CITY OF FRANKLIN PLAN COMMISSION MEETING* FRANKLIN CITY HALL COUNCIL CHAMBERS 9229 W. LOOMIS ROAD, FRANKLIN, WISCONSIN AGENDA

THURSDAY, SEPTEMBER 7, 2017, 7:00 P.M.

- A. Call to Order and Roll Call
- B. Approval of Minutes
 - 1. Approval of regular meeting of August 17, 2017.
- C. **Public Hearing Business Matters** (action may be taken on all matters following the respective Public Hearing thereon)
 - 1. ZILBER LTD. MIXED-USE MULTI-FAMILY AND FUTURE **COMMERCIAL DEVELOPMENT.** Comprehensive Master Plan Amendment, Certified Survey Map and Special Use applications by Zilber LTD. to amend the Future Land Use Map land use designation from Mixed Use to Residential-Multi-Family Use, Areas of Natural Resource Features Use and Commercial Use, specifically, Lots 1 and 3 of the proposed Certified Survey Map would be designated as Residential-Multi-Family Use and Areas of Natural Resource Features Use and the proposed Lot 2 designated as Commercial Use; for a 3 lot Certified Survey Map to divide the existing approximately 18.06 acre property and to dedicate a future public road; and for approval of a 180 unit multi-family residential development consisting of six 30 unit apartment buildings upon Lots 1 and 3 of the proposed Certified Survey Map, each building being 3 stories, 8,574 square feet, with exterior parking as well as underground parking, a 5,319 square foot recreation building, swimming pool and patio, dog park and playground, and approval to fill a 2,390.8 square foot wetland and associated wetland buffer and setback; property located at 7333 South 27th Street, zoned B-4 South 27th Street Mixed-Use Commercial District; Tax Key No. 761-9992-004. A PUBLIC HEARING IS SCHEDULED FOR THIS MEETING UPON THE SPECIAL USE APPLICATION OF THIS MATTER.
 - 2. TACO BELL #30410 RESTAURANT REMODEL AND SITE WORK.

 Special Use Amendment application by Sundance, Inc., business owner of Taco
 Bell #30410 restaurant, for remodeling the existing Taco Bell #30410 restaurant.

 Applicant's proposals are 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, upon property
 zoned Planned Development District No. 16 (Franklin Centre, formerly Franklin

Plaza/PicknSave), located at 7141 South 76th Street; Tax Key No. 755-0194-000. A PUBLIC HEARING IS SCHEDULED FOR THIS MEETING UPON THIS MATTER.

- D. **Business Matters** (no Public Hearing is required upon the following matters; action may be taken on all matters)
 - 1. **OAKWOOD AT RYAN CREEK SINGLE-FAMILY RESIDENTIAL SUBDIVISION AND OUTLOT DEVELOPMENT.** Preliminary Plat application by Neumann Developments, Inc., for a 63 lot single-family residential subdivision (average lot size being approximately 14,800 square feet), which also includes a 97,054 square foot outlot to be reserved for potential future commercial uses (proposed subdivision plat is located at the northwest corner of South 76th Street and West Oakwood Road), upon property located at approximately 10100 South 76th Street, zoned R-5 Suburban Single-Family Residence District and FW Floodway District; Tax Key No. 934-9992-010.
 - 2. **VALERIE E. LUKASZEWICZ LAND COMBINATION.** Land Combination application by Valerie E. Lukaszewicz, for combining a parcel of land located at 4205 West Carmel Drive with Outlot 21 of Plat of Outlots 1 through 5 of Tumblecreek (Tax Key No. 739-0111-000), for construction of a fence that will be partially located on the outlot, property zoned Planned Development District No. 2 (Tumblecreek/Hidden Lakes Development); Tax Key No. 739-0025-000.

E. Adjournment

*Supporting documentation and details of these agenda items are available at City hall during normal business hours.

**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.

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

REMINDERS:

Next Regular Plan Commission Meeting: September 21, 2017

Unapproved

City of Franklin Plan Commission Meeting August 17, 2017 Minutes

A. Call to Order and Roll Call

Alderman Mark Dandrea called the August 17, 2017 regular Plan Commission meeting to order at 7:00 p.m. in the Council Chambers at Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin.

Present were Commissioners Kevin Haley and David Fowler, Alderman Mark Dandrea and City Engineer Glen Morrow. Excused were Commissioner Patrick Leon, Patricia Hogan and Mayor Steve Olson. Also present was Planning Manager Joel Dietl and Principal Planner Nick Fuchs.

B. Approval of Minutes

1. Regular Meeting of August 3, 2017.

Commissioner Fowler moved and Commissioner Haley seconded approval of the August 3, 2017 minutes of the regular meeting of the Plan Commission. On voice vote, all voted 'aye'. Motion carried (4-0-3).

C. Public Hearing Business Matters

1. None

D. Business Matters

1. CREATIVE HOMES, INC. SINGLE-FAMILY RESIDENTIAL SUBDIVISION DEVELOPMENT.

Rezoning application by Rick J. Przybyla, President of Creative Homes, Inc., to rezone the property located at 7543 South North Cape Road (approximately 18.35 acres) from R- 2 Estate Single-Family Residence District to R-3 Suburban/Estate Single-Family Residence District to allow for a singlefamily residential subdivision development which includes a cul-desac with 26 lots ranging in size from 20,378 square feet to 31,605 square feet; Tax Key No. 797-9946-000. [THE PUBLIC HEARING WAS HELD AT THE PLAN COMMISSION MEETING ON JULY 20, 2017. SUBJECT MATTER CONTINUED

Planning Manager Joel Dietl presented the request by Rick J. Przybyla, President of Creative Homes, Inc., to rezone the property located at 7543 South North Cape Road (approximately 18.35 acres) from R- 2 Estate Single-Family Residence District to R-3 Suburban/Estate Single-Family Residence District to allow for a single-family residential subdivision development which includes a cul-de-sac with 26 lots ranging in size from 20,378 square feet to 31,605 square feet.

City Engineer Morrow moved and Alderman Dandrea seconded a motion to recommend approval of an Ordinance to amend the Unified Development Ordinance (zoning map) to rezone a certain parcel of land from R-2 Estate Single-Family Residence District to R-3 Suburban/Estate Single-Family Residence District (7543 South North Cape Road) (approximately 18.35 acres). On voice vote, 2 voted 'aye' and 2 voted 'nay'. Motion failed (2-2-3).

FROM THE JULY 20, 2017 MEETING.]

2. AMERICAN TRANSMISSION COMPANY LLC TEMPORARY **CONSTRUCTION LAYDOWN** YARD PROJECT. Temporary Use application by American Transmission Company LLC, for a construction laydown yard located within the parking lot of the former golf dome property, for the purpose of upgrading electric transmission communication facilities from the Oak Creek substation to the St. Martins substation in the City of Franklin, from September 1, 2017 through November 29, 2017 (90 days), property located at 11027 South 27th Street and South County Line Road, zoned Planned Development District No. 39 (Mixed-Use Business Park); Tax Key No. 978-9998-000.

3. JAMES RICHEY LAND **COMBINATION.** Land Combination application by James Richey, for combining two adjacent parcels into one parcel on South 68th Street south of Root River Drive and west of Hillside Drive, specifically, at 7236 South 68th Street (approximately 0.95 acres, developed for a single-family residential use) and 7232 South 68th Street (approximately 0.54 acres of vacant land), for construction of a detached garage on a portion of the vacant parcel, property zoned R-6 Suburban Single-Family Residence District; Tax Key Nos. 757-9990-001 and 757-9989-000.

E. Adjournment

Planning Manager Joel Dietl presented the request by American Transmission Company LLC, for a construction laydown yard located within the parking lot of the former golf dome property, for the purpose of upgrading electric transmission communication facilities from the Oak Creek substation to the St. Martins substation in the City of Franklin, from September 1, 2017 through November 29, 2017 (90 days), property located at 11027 South 27th Street and South County Line Road, zoned Planned Development District No. 39 (Mixed-Use Business Park); Tax Key No. 978-9998-000.

Commissioner Haley moved and Commissioner Fowler seconded a motion to approve a Resolution imposing conditions and restrictions for the approval of a temporary use for a construction laydown yard for American Transmission Company LLC's electric transmission communication facilities upgrade project upon property located at 11027 South 27th Street and South County Line Road. On voice vote, all voted 'aye'. Motion carried (4-0-3).

Planning Manager Joel Dietl presented the request by James Richey, for combining two adjacent parcels into one parcel on South 68th Street south of Root River Drive and west of Hillside Drive, specifically, at 7236 South 68th Street (approximately 0.95 acres, developed for a single-family residential use) and 7232 South 68th Street (approximately 0.54 acres of vacant land), for construction of a detached garage on a portion of the vacant parcel, property zoned R-6 Suburban Single- Family Residence District; Tax Key Nos. 757-9990-001 and 757-9989-000.

Commissioner Fowler moved and Commissioner Haley seconded a motion to recommend approval of a Resolution conditionally approving a Land Combination for Tax Key No. 757-9990-001 and 757-9989-000 (7236 South 68th Street and 7232 South 68th Street). On voice vote, all voted 'aye'. Motion carried (4-0-3).

Commissioner Fowler moved and Commissioner Haley seconded to adjourn the Plan Commission meeting of August 17, 2017 at 7:44 p.m. All voted 'aye'; motion carried. (4-0-3).



REPORT TO THE PLAN COMMISSION

Meeting of September 7, 2017

Comprehensive Master Plan Amendment, Special Use and Certified Survey Map

RECOMMENDATION: Department of City Development staff recommends denial of the Comprehensive Master Plan Amendment, Special Use, and Certified Survey Map. If approved, staff recommends approval subject to the conditions in the attached draft ordinance and resolutions.

Project Name: Zilber Apartments

General Project Location: 7333 South 27th Street

Property Owner: Metropolitan Milwaukee YMCA Bank Creditor Trust

Applicant: Zilber Ltd.

Agent: Mike King, Zilber Ltd.

Current Zoning: B-4 South 27th Street Mixed Use Commercial District

2025 Comprehensive Plan: Mixed Use

Use of Surrounding Properties: Single-family residential to the north, Platt Construction,

Inc. and vacant land to the south, City of Oak Creek to the east and vacant land (zoned B-4 District) to the west

Applicant's Action Requested: Approval of applications related to the proposed multi-

family residential development

INTRODUCTION:

Please note:

- Staff recommendations are <u>underlined</u>, in <u>italics</u> and are included in the draft ordinance.
- Staff suggestions are only underlined and are not included in the draft ordinance.

On July 26, 2017, Zilber Ltd. filed Comprehensive Master Plan (CMP), Special Use, and Certified Survey Map (CSM) applications for a proposed multi-family residential development located at 7333 South 27th Street. These applications are further described below.

Comprehensive Master Plan Amendment:

The CMP Amendment application requests to amend the Future Land Use designation of Lot 1 and Lot 3 of the proposed CSM from "Mixed Use" to "Residential – Multi-Family" and "Areas of Natural Resource Features" and the proposed Lot 2 from "Mixed Use" to "Commercial." The applicant does not currently have plans to develop Lot 2; however, staff has recommended the applicant amend the future land use designation to Commercial to be more consistent with the current zoning and the likely anticipated use of the property.

Note that staff neglected to discuss the Areas of Natural Resource Features designation for Lot 1 and Lot 3 with the applicant, which is why it is not currently indicated on the provided Comprehensive Master Plan Amendment Exhibit. Staff will work with the applicant to revise this exhibit to match the attached draft ordinance and resolution, which includes the Areas of Natural Resource Features designation for Lot 1 and Lot 3. The Areas of Natural Resource Features designation will reflect the Conservation Easement area as shown on the final CSM.

Special Use:

The Special Use application has been submitted for development of 180 market rate apartments. Table 15-3.0602 of the Unified Development Ordinance (UDO) allows "Multiple-family dwellings and apartments" as a Special Use in the B-4 District.

The B-4 District requires that new residential development meet the R-8 Multiple-Family Residence District Development Standards in Table 15-3.0209 of the UDO. The applicant is requesting to exceed the R-8 Residence District density standards under Options 1 and 2, which allows a Gross Density of 6.10 for Option 1 and 8.00 for Option 2 and Net Density of 8.00 for either Special Use Option.

Certified Survey Map:

The Certified Survey Map application proposes to divide the existing approximately 18.06-acre property into three separate parcels. Lot 1 of the proposed CSM is about 7.82-acres, Lot 2 is about 2.00-acres and Lot 3 is approximately 6.46-acres.

PROJECT DESCRIPTION/ANALYSIS:

It is important to note that the applicant intends to acquire the motel and restaurant property to the north, to raze and market the motel portion of the property for a future commercial use, and to allow the restaurant portion of the property to remain. However, the applicant has not included that property as part of the current applications. The applicant has indicated that those changes will be submitted for separate City review and approval at some future date.

In regard to Lot 2 of the proposed Certified Survey Map, the applicant envisions that a commercial use will be developed on that property (most likely a daycare) at some point in the future. However, the applicant has not included that project as part of the current applications. Therefore, the applicant will need to submit a Site Plan or Special Use application (depending upon the proposed use) at some future date.

It can also be noted that the subject property is located within Tax Incremental Financing (TIF) District No. 3, and that the applicant has initiated discussions with the City of Franklin for use of TIF funds to assist with development of the subject project.

Comprehensive Master Plan Amendment/Consistency:

• Consistent with, as defined by Wisconsin State Statute, means "furthers or does not contradict the objectives, goals, and policies contained in the comprehensive plan."

Comprehensive Master Plan Amendment:

The City of Franklin 2025 Comprehensive Master Plan (CMP) identifies the subject property as Mixed Use and Areas of Natural Resource Features. The surrounding future land uses are Mixed Use and Office to the south, Mixed Use to the west, and Mixed Use and Residential to the north. The subject area is also part of the South 27th Street Corridor Plan which recommends the area's future land use as Mixed Use – Commercial.

At staff's recommendation, and as an apartment complex is proposed for the majority of the subject area (to be planned and developed separately from the potential future daycare and motel/restaurant proposals), the applicant has applied for a CMP Amendment. As previously noted, the Amendment is to change the future land use from Mixed Use to Residential – Multi-Family for the apartment development, and to Commercial for the potential daycare parcel.

Comprehensive Master Plan Consistency:

The Department of City Development believes that the proposed project, and its associated CMP Amendment and Special Use request, are not consistent with certain elements of the City's Comprehensive Master Plan including but not limited to:

- The 70/30 Goal of the City, which seeks to establish a 70/30 ratio of residential to commercial assessed valuation.
- Pursue and achieve business attraction, retention, and expansion.
- Accommodate (where appropriate) mixed-use development within identified districts and commercial areas. Including, "Provide for mixed-use buildings to include housing within identified districts and commercial corridors."
- The future land use map, which envisions that the subject area and surrounding area be developed for mixed use purposes, as opposed to multi-family residential uses.

The subject proposal is also not consistent with the "South 27th Street Corridor Plan" which recommends:

- That this area serve as a premiere employment center and as a transition from the large regional retail uses to the north.
- That this area consist of smaller scale commercial, office, civic, institutional and residential uses.
- That the primary uses in this area include retail, office, and institutional uses.
- Approval of the previously proposed YMCA development for this site, which included a medical facility.

Furthermore, staff would note that the subject property is one of a few remaining large parcels along S. 27th Street. Staff would likely be supportive of a proposal that was more consistent with a traditional mixed use development, which would better fit the future land use designation of mixed use. A traditional mixed use development would integrate uses more, such as first floor retail with residential apartments above.

On the other hand, the subject proposal is consistent with certain Comprehensive Master Plan goals, objectives, and/or policies including:

• Ensure compatibility with adjacent land uses.

- Provide a wide range of housing opportunities to support the needs of working professionals, seniors, and families.
- Create a plan that provides direction but allows flexibility in the development of residential and non-residential areas.

The subject proposal is also consistent with certain South 27th Street Corridor Plan recommendations, including:

- Work with Minnesota Avenue residents and St. James Church to create a Sub-Area Plan for the area designated as "Mixed-Use Commercial"...
- That a new mixed use commercial zoning district be created for this area, which should allow such uses as residential as a permitted or special use.

Based upon the preceding information, the Department of City Development has concluded that the subject proposal is not consistent with a preponderance of the Comprehensive Master Plan's goals, objectives, and policies.

Director of Economic Development Comments:

Economic Development staff disagrees with Planning Staff's assessment of the project's mixed-use status and therefore the necessity for an amendment to the comprehensive master plan to accommodate the project. When considered in context, the proposed project is mixed-use and will function among a mix of uses in the surrounding area. The area is appropriately zoned B-4 which allows for both multi-family residential and commercial uses. Both types of uses are proposed as part of the Zilber development. Commercial uses along 27th Street include; the proposed day-center, the retained restaurant, and the existing motel site, which will be marketed for future commercial/mixed-use development. Land set further back from 27th Street will be residential creating a mix of development uses on the site. While it may be argued that a different style of mixed-use development is preferred, the proposed mix of uses provides balance of activity that is generally sought from mixed-use development.

Additionally, the project serves as a transitional use between the single family residential homes to the north and the commercial uses to the south. The mixed-use direction of the project better positions the City for incorporating additional mixed-use development along the 27th Street corridor in the future.

On March 21, 2017, the Common Council directed staff to "work with Zilber LTD. regarding a proposed mixed-use development at 7333 S. 27th Street and to pursue a development agreement that includes financial support from tax increment finance (TIF) district No. 3 with the understanding that the development agreement will include removal of the hotel, [and with regard to Tax Incremental Financing] "lookback" provision, and "pay as you go" [incentive balance], as outlined in the Council Action Sheet for this item." Negotiations of the development agreement between the City and Zilber are on-going.

Special Use:

The applicant is requesting approval to develop 180 market rate apartments within six 30-unit buildings. Each building is anticipated to consist of 13 one-bedroom units and 17 two-bedroom units. In total, there will be 78 one-bedroom units and 102 two-bedroom units. A typical one

bedroom unit will be approximately 789 square feet and two bedroom units are about 1,258 square feet on average. The applicant has indicated a projected average rental rate of \$1.40 per square foot.

The table below summarizes the maximum number of dwelling units allowed and the density proposed by the applicant.

Parcel	Maximum number of dwelling units per maximum ND of 8.00	Maximum number of dwelling units per maximum GD of 8.00	Proposed dwelling units	Proposed ND	Proposed GD
Lot 1 (north multi-family parcel)	47 dwelling units	63 dwelling units	90 dwelling units	15.35	11.51
Lot 3 (south multi-family parcel)	39 dwelling units	52 dwelling units	90 dwelling units	18.56	13.92

Per Section 15-3.0701A.7. of the UDO (below), the Common Council, pursuant to the recommendations of the Plan Commission, may modify regulations of the zoning district.

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

Pursuant to Section 15-3.0701 of the UDO, the applicant has provided responses to the General Standards for Special Uses, which are included in this submittal. However, as noted above, staff does not agree with the applicant that the proposed project is consistent with the City's Comprehensive Master Plan.

Furthermore, it should be noted that the Fire Department, in its comments provided in its review of this project indicated: "The Fire Department does not support further high-density residential development relative to existing Fire Department staffing levels. Response times for Fire and EMS incidents may exceed Fire Department benchmark goals and/or industry standard recommendations."

Certified Survey Map:

As previously noted, a three lot Certified Survey Map (CSM) is proposed as part of the subject project and is included in the application submittal. However, the Engineering Department is still reviewing the CSM as well as the associated easements, utilities, infrastructure, erosion control, etc. Therefore, <u>staff recommends that the applicant shall revise the Certified Survey Map to incorporate the Engineering Department's technical review comments prior to recording the Certified Survey Map.</u>

In particular, the applicant has indicated that they are open to discussions about cross access between Lot 1 and the motel/restaurant parcel to the north, but are concerned about the impacts upon the adjacent natural resource features. Therefore, the applicant has not shown such access on the CSM, nor have those natural resources been included within the proposed Conservation Easement.

However, the B-4 South 27th Street Mixed Use Commercial District requires, and the South 27th Street Corridor Plan recommends, that cross access be provided. Therefore, <u>staff recommends</u> that the applicant shall provide a cross-access easement between Lot 1 and the adjacent motel/restaurant parcel to the north, and revise the Certified Survey Map accordingly, to be utilized at the point in time when the adjacent parcel undergoes development or redevelopment, for Department of City Development review and approval prior to recording of the Certified Survey Map.

It is also important to note that pursuant to Sections 15-2.0303 and 15-8.0101 of the UDO, a Development Agreement (to ensure the proper furnishing, construction, and installation of required improvements), will be required for the subject development, for review by the City Engineer and the City Attorney, and approval by the Common Council, prior to recording of the CSM.

Site Plan:

The apartment development is located upon Lots 1 and 3 of the proposed CSM. The site plan includes six 30-unit multi-family buildings, a recreation building, outdoor swimming pool, grilling area, playground, dog park and associated parking, landscaping and storm water management facilities. The development is divided in half by a proposed public road with the north side and south side of the development each containing three buildings.

However, the applicant did not provide any site plan details for the grilling area, playground, and dog park. Therefore, <u>staff recommends that the applicant shall revise the Site Plan to include details of the proposed grilling area, playground, and dog park prior for Department of City Development review and approval prior to issuance of a Building Permit. Alternatively, the applicant may apply for a Minor Site Plan Amendment prior to development of the grilling area, playground, and dog park, for Department of City Development review and approval.</u>

The R-8 District requires an Open Space Ratio (OSR) of 0.35 for Option 1 and 0.25 for Option 2. The applicant is proposing an OSR of 0.745 for the north side of the development and 0.750 for the south side, well exceeding the R-8 District Development Standard.

It should be noted that the Engineering Department is still reviewing the Site Plan as well as the associated Sewer and Water Plan, Storm Sewer System Plan, Grading and Drainage Plan, etc. Therefore, <u>staff recommends that the applicant shall revise the Site Plan and associated Sewer, Water, Storm, Grading, etc. plans to incorporate the Engineering Department's technical review comments prior to issuance of a Building Permit.</u>

Ingress and Egress:

The applicant is proposing to extend a public road from S. 27th Street to S. 31st Street. All access to apartment buildings will be from the new public road. According to the applicant, the Wisconsin Department of Transportation has conceptually approved the access location to S. 27th Street and permit documents have been submitted and are currently under review.

Recreation Building and Site Amenities:

The applicant has provided a Site Amenities Plan that includes several facilities for tenants and guests including, a recreation building, swimming pool, grilling area, a playground and a dog park.

The recreation building is located on the north side of the development and includes a fitness center and multipurpose room, restrooms, clubroom and a leasing office. Adjacent to the recreation building is the outdoor pool and a large grilling area.

The playground is located on the south side of the development and will include a jungle gym, slide, swings and other children activities as well as benches and trash receptacles. The dog park is also located on the south side of the property. The pool, playground and dog park are all enclosed or partially enclosed by a 4-foot high aluminum fence.

Additionally, bike racks, benches, trash receptacles and dog waste stations are located throughout the site. Bike racks are located in front of all six buildings. The applicant has included benches adjacent to the playground and within the dog park area. Trash receptacles and dog waste stations with bags are located adjacent to the sidewalk along the north side of the proposed public road at either end of the site.

Parking:

The Unified Development Ordinance requires a Standard Parking Ratio of 1 space per dwelling unit for efficiency and one-bedroom apartments, 2 spaces per dwelling unit for two-bedroom apartments and 2.5 spaces per dwelling unit for three or more bedroom apartments.

The applicant is proposing 180 apartment units, which will be a mix of one bedroom and two bedroom units. The applicant anticipates a total of 78 one-bedroom units and 102 two-bedroom units; therefore, the UDO Standard Parking Ratio is 282 parking spaces.

Four of the buildings will have 33 interior parking spaces and the other two buildings will have 34 parking spaces, totaling 200 parking spaces. In addition, the site plan includes 84 surface parking spaces. Therefore, a total of 284 parking spaces are proposed, which meets the requirements of Section 15-5.0203 of the UDO. The applicant notes that interior parking will be reserved for tenants, but that exterior parking will not, but rather will be available for both tenants and guests. The applicant further notes that the recreational amenities will be available for tenant use only, as such, additional parking is not required.

The 284 parking spaces include 4 exterior ADA compliant parking stalls and one ADA compliant stall is located in each underground parking area. The north side of the development has 50 parking spaces and the south side has 34 parking spaces. Each portion of the development includes two ADA parking stalls, which meets Table 15-5.0202(I)(1) of the UDO.

Additionally, the proposed exterior parking spaces are a minimum of size of 9' wide and 20' long (180 square feet), meeting the UDO required minimum parking space size.

Landscaping:

The UDO requires 1.5 canopy/shade trees per dwelling unit, 1 decorative tree per dwelling unit, 1 evergreen per dwelling unit and 3 shrubs per dwelling unit. With this request, the applicant is proposing to construct 180 dwelling units; therefore, a total of 270 canopy/shade trees, 180 evergreen trees, 180 decorative trees and 540 shrubs are required. However, the development abuts less intense single-family residential homes, thus a 20% increase is required per Section 15-5.0302C. of the UDO. This result in 324 canopy/shade trees, 216 evergreen trees, 216 decorative trees and 648 shrubs are required.

The Landscape Plan identifies 229 canopy/shade trees, 144 evergreens, 216 decorative trees and 648 shrubs. This equates to 1.27 canopy/shade trees per unit, 1.2 decorative trees per unit, 0.8 evergreen trees per unit and 3.6 shrubs per unit.

To compensate for the shortfall of 95 canopy/shade trees and 36 evergreens, the applicant has proposed to plant minimum 7-foot tall evergreen trees, opposed to the UDO required minimum of 4 foot tall trees. In addition, the applicant has noted that 180 existing shade trees will be preserved onsite, which is equivalent to 95 shade trees per Section 15-5.0302D. of the UDO. Staff notes, however, that this Section also requires the exact location, size and type of existing trees to be preserved be shown as part of the landscape plan. This information has not been provided. Therefore, <u>staff recommends that the applicant shall revise the Landscape Plan to identify the existing trees to be retained, for Department of City Development review and approval, prior to issuance of a Building Permit.</u>

The applicant has provided hose bibs on the buildings for irrigation. Areas for snow storage are illustrated on the Landscape Plans as well.

The applicant is providing street trees in conformance with Section 15-8.0117 of the UDO, which are not included in the Plant Schedule.

Outdoor Lighting:

The applicant provided a Site Lighting Plan, which includes light details and photometrics. Lighting detail/catalog sheets have also been provided. The applicant is proposing 15-foot poles on 3" bases within the north and south parking lots. The north lot includes 7 light poles and the south lot has 6 light poles. Seven street lights are also included on the north side of the public road. Street lights are on 25' poles on a 3" base.

As the proposed project includes a number of outdoor recreational amenities in close proximity to the proposed public street, <u>staff recommends that the applicant shall revise the Lighting Plan to include pedestrian scale decorative lighting at the recreational building, playground, and dog park areas, for Department of City Development review and approval prior to issuance of an Occupancy Permit. Staff suggests that pedestrian scale decorative lighting be provided throughout the subject property.</u>

Natural Resource Protection Plan:

A Natural Resource Protection Plan (NRPP) has been completed for the subject development by Tina Meyers of RA Smith National, dated May 5, 2017. According to the NRPP, the site contains four wetlands and the association wetland buffers and wetland setback. The NRPP notes that the tree line along the south property line meets the definition of young woodland; however, approximately 90% of the trees are Green Ash and are diseased/dying due to the Emerald Ash Borer.

The wetlands were delineated by Heather Patti of RA Smith National on October 8, 2015. A full and complete wetland delineation report is on file with the Department of City Development. The cover letter of that report is attached.

In total, approximately 2.3 acres of the site consist of protected natural resource features. The applicant is proposing wetland, wetland buffer and wetland setback impacts for the construction of the proposed public road. Specifically, the applicant is requesting approval to fill approximately 2,391 square feet of wetlands, and about 8,822 square feet of wetland buffer. The applicant did not indicate how many square feet of wetland setback would be impacted. Therefore, staff recommends that the applicant shall revise the Natural Resource Protection Plan to indicate the amount of wetland setback disturbance and loss for Department of City Development review and approval prior to issuance of a Building Permit.

