

CITY OF FRANKLIN
PLAN COMMISSION MEETING*
FRANKLIN CITY HALL COUNCIL CHAMBERS
9229 W. LOOMIS ROAD, FRANKLIN, WISCONSIN
AGENDA
THURSDAY, NOVEMBER 19, 2020, 7:00 P.M.

The Facebook page for the Economic Development Commission <https://www.facebook.com/forwardfranklin/> will be live streaming the Plan Commission meeting so that the public will be able to watch and listen to the meeting.

A. **Call to Order and Roll Call**

B. **Approval of Minutes**

1. Approval of regular meeting of November 5, 2020.

C. **Public Hearing Business Matters** (action may be taken on all matters following the respective Public Hearing thereon)

1. **PAUL E. MARSHALL GARAGE CONSTRUCTION.** Special Use application by Paul E. Marshall to allow for a 4,480 square foot detached garage in a residential zoning district (accessory structures over 1,200 square feet requiring Special Use approval per Ordinance 2020-2448, adopted on September 15, 2020), property located at 8930 South 116th Street, zoned R-3 Suburban/Estate Single-Family Residence District; Tax Key No. 845-9996-000. **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. **VELO VILLAGE APARTMENTS AT BALLPARK COMMONS DEVELOPMENT MONUMENT SIGN INSTALLATION.** Sign Review application by Velo Village Apartments LLC, for a monument identification sign (aluminum, supported by a masonry base, with back lit panels and letters,) with a 15 foot, 8 inches by 6 foot, 3 inches face [the structure consists of a main identification sign for the Velo Village Apartments and 4 secondary identification signs, 1 for the New Perspective Senior Living Facility and the other 3 for any future uses in the development], and to allow for the entrance monument sign at the southwest corner of West Rawson Avenue and South Ballpark Drive, property identified in the Ballpark Commons Masterplan as building M-1 (located in the Ballpark Commons Mixed Use Area of Planned Development District No. 37 (The Rock Sports Complex/Ballpark Commons)), bearing Tax Key No. 754-9010-000.

Franklin Plan Commission Agenda

11/19/20

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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: December 3, 2020

**City of Franklin
Plan Commission Meeting
November 5, 2020
Minutes**

unapproved

A. Call to Order and Roll Call

Mayor Steve Olson called the November 5, 2020, regular Plan Commission meeting to order at 7:02 p.m. in the Council Chambers at Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin.

Present were Mayor Steve Olson, Commissioners Patrick Leon and Adam Burchardt, City Engineer Glen Morrow and Alderman Mark Dandrea. Absent was Commissioner Patricia Hogan. Also present were Planning Manager Heath Eddy, Principal Planner Regulo Martinez-Montilva and City Attorney Jesse Wesolowski. Commissioner Haley participated remotely.

B. Approval of Minutes

1. Regular Meeting of October 22, 2020.

Commissioner Leon moved and Alderman Dandrea seconded approval of the October 22, 2020 regular meeting minutes. On voice vote, all voted 'aye'. Motion carried (5-0-1).

C. Public Hearing Business Matters

1. **ROBERT A. SIMKO AND TAMERIA L. SIMKO CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENTIAL HOME TO REPLACE AN EXISTING FIRE DAMAGED SINGLE-FAMILY RANCH HOME [recommendation to Board of Zoning and Building Appeals].** Application by Robert A. Simko and Tameria L. Simko (Robert A. Simko and Tameria L. Simko, property owners) for an Area Exception from Table 15-3.0207 of the Unified Development Ordinance to allow for 26.7% lot coverage (3,029 square feet), exceeding the R-6 Suburban Single-Family Residence District maximum lot coverage standard of 25% (2,825 square feet), for property located at 8012 South 77th Street (Lot 9, Forest Meadows Estates Subdivision), for construction of a new, larger single-family residential home with an attached 3 car garage to replace an existing fire damaged ranch home, property zoned R-

Principal Planner Regulo Martinez-Montilva presented the request by Robert A. Simko and Tameria L. Simko (Robert A. Simko and Tameria L. Simko, property owners) for an Area Exception from Table 15-3.0207 of the Unified Development Ordinance to allow for 26.7% lot coverage (3,029 square feet), exceeding the R-6 Suburban Single-Family Residence District maximum lot coverage standard of 25% (2,825 square feet), for property located at 8012 South 77th Street (Lot 9, Forest Meadows Estates Subdivision), for construction of a new, larger single-family residential home with an attached 3 car garage to replace an existing fire damaged ranch home, property zoned R-6 Suburban Single-Family Residence District; Tax Key No. 803-0167-000.

The Official Notice of Public hearing was read in to the record by Planning Manager Heath Eddy and the Public Hearing was opened at 7:08 and closed at 7:08.

Alderman Dandrea moved and City Engineer Morrow seconded a motion to recommend approval of an application for an Area Exception to allow for a maximum lot coverage of 26.7% (3,029 square feet) [application requests an Area Exception from table 15-3.0207 of the Unified Development Ordinance, to exceed the R-6 Suburban Single-Family

6 Suburban Single-Family Residence District; Tax Key No. 803-0167-000.

Residence District maximum lot coverage standard of 25% (2,825 square feet), for construction of a new, larger single-family residential home with an attached 3 car garage to replace an existing fire damaged ranch home, for property located at 8012 South 77th Street (lot 9, Forest Meadows Estates Subdivision). On voice vote, all voted 'aye'. Motion carried (5-0-1).

D. Business Matters

1. **GREAT MIDWEST FOOT & ANKLE STORAGE OF MEDICAL SUPPLIES.** Temporary Use application by Robert D. Matteucci, DPM, FACFAS, president/owner of Great Midwest Foot & Ankle Centers, S.C., to allow for storage of medical supplies, office supplies, office furniture and miscellaneous healthcare equipment in Suite 200 of the building located at 8153 South 27th Street (Great Midwest Foot & Ankle Franklin office is located in Suite 400), from September 1, 2020 to February 28, 2021, property zoned B-4 South 27th Street Mixed-Use Commercial District; Tax Key No. 809-9955-003.

Principal Planner Regulo Martinez-Montilva presented the request by Robert D. Matteucci, DPM, FACFAS, president/owner of Great Midwest Foot & Ankle Centers, S.C., to allow for storage of medical supplies, office supplies, office furniture and miscellaneous healthcare equipment in Suite 200 of the building located at 8153 South 27th Street (Great Midwest Foot & Ankle Franklin office is located in Suite 400), from September 1, 2020 to February 28, 2021, property zoned B-4 South 27th Street Mixed-Use Commercial District; Tax Key No. 809-9955-003.

Commissioner Leon moved and Commissioner Burckhardt seconded a motion to approve a Resolution imposing conditions and restrictions for the approval of a Temporary Use to allow for storage of medical supplies, office supplies, office furniture and miscellaneous healthcare equipment in Suite 200 of the building located at 8153 South 27th Street. On voice vote, all voted 'aye'. Motion carried (5-0-1).

2. **THE ROCK SPORTS COMPLEX AREA YURT (CIRCULAR DOMED TENT) INSTALLATION WITHIN PLANNED DEVELOPMENT DISTRICT NO. 37 (THE ROCK SPORTS COMPLEX/BALLPARK COMMONS).** Site Plan Amendment application by Michael R. Schmitz, owner of Rock Snow Park, LLC, applicant (ROC Ventures, LLC, property owner), to allow for the installation of a 30 foot in diameter, 15 foot tall yurt (circular domed tent) 10 feet directly east of the existing ski and snowboard rental building, to be used as a flex space to better manage COVID-19 social distancing requirements during the 2020/2021 ski season [the yurt will be removed at the end of the 2020/2021 ski season to allow for the amenities

Principal Planner Regulo Martinez-Montilva presented the request by Michael R. Schmitz, owner of Rock Snow Park, LLC, applicant (ROC Ventures, LLC, property owner), to allow for the installation of a 30 foot in diameter, 15 foot tall yurt (circular domed tent) 10 feet directly east of the existing ski and snowboard rental building, to be used as a flex space to better manage COVID-19 social distancing requirements during the 2020/2021 ski season [the yurt will be removed at the end of the 2020/2021 ski season to allow for the amenities associated with the previously approved Challenge Tower], property located at approximately 7011 South Ballpark Drive, zoned Planned Development District No. 37 (The Rock Sports Complex/Ballpark Commons); Tax Key No. 744-1003-000.

Commissioner Leon moved and City Engineer Morrow seconded a motion to approve a Resolution amending the Site Plan for property located at approximately 7011 South Ballpark Drive to allow for the installation of a 30 foot diameter, 15 foot tall yurt (circular domed tent) (tax key no.

associated with the previously approved Challenge Tower], property located at approximately 7011 South Ballpark Drive, zoned Planned Development District No. 37 (The Rock Sports Complex/Ballpark Commons); Tax Key No. 744-1003-000.

744-1003-000) On voice vote, all voted 'aye'. Motion carried (5-0-1).

E. Adjournment

Commissioner Leon moved and Commissioner Haley seconded a motion to adjourn the Plan Commission meeting of November 5, 2020 at 7:47 p.m.. On voice vote, all voted 'aye'; motion carried. (5-0-1).

DRAFT



REPORT TO THE PLAN COMMISSION

Meeting of November 19, 2020

Special Use

RECOMMENDATION: Department of City Development staff recommends approval of this Special Use request, subject to the conditions set forth in the attached resolution.

Project Name:	Marshall Special Use
General Project Location:	8930 S 116 th Street
Property Owner:	Paul Marshall
Applicant:	Paul Marshall
Agent:	Lisa Wood
Current Zoning:	R-3 Suburban/Estate Single-Family Residence District
2025 Comprehensive Plan:	Residential and areas of natural resource features
Use of Surrounding Properties:	Single-family residential (R-3)
Applicant’s Action Requested:	Approval of Special Use to allow for a 4,480-sf accessory building

INTRODUCTION:

On October 13, 2020, the applicant submitted a special use to allow for a 4,480-sf garage in a residential zoning district, accessory structures over 1,200 square feet require special use approval per Ordinance 2020-2448 adopted on September 15, 2020. This is the first application to be reviewed under this recently adopted ordinance.

This project does not require a site plan approval as single-family residential use is exempt from this requirement per Unified Development Ordinance (UDO) Section 15-7.0101.

PROJECT DESCRIPTION AND ANALYSIS:

The intended use of this accessory building is personal storage and hobby work, the building dimensions would be 70 feet by 64 feet. The building consists of a frame structure with a gable roof and metal panels as the primary exterior material, with the front to be brick.

Compliance with the Unified Development Ordinance

This special use request is subject to the general standards for special uses set forth in the UDO §15-3.0701 and detailed standards for special uses in residential districts, UDO §15-3-0702.D (Ordinance 2020-2448).

According to the “Statement of General Standards and Conditions” submitted by the applicant, this project is in substantial compliance with the general standards for special uses. With regards

to #3 “Adequate public facilities”, it is noted that this property is not currently served by central water and sewer.

Ordinance 2020-2448 outlines the following standards in the review of accessory structures over 1,200 sf:

Accessory structures greater than 1,200 square feet. The following specific standards are required for an increase of the maximum size for accessory structures in the agricultural districts, A-1 and A-2, and residential districts, R-1, R-2, R-3 and R-3E:

Staff comment: the subject property is zoned R-3.

1. *Minimum Lot Area. The minimum lot area shall be 3.0 acres. The maximum accessory structure size shall be 500 square feet per acre, and in no event shall an accessory structure exceed 5,000 square feet.*

Staff comment: based on the property area of 9.4 acres, the maximum floor area for an accessory building is 4,700 sf, the proposed building meets this requirement.

2. *Height. An accessory structure shall not exceed 40 feet in height.*

Staff comment: the building height would be 27ft – 6in.

3. *Setbacks. An accessory structure shall not be located closer to a side or rear lot line than a distance equal to its height.*

Staff comment: the building location meets minimum side and rear setbacks as well as wetland setbacks.

4. *Location. No part of an accessory structure shall be located in a front yard, corner side yard, or any rear yard abutting a street on a corner lot ...*

Staff comment: not applicable.

5. *Accessory structures shall not be used for commercial or residential use.*

Staff comment: the intended use is personal storage and hobby work.

Consistency with the Comprehensive Master Plan

The building location would not encroach into the areas of natural resource areas depicted in the Future Land Use Map 2025. However, per Wisconsin Statutes §66.1001(2m)(b) a conditional use permit does not need to be consistent with the comprehensive plan. A conditional use permit, as defined in the Wisconsin Statutes §62.23(7)(de), means also a Special Use.

Compatibility with adjacent land uses

Even though the building location complies with setback standards, large accessory structures under Ordinance 2020-2448 may be allowed to be taller than the regular accessory structures. For example, a permitted as of right accessory structure in the R-3 zoning district may be up to 15-ft tall while this ordinance may allow structures up to 40-ft tall. Per landscape placement

standards of UDO §15-5.0302.H.5. “plantings shall be located to soften tall and long building walls”. The 30-ft side yard to the north is wide enough for landscape screening. Taking into account the the building length of 64 feet and the tree clearance of 13.5 feet per Municipal Code Chapter 240 “Trees”, staff recommends that the applicant, owner(s) of the property, successors and assigns, shall submit a landscape plan depicting landscape screening between the proposed building and the north property line with at least 4 trees for City Development Department review and approval, prior to the issuance of a building permit. Planting size must comply with the Unified Development Ordinance §15-5.0302, existing trees may count towards this requirement.

