

CITY OF FRANKLIN
PLAN COMMISSION MEETING*
FRANKLIN CITY HALL COUNCIL CHAMBERS
9229 W. LOOMIS ROAD, FRANKLIN, WISCONSIN
AGENDA
THURSDAY, MARCH 9, 2023, 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 February 9, 2023.
2. Approval of regular meeting of February 23, 2023.

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

1. **JILLY’S CAR WASH FACILITY DEVELOPMENT.** Special Use, Site Plan and Certified Survey Map applications by Jonathan J. Zimmerman, President of Jilly’s, LLC (Devo Properties/Rawson LLC, property owner), to allow for the development of a single-story building housing offices and a car wash facility (approximately 6,373 square feet including office, car wash bay, mechanical equipment and employee booth), with adjacent parking for vacuum stalls as well as general parking, three separate pay stations, landscaping and lighting, with hours of operation Monday through Saturday, from 7:00 a.m. to 8:00 p.m. and on Sunday, from 8:00 a.m. to 7:00 p.m. (stormwater facilities will be shared with the adjoining Sendik’s Food Market property, using an existing pond to the north of these parcels), on vacant property (1.4910 acres) proposed to be divided into three lots (the car wash facility will be located on the future Lot 1), located at 5450 West Rawson Avenue, such property being zoned M-1 Limited Industrial District and OL-2 General Business Overlay District; Tax Key No. 741-9996-001. **A PUBLIC HEARING IS SCHEDULED FOR THIS MEETING UPON THE SPECIAL USE APPLICATION OF THIS MATTER.**

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

1. **UNIFIED DEVELOPMENT ORDINANCE (UDO) REWRITE TASK FORCE:** informative session by City Development Staff re: articles: 10. Planned Development Districts and 11. Nonconforming Structures, Lots and Uses.

Franklin Plan Commission Agenda

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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: March 23, 2023

Note to the Plan Commission

On February 23, the Plan Commission carried a motion to lay over the February 9 minutes to the next meeting for review by staff.

Staff relistened to the meeting recording, specifically the third motion for Item D.1 (min. 48:30-50:00) and confirmed that the minutes are consistent with the recording. After the motion, the Chair commented that the understanding is that staff will notify Whitnall View neighbors.

Recording available at the “City of Franklin WP” YouTube channel, Plan Commission playlist.

Régulo Martínez-Montilva, Principal Planner

**City of Franklin
Plan Commission Meeting
February 9, 2023
Minutes**

unapproved

A. Call to Order and Roll Call

Mayor Steve Olson called the February 9, 2023 regular Plan Commission meeting to order at 7:00 p.m. in the Council Chambers at Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin.

Present were Mayor Steve Olson, Alderwoman Shari Hanneman, Commissioners Patrick Leon, Kevin Haley and Patricia Hogan, and City Engineer Glen Morrow. Absent was Commissioner Adam Burckhardt. Also present was Principal Planner Régulo Martínez-Montilva and City Attorney Jesse Wesolowski, as well as Alderman Michael Barber.

B. Approval of Minutes

1. Regular Meeting of January 5, 2023.

Commissioner Hogan moved and Commissioner Haley seconded a motion to approve the January 5, 2023 meeting minutes. On voice vote, all voted ‘aye’; motion carried (5-0-1).

C. Public Hearing Business Matters

1. None.

D. Business Matters

1. PLANNED DEVELOPMENT DISTRICT NO. 37 (THE ROCK SPORTS COMPLEX/BALLPARK COMMONS) ICONICA, INC. GRADING OF STOCKPILED SPOIL MATERIALS ON THE WESTERN PORTION OF THE BALLPARK COMMONS PROPERTY. Site Plan Amendment application by Iconica, Inc., applicant (BPC County Land, LLC, property owner), for “after the fact grading” approval on account of excess spoil materials from the Luxe Golf Bays netting poles installation and golf ball target field (in September of 2021),

Alderwoman Hanneman moved and Commissioner Leon seconded a motion to suspend rules to allow for public comments. On voice vote, all voted ‘aye’; motion carried. (5-0-1).

Commissioner Hogan moved and Commissioner Leon seconded a motion to return to regular order. On voice vote, all voted ‘aye’; motion carried. (5-0-1).

Commissioner Hanneman moved and Commissioner Leon seconded a motion to table the matter to the call of the chair and require the applicant to complete appropriate detailed plans on restoration of the fields and their future use, and plans for heightening the berm sufficient to block the view and noise to the

which were stockpiled in the area between the Ballpark Commons parking lot and Whitnall View subdivision [which is planned for future overflow parking per the Ballpark Commons master plan] and spread out thereafter (in August of 2022) over 3 acres north of the stockpile, which resulted in an elevation increase of approximately 4 feet [it is noted that there is a berm between the Ballpark Commons development and Whitnall View subdivision, and its visual screening function might be impacted by higher elevations in the Ballpark Commons side] [the existing drainage patterns and surface water runoff from the area were maintained and are commensurate with the approved stormwater master plan for the Ballpark Commons property], property located at approximately 7005 South Ballpark Drive, zoned Planned Development District No. 37 (The Rock Sports Complex/Ballpark Commons); Tax Key No. 744-1003-000.

neighbors, and to provide detailed planting plans for the entire berm. On voice vote, all voted ‘aye’; motion carried. (5-0-1).

2. UNIFIED DEVELOPMENT ORDINANCE (UDO) REWRITE

TASK FORCE: informative session by City Development Staff re: articles: 8. Subdivision Standards and 9. Administrative Standards and Procedures

No action taken.

Adjournment

Commissioner Leon moved and Commissioner Haley seconded to adjourn the Plan Commission meeting of February 9, 2023 at 8:29 p.m.. On voice vote, all voted ‘aye’; motion carried (5-0-1).

**City of Franklin
Plan Commission Meeting
February 23, 2023
Minutes**

unapproved

A. Call to Order and Roll Call

Mayor Steve Olson called the February 23, 2023 regular Plan Commission meeting to order at 7:00 p.m. in the Council Chambers at Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin.

Present were Mayor Steve Olson, Commissioners Patrick Leon, Kevin Haley and Patricia Hogan, and City Engineer Glen Morrow. Absent was Alderwoman Shari Hanneman and Commissioner Adam Burckhardt. Also present was Principal Planner Régulo Martínez-Montilva, Associate Planner Marion Ecks, Director of Economic Development John Regetz and City Attorney Jesse Wesolowski.

B. Approval of Minutes

1. Regular Meeting of February 9, 2023.

Commissioner Leon moved and City Engineer Morrow seconded a motion to lay over minutes to next meeting for review by staff. On voice vote, all voted ‘aye’; motion carried (4-0-2).

C. Public Hearing Business Matters

1. None.

D. Business Matters

1. **TESS CREEK ESTATES SINGLE-FAMILY RESIDENTIAL SUBDIVISION DEVELOPMENT.** Final Plat application by P. Kenneth Servi, Servi Investments, LLC (Forest Home Investors, LLC, property owner), for construction of a residential subdivision (Tess Creek Estates) with 17 single-family lots served by “West Tess Creek Street” (the existing roadway stub from South Pacific Street will be extended north then east to a temporary turnaround easement (cul-de-sac)), a 60 foot Right-of-Way will be extended all the way to the east lot line for possible future extension and connection to the east to Mission Hills Court and an outlot will be included in the subdivision for floodplain, natural resource areas, stormwater basin and existing fuel substation (a fuel line easement will cross the entire subdivision) [the proposed Tess Creek Estates subdivision

City Engineer Morrow moved and Commissioner Leon seconded a motion to recommend approval of a Resolution conditionally approving a Final Plat for Tess Creek Estates subdivision (at 11595 and 11600 West Forest Home Avenue) contingent on receipt of a letter of closure from the DNR prior to construction activities. On voice vote, all voted ‘aye’; motion carried. (4-0-2).

is to be located on the previously developed property addressed 11600 West Forest Home Avenue, along with approximately 5 acres of undeveloped land (11595 West Forest Home Avenue) to the north up to the centerline of Tess Corners Creek, to create an approximate 10 acre proposed single family subdivision], property zoned R-8 Multiple-Family Residence District, FC Floodplain Conservancy District and FW Floodway District; Tax Key Nos. 751-9001-000 and 796-9987-001.

2. UNIFIED DEVELOPMENT ORDINANCE (UDO) REWRITE TASK FORCE: informative session by City Development Staff re: articles: 8. Subdivision Standards and 9. Administrative Standards and Procedures

Commissioner Leon moved and Commissioner Haley seconded a motion to remove historical preservation section. On voice vote, all voted ‘aye’; motion carried. (4-0-2).

City Engineer Morrow left the meeting and 8:21 pm and returned at 8:30 pm.

Adjournment

Commissioner Hogan moved and Commissioner Leon seconded to adjourn the Plan Commission meeting of February 23, 2023 at 8:56 p.m.. On voice vote, all voted ‘aye’; motion carried (4-0-2).



CITY OF FRANKLIN
REPORT TO THE PLAN COMMISSION

Meeting of March 9, 2023
Certified Survey Map, Special Use & Site Plan

RECOMMENDATION: City Development Staff recommends the Plan Commission forward the CSM and Special Use application to the Common Council for decision based on the recommended draft Resolution with conditions as attached. City Development Staff recommends approval of the proposed Site Plan, subject to the conditions of approval in the attached draft resolution.

Project Name:	Jilly's Car Wash
Submittal Date:	12-19-2022
Property Owner:	Devo Properties/Rawson LLC
Applicant:	Jon Zimmerman, Jilly's LLC
Property Address/Tax Key Number:	5450 W Rawson Avenue/ 741 9996 001
Aldermanic District:	District 5
Agent:	Caitlin LaJoie, Briohn Building Corporation
Zoning District:	M-1 Limited Industrial and OL-2 Overlay
Use of Surrounding Properties:	M-1 Limited Industrial and OL-2 Overlay (east and west), M-1 Limited Industrial (north), M-2 General Industrial (south)
Application Request:	To permit a division of the existing parcel into two lots, and allow for development of a car wash on the proposed Lot 1.
Staff Planner:	Marion Ecks, AICP

APPLICANT'S REQUEST

The applicant requests recommendation of approval of a Certified Survey Map (CSM) to divide the parcel into three lots. Lot 2 is proposed to be developed as a retail or restaurant location. No development applications have been submitted for this lot. Outlot 1 does not have any current development plans. The applicant is also requesting Site Plan approval from Plan Commission and a recommendation of approval of a Special Use to develop Lot 1 as Jilly's Car Wash.

CHARACTER OF THE SITE AND SURROUNDING AREA

The subject property is zoned M-1 Limited Industrial and OL-2 General Business Overlay; it does not have any structures on it currently. The surrounding properties share the same zoning. The properties to the east have been developed as a Sendiks, a CVS, and a bank. To the west is a self storage facility, and to the north is an outlot which contains the stormwater facilities for this parcel, as well as the Sendiks development. One of the entrances to the quarry is immediately to the south across Rawson.

DESCRIPTION OF THE APPLICATIONS

Certified Survey Map

The requested CSM would produce three lots with proposed zoning requirements of the OL-2 General Business Overlay District:

- **Lot 1** is proposed to be a 78,935 Sq. Ft. parcel approximately 133' by 592'. This lot is proposed to be developed as a Jilly's Car Wash. The parcel has frontage on Rawson, but will be accessed by

a private road. The proposed lot meets the minimum lot area, depth, and width requirements of the M-1 and OL-2 zoning districts.

- **Lot 2** is proposed to be 38,786 Sq. Ft., approximately 165’ by 241’, with frontage on Rawson. The lot will include the private road with an access easement for other parts of this development. The proposed lot meets the minimum lot area, depth, and width requirements of the M-1 and OL-2 zoning districts.
- **Outlot 1** is proposed to be 151,327 Sq. Ft., approximately 351’ by 523’. This lot does not meet the UDO requirement regarding frontage along a public street. The lot does meet the minimum lot area, depth, and width requirements of the M-1 and OL-2 zoning districts.

PROJECT ANALYSIS

Staff provided the applicant with staff comments on February 9, 2023, which are attached. The CSM complies with most aspects of the requirements of the UDO. The proposed Lots 1 and 2 meet the minimum lot area, depth, and width requirements of these zoning districts. A few technical corrections to the exhibits are required.

Comment items that are not resolved or must be noted are reflected in the Conditions of Approval in the draft Common Council Resolution. Key issues and outstanding items include:

1. The OL-2 Overlay requires cross-access be provided at the time of any new development or redevelopment. In cases where existing development on adjacent parcels does not allow for construction, the applicant should provide or maintain cross-access easements to be used at the point in time when the adjacent parcel undergoes redevelopment that would facilitate the completion of the connection. The city may require a letter of credit as surety (§15-3.0306.C.2).
2. Outlot 1 does not meet the UDO requirement (§15-5.0106.C) that it must have 60 feet of frontage along a public street. The parcel must therefore be designated as an outlot, **or** obtain a land division variance and provide a shared access easement. If designated an outlot, future development of this lot will be required to meet street frontage standards of the UDO. The applicant has submitted an application for the variance with their Plan Commission materials; this application is under review. They will need to provide the easement and relabel the outlot if this is the path requested.

Other Department review comments are included in the memo. Outstanding review comments are as follows:

Engineering Department

The CSM was reviewed by Engineering; staff reiterates that a condition requiring any necessary technical corrections should be included. Engineering requirements also include and provision of a shared access easement – see comments for details.

Additional Department Comments – Police, Fire, Inspection

Inspection services notes that permits are required prior to construction or development.

Special Use and Site Plan

Staff Comments were provided for the application for a Special Use and Site Plan for Jilly’s Car Wash, proposed to be located on the future Lot 1 of the land division requested by CSM above. The lot is zoned M-1 Limited Industrial (§15-3.0309) and OL-2 General Business Overlay (§15-3.0306.C) Districts. The proposed structure meets the setback requirements of the OL-2 zoning district; review comments were provided for the requirements of that district. Carwashes (SIC Code 7542) require Special Use approval in both M-1 Limited Industrial and OL-2 General Business Overlay Districts.

Future developments on proposed Lot 2 and Outlot 1 will require separate permitting.

PROJECT ANALYSIS

The applicant is requesting approvals to develop a Jilly's Car Wash, which would consist of a 820 Sq. Ft. office and a 5,100 Sq. Ft. structure housing the drive-through car wash, with accessory structures including a booth for payment and a trash area. Customers will proceed through a driveway connected to a private road. They will circulate to the right from the entrance (north) to a cueing and payment area, loop back through the car wash, at which point they may either exit or use the vacuum area which includes parking spaces equipped with vacuums, located to the south of the building along Rawson Ave. The applicant has provided exhibits including architectural renders for Commission review.

Proposed business hours are Monday through Saturday from 7:00am to 8:00pm and Sunday from 8:00am to 7:00pm. This location will employ approximately 15 staff, with a maximum of five (5) employees per shift.

The applicant has provided required responses to, and complies with the standards of §15-3.0701: General Standards for Special Uses. The development is consistent with the existing zoning requirements, and Future Land Use Comprehensive Master Plan intent for the district (§15-7.0102.M).

The proposed Site Plan requires a small number of minor technical corrections. The applicant has provided all required elements:

- The Lighting Plan conforms to Division 15-5.0400 Lighting Standards.
- The Landscape Plan exceeds the quantity of required plantings under §15-5.0302.
- A Natural Resource Protection Plan (NRPP) as defined by Division 15-7.0200.

Outstanding Planning review comments include:

1. The dumpster location is very prominent on the site. Staff suggests relocating it to a less visible location (§15-7.0102.K). Applicant should provide additional landscape screening if it remains at this location.
2. The applicant must provide an irrigation system for required landscaping (§15-5.0303.D).

Staff recommends that the Site Plan approval require the recording of the CSM prior to issuance of any building permits.

Outstanding review comments from other departments are as follows:

Engineering Department

Engineering requirements include engineer and stormwater review, and provision of a shared access easement – see comments for details.

Additional Department Comments – Police, Fire, Inspection

The Franklin Fire Department has provided comments on requirements of the development which the applicant acknowledges. See comments for details.

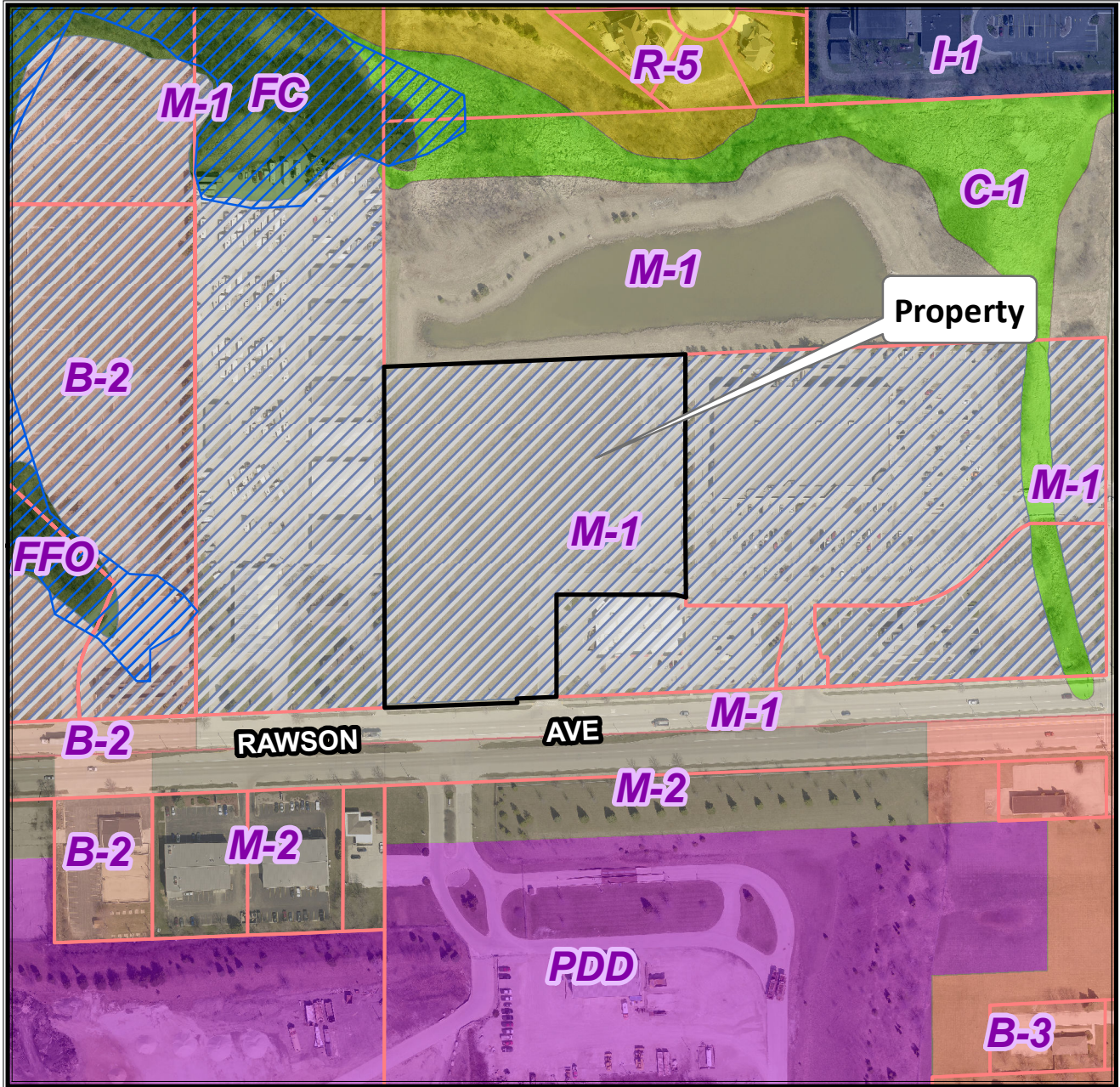
STAFF RECOMMENDATION

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

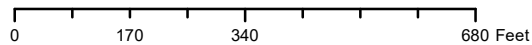
The Plan Commission may recommend, and the Common Council may impose, conditions and limitations on a Special Use application related to use, design and operation (§15-3.0701.D).

The Department of City Development staff recommends the Plan Commission forward the Special Use and Certified Survey Map applications to the Common Council for decision based on the recommended draft Resolution as attached. The resolution reflects recommended conditions of approval.

5450 W. Rawson Ave.
TKN: 741 9996 001

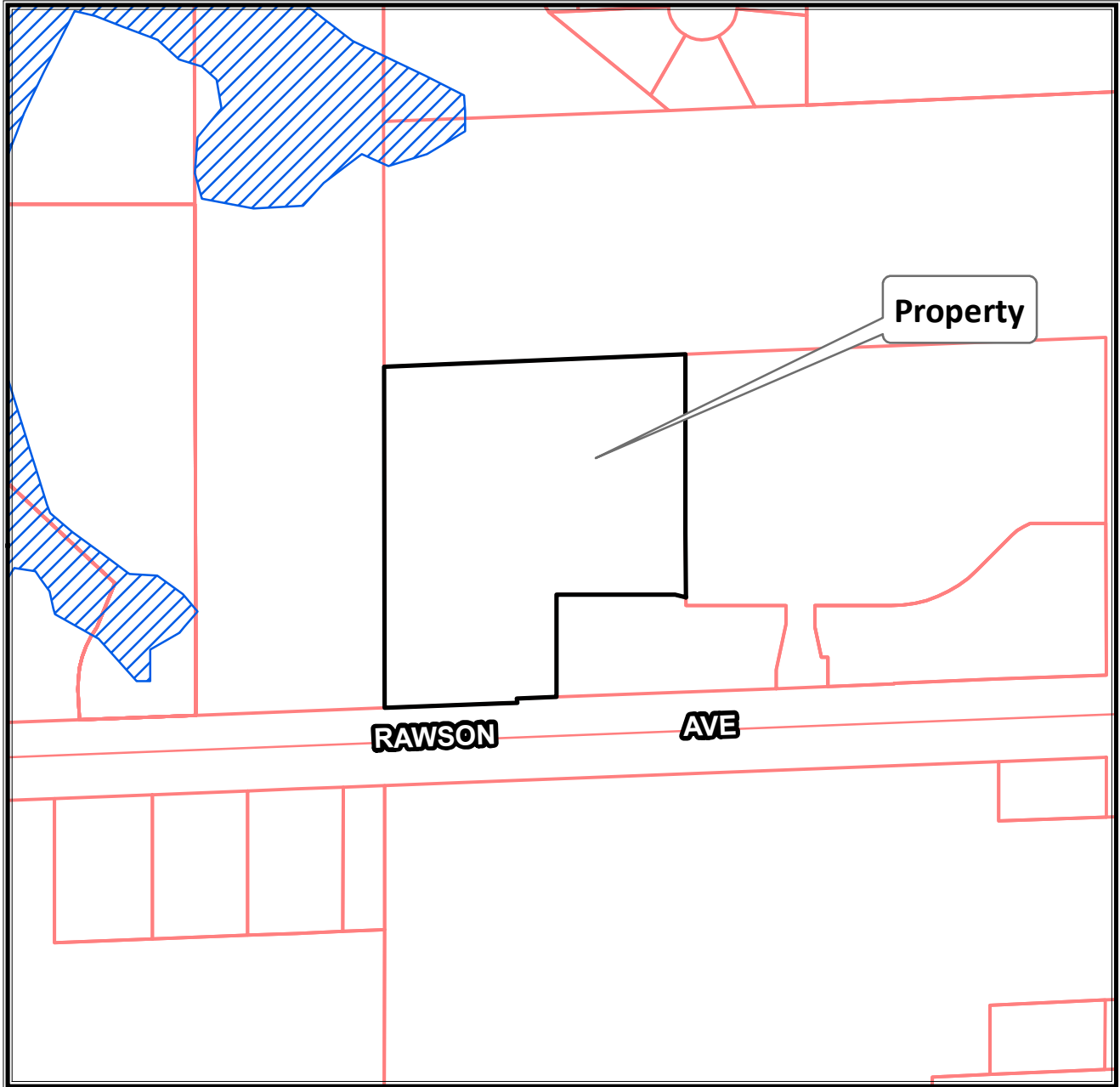


Planning Department
(414) 425-4024

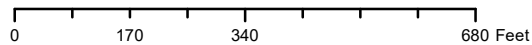


This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. This map is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes.

5450 W. Rawson Ave.
TKN: 741 9996 001



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.



RESOLUTION NO. 2023-_____

A RESOLUTION CONDITIONALLY APPROVING A 3 LOT CERTIFIED SURVEY MAP, BEING A REDIVISION OF ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 8120, LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 21 EAST, CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN (JONATHAN J. ZIMMERMAN, PRESIDENT, JILLY'S, LLC, APPLICANT) (AT 5450 WEST RAWSON AVENUE)

WHEREAS, the City of Franklin, Wisconsin, having received an application for approval of a certified survey map, such map being a redivision of all of Lot 1 of Certified Survey Map No. 8120, located in the Southeast 1/4 of the Southwest 1/4 of Section 2, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin, more specifically, of the property located at 5450 West Rawson Avenue, bearing Tax Key No. 741-9996-001, Jonathan J. Zimmerman, President, Jilly's, LLC, applicant; said certified survey map having been reviewed by the City Plan Commission and the Plan Commission having recommended approval thereof pursuant to certain conditions; and

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

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Common Council of the City of Franklin, Wisconsin, that the Certified Survey Map submitted by Jonathan J. Zimmerman, President, Jilly's, LLC, as described above, be and the same is hereby approved, subject to the following conditions:

1. That any and all objections made and corrections required by the City of Franklin, by Milwaukee County, and by any and all reviewing agencies, shall be satisfied and made by the applicant, prior to recording.
2. That all land development and building construction permitted or resulting under this Resolution shall be subject to impact fees imposed pursuant to §92-9 of the Municipal Code or development fees imposed pursuant to §15-5.0110 of the Unified Development Ordinance, both such provisions being applicable to the development and building permitted or resulting hereunder as it occurs from time to time, as such Code and Ordinance provisions may be amended from time to time.
3. Each and any easement shown on the Certified Survey Map shall be the subject of separate written grant of easement instrument, in such form as provided

JONATHAN J. ZIMMERMAN, PRESIDENT, JILLY'S, LLC – CERTIFIED SURVEY
MAP

RESOLUTION NO. 2023-_____

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within the *City of Franklin Design Standards and Construction Specifications* and such form and content as may otherwise be reasonably required by the City Engineer or designee to further and secure the purpose of the easement, and all being subject to the approval of the Common Council, prior to the recording of the Certified Survey Map.

