DAY 41. 1200 DAY 42. 1230 DAY 43. 1260 DAY 44. 1290 DAY 45. 1320 DAY 46. 1350 DAY 47. 1380 DAY 48. 1410 DAY 49. 1440 DAY 50. 1470 DAY 51. 1500 DAY 52. 1530 DAY 53. 1560 DAY 54. 1590 DAY 55. 1620 DAY 56. 1650 DAY 57. 1680 DAY 58. 1710 DAY 59. 1740 DAY 60. 1770 DAY 61. 1800 DAY 62. 1830 DAY 63. 1860 DAY 64. 1890 DAY 65. 1920 DAY 66. 1950 DAY 67. 1980 DAY 68. 2010 DAY 69. 2040 DAY 70. 2070 DAY 71. 2100 DAY 72. 2130 DAY 73. 2160 DAY 74. 2190 DAY 75. 2220 DAY 76. 2250 DAY 77. 2280 DAY 78. 2310 DAY 79. 2340 DAY 80. 2370 DAY 81. 2400 DAY 82. 2430 DAY 83. 2460 DAY 84. 2490 DAY 85. 2520 DAY 86. 2550 DAY 87. 2580 DAY 88. 2610 DAY 89. 2640 DAY 90. 2670 DAY 91. 2700 DAY 92. 2730 DAY 93. 2760 DAY 94. 2790 DAY 95. 2820 DAY 96. 2850 DAY 97. 2880 DAY 98. 2910 DAY 99. 2940 DAY 100. 2970 DAY 101. 3000 DAY 102. 3030 DAY 103. 3060 DAY 104. 3090 DAY 105. 3120 DAY 106. 3150 DAY 107. 3180 DAY 108. 3210 DAY 109. 3240 DAY 110. 3270 DAY 111. 3300 DAY 112. 3330 DAY 113. 3360 DAY 114. 3390 DAY 115. 3420 DAY 116. 3450 DAY 117. 3480 DAY 118. 3510 DAY 119. 3540 DAY 120. 3570 DAY 121. 3600 DAY 122. 3630 DAY 123. 3660 DAY 124. 3690 DAY 125. 3720 DAY 126. 3750 DAY 127. 3780 DAY 128. 3810 DAY 129. 3840 DAY 130. 3870 DAY 131. 3900 DAY 132. 3930 DAY 133. 3960 DAY 134. 3990 DAY 135. 4020 DAY 136. 4050 DAY 137. 4080 DAY 138. 4110 DAY 139. 4140 DAY 140. 4170 DAY 141. 4200 DAY 142. 4230 DAY 143. 4260 DAY 144. 4290 DAY 145. 4320 DAY 146. 4350 DAY 147. 4380 DAY 148. 4410 DAY 149. 4440 DAY 150. 4470 DAY 151. 4500 DAY 152. 4530 DAY 153. 4560 DAY 154. 4590 DAY 155. 4620 DAY 156. 4650 DAY 157. 4680 DAY 158. 4710 DAY 159. 4740 DAY 160. 4770 DAY 161. 4800 DAY 162. 4830 DAY 163. 4860 DAY 164. 4890 DAY 165. 4920 DAY 166. 4950 DAY 167. 4980 DAY 168. 5010 DAY 169. 5040 DAY 170. 5070 DAY 171. 5100 DAY 172. 5130 DAY 173. 5160 DAY 174. 5190 DAY 175. 5220 DAY 176. 5250 DAY 177. 5280 DAY 178. 5310 DAY 179. 5340 DAY 180. 5370 DAY 181. 5400 DAY 182. 5430 DAY 183. 5460 DAY 184. 5490 DAY 185. 5520 DAY 186. 5550 DAY 187. 5580 DAY 188. 5610 DAY 189. 5640 DAY 190. 5670 DAY 191. 5700 DAY 192. 5730 DAY 193. 5760 DAY 194. 5790 DAY 195. 5820 DAY 196. 5850 DAY 197. 5880 DAY 198. 5910 DAY 199. 5940 DAY 200. 5970 DAY 201. 6000 DAY 202. 6030 DAY 203. 6060 DAY 204. 6090 DAY 205. 6120 DAY 206. 6150 DAY 207. 6180 DAY 208. 6210 DAY 209. 6240 DAY 210. 6270 DAY 211. 6300 DAY 212. 6330 DAY 213. 6360 DAY 214. 6390 DAY 215. 6420 DAY 216. 6450 DAY 217. 6480 DAY 218. 6510 DAY 219. 6540 DAY 220. 6570 DAY 221. 6600 DAY 222. 6630 DAY 223. 6660 DAY 224. 6690 DAY 225. 6720 DAY 226. 6750 DAY 227. 6780 DAY 228. 6810 DAY 229. 6840 DAY 230. 6870 DAY 231. 6900 DAY 232. 6930 DAY 233. 6960 DAY 234. 6990 DAY 235. 7020 DAY 236. 7050 DAY 237. 7080 DAY 238. 7110 DAY 239. 7140 DAY 240. 7170 DAY 241. 7200 DAY 242. 7230 DAY 243. 7260 DAY 244. 7290 DAY 24	





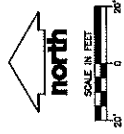


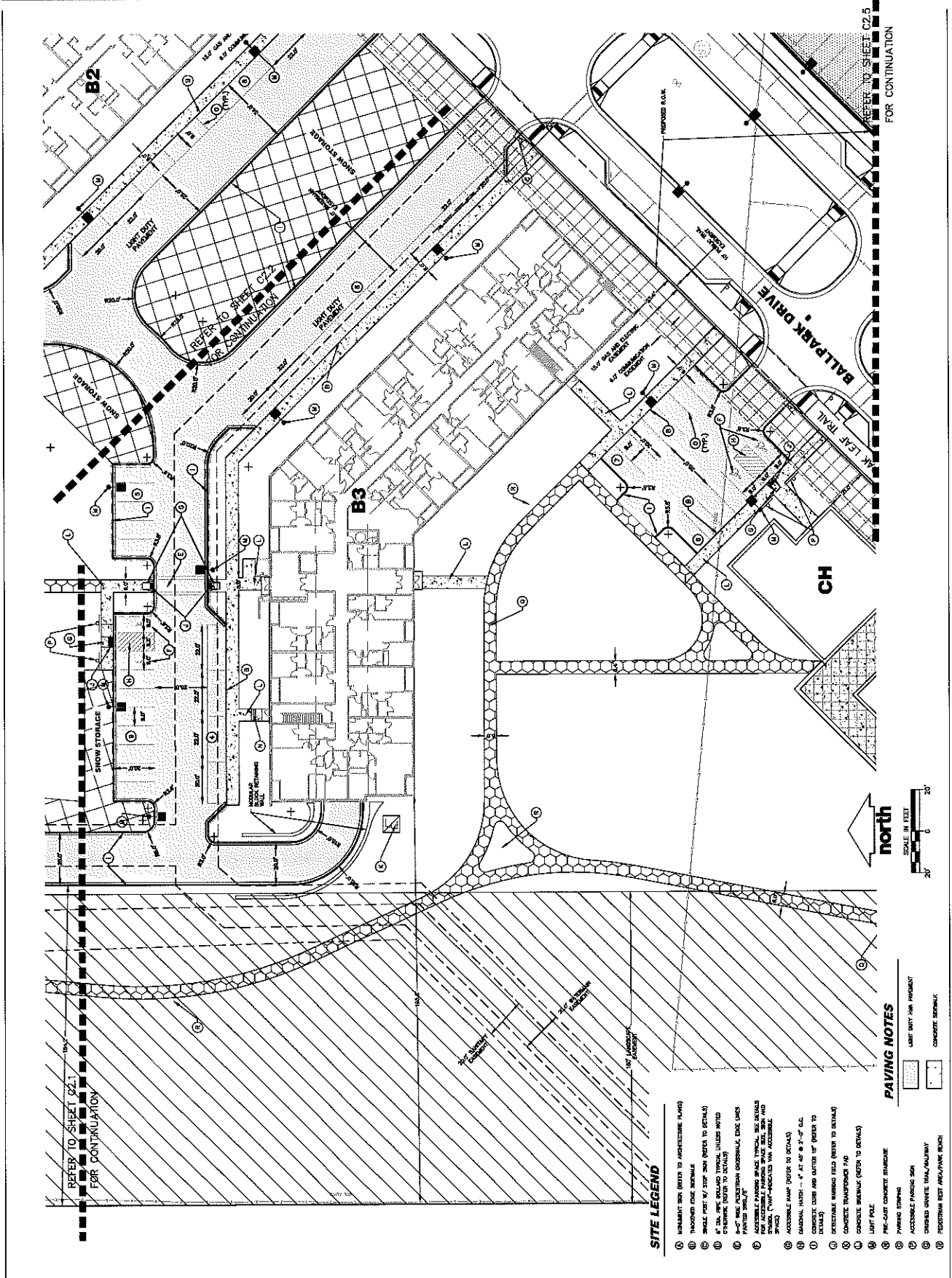
SOUTH OF TANKSON ROAD													
Lot	Area	Owner	Use	Zoning	Assessed Value	Market Value	Taxable Value	Taxes	Notes	2024			Map
										2024	2023	2022	
1	0.10	John Doe	Residential	R-1	\$10,000	\$12,000	\$10,000	\$1,000		2024	2023	2022	1
2	0.10	John Doe	Residential	R-1	\$10,000	\$12,000	\$10,000	\$1,000		2024	2023	2022	2
3	0.10	John Doe	Residential	R-1	\$10,000	\$12,000	\$10,000	\$1,000		2024	2023	2022	3
4	0.10	John Doe	Residential	R-1	\$10,000	\$12,000	\$10,000	\$1,000		2024	2023	2022	4
5	0.10	John Doe	Residential	R-1	\$10,000	\$12,000	\$10,000	\$1,000		2024	2023	2022	5
6	0.10	John Doe	Residential	R-1	\$10,000	\$12,000	\$10,000	\$1,000		2024	2023	2022	6
7	0.10	John Doe	Residential	R-1	\$10,000	\$12,000	\$10,000	\$1,000		2024	2023	2022	7
8	0.10	John Doe	Residential	R-1	\$10,000	\$12,000	\$10,000	\$1,000		2024	2023	2022	8
9	0.10	John Doe	Residential	R-1	\$10,000	\$12,000	\$10,000	\$1,000		2024	2023	2022	9
10	0.10	John Doe	Residential	R-1	\$10,000	\$12,000	\$10,000	\$1,000		2024	2023	2022	10
11	0.10	John Doe	Residential	R-1	\$10,000	\$12,000	\$10,000	\$1,000		2024	2023	2022	11
12	0.10	John Doe	Residential	R-1	\$10,000	\$12,000	\$10,000	\$1,000		2024	2023	2022	12
13	0.10	John Doe	Residential	R-1	\$10,000	\$12,000	\$10,000	\$1,000		2024	2023	2022	13
14	0.10	John Doe	Residential	R-1	\$10,000	\$12,000	\$10,000	\$1,000		2024	2023	2022	14
15	0.10	John Doe	Residential	R-1	\$10,000	\$12,000	\$10,000	\$1,000		2024	2023	2022	15
16	0.10	John Doe	Residential	R-1	\$10,000	\$12,000	\$10,000	\$1,000		2024	2023	2022	16
17	0.10	John Doe	Residential	R-1	\$10,000	\$12,000	\$10,000	\$1,000		2024	2023	2022	17
18	0.10	John Doe	Residential	R-1	\$10,000	\$12,000	\$10,000	\$1,000		2024	2023	2022	18
19	0.10	John Doe	Residential	R-1	\$10,000	\$12,000	\$10,000	\$1,000		2024	2023	2022	19
20	0.10	John Doe	Residential	R-1	\$10,000	\$12,000	\$10,000	\$1,000		2024	2023	2022	20
21	0.10	John Doe	Residential	R-1	\$10,000	\$12,000	\$10,000	\$1,000		2024	2023	2022	21
22	0.10	John Doe	Residential	R-1	\$10,000	\$12,000	\$10,000	\$1,000		2024	2023	2022	22
23	0.10	John Doe	Residential	R-1	\$10,000	\$12,000	\$10,000	\$1,000		2024	2023	2022	23
24	0.10	John Doe	Residential	R-1	\$10,000	\$12,000	\$10,000	\$1,000		2024	2023	2022	24
25	0.10	John Doe	Residential	R-1	\$10,000	\$12,000	\$10,000	\$1,000		2024	2023	2022	25
26	0.10	John Doe	Residential	R-1	\$10,000	\$12,000	\$10,000	\$1,000		2024	2023	2022	26
27	0.10	John Doe	Residential	R-1	\$10,000	\$12,000	\$10,000	\$1,000		2024	2023	2022	27
28	0.10	John Doe	Residential	R-1	\$10,000	\$12,000	\$10,000	\$1,000		2024	2023	2022	28
29	0.10	John Doe	Residential	R-1	\$10,000	\$12,000	\$10,000	\$1,000		2024	2023	2022	29
30	0.10	John Doe	Residential	R-1	\$10,000	\$12,000	\$10,000	\$1,000		2024	2023	2022	30
31	0.10	John Doe	Residential	R-1	\$10,000	\$12,000	\$10,000	\$1,000		2024	2023	2022	31
32	0.10	John Doe	Residential	R-1	\$10,000	\$12,000	\$10,000	\$1,000		2024	2023	2022	32
33	0.10	John Doe	Residential	R-1	\$10,000	\$12,000	\$10,000	\$1,000		2024	2023	2022	33
34	0.10	John Doe	Residential	R-1	\$10,000	\$12,000	\$10,000	\$1,000		2024	2023	2022	34
35	0.10	John Doe	Residential	R-1	\$10,000	\$12,000	\$10,000	\$1,000		2024	2023	2022	35
36	0.10	John Doe	Residential	R-1	\$10,000	\$12,000	\$10,000	\$1,000		2024	2023	2022	36
37	0.10	John Doe	Residential	R-1	\$10,000	\$12,000	\$10,000	\$1,000		2024	2023	2022	37
38	0.10	John Doe	Residential	R-1	\$10,000	\$12,000	\$10,000	\$1,000		2024	2023	2022	38
39	0.10	John Doe	Residential	R-1	\$10,000	\$12,000	\$10,000	\$1,000		2024	2023	2022	39

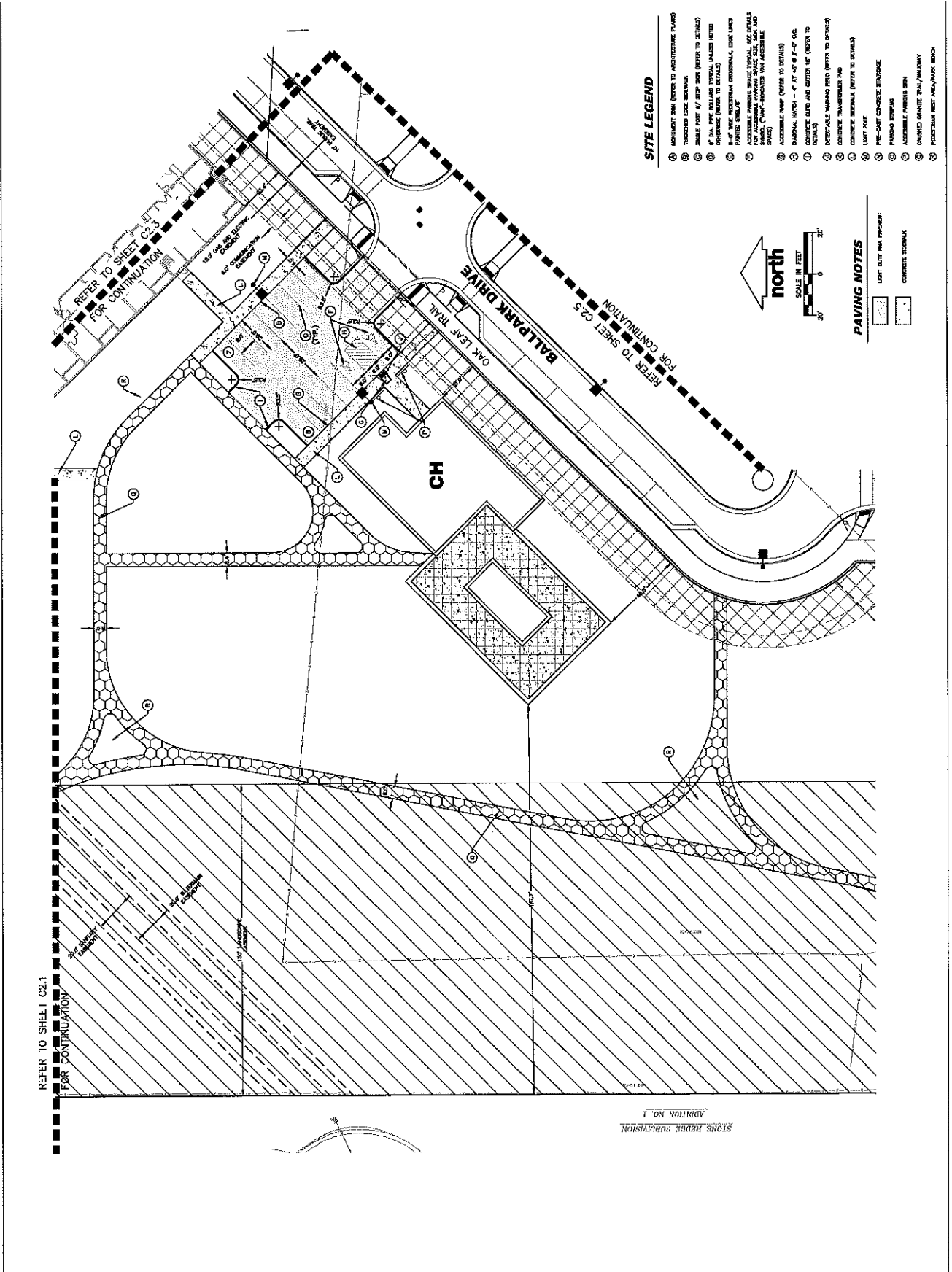
REFER TO SHEET C2.3
FOR CONTINUATION

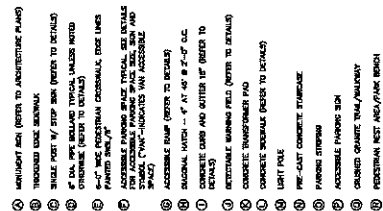
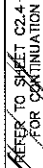


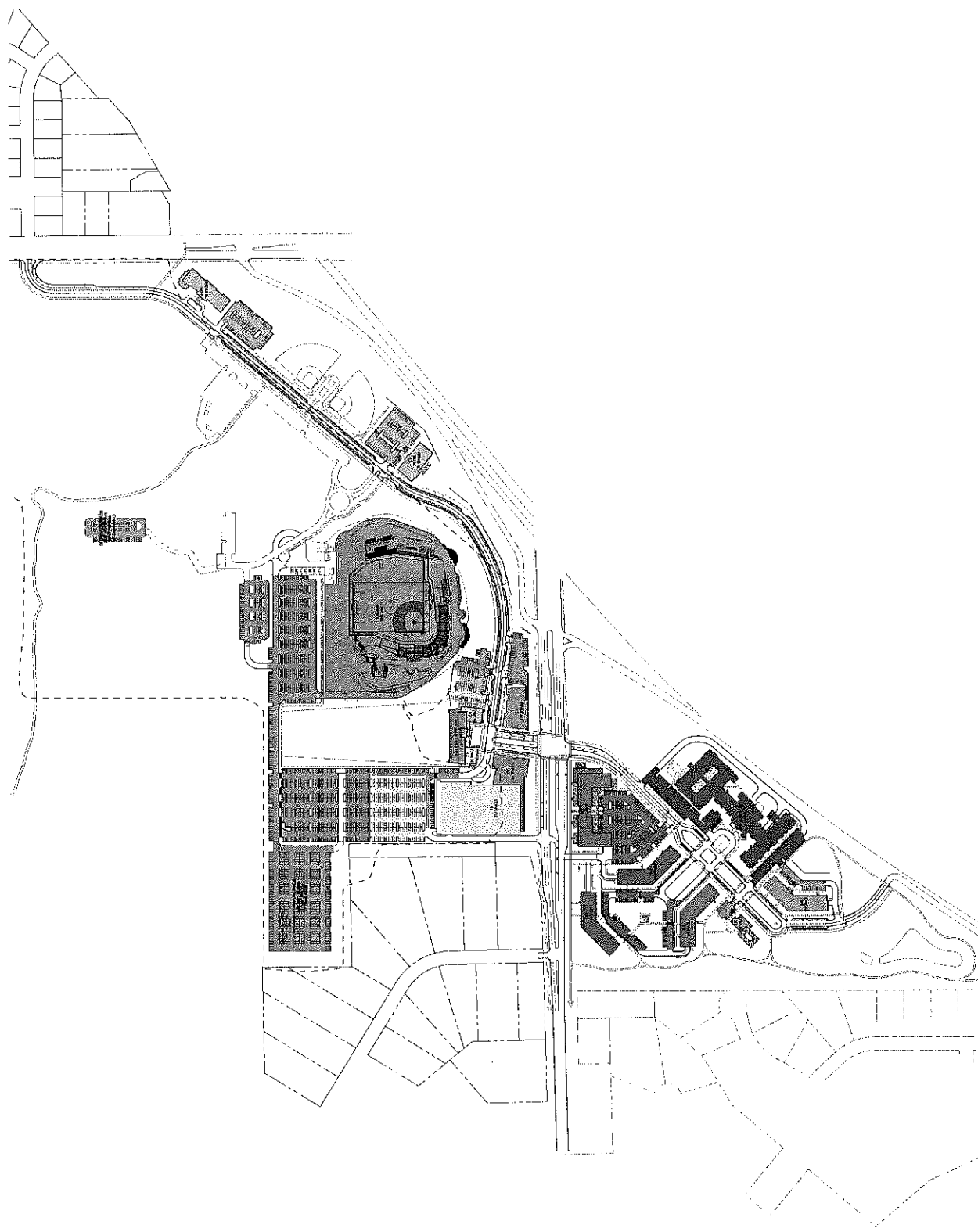
CONCRETE SIDEWALK (REFER TO DETAILS)
LIGHT POLE











BALLPARK COMMONS APARTMENTS

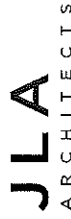
COLORED PARKING PLAN

FEBRUARY 09, 2018
 1"=60' @ 12x18
 1"=30' @ 24x36



As of: March 14, 2018 [In Progress - Subject To Change] numbers listed are approximated based on current layouts

March 14, 2018 [In Progress - Subject To Change] numbers listed are approximated based on current layouts