The applicant is not proposing mitigation for the proposed impacts. Although the impact is for a public road, <u>staff recommends that the applicant shall prepare a mitigation plan that includes restoration and/or enhancements to the existing wetlands onsite, for review and approval by Department of City Development, prior to issuance of a Building Permit.</u>

The applicant has illustrated the conservation easement boundary on Sheet EX.1, which includes protection of the wetland and wetland buffer for the two wetlands adjacent to S. 31st Street, but not for a third wetland adjacent to S. 27th Street. Therefore, <u>staff recommends that the applicant shall revise the Conservation Easement to include protection of the wetland and 30-foot wetland buffer for all three remaining wetland areas onsite. Sheet EX.1, the Site Development Plan (Sheet C300) and the Certified Survey Map shall all be revised to illustrate the boundary as such and be labeled accordingly. In addition, <u>staff suggests that the conservation easement also</u> include the 50-foot wetland setback.</u>

It can be noted that a Natural Resource Special Exception will be required at the time that the cross access between Lot 1 and the motel/restaurant parcel to the north is developed.

Furthermore, <u>staff recommends</u> that the applicant shall prepare a written conservation easement document for Common Council review and approval and recording with the Milwaukee County Register of Deeds, prior to issuance of a Building Permit.

Architecture:

The proposed buildings are 3 stories and 40-feet in height. The recreation building is 1 story and just over 19 feet in height. The primary building materials include brick and two styles of fiber cement siding. The front elevations include a storefront entry feature and a metal canopy.

Secondary entrances also have a metal canopy. The building contains balconies, which will be enclosed by painted steel or aluminum railings.

The applicant has indicated that rooftop mechanicals will be screened by the building's parapet walls. Otherwise, mechanicals are located within each building.

It can be noted that the facades for all six buildings are the same, and that the entrances for each building only include a small canopy. As such, little architectural variation and interest is provided to distinguish the buildings from one another, to moderate the scale and mass of the proposed development, and to enhance the pedestrian environment. Furthermore, although the South 27th Street Design Standards do not apply to residential development, they do still serve as a guideline through their incorporation into the City's Comprehensive Master Plan, and they still provide valid design and architectural considerations. Therefore, <u>staff recommends that the applicant shall revise the Building Elevations to incorporate at least two different building types, incorporating such features as window treatments, colors, trim/edging materials, and distinct building entrances to distinguish the building types from one another, for Department of City Development review and approval prior to issuance of a Building Permit.</u>

Signage:

The site plan includes two monument signs, adjacent to S. 31st Street and S. 27th Street. Sign details have not been provided; therefore, <u>staff recommends that the applicant shall prepare sign plans for Department of City Development review and approval prior to issuance of a Sign Permit by the Inspection Department.</u> Note that staff anticipates requiring a brick or stone base and that the sign comply with the same monument sign standards for commercial signage per Chapter 210 of the Municipal Code.

Stormwater Management:

The Engineering Department is currently reviewing the preliminary storm water management plans. The applicant will provide a final stormwater management plan and stormwater management agreement with the final engineering plans. <u>Staff recommends that the applicant shall submit to the Engineering Department, for review and approval, a final storm water management plan prior to issuance of a Building Permit.</u>

PUBLIC STREETS, SIDEWALKS, AND TRAILS PRACTICABLE ALTERNATIVES ANALYSIS:

The applicant is proposing wetland, wetland buffer, and wetland setback impacts/loss for construction of the proposed public street. Specifically, the applicant is requesting approval to fill 2,391 square feet of wetland and 8,822 square feet of wetland buffer. The applicant has not indicated that amount of wetland setback impact/loss.

The applicant has provided an exhibit (Sheet EX.1) illustrating these impacts as well as an alternative analysis. These impacts may be allowed by the Common Council per Ordinance No. 2016-2224, which states that all public streets, sidewalks and trails construction shall not be subject to the natural resource features protection standards following review and approval by the Common Council. However, the applicant did not address sections i), ii), and iii) of

Ordinance No. 2016-2224 pertaining to conformance with the City's road construction standards, status of other governmental permits, and impacts upon natural resource features located outside of the limits of disturbance associated with the public road construction. Therefore, <u>staff</u> recommends that the applicant shall revise the practicable alternatives analysis to address sections (f) i), ii), and iii). for review and approval by the Common Council prior to issuance of a Building Permit.

STAFF RECOMMENDATION

Based upon a lack of consistency with a preponderance of the goals, objectives, and policies contained within the City's Comprehensive Master Plan, the Department of City Development recommends denial of the Comprehensive Master Plan Amendment, the Special Use, and the Certified Survey Map.

In addition, as previously noted, the Fire Department indicated concerns with the subject project, specifically, "The Fire Department does not support further high-density residential development relative to existing Fire Department staffing levels. Response times for Fire and EMS incidents may exceed Fire Department benchmark goals and/or industry standard recommendations."

However, if the Plan Commission chooses to recommend approval of the subject proposal, staff recommends such approval be subject to the conditions set forth in the draft Ordinance and draft Resolution.

CITY OF FRANKLIN PLAN COMMISSION

MILWAUKEE COUNTY
[Draft 8-29-17]

RESOLUTION NO. 2017-____

A RESOLUTION RECOMMENDING THE ADOPTION OF AN ORDINANCE TO AMEND THE CITY OF FRANKLIN 2025 COMPREHENSIVE MASTER PLAN TO CHANGE THE CITY OF FRANKLIN 2025 FUTURE LAND USE MAP FOR PROPERTY LOCATED AT 7333 SOUTH 27TH STREET FROM MIXED USE TO RESIDENTIAL—MULTI-FAMILY USE, AREAS OF NATURAL RESOURCE FEATURES USE AND COMMERCIAL USE, PURSUANT TO WIS. STAT. § 66.1001(4)(b)

WHEREAS, pursuant to Wis. Stat. §§ 62.23(2) and (3) and 66.1001(4), the City of Franklin is authorized to prepare and adopt and to amend a comprehensive plan as defined in Wis. Stat. §§ 66.1001(1)(a) and 66.1001(2); and

WHEREAS, pursuant to Wis. Stat. § 66.1001(4)(b), the Plan Commission may recommend the amendment of the Comprehensive Master Plan to the Common Council by adopting a resolution by a majority vote of the entire Commission, which vote shall be recorded in the official minutes of the Plan Commission; and

WHEREAS, Zilber LTD. having applied for an amendment to the Comprehensive Master Plan to change the City of Franklin 2025 Future Land Use Map designation for property located at 7333 South 27th Street from Mixed Use to Residential–Multi-Family Use, Areas of Natural Resource Features Use and Commercial Use [Specifically, Lots 1 and 3 of a proposed Certified Survey Map would be designated as Residential–Multi-Family Use and Areas of Natural Resource Features Use and the proposed Lot 2 designated as Commercial Use.], such property bearing Tax Key No. 761-9992-004, more particularly described as follows:

Being a part of Lot 2 of Certified Survey Map Number 7905, located in a part of the Southeast 1/4 of the Northeast 1/4 of Section 12, Town 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin, now being more particularly bounded and described as follows:

Commencing at the Southeast Corner of the said Northeast 1/4 Section; Thence North 00°00′27″ West along the East line of the Northeast 1/4 of said Section a distance of 664.17 feet to a point; Thence South 87°39′42″ West 80.07 feet to a point on the Westerly right-of-way line of "South 27th Street", said point being the Northeast corner of Parcel 1 of Certified Survey Map No. 5794 and the place of beginning of lands hereinafter described;

Thence continuing South 87°39′42″ West along the North line of said Certified

Survey Map No. 5794 a distance of 1241.22 feet to a point on the Easterly right-of-way line of "South 31st Street"; Thence North 00°00′31″ West along said Easterly right-of-way line 662.82 feet to a point on the South line of Certified Survey Map No. 7807; Thence North 87°35′59″ East along said South line and its extension 1073.64 feet to a point; Thence South 00°00′27″ East 130.00 feet to a point; Thence North 87°35′59″ East 149.15 feet to a point on the West right-of-way line of "South 27th Street" as shown on Transportation Project Plat No. 2265-16-20; Thence South 20°32′55″ West along said West line 32.80 feet to a point; thence South 00°00′27″ East along said West line 375.00 feet to a point; Thence South 10°18′45″ East along said West line 111.80 feet to a point; Thence North 89°59′33″ East along said West line 10.00 feet to a point; Thence South 00°00′27″ East along said West line 17.68 feet to the point of beginning of this description.

The Gross area of said Parcel contains 786,887 Square Feet (or 18.0644 Acres) of land, more or less. The Net area of said Parcel after the Right-of-Way dedication of "Road A" contains 709,500 Square Feet (or 16.2878 Acres) of land, more or less; and

WHEREAS, the Plan Commission having determined that the proposed amendment, in form and content as presented to the Commission on September 7, 2017, in conjunction with an application for a Special Use and a Certified Survey Map which are more particularly described within the resolution drafts presented to the Commission for such purposes, is consistent with the Comprehensive Master Plan's goals, objectives and policies and in proper form and content for adoption by the Common Council as an amendment to the 2025 Comprehensive Master Plan, subject to such modifications the Common Council may consider reasonable and necessary, following public hearing, in order to protect and promote the health, safety and welfare of the City of Franklin.

NOW, THEREFORE, BE IT RESOLVED, by the Plan Commission of the City of Franklin, Wisconsin, that the application for and the proposed ordinance to amend the City of Franklin 2025 Comprehensive Master Plan to change the City of Franklin 2025 Future Land Use Map designation for property located at 7333 South 27th Street from Mixed Use to Residential–Multi-Family Use, Areas of Natural Resource Features Use and Commercial Use [Specifically, Lots 1 and 3 of a proposed Certified Survey Map would be designated as Residential–Multi-Family Use and Areas of Natural Resource Features Use and the proposed Lot 2 designated as Commercial Use.], be and the same is hereby recommended for adoption and incorporation into the 2025 Comprehensive Master Plan by the Common Council.

Introduced	at a regular	meeting of	of the	Plan	Commission	10	the	City	OÎ.	Franklin	this
day of			_, 2017	7.							

RESOLUTION Page 3	ON NO. 2017 -		
	-	at a regular me	eting of the Plan Commission of the City of, 2017.
			APPROVED:
ATTEST:			Stephen R. Olson, Chairman
Sandra L. Wo	esolowski, City	/ Clerk	
AYES	NOES	ABSENT	

MILWAUKEE COUNTY
[Draft 8-29-17]

ORDINANCE NO. 2017-____

AN ORDINANCE TO AMEND THE CITY OF FRANKLIN 2025
COMPREHENSIVE MASTER PLAN TO CHANGE THE CITY OF
FRANKLIN 2025 FUTURE LAND USE MAP FOR PROPERTY LOCATED
AT 7333 SOUTH 27TH STREET FROM MIXED USE TO
RESIDENTIAL-MULTI-FAMILY USE, AREAS OF NATURAL
RESOURCE FEATURES USE AND COMMERCIAL USE
(APPROXIMATELY 18.0644 ACRES)
(ZILBER LTD., APPLICANT)

WHEREAS, pursuant to Wis. Stat. §§ 62.23(2) and (3) and 66.1001(4), the City of Franklin is authorized to prepare and adopt and to amend a comprehensive plan as defined in Wis. Stat. §§ 66.1001(1)(a) and 66.1001(2); and

WHEREAS, Zilber LTD. has applied for an amendment to the Comprehensive Master Plan to change the City of Franklin 2025 Future Land Use Map designation for property located at 7333 South 27th Street from Mixed Use to Residential–Multi-Family Use, Areas of Natural Resource Features Use and Commercial Use [Specifically, Lots 1 and 3 of a proposed Certified Survey Map would be designated as Residential–Multi-Family Use and Areas of Natural Resource Features Use and the proposed Lot 2 designated as Commercial Use.]; and

WHEREAS, the Plan Commission of the City of Franklin by a majority vote of the entire Commission on September 7, 2017, recorded in its official minutes, has adopted a resolution recommending to the Common Council the adoption of the Ordinance to Amend the City of Franklin 2025 Comprehensive Master Plan to change the City of Franklin 2025 Future Land Use Map for property located at 7333 South 27th Street from Mixed Use to Residential–Multi-Family Use, Areas of Natural Resource Features Use and Commercial Use; and

WHEREAS, the City of Franklin held a public hearing upon this proposed Ordinance, in compliance with the requirements of Wis. Stat. § 66.1001(4)(d); the Common Council having received input from the public at a duly noticed public hearing on September 19, 2017; and

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

SECTION 1: The City of Franklin 2025 Comprehensive Master Plan is hereby amended to change the City of Franklin 2025 Future Land Use Map designation for property located at 7333 South 27th Street from Mixed

ORDINANCE NO. Page 2	2017
	Use to Residential– Multi-Family Use, Areas of Natural Resource Features Use and Commercial Use [Specifically, Lots 1 and 3 of a proposed Certified Survey Map would be designated as Residential–Multi-Family Use and Areas of Natural Resource Features Use and the proposed Lot 2 designated as Commercial Use.]. Such property is more particularly described within Resolution No. 2017 of evendate herewith.
SECTION 2:	The terms and provisions of this ordinance are severable. Should any term or provision of this ordinance be found to be invalid by a court of competent jurisdiction, the remaining terms and provisions shall remain in full force and effect.
SECTION 3:	All ordinances and parts of ordinances in contravention to this ordinance are hereby repealed.
SECTION 4:	This ordinance shall take effect and be in force from and after its passage and publication.
	at a regular meeting of the Common Council of the City of Franklin this, 2017, by Alderman
	adopted by a majority vote of the members-elect of the Common Council g of the Common Council of the City of Franklin this day of, 2017.
	APPROVED:
ATTEST:	Stephen R. Olson, Mayor
Sandra L. Wesolow	ski, City Clerk
AYESNOI	ES ABSENT

MILWAUKEE COUNTY
[Draft 9-1-17]

RESOLUTION NO. 2017-____

A RESOLUTION CONDITIONALLY APPROVING A 3 LOT CERTIFIED SURVEY MAP (WHICH INCLUDES THE DEDICATION OF A FUTURE PUBLIC ROAD), BEING A PART OF LOT 2 OF CERTIFIED SURVEY MAP NUMBER 7905, LOCATED IN A PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWN 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN (ZILBER LTD., APPLICANT)

(7333 SOUTH 27TH STREET)

WHEREAS, the City of Franklin, Wisconsin, having received an application for approval of a certified survey map (which includes the dedication of a future public road), such map being a part of Lot 2 of Certified Survey Map Number 7905, located in a part of the Southeast 1/4 of the Northeast 1/4 of Section 12, Town 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin, more specifically, of the property located at 7333 South 27th Street, bearing Tax Key No. 761-9992-004, Zilber LTD., applicant; said certified survey map having been reviewed by the City Plan Commission and the Plan Commission having recommended approval thereof pursuant to certain conditions; and

WHEREAS, the Common Council having reviewed such application and Plan Commission recommendation and the Common Council having determined that such proposed certified survey map is appropriate for approval pursuant to law upon certain conditions.

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

- 1. That any and all objections made and corrections required by the City of Franklin, by Milwaukee County, and by any and all reviewing agencies, shall be satisfied and made by the applicant, prior to recording.
- 2. That all land development and building construction permitted or resulting under this Resolution shall be subject to impact fees imposed pursuant to §92-9. of the Municipal Code or development fees imposed pursuant to §15-5.0110 of the Unified Development Ordinance, both such provisions being applicable to the development and building permitted or resulting hereunder as it occurs from time to time, as such Code and Ordinance provisions may be amended from time to time.
- 3. Pursuant to §236.13(1) and (2), and §236.45, Stats., pertaining to conditions of land division approvals and the provision of public improvements reasonably necessary,

ZILBER LTD. – CERTIFIED SURVEY MAP RESOLUTION NO. 2017-____ Page 2

and the local regulation of land division, respectively, and §15-9.0309 of the Unified Development Ordinance, pertaining to required improvements and the financial security to be provided therefore as conditions of certified survey map approval, the required improvements prescribed in the Unified Development Ordinance for land divisions are required as a condition of the approval of the Certified Survey Map for Zilber Ltd; a Development Agreement ("Subdivider's Agreement"), as may be approved by the Common Council upon the recommendation of the City Engineer, shall provide for the furnishing, construction and installation of the required improvements and such other matters as set forth therein, and shall be entered into and executed by Zilber Ltd. prior to the recording of the Final PlatEach and any easement shown on the Certified Survey Map.

- 4. Zilber LTD., successors and assigns, and any developer of the Zilber LTD. 3 lot certified survey map project, shall pay to the City of Franklin the amount of all development compliance, inspection and review fees incurred by the City of Franklin, including fees of consults to the City of Franklin, within 30 days of invoice for same. Any violation of this provision shall be a violation of the Unified Development Ordinance, and subject to §15-9.0502 thereof and §1-19. of the Municipal Code, the general penalties and remedies provisions, as amended from time to time.
- 5. The approval granted hereunder is conditional upon Zilber LTD. and the 3 lot certified survey map project for the property located at 7333 South 27th 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.
- 6. The applicant shall revise the Certified Survey Map to incorporate the Engineering Department's technical review comments prior to recording the Certified Survey Map.
- 7. The applicant shall provide a cross-access easement between Lot 1 and the adjacent motel/restaurant parcel to the north, and revise the Certified Survey Map accordingly, to be utilized at the point in time when the adjacent parcel undergoes development or redevelopment, for Department of City Development review and approval prior to recording of the Certified Survey Map.
- 8. [other conditions, etc.]

ZILBER LTD. – CERTIFIED SURVEY MAP
RESOLUTION NO. 2017
Page 3

BE IT FURTHER RESOLVED, that the Certified Survey Map, certified by owner, Michael S. Polsky, Trustee of the Metro Milwaukee YMCA Bank Creditor Trust, C/O Beck, Chest, Bemberger & Polsky, S.C., be and the same is hereby rejected without final approval and without any further action of the Common Council, if any one, or more than one of the above conditions is or are not met and satisfied within 180 days from the date of adoption of this Resolution.

BE IT FINALLY RESOLVED, that upon the satisfaction of the above conditions within 180 days of the date of adoption of this Resolution, same constituting final approval, and pursuant to all applicable statutes and ordinances and lawful requirements and

procedures for the recording of a certified survey map, the City Clerk is hereby directed to obtain the recording of the Certified Survey Map, certified by owner, Michael S. Polsky, Trustee of the Metro Milwaukee YMCA Bank Creditor Trust, C/O Beck, Chest, Bemberger & Polsky, S.C., with the Office of the Register of Deeds for Milwaukee County.

	_	gular meeting of the control of the	the Common Council of the City of Franklin this 2017.
	-	•	neeting of the Common Council of the City of, 2017.
			APPROVED:
			Stephen R. Olson, Mayor
ATTEST:			Stephen R. Olson, Mayor
Sandra L.	Wesolowski, Ci	ty Clerk	-
AYES	NOES	ABSENT	

RESOLUTION NO. 2017-____

A RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS FOR THE APPROVAL OF A SPECIAL USE FOR A MULTI-FAMILY RESIDENTIAL DEVELOPMENT USE UPON PROPERTY LOCATED AT 7333 SOUTH 27TH STREET (ZILBER LTD., APPLICANT)

WHEREAS, Zilber LTD. having petitioned the City of Franklin for the approval of a Special Use in a B-4 South 27th Street Mixed-Use Commercial District, to allow for a 3 story, 180 unit multi-family residential development use, consisting of six 30 unit apartment buildings, each building being 3 stories, 48,574 square feet, with exterior parking as well as underground parking, a 5,319 square foot recreation building, swimming pool and patio, dog park and playground, and approval to fill a 2,390.8 square foot wetland and associated wetland buffer and setback, upon property located at 7333 South 27th Street, bearing Tax Key No. 761-9992-004, more particularly described as follows:

Being a part of Lot 2 of Certified Survey Map Number 7905, located in a part of the Southeast 1/4 of the Northeast 1/4 of Section 12, Town 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin, now being more particularly bounded and described as follows: Commencing at the Southeast Corner of the said Northeast 1/4 Section; Thence North 00°00′27″ West along the East line of the Northeast 1/4 of said Section a distance of 664.17 feet to a point; Thence South 87°39'42" West 80.07 feet to a point on the Westerly right-of-way line of "South 27th Street", said point being the Northeast corner of Parcel 1 of Certified Survey Map No. 5794 and the place of beginning of lands hereinafter described; Thence continuing South 87°39'42" West along the North line of said Certified Survey Map No. 5794 a distance of 1241.22 feet to a point on the Easterly right-of-way line of "South 31st Street"; Thence North 00°00′31" West along said Easterly right-of-way line 662.82 feet to a point on the South line of Certified Survey Map No. 7807; Thence North 87°35′59" East along said South line and its extension 1073.64 feet to a point; Thence South 00°00′27" East 130.00 feet to a point; Thence North 87°35′59" East 149.15 feet to a point on the West right-of-way line of "South 27th Street" as shown on Transportation Project Plat No. 2265-16-20; Thence South 20°32′55" West along said West line 32.80 feet to a point; thence South 00°00'27" East along said West line 375.00 feet to a point; Thence South 10°18'45" East along said West line 111.80 feet to a point; Thence North 89°59'33" East along said West line 10.00 feet to a point; Thence South 00°00'27" East along said West line 17.68 feet to the point of beginning of this description. The Gross area of said Parcel contains 786,887 Square Feet (or 18.0644 Acres) of land, more or less. The Net area of said

ZILBER LTD. – SPECIAL USE RESOLUTION NO. 2017-____ Page 2

Parcel after the Right-of-Way dedication of "Road A" contains 709,500 Square Feet (or 16.2878 Acres) of land, more or less; 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 Special Use be approved, subject to certain conditions, and the Plan Commission further finding that the proposed 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 recommendation and also having found that the proposed 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 Zilber LTD., for the approval of a 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:

- 2. Zilber LTD., 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 Zilber LTD. multifamily residential development, within 30 days of invoice for same. Any violation of this provision shall be a violation of the Unified Development Ordinance, and subject to §15-9.0502 thereof and §1-19. of the Municipal Code, the general penalties and remedies provisions, as amended from time to time.
- 3. The approval granted hereunder is conditional upon Zilber LTD., and the multi-

ZILBER LTD. – SPECIAL USE RESOLUTION NO. 2017-____ Page 3

family residential development use, for the property located at 7333 South 27th 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 revise the Site Plan to include details of the proposed grilling area, playground, and dog park prior for Department of City Development review and approval prior to issuance of a Building Permit. Alternatively, the applicant may apply for a Minor Site Plan Amendment prior to development of the grilling area, playground, and dog park, for Department of City Development review and approval.
- 5. The applicant shall revise the Site Plan and associated Sewer, Water, Storm, Grading, etc. plans to incorporate the Engineering Department's technical review comments prior to issuance of a Building Permit.
- 6. The applicant shall revise the Landscape Plan to identify the existing trees to be retained, for Department of City Development review and approval, prior to issuance of a Building Permit.
- 7. The applicant shall revise the Lighting Plan to provide pedestrian scale decorative lighting at the recreational building, playground, and dog park areas, for Department of City Development review and approval prior to issuance of an Occupancy Permit.
- 8. The applicant shall revise the Natural Resource Protection Plan to indicate the amount of wetland setback disturbance and loss for Department of City Development review and approval prior to issuance of a Building Permit.
- 9. The applicant shall prepare a mitigation plan that includes restoration and/or enhancements to the existing wetlands onsite, for review and approval by Department of City Development, prior to issuance of a Building Permit.
- 10. The applicant shall revise the Conservation Easement to include protection of the wetland and 30-foot wetland buffer for all three remaining wetland areas onsite. Sheet EX.1, the Site Development Plan (Sheet C300) and the Certified Survey Map shall all be revised to illustrate the boundary as such and be labeled accordingly.
- 11. The applicant shall revise the Building Elevations to incorporate at least two different building types, incorporating such features as window treatments, colors, trim/edging materials, and distinct building entrances to distinguish the building types from one another, for Department of City Development review and approval prior to issuance of a Building Permit.

- 12. The applicant shall prepare sign plans for Department of City Development review and approval prior to issuance of a Sign Permit by the Inspection Department.
- 13. The applicant shall submit to the Engineering Department, for review and approval, a final storm water management plan prior to issuance of a Building Permit.
- 14. The applicant shall revise the practicable alternatives analysis to address sections (f) i), ii), and iii). for review and approval by the Common Council prior to issuance of a Building Permit.

15. [other conditions, etc.]

BE IT FURTHER RESOLVED, that in the event Zilber LTD., successors or assigns, or any owner of the subject property, does not comply with one or any of the conditions and restrictions of this 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 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 such Special Use Permit as is contemplated by §15-9.0103 of the Unified Development Ordinance.

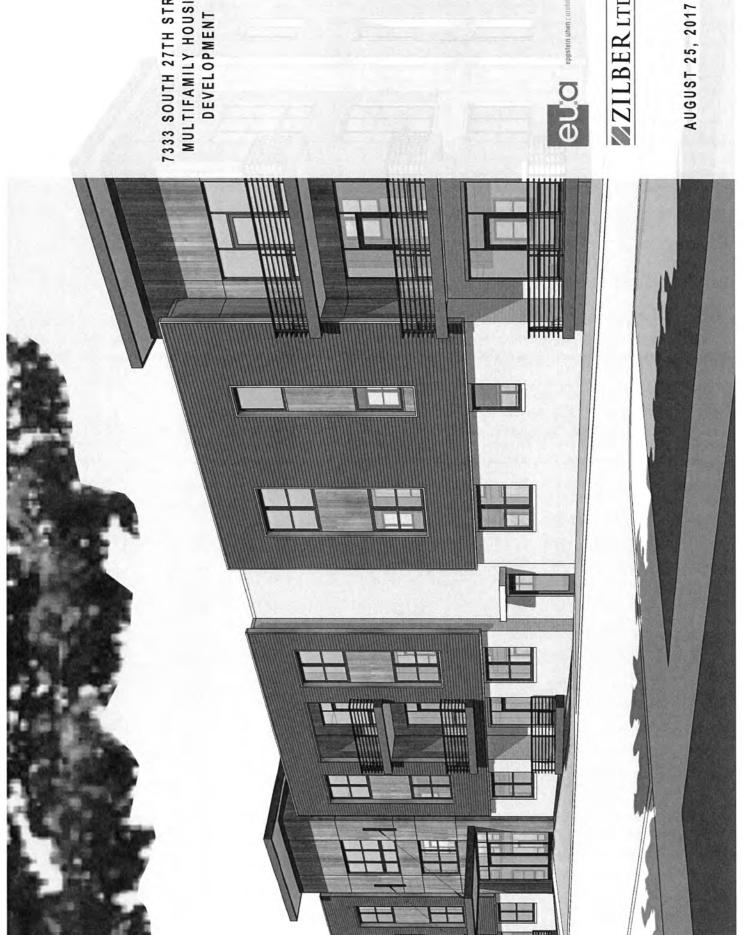
BE IT FURTHER RESOLVED, pursuant to §15-9.0103G. of the Unified Development Ordinance, that the Special Use permission granted under this Resolution shall be null and void upon the expiration of one year from the date of adoption of this Resolution, unless the Special Use has been established by way of the issuance of an occupancy permit for such use.

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.