Per comments received from the Engineering Department, “Since they also just built a house they will be over the 5,000-square foot threshold for which MMSD requires green storm water management. They'll have to submit documentation demonstrating they meet the requirements. It needs to be stamped by a licensed P.E”. Staff recommends that the applicant, owner(s) of the property, successors and assigns, shall submit a stormwater management plan for Engineering Department review and approval, prior to the issuance of a building permit.

STAFF RECOMMENDATION:

The Department of City Development staff recommends approval of this Special Use request, subject to the conditions set forth in the attached resolution.

RESOLUTION NO. 2020-_____

A RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS
FOR THE APPROVAL OF A SPECIAL USE FOR A 4,480 SQUARE
FOOT DETACHED GARAGE USE UPON PROPERTY LOCATED AT
8930 SOUTH 116TH STREET
(PAUL E. MARSHALL, APPLICANT)

WHEREAS, Paul E. Marshall having petitioned the City of Franklin for the approval of a Special Use in a residential zoning district [the application is for the purpose of constructing a 4,480 square foot detached garage (accessory structures over 1,200 square feet require Special Use approval per Ordinance 2020-2448, adopted on September 15, 2020)], property zoned R-3 Suburban/Estate Single-Family Residence District, located at 8930 South 116th Street, bearing Tax Key No. 845-9996-000, more particularly described as follows:

That part of the West 1/2 of the Northeast 1/4 of Section 19, in Township 5 North, Range 21 East, in the City of Franklin, bounded and described as follows: Commencing at a point on the West line of said 1/4 Section, which is 1333.48 feet, Due South of the Northwest corner of said 1/4 Section; thence S 88 51'00" E, 1323.09 feet to a point on the North and South 1/8 line of said 1/4 Section; thence S 00 01'22" W on said 1/8 line, 310.18 feet to a point; thence N 88 51'45" W, 1322.96 feet to a point in the West line of said 1/4 Section; thence Due North along the West line of said 1/4 Section, 310.48 feet to the place of beginning, said land being in the City of Franklin, Milwaukee County, Wisconsin; 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 19th day of November, 2020, 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,

PAUL E. MARSHALL – SPECIAL USE
RESOLUTION NO. 2020-_____

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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 Paul E. Marshall, 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:

1. That this Special Use is approved only for the use of the subject property by Paul E. Marshall, successors and assigns, as a use in part of a detached garage greater than 1,200 square feet use, which shall be developed in substantial compliance with, and operated and maintained by Paul E. Marshall, pursuant to those plans City file-stamped October 13, 2020 and annexed hereto and incorporated herein as Exhibit A.
2. Paul E. Marshall, 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 Paul E. Marshall use in part of a detached garage greater than 1,200 square feet, 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 Paul E. Marshall and the use in part of a detached garage greater than 1,200 square feet use, for the property located at 8930 South 116th 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, owner(s) of the property, successors and assigns, shall submit a landscape plan depicting landscape screening between the proposed building and the north property line with at least 4 trees for City Development Department review and approval, prior to the issuance of a building permit. Planting size must comply with the Unified Development Ordinance §15-5.0302., existing trees may count towards this requirement.
5. The applicant, owner(s) of the property, successors and assigns, shall submit a stormwater management plan for Engineering Department review and approval, prior to the issuance of a building permit.

BE IT FURTHER RESOLVED, that in the event Paul E. Marshall, 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

PAUL E. MARSHALL – SPECIAL USE
RESOLUTION NO. 2020-_____

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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 completion of the Paul E. Marshall detached garage construction.

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

Introduced at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2020.

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2020.

APPROVED:

Stephen R. Olson, Mayor

ATTEST:

Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____

MEMORANDUM

Date: October 30, 2020
To: Paul Marshall
From: Department of City Development.
RE: Application for Special Use, 8930 S 116th Street.

Please be advised that City Staff has reviewed the above application received on October 13, 2020, for a 4,480-sf accessory building. Department comments are as follows:

Department of City Development

1. No comments.

Engineering Department Comments

2. *Since they also just built a house they will be over the 5,000-square foot threshold for which MMSD requires green storm water management. They'll have to submit documentation demonstrating they meet the requirements. It needs to be stamped by a licensed P.E.*

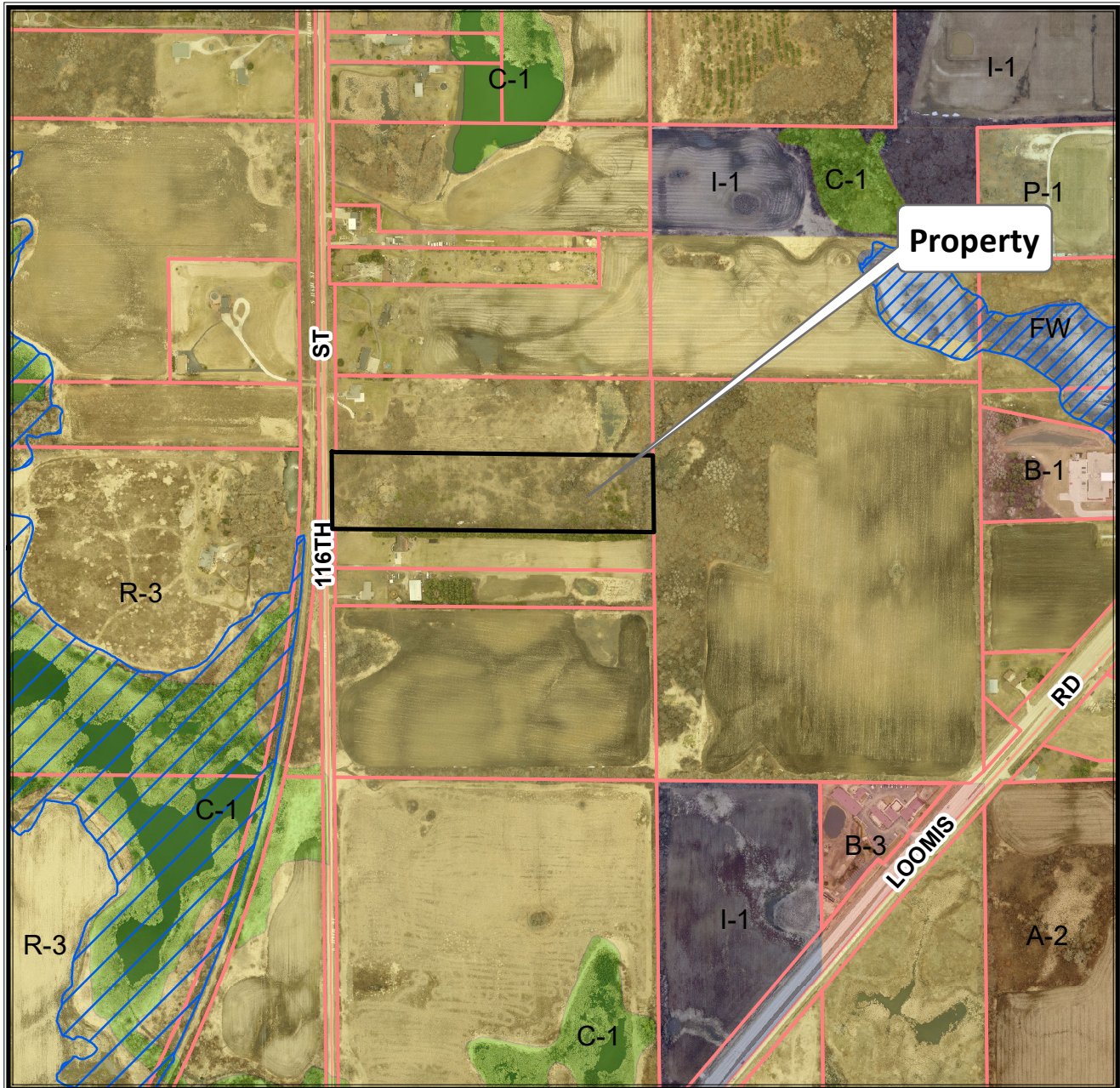
Police Department Comments

3. *The Franklin Police Department has no issues with this application.*

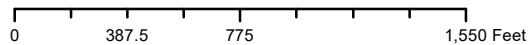
Inspection Services Department Comments

4. *Inspection Services has no comments on the subject proposal at this time.*

8930 S. 116th Street
TKN: 845 9996 000



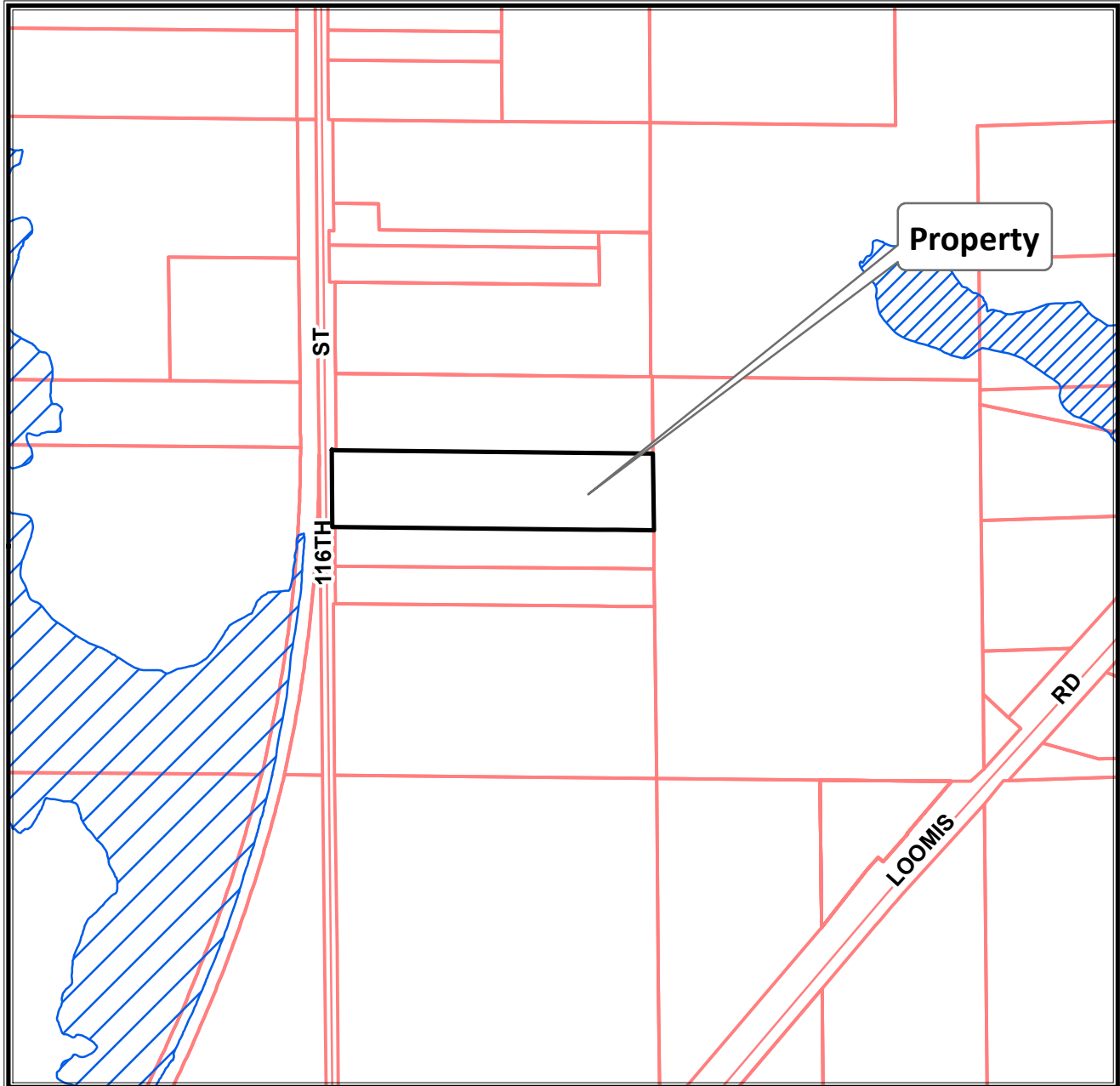
Planning Department
(414) 425-4024



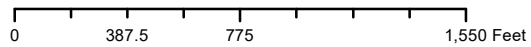
This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. This map is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes.



8930 S. 116th Street
TKN: 845 9996 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.



Date of Application: _____

SPECIAL USE / SPECIAL USE AMENDMENT APPLICATION

Complete, accurate and specific information must be entered. Please Print.

