

CITY OF FRANKLIN
PLAN COMMISSION MEETING*
FRANKLIN CITY HALL COUNCIL CHAMBERS
9229 W. LOOMIS ROAD, FRANKLIN, WISCONSIN
AGENDA
THURSDAY, NOVEMBER 18, 2021, 7:00 P.M.

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>.

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

B. **Approval of Minutes**

1. Approval of regular meeting of November 4, 2021.

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

D. **Business Matters** (no Public Hearing is required upon the following matters; action may be taken on all matters)

1. **CUSTOM FABRICATING & SUPPLY, INC. DRIVEWAY WIDTH WAIVER.** Miscellaneous application by Henry Asik, President of Custom Fabricating & Supply, Inc., to allow for a 40 foot wide driveway (to provide safe access to proposed new loading docks directly off of South 54th Street) as part of the expansion project for Custom Fabricating & Supply, Inc., in the Franklin Industrial Park (the proposed driveway would have a width of 40 feet measured at the property line and 46 feet at the edge of South 54th Street [according to the Unified Development Ordinance (UDO) Section 15-5.0207B., “openings for vehicular ingress and egress shall not exceed 24 feet at the street right-of-way line and 30 feet at the roadway, unless a greater distance is approved by the Plan Commission in a non-residential district”]), property located at 5500 West Oakwood Park Drive, zoned Planned Development District No. 7 (Franklin Industrial Park); Tax Key No. 931-0005-000.
2. **PLANNED DEVELOPMENT DISTRICT NO. 37 (THE ROCK SPORTS COMPLEX/BALLPARK COMMONS) YMCA OF METROPOLITAN MILWAUKEE 24/7 OPERATION.** Unified Development Ordinance §15-3.0442A.D.6. Planned Development District No. 37 (The Rock Sports Complex/Ballpark Commons) minor Amendment application by Christopher D. Buday, River Rock Performance Properties, LLC, applicant, BPC County Land, LLC, property owner, to add the use “Fitness Studio/Gym” with 24/7 hours of operation for the YMCA of Metropolitan Milwaukee, Monday through Sunday, within the Indoor Sports Complex (portions of the 1st and 2nd floors in the

Midwest Orthopedic Specialty Hospital (MOSH) Performance Center) at Ballpark Commons, located at 7095 South Ballpark Drive, property zoned Planned Development District No. 37 (The Rock Sports Complex/Ballpark Commons); Tax Key No. 744-1005-000.

E. Adjournment

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

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

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

REMINDERS:

Next Regular Plan Commission Meeting: December 9, 2021

City of Franklin
Plan Commission Meeting
November 4, 2021
Minutes

unapproved

A. Call to Order and Roll Call

Mayor Steve Olson called the November 4, 2021, 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 Steve Olson, Alderwoman Shari Hanneman, Commissioners Patricia Hogan, Adam Burckhardt and Kevin Haley. Excused were City Engineer Glen Morrow and Commissioner Patrick Leon. Also present was Associate Planner Marion Ecks. In attendance was Alderwoman Kristen Wilhelm.

B. Approval of Minutes

1. Regular Meeting of October 21, 2021 Commissioner Hogan moved and Commissioner Burckhardt seconded approval of the October 21, 2021 regular meeting minutes. On voice vote, all voted 'aye'. Motion carried (4-0-2).

C. Public Hearing Business Matters

1. MUSKEGO WARRIORS INDOOR YOUTH BASEBALL CLUB. Special Use application by Muskego Warriors Youth Baseball, Inc., to allow for an indoor training facility including batting cages, pitching mounds and other baseball equipment (typical occupants would be 2-3 coaches/trainers and 10-15 youth athletes, from age 8 to 16 years old) with proposed hours of operation Monday through Friday, from 5:00 p.m. to 10:00 p.m. and weekends, from 12:00 p.m. to 6:00 p.m. (parking demand for this facility is 2-4 parking spaces) [this use is classified under Standard Industrial Classification No. 7997, "Membership sports & recreation clubs", which requires a Special Use permit in the M-1 Zoning District], in Unit 1 (10,952 square feet) of the multi-tenant building located at 11311 West Forest Home Avenue (interior improvements consisting of the addition of restrooms), property zoned M-1 Limited Industrial District; Tax Key No. 748-9994-003.

Associate Planner Ecks presented the request by Muskego Warriors Youth Baseball, Inc., to allow for an indoor training facility including batting cages, pitching mounds and other baseball equipment (typical occupants would be 2-3 coaches/trainers and 10-15 youth athletes, from age 8 to 16 years old) with proposed hours of operation Monday through Friday, from 5:00 p.m. to 10:00 p.m. and weekends, from 12:00 p.m. to 6:00 p.m. (parking demand for this facility is 2-4 parking spaces) [this use is classified under Standard Industrial Classification No. 7997, "Membership sports & recreation clubs", which requires a Special Use permit in the M-1 Zoning District], in Unit 1 (10,952 square feet) of the multi-tenant building located at 11311 West Forest Home Avenue (interior improvements consisting of the addition of restrooms), property zoned M-1 Limited Industrial District; Tax Key No. 748-9994-003.

The Official Notice of Public hearing was read into the record by Associate Planner Ecks and the Public Hearing was opened at 7:02 p.m. and closed at 7:11 p.m.

Alderwoman Hanneman moved and Commissioner Hogan seconded a motion to recommend approval of a Resolution imposing conditions and restrictions for the approval of a Special Use for a youth baseball club indoor training facility use upon property located at 11311 West Forest Home

Avenue, unit 1. On voice vote, all voted ‘aye’; motion carried. (4-0-2).

D. Business Matters

1. SANIA INVESTMENTS LLC LAND COMBINATION. Land Combination application by Dr. Vikramjit Singh Dhillon, owner of Sania Investments LLC, to combine the corner parcel on the southwest corner of South 27th Street and West Rawson Avenue (7103 South 27th Street, 16,440 square feet), recently purchased from the Wisconsin Department of Transportation, with the lot immediately to the west (2735 West Rawson Avenue, 20,568 square feet), their combined area amounting to 37,008 square feet, for eventual parking lot expansion, properties zoned B-4 South 27th Street Mixed-Use Commercial District; Tax Key Nos. 761- 9950-003 and 761-9950-001.

Associate Planner Ecks presented the request by Dr. Vikramjit Singh Dhillon, owner of Sania Investments LLC, to combine the corner parcel on the southwest corner of South 27th Street and West Rawson Avenue (7103 South 27th Street, 16,440 square feet), recently purchased from the Wisconsin Department of Transportation, with the lot immediately to the west (2735 West Rawson Avenue, 20,568 square feet), their combined area amounting to 37,008 square feet, for eventual parking lot expansion, properties zoned B-4 South 27th Street Mixed-Use Commercial District; Tax Key Nos. 761- 9950-003 and 761-9950-001.

Commissioner Haley moved and Commissioner Burckhardt seconded a motion to recommend approval of a Resolution conditionally approving a Land Combination for tax key nos. 761-9950-003 and 761-9950-001 (2735 West Rawson Avenue and 7103 South 27th Street). On voice vote, all voted ‘aye’; motion carried. (4-0-2).

Adjournment

Commissioner Hogan moved and Alderwoman Hanneman seconded to adjourn the Plan Commission meeting of November 4, 2021 at 7:23 p.m. On voice vote, all voted ‘aye’; motion carried. (4-0-2).



CITY OF FRANKLIN
REPORT TO THE PLAN COMMISSION

Item D.1.

Meeting of November 18, 2021

Waiver

RECOMMENDATION: Department of City Development staff recommends approval of the requested waiver to allow for a 40-foot driveway, measured at the right-of-way line and 46 feet measured at the edge of S. 54th Street.

Project Name:	Custom Fabricating & Supply, driveway width waiver
General Project Location:	5500 West Oakwood Park Drive
Property Owner:	HL Investment Properties, LLP
Applicant:	Henry Asik. Custom Fabricating & Supply, Inc.
Agent:	Jeremy Flint. MSI General Corp.
Current Zoning:	Planned Development District (PDD) No. 7
2025 Comprehensive Plan:	Commercial
Use of Surrounding Properties:	Industrial zoned PDD No.7
Applicant’s Action Requested:	Approval of driveway width waiver
Staff:	Principal Planner Régulo Martínez-Montilva

Introduction:

Before you is a waiver request to allow for a 40-foot wide driveway as part of the expansion project for Custom Fabricating & Supplies in the Franklin Industrial Park. The proposed driveway would have a width of 40 feet measured at the property line and 46 feet at the edge of South 54th Street. The applicant originally presented a driveway opening of 102 feet measured at the edge of pavement, but this width was revised following staff comments as discussed further in this staff report.

According to the Unified Development Ordinance (UDO) Section 15-5.0207.B., “openings for vehicular ingress and egress shall not exceed 24 feet at the street right-of-way line and 30 feet at the roadway, unless a greater distance is approved by the Plan Commission in a non-residential district”.

On September 27, 2021, the Economic Development Commission (EDC) conditionally approved a Site Plan amendment for the Custom Fabricating & Supplies expansion project. Furthermore, a condition states that “The applicant shall submit a revised site plan to the City Development Department attesting compliance with the maximum driveway width set forth in the Unified Development Ordinance Section 15-5.0207, unless a greater distance is approved by the Plan Commission”.

City Department Comments:

City Development staff sent the following review comments to the applicant on October 29:

- **City Development Department.** City Development staff concurs with the Engineering Department comment below. Please revise plans accordingly.
- **Engineering Department.** Engineering has no objection regarding the exception request of a 40-ft width driveway at the right of the way. But, at the roadway, they have to be at the maximum of a 46-ft wide opening.
With this exception, the proposed access plan is subject to review and approval by the Engineering Department.
- **Fire Department.** The fire department has no comments/concerns.

The applicant submitted revised plans on November 4, addressing these review comments. Specifically, reducing the driveway width to 46 feet, measured at the edge of S. 54th Street as recommended by the Engineering Department.

Staff Recommendation:

Department of City Development staff recommends approval of the requested waiver to allow for a 40-foot driveway, measured at the right-of-way line and 46 feet measured at the edge of S. 54th Street.

RESOLUTION NO. 2021-_____

A RESOLUTION AUTHORIZING A 40 FOOT DRIVEWAY WIDTH AS PART OF THE EXPANSION PROJECT FOR CUSTOM FABRICATING & SUPPLY, INC. LOCATED IN THE FRANKLIN INDUSTRIAL PARK, AT 5500 WEST OAKWOOD PARK DRIVE (TAX KEY NO. 931-0005-000)
(HENRY ASIK, PRESIDENT OF CUSTOM FABRICATING & SUPPLY, INC., APPLICANT)

WHEREAS, §15-5.0207B. of the Unified Development Ordinance requires Plan Commission approval of openings for vehicular ingress and egress exceeding 24 feet at the street right-of-way line and 30 feet at the roadway, in a nonresidential zoning district; and

WHEREAS, Henry Asik, President of Custom Fabricating & Supply, Inc. having applied for such approval to allow for a 40 foot wide driveway (to provide safe access to proposed new loading docks directly off of South 54th Street) as part of the expansion project for Custom Fabricating & Supply, Inc. (the proposed driveway would have a width of 40 feet measured at the property line and 46 feet at the edge of South 54th Street), property located at 5500 West Oakwood Park Drive, such property being zoned Planned Development District No. 7 (Franklin Industrial Park); and

WHEREAS, the Plan Commission having considered such application and having determined that approval of such increase in driveway width will serve the health, safety and welfare of the community.

NOW, THEREFORE, BE IT RESOLVED, by the Plan Commission of the City of Franklin, Wisconsin, that the miscellaneous application for an increase in the openings for vehicular ingress and egress beyond 24 feet at the street right-of-way line and 30 feet at the roadway, in a nonresidential zoning district, by Henry Asik, President of Custom Fabricating & Supply, Inc., filed on October 15, 2021, for the property as described above, be and the same is hereby approved, subject to the following conditions:

1. The increase in driveway width project shall be developed in substantial compliance with the plans dated November 3, 2021.
2. Henry Asik, President of Custom Fabricating & Supply, Inc., successors and assigns and any developer of the expansion 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 expansion project, within 30 days of invoice for same. Any violation of this provision shall be a violation of the Unified Development Ordinance, and subject to §15-9.0502 thereof

HENRY ASIK, PRESIDENT OF CUSTOM FABRICATING & SUPPLY, INC. –
DRIVEWAY WIDTH INCREASE APPROVAL
RESOLUTION NO. 2021-_____

Page 2

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 Henry Asik, President of Custom Fabricating & Supply, Inc. and the expansion project for the property located at 5500 West Oakwood Park Drive: (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.

BE IT FURTHER RESOLVED, by the Plan Commission of the City of Franklin, Wisconsin, that the 40 foot driveway width as depicted upon the plans dated November 3, 2021, 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.

Introduced at a regular meeting of the Plan Commission of the City of Franklin this _____ day of _____, 2021.

Passed and adopted at a regular meeting of the Plan Commission of the City of Franklin this _____ day of _____, 2021.

APPROVED:

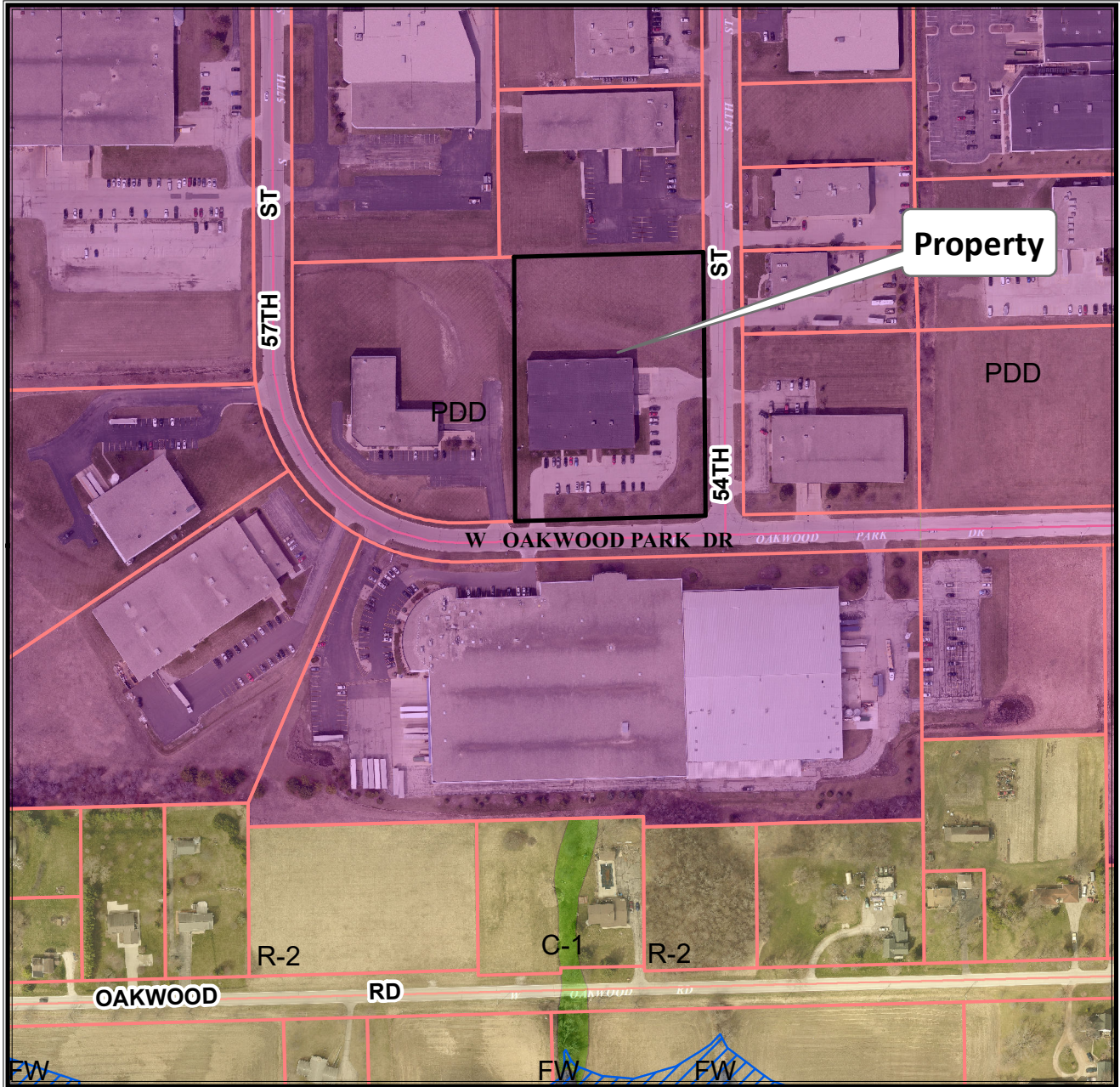
Stephen R. Olson, Chairman

ATTEST:

