



***Revised**

PLAN COMMISSION MEETING AGENDA*
Thursday, October 5, 2023 at 6:00 P.M.

A. Call to Order and Roll Call

B. Approval of Minutes

1. Approval of regular meeting of September 21, 2023.

C. Public Hearing Business Matters

1. None

D. Business Matters

1. **Site Plan for Dunkin' Donuts & Baskin-Robbins** Request for approval of a Site Plan for the development of a Dunkin' Donuts and Baskin-Robbins restaurant upon property located at 5444 West Rawson Avenue.

E. Adjournment

The YouTube channel "City of Franklin WI" will be live streaming the Plan Commission meeting so that the public will be able to watch and listen to the meeting. <https://www.youtube.com/c/CityofFranklinWIGov>. Any question regarding items on this agenda may be directed to the Department of City Development's office at 414-425-4024, Monday through Friday, 8:30 AM – 5:00 PM.

* *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: October 19, 2023.

City of Franklin
Plan Commission Meeting
September 21, 2023
Minutes

unapproved

A. Call to Order and Roll Call

Mayor John Nelson called the September 21, 2023 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 Mayor John Nelson, Alderwoman Courtney Day, City Engineer Glen Morrow and Commissioners Patrick Léon and Patricia Hogan. Commissioner Kevin Haley was excused. Also present were Alderman Jason Craig, Director of Economic Development John Regetz, City Attorney Jesse Wesolowski and Director of Administration Kelly Hersh.

B. Approval of Minutes – Regular Meeting of September 7, 2023

Commissioner Hogan moved and Commissioner Leon seconded a motion to approve the September 7, 2023 meeting minutes. On voice vote, all voted 'aye'; motion carried (4-0-1).

C. Public Hearing Business Matters

- 1. Tax Incremental District No. 9.** Public Hearing regarding the proposed creation of Tax Incremental District No. 9, the proposed boundaries of the District, and the proposed Project Plan for the District.

Applicant: City of Franklin

Subject property: Refer to TID 9 locator map.

Economic Development Director John Regetz presented this item and the Public Hearing opened at 7:08 pm and closed at 7:13 pm.

Ehlers Representative Todd Taves gave a PowerPoint presentation on the Tax Increment District (TID) 9 project plan, beginning with an explanation of Tax Increment Financing (TIF). Taves explained TID 9 is suitable for Mixed Use development and described the variety of land uses contained therein. Because of its Mixed-Use designation TID 9 has a maximum twenty-year life.

The initial project in TID 9 is Carma Labs, which will receive pay go incentive and Sanitary Sewer extension funding. Carma's consolidated headquarters, manufacturing and distribution center project will create at least \$14 million in assessed valuation.

Representative Taves reviewed the TID 9 income and expenses with \$11.4M in project costs \$28M of income.

The District is projected to close in 2036 when all project expenses can be paid.

Resident, and former City of Franklin Planner Bruce Kaniewski, 7719 W. Coventry Drive, supports TID 9 establishment and commented the development has long been wanted at the corner of S. 76th Street and W. Ryan Road.

Commissioner Leon expressed this is a good project but concern if there is interest in developing the rest of the project area and if it will generate sufficient tax increment. Director Regetz described the interest in the whole area for development. Representative Taves related that assessed value will increase in the project area from the current \$7.69 million to a projected \$102 million by the end of TID 9's life.

City Engineer Morrow recommended that parcel 884 9999 000, located at 7220 W. Ryan Road, be added on the east side of the project area to provide access and fulfill future commercial development potential.

City Attorney Wesolowski stated the project plan is in full compliance with state statutes and the justification required for creating a TID.

Aldерwoman Day asked if including another parcel in project area will delay the approval process, to which the answer was it would not.

City Engineer Morrow moved, and Commissioner Leon seconded a motion to recommend approval of a Resolution establishing the boundaries of and approving the project plan for Tax Incremental District No. 9, City of Franklin, Wisconsin; and to include property located at 7220 W. Ryan Road, parcel tax key 884 9999 000, in the project plan. On voice vote, all voted 'aye'; motion carried (4-0-1).

D. Business Matters

- 1. Tax Incremental District No. 9.** Consideration and possible action on a "Resolution Establishing the Boundaries of and Approving the Project Plan for Tax Incremental District No. 9."

No action taken.

E. Adjournment

Commissioner Hogan moved, and Commissioner Leon seconded to adjourn the meeting at 7:26 p.m... On voice vote, all voted 'aye'; motion carried (4-0-1).



CITY OF FRANKLIN



REPORT TO THE PLAN COMMISSION

Meeting of October 5, 2023

Site Plan

RECOMMENDATION: City Development Staff recommends approval of the proposed Site Plan, subject to the conditions of approval in the attached draft resolution.

Project Name:	Dunkin Donuts Baskin Robbins
Property Owner:	Devo Properties/Rawson LLC
Applicant:	Kardo Rasha, Kardo Group
Property Address/Tax Key Number:	5444 W Rawson Avenue/ 741 9003 000
Aldermanic District:	District 5
Agent:	Steven Kolber, Kolbrook Design, Inc.
Zoning District:	M-1 Limited Industrial and OL-2 Overlay
Use of Surrounding Properties:	M-1 Limited Industrial and OL-2 Overlay (east and west), M-1 Limited Industrial (north), M-2 General Industrial (south)
Application Request:	To allow for development of a restaurant with drive through.
Staff Planner:	Marion Ecks, AICP

APPLICANT'S REQUEST

The applicant proposes to develop a Dunkin Donuts and Baskin Robbins restaurant. The development will consist of a single building with parking and drive-thru which wraps the building, and will share stormwater facilities with the adjoining Sendik's using an existing pond to the north of these parcels.

CHARACTER OF THE SITE AND SURROUNDING AREA

The property is zoned M-1 Limited Industrial and OL-2 General Business Overlay. It does not have any structures on it currently; there is an existing segment of private road for the development on this lot. The surrounding properties share the same zoning. The properties to the east have been developed as a Sendiks, a CVS, and a bank. To the west is the future Jilly's Car Wash, and to the north is a newly created lot which is currently vacant. One of the entrances to the quarry is immediately to the south across Rawson.

PROJECT ANALYSIS

The lot is zoned M-1 Limited Industrial (§15-3.0309) and OL-2 General Business Overlay (§15-3.0306.C) Districts. Eating Places (SIC Code 5812) are an allowed use in both M-1 Limited Industrial and OL-2 General Business Overlay Districts. Eating Places with drive through facilities require Special Use approval, which the applicant obtained on August 1, 2023.

The applicant is requesting approvals to develop a restaurant building, which would consist of an approximately 2064 Sq. Ft. structure housing the drive-through and restaurant, with accessory structures including a trash area and drive-through kiosks. The applicant has provided exhibits including architectural renders for Commission review.

The proposed structure meets the setback and dimensional requirements of the OL-2 zoning district; review comments were provided for the requirements of that district. The applicant has provided all required elements:

- The Lighting Plan conforms to Division 15-5.0400 Lighting Standards.
- The Landscape Plan exceeds the quantity of required plantings under §15-5.0302 and meets the required Landscape Ratio.
- The Site Plan provides for 20 Parking spaces with 1 ADA space, meeting the required amount of parking.
- The Site Plan provides more than the required 7 queuing spaces for the Drive Through (Table 15-5.0203).
- As part of the approval of the CSM for these properties, the property owner recorded a cross access easement to provide an internal street serving this parcel and providing access to the Jilly's development and undeveloped rear lot. The easement also connects to the Sendik's development to the east. A portion of the internal road is on this lot.
- This application is being developed using the Natural Resource Protection Plan (NRPP) (Division 15-7.0200) provided as part of the CSM for this property.