<p>Applicant (Full Legal Name[s]): Name: _____ Company: _____ Mailing Address: _____ City / State: _____ Zip: _____ Phone: _____ Email Address: _____</p> <p>Project Property Information: Property Address: _____ Property Owner(s): _____ _____ Mailing Address: _____ City / State: _____ Zip: _____ Email Address: _____</p>	<p>Applicant is Represented by: (contact person)(Full Legal Name[s]) Name: _____ Company: _____ Mailing Address: _____ City / State: _____ Zip: _____ Phone: _____ Email Address: _____</p> <p>Tax Key Nos: _____ _____ Existing Zoning: _____ Existing Use: _____ Proposed Use: _____ Future Land Use Identification: _____</p>
<p>*The 2025 Comprehensive Master Plan Future Land Use Map is available at: http://www.franklinwi.gov/Home/ResourcesDocuments/Maps.htm</p>	

Special Use/Special Use Amendment submittals for review must include and be accompanied by the following:

- This Application form accurately completed with original signature(s). Facsimiles and copies will not be accepted.
- Application Filing Fee, payable to City of Franklin:
 - \$1500, New Special Use over 4,000 square feet
 - \$1000 Special Use Amendment
 - \$750, New Special Use under 4,000 square feet
- Legal Description for the subject property (WORD.doc or compatible format).
- One copy of a response to the General Standards, Special Standards (if applicable), and Considerations found in Section 15-3.0701(A), (B), and (C) of the Unified Development Ordinance available at www.franklinwi.gov.
- Seven (7) complete **collated** sets of Application materials to include:
 - One (1) original and six (6) copies of a written Project Summary, *including description of any new building construction and site work, interior/exterior building modifications or additions to be made to property, site improvement costs, estimate of project value and any other information that is available.*
 - Three (3) **folded** full size, drawn to scale copies (at least 24" x 36") of the Site Plan/Site Plan Amendment package. *(The submittal should include only those plans/items as set forth in Section 17-7.0101, 15-7.0301 and 15-5.0402 of the Unified Development Ordinance that are impacted by the development. (e.g., Site Plan, Building Elevations, Landscape Plan, Outdoor Lighting Plan, Natural Resource Protection Plan, etc.)*
 - Four (4) **folded** reduced size (11"x17") copies of the Site Plan/Site Plan Amendment package.
- One colored copy (11"x17") of the building elevations, if applicable.
- Three copies of the Natural Resource Protection Plan and report, if applicable (see Section 15-4.0102 & 15-7.0201 of the UDO).
- Email (or CD ROM) with all plans/submittal materials. *Plans must be submitted in both Adobe PDF and AutoCAD compatible format (where applicable).*

- Upon receipt of a complete submittal, staff review will be conducted within ten business days.
- Special Use/Special Use Amendment requests require Plan Commission review, a Public Hearing and Common Council approval.

The applicant and property owner(s) hereby certify that: (1) all statements and other information submitted as part of this application are true and correct to the best of applicant's and property owner(s)' knowledge; (2) the applicant and property owner(s) has/have read and understand all information in this application; and (3) the applicant and property owner(s) agree that any approvals based on representations made by them in this Application and its submittal, and any subsequently issued building permits or other type of permits, may be revoked without notice if there is a breach of such representation(s) or any condition(s) of approval. By execution of this application, the property owner(s) authorize the City of Franklin and/or its agents to enter upon the subject property(ies) between the hours of 7:00 a.m. and 7:00 p.m. daily for the purpose of inspection while the application is under review. The property owner(s) grant this authorization even if the property has been posted against trespassing pursuant to Wis. Stat. §943.13.

(The applicant's signature must be from a Managing Member if the business is an LLC, or from the President or Vice President if the business is a corporation. A signed applicant's authorization letter may be provided in lieu of the applicant's signature below, and a signed property owner's authorization letter may be provided in lieu of the property owner's signature[s] below. If more than one, all of the owners of the property must sign this Application).

Signature - Property Owner

Name & Title (PRINT)

Date: _____

Signature - Applicant

Name & Title (PRINT)

Date: _____

Signature - Property Owner

Name & Title (PRINT)

Date: _____

Signature - Applicant's Representative

Name & Title (PRINT)

Date: _____

Green Infrastructure Response
Paul Marshall
11/6/2020

Once I receive approval for this accessory building, I will hire a civil engineer to provide the necessary paperwork for the green infrastructure requirement by MMSD.



Paul Marshall

Legal Description:

That part of the West $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of Section 19, in Township 5 North, Range 21 East, in the City of Franklin, bounded and described as follows:

Commencing at a point on the West line of said $\frac{1}{4}$ Section, which is 1333.48 feet, Due South of the Northwest corner of said $\frac{1}{4}$ Section; thence S 88 51'00" E, 1323.09 feet to a point on the North and South $\frac{1}{8}$ line of said $\frac{1}{4}$ Section; thence S 00 01'22" W on said $\frac{1}{8}$ line, 310.18 feet to a point; thence N 88 51'45" W, 1322.96 feet to a point in the West line of said $\frac{1}{4}$ Section; thence Due North along the West line of said $\frac{1}{4}$ Section, 310.48 feet to the place of beginning, said land being in the City of Franklin, Milwaukee County, Wisconsin.

STATEMENT OF GENERAL STANDARDS AND CONDITIONS

The planned garage (1) meets the requirements of the zoning ordinances; (2) will not create an adverse impact or adverse detrimental effect to the adjacent property or area; (3) will not interfere with the surrounding development; (4) is served by public utilities; (5) is private and for residential purposes only and therefore, will not create any traffic congestion; (6) will not destroy any natural, scenic or historic features of significant importance; and (7) complies with all standards required by the zoning ordinances.

The lot is 9.424 acres and the location is near the residential home with sufficient setbacks as required by the ordinances. The garage meets all of the special conditions set forth in 15-3.0702.

Preliminary Description of Pole Barn for Paul Marshall:

Building Construction for 70' x 64' Footprint, Estimated Height 27'-6":

- Roof System
 - Post frame bobtailed trusses
 - 3/12 pitch, 18" heels, 8'-0" OC spacing
- Columns/Posts
 - 3 ply 2x6 2400 MSR Columns
 - Wet set anchor brackets
- Floor
 - 6" Concrete Floor
- Framing
 - 2x6 Exterior Girts 24" OC
 - 2x4 Interior Girts 24" OC
 - 2x4 Purlins on Edge 24" OC
 - 2x4 Wind Brace
 - 2x6 Corner Brace
 - 2x4 Lateral Brace
 - 2x4 Wainscot Nailer
 - 2x5 Girt Nailer
- Exterior Finish
 - Colored Premium Pro-Rib Steel Roof
 - Colored Pro-Rib Steel Walls
 - 36" Colored Pro-Rib Steel Wainscot (Front to be brick)
- Overhangs
 - 12" Sidewall Overhang (May change to 24")
 - 12" Endwall Overhang (May change to 24")
 - 6" Fascia
 - Doors/Windows(6) 3' x 6'-8" Commercial Grade Service Doors
 - (15) 4' x 2' Vinyl Slider Windows
- Accessories
 - Possible gutters to be installed
 - Possible overhang on service doors
- Use: personal storage and hobby work
- Estimated cost of construction: \$130,000
- Square footage: 4,480 square feet (first floor plus garage is 3,544 square feet)

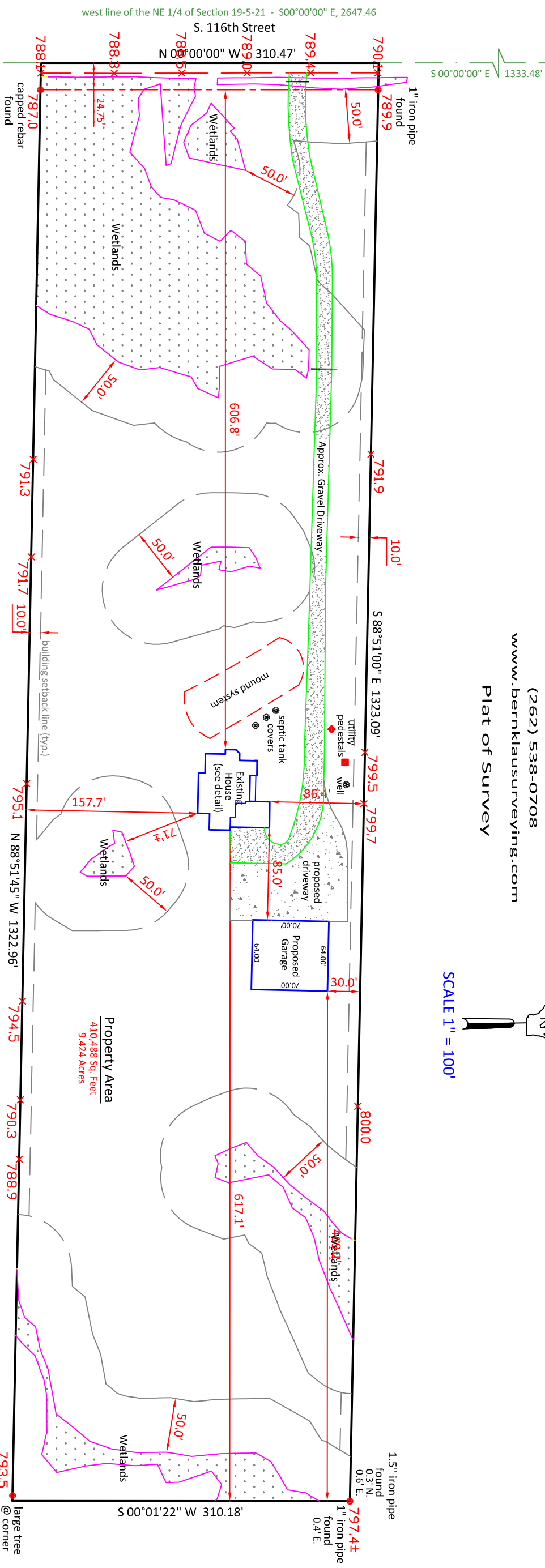
North 1/4 corner
Section 19-5-21
brass cap monument
benchmark elevation = 802.38

Bernklau Surveying, Inc.

N60 W25864 Walnut Road
Sussex, WI 53089
(262) 538-0708
www.bernklausurveying.com

Plat of Survey

SCALE 1" = 100'



Property Area
410,488 Sq. Feet
9.424 Acres

Legal Description Provided:

That part of the West 1/2 of the Northeast 1/4 of Section 19, in Township 5 North, Range 21 East, in the City of Franklin, bounded and described as follows: Commencing at a point on the West line of said 1/2 Section, which is 1333.48 feet, Due South of the Northwest Corner of said 1/2 Section; thence S 88°51'00" E, 1323.09 feet to a point on the North and South 1/2 line of said 1/2 Section; thence S 00°01'22" W on said 1/2 line, 310.18 feet to a point; thence N 88°51'45" W, 1322.96 feet to a point in the West line of said 1/2 Section; thence Due North along the West line of said 1/2 Section, 310.48 feet to the place of beginning, said land being in the City of Franklin, Milwaukee County, Wisconsin.

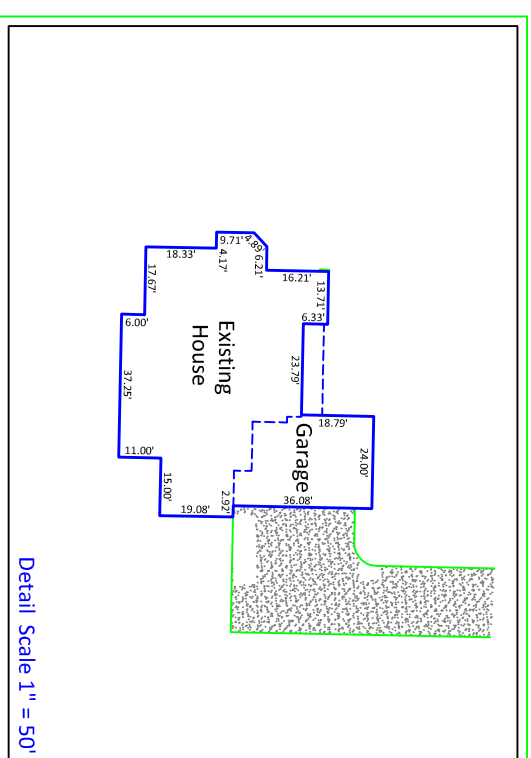
I, Thomas M. Bernklau, Professional Land Surveyor, certify that I have surveyed the above described property to the official records, to the best of my knowledge and belief, and that the map shown hereon is a true representation thereof, and shows the size and location of the property, its exterior boundaries, the location and dimensions of all visible structures thereon, boundary fences, apparent easements, and all visible encroachments, if any.

This survey is made for the exclusive use of the present owners of the property; also those who purchase, mortgage or guarantee title thereto, within one year hereof.

Date December 1, 2018
Revised December 6, 2018
Revised February 13, 2019
Revised March 1, 2019
Re-certified July 10, 2019
Revised April 2, 2020
Revised September 24, 2020

Thomas M. Bernklau, PLS - 2147

Survey Notes:
Offsets shown to the existing house foundation.
Existing top of foundation elevation = 802.2
This survey does not guarantee location or existence of any easements that may be part of this property. A Title Policy was not provided to Bernklau Surveying, Inc.
Wetlands shown hereon are derived from a Plat of Survey prepared by Continental Surveying Services, LLC, dated July 11, 2018.