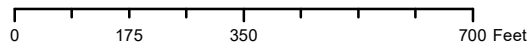
Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____

5500 W. Oakwood Park Drive
TKN: 931 0005 000

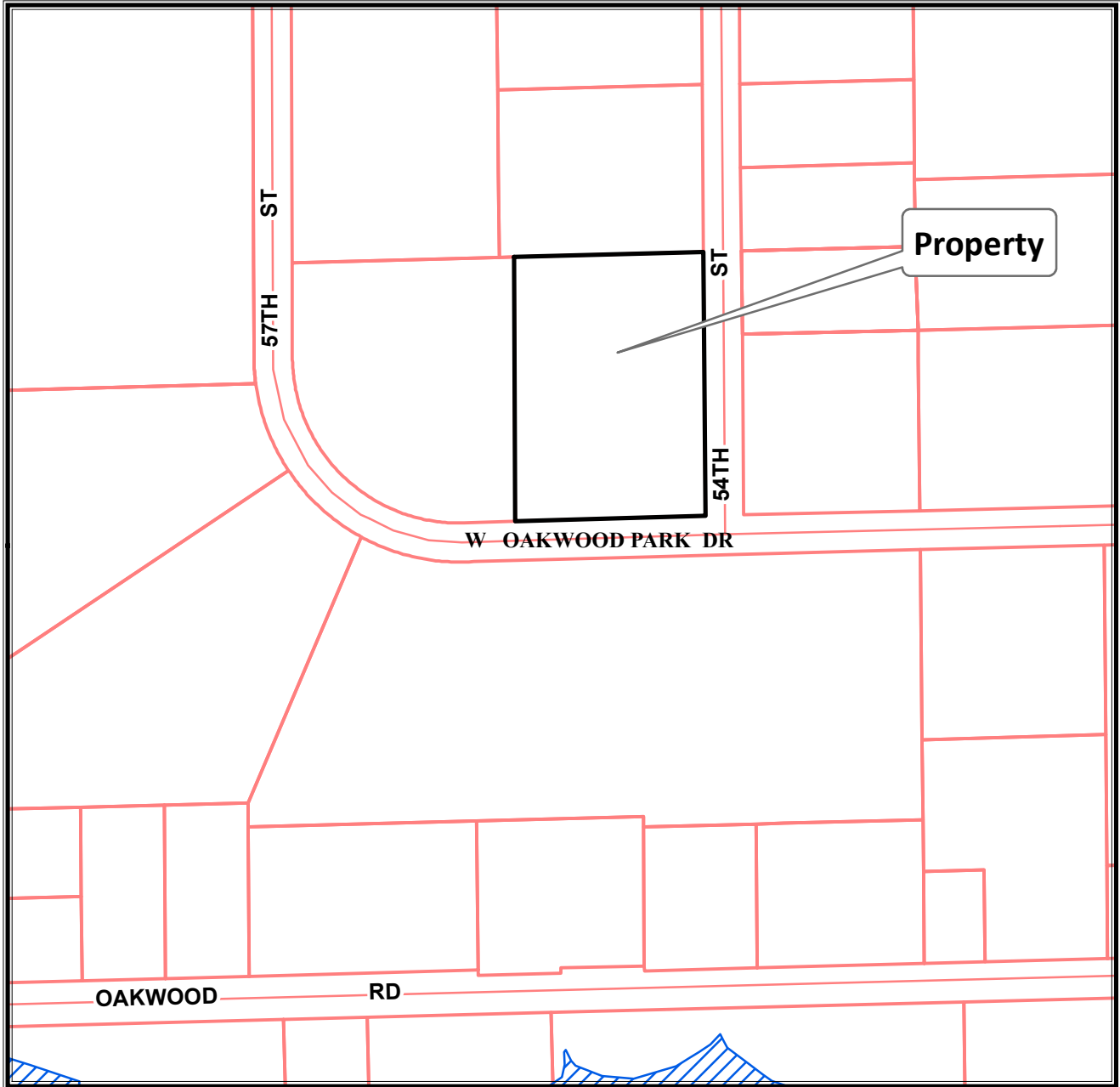


Planning Department
(414) 425-4024

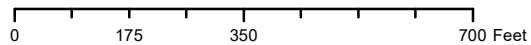


This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. This map is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes.

5500 W. Oakwood Park Drive
TKN: 931 0005 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.





Project Name & Address:

10/15/2021

Custom Fabricating & Supplies
5500 West Oakwood Park Drive
Franklin, WI. 53132
Tax Key: 931-0005

Request:

Custom Fabricating & Supplies is requesting an exception for a 40'-0" driveway width in order to provide safe access to their proposed new loading docks directly off of South 54th street in lieu of the 24'-0" wide driveway width suggested.

By reducing the driveway width to 24'-0" it inherently creates multiple access and safety issues on the property itself and along South 54th Street. The reduced width creates turning access limitations for the Semi-Truck Drivers and requires the drivers to make very difficult consecutive turning combinations both forward and in reverse in order to access the dock area without driving over the curb and into landscaped areas, and potentially requires them to realign the truck and trailer multiple times along South 54th street.

A driveway width of 24'-0" does not take into account Semi-Truck Traffic turning requirements. Currently, the property owner's existing driveway off of South 54th street which access the existing loading docks is approximately 32'-0" wide. Although this width is generally functional in the summer for an "experienced" Semi-Truck Driver, it does create substantial limitations in the winter as the driveway width is greatly reduced to nearly 24'-0" as snow starts to accumulate around the driveway entrances as city plowing occurs along South 54th street.

It is also important to note that as part of the Economic Development Committee's recent Approval of this project, they have recommended that the Plan Commission strongly consider an exception to allow for a 40'-0" driveway width. This recommendation comes after a lengthy discussion by the committee related to access and safety concerns from reducing driveways for Semi-Truck traffic to 24'-0".

Thank you for considering our request for a 40'-0" driveway width in order to accommodate safe, barrier free access to our loading docks.

Sincerely,
MSI GENERAL CORPORATION

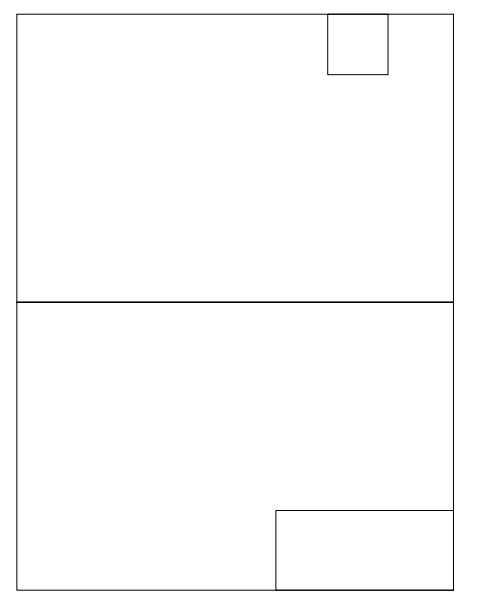
Jeremy Flint
Project Executive

MSI General Corporation
 W215 E. Wisconsin Ave.
 Nashotah, WI 53058
 Phone: 262-367-3661
 Fax: 262-367-7390

WWW.MSIGENERAL.COM
 SINGLE SOURCE RESPONSIBILITY™

ISSUE DATES:	
Proposal:	06/24/2021
Bid:	07/21/2021
Contract:	08/16/2021
Plan Commission:	09/27/2021
State Submittal / Permit:	09/03/2021
As-Built:	---/---/---

REVISIONS:	



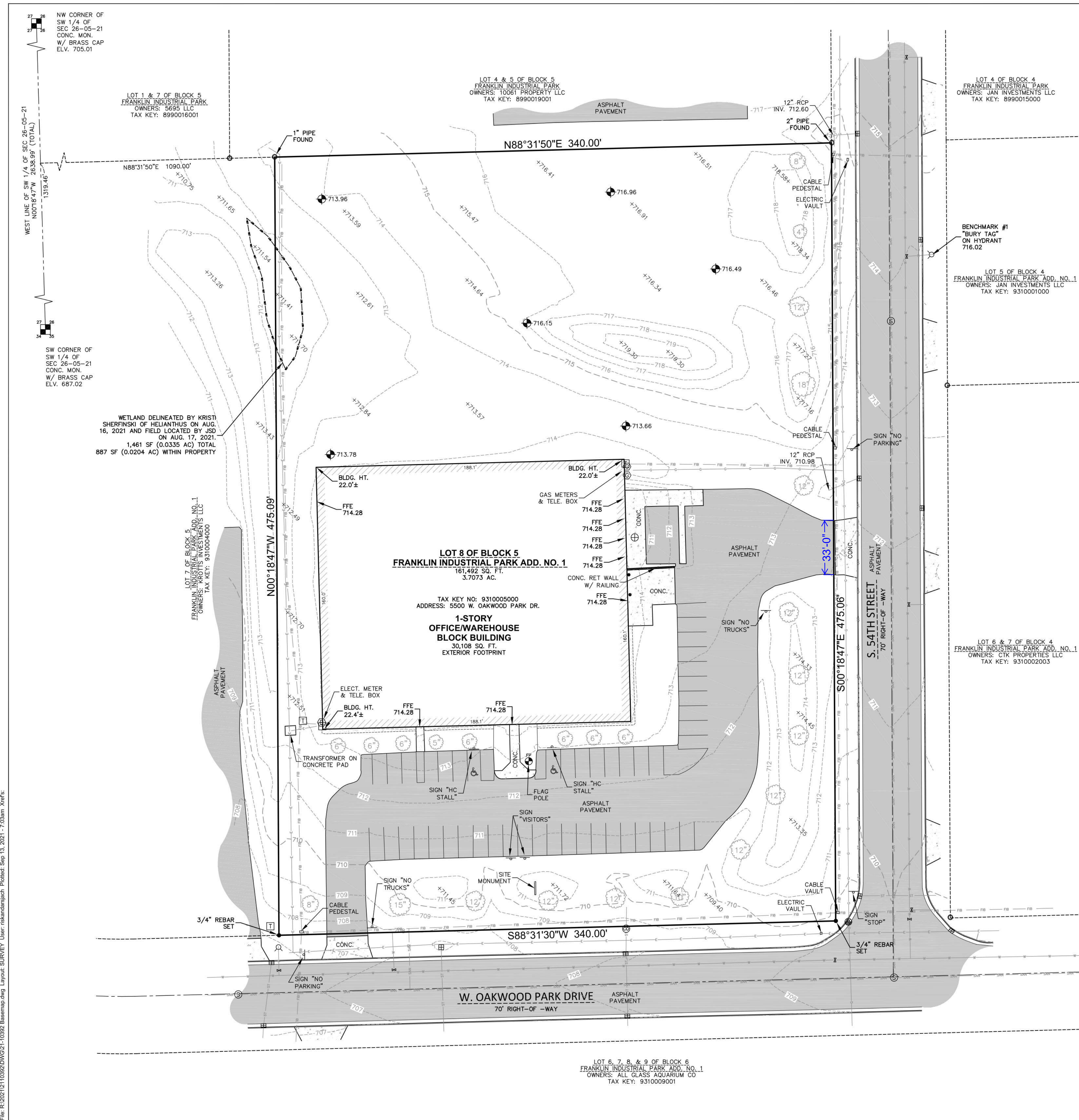
PROJECT NAME
CUSTOM FABRICATING & SUPPLIES ADDITION
 STREET ADDRESS
5500 WEST OAKWOOD PARK DRIVE
 CITY/ STATE / ZIP
FRANKLIN, WI, 53132

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

ARCHITECT:	ENGINEER:	REVIEWED BY:
BFW	AGR	BJZ

SHEET TITLE:
BOUNDARY AND EXISTING CONDITION SURVEY

SHEET NUMBER:
C-100
 PROJECT NUMBER: **4525**
 P13029



- NOTES:**
- Bearings are referenced to the subdivision plat for Franklin Industrial Park Addition No. 1, recorded in Milwaukee County Register of Deeds Office on March 6, 1986 as document No. 5894173. The west line of the Southwest 1/4 of Section 26--05--21, was used as North 00°18'47" West as shown in said plat.
 - Vertical Datum: National Geodetic Vertical Datum 1929
 Reference Benchmark: Southwest corner of the Southwest 1/4 of Section 26, Township 5 North, Range 21 East, Concrete monument w/ SEWRPC brass cap, Elevation=687.02
 - Site Benchmark #1: "BURY TAG" on hydrant located on the east side of S. 54th St. approximately 440 feet north of W. Oakwood Park Dr. Elevation=716.02.
 - Field survey by JSD Professional Services, Inc on May 26, 2021.
 - Boundary based on Franklin Industrial Park Addition No. 1, recorded in Milwaukee County Register of Deeds Office on March 6, 1986 as document No. 5894173 and Warranty Deed recorded in Milwaukee County Register of Deeds Office on October 24, 2013 as document No. 10305455.
 - At the time of this survey the property is zoned PDD 7 - Planned Development District 7 (Franklin Industrial Park Phase II), per the City of Franklin map, and has the following setbacks and restrictions:
 See City See Ordinance 2015-2196 (Dated October 20, 2015) for setbacks and restrictions.
- LEGAL DESCRIPTION:**
 (Based on Warranty Deed recorded in Milwaukee County Register of Deeds Office on October 24, 2013 as document No. 10305455.)
 Lot 8, Block 5, in Franklin Industrial Park Addition No. 1, being a Subdivision of lands in part of the Southeast 1/4 and Southwest 1/4 of the Southwest 1/4 Section 26, Town 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin.
 Tax Key No: 931-0005-000
 Address: 5500 W. Oakwood Park Drive

SURVEYOR'S CERTIFICATE:
 I, Rizal W. Iskandarsjach, Professional Land Surveyor, hereby certify, that in full compliance with the provisions of Chapter A-27 of the Wisconsin Statutes for Minimum Standards for property survey, that this survey map is correct to the best of my knowledge and belief with the information provided.

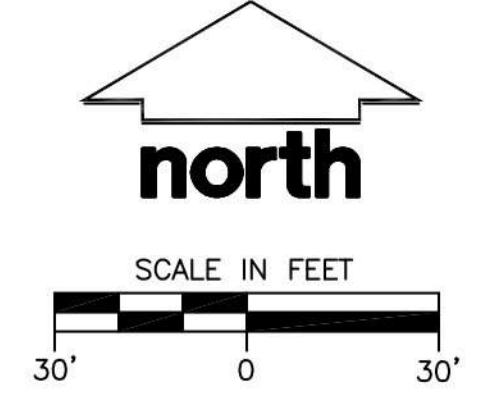
Rizal Iskandarsjach
 Rizal W. Iskandarsjach, P.L.S.
 Professional Land Surveyor, S-2738
 JSD Professional Services, Inc.
 W238 N1610 Busse Road, Suite 100
 Waukesha, WI 53188
 262-513-0666