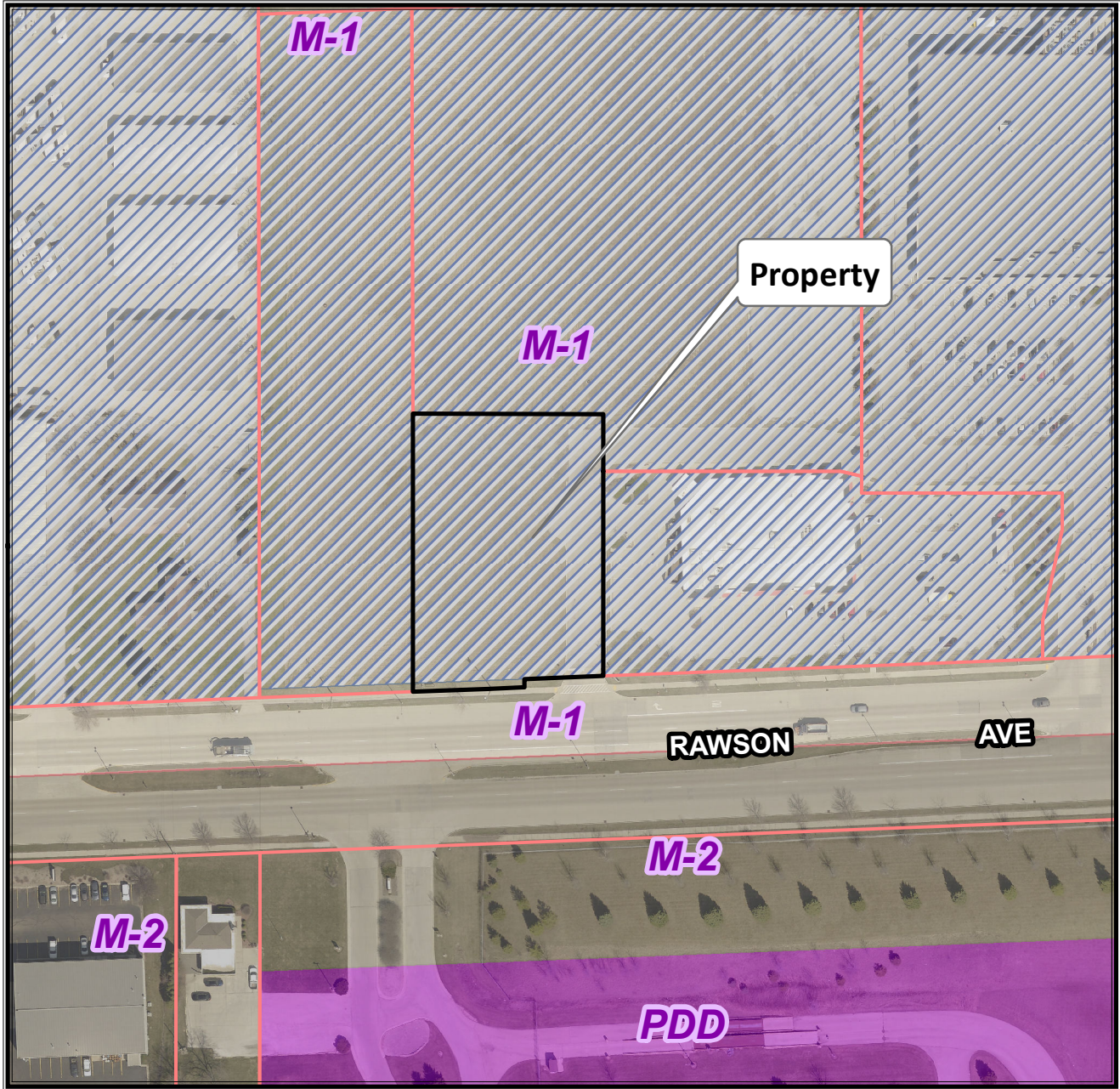
SITE COMPLIANCE

A site visit was not performed in preparation for this staff report because the land is currently vacant.

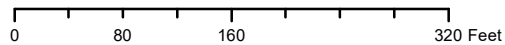
STAFF RECOMMENDATION

City Development Staff recommends approval of the proposed Site Plan, subject to the conditions of approval in the attached draft resolution.