4. Jonathan J. Zimmerman, President, Jilly's, LLC, successors and assigns, and any developer of the Jonathan J. Zimmerman, President, Jilly's, LLC 3 lot certified survey map project, shall pay to the City of Franklin the amount of all development compliance, inspection and review fees incurred by the City of Franklin, including fees of consults to the City of Franklin, within 30 days of invoice for same. Any violation of this provision shall be a violation of the Unified Development Ordinance, and subject to §15-9.0502 thereof and §1-19 of the Municipal Code, the general penalties and remedies provisions, as amended from time to time.
5. The approval granted hereunder is conditional upon Jonathan J. Zimmerman, President, Jilly's, LLC and the 3 lot certified survey map project for the property located at 5450 West Rawson Avenue: (i) being in compliance with all applicable governmental laws, statutes, rules, codes, orders and ordinances; and (ii) obtaining all other governmental approvals, permits, licenses and the like, required for and applicable to the project to be developed and as presented for this approval.
6. The applicant shall provide the or maintain cross-access easements to be used at the point in time when the adjacent parcel undergoes redevelopment that would facilitate the completion of the connection for both pedestrian and vehicular circulation, as required by the standards of OL-2 General Business Overlay (§15-3.0306C). The city may require a letter of credit as surety (§15-3.0306C 2.).
7. The applicant must obtain a Land Division Variance from the standards of §15-5.0106 C. requiring a minimum of 60 feet frontage along a public street prior to recording of the Certified Survey Map.
8. The applicant must provide an access easement for the private road prior to the recording of the Certified Survey Map.
9. The applicant must resolve any technical corrections required by the Engineering or Planning Department, or the City Attorney's Office prior to the recording of the Certified Survey Map.

BE IT FURTHER RESOLVED, that the Certified Survey Map, certified by owner, Devo Properties/Rawson LLC, be and the same is hereby rejected without final approval and without any further action of the Common Council, if any one, or more than one of the above

conditions is or are not met and satisfied within 180 days from the date of adoption of this Resolution.

BE IT FINALLY RESOLVED, that upon the satisfaction of the above conditions within 180 days of the date of adoption of this Resolution, same constituting final approval, and pursuant to all applicable statutes and ordinances and lawful requirements and procedures for the recording of a certified survey map, the City Clerk is hereby directed to obtain the recording of the Certified Survey Map, certified by owner, Devo Properties/Rawson LLC, with the Office of the Register of Deeds for Milwaukee County.

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

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

APPROVED:

Stephen R. Olson, Mayor

ATTEST:

Karen L. Kastenson, City Clerk

AYES _____ NOES _____ ABSENT _____

RESOLUTION NO. 2023-_____

A RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS FOR THE APPROVAL OF A SPECIAL USE FOR THE DEVELOPMENT OF A SINGLE-STORY BUILDING HOUSING OFFICES AND A CAR WASH FACILITY (JILLY'S CAR WASH), WITH ADJACENT PARKING FOR VACUUM STALLS AS WELL AS GENERAL PARKING, THREE SEPARATE PAY STATIONS, LANDSCAPING AND LIGHTING UPON PROPERTY LOCATED AT 5450 WEST RAWSON AVENUE (BY JONATHAN J. ZIMMERMAN, PRESIDENT, JILLY'S, LLC, APPLICANT, DEVO PROPERTIES/RAWSON LLC, PROPERTY OWNER)

WHEREAS, Jonathan J. Zimmerman, President, Jilly's, LLC having petitioned the City of Franklin for the approval of a Special Use (which is contingent upon approval of the concurrent 3 lot Certified Survey Map) to allow for the development of a single-story building housing offices and a car wash facility (Jilly's Car Wash) (approximately 6,373 square feet including office, car wash bay, mechanical equipment and employee booth), with adjacent parking for vacuum stalls as well as general parking, three separate pay stations, landscaping and lighting, with hours of operation Monday through Saturday, from 7:00 a.m. to 8:00 p.m. and on Sunday, from 8:00 a.m. to 7:00 p.m., upon property located at 5450 West Rawson Avenue, zoned M-1 Limited Industrial District and OL-2 General Business Overlay District. The property which is the subject of the application bears Tax Key No. 741-9996-001 and is more particularly described as follows:

A redivision of all of Lot 1 of Certified Survey Map No. 8120, located in the Southeast 1/4 of the Southwest 1/4 of Section 2, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commencing at the southeast corner of the Southwest 1/4 of said Section 2; thence South 87°47'23" West along the south line of said Southwest 1/4 section, 633.04 feet; thence North 00°01'44" West, 67.30 feet to the southeast corner of Lot 2 of Certified Survey Map No. 8120 and the north right-of-way line of West Rawson Avenue (C.T.H. "BB"); thence South 87°47'23" West along said north right-of-way line, 450.35 feet; thence South 02°12'37" East along the said north right-of-way line, 7.25 feet; thence South 87°47'23" West along the said north right-of-way line, 96.85 feet to the point of beginning; Thence continuing South 87°47'23" West along the said north right-of-way line, 133.29 feet; thence North 00°05'10" West, 592.48 feet to the north line of Lot 1 of said Certified Survey Map No. 8120; thence North 87°40'52" East along said north line, 133.30 feet; thence South 00°05'10" East, 592.74 feet to the point of beginning. Containing in all 78,935 square feet (1.8121 acres) of lands, more or less; and

WHEREAS, such petition having been duly referred to the Plan Commission of the City of Franklin for a public hearing, pursuant to the requirements of §15-9.0103D. of the Unified Development Ordinance, and a public hearing having been held before the Plan Commission on the 9th day of March, 2023, 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 they will not have an undue adverse impact upon adjoining property; that they will not interfere with the development of neighboring property; that they will be served adequately by essential public facilities and services; that they will not cause undue traffic congestion; and that they 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, meet 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 Jonathan J. Zimmerman, President, Jilly's, LLC, 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 Jonathan J. Zimmerman, President, Jilly's, LLC, successors and assigns, for a Jilly's Car Wash facility use, which shall be developed in substantial compliance with, and operated and maintained by Jonathan J. Zimmerman, President, Jilly's, LLC, pursuant to those plans City file-stamped _____, 2023 and annexed hereto and incorporated herein as Exhibit A.
2. Jonathan J. Zimmerman, President, Jilly's, LLC, 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 Jonathan J. Zimmerman, President, Jilly's, LLC Jilly's Car Wash facility Special Use, 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 the Jonathan J. Zimmerman,

JONATHAN J. ZIMMERMAN, PRESIDENT, JILLY’S, LLC – SPECIAL USE
RESOLUTION NO. 2023-_____

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President, Jilly’s, LLC Jilly’s Car Wash facility Special Use for the property located at 5450 West Rawson Avenue: (i) being in compliance with all applicable governmental laws, statutes, rules, codes, orders and ordinances; and (ii) obtaining all other governmental approvals, permits, licenses and the like, required for and applicable to the project to be developed and as presented for this approval.

BE IT FURTHER RESOLVED, that in the event Jonathan J. Zimmerman, President, Jilly’s, LLC, successors or assigns, or any owner of the subject property, does not comply with one or any of the conditions and restrictions of this Special Use Resolution, following a ten (10) day notice to cure, and failure to comply within such time period, the Common Council, upon notice and hearing, may revoke the Special Use permission granted under this Resolution.

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

BE IT FURTHER RESOLVED, that this Resolution shall be construed to be such Special Use Permit as is contemplated by §15-9.0103 of the Unified Development Ordinance.

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

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

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

Passed and adopted at a regular meeting of the Common Council of the City of

JONATHAN J. ZIMMERMAN, PRESIDENT, JILLY'S, LLC – SPECIAL USE
RESOLUTION NO. 2023-_____

Page 4

Franklin this _____ day of _____, 2023.

APPROVED:

Stephen R. Olson, Mayor

ATTEST:

Karen L. Kastenson, City Clerk

AYES _____ NOES _____ ABSENT _____

RESOLUTION NO. 2023-_____

A RESOLUTION APPROVING A SITE PLAN FOR THE DEVELOPMENT OF A SINGLE-STORY BUILDING HOUSING OFFICES AND A CAR WASH FACILITY (JILLY’S CAR WASH), WITH ADJACENT PARKING FOR VACUUM STALLS AS WELL AS GENERAL PARKING, THREE SEPARATE PAY STATIONS, LANDSCAPING AND LIGHTING (LOCATED AT 5450 WEST RAWSON AVENUE)
(JONATHAN J. ZIMMERMAN, PRESIDENT, JILLY’S, LLC, APPLICANT, DEVO PROPERTIES/RAWSON LLC, PROPERTY OWNER)

WHEREAS, Jonathan J. Zimmerman, President, Jilly’s, LLC having applied for approval of a proposed site plan (which is contingent upon approval of the concurrent 3 lot Certified Survey Map) for the development of a single-story building housing offices and a car wash facility (Jilly’s Car Wash) (approximately 6,373 square feet including office, car wash bay, mechanical equipment and employee booth), with adjacent parking for vacuum stalls as well as general parking, three separate pay stations, landscaping and lighting (stormwater facilities will be shared with the adjoining Sendik’s Food Market property, using an existing pond to the north of these parcels), with hours of operation Monday through Saturday, from 7:00 a.m. to 8:00 p.m. and on Sunday, from 8:00 a.m. to 7:00 p.m., upon property located at 5450 West Rawson Avenue; and

WHEREAS, the Plan Commission having reviewed such proposal and having found same to be in compliance with the applicable terms and provisions of §15-3.0421 of the Unified Development Ordinance and in furtherance of those express standards and purposes of a site plan review pursuant to Division 15-7.0100 of the Unified Development Ordinance.

NOW, THEREFORE, BE IT RESOLVED, by the Plan Commission of the City of Franklin, Wisconsin, that the Site Plan for the development of a single-story building housing offices and a car wash facility (Jilly’s Car Wash) (approximately 6,373 square feet including office, car wash bay, mechanical equipment and employee booth), with adjacent parking for vacuum stalls as well as general parking, three separate pay stations, landscaping and lighting, located at 5450 West Rawson Avenue, as depicted upon the plans dated February 22, 2023, attached hereto and incorporated herein, is hereby approved, subject to the following terms and conditions:

1. The property subject to the Site Plan shall be developed in substantial compliance with, and operated and maintained pursuant to the Site Plan for the Jonathan J. Zimmerman, President, Jilly’s, LLC Jilly’s Car Wash facility dated February 22, 2023.

JONATHAN J. ZIMMERMAN, PRESIDENT, JILLY'S, LLC – SITE PLAN
RESOLUTION NO. 2023-_____

Page 2

2. Jonathan J. Zimmerman, President, Jilly's, LLC, successors and assigns, and any developer of the Jonathan J. Zimmerman, President, Jilly's, LLC Jilly's Car Wash facility development 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 Jonathan J. Zimmerman, President, Jilly's, LLC Jilly's Car Wash facility development project, within 30 days of invoice for same. Any violation of this provision shall be a violation of the Unified Development Ordinance, and subject to §15-9.0502 thereof and §1-19 of the Municipal Code, the general penalties and remedies provisions, as amended from time to time.
3. The approval granted hereunder is conditional upon the Jonathan J. Zimmerman, President, Jilly's, LLC Jilly's Car Wash facility development project for the property located at 5450 West Rawson Avenue: (i) being in compliance with all applicable governmental laws, statutes, rules, codes, orders and ordinances; and (ii) obtaining all other governmental approvals, permits, licenses and the like, required for and applicable to the project to be developed and as presented for this approval.
4. That the Jonathan J. Zimmerman, President, Jilly's, LLC Jilly's Car Wash facility shall be developed and constructed pursuant to such Site 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 City of Franklin.
5. The applicant shall provide additional landscape screening of the dumpster enclosure (§15-7.0102 K.).
6. The applicant shall provide an irrigation system for required landscaping (§15-5.0303 D.).
7. The applicant shall comply with any requirements of Fire Department safety standards and code.
8. The applicant shall provide a document vacating the 41 foot wide ingress-egress easement and the 20 foot wide public water main easement, and a new access easement for the private road.
9. Applicant must submit a complete set of engineering plans for review.
10. The related Certified Survey Map must be recorded prior to the issuance of any building permit.

Introduced at a regular meeting of the Plan Commission of the City of Franklin this

JONATHAN J. ZIMMERMAN, PRESIDENT, JILLY'S, LLC – SITE PLAN
RESOLUTION NO. 2023-_____

Page 3

_____ day of _____, 2023.

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

APPROVED:

Stephen R. Olson, Chairman

ATTEST:

Karen L. Kastenson, City Clerk

AYES _____ NOES _____ ABSENT _____



BRIOHN BUILDING
CORPORATION

November 28, 2022

Planning Department – City of Franklin
9229 West Loomis Road
Franklin, WI 53132

RE: Business Operation Plan for Jilly’s Car Wash & Response to General Standards, Special Standards, and Considerations

To Whom It May Concern:

Jilly’s LLC (the “Developer”) is pleased to present Jilly’s Car Wash (the “Development”) to the City of Franklin (the “City”). The Developer is proposing to build a state-of-the-art facility that will operate an express car wash at the subject site.

Introduction

The property (the “Property”) is located north of Rawson Avenue, west of 51st Street; parcel number 7419996001 will be divided to accommodate the Development which is situated on proposed Lot 1. The proposed total site area will be 64,947 square feet (1.4910 acres). The Property is currently zoned M1 with an OL2 overlay, both of which permit a car wash facility as a special use. The Property is currently vacant and the proposed use is for a single-story car wash facility which is approximately 6,373 SF including the office, car wash bay, mechanical equipment, and employee booth.

Business Operations

Jilly’s Car Wash (“Jilly’s”) is an express car wash that allows its customers to experience a clean and dry vehicle in under three minutes. Jilly’s wash menu offers multiple options including a single wash or unlimited monthly plan. In an express car wash model, customers do not leave the vehicle and drive their own vehicle through the car wash bay. Upon exiting the wash bay, customers are given the option to park at a vacuum bay to clean the interior of their vehicle themselves. Jilly’s customer service exceeds competition by providing the following complimentary services to all customers:

- Free scents and dash wipes provided for all customers
- All vehicles are treated by an employee and hand prepped
- Free use of state-of-the-art central vacuum system for all customers
- Free use of central blower system (to dry hard to reach spots on vehicle) for all customers
- Towels and cleaning supplies provided free of charge for all customers

DESIGN / BUILD
CONSTRUCTION

ARCHITECTURAL
DESIGN

DEVELOPMENT

PROPERTY
MANAGEMENT

Currently, Jilly's has five metro Milwaukee locations: operational washes in Elm Grove, Brookfield, Pewaukee, Glendale and under construction in Mequon. Jilly's expects to employ approximately 15 employees at this location, with a shift maximum of five (5) employees.

Hours of operation will be:

- Monday through Saturday – 7:00am to 8:00pm
- Sunday – 8:00am to 7:00pm

Entitlement Strategy & Timeline

The Developer will comply with local approval processes by submitting the Special Use application for Plan Commission recommendation and Common Council approval. Additionally, the Property requires a land division via certified survey map to parcel off a portion of land from the seller. The Developer anticipates receiving municipal approvals early spring, breaking ground immediately, and to be fully operational during fall 2023.

Site Plan

The Development is thoughtfully planned to capitalize on the parcel constraints while being cohesive with neighboring businesses. The building is situated at the west end of the Property with access off Rawson Avenue. Due to the constrained size and configuration of the parcel, the Developer has worked on several iterations of the site plan over the recent past. The current layout is the optimal configuration for building placement, vehicle traffic flow, and pedestrian/customer safety in connection with the existing commerce buildings and remaining vacant land.

The Development incorporates functional design elements based on feedback from employees and customers across the multiple operating locations, including the following:

- Layout: The plan shows eight (8) parking stalls which are intended to accommodate employees of Jilly's. There is a maximum of five (5) employees on site at any given time. The plan also shows twenty (20) stalls designed for vacuuming and cleaning vehicles after the wash. The entrance to the wash includes three (3) separate pay stations that will provide stacking for up to twenty-nine (29) vehicles.
- Vacuum Design and Placement: Jilly's vacuums are state-of-the-art with all utility connections underground to maintain a clear line of vision. The vacuums have been intentionally placed adjacent to Rawson Avenue to increase customer safety rather than located on the backside of the building.
- Landscaping/Screening: The Developer prides themselves on installing and maintaining inviting, quality landscaping around the building and property. Ample landscaping has been designed by a professional landscape architect to adequately screen all mechanical equipment.
- Access: The Development will have primary right in/right out access off Rawson Avenue. An existing cross-access easement benefits the Property in connection with the adjacent parcels. The Developer is proposing to vacate the existing cross-access easement and relocate it to the north, approximately 40 feet, to increase site efficiency and safety.

- Signage: A full sign package will be submitted for approval under separate cover, however, the Developer will comply with all Code standards. Attractive signage is proposed on the building, one monument sign along Rawson Avenue, and internal directional signage.
- Lighting: The proposed lighting plan includes parking lot lights and wall packs. The dispersion plan shows the average parking lot illumination level at 3.28 foot-candles. Documentation has also been submitted reflecting the proposed wall packs and parking lot light fixture selections. These fixtures are intended to be full cut-off and zero-degree tilt to comply with the lighting code.

Architecture

The building design includes pre-colored concrete brick and block, aluminum storefront windows, and an asphalt shingled roof. All windows are translucent except for the ones located adjacent to the mechanical room and the upper transoms in the office area. These windows are satin etched to provide security outside of operational hours. The satin etched windows look identical to the translucent windows during daylight but will not permit visual access into the building at nighttime.

The proposed overhead doors are shown to be prefinished insulated steel – color to coordinate with the building colors. There will also be beige vinyl roll up doors with full vision panels in the three center sections (see attached information) that will be located at both overhead door openings such that when the insulated steel doors are open, the roll up doors can close to can keep the heat inside the building during the winter.

Construction

The construction will be completed in one phase. The Developer anticipates breaking ground spring 2023 to be open for business fall 2023.

Conclusion

Jilly's LLC is operated by Jill and Jon Zimmerman, partners of the business, who reside in Milwaukee, WI to operate the local market. The Developer is excited to submit the state-of-the-art Development to the City of Franklin to enhance the car wash experience within the community.

Please do not hesitate to contact me with additional questions. We look forward to collaborating with the City of Franklin on this proposed development.

Thank you,

Caitlin LaJoie
Director of Land Development
clajoie@briohn.com
262-790-0500

Exhibit A – Existing Location Photographs



Jilly's Car Wash – Glendale



Jilly's Car Wash – Glendale



Jilly's Car Wash – Glendale Vacuums

**Exhibit B – Response to General Standards, Special Standards, and Considerations
Per Section 15-3.0701(A), (B), and (C)**

15-3.0701: General Standards for Special Uses.

A. General Standards. No special use permit shall be recommended or granted pursuant to this Ordinance unless the applicant shall establish the following:

1. Ordinance and Comprehensive Master Plan Purposes and Intent. The proposed use and development will be in harmony with the general and specific purposes for which this Ordinance was enacted and for which the regulations of the zoning district in question were established and with the general purpose and intent of the City of Franklin Comprehensive Master Plan or element thereof.

RESPONSE: The proposed use (car wash) is consistent with the comprehensive master plan purposes and intent (commercial).

2. No Undue Adverse Impact. The proposed use and development will not have a substantial or undue adverse or detrimental effect upon or endanger adjacent property, the character of the area, or the public health, safety, morals, comfort, and general welfare and not substantially diminish and impair property values within the community or neighborhood.

RESPONSE: The proposed use (car wash) does not negatively impact the property, or the surrounding area.

3. No Interference with Surrounding Development. The proposed use and development will be constructed, arranged, and operated so as not to dominate the immediate vicinity or to interfere with the use and development of neighboring property in accordance with the applicable zoning district regulations.

RESPONSE: The proposed use (car wash) will be constructed of high-quality materials, designed and constructed by credible consultants/subcontractors, and will blend nicely with the adjacent uses.

4. Adequate Public Facilities. The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities including public water supply system and sanitary sewer, police and fire protection, refuse disposal, public parks, libraries, schools, and other public facilities and utilities or the applicant will provide adequately for such facilities.

RESPONSE: The proposed use (car wash) will adequately be served by public facilities as needed.

5. No Traffic Congestion. The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets. Adequate measures will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

RESPONSE: The proposed use (car wash) will not cause undue traffic congestion. Multiple site plan studies were completed to design the most efficient, least impactful layout. Three lanes of vehicle queuing are proposed in order to provide ample vehicle stacking while customers wait to enter the car wash. The right in/right out ingress and egress was designed to minimize traffic congestion to Rawson Avenue as it was mater planned for cross-access use.

6. No Destruction of Significant Features. The proposed use and development will not result in the destruction, loss, or damage of any natural, scenic, or historic feature of significant importance.

RESPONSE: The proposed use (car wash) will not result in the destruction, loss, or damage of any natural, scenic, or historical features.

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

RESPONSE: The special use (car wash) will conform with applicable regulations of the district (M1 and OL2).

B. Special Standards for Specified Special Uses. When the zoning district regulations authorize a special use in a particular zoning district and that special use is indicated as having special standards, as set forth in § 15-3.0702 and 15-3.0703 of this Division, a Special Use Permit for such use in such zoning district shall not be recommended or granted unless the applicant shall establish compliance with all such special standards.

RESPONSE: The special use (car wash) is authorized per code under M1 and the development will meet all applicable standards.

C. Considerations. In determining whether the applicant's evidence establishes that the foregoing standards have been met, the Plan Commission and the Common Council shall consider the following:

1. Public Benefit. Whether and to what extent the proposed use and development at the particular location requested is necessary or desirable to provide a service or a facility that is in the interest of the public convenience or that will contribute to the general welfare of the neighborhood or community.

RESPONSE: The proposed use (car wash) is conveniently located next to a high-end grocer, 1.6 miles from an existing car wash and will provide top-tier service to all customers.

2. Alternative Locations. Whether and to what extent such public goals can be met by the location of the proposed use and development at some other site or in some other area that may be more appropriate than the proposed site.

RESPONSE: The proposed use (car wash) is consistent with the zoning code, comprehensive plan, and future land use.

3. Mitigation of Adverse Impacts. Whether and to what extent all steps possible have been taken to minimize any adverse effects of the proposed use and development on the immediate vicinity through building design, site design, landscaping, and screening.

RESPONSE: The Developer worked thoroughly with consultants to complete site due diligence regarding the parcel for scope including reports related to survey, environmental, and geotechnical, and engaged with a local civil engineer, landscape architect, and architect.

4. Establishment of Precedent of Incompatible Uses in the Surrounding Area. Whether the use will establish a precedent of, or encourage, more intensive or incompatible uses in the surrounding area.

RESPONSE: The proposed use (car wash) is compatible with the surrounding area and offers a cohesive transition between a high-end grocer and self-storage. The entire building is brick masonry which elevates the standard for surrounding future developments.



BRIOHN BUILDING CORPORATION

Wednesday, February 22, 2023

City of Franklin – Department of City Development
c/o Marion Ecks
9229 W Loomis Rd
Franklin, WI 53132

Via: Email (mecks@franklinwi.gov)

RE: Jilly's Car Wash – Special Use & Site Plan; CSM Response

Dear Ms. Ecks:

Thank you for providing the Staff Report for the above-mentioned project. We are pleased to respond on behalf of Jilly's LLC (the "Developer"); please see RESPONSES in [blue](#). Revised civil, landscape, architecture, and lighting plans are attached. The CSM comments were jointly reviewed by the Devo Properties LLC (the "Seller") and resubmitted under separate cover.

DESIGN / BUILD
CONSTRUCTION

ARCHITECTURAL
DESIGN

General Comments

City Attorney's Office

1. Does Jon Zimmerman, applicant, have a middle name?
[RESPONSE: Applicant's full name is "Jonathan J. Zimmerman".](#)

Certified Survey Map

Department of City Development

Unified Development Ordinance (UDO) Requirements

The lot is zoned M-1 Limited Industrial (§ 15-3.0309) and OL-2 General Business Overlay (§15-3.0306.C) Districts.

2. The proposed Lots 1 and 3 meet the minimum lot area, depth, and width requirements of these zoning districts.
[RESPONSE: Acknowledged.](#)
3. Lot 2 does not meet the lot width requirements for either district. Staff suggests that the lot be revised or designated as an outlot. "Flag Lots" that do not meet the minimum frontage requirements or where access to a public street right-of-way to such lots is by a narrow strip of land, are not permitted (§15-5.0106.K).
[RESPONSE: Acknowledged. Please review the BZBA and Fact Findings submittal Briohn Building Corporation submitted on behalf of Devo Properties, LLC.](#)

DEVELOPMENT

PROPERTY
MANAGEMENT

4. OL-2 Overlay requires that cross-access for both pedestrian and vehicular circulation be provided between adjacent parcels at the time of any new development or redevelopment. In cases where existing development on adjacent parcels does not allow for the actual construction of connecting driveways, sidewalks, etc. it is to provide the or maintain cross-access easements to be used at the point in time when the adjacent parcel undergoes redevelopment that would facilitate the completion of the connection. The city may require a letter of credit as surety (§15-3.0306.C.2).
RESPONSE: Acknowledged. Lot 3 renamed to Lot 2; Lot 2 renamed to Outlot 1. New Lot 2 extends to the east, with additional ingress-egress easement for the benefit of the Lot 1 and the new Outlot 1.