ZILBER LTD. – SPECIAL USE RESOLUTION NO. 2017 Page 5	
Introduced at a regular meeting day of	g of the Common Council of the City of Franklin this, 2017.
Passed and adopted at a regular	meeting of the Common Council of the City of
Franklin this day of	, 2017.
	APPROVED:
ATTEST:	Stephen R. Olson, Mayor

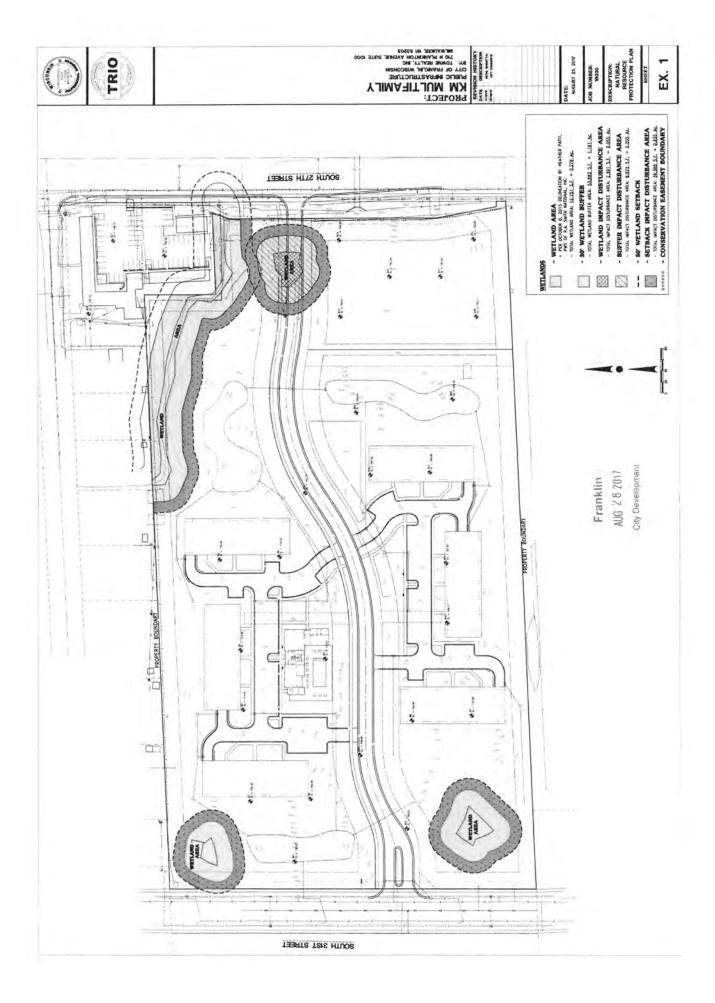
Sandra L. Wesolowski, City Clerk

AYES _____ NOES ____ ABSENT ____



7333 SOUTH 27TH STREET MULTIFAMILY HOUSING DEVELOPMENT

ZILBER LTD.



EXISTING SWMP DRAINAGE AREAS DATE: JULY 24, 2017 SWMP JOB NUMBER: 16030 DESCRIPTION: SHEET

KM MULTIFAMILY

FOR MULTIFAMILY

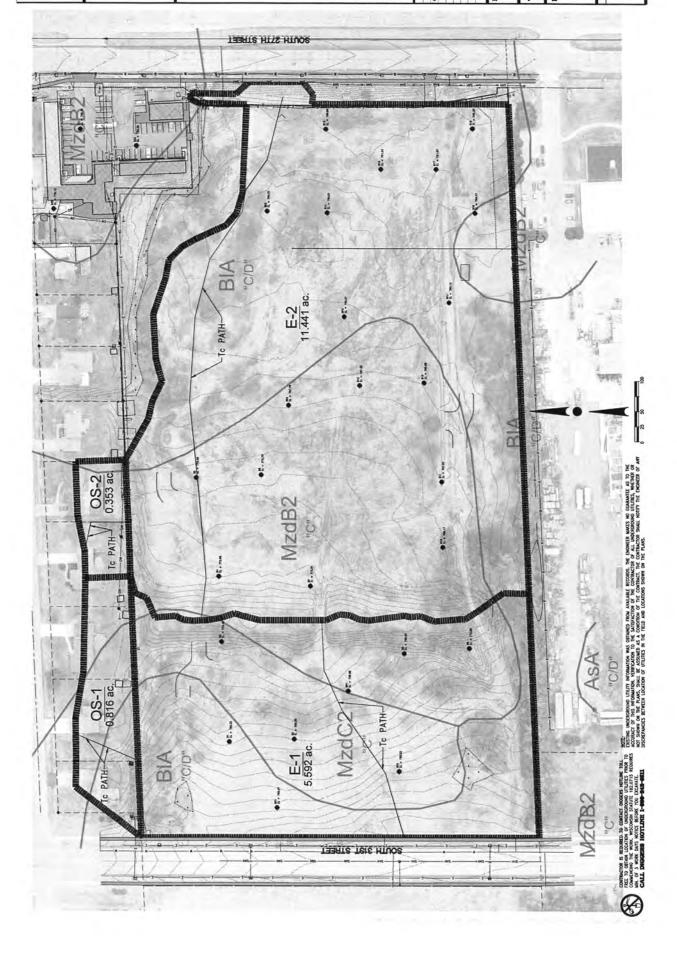
TO N PLAKINTON AVENUE, SUITE 1000

TO N PLAKINTON AVENUE, SUITE 1000

MILWAUKEE, WI 53203







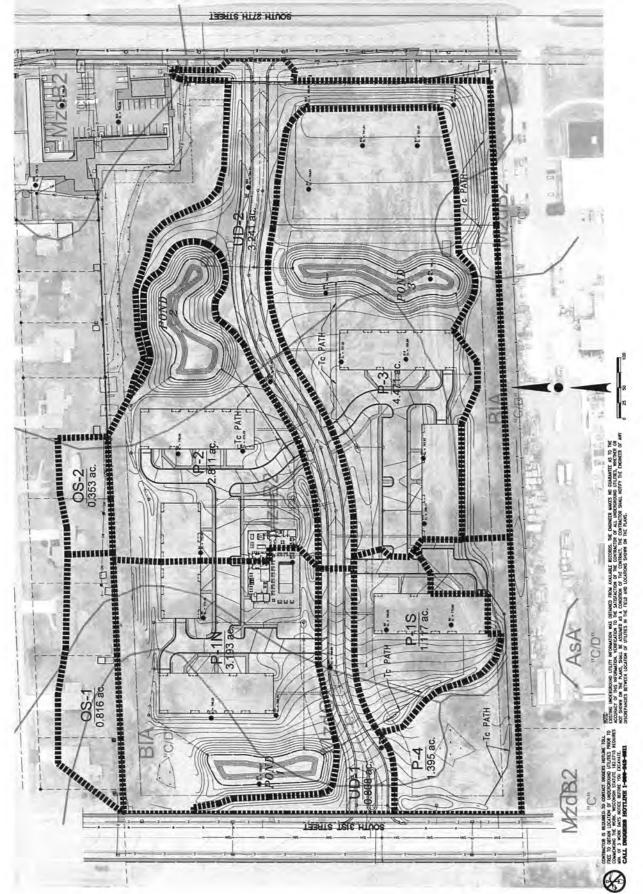
MILWAUKEE, WI 53203 PROPOSED SWMP DRAINAGE AREAS DATE: JLY 24, 2017 SWMP JOB NUMBER: 16030 DESCRIPTION: KM MULTIFAMILY PROJECT:

PUBLIC INFRASTRUCTURE
CITY OF FRANKLIN, WISCONSIN
BY: KM DEVELOPMENT CORP.
710 N PLANKUTON EVENUE, SUITE 1000









GENERAL NOTES

-STANDARD SECULATIONS FOR SENER AND WATE CONSTRUCTION IN WISCONSIN. BTH THE WISCONSIN. DATE (SSENER) WISCONSIN. A TEXT STANDARD SECULATIONS FOR INDIANA AND STRUCTURE. THE WISCONSIN LATE STANDARD SECULATION SECULATION SECU THE LATEST EDITIONS OF THE FOLLOWING DOCUMENTS AND ANY SUPPLEMENTS THERETO. SHALL GONERN ALL CONSTRUCTION HENS ON THIS PLAN UNLESS OTHERWISE NOTED.

7333 SOUTH 27TH STREET MULTI-FAMILY DEVELOPMENT

PUBLIC INFRASTRUCTURE PLANS CITY OF FRANKLIN, WISCONSIN

THE CONTRACTOR SHALL TAKE ALL WEASINES NECESSARY TO MINIMAZE ENOSION MENTE POLLUPINA NOS SE MINIMACANEDO PER COGNINGOLIGON OF THIS PROJECT ENOSION CONTROL WEASINES SHALL BE IN ACCORDANCE WITH MISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS.

EROSION CONTROL PLANE PROFIT TO BECAMBING WORK, AN APPROVED EROSION CONTROL TANK WAS BE PROVINDED IT THE INDEED. THE CONTRACTOR IS SECURISED. FOR PROPIDITY WHILLIAM THE APPROVED PLANE.

TRIO

THE COMPACTOR SHALL FILL SHEW THE EIGHANDESS OF THE BECAM PROFIT OCCANION LENGTH OF THE CHIRACIPE SHALL ASSOCIATION CACATION LENGTH OF THE THEORY OF THE SHEW THO CHIRACIPE SHALL FILL WITH PROSENIA CHIRACIPE SHEW THE CHIRACIPE SHALL FILL WITH PROSENIA CHIRACIPE SHEEP SHOWN COOSEDWAITS TO WHOMEN PROPERTY LINES. MOTHER TRIBUTES SHOWN COOSEDWAITS TO WHOMEN PROPERTY LINES.

EXISTING UTLUTY INFORMATION IS SHOWN FROM SURVEY WORK, FIELD ORSERVATIONS, AND LABEL SHULT DEVANING CONTINUES SHALL BE CETERAINE PRIOR TO INSTALLING NEW WORK. EXCAVATE TEST PITS AS REQUIRED.

PROPERTY CORNERS SHALL BE CAREFULLY PROTECTED UNTIL THEY HAN BEEL HETEROPECED BY A PROFESSIONAL LAND SURVEYOR. PROPERTY JOHNNEYTS GIFERALINES SHALL BE REPLACED AT THE COMPIRATION'S OPERATIONS SHALL BE REPLACED AT THE COMPIRATION'S EMPINE. ENGREER SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF PERFORMING CONSTRUCTION.

ALL ITEMS SHALL INCLUDE ALL THE NECESSARY MATERIALS AND LABOR COMPLETE THE ITEM IN PLACE.

THE COMPACTOR SHALL CLEAN ALL ADJACENT STREETS OF ANY SEDIMEN OF DEBRIS AS PEQUIPED BY MUNICIPAL ORDINANCE.

LOCATION

ZILBER LTD. 710 N PLANKINTON AVENUE, SUITE 1000 MILWAUKEE, WI 53203

TI-FAMILY DEVELOPMENT

РВОЈЕСТ: 1933 S. 27TH STREET MUL 1933 C. 1NFRASTRUCTURE CITY OF FRANKLIN, WISCOUSIN

LOCATION MAP

is it. ST ROCHAURT OF MOTHERST UPDE TAMES BOLD OF INTERACT, USES ON SOUR 31st STEEL (ACRESSES PERSONS, LEAVING # 754-41.

SEC OF SOUR 31st STEEL (ACRESSES PERSONS, LEAVING # 754-54).

SEC OF SOUR 31st STEEL (ACRESSES PERSONS, LEAVING # 754-55). ENCHMARKS:

ZHEICR LTD. 710 M PLANKHTCH AVENUE 201E 1000 MILWAUNEL, W 53203 PHONE: (414) 274-2911 FAX: (414) 274-2711 DEVEL OPER BM 3. SET CHERLED CROSS IN CONCRETE SOUNLES BEASTERY, ENTRANCE TO SEE (CONTROL POINT \$73), ELEVATION + 782.50

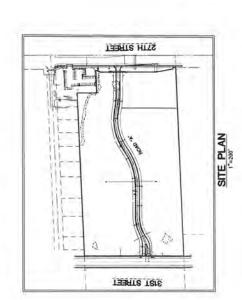
WETLAND DELINEATION NOTE: WITLAND BOUNDARES SHOWN HEEDIN WERE FELD GULHKATED OF R.A. SMITH MATIONAL ON OCTOBER 8, 2015

SHEET INDEX

AUGUST 25, 2017 JOB NUMBER: 16030

DATE

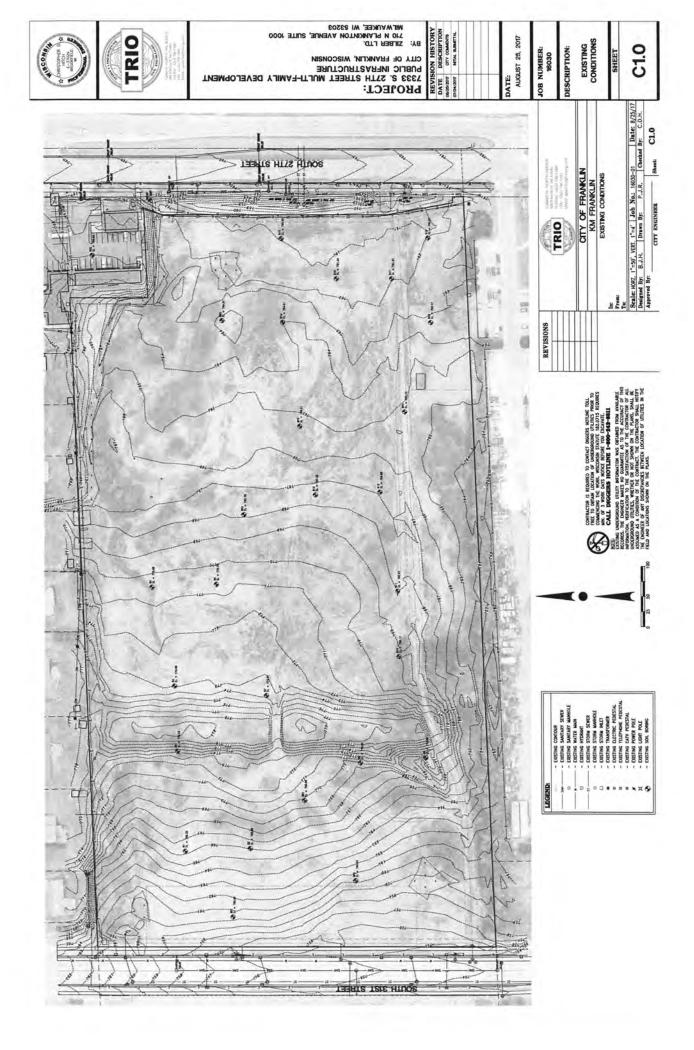
CIVIL		
11	4	COVER SHEET
0.10	ì	CONDITIONS
02.0	,	SANITARY SEWER & WATER MAIN SYSTEM PLAN
C2.1-C2.2	J.	SEWER & WATER
63.0	٠	ROADWAY & STORM SEWER SYSTEM PLAN
C3.1-C3.2	Ţ	SEWER
04.0	X	ENTS PLAN
C4.1	1	GRADING AND DRAINAGE PLAN
C4.2	1	STORM SEWER PLAN
C4.3	1	PAVEMENT MARKING PLAN
54.4	ï	SIGNAGE PLAN
C4.5-C4.6	•	ROADWAY CROSS SECTIONS
54.7		TRAFFIC CONTROL PLAN
C4.8-C4.10	ì	CONSTRUCTION NOTES & PLANS
	-	COMPTRICTION MOTOR & APTAINS

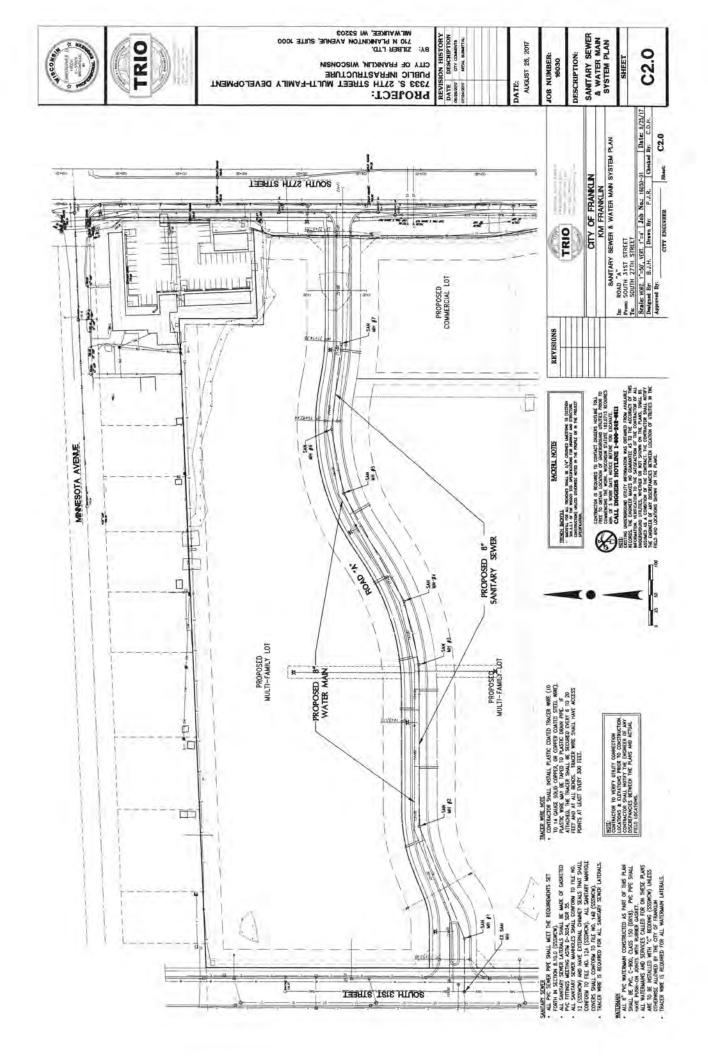


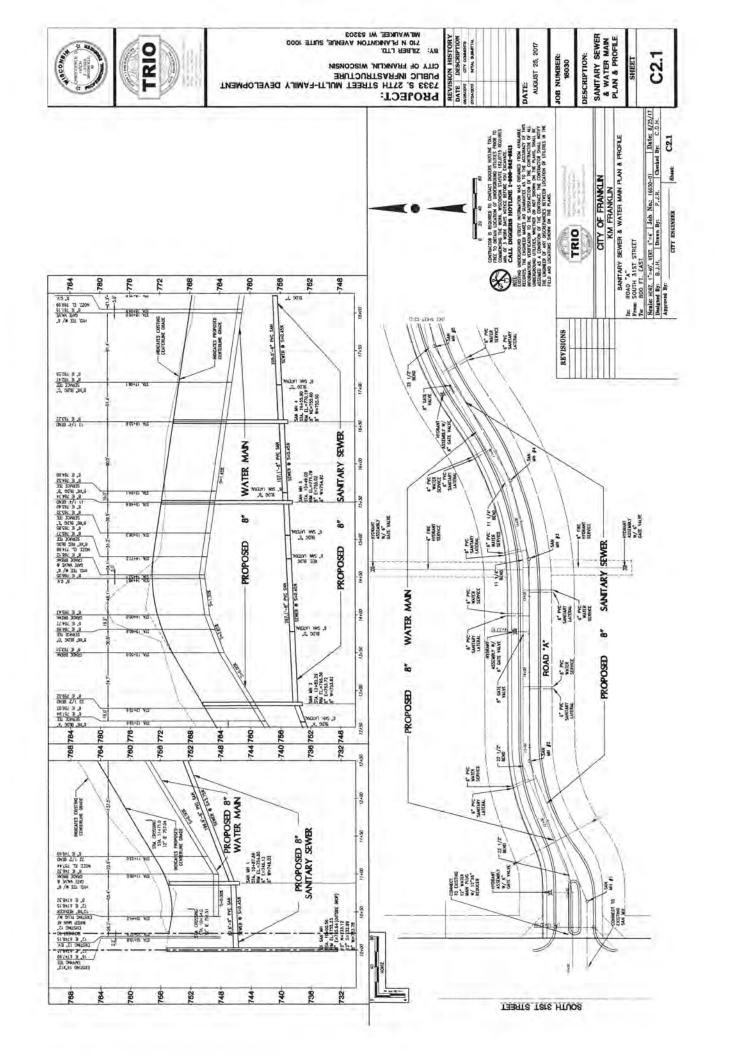
CONTROL S FOUND TO CONFACT DOCUMENT TO CONTROL SHOWN TO COMMITTORS FOUND TO CONFACTORS FOUND THE TO-SHOW TO CONTROL SHOW TO CONTROL SHOW TO CONFACTOR TO CONTROL SHOW TO CONTR

COVER DESCRIPTION:

SHEET





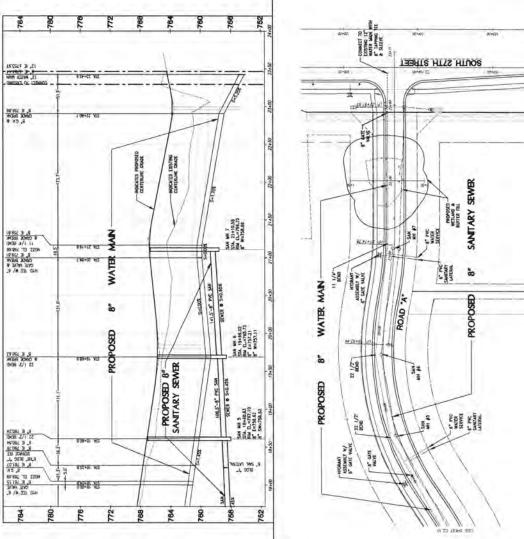


DATE:

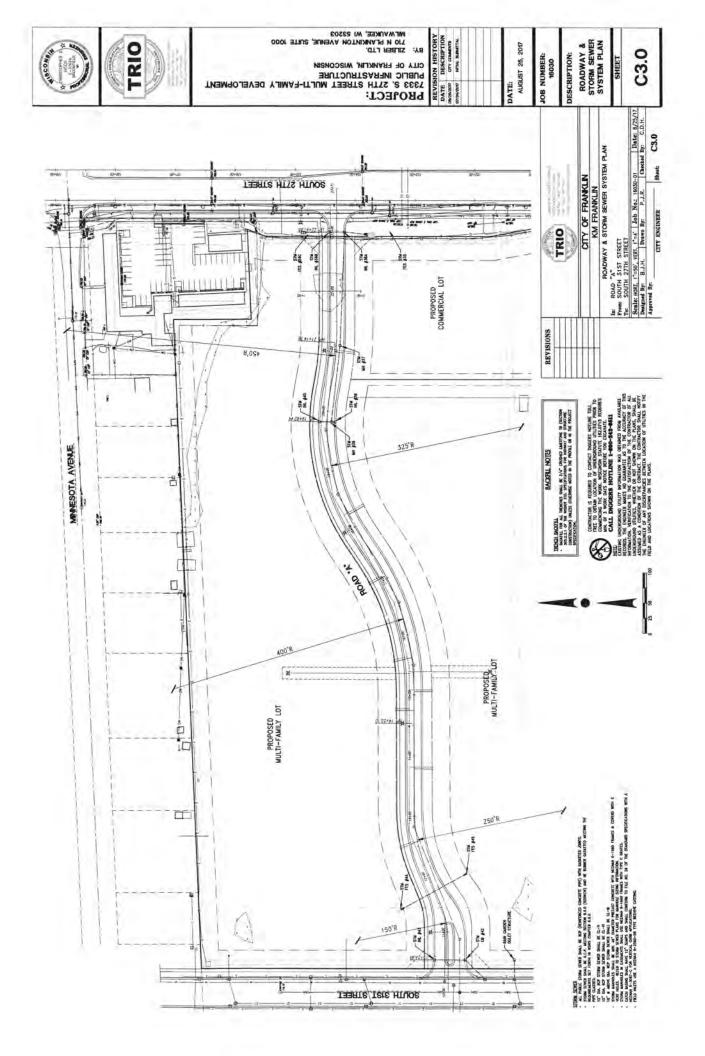
AUGUST 26, 2017

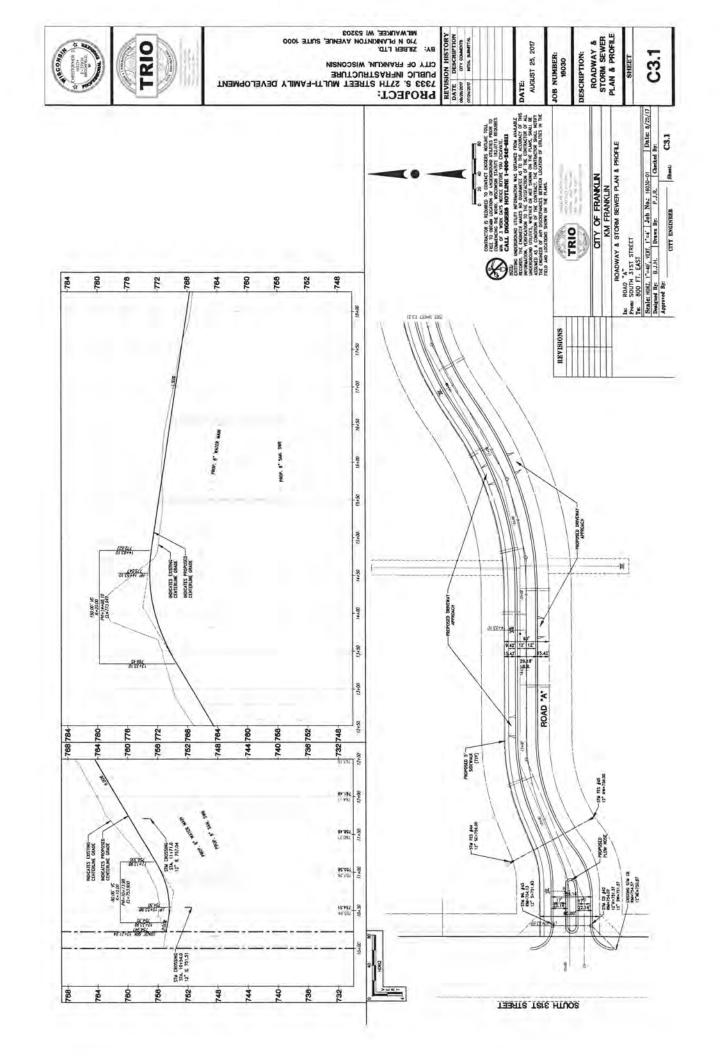


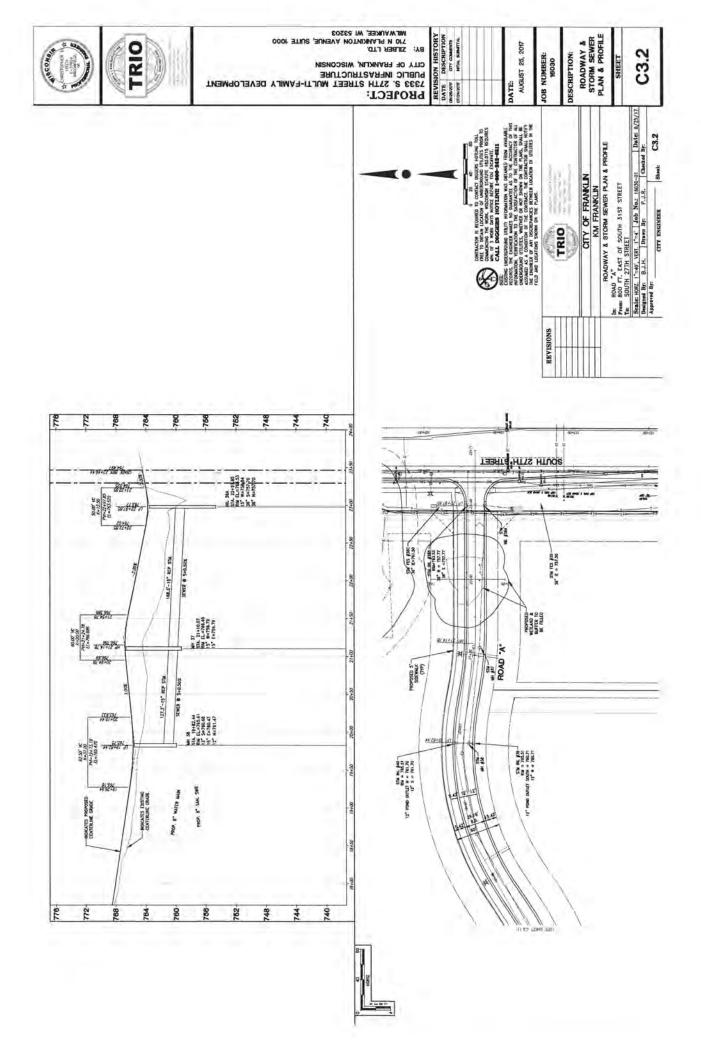




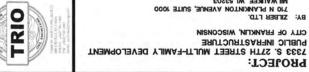


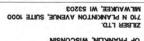






S.T.H. "241" SOUTH 27TH STREET INTERSECTION IMPROVEMENT PLANS



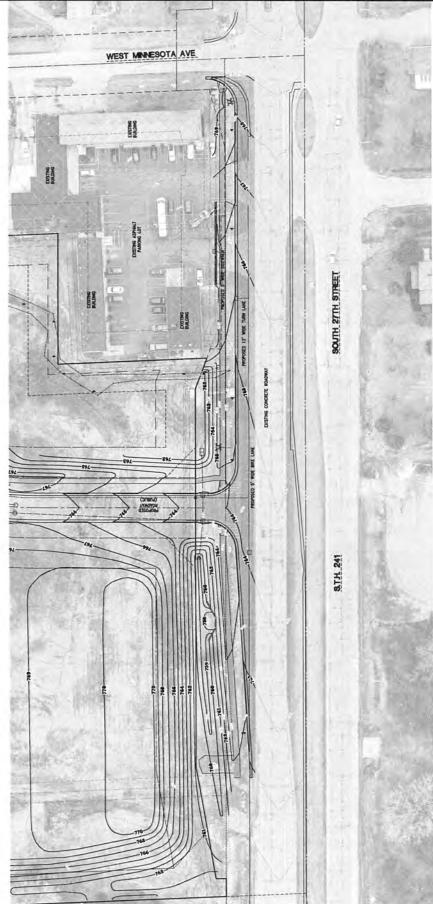


DATE: AUGUST 25, 2017

JOB NUMBER: 16030

DESCRIPTION:
S.T.H. "24" S. 27th
ST. OVERALL
IMPROVEMENTS
PLAN

C4.0





Scale: 1" = 30' (2234') Scale: 1" = 60' (11717)