6/8/2021
 Date



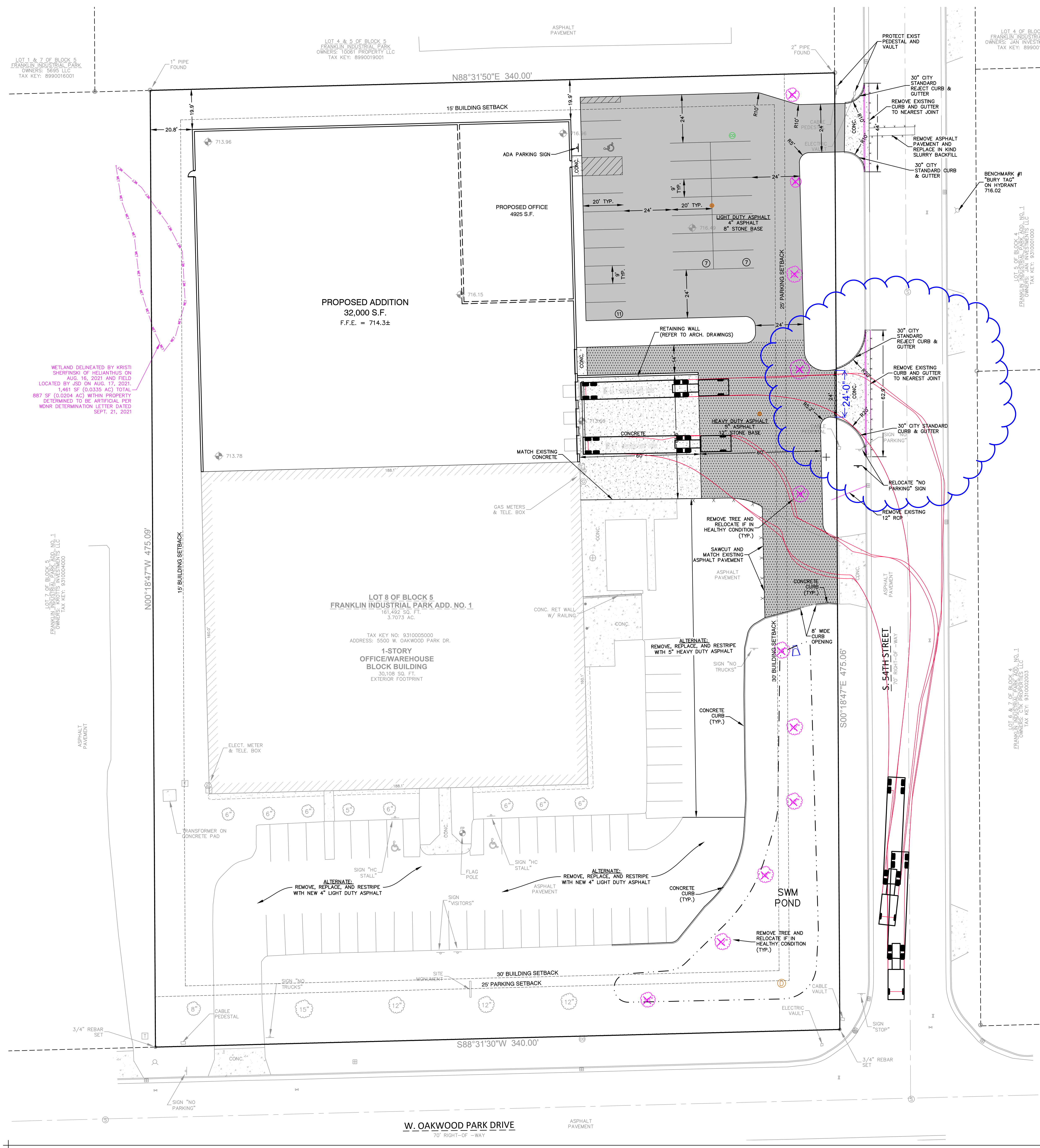
LEGEND

⊙	SANITARY SEWER MANHOLE	— SW — SW —	SANITARY SEWER
⊕	STORM MANHOLE	— W — W —	WATER MAIN
⊕	CATCH BASIN ROUND	— ST — ST —	STORM SEWER
⊕	CATCH BASIN SQUARE	— G — G —	UNDERGROUND GAS
⊕	CLEAN OUT	— E — E —	UNDERGROUND ELECTRIC
⊕	FIRE HYDRANT	— T — T —	UNDERGROUND TELEPHONE
⊕	WATER VALVE	— F — F —	UNDERGROUND FIBER OPTICS
⊕	GAS VALVE	— O — O —	OVERHEAD UTILITY
⊕	LIGHT POLE	⊙	CONIFEROUS TREE
⊕	TELEPHONE PEDESTAL	⊙	DECIDUOUS TREE
⊕	ELECTRICAL MANHOLE		
⊕	SIGN		
⊕	POWER POLE		
⊕	GUY WIRE		
⊕	WOOD POST		
⊕	SOIL BORING		



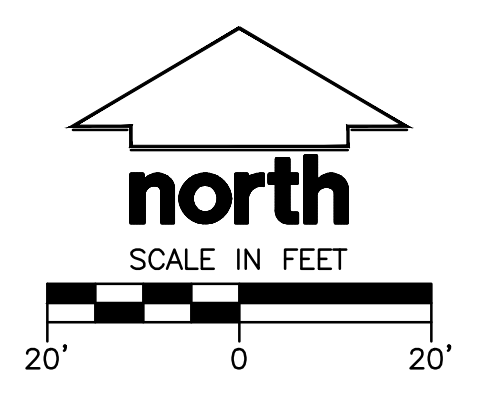
DIGGERS HOTLINE
 Call 811 or (800) 242-8511
 Milwaukee Area (262) 432-7910
 Heating Inquiries TDD (800) 542-2289
 www.DiggersHotline.com

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CONSTRUCTION SEQUENCING

1. INSTALL PERIMETER SILT FENCE, INLET PROTECTION AND TEMPORARY CONSTRUCTION ENTRANCE.
2. STRIP AND STOCKPILE TOPSOIL, INSTALL SILT FENCE AROUND PERIMETER OF STOCKPILE.
3. CONDUCT ROUGH GRADING EFFORTS.
4. INSTALL UTILITY PIPING AND STRUCTURES, IMMEDIATELY INSTALL INLET PROTECTION.
5. COMPLETE FINAL GRADING, INSTALLATION OF GRAVEL BASE COURSES, PLACEMENT OF CURBS, PAVEMENTS, WALKS, ETC.
6. PLACE TOPSOIL AND IMMEDIATELY STABILIZE DISTURBED AREAS WITH EROSION CONTROL MEASURES AS INDICATED ON PLANS.
7. EROSION CONTROLS SHALL NOT BE REMOVED UNTIL SITE IS FULLY STABILIZED OR 70% VEGETATIVE COVER IS ESTABLISHED.



DEMOLITION NOTES

1. THIS PLAN INDICATES ITEMS ON THE PROPERTY INTENDED FOR DEMOLITION BASED ON THE CURRENT SITE DESIGN THAT HAVE BEEN IDENTIFIED BY A REASONABLE OBSERVATION OF THE EXISTING CONDITIONS THROUGH FIELD SURVEY RECONNAISSANCE. "DIGGERS' HOTLINE" LOCATION, AND A REASONABLE "STANDARD OF CARE", THERE MAY BE ADDITIONAL ITEMS THAT CAN NOT BE IDENTIFIED BY A REASONABLE ABOVE GROUND OBSERVATION, OF WHICH THE ENGINEER WOULD HAVE NO KNOWLEDGE OR MAY BE A PART OF ANOTHER DESIGN DISCIPLINE. IT IS THE CONTRACTOR'S/BIDDER'S RESPONSIBILITY TO REVIEW THE PLANS, INSPECT THE SITE AND PROVIDE THEIR OWN DUE DILIGENCE TO INCLUDE IN THEIR BID WHAT ADDITIONAL ITEMS, IN THEIR OPINION, MAY BE NECESSARY FOR DEMOLITION. ANY ADDITIONAL ITEMS IDENTIFIED BY THE CONTRACTOR/BIDDER SHALL BE IDENTIFIED IN THE BID AND REPORTED TO THE ENGINEER OF RECORD. JSD TAKES NO RESPONSIBILITY FOR ITEMS ON THE PROPERTY THAT COULD NOT BE LOCATED BY A REASONABLE OBSERVATION OF THE PROPERTY OR OF WHICH THEY WOULD HAVE NO KNOWLEDGE.
2. ALL TREES WITHIN THE CONSTRUCTION LIMITS SHALL BE REMOVED UNLESS SPECIFICALLY CALLED OUT FOR PROTECTION. ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY AND STUMPS SHALL BE GROUND TO PROPOSED SUBGRADE.
3. ABANDONED/REMOVED ITEMS SHALL BE DISPOSED OF OFF SITE UNLESS OTHERWISE NOTED.
4. CONTRACTOR TO REPLACE ALL SIDEWALK AND CURB AND GUTTER ABUTTING THE PROPERTIES, WHICH IS DAMAGED BY THE CONSTRUCTION, OR ANY SIDEWALK AND CURB AND GUTTER THAT THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
5. PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR:
 - 5.1. EXAMINING ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED IMMEDIATELY TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
 - 5.2. VERIFYING UTILITY ELEVATIONS AND NOTIFYING ENGINEER OF ANY DISCREPANCIES. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCIES ARE RESOLVED.
 - 5.3. NOTIFYING ALL UTILITIES PRIOR TO THE REMOVAL OF ANY UNDERGROUND UTILITIES.
 - 5.4. NOTIFYING THE DESIGN ENGINEER AND LOCAL CONTROLLING MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION INSPECTION.
6. ANY SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES, WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
7. CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF THESE IMPROVEMENTS.
8. CONTRACTOR TO COORDINATE PRIVATE UTILITY REMOVAL / ABANDONMENT AND NECESSARY RELOCATION WITH RESPECTIVE UTILITY COMPANY. COORDINATION REQUIRED PRIOR TO CONSTRUCTION.
9. ALL DEMOLITION SHALL BE IN ACCORDANCE WITH THE APPROVED MUNICIPALITY RECYCLING PLAN.
10. ANY CONTAMINATED SOILS SHALL BE REMOVED IN ACCORDANCE WITH FEDERAL AND STATE REGULATIONS TO AN APPROVED LANDFILL.
11. ALL EXISTING UTILITIES TO BE FIELD LOCATED AND FLAGGED BY CONTRACTOR.
12. EXISTING FIBER OPTIC LINE TO BE CLEARLY MARKED PRIOR TO ANY EXCAVATION. CONTRACTOR TO NOTIFY ENGINEER IMMEDIATELY IF ANY DISCREPANCIES OCCUR IN THE LOCATION SHOWN OR PROPOSED IMPROVEMENTS IMPACTING EXISTING FIBER OPTIC LINE LOCATION.
13. RESTORATION OF THE EXISTING ROADWAY RIGHT-OF-WAYS ARE CONSIDERED INCIDENTAL AND SHOULD BE PART OF THE COST OF THE UNDERGROUND IMPROVEMENTS, DEMOLITION AND REMOVAL, THIS INCLUDES CURB & GUTTER, SIDEWALK, TOPSOIL, SEEDING AND MULCHING.

PAVING NOTES

1. GENERAL
 - 1.1. ALL PAVING SHALL CONFORM TO "STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY & STRUCTURE CONSTRUCTION", LATEST EDITION, AND APPLICABLE CITY OF FRANKLIN ORDINANCES.
 - 1.2. ALL PAVING DIMENSIONS ARE TO FACE OF CURB UNLESS SPECIFIED OTHERWISE.
 - 1.3. SURFACE PREPARATION - NOTIFY ENGINEER/OWNER OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.
 - 1.4. ANY REQUIRED REPLACEMENT OF PUBLIC CURB AND GUTTER SHALL MATCH EXISTING AND MEET MUNICIPALITY REQUIREMENTS.
2. ASPHALTIC CONCRETE PAVING SPECIFICATIONS
 - 2.1. CODES AND STANDARDS - THE PLACING, CONSTRUCTION AND COMPOSITION OF THE ASPHALTIC BASE COURSE AND ASPHALTIC CONCRETE SURFACE COURSE SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 450, 455, 460 AND 465 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, CURRENT EDITION. HEREAFTER, THIS PUBLICATION WILL BE REFERRED TO AS STATE HIGHWAY SPECIFICATIONS.
 - 2.2. WEATHER LIMITATIONS - APPLY TACK COATS WHEN AMBIENT TEMPERATURE IS ABOVE 50° F (10° C) AND WHEN TEMPERATURE HAS NOT BEEN BELOW 35° F (1° C) FOR 12 HOURS IMMEDIATELY PRIOR TO APPLICATION. DO NOT APPLY WHEN BASE IS WET OR CONTAINS EXCESS OF MOISTURE. CONSTRUCT ASPHALTIC CONCRETE SURFACE COURSE WHEN ATMOSPHERIC TEMPERATURE IS ABOVE 40° F (4° C) AND WHEN BASE IS DRY AND WHEN WEATHER IS NOT RAINY. BASE COURSE MAY BE PLACED WHEN AIR TEMPERATURE IS ABOVE 30° F (1° C).
 - 2.3. GRADE CONTROL - ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS FOR EACH COURSE DURING CONSTRUCTION.
 - 2.4. CRUSHED AGGREGATE BASE COURSE - THE TOP LAYER OF BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305, STATE HIGHWAY SPECIFICATIONS.
 - 2.5. BINDER COURSE AGGREGATE - THE AGGREGATE FOR THE BINDER COURSE SHALL CONFORM TO SECTIONS 460 AND 315, STATE HIGHWAY SPECIFICATIONS.
 - 2.6. SURFACE COURSE AGGREGATE - THE AGGREGATE FOR THE SURFACE COURSE SHALL CONFORM TO SECTIONS 460 AND 465, STATE HIGHWAY SPECIFICATIONS.
 - 2.7. ASPHALTIC MATERIALS - THE ASPHALTIC MATERIALS SHALL CONFORM TO SECTION 455 AND 460, STATE HIGHWAY SPECIFICATIONS.
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 - 3.1. CONCRETE PAVING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 415 AND 416 OF THE STATE HIGHWAY SPECIFICATIONS.
 - 3.2. CONCRETE PAVEMENT SHALL BE REINFORCED WITH NOVOMESH 950 (OR EQUAL) FIBER REINFORCEMENT AT A RATE OF 5 LBS/CUBIC YARD.
 - 3.3. CURING COMPOUNDS SHALL CONFORM TO SECTION 415 OF THE STATE HIGHWAY SPECIFICATIONS.
 - 3.4. CONTRACTOR SHALL PROVIDE CONTROL JOINTS AND CONSTRUCTION JOINTS OF ONE-QUARTER CONCRETE THICKNESS AT AN EQUAL RATIO OF LENGTH TO WIDTH WHEREVER POSSIBLE WITH A MAXIMUM LENGTH BETWEEN JOINTS OF 8' ON CENTER.
 - 3.5. CONTRACTOR SHALL PROVIDE EXPANSION JOINTS IN SIDEWALKS AT A MAXIMUM 24' ON CENTER.
 - 3.6. EXTERIOR CONCRETE SURFACES SHALL BE BROOM FINISHED.
 - 3.7. ALL CONCRETE SURFACES TO BE SEALED WITH TYPE TK-26UV CONCRETE SEALANT.
4. PAVEMENT MARKING SPECIFICATIONS
 - 4.1. USE 4" WIDE, HIGH VISIBILITY YELLOW LATEX PAINT FOR STALL LINES.
 - 4.2. MARK AND STRIPE ADA PARKING SPACES APPROPRIATELY.
 - 4.3. ALL PAVEMENT MARKINGS INCLUDING: STOP BARS, CROSSWALKS, DIRECTIONAL ARROWS, PARKING STALL LINES, ADA STALL MARKINGS, NO PARKING ZONES, DROP-OFF/PICK-UP ZONES SHALL BE PAINTED WITH LATEX PAINT PER SPECIFICATIONS.

GENERAL NOTES

1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGENDS.
2. ALL WORK IN THE ROW AND/OR PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN WISCONSIN AND MUNICIPAL REQUIREMENTS.
3. EXISTING GRADE SPOT ELEVATIONS SHOWN FOR INFORMATIONAL PURPOSES. DURING CONSTRUCTION MATCH EXISTING GRADES AT CONSTRUCTION LIMITS.
4. NO SITE GRADING OUTSIDE OR DOWNSLOPE OF PROPOSED SILT FENCE LOCATION. NO LAND DISTURBANCE BEYOND PROPERTY LINES.
5. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- SETBACK LINE
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- REJECT CURB AND GUTTER
- ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- RETAINING WALL
- SIGN
- TREE REMOVAL
- SAWCUT EXISTING PAVEMENT

SITE DATA

1. DEVELOPMENT NAME: CUSTOM FABRICATING & SUPPLIES
2. LOCATION: 5500 W. OAKWOOD PARK DRIVE FRANKLIN, WISCONSIN
3. OWNER: HL INVESTMENT PROPERTIES, LLP 5500 W. OAKWOOD PARK DRIVE FRANKLIN, WI 53132
4. DEVELOPER: MSI GENERAL CORPORATION P.O. BOX 7 OCONOMOWOC, WI 53066
5. SITE SIZE: 161,492 SF (3.7073 AC)
6. BUILDING SETBACKS:
 - 30 FEET FROM W. OAKWOOD PARK DRIVE
 - 30 FEET FROM S. 54TH STREET
 - 15 FEET FROM NORTH PROPERTY LINE
 - 15 FEET FROM WEST PROPERTY LINE
7. EXISTING BUILDING AREA: 30,108 SF (18.6% F.A.R.) PROPOSED BUILDING AREA: 62,108 SF (38.5% F.A.R.)
8. EXISTING PARKING: 47 STALLS (2 ADA STALLS) PROPOSED PARKING: 25 STALLS (1 ADA STALL)
9. EXISTING LSR: 36.6% PROPOSED LSR: 70.6%
10. ZONING: PPD 7 (FRANKLIN INDUSTRIAL PARK PH. II)

SHEET INDEX

- C-101 SITE PAVEMENT ID PLAN
- C-102 GRADING & EROSION CONTROL PLAN
- C-103 UTILITY PLAN
- C-104 NOTES & DETAILS
- C-105 NOTES & DETAILS



MSI GENERAL CORPORATION
P.O. BOX 7
OCONOMOWOC, WI 53066
PHONE: 262-367-3661
FAX: 262-367-7390

WWW.MSIGENERAL.COM
SINGLE SOURCE RESPONSIBILITY™

ISSUE DATES:

Proposal:	06/24/2021
Bid:	07/21/2021
Contract:	xx/xx/xxxx
State Submittal / Permit:	xx/xx/xxxx
As-Built:	xx/xx/xxxx

REVISIONS:

1	Address City Comments	09/30/2021
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PROJECT ADDRESS:

PROJECT NAME
Custom Fabricating & Supplies
STREET ADDRESS
5500 W. Oakwood Park Drive
CITY / STATE / ZIP
Franklin, WI 53132

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

Architect: BFW/CJO
Engineer: AGR
Reviewed By: BJZ

Sheet Title:
SITE PAVEMENT ID PLAN
Sheet Number:
C-101
Project Number:
P13029

JSD Professional Services, Inc.
Engineers • Surveyors • Planners

MILWAUKEE REGIONAL OFFICE
W238 N1610 BUSSE RD., STE 100
WALKERSHA, WISCONSIN 53189
262.513.0666 PHONE | 262.513.1232 FAX
www.jsdinc.com
JSD JOB NO.: 21-10392
JSD PROJ. MGR.: RWI

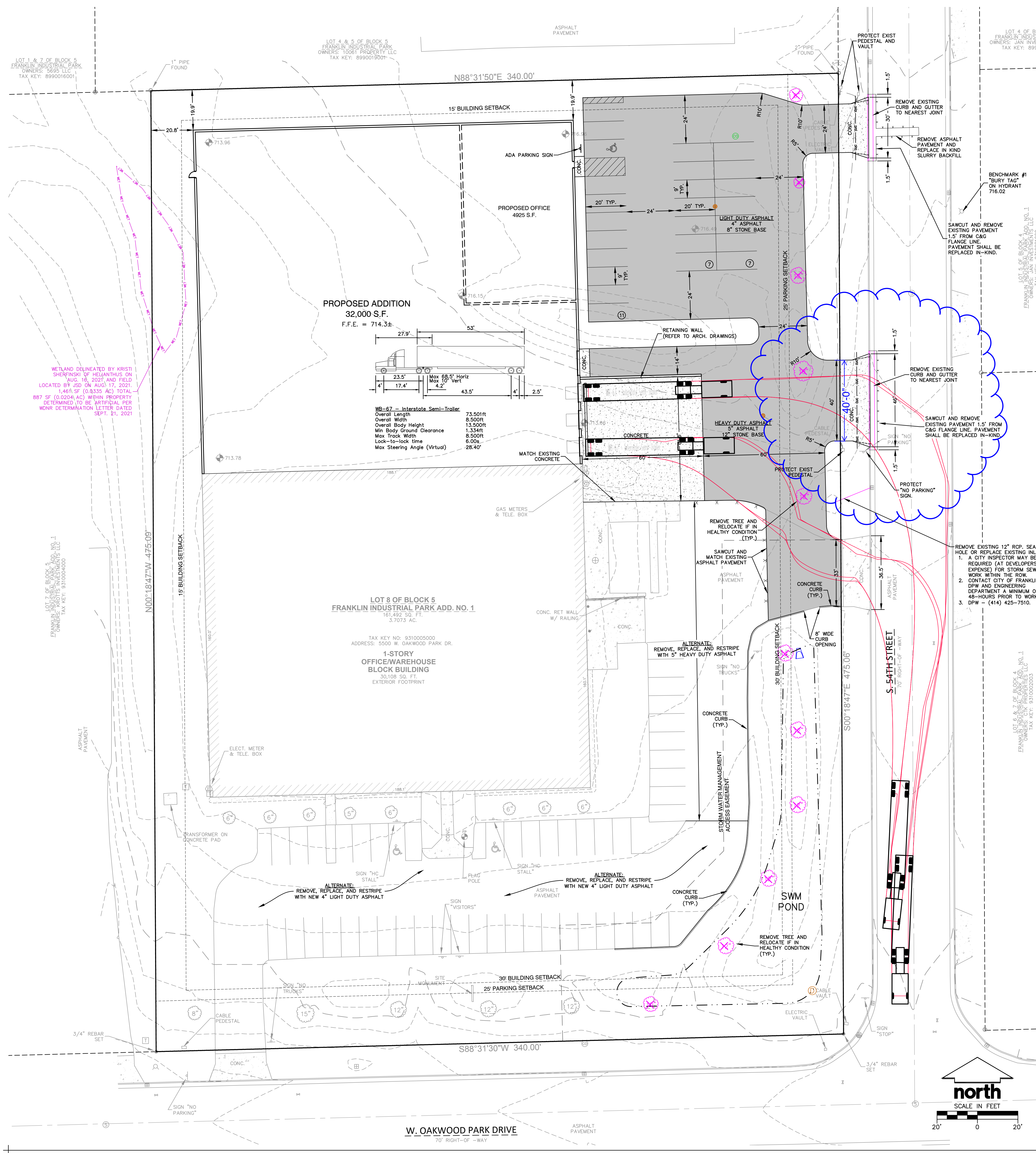
DIGGERS' HOTLINE
Call 811 or (800) 242-8511
Mishwaukee Area (262) 433-7101
www.DiggersHotline.com

LEADERS

ENGINEERS

CONTRACTORS

ARCHITECTS



CONSTRUCTION SEQUENCING

1. INSTALL PERIMETER SILT FENCE, INLET PROTECTION AND TEMPORARY CONSTRUCTION ENTRANCE.
2. AFTER EG MEASURES ARE IN, TOP SOIL IS STRIPPED AND STOCKPILED, THE DRY BASIN AND/OR TEMPORARY BASIN(S) MUST BE INSTALLED PRIOR TO ANY MASS GRADING ON SITE OR IMPERVIOUS SURFACES INSTALLED. THE BASIN NEEDS ROUGH GRADE CERTIFICATION FROM DESIGN ENGINEER AND CITY APPROVAL. AFTER BUILDING, PAVEMENT, RESTORATION COMPLETE THE BASIN NEEDS FINAL GRADE CERTIFICATION FROM DESIGN ENGINEER AND CITY APPROVAL.
3. STRIP AND STOCKPILE TOPSOIL, INSTALL SILT FENCE AROUND PERIMETER OF STOCKPILE.
4. THE DETENTION BASIN MUST BE INSTALLED AND ROUGH GRADED WITH THE OUTLET DEVICES PRIOR TO ANY MASS GRADING OR IMPERVIOUS SURFACES BEING INSTALLED.
5. CONDUCT ROUGH GRADING EFFORTS.
6. INSTALL UTILITY PIPING AND STRUCTURES, IMMEDIATELY INSTALL INLET PROTECTION.
7. COMPLETE FINAL GRADING, INSTALLATION OF GRAVEL BASE COURSES, PLACEMENT OF CURBS, PAVEMENTS, WALKS, ETC.
8. PLACE TOPSOIL AND IMMEDIATELY STABILIZE DISTURBED AREAS WITH EROSION CONTROL MEASURES AS INDICATED ON PLANS.
9. EROSION CONTROLS SHALL NOT BE REMOVED UNTIL SITE IS FULLY STABILIZED OR 70% VEGETATIVE COVER IS ESTABLISHED.

DEMOLITION NOTES

1. THIS PLAN INDICATES ITEMS ON THE PROPERTY INTENDED FOR DEMOLITION BASED ON THE CURRENT SITE DESIGN THAT HAVE BEEN IDENTIFIED BY A REASONABLE OBSERVATION OF THE EXISTING CONDITIONS THROUGH FIELD SURVEY RECONNAISSANCE, "DIGGER'S HOTLINE" LOCATION, AND GENERAL "STANDARD OF CARE". THERE MAY BE ADDITIONAL ITEMS THAT CAN NOT BE IDENTIFIED BY A REASONABLE ABOVE GROUND OBSERVATION, OF WHICH THE ENGINEER WOULD HAVE NO KNOWLEDGE OR MAY BE A PART OF ANOTHER DISCIPLINE. IT IS THE CONTRACTOR'S/BIDDER'S RESPONSIBILITY TO REVIEW THE PLANS, INSPECT THE SITE AND PROVIDE THEIR OWN DUE DILIGENCE TO INCLUDE IN THEIR BID WHAT ADDITIONAL ITEMS, IN THEIR OPINION, MAY BE NECESSARY FOR DEMOLITION. ANY ADDITIONAL ITEMS IDENTIFIED BY THE CONTRACTOR/BIDDER SHALL BE IDENTIFIED IN THE BID AND REPORTED TO THE ENGINEER OF RECORD. JSD TAKES NO RESPONSIBILITY FOR ITEMS ON THE PROPERTY THAT COULD NOT BE LOCATED BY A REASONABLE OBSERVATION OF THE PROPERTY OR OF WHICH THEY WOULD HAVE NO KNOWLEDGE.
2. ALL TREES WITHIN THE CONSTRUCTION LIMITS SHALL BE REMOVED UNLESS SPECIFICALLY CALLED OUT FOR PROTECTION. ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY AND STUMPS SHALL BE GROUND TO PROPOSED SUBGRADE.
3. ABANDONED/REMOVED ITEMS SHALL BE DISPOSED OF OFF SITE UNLESS OTHERWISE NOTED.
4. CONTRACTOR TO REPLACE ALL SIDEWALK AND CURB AND GUTTER ADJUTING THE PROPERTIES, WHICH IS DAMAGED BY THE CONSTRUCTION, OR ANY SIDEWALK AND CURB AND GUTTER THAT THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
5. PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR:
 - 5.1. EXAMINING ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED IMMEDIATELY TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
 - 5.2. VERIFYING UTILITY ELEVATIONS AND NOTIFYING ENGINEER OF ANY DISCREPANCIES. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCIES ARE RESOLVED.
 - 5.3. NOTIFYING ALL UTILITIES PRIOR TO THE REMOVAL OF ANY UNDERGROUND UTILITIES.
 - 5.4. NOTIFYING THE DESIGN ENGINEER AND CITY OF FRANKLIN 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION INSPECTION.
6. ANY SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES, WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
7. CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF THESE IMPROVEMENTS.
8. CONTRACTOR TO COORDINATE PRIVATE UTILITY REMOVAL / ABANDONMENT AND NECESSARY RELOCATION WITH RESPECTIVE UTILITY COMPANY. COORDINATION REQUIRED PRIOR TO CONSTRUCTION.
9. ALL DEMOLITION SHALL BE IN ACCORDANCE WITH THE APPROVED CITY OF FRANKLIN RECYCLING PLAN.
10. ANY CONTAMINATED SOILS SHALL BE REMOVED IN ACCORDANCE WITH FEDERAL AND STATE REGULATIONS TO AN APPROVED LANDFILL.
11. ALL EXISTING UTILITIES TO BE FIELD LOCATED AND FLAGGED BY CONTRACTOR.
12. EXISTING FIBER OPTIC LINE TO BE CLEARLY MARKED PRIOR TO ANY EXCAVATION. CONTRACTOR TO NOTIFY ENGINEER IMMEDIATELY IF ANY DISCREPANCIES OCCUR IN THE LOCATION SHOWN OR PROPOSED IMPROVEMENTS IMPACTING EXISTING FIBER OPTIC LINE LOCATION.
13. RESTORATION OF THE EXISTING ROADWAY RIGHT-OF-WAYS ARE CONSIDERED INCIDENTAL AND SHOULD BE PART OF THE COST OF THE UNDERGROUND IMPROVEMENTS, DEMOLITION AND REMOVAL, THIS INCLUDES CURB & GUTTER, SIDEWALK, TOPSOIL, SEEDING AND MULCHING.
14. CONTACT CITY OF FRANKLIN DPW AND ENGINEERING DEPARTMENT A MINIMUM 48-HOURS PRIOR TO WORK REGARDING SIGN REMOVALS/MOVES WITHIN ROW. DPW - (414) 425-2592.

PAVING NOTES

1. GENERAL
 - 1.1. ALL PAVING SHALL CONFORM TO "STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY & STRUCTURE CONSTRUCTION", LATEST EDITION, AND APPLICABLE CITY OF FRANKLIN ORDINANCES.
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 - 1.5. ALL EXISTING PAVEMENT AND/OR CURB AND GUTTER BEING REMOVED MUST BE SAW CUT PRIOR TO REMOVAL.
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 - 4.4. ALL EXISTING PAVEMENT IN ROADWAY MUST MEET CITY OF FRANKLIN DESIGN STANDARDS AND SPECIFICATIONS.

GENERAL NOTES

1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGENDS.
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SHEET INDEX

C-101	SITE PAVEMENT ID PLAN
C-102	GRADING & EROSION CONTROL PLAN
C-103	UTILITY PLAN
C-104	NOTES & DETAILS
C-105	NOTES & DETAILS

LEGEND

---	PROPERTY LINE
---	RIGHT-OF-WAY
---	SETBACK LINE
---	EDGE OF PAVEMENT
---	STANDARD CURB AND GUTTER
---	RECT CURB AND GUTTER
---	ASPHALT PAVEMENT
---	HEAVY DUTY ASPHALT PAVEMENT
---	CONCRETE PAVEMENT
---	RETAINING WALL
---	SIGN
---	TREE REMOVAL
---	SAWCUT EXISTING PAVEMENT
---	CITY UNDERGROUND CONDUIT

SITE DATA

1. DEVELOPMENT NAME: CUSTOM FABRICATING & SUPPLIES
2. LOCATION: 5500 W. OAKWOOD PARK DRIVE, FRANKLIN, WISCONSIN
3. OWNER: HL INVESTMENT PROPERTIES, LLP, 5500 W. OAKWOOD PARK DRIVE, FRANKLIN, WI 53132
4. DEVELOPER: MSI GENERAL CORPORATION, P.O. BOX 7, OCONOMOWOC, WI 53066
5. SITE SIZE: 161,492 SF (3.7073 AC)
6. BUILDING SETBACKS:
 - 30 FEET FROM W. OAKWOOD PARK DRIVE
 - 30 FEET FROM S. 54TH STREET
 - 15 FEET FROM NORTH PROPERTY LINE
 - 15 FEET FROM WEST PROPERTY LINE
7. EXISTING BUILDING AREA: 30,108 SF (18.8% F.A.R.)
PROPOSED BUILDING AREA: 62,108 SF (38.5% F.A.R.)
8. EXISTING PARKING: 47 STALLS (2 ADA STALLS)
PROPOSED PARKING: 25 STALLS (1 ADA STALL)
9. EXISTING GREEN SPACE: 70.6%
PROPOSED GREEN SPACE: 36.7%
10. ZONING: PPD 7 (FRANKLIN INDUSTRIAL PARK PH. II)



JSD Professional Services, Inc.
Engineers • Surveyors • Planners

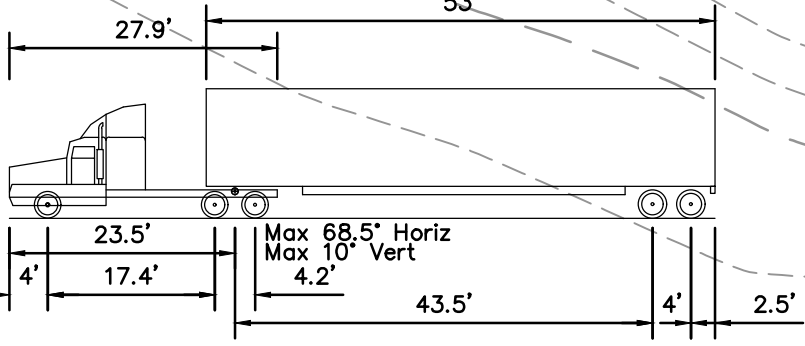
MILWAUKEE REGIONAL OFFICE
W238 N1610 BUSSE RD., STE. 100
WALKERSHA, WISCONSIN 53188
262.513.0666 PHONE | 262.513.1232 FAX
www.jsdinc.com
JSD JOB NO.: 21-10392
JSD PROJ. MGR.: RWI

DIGGERS HOTLINE
Call 811 or (800) 242-8511
Milwaukee Area (262) 432-7101
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

SITE PAVEMENT ID PLAN 1" = 20'-0"

MELAND DELINEATED BY KRISTI SHERPINSKI OF HELIANTHUS ON AUG. 16, 2021 AND FIELD LOCATED BY ASD ON AUG. 17, 2021. 1.461 AC (0.0335 AC) TOTAL 887 SF (0.0204 AC) WITHIN PROPERTY DETERMINED TO BE AESTHETIC PER WDNR DETERMINATION LETTER DATED SEPT. 11, 2021

PROPOSED ADDITION
32,000 S.F.
F.F.E. = 714.3±



LOT 8 OF BLOCK 5
FRANKLIN INDUSTRIAL PARK ADD. NO. 1
161,492 SQ. FT.
3.7073 AC.
TAX KEY NO. 9310005000
ADDRESS: 5500 W. OAKWOOD PARK DR.
1-STORY
OFFICE/WAREHOUSE
BUILDING
30,108 SQ. FT.
EXTERIOR FOOTPRINT



MSI GENERAL CORPORATION
P.O. BOX 7
OCONOMOWOC, WI 53066
PHONE: 262-367-3661
FAX: 262-367-7390

WWW.MSIGENERAL.COM
SINGLE SOURCE RESPONSIBILITY™

ISSUE DATES:

Proposal:	06/24/2021
Bid:	07/21/2021
Contract:	xx/xx/xxxx
State Submittal / Permit:	xx/xx/xxxx
As-Built:	xx/xx/xxxx

REVISIONS:

1	Address City Comments	10/05/2021
2	Widen East Entrance	10/15/2021
3	Address City Comments	10/26/2021
4	Address City Comments	11/03/2021



PROJECT ADDRESS:

PROJECT NAME
Custom Fabricating & Supplies
STREET ADDRESS
5500 W. Oakwood Park Drive
CITY/STATE / ZIP
Franklin, WI 53132

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

Architect: BFW/CJO
Engineer: AGR
Reviewed By: BJZ

Sheet Title:
SITE PAVEMENT ID PLAN
Sheet Number:
C-101
Project Number:
P13029

LEADERS

ENGINEERS

CONTRACTORS

ARCHITECTS



CITY OF FRANKLIN
REPORT TO THE PLAN COMMISSION

Item D.2.