Certified Survey Map (CSM)

Division 15-7.0700: Certified Survey Map describes the required elements of a CSM:

5. Please be aware that §15-7.0701: General Standards for CSMs, requires that the standards of Part 8: Improvements and Construction be met for all development resulting from this CSM.
RESPONSE: Acknowledged.
6. Please depict zoning setbacks and building lines on the Certified Survey Map (§15-7.0702.B).
RESPONSE: Acknowledged. The CSM has been updated.
 - i. Note that the required setback from an arterial street is 40' (§15-5.0108.B)
 - ii. Include both M1 and OL-2 information on the CSM.
7. Note that the map date and date of any subsequent revisions must be shown on the CSM (§15-7.0702.H)
RESPONSE: Acknowledged.
8. Include the current zoning and zoning boundary lines of all parcels, lots or outlots proposed to be created by the Certified Survey Map (§15-7.0702.M).
RESPONSE: Acknowledged. The CSM has been updated.
9. Comments about required natural resource protection plans are provided below (§15-7.0702.Q).
RESPONSE: Acknowledged.
10. Note that additional information may be required by the City Planner, Plan Commission, City Engineer, or Common Council, in accordance with §15-7.0702.R.

Design Standards for Land Divisions

UDO Division 15-5.0100: Design Standards for Land Divisions governs the arrangement of and access to roads, right-of-way and other infrastructure, and the dimensions of lots and easements.

11. §15-5.0105.B.1 and §15-5.0106.C require a minimum of 60 feet frontage along a public street.
- i. *Lot 2 does not meet this requirement and should be designated as an outlot, obtain a land division variance, or provide a shared access easement that meets the requirement. If designated an outlot, future development of this lot will be required to meet street frontage standards of the UDO.*

RESPONSE: Acknowledged. Lot 3 renamed to Lot 2; Lot 2 renamed to Outlot 1. New Lot 2 extends to the east, with additional ingress-egress easement for the benefit of the Lot 1 and the new Outlot 1. Please review the BZBA and Fact Findings submittal Briohn Building Corporation submitted on behalf of Devo Properties, LLC.

12. Note that for Certified Survey Maps requiring the installation of public improvements, the Subdivider shall enter into a written contract ("Subdivider's Agreement") prior to approval of the Certified Survey Map (§15-9.0309.F).

RESPONSE: Acknowledged. Please provide Subdivider's Agreement for Developer's review.

Natural Resource Protection Plan

Division 15-4.0100 governs the preservation of natural resources. All development in the City of Franklin shall comply with the natural resource protection standards set forth in Table 15-4.0100, and be described by a Natural Resource Protection Plan (NRPP) as defined by Division 15-7.0200.

13. The NRPP indicates proposed impacts to areas of steep slopes. Impacts in excess of the standards of UDO Part 4 (Division 15-4.0100: Natural Resources) require a Natural Resource Special Exception. Are these slopes naturally occurring or the result of prior grading?

RESPONSE: These slopes are the result of prior grading.

14. Per the requirements of Table 15-4.0100, disturbances to or removal of wetlands or wetland buffer, impacts to floodplain, or to other natural resources protected under this ordinance require a Natural Resource Special Exception.

RESPONSE: Acknowledged; there are no wetlands on the Lot 1 property.

General Planning Comments

15. The applicant may request, in writing, a delay of the review by Plan Commission and Common Council to allow for a resolution to the design requirements and other comments.

RESPONSE: Acknowledged. The Developer has adequately addressed all comments and will proceed with Plan Commission and Common Council review for the next available meetings. The Developer anticipates Plan Commission consideration on March 9, 2023 and Common Council on March 21, 2023 for the respective items.

Engineering Comments

- Specify the datum used (NAD27 or NAD83).
RESPONSE: Acknowledged; the plans have been revised.
- Show the coordinates (N-E) of the section monuments.
RESPONSE: Acknowledged; the plans have been revised.
- Lot 2 must comply with the UDO to be considered buildable lot.
UDO-15-5.0106 Lots:
C. Access. Every lot shall front or abut for a distance of at least 60 feet on a public street as measured at the right-of-way line and, in the case of a cul-de-sac, as measured at the arc.
RESPONSE: Acknowledged. Lot 3 renamed to Lot 2; Lot 2 renamed to Outlot 1. New Lot 2 extends to the east, with additional ingress-egress easement for the benefit of the Lot 1 and the new Outlot 1. Please review the BZBA and Fact Findings submittal Briohn Building Corporation submitted on behalf of Devo Properties, LLC.
- On page 6 of 6, under Common Council Approval, insert the phrase “by Resolution No. _____” after the City of Franklin.
RESPONSE: Acknowledged; the plans have been revised.

Suggestion:

For the lot 2 to be buildable, eliminate the proposed lot 3, and utilize the existing opening approved by the Milwaukee County, then create a shared access easement to access Lot 1.

Inspection Services Comments

16. Permits are required prior to construction.
RESPONSE: Acknowledged.

Milwaukee County

Milwaukee County Register of Deeds Comment Letter is attached.
RESPONSE: Received. Per Milwaukee County Register of Deeds letter dated 1/20/23, there were no comments and the review fee was paid.

Special Use and Site Plan

Department of City Development

General Planning Comments

Comments are provided for the application for a Special Use and Site Plan for Jilly's Car Wash, proposed to be located on the future Lot 1 of the land division requested by CSM above.

17. Future developments on proposed Lots 2 and 3 require separate permitting.
[RESPONSE: Acknowledged.](#)

18. How many employees work out of this site?
[RESPONSE: A maximum of five \(5\) employees per shift, with approximately 15 on staff.](#)

Unified Development Ordinance (UDO) Requirements

The lot is zoned M-1 Limited Industrial (§ 15-3.0309) and OL-2 General Business Overlay (§15-3.0306.C) Districts.

19. The proposed structure meets the setback requirements of the OL-2 zoning district. Review comments will be provided for the requirements of that district.
[RESPONSE: Acknowledged.](#)

20. Carwashes (SIC Code 7542) require Special Use approval in both M-1 Limited Industrial and OL-2 General Business Overlay Districts.
[RESPONSE: Acknowledged.](#)

Special Use:

21. The applicant has provided required responses. The application complies with the standards of §15-3.0701: General Standards for Special Uses.
[RESPONSE: Acknowledged.](#)

22. Note that the Plan Commission may recommend, and the Common Council may impose, conditions and limitations on a Special Use application related to use, design and operation (§15-3.0701.D).
[RESPONSE: Acknowledged. The Developer has adequately addressed all comments and will proceed with Plan Commission and Common Council review for the next available meetings. The Developer anticipates Plan Commission consideration on March 9, 2023 and Common Council on March 21, 2023 for the respective items.](#)

Site Plan

Site Plan Applications must meet the general principles and standards of review under Division §15-7.0100.

23. The proposed structure meets the setback requirements of the OL-2 (§15-3.0306.C) zoning district. Review comments will be provided for the requirements of that district (§15-7.0102.B).
[RESPONSE: Acknowledged.](#)

i. Note that §15-5.0108 requires an increased setback of 40' along arterial streets and highways.

24. Sign location and dimensions require separate permitting. While the planned location of the proposed monument sign should be shown, the site plan review does not constitute approval of the location of the sign or the sign itself.
[RESPONSE: Acknowledged. The sign package will be submitted under separate cover for review and permitting. All signage included with this Plan Commission](#)

submittal, while a close estimate to the proposed signage, is conceptual and for discussion purposes only.

25. The proposed use is consistent with the zoning and Comprehensive Master Plan intent for the district (§15-7.0102.M).

RESPONSE: Acknowledged.

26. The applicant has provided the required information on the Natural Resource Protection Plan (NRPP) (§15-7.0201), as part of the application for a Certified Survey map. See Natural Resource Protection Plan comments for the CSM.

RESPONSE: Acknowledged.

27. Buferyards (§15-7.0102.H) are not required between this and the immediately adjacent properties, as they share the same zoning (15-5.0301.D).

RESPONSE: Acknowledged.

28. The dumpster location is very prominent on the site. Staff recommends relocating it to a less visible location (§15-7.0102.K).

RESPONSE: Due to the lot configuration and efficient layout, the dumpster location remains in the same general location. The placement of the dumpster was shifted inward to increase turning movement ability while remaining easily accessible. This location mitigates any potential congestion with customer vehicles.

i. Please depict the setback of the enclosure from the property line.

RESPONSE: Acknowledged; setback lines have been included

Please provide the following required information on the site plan (§15-7.0103), and respond to any questions.

29. Please depict the setbacks of structures on the overall site plan (§15-7.0103.M)

RESPONSE: Acknowledged; setback lines have been included.

30. The applicant has provided a Lighting Plan as required by §15-7.0103.W. The proposed plan meets the of Division 15-5.0400 Lighting Standards.

RESPONSE: Acknowledged.

31. The landscape plan exceeds the quantity of required plantings per parking space under §15-5.0302. This calculation included vacuum bays.

RESPONSE: Acknowledged.

32. Note that the Landscape Plan must conform to the requirements of §15-5.0303 General Landscape Requirements regarding installation and maintenance.

RESPONSE: Acknowledged.

i. Is an irrigation system provided (§15-5.0303.D)?

RESPONSE: No, an irrigation system is not provided.

Fire Department Comments

33. Follow all relevant WI DSPS and IBC code requirements for fire protection systems for given occupancy, use, and construction types.
RESPONSE: Acknowledged.
34. Pre-existing fire alarm and fire sprinkler systems shall be maintained in compliance with relevant code.
RESPONSE: Acknowledged.
35. Fire Extinguisher placement as per NFPA 10.
RESPONSE: Acknowledged.
36. Fire Department Connection (FDC), and hydrant placement and density must be acceptable to AHJ (applies to new construction).
RESPONSE: Acknowledged.
37. At no time may any Hazardous, Combustible, or Flammable Materials exceed allowable quantities.
RESPONSE: Acknowledged.
38. Master Key set required for placement in Knox Box (if required).
RESPONSE: Acknowledged; a master key will be provided in the Knox Box.
39. Permitting and submittal instructions for fire protection system review and inspection can be found at:
<https://www.franklinwi.gov/Departments/Fire.htm>
RESPONSE: Acknowledged.

Engineering Comments

For Special Use - Review:

The following conditions must be resolved before recommending its approval:

- Comments on the land division. See CSM review.
RESPONSE: Acknowledged.
- Document vacating the 41-ft wide ingress-egress easement and the 20-ft wide public water main easement.
RESPONSE: Acknowledged. Please provide the City public water agreement template.
- Document for a new shared access easement (for lot 1).
RESPONSE: Acknowledged. Please provide the City shared access agreement template.

Engineering review aspects:

- Must follow approved storm water management plan for the development (81% impervious surface or less). The retention pond for the site should be resurveyed to show that it still conforms with the approved storm water management plan for the development. Please submit for engineering and storm water management plan review <https://www.franklinwi.gov/Departments/Engineering-Public-Works/Engineering/Forms.htm>.
RESPONSE: Acknowledged. The outstanding survey field work related to the stormwater pond will be completed as soon as possible, weather permitting. Upon survey completion, construction documents for the pond will be submitted for review and approval.
- Must submit a complete set of engineering plans for review.
RESPONSE: Acknowledged. A complete set of plans will be submitted to engineering for review and approval.

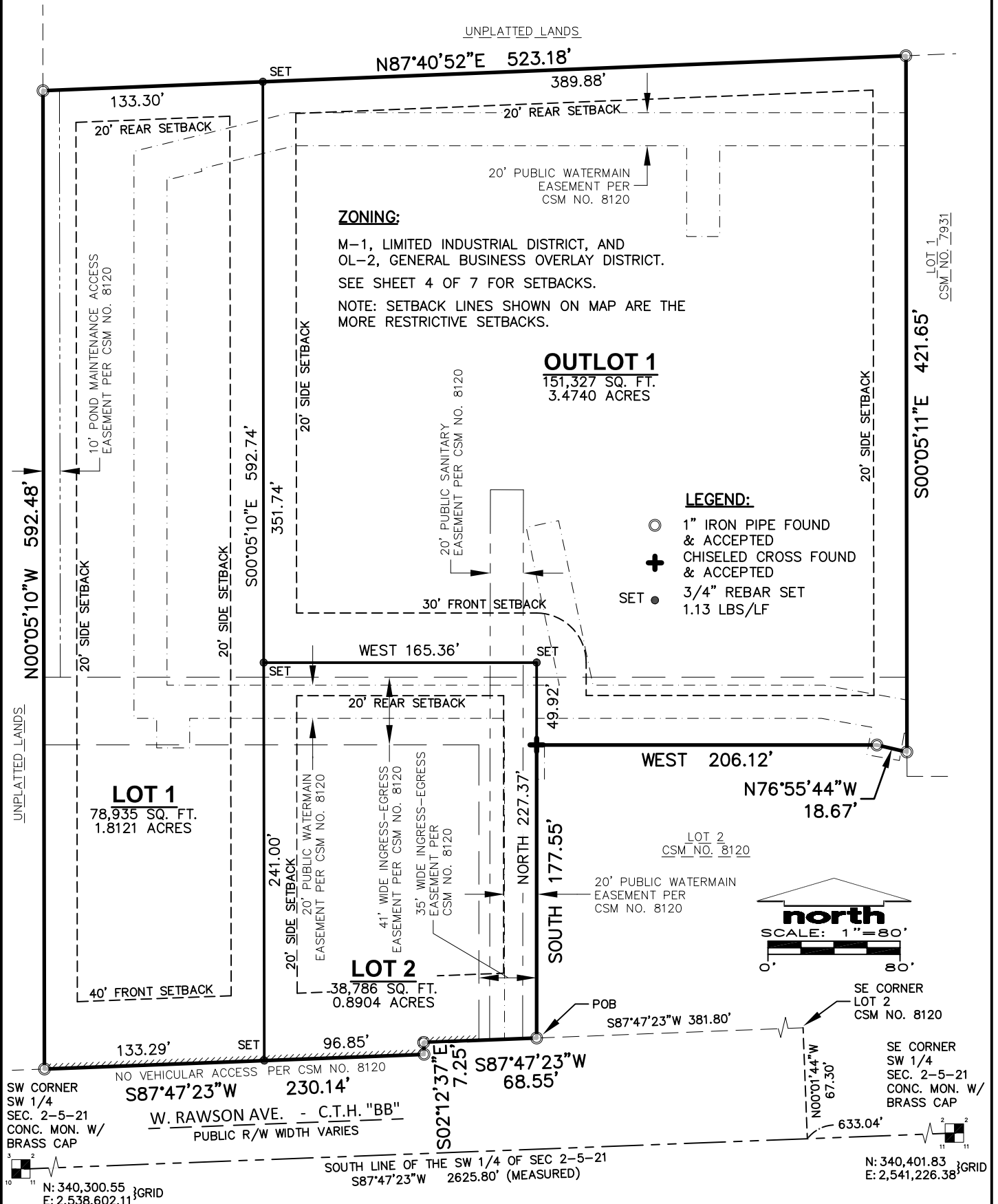
We look forward to continuing to work with the City of Franklin on the review and approval of Jilly's Car Wash. Please do not hesitate to contact me with any questions or comments.

Thank you,

Caitlin LaJoie | Director of Land Development
clajoie@briohn.com | 262-307-8792

CERTIFIED SURVEY MAP No. _____

BEING A REDIVISION OF ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 8120, LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 21 EAST, CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN.



ZONING:

M-1, LIMITED INDUSTRIAL DISTRICT, AND OL-2, GENERAL BUSINESS OVERLAY DISTRICT.

SEE SHEET 4 OF 7 FOR SETBACKS.

NOTE: SETBACK LINES SHOWN ON MAP ARE THE MORE RESTRICTIVE SETBACKS.

OUTLOT 1

151,327 SQ. FT.
3.4740 ACRES

LEGEND:

- 1" IRON PIPE FOUND & ACCEPTED
- + CHISELED CROSS FOUND & ACCEPTED
- SET ● 3/4" REBAR SET 1.13 LBS/LF



BEARING BASIS:

ALL BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE. THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 21 EAST, WAS USED AS SOUTH 87°47'23" WEST.

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

ALL MEASUREMENTS HAVE BEEN MADE TO THE NEAREST ONE-HUNDREDTH OF A FOOT.

ALL ANGULAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST ONE SECOND.

DATED THIS _____ DAY OF FEBRUARY, 2023

THIS INSTRUMENT WAS DRAFTED BY RIZAL W. ISKANDARSJACH, S-2738

NOTE:

CERTIFIED SURVEY MAP NO. 8120 RECORDED ON DEC. 12, 2008 AT MILWAUKEE CO. REGISTER'S OFFICE AS DOC. NO. 09679892.

SURVEYED FOR:

DEVO PROPERTIES/RAWSON LLC
138 BUNTROCK AVE.
THEINSVILLE, WI 53092

SURVEYED BY:

JSD PROFESSIONAL SERVICES INC
W238N1610 BUSSE RD., STE. 100
WAUKESHA, WI 53188

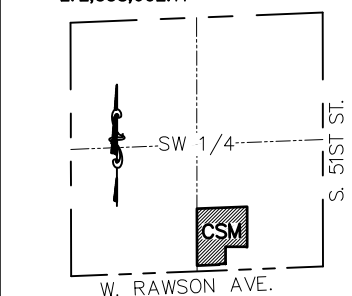
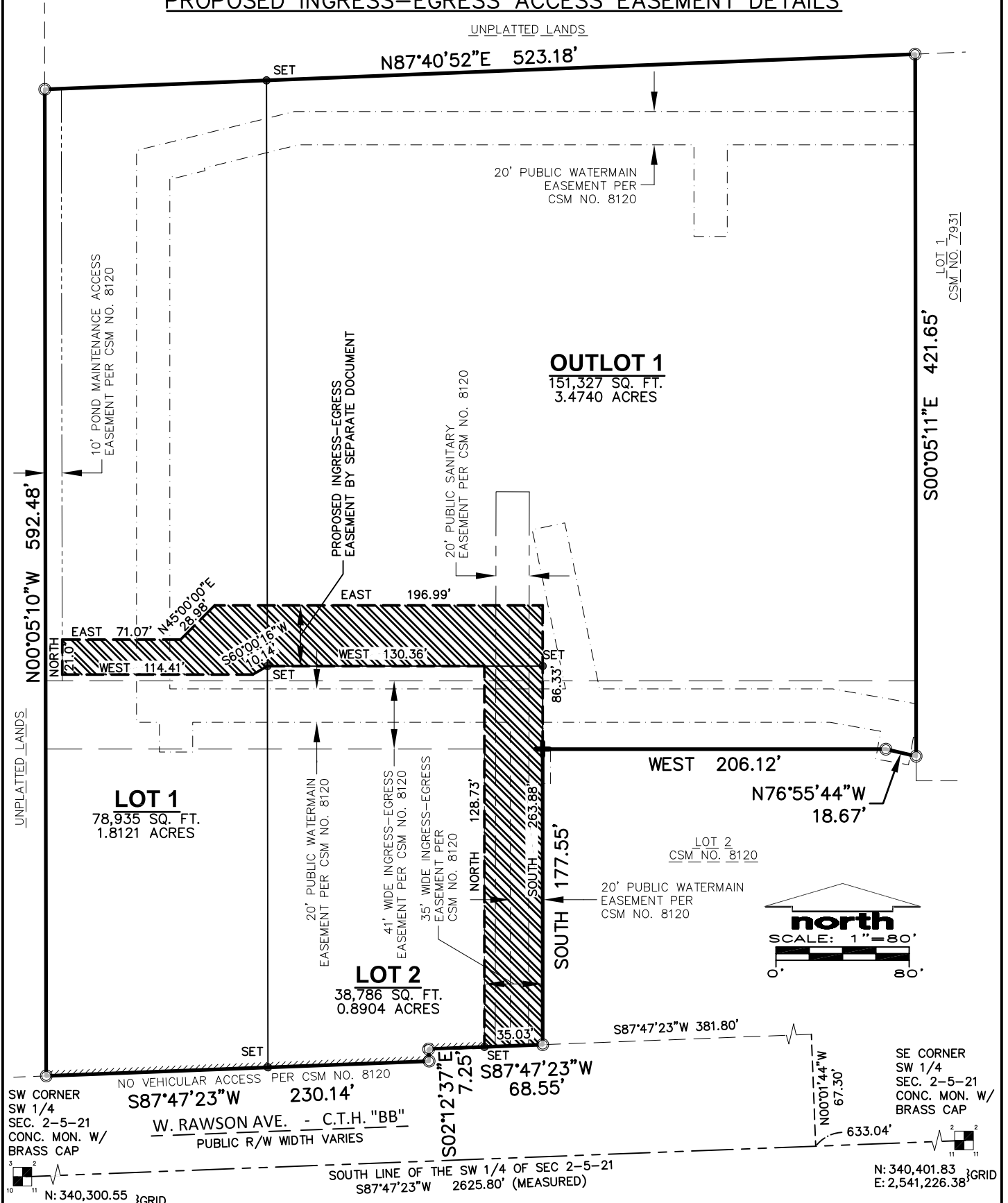


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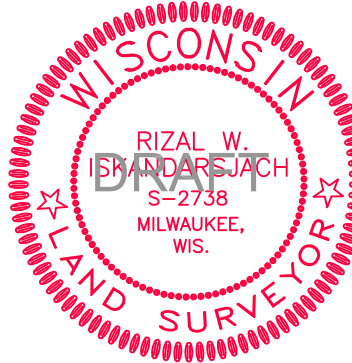
CERTIFIED SURVEY MAP No. _____

BEING A REDIVISION OF ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 8120, LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 21 EAST, CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN.

PROPOSED INGRESS-EGRESS ACCESS EASEMENT DETAILS



LEGEND:
 PROPOSED INGRESS-EGRESS EASEMENT FOR THE BENEFIT OF LOT 1 AND OUTLOT 1 OF THIS CSM



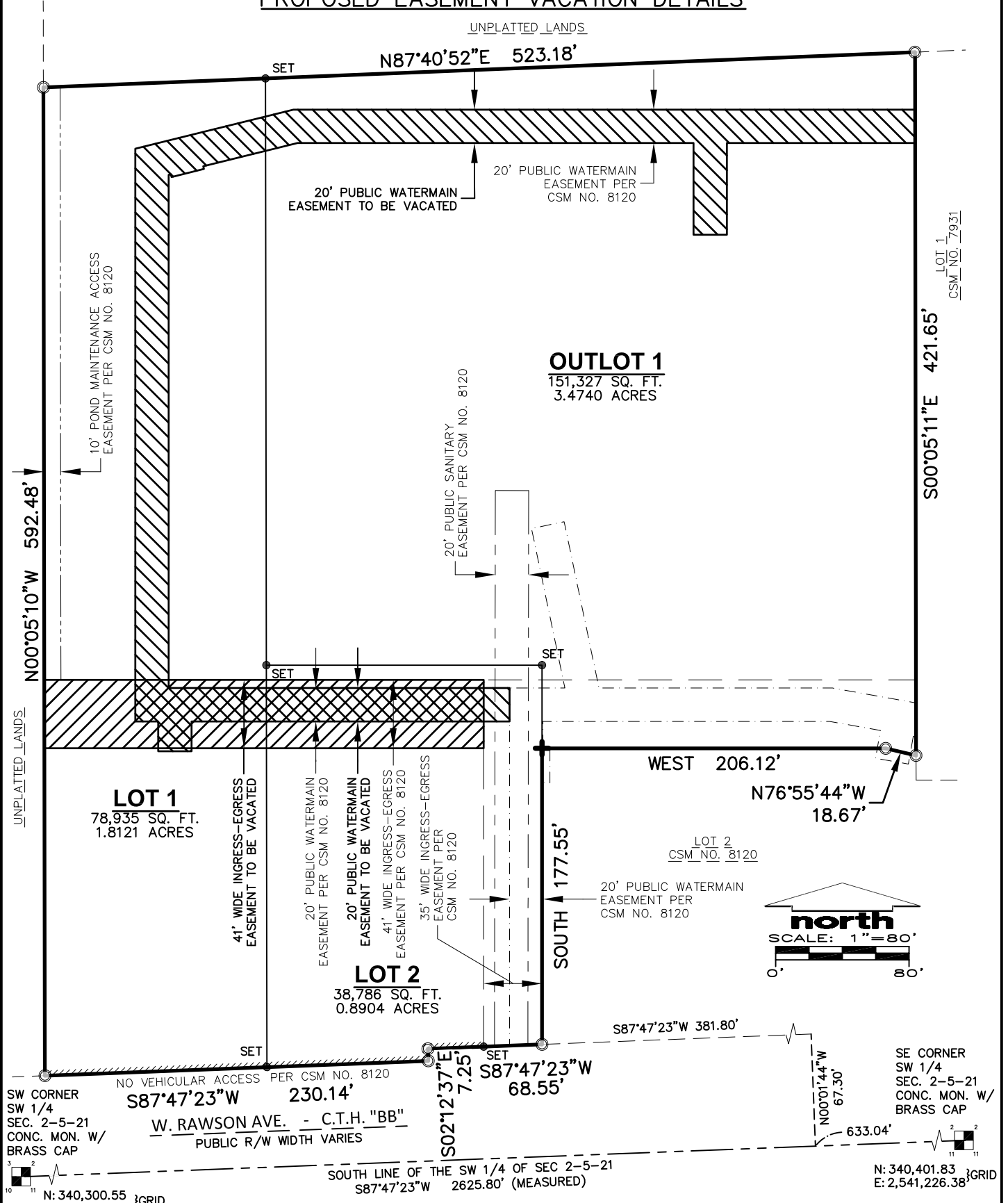
DATED THIS _____ DAY OF FEBRUARY, 2023
 THIS INSTRUMENT WAS DRAFTED BY RIZAL W. ISKANDARSJACH, S-2738

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CERTIFIED SURVEY MAP No. _____

BEING A REDIVISION OF ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 8120, LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 21 EAST, CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN.