Prepared for:
Mr. Paul Marshall
5375 South 9th Street
Milwaukee, WI 53221



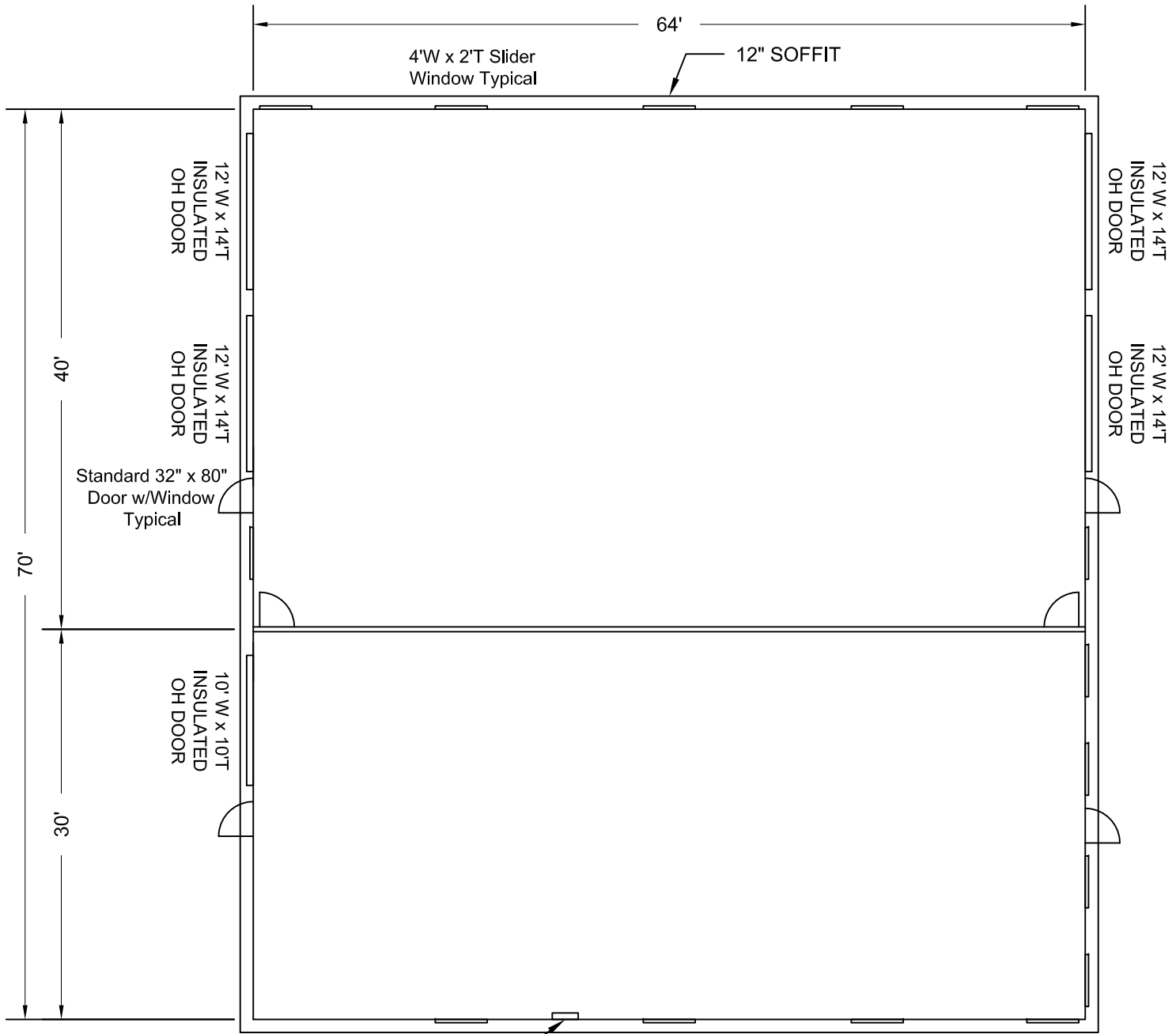
1-A

1-C



1-B

1-D



MARSHALL OUT BUILDING
 4,480 SF WITH 3:12 PITCH
 16'-0" WALLS (27'-1/2" OVERALL HEIGHT)
 REV-2 (3/21/2020)

POWER PANEL
 RIDGE VENTS NEEDED
 RUN TRUSSES N/S

REPORT TO THE PLAN COMMISSION

Meeting of November 19, 2020

Sign Review

RECOMMENDATION: City Development Staff recommends approval of the proposed ground sign as presented by the applicant.

Project Name:	Velo Village Apartments ground sign near the intersection of Rawson Avenue and Ballpark Drive
Project Location:	Tax Key No. 754-9010-000
Property Owner:	Velo Village Apartments, LLC
Applicant:	Velo Village Apartments, LLC
Agent:	Kiah Atkins. Sign Art Studio
Current Zoning:	PDD No. 37 The Rock Sports Complex/Ballpark Commons
2025 Comprehensive Plan:	Mixed use
Applicant's Action Requested:	Approval of the proposed ground sign

INTRODUCTION:

Sign Review application for a ground sign as identification of the Velo Village Apartments development, the sign would be located near the intersection of West Rawson Avenue and Ballpark Drive. The principal material is aluminum supported by a masonry base with back lit panels and letters. The structure consists of a main identification sign for the Velo Village Apartments and 4 secondary identification signs, 1 for the New Perspective Senior Living Facility and the other 3 for any future uses in this development.

The property where the sign would be located (Tax Key No. 754-9010-000) is identified in the Ballpark Commons Masterplan as building M-1 and is located in the Ballpark Commons Mixed Use Area of Planned Development District (PDD) No. 37. No site plan has been approved for this property, the building and parking layout presented in the site plan is for reference only.

BACKGROUND:

On September 09, 2019, Sign Art Studio filed a sign review for 2 wall signs and 2 ground signs for the Velo Village Apartments development. The wall signs were approved, 1 ground sign was denied because the sign base was too narrow and this ground sign could not be approved at staff level and referred to the Plan Commission.

PROJECT ANALYSIS:

Municipal Code §210-4.C(5) "Monument sign" outlines the standards for monument or ground signs:

a) *Description: a permanent, freestanding sign having a solid appearance, consisting of a face and base. The width of the base must be at least 1/2 the width of the widest part of the sign face. The base must be constructed with stone, decorative concrete, brick or other durable and aesthetically pleasing materials in keeping with the architectural integrity of the building the sign is representing. The monument sign content area must be attached in a continuous fashion to a proportionate base. Monument signs have no exposed supports other than the base itself.*

Staff comment: the brick sign base complies with this requirement.

b) *Number. No more than one monument sign shall be erected on each public street frontage of a property, except with the approval of the Plan Commission, considering the effect upon the aesthetics of and visual harmony with the vicinity and considering any other such factor the Plan Commission shall deem appropriate.*

Staff comment: it would be the first sign on this property.

c) *Area. The area of a monument sign shall not exceed 120 square feet.*

Staff comment: the sign face area would be approximately 98 square feet, 15ft-8in by 6ft-3in.

d) *Location:*

1. *Monument signs shall not be closer than 500 feet to another monument sign, except where such distance is not attainable in providing for the allowance that "Each business premises may have one monument sign," as per § 210-4C(1)(d) and (e), in which case the initial determination of placement shall be as established by the Department of City Development, when not otherwise under the jurisdiction of the Plan Commission.*

Staff comment: it would be the first sign on this property.

2. *Monument signs will be permitted to flank driveways, provided that the height of each sign shall not exceed six feet in height and 60 square feet in area, and also provided that the monument signs are within 50 feet of the driveway.*

Staff comment: this sign would not flank a driveway.

3. *When a building is set back less than 30 feet from the property line, a monument sign shall not be permitted to be installed in the areas identified below:*

Staff comment: not applicable.

4. *No part of any monument sign may be closer than three feet to a lot line.*

Staff comment: sign setback is seven (7) feet.

5. *A monument sign may not be located so as to create an obstruction within the vision triangle as determined by and at the discretion of the Department of City Development.*

Staff comment: the sign would be located outside the vision triangle.

e) *Height. The maximum sign height of a monument sign, including the base, shall not exceed 14 feet at the highest point of the sign. The maximum height of the sign base shall not exceed four feet. The height of the sign shall be measured from the nearest adjacent road grade at the edge of the pavement to the highest point of the sign and/or supporting structure of the sign, excepting that under no circumstances shall the maximum height of a monument sign exceed 18 feet, measured from ground level at the base to the highest point of the sign.*

Staff comment: the overall sign height would be 7ft-11in.

f) *Material and color compatibility. The color scheme of monument signs must be consistent with the color scheme of the principal building, unless an alternate color scheme is required by an approved master sign program.*

Staff comment: apartment building elevations, pictures and wall signs are included in this packet for reference.

The previous location of this sign interfered with the required landscape bufferyard along Rawson Avenue as presented in the initial submittal. Based on staff comments, the applicant relocated the sign outside the landscape bufferyard and corner vision triangle, as depicted in the site plan attached to this packet.

STAFF RECOMMENDATION

City Development Staff recommends approval of the proposed ground sign as presented by the applicant.

RESOLUTION NO. 2020-____

A RESOLUTION APPROVING A MONUMENT SIGN FOR THE VELO
VILLAGE APARTMENTS AT BALLPARK COMMONS DEVELOPMENT
(SOUTHWEST CORNER OF WEST RAWSON AVENUE AND SOUTH
BALLPARK DRIVE WITHIN THE BALLPARK COMMONS MIXED USE
AREA OF PLANNED DEVELOPMENT DISTRICT NO. 37 (THE ROCK
SPORTS COMPLEX/BALLPARK COMMONS))
(VELO VILLAGE APARTMENTS LLC, APPLICANT)

WHEREAS, Velo Village Apartments LLC having applied for approval of a monument identification sign (aluminum, supported by a masonry base, with back lit panels and letters) with a 15 foot, 8 inches by 6 foot, 3 inches face [the structure consists of a main identification sign for the Velo Village Apartments and 4 secondary identification signs, 1 for the New Perspective Senior Living Facility and the other 3 for any future uses in the development], and to allow for the entrance monument sign at the southwest corner of West Rawson Avenue and South Ballpark Drive, property identified in the Ballpark Commons Masterplan as building M-1 (located in the Ballpark Commons Mixed Use Area of Planned Development District No. 37 (The Rock Sports Complex/Ballpark Commons)); and

WHEREAS, the Plan Commission having reviewed the proposed monument identification sign plan and having found same to be in compliance with and in furtherance of the development of the Velo Village Apartments at Ballpark Commons development.

NOW, THEREFORE, BE IT RESOLVED, by the Plan Commission of the City of Franklin, Wisconsin, that the monument identification sign plan City file-stamped November 9, 2020, attached hereto and incorporated herein, be and the same is hereby approved, subject to the following conditions:

1. That the signage shall be constructed and installed pursuant to such signage plan 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 Plan Commission.
2. The applicant must obtain a sign permit from the Inspection Services Department prior to installation.
3. Approval from the authority having jurisdiction will be required prior to any work within the right-of-way.

VELO VILLAGE APARTMENTS LLC – MONUMENT IDENTIFICATION SIGN
RESOLUTION NO. 2020-_____

Page 2

Introduced at a regular meeting of the Plan Commission of the City of Franklin this
_____ day of _____, 2020.

Passed and adopted at a regular meeting of the Plan Commission of the City of Franklin
this _____ day of _____, 2020.

APPROVED:

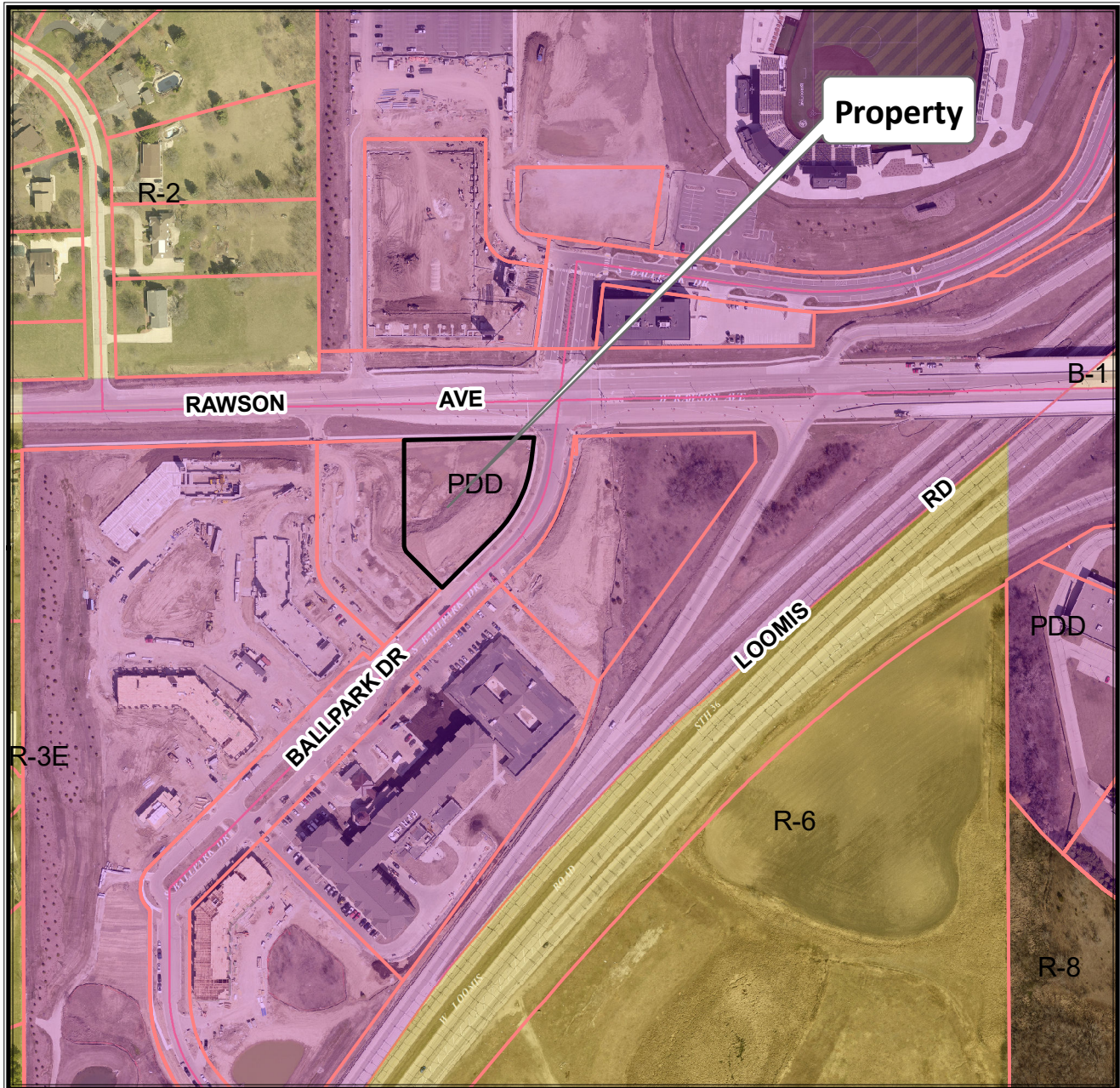
Stephen R. Olson, Chairman

ATTEST:

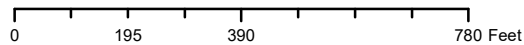
Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____

TKN: 754 9010 000

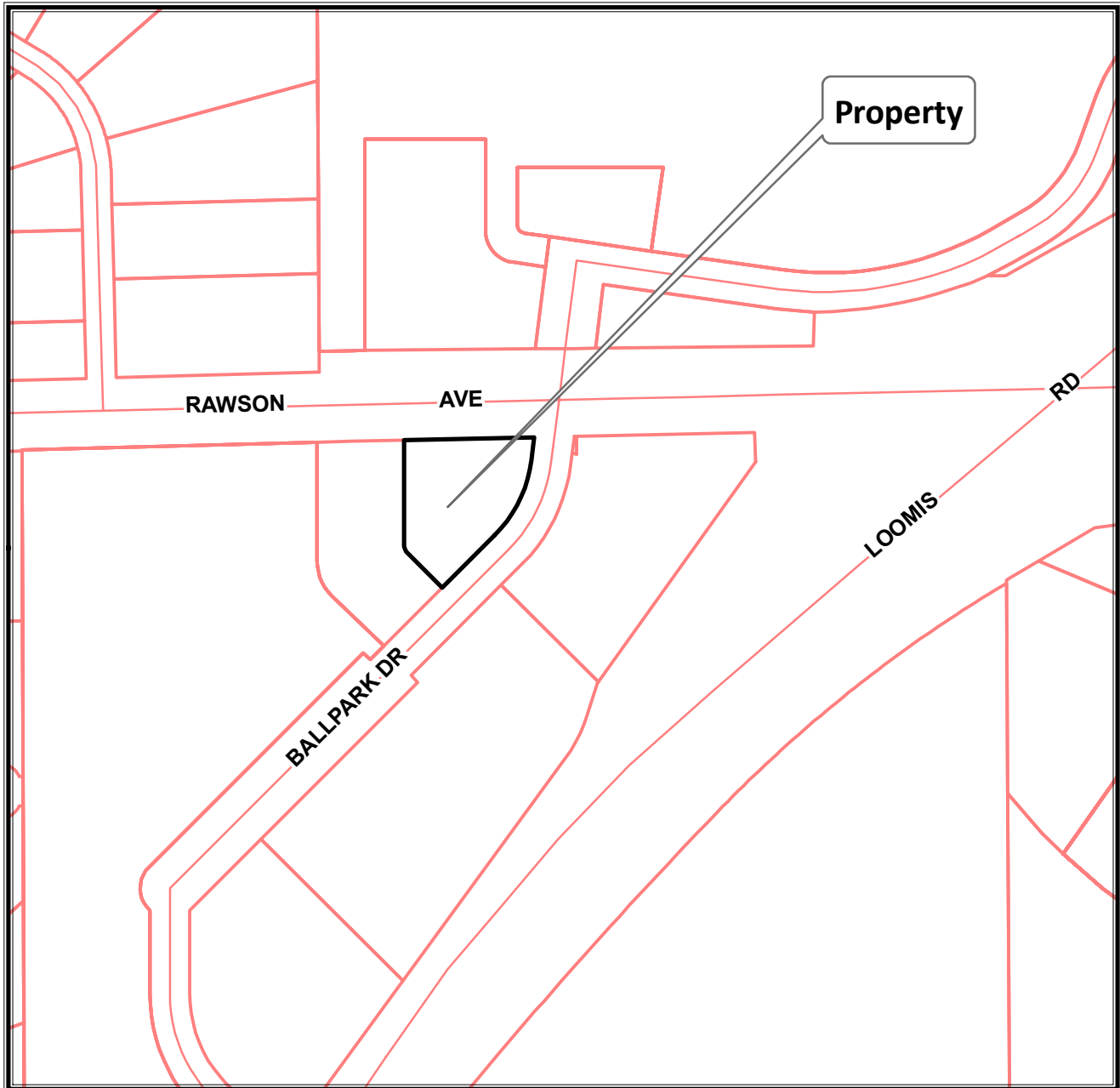


Planning Department
(414) 425-4024

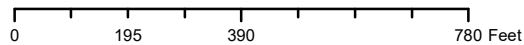


This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. This map is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes.

TKN: 754 9010 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.



Date of Application: 8/27/20

SIGN REVIEW APPLICATION

Subdivision, Residential, PDD 7 and PDD 18

Complete, accurate and specific information must be entered. Please Print.

Applicant (Full Legal Name[s]):

Name: Kiah Atkins
Company: Sign Art Studio
Mailing Address: 325 W Front St
City / State: Mount Horeb, WI Zip: 53572
Phone: 608-437-3507
Email Address: kiah@makesignsnotwar.com

Applicant is Represented by (contact person) (Full Legal Name[s]):

Name: Kiah Atkins
Company: Sign Art Studio
Mailing Address: 325 W Front St
City / State: Mount Horeb, WI Zip: 53572
Phone: 608-437-3507
Email Address: kiah@makesignsnotwar.com

Project Property Information:

Property Address: 7125; 7165; 7195; 7235; 7115; 7250 S Ballpark Dr, Franklin WI
Tax Key Nos: 754-9002-000, 754-9001-000, 754-9008-000
Existing Zoning: PDD 37

Property Owner(s): Velo Village Apartments, LLC
Mailing Address: 330 E Kilbourn Ave, Ste 600 South
City / State: Milwaukee, WI Zip: 53202
Email Address: ecialdini@mandelgroup.com

Sign Application submittals for review must include and be accompanied by the following:

- This Application form accurately completed with original signature(s). Facsimiles and copies will not be accepted.
- Application Filing Fee, payable to City of Franklin: \$40
- Three (3) colored copies of the sign elevations, drawn to scale not less than 1/2" = 1'. Plans shall be folded to a maximum size of 9x12 inches. *The elevations should denote the sign dimensions and area. Identify the colors, materials, finishes and lighting method (if applicable).*
- Three (3) scaled copies of the Site Plan, showing the location of the proposed signage relative to (1) any existing or proposed structures; (2) parking stalls and/or driveways; (3) proposed landscaping and outdoor lighting; (4) the setback distance from the street right-of-way at the proposed location; (5) height of sign above the finished grade; and (6) the vision triangle distances described in Section 15-5.0201 of the Unified Development Ordinance.
- Email (or CD ROM) with all plans/submittal materials. *Plans must be submitted in both Adobe PDF and AutoCAD compatible format (where applicable).*

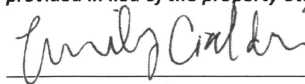
City of Franklin Municipal Code, See Chapter 210. Signs and Billboards: <http://ecode360.com/FR1719?needHash=true>

City of Franklin Unified Development Ordinance: <http://www.franklinwi.gov/Home/Planning/UnifiedDevelopmentOrdinanceUDO.htm>

- Upon receipt of a complete submittal, staff review will be conducted within ten business days.
- Most requests require Plan Commission, Community Development Authority or Economic Development Committee review and approval. Additional application material copies will be required.
- Permits for construction are REQUIRED after approval. Contact the Building Inspection Department (414-425-0084) for permit process.

The applicant and property owner(s) hereby certify that: (1) all statements and other information submitted as part of this application are true and correct to the best of applicant's and property owner(s)' knowledge; (2) the applicant and property owner(s) has/have read and understand all information in this application; and (3) the applicant and property owner(s) agree that any approvals based on representations made by them in this Application and its submittal, and any subsequently issued building permits or other type of permits, may be revoked without notice if there is a breach of such representation(s) or any condition(s) of approval. By execution of this application, the property owner(s) authorize the City of Franklin and/or its agents to enter upon the subject property(ies) between the hours of 7:00 a.m. and 7:00 p.m. daily for the purpose of inspection while the application is under review. The property owner(s) grant this authorization even if the property has been posted against trespassing pursuant to Wis. Stat. §943.13.

(The applicant's signature must be from a Managing Member if the business is an LLC, or from the President or Vice President if the business is a corporation. A signed applicant's authorization letter may be provided in lieu of the applicant's signature below, and a signed property owner's authorization letter may be provided in lieu of the property owner's signature[s] below. If more than one, all of the owners of the property must sign this Application).



Signature - Property Owner
Name & Title (PRINT) Emily Cialdini, Senior Development Associate
Date: 8/27/2020



Signature - Applicant
Name & Title (PRINT) Kiah Atkins - Project Manager
Date: 8/27/20

Signature - Property Owner
Name & Title (PRINT)
Date: _____

Signature - Applicant's Representative
Name & Title (PRINT)
Date: _____

MEMORANDUM

Date: October 22, 2020
To: Kiah Atkins, Sign Art Studio
From: Department of City Development
RE: Application for Sign Review – 7125, 7165, 7195 and 7235 S Ballpark Drive

Staff comments are as follows for a ground sign facing Rawson Avenue at the Velo Village Apartments:

City Development Department comments

1. The sign location depicted in the plan submitted on September 9 does not match the September 28 plan, please explain.
2. The submitted site plan is not to scale, please add numerical scale.
3. Vision triangles were required previously because the sign was located by the intersection of Rawson Avenue and South Ballpark Drive. Vision triangles are only required for street intersections, not for private driveways. You can remove the vision triangles if you wish.
4. Please label the red and blue cross hatched areas. If these areas are easements, please indicate the setback from the easement line to the sign.

The comments below are related to the ground sign standards set forth in Municipal Code §210-4(C)(5), this section is attached for your convenience.

5. The proposed sign is encroaching into the 30-foot landscape bufferyard easement along Rawson Avenue of Certified Survey Map No. 9042 (attached). Signs shall not interfere with approved landscape features. Please relocate the sign outside the landscape bufferyard easement area.
6. The submitted site plan has setback dimensions but setbacks should be measured from the property line or right-of-way line, not the edge of pavement. Please update setback dimensions. Ground signs shall be located at least 3 feet from any property line.
7. It appears that the sign is within 50 feet from the driveway. If that is the case, the sign would not comply with the maximum height of 6 feet and sign face of 60 square feet. Please relocate the sign at least 50 feet from the driveway or redesign.

Inspection Services Department comments

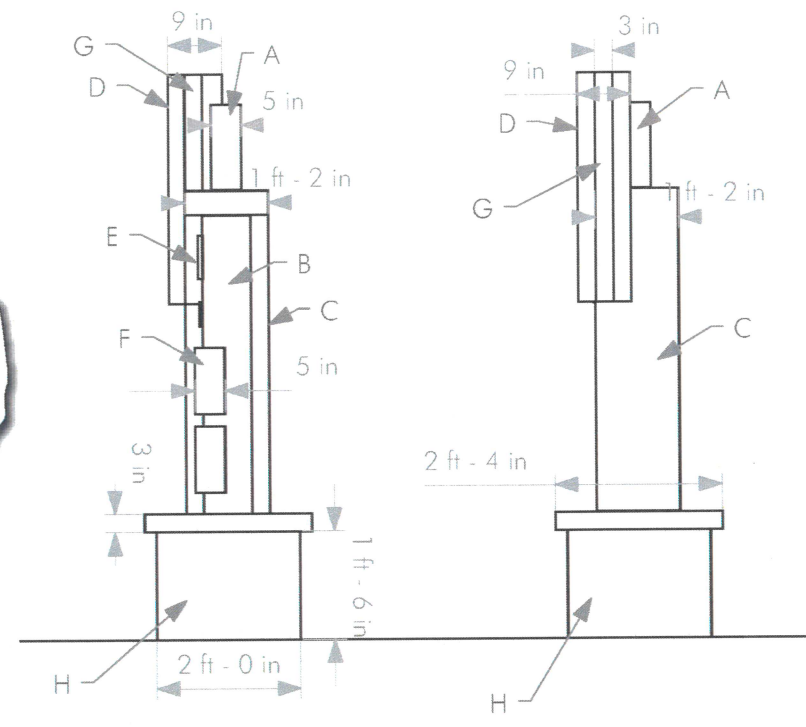
8. Inspection Services has no comments on the subject proposal at this time.