5444 W. Rawson Ave.
TKN: 741 9003 000

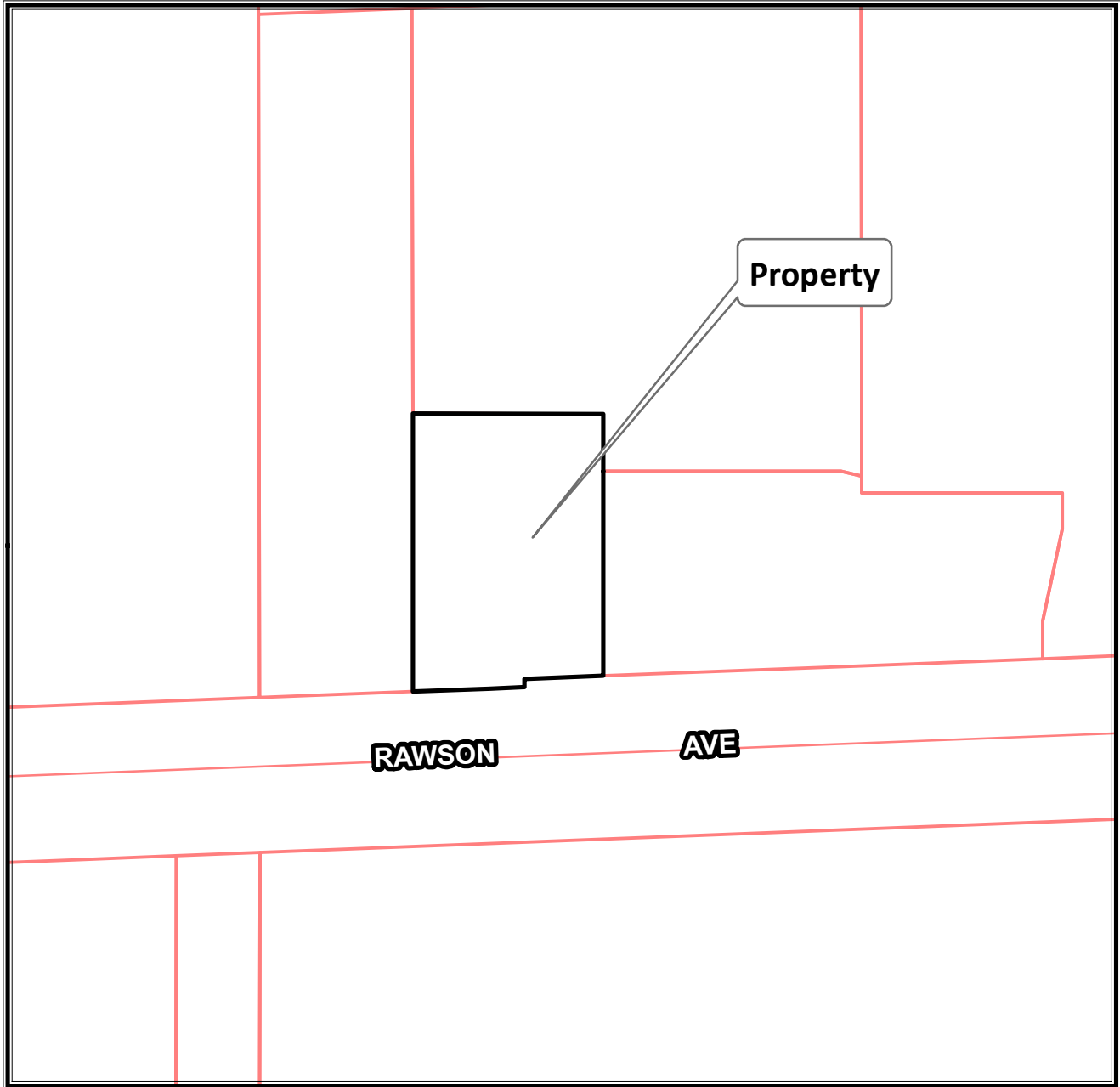


Planning Department
(414) 425-4024

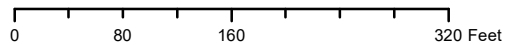


This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. This map is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes.

5444 W. Rawson Ave.
TKN: 741 9003 000



Planning Department
(414) 425-4024



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



STATE OF WISCONSIN

CITY OF FRANKLIN
PLAN COMMISSION

MILWAUKEE COUNTY

[Draft 09/28/2023]

RESOLUTION NO. 2023-____

A RESOLUTION APPROVING A SITE PLAN FOR THE DEVELOPMENT OF A DUNKIN' DONUTS AND BASKIN-ROBBINS RESTAURANT IN A SINGLE BUILDING, WITH A DRIVE-THROUGH WHICH WRAPS THE BUILDING, UPON PROPERTY LOCATED AT 5444 WEST RAWSON AVENUE (BY KARDO RASHA, KARDO GROUP, APPLICANT, DEVO PROPERTIES/RAWSON LLC, PROPERTY OWNER)

WHEREAS, Kardo Rasha, Kardo Group having petitioned the City of Franklin for the approval of a Site Plan for the development of a Dunkin' Donuts and Baskin-Robbins restaurant in a single building, with a drive-through which wraps the building, upon property located at 5444 West Rawson Avenue, zoned M-1 Limited Industrial District and OL-2 General Business Overlay District. The property which is the subject of the application bears Tax Key No. 741 9003 000.

WHEREAS, the development proposes a single building wrapped by a drive through, and the Plan Commission having reviewed such proposal and having found same to be in compliance with the applicable terms and provisions of §15-3.0306.C: OL-2 General Business Overlay District of the Unified Development Ordinance and in furtherance of those express standards and purposes of a site plan review pursuant to Division 15-7.0100 of the Unified Development Ordinance.

NOW, THEREFORE, BE IT RESOLVED, by the Plan Commission of the City of Franklin, Wisconsin, that the Site Plan for Dunkin' Donuts and Baskin-Robbins, dated September 25, 2023 as submitted by Kardo Rasha, Kardo Group, as described above, is hereby approved subject to the following conditions:

1. Kardo Rasha, Kardo Group, successors and assigns and any developer of the Dunkin' Donuts and Baskin-Robbins project shall pay to the City of Franklin the amount of all development compliance, inspection and review fees incurred by the City of Franklin, including fees of consults to the City of Franklin, for the Dunkin' Donuts and Baskin-Robbins project, within 30 days of invoice for same. Any violation of this provision shall be a violation of the

DUNKIN' DONUTS AND BASKIN-ROBBINS - SITE PLAN

RESOLUTION NO. 2023-_____

Page 2

Unified Development Ordinance, and subject to §15-9.0502 thereof and §1-19 of the Municipal Code, the general penalties and remedies provisions, as amended from time to time.

2. The approval granted hereunder is conditional upon the Kardo Rasha, Kardo Group and the Dunkin' Donuts and Baskin-Robbins project for the property located at 5444 West Rawson Avenue: (i) being in compliance with all applicable governmental laws, statutes, rules, codes, orders and ordinances; and (ii) obtaining all other governmental approvals, permits, licenses and the like, required for and applicable to the project to be developed and as presented for this approval.
3. The Dunkin' Donuts and Baskin-Robbins project shall be developed in substantial compliance with the plans City file-stamped September 25, 2023.

BE IT FURTHER RESOLVED, by the Plan Commission of the City of Franklin, Wisconsin, that the Dunkin' Donuts and Baskin-Robbins development as depicted upon the plans City file-stamped September 25, 2023 attached hereto and incorporated herein, shall be developed and constructed within one year from the date of adoption of this Resolution, or this Resolution and all rights and approvals granted hereunder shall be null and void, without any further action by the City of Franklin; and the Site Plan for the property located at 5444 West Rawson Avenue, as previously approved, is amended accordingly.

Introduced at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2023.

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2023.

APPROVED:

John R. Nelson, Mayor

ATTEST:

Karen L. Kastenson, City Clerk

AYES _____ NOES _____ ABSENT _____



December 11, 2022

City of Franklin
9229 W. Loomis Road
Franklin, WI 53132

Re: Project Narrative
Dunkin / Baskin Robbins
Vacant Lot at 5100 W. Rawson
Franklin, WI 53132

To Whom it May Concern:

Please accept this correspondence as the narrative for the project referenced above. We are looking for Site Plan approvals and a Special Use approval required for the drive-thru component for the proposed Dunkin / Baskin Robbins.

This facility will be the latest design offering by Dunkin / Baskin Robbins with full menus and an indoor dining area. There will be a single lane drive-thru with a queue capable of handling 11 vehicles prior to entering the parking area.

The building itself will be of wood construction w/ a typical insulated alum. storefront glazing system and brand standard cementitious panel cladding. Parapets built into roof trusses will hide all rooftop equipment and the dumpster enclosure will be of masonry construction.

We are proposing an exterior walk in cooler / freezer at this location as shown on the drawings.

The franchisee for this store has recently constructed similar facilities in Wales, WI and Cudahy, WI and is looking very forward to servicing the Franklin community as well!

If you have any questions or comments, feel free to reach out to me directly.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'SK', with a long horizontal line extending to the right.

Steven Kolber, AIA
Co-President / Principal
Kolbrook Design, Inc.
847-492-1992

PROJECT DATA

NUMBER OF TENANTS	1
TOTAL TENANT SQ FT	2,069 SQ FT
TOTAL PAKING PROVIDED	20
PARCEL IDENTIFICATION	741-9996-001

BUILDING DATA

BUILDING HEIGHT	22'-0"
NUMBER OF STORIES	1
ZONING DISTRICT	OL2 - GENERAL BUSINESS OVERLAY DISTRICT

SITE DETAILS

LOT AREA	30,761 SQ FT
BUILDING COVERAGE	2,069 SQ FT 5%
PAVEMENT COVERAGE	17,449 SQ FT 57%
LANDSCAPE COVERAGE	10,656 SQ FT 35%
PEDESTRIAN WALKWAY	1,123 SQ FT 3%