PROPOSED EASEMENT VACATION DETAILS



NOTE:
REMAINING EXISTING EASEMENTS (NOT VACATED) TO FOLLOW THE PREVIOUSLY RECORDED TERMS AND CONDITIONS.

LEGEND:
 20' PUBLIC WATERMAIN EASEMENT TO BE VACATED
 41' WIDE INGRESS-EGRESS EASEMENT TO BE VACATED



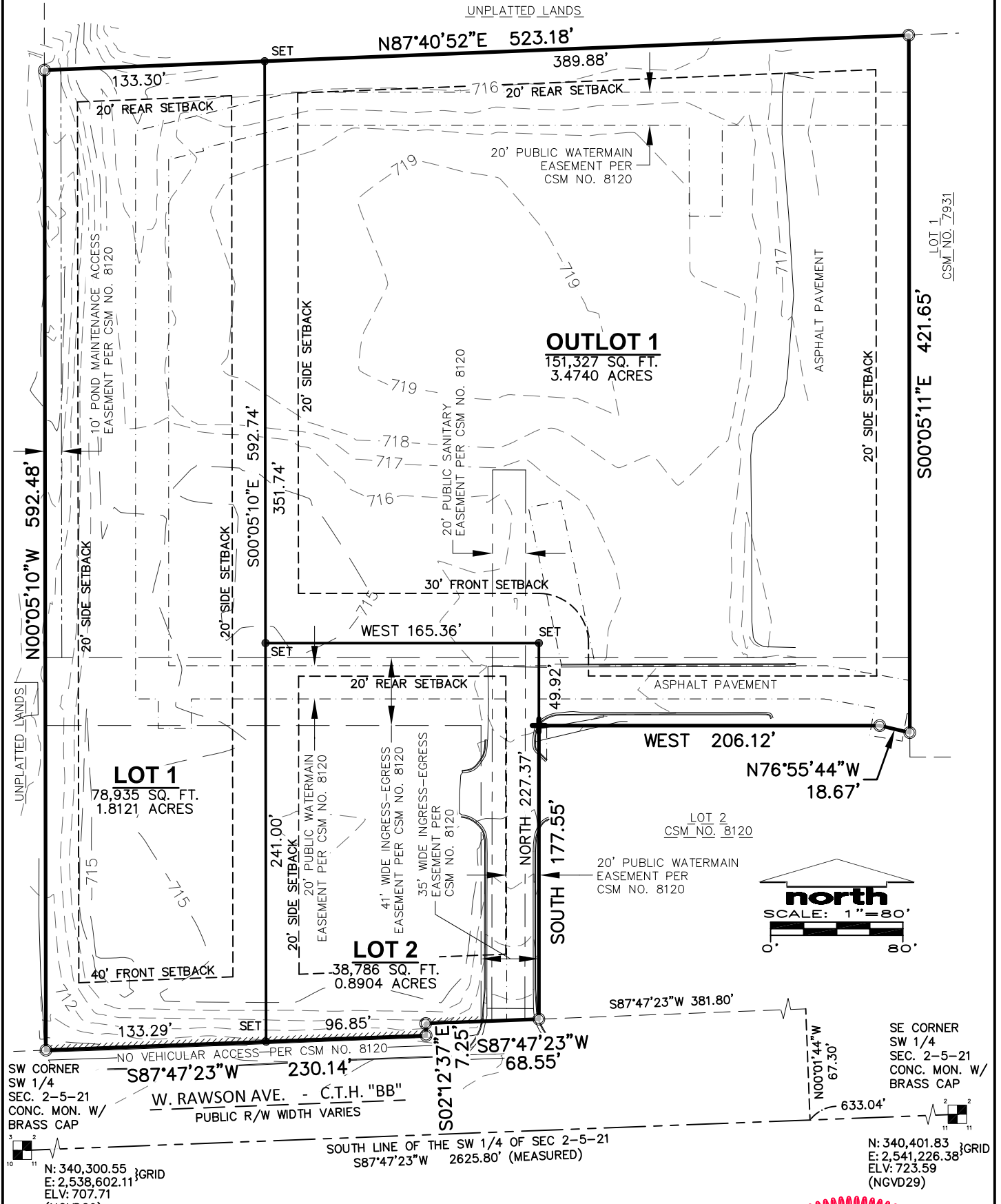
DATED THIS _____ DAY OF FEBRUARY, 2023
THIS INSTRUMENT WAS DRAFTED BY RIZAL W. ISKANDARSJACH, S-2738

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CERTIFIED SURVEY MAP No. _____

BEING A REDIVISION OF ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 8120, LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 21 EAST, CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN.

EXISTING CONTOURS AND PLANIMETRICS



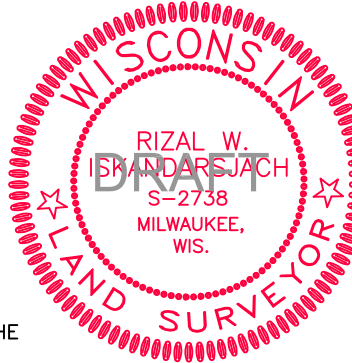
NOTES:

1. CONTOUR BASED ON FIELD SURVEY ON OCTOBER 10, 2022 BY JSD PROFESSIONAL SERVICES, INC.
2. HORIZONTAL DATUM IS BASED ON THE WISCONSIN STATE PLANE COORDINATE SYSTEM GRID, SOUTH ZONE (NAD-27), AND ALL BEARINGS ARE REFERRED TO GRID NORTH.
3. VERTICAL DATUM BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929.
4. LANDS SERVED BY PUBLIC WATER AND SANITARY SEWER.

ZONING:

M-1, LIMITED INDUSTRIAL DISTRICT, AND OL-2, GENERAL BUSINESS OVERLAY DISTRICT.
SETBACKS:
 FRONT YARD: 30' (M-1), 20' (OL-2)
 40' (Sec.15-5.0108)
 SIDE YARD: 20' (M-1), 10' (OL-2)
 REAR YARD: 15' (M-1), 20' (OL-2)
 WETLAND: 50'
 WETLAND BUFFER: 30'
 NOTE: SETBACK LINES SHOWN ON MAP ARE THE MORE RESTRICTIVE SETBACKS.

DATED THIS _____ DAY OF FEBRUARY, 2023
 THIS INSTRUMENT WAS DRAFTED BY RIZAL W. ISKANDARSJACH, S-2738



R:\2022\2211936\DWG\22-11936_CSM.dwg

CERTIFIED SURVEY MAP No. _____

BEING A REDIVISION OF ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 8120, LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 21 EAST, CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN.

OWNER'S CERTIFICATE:

DEVO PROPERTIES / RAWSON, LLC, a Wisconsin limited liability company, as owner, does hereby certify that said company caused the land described in the foregoing affidavit of Rizal W. Iskandarsjach, to be surveyed, divided and mapped as represented on this map, in accordance with the provisions of Chapter 236 of the Wisconsin Statutes and the City of Franklin Unified Development Ordinance in surveying, dividing, dedicating and mapping.

_____(sign) _____ Date
_____(print)
_____(title)

State of Wisconsin)
) SS
_____ County)

Personally came before me this ____ day of _____, 2023, the above named _____, _____ of the above named company, to me known to be such _____ of said company, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation by its authority.

_____(sign)
_____(print)

Notary Public, _____ County, _____

My Commission Expires _____



CERTIFIED SURVEY MAP No. _____

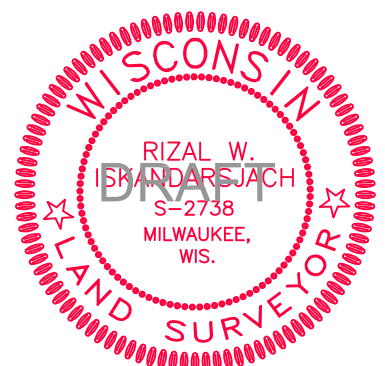
BEING A REDIVISION OF ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 8120, LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 21 EAST, CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN.

CITY OF FRANKLIN COMMON COUNCIL APPROVAL

This Certified Survey Map is hereby approved by the Common Council of the City of Franklin by Resolution No. _____ on this _____ day of _____, 2023.

_____(date)
STEPHEN OLSON
Mayor

_____(date)
KAREN KASTENSON
City Clerk



PROPOSED:

JILLY'S CAR WASH

51ST & RAWSON AVENUE
FRANKLIN, WISCONSIN



SHEET INDEX	
0 - GENERAL	TITLE SHEET
1 - CIVIL	ALTA/SPS LAND TITLE SURVEY
C1.0	SITE DIMENSION AND PAVEMENT ID PLAN
C2.0	SITE GRADING PLAN
C3.0	SITE EROSION CONTROL PLAN
C3.1	SITE EROSION CONTROL DETAILS
C4.0	SITE UTILITY PLAN STORM SEWER
C4.1	SITE UTILITY PLAN SANITARY AND WATER SERVICES
2-LANDSCAPE	LANDSCAPE PLAN
L1.0	LANDSCAPE PLAN
L2.0	LANDSCAPE DETAILS & NOTES
4 - ARCHITECTURAL	PROPOSED ARCHITECTURAL SITE PLAN
A1.1	PROPOSED FLOOR PLANS
A2.1	REFLECTED CEILING AND ROOF PLANS
A5.1	PROPOSED EXTERIOR ELEVATIONS
A5.2	RENDERINGS
A5.3	RENDERINGS
A5.4	RENDERINGS
A5.5	EXTERIOR MATERIALS
A5.6	EXTERIOR EQUIPMENT
A5.7	EXISTING JILLY SITES - GLENDALE
A5.8	EXISTING JILLY SITES - GLENDALE
A5.9	EXISTING JILLY SITES - PEWAUKEE
7 - ELECTRICAL	PHOTOMETRIC SITE PLAN
(1 OF 3)	PHOTOMETRIC SITE PLAN
(2 OF 3)	PHOTOMETRIC SITE PLAN
(3 OF 3)	PHOTOMETRIC SITE PLAN
E1.1	LIGHT FIXTURE CUT SHEETS
E1.2	LIGHT FIXTURE CUT SHEETS
E1.3	LIGHT FIXTURE CUT SHEETS



TITLE SHEET

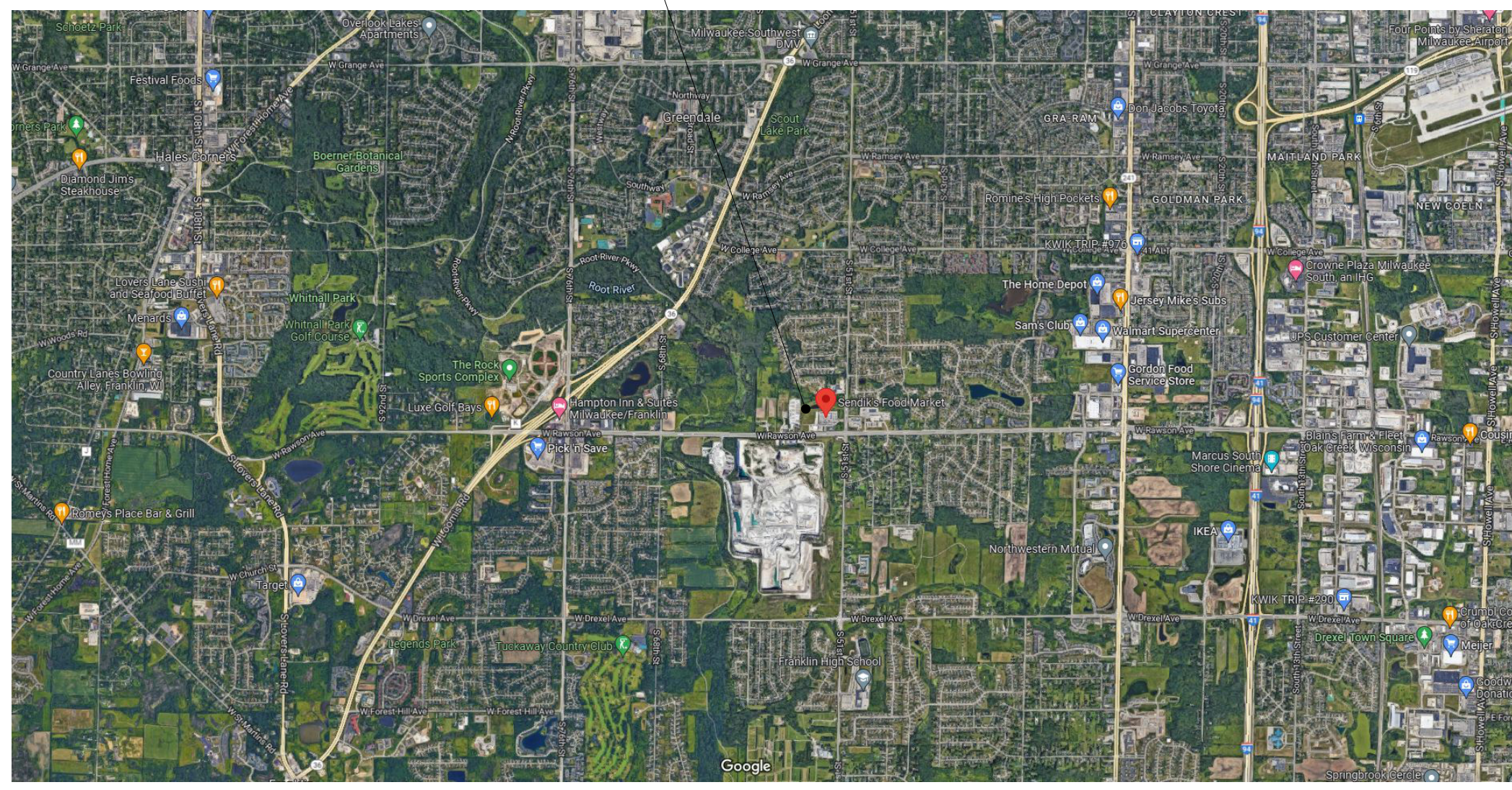
SHEET TITLE

PROPOSED:
JILLY'S CAR WASH
51ST & RAWSON AVENUE
FRANKLIN, WI

PLAN COMMISSION RESUBMITTAL FEBRUARY 20, 2023

OWNER : <u>JILLY'S REAL ESTATE, LLC</u> JON ZIMMERMAN 4419 N. CRAMER WHITEFISH BAY, WI 53211 414-305-9799 PHONE	GENERAL CONTRACTOR : <u>BRIOHN BUILDING CORPORATION</u> MIKE MIKSICH KYLE ROADI 3885 N. BROOKFIELD RD., SUITE 200 BROOKFIELD, WISCONSIN 53045 (262) 790-0500 PHONE (262) 790-0505 FAX	ARCHITECT : <u>BRIOHN DESIGN GROUP LLC</u> CHRISTOPHER E. WENZLER, AIA 3885 N. BROOKFIELD RD., SUITE 200 BROOKFIELD, WISCONSIN 53045 (262) 790-0500 PHONE (262) 790-0505 FAX	STRUCTURAL ENGINEERS: <u>BRIOHN DESIGN GROUP LLC</u> KEVIN JANKOWSKI, PE CHRIS CLINE, PE 3885 N. BROOKFIELD RD., SUITE 200 BROOKFIELD, WISCONSIN 53045 (262) 790-0500 PHONE (262) 790-0505 FAX
CIVIL ENGINEER: <u>JSD PROFESSIONAL SERVICES, INC.</u> RIZAL W. ISKANDARSJACH, P.E., P.L.S. W238 N1410 BUSSE ROAD, SUITE 100 WAUKESHA, WISCONSIN 53188 (262) 513-0666 PHONE	LANDSCAPE DESIGNER: <u>JSD PROFESSIONAL SERVICES, INC.</u> KEVIN BYRNE, PLA & LEED AP BD+C W238 N1410 BUSSE ROAD, SUITE 100 WAUKESHA, WISCONSIN 53188 (262) 513-0666 PHONE		

PROJECT LOCATION:



PROJECT BUILDING INFORMATION:

BUILDING CODE:
2015 INTERNATIONAL BUILDING CODE WITH WISCONSIN AMENDMENTS SPS 362
2015 INTERNATIONAL EXISTING BUILDING CODE WITH WISCONSIN AMENDMENTS SPS 366

ACCESSIBILITY CODE:
2015 INTERNATIONAL BUILDING CODE WITH WISCONSIN AMENDMENTS SPS 362
2009 ICC/ANSI A117.1 ACCESSIBLE BUILDINGS AND FACILITIES

ENERGY CODE:
2015 IECC INTERNATIONAL ENERGY CONSERVATION CODE WITH WISCONSIN AMENDMENTS SPS 363

MECHANICAL CODE:
2015 INTERNATIONAL MECHANICAL CODE WITH WISCONSIN AMENDMENTS SPS 364

PLUMBING CODE:
2014 WISCONSIN PLUMBING CODE SPS 381-387

ELECTRICAL CODE:
2017 NFPA 70 NATIONAL ELECTRICAL CODE WITH WISCONSIN AMENDMENTS SPS316

FIRE CODE:
SPS 314 FIRE PREVENTION

OCCUPANCY:	PRIMARY	B	OFFICE/BUSINESS
	SECONDARY	S-1	(MODERATE HAZARD STORAGE)

CLASS OF CONSTRUCTION: TYPE 5B

SPRINKLER SYSTEM: NONE

FLOOR LEVELS: 1

NUMBER OF STORIES: 1

BUILDING AREA: 5,900 SF (+437 SF FOR BOOTH)

NOTE:
ALL MECHANICAL, ELECTRICAL, PLUMBING AND FIRE SPRINKLER ENGINEERING BY DESIGN-BUILD CONTRACTORS

ZONING:	M-1	LIMITED BUSINESS & INDUSTRIAL PARK
SETBACKS:	STREET:	X'
	SIDE:	X'
	REAR:	X'
PARKING:	133	STANDARD STALLS
	3	HANDICAPPED STALLS
	136	TOTAL STALLS

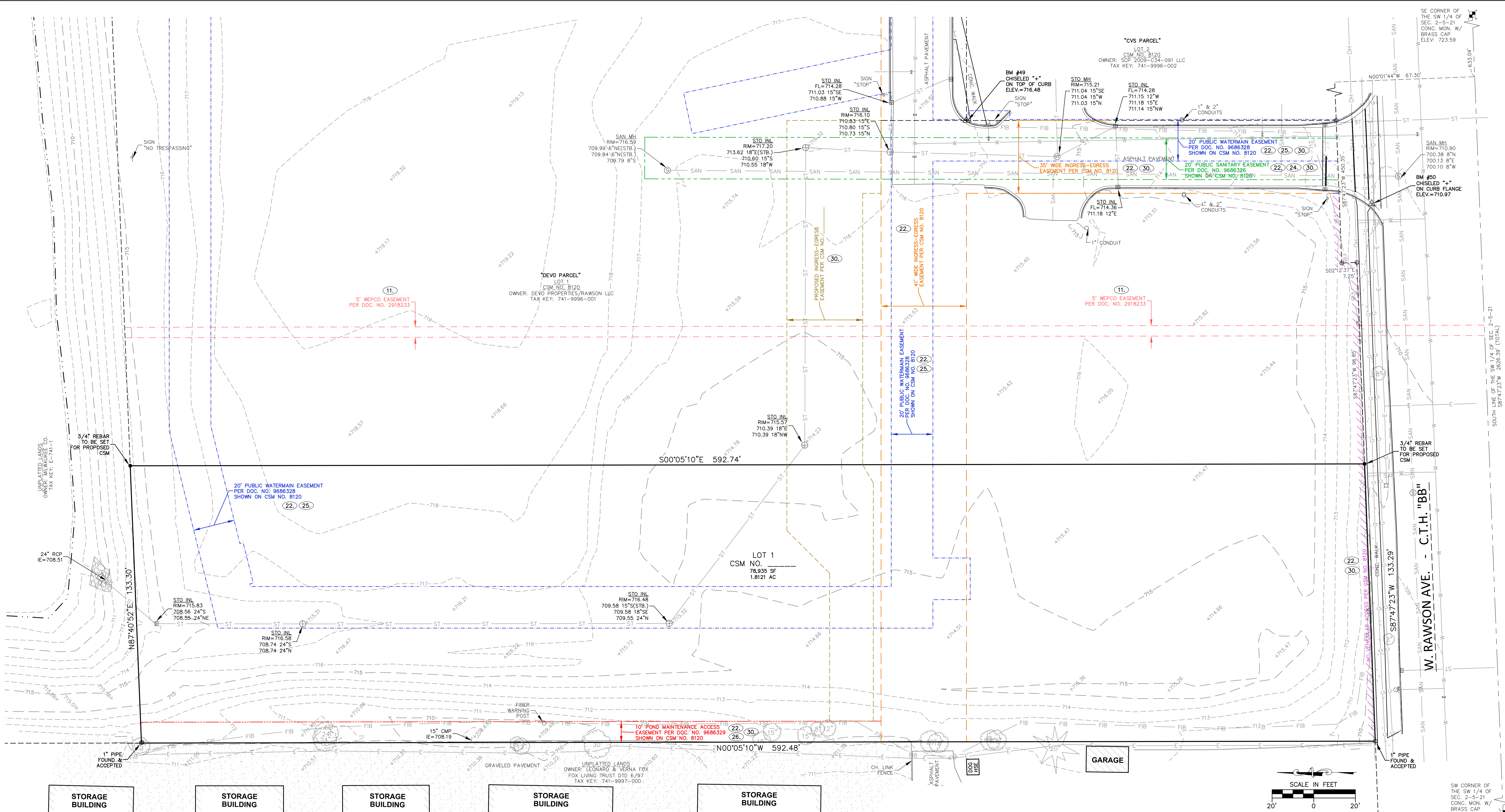
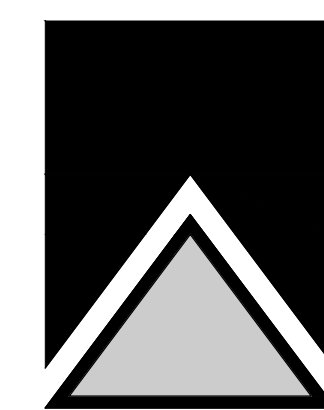


PROGRESS SET
NOT FOR CONSTRUCTION

Revision	Date

JOB: 3463
DRAWN: CW/CJR
CHECKED: MM
DATE: 2023-02-22
SHEET:

T1.1



NOTES:

- 1. Bearings are referenced to Grid North of the Wisconsin State Plane Coordinate System, South Zone. The south line of the Southwest 1/4 of Section 2, Township 5 North, Range 21 East, was used as South 87°27'23" West.
2. Vertical Datum: National Geodetic Vertical Datum 1929
Reference Benchmark: Southeast corner of the Southwest 1/4 of Section 2, Township 5 North, Range 21 East, Concrete monument w/ SEWRPC brass cap, Elevation=723.59
3. Site Benchmarks
Benchmark #49: chiseled "+" on top of curb marking the northwest corner of Lot 2 of CSM No. 8120, located at the east side of the northern end of the shared private drive. Elevation=716.48
Benchmark #50: chiseled "+" on curb concrete flange, located at the north side of W. Rawson Ave. at the southern end of the shared private drive. Elevation=710.97
4. Field survey by JSD Professional Services, Inc on October 28, 2022.
5. Boundary based on Lot 1 of proposed Certified Survey Map.
6. This ALTA/NSPS Land Title Survey was prepared and based on Knight Barry Title Group, Commitment for Title Insurance File No. 2179380, with a Commitment Date October 11, 2022.

TABLE A ITEMS:

- 2 At the time of this survey the property id vacant with no posted address number.
3 At the time of this survey this property is located within Zone X (Areas determined to be outside the 0.2% annual chance floodplain) per FEMA map panel numbers 55079C0161E, map effective date: September 26, 2008.
4 Gross Land Area: 77,039 Sq Ft. (1.7686 ac.)
5 At the time of this survey, zoning letter was not provided by owner/client. Property is zoned M-1, Limited Industrial District, and OL-2, General Business Overlay District, per City of Franklin Zoning Map.
Per City Code Chp. 15-3.0309 M-1 zoning has the following building setbacks:
Front Setback: 30 feet
Side Side Offsets: 20 feet
Rear Side Offsets: 15 feet
Per City Code Chp. 15-3.0306C OL-2 zoning has the following building setbacks:
Front Setback: 25 feet
Side Side Offsets: 10 feet
Rear Side Offsets: 20 feet
9 At the time of this survey, the property is vacant and contains no designated striped parking stalls.
11 Underground utility locations shown are based on field location markings and utility mapping by "Digger's Hotline", Ticket Nos. 20224406488 and 20224406503 with a start date of November 11, 2022. Underground utility information is shown for informational purposes only, and is not guaranteed to be accurate or all inclusive. The Contractor/Owner is responsible for making his own determination as to the type and location of underground utilities as may be necessary to avoid damage thereto. Contractor/Owner shall call "Digger's Hotline" prior to the start of any construction activities.
16 At the time of this survey there was no observed evidence of current earth moving work, building construction or building.
17 At the time of this survey there was no proposed changes in street right of way lines or observed evidence of recent street or sidewalk construction or repair.

