


CITY OF FRANKLIN
COMMITTEE OF THE WHOLE MEETING
MONDAY, NOVEMBER 5, 2012, 6:30 P.M.
COMMON COUNCIL CHAMBERS, FRANKLIN CITY HALL
9229 W. LOOMIS ROAD, FRANKLIN, WISCONSIN
AGENDA

- I. Call to Order and Roll Call
- II. Business
 - A. Public Hearing – 2013 Proposed Budget
 - B. Concept review for a proposed Kwik Trip gasoline service station, convenience store and carwash development (approximately 10750 West Speedway Drive) (Leah Berlin, Applicant).
- III. Adjournment

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

*Notice is given that a majority of the Community Development Authority, Forward Franklin Economic Development Committee, and Plan Commission may attend this meeting to gather information about an agenda item over which the Community Development Authority, Forward Franklin Economic Development Committee, and Plan Commission has decision-making responsibility. This may constitute a meeting of the Community Development Authority, Forward Franklin Economic Development Committee, and Plan Commission per State ex rel. Badke v. Greendale Village Board, even though the Community Development Authority, Forward Franklin Economic Development Committee, and Plan Commission will not take formal action at this meeting.

| | | |
|---|--|--|
| APPROVAL  | REQUEST FOR COUNCIL ACTION | MEETING DATE 11/05/2012 |
| PUBLIC HEARING | Public Hearing – 2013 Proposed Budget | ITEM NUMBER II. A. |

The Common Council scheduled a Public Hearing on the 2013 Proposed Budget for Monday, November 5, 2012. The Public Hearing was duly noticed in accordance with the law. Attached is a copy of the notice that comprises the Summary of the 2013 Proposed Budget and reflects the actions as taken by the Committee of the Whole at their meeting of October 1, 2012.

The Director of Administration will present an overview of the 2013 Proposed Budget.

Also, please note that I have received a number of emails from citizens who are unable to attend the meeting supporting the inclusion of funding for the extension of Marquette Avenue, as previously authorized by the Common Council. A copy of those emails will be provided to you at the meeting for inclusion in the public hearing comments. Additionally, I will be prepared to address funding considerations on November 13th when you meet on final budget deliberations and to consider approval.

COUNCIL ACTION REQUESTED

This item is to hold a Public Hearing on the 2013 Proposed Budget.

City of Franklin
2013 Proposed Budget

SUMMARY OF CITY OF FRANKLIN REVENUE AND EXPENDITURES

The Common Council of the City of Franklin, Wisconsin, will hold a public hearing on Monday, November 5, 2012, at 6:30 p.m., or as soon thereafter as the matter may be heard, in the Common Council Chambers, 9229 West Loomis Road, Franklin, Wisconsin, for the purpose of hearing any citizen or taxpayer on the proposed 2013 City Budget. Summary of the proposed budget is published herewith and a copy of the complete proposed budget will be available for public inspection at the office of the City Clerk, Franklin City Hall, Monday - Friday from 8:30 a.m. to 5:00 p.m. (holidays excepted), at the Franklin Public Library, following the date of this notice and is on the City of Franklin website-www.franklinwi.gov.

Dated at Franklin, Wisconsin, this 18th day of October, 2012.