Meeting of November 18, 2021

Planned Development District (PDD) No. 37 Amendment

RECOMMENDATION: City Development staff recommends approval of the proposed amendment to Planned Development District (PDD) No. 37.

Project Name:	Planned Development District Amendment to allow 24/7 operation for YMCA of Metropolitan Milwaukee.
Project Address:	7095 S Ballpark Drive Midwest Orthopedic Specialty Hospital (MOSH Building)
Applicant:	Christopher D. Buday. River Rock Performance Properties, LLC
Agent:	Carrie Wall. YMCA of Metropolitan Milwaukee, Inc.
Property Owner:	BPC County Land LLC (A WI LLC)
Current Zoning:	Planned Development District No. 37
2025 Comprehensive Plan:	Mixed Use
Use of Surrounding Properties:	Parking lot to the north, S. Ballpark Drive to the east, Rawson Avenue to the south and residential single-family (Whitnall View subdivision) to the west
Applicant’s Action Requested:	Recommendation to the Common Council for approval of this Planned Development District amendment to allow 24/7 operation for YMCA of Metropolitan Milwaukee.
Planner:	Régulo Martínez-Montilva, Principal Planner

Introduction:

Before you is a request to amend the Planned Development District No. 37 (The Rock Sports Complex/Ballpark Commons), Ordinance 2019-2368, Section 15-3.0442A.D.6 “Hours of Operation”, to add the use “Fitness studio/gym” with 24/7 hours of operation: Monday through Sunday, 24 hours. This section of the ordinance is attached to the meeting packet for your reference.

Planned Development District minor amendments must be presented before the Plan Commission for recommendation to the Common Council, which is the approving authority.

Project Description and Analysis:

YMCA of Metropolitan Milwaukee received zoning compliance permit PZC21-0058 for fitness studio/gym use on August 31, 2021, the approved hours of operation for this permit are Monday through Sunday, from 5:00 a.m. to 12:00 a.m. (midnight). City Development staff assigned these hours of operation based on those for “Indoor Baseball” set forth in the Planned Development District Ordinance because the YMCA is located in the MOSH Building, which is an indoor sports complex.

The applicant pointed out in the submitted narrative dated October 4, 2021, that other fitness facilities operate 24 hours: Anytime Fitness at 2818 W. Rawson Avenue and Planet Fitness at 6529 S. 27th Street. Based on a review of documents on file in the City of Franklin Department of City Development, no complaints have been received associated with the 24 hours operation of these facilities.

City Department Comments:

- **Inspections Services Department.** Additional Water Impact fees may be required based on employee count and work hours.
- **Engineering Department.** No comments.
- **Fire Department.** FD has no comments.
- **Health Department.** Health Department does not review any plans for this facility if there are no food service area or pools onsite

Staff Recommendation:

City Development staff recommends approval of the proposed amendment to Planned Development District (PDD) No. 37, and to consider this request as a minor PDD amendment.

Appendices:

1. Section 15-3.0442A.D.6 “Hours of Operation” of Ordinance 2019-2368 for Planned Development District No. 37 (The Rock Sports Complex/Ballpark Commons).
2. Zoning compliance permit PZC21-0058 for YMCA of Metropolitan Milwaukee.
3. Application submittal received on October 19, 2021.

ORDINANCE NO. 2021-_____

AN ORDINANCE TO AMEND §15-3.0442 OF THE UNIFIED DEVELOPMENT ORDINANCE, PLANNED DEVELOPMENT DISTRICT NO. 37 (THE ROCK SPORTS COMPLEX/BALLPARK COMMONS) TO ADD A USE AND HOURS OF OPERATION FOR THE INDOOR SPORTS COMPLEX (MIDWEST ORTHOPEDIC SPECIALTY HOSPITAL (MOSH) PERFORMANCE CENTER) FOR THE YMCA OF METROPOLITAN MILWAUKEE FITNESS STUDIO/GYM USE (CHRISTOPHER D. BUDAY, RIVER ROCK PERFORMANCE PROPERTIES, LLC, APPLICANT) (7095 SOUTH BALLPARK DRIVE)

WHEREAS, Section 15-3.0442 of the Unified Development Ordinance provides for and regulates Planned Development District No. 37 (The Rock Sports Complex/Ballpark Commons), same having been created by Ordinance No. 2012-2089 and later amended by: Standards, Findings and Decision for a Special Exception to Certain Natural Resource Provisions Dated March 19, 2013; Ordinance No. 2013-2101; Ordinance No. 2016-2212; Ordinance No. 2017-2278, Ordinance No. 2018-2312, Resolution No. 2018-7339, Standards, Findings, and Decision for a Special Exception to Certain Natural Resource Provisions dated January 9, 2018, Ordinance No. 2018-2318, Ordinance No. 2018-2324, Ordinance No. 2018-2323 (re: Buildings B1 thru B4), Ordinance No. 2018-2333 and Ordinance No. 2019-2368; and

WHEREAS, Planned Development District No. 37 (The Rock Sports Complex/Ballpark Commons) currently includes those lands legally described as follows:

PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4; THE NORTHEAST 1/4, NORTHWEST 1/4, SOUTHEAST 1/4, AND SOUTHWEST 1/4 OF THE SOUTHEAST 1/4; AND THE SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 5 NORTH, RANGE 21 EAST, AND THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4; AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN; COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST 1/4 OF SECTION 4; THENCE NORTH 88°42'47" EAST ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4 SECTION, 1452.10 FEET TO LOOMIS ROAD (STATE TRUNK HIGHWAY "36") REFERENCE LINE AS SHOWN IN WISCONSIN DEPARTMENT OF TRANSPORTATION PLAT OF RIGHT OF WAY PROJECT NUMBER F064-I(5)/2240-02-22, DATED JULY 3, 1956 AND THE POINT OF BEGINNING; THENCE SOUTH 49°45'51" WEST ALONG SAID REFERENCE LINE, 908.15 FEET TO A POINT OF CURVE;

THENCE SOUTHWESTERLY 1280.09 FEET ALONG SAID REFERENCE LINE AND ALONG THE ARC OF SAID CURVE TO THE LEFT, WHOSE RADIUS IS 3819.72 FEET AND WHOSE CHORD BEARS SOUTH 40°09'15" WEST, 1274.10 FEET TO A POINT OF TANGENCY; THENCE SOUTH 30°33'51" WEST ALONG SAID REFERENCE LINE, 912.57 FEET; THENCE NORTH 59°26'09" WEST, 146.77 FEET TO THE SOUTHEAST CORNER OF STONE HEDGE SUBDIVISION ADDITION NO. 1; THENCE NORTH 00°11'17" WEST ALONG THE EAST LINE OF SAID STONE HEDGE SUBDIVISION ADDITION, 2266.74 FEET TO THE NORTH RIGHT OF WAY LINE OF WEST RAWSON AVENUE; THENCE NORTH 88°31'09" EAST ALONG SAID NORTH RIGHT OF WAY LINE 393.64 FEET; THENCE NORTH 76°43'11" EAST 212.76 FEET TO A POINT ON THE EAST LINE OF PARCEL 1 OF CERTIFIED SURVEY MAP NO. 3107; THENCE NORTH 00°21'06" WEST ALONG THE EAST LINE OF SAID PARCEL 1 AND ALONG THE EAST LINE OF LOTS 14, 13, AND 12 OF BLOCK 1 OF WHITNALL VIEW SUBDIVISION ADDITION NO. 1, 809.21 FEET TO THE NORTHEAST CORNER OF SAID LOT 12; THENCE SOUTH 88°41'11" WEST ALONG THE NORTH LINE OF SAID LOTS 12 AND 11 OF SAID WHITNALL VIEW SUBDIVISION ADDITION, 484.57 FEET TO THE NORTHWEST CORNER OF SAID LOT 11; THENCE NORTH 00°21'07" WEST ALONG THE EAST LINE OF LOTS 10 AND 9 OF SAID WHITNALL VIEW SUBDIVISION, 400.06 FEET TO THE NORTHEAST CORNER OF SAID LOT 9, SAID POINT BEING ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION; THENCE NORTH 88°41'11" EAST ALONG SAID NORTH LINE, 544.58 FEET TO THE EAST LINE OF SAID SOUTHWEST 1/4 OF SECTION 4; THENCE SOUTH 00°21'07" EAST ALONG SAID EAST LINE OF SAID SOUTHWEST 1/4, 35.86 FEET; THENCE NORTH 88°42'30" EAST, 662.58 FEET TO A POINT ON THE WEST LINE OF THE EAST 1/2 OF THE WEST 1/4 OF SAID 1/4 SECTION; THENCE NORTH 00°22'39" WEST, 1349.21 FEET; THENCE NORTH 88°33'16" EAST 1252.39, FEET; THENCE SOUTH 00°19'12" EAST, 367.35 FEET; THENCE NORTH 54°02'33" EAST, 648.24 FEET; THENCE NORTH 88°33'16" EAST, 204.06 FEET TO THE EAST LINE OF SAID NORTHEAST 1/4 OF SECTION 4, BEING THE CENTERLINE OF SOUTH 76TH STREET; THENCE SOUTH 00°19'12" EAST ALONG SAID EAST LINE, 519.27 FEET TO THE SOUTHEAST CORNER OF SAID NORTHEAST 1/4 OF SECTION 4; THENCE SOUTH 00°25'03" EAST ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 OF SECTION 4, 1659.84 FEET TO SAID REFERENCE LINE; THENCE SOUTH 49°45'51" WEST ALONG SAID REFERENCE LINE, 1561.74 FEET TO THE POINT OF BEGINNING. CONTAINING IN ALL 8,951,502 SQUARE FEET (205.498 ACRES) OF LAND, MORE OR LESS. Tax Key Nos. 744-1003-000, 744-1004-000, 744-1005-000, 744-1006-000, 744-1007-000, 744-1008-000, 744-1009-000, 744-

1010-000, 754-9002-000, 754-9006-000, 754-9007-000, 754-9008-000, 754-9010-000 and 754-9011-000; and

WHEREAS, Christopher D. Buday, River Rock Performance Properties, LLC, having petitioned for a further amendment to Planned Development District No. 37 (The Rock Sports Complex/Ballpark Commons), to add the use “Fitness Studio/Gym” with 24/7 hours of operation for the YMCA of Metropolitan Milwaukee, Monday through Sunday, within the Indoor Sports Complex (portions of the 1st and 2nd floors in the Midwest Orthopedic Specialty Hospital (MOSH) Performance Center) at Ballpark Commons, located at 7095 South Ballpark Drive; and

WHEREAS, the City of Franklin Plan Commission having considered the application on the 18th day of November, 2021, and the Plan Commission having determined that the proposed amendment was a minor amendment and having recommended to the Common Council that the proposed amendment to Planned Development District No. 37 (The Rock Sports Complex/Ballpark Commons) be approved; and

WHEREAS, the Common Council having considered the application and having concurred with the recommendation of the Plan Commission and having determined that the proposed amendment to Planned Development District No. 37 (The Rock Sports Complex/Ballpark Commons) is consistent with the 2025 Comprehensive Master Plan of the City of Franklin, Wisconsin and that it will promote the health, safety and welfare of the Community.

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

SECTION 1: 15-3.0442 Planned Development District No. 37 (The Rock Sports Complex/Ballpark Commons), of the Unified Development Ordinance of the City of Franklin, Wisconsin, is hereby amended as follows: Ordinance 2019-2368, Section 15-3.0442A.D.6., pertaining to hours of operation, is hereby amended as follows: add “j. Fitness Studio/Gym. Hours of operation for the YMCA of Metropolitan Milwaukee, within the Indoor Sports Complex (portions of the 1st and 2nd floors in the Midwest Orthopedic Specialty Hospital (MOSH) Performance Center) at Ballpark Commons, will be 24 hours per day, Monday through Sunday.”

SECTION 2: All other applicable terms and provisions of §15-3.0442 Planned Development District No. 37 (The Rock Sports Complex/Ballpark Commons) not inconsistent with the terms of this Ordinance, and the Unified Development Ordinance of the City of Franklin, as amended

from time to time, shall apply to the YMCA of Metropolitan Milwaukee within Ballpark Commons Indoor Sports Complex Fitness Studio/Gym and hours of operation addition, and all terms and provisions of §15-3.0442 Planned Development District No. 37 (The Rock Sports Complex/Ballpark Commons) as existing immediately prior to the adoption of this Ordinance and not amended by this Ordinance, shall remain in full force and effect.

SECTION 3: The terms and provisions of this ordinance are severable. Should any term or provision of this ordinance be found to be invalid by a court of competent jurisdiction, the remaining terms and provisions shall remain in full force and effect.

SECTION 4: All ordinances and parts of ordinances in contravention to this ordinance are hereby repealed.

SECTION 5: This ordinance shall take effect and be in force from and after its passage and publication.

Introduced at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2021, by Alderman _____.

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2021.