SCHEDULE B - PART II EXCEPTIONS

- 1, 5, 6, 7, and 8 Shown on map, if any.
2, 3, 4, 9, 17, 18, 19, 21, 23, and 27 Not survey related.
10 Easement granted to the Milwaukee Electric Railway and Light Company and other matters contained in the instrument recorded March 30, 1928 as Document No. 1599390. (BLANKET EASEMENT)
11 Easement granted to Wisconsin Electric Power Company and other matters contained in the instrument recorded February 14, 1950 as Document No. 2918233. (POLE LINE REFERENCED IN EASEMENT NO LONGER EXIST)
12 Easement for Highway Purposes granted to Milwaukee County, Wisconsin and other matters contained in the instrument recorded October 4, 1956 as Document No. 3529424. (BLANKET EASEMENT)
13 Easement for Highway Purposes granted to Milwaukee County, Wisconsin and other matters contained in the instrument recorded October 23, 1956 as Document No. 3533880. (BLANKET EASEMENT)
14 Easement granted to Wisconsin Electric Power Company and Wisconsin Telephone Company and other matters contained in the instrument recorded April 18, 1957 as Document No. 3572149. (BLANKET EASEMENT)
15 Easement granted to Wisconsin Electric Power Company and Wisconsin Telephone Company and other matters contained in the instrument recorded April 18, 1957 as Document No. 3572150. (BLANKET EASEMENT)
16 Easement granted to Wisconsin Electric Power Company and Wisconsin Telephone Company and other matters contained in the instrument recorded April 18, 1957 as Document No. 3572151. (BLANKET EASEMENT)
20 Declaration of Restriction, Covenants and Easements and other matters contained in the instrument recorded June 7, 2007 as Document No. 9443065, amended by Amended and Restated Declaration of Restrictions, Covenants and Easements recorded August 30, 2007 as Document No. 9486784, further amended by Amended and Restated Declaration of Restrictions, Covenants and Easements recorded October 25, 2007 as Document No. 9514320, and further amended by First Amendment to Amended and Restated Declaration of Restrictions, Covenants and Easements recorded October 13, 2009 as Document No. 9803220. (INCLUDES OFF-SITE ACCESS EASEMENT LOCATED ON LOT 1 OF CSM NO. 7931, EAST OF "DEV0 PARCEL")
22 Easements, restrictions and other matters shown on Certified Survey Map No. No. 8120 recorded December 12, 2008 as Document No. 9679892.
24 Sanitary Sewer Easement granted to the City of Franklin, a municipal corporation of the State of Wisconsin and other matters contained in the instrument recorded January 8, 2009 as Document No. 9686326.
25 Water Main Easement granted to the City of Franklin, a municipal corporation of the State of Wisconsin and other matters contained in the instrument recorded January 8, 2009 as Document No. 9686328.
26 Storm Water Management Access Easement granted to the City of Franklin, a municipal corporation of the State of Wisconsin and other matters contained in the instrument recorded January 8, 2009 as Document No. 9686329.
28 Undertaking and Indemnification Agreement and other matters contained in the instrument recorded January 13, 2009 as Document No. 9687965. (GENERAL ACCESS EASEMENT ON "DEV0 PARCEL" FOR THE BENEFIT OF "CVS PARCEL")
29 Reciprocal Easement Agreement and other matters contained in the instrument recorded January 22, 2009 as Document No. 9691180. (GENERAL ACCESS AND DRAINAGE EASEMENT ON "DEV0 PARCEL" FOR THE BENEFIT OF "CVS PARCEL")
30 Easements, restrictions and other matters shown on Certified Survey Map No. recorded as Document No.

LEGAL DESCRIPTION:

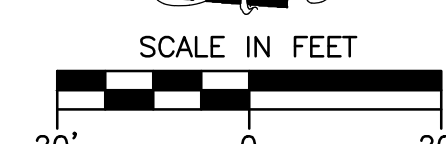
(Knight Barry Title Group, Commitment for Title Insurance File No. 2179380, with a Commitment Date October 11, 2022)
Lot 1 of Certified Survey Map No. 8120, recorded on December 12, 2008, as Document No. 9679892, being a re-division of Outlot 1 in Certified Survey Map No. 7931 and lands being a part of the Southwest 1/4 of the Southwest 1/4 of Section 2, Town 5 North, Range 21 East, in the City of Franklin, County of Milwaukee, State of Wisconsin.
TO BE KNOWN AS:
Lot _____ of Certified Survey Map No. _____ recorded in the office of the Register of Deeds for Milwaukee County, Wisconsin, on _____ 2022 as Document No. _____ being a revision of Lot 1 of Certified Survey Map No. 8120, recorded on December 12, 2008, as Document No. 9679892, being a re-division of Outlot 1 in Certified Survey Map No. 7931 and lands being a part of the Southwest 1/4 of the Southwest 1/4 of Section 2, Town 5 North, Range 21 East, in the City of Franklin, County of Milwaukee, State of Wisconsin.
For informational purposes only.
Property Address: Situated on West Rawson, Franklin, WI 53132
Tax Key Number: PART OF 741-9996-001

SURVEYOR'S CERTIFICATE:

To Jilly's, LLC, a Wisconsin limited liability company; Devo Properties/Rawson LLC, a Wisconsin limited liability company; and Knight Barry Title Group, their respective successors and assigns:
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 11(b), 13, 16, and 17 of Table A thereof. The field work was completed on October 28, 2022.
Date of Map: 11/2/2023
Rizal W. Iskandarjajah, P.L.S.
Professional Land Surveyor, S-2738
JSD Professional Services, Inc.
W238N1610 Busse Road, Suite 100
Waukegan, WI 53188
262-513-0666



LEGEND
SANITARY SEWER MANHOLE
STORM MANHOLE
CATCH BASIN ROUND
CATCH BASIN SQUARE
CLEAN OUT
FIRE HYDRANT
WATER VALVE
GAS VALVE
LIGHT POLE
TELEPHONE PEDESTAL
ELECTRICAL MANHOLE
SIGN
POWER POLE
GUY WIRE
MAIL BOX
METAL POST
BOLLARD
CONIFEROUS TREE
DECIDUOUS TREE
SANITARY SEWER
WATER MAIN
STORM SEWER
UNDERGROUND GAS
UNDERGROUND ELECTRIC
UNDERGROUND TELEPHONE
UNDERGROUND FIBER OPTICS
OVERHEAD UTILITY
MAPPED SCHEDULE B-II EXCEPTION

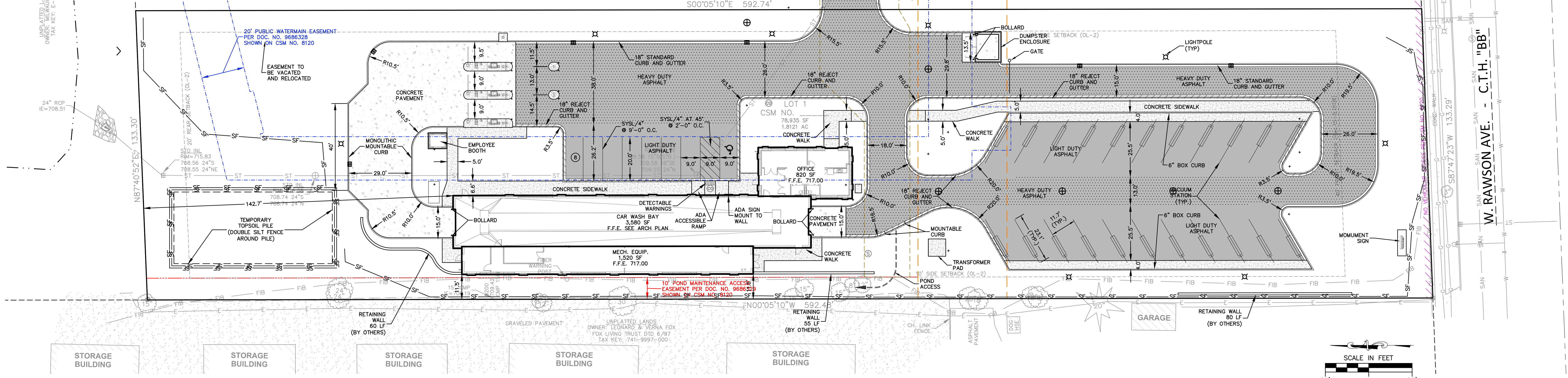
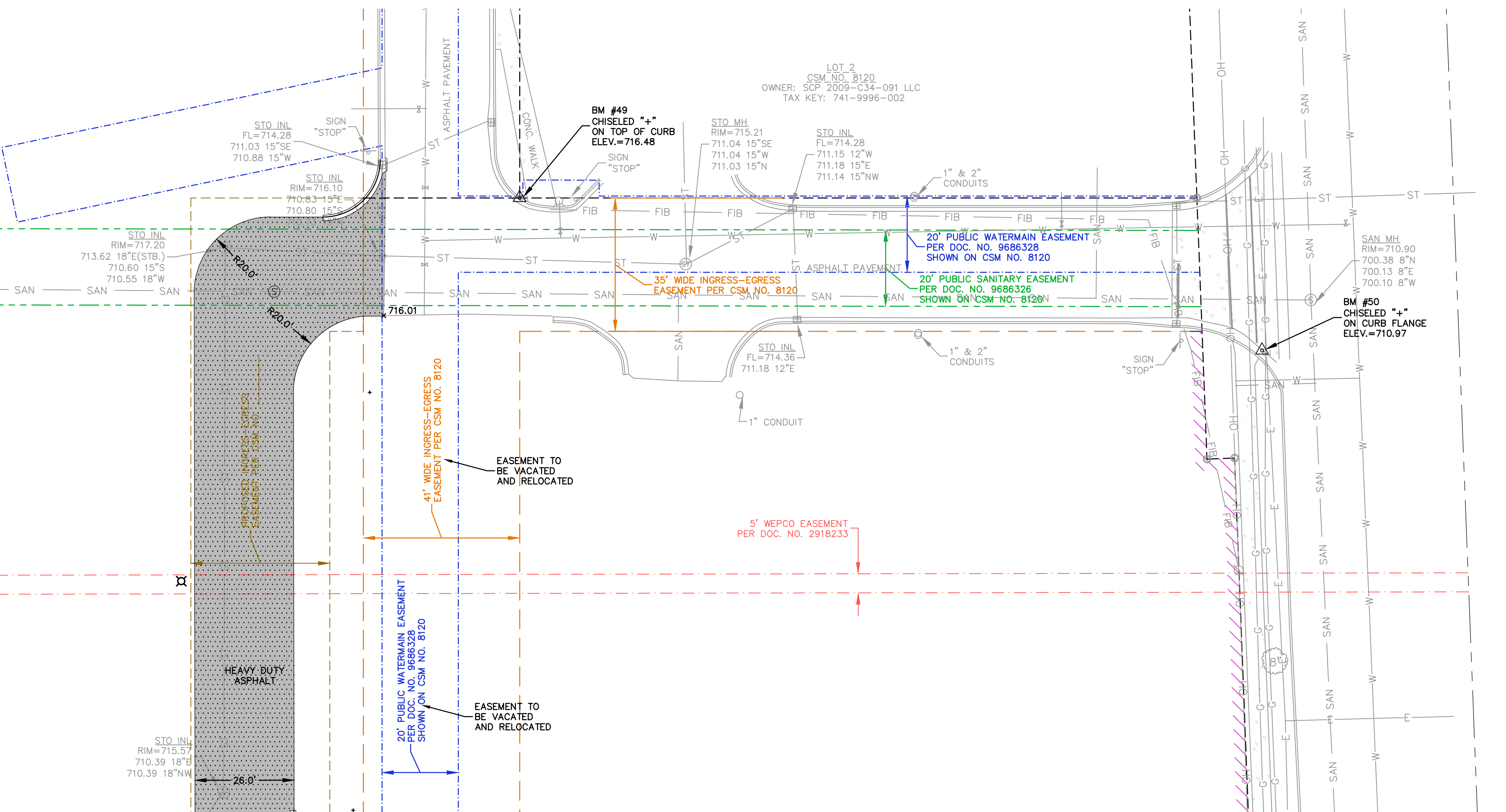
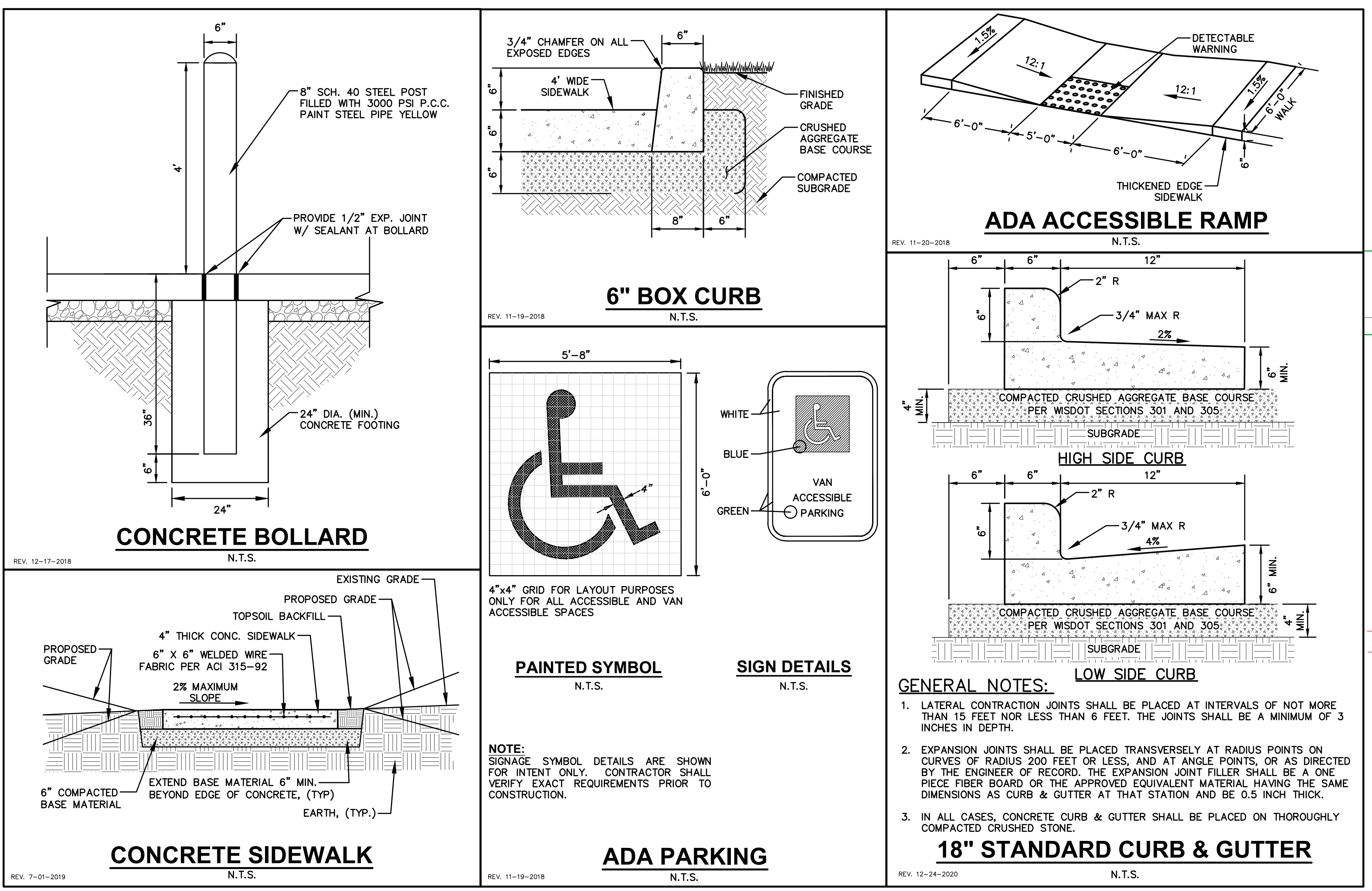


PLAN MODIFICATIONS table with columns for #, Date, and Description.

Surveyed By: JFA/RWJ 2022-10-28
Drawn By: RHW 2022-10-31
Approved By: RHW 2022-10-31
SHEET TITLE:
ALTA/NSPS LAND TITLE SURVEY

SHEET NUMBER:
CS-1
JSD PROJECT NO: 22-11636





PAVING NOTES

- ALL PAVING SHALL CONFORM TO "STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY & STRUCTURE CONSTRUCTION AND APPLICABLE CITY OF FRANKLIN ORDINANCES.
- CONCRETE PAVING SPECIFICATIONS-
 CODES AND STANDARDS - THE PLACING, CONSTRUCTION AND COMPOSITION OF THE CONCRETE PAVEMENT SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 415 AND 416 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.
 CRUSHED AGGREGATE BASE COURSE - THE BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305, STATE HIGHWAY SPECIFICATIONS. CLEAN RECYCLED CRUSHED CONCRETE MAY BE USED IF APPROVED BY GEOTECH ENGINEER OF RECORD.
 SURFACE PREPARATION - NOTIFY CONTRACTOR OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.
 ASPHALTIC CONCRETE PAVING SPECIFICATIONS-
 CODES AND STANDARDS - THE PLACING, CONSTRUCTION AND COMPOSITION OF THE ASPHALTIC BASE COURSE AND ASPHALTIC CONCRETE SURFACING 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, EDITION OF 2005. HEREAFTER, THIS PUBLICATION WILL BE REFERRED TO AS STATE HIGHWAY SPECIFICATIONS.
 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 AMOUNTS OF MOISTURE. CONSTRUCT ASPHALTIC CONCRETE SURFACE COURSE WHEN AMBIENT 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).
- GRADE CONTROL - ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS FOR EACH COURSE DURING CONSTRUCTION.
 CRUSHED AGGREGATE BASE COURSE - THE TOP LAYER OF BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305, STATE HIGHWAY SPECIFICATIONS. CLEAN RECYCLED CRUSHED CONCRETE MAY BE USED IF APPROVED BY GEOTECH ENGINEER OF RECORD.
 BINDER COURSE AGGREGATE - THE AGGREGATE FOR THE BINDER COURSE SHALL CONFORM TO SECTIONS 302 AND 315, STATE HIGHWAY SPECIFICATIONS.
 SURFACE COURSE AGGREGATE - THE AGGREGATE FOR THE SURFACE COURSE SHALL CONFORM TO SECTIONS 460.2.7 AND 465, STATE HIGHWAY SPECIFICATIONS.
 ASPHALTIC MATERIALS - THE ASPHALTIC MATERIALS SHALL CONFORM TO SECTION 455 AND 460, STATE HIGHWAY SPECIFICATIONS.
 SURFACE PREPARATION - NOTIFY CONTRACTOR OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.

GENERAL NOTES AND SPECIFICATIONS

- THE INTENTION OF THE PLANS AND SPECIFICATIONS IS TO SET FORTH PERFORMANCE AND CONSTRUCTION MATERIAL STANDARDS FOR THE PROPER EXECUTION OF WORK. ALL WORKS CONTAINED WITHIN THE PLANS AND SPECIFICATIONS SHALL BE COMPLETED IN ACCORDANCE WITH ALL REQUIREMENTS FROM LOCAL, STATE, FEDERAL OR OTHER GOVERNING AGENCY'S LAWS, REGULATIONS, JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., AND THE OWNER'S DIRECTION.
- THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING ANY ADDITIONAL SOILS INVESTIGATIONS THEY FEEL IS NECESSARY FOR THE PROPER EVALUATION OF THE SITE FOR PURPOSES OF PLANNING, BIDDING, OR CONSTRUCTING THE PROJECT AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR IS RESPONSIBLE TO REVIEW AND UNDERSTAND ALL COMPONENTS OF THE PLANS AND SPECIFICATIONS, INCLUDING FIELD VERIFYING SOIL CONDITIONS, PRIOR TO SUBMISSION OF A BID PROPOSAL.
- THE CONTRACTOR SHALL PROMPTLY REPORT ANY ERRORS OR AMBIGUITIES DISCOVERED AS PART OF THEIR REVIEW OF PLANS, SPECIFICATIONS, REPORTS AND FIELD INVESTIGATIONS.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE COMPUTATION OF QUANTITIES AND WORK REQUIRED TO COMPLETE THIS PROJECT. THE CONTRACTOR'S BID SHALL BE BASED ON THEIR OWN COMPUTATIONS AND UNDER NO CIRCUMSTANCES BE BASED ON THE ENGINEER'S ESTIMATE.
- QUESTIONS/CLARIFICATIONS WILL BE INTERPRETED BY ENGINEER/OWNER PRIOR TO THE AWARD OF CONTRACT. ENGINEER/OWNER WILL SUBMIT OFFICIAL RESPONSES IN WRITING. INTERPRETATIONS PRESENTED IN OFFICIAL RESPONSES SHALL BE BINDING ON ALL PARTIES ASSOCIATED WITH THE CONTRACT. IN NO WAY SHALL WORD-OF-MOUTH DIALGS CONSTITUTE AN OFFICIAL RESPONSE.
- PRIOR TO START OF WORK, CONTRACTOR SHALL BE COMPLETELY FAMILIAR WITH ALL CONDITIONS OF THE SITE, AND SHALL ACCOUNT FOR CONDITIONS THAT AFFECT, OR MAY AFFECT CONSTRUCTION INCLUDING, BUT NOT LIMITED TO, LIMITATIONS OF WORK ACCESS, SPACE LIMITATIONS, OVERHEAD OBSTRUCTIONS, TRAFFIC PATTERNS, LOCAL REQUIREMENTS, ADJACENT ACTIVITIES, ETC. FAILURE TO CONSIDER SITE CONDITIONS SHALL NOT BE CAUSE FOR CLAIM OF JOB EXTRAS.
- COMMENCEMENT OF CONSTRUCTION SHALL EXPLICITLY CONFIRM THAT THE CONTRACTOR HAS REVIEWED THE PLANS AND SPECIFICATIONS IN THEIR ENTIRETY AND CERTIFIES THAT THEIR SUBMITTED BID PROPOSAL CONTAINS PROVISIONS TO COMPLETE THE PROJECT WITH THE EXCEPTION OF UNFORESEEN FIELD CONDITIONS. ALL APPLICABLE PERMITS HAVE BEEN OBTAINED; AND CONTRACTOR UNDERSTANDS ALL OF THE REQUIREMENTS OF THE PROJECT.
- SHOULD ANY DISCREPANCIES OR CONFLICTS IN THE PLANS OR SPECIFICATIONS BE DISCOVERED AFTER THE AWARD OF CONTRACT, ENGINEER SHALL BE NOTIFIED IN WRITING IMMEDIATELY AND CONSTRUCTION OF ITEMS AFFECTED BY THE DISCREPANCIES/CONFLICTS SHALL NOT COMMENCE, OR CONTINUE, UNTIL A WRITTEN RESPONSE FROM ENGINEER/OWNER IS DISTRIBUTED. IN THE EVENT OF A CONFLICT BETWEEN REFERENCED CODES, STANDARDS, SPECIFICATIONS AND PLANS, THE ONE ESTABLISHING THE MOST STRINGENT REQUIREMENTS SHALL BE FOLLOWED.
- THE CONTRACTOR SHALL AT ITS OWN EXPENSE, OBTAIN ALL NECESSARY PERMITS AND LICENSES TO COMPLETE THE PROJECT. OBTAINING PERMITS, OR DELAYS IN OBTAINING PERMITS, IS NOT CAUSE FOR DELAY OF THE CONTRACT OR SCHEDULE. CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS.

PAVEMENT THICKNESS NOTES

ALL PAVING SHALL CONFORM TO "STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY & STRUCTURE CONSTRUCTION - CURRENT EDITION AND APPLICABLE CITY OF FRANKLIN ORDINANCES, AND THE GEOTECHNICAL ENGINEERING SERVICES REPORT PREPARED BY _____ DATED _____, 20____.

**** FINAL PAVEMENT DESIGN TO BE DETERMINED BY OWNER BASED ON GEOTECHNICAL ENGINEER OF RECORD RECOMMENDATIONS. ALL PAVING SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER OF RECORD'S RECOMMENDATIONS AS SPECIFIED IN THE SAID GEOTECHNICAL REPORT.**

MINIMUM PAVEMENT STRUCTURE

CONCRETE PAVEMENT
 4" CONCRETE W/ MESH REINFORCEMENT
 6" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED LESTONE)
 CLEAN RECYCLED CRUSHED CONCRETE MAY BE USED IF APPROVED BY GEOTECH ENGINEER OF RECORD.

HEAVY DUTY ASPHALT PAVEMENT
 6" ASPHALTIC CONCRETE (2 LIFTS)
 LOWER LAYER (1.75" BINDER, 4LT 58.28 S)
 UPPER LAYER (1.5" SURFACE, 5LT 58.28 S)
 13" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED LESTONE)
 CLEAN RECYCLED CRUSHED CONCRETE MAY BE USED IF APPROVED BY GEOTECH ENGINEER OF RECORD.

LIGHT DUTY ASPHALT PAVEMENT
 3.25" ASPHALTIC CONCRETE (2 LIFTS)
 LOWER LAYER (1.75" BINDER, 4LT 58.28 S)
 UPPER LAYER (1.5" SURFACE, 5LT 58.28 S)
 13" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED LESTONE)
 CLEAN RECYCLED CRUSHED CONCRETE MAY BE USED IF APPROVED BY GEOTECH ENGINEER OF RECORD.