BUILDING MARK	HEIGHT	USE	CAPACITY			INENSITY/DENSITY			PARKING			UDO - required		NOTES	
			SPORTS AREA	COMMERCIAL (LOW)	COMMERCIAL (HIGH)	UNITS	COVERED	SURFACE	ON-STREET	OVERFLOW	TOTAL	RATIO ###	per Room		Ratio
M1	4 Stories	Commercial/Retail	-	-	-	30,000	-	-	-	-	-	3.3	7,000'	99	
Memory	1 Story	Memory Care	-	-	-	-	20,000	-	-	-	-	172	See Shared Parking Analysis	1 per bed	156
Assisted	4 Stories	Assisted Living	-	-	-	104	-	-	-	-	-	76	-	1.73 per Unit	44
B1	3 Stories	Apartment	-	-	-	204	47	127	-	-	-	174	0.85 per Unit	1 per bed	204
B2	3 Stories	Apartment	-	-	-	33	33	27	-	-	-	64	1.40 per Unit	1.5 stalls/bd	128
B3	3 Stories	Apartment	-	-	-	33	33	27	-	-	-	64	1.40 per Unit	1.5 stalls/bd	128
B4	3 Stories	Apartment	-	-	-	33	33	27	-	-	-	64	1.40 per Unit	1.5 stalls/bd	128
B5	3 Stories	Apartment	-	-	-	33	33	27	-	-	-	64	1.40 per Unit	1.5 stalls/bd	128
B6	3 Stories	Apartment	-	-	-	33	33	27	-	-	-	64	1.40 per Unit	1.5 stalls/bd	128
B7	3 Stories	Apartment	-	-	-	33	33	27	-	-	-	64	1.40 per Unit	1.5 stalls/bd	128
B8	3 Stories	Apartment	-	-	-	33	33	27	-	-	-	64	1.40 per Unit	1.5 stalls/bd	128
B9	3 Stories	Apartment	-	-	-	33	33	27	-	-	-	64	1.40 per Unit	1.5 stalls/bd	128
B10	3 Stories	Apartment	-	-	-	33	33	27	-	-	-	64	1.40 per Unit	1.5 stalls/bd	128
B11	3 Stories	Apartment	-	-	-	33	33	27	-	-	-	64	1.40 per Unit	1.5 stalls/bd	128
B12	3 Stories	Apartment	-	-	-	33	33	27	-	-	-	64	1.40 per Unit	1.5 stalls/bd	128
B13	3 Stories	Apartment	-	-	-	33	33	27	-	-	-	64	1.40 per Unit	1.5 stalls/bd	128
B14	3 Stories	Apartment	-	-	-	33	33	27	-	-	-	64	1.40 per Unit	1.5 stalls/bd	128
B15	3 Stories	Apartment	-	-	-	33	33	27	-	-	-	64	1.40 per Unit	1.5 stalls/bd	128
B16	3 Stories	Apartment	-	-	-	33	33	27	-	-	-	64	1.40 per Unit	1.5 stalls/bd	128
B17	3 Stories	Apartment	-	-	-	33	33	27	-	-	-	64	1.40 per Unit	1.5 stalls/bd	128
B18	3 Stories	Apartment	-	-	-	33	33	27	-	-	-	64	1.40 per Unit	1.5 stalls/bd	128
B19	3 Stories	Apartment	-	-	-	33	33	27	-	-	-	64	1.40 per Unit	1.5 stalls/bd	128
B20	3 Stories	Apartment	-	-	-	33	33	27	-	-	-	64	1.40 per Unit	1.5 stalls/bd	128
B21	3 Stories	Apartment	-	-	-	33	33	27	-	-	-	64	1.40 per Unit	1.5 stalls/bd	128
B22	3 Stories	Apartment	-	-	-	33	33	27	-	-	-	64	1.40 per Unit	1.5 stalls/bd	128
B23	3 Stories	Apartment	-	-	-	33	33	27	-	-	-	64	1.40 per Unit	1.5 stalls/bd	128
B24	3 Stories	Apartment	-	-	-	33	33	27	-	-	-	64	1.40 per Unit	1.5 stalls/bd	128
B25	3 Stories	Apartment	-	-	-	33	33	27	-	-	-	64	1.40 per Unit	1.5 stalls/bd	128
B26	3 Stories	Apartment	-	-	-	33	33	27	-	-	-	64	1.40 per Unit	1.5 stalls/bd	128
B27	3 Stories	Apartment	-	-	-	33	33	27	-	-	-	64	1.40 per Unit	1.5 stalls/bd	128
B28	3 Stories	Apartment	-	-	-	33	33	27	-	-	-	64	1.40 per Unit	1.5 stalls/bd	128
B29	3 Stories	Apartment	-	-	-	33	33	27	-	-	-	64	1.40 per Unit	1.5 stalls/bd	128
B30	3 Stories	Apartment	-	-	-	33	33	27	-	-	-	64	1.40 per Unit	1.5 stalls/bd	128
B31	3 Stories	Apartment	-	-	-	33	33	27	-	-	-	64	1.40 per Unit	1.5 stalls/bd	128
B32	3 Stories	Apartment	-	-	-	33	33	27	-	-	-	64	1.40 per Unit	1.5 stalls/bd	128
B33	3 Stories	Apartment	-	-	-	33	33	27	-	-	-	64	1.40 per Unit	1.5 stalls/bd	128
B34	3 Stories	Apartment	-	-	-	33	33	27	-	-	-	64	1.40 per Unit	1.5 stalls/bd	128
B35	3 Stories	Apartment	-	-	-	33	33	27	-	-	-	64	1.40 per Unit	1.5 stalls/bd	128
B36	3 Stories	Apartment	-	-	-	33	33	27	-	-	-	64	1.40 per Unit	1.5 stalls/bd	128
B37	3 Stories	Apartment	-	-	-	33	33	27	-	-	-	64	1.40 per Unit	1.5 stalls/bd	128
B38	3 Stories	Apartment	-	-	-	33	33	27	-	-	-	64	1.40 per Unit	1.5 stalls/bd	128
B39	3 Stories	Apartment	-	-	-	33	33	27	-	-	-	64	1.40 per Unit	1.5 stalls/bd	128
B40	3 Stories	Apartment	-	-	-	33	33	27	-	-	-	64	1.40 per Unit	1.5 stalls/bd	128
B41	3 Stories	Apartment	-	-	-	33	33	27	-	-	-	64	1.40 per Unit	1.5 stalls/bd	128
B42	3 Stories	Apartment	-	-	-	33	33	27	-	-	-	64	1.40 per Unit	1.5 stalls/bd	128
B43	3 Stories	Apartment	-	-	-	33	33	27	-	-	-	64	1.40 per Unit	1.5 stalls/bd	128
B44	3 Stories	Apartment	-	-	-	33	33	27	-	-	-	64	1.40 per Unit	1.5 stalls/bd	128
B45	3 Stories	Apartment	-	-	-	33	33	27	-	-	-	64	1.40 per Unit	1.5 stalls/bd	128
B46	3 Stories	Apartment	-	-	-	33	33	27	-	-	-	64	1.40 per Unit	1.5 stalls/bd	128
B47	3 Stories	Apartment	-	-	-	33	33	27	-	-	-	64	1.40 per Unit	1.5 stalls/bd	128
B48	3 Stories	Apartment	-	-	-	33	33	27	-	-	-	64	1.40 per Unit	1.5 stalls/bd	128
B49	3 Stories	Apartment	-	-	-	33	33	27	-	-	-	64	1.40 per Unit	1.5 stalls/bd	128
B50	3 Stories	Apartment	-	-	-	33	33	27	-	-	-	64	1.40 per Unit	1.5 stalls/bd	128
B51	3 Stories	Apartment	-	-	-	33	33	27	-	-	-	64	1.40 per Unit	1.5 stalls/bd	128
B52	3 Stories	Apartment	-	-	-	33	33	27	-	-	-	64	1.40 per Unit	1.5 stalls/bd	128
B53	3 Stories	Apartment	-	-	-	33	33	27	-	-	-	64	1.40 per Unit	1.5 stalls/bd	128
B54	3 Stories	Apartment	-	-	-	33	33	27	-	-	-	64	1.40 per Unit	1.5 stalls/bd	128
B55	3 Stories	Apartment	-	-	-	33	33	27	-	-	-	64	1.40 per Unit	1.5 stalls/bd	128
B56	3 Stories	Apartment	-	-	-	33	33	27	-	-	-	64	1.40 per Unit	1.5 stalls/bd	128
B57	3 Stories	Apartment	-	-	-	33	33	27	-	-	-	64	1.40 per Unit	1.5 stalls/bd	128
B58	3 Stories	Apartment	-	-	-	33	33	27	-	-	-	64	1.40 per Unit	1.5 stalls/bd	128
B59	3 Stories	Apartment	-	-	-	33	33	27	-	-	-	64	1.40 per Unit	1.5 stalls/bd	128
B60	3 Stories	Apartment	-	-	-	33	33	27	-	-	-	64	1.40 per Unit	1.5 stalls/bd	128
B61	3 Stories	Apartment	-	-	-	33	33	27	-	-	-	64	1.40 per Unit	1.5 stalls/bd	128
B62	3 Stories	Apartment	-	-	-	33	33	27	-	-	-	64	1.40 per Unit	1.5 stalls/bd	128
B63	3 Stories	Apartment	-	-	-	33	33	27	-	-	-	64	1.40 per Unit	1.5 stalls/bd	128
B64	3 Stories	Apartment	-	-	-	33	33	27	-	-	-	64	1.40 per Unit	1.5 stalls/bd	128
B65	3 Stories	Apartment	-	-	-	33	33	27	-	-	-	64	1.40 per Unit	1.5 stalls/bd	128
B66	3 Stories	Apartment	-	-	-	33	33	27	-	-	-	64	1.40 per Unit	1.5 stalls/bd	128
B67	3 Stories	Apartment	-	-	-	33	33	27	-	-	-	64	1.40 per Unit	1.5 stalls/bd	128
B68	3 Stories	Apartment	-	-	-	33	33	27	-	-	-	64	1.40 per Unit	1.5 stalls/bd	128
B69	3 Stories	Apartment	-	-	-	33	33	27	-	-	-	64	1.40 per Unit	1.5 stalls/bd	128
B70	3 Stories	Apartment	-	-	-	33	33	27	-	-	-	64	1.40 per Unit	1.5 stalls/bd	128
B71	3 Stories	Apartment	-	-	-	33	33	27	-	-	-	64	1.40 per Unit	1.5 stalls/bd	128
B72	3 Stories	Apartment	-	-	-	33	33	27	-	-	-	64	1.40 per Unit	1.5 stalls/bd	128
B73	3 Stories	Apartment	-	-	-	33	33	27	-	-	-	64	1.40 per Unit	1.5 stalls/bd	128
B74	3 Stories	Apartment	-	-	-	33	33	27	-	-	-	64	1.40 per Unit	1.5 stalls/bd	128
B75	3 Stories	Apartment	-	-	-	33	33	27	-	-	-	64	1.40 per Unit	1.5 stalls/bd	128
B76	3 Stories	Apartment	-	-	-	33	33	27	-	-	-	64	1.40 per Unit	1.5 stalls/bd	128
B77	3 Stories	Apartment	-	-	-	33	33	27	-	-	-	64	1.40 per Unit	1.5 stalls/bd	128
B78	3 Stories	Apartment	-	-	-	33	33	27	-	-	-	64	1.40 per Unit	1.5 stalls/bd	128
B79	3 Stories	Apartment	-	-	-	33	33	27	-	-	-	64	1.40 per Unit	1.5 stalls/bd	128
B80	3 Stories	Apartment	-	-	-	33	33	27	-	-	-	64	1.40 per Unit	1.5 stalls/bd	128
B81	3 Stories	Apartment	-	-	-	33	33	27	-	-	-	64	1.40 per Unit	1.5 stalls/bd	128
B82	3 Stories	Apartment	-	-	-	33	33	27	-	-	-	64	1.40 per Unit	1.5 stalls/bd	128
B83	3 Stories	Apartment	-	-	-	33	33	27	-	-	-	64	1.40 per Unit	1.5 stalls/bd	128
B84	3 Stories	Apartment	-	-	-	33	33	27	-	-	-	64	1.40 per Unit	1.5 stalls/bd	128
B85	3 Stories	Apartment	-	-	-	33	33	27	-	-	-	64	1.40 per Unit	1.5 stalls/bd	128
B86	3 Stories	Apartment	-	-	-	33	33	27	-	-	-	64	1.40 per Unit	1.5 stalls/bd	128
B87	3 Stories	Apartment	-	-	-	33	33	27	-	-	-	64	1.40 per Unit	1.5 stalls/bd	128
B88	3 Stories	Apartment	-	-	-	33	33	27	-	-	-	64	1.40 per Unit	1.5 stalls/bd	128
B89	3 Stories	Apartment	-	-	-	33	33	27	-	-	-	64	1.40 per Unit	1.5 stalls/bd	128
B90	3 Stories	Apartment	-	-	-	33	33	27	-	-	-	64	1.40 per Unit	1.5 stalls/bd	128
B91	3 Stories	Apartment	-	-	-	33	33	27	-	-	-	64	1.40 per Unit	1.5 stalls/bd	128
B92	3 Stories	Apartment	-	-	-	33	33	27	-	-	-	64	1.40 per Unit	1.5 stalls/bd	128
B93	3 Stories	Apartment	-	-	-	33	33	27	-	-	-	64	1.40 per Unit	1.5 stalls/bd	128
B94	3 Stories	Apartment	-	-	-	33	33	27	-	-	-	64	1.40 per Unit	1.5 stalls/bd	128
B95	3 Stories	Apartment	-	-	-	33	33	27	-	-	-	64	1.40 per Unit	1.5 stalls/bd	128
B96	3 Stories	Apartment	-	-	-	33	33	27	-	-	-	64	1.40 per Unit	1.5 stalls/bd	128
B97	3 Stories	Apartment	-	-	-	33	33	27	-	-	-	64	1.40 per Unit	1.5 stalls/bd	128
B98	3 Stories	Apartment	-	-	-	33	33	27	-	-	-	64	1.40 per Unit	1.5 stalls/bd	128
B99	3 Stories	Apartment	-	-	-	33	33	27	-	-	-	64	1.40 per Unit	1.5 stalls/bd	128
B100	3 Stories	Apartment	-	-	-	33	33	27	-	-	-	64	1.40 per Unit	1.5 stalls/bd	128
B101	3 Stories	Apartment	-	-	-	33	33	27	-	-	-	64	1.40 per Unit	1.5 stalls/bd	128
B102	3 Stories	Apartment	-	-	-	33	33	27	-	-	-	64	1.40 per Unit	1.5 stalls/bd	128
B103	3 Stories	Apartment	-	-	-	33	33	27	-	-	-	64	1.40 per Unit	1.5 stalls/bd	128
B104	3 Stories	Apartment	-	-	-	33	33	27	-	-	-	64	1.40 per Unit	1.5 stalls/bd	128
B105	3 Stories	Apartment	-	-	-	33	33	27	-	-	-	64	1.40 per Unit	1.5 stalls/bd	128
B106	3 Stories														

**APPLICATION FOR SITE PLAN REVIEW
PROJECT SUMMARY
BALLPARK COMMONS APARTMENTS
BUILDINGS B-1, B-2, B-3 & B-4**

A narrative description of the Ballpark Commons Apartment development is provided in the included letter from JLA Architects. In summary, this phase of the Ballpark Commons development will consist of 212 market-rate, luxury apartments in four three-story buildings with one level of underground parking, plus a one-story clubhouse and outdoor swimming pool. The clubhouse building will contain offices for on-site leasing and maintenance personnel, who will manage and operate the property.

The estimated development cost is \$42.5 million. The entire Ballpark Commons development is within Tax Incremental District # 5, so the City of Franklin will not directly receive property taxes from the development until approximately 2035.

As stated in the JLA letter, construction of the first building is anticipated to begin in the Spring of 2018, with construction of subsequent buildings starting approximately one every three months thereafter. Construction of all four buildings is expected to be complete by late 2019.

Certain improvement costs benefiting the apartment development are included in the TID budget, including a public street and utilities, a landscaped berm along the west property line and an extension of the Oak Leaf Trail through the development. All other site improvement costs are included in the \$42.5 million development budget.

ATTACHMENT 31

BALLPARK COMMONS
FRANKLIN, WISCONSIN

9-Apr-18

FINANCIAL PLAN FOR PROJECT IMPLEMENTATION
BALLPARK COMMONS APARTMENTS
BUILDINGS B-1, B-2, B-3 & B-4

Number of Units 212

USES OF FUNDS

Land Acquisition	2,120,000
Construction Costs	32,860,000
Development Costs	2,727,000
Marketing & Property Start-Up	250,000
Financing & Interest	1,980,000
Operating Reserve	250,000
Development Contingency	250,000
Development Fee	<u>2,022,000</u>

TOTAL USES OF FUNDS	42,459,000
---------------------	------------

SOURCES OF FUNDS

First Mortgage	33,054,000
Developer & Investor Equity	<u>9,405,000</u>

TOTAL SOURCES OF FUNDS	42,459,000
------------------------	------------

BLANK PAGE

APPROVAL <i>Slw</i>	REQUEST FOR COUNCIL ACTION	MEETING DATE 05/01/18
REPORTS & RECOMMENDATIONS	RESOLUTION CONDITIONALLY APPROVING A 3 LOT AND 1 OUTLOT CERTIFIED SURVEY MAP, BEING A REDIVISION OF PARCELS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 3931, OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 3107, OUTLOT 1 OF WHITNALL VIEW ADDITION NO. 1, THAT VACATED PORTION OF CRYSTAL RIDGE DRIVE AND LANDS IN THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4, THE NORTHEAST 1/4, SOUTHEAST 1/4, SOUTHWEST 1/4 AND NORTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 ALL IN SECTION 4, TOWN 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN (BALLPARK COMMONS, LLC, APPLICANT) (7900 WEST CRYSTAL RIDGE DRIVE)	ITEM NUMBER <i>G. 7.</i>

At its April 19, 2018, meeting the Plan Commission recommended approval of a resolution conditionally approving a 3 lot and 1 outlot certified survey map, being a redivision of Parcels 1 and 2 of Certified Survey Map No. 3931, Outlot 1 of Certified Survey Map No. 3107, Outlot 1 of Whitnall View Addition No. 1, that vacated portion of Crystal Ridge Drive and lands in the Southwest 1/4 and Southeast 1/4 of the Northeast 1/4, the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Southeast 1/4 and the Southeast 1/4 of the Southwest 1/4 all in Section 4, Town 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin (Ballpark Commons, LLC, Applicant) (7900 West Crystal Ridge Drive).

COUNCIL ACTION REQUESTED

A motion to adopt Resolution No. 2018-_____, a resolution conditionally approving a 3 lot and 1 outlot certified survey map, being a redivision of Parcels 1 and 2 of Certified Survey Map No. 3931, Outlot 1 of Certified Survey Map No. 3107, Outlot 1 of Whitnall View Addition No. 1, that vacated portion of Crystal Ridge Drive and lands in the Southwest 1/4 and Southeast 1/4 of the Northeast 1/4, the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Southeast 1/4 and the Southeast 1/4 of the Southwest 1/4 all in Section 4, Town 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin (Ballpark Commons, LLC, Applicant) (7900 West Crystal Ridge Drive).

RESOLUTION NO. 2018-_____

A RESOLUTION CONDITIONALLY APPROVING A 3 LOT AND 1 OUTLOT CERTIFIED SURVEY MAP, BEING A REDIVISION OF PARCELS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 3931, OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 3107, OUTLOT 1 OF WHITNALL VIEW ADDITION NO. 1, THAT VACATED PORTION OF CRYSTAL RIDGE DRIVE AND LANDS IN THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4, THE NORTHEAST 1/4, SOUTHEAST 1/4, SOUTHWEST 1/4 AND NORTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 ALL IN SECTION 4, TOWN 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN
(BALLPARK COMMONS, LLC, APPLICANT)
(7900 WEST CRYSTAL RIDGE DRIVE)

WHEREAS, the City of Franklin, Wisconsin, having received an application for approval of a certified survey map, such map being a redivision of Parcels 1 and 2 of Certified Survey Map No. 3931, Outlot 1 of Certified Survey Map No. 3107, Outlot 1 of Whitnall View Addition No. 1, that vacated portion of Crystal Ridge Drive and lands in the Southwest 1/4 and Southeast 1/4 of the Northeast 1/4, the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Southeast 1/4 and the Southeast 1/4 of the Southwest 1/4 all in Section 4, Town 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin, more specifically, of the property located at 7900 West Crystal Ridge Drive, bearing Tax Key Nos. 708-8996-000, 708-8999-000, 744-8989-000, 744-8988-000, 744-8985-002, 745-8999-004, 745-0029-000, 745-8998-000 and a portion of 744-8980-001 and 744-8985-001, Ballpark Commons, LLC, applicant; said certified survey map having been reviewed by the City Plan Commission and the Plan Commission having recommended approval thereof 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 certified survey map is appropriate for approval pursuant to law upon certain conditions.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Common Council of the City of Franklin, Wisconsin, that the Certified Survey Map submitted by Ballpark Commons, LLC, as described above, be and the same is hereby approved, subject to the following conditions:

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

BALLPARK COMMONS, LLC – CERTIFIED SURVEY MAP
RESOLUTION NO. 2018-_____

Page 2

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. Each and any easement shown on the Certified Survey Map shall be the subject of separate written grant of easement instrument, in such form as provided within the *City of Franklin Design Standards and Construction Specifications* and such form and content as may otherwise be reasonably required by the City Engineer or designee to further and secure the purpose of the easement, and all being subject to the approval of the Common Council, prior to the recording of the Certified Survey Map.
4. Ballpark Commons, LLC, successors and assigns, and any developer of the Ballpark Commons, LLC 3 lot and 1 outlot certified survey map project, shall pay to the City of Franklin the amount of all development compliance, inspection and review fees incurred by the City of Franklin, including fees of consults to the City of Franklin, within 30 days of invoice for same. Any violation of this provision shall be a violation of the Unified Development Ordinance, and subject to §15-9.0502 thereof and §1-19. of the Municipal Code, the general penalties and remedies provisions, as amended from time to time.
5. The approval granted hereunder is conditional upon Ballpark Commons, LLC and the 3 lot and 1 outlot certified survey map project for the property located at 7900 West Crystal Ridge Drive: (i) being in compliance with all applicable governmental laws, statutes, rules, codes, orders and ordinances; and (ii) obtaining all other governmental approvals, permits, licenses and the like, required for and applicable to the project to be developed and as presented for this approval.
6. The existing Crystal Ridge right-of-way shall be vacated prior to recording the Certified Survey Map with the Milwaukee County Register of Deeds or shall be noted on the CSM “to be vacated”.
7. The Ordinary High Water Mark shall be noted as “approximate” throughout the Certified Survey Map in addition to Note No. 11 on Sheet 1.
8. A separate written lease or easement agreement shall be submitted for Common Council review and approval and recording with the Milwaukee County Register of Deeds that establishes ownership and maintenance responsibilities for the roadway and utilities within Outlot 1. A portion of said Outlot may be dedicated to the City as

BALLPARK COMMONS, LLC – CERTIFIED SURVEY MAP
RESOLUTION NO. 2018-_____

Page 3

determined necessary, prior to recording the Certified Survey Map with the Milwaukee County Register of Deeds.

9. A separate written Conservation Easement shall be submitted for Common Council review and approval and recording with the Milwaukee County Register of Deeds, prior to recording the certified survey map.
10. Separate written easement documents for all public easements shown on the Certified Survey Map shall be submitted for Common Council review and approval and recording with the Milwaukee County Register of Deeds, prior to recording the certified survey map.
11. The 30' Landscape Bufferyard Easement along W. Rawson Avenue, and S. 76th Street must be depicted on the certified survey map and the corresponding note added "Landscape Bufferyard Easement, subject to the requirements of Planned Development District No. 37, this easement is reserved for the planting of trees and shrubs, the building of structures hereon is prohibited.", prior to recording the certified survey map.

BE IT FURTHER RESOLVED, that the Certified Survey Map, certified by owners, BPC County Land LLC, and Wisconsin Department of Transportation, be and the same is hereby rejected without final approval and without any further action of the Common Council, if any one, or more than one of the above conditions is or are not met and satisfied within 180 days from the date of adoption of this Resolution.

BE IT FINALLY RESOLVED, that upon the satisfaction of the above conditions within 180 days of the date of adoption of this Resolution, same constituting final approval, and pursuant to all applicable statutes and ordinances and lawful requirements and procedures for the recording of a certified survey map, the City Clerk is hereby directed to obtain the recording of the Certified Survey Map, certified by owners, BPC County Land LLC, and Wisconsin Department of Transportation, with the Office of the Register of Deeds for Milwaukee County.

