APPROVAL slw	REQUEST FOR COUNCIL ACTION	MEETING DATE 09/19/17
REPORTS & RECOMMENDATIONS	RESOLUTION TO AMEND RESOLUTION NO. 93-4082, IMPOSING CONDITIONS AND RESTRICTIONS FOR THE APPROVAL OF A SPECIAL USE FOR PROPERTY LOCATED AT 7141 SOUTH 76TH STREET TO ALLOW FOR REMODELING OF THE EXISTING TACO BELL #30410 RESTAURANT BUILDING AND SITE WORK (SUNDANCE INC., BUSINESS OWNER OF TACO BELL #30410 RESTAURANT, APPLICANT)	ITEM NUMBER G. 6.

At its September 7, 2017 meeting, the Plan Commission recommended approval of a resolution to amend Resolution No. 93-4082, imposing conditions and restrictions for the approval of a special use for property located at 7141 South 76th Street to allow for remodeling of the existing Taco Bell #30410 restaurant building and site work (Sundance Inc., Business Owner of Taco Bell #30410 Restaurant, Applicant).

The Plan Commission also requested, and the applicant tentatively concurred, that some of the curbing associated with the drive-thru lane located immediately south of the existing parking lot be removed, in order to allow cars to exit the drive-thru lane. Such change would be submitted by the applicant for Department of City Development review and approval prior to issuance of a Building Permit.

COUNCIL ACTION REQUESTED

A motion to adopt Resolution No. 2017-_____, a resolution to amend Resolution No. 93-4082, imposing conditions and restrictions for the approval of a special use for property located at 7141 South 76th Street to allow for remodeling of the existing Taco Bell #30410 restaurant building and site work (Sundance Inc., Business Owner of Taco Bell #30410 Restaurant, Applicant).

Department of City Development: JED

STATE OF WISCONSIN CITY OF FRANKLIN MILWAUKEE COUNTY

[Draft 9-14-17]

RESOLUTION NO. 2017-_____

A RESOLUTION TO AMEND RESOLUTION NO. 93-4082, IMPOSING CONDITIONS AND RESTRICTIONS FOR THE APPROVAL OF A SPECIAL USE FOR PROPERTY LOCATED AT 7141 SOUTH 76TH STREET TO ALLOW FOR REMODELING OF THE EXISTING TACO BELL #30410 RESTAURANT BUILDING AND SITE WORK (SUNDANCE, INC., BUSINESS OWNER OF TACO BELL #30410 RESTAURANT, APPLICANT)

WHEREAS, Sundance, Inc., business owner of Taco Bell #30410 restaurant, having petitioned the City of Franklin for the approval of an amendment to Resolution No. 93-4082, conditionally approving a Special Use, such prior Resolution authorizing a fast food and drive-thru restaurant upon property located at 7141 South 76th Street, such property being zoned Planned Development District No. 16 (Franklin Centre, *formerly* Franklin Plaza/PicknSave), more particularly described as follows:

PARCEL A: Lot 3, in Franklin Plaza Subdivision, being a redivision of part of Lot 1, in Block 3, in Rawson Homesites, that portion of Rawson Homesites, and the abutting streets, vacated by Circuit Court Action Case No. 397644, Amended Document recorded February 21, 1973, on Reel 705, Image 1011, as Document No. 4741471 and by the City of Franklin Resolution No. 92-3889 recorded January 27, 1993, on Reel 2957, Image 226, as Document No. 6722050, part of the Whitnall Park Terrace Condominium, Lot 2, Lot 3, Outlot 3 and Outlot 4 in Whitnall Park Terrace Replat and lands all being a part of the Northeast 1/4 and the Southeast 1/4 of the Northeast 1/4 of Section 9, in Town 5 North, Range 21 East, in the City of Franklin, County of Milwaukee, State of Wisconsin.

PARCEL B: (not surveyed) Easement for the benefit of Parcel A created by Declaration of Restrictions and Reciprocal Easement Agreement dated April 14, 1993 and recorded on April 16, 1993, on Reel 3014, Image 175, as Document No. 6753870, as amended by First Amendment to Declaration of Restrictions and Reciprocal Easement Agreement dated April 14, 1993, and recorded November 12, 1993, on Reel 3161, Image 455, as Document No. 6855991 for ingress and egress as provided for therein and as shown on the recorded plat.

PARCEL C: (not surveyed) Easement for the benefit of Parcel A created by Declaration of Restrictions and Reciprocal Easement Agreement dated April 12, 1993, and recorded April 16, 1993, on Reel 3014, Image 1764, as Document No. 6753871 for the installation and maintenance of drainage and public utilities as provided for therein and as shown on the recorded plat.

Tax Key No.: 755-0194-000; and

WHEREAS, such proposed amendment being for the purpose of remodeling the existing Taco Bell #30410 restaurant, as follows: numerous façade changes, including reconfiguration of the store entrance; replacement of the roof; replacement of the windows; installation of a brick wainscot around the perimeter of the building, etc.; replacement of signage and menu boards; site work, including replacement of lights and possible parking lot repairs; and interior remodeling; and

WHEREAS, such petition having been duly referred to the Plan Commission of the City of Franklin for a public hearing, pursuant to the requirements of §15-9.0103D. of the Unified Development Ordinance, and a public hearing having been held before the Plan Commission on the 7th day of September, 2017, and the Plan Commission thereafter having determined to recommend that the proposed amendment to Special Use be approved, subject to certain conditions, and the Plan Commission further finding that the proposed amendment to Special Use upon such conditions, pursuant to §15-3.0701 of the Unified Development Ordinance, will be in harmony with the purposes of the Unified Development Ordinance and the Comprehensive Master Plan; that it will not have an undue adverse impact upon adjoining property; that it will not interfere with the development of neighboring property; that it will be served adequately by essential public facilities and services; that it will not cause undue traffic congestion; and that it will not result in damage to property of significant importance to nature, history or the like; and

WHEREAS, the Common Council having received such Plan Commission recommendations and also having found that the proposed amendment to Special Use, subject to conditions, meets the standards set forth under §15-3.0701 of the Unified Development Ordinance.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Common Council of the City of Franklin, Wisconsin, that the petition of Sundance, Inc., business owner of Taco Bell #30410 restaurant, for the approval of an amendment to Special Use for the property particularly described in the preamble to this Resolution, be and the same is hereby approved, subject to the following conditions and restrictions:

1. That this amendment to Special Use is approved only for the use of the subject property by Sundance, Inc., business owner of Taco Bell #30410 restaurant, successors and assigns, for the Sundance, Inc. Taco Bell #30410 restaurant building remodel and site work project, which shall be developed in substantial compliance with and constructed, operated and maintained by Sundance, Inc., business owner of Taco Bell #30410 Restaurant, pursuant to those plans City file-stamped

August 25, 2017 and annexed hereto and incorporated herein as Exhibit A.

2. Sundance, Inc., business owner of Taco Bell #30410 restaurant, successors and assigns, shall pay to the City of Franklin the amount of all development compliance, inspection and review fees incurred by the City of Franklin, including fees of consultants to the City of Franklin, for the Sundance, Inc. Taco Bell #30410 restaurant building remodel and site work project, within 30 days of invoice for same. Any violation of this provision shall be a violation of the Unified Development Ordinance, and subject to §15-9.0502 thereof and §1-19. of the Municipal Code, the general penalties and remedies provisions, as amended from time to time.

3. The approval granted hereunder is conditional upon Sundance, Inc., business owner of Taco Bell #30410 restaurant and the Sundance, Inc. Taco Bell #30410 restaurant building remodel and site work project for the property located at 7141 South 76th Street: (i) being in compliance with all applicable governmental laws, statutes, rules, codes, orders and ordinances; and (ii) obtaining all other governmental approvals, permits, licenses and the like, required for and applicable to the project to be developed and as presented for this approval.

4. The applicant shall prepare a Landscape Plan re-establishing the previously approved landscaping for Department of City Development review and approval prior to the issuance of a Building Permit, and any needed landscaping shall be installed within 60 days of the issuance of a Building Permit.

5. The applicant shall obtain review and approval by the Architectural Review Board of all new and revised signage, and obtain a Sign Permit from the Building Inspection Department for such signage, prior to its installation.

6. The applicant shall submit a Lighting Plan for Department of City Development review and approval prior to the issuance of a Building Permit.

BE IT FURTHER RESOLVED, that in the event Sundance, Inc., business owner of Taco Bell #30410 restaurant, successors or assigns, or any owner of the subject property, does not comply with one or any of the conditions and restrictions of this amendment to Special Use Resolution, following a ten (10) day notice to cure, and failure to comply within such time period, the Common Council, upon notice and hearing, may revoke the additional Special Use permission granted under this Resolution.

BE IT FURTHER RESOLVED, that any violation of any term, condition or

restriction of this Resolution is hereby deemed to be, and therefore shall be, a violation of the Unified Development Ordinance, and pursuant to §15-9.0502 thereof and §1-19. of the Municipal Code, the penalty for such violation shall be a forfeiture of no more than $2,500.00, or such other maximum amount and together with such other costs and terms as may be specified therein from time to time. Each day that such violation continues shall be a separate violation. Failure of the City to enforce any such violation shall not be a waiver of that or any other violation.

BE IT FURTHER RESOLVED, that this Resolution shall be construed to be an amendment to such Special Use Permit as is contemplated by §15-9.0103 of the Unified Development Ordinance, and that all of the terms and conditions of Resolution No. 93-4082, not specifically and expressly amended by or in direct conflict with this Resolution, shall remain in full force and effect.

BE IT FURTHER RESOLVED, pursuant to §15-9.0103G. of the Unified Development Ordinance, that the Special Use permission granted under this Resolution shall be null and void upon the expiration of one year from the date of adoption of this Resolution, unless the Special Use has been established by way of completion of the Taco Bell #30410 restaurant building remodel and site work.

BE IT FINALLY RESOLVED, that the City Clerk be and is hereby directed to obtain the recording of a certified copy of this Resolution in the Office of the Register of Deeds for Milwaukee County, Wisconsin.

Introduced at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2017.

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2017.

APPROVED:

_____
Stephen R. Olson, Mayor

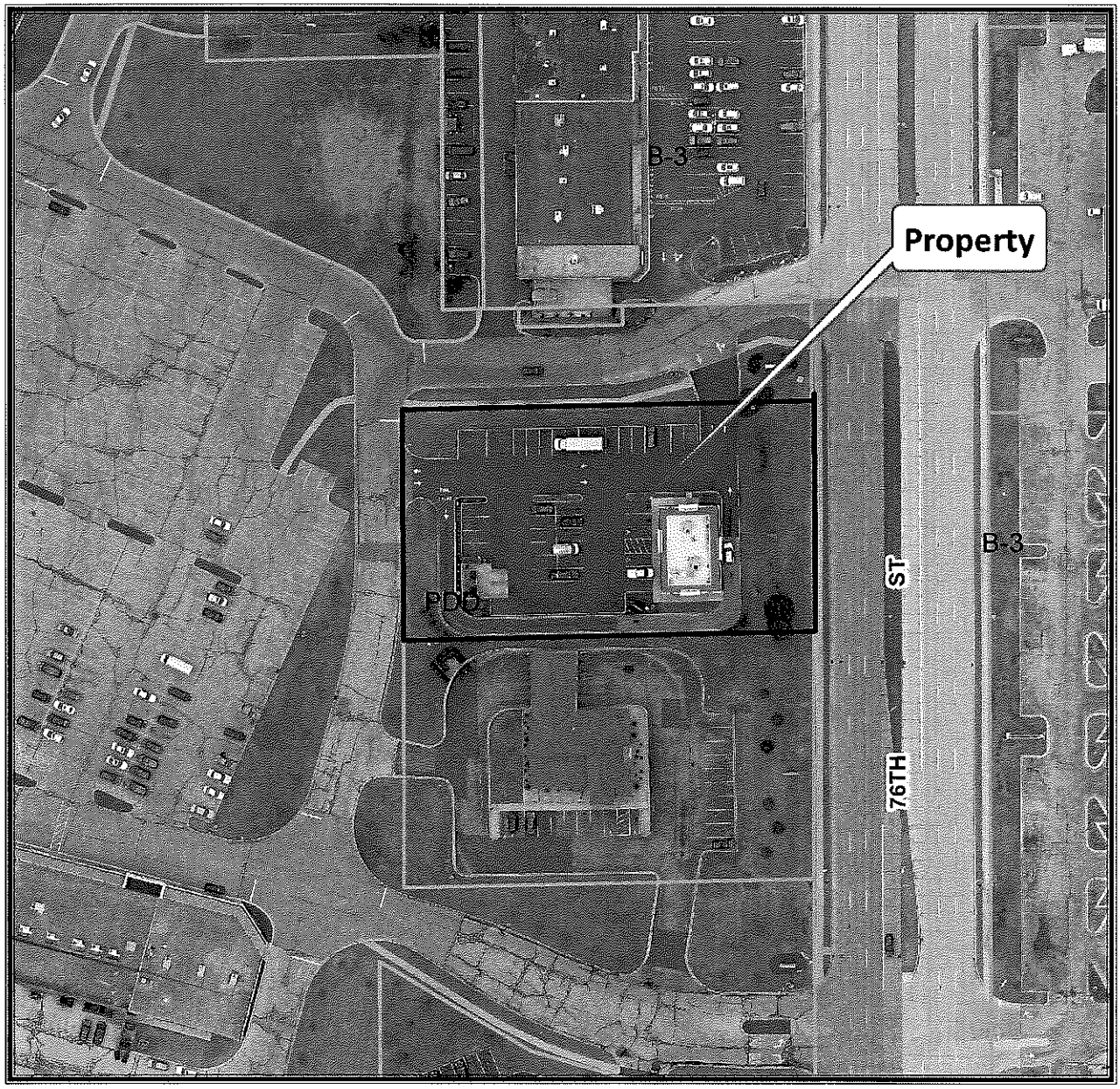
ATTEST:

_____
Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____

City of Franklin

7141 S. 76th Street
TKN: 755 0194 000



Planning Department
(414) 425-4024

0 65 130 260 Feet

NORTH

2017 Aerial Photo

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

CITY OF FRANKLIN

REPORT TO THE PLAN COMMISSION

Meeting of September 7, 2017

Special Use Amendment

RECOMMENDATION: Department of City Development staff recommends approval of the Special Use Amendment, subject to the conditions in the draft resolution.

Project Name:	Taco Bell Remodel Special Use Amendment
Project Address:	7141 S. 76th Street
Applicant:	Jonathan Brinkley, Excel Engineering, Inc.
Property Owner:	Sundance Inc.
Current Zoning:	PDD No. 16, Franklin Centre (formerly Franklin Plaza/Pick n Save)
2025 Comprehensive Plan	Commercial
Use of Surrounding Properties:	Commercial to the north, south, east, and west
Applicant Action Requested:	Approval of the Special Use Amendment Application for the proposed building remodel

Introduction

Please note:

- Staff recommendations are *underlined, in italics* and are included in the draft ordinance.
- Staff suggestions are *in italics* and are not included in the draft ordinance.

On August 2, 2017, the applicant submitted a Special Use Amendment requesting approval to remodel the existing building, and undertake certain site work, for the Taco Bell restaurant located at 7141 S. 76th Street.

Pursuant to the standards set forth in Ordinance No. 92-1229 (establishing Planned Development District No. 16), a Special Use approval was granted in 1993 for the Taco Bell restaurant (Resolution No. 93-4082). The Special Use approval established conditions and restrictions for the drive-thru restaurant use including certain landscaping requirements and specific hours of operation.

Project Description/Analysis

The applicant is proposing building façade changes including: reconfiguration of the store entrance and tower features; replacement of the Spanish style roof tiles with asphalt shingles; replacement of windows; installation of a brick wainscot around the perimeter of the building; and painting of the exterior walls.

The applicant is also proposing site changes including: replacement of the parking lot and exterior building lighting; replacement of signage and menu boards; removal of the directional signage; replacement of bollards; and possible minor repairs of the parking lot, sidewalks, curbs, etc.

The applicant has supplied responses to the Special Use Standards and Regulations as required by the Unified Development Ordinance (UDO), and those responses are included in the packet materials.

Site Plan:
The subject property is identified as Outlot #3 within Planned Development District (PDD) No. 16 and is approximately one acre in size. Pursuant to the Site & Landscape Plan associated with PDD No. 16, the subject property fronts upon but does not have direct access to S. 76th Street (the parcel has access to the shopping center's ingress & egress easement to S. 76th Street to the north and to the shopping center's parking lot to the west). Site improvements currently include the existing 2,285 square foot building, associated parking lot and drive-thru lane, and a landscaped berm along the frontage with S. 76th Street.

As noted previously, the applicant is proposing to remodel the existing building and to undertake certain site changes including replacement of the parking lot and exterior building lighting, replacement of signage, possible minor repairs to the existing parking lot, sidewalks, curbs, etc.

Parking:
As originally identified in the 1993 Special Use approval, 40 parking spaces, including two ADA accessible spaces, are provided. No changes are envisioned by the applicant at this time. Therefore, the parking standards for this development continue to be met.

Landscaping:
The applicant has not submitted a Landscape Plan nor has proposed any new or revised landscaping. However, it should be noted that throughout the site a number of trees and shrubs are dead/dying and others have apparently been removed and not replaced.

In this regard, PDD No. 16 required a landscaped berm along S. 76th Street, and the 1993 Special Use approval required a Detailed Landscape and Berm Plan and stated "The berm along 76th Street shall be densely planted, with a combination of arborvitae, coniferous trees and shrubbery." and also stated "Applicant shall maintain the property, landscaping and any fencing according to the original plans at all times."

Therefore, *staff recommends that the applicant shall prepare a Landscape Plan re-establishing the previously approved landscaping for Department of City Development review and approval prior to issuance of a Building Permit, and that any needed landscaping shall be installed within 60 days of the issuance of a Building Permit.*

Hours of Operation:
The 1993 Special Use approval established the hours of operation for the Taco Bell restaurant as: Monday through Thursday 9:00am to 1:00am; Friday and Saturday 9:00am to 1:30am; and Sunday 9:00am to midnight.

However, the restaurant currently opens earlier at 7:00am every morning and closes later at 2:00am Thursday through Saturday. While staff has no concerns with the earlier opening, *staff suggests that the current hours of closing be revised to match those as originally set forth in Resolution 93-4082.*

Signage:
The applicant is proposing to replace the existing signage and menu boards. Pursuant to Ordinance No. 92-1229, *staff recommends that the applicant shall obtain review and approval by the Architectural Review Board for all new and revised signage, and obtain a Sign Permit from the Building Inspection Department for such signage, prior to its installation.*

Lighting:
The applicant has not submitted a Lighting Plan but is proposing to replace the existing parking lot and building lighting. Therefore, pursuant to Ordinance No. 92-1229 (Section .02, 10.G.6.), Resolution 93-4082 (condition 3.c.) and Section 15-7.0103W. of the UDO, *staff recommends that the applicant shall submit a Lighting Plan for Department of City Development review and approval prior to issuance of a Building Permit.*

Fire Protection:
As the interior remodel may result in alterations to the sprinkler and/or fire alarm systems, the Fire Department provided a number of comments to the applicant in that regard, and noted that Fire Department review and approval is required before any such changes or revisions can be undertaken.

Erosion Control:
As site changes are proposed, the Engineering Department commented that appropriate erosion control will be required, most importantly in this regard, protection of the storm inlets from any debris and sediment during construction.

Staff Recommendation

Department of City Development staff recommends approval of the Special Use Amendment, subject to the conditions in the draft resolution.

August 28, 2017

EXCEL
ARCHITECTS · ENGINEERS · SURVEYORS

Successor Remodel For:
Taco Bell
7141 S. 76th Street
Franklin, WI 53132

Project #1729460

Project Summary

The project involves the remodeling of the Taco Bell restaurant at 7141 S. 76th Street. Modifications to the exterior facades include reconfiguration of the tower elements, replacement of wall signage, replacement of windows, replacement of the roof tiles with asphalt shingles, painting of the exterior walls, and installation of a brick wainscot around the perimeter of the building.

Interior remodeling will occur in the dining area, bathrooms and kitchen. The dining area will receive new floor tile, new acoustical tile ceiling and lighting, repainted wall finishes and a new furniture package and layout. Bathrooms will be reconfigured to comply with ADA requirements and receive new floor and wall tile finishes along with new painted drywall ceilings and lighting. Kitchen remodeling is limited to the replacement of ceiling tile and lighting.

Site work involves the replacement of existing light fixture lamps with LED lamps, installation of a new menu board, order confirmation board and canopy over the confirmation board, new clearance bar and bollards, removal of directional signage, and replacement of the signage faces on the monument sign. The condition of the asphalt and concrete paved surfaces will also be evaluated to determine if replacement is needed.

The estimated project cost is approximately $270,000.

Construction is scheduled to begin in early Spring 2018 and will take approximately 2 to 3 months to complete. The store will be closed for the duration of construction.

100 CAMELOT DRIVE
FOND DU LAC, WI 54935
920-926-9800
WWW.EXCELENGINEER.COM

August 28, 2017

EXCEL
ARCHITECTS • ENGINEERS • SURVEYORS

Successor Remodel For:
Taco Bell
7141 S. 76th Street
Franklin, WI 53132

Project #1729460

City of Franklin
Unified Development Ordinance Section 15-3.0701
General Standards, Special Standards and Considerations

As required as part of Special Use Amendment submittals, the following is the response to the General Standards, Special Standards and Considerations of the City of Franklin Unified Development Ordinance:

- Ordinance and Comprehensive Master Plan Purposes and Intent
  The proposed remodeling of the Taco Bell restaurant will continue to conform to the City of Franklin ordinances for the zoning district it is located. The intent of the remodeling project is to create a fresher and updated appearance but remain in harmony with the surrounding developments.

- No Undue Adverse Impact
  The proposed remodeling will continue to contribute positively to the character of the surrounding area. The intent of the project is to maintain the public health, safety and general welfare levels established in the district as well as improve property values due to the nature of the building improvements.

- No Interference with Surrounding Development
  The existing footprint and site arrangement will be maintained. The operation of the facility will remain unchanged. The intent of the project is to continue to be compatible with the uses of the neighboring properties.

- Adequate Public Facilities
  The project will continue to be served by the same public facilities and services currently serving the facility.

- No Traffic Congestion
  As mentioned above, the project does not involve any changes to the site arrangement and circulation. Existing ingress and egress will be maintained with no increases in traffic congestion anticipated.