APPROVED:

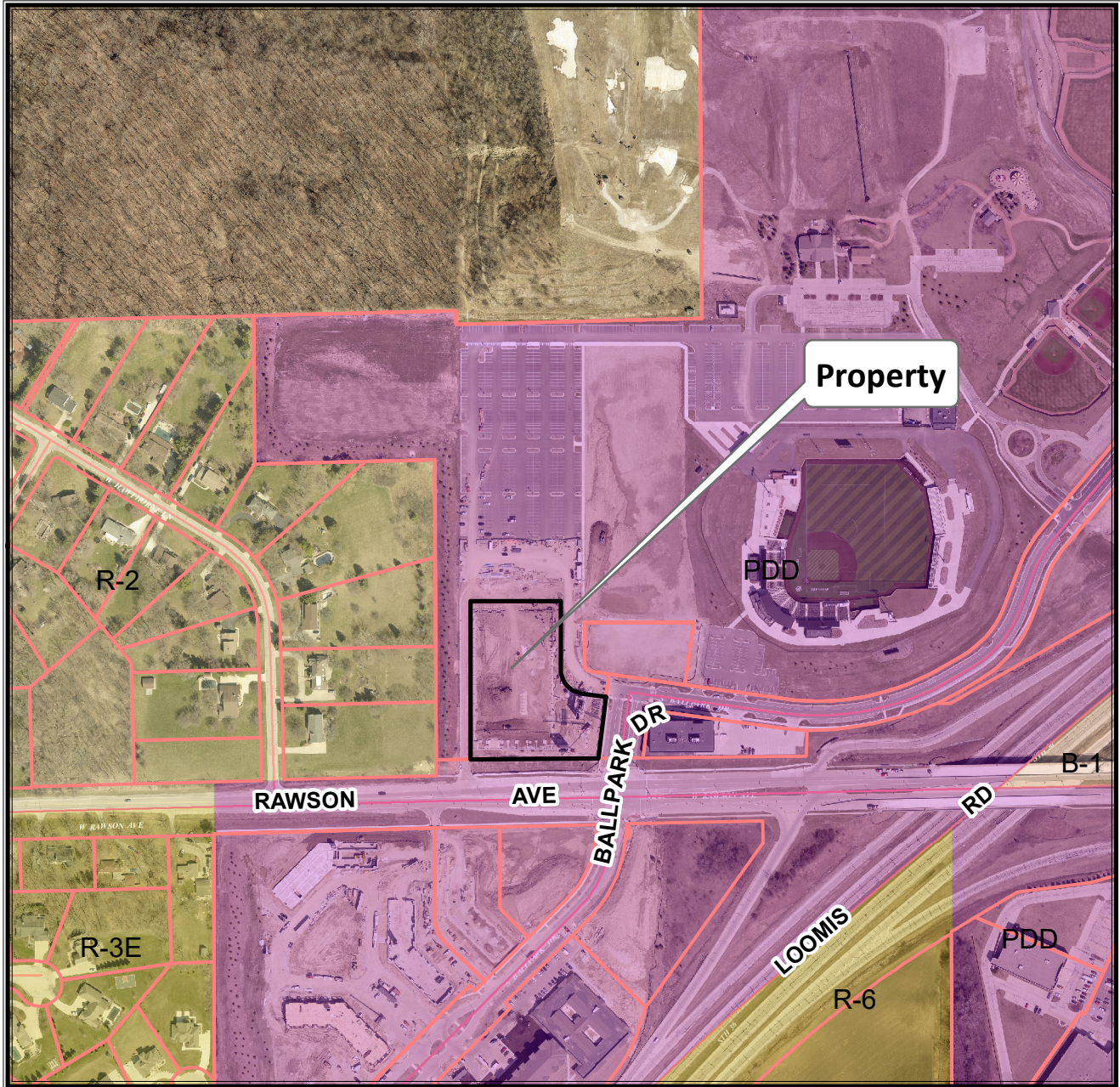
Stephen R. Olson, Mayor

ATTEST:

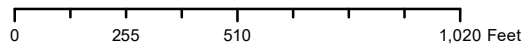
Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____

7095 S. Ballpark Drive
TKN: 744 1005 000



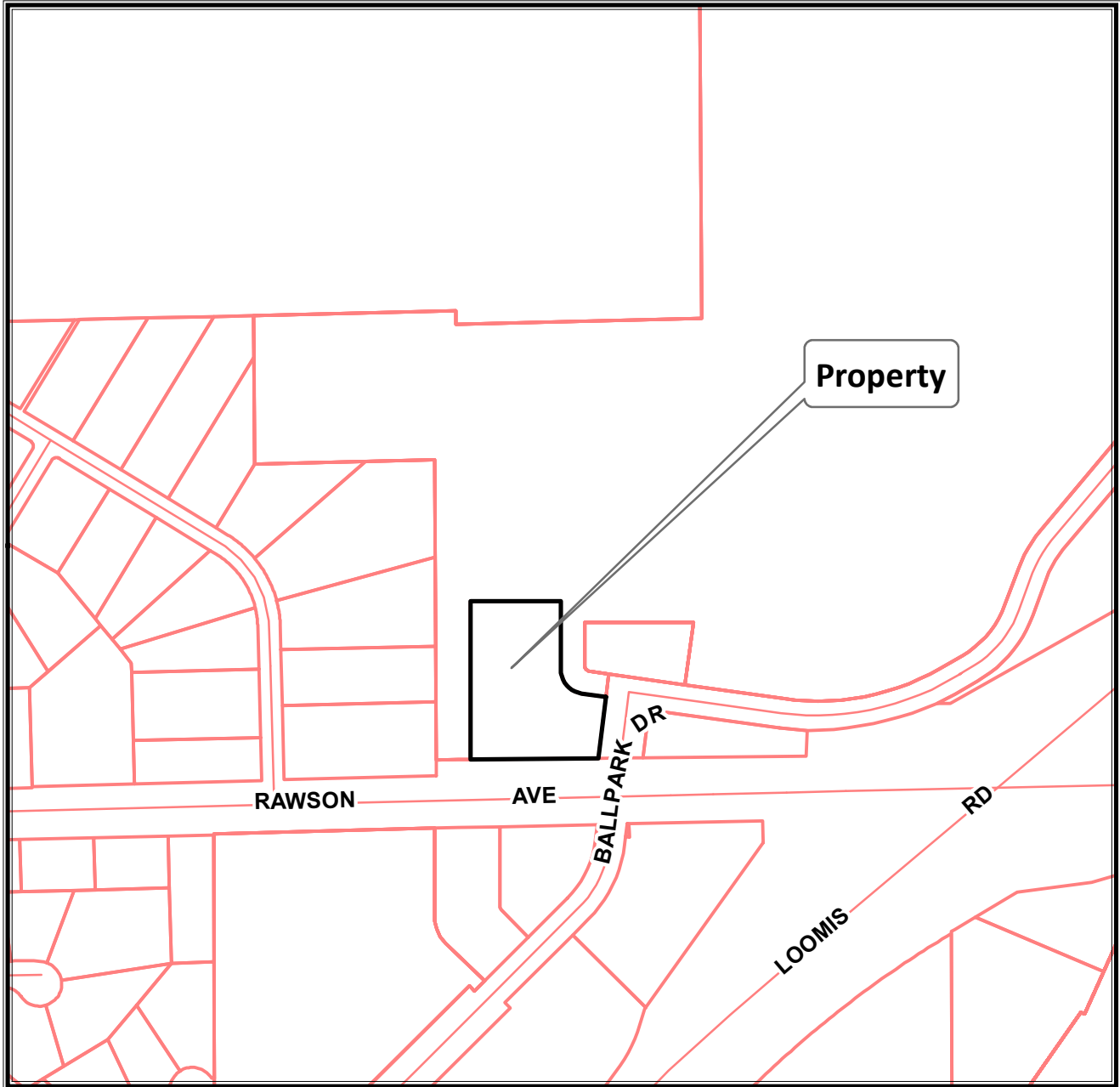
Planning Department
(414) 425-4024



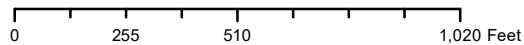
2021 Aerial Photo

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

7095 S. Ballpark Drive
TKN: 744 1005 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.



4 **Landscaping:**

a. *Landscape Requirements:*

The Rock Sports Complex shall provide landscape plantings as may be approved by the Plan Commission during its review and consideration of Site Plans.

Plantings shall be provided with a minimum two (2) year planting guaranty.

The 30' Buffer Yard Setback as depicted on the Landscape Plan City file-stamped August 1, 2012 shall be reserved for the planting of trees and shrubs; the building of structures hereon is prohibited, except for existing and proposed driveway access and trails as may be permitted by the Plan Commission.

The quantity of plantings within Bufferyard Easements shall be held in perpetuity and maintained throughout the life of the development.

5. **Architecture:**

a. *Architecture*

The sports facilities, consisting of Buildings S1, S2/C3/C4, S3/C2, the ballfields and associated dugouts, concession stands, and announcer's booth; the Hinterhof indoor/outdoor facility, and the Umbrella Bar/restaurant architecture shall be completed, and in substantial compliance, per the approved Site and Architectural Plans.

Future uses and structures shall provide architectural elements consistent with the structures approved in Phase I to provide a single cohesive development.

6. **Hours of Operation:**

a. *Athletic Fields and Concession Stands:*

Hours of operation for the athletic fields and concession stands shall be limited to 7:00 a.m. to 11:00 p.m.

b. *Athletic field lighting curfew:*

All athletic field lights shall be shut off by 11:00 p.m. In the event of rain delays, extra innings, technical difficulties, or lighting maintenance, a reasonable extension of the lighting curfew, up to 12:00 a.m. (midnight), is allowed. Infrequent minor extensions beyond midnight is also allowed.

c. *Stadium*

Hours of operation for the stadium shall be limited to 7:00 a.m. to 11:00 p.m. In the event of rain delays, extra innings, technical difficulties, or lighting maintenance, a reasonable extension of the lighting curfew, up to 12:00 a.m. (midnight), is allowed. Infrequent minor extensions beyond midnight is also allowed.

d.i. *Indoor Golf*

Hours of operation of the indoor portion of the golf facility shall be limited to 7:00 a.m. to 12:00 a.m. (midnight) Sunday – Thursday and 7:00 a.m. to 2:00 a.m. Friday – Saturday.

d.ii. *Outdoor Golf:*

Hours of operation of the outdoor portion of the golf facility shall be limited to 7:00 a.m. to 12:00 a.m. (midnight).

e. *Indoor Baseball.*

Hours of operation of the Indoor Baseball and associated facility shall be limited to 5:00 a.m. to 12:00 a.m. (midnight).

f. *Umbrella Bar/restaurants (including the Hinterhof indoor/outdoor eating/drinking establishment):*

Hours of operation for the restaurant shall be limited to 7:00 a.m. to 2:00 a.m.

g. *Mountain Biking*

Hours of operation for mountain biking on site shall be limited to sunrise to sunset.

h. *Ski Hill:*

Hours of operation for the ski hill shall be limited to 10:00 a.m. to 11:00 p.m. Snowmaking and snow grooming equipment may be operated at all hours necessary to maintain the ski hill from November 1st to March 31st of each year.

i. *Truck Deliveries and Refuse Collection:*

Truck deliveries and refuse collection shall be prohibited between the hours of 10:00 p.m. and 7:00 a.m.

Trucks shall be prohibited from idling while loading and unloading.

7. **Lighting:**



Planning Department

9229 W. Loomis Road, Franklin, WI 53132
Phone: (414) 425-0084 Fax: (414) 425-7513
generalinspection@franklinwi.gov
www.franklinwi.gov

Zoning Compliance Permit

PERMIT #: PZC21-0058

APPLICATION DATE: 08/31/2021

ISSUED: 09/07/2021

BUSINESS NAME:	APPLICANT:	PERMIT NAME OWNER:
YMCA	YMCA of Metropolitan Milwaukee Inc PO Box 2174 Milwaukee WI 53201	BPC COUNTY LAND LLC (A WILL 1110 N OLD WORLD 3RD ST STE 610 MILWAUKEE WI 53203

Use/Operation: Fitness studio/gym
SIC Code No.: n/a

The Planning Department finds that the proposed use for the property located at:
7095 S Ballpark Dr 120 & 200
in the PDD-37 District

is a permitted use pursuant to Section 15-3.0603 of the City of Franklin Unified Development Ordinance (UDO).

Pursuant to Section 15-9.0102(D) a Zoning Compliance Permit automatically expires if the business/use for which the zoning compliance permit is issued has not taken occupancy of the premises within six (6) months of the date this Zoning Compliance Permit is issued. Thus, the premises must be occupied by 3 / 7 / 2022.

PLANNING & ZONING DEPT. REVIEW: Status: Completed
Plan Reviewer: Regulo Martinez-Montilva
Conditions of approval are listed on the reverse side.

***** NOTE *****

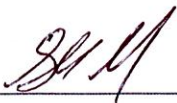
An Occupancy Permit is required prior to taking occupancy of the building or any portion thereof. An application for an Occupancy Permit can be obtained from the City of Franklin Inspection Department. Occupancy Permits must be issued to the applicant by the Building Inspection and Fire Departments prior to taking occupancy of the building.
FAILURE TO COMPLY WITH THIS PERMIT MAY RESULT IN CITATIONS AND FINES PURSUANT TO CHAPTER 1, ARTICLE III OF THE CITY OF FRANKLIN MUNICIPAL CODE AND SECTION 15-9.0502 OF THE UNIFIED DEVELOPMENT ORDINANCE.

Staff Comments/Conditions of Approval:

Fitness studios/gyms is a permitted use in the Rock Sports Complex Area of Planned Development District No. 37 per Ordinance 2019-2368. Given YMCA is located in the indoor sports complex, the appropriate category for hours of operation is "Indoor Baseball and associated facility", 5:00 a.m. to 12:00 a.m. (midnight).

This zoning compliance approval is subject to the following conditions:

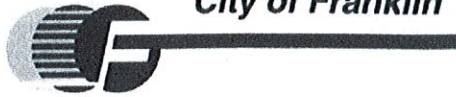
1. Outside storage is not permitted on the site.
2. All signage must be approved by the Building Inspection Department.
3. This Zoning Compliance approval is contingent on the applicant receiving all applicable permits through the City of Franklin. This includes, but is not limited to, all necessary licenses which are required through the Clerk's Office and/or Health Department and a Building/Occupancy Permit granted and approved by the Building Inspection Department.
4. If at any point the use, business name, or site plan at this address changes, it will require a new zoning compliance permit and/or other City of Franklin approvals.
5. Hours of operation are Monday-Sunday 5:00 a.m. - 12:00 a.m. (midnight).



Régulo Martínez-Montilva

09/07/2021

Date



PLANNED DEVELOPMENT DISTRICT (PDD) APPLICATION

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

Applicant (Full Legal Name[s]): Name: <u>Chris Buday</u> Company: <u>River Rock Performance Properties, LLC</u> Mailing Address: <u>1110 N. Old World 3rd Street Suite 1</u> City / State: <u>Milwaukee, WI</u> Zip: <u>53203</u> Phone: <u>414-305-4930</u> Email Address: <u>chris.buday@boldt.com</u>	Applicant is Represented by: (contact person)(Full Legal Name[s]) Name: <u>Carrie Wall</u> Company: <u>YMCA of Metropolitan Milwaukee, Inc.</u> Mailing Address: <u>PO Box 2174</u> City / State: <u>Milwaukee, WI</u> Zip: <u>53201</u> Phone: <u>2627449622</u> Email Address: <u>cwall@ymcamke.org</u>
Project Property Information: Property Address: <u>7095 S. Ballpark Dr.</u> Property Owner(s): <u>River Rock Performance Properties</u> Mailing Address: <u>1110 N. Old World 3rd Street Suite</u> City / State: <u>Milwaukee, WI</u> Zip: <u>53203</u> Email Address: <u>chris.buday@boldt.com</u>	Tax Key Nos: <u>7441005000</u> Existing Zoning: <u>PDD 37</u> Existing Use: <u>PDD 37</u> Proposed Use: <u>PDD 37 with 24hr Fitness</u> Future Land Use Identification: <u>PDD</u>

*The 2025 Comprehensive Master Plan Future Land Use Map is available at: <http://www.franklinwi.gov/Home/ResourcesDocuments/Maps.htm>


PDD 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:
 - \$6000, PDD-New
 - \$3500, PDD Major Amendment
 - \$500, PDD Minor Amendment
- Legal Description for the subject property (WORD.doc or compatible format).
- Seven (7) complete **collated** sets of Application materials to include:
 - One (1) original and six (6) copies of a written Project Summary, (*description of the proposed development of the property to include the proposal's intent, impacts, and consistency with the Comprehensive Master Plan, 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, Building Elevations, Landscape Plan, Outdoor Lighting Plan, Natural Resource Protection Plan, etc. (*See Sections 15-7.0101, 15-7.0301, and 15-5.0402 of the UDO for information that must be denoted or included with each respective plan.*)
 - Four (4) **folded reduced size** (11"x17") copies of the Site Plan package.
 - One colored copy (11"x17") of the building elevations, if applicable.
 - One copy of the Site Intensity and Capacity Calculations, if applicable (see Division 15-3.0500 of the UDO).
 - Three copies of the Natural Resource Protection Plan report, if applicable (see Section 15-4.0102 and 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.
- PDD and Major PDD Amendment requests require Plan Commission review, a public hearing, and Common Council approval.
- Minor PDD Amendment requests require Plan Commission review 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
Thomas Johns, Owners Agent
 Name & Title (PRINT)
 Date: 10/08/2021


 Signature - Applicant
Chris Buday - Owners Agent
 Name & Title (PRINT)
 Date: _____

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

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



The Boldt Company
1110 N. Old World Third Street
Suite 610
Milwaukee, WI 53203

414-276-4666 phone
www.boldt.com

October 4, 2021

City of Franklin
Plan Commission / Planning Department
9229 West Loomis Road
Franklin, WI 53132

Subject: Plan Commission Resolution 2018-007 – PDD Amendment - 24 hour operations

To whom it may concern,

Per City of Franklin Plan Commission Resolution 2018-007 the Indoor Sports Complex and 3 story office building at 7095 S. Ballpark Drive were approved with certain conditions which limited the hours of business operations.

Since the above noted resolution was approved, the YMCA of Metropolitan Milwaukee, Inc. has decided to locate their newest fitness center in portions of 1st and 2nd floor so the MOSH Performance Center. The YMCA will include: access to state of the art cardio and strength equipment, evidence based chronic disease programming, senior strength and wellness programming; personal training; integrated wellness programs, small group training, group exercise classes and child watch for guardians with children under 8 years of age.

The YMCA plans to cater to: teens 13 and older, guardians with children under 8 who require child watch to work out and participate in programs in the Center, and adults 18 and older.

Recently the City of Franklin Planning Department issued a Zoning Compliance Permit, see attached permit #PZC21-0058. The staff comment item 5, approved the YMCA for operations Monday – Sunday, 5:00am – 12:00 am (midnight).