CONCRETE SIDEWALK AND STOODS
 4" CONCRETE
 6" CRUSHED AGGREGATE BASE COURSE
 CLEAN RECYCLED CRUSHED CONCRETE MAY BE USED IF APPROVED BY GEOTECH ENGINEER OF RECORD.

PAVEMENT STRIPING NOTES

- CONTRACTOR SHALL CONSULT STRIPING COLOR WITH OWNER PRIOR TO CONSTRUCTION.
- PROVIDE CONTRACTOR GRADE ACRYLIC STRIPING PAINT FOR NEW ASPHALT OR COATED ASPHALT. ALL STRIPING SHALL BE APPLIED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- THOROUGHLY CLEAN SURFACES FREE OF DIRT, SAND, GRAVEL, OIL AND OTHER FOREIGN MATTER. CONTRACTOR RESPONSIBLE TO INSPECT PAVEMENT SURFACES FOR CONDITIONS AND DEFECTS THAT WILL ADVERSELY AFFECT QUALITY OF WORK, AND WHICH CANNOT BE PUT INTO AN ACCEPTABLE CONDITION THROUGH NORMAL PREPARATORY WORK AS SPECIFIED.
- DO NOT PLACE MARKING OVER UNSOUND PAVEMENTS. IF THESE CONDITIONS EXIST, NOTIFY OWNER. STARTING INSTALLATION CONSTITUTES CONTRACTOR'S ACCEPTANCE OF SURFACE AS SUITABLE FOR INSTALLATION.
- LAYOUT MARKINGS USING GUIDE LINES, TEMPLATES AND FORMS. STENCILS AND TEMPLATES SHALL BE PROFESSIONALLY MADE TO INDUSTRY STANDARDS. "FREE HAND" PAINTING OF ARROWS, SYMBOLS, OR WORDING SHALL NOT BE ALLOWED. APPLY STRIPES STRAIGHT AND EVEN.
- PROTECT ADJACENT CURBS, WALKS, FENCES, AND OTHER ITEMS FROM RECEIVING PAINT.
- APPLY MARKING PAINT AT A RATE OF ONE (1) GALLON PER THREE TO FOUR HUNDRED (300-400) LINEAL FEET OF FOUR (4) INCH WIDE STRIPES (OR PER MFG. SPECIFICATIONS)
- BARRICADE MARKED AREAS DURING INSTALLATION AND UNTIL THE MARKING PAINT IS DRIED AND READY FOR TRAFFIC.
- ALL HANDICAPPED ACCESSIBLE PARKING SHALL BE LOCATED PER 2009 IBC 1106.6.

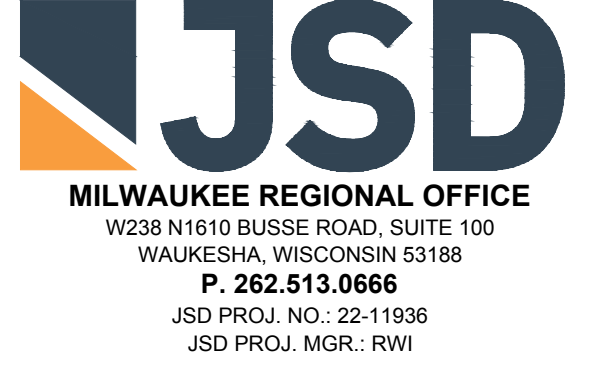
SHEET INDEX

C1.0	SITE DIMENSION AND PAVEMENT ID PLAN
C2.0	SITE GRADING PLAN
C3.0	SITE EROSION CONTROL PLAN
C3.1	SITE EROSION CONTROL DETAILS
C4.0	SITE UTILITY PLAN STORM SEWER
C4.1	SITE UTILITY PLAN SANITARY AND WATER SERVICES

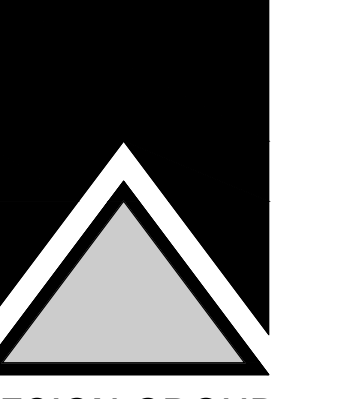
LEGEND

⊙	SANITARY SEWER MANHOLE	SAN	SANITARY SEWER
⊙	STORM MANHOLE	W	WATER MAIN
⊙	CATCH BASIN ROUND	ST	STORM SEWER
⊙	CATCH BASIN SQUARE	RD	ROOF DRAIN
⊙	FIRE HYDRANT	G	UNDERGROUND GAS
⊙	WATER VALVE	E	UNDERGROUND ELECTRIC
⊙	GAS VALVE	T	UNDERGROUND TELEPHONE
⊙	LIGHT POLE	FIB	UNDERGROUND FIBER OPTICS
⊙	TELEPHONE PEDESTAL	OH	OVERHEAD UTILITY
⊙	ELECTRICAL MANHOLE	SF	SILT FENCE
⊙	SIGN	CT	CONIFEROUS TREE
⊙	POWER POLE	DT	DECIDUOUS TREE
⊙	GUY WIRE		

PRE-DEVELOPMENT:
 PERVIOUS - 78,935 SF (100.0% GREEN SPACE)
 IMPERVIOUS - 0 SF
 POST-DEVELOPMENT:
 PERVIOUS - 38,085 SF (48.2% GREEN SPACE)
 IMPERVIOUS - 40,850 SF (6,308 SF BUILDING)
 7 STALLS + 1 ADA STALLS
 ADDITIONAL 4,875 SF OF "OFF-SITE" IMPERVIOUS FOR ACCESS PAVEMENT
 * BASED ON PROPOSED CSM



JOB: 3447
 DRAWN: CAP
 CHECKED: RWI
 DATE: 11-23-2022
 SHEET: C1.0

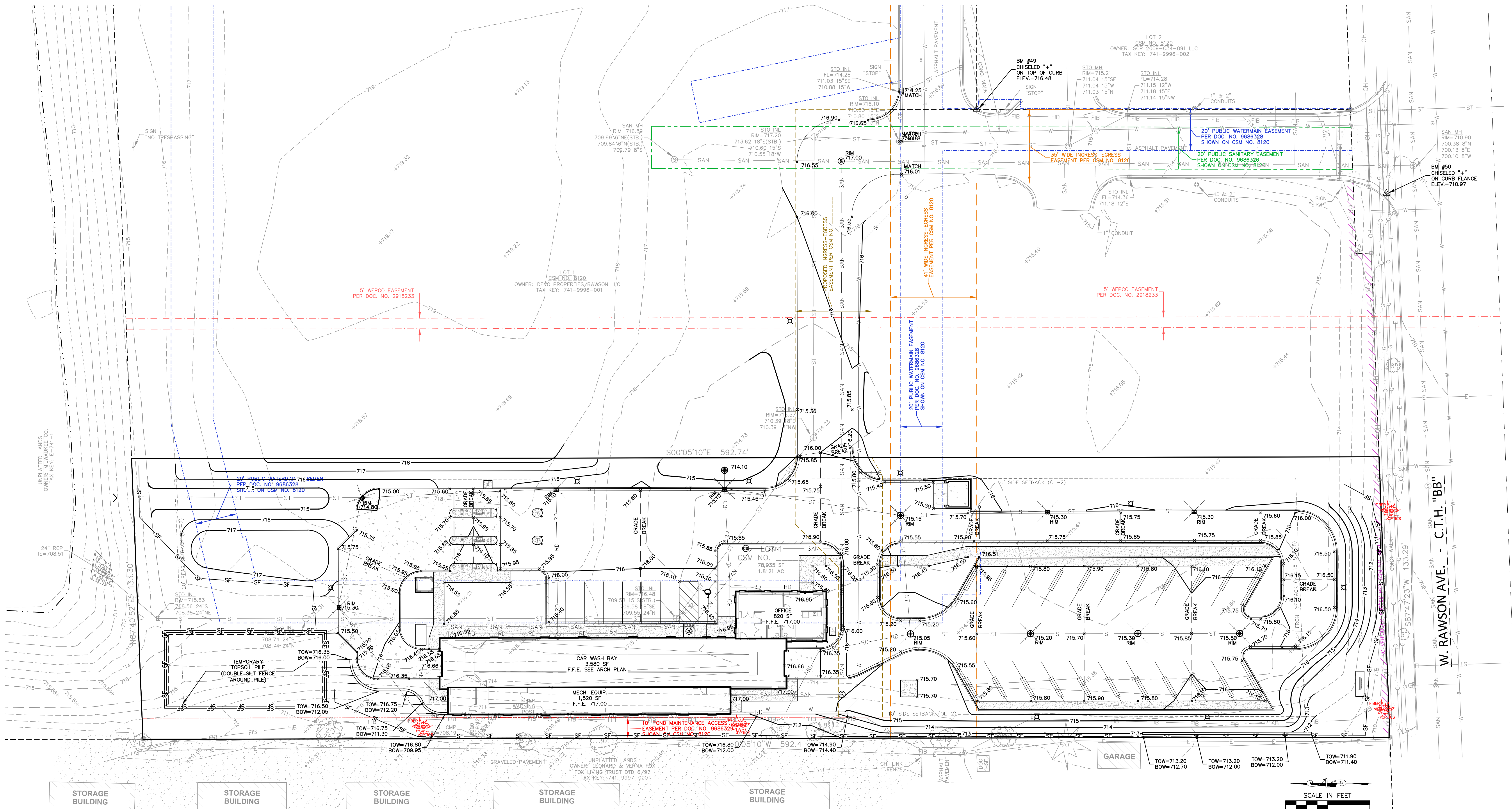


SITE GRADING PLAN

SHEET TITLE



PROPOSED:
JILLY'S CAR WASH
W. RAWSON AVE.
CITY OF FRANKLIN, WI



STORAGE BUILDING STORAGE BUILDING STORAGE BUILDING STORAGE BUILDING STORAGE BUILDING

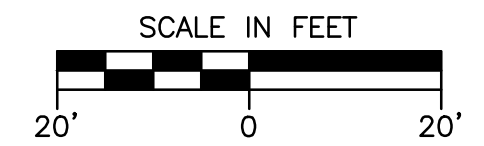
GRADING NOTES

- 1. CONTRACTOR SHALL VERIFY ALL GRADES...
2. ALL EXISTING CONTOURS REPRESENT EXISTING SURFACE GRADES...
3. ALL EXCAVATIONS AND MATERIAL PLACEMENT SHALL BE COMPLETED TO DESIGN ELEVATIONS...
4. GRADING ACTIVITIES SHALL BE IN A MANNER TO ALLOW POSITIVE DRAINAGE...
5. THE CONTRACTOR IS RESPONSIBLE FOR MEETING MINIMUM COMPACTION STANDARDS...
6. IN THE EVENT THAT ANY MOISTURE-DENSITY TEST(S) FAIL TO MEET SPECIFICATION REQUIREMENTS...
7. WITH THE AUTHORIZATION OF THE ENGINEER/OWNER, MATERIAL THAT IS TOO WET TO PERMIT PROPER COMPACTION...
8. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER/OWNER IF GROUNDWATER IS ENCOUNTERED...
9. CONTRACTOR IS SOLELY RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ADEQUATE AND SAFE TEMPORARY SHORING...
10. THE SITE SHALL BE COMPLETED TO WITHIN 0.10-FT (+/-) OF THE PROPOSED GRADES...
11. CONTRACTOR SHALL CONTACT "DIGGER'S HOTLINE" FOR LOCATIONS OF ALL EXISTING UTILITIES...
12. CONTRACTOR SHALL PROTECT INLETS AND ADJACENT PROPERTIES WITH SILT FENCING...
13. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ANY EXISTING FACILITIES OR UTILITIES...
14. WORK WITHIN ANY ROADWAY RIGHT-OF-WAY SHALL BE COORDINATED WITH THE APPROPRIATE MUNICIPAL OFFICIAL...
15. CONTRACTOR SHALL COMPLY WITH ALL CITY AND/OR STATE CONSTRUCTION STANDARDS/ORDINANCES.

CONSTRUCTION SITE SEQUENCING

- 1. INSTALL PERIMETER SILT FENCE, EXISTING 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 CONTROLS.
7. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER THAT MEETS OR EXCEEDS THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES DEFINITION OF 'FINAL STABILIZATION'.

CONTRACTOR MAY MODIFY SEQUENCING AFTER ITEM 1 AS NEEDED TO COMPLETE CONSTRUCTION IF EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS.



LEGEND

Table with 2 columns: Symbol and Description. Includes symbols for sanitary sewer manhole, storm manhole, catch basin, fire hydrant, water valve, gas valve, light pole, telephone pedestal, electrical manhole, sign, power pole, guy wire, sanitary sewer, water main, storm sewer, roof drain, underground gas, underground electric, underground telephone, underground fiber optics, overhead utility, silt fence, confederous tree, and deciduous tree.

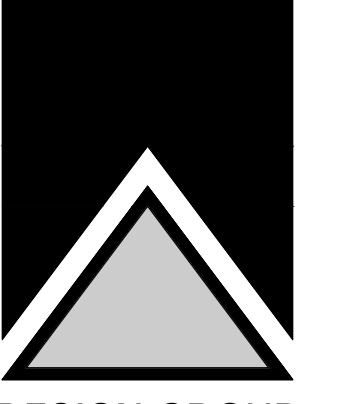
REVISION #1: PROPERTY LINE ADJUSTMENT 2023-01-05
REVISION #2: CITY RESUBMITTAL 2023-02-22

JOB: 3447
DRAWN: CAP
CHECKED: RWJ
DATE: 11-23-2022

SHEET: C2.0

DIGGERS HOTLINE logo and contact information: Call 811 or (800) 242-8511, Milwaukee Area (262) 432-7910, Hearing Impaired TDD (800) 542-2289, www.DiggersHotline.com

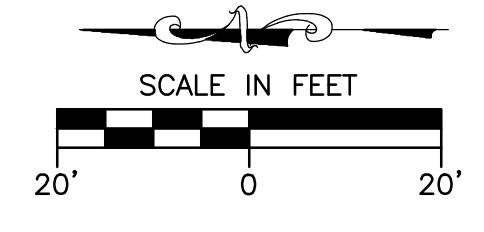
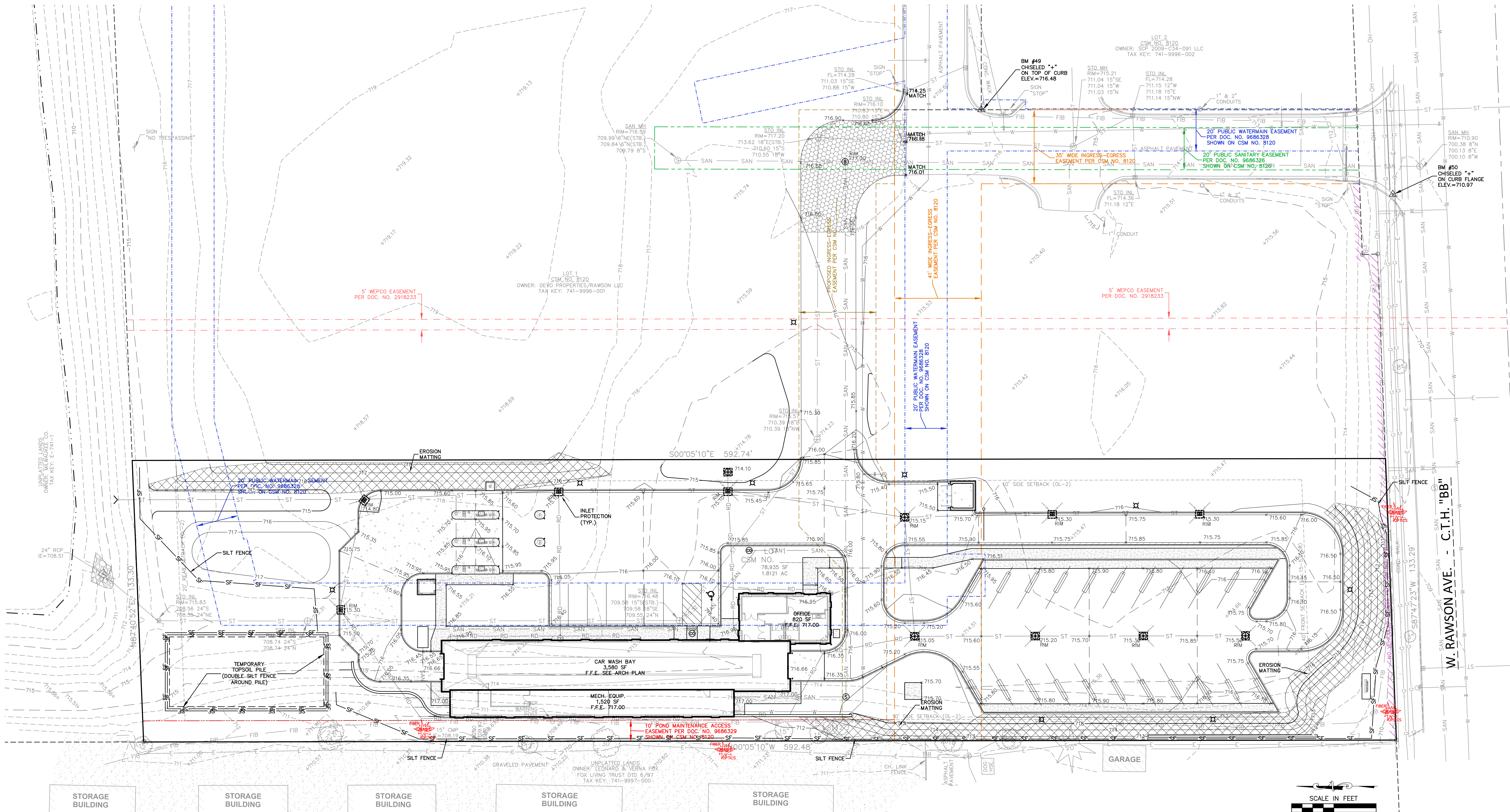
JSD logo and Milwaukee Regional Office contact information: W228 N1610 BUSSE ROAD, SUITE 100, WALKESHA, WISCONSIN 53188, P. 262.813.0666, JSD PROJ. NO. 22-1108, JSD PROJ. MGR. RWJ



SHEET TITLE
SITE EROSION CONTROL PLAN



PROPOSED:
JILLY'S CAR WASH
W. RAWSON AVE.
CITY OF FRANKLIN, WI



EROSION AND SEDIMENT CONTROL NOTES:

- ALL CONSTRUCTION SHALL ADHERE TO THE REQUIREMENTS SET FORTH IN WISCONSIN'S NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) STORMWATER GENERAL PERMIT FOR CONSTRUCTION SITE LAND DISTURBANCE ACTIVITIES. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) TECHNICAL STANDARDS (REFERRED TO AS BMP'S) AND CITY OF FRANKLIN ORDINANCE. THESE PROCEDURES AND STANDARDS SHALL BE REFERRED TO AS BEST MANAGEMENT PRACTICES (BMP'S). IT IS THE RESPONSIBILITY OF ALL CONTRACTORS ASSOCIATED WITH THE PROJECT TO OBTAIN A COPY OF, AND UNDERSTAND, THE BMP'S PRIOR TO THE START OF CONSTRUCTION ACTIVITIES.
- THE EROSION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL CONTROL MEASURES AS DIRECTED BY JSD PROFESSIONAL SERVICES, INC. (JSD) OR GOVERNING AGENCIES SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
- MODIFICATIONS TO THE APPROVED EROSION CONTROL PLAN IN ORDER TO MEET UNFORESEEN FIELD CONDITIONS ARE ALLOWED IF MODIFICATIONS CONFORM TO BMP'S. ALL MODIFICATIONS MUST BE APPROVED BY JSD/MUNICIPALITY PRIOR TO DEVIATION OF THE APPROVED PLAN.
- INSTALL PERIMETER EROSION CONTROL MEASURES (SUCH AS CONSTRUCTION ENTRANCES, SILT FENCE AND EXISTING INLET PROTECTION) PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE COVER, AS SHOWN ON PLAN IN ORDER TO PROTECT ADJACENT PROPERTIES/STORM SEWER SYSTEMS FROM SEDIMENT TRANSPORT.
- CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL LOCATIONS OF VEHICLE INGRESS/EGRESS POINTS. CONTRACTOR IS RESPONSIBLE TO COORDINATE LOCATION(S) WITH THE PROPER AUTHORITIES, PROVIDE NECESSARY FEES AND OBTAIN ALL REQUIRED APPROVALS OR PERMITS. ADDITIONAL CONSTRUCTION ENTRANCES OTHER THAN AS SHOWN ON THE PLANS MUST BE PRIOR APPROVED BY THE APPLICABLE GOVERNING AGENCIES PRIOR TO INSTALLATION.
- PAVED SURFACES ADJACENT TO CONSTRUCTION ENTRANCES SHALL BE SWEEP AND/OR SCRAPPED TO REMOVE ACCUMULATED SOIL, DIRT AND/OR DUST AFTER THE END OF EACH WORK DAY AND AS REQUESTED BY THE GOVERNING AGENCIES.
- ALL EXISTING STORM SEWER FACILITIES THAT WILL COLLECT RUNOFF FROM DISTURBED AREAS SHALL BE PROTECTED TO PREVENT SEDIMENT DEPOSITION WITHIN STORM SEWER SYSTEMS. INLET PROTECTION SHALL BE IMMEDIATELY FITTED AT THE INLET OF ALL INSTALLED STORM SEWER. ALL INLETS, STRUCTURES, PIPES, AND SWALES SHALL BE KEPT CLEAN AND FREE OF SEDIMENTATION AND DEBRIS.
- EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.) OUTSIDE OF THE PERMETER CONTROLS SHALL INCORPORATE THE FOLLOWING:
 - PLACE EXCAVATION ON THE HIGH SIDE OF THE TRENCH.
 - BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
 - DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH BMP'S PRIOR TO RELEASE INTO STORM SEWER OR DITCHES.
- AT A MINIMUM, SEDIMENT BASINS AND NECESSARY TEMPORARY DRAINAGE PROVISIONS SHALL BE CONSTRUCTED AND OPERATIONAL BEFORE BEGINNING OF SIGNIFICANT MASS GRADING OPERATIONS TO PREVENT OFFSITE DISCHARGE OF UNTREATED RUNOFF.
- ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES MUST BE MAINTAINED AND REPAIRED AS NEEDED. THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR INSPECTION AND REPAIR DURING CONSTRUCTION. THE OWNER WILL BE RESPONSIBLE IF EROSION CONTROL IS REQUIRED AFTER THE CONTRACTOR HAS COMPLETED THE PROJECT.
- TOPSOIL STOCKPILES SHALL HAVE A BERM OR TRENCH AROUND THE CIRCUMFERENCE AND PERIMETER SILT FENCE TO CONTROL SILT. IF TOPSOIL STOCKPILE REMAINS UNDISTURBED FOR MORE THAN SEVEN (7) DAYS, TEMPORARY SEEDING AND STABILIZATION IS REQUIRED.
- CONSTRUCTION MEASURES TEMPORARILY REMOVED FOR UNAVOIDABLE CONSTRUCTION ACTIVITIES SHALL BE IN WORKING ORDER PRIOR TO THE COMPLETION OF EACH WORK DAY.
- MAINTAIN SLOPE EROSION CONTROL DEVICES THROUGH THE DURATION OF THIS PROJECT. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED. DISTURBANCES ASSOCIATED WITH EROSION CONTROL REMOVAL SHALL BE IMMEDIATELY STABILIZED.