Engineering Department comments

9. No comments.



Northeast (NE) Elevation



Northwest (NW) Elevation

Southeast (SE) Elevation

KEY NOTES:

- A- 5" deep fabricated aluminum channel letters
- B- 8" Deep fabricated aluminum cabinet
- C- Fabricated aluminum trim with all returns to be back lit white acrylic
- D- Fabricated aluminum logo cabinet with push thru acrylic letters
- E- 3/4" push thru acrylic letters
- F- 2" deep fabricated aluminum tenant cabinets with routed aluminum faces. Cabinets to wrap around (SE) elevation
- G- Back lit strip around logo cabinet
- H- Masonry by others

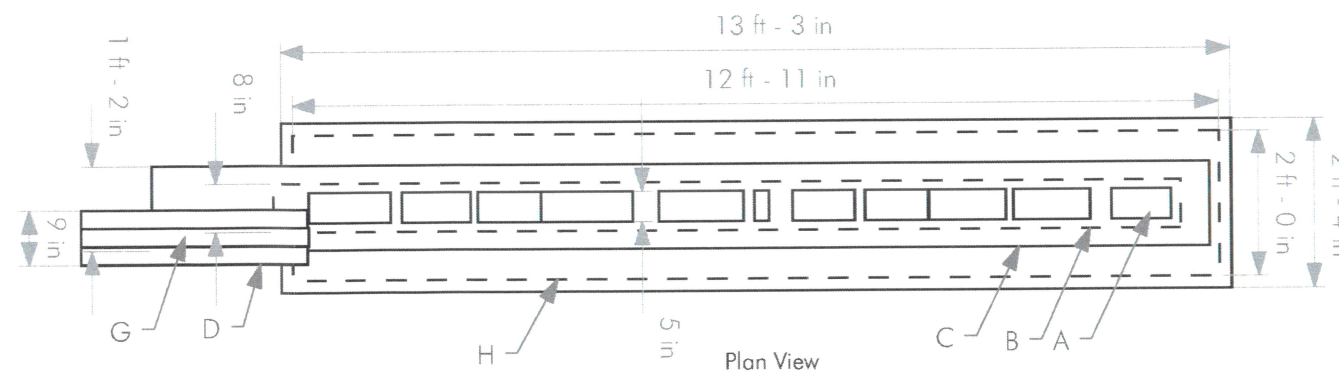
FINISHES:

- Matthews Satin-To match building color
- Matthews Satin-To match building color
- White Acrylic Faces

CALCULATIONS:

6'-3"x15'-8"=98sf

REVISIONS:



Plan View



Illumination



makesignsnotwar.com
325 W Front St, Mount Horeb, WI 53572

CUSTOMER APPROVAL: _____

DATE: _____

LANDLORD APPROVAL: _____

DATE: _____

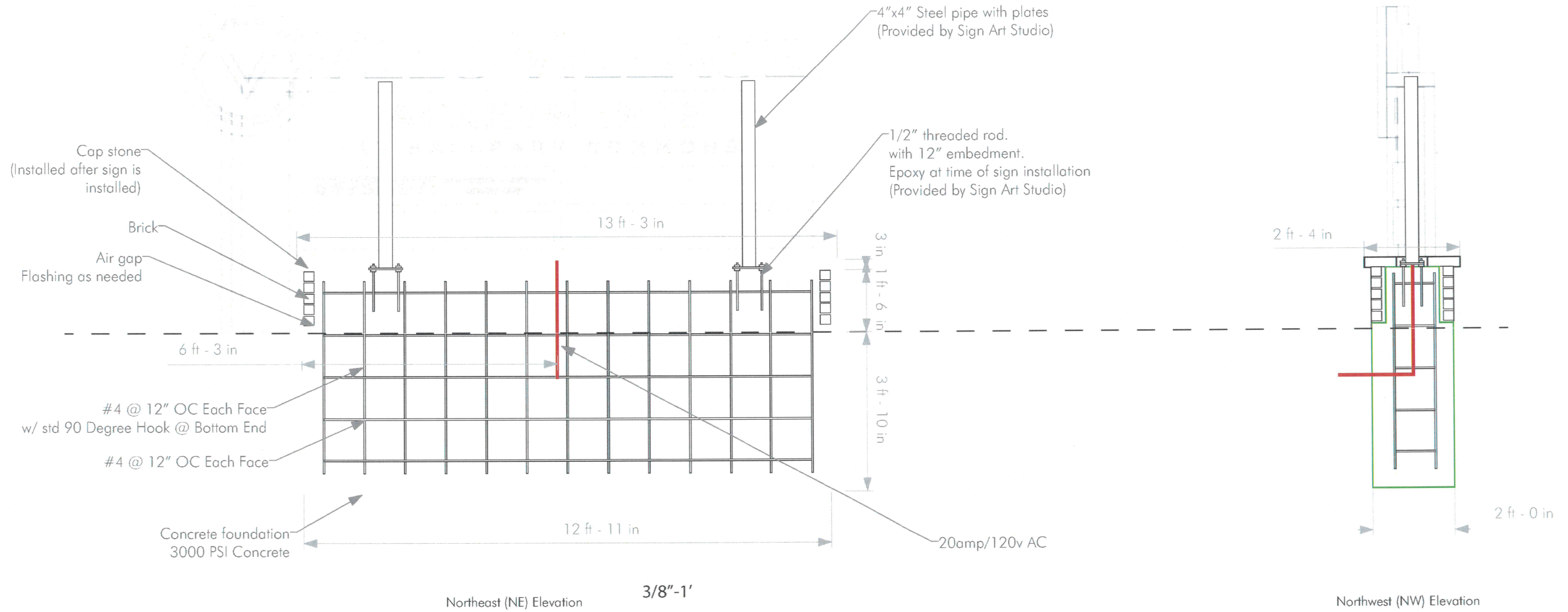
SHEET

GMI

By signing this approval you are hereby authorizing Sign Art Studio LLC to proceed with the work as described. Any deviation from these specifications will become the customer's financial responsibility.

© The above artwork and or conceptual design, less customer provided artwork or plans, is property of Sign Art Studio and may not be reproduced without written consent.

MANDEL GROUP - VELO VILLAGE



makesignsnotwar.com
325 W Front St, Mount Horeb, WI 53572

CUSTOMER APPROVAL: _____ DATE: _____ LANDLORD APPROVAL: _____ DATE: _____

By signing this approval you are hereby authorizing Sign Art Studio LLC to proceed with the work as described. Any deviation from these specifications will become the customer's financial responsibility.

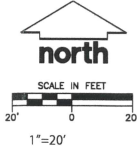
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SHEET

GMI
FOUNDATION

MANDEL GROUP - VELO VILLAGE

RAWSON AVENUE



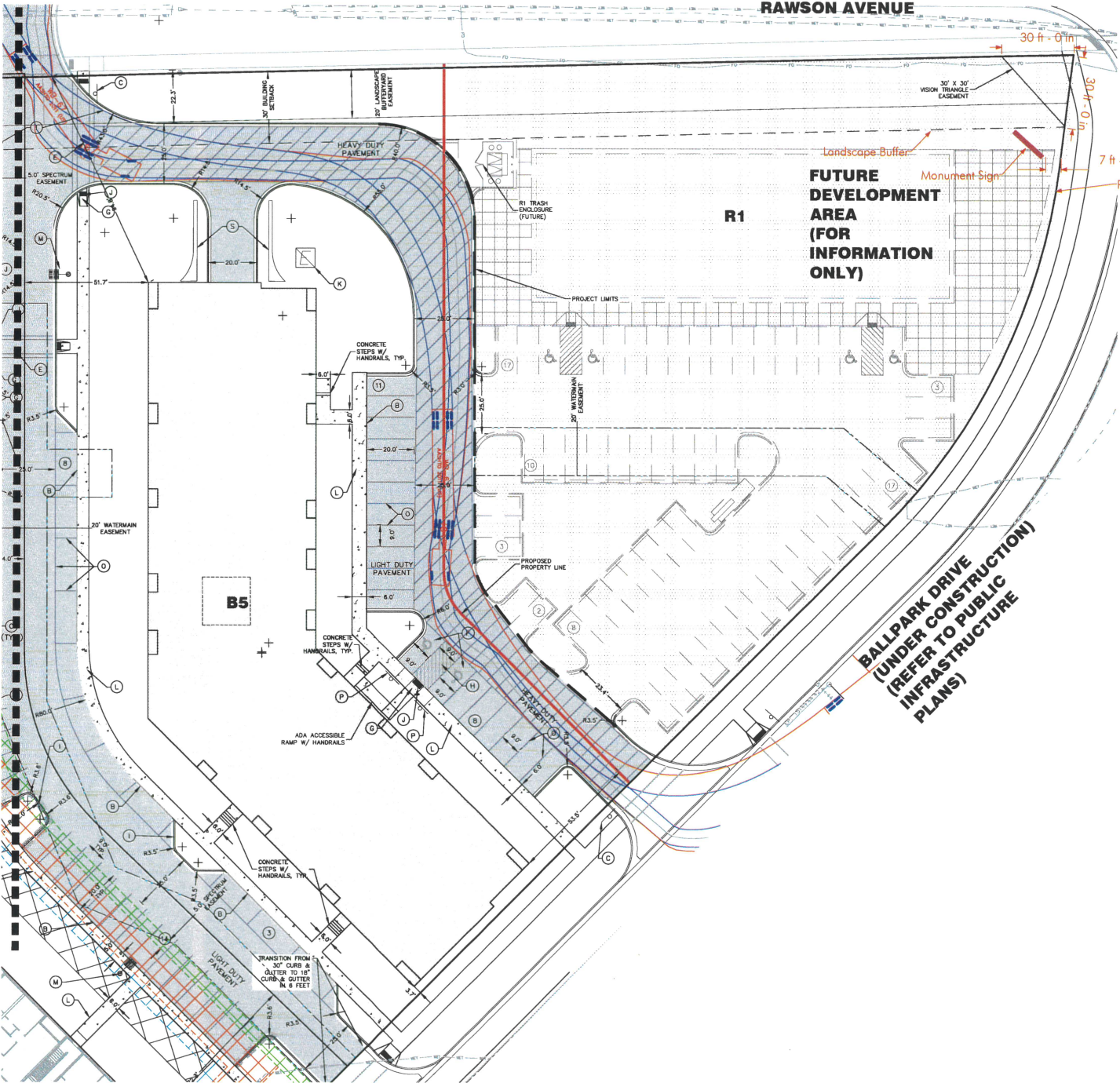
R1

FUTURE DEVELOPMENT AREA (FOR INFORMATION ONLY)

Monument Sign Location

BALLPARK DRIVE (UNDER CONSTRUCTION) INFRASTRUCTURE

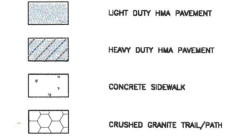
REFER TO SHEET C2.1 FOR CONTINUATION



SITE LEGEND

- (A) MONUMENT SIGN (REFER TO ARCHITECTURE PLANS)
- (B) THICKENED EDGE SIDEWALK
- (C) SINGLE POST W/ STOP SIGN
- (D) NOT USED
- (E) 6'-0" WIDE PEDESTRIAN CROSSWALK, EDGE LINES PAINTED SWL/8"
- (F) ACCESSIBLE PARKING SPACE TYPICAL. SEE DETAILS FOR ACCESSIBLE PARKING SPACE SIZE, SIGN AND SYMBOLS. (*VAN* INDICATES VAN ACCESSIBLE SPACE)
- (G) ACCESSIBLE RAMP
- (H) DIAGONAL HATCH - 4" AT 45° @ 2'-0" O.C.
- (I) CONCRETE CURB & GUTTER 18"
- (J) DETECTABLE WARNING FIELD
- (K) CONCRETE TRANSFORMER PAD (BY UTILITY)
- (L) CONCRETE SIDEWALK
- (M) LIGHT POLE
- (N) PRE-CAST CONCRETE STAIRCASE
- (O) PARKING STRIPING
- (P) ACCESSIBLE PARKING SIGN
- (Q) CRUSHED GRANITE TRAIL/WALKWAY
- (R) PEDESTRIAN REST AREA/PARK BENCH
- (S) MODULAR BLOCK RETAINING WALL

PAVING NOTES



LEGEND



CREATE THE VISION TELL THE STORY

RAVISON | MILWAUKEE
KENDRA | APPLETON | WAUKESHA
MILWAUKEE REGIONAL OFFICE
N22 W2931 HANCOCK COURT SUITE 3
MILWAUKEE, WISCONSIN 53146
P. 262.513.0666



BALLPARK COMMONS APARTMENTS

DIGGERS & NOTLINE
Toll Free (800) 242-8511

#	Date	Description
1.	01-18-18	PLAN COMMISSION SUBMITTAL
2.	01-31-18	STATE PLAN SUBMITTAL
3.	04-08-18	PLAN COMMISSION SUBMITTAL
4.	05-11-18	CONSTRUCTION SET
5.	08-04-18	APFS C201
6.	10-26-18	APFS C202
7.	12-21-18	APFS C203 C
8.	02-01-19	B5 PLAN COMM. SUBMITTAL

Design/Drawn: CARV,JP
Approved: JL

SHEET TITLE
SITE PLAN - B5

SHEET NUMBER
C2.6

WINDOW NOTES

- 1) ALL WINDOW AND PATIO DOORS SHALL HAVE DOUBLE PANE LOW-E GLAZING - SEE SPECIFICATIONS.
- 2) WINDOW NOTES ARE NOMINAL - GENERAL CONTRACTOR TO VERIFY ALL ROUGH OPENINGS WITH MANUFACTURER'S SPECIFICATIONS.
- 3) CONTRACTOR MAY PROVIDE ALTERNATE WINDOW MANUFACTURER WITH OWNER AND ARCHITECT APPROVAL. ALTERNATE WINDOWS MUST EQUAL SPECIFIED WINDOWS IN QUALITY, PERFORMANCE, AND APPEARANCE.
- 4) ALL GLAZING WITHIN 1/8 INCHES FROM FINISHED FLOOR TO BE TYPED - SEE SPECIFICATIONS.