Sandra Wesolowski, City Clerk

| | 2010 Actual | 2011 Actual | 2012 Adopted Budget | 2012 Amended Budget | 2012 Estimate (12 months) | 2013 Proposed Budget | Percent Change |
|------------------------------------|----------------|----------------|---------------------------|---------------------------|---------------------------------|----------------------------|-------------------|
| Operating Funds: | | | | | | | |
| General Fund | | | | | | | |
| Revenue | | | | | | | |
| Other Taxes | \$ 1,634,580 | \$ 1,649,438 | \$ 1,675,000 | \$ 1,675,000 | \$ 1,764,000 | \$ 1,802,000 | 7.6% |
| Intergovernmental Revenue | 2,511,258 | 2,735,049 | 2,686,000 | 2,686,000 | 2,783,000 | 2,542,600 | -5.3% |
| Licenses and Permits | 729,432 | 702,674 | 721,000 | 721,000 | 728,300 | 739,000 | 2.5% |
| Fines, Forfeitures, and Penalties | 422,505 | 433,106 | 407,000 | 407,000 | 470,000 | 450,000 | 10.6% |
| Public Charges for Service | 1,838,076 | 1,985,052 | 1,295,000 | 1,295,000 | 1,354,600 | 1,323,500 | 2.2% |
| Intergovernmental Charges | 237,319 | 245,000 | 125,000 | 125,000 | 125,000 | 125,000 | 0.0% |
| Interest Revenue | 226,207 | 229,768 | 421,000 | 421,000 | 157,000 | 142,000 | -66.3% |
| Miscellaneous Revenue | 185,265 | 142,751 | 91,000 | 91,000 | 91,000 | 91,000 | 0.0% |
| Transfers from Other Funds | 0 | 110,543 | 0 | 0 | 0 | 0 | 0.0% |
| Total non-tax levy revenue | 7,784,642 | 8,233,381 | 7,421,000 | 7,421,000 | 7,472,900 | 7,215,100 | -2.8% |
| Property Taxes | 16,121,570 | 16,973,282 | 16,226,000 | 16,226,000 | 16,226,000 | 16,330,000 | 0.6% |
| Total Revenue | 23,906,212 | 25,206,663 | 23,647,000 | 23,647,000 | 23,696,900 | 23,545,100 | -0.4% |
| Expenditures | | | | | | | |
| General Government | \$ 2,694,374 | \$ 2,596,579 | \$ 2,380,203 | \$ 2,380,203 | \$ 2,458,963 | \$ 2,517,863 | 5.8% |
| Public Safety | 15,142,906 | 15,992,111 | 16,346,832 | 16,346,832 | 16,317,467 | 16,168,265 | -1.1% |
| Public Works | 4,521,992 | 4,779,794 | 3,510,351 | 3,522,351 | 3,445,371 | 3,497,059 | -0.4% |
| Health and Human Services | 628,052 | 623,602 | 650,109 | 650,109 | 653,716 | 659,002 | 1.4% |
| Culture and Recreation | 160,758 | 165,533 | 173,009 | 173,009 | 171,559 | 171,901 | -0.6% |
| Conservation and Development | 386,183 | 404,756 | 444,696 | 452,696 | 404,151 | 408,010 | -8.2% |
| Contingency | 0 | 0 | 142,000 | 134,000 | 142,000 | 123,000 | -13.4% |
| Other Financing Uses | 0 | 0 | 0 | 220,000 | 220,000 | 0 | 0.0% |
| Total Expenditures | \$ 23,534,266 | \$ 24,562,374 | \$ 23,647,000 | \$ 23,879,000 | \$ 23,813,227 | \$ 23,545,100 | -0.4% |
| Fund Balance: | | | | | | | |
| Beginning of Year | 5,104,638 | 5,476,585 | 6,120,873 | 6,120,873 | 6,120,873 | 6,006,546 | |
| Net Change/Transfer from Fund Bal. | 371,946 | 644,288 | - | (232,000) | (114,327) | - | |
| End of Year | \$ 5,476,585 | \$ 6,120,873 | \$ 6,120,873 | \$ 5,888,873 | \$ 6,006,546 | \$ 6,006,546 | |
| Special Revenue Funds | | | | | | | |
| Revenue | | | | | | | |
| Property Taxes - Library | \$ 1,150,000 | \$ 1,175,000 | \$ 1,222,000 | \$ 1,222,000 | \$ 1,222,000 | \$ 1,240,000 | 1.5% |
| Reciprocal Borrowing - Library | 122,021 | 121,908 | 50,000 | 50,000 | 50,000 | 50,000 | 0.0% |
| Miscellaneous Revenue - Library | 11,078 | 11,387 | 16,000 | 16,000 | 16,000 | 16,000 | 0.0% |
| Solid Waste Collection | 0 | 0 | 1,591,000 | 1,591,000 | 1,638,000 | 1,615,000 | 1.5% |
| Total Revenue | 1,283,099 | 1,308,295 | 2,879,000 | 2,879,000 | 2,926,000 | 2,921,000 | 1.5% |
| Expenditures | | | | | | | |
| Library | 1,246,259 | 1,302,812 | 1,357,945 | 1,357,945 | 1,354,891 | 1,352,356 | -0.4% |
| Solid Waste Collection | - | - | 1,512,000 | 1,512,000 | 1,472,896 | 1,547,934 | 2.4% |
| Total Expenditures | 1,246,259 | 1,302,812 | 2,869,945 | 2,869,945 | 2,827,787 | 2,900,290 | 1.1% |
| Fund Balance | | | | | | | |
| Beginning of the Year | 353,843 | 390,683 | 396,165 | 396,165 | 396,165 | 494,378 | |
| End of the Year | 390,683 | 396,165 | 405,220 | 405,220 | 494,378 | 515,088 | |
| Sanitary Sewer Fund | | | | | | | |
| Revenue | | | | | | | |
| Charges for Services | \$ 3,064,177 | \$ 3,126,277 | \$ 3,242,000 | \$ 3,242,000 | \$ 3,142,000 | \$ 3,238,000 | -0.1% |
| Miscellaneous Revenue | 21,713 | 37,230 | 16,000 | 16,000 | 16,000 | 9,000 | -43.8% |
| Total Revenue | \$ 3,085,889 | \$ 3,163,507 | \$ 3,258,000 | \$ 3,258,000 | \$ 3,158,000 | \$ 3,247,000 | -0.3% |
| Expenditures | | | | | | | |
| Operations and Maintenance | \$ 2,687,161 | \$ 2,666,308 | \$ 2,784,250 | \$ 2,784,250 | \$ 2,709,250 | \$ 2,796,727 | 0.4% |
| Capital Outlay | 19,624 | 36,282 | 150,000 | 150,000 | 100,000 | 150,000 | 0.0% |
| Transfers to Other Funds | 93,200 | 94,000 | 97,750 | 97,750 | 97,750 | 96,000 | -1.8% |
| Total Expenditures | \$ 2,799,985 | \$ 2,796,590 | \$ 3,032,000 | \$ 3,032,000 | \$ 2,907,000 | \$ 3,042,727 | 0.4% |
| Retained earnings | | | | | | | |
| Beginning of the Year | 1,346,116 | 1,036,614 | 2,011,257 | 2,011,257 | 2,011,257 | 2,181,807 | |
| Transfer to Invested in Capital | (595,406) | 607,726 | (1,430,450) | (80,450) | (80,450) | (34,350) | |
| End of the Year | \$ 1,036,614 | \$ 2,011,257 | \$ 806,807 | \$ 2,156,807 | \$ 2,181,807 | \$ 2,351,730 | |