DRIVE THRU TENANT

RESTAURANT W/ DRIVE THRU	2,069 SQ FT
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PARKING CALCULATION

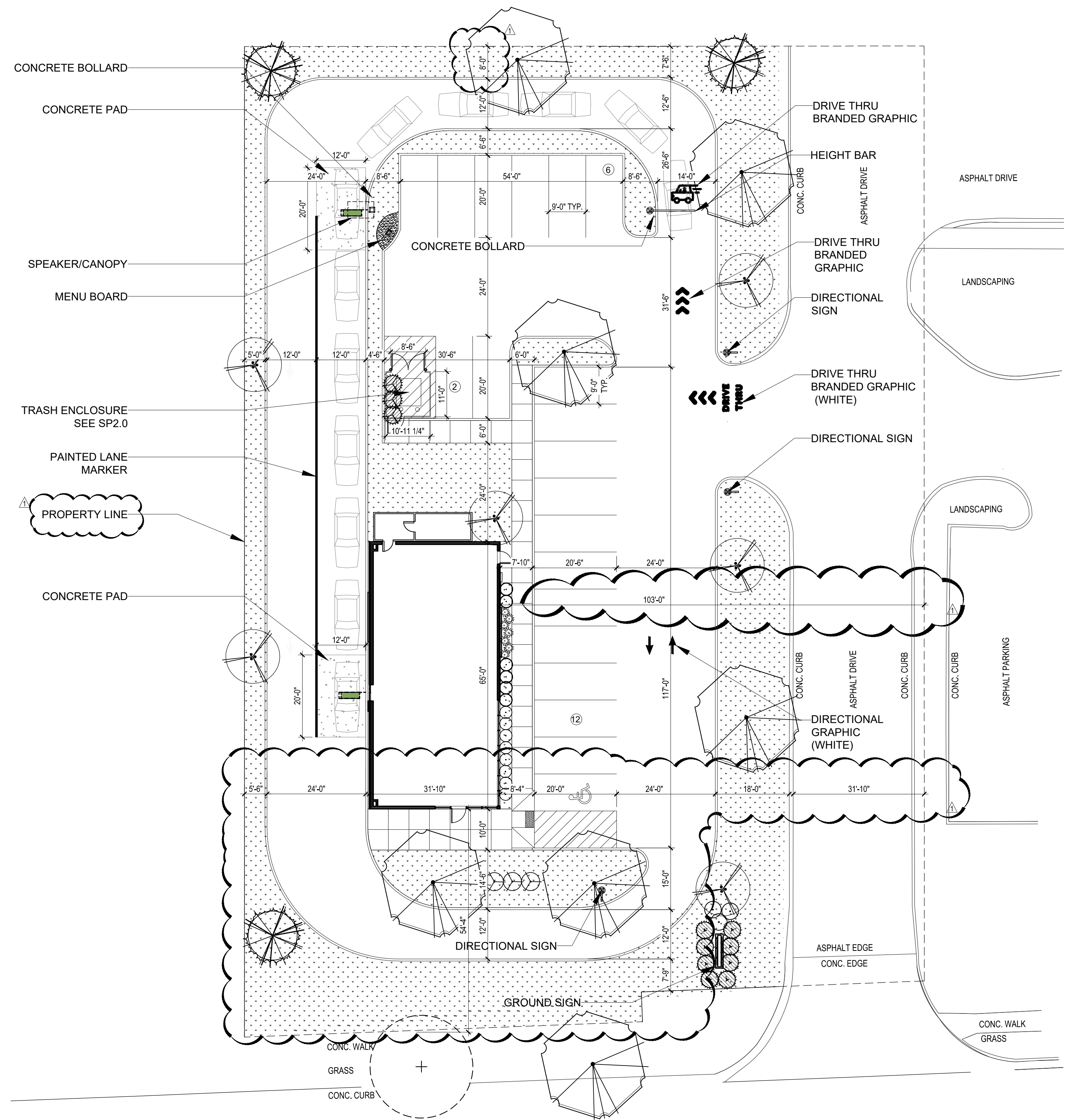
RESTAURANT W/ DRIVE THRU	6.5 SPACES PER 1,000 SQ FT KITCHEN AREA
	20 SPACES PER 1,000 SQ FT INDOOR DINING

PARKING REQUIRED

RESTAURANT W/ DRIVE THRU	7 SPACES	414 SQ FT KITCHEN
	20 SPACES	250 SQ FT DINING
PROVIDED	20 SPACES	

DRIVE THRU

NUMBER OF THRU WINDOWS	1 WINDOW
CAR LENGTHS MENU TO WINDOW	7 CARS
STACKING (TOTAL # OF VEHICLES)	12 CARS



1 SITE PLAN
SCALE: 1" = 16'-0"

CIVIL ENGINEERING	ERA CONSULTANTS
STRUCTURAL ENGINEER	
LANDSCAPE DESIGN	JAY ZUMBAHLEN
MEP ENGINEER	
PHOTOMETRICS	VILLA LIGHTING
DEVELOPER	KARDO GROUP
ARCHITECT	

kolbrook design
828 DAVIS ST., SUITE 300
EVANSTON, IL 60201
OFFICE: 847.882.1992 | FAX: 12.653.0699

PROJECT:
DUNKIN' / BASKIN
FRANKLIN, WISCONSIN
VACANT LOT - 5100 WEST RAWSON AVENUE
FRANKLIN, WISCONSIN 53132
PC #: 364076

DRAWING ISSUE	DATE
PLANNING COMMISSION REVIEW	12 11 2022
BOUNDARY REVISION	07 13 2023
PLANNING COMMISSION REVISION	09 22 2023

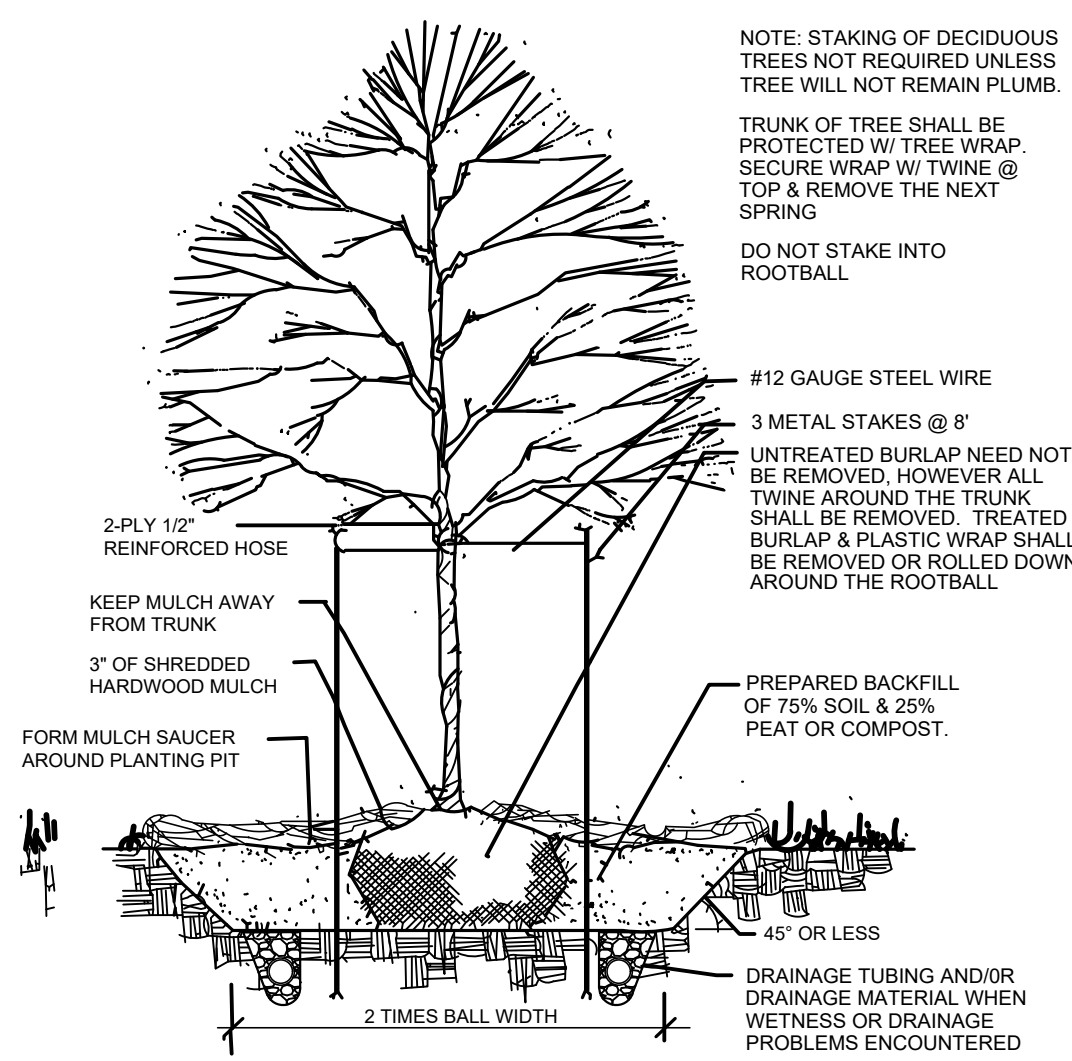
DRAWN BY:	D. CAMPBELL
CHECKED BY:	S. KOLBER
SHEET TITLE:	