Introduced at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2018.

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2018.

BALLPARK COMMONS, LLC – CERTIFIED SURVEY MAP
RESOLUTION NO. 2018-_____
Page 4

APPROVED:

Stephen R. Olson, Mayor

ATTEST:

Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____

April 11, 2018

Mr. Nick Fuchs
City of Franklin
9229 W. Loomis Road
Franklin, WI 53132

Subject: Ballpark Commons
Certified Survey Map Review
JSD Project No. 14-6548

Dear Nick,

In response to the review comments provided by the City of Franklin, dated April 2, 2018, the attached Certified Survey Maps have been revised. The following responses are provided with the original review comments in their original format followed by our responses in *italics*.

Department of City Development Staff Comments

CSM #1: 3 Lots, 1 Outlot north of W. Rawson Avenue

1. Sheet Nos. 2, 5, 6 and 13 show a dark line for the property boundary and existing Crystal Ridge Drive, which is not consistent with Sheet No. 1 boundary lines. Please illustrate the existing Crystal Ridge Drive on Sheet 1. In addition, label the existing Crystal Ridge Drive "to be vacated" throughout the CSM.
 - *The right-of-way lines for the former Crystal Ridge Drive have been deleted. They should not have been shown in the document.*
2. Please revise Note No. 9 on Sheet 1 to state, "Building setbacks vary and shall comply with PDD No. 37."
 - *Complete.*
3. As the Ordinary High Water Mark location was not determined by the Wisconsin Department of Natural Resources it must be labeled as "approximate." Please revise throughout the CSM document.
 - *Note 11 has been added.*
4. A separate road easement is required, which shall include provisions for responsibility of future maintenance and repairs. Staff recommends that this be completed prior to recording the CSM.
 - *Complete.*
5. Please add a no access restriction along all lots abutting W. Rawson Avenue and S. 76th Street.
 - *Complete.*



6. Sheet No. 24 indicates a 150' Wide Landscape Easement; however, a 60' wide area is dimensioned/shown. Please revise accordingly.
 - *Complete.*
7. Please revise Note No. 8 on Sheet 1 to state, "PDD-Planned Development District No. 37."
 - *Complete.*
8. Please illustrate all vision triangles. You may include a note stating that the vision triangle is regulated by PDD No. 37 as encroachments are being requested.
 - *A note has been added referring to the PDD for vision triangle information, as suggested.*
9. Please include the following per 15-7.0702.J. – Name and address of the owner, Subdivider, and Land Surveyor.
 - *The requested information is indicated in the title block of each CSM.*
10. A written conservation easement document is required and must be approved by the Common Council, prior to recording the CSM.
 - *Understood.*
11. Please note that all easements shown on the CSM require separate written agreements that must be submitted for review and approval, prior to recording the CSM.
 - *Understood. We would request some flexibility with this requirement as it relates to more minor easements in order to work through final details with various other parties (WE Energies, AT&T, Spectrum, etc.). A possible solution would be to remove any proposed easements that we feel might still have a possibility to change over the course of the design development process.*
12. Please revise L-12 in the Line Table on Sheet 9. It should be northwest, not northeast.
 - *The line direction is correct, as shown.*
13. Please add a statement to Sheet 1 of the CSM indicating if the land is served by sanitary sewer and water.
 - *Complete.*
14. Please revise the legal description on Sheet 25 per the attached comments.
 - *Complete.*
15. Note that staff prefers that the northwest corner of the site be shown as an outlot, opposed to unplatted lands.
 - *The parcel north of the Root River has been removed from the Certified Survey Map, as it was not conveyed to the Developer as part of the Milwaukee County transaction.*

CSM #2: 4 Lots north of W. Rawson Avenue

16. Please revise Note No. 6 on Sheet 1 to state, "PDD-Planned Development District No. 37."



- *Complete.*
17. Please revise Note No. 7 on Sheet 1 to state, "Building setbacks vary and shall comply with PDD No. 37."
 - *Complete.*
 18. Please revise the CSM to remove Ballpark Drive and the 80' right-of-way as the road will be placed within an outlot/separate easement agreement.
 - *The CSM's north of Rawson Avenue have been revised to indicate that Ballpark Drive will be in an outlot.*
 19. Staff recommends labeling the existing Crystal Ridge Drive "to be vacated."
 - *The right-of-way lines for the former Crystal Ridge Drive have been deleted. They should not have been shown in the document.*
 20. Please include the following per 15-7.0702.J. – Name and address of the owner, Subdivider, and Land Surveyor.
 - *The requested information is indicated in the title block of each CSM.*
 21. Please illustrate all vision triangles. You may include a note stating that the vision triangle is regulated by PDD No. 37 as encroachments are being requested.
 - *A note has been added referring to the PDD for vision triangle information, as suggested.*
 22. Please add a no access restriction along all lots abutting W. Rawson Avenue and S. 76th Street.
 - *Complete.*
 23. Please add a statement to Sheet 1 of the CSM indicating if the land is served by sanitary sewer and water.
 - *Complete.*
 24. Please note that all easements shown on the CSM require separate written agreements that must be submitted for review and approval, prior to recording the CSM.
 - *Understood. We would request some flexibility with this requirement as it relates to more minor easements in order to work through final details with various other parties (WE Energies, AT&T, Spectrum, etc.). A possible solution would be to remove any proposed easements that we feel might still have a possibility to change over the course of the design development process.*
 25. CSM #1 and #2 share a new boundary line, which is consistent with the easement boundary for the new roadway (Outlot 1). As this boundary line does not exist, it would seem that the two lots constitute creation of seven lots and one outlot, which exceeds the maximum of four lots being created via CSM.
 - *Contiguous Certified Survey Maps are allowed, as long as no single CSM creates more than four parcels.*



CSM #3: 4 Lots south of W. Rawson Avenue

26. Please revise Note No. 8 on Sheet 1 to state, "PDD-Planned Development District No. 37."

- *Complete.*

27. Please revise Note No. 10 on Sheet 1 to state, "Building setbacks vary and shall comply with PDD No. 37."

- *Complete.*

28. Please add a no access restriction along all lots abutting W. Rawson Avenue.

- *Access control was graphically added, but didn't plot correctly. If acceptable, please note this item as a condition of approval and we'll get it shown correctly on the maps.*

29. Please include the following per 15-7.0702.J. – Name and address of the owner, Subdivider, and Land Surveyor.

- *The requested information is indicated in the title block of each CSM.*

30. Please illustrate all vision triangles. You may include a note stating that the vision triangle is regulated by PDD No. 37 as encroachments are being requested.

- *A note has been added referring to the PDD for vision triangle information, as suggested.*

31. Please add a statement to Sheet 1 of the CSM indicating if the land is served by sanitary sewer and water.

- *Complete.*

32. A written conservation easement document is required and must be approved by the Common Council, prior to recording the CSM.

- *Understood.*

33. Please note that all easements shown on the CSM require separate written agreements that must be submitted for review and approval, prior to recording the CSM.

- *Understood. We would request some flexibility with this requirement as it relates to more minor easements in order to work through final details with various other parties (WE Energies, AT&T, Spectrum, etc.). A possible solution would be to remove any proposed easements that we feel might still have a possibility to change over the course of the design development process.*

34. The proposed 6' AT&T easement on Sheet 10 is just a single line. The 21' dimension would include the AT&T and We Energies easements. Please revise accordingly.

- *Complete.*

35. "Proposed Landscape Buffer Easement" on top of Sheet 8 should also indicate Conservation Easement. This would apply throughout the document (e.g. also see Sheet 11).

- *Complete.*



36. On Sheet 9, staff recommends replacing the "Wetland" label on Lot 2 to "Conservation Easement."
- *Complete.*
37. On Sheet 9, the CSM illustrates the wetland area as well a proposed storm sewer easement. Is there sufficient room to locate the proposed retaining wall between the easement area and protected wetland?
- *Yes, however, this is one of the previously mentioned easements that we would suggest be removed from the CSM until such time as the engineering and permitting is completed.*

Engineering Staff Comments

CSM #1: 3 Lot, 1 Outlot north of W. Rawson Avenue

- At the headings of the CSM, insert document number for the vacation of Crystal Ridge Dr.
 - *A note has been added to the header with a blank space for the recording information to be penned in.*
- Changed PUD to PDD – Planned Development District No. 37.
 - *Complete.*
- Add, under Notes-'Lots are served by public sewer and water'.
 - *Complete.*
- Correct misspelled **Dedicted** to Dedication (must be reflected in all pages of this proposal).
 - *Complete.*
- Show the restricted **no vehicular access** to this proposal.
 - *Complete.*
- Add the offset distance of the meander line from the ordinary high water.
 - *Complete.*
- Remove the existing right of way line (Crystal Ridge) connecting to South 76th Street.
 - *Complete.*
- Remove the word 'preliminary' and 'proposed' prior to the recording of this proposed CSM.
 - *Complete.*
- Submit separate documents of all the easements that will be bound between the City of Franklin and the Developer, such as; conservation, storm sewer & pond, sanitary sewer, water main, etc., for review and approval.
 - *Understood. We would request some flexibility with this requirement as it relates to more minor easements in order to work through final details with various other parties (WE Energies, AT&T, Spectrum, etc.). A possible solution would be to remove any*



proposed easements that we feel might still have a possibility to change over the course of the design development process.

- Check the legal description for some typo errors.
 - *Complete.*
- Check or reconsider to remove the 0.09 leg line of the CSM boundary.
 - *This leg of the description is necessary to fill a gap created by the descriptions of the current parcels and rights-of-ways.*

CSM #2: 4 Lots north of W. Rawson Avenue

- At the headings of the CSM, insert document number for the vacation of Crystal Ridge Dr.
 - *A note has been added to the header with a blank space for the recording information to be penned in.*
- Add, under Notes-'Lots are served by public sewer and water'.
 - *Complete.*
- Correct the location site at the location sketch on the front page of this proposal.
 - *Complete.*
- Show the restricted **no vehicular access** to this proposal.
 - *Complete.*
- Remove the word 'preliminary' and 'proposed' prior to the recording of this proposed CSM.
 - *Complete.*
- Submit separate documents of all the easements that will be bound between the City of Franklin and the Developer, such as; conservation, storm sewer & pond, sanitary sewer, water main, etc., for review and approval.
 - *Understood. We would request some flexibility with this requirement as it relates to more minor easements in order to work through final details with various other parties (WE Energies, AT&T, Spectrum, etc.). A possible solution would be to remove any proposed easements that we feel might still have a possibility to change over the course of the design development process.*
- Identify the 40-ft easement shown along the south property line of Lot 2 to Lot 4.
 - *Complete.*
- Check the legal description for some typo errors. Last leg length (L2) to close the polygon must be verified, recorded measurement was 39.61 feet.
 - *The correct dimension is 35.91 feet.*

CSM #3: 4 Lots south of W. Rawson Avenue

- Show the restricted **no vehicular access** to this proposal.



- *Access control was graphically added, but didn't plot correctly. If acceptable, please note this item as a condition of approval and we'll get it shown correctly on the maps.*
- Correct the location site at the location sketch on the front page of this proposal.
 - *Complete.*
- Remove the word 'preliminary' and 'proposed' prior to the recording of this proposed CSM.
 - *Complete.*
- Submit separate documents of all the easements that will be bound between the City of Franklin and the Developer, such as; conservation, storm sewer & pond, sanitary sewer, water main, etc., for review and approval.
 - *Understood. We would request some flexibility with this requirement as it relates to more minor easements in order to work through final details with various other parties (WE Energies, AT&T, Spectrum, etc.). A possible solution would be to remove any proposed easements that we feel might still have a possibility to change over the course of the design development process.*
- Show wetland delineation with line table. Also indicate who and when the delineation occurred. Wetland delineation must be approved by the DNR or it must be done by assured wetland delineator.
 - *The name of the delineator and DNR concurrence letter date have been added to the documents. We have added descriptions for the Conservation Easements that overlay the preserved wetlands, buffers, etc., but have not described the individual delineated line segments. If the City would like those segments described on a separate sheet, we are happy to do so.*

Police Department Staff Comments

The Franklin Police Department has reviewed the application for 7900 West Crystal Ridge Drive (CSM). The Police Department has no issues with this request.

- *No corrections necessary.*

Milwaukee County Comments

See attached.

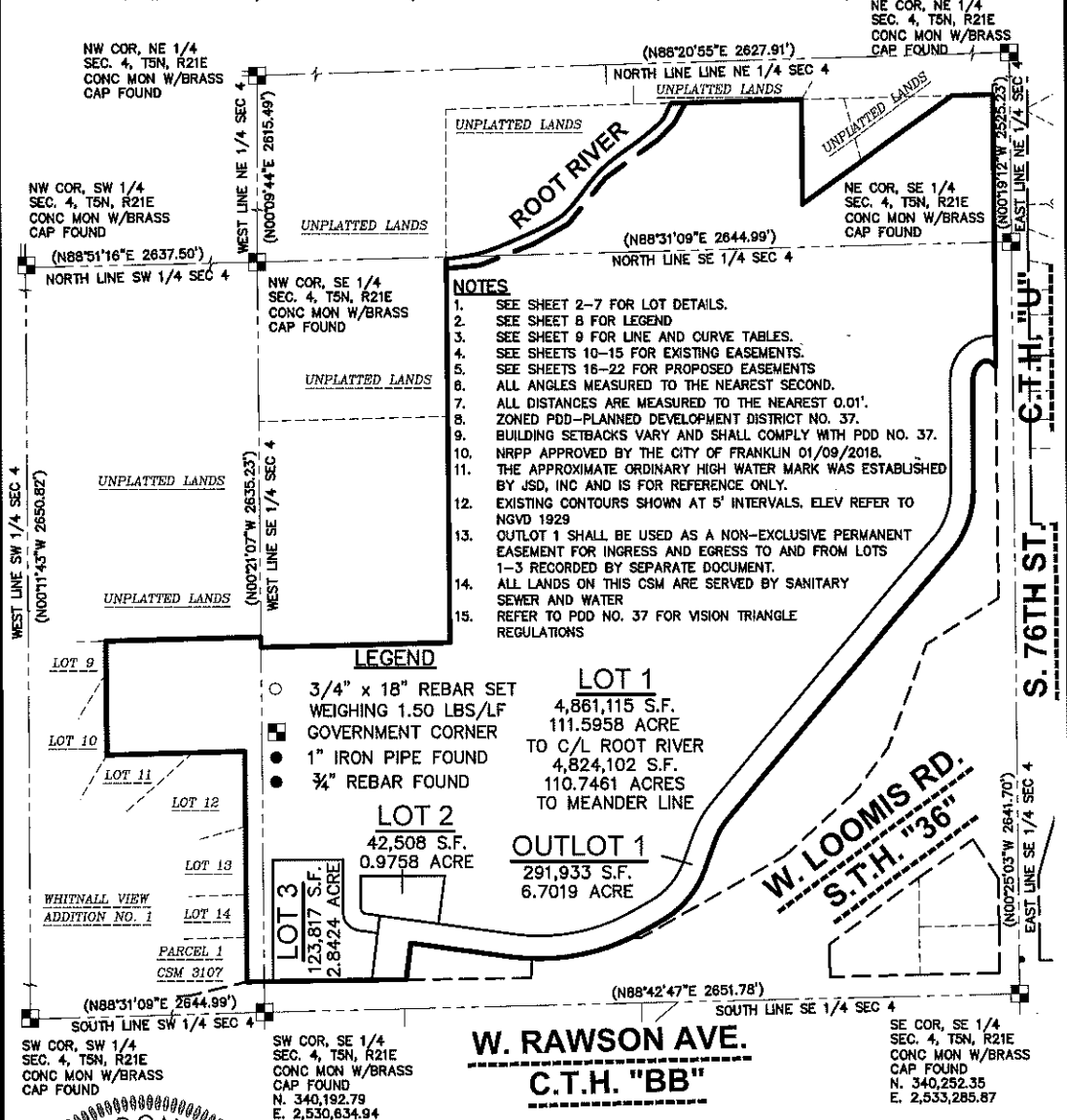
If there are any questions or comments regarding these responses please do not hesitate to contact us.

Sincerely,
JSD Professional Services, Inc.

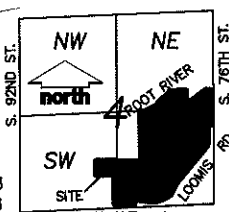
Justin L. Johnson, P.E.
Associate

CERTIFIED SURVEY MAP NO.

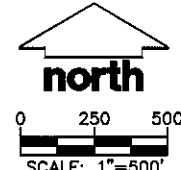
A REDIVISION OF PARCELS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 3931, OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 3107, OUTLOT 1 OF WHITNALL VIEW ADDITION NO. 1, THAT VACATED PORTION OF CRYSTAL RIDGE DRIVE AS RECORDED IN THE MILWAUKEE COUNTY REGISTER OF DEEDS AS DOCUMENT NO. _____ AND LANDS IN THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4, THE NORTHEAST 1/4, SOUTHEAST 1/4, SOUTHWEST 1/4 AND NORTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 ALL IN SECTION 4, TOWN 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN



REVISED-2/6/18
REVISED-2/28/18
REVISED-3/30/18
REVISED-4/4/18



ALL BEARINGS REFER TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 4, WHICH HAS A WISCONSIN STATE PLANE COORDINATE SYSTEM (SOUTH ZONE) BEARING OF N88°42'47"E.

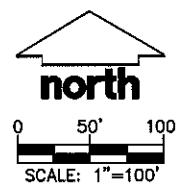
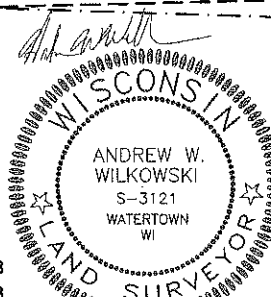
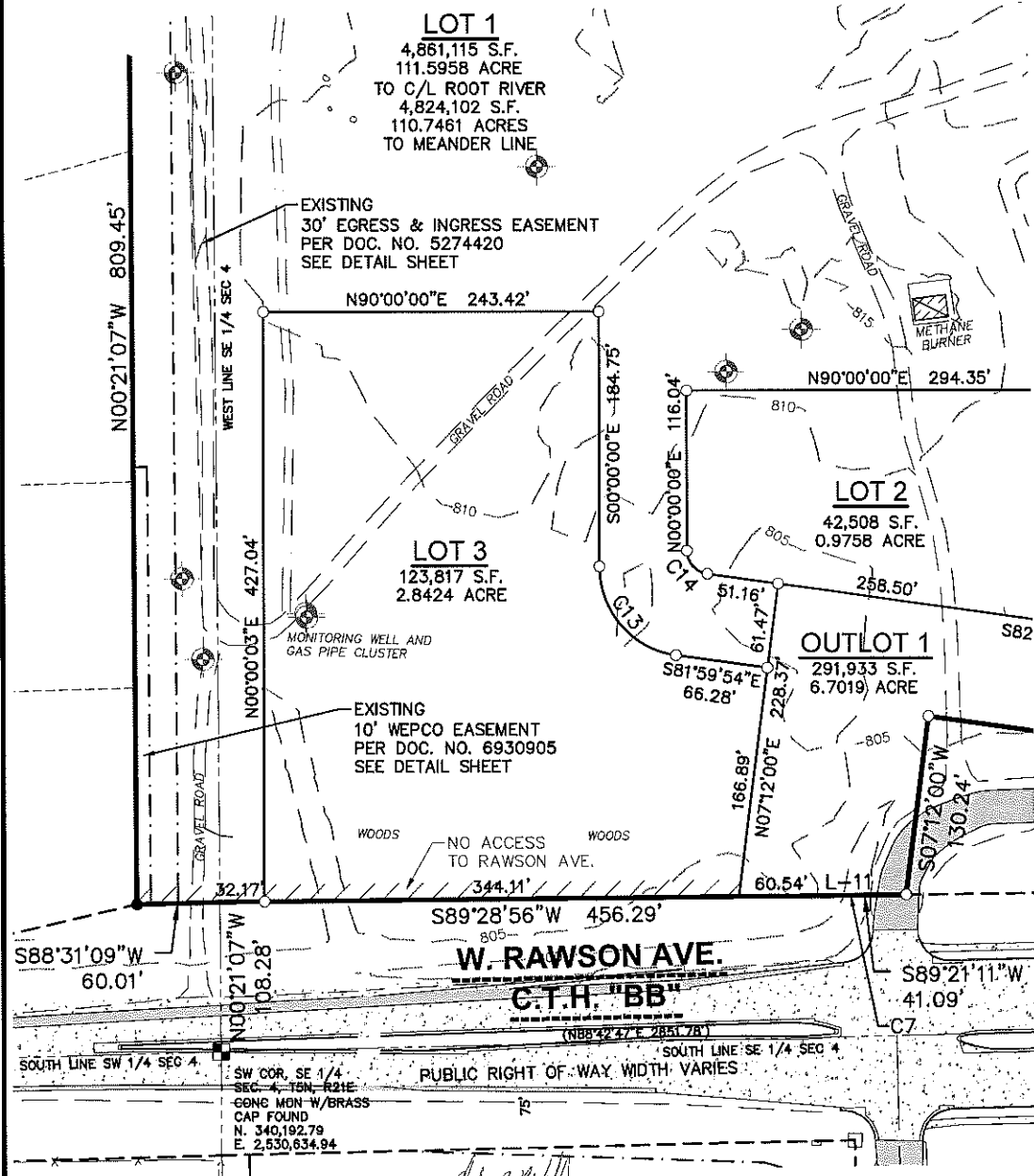


THIS INSTRUMENT DRAFTED BY
ANDREW W. WILKOWSKI S-3121

SURVEYED BY: JSD Professional Services, Inc. * Engineer * Surveyor * Planner W238 N1610 BUSSE ROAD SUITE 100 WAUKESHA, WISCONSIN 53188 PHONE: (262)913-0666	OWNER & SUBDIVIDER: BPC COUNTY LAND, LLC 510 W. KILBOURN AVE. MILWAUKEE, WI 53202	PROJECT NO: 14-6548 FILE NO: B- FIELDBOOK/PG: -- SHEET NO: 1 OF 28	SURVEYED BY: JSD, INC DRAWN BY: OHS CHECKED BY: AWW APPROVED BY: J.J.
---	---	---	--

File: R:\2014\1402548 Ballpark Commons.dwg 146548 CSM 1.dwg Layout: SHEET 1 User: djanjic Plotted: Apr 09, 2018 - 9:59am

A REDIVISION OF PARCELS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 3931, OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 3107, OUTLOT 1 OF WHITNALL VIEW ADDITION NO. 1, THAT VACATED PORTION OF CRYSTAL RIDGE DRIVE AS RECORDED IN THE MILWAUKEE COUNTY REGISTER OF DEEDS AS DOCUMENT NO. _____ AND LANDS IN THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4, THE NORTHEAST 1/4, SOUTHEAST 1/4, SOUTHWEST 1/4 AND NORTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 ALL IN SECTION 4, TOWN 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN



JSD Professional Services, Inc.
• Engineers • Surveyors • Planners
W238 N1810 BUSSE ROAD
SUITE 100
WAUKESHA, WISCONSIN 53188
PHONE: (262)513-0886

REVISED-2/6/18
REVISED-2/28/18
REVISED-3/30/18
REVISED-4/4/18

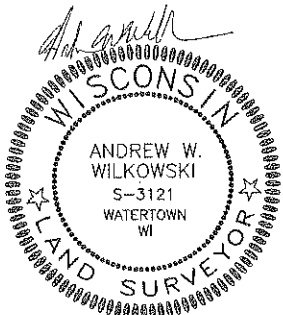
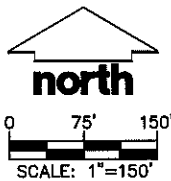
THIS INSTRUMENT DRAFTED BY ANDREW W. WILKOWSKI S-3121