| | 2010 Actual | 2011 Actual | 2012 Adopted Budget | 2012 Amended Budget | 2012 Estimate (12 months) | 2013 Proposed Budget | Percent Change |
|---|----------------|----------------|---------------------------|---------------------------|---------------------------------|----------------------------|-------------------|
| Capital Expenditure Funds | | | | | | | |
| Equipment Replacement Fund, Capital Outlay Fund & Street Improvement Fund | | | | | | | |
| Revenue | | | | | | | |
| Property Taxes-Capital Outlay | \$ 475,000 | \$ 380,000 | \$ 384,000 | \$ 384,000 | \$ 384,000 | \$ 394,000 | 2.6% |
| Property Taxes-Equip Replacement | 277,000 | 130,000 | 281,000 | 281,000 | 281,000 | 285,000 | 1.4% |
| Property Taxes-Street Improvement | 500,000 | 400,000 | 604,000 | 604,000 | 604,000 | 610,000 | 1.0% |
| Intergovernmental Revenue | 33,905 | 6,119 | 78,000 | 78,000 | 78,000 | 25,000 | 0.0% |
| Landfill Siting Revenue | 0 | 450,000 | 450,000 | 450,000 | 450,000 | 450,000 | 0.0% |
| Miscellaneous Revenue | 103,784 | 130,581 | 90,000 | 224,091 | 224,000 | 79,000 | -12.2% |
| Total Revenue | \$ 1,389,688 | \$ 1,496,699 | \$ 1,887,000 | \$ 2,021,091 | \$ 2,021,000 | \$ 1,843,000 | -2.3% |
| Expenditures | | | | | | | |
| Capital Outlay-Equip Replacement | \$ 432,731 | \$ 296,003 | \$ 539,300 | \$ 539,300 | \$ 539,300 | \$ 403,000 | -25.3% |
| Capital Outlay-Capital Outlay | 460,857 | 645,776 | 551,050 | 556,050 | 550,250 | 683,073 | 24.0% |
| Capital Outlay-Street Improvement | 308,281 | 748,347 | 620,000 | 620,000 | 697,176 | 778,450 | 25.6% |
| Total Expenditures | \$ 1,201,869 | \$ 1,690,126 | \$ 1,710,350 | \$ 1,715,350 | \$ 1,786,726 | \$ 1,864,523 | 9.0% |
| Fund Balance | | | | | | | |
| Beginning of the Year | 2,131,124 | 2,318,944 | 2,318,944 | 2,125,517 | 2,125,517 | 2,359,791 | |
| End of the Year | \$ 2,318,944 | \$ 2,125,517 | \$ 2,495,594 | \$ 2,431,258 | \$ 2,359,791 | \$ 2,338,268 | |
| Debt Service Fund | | | | | | | |
| Revenue | | | | | | | |
| Property Taxes | \$ 1,900,000 | \$ 1,900,000 | \$ 1,750,000 | \$ 1,750,000 | \$ 1,750,000 | \$ 1,650,000 | -5.7% |
| Other Financing Source: | | | | | | | |
| Transfer from Other Funds | 164,754 | 259,624 | 311,000 | 162,000 | 162,000 | 206,000 | -33.8% |
| Transfer from TIF Districts | 197,117 | 174,164 | 143,623 | 143,623 | 144,248 | - | -100.0% |
| Transfer from Special Assessments | 115,152 | 345,720 | - | 2,318 | 2,318 | 148,380 | 0.0% |
| Total Revenue | \$ 2,377,023 | \$ 2,679,508 | \$ 2,204,623 | \$ 2,057,941 | \$ 2,058,566 | \$ 2,004,380 | -9.1% |
| Proceeds from Borrowing | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | |
| Expenditure | | | | | | | |
| Debt Service * | \$ 1,607,023 | \$ 1,729,508 | \$ 8,863,652 | \$ 8,863,652 | \$ 8,908,566 | \$ 1,029,380 | -88.4% |
| Fund Balance | | | | | | | |
| Beginning of the Year | (0) | - | (0) | (0) | (0) | (0) | |
| Interfund advances * | 770,000 | 950,000 | (6,850,000) | (6,850,000) | (6,850,000) | 975,000 | |
| End of the Year | \$ (0) | \$ - | \$ 190,971 | \$ 44,289 | \$ (0) | \$ (0) | |
| * Excludes TIF Districts Debt service and internal investment activity | | | | | | | |
| Summary of Budgeted Funds (without Capital Improvement and Development Funds): | | | | | | | |
| Total Revenue | \$ 32,041,911 | \$ 33,854,672 | \$ 33,875,623 | \$ 33,863,032 | \$ 33,862,466 | \$ 33,560,480 | -0.9% |
| Total Expenditures | 30,389,402 | 32,081,411 | 40,122,947 | 40,359,947 | 40,243,306 | 32,382,020 | -19.3% |
| Total Tax Levy | 20,423,570 | 20,958,282 | 20,467,000 | 20,467,000 | 20,467,000 | 20,509,000 | 0.2% |
| Percent of Total Revenue | 63.7% | 61.9% | 60.4% | 60.4% | 60.4% | 61.1% | |
| Assessed Value | 3,490,551,540 | 3,490,551,541 | 3,535,626,388 | 3,535,626,388 | 3,535,626,388 | 3,546,814,889 | 0.3% |
| Tax Rate | \$5.851 | \$6.004 | \$5.789 | \$5.789 | \$5.789 | \$5.782 | -0.1% |
| Total Fund Balance & Retained Earnings | 9,222,824 | 10,653,811 | 10,019,464 | 10,926,446 | 11,042,521 | 11,211,631 | 11.9% |
| Percent of Total Expenditures | 30.3% | 33.2% | 25.0% | 27.1% | 27.4% | 34.6% | |
| Capital Improvement Fund (One time projects): | | | | | | | |
| Revenue | | | | | | | |
| Intergovernmental Revenue | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 0.0% |
| Landfill Siting Revenue | 300,000 | 113,620 | 427,000 | 209,000 | 209,000 | 215,500 | -49.5% |
| Miscellaneous Revenue | 116,987 | 98,455 | 5,000 | 1,000 | 1,000 | 96,720 | 1834.4% |
| Other Financing Sources | 187,534 | 1,046,047 | 3,800,000 | 1,320,000 | 1,320,000 | 1,048,360 | -72.4% |
| Total Revenue | \$604,521 | \$1,258,122 | \$4,232,000 | \$1,530,000 | \$1,530,000 | \$1,360,580 | -67.9% |
| Proceeds from Borrowing | \$0 | \$0 | \$62,000 | \$0 | \$0 | \$200,000 | 222.6% |
| Expenditures | | | | | | | |
| Capital Outlay | \$ 261,066 | \$ 1,402,868 | \$ 4,413,500 | \$ 1,774,500 | \$ 1,742,500 | \$ 1,569,830 | -64.4% |
| Other Financing Uses | - | - | - | - | - | - | |
| Fund Balance | | | | | | | |
| Beginning of the Year | 47,846 | 391,301 | 246,556 | 246,556 | 246,556 | 34,056 | |
| End of the Year | \$ 391,301 | \$ 246,556 | \$ 127,056 | \$ 2,056 | \$ 34,056 | \$ 24,806 | |
| Development Fund (Impact Fees) | | | | | | | |
| Revenue | | | | | | | |
| Impact Fees | \$ 725,129 | \$ 489,058 | \$ - | \$ - | \$ 725,600 | \$ 550,000 | |
| Interest, Investment & Other Revenue | 72,891 | 50,586 | 0 | 0 | 124,948 | 111,570 | |
| Total Revenue | 798,020 | 539,644 | 0 | 0 | 850,548 | 661,570 | |
| Expenditures | | | | | | | |
| Transfer to Debt Service | \$ 164,754 | \$ 259,624 | \$ - | \$ - | \$ 161,347 | \$ 455,176 | |
| Transfer to Capital Improvement | 47 | 0 | 0 | 0 | 0 | 48,360 | |
| Other | 63,955 | 5,806 | 0 | 0 | 6,550 | 0 | |
| Shortfall of Available fees | 0 | 0 | 0 | 0 | 0 | -225,000 | |
| Total Expenditures | 228,756 | 265,430 | 0 | 0 | 167,897 | 278,536 | |
| Fund Balance | | | | | | | |
| Beginning of the Year | 3,051,562 | 3,620,826 | 3,895,040 | 3,895,040 | 3,895,040 | 4,577,691 | |
| End of the Year | \$ 3,620,826 | \$ 3,895,040 | \$ 3,895,040 | \$ 3,895,040 | \$ 4,577,691 | \$ 4,960,723 | |