ARCHITECTURAL SITE PLAN

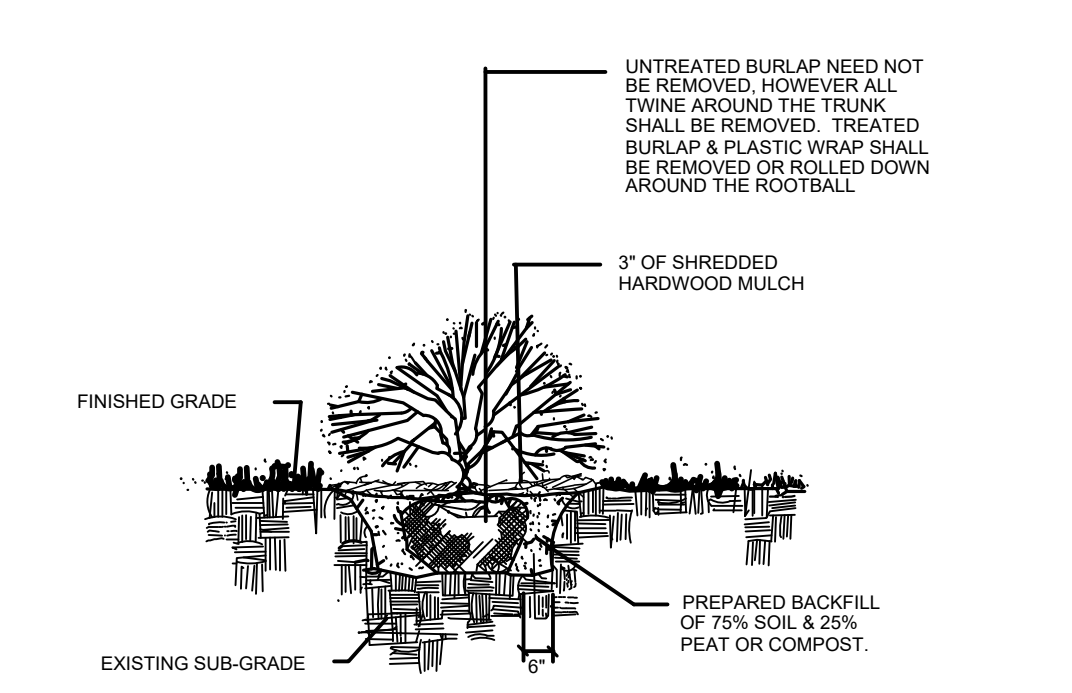
SHEET NO.	
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SP1.0

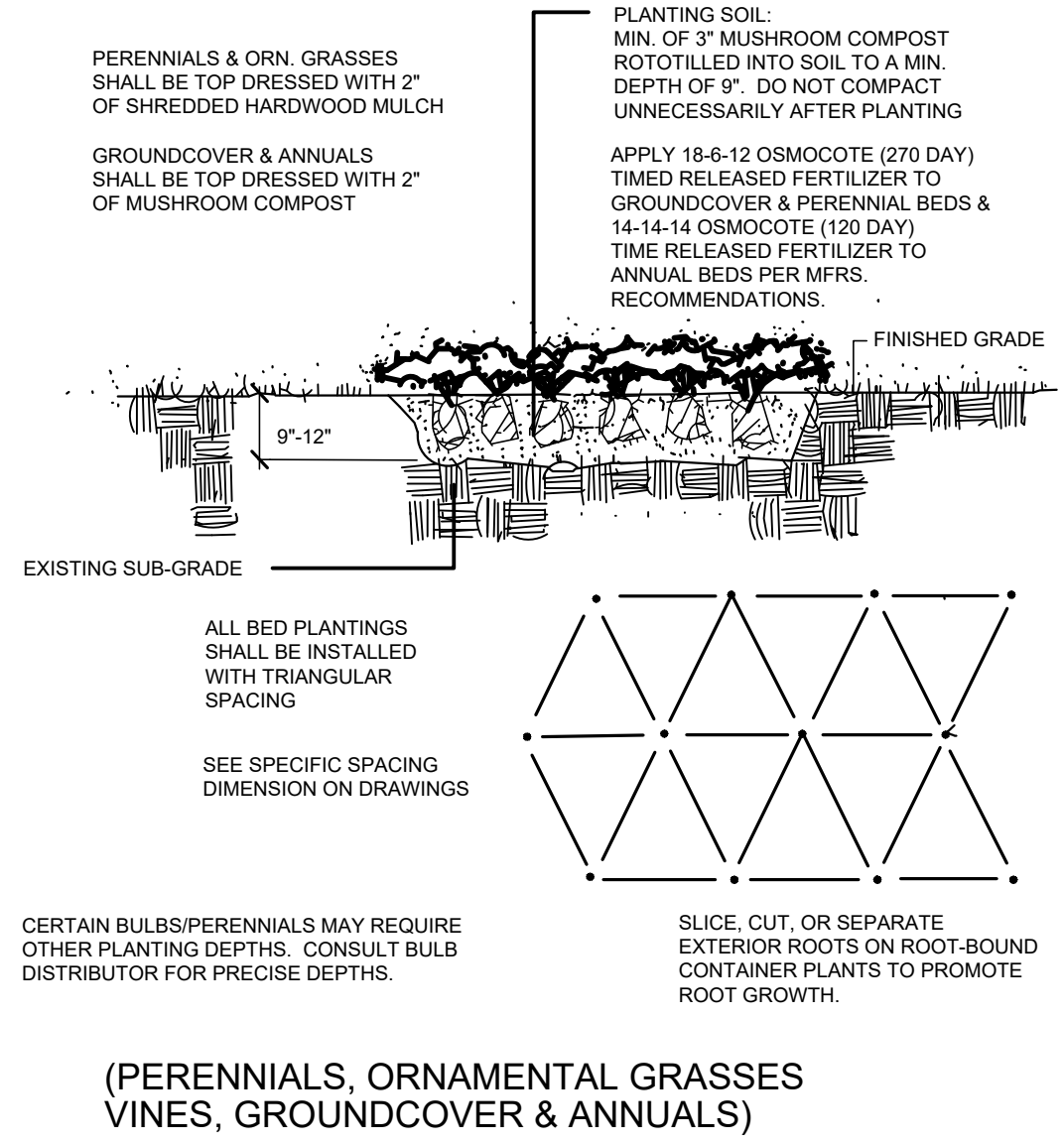
Kolbrook Job No.	1687.014	Consultant Job No.	
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6 DECIDUOUS TREE
SCALE: NTS



5 SHRUBS
SCALE: NTS



3 BED PLANTING DETAIL
SCALE: NTS

GENERAL NOTES:

Plant material shall be nursery grown and be either balled and bur-lapped or container grown. Sizes and spreads on plant list represent minimum requirements.