- No Destruction of Significant Features
  The scope of the project is limited to exterior modifications of the existing building facades and modest site improvements such as replacement of parking lot lighting and drive thru menu board. The condition of the asphalt and concrete paving will also be evaluated. The project does not impact any natural, scenic or historic features.

- Compliance with Standards
  It is understood that the proposed project is to conform to the applicable regulations of the district and shall be modified in order to comply with any additional standards required by the Common Council as recommended by the Plan Commission.

- Special Standards for Specified Special Uses
  Our review of Section 15-3.0702 and 15-3.0703 did not find any Special Standards that apply to the proposed project.

- Considerations
  1. Public Benefit: At its current location, the Taco Bell restaurant provides convenient access to a popular fast food choice for shoppers and surrounding store employees and contributes to the vitality of the surrounding development.
  2. Alternative Locations: Maintaining the store in its current location maintains Taco Bell's presence in a popular and visible location. Remodeling of the existing store will provide an updated look and feel for the current customer base as well as create the potential for attracting new customers to the surrounding development.
  3. Mitigation of Adverse Impacts: The store has been in operation at its current location for over 20 years. The facility is well maintained and proven to be an appropriate use within the surrounding development. Parking is located behind the building resulting in a view of desirable greenspace as one approaches from 76th Street. The landscaping has matured which softens and screens the view into the site. The stores's footprint and height will remain at a complementary scale to the surrounding buildings.
  4. Establishment of Precedent of Incompatible Uses in the Surrounding Area: As evidenced by the nature of the surrounding businesses, Taco Bell has established itself as a compatible use within the development. The stores and other food establishments provide a variety of similar services for shoppers coming to the area.

- Hours of Operation
  The hours of operation in accordance with Resolution No. 93-4082, Condition #16 are as follows:

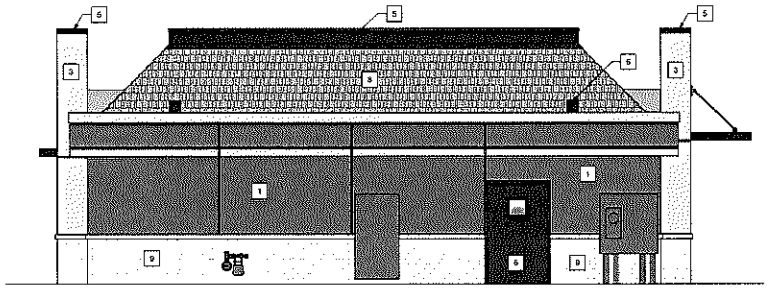
Monday	9AM – 1AM
Tuesday	9AM – 1 AM
Wednesday	9AM – 1AM
Thursday	9AM – 1AM
Friday	9AM – 1:30AM
Saturday	9AM – 1:30AM

Sunday	9AM – 12AM

The current hours of operation as posted on the store's website are as follows:

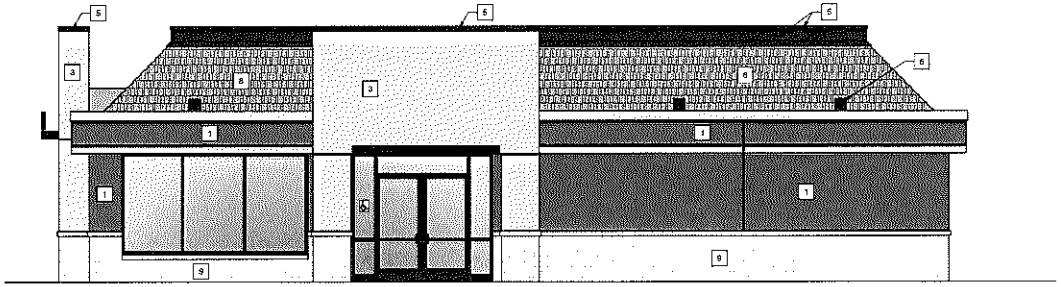
Monday	7AM – 1AM
Tuesday	7AM – 1AM
Wednesday	7AM – 1AM
Thursday	7AM – 2AM
Friday	7AM – 2AM
Saturday	7AM – 2AM
Sunday	7AM – 12AM

The earlier opening hours are in response to the more recent trend of offering a breakfast menu. Current closing hours are similar to those established in 1993 with the store remaining open one (1) hour longer on Thursday and a half-hour longer on Friday and Saturday.



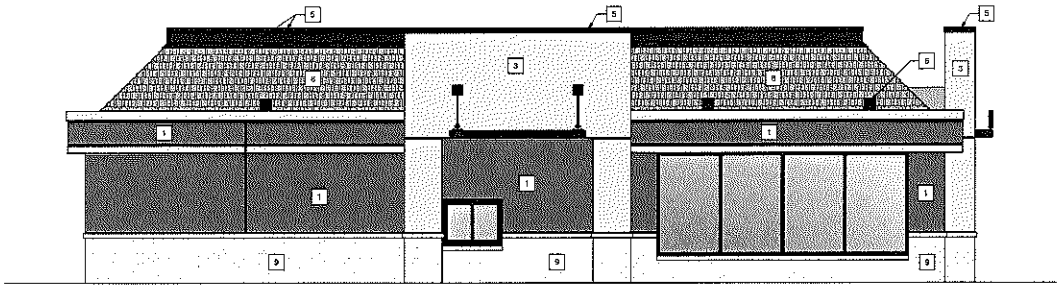
REAR ELEVATION 1/4" = 1'-0" D

FRONT ELEVATION 1/4" = 1'-0" A



SYMBOL	AREA	COLOR
1	MAIN WALL COLOR	ATTITUDE GRAY SW7049
2	ACCENT WALL COLOR	IRON ORE SW7069
3	ACCENT WALL COLOR	NATURAL CHOICE SW7011
4	ACCENT WALL COLOR	PURPLE TRIADIC
5	CONTINUOUS PARAPET CAP	IRON ORE SW7069
6	ACCENT / KITCHEN DOOR / ROOF LIGHT	IRON ORE SW7069
7	PIPE BOLLARDS	DOT YELLOW
8	SLOPED ROOF	MAX DEF PEWTER MODEL : LANDMARK PRO
9	*REVAIBRIC WAINSCOT AND CAP	SMOOTH FACED - COLOR: MARBLE WHITE

WALK UP SIDE ELEVATION 1/4" = 1'-0" B



DRIVE THRU SIDE ELEVATION 1/4" = 1'-0" C

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PHONE: (920) 926-8800
WWW.EXCELENGINEER.COM

PROJECT INFORMATION

PROJECT NUMBER: 1729460

SUCCESSOR REMODEL FOR:
TACO BELL
7141 S 76TH STREET • FRANKLIN, WI 53132

PROFESSIONAL SEAL

WISCONSIN JONATHAN BRINKLEY 1.05932-6 FOND DU LAC, WISCONSIN ARCHITECT

SHEET DATES

ISSUE DATE: JULY 28, 2017

REVISIONS

SHEET INFORMATION

COLOR EXTERIOR ELEVATIONS

SHEET NUMBER

A4.2

TACO BELL

Remodel

TACO BELL

"Successor Remodel" For M Series Building

A. ALL WORK SHALL CONFORM TO ALL APPLICABLE CODES, STANDARDS AND AMENDMENTS.

B. IT IS INTENDED THAT A COMPLETE OCCUPIABLE BUILDING PROJECT IS PROVIDED.

C. THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION (A.I.A. LATEST EDITION) ARE A PART OF THESE CONTRACT DOCUMENTS. A COPY IS ON FILE AT THE ARCHITECT'S OFFICE.

D. DUE TO THE NATURE OF THE WORK, ALL DIMENSIONS SHOWN SHALL BE CONSIDERED APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS PRIOR TO BEGINNING CONSTRUCTION. SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW PRIOR TO FABRICATION OF ANY ITEM. FAILURE TO ADHERE TO THIS PROCEDURE SHALL PLACE FULL RESPONSIBILITY FOR ANY ERRORS DIRECTLY UPON THE CONTRACTOR.

E. INFORMATION CONCERNING EXISTING BUILDING STRUCTURE, SIZE, LOCATION OF EQUIPMENT, FINISHES, ETC. WAS OBTAINED FROM VARIOUS PLANS FOR CONSTRUCTION OF THE EXISTING BUILDING. EVERY EFFORT HAS BEEN MADE TO ACCURATELY DEPICT EXISTING CONDITIONS, HOWEVER ALL WORK MUST BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION. ANY CONFLICT BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT FOR VERIFICATION AND/OR CORRECTION.

F. DO NOT SCALE THESE DRAWINGS. VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD. ANY DISCREPANCIES IN THESE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO STARTING WORK.

G. ALL PROPOSED SUBSTITUTIONS SHALL BE APPROVED BY THE YUM BRANDS REMODEL DESIGN ARCHITECT, IN WRITING, PRIOR TO INSTALLATION.

H. THE GENERAL CONTRACTOR SHALL USE EXTREME CAUTION IN DEMOLITION OF EXISTING CONSTRUCTION. ANY ITEM STRUCTURAL IN NATURE AND SCHEDULED FOR DEMOLITION IN THIS DRAWING BUT NOT IDENTIFIED AS STRUCTURAL IN NATURE SHALL BE VERIFIED WITH THE ARCHITECT PRIOR TO DEMOLITION. BY FAILURE TO DO SO, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR THE CONSEQUENCES OF SUCH ACTION.

I. G.C. IS RESPONSIBLE FOR SUBMITTAL, PAYING FEES AND OBTAINING ALL PERMITS ASSOCIATED WITH THE PROJECT EXCEPT GENERAL BUILDING PERMIT. THIS INCLUDES, BUT IS NOT LIMITED TO ELECTRICAL, MECHANICAL, PLUMBING, FIRE SPRINKLER, HOOD ANSUL, OR OTHER RELATED FIRE PERMITS, ENCROACHMENT PERMIT, SIGNAGE PERMIT, ETC. OWNER WILL PAY FOR "CONNECTION FEES" ASSOCIATED WITH UTILITY PERMITS. G.C. REQUIRED TO PAY FOR TEMPORARY FACILITIES FEES AS REQUIRED TO COMPLETE THE WORK IN A TIMELY MANNER.

J. G.C. SHALL PROVIDE EACH SUBCONTRACTOR WITH A COMPLETE AGENCY-PERMITTED DRAWING SET AT TIME OF CONSTRUCTION.

K. IT IS THE G.C.'S RESPONSIBILITY TO CONFIRM THE AVAILABLE "RESIDUAL" WATER PRESSURE, PRIOR TO THE START OF ANY WORK, AND NOTIFY THE OWNER IF THE AVAILABLE PRESSURE IS NOT ADEQUATE TO SERVICE THE ANSUL SYSTEM OR OTHER PRESSURE SENSITIVE EQUIPMENT.

L. THE GENERAL CONTRACTOR SHALL REMOVE EXISTING TRIM AND SURFACES AS REQUIRED TO PROVIDE A PLUMB AND TRUE SURFACE SUITABLE FOR THE APPLICATION OF NEW WALL FINISHES.

M. ALL ABBREVIATIONS INCLUDED FOLLOW INDUSTRY STANDARDS. CONTACT ARCHITECT IF ANY ABBREVIATIONS ARE NOT CLEAR.

N. THE CONTRACTOR SHALL SHORE AND/OR UNDERPIN EXISTING WORK AS REQUIRED TO SAFELY INSTALL NEW WORK. THIS WORK SHALL BE THE FULL RESPONSIBILITY OF THE CONTRACTOR AND NO ACT, DIRECTION OR REVIEW OF ANY SYSTEM OR METHOD BY THE ARCHITECT SHALL CHANGE OR AFFECT THE CONTRACTOR'S RESPONSIBILITY IN THIS MATTER. DEFLECTION OF EXISTING TO BE LIMITED TO 1/2" IN ORDER TO MAINTAIN INTEGRITY OF STRUCTURE.

PROJECT GENERAL NOTES

NAME	ROOM NAME
1 / 4 AX.X / 3	SHEET NUMBER / ELEVATION NUMBER
8'-4"	CEILING HEIGHT
X / XXX	BLDG. SECTION LETTER / BLDG. SECTION SHEET
X / XXX	DETAIL NUMBER / DIRECTION OF DETAIL / DETAIL SHEET
X	REVISION NUMBER
17'-0" ELEV	BLDG. HEIGHT REFERENCE POINT
X / XX.X	ELEV. LETTER / ELEV. SHEET
X	DOOR NUMBER
X	WINDOW NUMBER / DECOR ITEM NUMBER
X	EXTERIOR WALL FINISH NUMBER
X	KEY NOTE
X 000	EQUIPMENT NUMBER
XX	ROOM FINISH NUMBER
X	INTERIOR ELEVATION DESIGNATION
X	SHEAR WALL TYPE (STRUCTURAL)
XXX 000	EQUIPMENT / FIXTURE NUMBER (M.E.P.)

REFER TO STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL SHEETS FOR SPECIFIC SYMBOLS

GENERAL DRAWING SYMBOLS

DESCRIPTION OF PROJECT:

THIS PROJECT INVOLVES THE REMODEL OF AN EXISTING TACO BELL RESTAURANT. THE EXTERIOR FACADE WILL BE REMODELED BY MODIFYING THE EXISTING TOWERS AND PAINTING WITH NEW PAINT COLORS. THE DRIVE THRU WILL GET A NEW ORDER BOARD CANOPY. NEW SIGNAGE WILL BE PROVIDED. THE EXISTING KITCHEN WILL NOT BE MODIFIED OTHER THAN FINISH REPAIR AND CEILING TILE AND LIGHT REPLACEMENT. THE DINING ROOM WILL BE REMODELED WITH AN UPDATED DECOR. THE RESTROOMS WILL BE REMODELED WITH NEW FINISHES.

LEGAL JURISDICTION: CITY OF FRANKLIN, COUNTY OF MILWAUKEE, STATE OF WISCONSIN

CODES

1027 CODE OF ORDINANCES OF THE CITY OF FRANKLIN AND ANY AND ALL ADDITIONS, DELETIONS, AMENDMENTS OR SUPPLEMENTS TO THE CODE

BUILDING AREA

2,591 S.F.

OCCUPANCY

ASSEMBLY - A-2

SEATING

56

PROJECT SUMMARY

OWNER
SUNDANCE, INC.
/o/a NEWKINGSTON COURT
BRIGHTON, MI 48116
CONTACT: RICK EGGLER
PHONE: (248) 343-8810

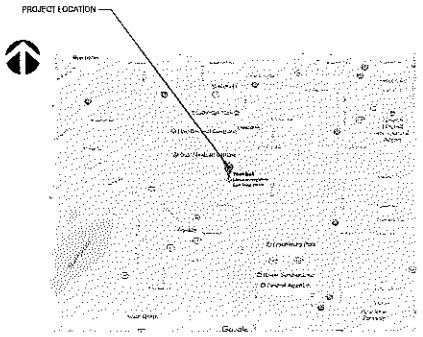
ARCHITECT
EXCEL ENGINEERING
100 CAMELOT DRIVE
FOND DU LAC, WI 54935
CONTACT: JONATHAN BRINKLEY
PHONE: (920) 922-1708
EMAIL: jonathanb@excelengineer.com

PROJECT DIRECTORY

	ISSUED FOR BUILDING APPROVAL - 07/28/2017	ADDENDUM #1 - DATE	ADDENDUM #2 - DATE	ADDENDUM #3 - DATE	CONSTRUCTION BULLETIN #1 - DATE	CONSTRUCTION BULLETIN #2 - DATE	CONSTRUCTION BULLETIN #3 - DATE	CONSTRUCTION BULLETIN #4 - DATE
TITLE/SITE								
T1.0 TITLE SHEET	●							
SITE								
ALTA ALTA/ACSM LAND TITLE SURVEY	●							
C1.0 SITE PLAN	●							
C2.0 SITE DETAILS	●							
DEMOLITION								
D1.0 DEMOLITION FLOOR PLAN	●							
D2.0 DEMOLITION EXTERIOR ELEVATIONS	●							
D3.0 DEMOLITION SECTIONS	●							
STRUCTURAL								
S4.1 TYPICAL TOWER STRUCTURAL SECTIONS	●							
S4.2 DRIVE THRU TOWER STRUCTURAL SECTIONS	●							
S4.3 STRUCTURAL DETAILS	●							
ARCHITECTURAL								
A1.0 FLOOR PLAN	●							
A1.1 DOOR & WINDOW ELEVATIONS & SCHEDULE	●							
A2.0 SEATING PLAN	●							
A3.0 ROOF PLAN	●							
A4.0 EXTERIOR ELEVATIONS	●							
A4.1 EXTERIOR ELEVATIONS	●							
A5.0 WALL SECTIONS	●							
A6.0 CONSTRUCTION DETAILS	●							
A6.1 CONSTRUCTION DETAILS	●							
A7.0 FINISH FLOOR PLAN	●							
A7.1 REFLECTED CEILING PLAN	●							
A7.2 FINISH SCHEDULE	●							
A8.0 INTERIOR ELEVATIONS - DINING ROOM	●							
A8.1 INTERIOR ELEVATIONS & ENLARGED RESTROOMS PLAN	●							
ADA ACCESSIBILITY REQUIREMENTS	●							
FIRE PROTECTION								
FP1.0 FIRE PROTECTION SCHEDULE & NOTES	●							
FP2.0 FIRE PROTECTION PLAN	●							
PLUMBING								
P1.0 PLUMBING SCHEDULES & NOTES	●							
PD1.0 UNDERGROUND PLAN - DEMOLITION	●							
PD2.0 FLOOR PLAN - DEMOLITION	●							
P2.0 WASTE & VENT PLAN	●							
P3.0 WATER & GAS PLAN	●							
ELECTRICAL								
E3.0 POWER FLOOR PLAN	●							
E3.1 LIGHTING & ELECTRICAL DETAILS	●							
E4.0 LIGHTING PLAN & SCHEDULE	●							

SHEET INDEX

PROJECT LOCATION



VICINITY MAP

EXCEL
ARCHITECTS • ENGINEERS • SURVEYORS
100 CAMELOT DRIVE
FOND DU LAC, WI 54935
PHONE: (920) 922-1708
WWW.EXCELENGINEER.COM

PROJECT INFORMATION

PROJECT NUMBER: 1729460

SUCCESSOR REMODEL FOR:
TACO BELL
7141 S 76TH STREET • FRANKLIN, WI 53132

PROFESSIONAL SEAL

WISCONSIN JONATHAN BRINKLEY 10902-6 FOND DU LAC, WISCONSIN ARCHITECT

SHEET DATES

ISSUE DATE: JULY 28, 2017

REVISIONS

SHEET INFORMATION

TITLE SHEET

SHEET NUMBER

T1.0

ALTA/ACSM LAND TITLE SURVEY

Known as 7141 South 76th Street, in the City of Franklin, Milwaukee County, Wisconsin.

PARCEL A:
Lot 3, in Franklin Plaza Subdivision, being a correction of part of Lot 1, of Block 3, in Reuben Homestead, that portion of Reuben Homestead, and the abutting streets, vacated by Circuit Court Action Case No. 397644, Amended Document recorded February 21, 1973, on Reel 725, Image 1031, as Document No. 4741471 and by the City of Franklin Resolution No. 93-2666 recorded January 27, 1993, on Reel 2657, Image 226, as Document No. 6722858, part of the Whitnall Park Terrace Condominium, Lot 2, Lot 3, Outlot 3 and Outlot 4 in Whitnall Park Terrace Replat and lands all being a part of the Northeast 1/4 and the Southeast 1/4 of the Northwest 1/4 of Section 9, in Town 5 North, Range 21 East, in the City of Franklin, County of Milwaukee, State of Wisconsin.

PARCEL B: (not surveyed)
Easement for the benefit of Parcel A created by Declaration of Restrictions and Reciprocal Easement Agreement dated April 14, 1993 and recorded on April 16, 1993, on Reel 3014, Image 175, as Document No. 6753870, as amended by First Amendment to Declaration of Restrictions and Reciprocal Easement Agreement dated April 14, 1993, and recorded November 12, 1993, on Reel 3161, Image 455, as Document No. 6855991 for ingress and egress as provided for therein and as shown on the recorded plat.

PARCEL C: (not surveyed)
Easement for the benefit of Parcel A created by Declaration of Restrictions and Reciprocal Easement Agreement dated April 12, 1993, and recorded April 16, 1993, on Reel 3014, Image 1704, as Document No. 6753871 for the installation and maintenance of drainage and public utilities as provided for therein and as shown on the recorded plat.

Prepared for: Tess Bell

Survey No. 153364-RMK

A. Basis of Bearings
Bearings are based on the West line of South 76th Street, which is assumed to bear South 00°15'25" East.

B. Title Commitment
This survey was prepared based on Commonwealth Title Insurance Company title commitment number CO-1343, effective date of January 2, 2014, which lists the following easements and/or restrictions from schedule B-II:

10. Covenants, conditions and restrictions as set forth in the document
Recording Date: April 16, 1993
Recording No: 6753872, [illegible]

11. Covenants, conditions and restrictions as set forth in the document
Recording Date: April 16, 1993
Recording No: 6753873, [illegible]
Modification(s) of said covenants, conditions and restrictions
Recording Date: November 12, 1993
Recording No: 6855991, [illegible]

12. Reciprocal Easement Agreement contained in Declaration of Restrictions and Reciprocal Easement Agreement described above. [illegible]

13. Covenants, conditions and restrictions as set forth in the document
Recording Date: April 16, 1993
Recording No: 6753871, [illegible]

14. Reciprocal Easement Agreement contained in Declaration of Restrictions and Reciprocal Easement Agreement described above. [illegible]

15. Covenants, conditions and restrictions as set forth in the document
Recording Date: April 28, 1994
Recording No: 6941268, [illegible]

16. Temporary Limited Easement set forth in Award of Damages, dated July 5, 1990, and recorded July 16, 1992, on Reel 2822, Image 1621, as Document No. 6607883. [illegible]

17. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document;
Granted to: Wisconsin Electric Power Company and Wisconsin Gas, Inc.
Recording Date: April 28, 1994
Recording No: 6941268, [illegible]

18. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document;
Granted to: Wisconsin Electric Power Company and Wisconsin Telephone Company
Recording Date: February 20, 1962
Recording No: 3833552, [illegible]

19. Restrictions shown on that certain map/plat
Recording Date: April 16, 1993
Recording No: 6753862
Which among other things recites
Note: Lot 3, 4, 5 & 6 Restricted to No Direct Vehicular Access to S. 76th St. (C.T.H. "U"). [illegible]
Ingress & Egress Easement for the benefit of Lot 3. [illegible]
Easement reserved for the Installation and Maintenance of Drainage and Public Utilities for the benefit of Lots 1, 2, 3, 4 & 5. [illegible]
20' Public Utility Easement. [illegible]
30' Public Utility Easement. [illegible]

20. Resolution No. 2004-5725, recorded as Document No. 8872700. [illegible]

21. Resolution No. 2009-4524, recorded as Document No. 9716734. [illegible]

22. Resolution No. 2009-6500, recorded as Document No. 9787887. [illegible]

C. Flood Note
According to flood insurance rate map of the City of Franklin, community panel number 55079C0142E, effective date of September 26, 2008, this site falls in zone X (areas determined to be outside the 0.2% annual chance floodplain).