- PUMPS MAY BE USED AS BYPASS DEVICES. IN NO CASE SHALL PUMPED WATER BE DIVERTED OUTSIDE THE PROJECT LIMITS.
- GRADING EFFORTS SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. EROSION AND SEDIMENT CONTROL MEASURES SHALL CONSIDER THE TIME OF YEAR, SITE CONDITIONS, AND THE USE OF TEMPORARY OR PERMANENT MEASURES. ALL DISTURBED AREAS THAT WILL NOT BE WORKED FOR A PERIOD OF THIRTY (30) DAYS REQUIRE TEMPORARY SEEDING FOR EROSION CONTROL. SEEDING FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH TECHNICAL STANDARDS.
- ALL DISTURBED SLOPES EXCEEDING 4:1 YET LESS THAN 3:1, SHALL BE STABILIZED WITH NORTH AMERICAN GREEN S758N EROSION MATTING (OR APPROVED EQUAL) AND DISTURBED SLOPES EXCEEDING 3:1 YET LESS THAN 2:1 SHALL BE STABILIZED WITH NORTH AMERICAN GREEN C1258N (OR APPROVED EQUAL) OR APPLICATION OF AN APPROVED POLYMER SOIL STABILIZATION TREATMENT OR A COMBINATION THEREOF, AS REQUIRED. EROSION MATTING AND/OR NETTING USED ONSITE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES.
- DURING PERIODS OF EXTENDED DRY WEATHER, THE CONTRACTOR SHALL KEEP A WATER TRUCK ON SITE FOR THE PURPOSE OF WATERING DOWN SOILS WHICH MAY OTHERWISE BECOME AIRBORNE. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING WIND EROSION (DUST) DURING CONSTRUCTION AT HIS/HER EXPENSE.
- DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION SHALL BE VISUALLY INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM ON A DAILY BASIS.
- QUALIFIED PERSONNEL (PROVIDED BY THE GENERAL/PRIME CONTRACTOR) SHALL INSPECT DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED AND EROSION AND SEDIMENT CONTROLS WITHIN 24 HOURS OF ALL 0.5-INCH OR MORE, PRECIPITATION EVENTS WITH A MINIMUM INSPECTION INTERVAL OF ONCE EVERY SEVEN (7) CALENDAR DAYS IN THE ABSENCE OF A QUALIFYING RAIN OR SNOWFALL EVENT. REPORTING SHALL BE IN ACCORDANCE WITH PART IV D.4. (e-f), OF THE NPDES GENERAL PERMIT. CONTRACTOR SHALL IMMEDIATELY ARRANGE TO HAVE ANY DEFICIENT ITEMS REVEALED DURING INSPECTIONS REPAIRED/REPLACED.
- THE FOLLOWING MAINTENANCE PRACTICES SHALL BE USED TO MAINTAIN, IN GOOD AND EFFECTIVE OPERATING CONDITIONS, VEGETATION, EROSION AND SEDIMENT CONTROL MEASURES, AND OTHER PROTECTIVE MEASURES IDENTIFIED IN THIS PLAN. UPON IDENTIFICATION, DEFICIENCIES IN STORMWATER CONTROLS SHALL BE ADDRESSED IMMEDIATELY. THE MAINTENANCE PROCEDURES FOR THIS DEVELOPMENT SHALL INCLUDE, BUT NOT BE LIMITED TO THE BELOW.
 - SILT FENCE - REPAIR OR REPLACE ANY DAMAGED FILTER FABRIC AND/OR STAKES. REMOVE ACCUMULATED SEDIMENT WHEN IT HAS REACHED ONE-HALF THE ABOVE GROUND HEIGHT OF THE FENCE.
 - CONSTRUCTION ENTRANCE - AS NEEDED, ADD STONE TO MAINTAIN CONSTRUCTION ENTRANCE DIMENSIONS AND EFFECTIVENESS.
 - DITCH CHECK (STRAW BALES) - RE-SECURE STAKES; ADJUST OR REPOSITION BALES TO ADDRESS PROPER FLOW OF STORMWATER; AND REMOVE ACCUMULATED SEDIMENT WHEN IT HAS REACHED ONE-HALF THE HEIGHT OF THE BALE.
 - EROSION CONTROL MATTING - REPAIR MATTING IMMEDIATELY IF INSPECTION REVEALS BREACHED OR FAILED CONDITIONS. REPAIR AND RE-GRADE SOIL WHERE CHANNELIZATION HAS OCCURRED.
 - DISCUSSION BERM/SWALE - REPLACE OR RE-COMPACT THE CONSTRUCTION MATERIALS AS NECESSARY.
 - INLET PROTECTION - CLEAN, REPAIR OR REPLACE FILTER FABRIC AND/OR STONE WHEN CONTROL MEASURE IS CLOGGED; INLET FILTER BAGS SHALL BE REPLACED ONCE BAG BECOMES ONE-HALF FULL OF SEDIMENT.
- ADDITIONAL POLLUTANT CONTROL MEASURES TO BE IMPLEMENTED DURING CONSTRUCTION ACTIVITIES SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING.
 - CONSTRUCTION WASTE SHALL BE PROPERLY DISPOSED OF. THIS INCLUDES ALL CONSTRUCTION SITE WASTE MATERIAL, SANITARY WASTE, AND WASTE FROM VEHICLE TRACKING OF SEDIMENTS. THE CONTRACTOR SHALL ENSURE THAT NO MATERIAL, WASTE, OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, BURNED, OR DISCHARGED TO THE WATERS OF THE STATE. VEHICLES HAULING MATERIAL AWAY FROM THE SITE SHALL BE COVERED WITH A TARPULIN TO PREVENT BLOWING DEBRIS.
 - DUST CONTROL SHALL BE ACCOMPLISHED BY ONE OR MORE OF THE FOLLOWING METHODS:
 - FREQUENT WATERING OF EXCAVATION AND FILL AREAS.
 - PROVIDING GRAVEL OR PAVING AT ENTRANCE/EXIT DRIVES, PARKING AREAS AND TRANSIT PATHS.
 - STREET SWEEPING SHALL BE PERFORMED TO IMMEDIATELY REMOVE ANY SEDIMENT TRACKED ON PAVEMENTS.

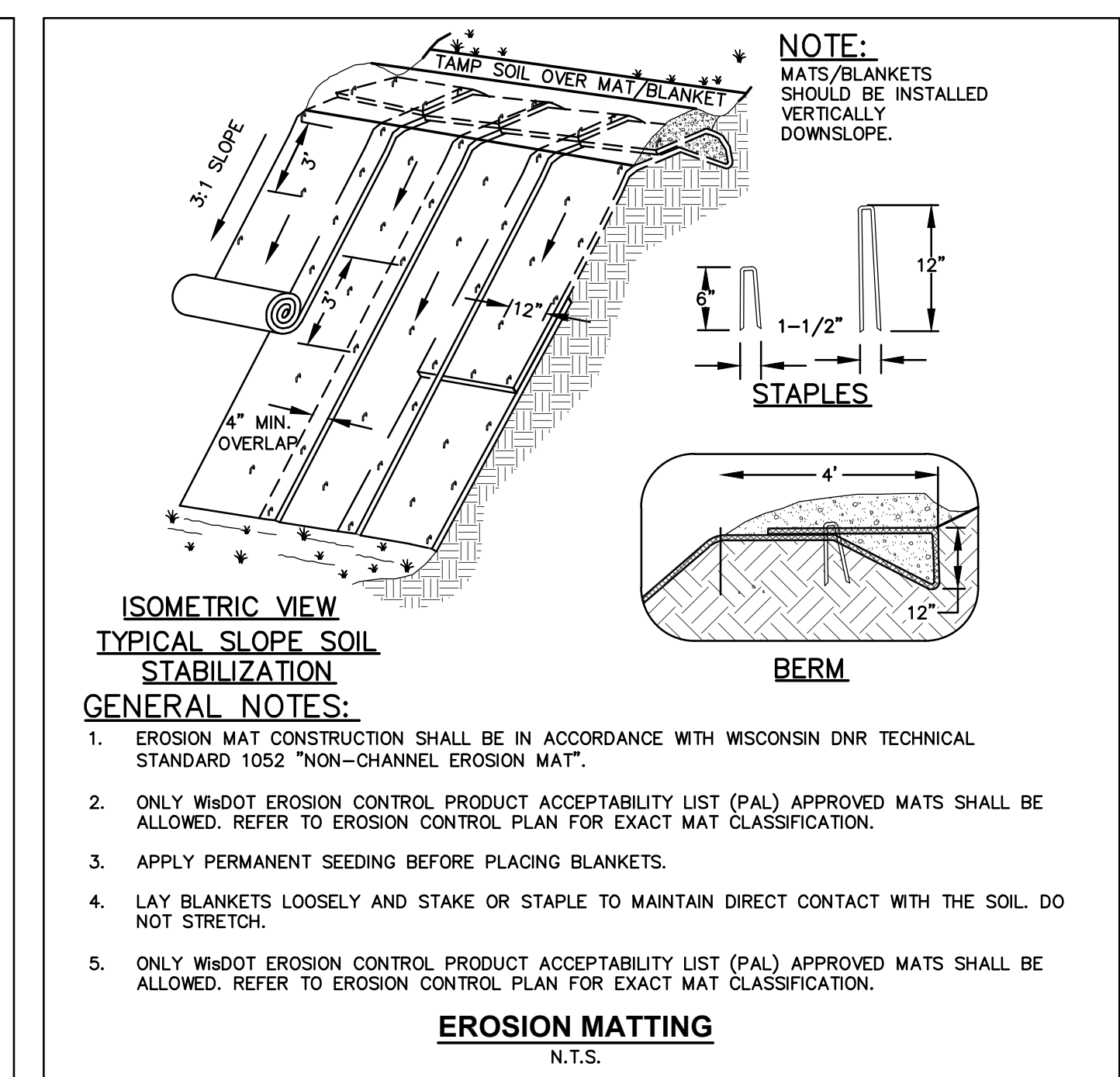
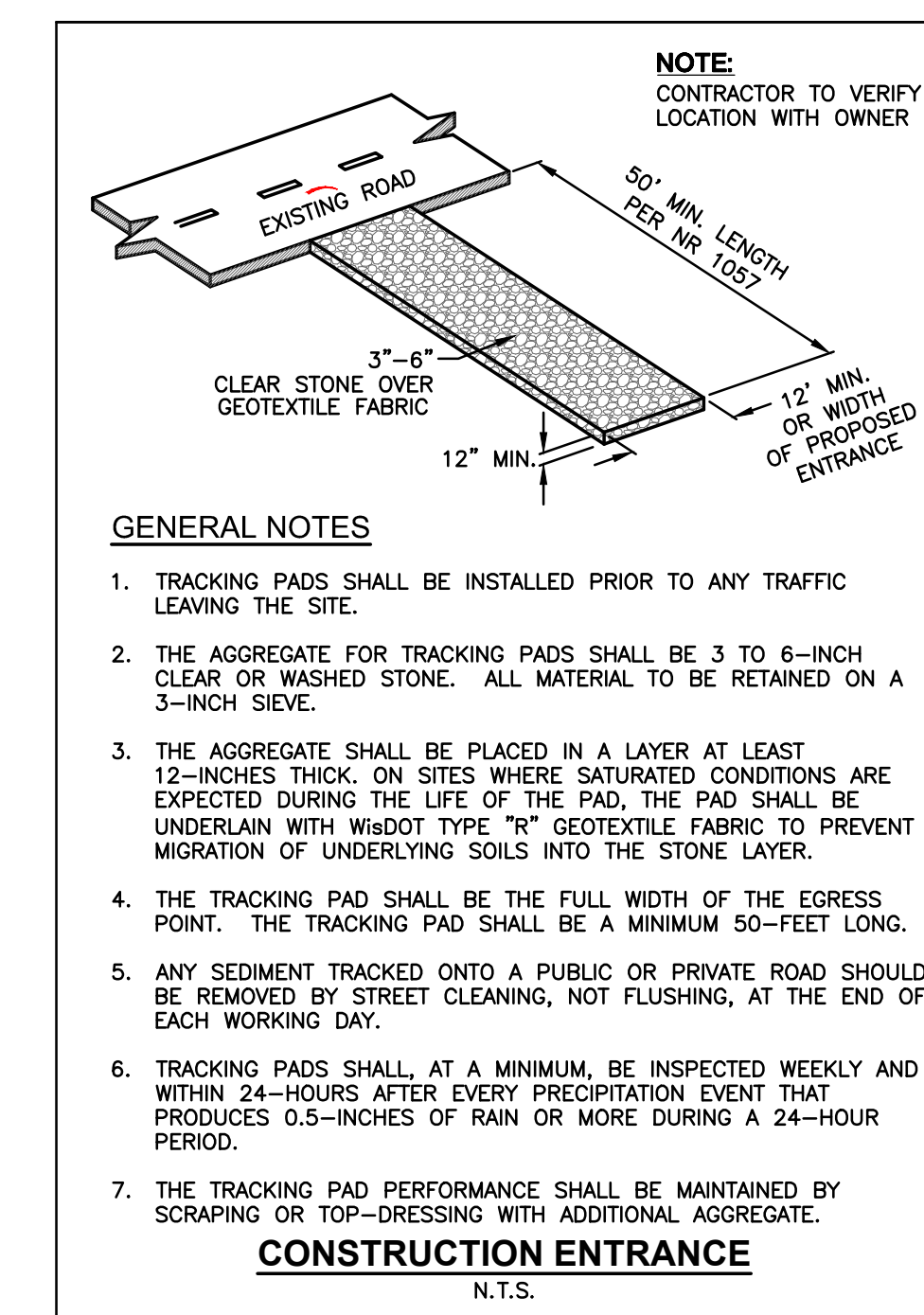
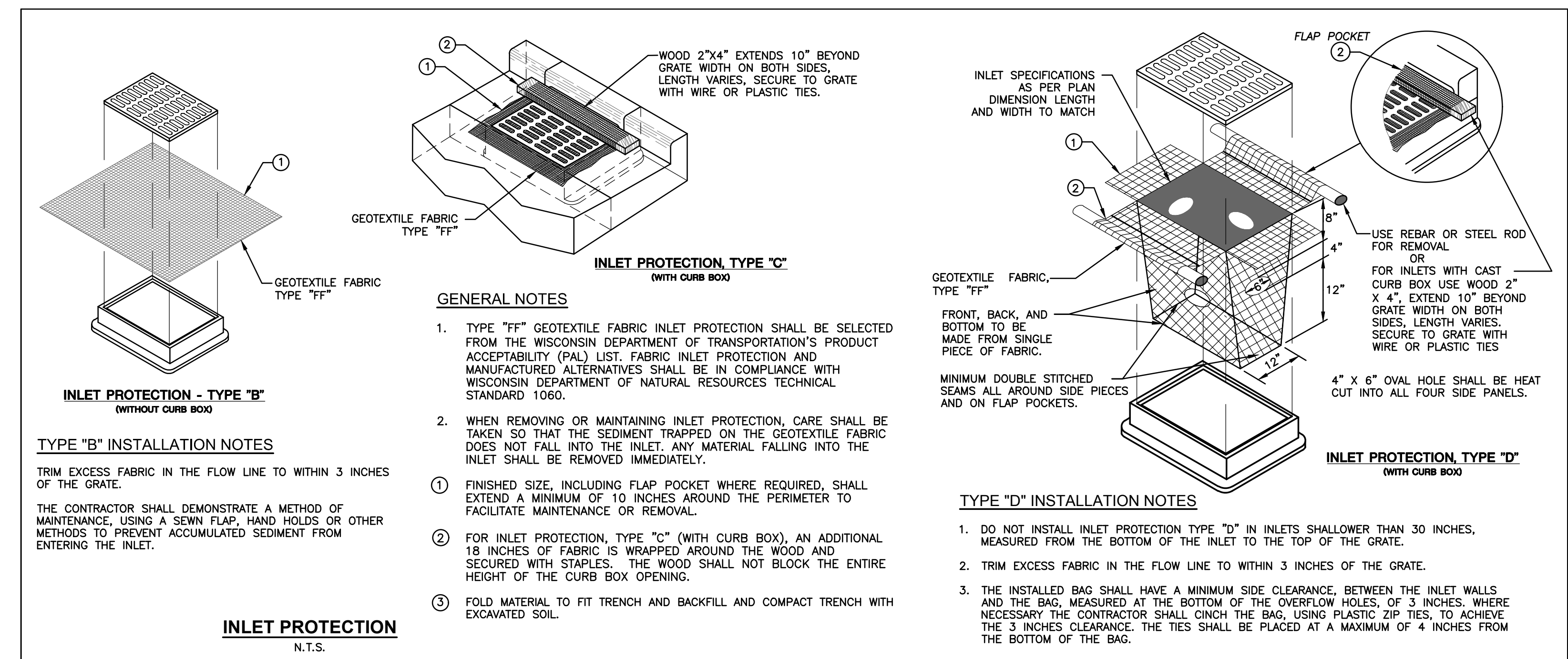
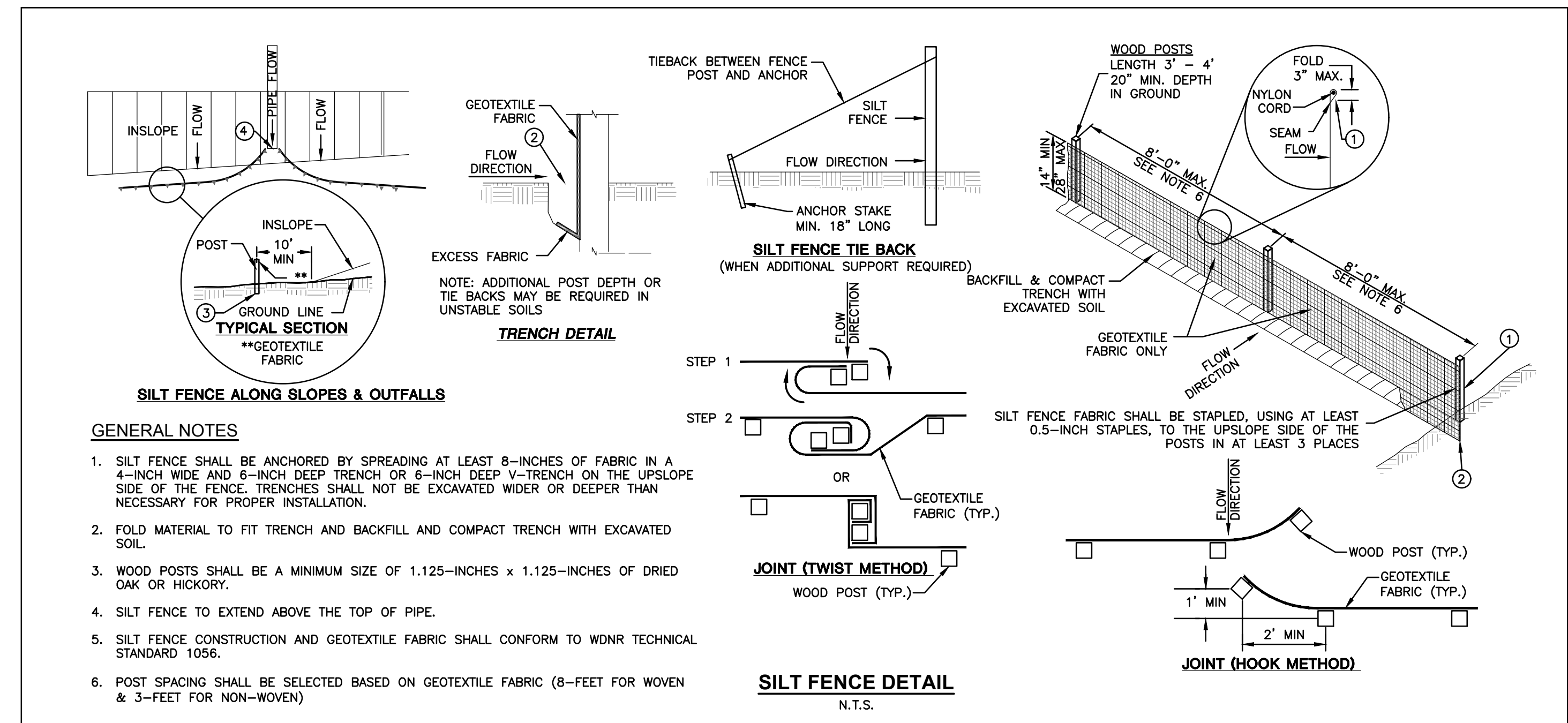
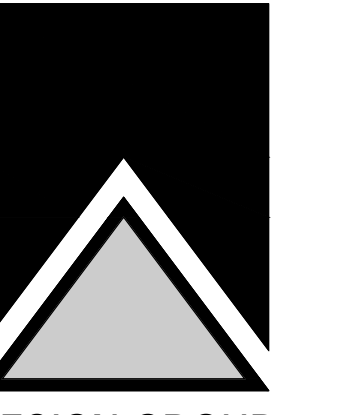
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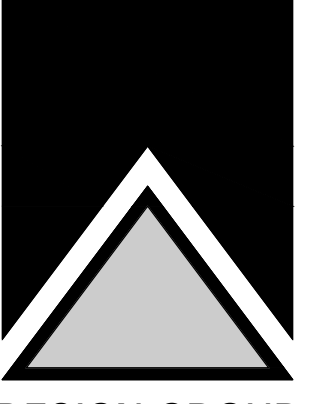
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⊕	STORM MANHOLE	— W	WATER MAIN
⊕	CATCH BASIN ROUND	— ST	STORM SEWER
⊕	CATCH BASIN SQUARE	— RD	ROOF DRAIN
⊕	FIRE HYDRANT	— G	UNDERGROUND GAS
⊕	WATER VALVE	— E	UNDERGROUND ELECTRIC
⊕	GAS VALVE	— T	UNDERGROUND TELEPHONE
⊕	LIGHT POLE	— FIB	UNDERGROUND FIBER OPTICS
⊕	TELEPHONE PEDESTAL	— OH	OVERHEAD UTILITY
⊕	ELECTRICAL MANHOLE	— SF	SILT FENCE
⊕	SIGN	⊕	CONIFEROUS TREE
⊕	POWER POLE	⊕	DECIDUOUS TREE
⊕	GUY WIRE		