In order to meet varied working schedules of members, provide a greater opportunity for individuals to participate in programs that improve their health, and better ensure the YMCA is able to provide a competitive offering similar to other fitness providers within Franklin and neighboring communities: **the YMCA is requesting that operations hours for the facility be extended to Monday – Sunday, 24 hours.** Currently, within the City of Franklin the following fitness facilities offer 24 hour access:

Anytime Fitness – 2818 W. Rawson Ave. Franklin, WI 53132
Planet Fitness – 6529 S. 27th St. Franklin, WI 53132

The requested operational hour change will not require any exterior or interior modifications to the facility. Within the YMCA cardio equipment, free weights and member supports area such as the lounge, restrooms and lockers will be available to member on a 24 hour basis.

From a security standpoint the MOSH Performance Center and YMCA are currently both equipped with a proxy card access system. This system will allow the building to remain secure outside of normal business

hours, but also allow members to securely enter and exit the premises with cards that will be issued by the YMCA.

With regards to parking the YMCA has evaluated other similar sized fitness facilities and the number of after hour (between 12:00 am midnight and 5:00 am) visits. Based on other YMCA sites we can anticipate between 10 to 20 cars (visits) per night.

Should you have any questions regarding the above please do not hesitate to contact me or Carrie Wall, President and CEO, YMCA Metropolitan Milwaukee, Inc.

Sincerely,



Chris Buday
Owners Agent
Boldt Holdings, LLC



Carrie Wall
President and CEO
YMCA of Metropolitan Milwaukee, Inc.

Cc: File
Mike Zimmerman, ROV Ventures, LLC
Alex Brewer, Boldt Holdings, LLC

FLOOR PLAN LEGEND	
	EXISTING CONSTRUCTION TO REMAIN
	EXISTING CONSTRUCTION TO REMAIN
	EXISTING DOOR TO REMAIN
	NEW DOOR
	KEYNOTE



FLOOR PLAN GENERAL NOTES

- ALL INTERIOR PARTITIONS ARE TYPE "040" UNLESS NOTED OTHERWISE. ALL INTERIOR FLOORING WALLS ARE TYPE "08C" OR "08D" UNLESS NOTED OTHERWISE. ALL FREE COLUMN WRAPS ARE TYPE "04C" UNLESS NOTED OTHERWISE. ANY FLOORING OR PARTITION PART OF TOILET, GROUP EX, FLEX, OFFICE, CHANGING OR SUITE ENCLOSURE MUST GO UP TO DECK.
- ALL UNFINISHED EXTERIOR WALLS IN THE TENANT SPACE ARE TO BE FINISHED WITH TYPE X 5/8" GYP BD FROM FLOOR TO STRUCTURE ABOVE, RETURNED INTO ALL OPENINGS AND ACOUSTICALLY SEALED AT PERIMETER AND PENETRATIONS. COORDINATE COMPLETION OF ROUGH-INS WITH MEP DRAWINGS. COORD BLOCKING REQUIREMENTS WITH THE OWNER.
- ALL UNFINISHED INTERIOR DEMISING WALLS IN THE TENANT SPACE ARE TO BE INSULATED WITH S4B AND FINISHED WITH TYPE X 3/8" GYP BD FROM FLOOR TO STRUCTURE ABOVE, RETURNED INTO ALL OPENINGS, AND ACOUSTICALLY SEALED AT PERIMETER AND PENETRATIONS. COORDINATE COMPLETION OF ROUGH-INS WITH MEP DRAWINGS. COORDINATE BLOCKING REQUIREMENTS WITH THE OWNER.
- REFER TO LIFE SAFETY PLANS FOR EXTENT OF RATED PARTITION WALL CONSTRUCTION.
- PROVIDE RATED AND NON-RATED HEAD OF WALL ASSEMBLIES AT INTERIOR PARTITIONS THAT MEET UNDERSIDE OF STRUCTURAL DECK ABOVE. PROVIDE ASSEMBLIES TO ACCOMMODATE DEFLECTION OF ELEVATED SLABS AND ROOF DECKS.
- UNLESS OTHERWISE NOTED, PROVIDE CONTROL JOINTS TO DIVIDE GYPSUM WALLBOARD PARTITIONS INTO 30' MAXIMUM LENGTHS. VERIFY LOCATIONS WITH ARCHITECT.
- ALL DIMENSIONS ARE SHOWN FROM FACE OF FINISHED WALL UNLESS NOTED OTHERWISE.
- HOLD OUTSIDE EDGE OF DOOR FRAMES 4" FROM ADJACENT PERPENDICULAR WALLS UNLESS OTHERWISE NOTED.
- ALL COUNTERTOPS SHOULD BE 2"-1" DEEP UNLESS OTHERWISE NOTED.
- PROVIDE FIRE RESISTIVE TREATED BLOCKING FOR ALL WALL MOUNTED CABINETS, RAILINGS, EQUIPMENT AND FIXTURES. COORDINATE BLOCKING LOCATIONS WITH ELEVATION AND DETAIL DRAWINGS. COORDINATE BLOCKING REQUIREMENTS FOR AV MOUNTING OR GRAPHICS WITH MEP DRAWINGS AND OWNER.
- ITEMS DRAWN WITH BLACK SOLID LINES INDICATE WORK TO BE PROVIDED BY CONTRACTOR. ITEMS DRAWN WITH A DASHED LINE INDICATE WORK ABOVE THE CUT PLANE OR WORK TO BE PROVIDED BY OTHERS AND COORDINATED BY CONTRACTOR.
- REFER TO DRAWING SHEET 086 FOR TYPICAL MOUNTING HEIGHTS FOR WALL MOUNTED COMPONENTS, AND TYPICAL SHOWER DESIGN.
- EXISTING AREAS OF CORE AND SHELL AND TENANT SPACES OUTSIDE OF SCOPE OF WORK REFLECT INFORMATION AND CONDITIONS ACCORDING TO AVAILABLE ORIGINAL BUILDING PLANS. EXISTING CONDITIONS AND DIMENSIONS SHALL BE FIELD VERIFIED BY CONTRACTORS AND DISCREPANCIES REPORTED TO THE OWNER AND ARCHITECT.
- COORDINATE SLAB ON GRADE ASSEMBLY WITH CORE AND SHELL ARCHITECT.
- DEMOLITION WORK PERFORMED THAT IS NOT REQUIRED FOR NEW CONSTRUCTION IS TO BE REPLACED AT NO CHARGE TO THE OWNER.
- COORDINATE EXTENTS OF REMOVAL OF EXISTING CEILINGS, PARTITIONS, FLOOR, ETC TO ACCOMMODATE MECHANICAL, PLUMBING, SPRINKLER, AV, DATA CABLING, LIGHTING AND STRUCTURAL WORK.
- EXISTING SPRAY FIREPROOFING DAMAGED OR REMOVED DURING CONSTRUCTION IS TO BE PATCHED AND REPAIRED TO ENSURE CONTINUOUS COVERAGE.
- EXISTING METHANE MITIGATION SYSTEM BELOW THE SLAB, COORDINATE ANY RECESSES OR STRIP FOOTINGS WITH BUILDING OWNER, CORE AND SHELL ARCHITECT, AND STEVENS.

KEYNOTES - PLAN

105	EXISTING FE / FEE
108	ADD SOUND ATTENUATING BATS WITHIN EXISTING STUDS AND AN INTERIOR LAYER OF GYP TO THE EXISTING STUDS (SEE PARTITION TAGS) AS REQUIRED AT PARTY WALLS
110	EXISTING SPACES OUTSIDE OF CONSTRUCTION EXTENTS, NIC
111	SLIDING GLASS STOREFRONT SYSTEM
113	TV DISPLAY - COLUMN MOUNTED, C/O/D, PROVIDE BLOCKING AND COORD HEIGHT WITH AV CONTRACTORS
117	FIELD VERIFY EXISTING PIPING / ROOF CONDUCTORS; IF ADJUSTMENT IS REQUIRED, COORD REVISED ENCLOSURE DIMENSIONS WITH ARCHITECT
124	FITNESS EQUIPMENT SHOWN FOR REFERENCE AND COORDINATION PURPOSES ONLY, C/O/D

KEYNOTES

SINK 01	UNDERMOUNT DOUBLE BOWL SINK - SEE MEP DRAWINGS
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Revisions

CONSTRUCTION DOCUMENTS

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Project No. Boldt Capital
 220044.04

Sheet Title
FIRST FLOOR PLAN

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Sheet No.
A101

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

04/30/2021 11:58:58 AM

FLOOR PLAN LEGEND	
	EXISTING CONSTRUCTION TO REMAIN
	EXISTING CONSTRUCTION TO REMAIN
	EXISTING DOOR TO REMAIN
	NEW DOOR
	KEYNOTE

FLOOR PLAN GENERAL NOTES

- ALL INTERIOR PARTITIONS ARE TYPE "100" UNLESS NOTED OTHERWISE. ALL INTERIOR FURRING WALLS ARE TYPE "100" UNLESS NOTED OTHERWISE. ALL FREE COLUMN WRAPS ARE TYPE "100" UNLESS NOTED OTHERWISE. ANY FURRING OR PARTITION PART OF TOILET, GROUP EX. FLEX, OFFICE, CHANGING OR SUITE ENCLOSURE MUST GO UP TO DECK.
- ALL UNFINISHED EXTERIOR WALLS IN THE TENANT SPACE ARE TO BE FINISHED WITH TYPE X 5/8" GYP BD FROM FLOOR TO STRUCTURE ABOVE, RETURNED INTO ALL OPENINGS, AND ACoustically SEALED AT PERIMETER AND PENETRATIONS. COORDINATE COMPLETION OF ROUGH-INS WITH MEP DRAWINGS. COORD BLOCKING REQUIREMENTS WITH THE OWNER.
- ALL UNFINISHED INTERIOR DEMISING WALLS IN THE TENANT SPACE ARE TO BE INSULATED WITH SAB AND FINISHED WITH TYPE X 5/8" GYP BD FROM FLOOR TO STRUCTURE ABOVE, RETURNED INTO ALL OPENINGS, AND ACoustically SEALED AT PERIMETER AND PENETRATIONS. COORDINATE COMPLETION OF ROUGH-INS WITH MEP DRAWINGS. COORDINATE BLOCKING REQUIREMENTS WITH THE OWNER.
- REFER TO LIFE SAFETY PLANS FOR EXTENT OF RATED PARTITION WALL CONSTRUCTION.
- PROVIDE RATED AND NON-RATED HEAD OF WALL ASSEMBLIES AT INTERIOR PARTITIONS THAT MEET UNDERSIDE OF STRUCTURAL DECK ABOVE. PROVIDE ASSEMBLIES TO ACCOMMODATE DEFLECTION OF ELEVATED SLABS AND ROOF DECKS.
- UNLESS OTHERWISE NOTED, PROVIDE CONTROL JOINTS TO DIVIDE GYPSUM WALLBOARD PARTITIONS INTO 30' MAXIMUM LENGTHS. VERIFY LOCATIONS WITH ARCHITECT.
- ALL DIMENSIONS ARE SHOWN FROM FACE OF FINISHED WALL UNLESS NOTED OTHERWISE.
- HOLD OUTSIDE EDGE OF DOOR FRAMES 4" FROM ADJACENT PERPENDICULAR WALLS UNLESS OTHERWISE NOTED.
- ALL COUNTERTOPS SHOULD BE 2-1" DEEP UNLESS OTHERWISE NOTED.
- PROVIDE FIRE-RESISTIVE-TREATED BLOCKING FOR ALL WALL-MOUNTED CABINETS, RAILINGS, EQUIPMENT AND FIXTURES. COORDINATE BLOCKING LOCATIONS WITH ELEVATION AND DETAIL DRAWINGS. COORDINATE BLOCKING REQUIREMENTS FOR AV MOUNTING OR GRAPHICS WITH MEP DRAWINGS AND OWNER.
- ITEMS DRAWN WITH BLACK SOLID LINES INDICATE WORK TO BE PROVIDED BY CONTRACTOR. ITEMS DRAWN WITH A DASHED LINE INDICATE WORK ABOVE THE CUT PLANE OR WORK TO BE PROVIDED BY OTHERS AND COORDINATED BY CONTRACTOR.
- REFER TO DRAWING SHEET G060 FOR TYPICAL MOUNTING HEIGHTS FOR WALL MOUNTED COMPONENTS, AND TYPICAL SHOWER DESIGN.
- EXISTING AREAS OF CORE AND SHELL AND TENANT SPACES OUTSIDE OF SCOPE OF WORK. REFLECT INFORMATION AND CONDITIONS ACCORDING TO AVAILABLE ORIGINAL BUILDING PLANS. EXISTING CONDITIONS AND DIMENSIONS SHALL BE FIELD VERIFIED BY CONTRACTORS AND DISCREPANCIES REPORTED TO THE OWNER AND ARCHITECT.
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- DEMOLITION WORK PERFORMED THAT IS NOT REQUIRED FOR NEW CONSTRUCTION IS TO BE REPLACED AT NO CHARGE TO THE OWNER.
- COORDINATE EXTENTS OF REMOVAL OF EXISTING CEILINGS, PARTITIONS, FLOOR, ETC TO ACCOMMODATE MECHANICAL, PLUMBING, SPRINKLER, AV, DATA CABLING, LIGHTING AND STRUCTURAL WORK.
- EXISTING SPRAY FIREPROOFING DAMAGED OR REMOVED DURING CONSTRUCTION IS TO BE PATCHED AND REPAIRED TO ENSURE CONTINUOUS COVERAGE.
- EXISTING METHANE MITIGATION SYSTEM BELOW THE SLAB. COORDINATE ANY RECESSES OR STRIP FOOTINGS WITH BUILDING OWNER, CORE AND SHELL ARCHITECT, AND STEVENS.

KEYNOTES - PLAN

100	REMOVE, SALVAGE, AND REINSTALL EXISTING FC IN NEW FURRING WALL
105	EXISTING FE, FEO
107	AV CABINET - COORD REQUIREMENTS WITH AV AND ELECTRICAL CONTRACTOR
109	ALUMINUM FRAMED INTERIOR STOREFRONT, CENTER GLAZED, SEE BORROWED LITE ELEVATIONS FOR BOD
110	EXISTING SPACES OUTSIDE OF CONSTRUCTION EXTENTS, N/C
114	TV / DISPLAY, WALL MOUNTED, OFOL, COORD BLOCKING AND HEIGHT WITH AV CONTRACTOR
115	BRANDING WALL, PROVIDE LEVEL 5 FINISH, COORDINATE BLOCKING REQUIREMENTS WITH BRANDING CONTRACTOR
116	DOOR ACTUATOR, MILLION MOUNTED
117	FIELD VERIFY EXISTING PIPING / ROOF CONDUCTORS, IF ADJUSTMENT IS REQUIRED, COORD REVISED ENCLOSURE DIMENSIONS WITH ARCHITECT.
118	EQUIPMENT KNEEWALL, SEE SECTION DETAIL FOR CONSTRUCTION, COORDINATE WITH ELECTRICAL DRAWINGS.
119	NEW OPENING IN EXISTING / PARTY WALLS, DEMOLISH PORTION OF WALL AS REQUIRED IF NOT CONSTRUCTED CONCURRENTLY WITH PARTY WALLS
121	DESK CASEWORK - SEE DETAILS AND FINISH PLAN NOTES
123	PLAN DAY LOOKERS, SEE ELEV. BLACK MELANINE INTERIOR, PROVIDE SIEE HOOKS ON ALL AND LOWER SHELF ON 2-TIER. LOCK BOD, KEYLESS CO. LLC - MODEL KEYLESS360-SN.
124	FITNESS EQUIPMENT SHOWN FOR REFERENCE AND COORDINATION PURPOSES ONLY, OFOI