| | | |
|------------------------------|--|---------------------------------|
| APPROVAL <i>Slw</i> | REQUEST FOR COMMITTEE OF THE WHOLE ACTION | MEETING DATE 11/05/12 |
| REPORTS & RECOMMENDATIONS | CONCEPT REVIEW FOR A PROPOSED KWIK TRIP GASOLINE SERVICE STATION, CONVENIENCE STORE AND CARWASH DEVELOPMENT (APPROXIMATELY 10750 WEST SPEEDWAY DRIVE) (LEAH BERLIN, APPLICANT) | ITEM NUMBER <i>II. B.</i> |

On October 31, 2012, the applicant filed a Concept Review Application with the Department of City Development for a proposed Kwik Trip gasoline service station, convenience store and carwash development.

The development is being proposed on a reconfiguration of two vacant lots on West Speedway Drive across from the existing Menards store. The applicant plans to record a lot line adjustment with the Milwaukee County Register of Deeds. The existing lot bearing tax-key No. 704-1009-001 has an area of approximately 1.93 acres and the existing lot bearing tax-key No. 704-1009-002 has an area of 1.49 acres. The applicant is proposing to shift the property line dividing these two lots north to create an approximately 2.20 acre property for the subject development. The remaining lot will have an area of approximately 1.22 acres and will remain vacant for future development.

The subject parcels are zoned M-1 Limited Industrial District and are both currently vacant. These parcels are bounded by Hiller Ford to the north; vacant M-1 zoned property to the northwest; Wauwatosa Savings Bank to the south; the Garden Plaza shopping center to the east; and Menards to the west. The subject properties are identified as "Commercial" in the City of Franklin 2025 Comprehensive Master Plan.

The proposed Kwik Trip development meets all of the minimum required setbacks of the M-1 Limited Industrial District. The applicant is proposing a Landscape Surface Ratio (LSR) of .35 or 35%, which does not meet the minimum LSR of .40 in the M-1 District. The applicant intends to provide landscaping in conformance with Section 15-5.0302E of the UDO to utilize the Alternative Minimum Landscape Surface Ratio, which is .30.

The Site Plan depicts thirty-two (32) off-street parking spaces. Table 15-5.0203 of the UDO requires eight (8) parking spaces per 1,000 square feet of gross floor area for a convenience store and one (1) space per bay, plus ten (10) queuing spaces per wash bay for automatic carwashes. The building is 5,766 square feet, which would require forty-seven (47) parking spaces, plus two (2) additional parking spaces for the carwash for a total of forty-nine (49) required off-street parking spaces. The UDO does allow for parking reductions. The applicant has also noted that there are twenty (20) additional parking spaces at the gas pumps.

The proposed building will be constructed of brick, with stucco accents and a standing seam metal roof. The applicant has indicated this building is planned to be registered for L.E.E.D. certification with the United States Green Building Council.

The applicant's initial Site Plan included a separate diesel fueling canopy. However, at the Development Review Team meeting, staff raised concerns with Speedway Drive's load limit (only 3 tons), inadequate turning radii, and the potential wear and tear on the pavement. The applicant's current proposal does not include a separate diesel fueling canopy.

Staff has made the following preliminary comments:

1. Section 15-3.0803B.5. of the UDO states, "No signs shall be permitted on canopy roofs or fascia." The applicant is currently showing Kwik Trip signage on the canopy over the pump islands.
2. The design engineer should consider the site traffic flow. Staff recommends one way through the car wash to allow for cueing.
3. The existing sanitary sewer manhole located in the easement (proposed drive area) will need to be vertically adjusted and modified.
4. A sidewalk connection should be considered across Speedway Drive to the existing walk on the south side.
5. Future submittals should include site utility and grading plans.

COUNCIL ACTION REQUESTED

Provide direction to the applicant regarding the proposed Kwik Trip gasoline service station, convenience store and carwash development (approximately 10750 West Speedway Drive) (Leah Berlin, Applicant).

~West Speedway Drive Kwik Trip



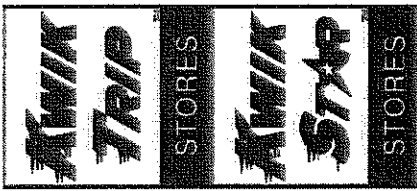
0 395 790 1,580 Feet

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

City Development 2012
(2010 Aerial Layer)