D. Parking Spaces
There are 34 regular and 2 handicapped parking spaces marked on the site.

E. Municipal Zoning - information obtained by surveyor
The basic zoning information listed below is taken from municipal codes and does not reflect all regulations that may apply - site is zoned Planned Development District No. 16.

Street setback - 50'
Side yard setback - North 15', South 5'
Rear yard setback - 5'
Maximum height - none

F. Notes
There is no observable evidence of current earth moving work, building construction or building additions as of the field date of this survey.

There are no changes in street right of way lines if information is available from the controlling jurisdiction as of the field date of this survey.

There is no observable evidence of recent street or sidewalk construction or repairs as of the field date of this survey.

There is no observable evidence of site used as a solid waste dump, sump or sanitary landfill as of the field date of this survey.

There is no observable evidence of wetland flags on the site, as of the field date of this survey.

Due to existing snow cover, there may be improvements on the site that were not visible or observed as of the date of this survey.

To: Sundance, Inc., a Michigan corporation;
Kensington Management, Inc., a Michigan corporation,
Wells Fargo Bank, National Association, as administrative agent, its successors and/or assigns
QSR INC. as Sublessor Lessee,
New BERLIN ENTERPRISES LLC as Sublessee Lessee and
Commonwealth Land Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes items 1, 2, 3, 4, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 11(b), 13, 14, 16, 17, 18, 19, 20 and 21, in the amount of two million dollars, of Table A thereof. The field work was completed on March 18, 2014.

Date of Plat or Map: March 27, 2014

John P. Cawucci
Registered Land Surveyor
Registration Number 2056

WISCONSIN JOHN P. CAWUCCI S-2056 LAND SURVEYOR

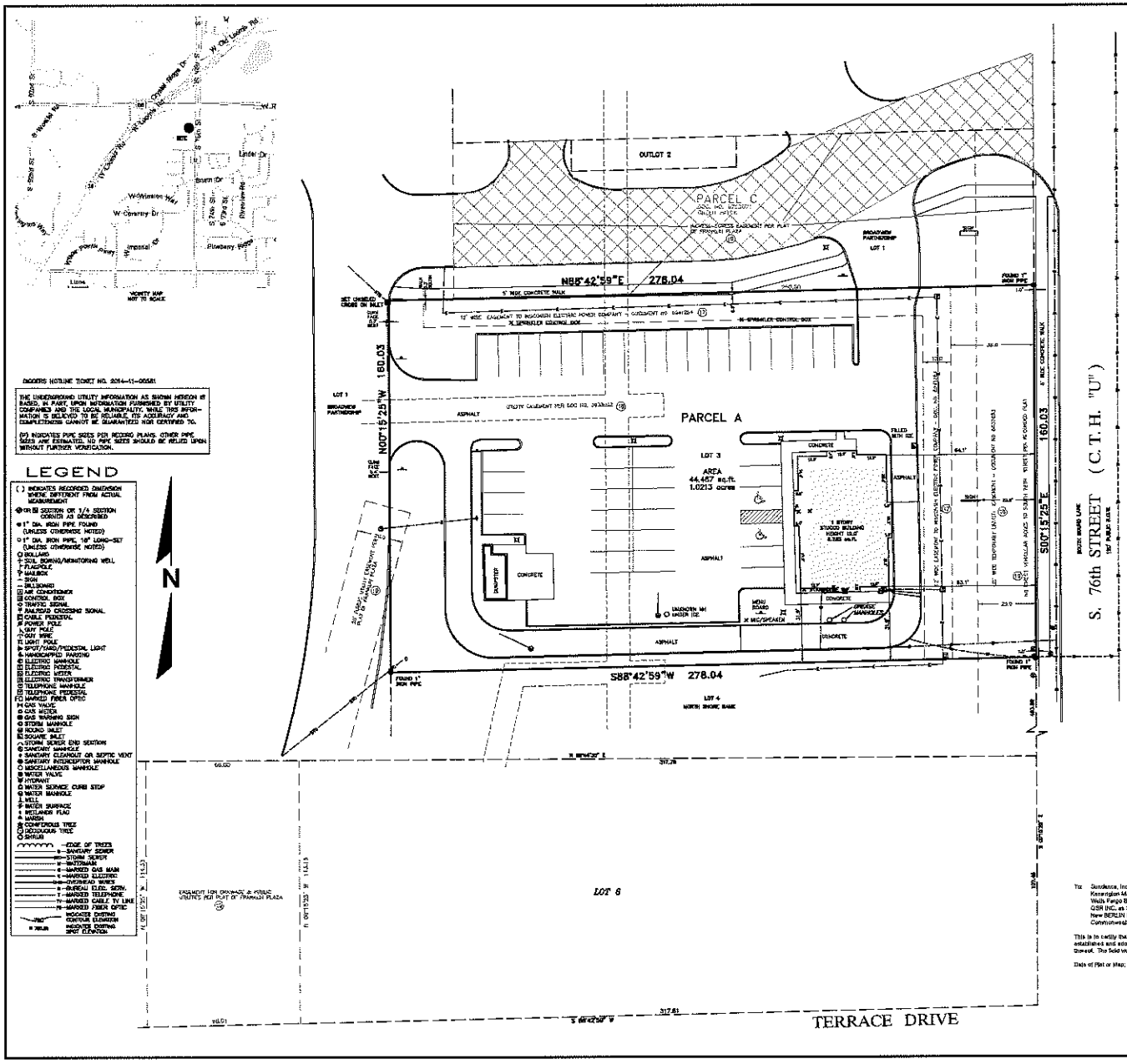
R.A. Smith National, Inc.

Beyond Surveying and Engineering

16105 W. Glenhurst Road, Brookfield, WI 53005
262-781-1650 Fax 262-781-1671 www.rasmithnational.com
Anchorage, AK Boise, ID Chicago, IL Houston, TX
S:\153364\dwg\ALTA\7100 Dwg\Franklin.dwg

SHEET 1 OF 2

R.A. Smith National, Inc.



DIGGERS HOTLINE TICKET NO. 2014-11-00581

THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

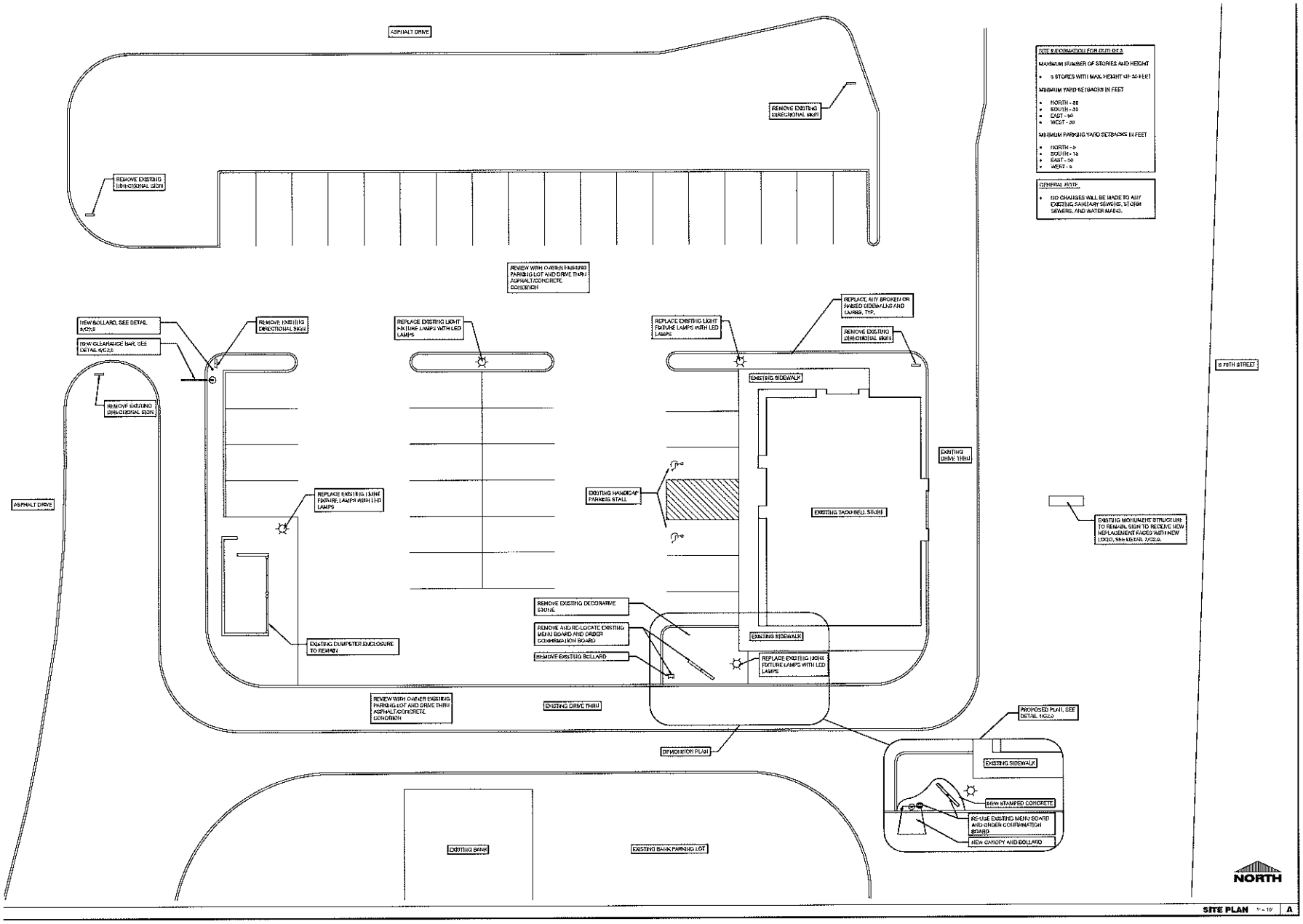
(S) INDICATES PIPE SIZES PER RECORD PLANS. OTHER PIPE SIZES ARE ESTIMATED. NO PIPE SIZES SHOULD BE RELIED UPON WITHOUT FURTHER VERIFICATION.

LEGEND

- ( ) INDICATES RECORDED DIMENSION WHERE DIFFERENT FROM ACTUAL MEASUREMENT
- CR SECTION OR 1/4 SECTION CORNER AS DESCRIBED
- 1" DIA. IRON PIPE FOUND (UNLESS OTHERWISE NOTED)
- 1" DIA. IRON PIPE, 18" LONG-SET (UNLESS OTHERWISE NOTED)
- BOLLARD
- SOIL BORING/MONITORING WELL
- FLAGPOLE
- MAILBOX
- SIGN
- BILLBOARD
- AIR CONDITIONER
- CONTROL BOX
- TRAFFIC SIGNAL
- RAILROAD CROSSING SIGNAL
- CABLE PEDESTAL
- POWER POLE
- GUY POLE
- GUY WIRE
- LIGHT POLE
- SPOT/YARD/PEDESTAL LIGHT
- HANDICAPPED PARKING
- ELECTRIC MANHOLE
- ELECTRIC PEDESTAL
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- MARKED FIBER OPTIC
- GAS VALVE
- GAS METER
- GAS WARNING SIGN
- STORM MANHOLE
- ROUND INLET
- SQUARE INLET
- STORM SEWER END SECTION
- SANITARY MANHOLE
- SANITARY CLEANOUT OR SEPTIC VENT
- SANITARY INTERCEPTOR MANHOLE
- MISCELLANEOUS MANHOLE
- WATER VALVE
- HYDRANT
- WATER SERVICE CURB STOP
- WATER MANHOLE
- WELL
- WATER SURFACE
- WETLANDER FLAG
- MARSH
- CONIFEROUS TREE
- DECIDUOUS TREE
- SHRUB
- EDGE OF TREES
- S — SANITARY SEWER
- STORM SEWER
- W — WATERMAIN
- G — MARKED GAS MAIN
- E — MARKED ELECTRIC
- OVERHEAD WIRES
- E — OVERHEAD ELEC. SERV.
- T — MARKED TELEPHONE
- TV — MARKED CABLE TV LINE
- FO — MARKED FIBER OPTIC
- 760 INDICATES EXISTING CONTOUR ELEVATION
- 760.00 INDICATES EXISTING SPOT ELEVATION

N

SHEET 1 OF 2



SITE PLAN 1" = 10' A

SITE INFORMATION FOR CITY OF F.

MAXIMUM NUMBER OF STORIES AND HEIGHT

- 3 STORES WITH MAX. HEIGHT OF 50 FEET

MINIMUM YARD SETBACKS IN FEET

- NORTH - 30
- SOUTH - 30
- EAST - 30
- WEST - 30

MINIMUM PARKING YARD SETBACKS IN FEET

- NORTH - 0
- SOUTH - 10
- EAST - 50
- WEST - 0

GENERAL NOTE:

- NO CHANGES WILL BE MADE TO ANY EXISTING SANITARY SEWERS, STORM SEWERS, AND WATER MAINS.

EXCEL
ARCHITECTS • ENGINEERS • SURVEYORS
190 CAMELOT DRIVE
FOND DU LAC, WI 54935
PHONE: (920) 926-9800
WWW.EXCELENGINEER.COM

PROJECT INFORMATION

PROJECT NUMBER: 1729460

SUCCESSOR REMODEL FOR:
TACO BELL
7141 S 76TH STREET • FRANKLIN, WI 53132

PROFESSIONAL SEAL

WISCONSIN JONATHAN BRINKLEY S2398-6 FOND DU LAC PROFESSIONAL ENGINEER

SHEET DATES

ISSUE DATE: JULY 28, 2017

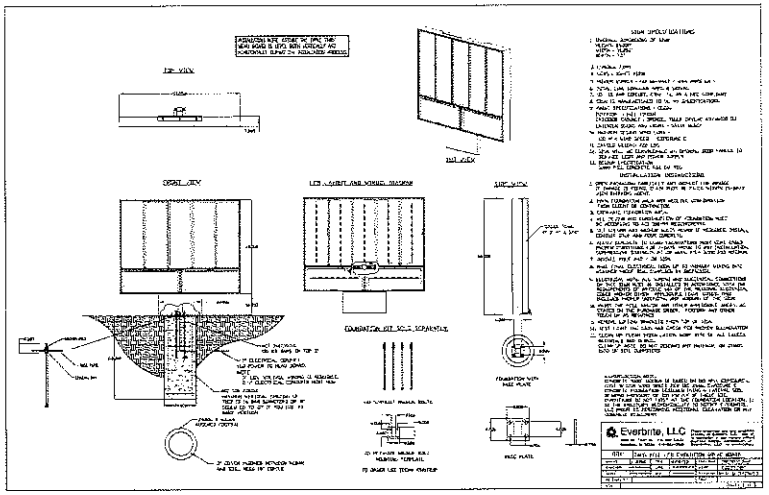
REVISIONS:

SHEET INFORMATION

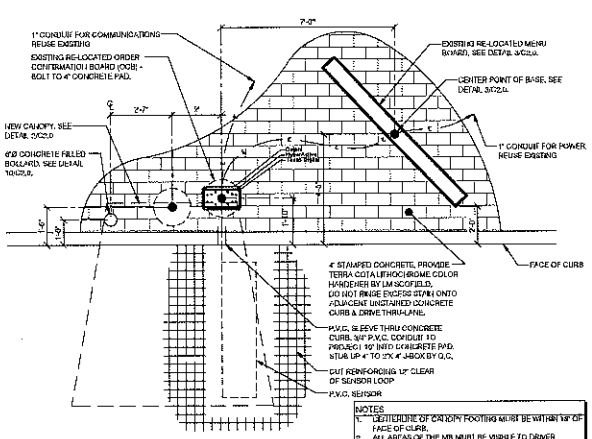
SITE PLAN

SHEET NUMBER

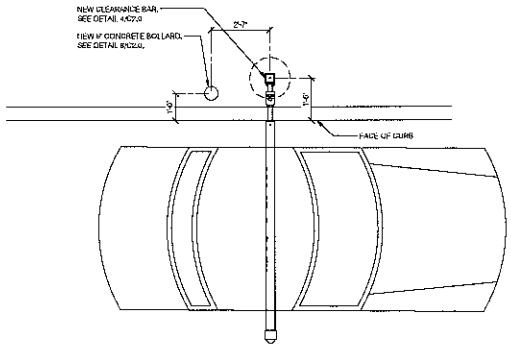
C1.0



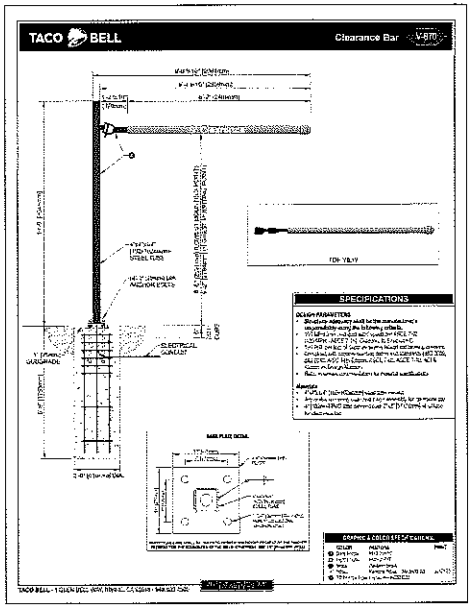
MENU BOARD SPECS N.T.S. 3



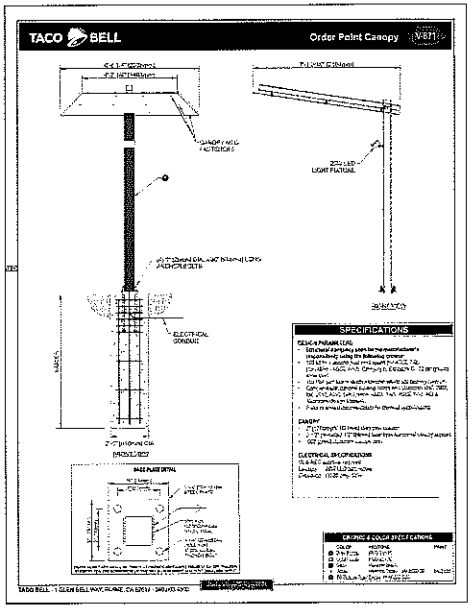
MENU BOARD DETAIL N.T.S. 1



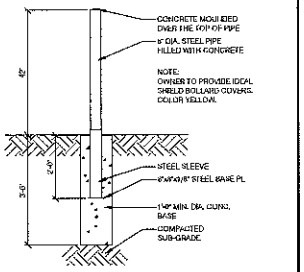
CLEARANCE BAR DETAIL N.T.S. 6



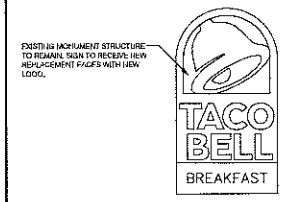
CLEARANCE BAR DETAIL N.T.S. 4



CANOPY DETAIL N.T.S. 2



BOLLARD DETAIL N.T.S. 8



EXISTING SIGN N.T.S. 7

EXCEL
ARCHITECTS • ENGINEERS • SURVEYORS
100 CAMELOT DRIVE
FOND DU LAC, WI 54935
PHONE: (920) 925-9800
WWW.EXCELENGINEER.COM

PROJECT INFORMATION

PROJECT NUMBER 1729460

SUCCESSOR REMODEL FOR:
TACO BELL
7141 S 76TH STREET • FRANKLIN, WI 53132

PROFESSIONAL ENGINEER
WISCONSIN
JONATHAN BRINKLEY
37858-6
FOND DU LAC
PROFESSIONAL ENGINEER

SHEET DATES

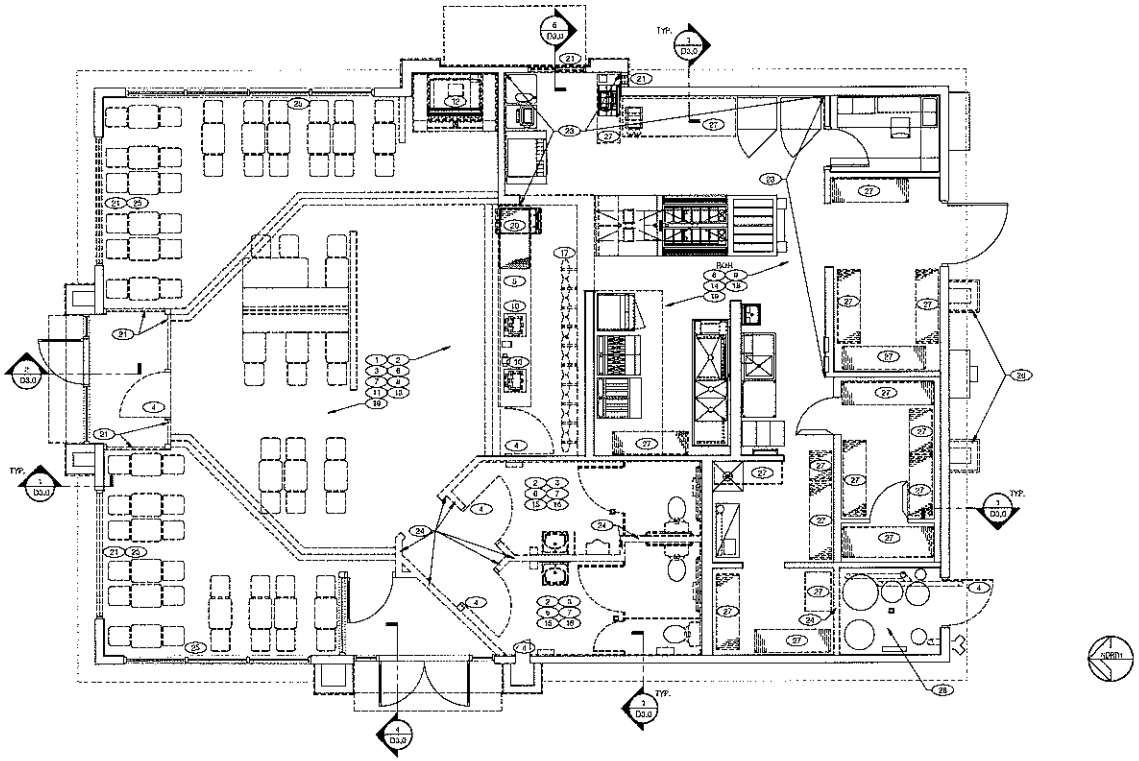
ISSUE DATE JULY 28, 2017

REVISIONS

SHEET INFORMATION

SITE DETAILS

SHEET NUMBER
C2.0



DEMOLITION FLOOR PLAN 1/4" = 1'-0" A

GENERAL DEMOLITION NOTES:

1. CAREFULLY DEMOLISH AND REMOVE FROM THE SITE THOSE ITEMS SCHEDULED FOR DEMOLITION. REMOVE ITEMS AS SHOWN ON THE PLANS AND AS DIRECTED BY THE OWNER.
2. BY CAREFUL STUDY OF THE CONTRACT DOCUMENTS, DETERMINE THE LOCATION AND EXTENT OF SELECTIVE DEMOLITION TO BE PERFORMED.
3. IN COMPANY WITH THE OWNERS REPRESENTATIVE, VISIT THE SITE AND VERIFY THE EXTENT AND LOCATION OF SELECTIVE DEMOLITION REQUIRED.
   3.1. CAREFULLY IDENTIFY LIMITS OF SELECTIVE DEMOLITION.
   3.2. MARK INTERFACE SURFACES AS REQUIRED TO ENABLE WORKMEN ALSO TO IDENTIFY ITEMS TO BE REMOVED AND ITEMS TO BE LEFT IN PLACE INTACT.
4. PREPARE AND FOLLOW AN ORGANIZED PLAN FOR DEMOLITION AND REMOVAL OF ITEMS.
   4.1. COMPLETELY REMOVE ITEMS SCHEDULED TO BE DEMOLISHED AND THE REMOVAL OF ITEMS MUST BE DONE IN A MANNER TO LEAVE SURFACES CLEAN, SOUND AND READY TO RECEIVE NEW MATERIALS AS SPECIFIED ELSEWHERE.
   1.2. IN ALL ACTIVITIES COMPLY WITH PERTINENT REGULATIONS OF GOVERNMENTAL AGENCIES HAVING JURISDICTION.
5. DEMOLISHED MATERIAL SHALL BE CONSIDERED TO BE PROPERTY OF THE CONTRACTOR AND SHALL BE COMPLETELY REMOVED FROM THE JOB SITE UNLESS CALLED FOR TO BE SALVAGED BY THE DRAWING OR THE OWNER.
6. REMOVE ALL EXISTING FINISHES SUCH AS GYPSUM BOARD, CEILINGS, FLOORING, ETC. NOTED TO BE DEMOLISHED.
7. REPAIR ALL EXISTING CONCRETE FLOOR SLABS AS DIRECTED BY THE OWNER.
8. RELOCATE UTILITY EQUIPMENT AS DIRECTED BY THE OWNER. CARE SHOULD BE EXERCISED DURING CONSTRUCTION SO AS NOT TO DISTURB EXISTING SERVICES.
9. INSPECT INTERIOR AND EXTERIOR WALLS. REPLACE ANY DAMAGED SUBSTRATE WALLS ETC. INSPECT DRINK ROOM WINDOWS & WALLS BELOW WINDOWS FOR EVIDENCE OF MOISTURE DAMAGE & IMPROPERLY INSTALLED FLASHING. VERIFY WITH OWNER.
10. SEE SITE PLAN FOR ANY SITE DEMO WORK.

DEMOLITION NOTES F

DEMO ITEMS AS INDICATED (SEE KEY NOTES)

DEMOLITION LEGEND E

1. REMOVE ALL DINING AREA SEATS, TABLES, CONDIMENT TABLE, TRASH ENCLOSURES, DIVIDER WALLS, PLANTS AND QUEUING LINE.
2. REMOVE ALL EXISTING TILE FLOORING AND BASE - PATCH AND REPAIR CONCRETE AS REQUIRED.
3. REMOVE EXISTING SPEAKERS, SECURITY EQUIPMENT & SMOKE DETECTORS. SAVE FOR RE-INSTALLATION.
4. REMOVE EXISTING DOORS.
5. REMOVE EXISTING COUNTER AND ASSOCIATED WALLS/FRAMING.
6. REMOVE EXISTING LIGHT FIXTURES.
7. REMOVE EXISTING WALL WAINSCOT, WALLPAPER, WALL TILE AND OTHER WALL FINISHES AS REQUIRED. REPLACE SUBSTRATE AS REQUIRED.
8. PATCH CONCRETE SLAB AND CORE HOLES AS NEEDED.
9. PROTECT EXISTING EQUIPMENT FROM DUST AND DEBRIS.
10. POS REGISTERS SHOULD NOT BE DISCONNECTED FROM NETWORK UNLESS PAR TECHNICIAN IS PRESENT. RELOCATE DURING CONSTRUCTION.
11. REMOVE EXISTING CEILING GYPSUM BOARD SOFFITS AND ASSOCIATED FRAMING AS REQUIRED FOR NEW CONSTRUCTION.
12. REMOVE DRINK MACHINE AND ICE MACHINE. SAVE FOR RE-INSTALLATION. REMOVE EXISTING DRINK TABLE.
13. REMOVE EXISTING EGRESS LIGHTING DEVICES. SAVE FOR RE-INSTALLATION.
14. REMOVE EXISTING GRILLES, DIFFUSERS, AND OTHER HVAC DEVICES.
15. REMOVE EXISTING TOILETS, SINKS, URINAL, SOAP DISPENSERS, TOILET PAPER DISPENSERS, GRAB BARS AND MIRRORS. RE-INSTALL EXISTING FIXTURES AFTER NEW FINISHES ARE INSTALLED. COORDINATE WITH OTHER TRADES.
16. REMOVE EXISTING HAND DRYERS AND PAPER TOWEL DISPENSERS.
17. REMOVE EXISTING MENU BOARD.
18. EXISTING CEILING GRID TO REMAIN, REPAIR WHERE NECESSARY.
19. REMOVE EXISTING CEILING TILE.
20. RELOCATE EXISTING DRINK SYSTEM FRUITSTA MACHINE DURING CONSTRUCTION. SAVE FOR RE-INSTALLATION.
21. REMOVE WINDOW FRAME AND GLAZING.
22. NOT USED.
23. REMOVE EXISTING WALL TILE. VERIFY EXTENTS WITH OWNER.
24. EXISTING INTERIOR WALL TO BE REMOVED AS INDICATED. PRIOR TO REMOVAL DETERMINE IF WALL IS BEARING. IF BEARING, NOTIFY EXCEL ENGINEERING PRIOR TO REMOVAL.
25. REMOVE EXISTING SUBSTRATE BELOW EXISTING WINDOWS TO INSPECT FRAMING FOR DAMAGE. REPLACE IF REQUIRED.
26. REMOVE TOWER FRAMING AND SHEATHING ALONG WITH RELATED FOUNDATIONS.
27. REMOVE EXISTING SHELVING/TABLE.
28. SEE PLUMBING DRAWINGS FOR DEMOLITION WORK.

KEY NOTES B

EXCEL
ARCHITECTS • ENGINEERS • SURVEYORS
100 CAMELOT DRIVE
FOND DU LAC, WI 54935
PHONE: (920) 926-9800
WWW.EXCELENGINEER.COM

PROJECT INFORMATION

PROJECT NUMBER 1729460

SUCCESSOR REMODEL FOR:
TACO BELL
7141 S 76TH STREET • FRANKLIN, WI 53132

PROFESSIONAL SEAL
WISCONSIN JONATHAN BRINKLEY 105026-6 FOND DU LAC, WISCONSIN ARCHITECT

SHEET DATES

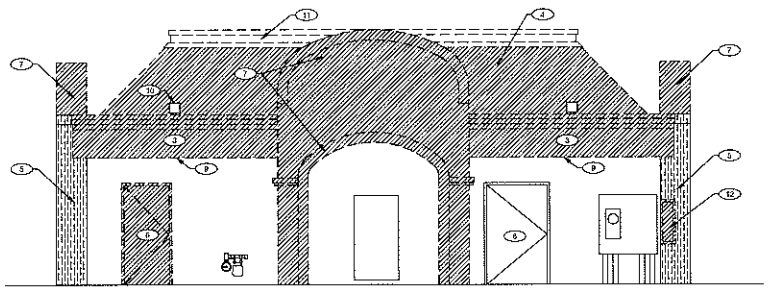
ISSUE DATE JULY 26, 2017

REVISIONS

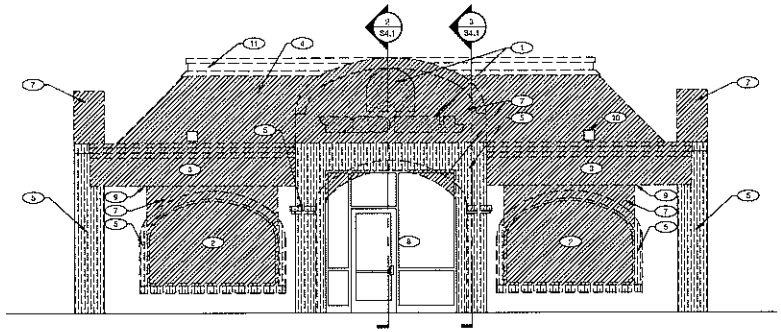
SHEET INFORMATION

DEMOLITION FLOOR PLAN

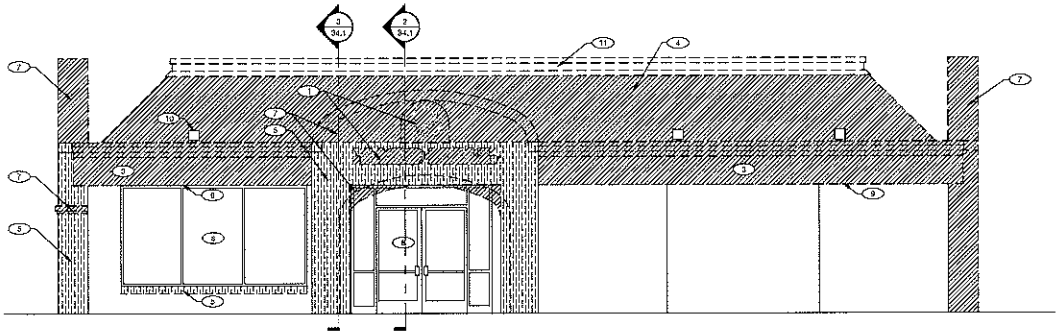
SHEET NUMBER
D1.0



REAR ELEVATION 1/4" = 1'-0" | F



FRONT ELEVATION 1/4" = 1'-0" | A

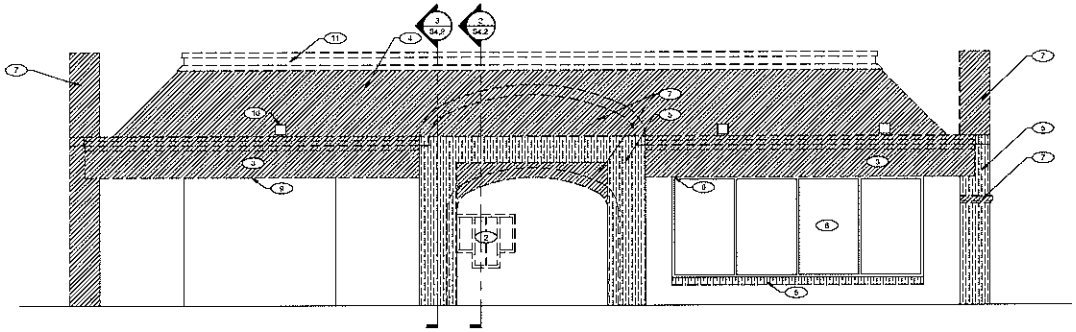


WALK UP SIDE ELEVATION 1/4" = 1'-0" | D

EXISTING TO BE REMOVED

EXISTING FINISH TO BE REMOVED (INCLUDING ALL STUCCO PROTRUSIONS, STRUCTURE TO REMAIN AND RETROFITTED PER NEW DESIGN.

DEMOLITION LEGEND | B



DRIVE THRU SIDE ELEVATION 1/4" = 1'-0" | E

1. EXISTING BUILDING SIGNS TO BE REMOVED.
2. REMOVE EXISTING WINDOW AS REQUIRED FOR NEW WINDOW - SEE FLOOR PLAN AND ELEVATIONS.
3. REMOVE EXISTING LIGHT SOFFIT FRAMING AS REQUIRED FOR NEW CONSTRUCTION - SEE WALL SECTIONS FOR EXTENT OF DEMOLITION.
4. DEMO EXISTING SPANISH ROOF TILES, TYP.
5. EXISTING FINISH TO BE REMOVED, STRUCTURE TO REMAIN - SEE DEMOLITION LEGEND.
6. REMOVE EXISTING DOOR AND INFILL WITH MATCHING ADJACENT CONDITION.
7. PORTION OF WALL OR TOWER TO BE REMOVED AS INDICATED. PROTECT EXISTING STRUCTURE AND STOREFRONT.
8. EXISTING DOOR, FRAME, SIDELIGHT, WINDOW TO REMAIN.
9. REMOVE EXISTING LIGHTING. SEE SHEET E4.0 FOR NEW SOFFIT LIGHT LOCATIONS.
10. REPAIR/REPLACE ROOF FLOOD LIGHTS AS NECESSARY.
11. REMOVE EXISTING FLASHING.
12. REMOVE WINDOW FRAME AND GLAZING.

KEYNOTES | C

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PROJECT INFORMATION

PROJECT NUMBER: 1729460

SUCCESSOR REMODEL FOR:
TACO BELL
7141 S 76TH STREET • FRANKLIN, WI 53132

PROFESSIONAL SEAL
WISCONSIN JONATHAN BRINGLEY 105902-6 FOND DU LAC, WISCONSIN ARCHITECT

SHEET DATES

ISSUE DATE: JULY 28, 2017

REVISIONS

SHEET INFORMATION

DEMOLITION EXTERIOR ELEVATIONS

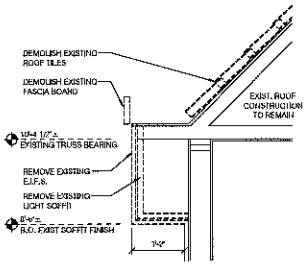
SHEET NUMBER

D2.0

NOT USED 7

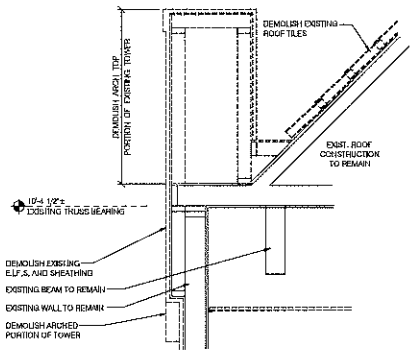
NOT USED 5

NOT USED 3

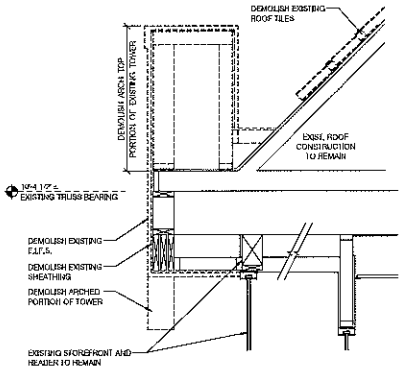


TYPICAL SOFFIT DEMOLITION WORK 3/4" = 1'-0" 1

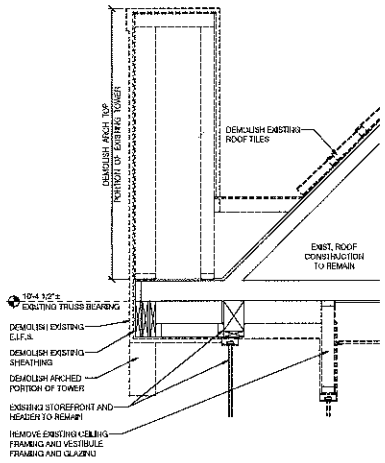
NOT USED 8



DRIVE THRU TOWER DEMOLITION WORK 1" = 1'-0" 6



WALK UP TOWER DEMOLITION WORK 1" = 1'-0" 4



FRONT TOWER DEMOLITION WORK 3/4" = 1'-0" 2

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PROJECT INFORMATION

PROJECT NUMBER 1729460

SUCCESSOR REMODEL FOR:
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PROFESSIONAL SEAL

WISCONSIN JONATHAN BRINKLEY 106026 FOND DU LAC, WISCONSIN ARCHITECT

SHEET DATES

ISSUE DATE JULY 28, 2017

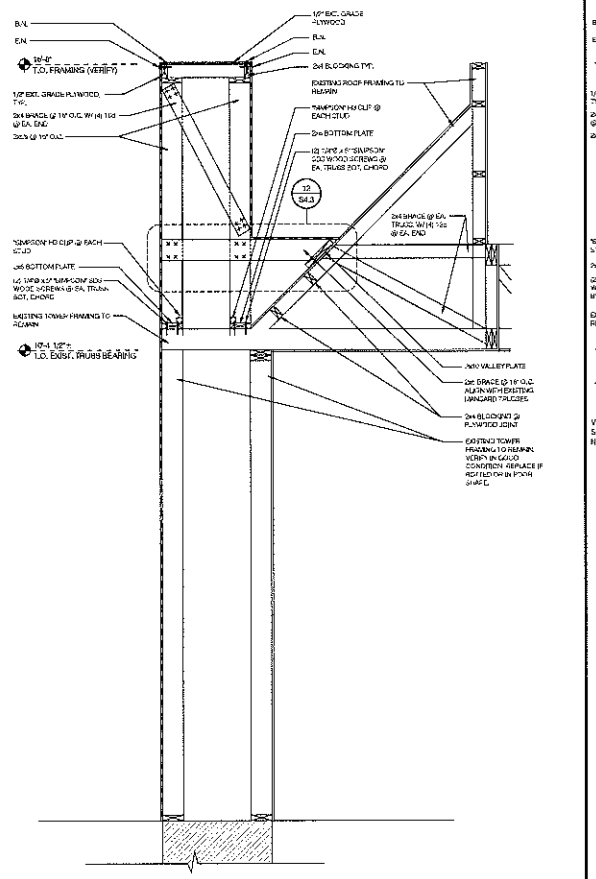
REVISIONS:

SHEET INFORMATION

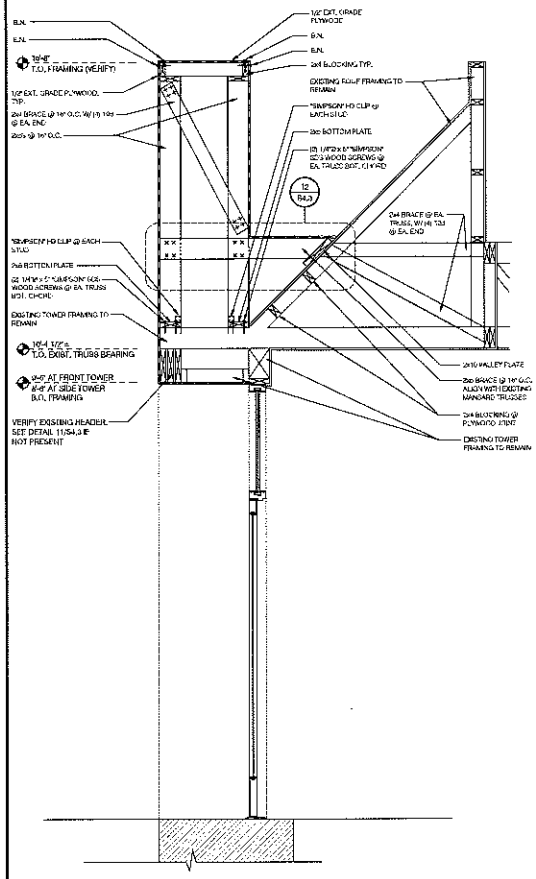
DEMOLITION SECTIONS

SHEET NUMBER

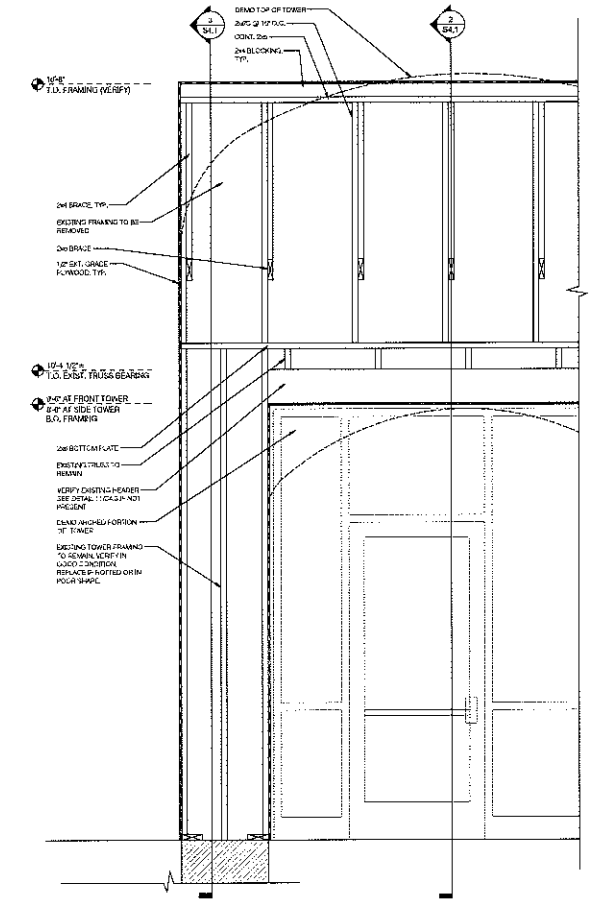
D3.0



TYPICAL TOWER SECTION @ LEG 3/4" = 1'-0" | 3



TYPICAL TOWER SECTION @ DOOR 3/4" = 1'-0" | 2



TYPICAL TOWER FRONT SECTION 3/4" = 1'-0" | 1

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PROFESSIONAL SEAL

WISCONSIN JONATHAN BRINKLEY 37358-6 FOND DU LAC PROFESSIONAL ENGINEER

SHEET DATES

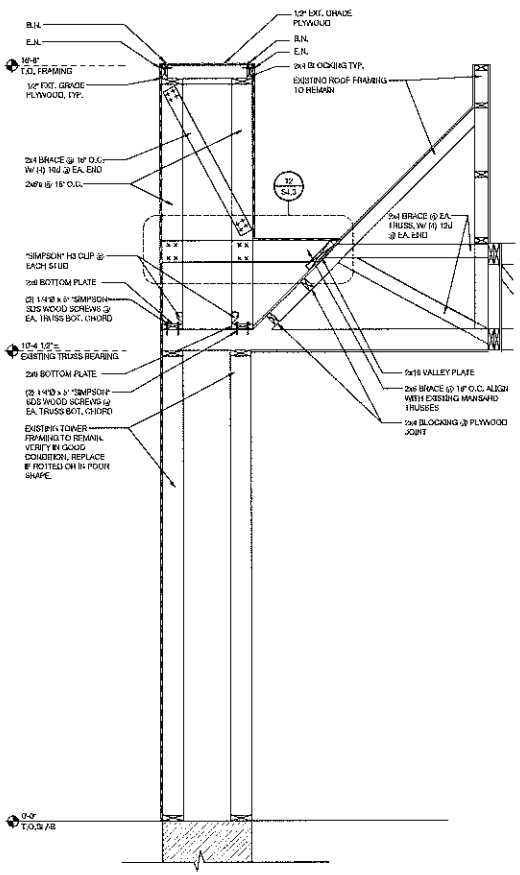
ISSUE DATE: JULY 28, 2017

SHEET INFORMATION

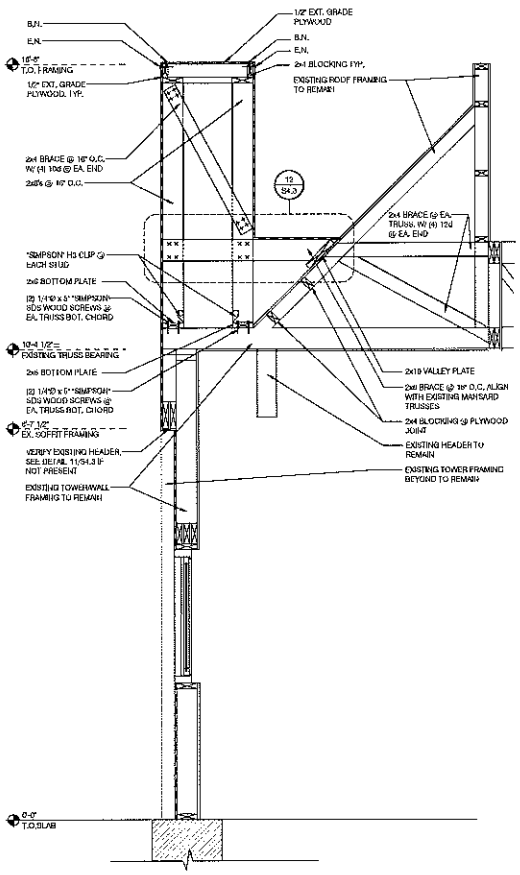
TYPICAL TOWER STRUCTURAL SECTIONS

SHEET NUMBER

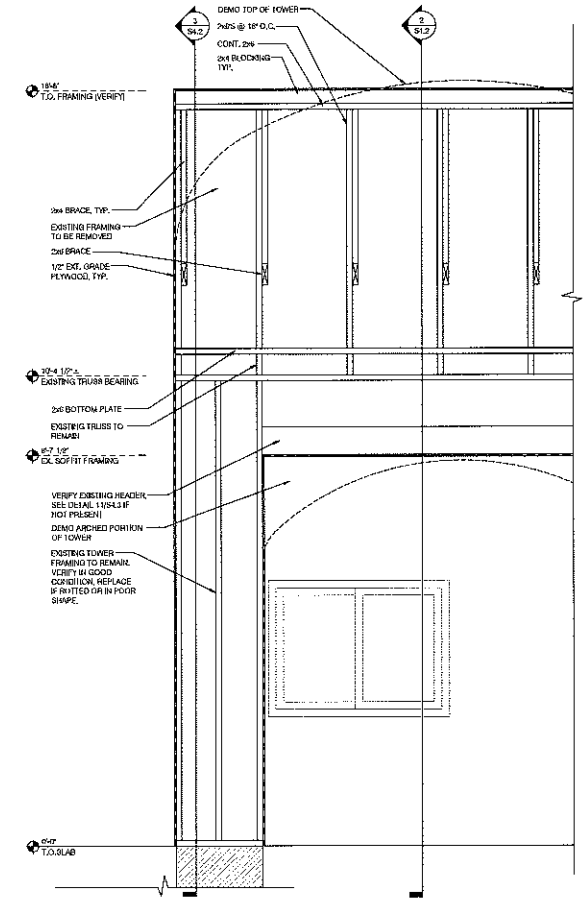
S4.1



DRIVE THRU TOWER SECTION @ LEG 3/4" = 1'-0" **3**



DRIVE THRU TOWER SECTION @ WINDOW 3/4" = 1'-0" **2**



DRIVE THRU TOWER FRONT SECTION 3/4" = 1'-0" **1**

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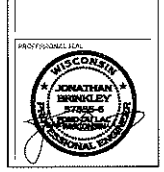
PROFESSIONAL SEAL



SHEET DATES

ISSUE DATE: JULY 28, 2017

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SHEET INFORMATION

DRIVE THRU TOWER STRUCTURAL DETAILS

SHEET NUMBER:

S4.2

NOT USED 17

NOT USED 13

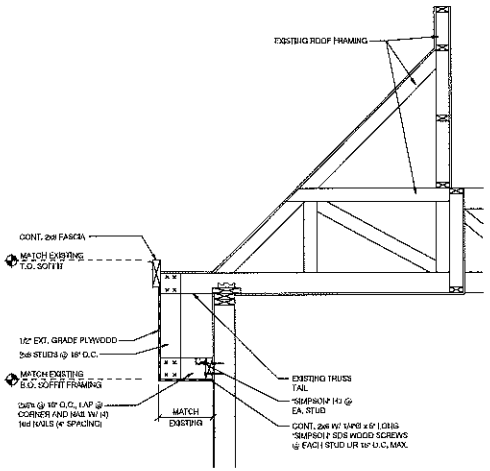
NOT USED 9

NOT USED 18

NOT USED 14

E.N. (EDGE NAILING) = 10d @ 6"
B.N. (BOUNDARY NAILING) = 10d @ 6" O.C.
F.N. (FIELD NAILING) = 16d @ 8" O.C.

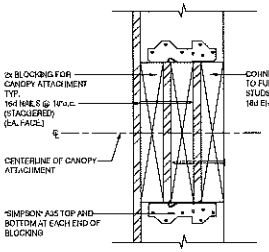
NAILING SCHEDULE 10



RECONSTRUCTED SOFFIT/FASCIA 3/4" = 1'-0" 2

NOT USED 19

NOT USED 15

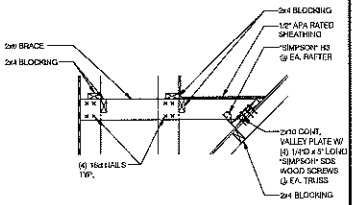


CANOPY BLOCKING DETAIL 3" = 1'-0" 11

NOT USED 4

NOT USED 20

NOT USED 16



RAFTER CONNECTION DETAIL 3/4" = 1'-0" 12

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PROJECT INFORMATION

PROJECT NUMBER: 1729460

SUCCESSOR REMODEL FOR:
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PROFESSIONAL SEAL

WISCONSIN JONATHAN BRINKLEY 32395-6 FOND DU LAC PROFESSIONAL ENGINEER

SHEET DATES

ISSUE DATE: JULY 28, 2017

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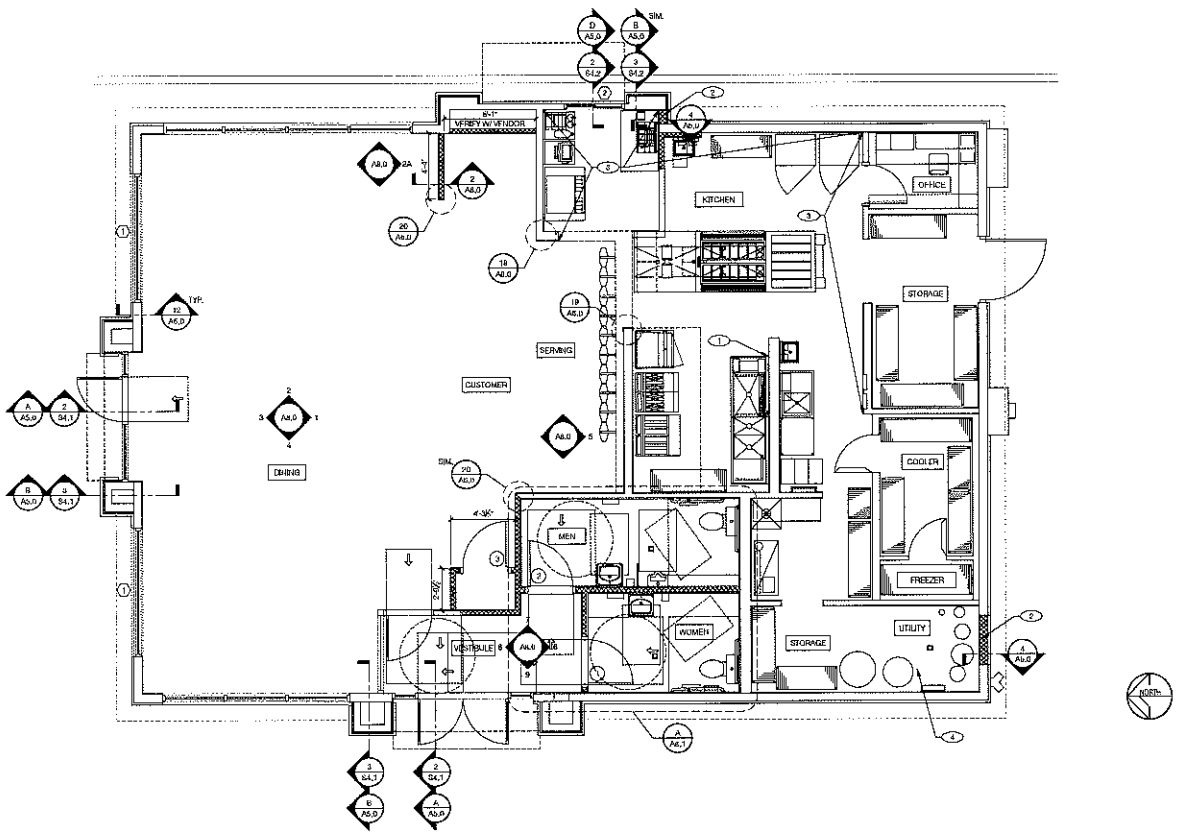
SHEET INFORMATION

STRUCTURAL DETAILS

SHEET NUMBER

S4.3



GENERAL NOTE:
CONTRACTOR TO VERIFY LOCATIONS OF ALL EXISTING UTILITIES ENTERING THE BUILDING. IF REQUIRED, RE-ROUTE/RE-LOCATE UTILITIES BASED ON LOCATION OF NEW CONSTRUCTION ELEMENTS. VERIFY NEW LOCATIONS OF UTILITIES WITH OWNER AND/OR UTILITY COMPANY.

FLOOR PLAN 1/4"=1'-0" **A**

TYPICAL NEW INTERIOR WALL
2x4 WD STUDS AT 16" O.C. W/ 1/2" GYP. BD. SUBSTRATE U.O.N. USE MOISTURE RESISTANT GYP. BD. BEHIND ALL CERAMIC WALL TILE.

WALL LEGEND **F**

NOT USED **E**

DIMENSIONS:
A. DIMENSIONS THAT ORIGINATE FROM EXISTING ELEMENTS OF THE BUILDING ARE FROM FACE OF FINISH. ALL OTHER DIMENSIONS ARE TO FACE OF STUD U.O.N.

B. DIMENSIONS NOTED AS "CLEAR" OR "MIN" ARE MIN. REQD. NET CLEARANCE FROM FACE OF WALL / ASSEMBLY FINISH. VERIFY FINAL EQUIPMENT SIZES W/ VENDOR PRIOR TO INT. WALL FRAMING.

WINDOWS / DOORS
A. SEE SHEET A1.1 FOR WINDOW AND DOOR TYPES.

FINISH SUBSTRATES
A. PROVIDE 1/2" THICK CEMENTITIOUS BD. FROM FLOOR SLAB TO 10" A.F.F. MIN. IN LIEU OF GYP. BD. AT ALL WALLS WITHIN REMODELED AREAS OF WORK, EXCEPT SHEARWALL SURFACES, U.O.N. SEE DETAIL 12/A6.0.

B. ALL JOINTS, GAPS OR SPACES LEADING TO ALL HOLLOW OR INACCESSIBLE SPACES SHALL BE SEALED WITH "NSF INTERNATIONAL" APPROVED SEALANTS.

DECOR:
A. SEE A2.0 FOR SEATING PLAN AND DETAILS.
B. SEE A2.0 FOR FLOOR FINISHES.
C. SEE A6.0 - A6.3 FOR WALL FINISHES.
D. SEE A7.1 FOR CEILING FINISHES.

GENERAL:
A. ALL ATTACHMENTS MADE THROUGH E.I.F.S. SHALL BE BUSHED TO PREVENT DAMAGE TO THE FINISH, SEE DETAIL 7/A6.0.

B. ALL PENETRATIONS THROUGH E.I.F.S. SHALL BE SEALED USING NFRS. APPROVED METHOD, SEE DETAIL 7/A6.0.

FLOOR PLAN NOTES **D**

NOT USED **C**

1. INSTALL STAINLESS STEEL PANELS ABOVE SINK. SEE DETAIL 14/A6.0.
2. INFILL PORTION OF WALL AS INDICATED. MATCH EXISTING THICKNESS AND ADJACENT INTERIOR AND EXTERIOR WALL FINISHES.
3. NEW F.R.P. EXTENTS. VERIFY WITH OWNER. SEE SHEET A7.2 FOR SPEC.
4. SEE PLUMBING DRAWINGS FOR EQUIPMENT.

KEY NOTES **B**

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PROJECT INFORMATION

PROJECT NUMBER: 1729460

SUCCESSOR REMODEL FOR:
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PROFESSIONAL SEAL
WISCONSIN JONATHAN BRINKLEY 10502-01 FOND DU LAC, WISCONSIN ARCHITECT

SHEET DATES

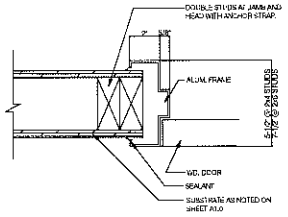
ISSUE DATE: JULY 28, 2017

REVISIONS:

SHEET INFORMATION

FLOOR PLAN

SHEET NUMBER:
A1.0



ALUMINUM HEAD/JAMB 3" = 1'-0" | 8

NOTES:

1. MATCH EXISTING STOREFRONT COLOR.
2. ENTIRE STOREFRONT SYSTEM SHALL BE 2" x 4 1/2" THERMALLY BROKEN FRAMES, CLASS I FINISH.
3. SEE SCHEDULE FOR GLASS TYPES
4. REFER TO FLOOR PLAN FOR ROUGH OPENING DIMENSIONS.
5. ALL STOREFRONT MATERIAL AND GLAZING SHALL BE SUPPLIED AND INSTALLED BY G.C. U.O.N.
6. ALL STOREFRONT WINDOW SYSTEMS SHALL HAVE A "SILL RECEPTOR" AT THE SILL ALONG WITH INDUSTRY STANDARD "END DAMS".

PREFERRED SUPPLIER

INTERIOR DOORS, FRAMES & HARDWARE

MARLITE

GLASS SCHEDULE

(A) 1" CLEAR INSULATED GLASS
(B) 1" CLEAR INSULATED TEMPERED GLASS
(C) 1/4" CLEAR TEMPERED GLASS
(D) SAFETY GLASS BY MFR.

NOTE:
SHADING COEFFICIENT SPECIFICATION PER LOCAL CODE REQUIREMENTS.
DAYTIME VISIBILITY INTO DINING ROOM SHALL BE MAINTAINED.

**** ALL STOREFRONT GLAZING SHALL BE LOW "E" SOLAR GLASS ****

NOTES N.T.S. | 7

REFERENCE NOTES:

1. LAMINATE DOOR.
2. MOUNT DOOR CLOSERS ON RESTROOM OR KITCHEN SIDE ONLY.
3. MOUNT KICKPLATE ON PUSH SIDE ONLY.
4. MAXIMUM DOOR OPERATING PRESSURE : 5 LBS INTERIOR ; 15 LBS EXTERIOR.
5. ADA COMPLIANT ACCESSIBILITY SIGNAGE - (1) MEN; (1) WOMEN ; (2) SYMBOL
6. RESTROOM SIGN REQUIRED.
7. INSTALL FRAMES BEFORE WALL TILE.

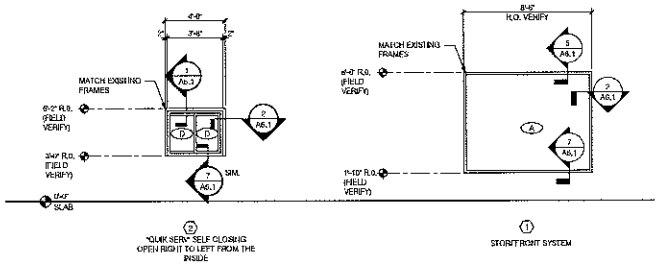
GENERAL DOOR NOTES:

1. ALL HARDWARE SHALL BE US32D U.O.N.
2. ALL LOCKS SHALL BE FALCON # PIN INTERCHANGEABLE CORE SUPPLIED AND INSTALLED BY THE G.C. ALL EXTERIOR LOCKS SHALL BE PROVIDED WITH CONSTRUCTION CORES. ALL PERMANENT CORES SHALL BE KEYED ALIKE.
3. PERMANENT CORES SHALL BE SHIPPED TO THE RESTAURANT GENERAL MANAGER.

DOOR SCHEDULE NOTES | 1

DOOR NO.	DOOR SIZE		TYPE	DOOR	FRAME	BUTTS	LOCKS		CLOSERS		KICKPLATE		MISCELLANEOUS				DETAIL LOCATIONS			DOOR NOTES
		FIRE-RATING 2 HOURS	SEE DOOR TYPE ELEVATIONS	DOOR TYPE	FRAME TYPE	1 1/2 PR HARDLEY #TA2731, 4-1/2" x 4-1/2"	SCHLAGE FE595-HONE DEPOT #603 10 BRONZE LT#BSH	ZA CON / "T" SERIES - PRIVACY SET	LD.C. 9922-P		STAINLESS STEEL 10" x 28" X 2" LT.DUN'R		UNDERCUT 3/4"	BARRIER FREE DOOR SIGN	WALL STOP - ROCKWOOD 409	COAT HOOK ON BACK OF DOOR, BORRICK #BH-670	HEAD	JAMB	SILL	* LESS THAN DOOR WIDTH
(1) WOMEN	3'-0" x 6'-8" x 1-3/4"	0	A	WD	AL	X		X	X			X		X	X	X	A/A1.1	A/A1.1		1, 2, 3, 4, 5, 6, 7
(2) MEN	3'-0" x 6'-8" x 1-3/4"	0	A	WD	AL	X		X	X			X		X	X	X	A/A1.1	A/A1.1		1, 2, 3, 4, 5, 6, 7
(3) CLOSET	3'-0" x 6'-8" x 1-3/4"	0	B	WD	AL	X	X								X		A/A1.1	A/A1.1		1

DOOR SCHEDULE | 2



(2) "QUIK SERV" SELF CLOSING OPEN RIGHT TO LEFT FROM THE INSIDE

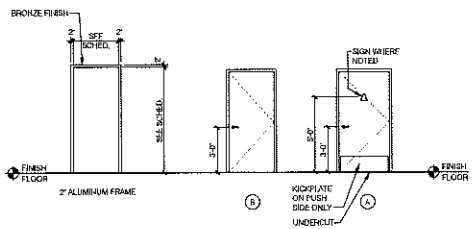
(1) STORFRONT SYSTEM

NOTE: ELEVATIONS DRAWN AS VIEWED FROM EXTERIOR OF BUILDING.

WINDOW TYPES 1/4" = 1'-0" | 9

NOTES:

1. ALL DOOR HARDWARE SHALL COMPLY WITH BARRIER FREE ACCESS REQUIREMENTS.
2. THE BOTTOM 10" OF ALL DOORS SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE.
3. ELEVATIONS DRAWN AS VIEWED FROM EXTERIOR OF BUILDING OR FROM OUTSIDE THE ROOM.



DOOR TYPES 1/4" = 1'-0" | 3

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PROJECT INFORMATION

PROJECT NUMBER: 1729460

SUCCESSOR REMODEL FOR:
TACO BELL
7141 S 76TH STREET • FRANKLIN, WI 53132

PROFESSIONAL SEAL

SHEET DATES

ISSUE DATE: JULY 28, 2017

REVISIONS:

SHEET INFORMATION

DOOR & WINDOW ELEVATIONS & SCHED.