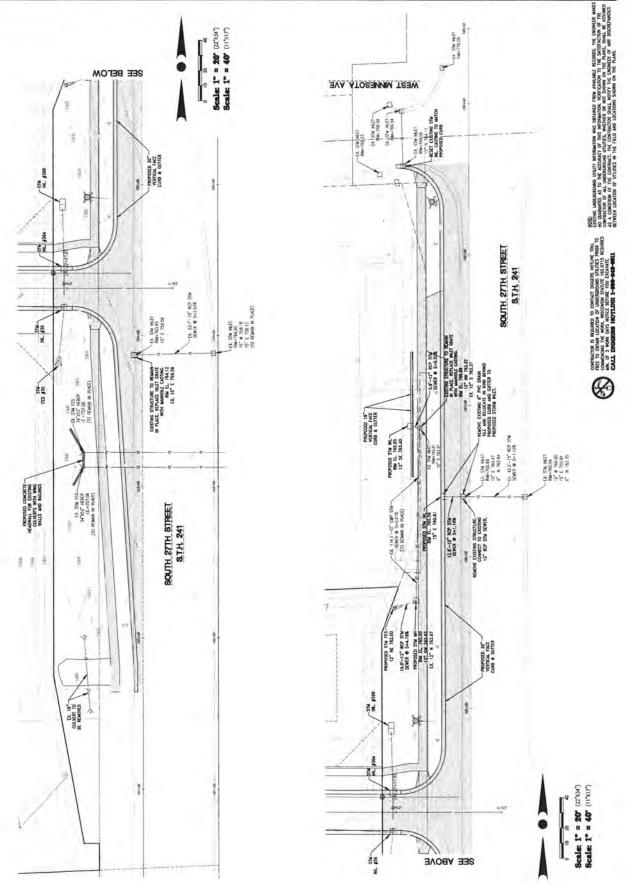
"STH. 241" GRADING & PAVING PLAN TRIO DATE: AUGUST 25, 2017 **C4.1** JOB NUMBER: 16030 DESCRIPTION: PROJECT:
OCTY OF FRANKLIN, WISCONSIN
PUBLIC INFRASTRUCTURE
PURCH OF FRANKLIN, WISCONSIN
PROJECT: SHEET SEE BELOW Scale: I" = 20' (2734') Scale: 1" = 20" (27347) Scale: 1" = 40" (11747) 0 WEST MINNESOTA AVE SKED & MAICH EXISTING SKED & MAICH DISTURNED AREAS USING SKED MIXTUR 00 450" TO CL OF WINNESSOTA AVENUE D' WIDE BIKE LANK To 0 MAJUST VALVE BOD LIGHT FOLE
LIGHT FOLE
EXISTING MEET TO
REMAIN IN PLACE REQUIRED (TYP.) (SEE DETAIL) SOUTH 27TH STREET 0 STH 241 CONCRETE CURB &
CONCRETE CURB &
CUTTER TO EXISTING
JOINT IN CONCRETE
PAYEMENT TOTAL S' WICE BRICE LANE INSTALL CONCRETE DRIVEWAY APPON, RESTORE & MATCH EXISTING DRIVEWAY TO PROP. COMC. CLIBB. TAPUR CLIBB HEAD DOWN AT DRIVE. PROPOSED CONCRETE HEADWALL FOR EXISTING CULVERTS 5" HEADH WITH WING WALLS AND RAILINGS SELECTE MET
(SEE SHEET CG.2)
—INLET PROTECTION
REQUIRED (TP.)
(SEE DETAIL) 450" TO CL. OF ROAD "A" -ADJUST VALVE BOX BIGHT-OF-WAY SEED & MAICH EXSTING. SEED & MAICH OISTURED AREAS USING SEED MATCHER HO. 20. 7487 CONC. PYVI. HELOCATE UGHT POLE EXISTING SIDEWALK MATCH PR. CONC. PYAT. SOUTH 27TH STREET 8TH 241 REMAIN IN PLACE SEE ABOVE

ZILBER LTD. 710 W PLAWKINTON AVENUE, SUITE 1000 MILWAUKEE, WI 53203

ZILBER LTD. 710 N PLANKINTON AVENUE, SUITE 1000 MILWAUKEE, WI 53203 "S.T.H. 241" STORM SEWER PLAN AUGUST 25, 2017 C4.2 JOB NUMBER: 16030 DESCRIPTION: SHEET PROJECT:
PRESENTING WISCOUSIN
THE STREET MULTI-FAMILY DEVELOPMENT
PROJECT: DATE







TRIO DATE: AUGUST 25, 2017 DESCRIPTION:
"S.T.H. 241"
PAVEMENT
MARKING
PLAN C4.3 JOB NUMBER: PROJECT:

OCITY OF FRANKLIN, WISCONSIN

THE STRUKLIN, WISCONSIN

CITY OF FRANKLIN, WISCONSIN Scale: 1" = 20" (2734) Scale: 1" = 40" (11317) Scale: 1" = 20' (2734') Scale: 1" = 40' (1737') SEE BEFOM WEST MINIESOTA AVE EXIST. CONCRETE PVAT. PROF. SOUTH 27TH STREET STH, 241 ASHED EPOXY PAYENEDIT MARGING I-INCH WHITE CHANNELIZING 102+00 S NICE SEC ONE COLUMN VENTCAL FACE
CURS & QUITER 785 DATE ST WIDE BIRE LANE 592 MONE CONC. PART. EXIST. CONCRETE CONCRETE PYM. DIST. F SEE ABOVE

BY: ZILBER LTD. 710 N PLANKINTON AVENUE, SUITE 1000 MILWAUKEE, WI 53203

TRIO DATE: AUGUST 25, 2017 "S.T.H. 241" SIGNAGE PLAN C4.4 JOB NUMBER: 16030 DESCRIPTION: PROJECT:

OCITY OF FRANKLIN, WISCONSIN

THE STREET MULTI-FAMILY DEVELOPMENT

CITY OF FRANKLIN, WISCONSIN INTERPRETATION OF THE PROPERTY WAS GRAND FROM AVAILABLE RECORDS. INT. EXHIBITION WAS GRAND FROM AVAILABLE RECORDS. INT. EXHIBITION OF THE COMMANDER. SET IN TAX ACCOUNTED, THE CHARGE TO BE AVAILABLE AND SET IN THE CHARGE TO AVE THE CHARGE TO BE Scale: 1" = 20" (22334) Scale: 1" = 40" (11347) RELOCATED SYT BEHIND PROPOSED BACK OF CURB. Scale: 1" = 20' (27347) SEE BETOM WEST MINESOTA AVE FEMAN IN PLACE, REMOVE AND REPLACE SYT BEIND PROPESED BACK OF QURB IF NECESSARY. TRUCK CROSSING" SIGN TO BE RELOCATED SIT BEHIND PROPOSED BACK OF CURB. SOUTH 27TH STREET STH 241 SIGN TO BE REMOVED. FRE CONC. PINT. VERTICAL FACE CURB & GUTTER SIGN TO BE CENTRED BETWEIN PEDESTRAN TRAL E.O.P. AND PROPOSED BACK OF CURB. (42.517 ON LITHEN SIDE) SDEWALK (TYP) PROPOSED SACH TO BE RELICATED ST BEISHO PROPOSED SACK OF CURB. EX COME. 100 4 SOUTH 27TH STREET STH, 241 SEE ABOVE

ZILBER LTD. 710 N PLANKINTON AVENUE, SUITE 1000 MILWAUKEE, WI 53203

DATE:

AUGUST 26, 207

BESCRIPTION:

S. 27TH STREET

AUGUST 26, 207

PROJECT:

AUGUST 26, 207

PROJECT:

PROJECT:

AUGUST 26, 207

AUGUST 27, 207

AUGUST 26, 207

AUGUST 26, 207

AUGUST 26, 207

AUGUST 27, 207

AUGUST 26, 207

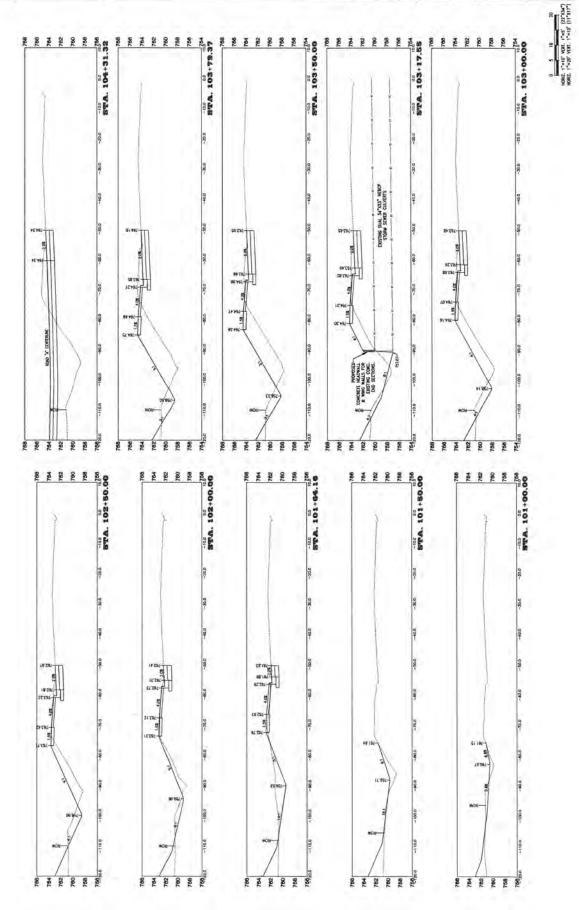
AUGUST 26, 207

AUGUST 27, 207

AUGUST 26, 207

A





S. 27TH STREET
"S.TH. 24T"
CROSS SECTIONS TRIO C4.6 AUGUST 25, 201 JOB NUMBER: 16030 DESCRIPTION: PROJECT:
7333 S. 27TH STREET MULTI-FAMILY DEVELOPMENT
PUBLIC INFRASTRUCTURE 770 7788 788 788 1.08+81.38 777 7788 788 1. 108+50.00 25T 89T 89T ST 887 25T 88 95 95 ST 5 80 197 2F 88 85 708 704 704 704 704 705 8704 707 709 709 709 709 00 902 125 E 5 8 8 2 5

BY: SILBER LTD.
710 N PLANKINTON AVENUE, SUITE 1000
MILWAUKEE, WI 63203

CLLA OF FRANKLIN, WISCONSIN

ZILBER LTD. 710 N PLENKINTON AVENUE, SUITE 1000 MLWAUKEE, WI 53203 DESCRIPTION:
"S.T.H. 24"
WORK ZONE
TRAFFIC CONTROL
PLAN TRIO DATE: AUGUST 25, 2017 C4.7 JOB NUMBER: 16030 PROJECT:
1333 S. 27TH STREET MULTI-FAMILY DEVELOPMENT
CITY OF FRANKLIN, WISCONSIN SHEET Scale: 1" = 20' (2734') Scale: 1" = 40' (11'217') SEE BETOM Scale: 1" = 20' (2733') Scale: 1" = 40' (11317') WEST MINNESOTA AVE L INSTALL TRAFFIC CONTROL DRUMS J W/ TYPE "C" STEADY-BURN LIGHT WITHIN TAPERS AT 50' SPACING AS SHOWN ARROW BOARD
W/ (5) DRUMS SPACED
@ 10' TO PROTECT
ARROW BOARD. The same THE STATE OF INSTALL TRAFFIC CONTROL DRUMS
 W/ TYPE "C" STEADY-BURN LIGHT WITHIN TAPERS AT 50' SPACING AS SHOWN SOUTH 27TH STREET STH 241 **** TYPE III BARRI WORK ZONE SOUTH 27TH STREET STH 241 BND ROAD WORK GZO-ZA 48 × 24 Sin-sin ŧ SEE ABOVE

C4.8

CONSTRUCTION NOTES & DETAILS

DATE: AUGUST 25, 2017

JOB NUMBER:

DESCRIPTION:

REVISION HISTORY
DATE DESCRIPTION
ORDEROR
ON TOWN MARTIN

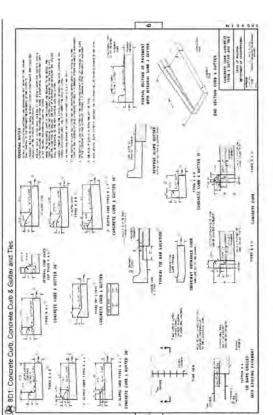
ZILBER LTD. 710 N PLAWKINTON AVENUE, SUITE 1000 MILWAUKEE, WI 53203 CITY OF FRANCIN, WISCONSIN PUBLIC INFRASTRUCTURE THUL WISCONSIN

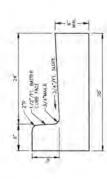










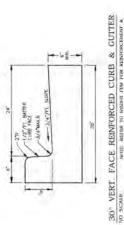


AL MATERIA, TO METE MANUTACIDENTS SPECIFICAL METER TO MANUTACINEDS AND/OR SUPPLETES SPECIFICATION FOR METALLANDER RECOMMENDED TO AIM ACTIVAL LICENSE WAY BE THEN ADJUSTED TO AIM DESINERANCE TO EXISTING, VENETATION.

OF STREET OF STREET

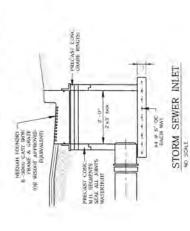
D 134 808

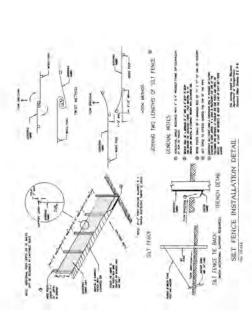
SILT SOCK DETAIL

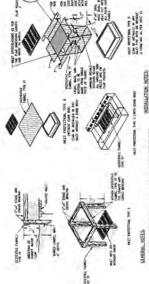


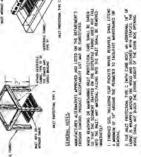
WATE REPER TO WISHIT FUN FOR REINFORCEMENT & OTHER SPECIMC DESIGN INSTALLATION REQUIREMENTS













TOTE 8.4.C.
TOTE 10.4.C.
THE CASE THE CONTROL OF THE CONTROL OF THE CASE IN CAS

TYPE D. TO RESTAUL IN ST. PROSECTION TYPE O IN WAITS SHALDINGS HAM ST. MEETINGS IN WAITS SHALDINGS HAM ST. MEETINGS IN WAIT IN INC. OF ON GRANE. HE WITHLIB BE SHALL HOTE A MENGAN SOC CLEADER, BETWEEN HER THE WAS MEN THE WAS ALL WORKERS IN THE CONTROL OF THE WEST WAS TO WAS ALL W THE CLOCKS PASSED IN THE FLOW LINE TO WITHIN 3" DE THE CRATE.

INLET PROTECTION DETAIL

BY: SILBER LTD. 710 N PLANKINTON AVENUE, SUITE 1000 MILWAUKEE, WI 53203

AUGUST 25, 2017

18030

DESCRIPTION: CONSTRUCTION NOTES & DETAILS

C4.9

JOB NUMBER:

DATE

PROJECT:

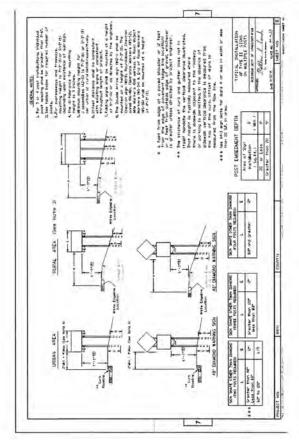
PROJECT:

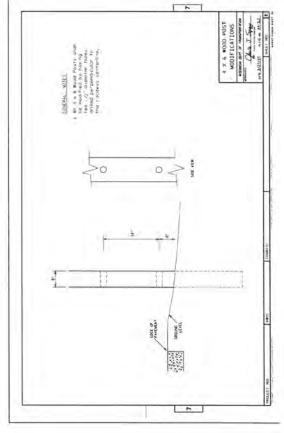
PROJECT:

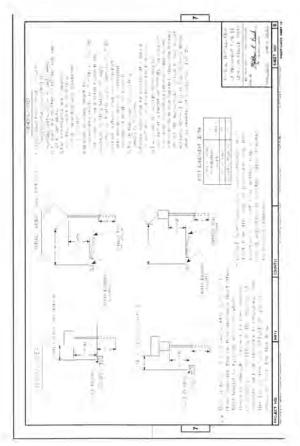
PROJECT:

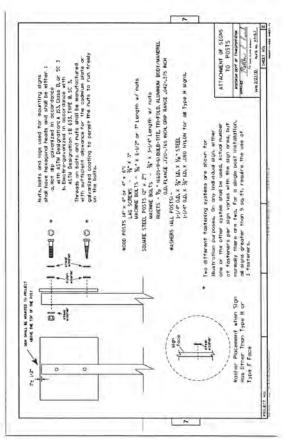
PROJECT:









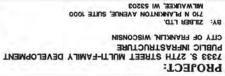


JOB NUMBER: 16030 DESCRIPTION: CONSTRUCTION NOTES & DETAILS DATE: AUGUST 25, 2017 C4.10

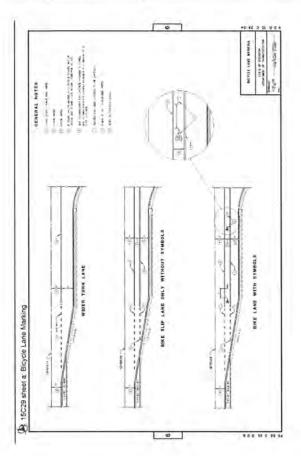
ZILBER LTD. 710 N PLANKINTON AVENUE, SUITE 1000 MILWAUKEE, WI 53203

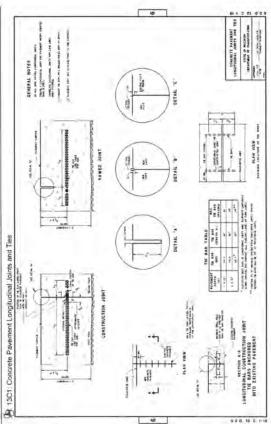
BY:









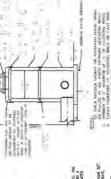


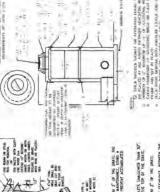
TRIO

MANUAL CONTROL NO. 17 ACCURATE

STORM MANHOLE DETAIL

FOR STATE WEELS ACRAFT OF A STATE OF THE STA





tred (man com best

Cales, mer m 15 contrast of m 17 contrast of m 17 contrast of the m 17 c

TOPE D. SO STANDARD THE OWN PARTY SHALLOWER THAN 30°, MEASURE THAN 100°, MEASURE THAN 100° OF THE WALL TO THE TOP OF THE DRAFT. TIPE 6.8.5.

WENTED STREET OF THE FLOW LIST TO WINGOUS SO THE PAINT. IN CONTRACTION SHALL STREET, USING A CONTRACTION A MICHIGAN WINGOUS TO WARRANTED THE STREET ACCOUNTS.

STREET STREET STREET OF WATER. WETALLATION HOTES

L. HAGED SOT, MOLIDING FLAF PROCESS WHITE REMOTE SHALL EFFOR A MINISTER OF AROUND THE PERMITTE TO FACULATE MANIPOLACE OF SECPLAN.

WELL RECOVER OR ALBERTAIN THE PROJECTOR, COST SHALL BE TAKEN SO THAT THE SEQUENT TRAVELS ON THE OPPOSTED FARMS SEED SO FALL THE PROPERTY OF SHALL SHALL BE SEED THE SELLY SHALL BE SECOND SHALLOW THE SECOND SHALL BE SECOND

MANUFACTURED ALTERNATION ARMONTS AND LECTED ON THE MEMBERS SPECIAL PRODUCT ACCEPTABILITY LIST MAY BE SPECIATION.

THE RECYLLING DATE SHALL HAVE A BENGAME OF CLOSADED, RETRETTY THE THE MALL ALL ALL ASSESSED AS THE SECRETARY OF THE OFFICIAL OF THE OFFICIAL OFFICE ALL THE CHARLES OF THE CHARLES OFFI THE CHARLES OFFI THE CHARLES OFFI THE STALL SECRETARY THE STALL SECRETARY OFFI THE STALL SECRETARY OF THE STALL SECRETARY OF THE STALL SECRETARY OF THE SECRETARY TERM THE ST. OF AN AREA OF THE FLOW LINE WHEN A ST. OF THE SELECT

2. FOR MILD PROTECTION TYPE C (WITH CHIRE MAIL) AN ADDRESSALE THE MAINTEN OF MAINTIES THE WOOD SHALL HOT MICH HE SHELL HOT CHIRE MICH HE THE HE THE CHIRE MICH HE THE THE CHIRE WITH THE CHIRE MICH HE THE CHIRE WITH THE WITH

INLET PROTECTION DETAIL



GENERAL HOTES

Company of the party of the par Control and Contro Commercial and the Artist the team and the commercial and the commerci T 178 4 AMES

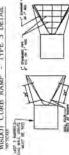
1

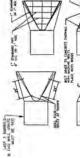
month and profit representation to address of reference from.

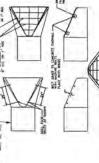
And only safety are constructed from the second of reference from a construction of reference from the construction of reference from the construction of the const TYPE 3 DETAIL WISDOT CURB RAMP

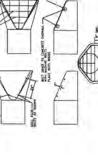
ATTENDED A COMMENT OF THE CAME AND ADDRESS OF THE CAME

DAYON IN TIOUR BY CHAIR BANK ON MANAGED AND ACCOUNT OF MANAGED AND ACCOUNT.



















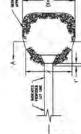
PIPE GRATE DETAIL

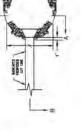
AUL NO NUCCAST WATER

Della State

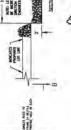
SANITARY MANHOLE DETAIL

CONSTRUCTION ENTRANCE DETAIL





















THE LATEST EMPORE OF THE FOLLOWING COCUMENTS AND ANY SUPPLICACHTS THERETO, SHALL CONTINUES CONTINUES OF THE THE TASH UNLESS OFFICIANTS (WITE).

CONFLIANT DOCUMENTATION

Chinagas Securities for Stage sie write operaterine in weigneid, dui (Ento) (SERVE). The Coloration Securities of the instead sub thickness weigneid securities of the secur

ALL EROSORI CONTROL MEASURES SPECIFIED ON THIS PLAN SHALL MIXT THE DESIGN CONTROL. STANDARDS AND SECTIONARY SECTION IN THE DESIGNATION OF TAXABLE SECTION SPECIFICATION OF THE SECTION SPECIFICATION OF THE SECTION OF T ALL ENGUNI CONTROL DEWICE (I.E., SEL PENCE, SEL SOCIE, CHAILE ENTRANCE, SELAN SOCIE, CHAILE ENTRANCE, SOURCE AND SOCIE CHAILE OF STATEMENT OF THE SOCIESCICS, CARGING AND SOCIESCICS, CARGING AND SOCIESCICS WAY OCCUR CONCUMENTS WITH PETALATION OF FRANCES.

ALL ACTIVITIES ON THE SITE SHALL SE COPULIED IN A LOGICAL SECURICE TO MINAMED. THE AREA OF BASE SHILL ENOSISE ALL ANY ONE THAL RESERVE ON A CONSTRUCTION. SECURITIES SHALL SELVE FOR ADDITIONAL INFORMATION.

THE OWNER IS RESPONSIBLE FOR COTANING A CHARGING AND/OR LEADING CONTROL. PERMIT (OR ANY OTHER APPLICABLE PERMITS) PROSE TO CONSTRUCTION.

Chathes understoom uturit witherstow was ontwarin from would account who is properly in the control of the cont

CONTRACTOR RESPONSIBILITY

THE LOCATION, SUPPORT, PROTECTION AND RESIDENTIAN OF ALL DISTING URLITLES AND MYPHICALACTES SALL, ETC. TO REPORT TO THE CONTRACTOR AND SHALL BE MADERAL TO THE MY AND THE TOTAL TO THE THE WASHING FIRE.

THE CONTRACTOR STALL MOTHS DIGGES INTIDION, ALL CITY LITELY OF ANTIMENS, AND ACCOUNTACTOR OF THE CONTRACTOR'S OFFICE AT LAST THAT (3) DAYS WITCHE SERVING GROUND, DIGGES FOTHER RUBBER IS PROCEED-ALL).

PROTECTION AND RECORDED OF REMAINMENT OF CLAUMESTS OF PROPERTY AND PROTECTION AND PROCESS. THE REMAINMENT OF THE PROPERTY OF T

THE CONTROL OF BATTH TO SECURITY OF THE CONTROL OF

NATS SHALL BE PROTECTED WITH AN ENDSON BARRICK WELFROW WORN STOWNED. STANDARD 1000 UNIT, THE ASKS, MAS BEEN STANDARD TO OUT, THE ASKS, MAS BEEN STANDARD TO STRONGE STANDARD TO THE STANDARD STANDARD STANDARD.

uron complication of the work as systemics, assumed a minimum of four (4") moves to example the strong confidence of examples of examples the strong system of the strong system

CHIECONOL WILL PROVIDE ALL SUPERFINA AND CONCINACION STANDO TON THIS CONTRACT, IN THE CONTRACTOR SALL SUPERFINA CONCERN BURGHES THE SHELL SUPERFINATION CONTRACTOR THE ADDITIONAL RETURNES CONTRACTORS RECEIT MAY BE CONTRACTOR TO CONTRACTORS FIRST MAY BE SECURED FROM THE SUBSECT MAY BE CONTRACTOR FOR THE VIEWS THIS CONTRACTOR AND ESCURED FROM THE SUBSECTION FOR THE VIEWS THIS CONTRACTOR.

THE CONTRACTOR SHALL MOTEY THE DESIGN CHARITY AS CONSTRUCTION ACCORDANCE WHIS PART SOME CONTRACTOR OFFICIALS AND INSPICION IN ACCORDANCE WITH THE CONTRACTOR HAND.

-ALL THEMCHES SHALL BE BACKFLLED OF SECURETY PLATED DURING HOW-WERENIS HEIDS.

confluction shall as Pervalls for Devattiens collisions in Liables are software the best and tittle had destir for intensitions, and service of all streams has been as the service of the

ALL DISTURBED ARGAS SMALL BE STYCKATATED WITHIN SLYEN BATS AFTER REINC DISTURBED USING SLEEP WAS SHEEP TO THE YEARS.