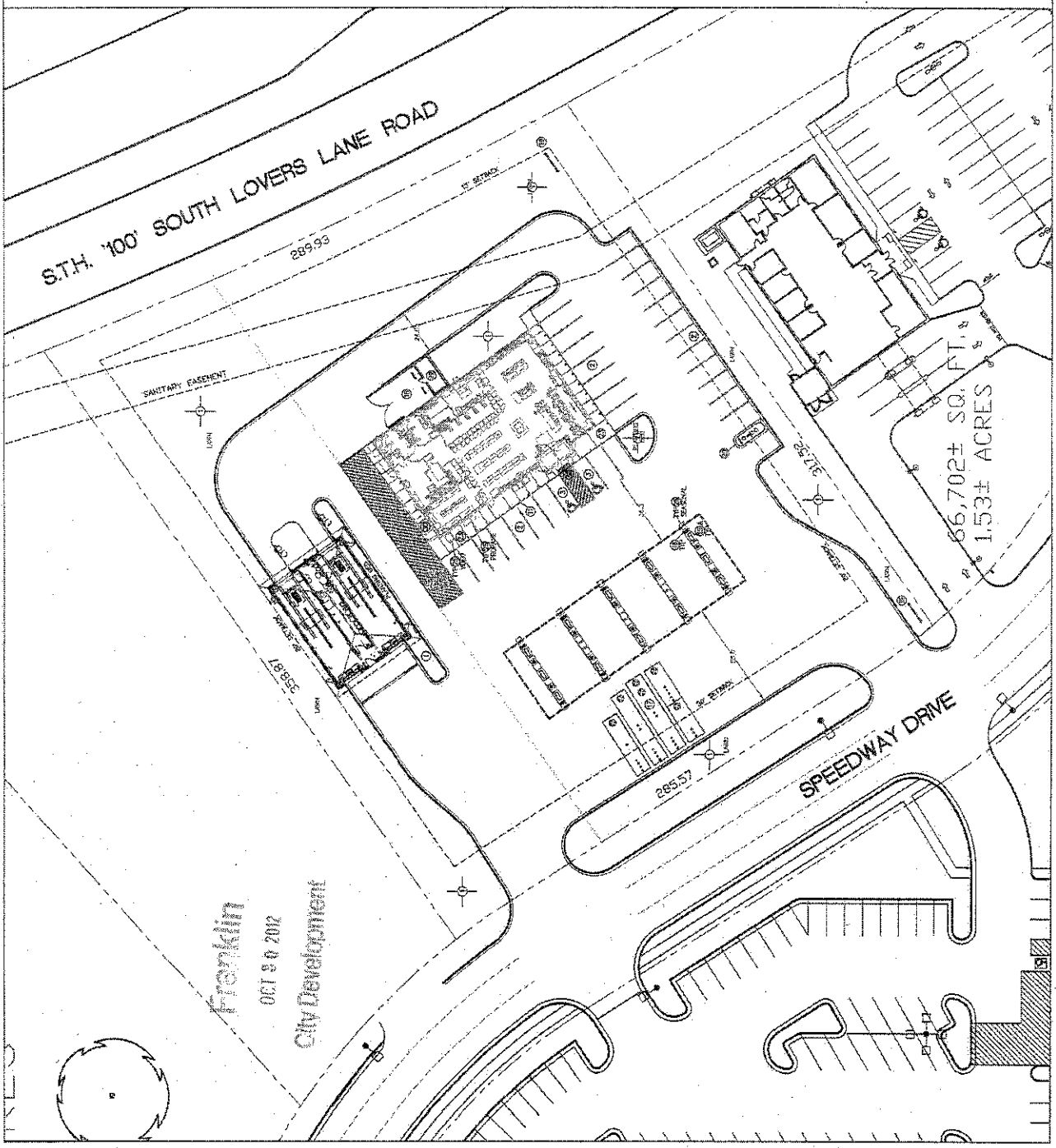


AMWIK TRIP, Inc.
P.O. BOX 207
1628 OAK STREET
LACROSSE, WI 54602-2107
TEL 608 781-9868
FAX 608 781-1895

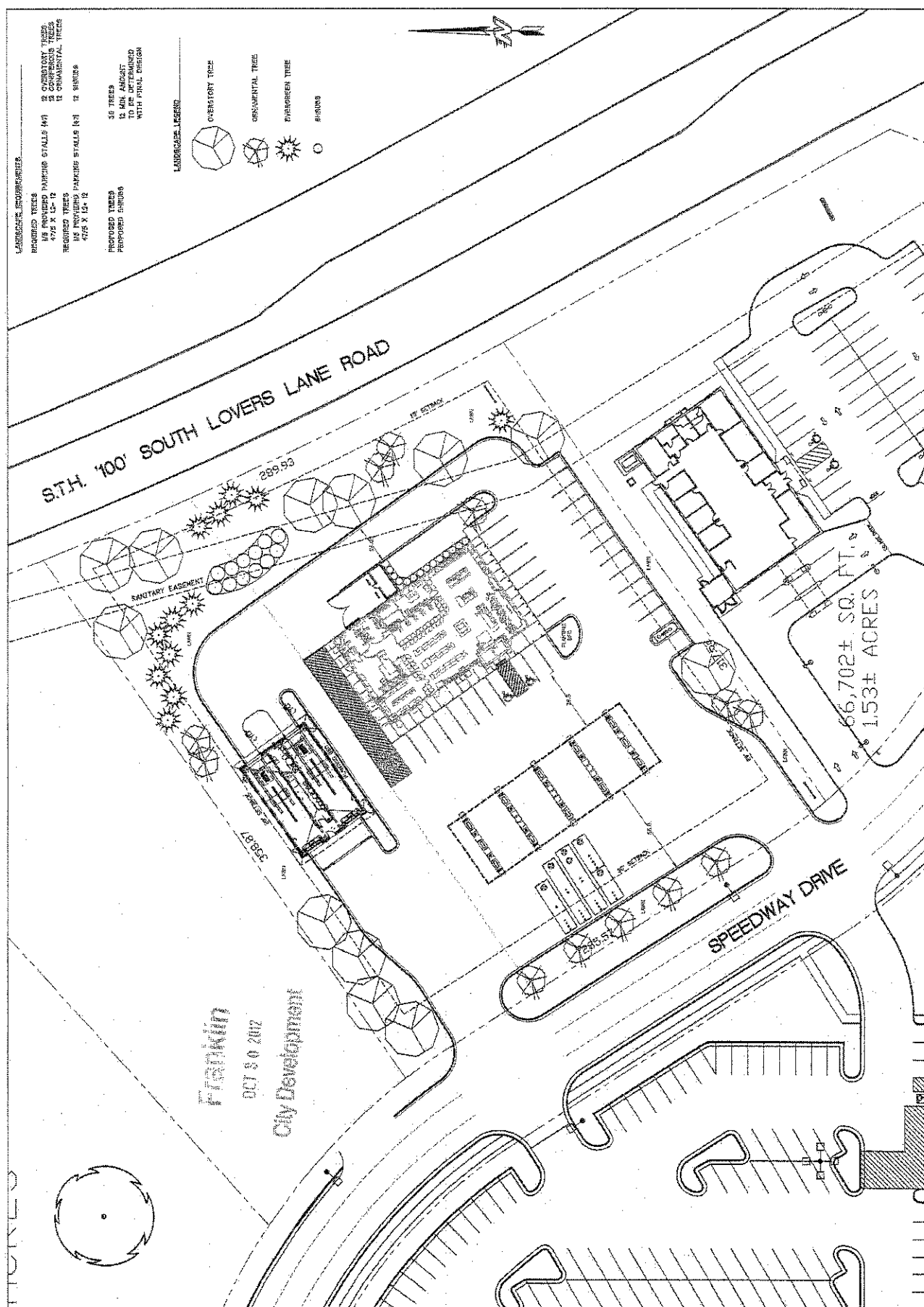
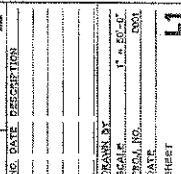
SITE PLAN
CONVENIENCE STORE
AND DOUBLE BAY CARWASH
FRANKLIN, WI