SHEET 2 OF 28

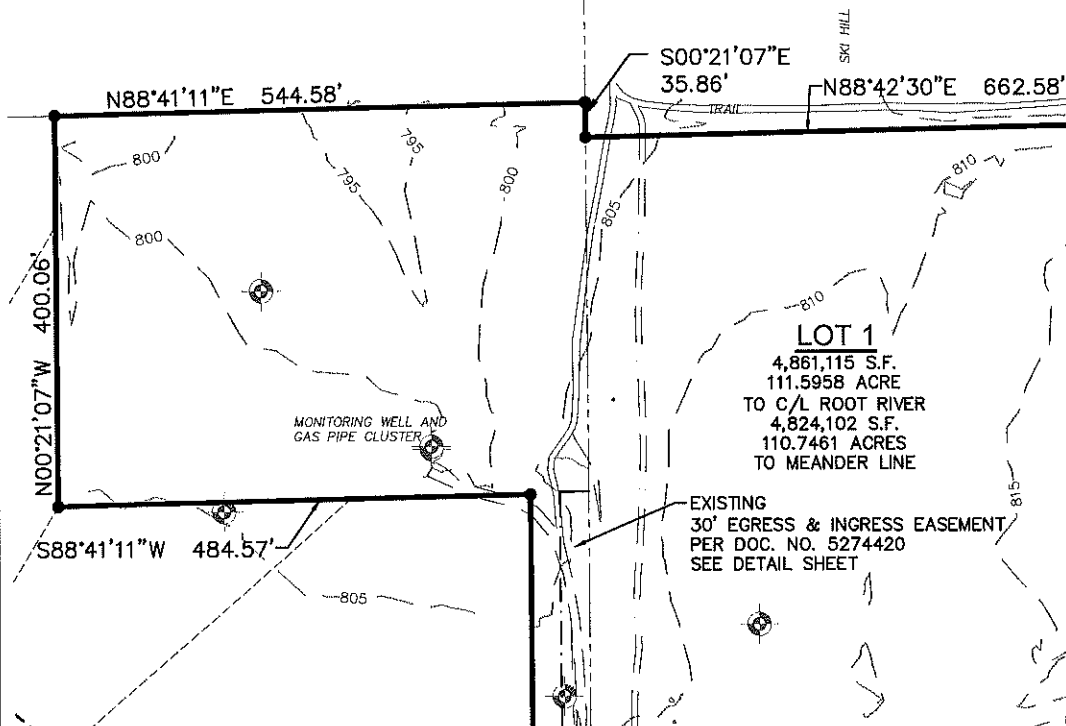
File: R:\2014\14C6548 Ballpark Commons\dwg\146548 CSM 1.dwg Layout: SHEET 2 User: dsponjar Plotted: Apr 09, 2018 - 9:59am

CERTIFIED SURVEY MAP NO. _____

A REDIVISION OF PARCELS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 3931, OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 3107, OUTLOT 1 OF WHITNALL VIEW ADDITION NO. 1, THAT VACATED PORTION OF CRYSTAL RIDGE DRIVE AS RECORDED IN THE MILWAUKEE COUNTY REGISTER OF DEEDS AS DOCUMENT NO. _____ AND LANDS IN THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4, THE NORTHEAST 1/4, SOUTHEAST 1/4, SOUTHWEST 1/4 AND NORTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 ALL IN SECTION 4, TOWN 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN



REVISED-2/6/18
REVISED-2/28/18
REVISED-3/30/18
REVISED-4/4/18



PREPARED BY:

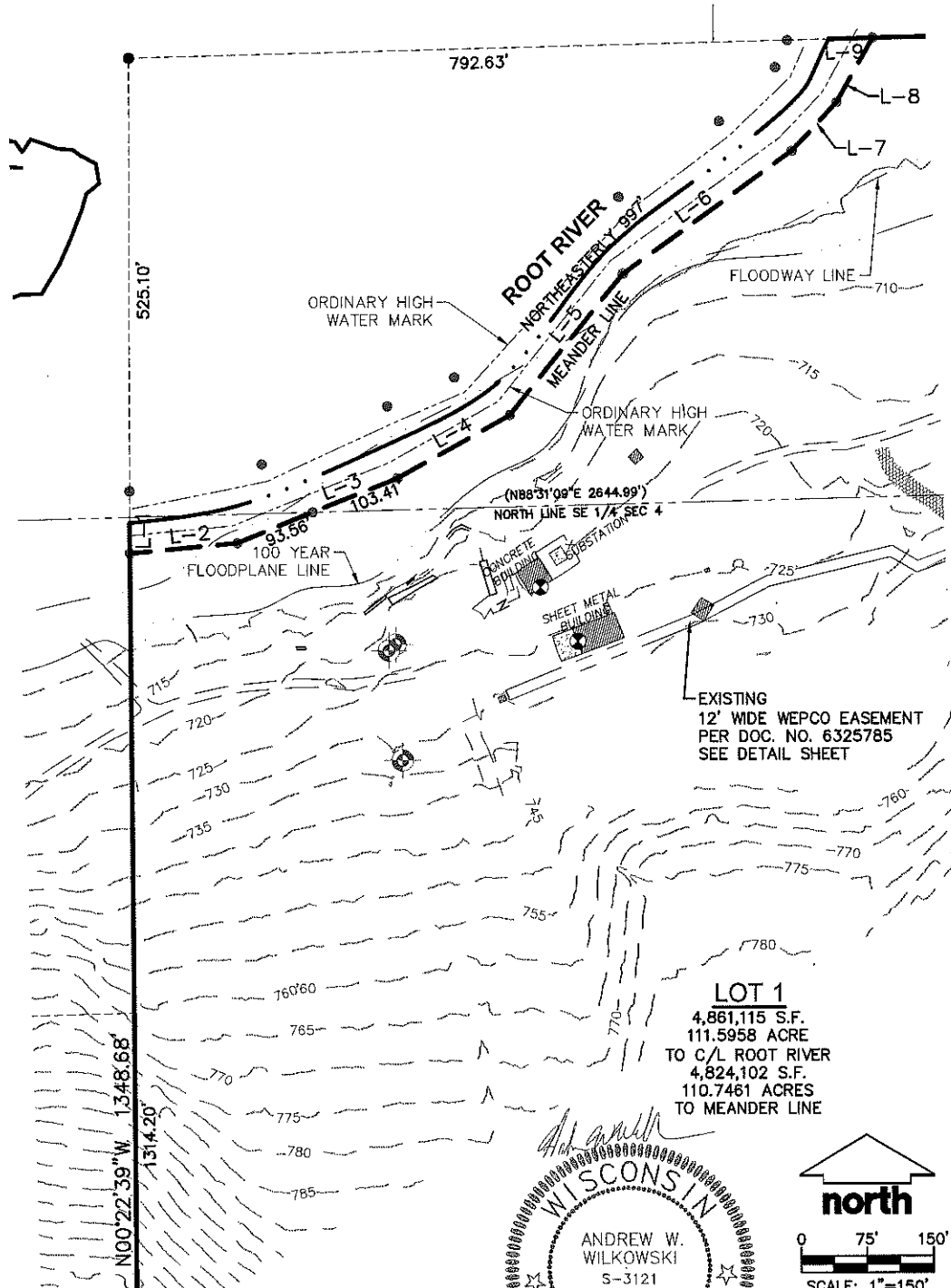
JSD Professional Services, Inc.
• Engineering • Surveying • Planning
W238 N1610 BUSSE ROAD
SUITE 100
WAUKESHA, WISCONSIN 53188
PHONE: (262)513-0666

THIS INSTRUMENT DRAFTED BY ANDREW W. WILKOWSKI S-3121

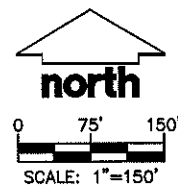
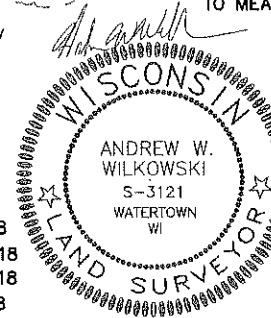
SHEET 3 OF 28

CERTIFIED SURVEY MAP NO. _____

A REDIVISION OF PARCELS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 3931, OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 3107, OUTLOT 1 OF WHITNALL VIEW ADDITION NO. 1, THAT VACATED PORTION OF CRYSTAL RIDGE DRIVE AS RECORDED IN THE MILWAUKEE COUNTY REGISTER OF DEEDS AS DOCUMENT NO. _____ AND LANDS IN THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4, THE NORTHEAST 1/4, SOUTHEAST 1/4, SOUTHWEST 1/4 AND NORTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 ALL IN SECTION 4, TOWN 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN



LOT 1
4,861,115 S.F.
111.5958 ACRE
TO C/L ROOT RIVER
4,824,102 S.F.
110.7461 ACRES
TO MEANDER LINE



PREPARED BY:

JSD Professional Services, Inc.
Engineers • Surveyors • Planners
W238 N1610 BUSSE ROAD
SUITE 100
WAUKESHA, WISCONSIN 53188
PHONE: (262)513-0666

REVISED-2/6/18
REVISED-2/28/18
REVISED-3/30/18
REVISED-4/4/18

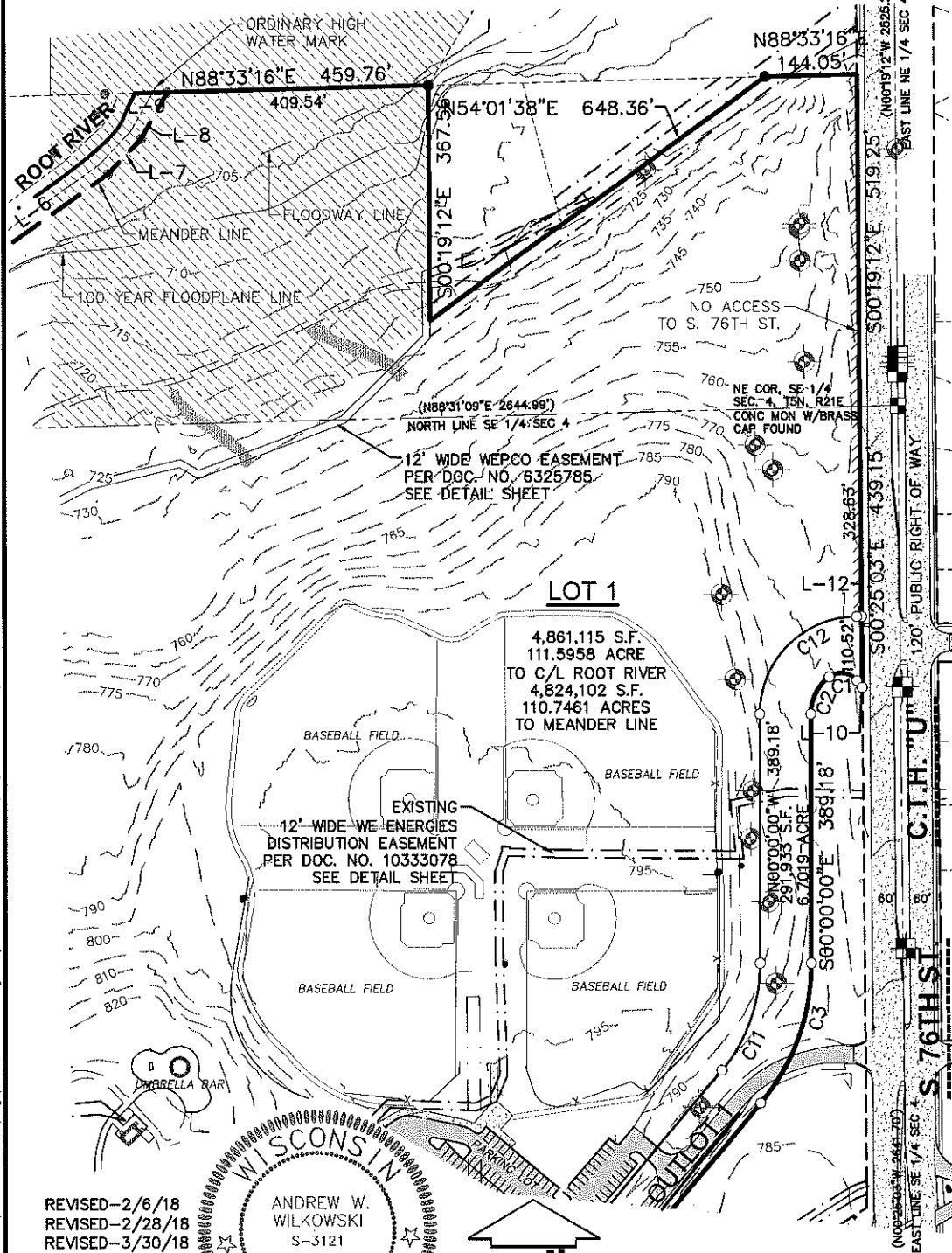
THIS INSTRUMENT DRAFTED BY ANDREW W. WILKOWSKI S-3121

SHEET 4 OF 28

File: R:\2014\1402548_Balpark Commons.dwg 146548 CSM 1.dwg Layout: SHEET 4 User: dgonjor Plotted: Apr 09, 2018 - 9:59am

CERTIFIED SURVEY MAP NO.

A REDIVISION OF PARCELS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 3931, OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 3107, OUTLOT 1 OF WHITNALL VIEW ADDITION NO. 1, THAT VACATED PORTION OF CRYSTAL RIDGE DRIVE AS RECORDED IN THE MILWAUKEE COUNTY REGISTER OF DEEDS AS DOCUMENT NO. _____ AND LANDS IN THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4, THE NORTHEAST 1/4, SOUTHEAST 1/4, SOUTHWEST 1/4 AND NORTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 ALL IN SECTION 4, TOWN 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN

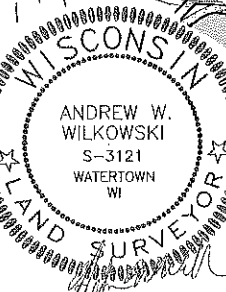


REVISED-2/6/18
REVISED-2/28/18
REVISED-3/30/18
REVISED-4/4/18

PREPARED BY:

JSD Professional Services, Inc.
Engineers • Surveyors • Planners
W238 N1810 BUSSE ROAD
SUITE 100
WAUKESHA, WISCONSIN 53188
PHONE: (262)613-0060

ANDREW W. WILKOWSKI
S-3121
WATERTOWN
WI



north

0 100' 200'
SCALE: 1"=200'

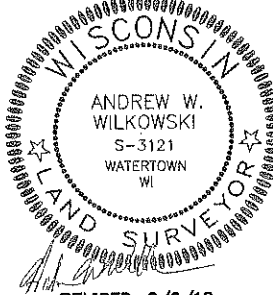
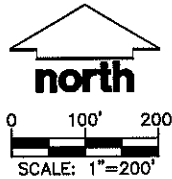
THIS INSTRUMENT DRAFTED BY ANDREW W. WILKOWSKI S-3121

SHEET 5 OF 28

File: R:\2014\146548 Ballpark Commons\dwg\146548 CSM 1.dwg Layout: SHEET 5 User: dapanjar Plotted: Apr 09, 2018 - 9:59am

CERTIFIED SURVEY MAP NO. _____

A REDIVISION OF PARCELS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 3931, OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 3107, OUTLOT 1 OF WHITNALL VIEW ADDITION NO. 1, THAT VACATED PORTION OF CRYSTAL RIDGE DRIVE AS RECORDED IN THE MILWAUKEE COUNTY REGISTER OF DEEDS AS DOCUMENT NO. _____ AND LANDS IN THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4, THE NORTHEAST 1/4, SOUTHEAST 1/4, SOUTHWEST 1/4 AND NORTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 ALL IN SECTION 4, TOWN 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN



REVISED-2/6/18
REVISED-2/28/18
REVISED-3/30/18
REVISED-4/4/18

EXISTING
12' WIDE WE ENERGIES
DISTRIBUTION EASEMENT
PER DOC. NO. 10333078
SEE DETAIL SHEET

EXISTING
12' WIDE WE ENERGIES
GAS MAIN EASEMENT
PER DOC. NO. 10333077
SEE DETAIL SHEET

LOT 1
4,861,115 S.F.
111.5958 ACRE
TO C/L ROOT RIVER
4,824,102 S.F.
110.7461 ACRES
TO MEANDER LINE

NO ACCESS TO
RAWSON AVE &
LOOMIS RD.

W. RAWSON AVE.

C.T.H. "BB"

(N88°42'47"E 2651.78')
SOUTH LINE SE 1/4 SEC 4

PREPARED BY:

JSD Professional Services, Inc.
1225 W. Wisconsin Ave. • Suite 100
W230 N1610 BUSSE ROAD
SUITE 100
WAUKESHA, WISCONSIN 53188
PHONE: (262)513-0666

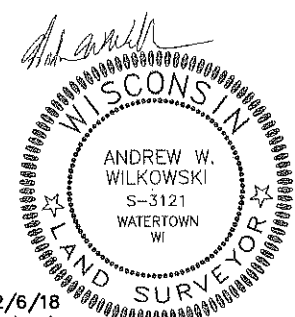
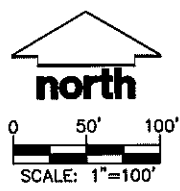
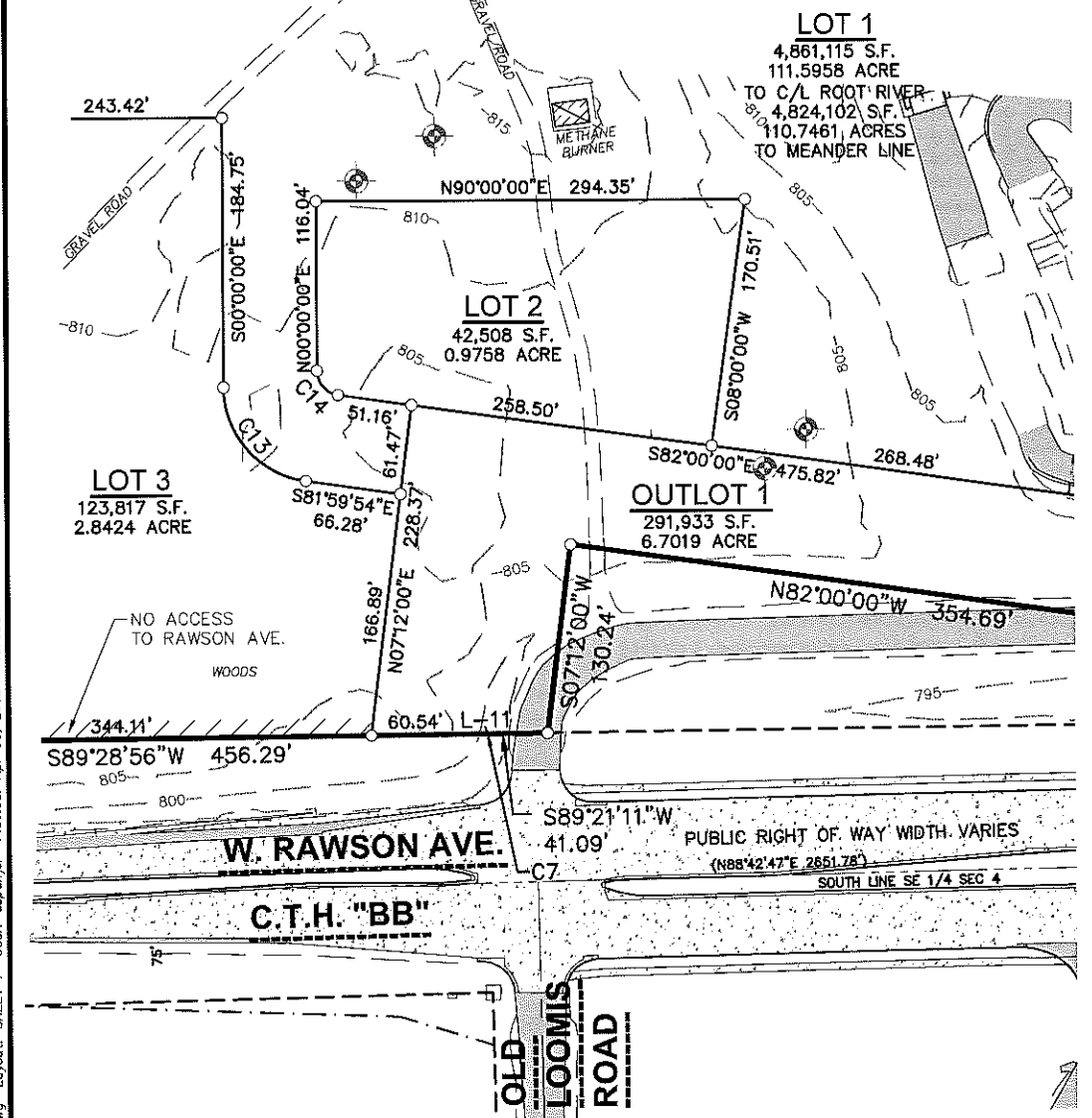
THIS INSTRUMENT DRAFTED BY ANDREW W. WILKOWSKI S-3121

SHEET 6 OF 28

File: R:\2014\1405548 Ballpark Commons.dwg 145548 CSM 1.dwg Layout: SHEET 6 User: djanjic Plotted: Apr 09, 2018 - 10:00am

CERTIFIED SURVEY MAP NO. _____

A REDIVISION OF PARCELS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 3931, OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 3107, OUTLOT 1 OF WHITNALL VIEW ADDITION NO. 1, THAT VACATED PORTION OF CRYSTAL RIDGE DRIVE AS RECORDED IN THE MILWAUKEE COUNTY REGISTER OF DEEDS AS DOCUMENT NO. _____ AND LANDS IN THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4, THE NORTHEAST 1/4, SOUTHEAST 1/4, SOUTHWEST 1/4 AND NORTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 ALL IN SECTION 4, TOWN 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN



PREPARED BY:
JSD Professional Services, Inc.
 Engineers • Surveyors • Planners
 2235 N1610 BUSSE ROAD
 SUITE 100
 WAUKESHA, WISCONSIN 53188
 PHONE: (262) 513-0666

REVISED-2/6/18
 REVISED-2/28/18
 REVISED-3/30/18
 REVISED-4/4/18

THIS INSTRUMENT DRAFTED BY ANDREW W. WILKOWSKI S-3121

SHEET 7 OF 28

File: R:\2014\1406548 Ballpark Commons\dwg\146548 CSM 1.dwg Layout: SHEET 7 User: dsparjar Plotted: Apr 09, 2018 - 10:00am

CERTIFIED SURVEY MAP NO. _____

A REDIVISION OF PARCELS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 3931, OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 3107, OUTLOT 1 OF WHITNALL VIEW ADDITION NO. 1, THAT VACATED PORTION OF CRYSTAL RIDGE DRIVE AS RECORDED IN THE MILWAUKEE COUNTY REGISTER OF DEEDS AS DOCUMENT NO. _____ AND LANDS IN THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4, THE NORTHEAST 1/4, SOUTHEAST 1/4, SOUTHWEST 1/4 AND NORTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 ALL IN SECTION 4, TOWN 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN

LEGEND

△	CONTROL POINT	—————	PLAT BOUNDARY
⊙	FINISHED FLOOR SHOT LOCATION	CHORD LINE
SB ⊙	SOIL BORING	— — —	CENTERLINE
⊕	MONITORING WELL	— — — —	RIGHT-OF-WAY LINE
⬠	SIGNAL GAUGE	— · — · —	SETBACK LINE
⊕	TEST PIT	— — — —	SECTION LINE
•	BOLLARD	— — — —	PLATTED LOT LINE
⊕	MAIL BOX	— · — · —	EASEMENT LINE
⊙	POST	— — — —	LANDSCAPE LIMITS
—	SIGN	—X—X—	FENCE LINE
⊙	SANITARY MANHOLE	⊖⊖⊖⊖⊖	STONE WALL
⊙	CLEAN OUT	=====	EDGE OF PAVEMENT
X	VENT PIPE	=====	CONCRETE CURB & GUTTER
⊕	WATERMAIN OR GASMAIN VALVE	— · — · —	EDGE OF GRAVEL
⊕	WATER MANHOLE	—SAN—	SANITARY SEWER
⊕	HYDRANT	—W—	WATER LINE
⊕	WATER VALVE	—ST—	STORM SEWER
⊕	CURB STOP/SERVICE VALVE	—STM—	STEAM LINE
⊕	SIAMESE CONNECTOR	—G—	NATURAL GAS
⊕	SPRINKLER VALVE BOX	—OH—	OVERHEAD LINE
⊕	SPRINKLER HEAD	—E—	UNDERGROUND ELECTRIC
⊕	WELL	—FO—	FIBER OPTIC
⊕	STORM MANHOLE	—OT—	OVERHEAD TELEPHONE
⊕	ROUND CASTED INLET	—T—	UNDERGROUND TELEPHONE
⊕	SQUARE CASTED INLET	—OC—	OVERHEAD CABLE
⊕	CURB INLET	—CoTV—	UNDERGROUND CABLE
⊕	GAS REGULATOR/METER	~~~~~	EDGE OF WOODS OR BRUSH
⊕	GAS VALVE	//////	BUILDING
⊕	MANHOLE - UNVERIFIED TYPE	———	WALL LINE
⊕	ELECTRIC MANHOLE (MGE)	— · — · —	NAVIGABLE STREAM
⊕	ELECTRIC MANHOLE	— · — · —	EDGE OF WATER
⊕	ELECTRIC PEDESTAL	— · — · —	DITCH LINE
⊕	ELECTRIC METER	— · — · —	DELINEATED WETLANDS
⊕	ELECTRIC TRANSFORMER	=====	BITUMINOUS PAVEMENT
⊕	AIR CONDITION UNIT	=====	CONCRETE PAVEMENT
⊕	LIGHT POLE	//////	BUILDING
⊕	POWER POLE W/GUY	=====	EDGE OF BITUMINOUS
⊕	YARD LIGHT	=====	PAVEMENT STRIPING
⊕	TRAFFIC SIGNAL	()	DENOTES RECORD DATA DEPICTING THE SAME LINE ON THE GROUND AS RETRACED BY THIS SURVEY
⊕	PULL BOX		
⊕	SIGNAL CONTROLLER BOX		
⊕	VAULT		
⊕	TELEPHONE MANHOLE		
⊕	TELEPHONE PEDESTAL		
⊕	CABLE MANHOLE		
⊕	CABLE PEDESTAL		

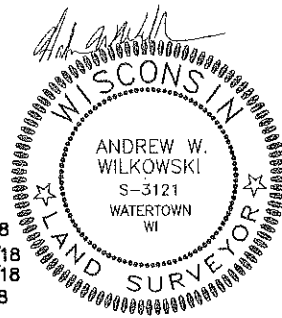
PREPARED BY:

JSD Professional Services, Inc.
 Engineers • Surveyors • Planners
 W235 N1610 BUSSE ROAD
 SUITE 100
 WAUKESHA, WISCONSIN 53188
 PHONE: (262)613-0866

REVISED-2/6/18
 REVISED-2/28/18
 REVISED-3/30/18
 REVISED-4/4/18

THIS INSTRUMENT DRAFTED BY ANDREW W. WILKOWSKI S-3121

SHEET 8 OF 28



File: R:\2014\1406548 Bailpark Commons\dwg\146548 CSM 1.dwg Layout: SHEET 8 User: dspanjar Plotted: Apr 08, 2018 - 10:00am

CERTIFIED SURVEY MAP NO. _____

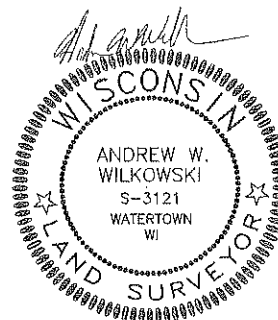
A REDIVISION OF PARCELS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 3931, OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 3107, OUTLOT 1 OF WHITNALL VIEW ADDITION NO. 1, THAT VACATED PORTION OF CRYSTAL RIDGE DRIVE AS RECORDED IN THE MILWAUKEE COUNTY REGISTER OF DEEDS AS DOCUMENT NO. _____ AND LANDS IN THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4, THE NORTHEAST 1/4, SOUTHEAST 1/4, SOUTHWEST 1/4 AND NORTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 ALL IN SECTION 4, TOWN 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN

CURVE TABLE

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	ARC LENGTH	TANGENT LENGTH
C1	31.15'	088°14'50"	N82°27'24"W	43.37'	47.98'	30.21
C2	72.00'	053°25'11"	S26°42'35"W	64.72'	67.13'	36.23
C3	340.00'	040°00'00"	S20°00'00"W	232.57'	237.36'	123.75
C4	260.00'	019°46'06"	S30°06'57"W	89.26'	89.71'	45.30
C5	340.00'	039°47'52"	S40°07'50"W	231.44'	236.16'	123.07
C6	740.00'	037°58'14"	S79°00'53"W	481.48'	490.41'	254.59
C7	138.00'	000°02'12"	S13°54'29"W	0.09'	0.09'	0.04
C8	660.00'	037°58'14"	N79°00'53"E	429.43'	437.39'	227.07
C9	260.00'	039°47'52"	N40°07'50"E	176.99'	180.60'	94.11
C10	340.00'	019°46'06"	S30°06'57"W	116.73'	117.31'	59.24
C11	260.00'	040°00'00"	N20°00'00"E	177.85'	181.51'	94.63
C12	152.00'	090°00'00"	S45°00'00"W	214.96'	238.76'	152.00
C13	65.00'	081°59'54"	S40°59'57"E	85.29'	93.02'	56.50
C14	17.00'	082°00'00"	S41°00'00"E	22.31'	24.33'	14.78

LINE TABLE

LINE	BEARING	DISTANCE
L-1	N0°22'39"W	34.48'
L-2	N84°33'50"E	121.27'
L-3	N68°20'32"E	196.97'
L-4	N60°37'13"E	145.24'
L-5	N38°59'16"E	204.82'
L-6	N53°55'28"E	235.59'
L-7	N43°28'02"E	75.94'
L-8	N29°32'57"E	83.17'
L-9	N88°33'16"E	50.21'
L-10	N38°19'59"W	13.56'
L-11	S89°28'56"W	19.46'
L-12	N90°00'00"E	7.70'



REVISED-2/6/18
REVISED-2/28/18
REVISED-3/30/18
REVISED-4/4/18

PREPARED BY:

JSD Professional Services, Inc.
Engineers • Surveyors • Planners
W236 N1610 BUSSE ROAD
SUITE 100
WAUKESHA, WISCONSIN 53188
PHONE: (262)513-0886

THIS INSTRUMENT DRAFTED BY ANDREW W. WILKOWSKI S-3121

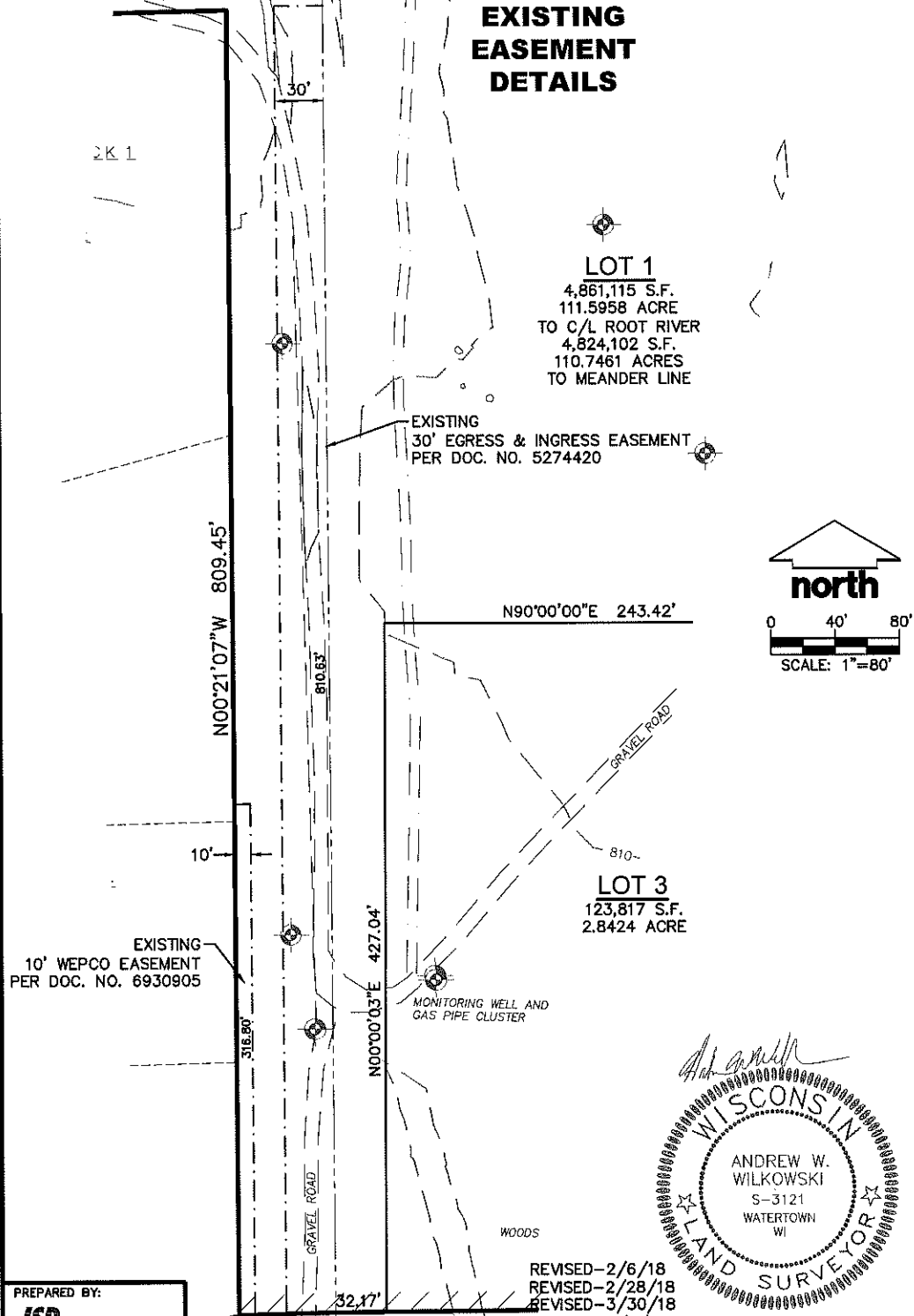
SHEET 9 OF 28

File: R:\2014\1406548 Ballpark Commons.dwg 146548 CSM 1.dwg Layout: SHEET 9 User: dspanjar Plotted: Apr 09, 2018 - 10:00am

CERTIFIED SURVEY MAP NO. _____

A REDIVISION OF PARCELS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 3931, OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 3107, OUTLOT 1 OF WHITALL VIEW ADDITION NO. 1, THAT VACATED PORTION OF CRYSTAL RIDGE DRIVE AS RECORDED IN THE MILWAUKEE COUNTY REGISTER OF DEEDS AS DOCUMENT NO. _____ AND LANDS IN THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4, THE NORTHEAST 1/4, SOUTHEAST 1/4, SOUTHWEST 1/4 AND NORTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 ALL IN SECTION 4, TOWN 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN

EXISTING EASEMENT DETAILS



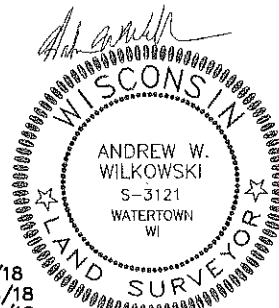
PREPARED BY:

JSD Professional Services, Inc.
Engineers • Surveyors • Planners
W238 N1610 BUSSE ROAD
SUITE 100
WAUKESHA, WISCONSIN 53188
PHONE: (262)813-0666

W. RAWSON AVE.

THIS INSTRUMENT DRAFTED BY ANDREW W. WILKOWSKI S-3121

REVISED-2/6/18
REVISED-2/28/18
REVISED-3/30/18
REVISED-4/4/18

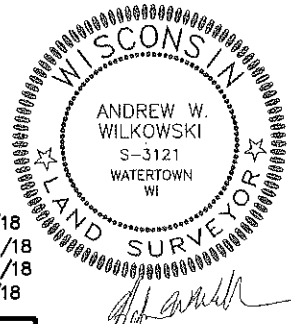
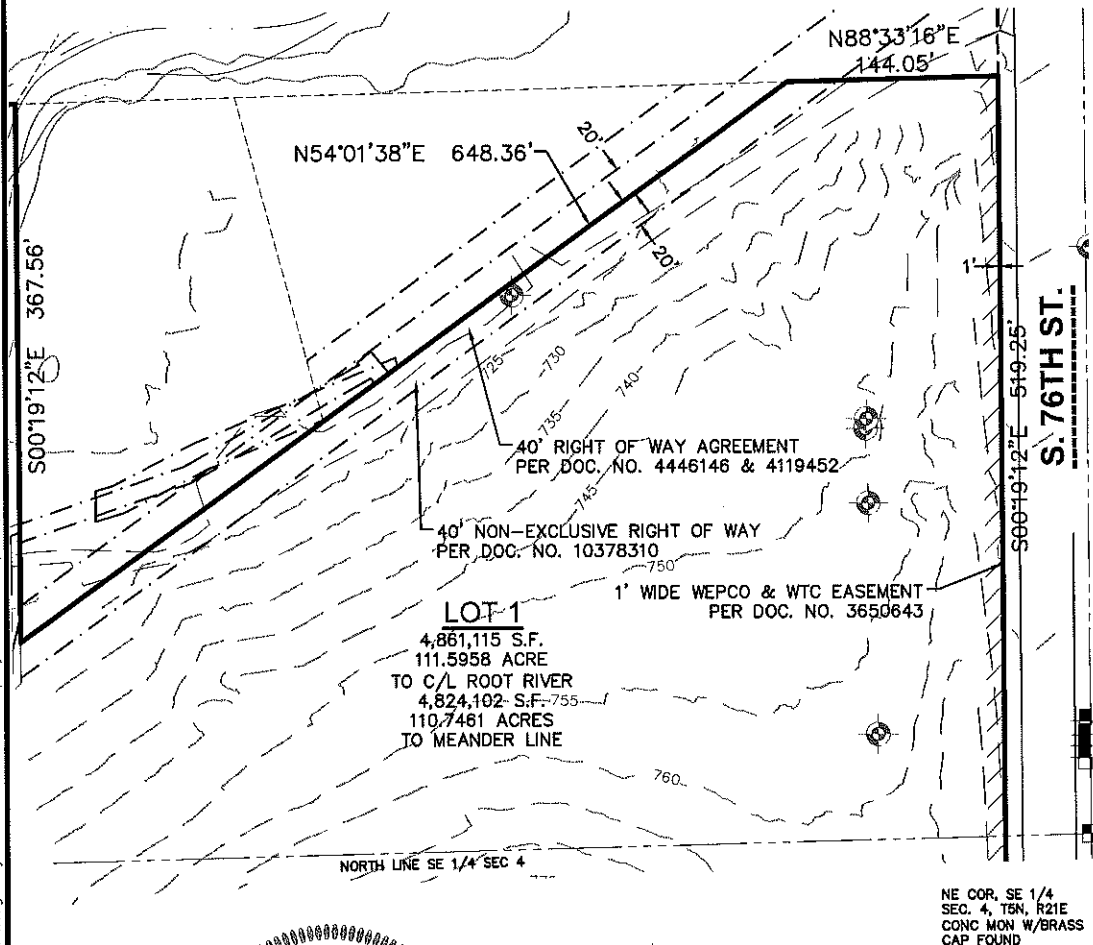


SHEET 10 OF 28

CERTIFIED SURVEY MAP NO. _____

A REDIVISION OF PARCELS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 3931, OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 3107, OUTLOT 1 OF WHITNALL VIEW ADDITION NO. 1, THAT VACATED PORTION OF CRYSTAL RIDGE DRIVE AS RECORDED IN THE MILWAUKEE COUNTY REGISTER OF DEEDS AS DOCUMENT NO. _____ AND LANDS IN THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4, THE NORTHEAST 1/4, SOUTHEAST 1/4, SOUTHWEST 1/4 AND NORTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 ALL IN SECTION 4, TOWN 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN

EXISTING EASEMENT DETAILS



REVISED-2/6/18
REVISED-2/28/18
REVISED-3/30/18
REVISED-4/4/18

PREPARED BY:

JSD Professional Services, Inc.
Engineers • Surveyors • Planners
W235 N1510 BUSSE ROAD
SUITE 100
WAUKESHA, WISCONSIN 53186
PHONE: (262)513-0666

THIS INSTRUMENT DRAFTED BY ANDREW W. WILKOWSKI S-3121

SHEET 11 OF 28

File: R:\2014\1406548 Belpark Commons.dwg 146548 CSM 1.dwg Layout: SHEET 11 User: depenja Plotter: Apr 09, 2018 - 10:00am

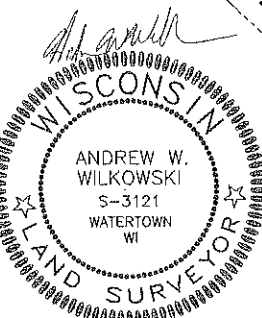
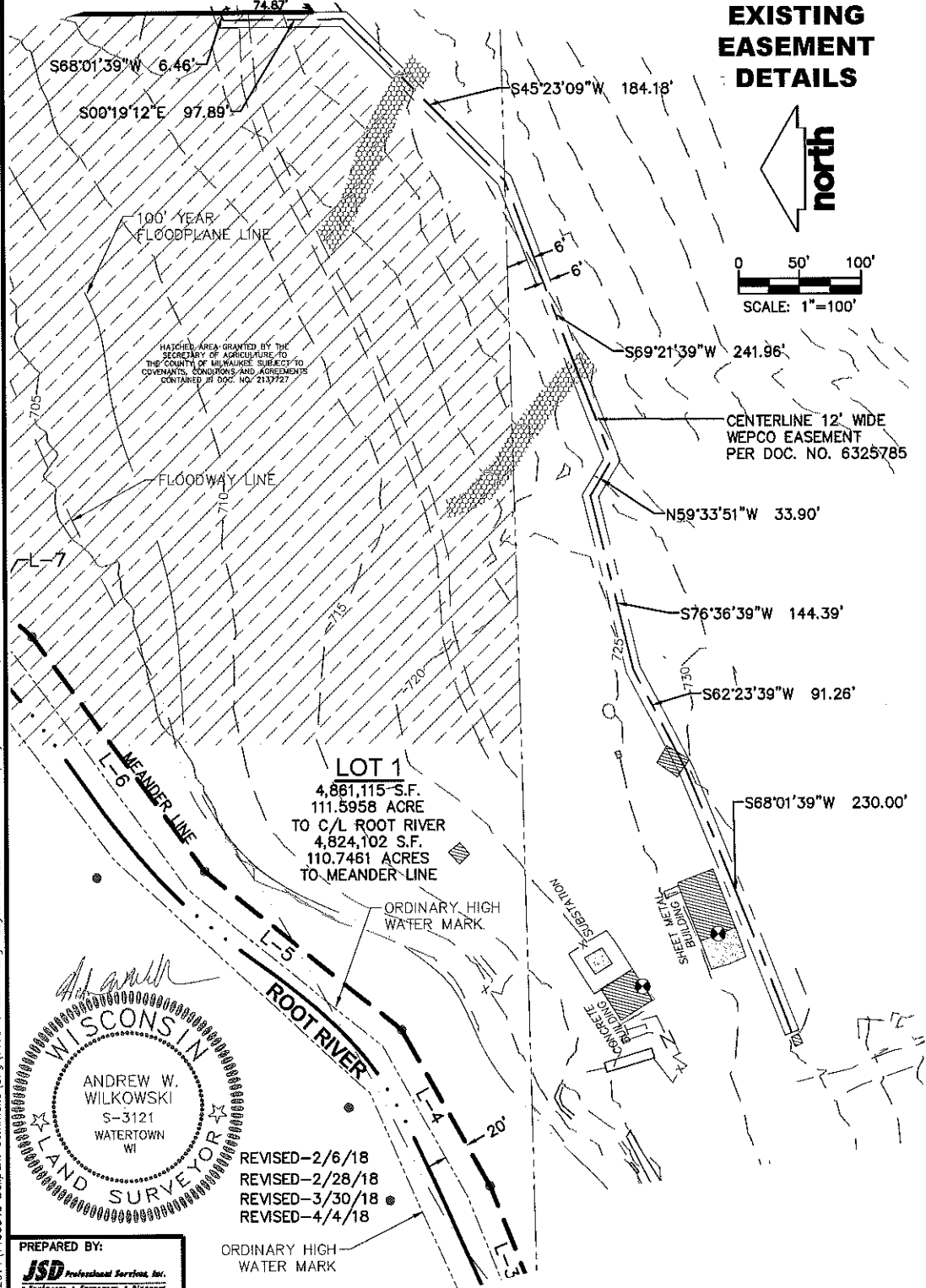
CERTIFIED SURVEY MAP NO. _____

A REDIVISION OF PARCELS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 3931, OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 3107, OUTLOT 1 OF WHITNALL VIEW ADDITION NO. 1, THAT VACATED PORTION OF CRYSTAL RIDGE DRIVE AS RECORDED IN THE MILWAUKEE COUNTY REGISTER OF DEEDS AS DOCUMENT NO. _____ AND LANDS IN THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4, THE NORTHEAST 1/4, SOUTHEAST 1/4, SOUTHWEST 1/4 AND NORTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 ALL IN SECTION 4, TOWN 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN

EXISTING EASEMENT DETAILS



0 50' 100'
SCALE: 1"=100'



REVISED-2/6/18
REVISED-2/28/18
REVISED-3/30/18 ●
REVISED-4/4/18

PREPARED BY:
JSD Professional Services, Inc.
Engineers • Surveyors • Planners
W238 W1610 SUSSE ROAD
SUITE 100
WAUKESHA, WISCONSIN 53188
PHONE: (262)513-0866

THIS INSTRUMENT DRAFTED BY ANDREW W. WILKOWSKI S-3121

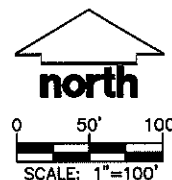
SHEET 12 OF 28

File: R:\2014\1406548 Ballpark Commons\dwg\146548 CSM 1.dwg Layout: SHEET 12 User: daganlar Plotted: Apr 08, 2018 - 10:00am

CERTIFIED SURVEY MAP NO. _____

A REDIVISION OF PARCELS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 3931, OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 3107, OUTLOT 1 OF WHITNALL VIEW ADDITION NO. 1, THAT VACATED PORTION OF CRYSTAL RIDGE DRIVE AS RECORDED IN THE MILWAUKEE COUNTY REGISTER OF DEEDS AS DOCUMENT NO. _____ AND LANDS IN THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4, THE NORTHEAST 1/4, SOUTHEAST 1/4, SOUTHWEST 1/4 AND NORTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 ALL IN SECTION 4, TOWN 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN

EXISTING EASEMENT DETAILS



EXISTING
CENTERLINE 12' WIDE WE ENERGIES
GAS MAIN EASEMENT
PER DOC. NO. 10333077

EXISTING
CENTERLINE 12' WIDE WE ENERGIES
DISTRIBUTION EASEMENT
PER DOC. NO. 10333078
SEE DETAIL SHEET

LOT 1

4,861,115 S.F.
111.5958 ACRE
TO C/L ROOT RIVER
4,824,102 S.F. BASEBALL FIELD
110.7461 ACRES
TO MEANDER LINE

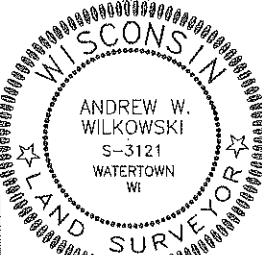
291,935 S.F.
6.7016 ACRE

PARCEL
KNIGHT
#88
TA

REVISED-2/6/18
REVISED-2/28/18
REVISED-3/30/18
REVISED-4/4/18

PREPARED BY:

JSD Professional Services, Inc.
Engineers • Surveyors • Planners
W238 N1610 BUSSE ROAD
SUITE 100
WALKESHA, WISCONSIN 53188
PHONE: (262) 513-0666



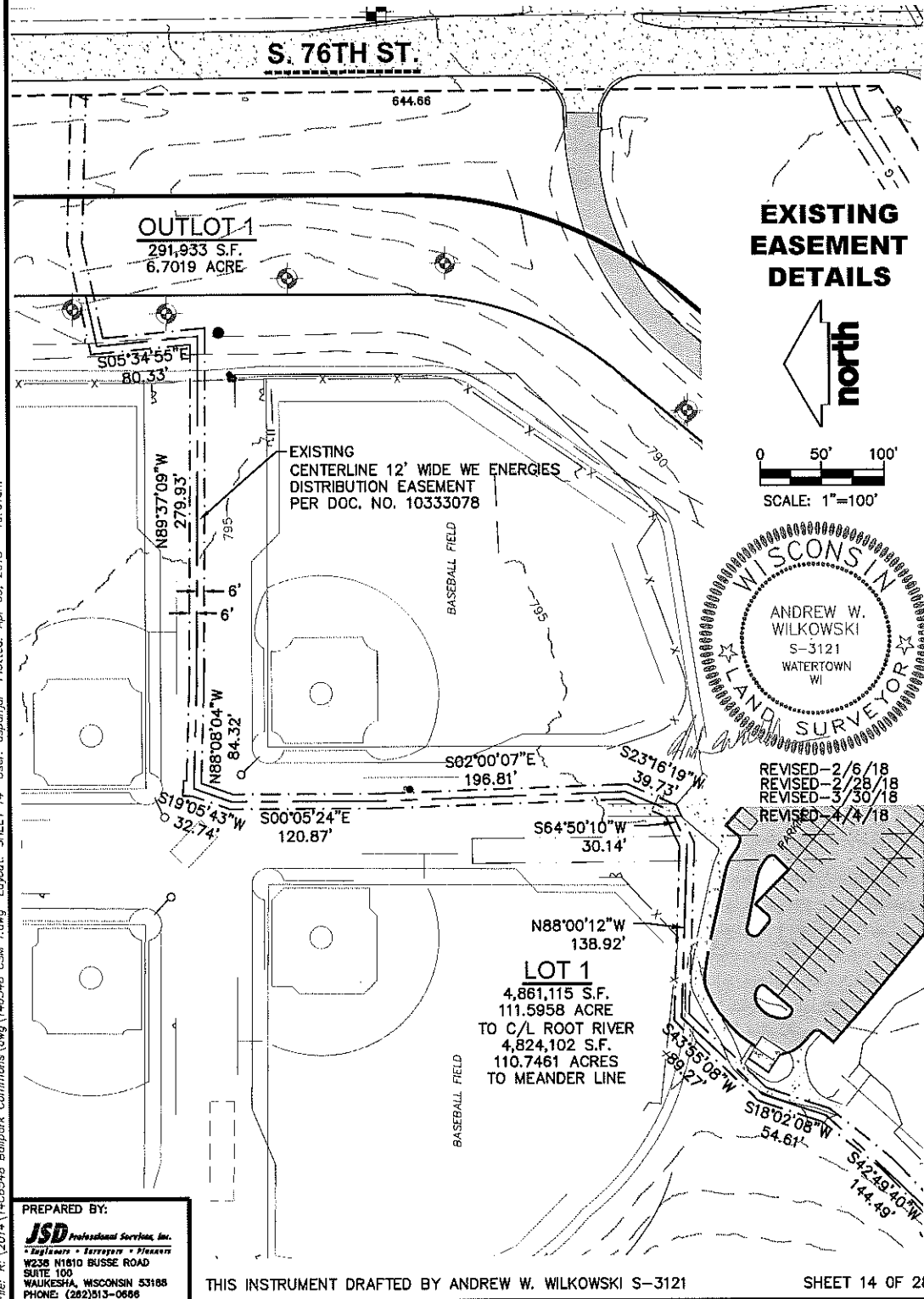
THIS INSTRUMENT DRAFTED BY ANDREW W. WILKOWSKI S-3121

SHEET 13 OF 28

File: R:\2014\1406548 Ballpark Commons.dwg 146548 CSM 1.dwg Layout: SHEET 13 User: djanjaner Plotted: Apr 03, 2018 - 10:01am

CERTIFIED SURVEY MAP NO.

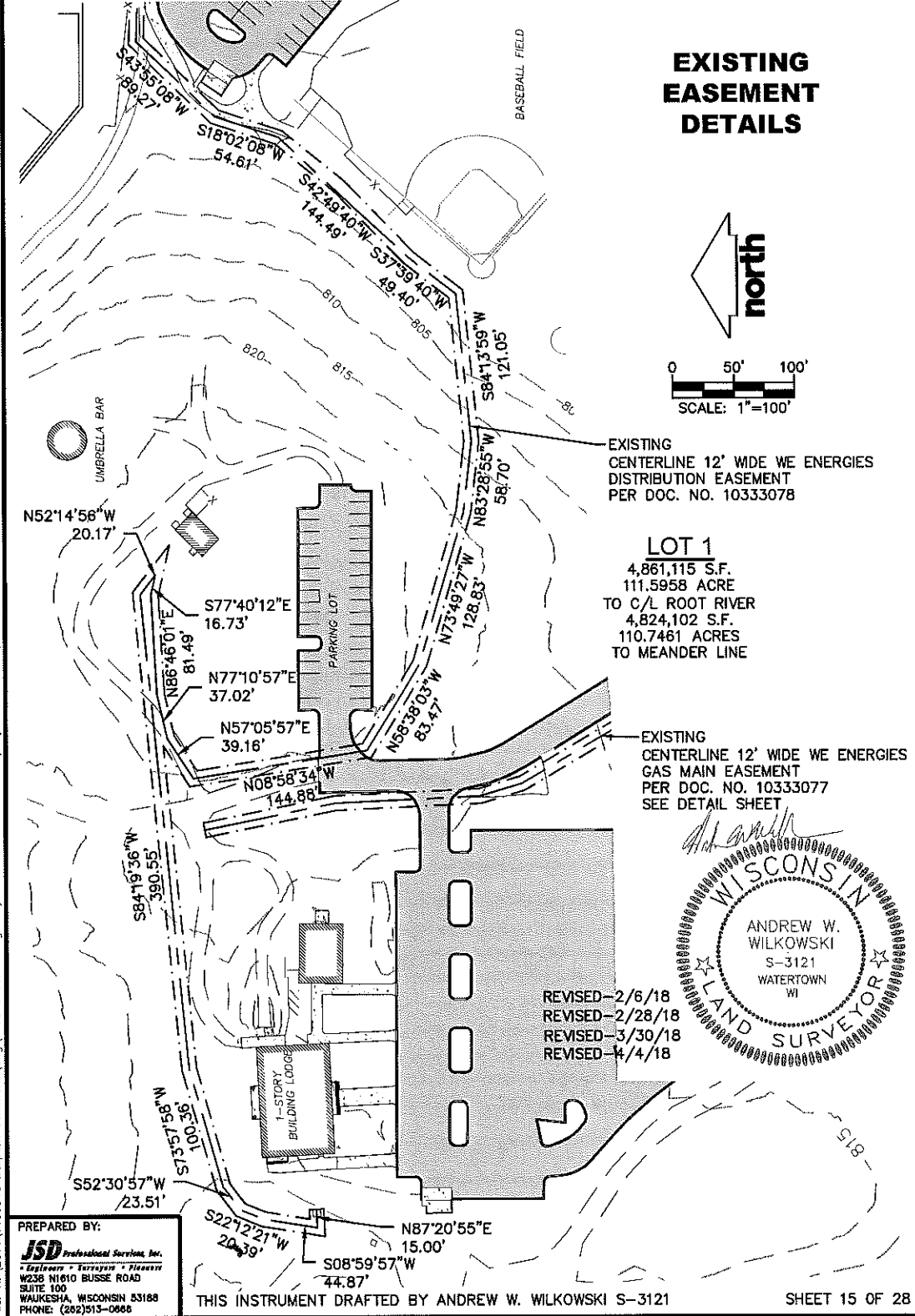
A REDIVISION OF PARCELS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 3931, OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 5107, OUTLOT 1 OF WHITNALL VIEW ADDITION NO. 1, THAT VACATED PORTION OF CRYSTAL RIDGE DRIVE AS RECORDED IN THE MILWAUKEE COUNTY REGISTER OF DEEDS AS DOCUMENT NO. _____ AND LANDS IN THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4, THE NORTHEAST 1/4, SOUTHEAST 1/4, SOUTHWEST 1/4 AND NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 ALL IN SECTION 4, TOWN 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN



File: R:\2014\1406548 Ballpark Commons\dwg\146548 CSM 1.dwg Layout: SHEET 14 User: dspanjar Plotted: Apr 09, 2018 - 10:01am

CERTIFIED SURVEY MAP NO. _____

A REDIVISION OF PARCELS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 3931, OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 3107, OUTLOT 1 OF WHITNALL VIEW ADDITION NO. 1, THAT VACATED PORTION OF CRYSTAL RIDGE DRIVE AS RECORDED IN THE MILWAUKEE COUNTY REGISTER OF DEEDS AS DOCUMENT NO. _____ AND LANDS IN THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4, THE NORTHEAST 1/4, SOUTHEAST 1/4, SOUTHWEST 1/4 AND NORTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 ALL IN SECTION 4, TOWN 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN

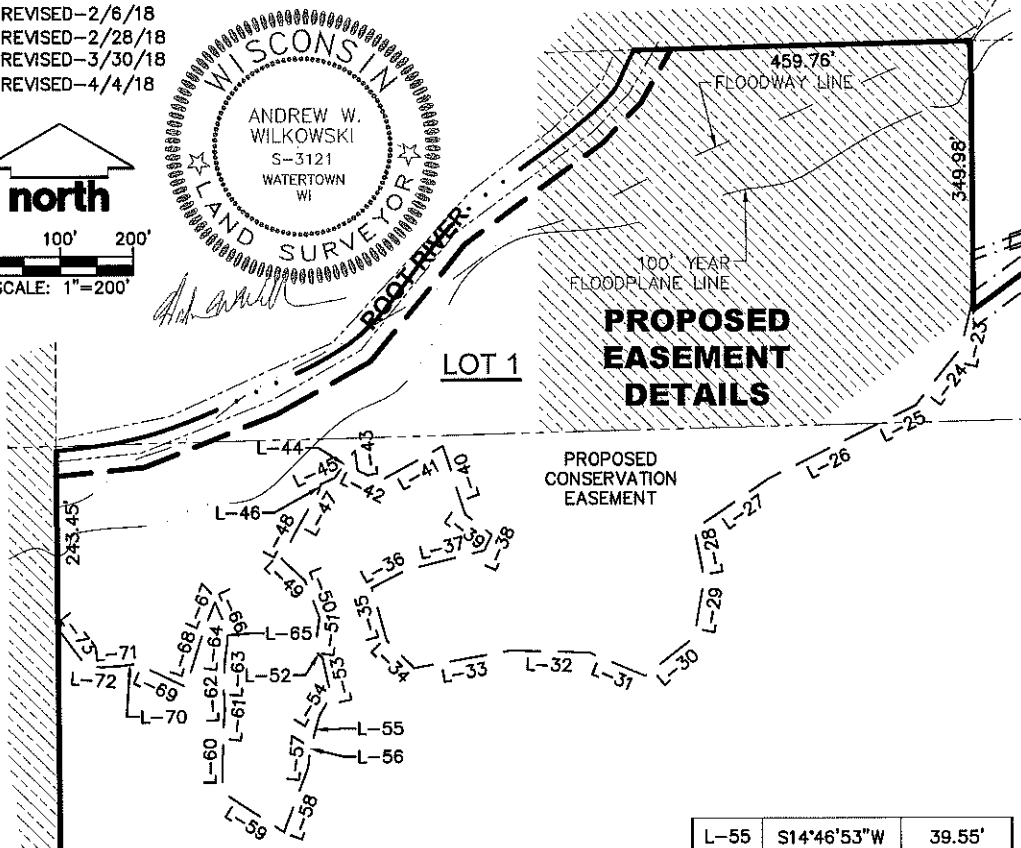
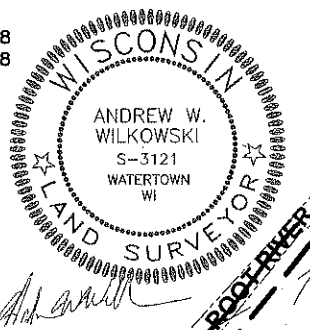
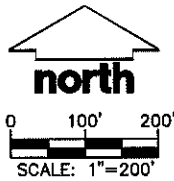


File: R:\2014\1406548 Ballpark Commons.dwg 146548 CSM 1.dwg Layout: SHEET 15 User: dapanjar Plotted: Apr 09, 2018 - 10:01am

CERTIFIED SURVEY MAP NO. _____

A REDIVISION OF PARCELS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 3931, OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 3107, OUTLOT 1 OF WHITNALL VIEW ADDITION NO. 1, THAT VACATED PORTION OF CRYSTAL RIDGE DRIVE AS RECORDED IN THE MILWAUKEE COUNTY REGISTER OF DEEDS AS DOCUMENT NO. _____ AND LANDS IN THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4, THE NORTHEAST 1/4, SOUTHEAST 1/4, SOUTHWEST 1/4 AND NORTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 ALL IN SECTION 4, TOWN 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN

REVISED-2/6/18
REVISED-2/28/18
REVISED-3/30/18
REVISED-4/4/18



EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
L-23	S13°36'05"W	70.14'
L-24	S38°03'27"W	100.75'
L-25	S63°40'00"W	55.86'
L-26	S63°40'00"W	171.60'
L-27	S55°55'23"W	121.86'
L-28	S11°04'46"E	68.40'
L-29	S10°00'59"W	81.83'
L-30	S51°54'21"W	84.69'
L-31	N67°06'03"W	82.59'
L-32	N88°20'45"W	107.05'
L-33	S79°59'07"W	135.04'
L-34	N44°04'11"W	52.47'
L-35	N15°34'48"W	74.97'
L-36	N62°51'18"E	52.83'

L-37	N76°03'12"E	110.27'
L-38	N26°16'42"E	23.67'
L-39	N52°22'21"W	45.84'
L-40	N18°10'47"W	98.42'
L-41	S60°59'40"W	98.04'
L-42	N63°57'45"W	33.61'
L-43	N07°27'58"W	27.14'
L-44	S36°39'02"W	46.51'
L-45	S65°50'31"W	21.22'
L-46	S10°08'17"W	7.06'
L-47	S29°28'02"W	55.00'
L-48	S28°03'49"W	52.88'
L-49	S46°45'24"E	43.55'
L-50	S21°09'35"E	53.79'
L-51	S08°20'46"W	46.07'
L-52	S47°28'15"E	14.18'
L-53	S12°17'25"E	53.33'
L-54	S30°14'05"W	32.31'

L-55	S14°46'53"W	39.55'
L-56	S14°46'53"W	39.55'
L-57	S06°44'55"W	20.78'
L-58	S20°20'02"W	94.74'
L-59	N57°09'04"W	100.36'
L-60	N00°37'43"E	85.19'
L-61	N05°43'32"E	28.27'
L-62	N03°21'34"W	31.14'
L-63	N03°10'21"E	37.57'
L-64	N08°17'50"E	26.88'
L-65	N00°35'08"W	13.03'
L-66	N24°38'27"W	41.83'
L-67	S22°33'36"W	37.74'
L-68	S17°53'36"W	84.40'
L-69	N64°22'13"W	73.64'
L-70	S81°38'22"W	18.25'
L-71	S85°57'52"W	29.13'
L-72	N85°45'53"W	21.82'
L-73	N37°32'40"W	64.01'

PREPARED BY:

JSD Professional Services, Inc.
11 Engineers • Surveyors • Planners
W230 N1610 BUSSE ROAD
SUITE 100
WAUKESHA, WISCONSIN 53188
PHONE: (262)513-0666

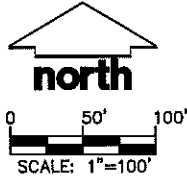
THIS INSTRUMENT DRAFTED BY ANDREW W. WILKOWSKI S-3121

SHEET 16 OF 28

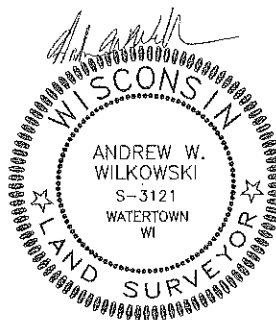
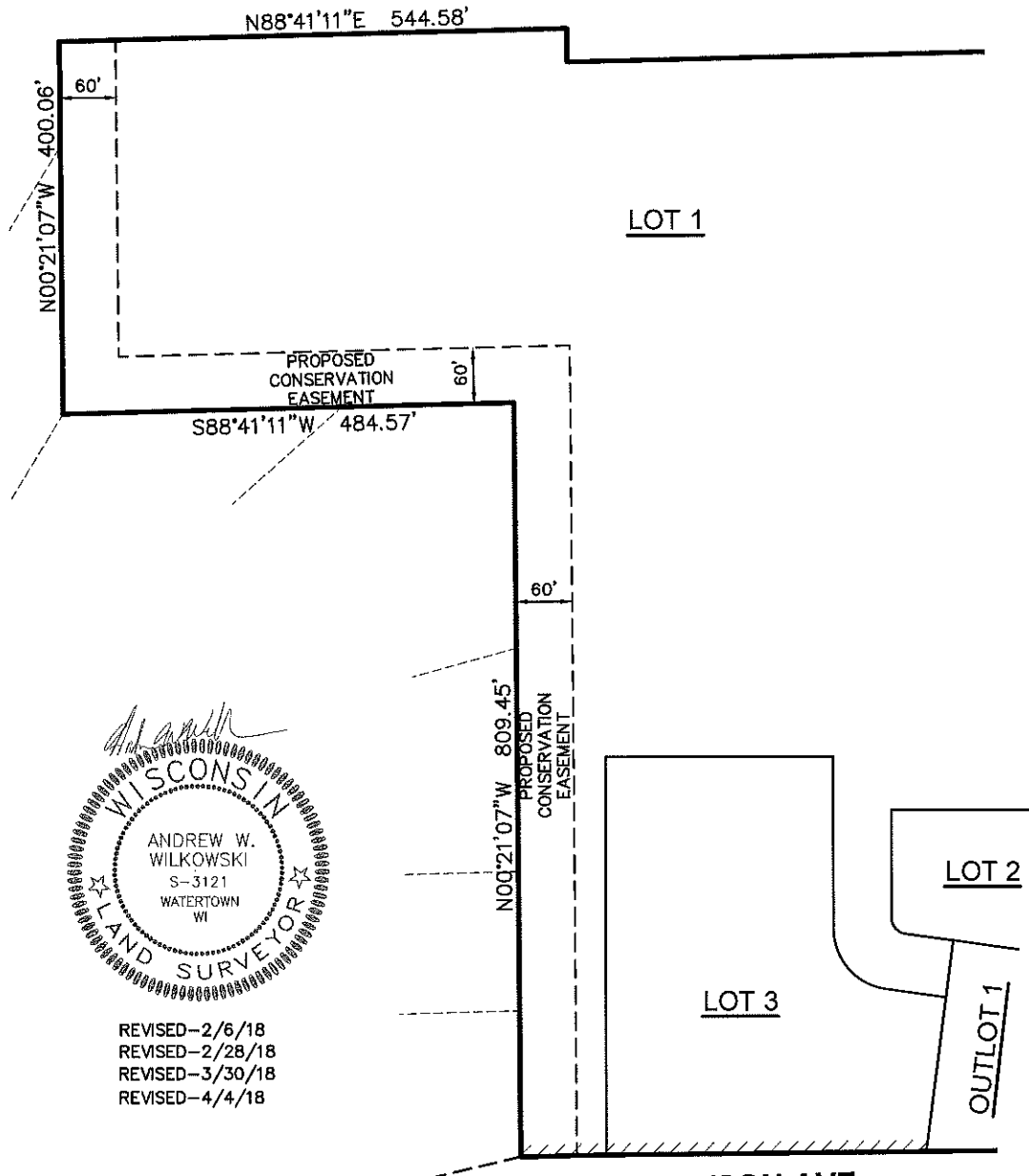
File: R:\2014\1405548 Bellpark Commons.dwg 146548 CSM 1.dwg Layout: SHEET 16 User: dspanjar Plotted: Apr 08, 2018 - 10:01am

CERTIFIED SURVEY MAP NO. _____

A REDIVISION OF PARCELS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 3931, OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 3107, OUTLOT 1 OF WHITNALL VIEW ADDITION NO. 1, THAT VACATED PORTION OF CRYSTAL RIDGE DRIVE AS RECORDED IN THE MILWAUKEE COUNTY REGISTER OF DEEDS AS DOCUMENT NO. _____ AND LANDS IN THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4, THE NORTHEAST 1/4, SOUTHEAST 1/4, SOUTHWEST 1/4 AND NORTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 ALL IN SECTION 4, TOWN 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN



PROPOSED EASEMENT DETAILS



REVISED-2/6/18
REVISED-2/28/18
REVISED-3/30/18
REVISED-4/4/18

W. RAWSON AVE.
C.T.H. "BB"

PREPARED BY:

JSD Professional Services, Inc.
Engineers • Surveyors • Planners
W238 N1610 BUSSE ROAD
SUITE 100
WAUKESHA, WISCONSIN 53186
PHONE: (262)513-0666

THIS INSTRUMENT DRAFTED BY ANDREW W. WILKOWSKI S-3121

SHEET 17 OF 28

CERTIFIED SURVEY MAP NO. _____

A REDIVISION OF PARCELS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 3931, OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 3107, OUTLOT 1 OF WHITNALL VIEW ADDITION NO. 1, THAT VACATED PORTION OF CRYSTAL RIDGE DRIVE AS RECORDED IN THE MILWAUKEE COUNTY REGISTER OF DEEDS AS DOCUMENT NO. _____ AND LANDS IN THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4, THE NORTHEAST 1/4, SOUTHEAST 1/4, SOUTHWEST 1/4 AND NORTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 ALL IN SECTION 4, TOWN 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN



0 100' 200'
SCALE: 1"=200'

PROPOSED EASEMENT DETAILS

PROPOSED
STORM WATER
MANAGEMENT
EASEMENT
(SEE DETAIL
SHEET)