ALL LEGISHE CONTROL, DEVOLUE SHALL IN ROUTINEY PROFECTIO RUNG STEWN DAYS, AND PRINTER ALL MOUSES OF A BLANKAL ORISITED NUM OUR WORKER, DOWNLANDER OF REQUIRED FOR PERSONAL PROFESSION DAYS, AND THE BANK, ASS. TOTORIO. 12. HEVER TO EROSON CONTION PLAN FOR SITE CROSSON CONTROL LIGURATS, REQUIREMENT

UREA SHORE

FINELE ROADS SHALL HOT BE TRAIT CLOSED TO SEATTHE, ALL HARDS AND CONSESS TRAITING. OF THE PROJECT SHALL BE LIMITED TO THE GRAVEL CHITAMED. TO THE PROPERTY.

TRAFFIC CONTROL



NOTE:

NO

L. THERMAN THE PARKET OF AND DESCRIPTION OF THE PARKET.

J. STOP IN SECTION OF THE PARKET.

DIVERSION BERM/SWALE

DETAIL

1

AND INCOME OF PARTY OF ANY

CHILD ISHING (8) h

ATTIMATE ROLLEGE .

1

1

h

And the special state of the st

SIL'S FEMEL à -

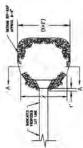
N

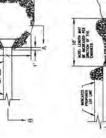
SLI 12HCE HE BACK

SILT FENCE INSTALLATION DETAIL

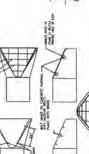
AND A STATE OF LOW AND A STATE OF THE STATE

(X+2')









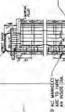








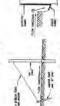






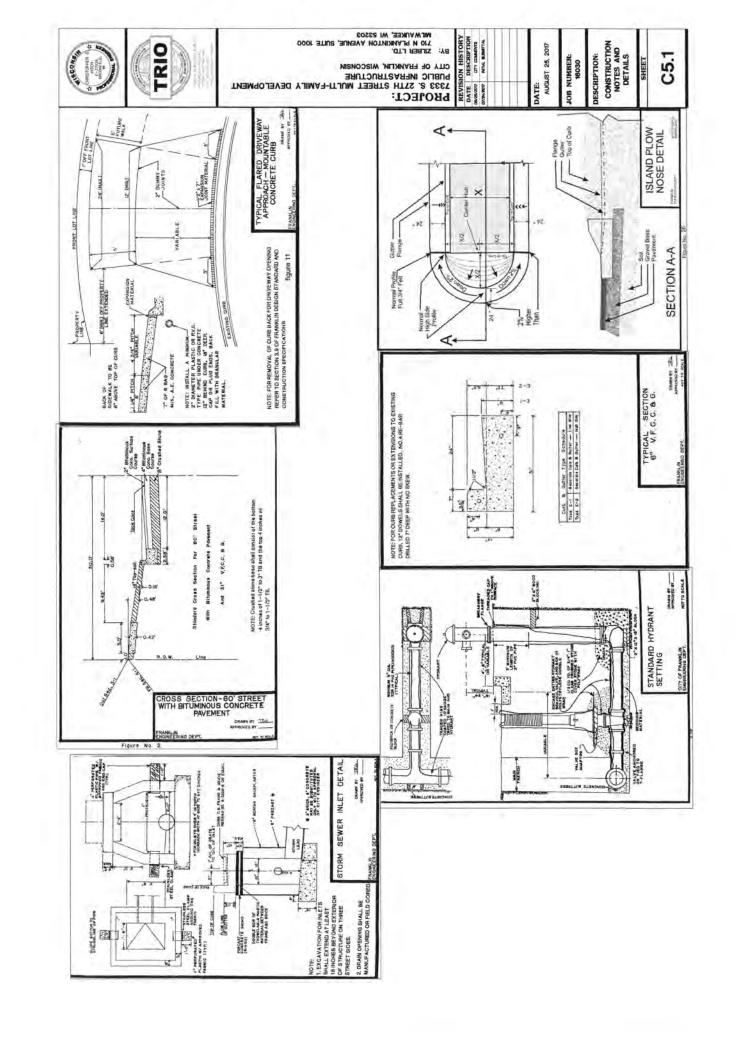
AND HELD MARKET STATES AND THE STATES NAME AND PARTY OF STREET O GENERAL NOTES









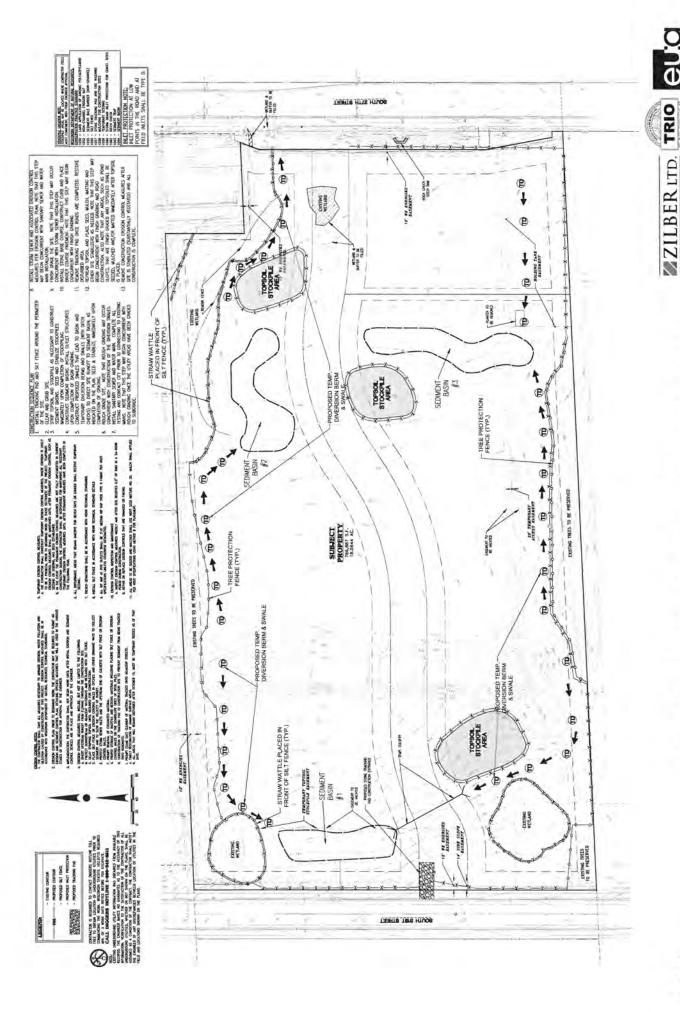




TRIO

ZILBER LTD.

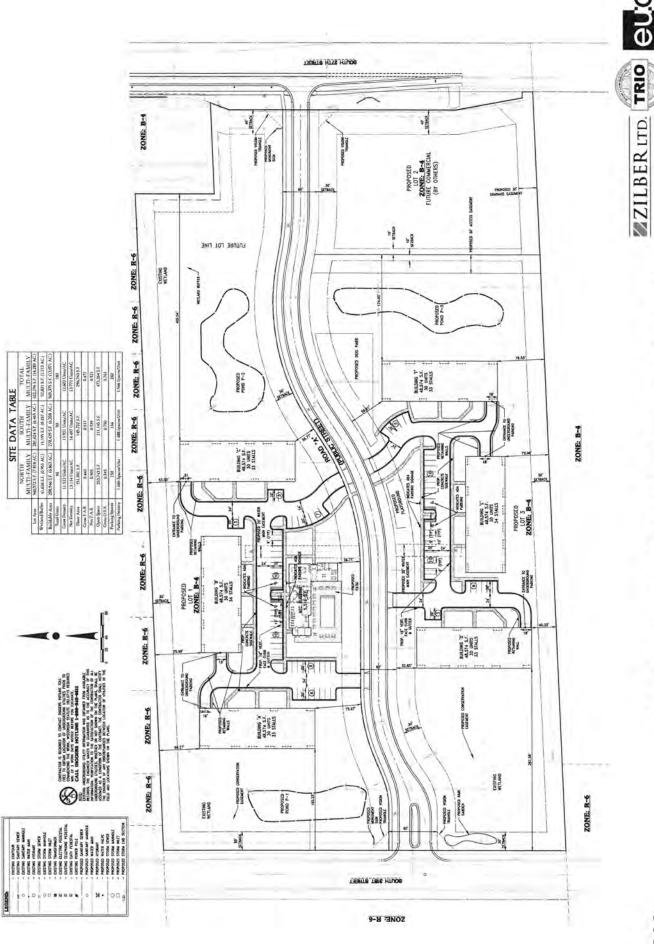
Existing Site Conditions



7333 South 27th Street Multi-Family Development

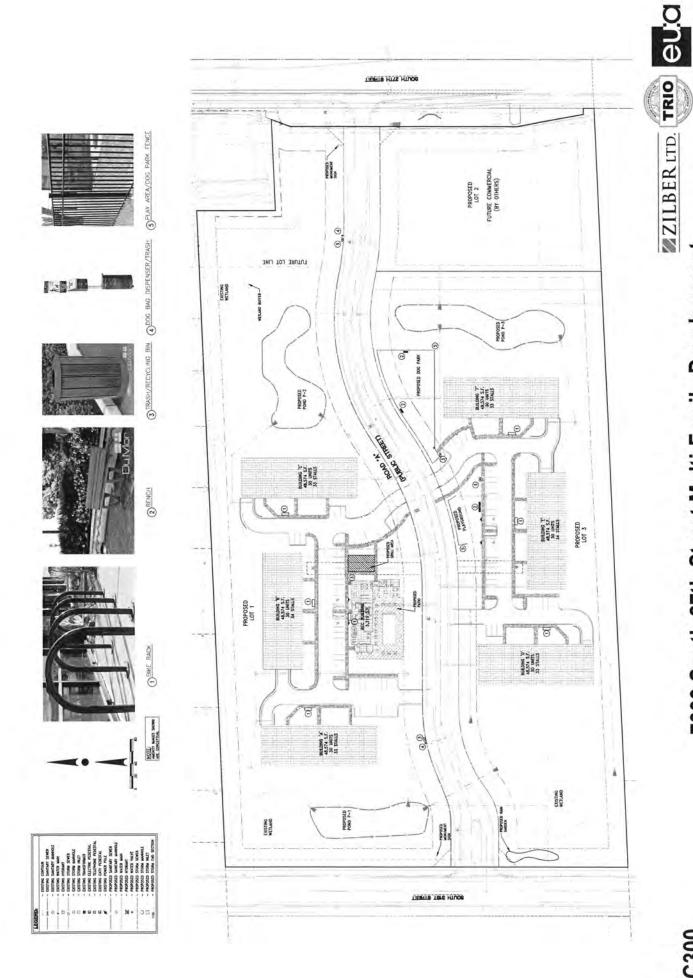
Proposed Erosion Control & Demolition Plan

2200



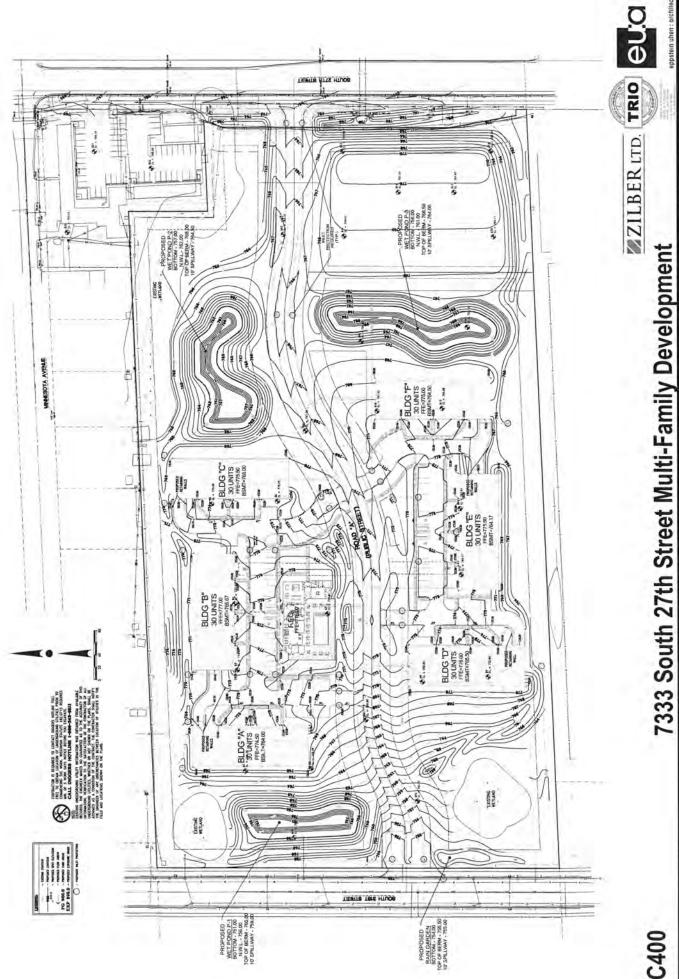
Proposed Site Development Plan

7333 South 27th Street Multi-Family Development





Proposed Site Amenities Plan



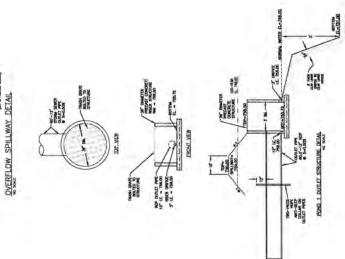
Proposed Site Grading Plan

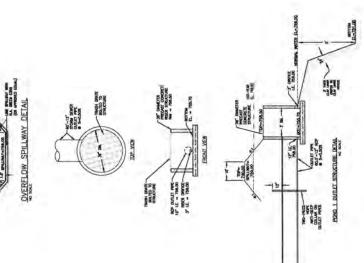
C400

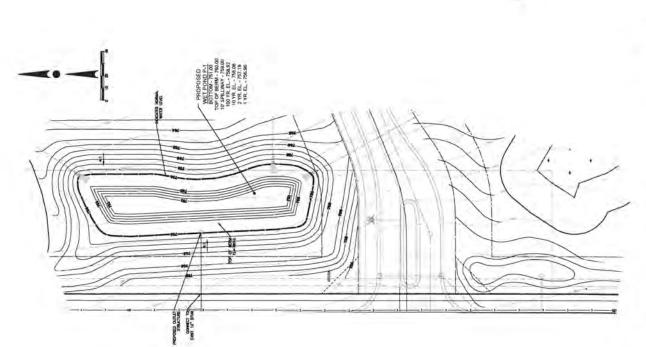












C200

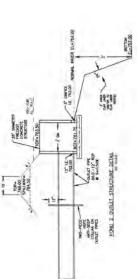
Proposed Pond Details





OVERLOW SPILLWAY DETAIL

PROPOSED
WET POND P-2
BOTTOM, 757,00
TOP OF BERM, 785,00
TOP OF BERM, 785,00
TOP OF BERM, 785,01
TO YR, EL. 783,11
2 YR, EL. 783,13
1 YR, EL. 782,48



PRECEST CONCRETE
PRECEST STRUCTURE
PRECEST STRUCTURE
PRECEST STRUCTURE

BOLIEU TO STRUCTARE

HASH CIANT BOLITO TO STRUCTURE

STORM STREET COUNTY 1995 B SHOLOT



eno

7333 South 27th Street Multi-Family Development



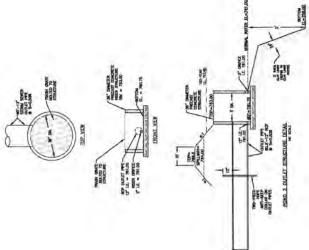


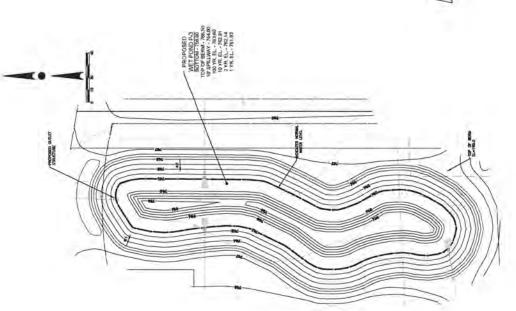






がい MANAGE OF THE PARTY OF THE PART





OVERFLOW SPILLWAY DETAIL

7333 South 27th Street Multi-Family Development
Proposed Site Utility Plan



eng

| Fig. 10 | Fig.

Figure 1997 Court of specific which the organic of specific should be specified to the organic of specified to the organic organic of specified to the organic org

The country of the co 8. and measures are no counciles and two bitments contributions and and account account account and account THE STATE OF THE STATE OF A TENTOR PROTOCOL ALL INTO SCHOOL CONTROCTOR OF THE STATE OF THE STATE

THE STATE OF THE S The commons was a subsequent of the commons of the commons of the commons was a subsequent of the commons was a subsequent of the commons was a subsequent of the commons of the commons of the commons was a subsequent of the commons of the commons was a subsequent of the common of the common of the common of the commons of the common of

10.00 + Purplica No. DEPATON, 10 HOURS OF SHARED AND SHEER FOR SHEER FOR CORRORD RECORDERS. 10.00 Per Applica No. 10.00 Per Applica

The control of the co

The control of the co Note of the second seco

I. The contrast of the state of the contrast o

The control of the control of the control of the state of the state of the control of the contro

CONTROLLED AND A CONTRO

ADMILLAGEST OF THE RONAL SERBORY DOINGS RIGHER (FREEDOM), NACHOLO OF THE ROLL OF THE ROLL

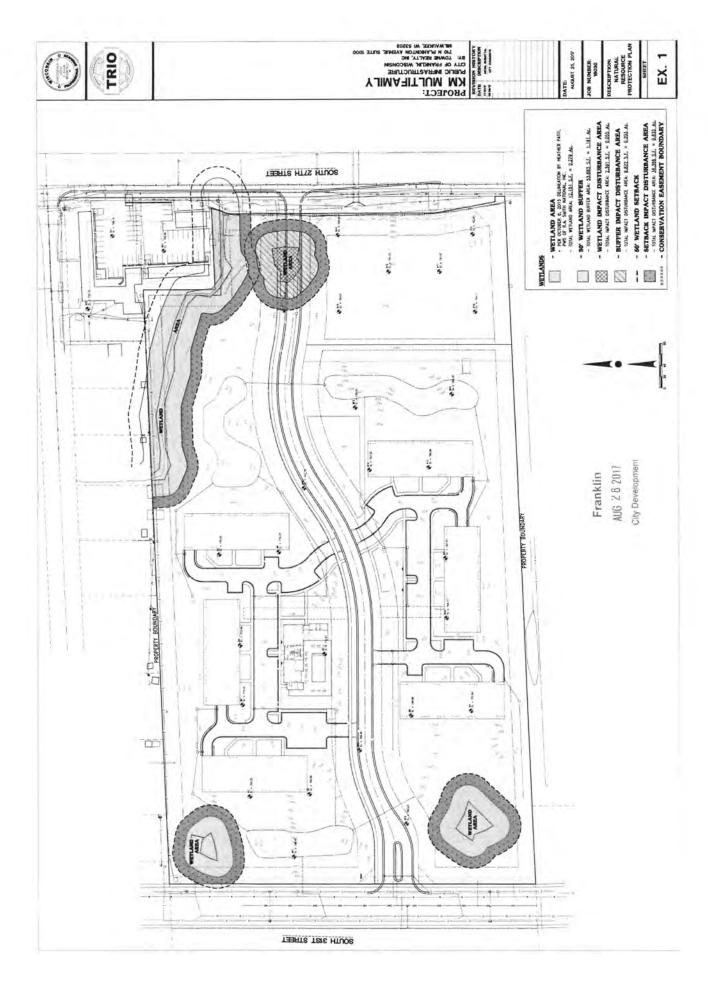
DIRECT OF THRESHAE DETAILS DESCO. METRACE, VACAE, EDIRECTOR, SUPPRISEDEL AND ORIENTORION UNIL SYSTEMS OF INFECTIONS TO DIRECTORIONATED TO THE LINES, AND ORIENTED AND ORIENTED TO THE STATE OF THE STATE

ZZILBER LTD.







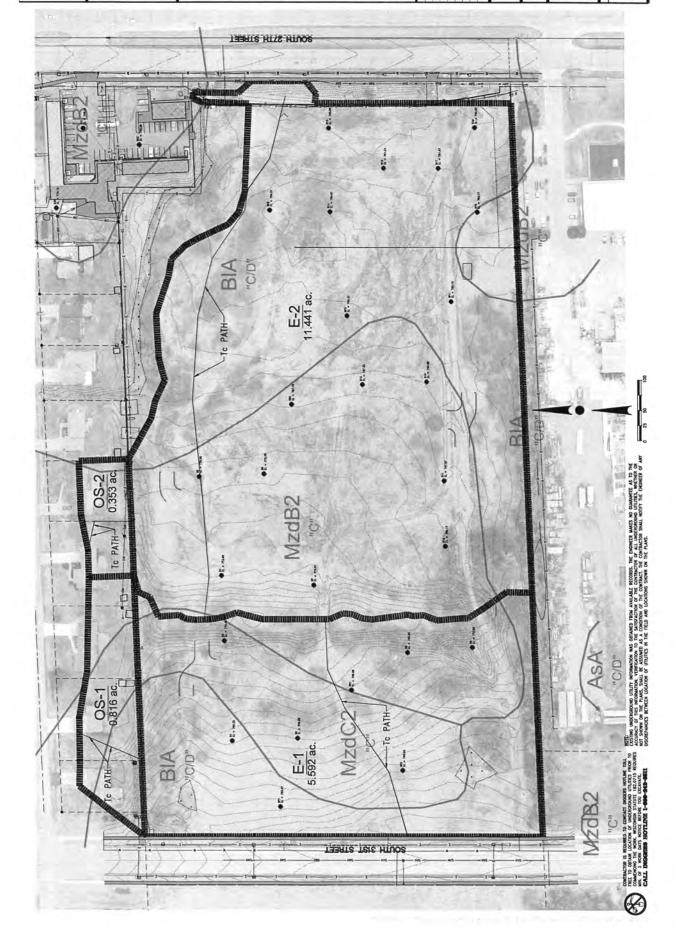


PUBLIC INFRASTRUCTURE
CITY OF FRANKLIN, WISCONSIN
BY: KM BEVELOPMENT CORP.
710 N PLANKINTON AVENUE, SUITE 1000
MILWAUKEE, WI 53203







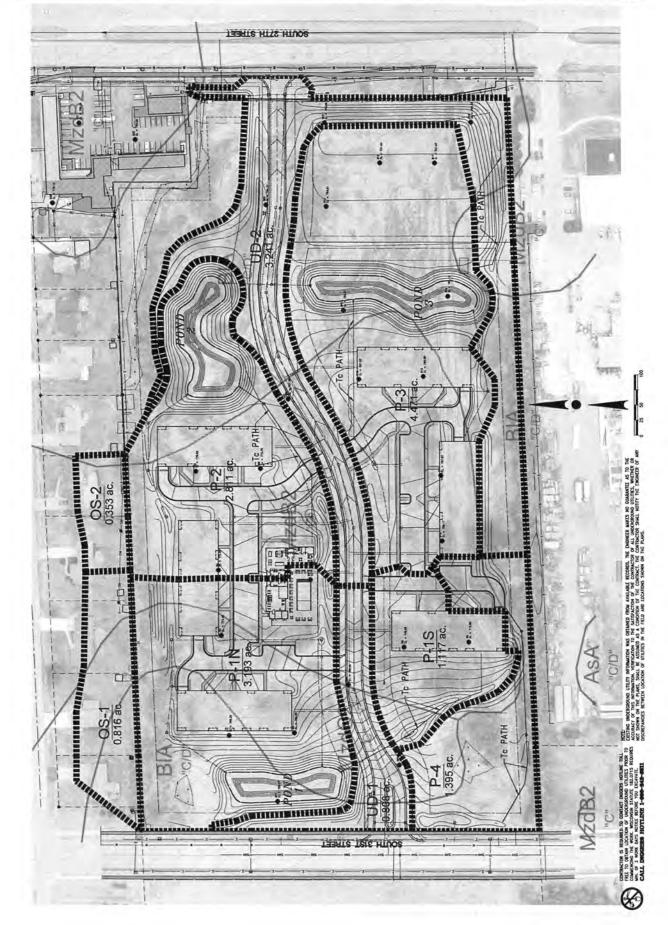


PROPOSED SWMP DRAINAGE AREAS DATE: JULY 24, 2017 SWMP JOB NUMBER: 16030 DESCRIPTION:

CITY OF FRANKLIN, WISCONSIN
BY: KM DEVELOPMENT CORP.
710 N PLANKLINON AVENUE, SUITE 1000
MILWAUKEE, WI 53203 PUBLIC INFRASTRUCTURE

PROJECT: WMLTIFAMILY





TRIO

ZILBER LTD. 710 N PLANKINTON AVENUE, SUITE 1000 MILWAUKEE, WI 53203

AUGUST 25, 2017 DATE

JOB NUMBER: 16030

DESCRIPTION:

COVER

CITY OF FRANKLIN, WISCONSIN PULTI-FAMILY DEVELOPMENT PROJECT:

7333 SOUTH 27TH STREET MULTI-FAMILY DEVELOPMENT

THE LATEST EDITIONS OF THE FOLLOWING DIOCUMENTS AND ANY SUPPLEMBERS THERETO, SHALL GONDEN ALL CONSTRUCTION ITEMS ON THIS PLAN UNLESS OTHERWISE NOTED.

GENERAL NOTES

DIFFUSION SYSTEMATIONS FOR STATE AND WATER CONSTRUCTION IN WISCONDER, OTHER CONSTRUCTION IN WISCONDER, OTHER CONSTRUCTION, A LESS TERMONE STATEMENT STATEMENT AND STRUCTURE.

CONSTRUCTION* LATEST TERMONE STATEMENTS**

CONSTRUCTION* LATEST TERMONE STATEMENTS**

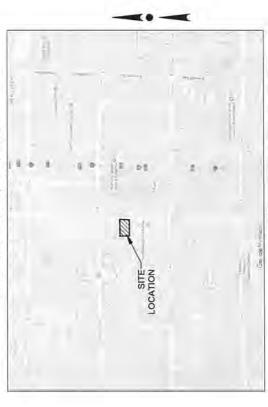
CONSTRUCTION*

CONSTRUCTION

**CONSTRUCTIO

THE COMPACTOR SHALL TAKE ALL MEASURES MECESSARY TO MINIMIZE EROSS WATER POLLUTION AND SELVATION CAUSED BY COMSTRUCTION OF THIS PROJECT BROSON CORTING, MEASURES SHALL BE TH ADDOBDANCE WITH WISCONSIN EDPARTMENT OF MAILTIAL BY SURKES TO-HIGHLA, STAMBARDS. ENGINE CHIRCL PLAKE PROOF ID BECHMANG WORK, AN APPROVED ENGINE CONTROL, PLAN WILL SE PROVIDED BY THE TRACKEOR. THE CONTRACTOR IS RESPONDED FOR PROPERTY IMPLABILITIES. THE APPROVED PLAN.

PUBLIC INFRASTRUCTURE PLANS CITY OF FRANKLIN, WISCONSIN



ALL ITEMS SHALL INCLUDE ALL THE NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.

ALL TRENCHING SHALL BE PERFORMED ACCORDING TO DSHA STANDARD

ENGREER SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF PERFORMING CONSTRUCTION.

PROPERTY CORNERS SHALL BE CARETULY PROTECTED UNTO THEY MANE BEEN RETENDENCED BY A PROFESSIONAL LAND SURVEYOR. PROPERTY MONAURISTS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.

EXISTINO UTILITY BEDDANATION IS SHOWN FROM SURVEY WORK, FIELD OBSERVATIONS, AVANAELIE PUBLIC RECORDS, AND ASS-BULL FOR RECENSE, AND SERVATORS OF UTILITIES SHALL BE DETENANT PRIOR TO RESTALLING MEW WORK. EXCAVATE TEST PITS AS REQUIRE

THE CONTRACTOR SHALL GLEAN ALL ADJACDYS STREETS OF ANY SEDIMEN OR DEBINS AS REQUIRED BY MUNICIPAL ORDINANCE.