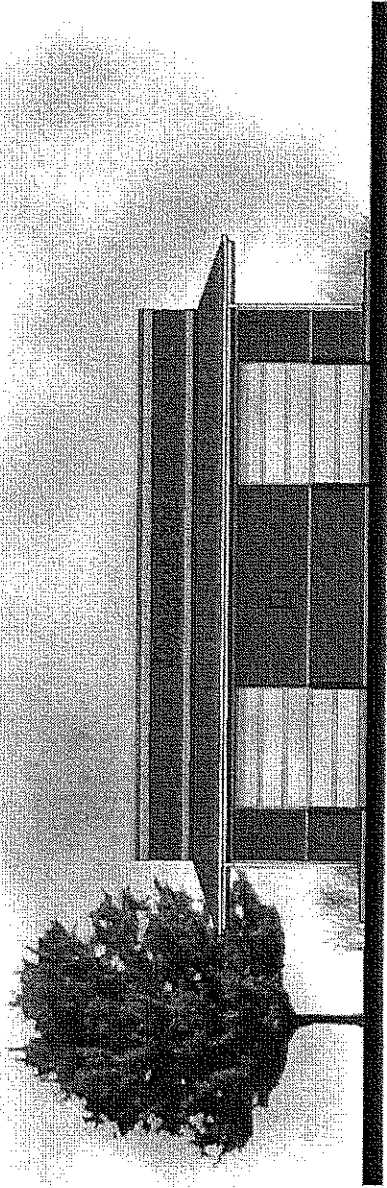
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- SITE DATA:**
- 1. TOTAL SITE AREA: 65,744 SF
 - 2. BUILDING FOOTPRINT: 23,277 SF
 - 3. CARWASH: 20,000 SF
 - 4. BUILDING SETBACKS: 30' FRONT, 15' SIDE, 20' REAR
 - 5. PROPOSED GREEN AREA: 33,467 SF
 - 6. REQUIRED GREEN AREA: 23,738 SF
 - 7. NOTES: GREEN SPACE REQUIRED FROM REQUIRED 40% TO MEET REQUIRED INCREASED LANDSCAPE REQUIREMENTS.
 - 8. PARKING REQUIREMENTS: 1,150/1,000 X 6'
 - 9. 41 STALLS REQUIRED
 - 10. 24 STALLS PROVIDED
 - 11. 20 SERVICE POINTS
- SITE PLAN NOTES:**
1. LANDSCAPE AREA.
 2. CITY-STREET PARKING STALLS. STREETS - 4' WIDE STALL LINES, USE HIGH VISIBILITY WHITE PAINT.
 3. SPACES PROVIDED: 1. 8'-0" X 20'-0" GENERAL PARKING 2. 8'-0" X 20'-0" ACCESSIBLE PARKING WITH 5'-0" X 8'-0" LANDING ZONE 3. 8'-0" X 20'-0" ACCESSIBLE PARKING WITH 5'-0" X 8'-0" LANDING ZONE 4. 4' WIDE HIGH VISIBILITY PARKING STRIPS, LONG MARKINGS AND TEXT, COLOR: NO MARKINGS- BLUE, ALL OTHERS- YELLOW.
 5. 6" DEPTH MINI CONCRETE SLAB-ON-GRADE WITH 4" REBAR, CONCRETE SEALER, TK-350V
 6. 8" DEPTH MINI CONCRETE SLAB-ON-GRADE WITH 4" REBAR, CONCRETE SEALER, TK-350V
 7. 6" DEPTH HORIZONTAL CONCRETE CURB AND GUTTER FOR DETAIL
 8. 6" INTEGRAL CONCRETE CURB AND GUTTER
 9. CONCRETE SEALER, TK-350V
 10. NA
 11. 4" DIA. CONCRETE FILLER PIPE BOLLARD PER DETAIL, 4" DIA.
 12. 6" STALL SIZE MARK WITH 4" CONCRETE 2" DIA. BOLLARD PER DETAIL, 4" DIA.
 13. 4" DIA. CONCRETE FILLER PIPE BOLLARD PER DETAIL, 4" DIA.
 14. 4" DIA. CONCRETE FILLER PIPE BOLLARD PER DETAIL, 4" DIA.
 15. 4" DIA. CONCRETE FILLER PIPE BOLLARD PER DETAIL, 4" DIA.
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 17. 4" DIA. CONCRETE FILLER PIPE BOLLARD PER DETAIL, 4" DIA.
 18. 4" DIA. CONCRETE FILLER PIPE BOLLARD PER DETAIL, 4" DIA.
 19. 4" DIA. CONCRETE FILLER PIPE BOLLARD PER DETAIL, 4" DIA.
 20. 4" DIA. CONCRETE FILLER PIPE BOLLARD PER DETAIL, 4" DIA.
 21. 4" DIA. CONCRETE FILLER PIPE BOLLARD PER DETAIL, 4" DIA.
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 30. 4" DIA. CONCRETE FILLER PIPE BOLLARD PER DETAIL, 4" DIA.
 31. 4" DIA. CONCRETE FILLER PIPE BOLLARD PER DETAIL, 4" DIA.
 32. 4" DIA. CONCRETE FILLER PIPE BOLLARD PER DETAIL, 4" DIA.