KEYNOTES

BF	BOTTLE FILLER, ADA COMPLIANT- REF PLUMBING DRAWINGS
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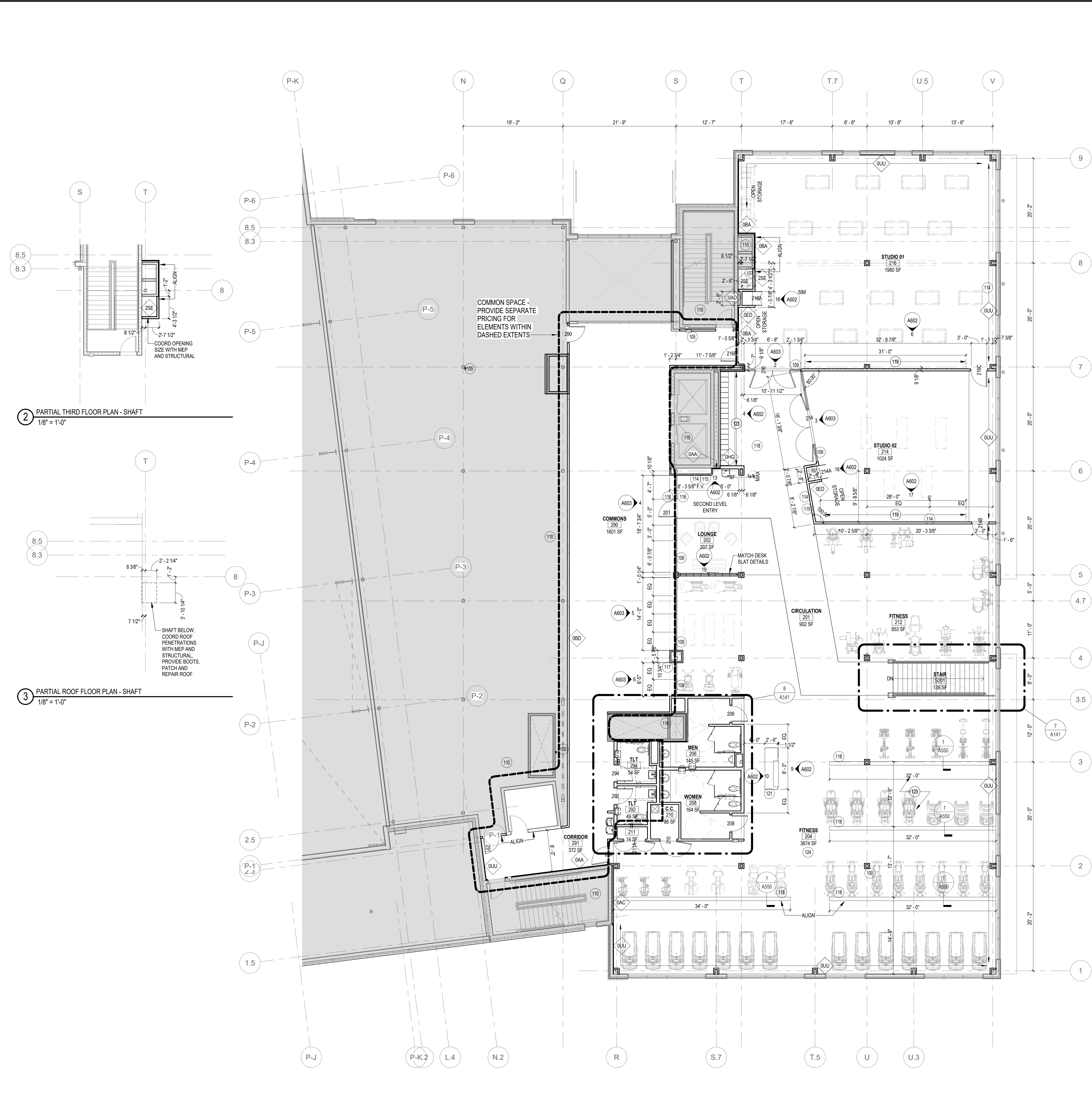
SECOND FLOOR PLAN

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Sheet No.
A102



2 PARTIAL THIRD FLOOR PLAN - SHAFT
1/8" = 1'-0"

3 PARTIAL ROOF FLOOR PLAN - SHAFT
1/8" = 1'-0"

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

FLOOR PLAN LEGEND	
	EXISTING CONSTRUCTION TO REMAIN
	EXISTING CONSTRUCTION TO REMAIN
	EXISTING DOOR TO REMAIN
	NEW DOOR
	KEYNOTE



FLOOR PLAN GENERAL NOTES

- ALL INTERIOR PARTITIONS ARE TYPE "040" UNLESS NOTED OTHERWISE. ALL INTERIOR FLOORING WALLS ARE TYPE "08C" OR "08D" UNLESS NOTED OTHERWISE. ALL FREE COLUMN WRAPS ARE TYPE "04C" UNLESS NOTED OTHERWISE. ANY FLOORING OR PARTITION PART OF TOILET, GROUP EX, FLEX, OFFICE, CHANGING OR SUITE ENCLOSURE MUST GO UP TO DECK.
- ALL UNFINISHED EXTERIOR WALLS IN THE TENANT SPACE ARE TO BE FINISHED WITH TYPE X 5/8" GYP BD FROM FLOOR TO STRUCTURE ABOVE, RETURNED INTO ALL OPENINGS AND ACOUSTICALLY SEALED AT PERIMETER AND PENETRATIONS. COORDINATE COMPLETION OF ROUGH-INS WITH MEP DRAWINGS. COORD BLOCKING REQUIREMENTS WITH THE OWNER.
- ALL UNFINISHED INTERIOR DEMISING WALLS IN THE TENANT SPACE ARE TO BE INSULATED WITH S4B AND FINISHED WITH TYPE X 5/8" GYP BD FROM FLOOR TO STRUCTURE ABOVE, RETURNED INTO ALL OPENINGS, AND ACOUSTICALLY SEALED AT PERIMETER AND PENETRATIONS. COORDINATE COMPLETION OF ROUGH-INS WITH MEP DRAWINGS. COORDINATE BLOCKING REQUIREMENTS WITH THE OWNER.
- REFER TO LIFE SAFETY PLANS FOR EXTENT OF RATED PARTITION WALL CONSTRUCTION.
- PROVIDE RATED AND NON-RATED HEAD OF WALL ASSEMBLIES AT INTERIOR PARTITIONS THAT MEET UNDERSIDE OF STRUCTURAL DECK ABOVE. PROVIDE ASSEMBLIES TO ACCOMMODATE DEFLECTION OF ELEVATED SLABS AND ROOF DECKS.
- UNLESS OTHERWISE NOTED, PROVIDE CONTROL JOINTS TO DIVIDE GYPSUM WALLBOARD PARTITIONS INTO 30' MAXIMUM LENGTHS. VERIFY LOCATIONS WITH ARCHITECT.
- ALL DIMENSIONS ARE SHOWN FROM FACE OF FINISHED WALL UNLESS NOTED OTHERWISE.
- HOLD OUTSIDE EDGE OF DOOR FRAMES 4" FROM ADJACENT PERPENDICULAR WALLS UNLESS OTHERWISE NOTED.
- ALL COUNTERTOPS SHOULD BE 2"-1" DEEP UNLESS OTHERWISE NOTED.
- PROVIDE FIRE RESISTIVE TREATED BLOCKING FOR ALL WALL MOUNTED CABINETS, RAILINGS, EQUIPMENT AND FIXTURES. COORDINATE BLOCKING LOCATIONS WITH ELEVATION AND DETAIL DRAWINGS. COORDINATE BLOCKING REQUIREMENTS FOR AV MOUNTING OR GRAPHICS WITH MEP DRAWINGS AND OWNER.
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- REFER TO DRAWING SHEET 086 FOR TYPICAL MOUNTING HEIGHTS FOR WALL MOUNTED COMPONENTS, AND TYPICAL SHOWER DESIGN.
- EXISTING AREAS OF CORE AND SHELL AND TENANT SPACES OUTSIDE OF SCOPE OF WORK REFLECT INFORMATION AND CONDITIONS ACCORDING TO AVAILABLE ORIGINAL BUILDING PLANS. EXISTING CONDITIONS AND DIMENSIONS SHALL BE FIELD VERIFIED BY CONTRACTORS AND DISCREPANCIES REPORTED TO THE OWNER AND ARCHITECT.
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- EXISTING METHANE MITIGATION SYSTEM BELOW THE SLAB, COORDINATE ANY RECESSES OR STRIP FOOTINGS WITH BUILDING OWNER, CORE AND SHELL ARCHITECT, AND STEVENS.

KEYNOTES - PLAN

105	EXISTING FE / FEE
108	ADD SOUND ATTENUATING BATS WITHIN EXISTING STUDS AND AN INTERIOR LAYER OF GYP TO THE EXISTING STUDS (SEE PARTITION TAGS) AS REQUIRED AT PARTY WALLS
110	EXISTING SPACES OUTSIDE OF CONSTRUCTION EXTENTS, NIC
111	SLIDING GLASS STOREFRONT SYSTEM
113	TV DISPLAY - COLUMN MOUNTED, C/O/D, PROVIDE BLOCKING AND COORD HEIGHT WITH AV CONTRACTORS
117	FIELD VERIFY EXISTING PIPING / ROOF CONDUCTORS; IF ADJUSTMENT IS REQUIRED, COORD REVISED ENCLOSURE DIMENSIONS WITH ARCHITECT
124	FITNESS EQUIPMENT SHOWN FOR REFERENCE AND COORDINATION PURPOSES ONLY, C/O/D

KEYNOTES

SINK 01	UNDERMOUNT DOUBLE BOWL SINK - SEE MEP DRAWINGS
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 220044.04

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Sheet No.
A101

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

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FLOOR PLAN LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- EXISTING CONSTRUCTION TO REMAIN
- EXISTING DOOR TO REMAIN
- NEW DOOR
- KEYNOTE

FLOOR PLAN GENERAL NOTES

1. ALL INTERIOR PARTITIONS ARE TYPE "100" UNLESS NOTED OTHERWISE. ALL INTERIOR FURRING WALLS ARE TYPE "BC" OR "DB" UNLESS NOTED OTHERWISE. ALL FREE COLUMN WRAPS ARE TYPE "AC" UNLESS NOTED OTHERWISE. ANY FURRING OR PARTITION PART OF TOILET, GROUP EX. FLEX, OFFICE, CHANGING OR SUITE ENCLOSURE MUST GO UP TO DECK.
2. ALL UNFINISHED EXTERIOR WALLS IN THE TENANT SPACE ARE TO BE FINISHED WITH TYPE X 5/8" GYP BD FROM FLOOR TO STRUCTURE ABOVE, RETURNED INTO ALL OPENINGS, AND ACoustically SEALED AT PERIMETER AND PENETRATIONS. COORDINATE COMPLETION OF ROUGH-INS WITH MEP DRAWINGS. COORD BLOCKING REQUIREMENTS WITH THE OWNER.
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5. PROVIDE RATED AND NON-RATED HEAD OF WALL ASSEMBLIES AT INTERIOR PARTITIONS THAT MEET UNDERSIDE OF STRUCTURAL DECK ABOVE. PROVIDE ASSEMBLIES TO ACCOMMODATE DEFLECTION OF ELEVATED SLABS AND ROOF DECKS.
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8. HOLD OUTSIDE EDGE OF DOOR FRAMES 4" FROM ADJACENT PERPENDICULAR WALLS UNLESS OTHERWISE NOTED.
9. ALL COUNTERTOPS SHOULD BE 2-1" DEEP UNLESS OTHERWISE NOTED.
10. PROVIDE FIRE-RESISTIVE-TREATED BLOCKING FOR ALL WALL-MOUNTED CABINETS, RAILINGS, EQUIPMENT AND FIXTURES. COORDINATE BLOCKING LOCATIONS WITH ELEVATION AND DETAIL DRAWINGS. COORDINATE BLOCKING REQUIREMENTS FOR AV MOUNTING OR GRAPHICS WITH MEP DRAWINGS AND OWNER.
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12. REFER TO DRAWING SHEET G060 FOR TYPICAL MOUNTING HEIGHTS FOR WALL MOUNTED COMPONENTS, AND TYPICAL SHOWER DESIGN.
13. EXISTING AREAS OF CORE AND SHELL AND TENANT SPACES OUTSIDE OF SCOPE OF WORK. REFLECT INFORMATION AND CONDITIONS ACCORDING TO AVAILABLE ORIGINAL BUILDING PLANS. EXISTING CONDITIONS AND DIMENSIONS SHALL BE FIELD VERIFIED BY CONTRACTORS AND DISCREPANCIES REPORTED TO THE OWNER AND ARCHITECT.
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KEYNOTES - PLAN

100	REMOVE, SALVAGE, AND REINSTALL EXISTING FC IN NEW FURRING WALL
105	EXISTING FE, FEO
107	AV CABINET - COORD REQUIREMENTS WITH AV AND ELECTRICAL CONTRACTOR
109	ALUMINUM FRAMED INTERIOR STOREFRONT, CENTER GLAZED, SEE BORROWED LITE ELEVATIONS FOR BOD
110	EXISTING SPACES OUTSIDE OF CONSTRUCTION EXTENTS, NIC
114	TV / DISPLAY, WALL MOUNTED, OFOL, COORD BLOCKING AND HEIGHT WITH AV CONTRACTOR
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123	PLAN DAY LOCKERS, SEE ELEV. BLACK MELANINE INTERIOR, PROVIDE SUE HOOKS ON ALL AND LOWER SHELF ON 2-TIER. LOCK BOD. KEYLESS CO. LLC - MODEL KEYLESS360-SN.
124	FITNESS EQUIPMENT SHOWN FOR REFERENCE AND COORDINATION PURPOSES ONLY, OFOI

KEYNOTES

BF	BOTTLE FILLER, ADA COMPLIANT- REF PLUMBING DRAWINGS
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220044.04

SECOND FLOOR PLAN

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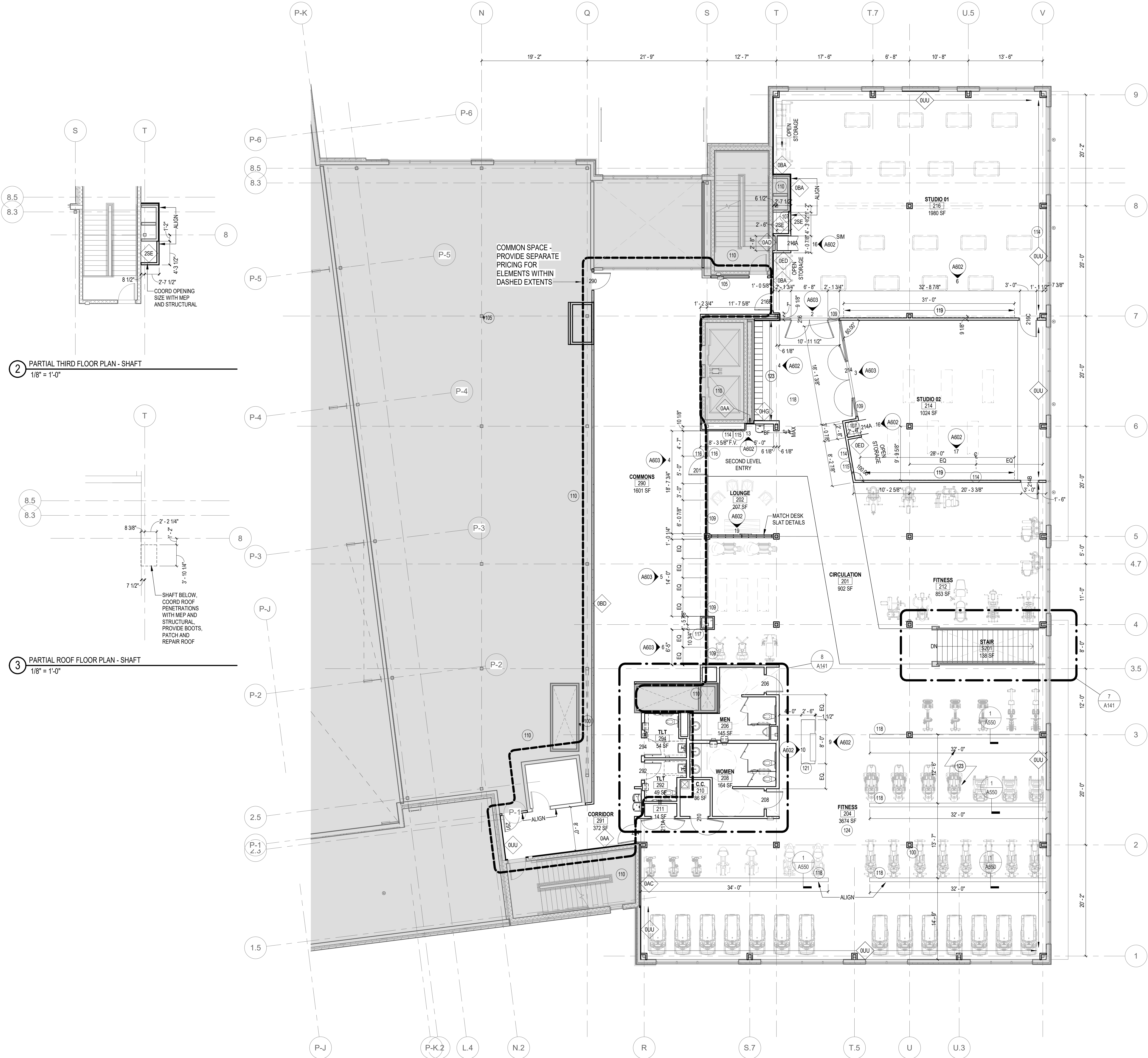
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A102



2 PARTIAL THIRD FLOOR PLAN - SHAFT
1/8" = 1'-0"

3 PARTIAL ROOF FLOOR PLAN - SHAFT
1/8" = 1'-0"

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

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