THE CONTRACTOR SALAL AGREY THE CACCH LOCATION OF ALL UNGERGROON UNITS. SPIGE 7 SHOWN TO BEGINNING CONSTRUCTION (CALL DOGGES HOTDING AT DAMAGE AS A RESULT OF REPLACEMENT OR REPART OF DAMAGE CONTRACTOR'S OPERATION SMALL BE THE CONTRACTOR'S OPERATION SMALL BE THE CONTRACTOR'S OPERATION SMALL BE THE

THE CONTRACTOR SALL FILE WASTER TO ELECTRONISES OF THE BROW CONTRACT COMMENSION WASTER TO EXPENSION SHALL ASO FEED CONTRACT CONTRACT CANTON AND SEED OF TO EXPENSION OF SHALL SEED VERY OF PROPERLY CONTRACTOR SHALL FEED VERY OF PROPERLY DISCUSSION WAS SHOWN COORDINATES TO SECUS HOUSEN TO SHOW AND STREETING SHOWN COORDINATES TO SHOW HOUSEN'S MOTHER TO SHOW PROCESSIONS AND THE VERTICAL OF HORIZONIAL CONTROL PROPER

LOCATION MAP

BENCHWARKS:

BM 25 SET BENCHMAN ON HORTHWEST UPPER FLANCE BOLT OF HIDBART, EAST BEE OF SOUTH STA STREET (SOUTHERLY HIDBART). ELEMEND: 756.35 BM 1: SCT EDICIBLISE ON NORTHWEST UPPER FLAME BOLT OF HIDBART, SIZE OF SOUTH 31st STREET (NORTHERE HIDBART). LLEVATION = 736.41.

BN 3s. SET CHERLED CROSS IN CONCRETE STEWALK BLASTERLY INTRANCE TO SEE (CONTROL, POINT \$72). ELEVATION = 782.36

WETLAND DELINEATION NOTE: WETLAND BOUNDARES SHOWN HEEDN WEEK FALD DELINEATID BY R.A. SAITH MATIONAL ON OCTOBER 6, 2015

SHEET INDEX

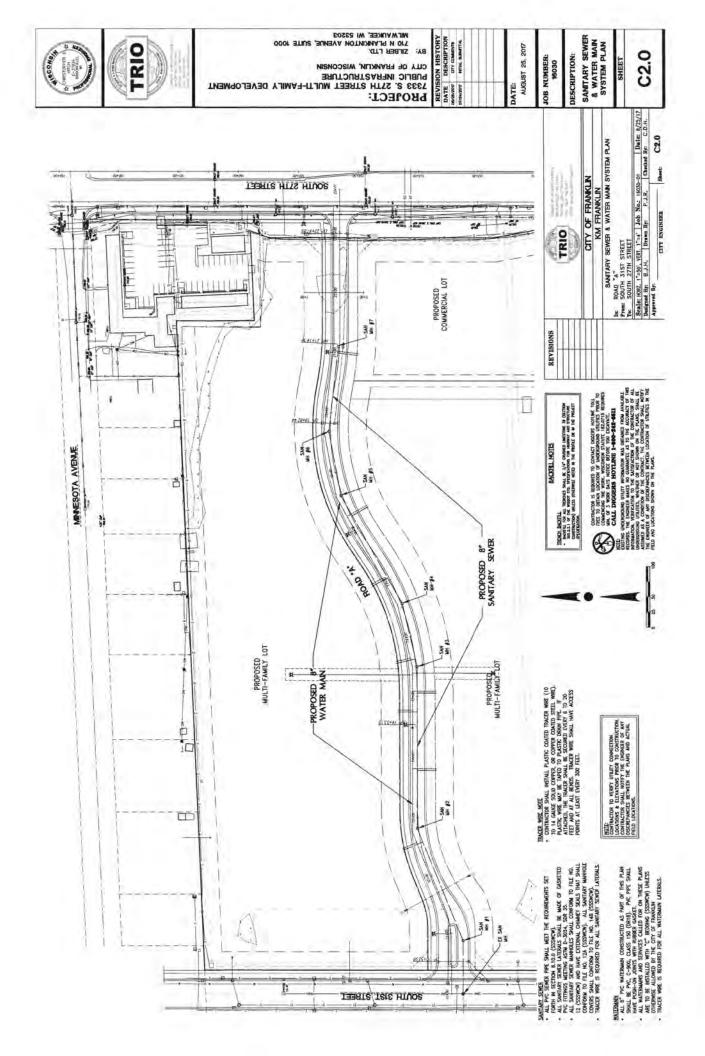
CIVIL	П	
1	X	COVER SHEET
C1.0	ě	EXISTING CONDITIONS
62.0	1	SANITARY SCWER & WATER WAIN SYSTEM PLAN
C2.1-C2.2	ı	Y SEWER & WATER MAIN
C3.0	ì	ROADWAY & STORM SEWER SYSTEM PLAN
C3.1-C3.2		ROADWAY & STORM SEWER PLAN & PROFILES
04.0		OVERALL IMPROVEMENTS PLAN
177	4	GRADING AND DRAINAGE PLAN
C4.2	4	STORM SEWER PLAN
C4.3	i	PAVEMENT MARKING PLAN
C4.4	í	SIGNAGE PLAN
C4.5-C4.6	ŧ	ROADWAY CROSS SECTIONS
C4.7	,	TRAFFIC CONTROL PLAN
C4.8-C4.10	1	CONSTRUCTION NOTES & PLANS
C5.0-C5.1	ý	CONSTRUCTION NOTES & BETAILS

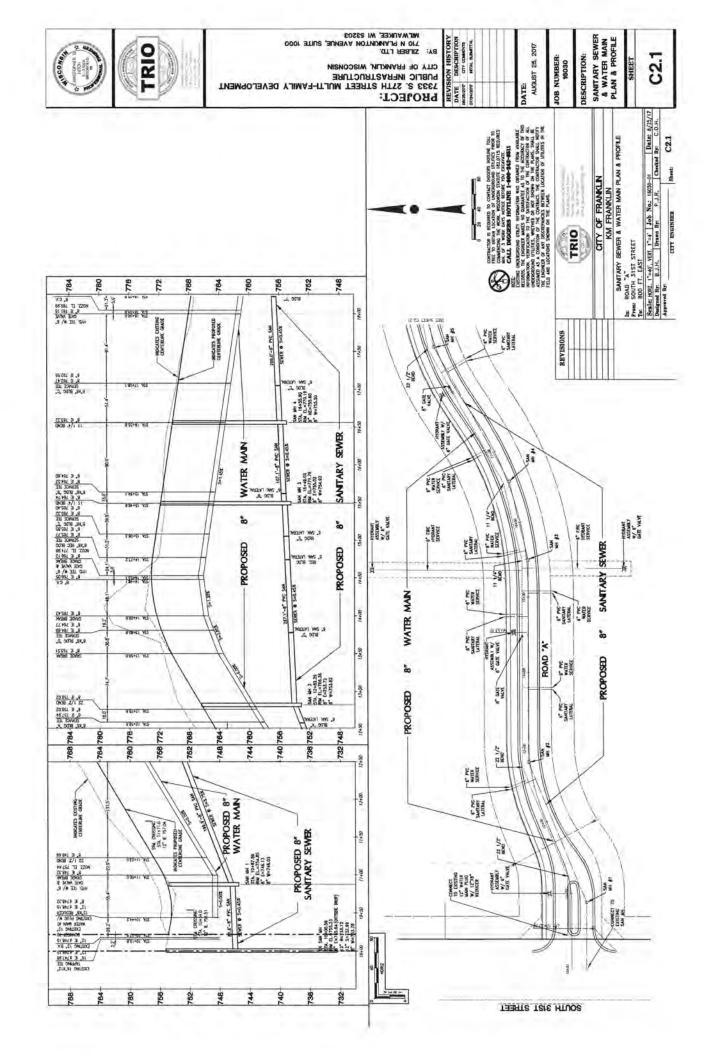
STIH STREET SITE PLAN 0 SIST STREET

CALL DIGGERS HOTTINE 1-600-241-651

BY: SILBER LTD. 710 N PLANKINTON AVENUE, SUITE 1000 MILWAUKEE, WI 53203 DATE: AUGUST 25, 2017 TRIO CONDITIONS 0.10 DESCRIPTION PROJECT:
1333 S. 27TH STREET MULTI-FAMILY DEVELOPMENT
1433 S. 27TH STREET MULTI-FAMILY DEVELOPMENT | Date | C1.0 SOUTH STREET CITY OF FRANKLIN KM FRANKLIN EXISTING CONDITIONS TRIO REVISIONS

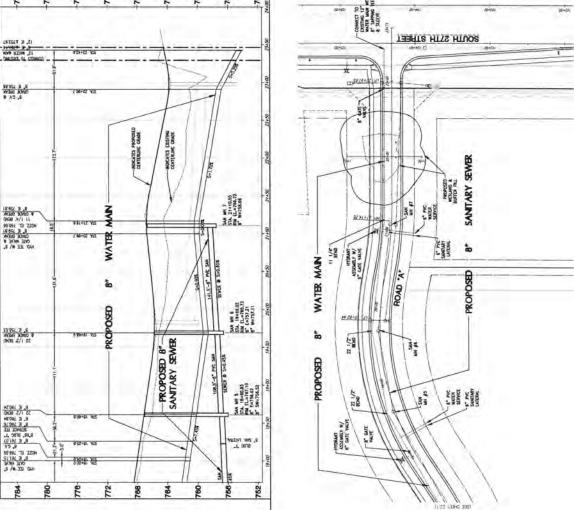
THREE TREE HINGS



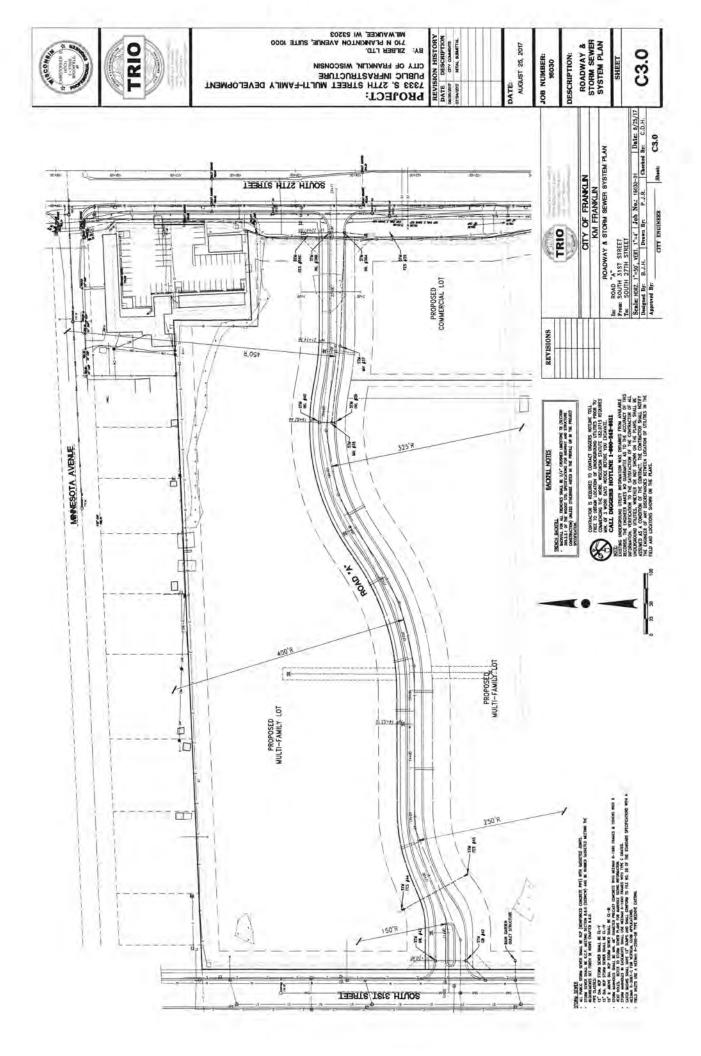


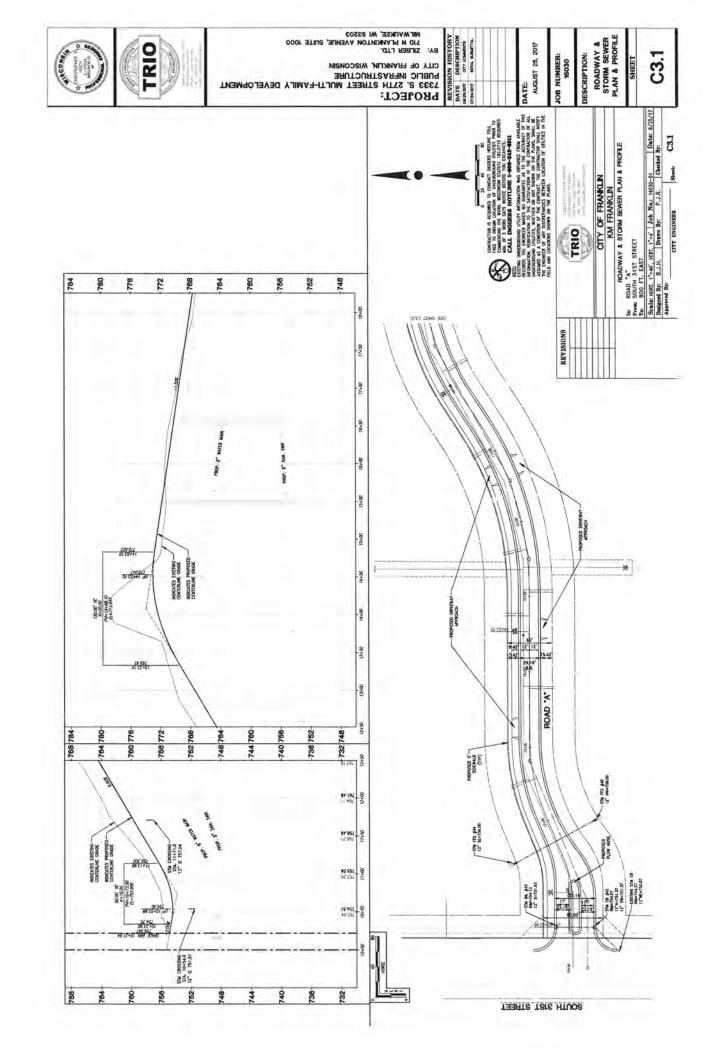
& WATER MAIN PLAN & PROFILE BY: ZILBER LTD. 710 N PLANKINTON AVENUE, SUITE 1000 MILWALKEE, WI 53203 DESCRIPTION GTV COMMENTS. NTM. BURNTM. TRIO AUGUST 25, 2017 C2.2 JOB NUMBER: 16030 DESCRIPTION: PROJECT:
PURIS S. 27TH STREET MULTI-FAMILY DEVELOPMENT
CITY OF FRANKLIN, WISCONSIN DATE CONTROLLE DE REQUESTO LOCATION DESIGNE STRINGE TOTAL
TOTAL OSTAN LOCATION OF MATCHING TOTAL
TOTAL OSTAN LOCATION OF MATCHING TOTALITY
TOTAL DIGGESTE HOTTINE 1-640-545-641

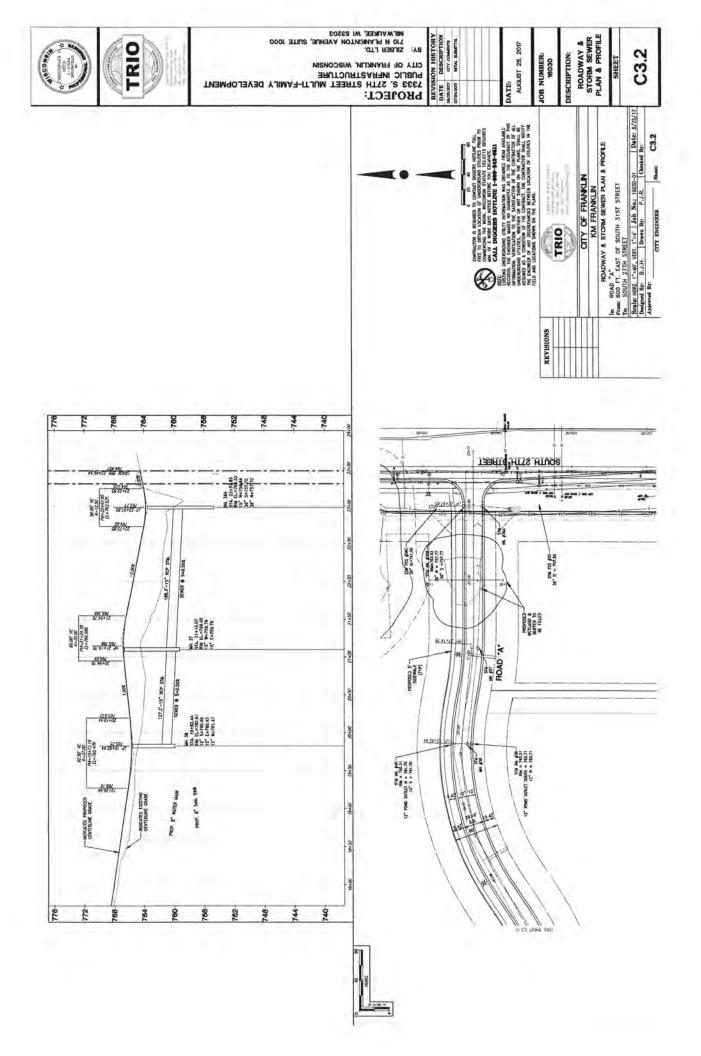
KINDER DESIGNATION OF MATCHING TO THE ACCOUNT OF THE MATCHING TO THE MATCHIN CONTACTOR IS REQUERED TO CONACTION CONTROLLES PORTS TO CONACTION CONAC C2.2 CITY OF FRANKLIN KM FRANKLIN SANTARY SEWER & WATER MAN PLAN & PROFLE CITY ENGINEER TRIO REVISIONS 762 718 772 THEFT HITS HTUOS Secret DINOK SERVE CHOOK SERVE S. CA F



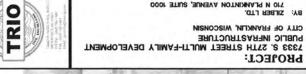


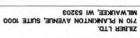






S.T.H. "241" SOUTH 27TH STREET INTERSECTION IMPROVEMENT PLANS





DATE: AUGUST 25, 2017

JOB NUMBER: 16030

DESCRIPTION: S.T.H. "24" S. 27. ST. OVERALL IMPROVEMENTS PLAN







"S.T.H. 241" GRADING & PAVING PLAN TRIO AUGUST 25, 2017 JOB NUMBER: 16030 DESCRIPTION: SHEET CITY OF FRANKLIN, WISCONSIN PURILY DEVELOPMENT PROJECT: DATE SEE BETOM Scale: 1" = 20' (2734') Scale: 1" = 20' (227347) Scale: 1" = 40' (117477) 0 WEST MINNESOTA AVE 00 450" TO CL OF MINNESOTA AVENUE S' WEE BUT LANE 15' WEE THE LANE 0 PELICATE
LIGHT FOLE
CESSING BRET TO
REMAN M PLACE REQUIRED (TIP.) (SEE DETAIL) SOUTH 27TH STREET S.T.H. 241 APRON, RESTORE & MATCH COSTING DRYCWAY TO PROP. CONC. CURB. TAPER CURB HEAD DOWN AT DRIVE. PROPOSED CONCRETE HEADWALL FOR EXISTING CULVERTS 5" HEIGH WITH WING WALLS AND RABLING HIDCAIT USH FOLE SELECAIT MET (SE SHET CA.2) (SE SHET CA.2) (SE SHET CA.2) (SE CHAL) (SE CHAL) 450" TO CL. OF ROAD "A" RICHT-OF-WAY ADJUST VALVE BOX SEED & WATCH EXISTING. SEED & WACH DESTURBED AREAS USING SEED MATCHER. HO. 20. PINT UGHT POLE FIE COMC. SOUTH 27TH STREET S.T.H. 241 REMAIN IN PLACE 0

BY: ZILBER LTD. 710 N PLANKINTON AVENUE, SUITE 1000 MILWAUKEE, WI 53203

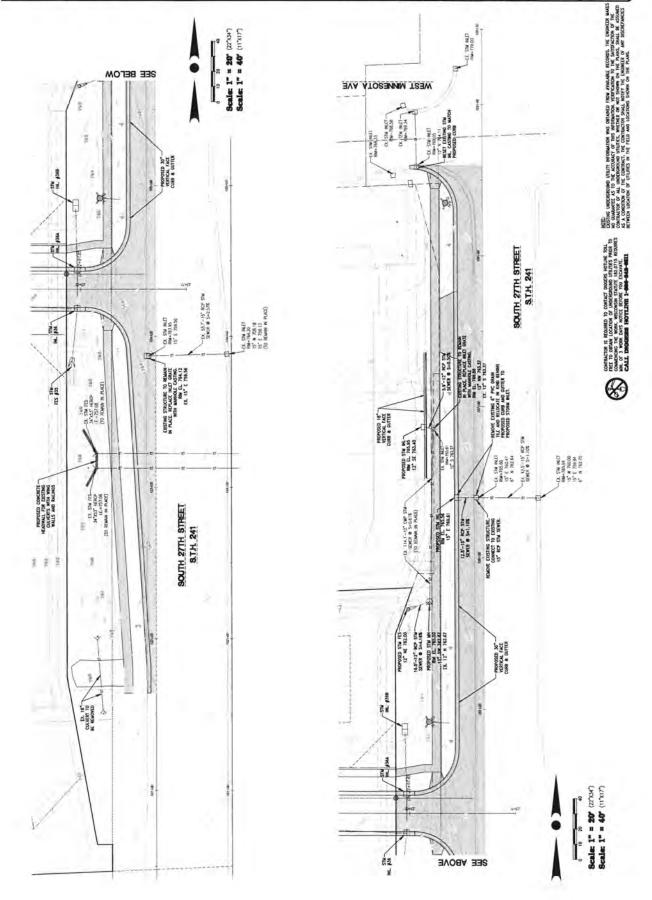
2.43

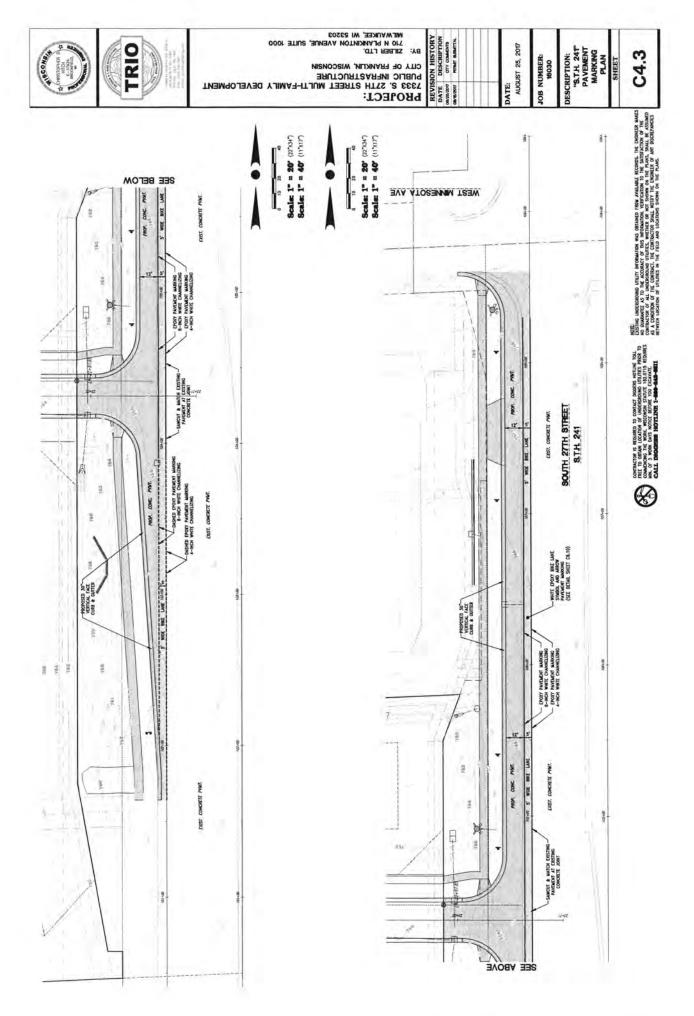
SEE ABOVE

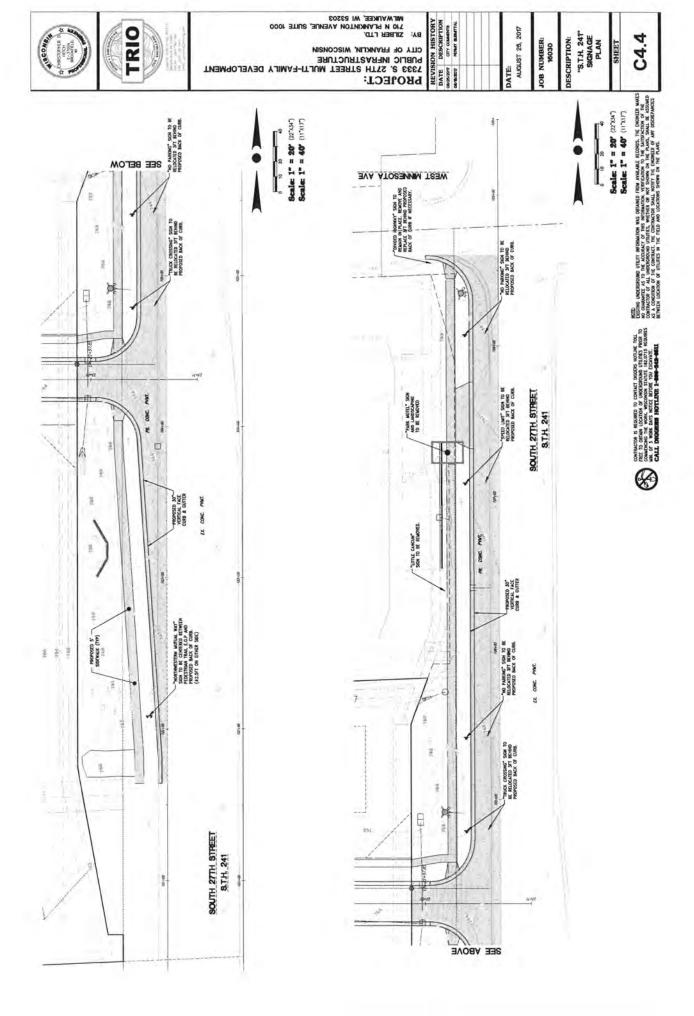
ZILBER LTD. 710 W PLAWKINTON AVENUE, SUITE 1000 MILWALIKEE, WI 53203 "S.T.H. 24T" STORM SEWER PLAN DATE: AUGUST 25, 2017 C4.2 JOB NUMBER: 16030 DESCRIPTION: SHEET

РИЗЗЗ 8. 27ТН STREET MULTI-FAMILY DEVELOPMENT PROJECT:



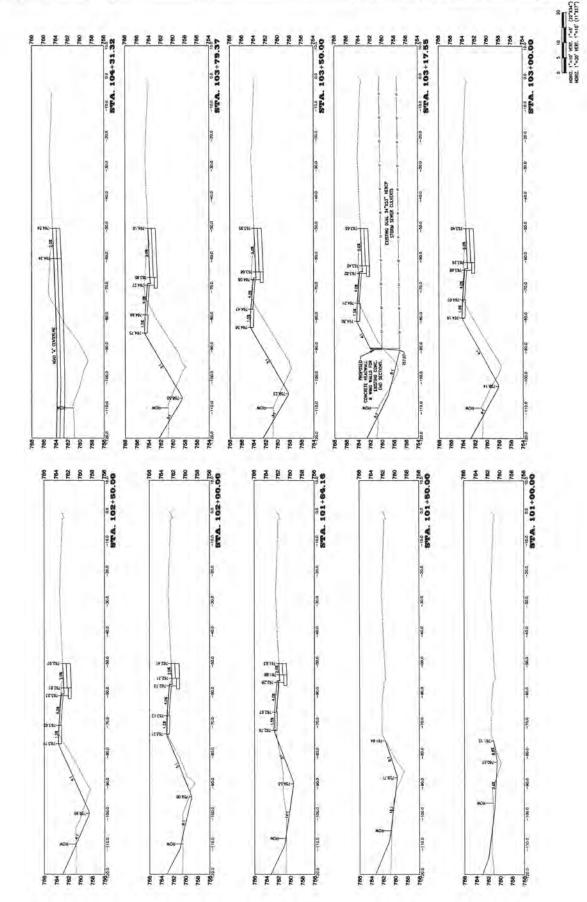






BY: ZILBER LTD. 710 N PLANKINTON AVENUE, SUITE 1000 MILWAUKEE, WI 63203 S. 27TH STREET
"S.T.H. 24T"
CROSS SECTIONS TRIO C4.5 AUGUST 25, 201 JOB NUMBER: 16030 DESCRIPTION: 7333 S. 27TH STREET MULTI-FAMILY DEVELOPMENT PUBLIC INFRASTRUCTURE CITY OF FRANKLIN, WISCONSIN PROJECT:





S. 27TH STREET
"S.T.H. 24T"
CROSS SECTIONS TRIO C4.6 AUGUST 25, 201 JOB NUMBER: 18030 DESCRIPTION: CILL OF FRANKLIN, WISCONSIN 7333 S. 27TH STREET MULTI-FAMILY DEVELOPMENT PROJECT: 277 772 887 778 9. 770 770 784 584 584 584 584 777 7768 768 768 1.08+81.38 STA. 108+00. 772 768 768 777 887 788 785 897 4 5 5 8 8 P SE 5 8 8 217 SE 897 P. 107+00. ST 88 197 5 \$ \$ \$ \$ 887 887 887 887 887

BY: SILBER LTD. 710 N PLANKINTON AVENUE, SUITE 1000 MILWALIKEE, WI 53203

ZILBER LTD. 710 W PLAWINTON AVENUE, SUITE 1000 MILWAUKEE, WI 53203 DESCRIPTION:
"S.T.H. 24"
WORK ZONE
TRAFFIC CONTROL
PLAN TRIO AUGUST 25, 2017 C4.7 JOB NUMBER: 16030 PROJECT:
PROJECT:
TITLE STREET MULTI-FAMILY DEVELOPMENT
OUT OF FRANKLIN, WISCONSIN Scale: 1" = 20' (2234') Scale: 1" = 40' (11317) SEE BETOM Scale: I" = 20' (22334) Scale: I" = 40' (11317) 20-40 WEST MINIESOTA AVE L INSTALL TRAFFIC CONTROL DRUMS J W/ TYPE "C" STEADY-BURN LIGHT WITHIN TAPERS AT 50' SPACING AS SHOWN 1 ARROW BOARD
WI (5) DRUMS SPACED
@ 10' TO PROTECT
ARROW BOARD ŧ THE STATE OF 100000 — INSTALL TRAFFIC CONTROL DRUMS — W/ TYPE "C" STEADY-BURN LIGHT WITHIN TAPERS AT 50' SPACING AS SHOWN SOUTH 27TH STREET 沟 BBBBBB TYPE III BARRIC 361 WORK ZONE SOUTH ZITH STREET STH. 241 BND RDND WORK G20-2A 45" x 24 1 1 SEE ABOVE

ZILBER LTD. 710 N PLANKINTON AVENUE, SUITE 1000 MILWAUKEE, WI 53203

MATCH ADJACENT PAVEMENT GRADES UNLESS OTHERWISE NOTED

1-1/27R -1-1/27R

AUGUST 25, 2017 DATE

JOB NUMBER: 16030

DESCRIPTION:

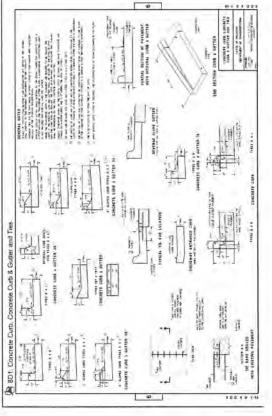
CONSTRUCTION NOTES & DETAILS

C4.8

PROJECT:
OTTY OF FRANKLIN, WISCONSIN
TOTY OF FRANKLIN, WISCONSIN
OTTY OF FRANKLIN, WISCONSIN









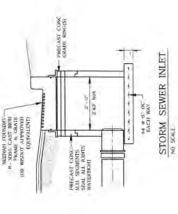
West and restriction — Data sets of the Translation of the Translation

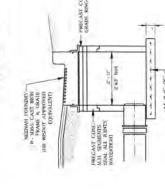
DECEMBER OF 15

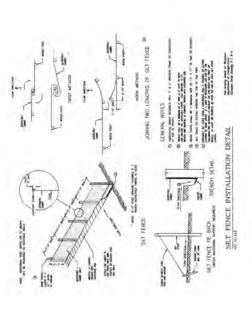
MAIA 10 W.

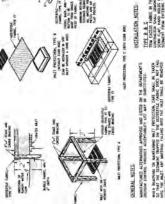
O TOTAL MANA

18" CONCRETE CURB & GUTTER NO SCALE NOT BEEN TON PERSONNESSIENT & UTILES SPECIAL DESCRIPTION REQUIREMENTS POURED IN PLACE 30" VERT. FACE REINFORCED CURB & GUTTER NO SCALE NOTE: NURBE ITS NOTES INTO STATE THE STATE PRINTED TO STATE NOTE: MITTER TO MISSION FOR RELIGIORCEMENT 4 OTHER SPECIFIC DESIGN (NSTALLATION REQUIREMENTS.









THE WILL OF THE PARTY OF T

THEREOED SELL MADDRING FLAW POCKETS WHITE PRODUCES SHALL ESTING A MINISTER OF MADDRITE MANITOWING DR MOMENTS TO FACULATE MANITOWING DR MOMENTA. WAY BEATHER TO MANIMENS WITH PROTECTION, CARE SHALL BE TAKEN SO THAT THE SENSON THANKES ON THE REDISTRICE (ABIC FOCK BUT FALL BIRD THE MALE, ANY MATERIAL VALUES AND THE WALL SHALL BE REMOVED MANIMENTS. A TOR HELT PROTICTION THRE C (WITH CLIBS BOX), AN ADDITIONAL INFO STABLE IN WARMY AND AND AND AND STORED WITH STANDS. INC. WOOD SHALL HOT BLOCK THE CHIREL MEETS IN CLIBBS BUT DEFINED.

THE COCKS FARMS, M. TAK TOW LINE TO WHITHE J. OF THE COCKS.

FOR INSTALLED NOS THE WAY A MEMORY COCKS CLASSOCK, METHORS THE
COCKS OF J. WING WAS CLASSOCK OF THE THIRD OF THE COCKS THE CO TIPE B.A.C. The bases in the flow last to when 3" of the court. Became the bases have flowed as whether to when the base of contraction statements and alternative that when the white the base of the statement of the base of the statement of the base of the statement of the stat 179E 0.
DO NOT RESULT BELT-PROTECTION TIVE 0 WHERES SAMEDWEN THAN DO NOT HE HELT TO THE CITY OF HIS CHARL.

INLET PROTECTION DETAIL

ZILBER LTD. 710 N PLANKINTON AVENUE, SUITE 1000 MILWAUKEE, WI 53203

DATE: AUGUST 25, 2017

JOB NUMBER: 16030

DESCRIPTION:

CONSTRUCTION NOTES & DETAILS

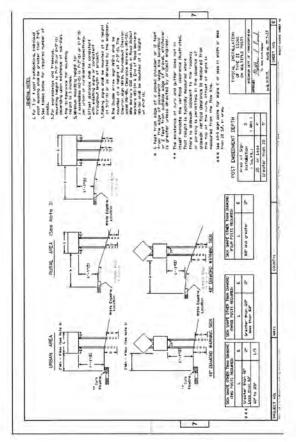
C4.9

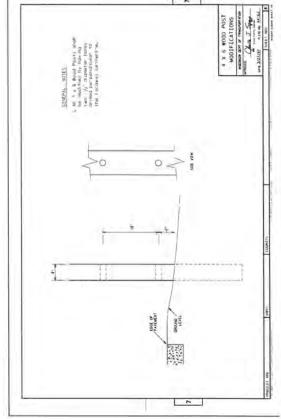
PROJECT:

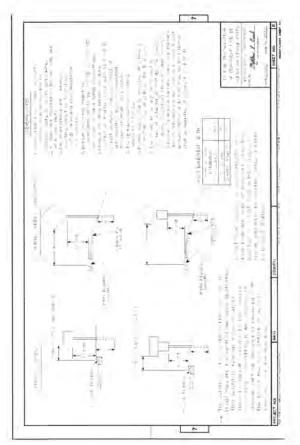
OCITY OF FRANKLIN, WISCONSIN

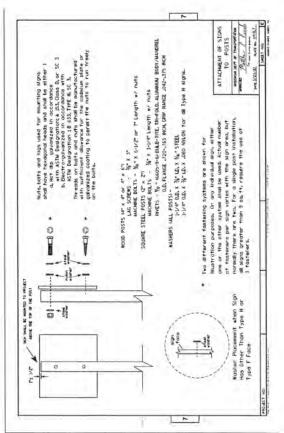
CITY OF FRANKLIN, WISCONSIN











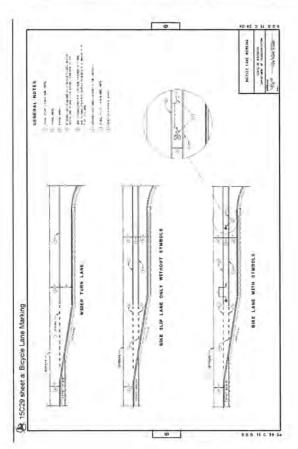
DATE:
AUGUST 28, 2017
JOB NUMBER:
#6030
DESCRIPTION:
CONSTRUCTION
NOTES & DETAILS
SHEET

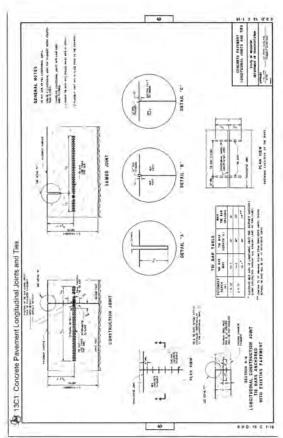
C4.10

BY: SILBER LTD. 710 N PLANKINTON AVENUE, SUITE 1000 MILWAUKEE, WI 53203

PROJECT:
7333 S. 27TH STREET MULTI-FAMILY DEVELOPMENT
CITY OF FRANKLIN, WISCONSIN
CITY OF TRANKLIN, WISCONSIN







ZILBER LTD. 710 N PLAWKINTON AYENUE, SUITE 1000 MILWAUKEE, WI 53203 TRIO CONSTRUCTION NOTES AND DETAILS AUGUST 25, 2017 C5.0 JOB NUMBER: DESCRIPTION: PROJECT:

TARANKLIN, WISCONSIN

THE PRAINTIN, WISCONSIN

THE OF FRANKLIN, WISCONSIN SHEET DATE 497239222 WHILE A THESE BARRIES TO A PAYMENTS OF BARRIES AND A PAYMENTS OF A PAYMENT OF A PAY (X+Z) Separate Company has payed STORM MANHOLE DELAIL CONSTRUCTION ENTRANCE DETAIL 0 RIP RAP DETAIL A CONTRACTOR OF THE STATE OF TH PROPERTY OF \overline{DCL} D for solutions the 0 is warry solutions have M^* . We seek from the solutions of the waster to the 197 of the 300 could. THE WORKLIS DALL HAVE A MANAGE OF CREATER. THE THE WASTE AND THE WAS WELL WORKLISH THE WORKLISH WITH A PRESENT WE CONTINUE SHALL CHAIR THE WORKLISH SHALL CHAIR THE WASTE WASTE WASTE WAS A PRESENT WE CONTINUE SHALL CHAIR THE WASTE WAS SHOWN THE WASTE WASTE WAS SHOWN THE WASTE WAS THE WASTE Diff. if A. E. Court in The Lat to when I've the Court in the Court is the Court in the Court in connection was the Court in the Court in Print accusable stand the Court in the Court in the Court in the Court in Stand in the Court in t THE CECTS FLAME IN THE REM LINE TO WHITH A" OF THE GOLD. Con a line man which game death statistics is intering a section of only.

For its proof is the new ray of the first in control of the land way.

For the proof is the new ray of the first in control of the first in the first ind The second secon TYPE 3 DETAIL -PIPE GRATE DETAIL Appropriate participation with the feet with a same 一日の日本 4 | | | METALLATION NOTES INLET PROTECTION DETAIL d THE MESSER SOLD FAST WITH SOUTH GEMERAL MOTES MACH PROTECOL, THE E (MYS. CUSS. SIRE) WISDOT CURB RAMP はいるのは 150 1 IN THEORIE SEE, INCLUME THAT POOLIES MERE RESIDENT, SAME LEEDING A WINNER OF 16" AND THE PERMETER TO FACULATE MANIFORMER OF REMAINS. ij MAN THE STANDARD OF THE STANDARD OF THE STANDARD OF THE STANDARD OF THE STREETS TABLE DECK THE THE THE THE STANDARD OF THE STREETS TABLE DECK THE THE THE THE SHARTEN SHARTEN OF THE THE STANDARD OF THE STAND 2. VOR NACT PROTECTOR, THE C. (WITH CARR DOX), AN AMORPHAL HE' OF PLANCE, IS WARRED ANOMAY THE WOOD AND SECURED WITH STANKES. THE WOOD SHALL HET NACES THE UNITE, PECENT OF THE CHIEF BOX OFFINES. MANUFACTURED ACTIONATIVES APPROVED AND LISTED ON THE DISPARATIVE PROCESS. CONTRACT MODIFICALLY LES MAY BE SUBSTITUTED. HANG, THE H TS. NO TRACE AND METERS FAR NO TRACE AND THE R STATE SAMPLES established to the section 1489 BART 1 1 See College (1994) See College (THE COURT OF STATE OF The part of anyther at the part of the par BOOKS AS THE SECONDARY BALL DAVIN IN HIMSON DAYS AND MARRIED CO. STATOGRAM. March Age, Street seeded of the fire PREEDLY MAINTA THE PERSON NAMED IN COLUMN 2 IS NOT THE OWNER. THE PERSON NAMED IN SANITARY MANHOLE DETAIL PROTECTION OF A STATE OF THE THE STATE OF TH ALL DESTURBED AREAS SHALL BE KEYEGIATOFED WITHIN SEVEN DAYS AFTER MENS DISTURBED USING THE SEED HAN SPECIFED ON THE YUMAS. ALL ERISON CONTROL MEASURES SYROND ON THIS MULH SHALL MET THE DISSIGN CONTRAL STANDARDS, AND SECONSTRONDS, AS RET PORTON THE TRESCHANDED OF INCLUDEN PROPERTY SYSCORIES REST MANUALMEN PRECINE MANDROOM AND TECHNICAL STANDARDS LIFON COMPLETION OF THE WORK AS SPECIFICD, RESPIEDD A MANUAL OF FOUR (47) WASHES OF SALMACD THEORY OF THE CHARGE A RELAS AND FRENCHES SOCIAL FRANCHING SPECIFICATIONS. ALL FESSION CONTROL BENEZIS SOAN, RE-ROUTINELY STREETING THE TEXT TO THE AND REPORT OF A SHARKEL STREETING TO STREET THE TO PROFESS OF A SHARKEL SHARKEL THAN TO SHARKEL STREETING TO THE STREETING THE STREETING THE THE STREETING THE STREETIN 100 H 2042 CONCINCTION MITE:

AL WINN WASH ET M. ACCEPTANCE WITH THE STANDARD SEPERATIONS FOR HIGHWAY AND STREAMED CONSTITUTIONS SELECTION STATE OF PROVISIONS, UNITED THE WAR SPECIALISMS ON SPICIAL PROVISIONS. THE DWARF IS RESPONSIBLE FOR OUTAINING A CALDING AND/OR EROSION CONTROL PERMIT (OR ANY DITHER APPLICABLE PERMITS) FROM TO ICHESTRUCTION. MAZIS SHALL BE PROTECTED WITH AN ENGINEN BANKER METHIG WERE TÇOHNEM, AND THEN STANDARD THE AREA HAS BEEN STANDARD. FREQUENT HISPECTED AND THEN STANDARD. ALL ACTIVITIES ON THE SITE SHALL BE DONOUTED IN A 1000-04, SECURING TO MINIMIZE THE ALL OF BURNES ON LENGED AT NO DEPOSITION OF THE SECURING THE COMPINION OF SECURIORS. THE CONTRACTOR SHALL MOTH BIOGRS HOTBIEL ALL CITY OTHER DEFAITMENTS, AND CONSUMENT UNITS WHOSE SPORTETY MAY BE AFFICITED BY THE CONTRACTOR'S DECOMING ALST THREE (3) DAYS BETOINE BETAVING GROUND, DOGENS HOTBIEL WANTED TO THE DOGENS AFFICIAL WINNERS TO THE DOGENS AFFICIAL WINNERS TO 12. ROLD TO ENGIGE CONTROL PLAN FOR SITE ENGSION CONTINU. ELLARINES. REGISTREN ALL ERDIGH CONTROL BUTCES (LL., SL) FORCE, SILV SOCIE, GRANT, UNTURKEL, SICTOR, C.C., C.C. 1. SETTLE AND AUTOLOGY STEELEN STEEL 12 THEN SHEET

THE LATEST LEMINAL OF THE TOLLOWING DOCUMENTS AND ANY SUPPLIMENTS THERETO, SHALL CONSTRUCTION THAT ON THIS PLAN LINESS OTHERWISE NOTED. STATEMENTONS FOR SEMLE AND WATCH CONDITIVE CON IN WISCONDA. (SEENCE)

2.0.1. STANDAID SPECIFICATIONS TOR INCHINAT AND STRUCTURE
LATEST CONTINUES. STANDAIDS.

CONTRACTOR RESPONSIBILITY

THE SERVICE OF CONTRACTOR OF C

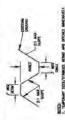
THE CONTRICTOR DATA TO STATE RECOGNITION TO CONTROL OF WHICH A PRINCIPLE A THE WAY AND A PRINCIPLE OF CONTROL OF PRINCIPLE AND A THE CONTROL OF PRINCIPLE OF PRIN THE LICENTON, SUPPORT, PROTECTION AND RESTRICTATION OF ALL EXISTING UNITARIES AND MYNOTHANICS, SALL IN THE RESTRICTION OF CONTRACTOR AND SHALL IN MINISTER, WHICH SHALL WENDERS OF OR THE WARRIES TITLE.

THE CONTROL MASSING THE SENSITIVE AND CHESTRATION STATEMENT THE CONTROL OF THE CONTROL.

18. CONTROL CHESTRATION CARE AND CHESTRATIC AND CHESTRATIC AND CHESTRATIC AND CHESTRATIC AND ADDRESS OF THE CONTROL OF CONTROL OF THE CONTROL THE CONTRACTOR SHALL NOTSY THE DISIGN EMBINEZE AS CONSTRUCTOR ACTIVITIES AND COMPACTED TO PROVINCE CONSTRUCTION OVERSIONT AND INSERTING IN ACCORDANCE WITH CONSTRUCTION REPECTION NAME.

-ALL TREMOISES SAULT BE BACKFILLED ON MEDIBELY FLATED BURNE HEM-WORKING HOUSES. CONTRACTOR SHALL BY PATABLES FOR MICHAEL EDUCATORS BY HANNEL APPRILIPMENT PROPERTY AND THE BASE SHOULD FOR MICHAEL COUNTY AND WINN RECEIVED TO THE CONTRACT, COUNTY AND WINN RECEIVED THE TOPHICAL STANDARD TORK.

AND THE MADE SHALL NOT BE THEN CLOSED TO TRAFFIC AT ANY THE ALL WORDS AND BESTS THAT OF THE PROJECT SHALL BE LIMITED TO THE GRANTLE ENGRANCE TO THE PROJECT.

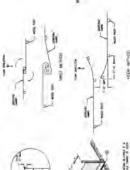


PAR NO

NOR YEA CHAST ARE DITHERS

> INTELLEMENT TOTAL THE THREE AND AND PROPER SHIP AND AS AS SECTION IS COMPATIBLE FOR WANDER TOTAL THROUGH THE TOTAL THROUGH THR DIVERSION BERM/SWALE
> DETAIL

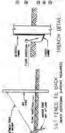
The party of the at it had





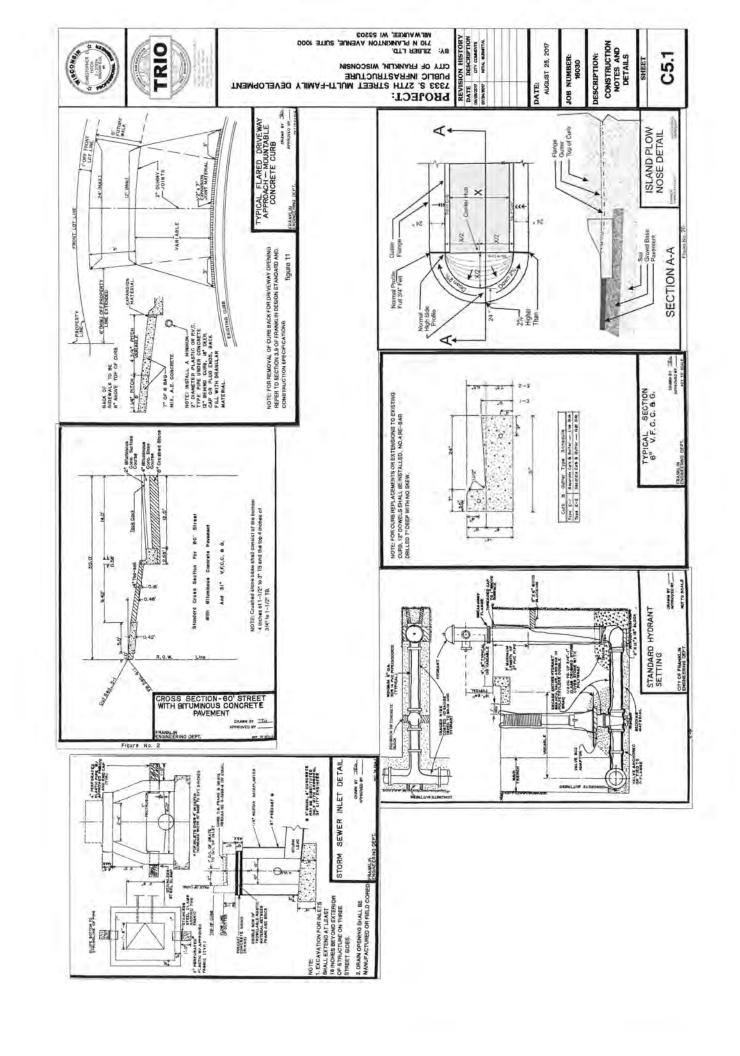
SICT FEWCE

-1



SILT FENCE INSTALLATION DETAIL.

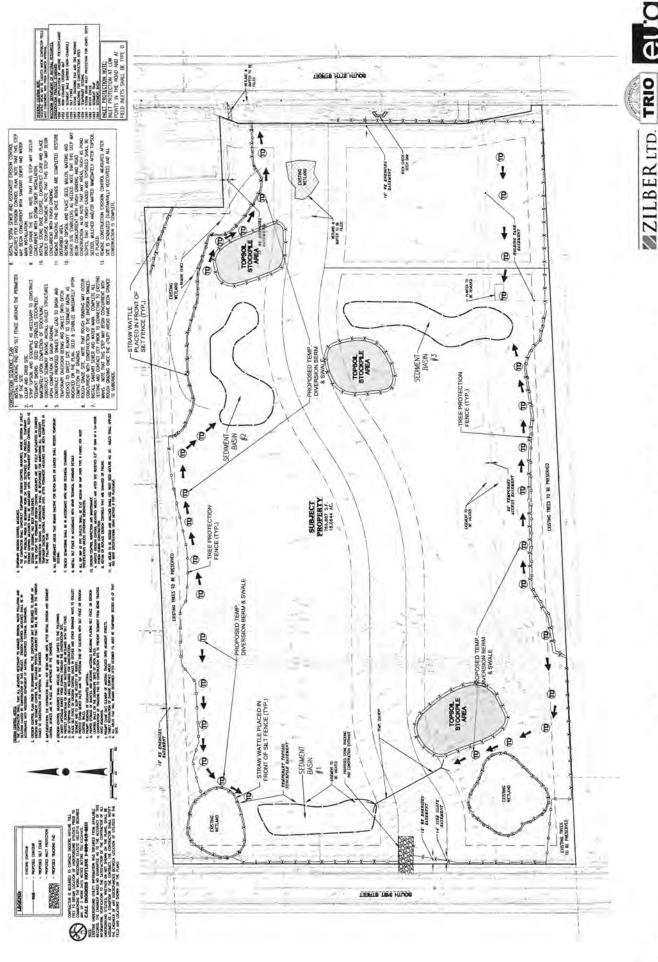
AND ALCOHOLOGY OF THE PROPERTY OF THE PROPERTY





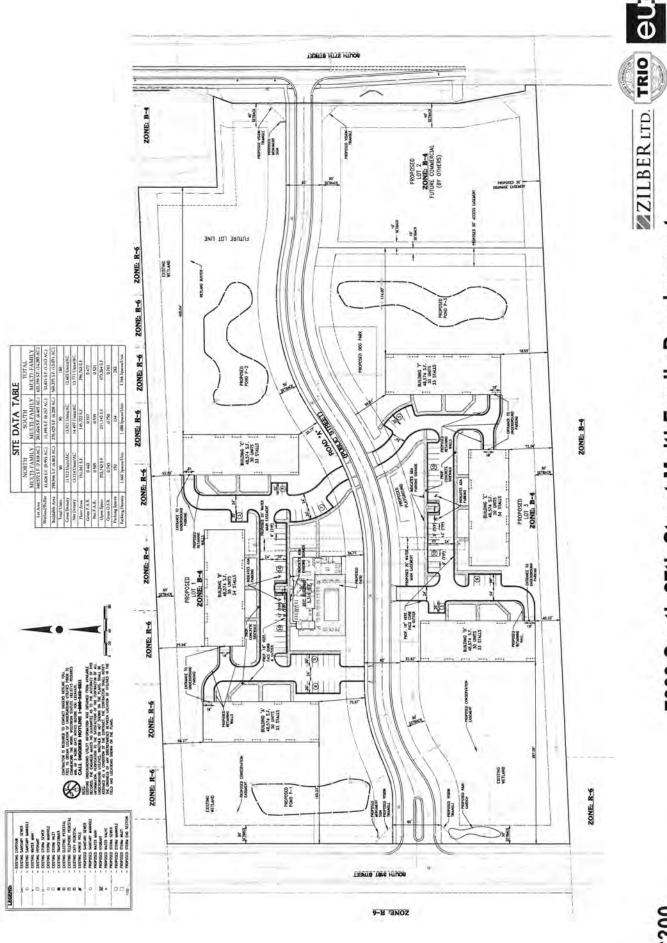
eng

TRIO

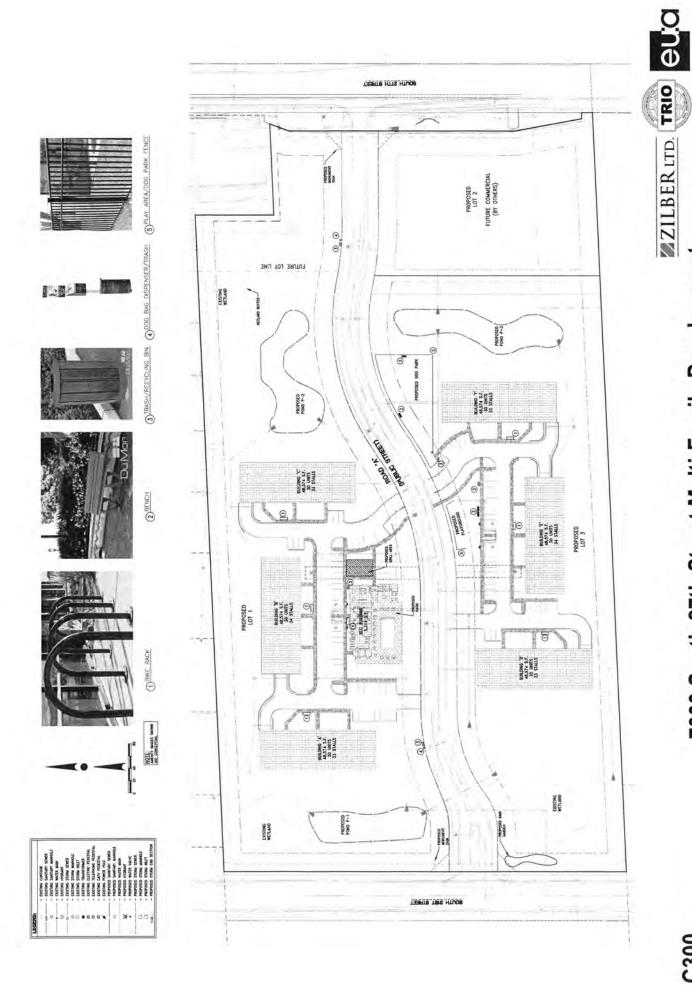


7333 South 27th Street Multi-Family Development
Proposed Erosion Control & Demolition Plan

ppstein uhen: architects



7333 South 27th Street Multi-Family Development
Proposed Site Development Plan



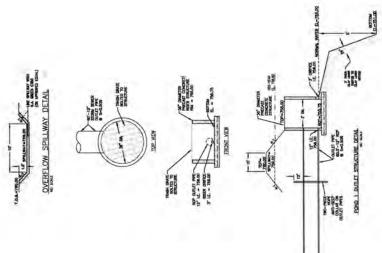


Proposed Site Grading Plan









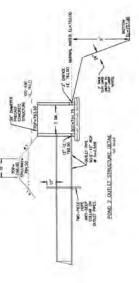
SALE TO SECOND SPECTURE.