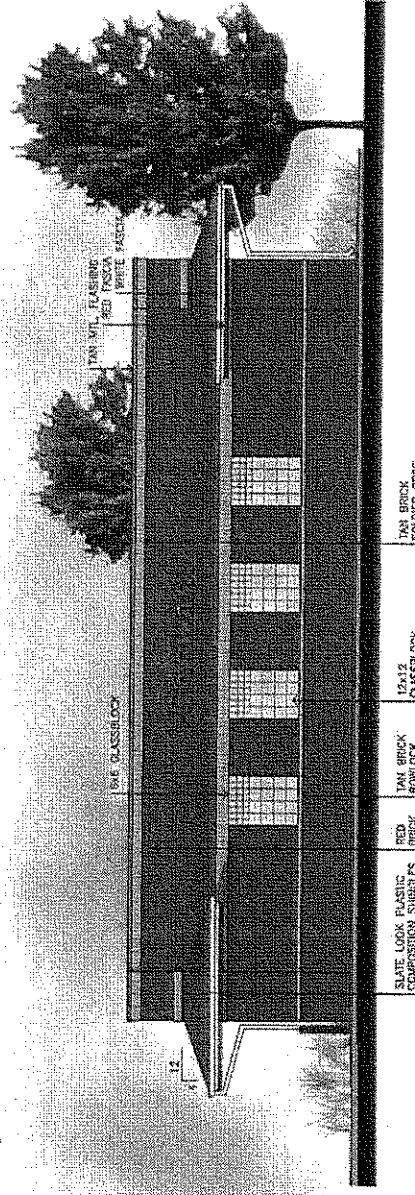


Franklin
City Development
OCT 30 2012





ENTRANCE/EXIT ELEVATION
1/8" = 1'-0"



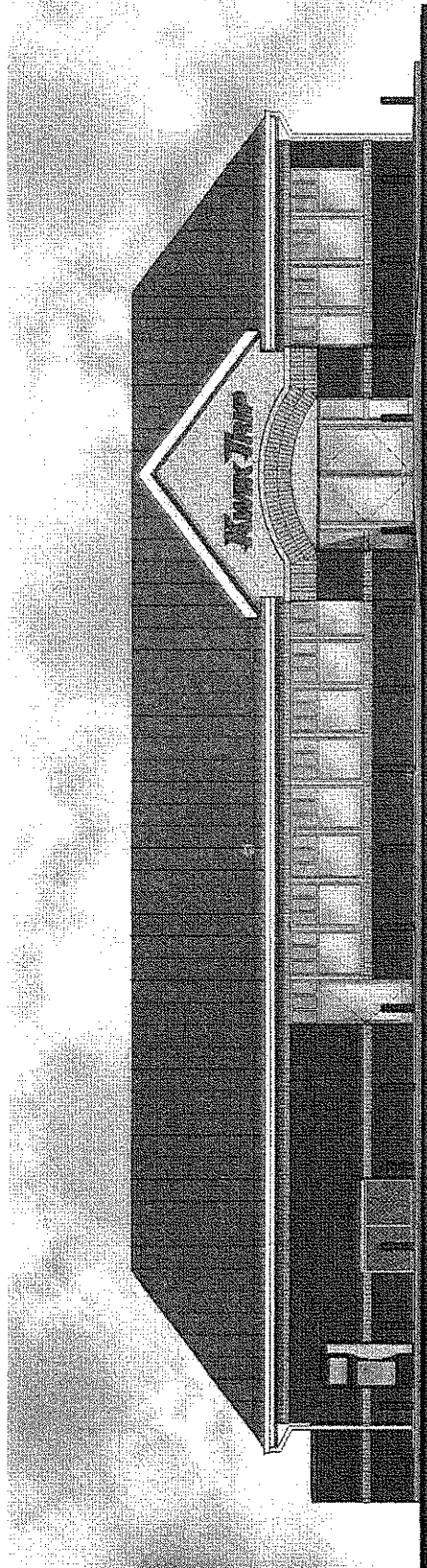
SIDE ELEVATION
1/8" = 1'-0"



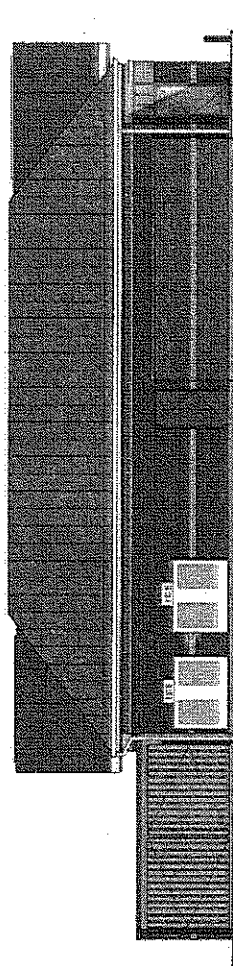
1904 Richmond Avenue
La Crosse, WI 54601
(608) 785-0800
FAX (608) 785-0899

DOUBLE BAY CARWASH

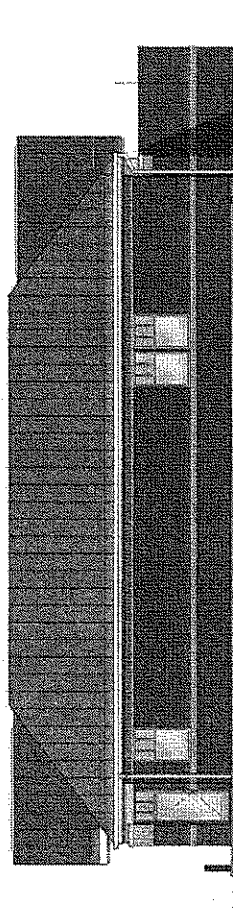




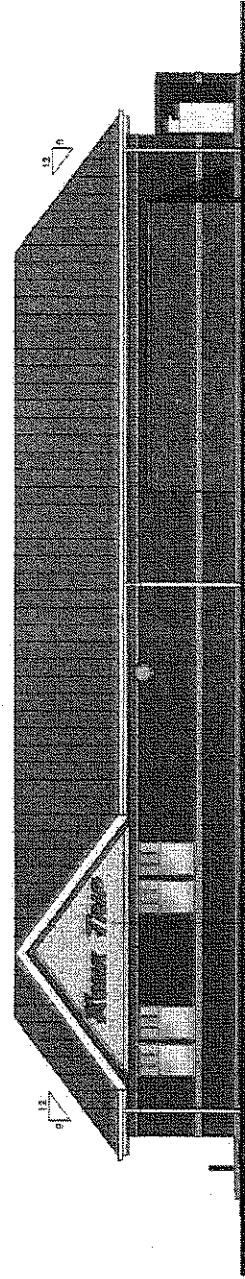
FRONT ELEVATION
3/8" = 1'-0"



LEFT SIDE ELEVATION
3/8" = 1'-0"



RIGHT SIDE ELEVATION
3/8" = 1'-0"