SHEET NUMBER:

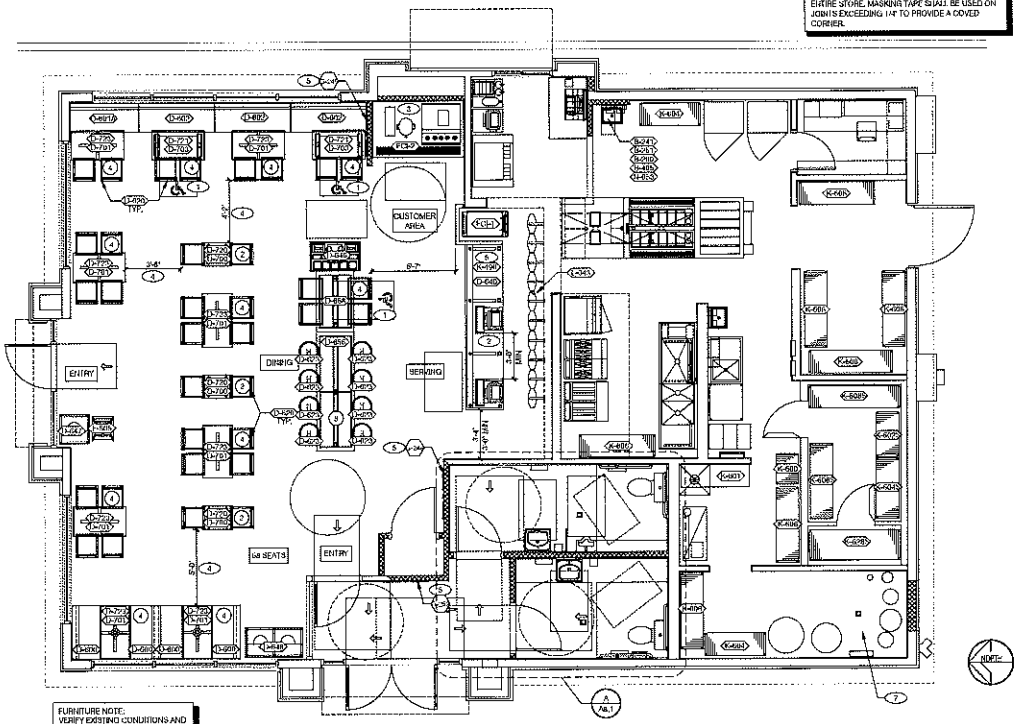
A1.1

EQUIPMENT SCHEDULE

NO.	QTY	OWNER SUPPLIED	G.C. INSTALLED	ITEM DESCRIPTION	MFR & MODEL NUMBER	PLUMB	ELECT	GAS	REMARKS
				B CONTRACTOR BUILDING ELEMENTS					
B-241	1	X	X	SOAP DISPENSER (WALL MOUNT)	KAY 3741				SURFACE MTD
B-251	1	X	X	SANITIZER DISPENSER	KAY 3741				SURFACE MTD.
B-261	1	X	X	PAPER TOWEL DISPENSER	BOBRICK #B-262				SURFACE MTD.
B-405	1	X	X	WASTE BASKET	RUBBERMAID SLIM JIM #3541 (GREY)				
				D SEATING PACKAGE					
D-603	4	X	X	UPHOLSTERED SINGLE BOOTH 42"	FACILITY CONCEPTS INCORPORATED				
D-601A	1	X	X	UPHOLSTERED SINGLE BOOTH 54"	FACILITY CONCEPTS INCORPORATED				
D-602	5	X	X	UPHOLSTERED SINGLE BOOTH 60"	FACILITY CONCEPTS INCORPORATED				
D-625	34	X	X	RETRO INDUSTRIAL CHAIR	FACILITY CONCEPTS INCORPORATED				
D-623	8	X	X	BARRELL BAR STOOL	FACILITY CONCEPTS INCORPORATED				
D-649	1	X	X	SERVICE COUNTER	FACILITY CONCEPTS INCORPORATED				W/ 6" STAINLESS STEEL LEGS
D-646	1	X	X	CONDIMENT STATION	FACILITY CONCEPTS INCORPORATED				
D-647	1	X	X	WASTE ENCLOSURE SINGLE	FACILITY CONCEPTS INCORPORATED				
D-648	1	X	X	WASTE ENCLOSURE DOUBLE	FACILITY CONCEPTS INCORPORATED				
D-655	1	X	X	WORK BENCH HUB TABLE 60"	FACILITY CONCEPTS INCORPORATED				
D-656	1	X	X	WORK BENCH HUB TABLE 48 ADA	FACILITY CONCEPTS INCORPORATED				
D-700	2	X	X	30" HIGH FREESTANDING TABLE BASE 22"x22"	FACILITY CONCEPTS INCORPORATED				
D-701	8	X	X	30" HIGH FREESTANDING TABLE BASE 22"x30"	FACILITY CONCEPTS INCORPORATED				
D-702	0	X	X	30" HIGH FREESTANDING TABLE BASE 30"x30"	FACILITY CONCEPTS INCORPORATED				
D-703	2	X	X	30" HIGH FREESTANDING TABLE BASE 4" WIDE ADA	FACILITY CONCEPTS INCORPORATED				
D-720	3	X	X	WARPING PLYWOOD TABLE TOP 24"x18"	FACILITY CONCEPTS INCORPORATED				
D-721	2	X	X	WARPING PLYWOOD TABLE TOP 24"x42" ADA	FACILITY CONCEPTS INCORPORATED				
D-722	0	X	X	WARPING PLYWOOD TABLE TOP 30"x30"	FACILITY CONCEPTS INCORPORATED				
D-725	7	X	X	WARPING PLYWOOD TABLE TOP 24"x42"	FACILITY CONCEPTS INCORPORATED				
D-731	0	X	X	WARPING PLYWOOD TABLE TOP 24"x48"	FACILITY CONCEPTS INCORPORATED				
D-732	0	X	X	WARPING PLYWOOD TABLE TOP 24"x48" ADA	FACILITY CONCEPTS INCORPORATED				
FCI-1	1	X	X	FRUITISTA SHROUD 30" HIGH	FACILITY CONCEPTS INCORPORATED				
FCI-2	1	X	X	CUSTOM DRINK STATION	FACILITY CONCEPTS INCORPORATED				W/ 6" STAINLESS STEEL LEGS
F-605	1	X	X	STACKABLE HIGH CHAIR	MARSTON #C-30-H NATURAL OAK				
				G ARTWORK					
G-242	0	X	X	MASH UP, 28"X40"					SEE A8.0 FOR LOCATION
G-243	0	X	X	MASH UP, 28"X40"					SEE A8.0 FOR LOCATION
G-245	1	X	X	CONCRETE GRAFFITI 28"X40"					SEE A8.0 FOR LOCATION
G-246	1	X	X	LINEAR PADDLES, 28"X40"					SEE A8.0 FOR LOCATION
G-252	1	X	X	EMOJIS, 28"X40"					SEE A8.0 FOR LOCATION
				N SINKS/DISHWASHERS					
N-053	1	X	X	HAND SINK (KITCHEN)	ADVANCE TABCO #7-PS-60	X			INCLUDES FAUCET
				L LIGHTING/SIGNAGE/MENU BOARDS					
L-043	1	X	X	INTERIOR MENU BOARD PACKAGE	STRATACACHE LG 43 DISPLAY		X		
				K WORKSTATIONS/SHELVING/CARTS					
K-490	2	X	X	FRONT COUNTER SHELVING 18" x 24" x 24" (2 TIER)	ISS #WST44QY				UNDER SERVING COUNTER
K-600	1	X	X	SHELVING UNIT 18" X 24" X 60"H (4 TIER)	ISS #				
K-601	1	X	X	SHELVING UNIT 18" X 42" (1 TIER)	ISS #				WALL MOUNTED
K-604	2	X	X	SHELVING UNIT 18" X 48" X 60"H (4 TIER)	ISS #SU184860Y				
K-608	7	X	X	SHELVING UNIT 18" X 60" X 60"H (4 TIER)	ISS #SU186060Y				
K-608B	1	X	X	SHELVING UNIT 18" X 30" X 60"H (4 TIER)	ISS #SU183060Y				WITH DUNNAGE BOTTOM
K-604B	1	X	X	SHELVING UNIT 18" X 48" X 60"H (4 TIER)	ISS #SU184860Y				WITH DUNNAGE BOTTOM
K-608B	1	X	X	SHELVING UNIT 18" X 60" X 60"H (4 TIER)	ISS #SU186060Y				WITH DUNNAGE BOTTOM
K-808B	1	X	X	SHELVING UNIT 18" X 72" X 60"H (4 TIER)	ISS #				WITH DUNNAGE BOTTOM
K-608B	1	X	X	SHELVING UNIT 24" X 72" X 60"H (4 TIER)	ISS #				WITH DUNNAGE BOTTOM

EQUIPMENT SCHEDULE | E

GENERAL NOTES:
G.C. SHALL PROVIDE A CLEAR SILICONE SEAL JOINT AT ALL PERMANENTLY MOUNTED EQUIPMENT, COUNTERS AND CEILING GRID THROUGHOUT THE ENTIRE STORE. MASKING TAPE SHALL BE USED ON JOINTS EXCEEDING 1/4" TO PROVIDE A COVED CORNER.



FURNITURE NOTE:
VERIFY EXISTING CONDITIONS AND LAYOUT BEFORE ORDERING FURNITURE.

EQUIPMENT & SEATING PLAN 1/4"=1'-0" | A

NOT USED | D

DECOR
- (2) - SYMBOL DENOTES NUMBER OF SEATS.
- - DENOTES A HIGH TABLE OR DINING COUNTER WITH STOOLS.
- - SYMBOL DENOTES A HANDICAP ACCESSIBLE TABLE.
- (D-X) - SYMBOL DENOTES NEW EQUIPMENT/FURNITURE.
- (G-X) - SYMBOL DENOTES NEW ARTWORK.

SEATING PLAN NOTES | C

1. 30" x 48" CLEAR FLOOR SPACE FOR HANDICAP SEATING POSITION.
2. 36" MIN. CLEAR COUNTERTOP REQUIRED PER ADA.
3. PEPSI TO RECONNECT THE BEVERAGE SYSTEM.
4. MAINTAIN MINIMUM 36" CLEAR PATH OF EGRESS.
5. PROVIDE NEW UNDER COUNTER SHELVING.
6. ARTWORK - SEE INTERIOR ELEVATIONS FOR DETAILS.
7. SEE PLUMBING DRAWINGS FOR EQUIPMENT.

KEY NOTES | B

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PHONE: (920) 926-9800
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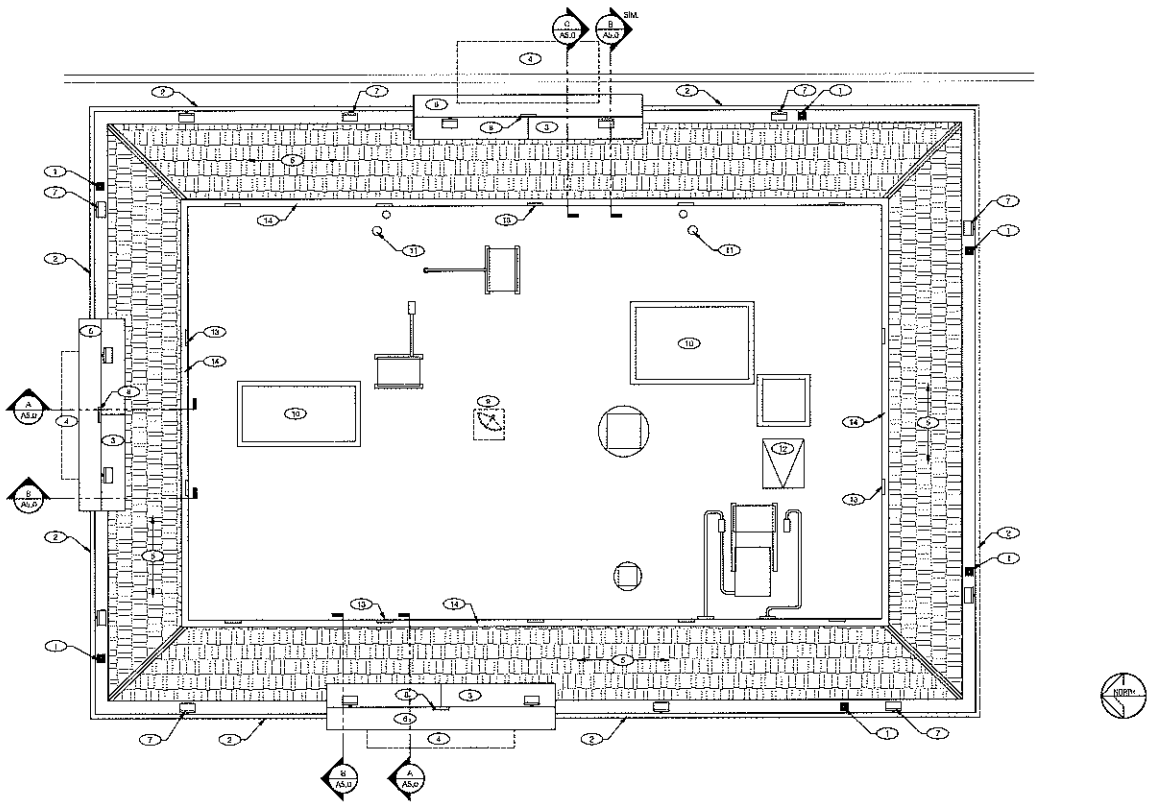
PROJECT INFORMATION
PROJECT NUMBER: 1729460

SUCCESSOR REMODEL FOR:
TACO BELL
7141 S 76TH STREET • FRANKLIN, WI 53132

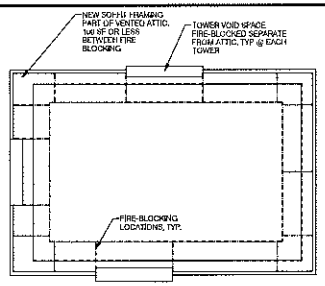
PROFESSIONAL SEAL
WISCONSIN JONATHAN BINKLEY 10902-6 FOND DU LAC ARCHITECT

SHEET DATES
ISSUE DATE: JULY 28, 2017
REVISIONS:

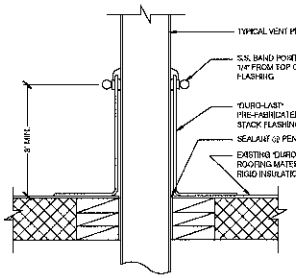
SHEET INFORMATION
SEATING PLAN
SHEET NUMBER
A2.0



ROOF PLAN 1/4"=1'-0" **A**



FIRE BLOCKING PLAN N.T.S. **E**



SEALED PIPE FLASHING N.T.S. **D**

NOT USED **F**

NOT USED **C**

KEY NOTES **B**

1. EXISTING ROOF DRAINS SHALL REMAIN WHERE APPROPRIATE. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING NEW ROOF DRAINS OR RELOCATING EXISTING AS REQUIRED TO PROVIDE A CLEAR AND UNOBSTRUCTED PATH FOR DRAINAGE BASED ON LOCATIONS OF NEW DESIGN ELEMENTS. CONTRACTOR SHALL ENSURE ROOF DRAIN IS AT PROPER ELEVATION TO PREVENT STAGNANT WATER ACCUMULATION AT CORNERS OF BUILDING.
2. OUTLINE OF NEW ROOF PERIMETER.
3. NEW TOWER ROOF CRICKET AS REQUIRED.
4. NEW CANOPY.
5. SELF SEAL TYPE ASPHALT SHINGLES ON 16# BUILDING PAPER ON 15/32" APA RATED SHEATHING ON EXISTING WOOD ROOF TRUSSES @ 24" O.C. MAX.
6. MODIFIED TOWER, SEE ELEVATIONS.
7. REPAIR OR REPLACE ALL LIGHTS AS NECESSARY. TYP. PAINT.
8. NEW TOWER STATIONARY LOUVER, SEE DETAIL 16/A6.0.
9. REMOVE EXISTING SATELLITE DISH.
10. EXISTING RTU.
11. EXISTING ROOF DRAIN WITH OVERFLOW.
12. EXISTING ROOF HATCH.
13. EXISTING WALL LOUVER, TYP.
14. NEW METAL CAP FLASHING ON EXISTING PARAPET WALL.

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PROJECT INFORMATION

PROJECT NUMBER: 1729460

SUCCESSOR REMODEL FOR:
TACO BELL
7141 S 76TH STREET • FRANKLIN, WI 53132

PROFESSIONAL SEAL

WISCONSIN JONATHAN BRINKLEY 106502-6 FOND DU LAC, WISCONSIN ARCHITECT

SHEET DATES

ISSUE DATE: JULY 28, 2017

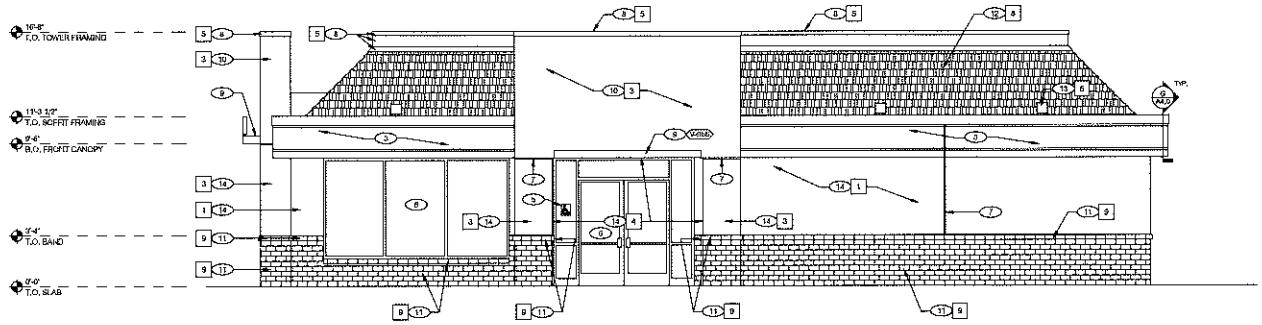
REVISIONS:

SHEET INFORMATION

ROOF PLAN

SHEET NUMBER

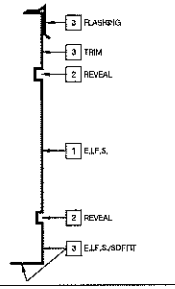
A3.0



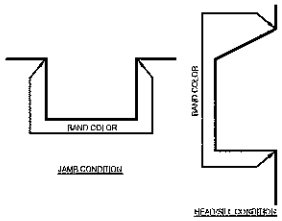
VERIFY ALL BUILDING HEIGHTS

WALK UP SIDE ELEVATION 1/4"= 1'-0" **A**

NOT USED **I**



SOFFIT COLOR TRANSITION **G**



NOTE:
THE INTENT IS THAT COLOR CHANGES OCCUR AT INSIDE CORNERS.

ACCENT BAND COLOR TRANSITION **E**

NOTE: SIGNAGE UNDER SEPARATE PERMIT

TYPE	QTY	ITEM DESCRIPTION	ELEC
V-350	1	TB 4'-0" x 5'-0" DRIVE THRU CANOPY	X
V-420	1	TB 3'-0" x 4'-0" LOGO BELL - FACE LIT	X
V-850	1	8'-8" x 1'-2" CANOPY - W/ 14" LED LETTERSET	X
V-856	1	9'-0" x 1'-2" CANOPY - NO LETTERS	X

SIGNAGE SCHEDULE **D**

BASE THICKNESS - 1" THICK STUCCO/E.I.F.S. W/ HIGH IMPACT MESH TO HEIGHT OF 9'-0" A.F.F.

ALL NEW STUCCO/E.I.F.S. TO HAVE A LIGHT SAND FINISH.

E.I.F.S SHALL MEET THE PERFORMANCE CHARACTERISTICS REQUIRED IN ASTM E 2568

E.I.F.S. WITH DRAINAGE SHALL HAVE 90 PERCENT DRAINAGE EFFICIENCY WHEN TESTED IN ACCORDANCE WITH THE REQUIREMENTS OF ASTM E 2273

E.I.F.S. SHALL COMPLY WITH SECTION 1403 OF THE IBC

WATER RESISTIVE BARRIER SHALL COMPLY WITH SECTION 1404.2 OF THE IBC AND ASTM E 2570

INSTALLATION SHALL COMPLY WITH E.I.F.S. MANUFACTURERS INSTRUCTIONS AND THE PROVISIONS OF SECTIONS 1704.1 AND 1704.14 OF THE IBC.

USE DETAIL 10/A6.1 WHEN MOUNTING SIGNAGE, AWNINGS ETC. THROUGH E.I.F.S. FINISH AT WALLS.

NOT USED **D1**

E.I.F.S. NOTES **B**

SYMBOL	AREA	MANUFACTURER	COLOR
1	1" DRAINABLE EIFS - MAIN WALL COLOR	SHERWIN WILLIAMS	ATTITUDE GRAY SW7045
2	1" DRAINABLE EIFS - ACCENT WALL COLOR	SHERWIN WILLIAMS	IRON ORE SW7069
3	1" DRAINABLE EIFS - ACCENT WALL COLOR	SHERWIN WILLIAMS	NATURAL CHOICE SW7011
4	1" DRAINABLE EIFS - ACCENT WALL COLOR	SHERWIN WILLIAMS	PURPLE TBD603C
5	CONTINUOUS PARAPET CAP	SHERWIN WILLIAMS	IRON ORE SW7069
6	ACCENT / CANOPY / KITCHEN DOOR / ROOF LIGHT	SHERWIN WILLIAMS	IRON ORE SW7069
7	PIPE BOLLARDS	"IDEAL SHIELD"	DOT YELLOW
8	SLOPED ROOF	CERTAINTEED	MAX DEF PEWTER MODEL: LANDMARK PRO
9	"NOVABRIK" WAINSCOT AND CAP	NOVABRIK	SMOOTH FACED - COLOR: MARBLE WHITE

EXTERIOR FINISH SCHEDULE **H**

MISCELLANEOUS:
A. PROVIDE BLOCKING FOR SIGNAGE AND CANOPY.
B. DUROLAST TERMINATION BAR SHALL BE DARK BRONZE.

SEALERS:
A. SEALANT AT ALL WALL AND ROOF PENETRATIONS.
B. SEALANT AT ALL WINDOW AND DOOR FRAMES AT HEAD, SILL AND JAMB.

☐ DENOTES EXTERIOR FINISH.

⬭ DENOTES SIGNAGE/AWNING/CANOPY ITEMS - VENDOR SUPPLIED AND INSTALLED.

GENERAL NOTES **F**

1. NEW BUILDING SIGN - UNDER SEPARATE PERMIT.
2. NEW STOREFRONT AND GLAZING IN DARK BRONZE ANODIZED ALUMINUM FRAMES TO MATCH EXISTING.
3. NEW FRAMED SOFFIT, SEE STRUCTURAL DRAWINGS AND C/A5.0. SEE DETAIL C/A4.0 FOR PAINT COLOR.
4. EXISTING UTILITIES, PAINT TO MATCH WALL, IF ALLOWED BY UTILITY COMPANY.
5. PROVIDE INTERNATIONAL SYMBOL OF ACCESSIBILITY AT 60" A.F.F.
6. EXISTING STOREFRONT.
7. "V" GROOVE, SEE DETAIL 10/A6.1.
8. NEW PARAPET CAP.
9. NEW TOWER CANOPY, VERIFY SUPPORT AND BACKING REQUIREMENTS. SEE WALL SECTIONS
10. MODIFIED TOWER CONSTRUCTION, PATCH AND REPAIR E.I.F.S. AS NECESSARY, MATCH TEXTURE, SEE EXTERIOR ELEVATIONS AND WALL SECTIONS.
11. "NOVABRIK" WAINSCOT AND CAP.
12. NEW ASPHALT SHINGLES.
13. PAINT ALL ROOF FLOOD LIGHTS.
14. PATCH AND REPAIR EXISTING STUCCO/E.I.F.S.
15. NEW DRIVE THRU WINDOW IN DARK BRONZE ANODIZED ALUMINUM FRAMES TO MATCH EXISTING.
16. "NOVABRIK" WAINSCOT AND CAP.