LOT 1

PROPOSED
CENTERLINE OF A 50' WIDE
SANITARY SEWER EASEMENT

PROPOSED
METHANE COLLECTION
EASEMENT

PROPOSED
15' WE ENERGIES
EASEMENT

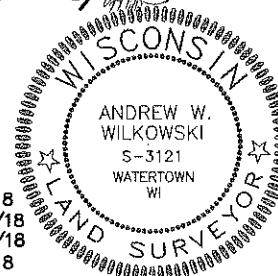
PROPOSED
6' AT&T
EASEMENT

N49°16'45\"W 71.39'

N35°21'16\"W 406.69'

510.92'

OUTLOT 1



REVISED-2/6/18
REVISED-2/28/18
REVISED-3/30/18
REVISED-4/4/18

PREPARED BY:

JSD Professional Services, Inc.
Engineers • Surveyors • Planners
W250 N1610 BUSSE ROAD
SUITE 100
WAUKESHA, WISCONSIN 53188
PHONE: (262)913-0866

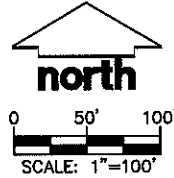
THIS INSTRUMENT DRAFTED BY ANDREW W. WILKOWSKI S-3121

SHEET 18 OF 28

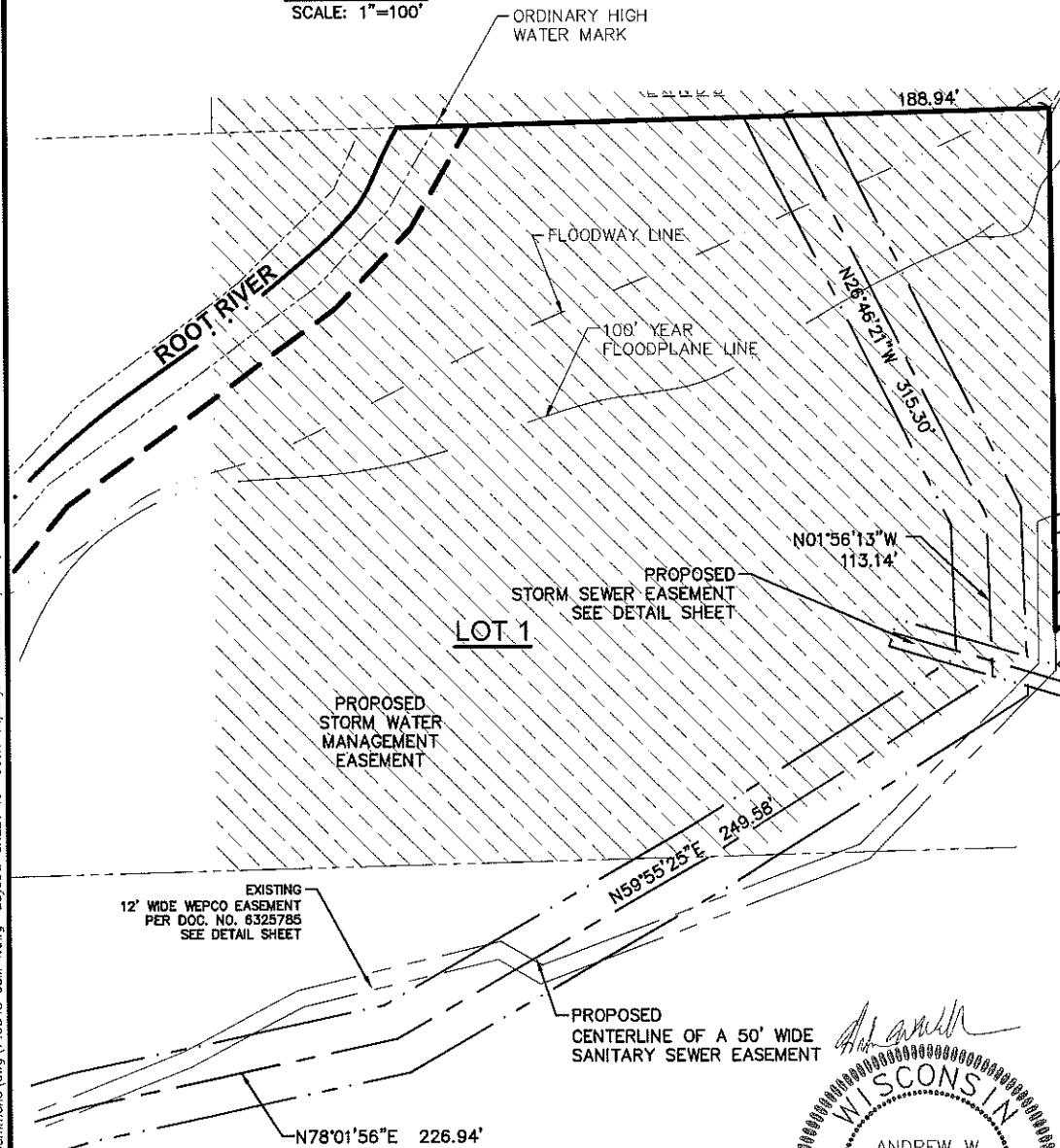
File: R:\2014\1406548 Balpark Commons.dwg\46548 CSM 1.dwg Layout: SHEET 18 User: dspnjar Plotted: Apr 09, 2018 - 10:02am

CERTIFIED SURVEY MAP NO. _____

A REDIVISION OF PARCELS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 3931, OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 3107, OUTLOT 1 OF WHITNALL VIEW ADDITION NO. 1, THAT VACATED PORTION OF CRYSTAL RIDGE DRIVE AS RECORDED IN THE MILWAUKEE COUNTY REGISTER OF DEEDS AS DOCUMENT NO. _____ AND LANDS IN THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4, THE NORTHEAST 1/4, SOUTHEAST 1/4, SOUTHWEST 1/4 AND NORTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 ALL IN SECTION 4, TOWN 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN



PROPOSED EASEMENT DETAILS

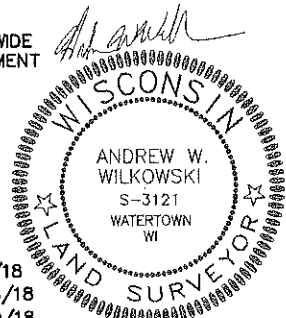


PREPARED BY:

JSD Professional Services, Inc.
Engineers • Surveyors • Planners
W238 W1610 BUSSE ROAD
SUITE 100
WAUKESHA, WISCONSIN 53188
PHONE: (262)513-0666

REVISED-2/6/18
REVISED-2/28/18
REVISED-3/30/18
REVISED-4/4/18

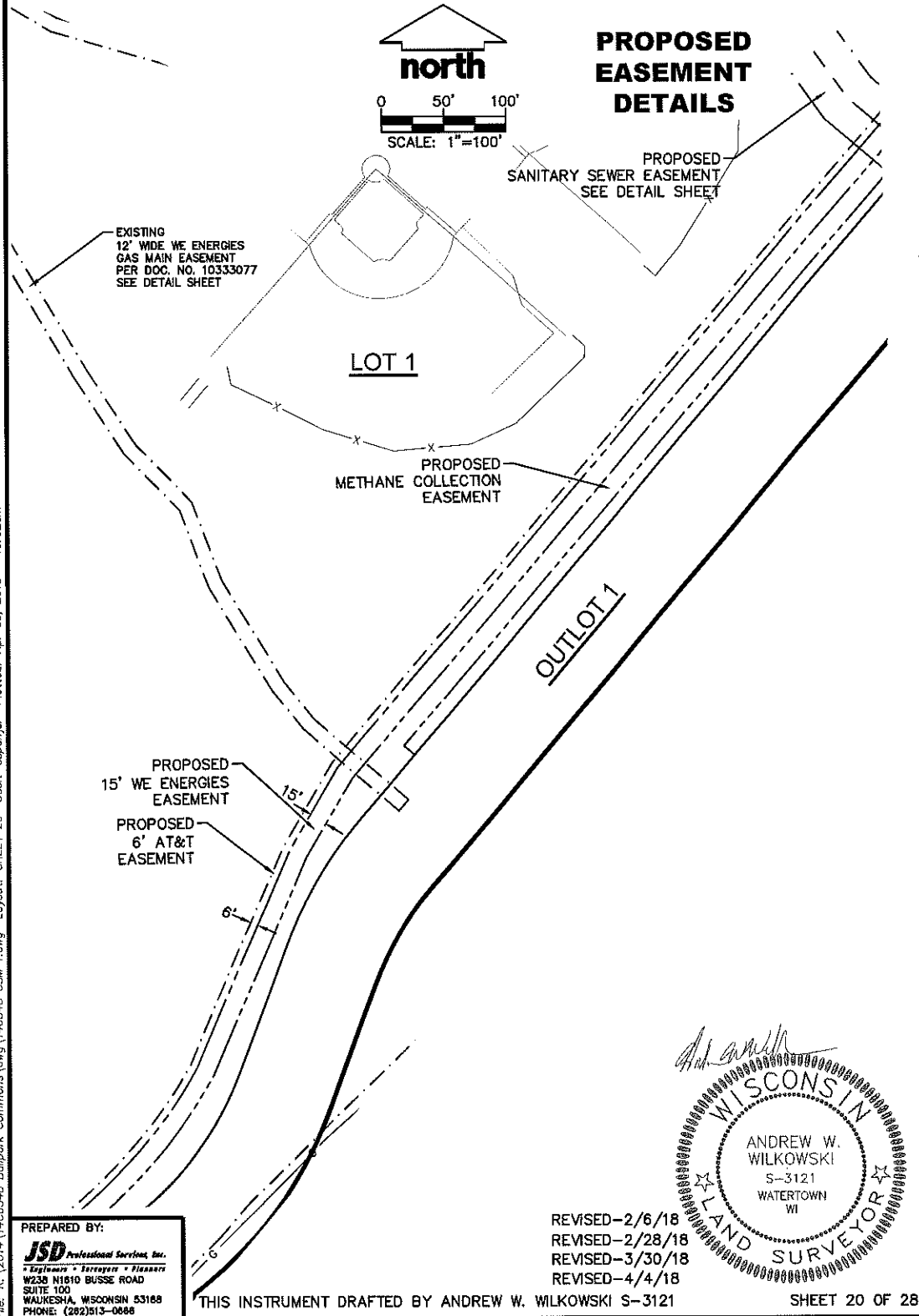
THIS INSTRUMENT DRAFTED BY ANDREW W. WILKOWSKI S-3121



SHEET 19 OF 28

CERTIFIED SURVEY MAP NO. _____

A REDIVISION OF PARCELS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 3931, OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 3107, OUTLOT 1 OF WHITNALL VIEW ADDITION NO. 1, THAT VACATED PORTION OF CRYSTAL RIDGE DRIVE AS RECORDED IN THE MILWAUKEE COUNTY REGISTER OF DEEDS AS DOCUMENT NO. _____ AND LANDS IN THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4, THE NORTHEAST 1/4, SOUTHEAST 1/4, SOUTHWEST 1/4 AND NORTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 ALL IN SECTION 4, TOWN 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN



File: R:\2014\1406548 Ballpark Commons\dwg\146548 CSM 1.dwg Layout: SHEET 20 User: dgonjar Plotted: Apr 09, 2018 10:02am

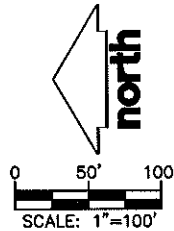
PREPARED BY:
JSD Professional Services, Inc.
 * Engineers * Surveyors * Planners
 W230 N1610 BUSSE ROAD
 SUITE 100
 WAUKESHA, WISCONSIN 53188
 PHONE: (262)513-0666

REVISED-2/6/18
 REVISED-2/28/18
 REVISED-3/30/18
 REVISED-4/4/18

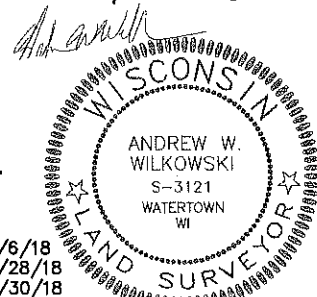
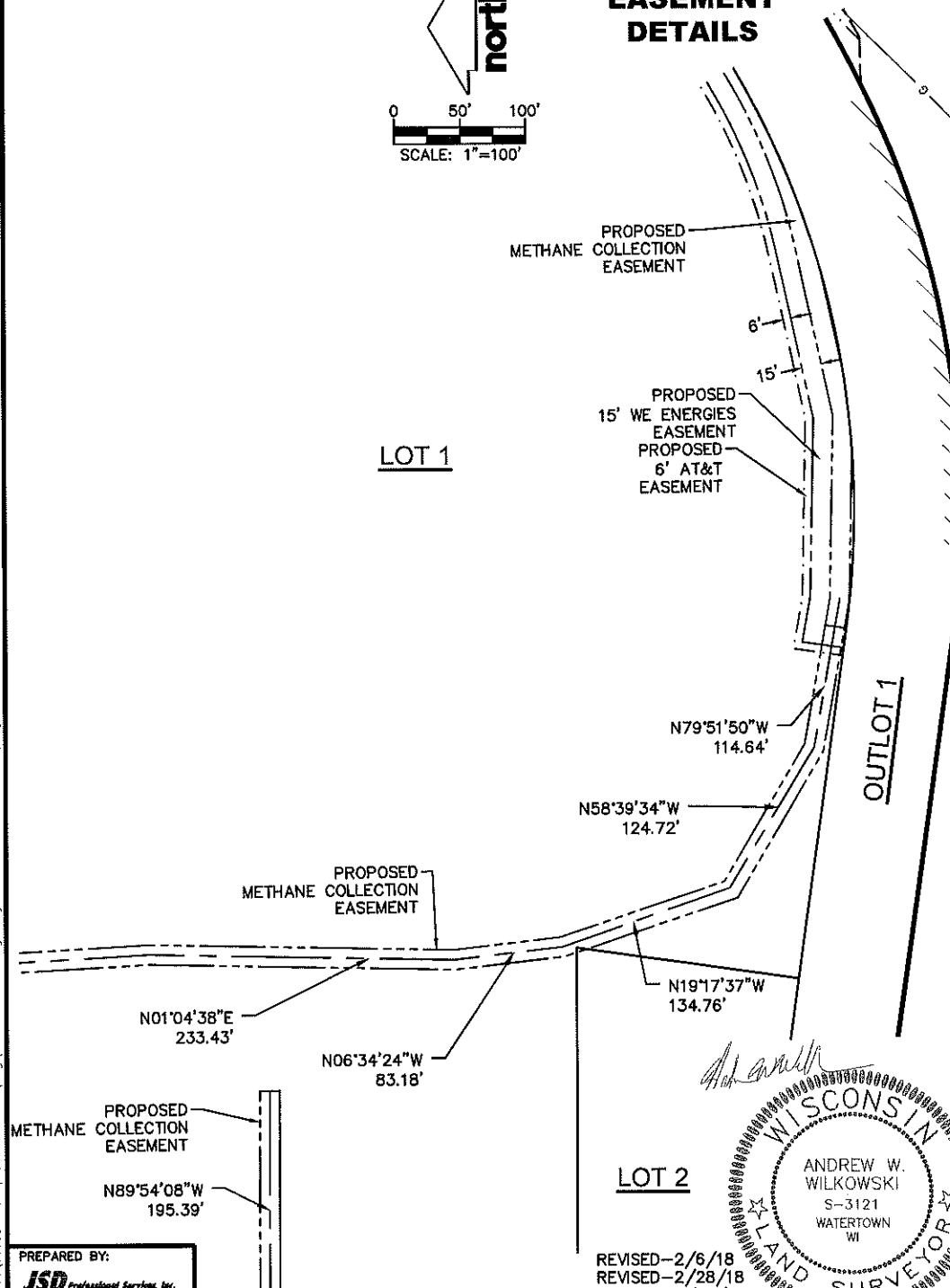
ANDREW W. WILKOWSKI
 S-3121
 WATERTOWN
 WI
 LAND SURVEYOR

CERTIFIED SURVEY MAP NO. _____

A REDIVISION OF PARCELS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 3931, OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 3107, OUTLOT 1 OF WHITNALL VIEW ADDITION NO. 1, THAT VACATED PORTION OF CRYSTAL RIDGE DRIVE AS RECORDED IN THE MILWAUKEE COUNTY REGISTER OF DEEDS AS DOCUMENT NO. _____ AND LANDS IN THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4, THE NORTHEAST 1/4, SOUTHEAST 1/4, SOUTHWEST 1/4 AND NORTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 ALL IN SECTION 4, TOWN 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN



PROPOSED EASEMENT DETAILS



PREPARED BY:
JSD Professional Services, Inc.
Engineers • Surveyors • Planners
W238 N1610 BUSSE ROAD
SUITE 100
WAUKESHA, WISCONSIN 53188
PHONE: (262)513-0888

REVISED-2/6/18
REVISED-2/28/18
REVISED-3/30/18
REVISED-4/4/18

THIS INSTRUMENT DRAFTED BY ANDREW W. WILKOWSKI S-3121

SHEET 21 OF 28

File: R:\2014\1406548 Ballpark Commons\dwg\146548 CSM 1.dwg Layout: SHEET 21 User: dspanjar Plotted: Apr 09, 2018 - 10:02am

CERTIFIED SURVEY MAP NO. _____

A REDIVISION OF PARCELS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 3931, OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 3107, OUTLOT 1 OF WHITNALL VIEW ADDITION NO. 1, THAT VACATED PORTION OF CRYSTAL RIDGE DRIVE AS RECORDED IN THE MILWAUKEE COUNTY REGISTER OF DEEDS AS DOCUMENT NO. _____ AND LANDS IN THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4, THE NORTHEAST 1/4, SOUTHEAST 1/4, SOUTHWEST 1/4 AND NORTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 ALL IN SECTION 4, TOWN 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN

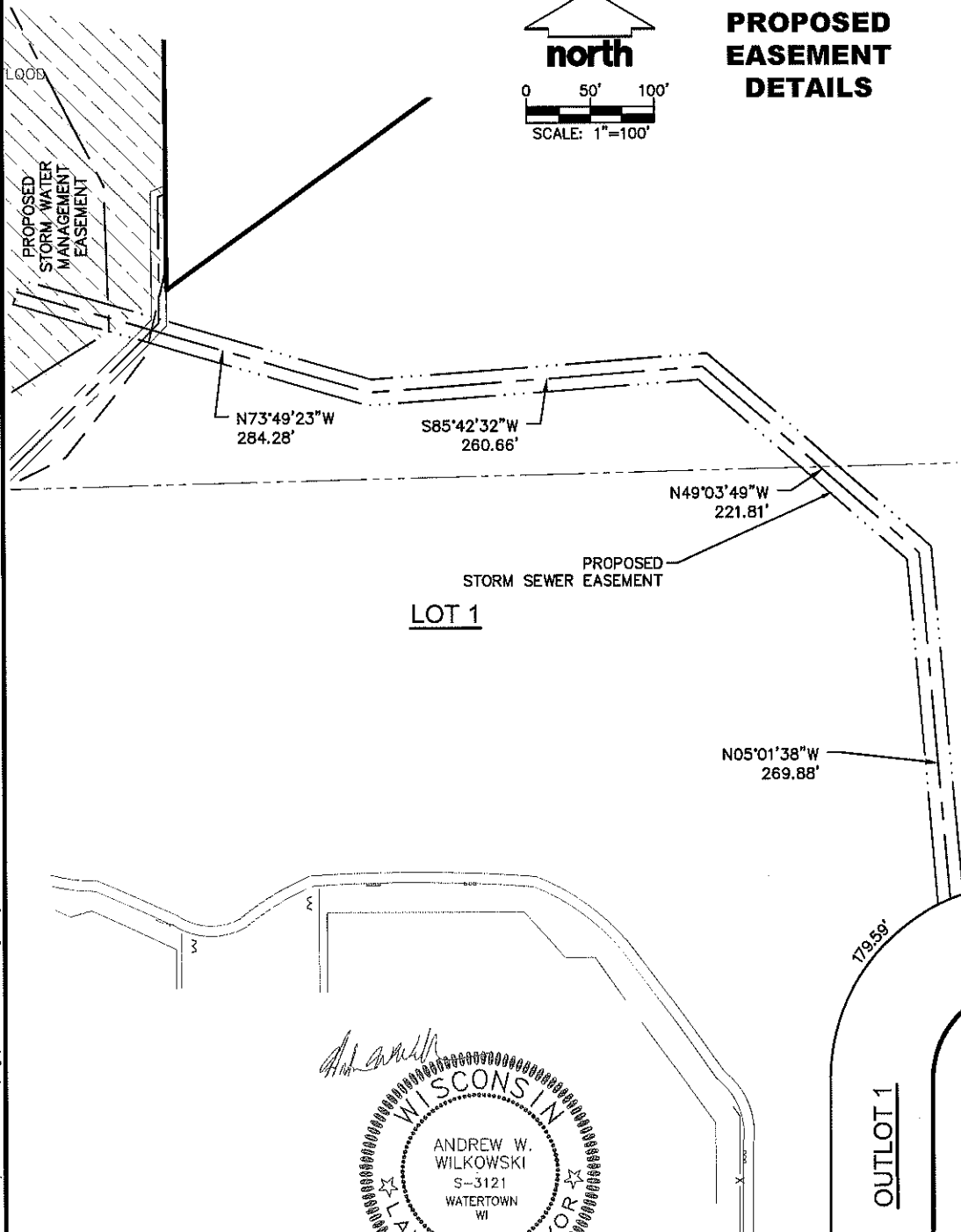


Fig. R: 2014\140548 Ballpark Commons.dwg 140548 CSM 1.dwg Layout: SHEET 22 User: djanjaner Plotted: Apr 09, 2018 - 10:02am

PREPARED BY:

JSD Professional Services, Inc.
Engineers • Surveyors • Planners
12038 N1810 BUSSE ROAD
SUITE 100
WAUKESHA, WISCONSIN 53188
PHONE: (262)813-0666