EXTERIOR ELEVATION NOTES

- 1) COORDINATE WITH ARCHITECT THE LOCATION OF ALL SHIP-RELATED PENETRATIONS OF THE EXTERIOR ENVELOPE.
- 2) COORDINATE WITH ARCHITECT THE LOCATION OF ALL EXTERIOR MATERIAL PANEL JOINTS, CONTROL JOINTS, AND EXPANSION JOINTS.

WINDOW SCHEDULE						
TYPE	WIDTH	HEIGHT	DESCRIPTION	MANUFACTURER	FRAME FINISH	GLASS FINISH
A	3'-0"	4'-0"	Fixed Single Hung, Top	Johnson 1118 Series	Dark Bronze An. Stone	Clear
B	3'-0"	4'-0"	Fixed Single Hung, Top	Johnson 1118 Series	Dark Bronze An. Stone	Clear
C	3'-0"	4'-0"	Fixed Single Hung, Top	Johnson 1118 Series	Dark Bronze An. Stone	Clear
D	3'-0"	4'-0"	Fixed Single Hung, Top	Johnson 1118 Series	Dark Bronze An. Stone	Clear
E	3'-0"	4'-0"	Fixed Single Hung, Top	Johnson 1118 Series	Dark Bronze An. Stone	Clear
F	3'-0"	4'-0"	Fixed Single Hung, Top	Johnson 1118 Series	Dark Bronze An. Stone	Clear
G	3'-0"	4'-0"	Fixed Single Hung, Top	Johnson 1118 Series	Dark Bronze An. Stone	Clear
H	3'-0"	4'-0"	Fixed Single Hung, Top	Johnson 1118 Series	Dark Bronze An. Stone	Clear
I	3'-0"	4'-0"	Fixed Single Hung, Top	Johnson 1118 Series	Dark Bronze An. Stone	Clear
J	3'-0"	4'-0"	Fixed Single Hung, Top	Johnson 1118 Series	Dark Bronze An. Stone	Clear
K	3'-0"	4'-0"	Fixed Single Hung, Top	Johnson 1118 Series	Dark Bronze An. Stone	Clear
L	3'-0"	4'-0"	Fixed Single Hung, Top	Johnson 1118 Series	Dark Bronze An. Stone	Clear
M	3'-0"	4'-0"	Fixed Single Hung, Top	Johnson 1118 Series	Dark Bronze An. Stone	Clear
N	3'-0"	4'-0"	Fixed Single Hung, Top	Johnson 1118 Series	Dark Bronze An. Stone	Clear
O	3'-0"	4'-0"	Fixed Single Hung, Top	Johnson 1118 Series	Dark Bronze An. Stone	Clear
P	3'-0"	4'-0"	Fixed Single Hung, Top	Johnson 1118 Series	Dark Bronze An. Stone	Clear
Q	3'-0"	4'-0"	Fixed Single Hung, Top	Johnson 1118 Series	Dark Bronze An. Stone	Clear
R	3'-0"	4'-0"	Fixed Single Hung, Top	Johnson 1118 Series	Dark Bronze An. Stone	Clear
S	3'-0"	4'-0"	Fixed Single Hung, Top	Johnson 1118 Series	Dark Bronze An. Stone	Clear
T	3'-0"	4'-0"	Fixed Single Hung, Top	Johnson 1118 Series	Dark Bronze An. Stone	Clear
U	3'-0"	4'-0"	Fixed Single Hung, Top	Johnson 1118 Series	Dark Bronze An. Stone	Clear
V	3'-0"	4'-0"	Fixed Single Hung, Top	Johnson 1118 Series	Dark Bronze An. Stone	Clear
W	3'-0"	4'-0"	Fixed Single Hung, Top	Johnson 1118 Series	Dark Bronze An. Stone	Clear
X	3'-0"	4'-0"	Fixed Single Hung, Top	Johnson 1118 Series	Dark Bronze An. Stone	Clear
Y	3'-0"	4'-0"	Fixed Single Hung, Top	Johnson 1118 Series	Dark Bronze An. Stone	Clear
Z	3'-0"	4'-0"	Fixed Single Hung, Top	Johnson 1118 Series	Dark Bronze An. Stone	Clear

EXTERIOR MATERIALS SCHEDULE							
MARK	DESCRIPTION	MANUFACTURER	TYPE / STYLE	DIMENSIONS	COLOR	NOTES	
1	BRICKWORK	BRICK	18" x 8" x 4" CLAY	18" x 8" x 4"	BLACK		
2	BRICKWORK	BRICK	18" x 8" x 4" CLAY	18" x 8" x 4"	BLACK		
3	BRICKWORK	BRICK	18" x 8" x 4" CLAY	18" x 8" x 4"	BLACK		
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100	BRICKWORK	BRICK	18" x 8" x 4" CLAY	18" x 8" x 4"	BLACK		



JLA
ARCHITECTS

MADISON : MILWAUKEE
jla-ap.com

JLA PROJECT NUMBER: 16-0909



BALLPARK
COMMONS
APARTMENTS

CITY ENTITLEMENT
DOCUMENTS

DATE OF ISSUANCE FEBRUARY 1, 2019

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

BUILDING 'B1' -
EXTERIOR ELEVATIONS
(BLDG'S 'B4' & 'B5' SIM)

SHEET NUMBER

A201-B1

CERTIFIED SURVEY MAP NO. 9167

LOT 1 OF CERTIFIED SURVEY MAP NO. 9042, BEING PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 9, TOWN 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN

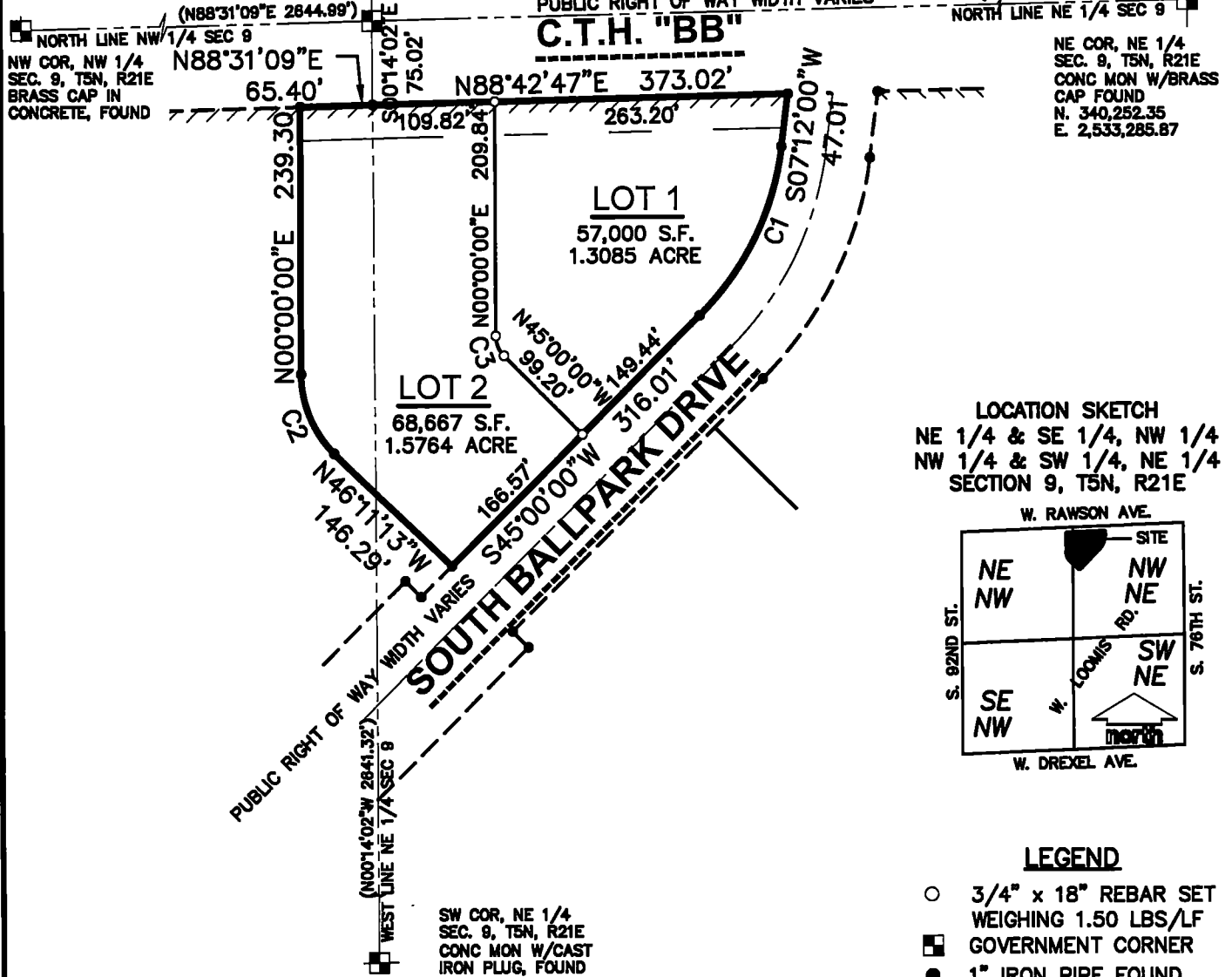
NW COR, NE 1/4
SEC. 9, T5N, R21E
CONC MON W/BRASS
CAP FOUND
N. 340,192.79
E. 2,530,634.94

W. RAWSON AVE.

PUBLIC RIGHT OF WAY WIDTH VARIES

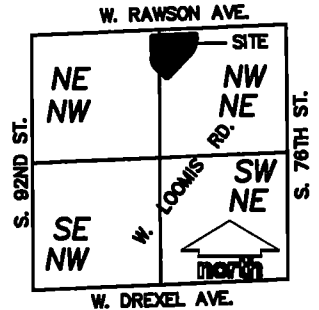
C.T.H. "BB"

(N88°42'47"E 2851.78')
NORTH LINE NE 1/4 SEC 9



NE COR, NE 1/4
SEC. 9, T5N, R21E
CONC MON W/BRASS
CAP FOUND
N. 340,252.35
E. 2,533,285.87

LOCATION SKETCH
NE 1/4 & SE 1/4, NW 1/4
NW 1/4 & SW 1/4, NE 1/4
SECTION 9, T5N, R21E



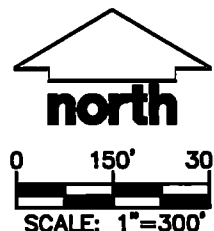
LEGEND

- 3/4" x 18" REBAR SET WEIGHING 1.50 LBS/LF
- GOVERNMENT CORNER
- 1" IRON PIPE FOUND
- 3/4" REBAR FOUND

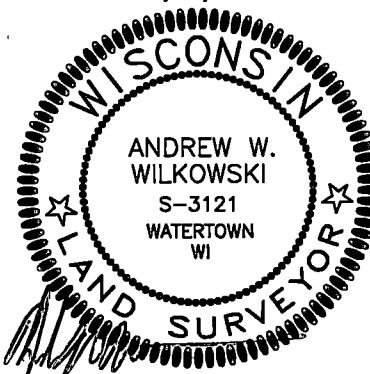
NOTES

1. SEE SHEET 2 FOR LOT DETAILS.
2. SEE SHEET 3 FOR EXISTING EASEMENTS
3. SEE SHEET 2 CURVE TABLE
4. ALL ANGLES MEASURED TO THE NEAREST SECOND.
5. ALL DISTANCES ARE MEASURED TO THE NEAREST 0.01'
6. ZONED PDD-PLANNED DEVELOPMENT DISTRICT NO. 37
7. BUILDING SETBACKS VARY AND SHALL COMPLY WITH PDD NO. 37.
8. NRPP APPROVED BY CITY OF FRANKLIN ON 01/09/2018.
9. ALL LOTS SERVED BY SANITARY SEWER AND WATER
10. REFER TO PDD NO. 37 FOR VISION TRIANGLE REGULATIONS
11. THERE SHALL BE NO DIRECT ACCESS TO RAWSON AVENUE FROM ANY LOT OF THE CSM EXCEPT BY BALLPARK DRIVE
12. LANDSCAPE BUFFERYARD EASEMENTS SUBJECT TO THE REQUIREMENTS OF PDD NO. 37. THIS STRIP IS RESERVED FOR THE PLANTING OF TREES AND SHRUBS; THE BUILDING OF VERTICAL STRUCTURES IS HEREON PROHIBITED. SIDEWALKS, STREETS, AND MONUMENT SIGNAGE THAT FALL WITHIN THE LANDSCAPE BUFFERYARD ARE PERMITTED.