The requirements for measurement, branching and ball size shall conform to the latest addition of ANSI Z60.1, AMERICAN STANDARD OF NURSERY STOCK by the American Nursery & Landscape Association.

Any materials with damaged or crooked/disfigured leaders, bark abrasion, sun scald, insect damage, etc. are not acceptable and will be rejected. Trees with multiple leaders will be rejected unless called for in the plant list as multi-stem or clump (cl.).

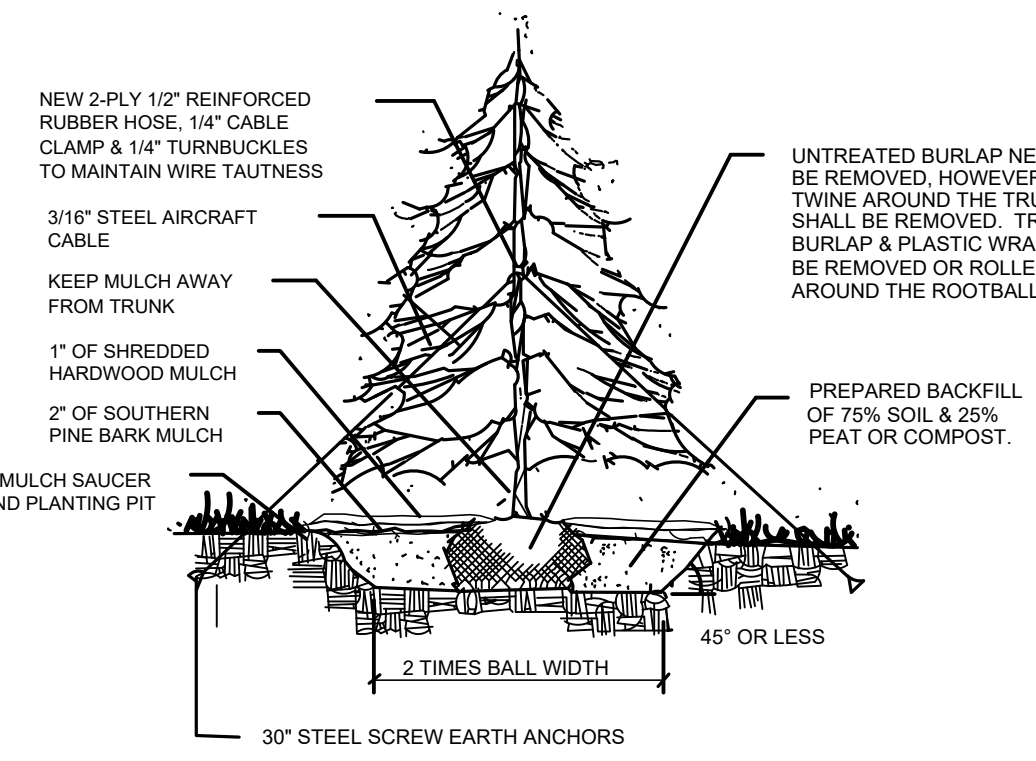
If any mistakes, omissions, or discrepancies are found to exist with the work product, the Landscape Architect shall be promptly notified so that they have the opportunity to take any steps necessary to resolve the issue. Failure to promptly notify the Landscape Architect and the Owner of such conditions shall absolve them from any responsibility for the consequences of such failure.

Under no circumstances should these plans be used for construction purposes without examining actual locations of utilities on site, and reviewing all related documents mentioned herein, including related documents prepared by the project Civil Engineer and Architect.

Civil Engineering or Architectural base information has been provided by others. The location of various site improvements on this set of drawings is only illustrative and should not be relied upon for construction purposes.

Quantity lists are supplied as a convenience. However, Bidders and the Installing Contractor should verify all quantities. The drawings shall take precedence over the lists. Any discrepancies shall be reported to the Landscape Architect.

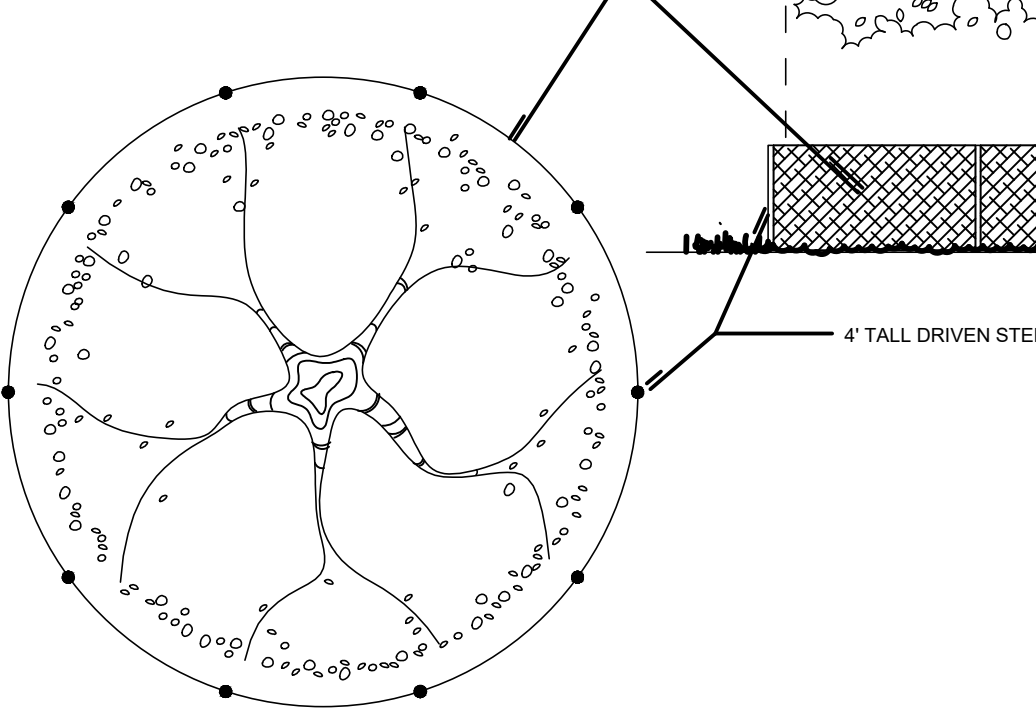
Actions taken without the knowledge and consent of the Owner and the Landscape Architect or in contradiction to the Owner and the Landscape Architect's work product or recommendations, shall become the responsibility not of the Owner and the Landscape Architect, but for the parties responsible for the taking of such action.