REVISED-2/6/18
REVISED-2/28/18
REVISED-3/30/18
REVISED-4/4/18

THIS INSTRUMENT DRAFTED BY ANDREW W. WILKOWSKI S-3121

SHEET 22 OF 28

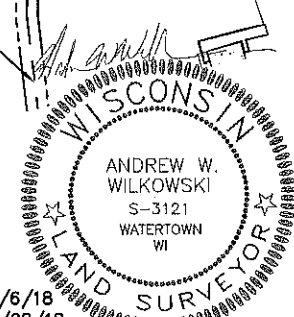
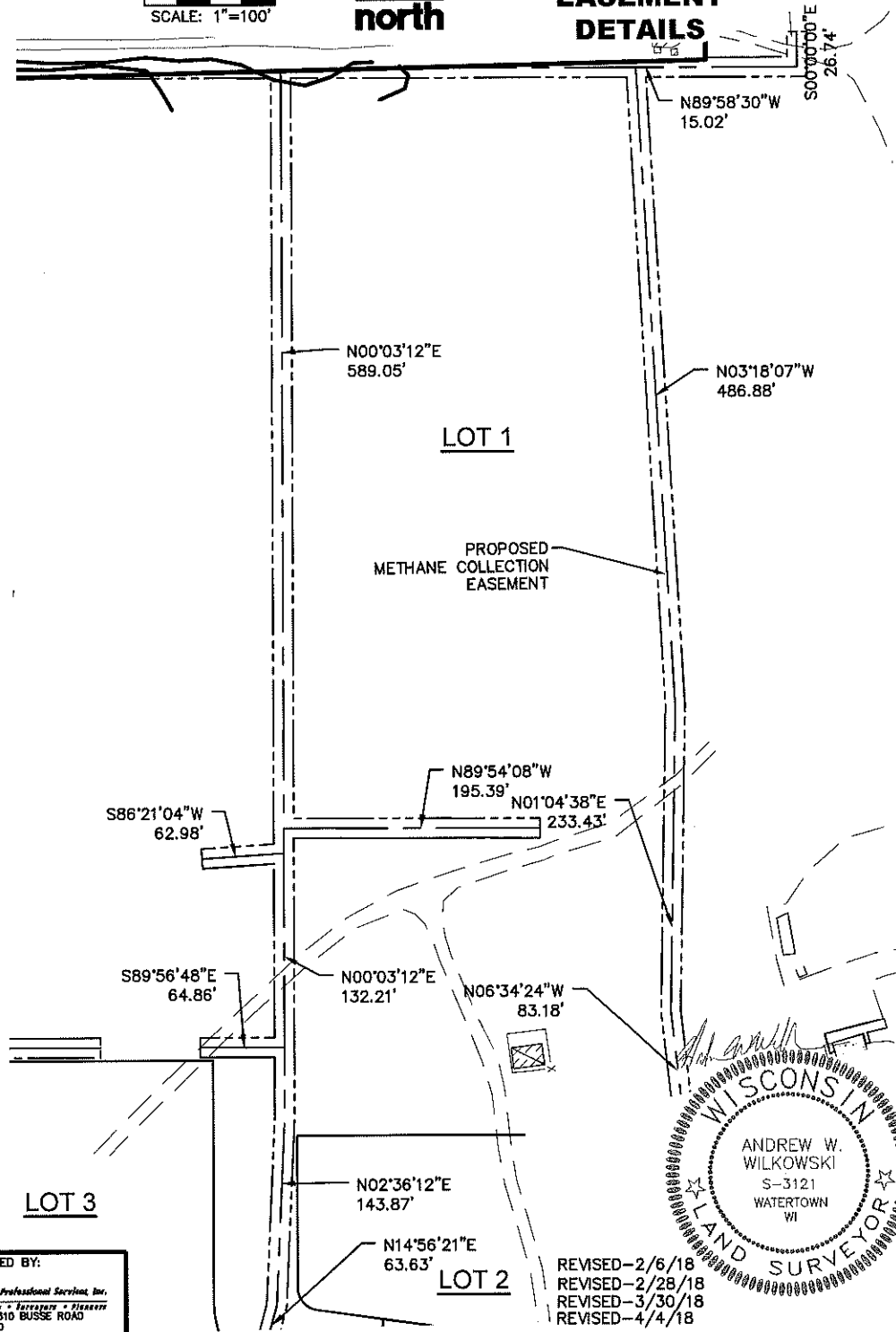
CERTIFIED SURVEY MAP NO. _____

A REDIVISION OF PARCELS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 3931, OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 3107, OUTLOT 1 OF WHITNALL VIEW ADDITION NO. 1, THAT VACATED PORTION OF CRYSTAL RIDGE DRIVE AS RECORDED IN THE MILWAUKEE COUNTY REGISTER OF DEEDS AS DOCUMENT NO. _____ AND LANDS IN THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4, THE NORTHEAST 1/4, SOUTHEAST 1/4, SOUTHWEST 1/4 AND NORTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 ALL IN SECTION 4, TOWN 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN

0 50' 100'
SCALE: 1"=100'



PROPOSED EASEMENT DETAILS



PREPARED BY:
JSD Professional Services, Inc.
Engineers • Surveyors • Planners
W238 N1610 BUSSE ROAD
SUITE 100
WAUKESHA, WISCONSIN 53188
PHONE: (262)513-0888

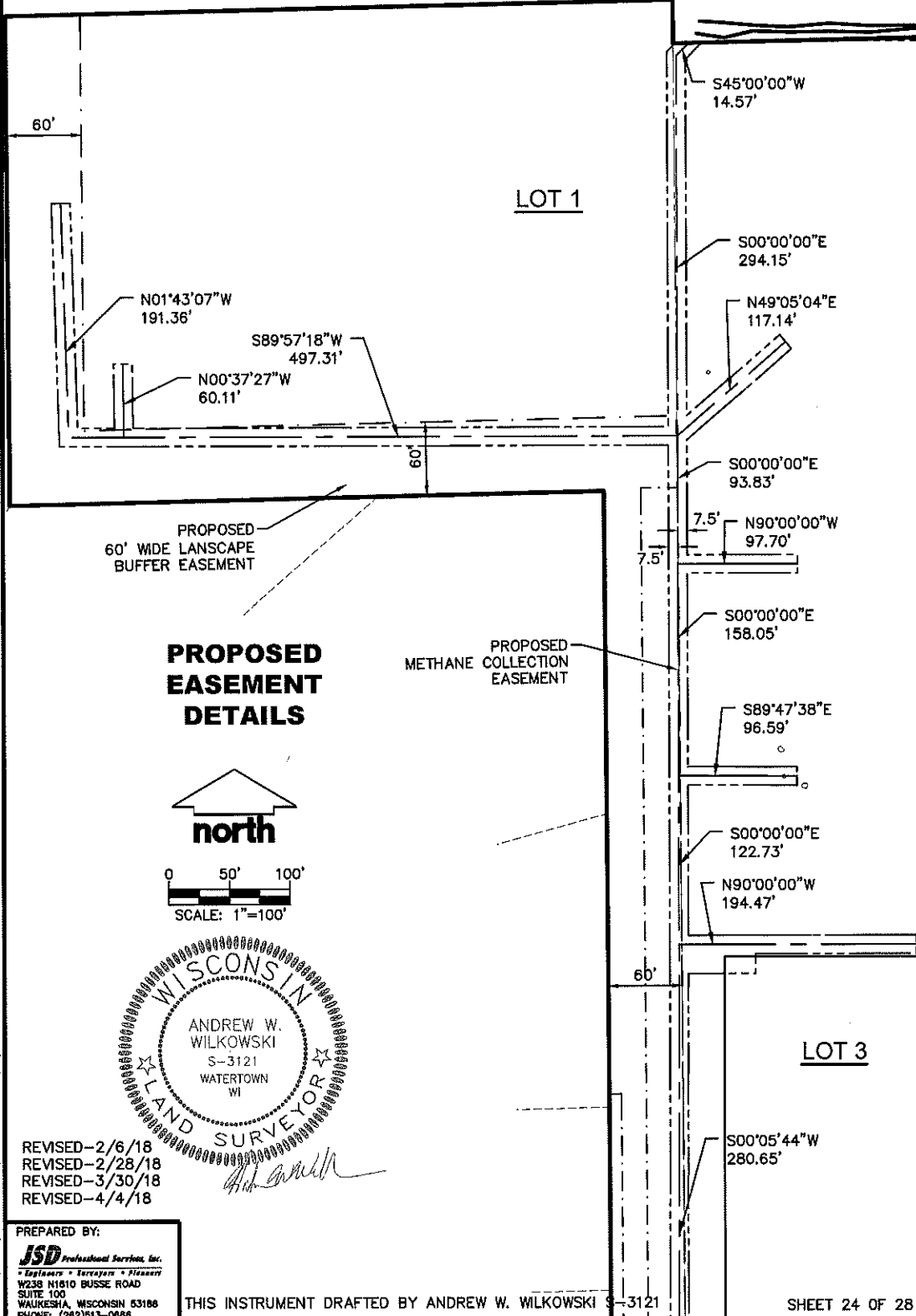
REVISED-2/6/18
REVISED-2/28/18
REVISED-3/30/18
REVISED-4/4/18

THIS INSTRUMENT DRAFTED BY ANDREW W. WILKOWSKI S-3121

SHEET 23 OF 28

CERTIFIED SURVEY MAP NO.

A REDIVISION OF PARCELS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 3931, OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 3107, OUTLOT 1 OF WHITNALL VIEW ADDITION NO. 1, THAT VACATED PORTION OF CRYSTAL RIDGE DRIVE AS RECORDED IN THE MILWAUKEE COUNTY REGISTER OF DEEDS AS DOCUMENT NO. _____ AND LANDS IN THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4, THE NORTHEAST 1/4, SOUTHEAST 1/4, SOUTHWEST 1/4 AND NORTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 ALL IN SECTION 4, TOWN 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN



File: R:\2014\1426548 Ballpark Commons.dwg 1426548 CSM 1.dwg Layout: SHEET 24 User: daponjor Plotted: Apr 09, 2018 - 10:03am

CERTIFIED SURVEY MAP NO. _____

A REDIVISION OF PARCELS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 3931, OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 3107, OUTLOT 1 OF WHITNALL VIEW ADDITION NO. 1, THAT VACATED PORTION OF CRYSTAL RIDGE DRIVE AS RECORDED IN THE MILWAUKEE COUNTY REGISTER OF DEEDS AS DOCUMENT NO. _____ AND LANDS IN THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4, THE NORTHEAST 1/4, SOUTHEAST 1/4, SOUTHWEST 1/4 AND NORTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 ALL IN SECTION 4, TOWN 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN

LEGAL DESCRIPTION

A REDIVISION OF PARCELS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 3931, OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 3107, OUTLOT 1 OF WHITNALL VIEW ADDITION NO. 1, THAT VACATED PORTION OF CRYSTAL RIDGE DRIVE RECORDED IN THE MILWAUKEE COUNTY REGISTER OF DEEDS AS DOCUMENT NO. _____ AND LANDS IN THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4, THE NORTHEAST 1/4, SOUTHEAST 1/4, SOUTHWEST 1/4 AND NORTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 ALL IN SECTION 4, TOWN 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 4; THENCE N00°21'07"W ALONG THE WEST LINE OF SAID 1/4 SECTION 108.28 FEET TO A POINT ON THE NORTH LINE OF WEST RAWSON AVENUE, BEING THE POINT OF BEGINNING OF LANDS TO BE DESCRIBED; THENCE S88°31'09"W ALONG SAID NORTH LINE AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 60.01 FEET; THENCE N00°21'07"W ALONG THE WEST LINE OF OUTLOT 1 OF CERTIFIED SURVEY MAP (C.S.M.) 3107 AND OUTLOT 1 OF WHITNALL VIEW ADDITION NO. 1 A DISTANCE OF 809.45 FEET TO A POINT ON THE NORTH LINE OF SAID WHITNALL VIEW ADDITION; THENCE S88°41'11"W ALONG SAID ADDITION LINE 484.57 FEET; THENCE N00°21'07"W ALONG SAID ADDITION LINE 400.06 FEET TO THE NORTHEAST CORNER OF SAID ADDITION, BEING ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID 1/4 SECTION; THENCE N88°41'11"E ALONG SAID NORTH LINE 544.58 FEET TO A POINT ON THE WEST LINE OF SAID 1/4 SECTION; THENCE S00°21'07"E ALONG SAID WEST LINE 35.86 FEET; THENCE N88°42'30"E 662.58 FEET TO A POINT ON THE WEST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE N00°22'39"W ALONG SAID WEST LINE 1314.20 FEET TO A POINT ON A MEANDER LINE, SAID POINT BEING S00°22'39"E 34.48 FEET FROM THE CENTERLINE OF THE ROOT RIVER; THENCE N84°33'50"E ALONG SAID MEANDER LINE 121.27 FEET; THENCE N68°20'32"E 196.97 FEET; THENCE N 60°37'13"E 145.24 FEET; THENCE N38°59'16"E 204.82 FEET; THENCE N53°55'28"E 235.59 FEET; THENCE N43°28'02"E 75.94 FEET; THENCE N29°32'57"E 83.17 FEET TO A POINT BEING N88°33'16"E 50.21 FEET FROM THE CENTERLINE OF SAID RIVER; THENCE N88°33'16"E 409.54 FEET; THENCE S00°19'12"E 367.56 FEET; THENCE N54°01'38"E 648.36 FEET; THENCE N88°33'16"E 144.05 FEET TO A POINT ON THE WEST LINE OF SOUTH 76TH STREET; THENCE S00°19'12"E ALONG SAID WEST LINE AND PARALLEL WITH THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 519.25 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION; THENCE S00°25'03"E ALONG THE WEST LINE OF SAID STREET AND PARALLEL WITH THE EAST LINE OF SAID 1/4 SECTION 439.15 FEET; THENCE N38°19'59"W 13.56 FEET; THENCE NORTHWESTERLY 47.98 FEET ALONG THE ARC OF A CURVE WHOSE CENTER LIES TO THE SOUTHWEST, WHOSE RADIUS IS 31.15 FEET AND WHOSE CHORD BEARS N82°27'24"W 43.37 FEET; THENCE SOUTHWESTERLY 67.13 FEET ALONG THE ARC OF A CURVE WHOSE CENTER LIES TO THE SOUTHEAST, WHOSE RADIUS IS 72.00 FEET AND WHOSE CHORD BEARS S26°42'35"W 64.72 FEET; THENCE S00°00'00"E 389.18 FEET; THENCE SOUTHWESTERLY 237.36 FEET ALONG AN ARC OF A CURVE WHOSE CENTER LIES TO THE NORTHWEST, WHOSE RADIUS IS 340.00 FEET AND WHOSE CHORD BEARS S20°00'00"W 232.57 FEET; THENCE S40°00'00"W 1223.92 FEET, THENCE SOUTHWESTERLY 89.71 FEET ALONG THE ARC OF A CURVE WHOSE CENTER LIES TO THE SOUTHEAST, WHOSE RADIUS IS 260.00 FEET; AND WHOSE CHORD BEARS S30°06'57"W 89.26 FEET; THENCE S20°13'54"W 106.76 FEET; THENCE SOUTHWESTERLY 236.16 FEET ALONG THE ARC OF A CURVE WHOSE CENTER LIES TO THE NORTHWEST, WHOSE RADIUS IS 340.00 FEET AND WHOSE CHORD BEARS S40°07'50"W 231.44 FEET; THENCE S60°01'46"W 69.82 FEET; THENCE SOUTHWESTERLY 490.41 FEET ALONG THE ARC OF A CURVE WHOSE CENTER LIES TO THE NORTHWEST, WHOSE RADIUS IS 740.00 FEET AND WHOSE CHORD BEARS S79°00'53"E 481.48 FEET; THENCE N82°00'00"W 354.69 FEET; THENCE S07°12'00"W 130.24 FEET TO A POINT ON THE NORTH LINE OF WEST RAWSON AVENUE; THENCE S89°21'11"W ALONG SAID LINE 41.09; THENCE SOUTHERLY 0.09 FEET ALONG THE ARC OF A CURVE WHOSE CENTER LIES TO THE EAST, WHOSE RADIUS IS 138.00 FEET AND WHOSE CHORD BEARS S13°54'29"W 0.09 FEET; THENCE S89°28'56"W ALONG SAID LINE 456.29 FEET TO THE POINT OF BEGINNING.

LANDS CONTAINING 5,319,372 SQUARE FEET OR 122.1160 ACRES TO THE CENTERLINE OF THE ROOT RIVER AND 5,282,359 SQUARE FEET OR 121.2663 ACRES TO THE MEANDER LINE.

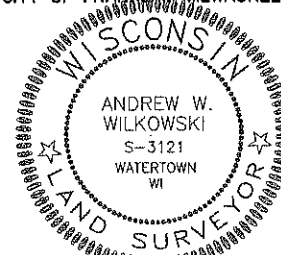
SURVEYOR'S CERTIFICATE

I, ANDREW W. WILKOWSKI, PROFESSIONAL LAND SURVEYOR S-3121, DO HEREBY CERTIFY THAT BY DIRECTION OF BPC COUNTY LAND, LLC, BPC TRAINING FACILITY, LLC AND BPC GOLF RANGE, LLC, I HAVE SURVEYED, DIVIDED AND MAPPED THE LANDS DESCRIBED HEREON AND THAT THE MAP IS A CORRECT REPRESENTATION IN ACCORDANCE WITH THE INFORMATION PROVIDED. I FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS IN FULL COMPLIANCE WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE UNIFIED DEVELOPMENT ORDINANCE OF THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN.

ANDREW W. WILKOWSKI S-3121
PROFESSIONAL LAND SURVEYOR

JANUARY 18, 2018
DATE

REVISED-2/6/18
REVISED-2/28/18
REVISED-3/30/18
REVISED-4/4/18



PREPARED BY:

JSD Professional Services, Inc.
Engineers • Surveyors • Planners
W238 N1610 BUSSE ROAD
SUITE 100
WAUKESHA, WISCONSIN 53186
PHONE: (262)513-0866

THIS INSTRUMENT DRAFTED BY ANDREW W. WILKOWSKI S-3121

SHEET 25 OF 28

CERTIFIED SURVEY MAP NO. _____

A REDIVISION OF PARCELS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 3931, OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 3107, OUTLOT 1 OF WHITNALL VIEW ADDITION NO. 1, THAT VACATED PORTION OF CRYSTAL RIDGE DRIVE AS RECORDED IN THE MILWAUKEE COUNTY REGISTER OF DEEDS AS DOCUMENT NO. _____ AND LANDS IN THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4, THE NORTHEAST 1/4, SOUTHEAST 1/4, SOUTHWEST 1/4 AND NORTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 ALL IN SECTION 4, TOWN 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN

CORPORATE OWNER'S CERTIFICATE

BPC COUNTY LAND, LLC, A LIMITED LIABILITY CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION HAS CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED HEREON. SAID CORPORATION FURTHER CERTIFIES THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.34, WISCONSIN STATUTES TO BE SUBMITTED TO THE CITY OF FRANKLIN FOR APPROVAL.

IN WITNESS WHEREOF, THE SAID BPC COUNTY LAND, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS REPRESENTATIVE THIS _____ DAY OF _____, 2018.

BPC COUNTY LAND, LLC

BY: _____
MICHAEL E. ZIMMERMAN, MANAGER

STATE OF WISCONSIN) SS
MILWAUKEE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2018,
THE ABOVE NAMED REPRESENTATIVES OF THE ABOVE NAMED BPC COMMON LAND, LLC,
TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND
ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, MILWAUKEE COUNTY, WISCONSIN

MY COMMISSION EXPIRES

CORPORATE OWNER'S CERTIFICATE

BPC TRAINING FACILITY, LLC, A LIMITED LIABILITY CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION HAS CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED HEREON. SAID CORPORATION FURTHER CERTIFIES THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.34, WISCONSIN STATUTES TO BE SUBMITTED TO THE CITY OF FRANKLIN FOR APPROVAL.

IN WITNESS WHEREOF, THE SAID BPC TRAINING FACILITY, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS REPRESENTATIVE THIS _____ DAY OF _____, 2018.

BPC TRAINING FACILITY, LLC

BY: _____
MICHAEL E. ZIMMERMAN, MANAGER

STATE OF WISCONSIN) SS
MILWAUKEE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2018,
THE ABOVE NAMED REPRESENTATIVES OF THE ABOVE NAMED BPC TRAINING FACILITY,
LLC, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT,
AND ACKNOWLEDGED THE SAME.

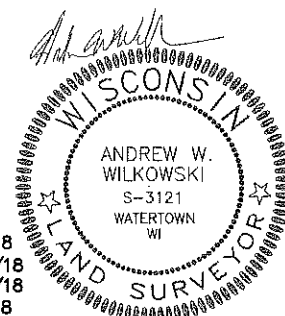
NOTARY PUBLIC, MILWAUKEE COUNTY, WISCONSIN

MY COMMISSION EXPIRES

PREPARED BY:

JSD Professional Services, Inc.
• Engineers • Surveyors • Planners
W238 N1810 BUSSE ROAD
SUITE 100
WALKESHA, WISCONSIN 53188
PHONE: (262)513-0606

REVISED-2/6/18
REVISED-2/28/18
REVISED-3/30/18
REVISED-4/4/18



THIS INSTRUMENT DRAFTED BY ANDREW W. WILKOWSKI S-3121

SHEET 26 OF 28

CERTIFIED SURVEY MAP NO. _____

A REDIVISION OF PARCELS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 3931, OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 3107, OUTLOT 1 OF WHITNALL VIEW ADDITION NO. 1, THAT VACATED PORTION OF CRYSTAL RIDGE DRIVE AS RECORDED IN THE MILWAUKEE COUNTY REGISTER OF DEEDS AS DOCUMENT NO. _____ AND LANDS IN THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4, THE NORTHEAST 1/4, SOUTHEAST 1/4, SOUTHWEST 1/4 AND NORTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 ALL IN SECTION 4, TOWN 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN

CORPORATE OWNER'S CERTIFICATE

BPC GOLF RANGE, LLC, A LIMITED LIABILITY CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION HAS CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED HEREON. SAID CORPORATION FURTHER CERTIFIES THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.34, WISCONSIN STATUTES TO BE SUBMITTED TO THE CITY OF FRANKLIN FOR APPROVAL.

IN WITNESS WHEREOF, THE SAID BPC GOLF RANGE, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS REPRESENTATIVE THIS _____ DAY OF _____, 2018.

BPC GOLF RANGE, LLC

BY: _____
MICHAEL E. ZIMMERMAN, MANAGER

STATE OF WISCONSIN) SS
MILWAUKEE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2018,
THE ABOVE NAMED REPRESENTATIVES OF THE ABOVE NAMED BPC GOLF RANGE, LLC,
TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND
ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, MILWAUKEE COUNTY, WISCONSIN

MY COMMISSION EXPIRES _____

File: R:\2014\140548 Ballpark Commons\dwg\140548 CSK 1.dwg Layout: SHEET 27 User: dspanjar Plotted: Apr 09, 2018 - 10:03am

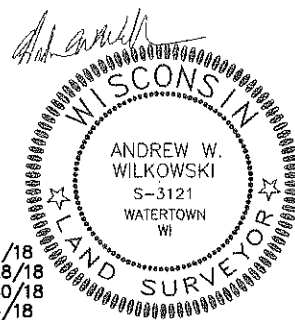
PREPARED BY:

JSD Professional Services, Inc.
• Engineers • Surveyors • Planners
W238 N1810 BUSSE ROAD
SUITE 100
WALKESHA, WISCONSIN 53188
PHONE: (262)513-0666

REVISED-2/6/18
REVISED-2/28/18
REVISED-3/30/18
REVISED-4/4/18

THIS INSTRUMENT DRAFTED BY ANDREW W. WILKOWSKI S-3121

SHEET 27 OF 28



CERTIFIED SURVEY MAP NO. _____

A REDIVISION OF PARCELS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 3931, OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 3107, OUTLOT 1 OF WHITNALL VIEW ADDITION NO. 1, THAT VACATED PORTION OF CRYSTAL RIDGE DRIVE AS RECORDED IN THE MILWAUKEE COUNTY REGISTER OF DEEDS AS DOCUMENT NO. _____ AND LANDS IN THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4, THE NORTHEAST 1/4, SOUTHEAST 1/4, SOUTHWEST 1/4 AND NORTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 ALL IN SECTION 4, TOWN 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN

CITY OF FRANKLIN COMMON COUNCIL APPROVAL

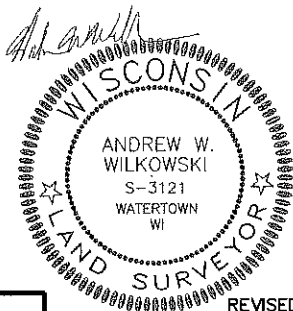
THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED BY THE COMMON COUNCIL OF THE CITY OF FRANKLIN, ON THIS _____ DAY OF _____, 2018.

BY: _____
STEPHEN OLSON, MAYOR

DATE: _____

BY: _____
SANDRA L. WESOLOWSKI, CITY CLERK

DATE: _____



PREPARED BY:

JSD Professional Services, Inc.
Engineers • Surveyors • Planners
W238 N1810 BUSSE ROAD
SUITE 100
WAUKESHA, WISCONSIN 53186
PHONE: (262)513-0666

REVISED-2/6/18
REVISED-2/28/18
REVISED-3/30/18
REVISED-4/4/18

THIS INSTRUMENT DRAFTED BY ANDREW W. WILKOWSKI S-3121

SHEET 28 OF 28