KEY NOTES **C**

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320 CAMELOT DRIVE
FOND DU LAC, WI 54935
PHONE: (920) 926-9800
WWW.EXCELENGINEER.COM

PROJECT INFORMATION

PROJECT NUMBER: 1729460

SUCCESSOR REMODEL FOR:
TACO BELL
7141 S 76TH STREET • FRANKLIN, WI 53132

PROFESSIONAL SEAL
WISCONSIN JONATHAN BRINKLEY 1.09302-8 FOND DU LAC, WISCONSIN ARCHITECT

SHEET DATES

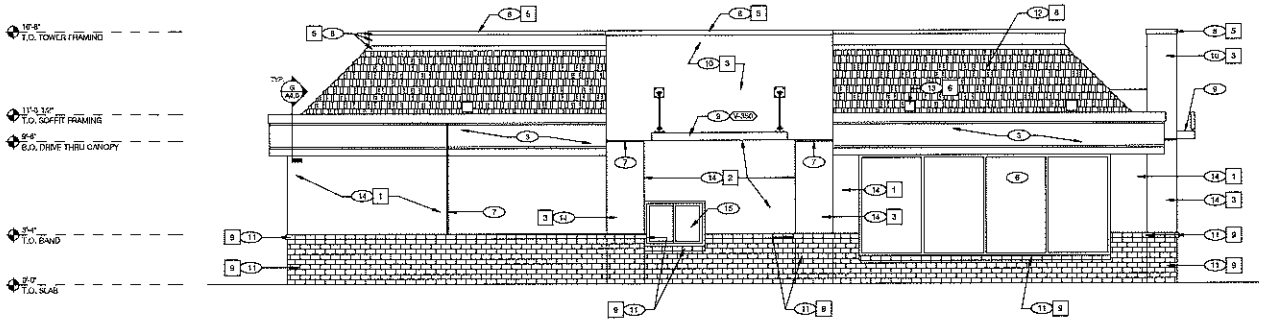
ISSUE DATE: JULY 28, 2017

REVISIONS

SHEET INFORMATION

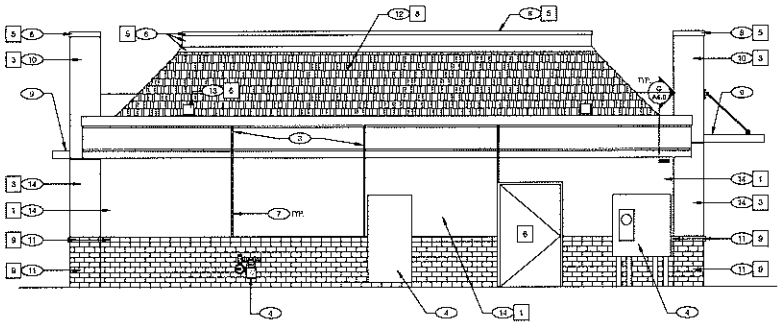
EXTERIOR ELEVATIONS

SHEET NUMBER:
A4.0

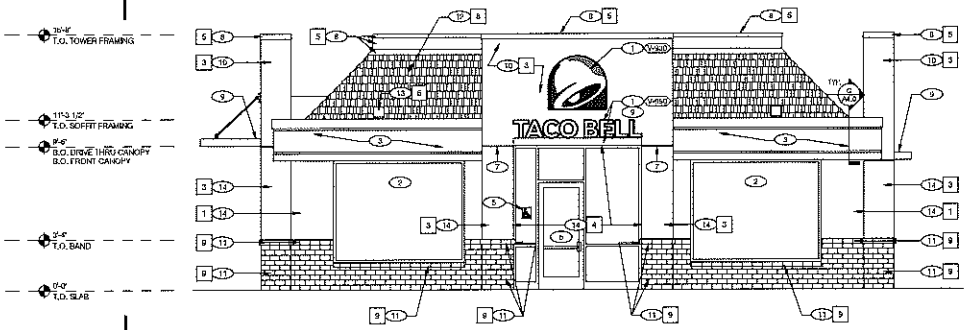


SEE SHEET A4.0 FOR KEYNOTES

DRIVE THRU SIDE ELEVATION 1/4" = 1'-0" | A



REAR ELEVATION 1/4" = 1'-0" | C



FRONT ELEVATION 1/4" = 1'-0" | B

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PROJECT INFORMATION

PROJECT NUMBER: 1729460

SUCCESSOR REMODEL FOR:
TACO BELL
7141 S 76TH STREET • FRANKLIN, WI 53132

PROFESSIONAL SEAL

WISCONSIN
JONATHAN BINKLEY
108602-6
FOND DU LAC, WISCONSIN
ARCHITECT

SHEET DATES

ISSUE DATE: JULY 28, 2017

REVISIONS

SHEET INFORMATION

EXTERIOR ELEVATIONS

SHEET NUMBER

A4.1

APPROVAL	REQUEST FOR COUNCIL ACTION	MEETING DATE
slw		09/19/17
REPORTS & RECOMMENDATIONS	RESOLUTION CONDITIONALLY APPROVING A LAND COMBINATION FOR TAX KEY NOS. 739-0025-000 AND 739-0111-000 (4205 WEST CARMEL DRIVE AND OUTLOT 21 OF PLAT OF OUTLOTS 1 THROUGH 5 OF TUMBLECREEK) (VALERIE E. LUKASZEWICZ, APPLICANT)	ITEM NUMBER G.7.

At their September 7, 2017 meeting, the Plan Commission recommended approval of a resolution conditionally approving a Land Combination for Tax Key Nos. 739-0025-000 and 739-0111-000 (4205 West Carmel Drive and Outlot 21 of Plat of Outlots 1 through 5 of Tumblecreek) (Valerie E. Lukaszewicz, Applicant).

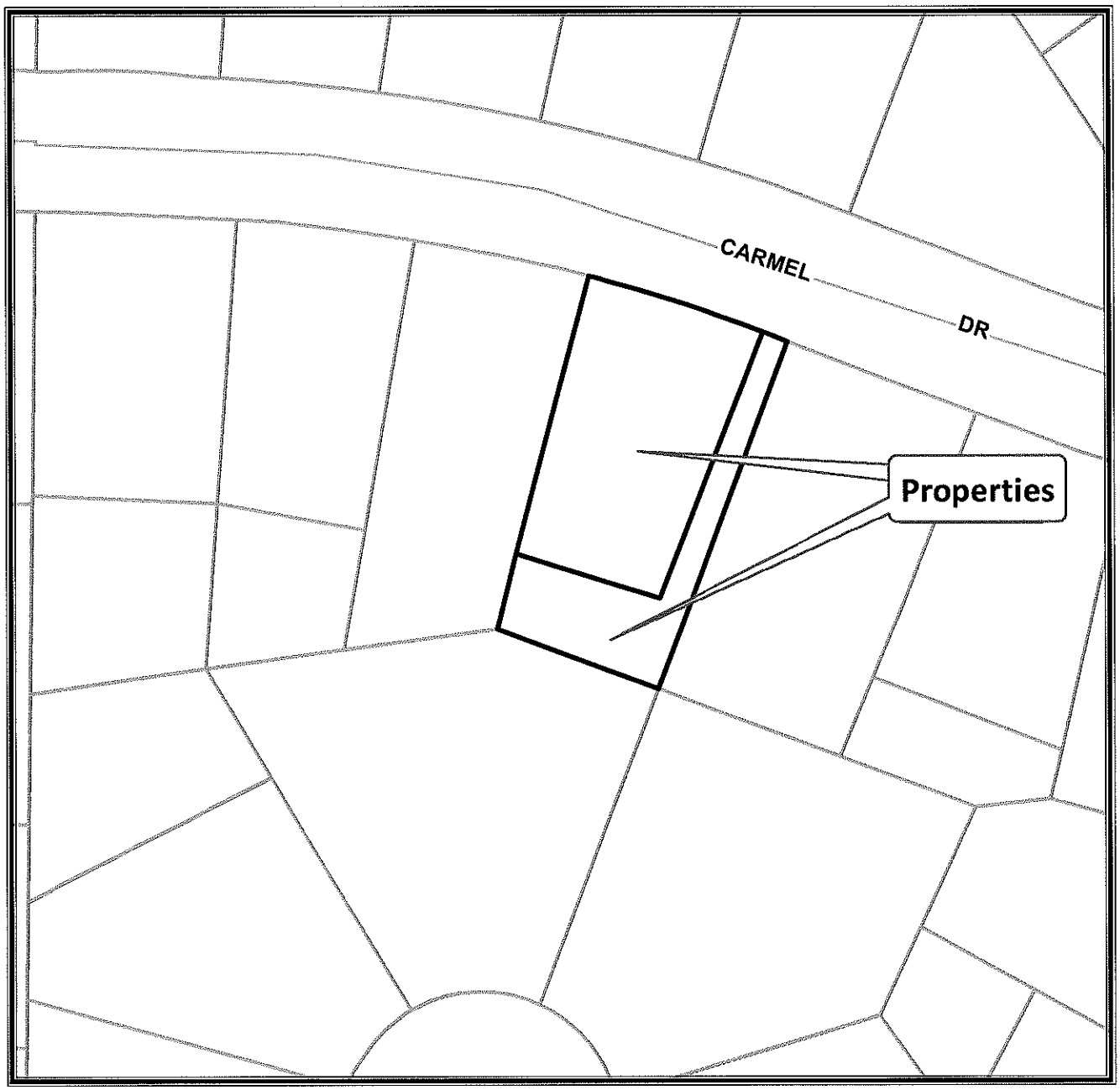
COUNCIL ACTION REQUESTED

A motion to adopt Resolution No. 2017-_____, a resolution conditionally approving a Land Combination for Tax Key Nos. 739-0025-000 and 739-0111-000 (4205 West Carmel Drive and Outlot 21 of Plat of Outlots 1 Through 5 of Tumblecreek) (Valerie E. Lukaszewicz, Applicant).

Department of City Development: OPS

City of Franklin

4205 W. Carmel Drive and Outlot 21
TKNs 739 0025 000 and 739 0111 000



Planning Department
(414) 425-4024

0 40 80 160 Feet

NORTH

2017 Aerial Photo

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

STATE OF WISCONSIN CITY OF FRANKLIN MILWAUKEE COUNTY

RESOLUTION NO. 2017-_____

A RESOLUTION CONDITIONALLY
APPROVING A LAND COMBINATION FOR
TAX KEY NOS. 739-0025-000 AND 739-0111-000
(4205 WEST CARMEL DRIVE AND OUTLOT 21 OF PLAT OF
OUTLOTS 1 THROUGH 5 OF TUMBLECREEK)
(VALERIE E. LUKASZEWICZ, APPLICANT)

WHEREAS, the City of Franklin, Wisconsin, having received an application for approval of a proposed land combination for Valerie E. Lukaszewicz to accommodate construction of a fence on a portion of Outlot 21 of Plat of Outlots 1 through 5 of Tumblecreek, adjoining the Lukaszewicz residential property at 4205 West Carmel Drive; bearing Tax Key Nos. 739-0025-000 and 739-0111-000, more particularly described as follows:

Property Description for 4205 West Carmel Drive:

Lot 25 in Tumblecreek, being a subdivision of part of the S. W. 1/4 of the S. W. 1/4 of Section 1, Town 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin.

Property Description for Outlot 21:

Outlot 21 of Plat of Outlots 1 thru 5 of Tumblecreek, being a subdivision of part of the S. W. 1/4 of the S. W. 1/4 of Section 1, Town 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin.

WHEREAS, the Plan Commission having reviewed such application and recommended approval thereof and the Common Council having reviewed such application and Plan Commission recommendation and the Common Council having determined that such proposed land combination is appropriate for approval pursuant to law upon certain conditions, all pursuant to §15-9.0312 of the Unified Development Ordinance, Land Combination Permits.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Common Council of the City of Franklin, Wisconsin, that the proposed land combination for Valerie E. Lukaszewicz, as submitted by Valerie E. Lukaszewicz, as described above, be and the same is hereby approved, subject to the following conditions:

1. Valerie E. Lukaszewicz, successors and assigns shall pay to the City of Franklin the

amount of all development compliance, inspection and review fees incurred by the City of Franklin, including fees of consults to the City of Franklin, for the Valerie E. Lukaszewicz land combination project, within 30 days of invoice for same. Any violation of this provision shall be a violation of the Unified Development Ordinance, and subject to §15-9.0502 thereof and §1-19. of the Municipal Code, the general penalties and remedies provisions, as amended from time to time.

2. The approval granted hereunder is conditional upon Valerie E. Lukaszewicz and the land combination project for the property located at 4205 West Carmel Drive and Outlot 21 of Plat of Outlots 1 through 5 of Tumblecreek: (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.

Introduced at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2017.

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2017.

APPROVED:

_____
Stephen R. Olson, Mayor

ATTEST:

_____
Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____

From: valerie lukaszewicz
To: General Planning
Subject: Land Combination Application
Date: Wednesday, August 09, 2017 4:49:38 PM

I would like to combine the following properties that I own:

4205 W. Carmel Drive, Parcel Number 739-0025-000
Lot 25 in Tumblecreek, being a subdivision of part of the S. W. 1/4 of the S. W. 1/4 of Section 1, Town 5 North, Range 21 East,
City of Franklin, Milwaukee County, Wisconsin.

AND

Outlot 21 of Plat of Outlots 1 thru 5, Parcel Number 739-0111-000
Outlot 21 of Plat of Outlots 1 thru 5 of Tumblecreek, being a subdivision of part of the S. W. 1/4 of the S. W. 1/4 of Section 1, Town 5 North,
Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin.

I want to replace a fence that is over 21 years old. My new fence,which is exactly where the old fence was, but the back of the fence happens to be on the outlot portion
of my property. So I have to combine my two lots into one. My fence company is Metropolitan Fence (262-547-6001).

Valerie Lukaszewicz
414-421-2406
lukaszewicz26@yahoo.com

26

SHEET 1 OF 3

PLAT OF OUTLOTS 1 THRU 5 OF TUMBLECREEK

BEING A SUBDIVISION OF PART OF THE S.W. 1/4 OF THE S.W. 1/4 OF SEC. 1, T. 5 N., R. 21 E.,
IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN.

WISCONSIN REGISTERED LAND SURVEYOR

DECEMBER 28, 1987
REVISED THIS 3RD DAY OF FEBRUARY, 1988.

LEGEND

1) INDICATES 2" IRON PIPE, WT. 3.65 LBS. PER LINEAL FT., 30" LENGTH
2) ALL OTHER OUTLOT CORNERS HAVE 1" IRON PIPE, INDICATES EXISTING 1" IRON PIPE MONUMENTS, WT. 1.13 LBS. PER LINEAL FT., 24" LENGTH
3) ALL DIMENSIONS MEASURED AND SHOWN TO NEAREST HUNDREDTH OF A FT.
4) ALL BEARINGS REFER TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE
5) OUTLOTS 41, 42, 43, 44, AND 47 RESTRICTED TO NO DIRECT VEHICULAR ACCESS TO W. RAWSON AVE. (C.T.H. BB)
6) OUTLOT 26 RESTRICTED FOR PEDESTRIAN USE INGRESS-EGRESS TO FUTURE RECREATION AREA
7) OUTLOT 47 RESTRICTED FOR SPECIAL USE
8) O.L. INDICATES OUTLOT
9) T.B. INDICATES TANGENT BEARING
10) SEE SHEET 2 FOR CURVE AND AREA DATA

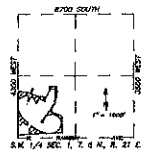
GRAPHICS SCALE

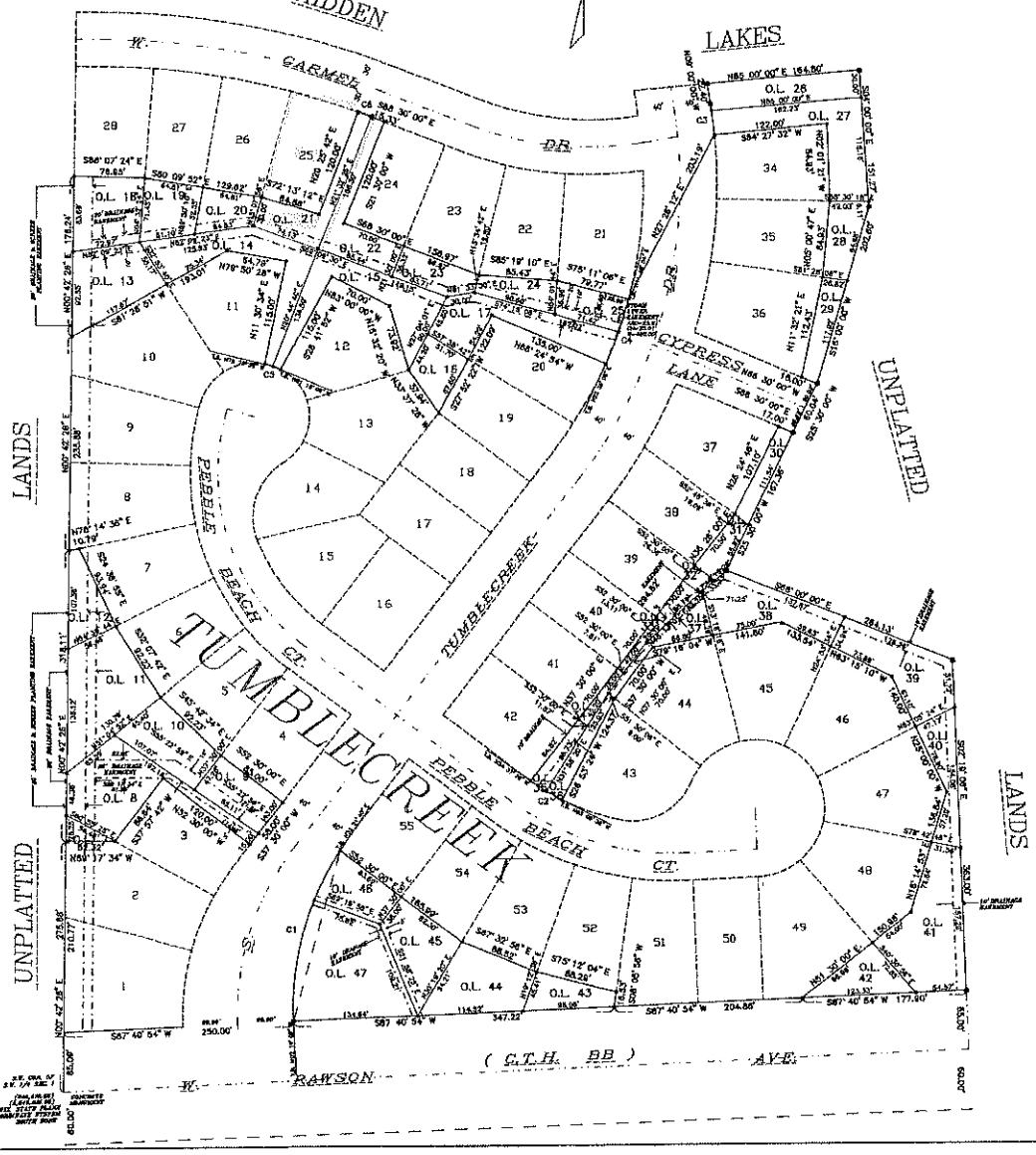
60 30 0 60 120 180

SCALE IN FEET

SCALE: 1" = 60'

LOCATION SKETCH





CITY OF FRANKLIN

REPORT TO THE PLAN COMMISSION

Meeting of September 7, 2017

Land Combination Permit

RECOMMENDATION: City Development Staff recommends approval of the proposed Land Combination for property located at 4205 West Carmel Drive and Outlot 21 of Plat of Outlots 1 thru 5 of Tumblecreek.

Project Name:	Lukaszewicz Land Combination
Project Address:	4205 West Carmel Drive
Applicant:	Valerie E. Lukaszewicz
Owners (property):	Valerie E. Lukaszewicz
Current Zoning:	Planned Development District No. 2
Future Land Use Designation:	Residential
Use of Surrounding Properties:	Residential
Applicant Action Requested:	Approval of the proposed Land Combination for property located at 4205 West Carmel Drive and Outlot 21 of Plat of Outlots 1 thru 5 of Tumblecreek.

PROJECT DESCRIPTION AND ANALYSIS:

On August 11, 2017, Valerie Lukaszewicz filed a Land Combination Permit Application with the Department of City Development, requesting approval to combine the property located at 4205 West Carmel Drive and Outlot 21 of Plat of Outlots 1 thru 5 of Tumblecreek.

The property located at 4205 West Carmel Drive contains a single-family home and is approximately 0.20-acres or 8,487 square feet. The resultant property will have an area of approximately 0.29 acres or 12,632 square feet.

Outlot No. 21 is approximately 0.09-acres is size and has a portion of an existing fence on it. Outlot No. 21 was originally part of Outlot 5 of the Tubmlecreek Subdivision Plat, which was intended for a pedestrian easement that never came to fruition. In 1988, a Plat of Outlots 1 thru 5 of Tumblecreek was created which divided Outlot 5 into smaller outlots that were deeded to adjacent property owners. Since then, residents of the Hidden Lakes neighborhood have been combining their lots with their adjacent outlots to form larger lots through the Land Combination process.

Land Combination Permit approval is needed in this instance because the applicant would like to replace an existing fence that is partially on Outlot 21. According to Section 15-3.0801 of the Unified Development Ordinance (UDO) accessory structures are prohibited on properties without a principal structure. The proposed land combination would allow Mrs. Lukaszewicz to utilize the two properties as though they were one (1) parcel of land without regard to lot lines dividing

the parcels. Furthermore, the land combination would allow Mrs. Lukaszewicz to place her new fence where she desires, subject to location outside the adjacent drainage easement which is shown on the Plat of Outlots.