ALL BEARINGS REFER TO THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 9, WHICH HAS A WISCONSIN STATE PLANE COORDINATE SYSTEM (SOUTH ZONE) BEARING OF N88°42'47"E.



JANUARY 31, 2019
REVISED 4/16/19
REVISED 4/23/19
REVISED 4/29/19
REVISED 6/11/19



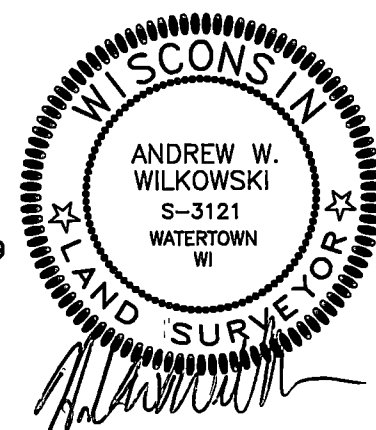
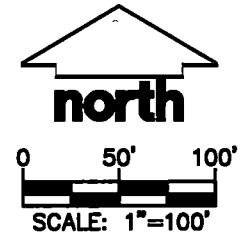
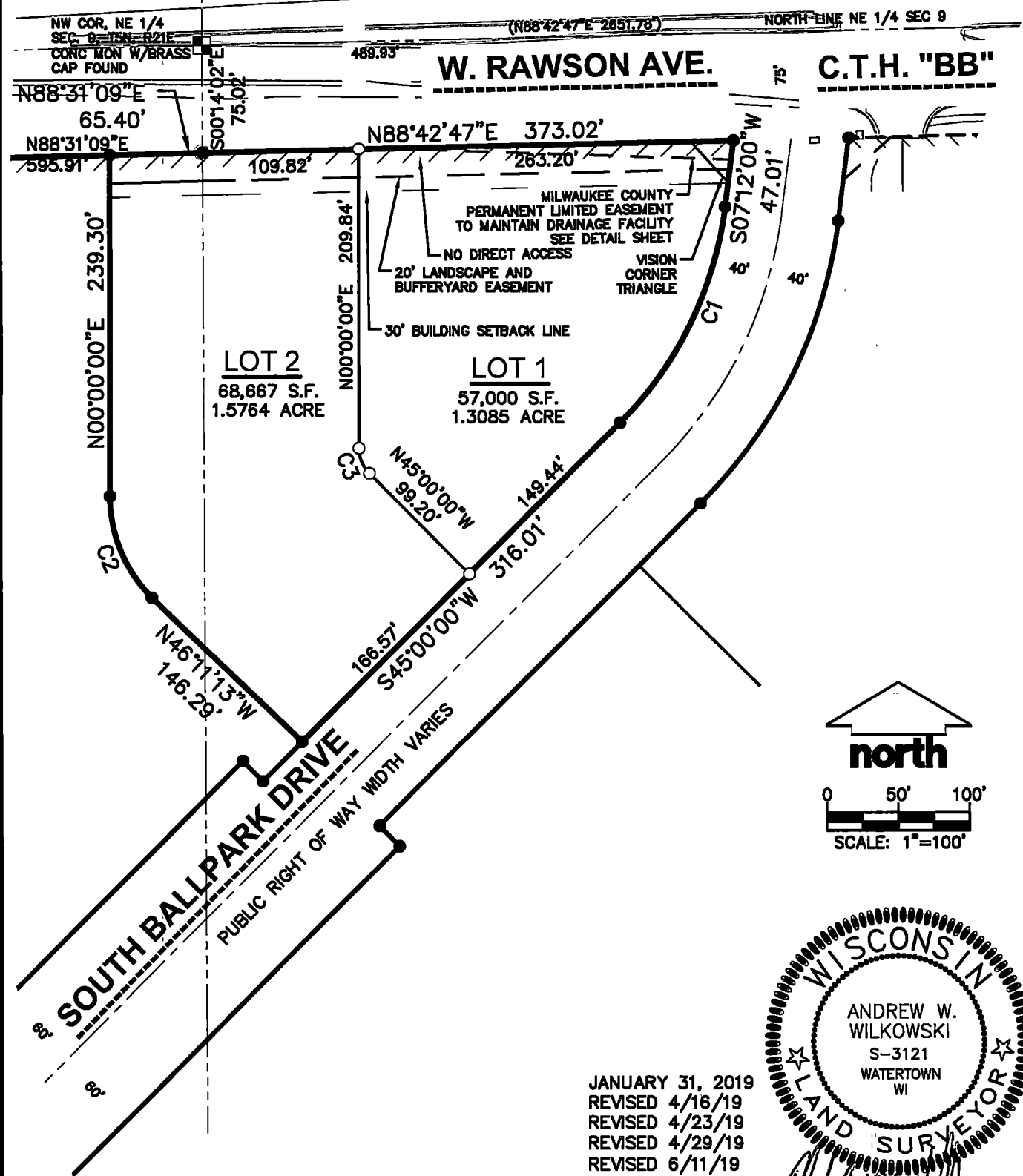
THIS INSTRUMENT DRAFTED BY ANDREW W. WILKOWSKI S-3121

SURVEYED BY: JSD Professional Services, Inc. Engineers • Surveyors • Planners W238 N1810 BUSSE ROAD SUITE 100 WALKESHA, WISCONSIN 53188 PHONE: (262)513-0668	OWNER & SUBDIVIDER: ZIM-MAR PROPERTIES, LLC 510 WEST KILBOURN AVE. MILWAUKEE, WI 53202	PROJECT NO: 14-6548 FILE NO: B-*	SURVEYED BY: JSD, INC DRAWN BY: DHS CHECKED BY: AWW APPROVED BY: JJJ
		FIELDBOOK/PG: - SHEET NO: 1 OF 8	

File: R:\2014\1406548 Ballpark Commons\dwg\146548 CSM SOUTH LOT 1 REDIVIDE.dwg Layout. SHEET 1 User: dsparjar Plotted: Jun 11, 2019 - 7:55am

CERTIFIED SURVEY MAP NO. 9167

LOT 1 OF CERTIFIED SURVEY MAP NO. 9042, BEING PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 9, TOWN 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN



JANUARY 31, 2019
 REVISED 4/16/19
 REVISED 4/23/19
 REVISED 4/29/19
 REVISED 6/11/19

CURVE TABLE							
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	ARC LENGTH	TANGENT IN	TANGENT OUT
C1	260.00'	37°48'00"	S26°06'00"W	168.44'	171.53'	S45°00'00"W	S07°12'00"W
C2	100.00'	45°00'00"	N22°30'00"W	76.54'	78.54'	N00°00'00"E	N45°00'00"W
C3	25.00'	45°00'00"	N22°30'00"W	19.13'	19.63'	N00°00'00"E	N45°00'00"W

PREPARED BY:
JSD Professional Services, Inc.
 • Engineers • Surveyors • Planners
 W238 N1610 BUSSE ROAD
 SUITE 100
 WALKESHA, WISCONSIN 53188
 PHONE: (262)613-0668

File: R:\2014\14C6548 Ballpark Commons\dwg\146548 CSM SOUTH LOT 1 RED\WDE.dwg Layout: SHEET 2 User: dsparjar Plotted: Jun 11, 2019 - 7:55am



KEY NOTES

- A- 4" Deep fabricated aluminum face lit channel letters with white acrylic face
- B- 2" Deep fabricated aluminum logo cabinet with routed face backed with acrylic. Face-lit letters with halo around circle.
- C- Aluminum backslash
- D- 5"x3" narrow signcomp raceway
- E- Spacers for letter top connection to building
- F- Wall surface

FINISHES

- Matthews Satin-Black
- Matthews Satin-To match building color
- Matthews Satin-White (letter returns)
- White Acrylic Faces

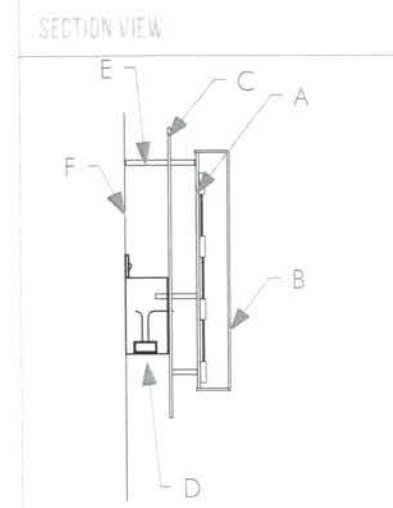
CALCULATIONS

South Elevation:
4' 3" x 15' 4" = 65sf

East Elevation:
2' 8" x 17" = 45sf

TOTAL = 110sf

REVISIONS



9 BUILDING 'B4' - SOUTH ELEVATION
1/8" = 1'-0"

17 BUILDING 'B4' - EAST ELEVATION
1/8" = 1'-0"

Franklin
SEP 09 2020
City Development



makesignsnotwar.com
325 W Front St. Mount Horeb, WI 53572

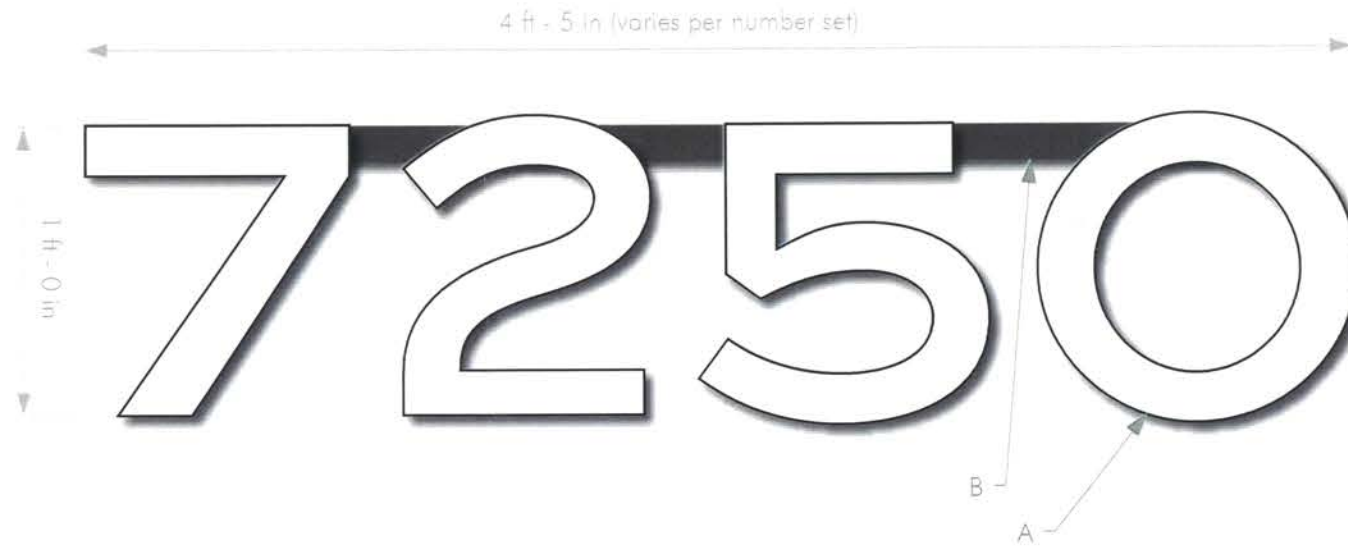
CUSTOMER APPROVAL: _____ DATE: _____ LANDLORD APPROVAL: _____ DATE: _____

By signing this approval you are hereby authorizing Sign Art Studio LLC to proceed with the work as described. Any deviation from these specifications will become the customer's financial responsibility.
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WLI

MANDEL GROUP - VELO VILLAGE

NO PERMIT REQUIRED, INCLUDED FOR REFERENCE OF OVERALL SIGN PLAN



KEY NOTES:

- A- 1" thick gloss white acrylic
- B- 1 1/2" x 1 1/2" aluminum angle
- C- Canopy

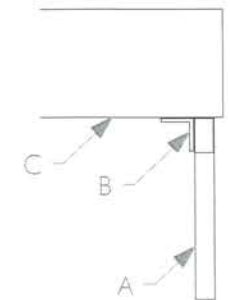
FINISHES:

- Matthews Satin-TBD (Aluminum angle)
- White Acrylic Faces

CALCULATIONS:

REVISIONS:

SECTION VIEW:



2ct 7125

2ct 7165

2ct 7195

2ct 7115

1ct 7235

2ct 7250

Franklin

SEP 09 2020

City Development



makesignsnotwar.com

325 W Front St. Mount Horeb, WI 53572

CUSTOMER APPROVAL: _____

DATE: _____

LANDLORD APPROVAL: _____

DATE: _____

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CN

MANDEL GROUP - VELO VILLAGE