BACK ELEVATION
3/8" = 1'-0"

| EXT. COLOR SCHED. | | COLOR |
|-------------------|--------|----------|
| MATERIAL | NUMBER | |
| ROOFING | 1 | ASPH/FLT |
| WALLS | 2 | BRN SHD |
| TRIM | 3 | WHT |
| DOORS | 4 | WHT |
| WINDOVS | 5 | WHT |
| SCREENS | 6 | BRN SHD |
| SHUTTERS | 7 | BRN SHD |
| BLINDS | 8 | BRN SHD |
| SHUTTERS | 9 | BRN SHD |
| BLINDS | 10 | BRN SHD |
| SHUTTERS | 11 | BRN SHD |
| BLINDS | 12 | BRN SHD |
| SHUTTERS | 13 | BRN SHD |
| BLINDS | 14 | BRN SHD |
| SHUTTERS | 15 | BRN SHD |
| BLINDS | 16 | BRN SHD |
| SHUTTERS | 17 | BRN SHD |
| BLINDS | 18 | BRN SHD |
| SHUTTERS | 19 | BRN SHD |
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| SHUTTERS | 87 | BRN SHD |
| BLINDS | 88 | BRN SHD |
| SHUTTERS | 89 | BRN SHD |
| BLINDS | 90 | BRN SHD |
| SHUTTERS | 91 | BRN SHD |
| BLINDS | 92 | BRN SHD |
| SHUTTERS | 93 | BRN SHD |
| BLINDS | 94 | BRN SHD |
| SHUTTERS | 95 | BRN SHD |
| BLINDS | 96 | BRN SHD |
| SHUTTERS | 97 | BRN SHD |
| BLINDS | 98 | BRN SHD |
| SHUTTERS | 99 | BRN SHD |
| BLINDS | 100 | BRN SHD |



☐ ☐ ☐ ☐

LARSON
 ARCHITECT

1924 Niskamuna Avenue
 La Crosse, WI 54603
 (608) 784-6808
 FAX (608) 784-6399

**Kwik
TRIP**

STORES

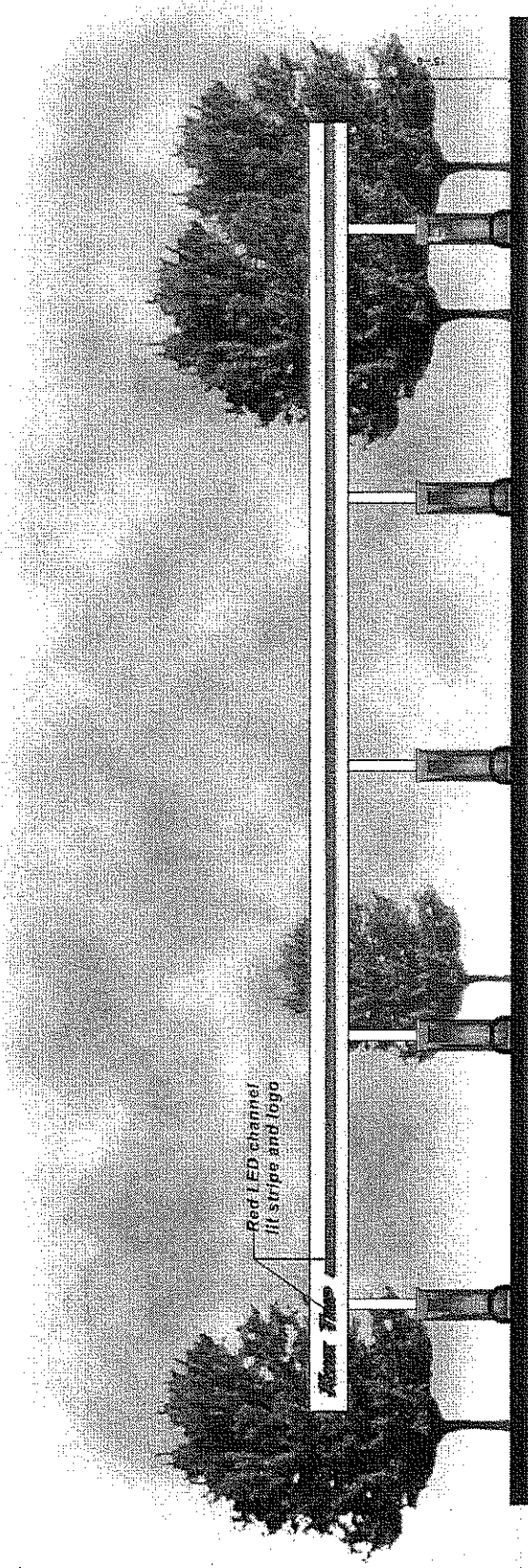
**Kwik
Star**

STORES

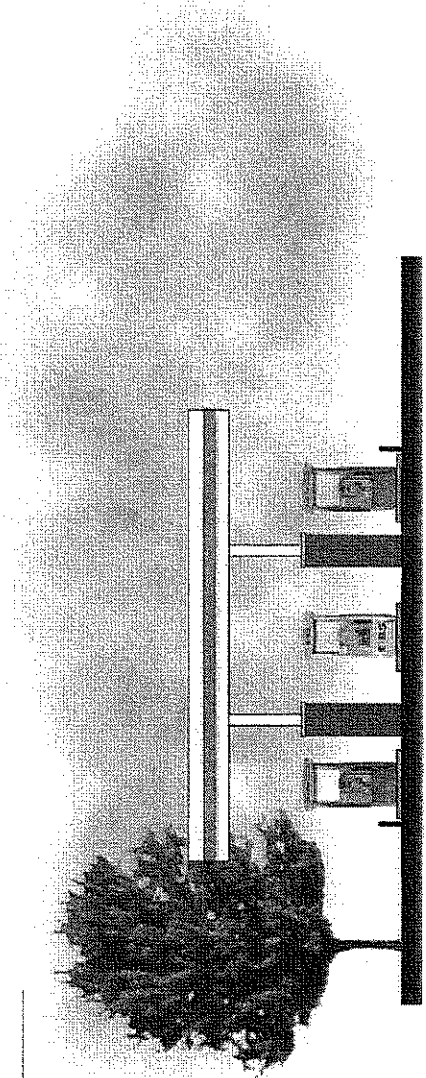
FUEL CANOPY

Revised :
 Date :
 Checked : JPL
 Drawn : JPL
 Project # :

☐ ☐ ☐ ☐ ☐



FRONT ELEVATION
 SCALE: 3/32" = 1"



SIDE ELEVATION
 SCALE: 3/32" = 1"