4 EVERGREEN TREE
SCALE: NTS

ALL EXISTING LANDSCAPING NOTED FOR PRESERVATION, SHALL BE PROTECTED DURING CONSTRUCTION VIA PLASTIC SAFETY FENCING. FENCING SHALL BE 4' HIGH AND ATTACHED TO STEEL DRIVEN POSTS SET NO FARTHER THAN 8' O.C. IT SHALL BE INSTALLED AT THE PERIPHERY OF THE DRIP LINE OF EXISTING PLANT MATERIAL OR BEYOND TO PREVENT STORAGE OF VEHICLES OR MATERIALS AND THE ENCROACHMENT OF GRADING AND CONSTRUCTION EQUIPMENT.

CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES-PREVENTING COMPACTION OF ROOT SYSTEMS OF EXISTING TREES AND SHRUBS. THE FENCING SHALL ENCLOSE THE AREA BENEATH THE DRIP LINE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.



2 TREE PRESERVATION DETAIL
SCALE: NTS

Refer to Civil Engineering documents for detailed information regarding size, location, depth and type of utilities, as well as locations of other site improvements, other than landscape improvements.

Plant symbols illustrated on this plan are a graphic representation of proposed plant material types and are intended to provide for visual clarity. However, the symbols do not necessarily represent actual plant spread at the time of installation.

All plant species specified are subject to availability. Material shortages in the landscape industry may require substitutions. All substitutions must be approved by the Village, Landscape Architect and Owner.

The Landscape Contractor shall verify location of all underground utilities prior to digging by calling "J.U.L.I.E." (Joint Utility Location for Excavators) 1-800-892-0123 and any other public or private agency necessary for utility location.

All bed lines and tree saucers shall require a hand spaded edge between lawn and mulched areas.

Grading shall provide slopes which are smooth and continuous. Positive drainage shall be provided in all areas.

Sod shall be mineral base only.

All plant material shall be guaranteed for two (2) years from the date of acceptance.

All completed planting beds and tree saucers, except for groundcover beds, shall be mulched with three (3) inches of un-dyed shredded hardwood bark. All groundcover beds shall be mulched with three (3) inches of pine bark fines.

PLANT LIST : (Dunkin-Franklin, WI)

Table with columns: KEY, QUAN, BOTANICAL NAME, COMMON NAME, SIZE/TYPE. Includes items like Celtis occidentalis (Hackberry), Ginkgo b. 'Princeton Sentry', and Quercus rubra (Red Oak).

DECIDUOUS ORNAMENTAL TREES

Table with columns: KEY, QUAN, BOTANICAL NAME, COMMON NAME, SIZE/TYPE. Includes Malus 'Red Jewel' and Syringa reticulata.

EVERGREEN TREES

Table with columns: KEY, QUAN, BOTANICAL NAME, COMMON NAME, SIZE/TYPE. Includes Picea g. 'Densata'.

DECIDUOUS SHRUBS

Table with columns: KEY, QUAN, BOTANICAL NAME, COMMON NAME, SIZE/TYPE. Includes Hydrangea p. 'Bulk' and Rosa 'Meijoccos'.

EVERGREEN SHRUBS

Table with columns: KEY, QUAN, BOTANICAL NAME, COMMON NAME, SIZE/TYPE. Includes Juniperus c. 'Kally's Compact' and Thuja o. 'Smaragd'.

ORNAMENTAL GRASSES

Table with columns: KEY, QUAN, BOTANICAL NAME, COMMON NAME, SIZE/TYPE. Includes Panicum v. 'Heavy Metal'.

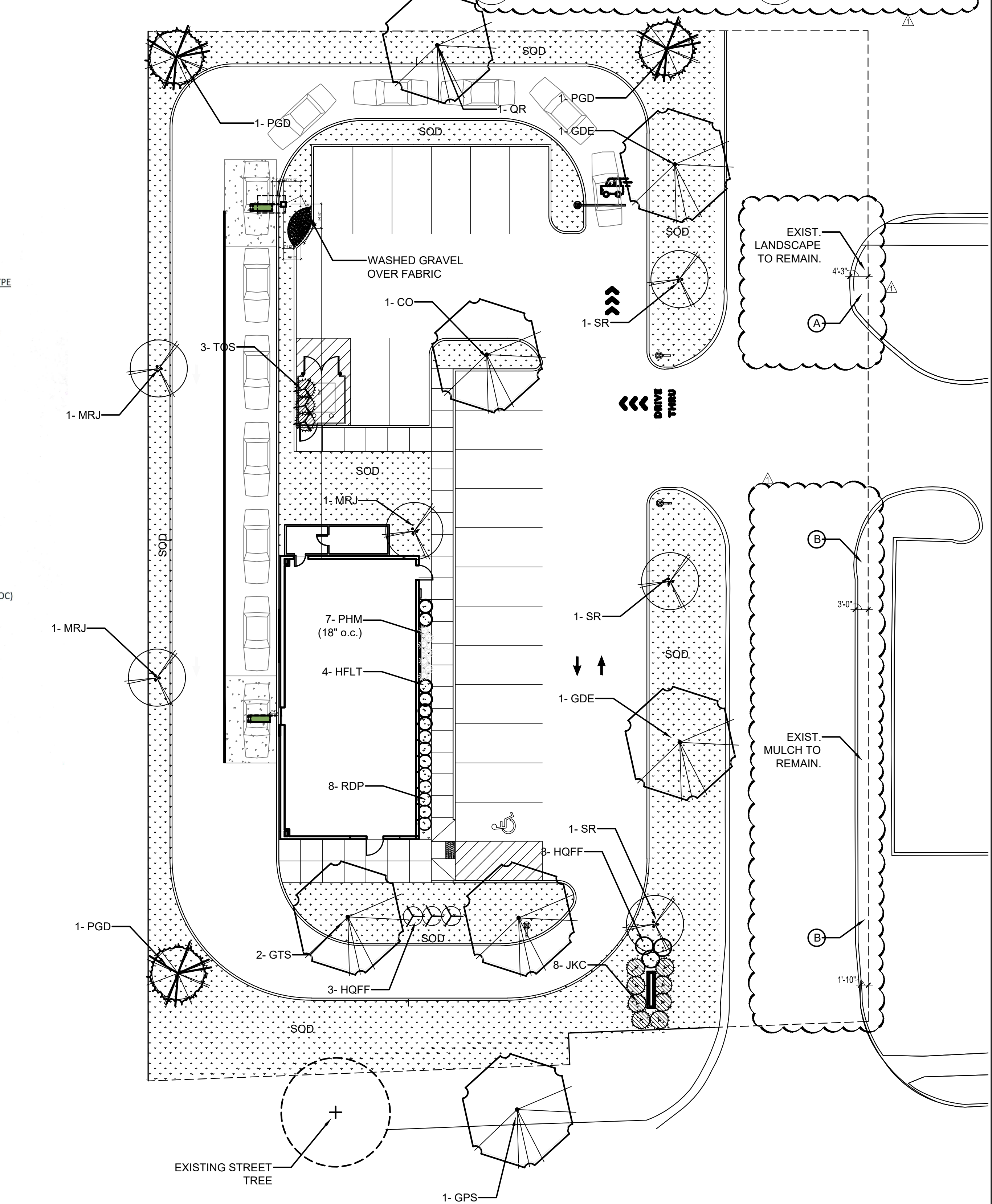
MATERIALS LIST:

Table with columns: QUAN, MATERIAL, DESCRIPTION. Includes Sod, Washed Gravel, Mulch, and Compost.