Since both parcels are lots of record that existed prior to August 1, 1998, a Natural Resource Protection Plan is not required. The 0.29-acre property resulting from the land combination will meet the development standards of Planned Development District No. 2.

STAFF RECOMMENDATION:

City Development staff recommends approval of the proposed Land Combination for property located at 4205 West Carmel Drive and Outlot 21 of Plat of Outlots 1 thru 5 of Tumblecreek..

APPROVAL slw	REQUEST FOR COUNCIL ACTION	MEETING DATE Sept 19, 2017
REPORTS & RECOMMENDATIONS	**Renewal of Dissemination Agent Agreement for Issuer Continuing Disclosure Required Under Securities and Exchange Commission Rule 15c2-12**	ITEM NUMBER G.8.

Background

When the City issues debt that is sold in the market place, the debt sale includes a Continuing Disclosure Agreement. That Agreement obligates the City to make certain financial disclosures within certain time frames to the market place.

In January 2015, the Common Council authorized the engagement of Ehlers & Associates as Dissemination Agent for Issuer Continuing Disclosure Required under Securities and Exchange Commission rule 15c2-12.

The Ehler's agreement requires Ehlers to cause required financial information disclosures to be made timely and in compliance with the Continuing Disclosure Agreements included with Debt Sales.

Analysis

The Agreement has automatic annual renewal terms effective January 1 each year, unless 60 day notice is provided by either party. The 2018 renewal option window is upon us.

In exchange for early adoption of the Agent Agreement, Ehlers provide the City of Franklin very attractive pricing related to this work. Effectively, the cost of these services would double if the agreement were terminated.

Options

Take no action which causes the agreement to renew for another year.

OR

Direct staff to send timely termination notice to Ehlers.

OR

Take such other action as the Council deems appropriate.

Recommendation

Staff recommends permitting the Agreement to renew.

Fiscal Impact

The $1,400 cost of the Service Agreement is included in the 2017 budget request, and was guaranteed until Dec 31, 2019.

COUNCIL ACTION REQUESTED

Such action as the Common Council deems appropriate.

EHLERS
LEADERS IN PUBLIC FINANCE

January 5, 2015

Paul Rotzenberg
Finance Director/Treasurer
City of Franklin
9229 West Loomis Road
Franklin, Wisconsin 53132

Re: Letter of Engagement to Retain Ehlers as Dissemination Agent for Issuer Continuing Disclosure Required Under Securities and Exchange Commission (SEC) Rule 15c2-12 (the "Rule")

As an issuer of municipal securities, the City ("Issuer") is required to comply with all continuing disclosure obligations enumerated in the Continuing Disclosure Agreement/Certificate/Undertaking (CDU) associated with each issue of securities subject to the Rule. Many Issuers have CDU's that vary significantly from one CDU to another. Ehlers & Associates, Inc. ("Ehlers") has been helping you comply with all CDU obligations as Issuer's Dissemination Agent. Fulfilling this obligation requires research, preparation and filing of disclosure reports within specific time frames.

This Letter of Engagement ("Letter") is being presented to memorialize and clarify the terms of the Issuer's engagement of Ehlers as the Issuer's Dissemination Agent. In this regard, Ehlers agrees to provide Issuer with those services described in Appendix A ("Services"). Ehlers shall be entitled to compensation by the Issuer also as described in Appendix A.

This Letter shall be effective as of the date of its execution by the Issuer and shall remain in effect for a period of one (1) year (the "Initial Term"). This Letter shall renew automatically on each anniversary of the effective date of this Letter (each an "Additional Term"). Notwithstanding the foregoing, this Letter may be terminated by either party upon sixty (60) days prior written notice. The Initial Term and each Additional Term shall collectively be referred to herein as the "Term".

In order to perform the engagement, Issuer agrees to provide Ehlers all documents and information as are deemed necessary to fulfill the Issuer's reporting requirements under each respective CDU, and within the applicable timeframe(s) ("Disclosure Information"). With respect to Issuer's obligation to report the occurrence of any event for which a material event notice ("Event Notice") is to be filed, Issuer shall provide Disclosure Information related to the event to Ehlers within five (5) days of its occurrence. All other Disclosure Information must be provided to Ehlers within fourteen (14) days of Issuer's receipt of any such request from Ehlers. If Issuer fails to provide any Disclosure Information to Ehlers in accordance with the foregoing, Ehlers shall not be held liable for any reason in the event that any necessary disclosure filing is

not disseminated to the appropriate party within the applicable timeframe(s). Further, if for any reason Issuer fails to provide required Disclosure Information to Ehlers in accordance with the foregoing and Issuer's delay results in any disclosure filing being after a stated deadline, Ehlers shall, without further direction or instruction from Issuer, file a notice(s) with the applicable recipient submitting information provided by Issuer, if any, and/or describing the failure and providing any other information as Ehlers deems appropriate.

Ehlers shall deem all Disclosure Information provided to it by the Issuer to be accurate and free of defect, as well as not containing any material misstatements, falsehoods, or omissions of fact. Issuer acknowledges that Ehlers shall be entitled to rely on all Disclosure Information provided by the Issuer without further investigation as to its completeness or accuracy.

Ehlers shall maintain professional liability insurance at a minimum coverage level of $2,000,000 per claim, and $2,000,000 annual aggregate. Upon request of the Client, Ehlers shall provide a certificate of insurance to the Client. To the fullest extent permitted by applicable law, the total aggregate liability of Ehlers under this Agreement for any actions or omissions taken by Ehlers in the performance of this Agreement shall not exceed $2,000,000 per claim, and $2,000,000 annual aggregate during the Term then in effect notwithstanding anything contained herein. In addition, Issuer acknowledges that Ehlers shall not be responsible and/or liable for any errors, misstatements or omissions associated with any continuing disclosure report or filing, or for the correction thereof, that was prepared or disseminated by anyone other than Ehlers.

This Letter constitutes the entire agreement between the parties and is intended to supersede any and all agreements, whether oral or written, between the parties that were entered into relative to the subject matter hereof prior to the effective date of this Letter. No amendment or modification of this Letter shall be deemed valid unless made in writing and signed by both parties.

Our records show that Issuer is subject to Full CDU's. Ehlers will continue to act as Issuer's Dissemination Agent for the CDU's we have been handling.

This Letter covers these securities and any subsequent securities for which Ehlers has acted as the Municipal Advisor. The Issuer may request in writing that Ehlers act as the Dissemination Agent on any future securities subject to the Rule not involving Ehlers.

If our engagement under the terms of this Letter is acceptable, please sign this Letter in the appropriate signature block below and return a signed copy to us for our records. If, however, you do not wish to engage our services, please note that election and return a copy of this Letter to us.

Please contact me if you have any questions or would like to discuss our engagement further.

Sincerely,

Ehlers

Dawn Gunderson, CIPFA
Senior Financial Advisor

SO ACCEPTED BY ISSUER

Issuer hereby accepts this Letter and engages Ehlers to provide the services noted herein and executes this Letter as of the date noted below:

By: _____ Title: MAYOR

Name: STEPHEN R. OLSON Date: February 5, 2015

By: _____ Title: DIR. OF CLERK SERVICES/CITY CLERK

Name: SANDRA L. WESOLOWSKI Date: February 5, 2015

By: _____ Title: DIR. OF FINANCE & TREASURER

Name: PAUL A. ROTZENBERG Date: February 5, 2015

Approved as to form:

By: _____ Title: CITY ATTORNEY

Name: JESSE A. WESOLOWSKI Date: February 5, 2015

SO DECLINED BY ISSUER

Issuer hereby acknowledges that it will be responsible for updating and submitting all necessary continuing disclosure reports and filings as may be required of Issuer without the assistance of Ehlers. Issuer further acknowledges and agrees that Ehlers assumes no responsibility for the compilation and/or submission of any such continuing disclosure reports or filings.

By: _____ Title: _____

Name: _____ Date: _____

APPENDIX A

EHLERS DISSEMINATION AGENT SERVICES AND FEES

Ehlers' continuing disclosure services are designed to assist the Issuer in meeting its continuing disclosure obligations. Depending on the size of a transaction and the total amount of debt outstanding at the time of issuance, different debt issues may be subject to different reporting requirements. Ehlers will provide the services identified below, which are reflective of the Issuer's requirements under its respective Continuing Disclosure Undertaking (CDU). In no event will Ehlers assist Issuer with assessing whether information provided or omitted as part of an annual filing is "material" or whether an event is "material" under the federal securities laws requiring the filing of an event notice pursuant to a CDU. If the Issuer accepts this letter and engages Ehlers as the Dissemination Agent, Ehlers shall provide the following services and charge the following fees:

Full Disclosure Services.

Background

Since 1995, Securities and Exchange Commission (SEC) rule 15c2-12 (the "Rule") has required underwriters of municipal securities to ensure that issuers are obligated to provide periodic reporting of specific information with respect to certain issues of municipal securities. An issuer is classified as a "full disclosure" reporting entity when it issues securities subject to the Rule in an amount of $1 million or more, and further provided that total securities subject to the Rule and currently outstanding exceed $10 million. Full disclosure reporting entities must:

- File reports consisting of specific information at least annually with the Municipal Securities Rulemaking Board's (MSRB) Electronic Municipal Market Access (EMMA) system (http://emma.msrb.org).
- File "Event Notices" regarding enumerated events specified in SEC rules and CDUs within 10 business days of occurrence. Event Notices are filed through the same EMMA system.

Description of Services

Issuer engages Ehlers to provide the following services in connection with the preparation and dissemination of Issuer's continuing disclosure reports and Event Notice filings in connection with all outstanding debt issues of Issuer subject to the Rule and for which continuing disclosure reports or filings are required. During the Term of the engagement, Ehlers shall provide the services hereinafter described with respect to all existing and future securities of the Issuer subject to the Rule and having continuing disclosure requirements. Ehlers shall provide these services for any other securities of the Issuer when requested in writing by the Issuer.

Annual Filings, or More Frequently, if Required

a. Review and catalog of all Continuing Disclosure Agreement/Certificate/Undertaking (CDU)'s of Issuer relative to current and future issues of securities subject to the Rule.
b. Creation of a timetable for the anticipated schedule of events relating to the preparation of Issuer's annual (or more frequently, if required) continuing disclosure report.
c. Collection of information from third parties and Issuer, as applicable, to the extent necessary to prepare the annual (or more frequently, if required) continuing disclosure report.
d. Preparing the annual (or more frequently, if required) continuing disclosure report in a standardized format acceptable for submission to the EMMA system, or any future industry standard.
e. Submission of the annual (or more frequently, if required) continuing disclosure report and any Event Notices to the designated recipient based on the applicable CDU's of Issuer and all laws, rules and regulations relative thereto.

f. Delivering a copy of any report or notice submitted in accordance with (e. above) to Issuer for its records, as well as confirmations of receipt of filing(s).
g. Respond to Underwriter/Investor inquiries and requests.
h. Providing recommendations to Issuer relating to future continuing disclosure related matters.

Event Notices

a. Informing Issuer of the types of events that may require the filing of an "Event Notice" and the required reporting period for such notices.
b. Notifying Issuer of any information Ehlers discovers that may require the filing of an Event Notice, and preparation and filing of the required Event Notice.
c. Upon notification by Issuer of any circumstances that may require the filing of an Event Notice, preparing, filing, and providing confirmation of filing the required Event Notice.

Description of Fees

Full Disclosure Services fees shall be assessed as follows:

Number of Issuer Continuing Disclosure Undertakings	Annual Fee
One (1) to three (3) CDU's	$2,800
Four (4) to six (6) CDU's	$3,300
Seven (7) or more CDU's	$3,800

Plus any out of pocket expenses.

Special Circumstances

If an Issuer's CDU requires periodic filings (quarterly or semiannually) in addition to the annual filings, a fee of $500 per required CDU filing shall be assessed.

Limited Disclosure Services.

Background

In 2009, the Securities and Exchange Commission put into place revised rules regarding a limited scope of continuing disclosure requirements for certain municipal securities issuers. These rules apply to any securities issued on or after July 1, 2009 in amounts of $1 million or more and where the Issuer's total amount of principal outstanding and subject to the Rule is less than $10 million upon issuance. Any issuer meeting the aforementioned parameters must comply with a limited disclosure undertaking and file annual reports. Issuers subject to limited disclosure requirements must file audited financial statements (or unaudited financial statements if allowed under a CDU) on an annual basis, rather than both financial statements and operating and statistical data.

Description of Services

Ehlers shall provide the following services in connection with the preparation and dissemination of Issuer's continuing disclosure reports and Event Notice filings for all current and future outstanding securities of Issuer subject to the Rule and for which continuing disclosure reports or filings are required. During the Term of the engagement, Ehlers shall provide the services hereinafter described with respect to all future issuances for which Ehlers provides municipal advisory services and that have continuing disclosure requirements. Ehlers will also provide these services for any other issues when requested in writing by the Issuer.

Services to be provided are as follows:

Annual Filings

a. Review of all Continuing Disclosure Agreement/Certificate/Undertaking (CDU)'s of Issuer relative to currently outstanding issuances.
b. Creation of a timetable for the anticipated schedule of events relating to the dissemination of Issuer's annual updated financial information and operating data.
c. Submitting the Issuer's annual financial statements to the designated recipient thereof based on the applicable CDU's of Issuer and all laws, rules and regulations relative thereto.
d. Delivering a copy of any report or notice submitted in accordance with (c above) to Issuer for its records.
e. Respond to Underwriter/Investor inquires and requests.
f. Providing recommendations to Issuer relating to future continuing disclosure related matters.

Event Notices

a. Informing Issuer of the types of events that may require the filing of an "Event Notice".
b. Notifying Issuer of any information Ehlers discovers that may require the filing of an Event Notice, and preparation and filing of the required Event Notice.
c. Upon notification by Issuer of any circumstances that may require the filing of an Event Notice, prepare and file the required Event Notice.

Description of Fees

Limited Disclosure Services shall be provided annually for a fee of $750.

Future Fee Changes

Ehlers reserves the right to adjust fees during the Term of the engagement without prior consent of the Issuer, but not more than annually. Prior to any fee adjustments, the Issuer will be notified in writing of the revised fees and their effective date.

APPENDIX A AMENDMENT

The City of Franklin has contracted with Ehlers to be the dissemination agent for disclosure filings through December 31, 2019. The base annual fee will be $1400 plus a miscellaneous office expense for the first revenue source. If Ehlers prepares an Official Statement on behalf of the City in the same revenue year, there will be no charge for disclosure filings. As dissemination agent, Ehlers will provide dissemination services as described in this agreement. Any other dissemination agreement executed between both parties is replaced by this agreement.

At the end of the term of the aforementioned agreement and for any dissemination services provided January 1, 2020 and thereafter, the fees for this service will be those charged by Ehlers for services provided as outlined in Appendix A.

APPENDIX B

EVENT NOTICES

If any one of the listed events occurs in relation to the Issuer and/or any of the Issuer's securities subject to this agreement, you must notify Ehlers at the earliest possible time to discuss the applicability and the need for any filing of an Event Notice. The Issuer may also wish to discuss the matter with its legal counsel to gauge materiality of any occurrence.

Mandatory Event Notices

- Principal and interest payment delinquencies
- Non-payment related defaults, if material
- Unscheduled draws on debt service reserves reflecting financial difficulties
- Unscheduled draws on credit enhancements reflecting financial difficulties
- Substitution of credit or liquidity providers or their failure to perform
- Adverse tax opinions, IRS notices or material events affecting the tax status of the security
- Modifications to rights of security holders, if material
- Bond calls, if material
- Defeasances
- Release, substitution or sale of property securing repayment of the securities, if material
- Rating changes
- Tender offers
- Bankruptcy, insolvency, receivership or similar event of the obligated person
- Merger, consolidation, or acquisition of the obligated person, if material
- Appointment of a successor or additional trustee, or the change of name of a trustee, if material

Additional / Voluntary Event-Based Disclosures

- Amendment to continuing disclosure undertaking
- Change in obligated person
- Notice to investors pursuant to bond documents
- Certain communications from the Internal Revenue Service
- Secondary market purchases
- Bid for auction rate or other securities
- Capital or other financing plan
- Litigation / enforcement action
- Change of tender agent, remarketing agent, or other on-going party
- Derivative or other similar transaction
- Other event-based disclosures

APPROVAL	REQUEST FOR COUNCIL ACTION	MEETING DATE
		9/19/2017
REPORTS & RECOMMENDATIONS	Presentation of the Mayor's 2018 Recommended Budget and Review of the Budget Preparation Timetable	ITEM NUMBER G. 9.

The Mayor's 2018 Recommended Budget will be presented to the Common Council for it to forward to the Committee of the Whole in accordance with Section 13-2, "Preparation of Budget" of the City of Franklin Municipal Code.

The Director of Administration will present an "overview of [the] budget and major budget initiatives" as set forth in the 2018 Budget Preparation Timetable as adopted by the Common Council. The presentation will primarily consist of a PowerPoint presentation on the budget and review of the budget timetable.

Note that the budget timetable indicates that following the presentation, Aldermen will "determine or identify additional materials or information needed for 10/2 budget discussions." This will enable staff to prepare advance information as may be requested and also inform department heads as to who is expected to be in attendance. A copy of the budget timetable is attached for your convenience.

A copy of the Mayor's 2018 Recommended Budget document will be provided at the meeting.

COUNCIL ACTION REQUESTED

Motion to forward consideration of the Mayor's 2018 Recommended Budget to the Committee of the Whole.

Provide other direction to staff, as appropriate, relative to additional materials or information needed for the October 2nd budget discussions.

City of Franklin
2018 Annual Budget
BUDGET PREPARATION TIMETABLE
April 3, 2017

Schedule

Tuesday, September 19	Common Council Meeting Agenda Item: Presentation on overview of budget and major budget initiatives. Aldermen determine or identify additional materials or information needed for 10/2 budget discussions.
Wednesday September 20 To Monday, October 2	Aldermen may contact department heads with budget questions.
Monday, October 2	Committee of the Whole Agenda Item: Review of Mayor's Recommended Budget.
Tuesday, October 3	Alternate day for additional Committee of the Whole meeting and budget discussion in conjunction with regular Common Council meeting.
Friday, October 13	Last regular work day for budget changes to be included in the Public Hearing notice.
Monday, October 16 To Thursday, October 19	Preparation and Submission of Public Hearing Notice.
Tuesday, October 17	Regular Common Council Meeting, available for discussion of any budget topic as may be needed.
Thursday, October 26	Publication of Preliminary Budget and Hearing Notice.
Monday, November 6 & Tuesday, November 7	Regular Committee of the Whole & Common Council meetings available for discussion of any budget topics as may be needed.
Tuesday, November 14	**Special Common Council Meeting:** Public Hearing on the Proposed Annual Budget AND Adoption of Annual Budget [Note: The late date does not provide opportunity for delay].

Note: Subsequent actions that may affect the Common Council's regular meeting schedule may impact this calendar.

APPROVAL slw	REQUEST FOR COUNCIL ACTION	MEETING DATE 9/19/17
LICENSES AND PERMITS	MISCELLANEOUS LICENSES	ITEM NUMBER H.1.

See attached list from meeting of September 19, 2017.

COUNCIL ACTION REQUESTED

City of Franklin
9229 W. Loomis Road
Franklin, WI 53132-9728
414-425-7500

License Committee
Agenda*
Aldermen's Room
September 19, 2017 – 5:50 p.m.

1.	**Call to Order & Roll Call**	**Time:**		
2.	**Applicant Interviews & Decisions**			
License Applications Reviewed		**Recommendations**		
Type/ Time	**Applicant Information**	**Approve**	**Hold**	**Deny**
Operator 5.55 p.m.	**Adria R Bollendorf** 4025 S Packard Ave., #7 St Francis, WI 53235 Rock Sports Complex			
Operator 6:00 p.m.	**Danielle L Hight** 5604 Apricot Ct Greendale, WI 53129 Irish Cottage			
Operator 6:05 p.m.	**Nicole N Lester** 3513 Pierce Blvd Racine, WI 53405 Midtown Gas & Liquor			
Operator	**Chad M Cuellar** 14180 Ranch Rd Brookfield, WI 53005 Polonia Sports Club			
Operator	**Debra A Reichart** 25304 Windsong Ct Wind Lake, WI 53185 Rawson Pub			
Operator	**Candice Mae Sibila** 4362 S Nicholson Ave St Francis, WI 53235 Point After Pub & Grille			
Operator	**Kenneth J Young** 11401 W Swiss St Franklin, WI 53132 Landmark			
Temporary Entertainment & Amusement	**Faith Community Church** Person in Charge: Rev. Stuart R Merkel Event: Pumpkin Festival Location: 7700 W Faith Dr Event Date: Saturday, October 7, 2017			
3.	**Adjournment**			
		Time		

*Notice is given that a majority of the Common Council may attend this meeting to gather information about an agenda item over which they have decision-making responsibility. This may constitute a meeting of the Common Council per State ex rel. Badke v. Greendale Village Board, even though the Common Council will not take formal action at this meeting.

APPROVAL slw pR	REQUEST FOR COUNCIL ACTION	MEETING DATE 9/19/17
Bills	Vouchers and Payroll Approval	ITEM NUMBER I. 1

Attached are vouchers dated September 2, 2017 through September 14, 2017 Nos. 166132 through Nos. 166282 in the amount of $ 908,792.01. Included in this listing are EFT's Nos. 3581 through Nos. 3587 and Library vouchers totaling $ 8,687.74.

Early release disbursements dated September 2, 2017 through September 13, 2017 in the amount of $ 509,288.28 are provided on a separate listing and are also included in the complete disbursement listing. These payments have been released as authorized under Resolution 2013-6920.

The net payroll dated September 15, 2017 is $ 377,766.96, previously estimated at $ 368,000.00. Payroll deductions dated September 15, 2017 are $ 236,848.47, previously estimated at $ 420,000.00.

The estimated payroll for September 29, 2017 is $ 404,000.00 with estimated deductions and matching payments of $ 412,000.00.

There were no Property Tax refunds.

COUNCIL ACTION REQUESTED

Motion approving the following:

- City vouchers with an ending date of September 14, 2017 in the amount of $ 908,792.01 and
- Payroll dated September 15, 2017 in the amount of $ 377,766.96 and payments of the various payroll deductions in the amount of $ 236,848.47 plus City matching payments and
- Estimated payroll dated September 29, 2017 in the amount of $ 404,000.00 and payments of the various payroll deductions in the amount of $ 412,000.00, plus City matching payments.

ROLL CALL VOTE NEEDED

Finance Dept – KM