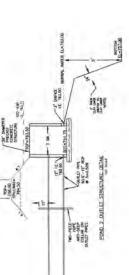
ZZILBERLTD. TRIO CU.C

7333 South 27th Street Multi-Family Development **Proposed Pond Details**





OVERTION SPILLWAY DETAIL



PREDAT DOCUMENT PREDAT STRUCTURE PLANT STRUCTU

SOUTH PARTY OF THE SOUTH TO STANK THE STANK TH

- TRASH DRATE BOLTED NO STRUCTURE

SHOWN XXXXX

TRIO ZZILBER LTD.

eno



eppstein ühen ; orchitects

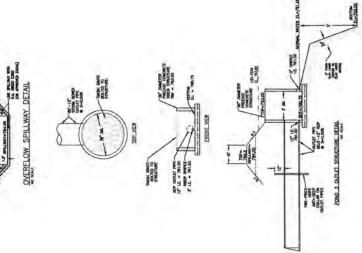
7333 South 27th Street Multi-Family Development

Proposed Pond Details

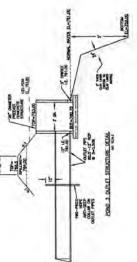








STREETHE OUT







appstein uhen : architects

7333 South 27th Street Multi-Family Development

Proposed Pond Details

Proposed Site Utility Plan

7333 South 27th Street Multi-Family Development



eng

TRIO

Marging interes or in "Outside abuses as on the sharkfooth indetto: seek contin six constitution indet on the feet and also office a second production of seekers, indexed, indexed and seek of indexed indexed of seekers, indexed in the constitution of the seekers of indexed in the constitution of the const

Controlled premission of interesting variables where the colors and other than the statistics of the colors and other than the colors and other than

THE PROPERTY OF THE PROPERTY O

PROGRAMMENT OF SECRETATION OF THE CONTRACT OF WEIGHTS TO THE CONTRACT OF THE C

Hopeway country to be made to support the support to the support t

SCHOOL OF A CANDERT OF THE CONTROL OF SAMICE, NO SEMINARY CONDIDES FOR CONTROL OF SAMICE AND CONTROL OF SAMICE

The control of the control too limits on the sentent sections trained to the control of the cont

The second particular of the second particle of the second particle

THE MEAN ARROWS THE MEDILICIA AND TITLING OF THE TIDEAL SHAWOOK ENTER AND JULY APPARTMENTS.

THE SHALL CORRECT THE MEAN ARE THE SHAWOOK ENTER AND JULY CHARLES AND THE SHALL CORRECT THE SHAWOOK SHAWOOK THE SHALL BY ALL KENNES AND THE SHAWOOK SHAWOOK THE SHALL BY ALL CORRECT AND THE SHAWOOK SHAWOOK THE SHAW

A subsection many regions are considered with a subsection of the subsection of the

The control of the co

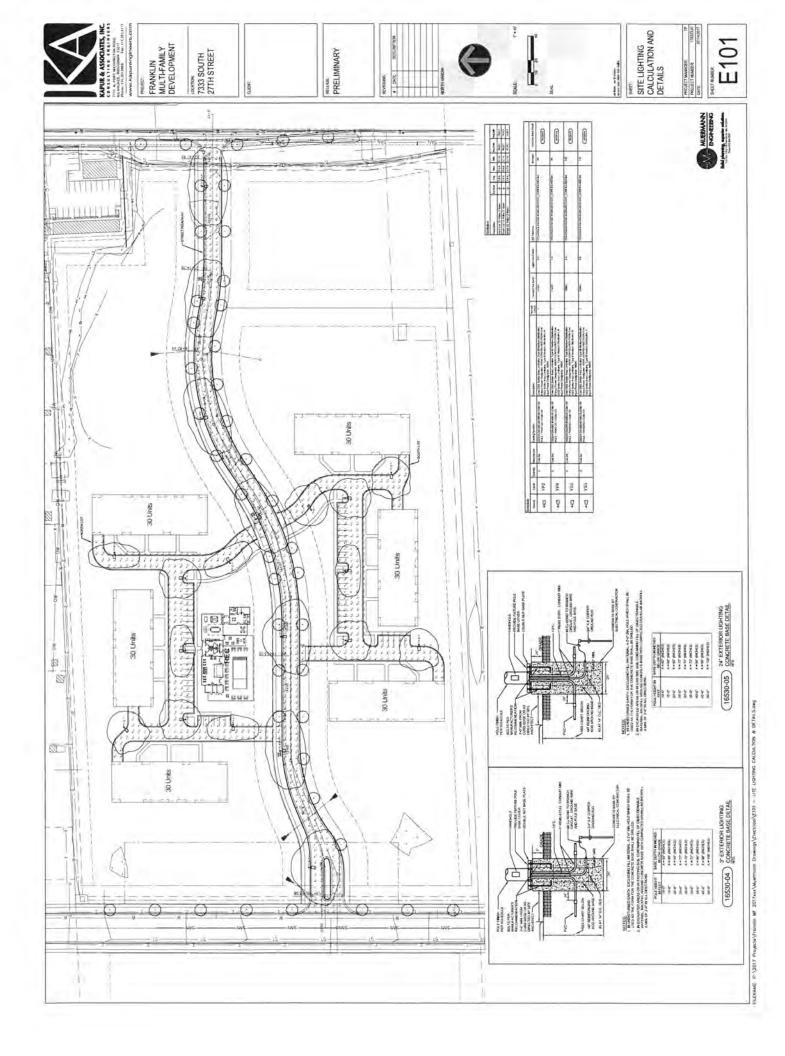
ACCOUNT OF THE CONTROL OF THE GROUPS SERROR'S DECISION RECORDS INCOME. (F. RECENDARY) ANALYSIS OF THE CONTROL O

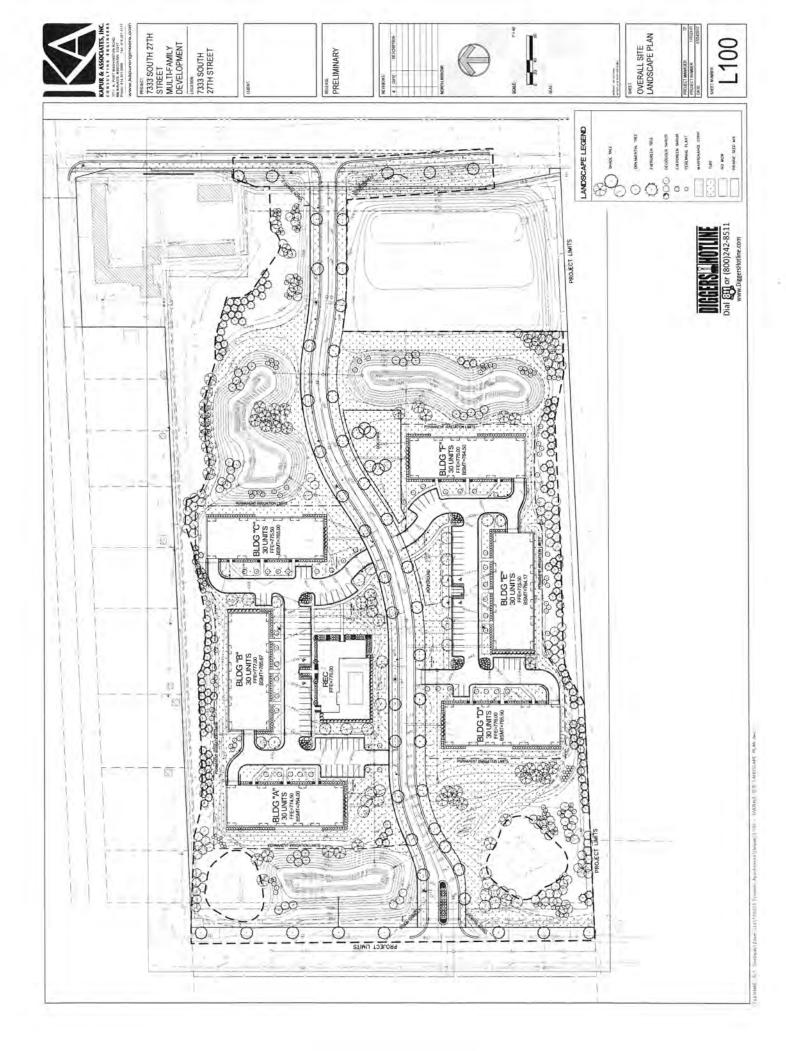
The control of the co

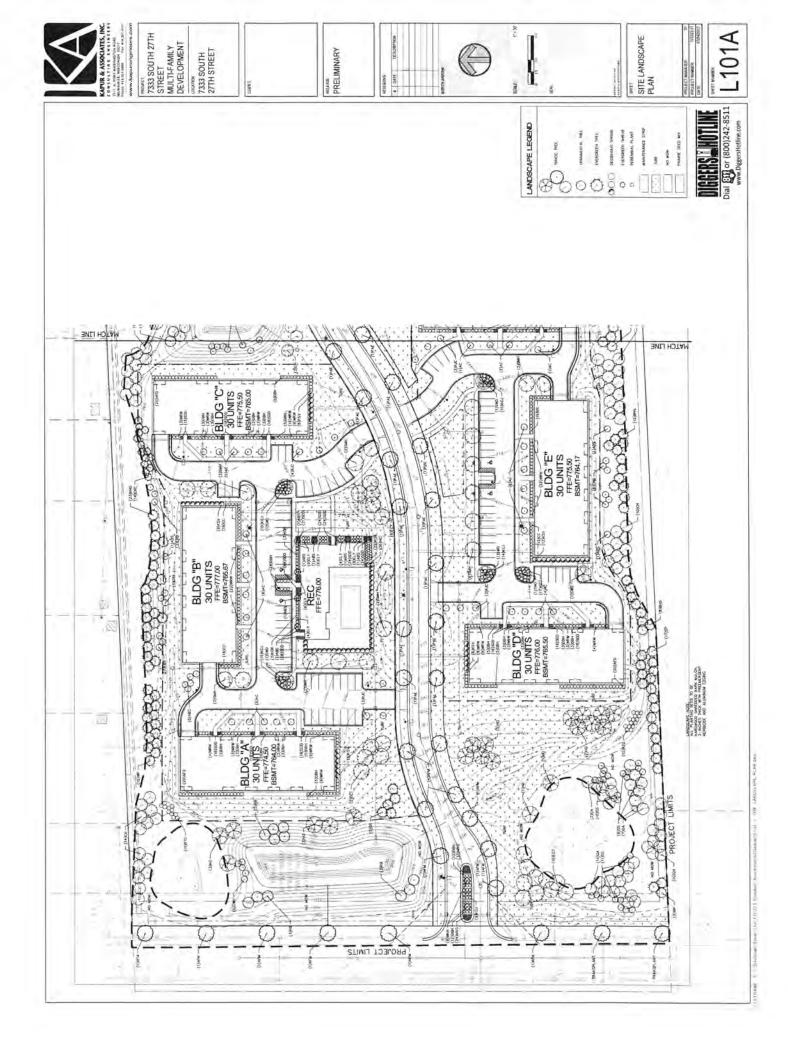
ZZILBER LTD. TRIO

eppstein ahen : archifects

7333 South 27th Street Multi-Family Development









The contract of the contract	Ą						Stanfallpreed
School (6)	20 2	141514	Action of vertexy barges. Placentar Accounts On security becaused to be secured to place. The quantities take proceeding	a service	Per Per Per Per	Frakes IAS	20129
100 100	2		Common Name	Quantity	Spacing	Install Size	Size Materity or B.
Control Cont	Ιđ						
Control Cont		19	Common Hackberry	192	Par Plan	14' cases thin.	34/36
A	Ш	Occupate Sector Ferrence	Egyptus Coffeetine	×	The Part	7.5' cwper RAS	30.05
1		Courts expunded	Charles Assess	*	2 1	26 table lide o to us	20109
The control of the	I.		The state of the state of			The comment facility	Access
	ы	Carting Street, Consulation	Shows at the registration	22	N. Pe	15' caper BAD	92/36
10 10 10 10 10 10 10 10	ы	Queros stones			10.00	2.0° 100 per 050.	anne
1	П		10	3-			
According to the control of the co	8	ij	Е	44	2	1 S' caipe hall	30000
Communication Communicatio	П	Man physike	ř	33	14.76	1.5° caper 85.0	2000
March Marc			Constantions Deposit	15	Ow Own	1 th' category fileds	955799
Continue of the continue of	ď.	Man America	Flact level Cuthegale	2	2	To came had	20115
1	Ш	Constitution of the consti	Common michigan region		2 2	1 S' Calen DAD or or	25201219
1 1 1 1 1 1 1 1 1 1	1	Ostario rigis	New Seth multiplem	*	2	1.5" catery fidd	35500
100 100	П	Power (syllene	Stagron Same, tee han	¥	Per Phase	1.0 pages 1980 or 6 tal	+4745
1	all	Challenges Ands Veliclar Forg		1	Per Plan	Till teaper (ISO	22120
Marrie M	1	,	10	31			
1		Place places you derivate	Saux 197 Sprices	. 43	74 74	7 tal 840	30-60/20-25
The state The	Ш	Antiportal of princing	Essien Aminate	14	Pe Da	7 104 548	No-egyspa No
	а	Phas spiretts.	Smiths	2	No. No.	T last dutill	20-02/20-20
Committee Comm		The British		-			DANIOLOGIC
Committee cont. Committee	Ħ	troin	1	-	1		
	ď	Constanting Parise	Contract Coloradae	2		8 2	1000
Compared	T.	SI.	County Street Street and In				200
1	1	Canada Strang	Market Colonsester	,	1	1	2000
	1,	The same of the sa			1	1 2	2400
	1.	Other County	Constitute Warner		1	3.0	0.8.0
	J.	-	Reflect Downed		1	1	\$15.00 cm
	Ш	Weigels furth Weisedt			Perform	200	4-5/4-5
Application	1	- 12	0,0	4			
Test Control	i .		Kaleys Company Agram	42	Ne Ne	Khari	194
TOTAL 191 No.	Ы	Texas a media Eventual	Eventure Van	2	-	#3 stent	23.64
Severaments has fugit that they believe 5.7 the there	H			ш			
Contraction of the state of the	1.	Cana comments Man field	Mar-North Sallow	42	10.00	4.5° pole	
The same of the sa	J.	1000	Challe Differ Challe			4.0" cotto	

remp lines : (Absorbingt) (100 mingle) (100						Problem		
Sections Sections Sections Sections	Semilary .	Profit die	Officer tend	- Galentin	Calpatitingli	Lynnagente catal	Cymolistic	Deli Hore Villa
mediation including								
and less at 15-				378		0.00		- 89
and least and				118		1	2	96
	10	114	494	487	.4%	- 1	-110	44
TAL DESIGNATION AND ADDRESS OF THE PERSON AN			716	- 3.8	-31	100	442	
authoritime a	,	186	874	344	4	.0	100	
		11111	734			1524	100	
	1	340	***	. 409	11	-	. 100	

THE STATE OF THE STATE OF THE STATE OF THE PROPERTY OF THE STATE OF TH

1 LANDSCAPE SCHEDULE

ALCHANTON BECOME THE RESIDENCE OF THE RESIDENCE OF THE SPECIAL PROPERTY OF THE CHRISTED FOR THE MEDICAL SHADING FOR MICES AND SIGNATURE OF THE MEDICAL SHADING FOR MICES AND SIGNATURE OF THE MEDICAL SHADING FOR THE MEDICAL

Something to record in the Landscorp and milks have a note and worker, Sittler and cold. Societive Winkles, Benefitting Theory State, and other the and the first and the source of the

OCHOLDS STOCKER FOR MEMBERS OF BARN BAZDA, FOR 60 DATH THE ACTUARDS WILLIAMS THE STOCKER OF INCREMENT OF SIZED MADE STOCKER OF SIZED WILLIAMS TO SIZED WILLI PLANTAGE AND AREA AROUND ME MOVIMAN TREES

ATT (I'M IND DE ORDERED BY AND A THE THE WOOD OF SECULOR AND DESCRIPTION OF THE SECULOR IN THE SECULOR IS AND A SECULOR OF THE SECULOR IN THE SECULOR IS AND A SECULOR OF THE SECULOR IS AND A SECULOR IN THE SECULOR IN THE SECULOR IS AND A SECULOR IN THE SECULOR IN THE SECULOR IS AND A SECULOR IN THE SECULOR IN THE SECULOR IS AND A SECULOR IN THE SE

A cust that any owners on each text are as a man capture in a customer to a customer of control and co

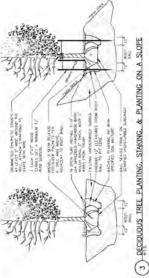
A build, all mass are need, and marked or the mass who the vector to decide we take a hower the recommendation of the mass and marked or the mass and the mass an

OGS 3' SID SACEN TO CONTAN WATER & MALCH (MEETS TO SLOWES AND THE SACENED OF THE LOWERLE NOT).

A SCHOOL WINNERS WAS A SCHOOL WINNERS AND A SCHOOL WAS A

AND CONTOUR SHOWS MAD MAD RECOVER ON THE WASSESSESSES STOR CONTROL TO SHALL HADDED STOR OF \$250. SHOW WAS MADES A SARE TO THOSE (MOTHER OF

1. NAME SECTIONS TO BE SHOWN THE THE WAS SECTIONED WITH AND SECTION OF THE MACHINES FOR ACCOUNTS AND ACCOUNTS FOR ACCOUNTS



7333 SOUTH 27TH STREET MULTI-FAMILY

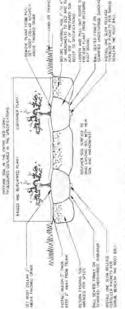
DEVELOPMENT 7333 SOUTH 27TH STREET



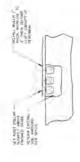
(4) EVERGREEN TREE PLANTING & STAKING

DATE DESCRIPTION

PRELIMINARY



(5) DECIDUOUS & EVERGREEN SHRUB PLANTING



SITE LANDSCAPE DETAILS

6 PERENNIAL PLANTING

L102

TO LANDSCAPE NOTES

2 LANDSCAPE NOTES

(2) LANDSCAPE NOTES

(3) LANDSCAPE NOTES

(4) LANDSCAPE NOTES

(5) LANDSCAPE NOTES

(6) LANDSCAPE NOTES

(7) LANDSCAPE NOTES

(8) LANDSCAPE NOTES

(9) LANDSCAPE NOTES

(9) LANDSCAPE

(9) LANDSCAPE

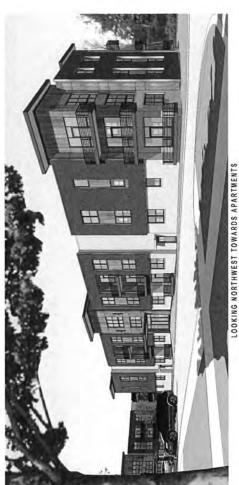
(10) LANDSCAPE

(

to store in Secretary



LOOKING NORTHEAST TOWARDS CLUB HOUSE





LOOKING WEST TOWARDS APARTMENTS

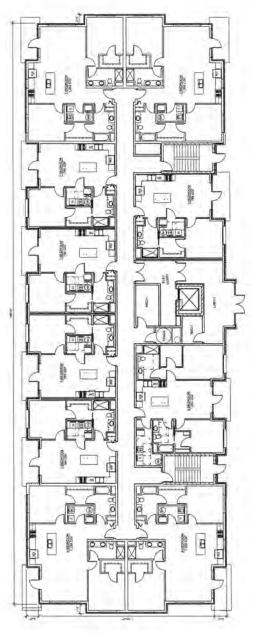


LOOKING SOUTHWEST TOWARDS CLUBHOUSE

'LANDSCAPING SHOWN IN THE RENDERINGS DOES NOT MATCH THAT SHOWN IN THE LANDSCAPE PLANS

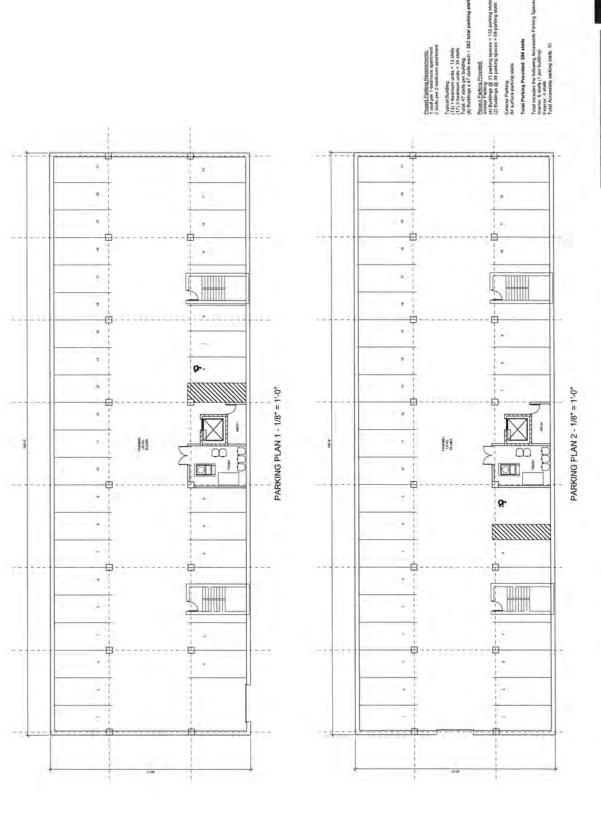


SECOND & THIRD FLOOR PLAN - 1/8" = 1'-0"



FIRST FLOOR PLAN - 1/8" = 1'-0"

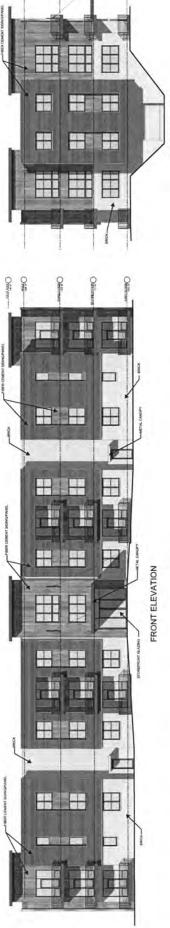
7333 South 27th Street Multi-Family Development

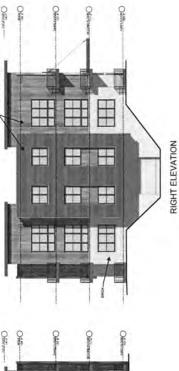


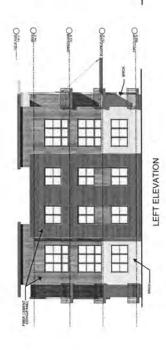
7333 South 27th Street Multi-Family Development Parking Plans

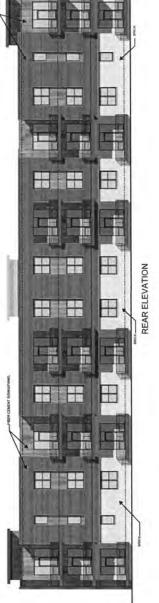
ZZILBER LTD. eUG

A102







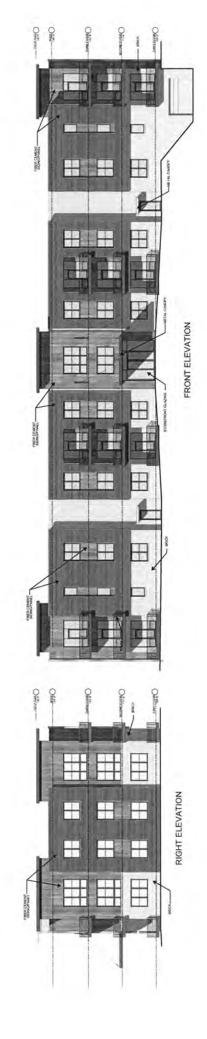


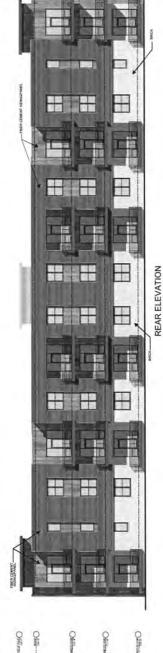


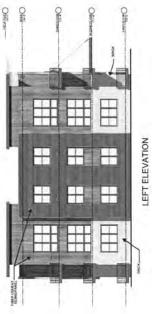
A103

7333 South 27th Street Multi-Family Development



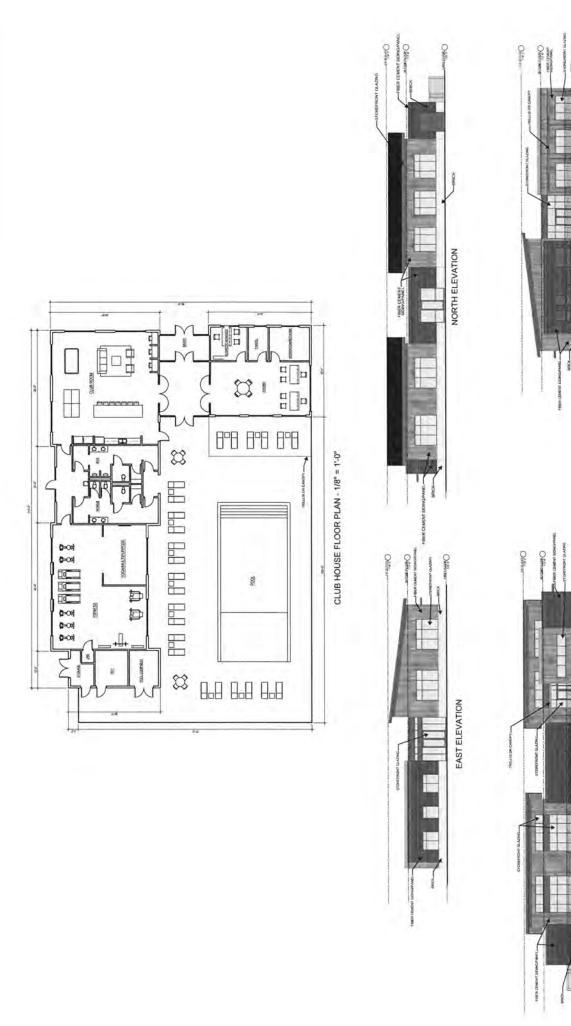








ZILBERITD. eU.O



7333 South 27th Street Multi-Family Development

A105

Club House Plans & Elevations

ZZILBER LTD. eU'C

WEST ELEVATION

SOUTH ELEVATION