LANDSCAPE CODE COMPLIANCE CALCULATIONS

Table showing required vs provided street trees and minimum number of plant units for various categories like Shade Trees, Evergreen Trees, and Shrubs.

NOTES: Excludes 1 additional specified street tree. Includes 3 full spread specified evergreen trees & 3 narrow form specified evergreens. Excludes additionally specified 22 dwarf deciduous & evergreen shrubs and 7 ornamental grasses.

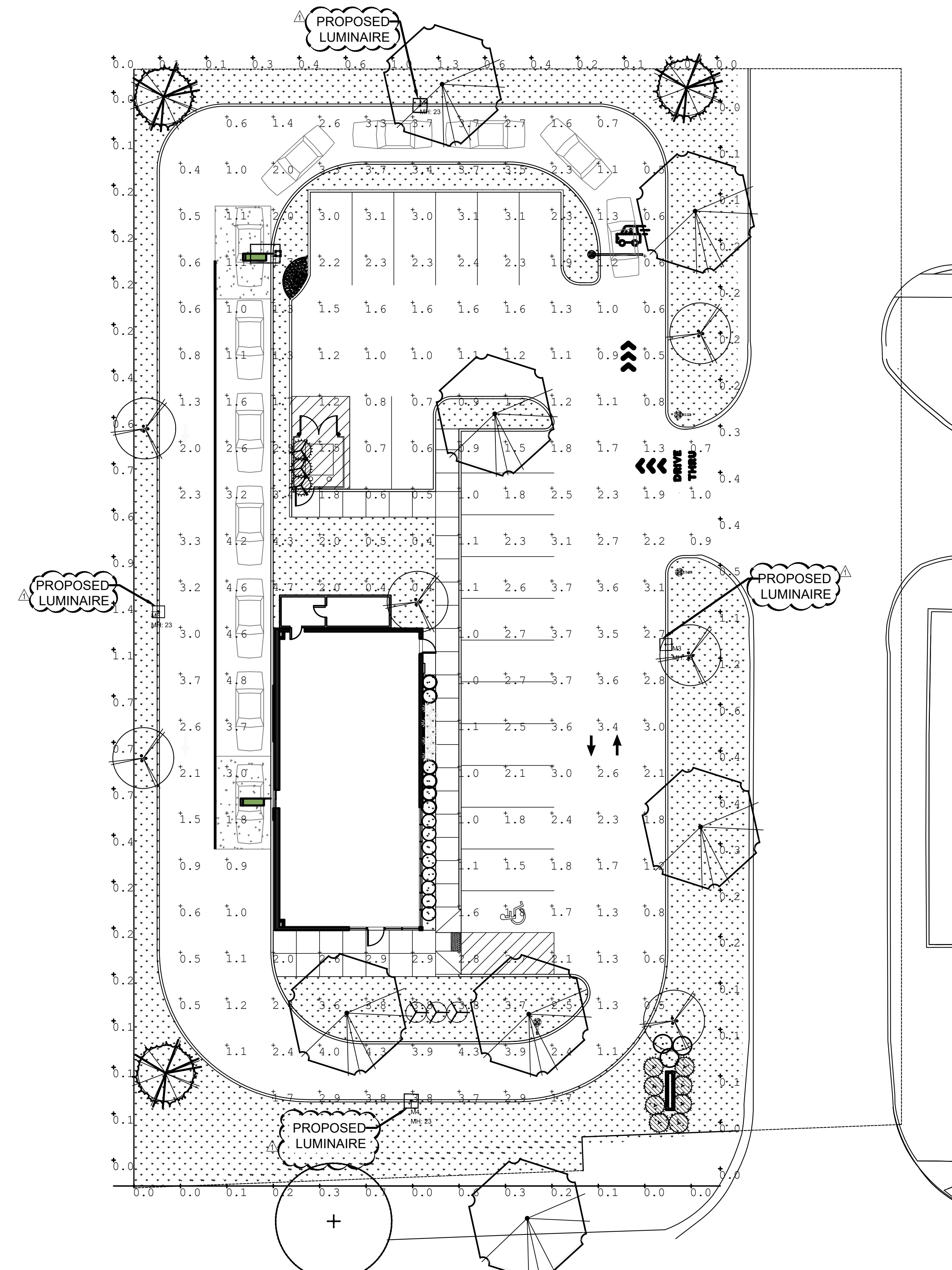


1 LANDSCAPE PLAN
SCALE: 1" = 16'-0"
NOTE: AN IRRIGATION SYSTEM IS REQUIRED PER CITY OF FRANKLIN ORDINANCE 15-5.0303.D.



Professional engineer and architect stamps for ERA CONSULTANTS, JAY ZUMBAHLEN, VILLA LIGHTING, KARDO GROUP, and kolbrook design.

Project information table including project name (DUNKIN' / BASKIN), location (FRANKLIN, WISCONSIN), drawing title (LANDSCAPE PLAN DETAILS - NOTES), and sheet number (SP3.0).



Luminaires & Lamps Furnished By Villa Lighting Inc. St Louis, MO. 63103
 (800)325-0693
 www.villalighting.com

GC to field verify ceiling heights for stem/cord mounted fixtures.
 Refer to architectural interior elevations for fixture mounting heights.

The electrical contractor shall be responsible for receiving, storage, installation and wiring of light fixtures.

The electrical contractor shall report any damaged light fixtures or missing parts to Villa Lighting within 48 hours of receipt of light fixture package.

Design is based on current information provided at the time of request. Any changes in mounting height, mounting location, lamp wattage, lamp type, and existing field conditions that effect any of the previously mentioned will void the current layout and require a change request and recalculation. Calculations are based upon a computer simulation and actual field calculations may vary.

Fixtures mounted on 20' pole & 3' base
 Light level calculated on the ground

Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
□	2	M4	Single	MRS-LED-18L-SIL-FT-40-70CRI-IH	1.000	13225	135	270
□	2	M3	Single	MRS-LED-18L-SIL-3-40-70CRI-IH	1.000	14529	135	270

Label	Calc Type	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING LOT	Illuminance	Fc	2.04	4.8	0.4	5.10	12.00
PROPERTY LINE	Illuminance	Fc	0.33	1.4	0.0	N/A	N/A

1 PHOTOMETRIC VALUES
 SCALE: 1" = 15'-0"

CIVIL ENGINEERING	ERA CONSULTANTS
STRUCTURAL ENGINEER	
LANDSCAPE DESIGN	JAY ZUMBAHLEN
MEP ENGINEER	
PHOTOMETRICS	VILLA LIGHTING
DEVELOPER	KARDO GROUP
ARCHITECT	

kolbrook design
 828 DAVIS ST. SUITE 300
 EVANSTON, IL 60201
 OFFICE: 847.482.1992 | FAX: 72.653.0699

PROJECT: **DUNKIN' / BASKIN**
FRANKLIN, WISCONSIN
 VACANT LOT - 5100 WEST RAWSON AVENUE
 FRANKLIN, WISCONSIN 53132
 PC #: 364076

DRAWING ISSUE	DATE
PLANNING COMMISSION REVIEW	12.11.2022
BOUNDARY REVISION	07.13.2023
PLANNING COMMISSION REVISION	09.22.2023

DRAWN BY: D. CAMPBELL
 CHECKED BY: S. KOLBER
 SHEET TITLE:

PHOTOMETRICS & NOTES

SHEET NO.

SP4.0

Kolbrook Job No.	1687.014	Consultant Job No.	-
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