REVISION #1: PROPERTY LINE ADJUSTMENT 2023-01-05	JOB: 3447
REVISION #2: CITY RESUBMITTAL 2023-02-22	DRAWN: CAP
	CHECKED: RWJ
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MILWAUKEE REGIONAL OFFICE
2228 N. H. BUSSE ROAD, SUITE 100
WAUWATOSA, WISCONSIN 53190
P. 262.513.0666
JSD PROJ. NO. 22-1108
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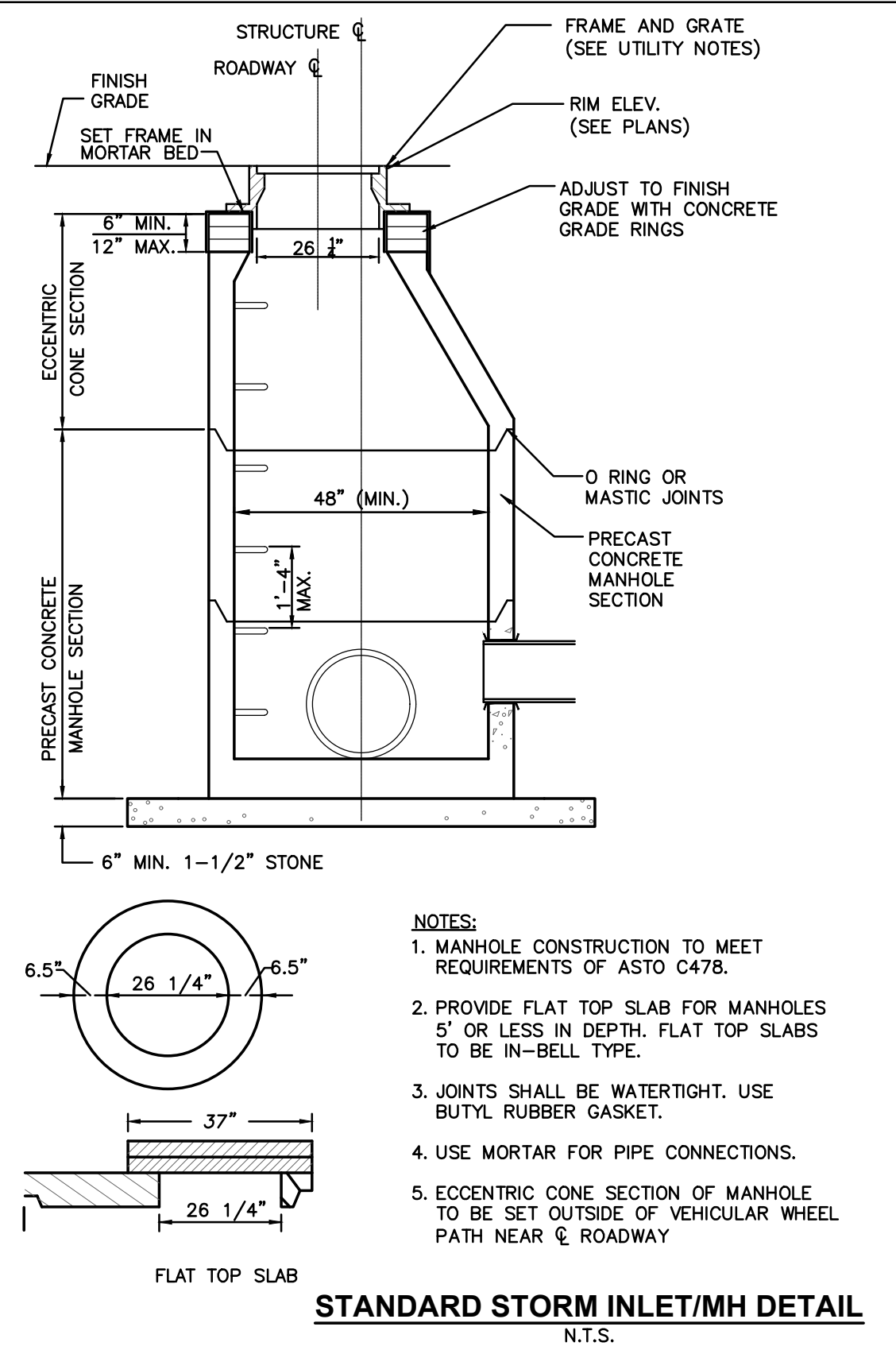
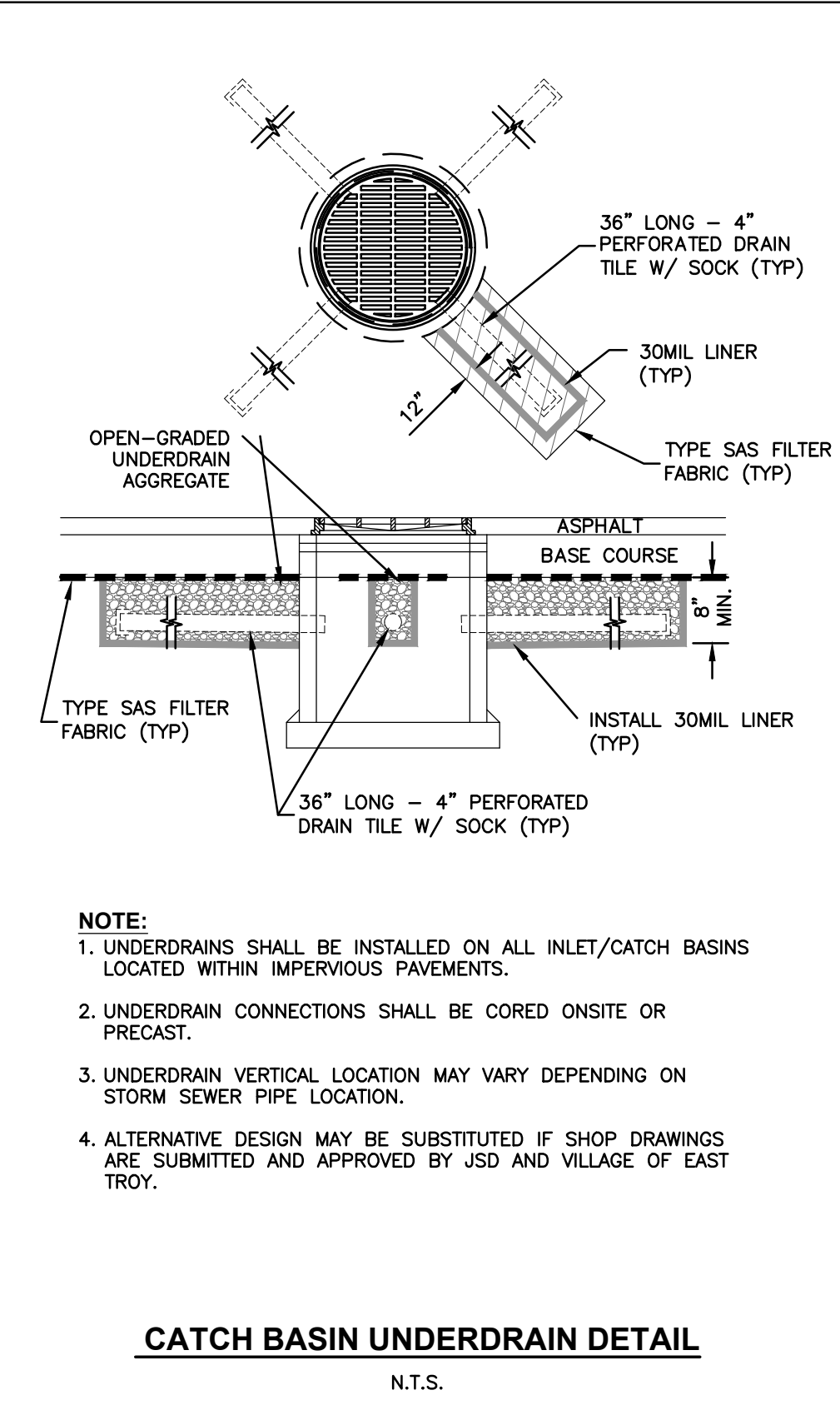
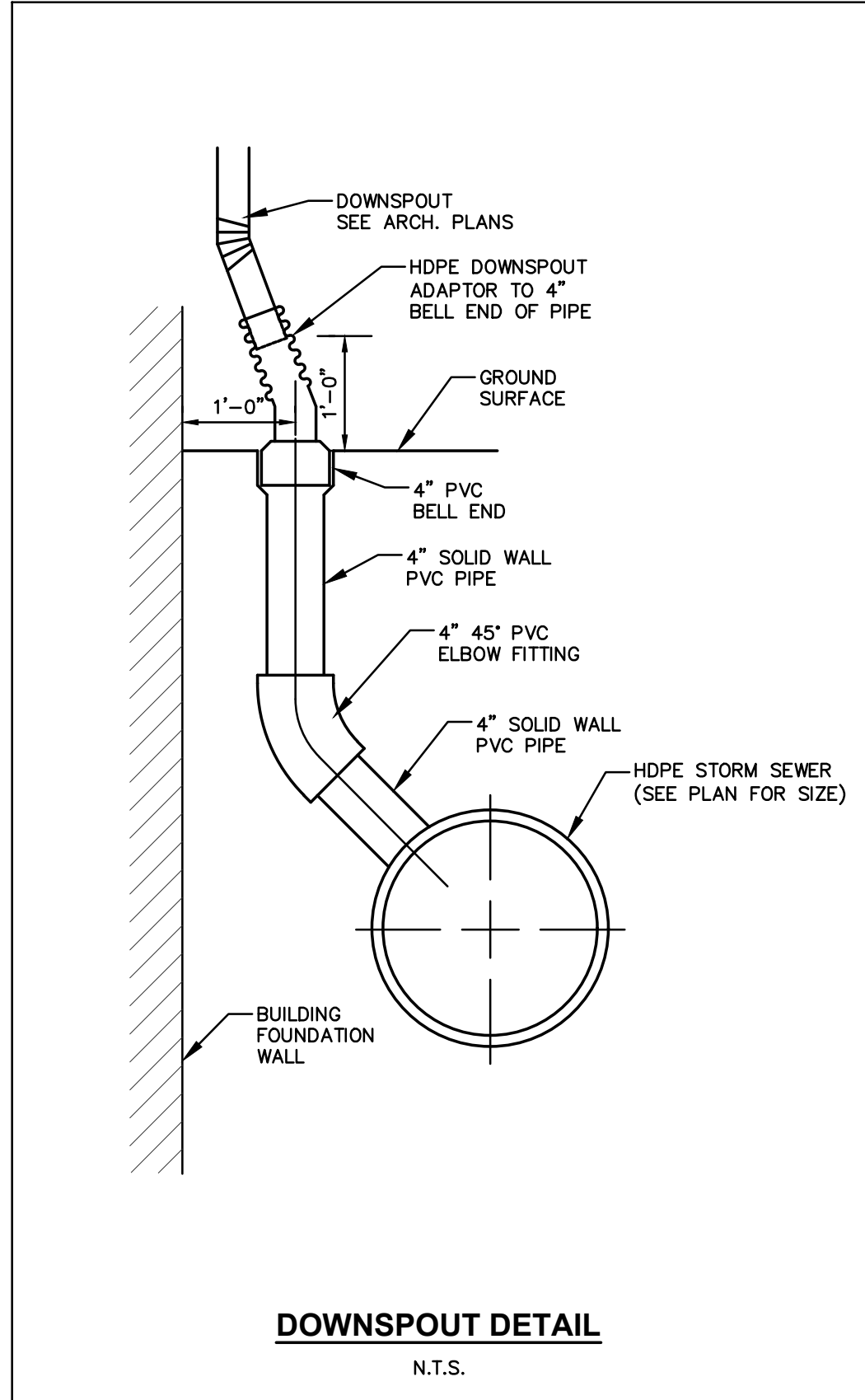
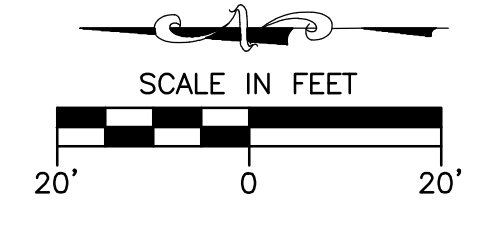
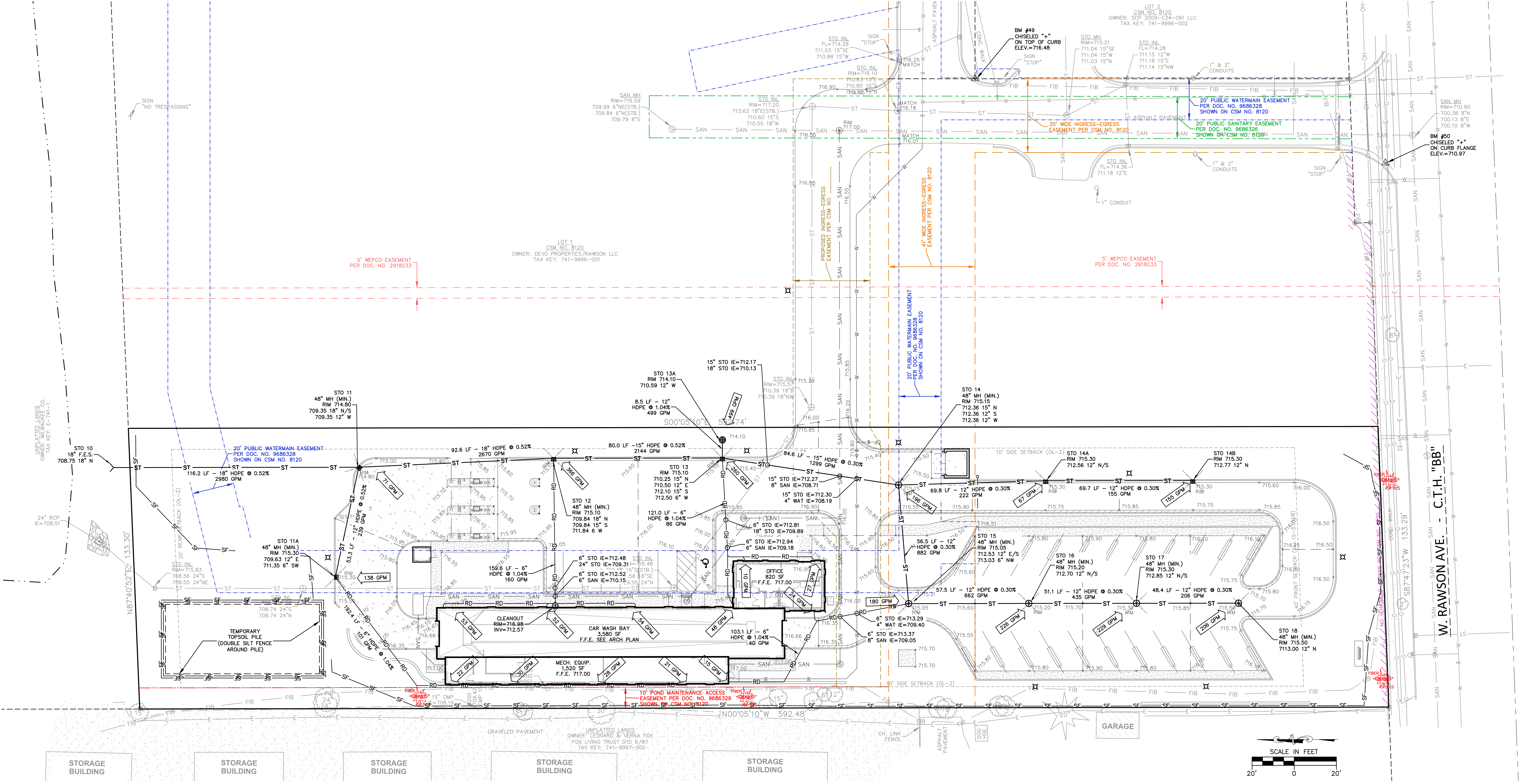


SITE UTILITY PLAN
STORM SEWER

SHEET TITLE



PROPOSED:
JILLY'S CAR WASH
W. RAWSON AVE.
CITY OF FRANKLIN, WI



UTILITY NOTES

- EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE TYPE, LOCATION, SIZE AND ELEVATION OF UNDERGROUND UTILITIES AS THEY DEEM NECESSARY FOR PROPOSED UTILITY CONNECTIONS AND/OR TO AVOID DAMAGE THERETO. CONTRACTOR SHALL CALL "DIGGERS' HOTLINE" PRIOR TO ANY CONSTRUCTION.
- ALL UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN (WISCONSIN LATEST EDITION AND ADDENDUM) AND ALL STATE AND LOCAL CODES AND SPECIFICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE WHICH SPECIFICATIONS AND CODES APPLY AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE LOCAL AND STATE AUTHORITIES.
- UTILITY CONSTRUCTION AND SPECIFICATIONS SHALL COMPLY WITH THE CITY OF FRANKLIN SPECIAL PROVISIONS AND WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES DSPS 382.
- TRACER WIRES SHALL BE INSTALLED AS NECESSARY IN ACCORD WITH 182.0715(2R) OF THE STATE STATUTES AND CITY OF FRANKLIN REQUIREMENTS.
- LENGTHS OF PROPOSED UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS ARE SHOWN FOR CONTRACTOR CONVENIENCE ONLY. CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPLETING MATERIALS REQUIRED TO COMPLETE WORK. LENGTHS SHALL BE FIELD VERIFIED DURING CONSTRUCTION.
- CONTRACTOR SHALL ADJUST AND/OR RECONSTRUCT EXISTING UTILITY COVERS (SUCH AS MANHOLE COVERS, VALVE BOX COVERS, ETC.) TO MATCH FINISHED GRADES OF THE AREAS DISTURBED DURING CONSTRUCTION.
- CONTRACTOR SHALL FIELD VERIFY LOCATIONS, ELEVATIONS, AND SIZES OF PROPOSED UTILITIES AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS PRIOR TO ATTEMPTING CONNECTIONS AND BEGINNING UTILITY CONSTRUCTION.
- STORM SEWER SPECIFICATIONS -
PIPE - REINFORCED CONCRETE PIPE (RCP) SHALL MEET THE REQUIREMENTS OF ASTO CLASS IV (MINIMUM) C-76 WITH RUBBER GASKET JOINTS CONFORMING TO ASTO C-443; HIGH DENSITY DUAL-WALL POLYETHYLENE (HDPE) SHALL BE AS MANUFACTURED BY ADS OR EQUAL WITH WATER TIGHT JOINTS, AND SHALL MEET THE REQUIREMENTS OF ASHTO DESIGNATION M-294 TYPE "ST" OR POLYVINYL CHLORIDE (PVC) - CLASS PS46 MEETING ASHTO M278, AS NOTED.
INLETS/CATCH BASINS - INLETS/CATCH BASINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH FILE NO. 25 OF THE "STANDARD SPECIFICATIONS" WITH A 1'-8" X 2'-6" MAXIMUM OPENING. FRAME & GRATE SHALL BE NENAH R-2504 WITH TYPE G GRATE, OR EQUAL. CURB FRAME & GRATE SHALL BE NENAH R-3228 WITH TYPE G GRATE, OR EQUAL.
BACKFILL AND BEDDING - STORM SEWER SHALL BE CONSTRUCTED WITH GRAVEL BACKFILL AND CLASS "B" BEDDING IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.4.3.5 OF THE "STANDARD SPECIFICATIONS".
MANHOLE FRAMES AND COVERS - MANHOLE FRAMES AND COVERS SHALL BE NENAH R-1713 WITH TYPE "B" SELF SEALING LIDS, NON-ROCKING OR EQUAL.
FIELD TILE CONNECTION - ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION SHALL BE INCLUDED IN THE UNIT PRICE(S) FOR STORM SEWER. TILE LINES CROSSED BY THE TRENCH SHALL BE REPLACED WITH THE SAME MATERIAL AS THE STORM SEWER.
- WATER MAIN SPECIFICATIONS -
PIPE - WATER MAIN SHALL BE POLYVINYL CHLORIDE (PVC) PIPE MEETING THE REQUIREMENTS OF AWMA STANDARD C-900, CLASS 150, DR-18, WITH CAST IRON O.D. AND INTEGRAL ELASTOMERIC BELL AND SPOUT JOINTS, VALVES AND VALVE BOXES - GATE VALVES SHALL BE AWMA GATE VALVES MEETING THE REQUIREMENTS OF AWMA C-500 AND CHAPTER 8.2.7.2 OF THE "STANDARD SPECIFICATIONS". GATE VALVES SHALL CONFORM TO LOCAL PLUMBING ORDINANCES.
10-GAUGE TRACER WIRE SHALL BE INSTALLED ALONG THE ENTIRE LENGTH OF ALL PRIVATE WATER MAINS, HYDRANT LEADS, FIRE DEPARTMENT CONNECTION LEADS AND LATERALS. THE TRACER WIRE SHALL BE EXTENDED TO THE SURFACE AT THE BUILDING WALL AND ALL OTHER SYSTEM LIMITS AND ENCLOSED IN RISER BOX WITH WATER ON THE COVER.
BEDDING AND COVER MATERIAL - PIPE BEDDING AND COVER MATERIAL SHALL BE SAND, CRUSHED STONE CHIPS OR CRUSHED STONE SCREENINGS CONFORMING TO CHAPTER 8.4.3.2 OF THE "STANDARD SPECIFICATIONS".
BACKFILL - BACKFILL MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE WITH CHAPTER 2.6.0 OF THE "STANDARD SPECIFICATIONS". GRAVEL BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.4.3.5 OF THE "STANDARD SPECIFICATIONS".
10. SANITARY SEWER SPECIFICATIONS -
PIPE - SANITARY SEWER PIPE MATERIAL SHALL BE POLYVINYL CHLORIDE (PVC) MEETING REQUIREMENTS OF ASTO D 3034, SDR-35, WITH INTEGRAL BELL TYPE FLEXIBLE ELASTOMERIC JOINTS, MEETING THE REQUIREMENTS OF ASTO D-3212.
BEDDING AND COVER MATERIAL - BEDDING AND COVER MATERIAL SHALL CONFORM TO THE APPROPRIATE SECTIONS OF THE "STANDARD SPECIFICATION" WITH THE FOLLOWING MODIFICATION: "COVER MATERIAL SHALL BE THE SAME AS USED FOR BEDDING AND SHALL CONFORM TO SECTION 8.4.3.2 (A). BEDDING AND COVER MATERIAL SHALL BE PLACED IN A MINIMUM OF THREE SEPARATE LIFTS OR AS REQUIRED TO INSURE ADEQUATE COMPACTING OF THESE MATERIALS, WITH ONE LIFT OF BEDDING MATERIAL ENDING AT OR NEAR THE SPRINGLINE OF THE PIPE. THE CONTRACTOR SHALL TAKE CARE TO COMPLETELY WORK BEDDING MATERIAL UNDER THE HAUNCH OF THE PIPE TO PROVIDE ADEQUATE SIDE SUPPORT."
BACKFILL - BACKFILL MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE WITH CHAPTER 2.6.0 OF THE "STANDARD SPECIFICATIONS". GRAVEL BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.4.3.5 OF THE "STANDARD SPECIFICATIONS".
MANHOLE FRAMES AND COVERS - MANHOLE FRAMES AND COVERS SHALL BE NENAH R-1661 WITH TYPE "B" SELF SEALING LIDS, NON-ROCKING OR EQUAL.
CONTRACTOR SHALL COORDINATE WITH CITY PLUMBING AND BUILDING INSPECTOR WHEN CONNECTING TO EXISTING SANITARY SEWER SUB.
CONTRACTOR SHALL INSTALL PLUG ON THE DOWNSTREAM END OF PROPOSED SANITARY SEWER UNTIL SANITARY SEWER IS CONSTRUCTED. PLUG SHALL BE REMOVED ONCE THE PROPOSED SANITARY SEWER SYSTEM IS CLEANED OUT AND READY FOR OPERATION. CONTRACTOR SHALL CLEAN OUT ALL DEBRIS THAT ENTERS THE SANITARY SEWER SYSTEM.
CONTRACTOR SHALL INSTALL SANITARY LATERAL CONNECTION MEETING CITY OF FRANKLIN STANDARDS.
- WATER MAIN AND SANITARY SEWER SHALL BE INSULATED WHEREVER THE DEPTH OF COVER IS LESS THAN 6 FEET. INSULATION AND PLACING OF INSULATION SHALL CONFORM TO CHAPTER 4.17.0 "INSULATION" OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN 6TH EDITION UPDATED WITH ITS LATEST ADDENDUM (TYP.).
- TRACER WIRE SHALL BE INSTALLED ALONG THE SANITARY SEWER SERVICE. THE TRACER WIRE SHALL BE CONTINUOUS AND SHALL BE EXTENDED ABOVE GRADE VIA A 4-INCH PVC PIPE WITH SCREW-ON CAP ADJACENT TO THE PROPOSED TERMINATION POINT OF THE LATERAL FOR THE PROPOSED BUILDING.
- ALL NEW ON-SITE SANITARY, STORM AND WATER UTILITIES SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE PROPERTY OWNER.

LEGEND

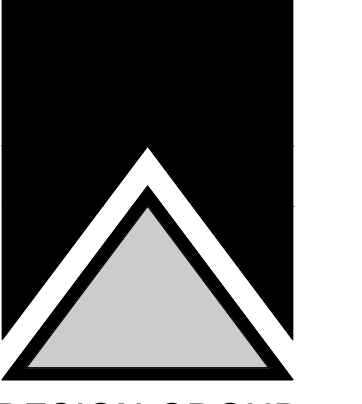
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⊙	STORM MANHOLE	W	WATER MAIN
⊙	CATCH BASIN ROUND	ST	STORM SEWER
⊙	CATCH BASIN SQUARE	RD	ROOF DRAIN
⊙	FIRE HYDRANT	G	UNDERGROUND GAS
⊙	WATER VALVE	E	UNDERGROUND ELECTRIC
⊙	GAS VALVE	T	UNDERGROUND TELEPHONE
⊙	LIGHT POLE	FIB	UNDERGROUND FIBER OPTICS
⊙	TELEPHONE PEDESTAL	OH	OVERHEAD UTILITY
⊙	ELECTRICAL MANHOLE	SF	SILT FENCE
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JSD
MILWAUKEE REGIONAL OFFICE
W22811 N1100 BUSSIE ROAD SUITE 00
WAUKESHA, WISCONSIN 53188
P. 262.819.0666
JSD PROJ. NO. 22-1108
JSD PROJ. MGR. RWI

REVISION #1: PROPERTY LINE ADJUSTMENT - 2023-01-05
REVISION #2: CITY RESUBMITTAL - 2023-02-22

JOB: 3447
DRAWN: CAP
CHECKED: RWI
DATE: 11-23-2022
SHEET: C4.0

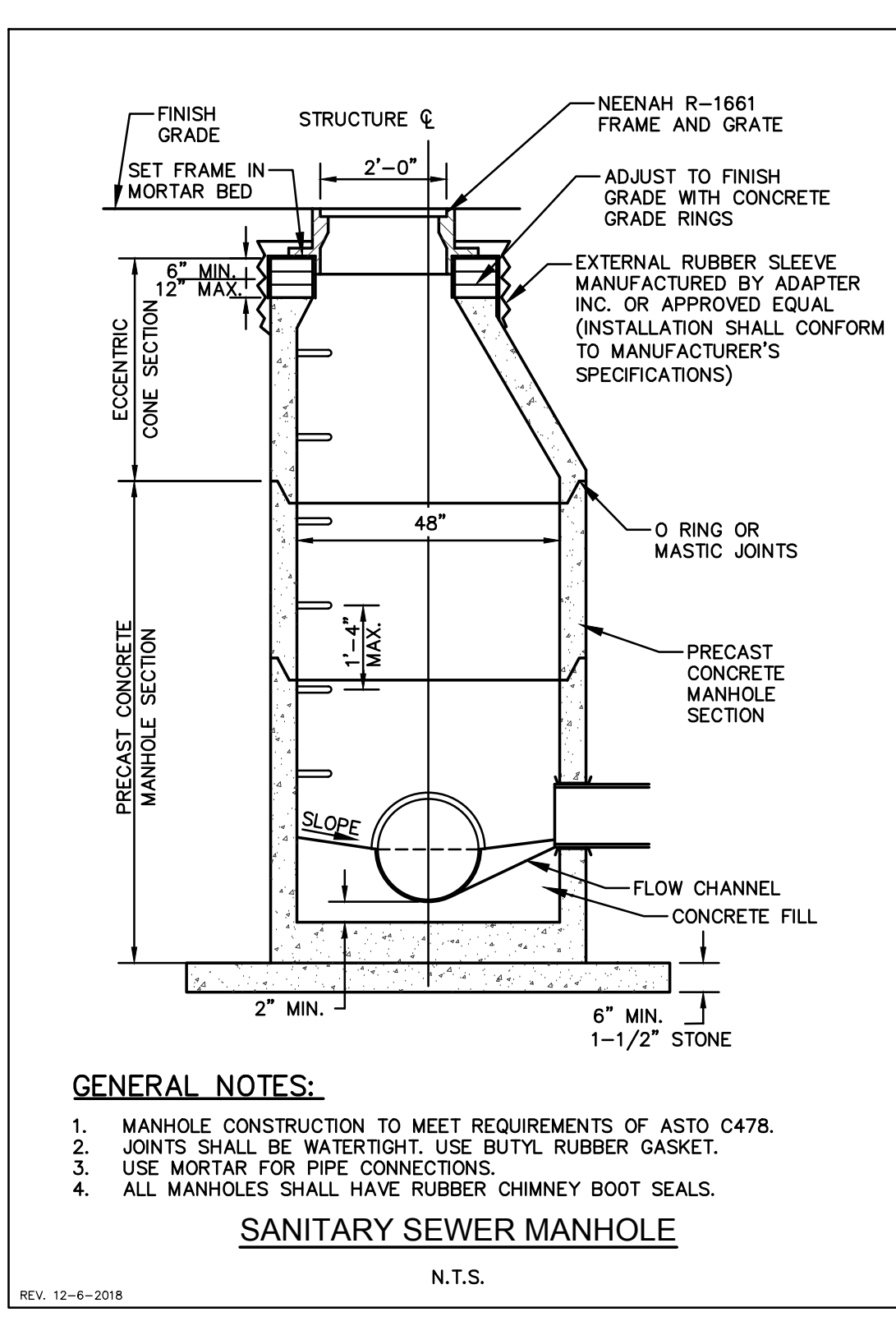
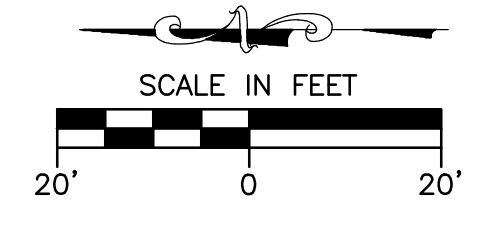
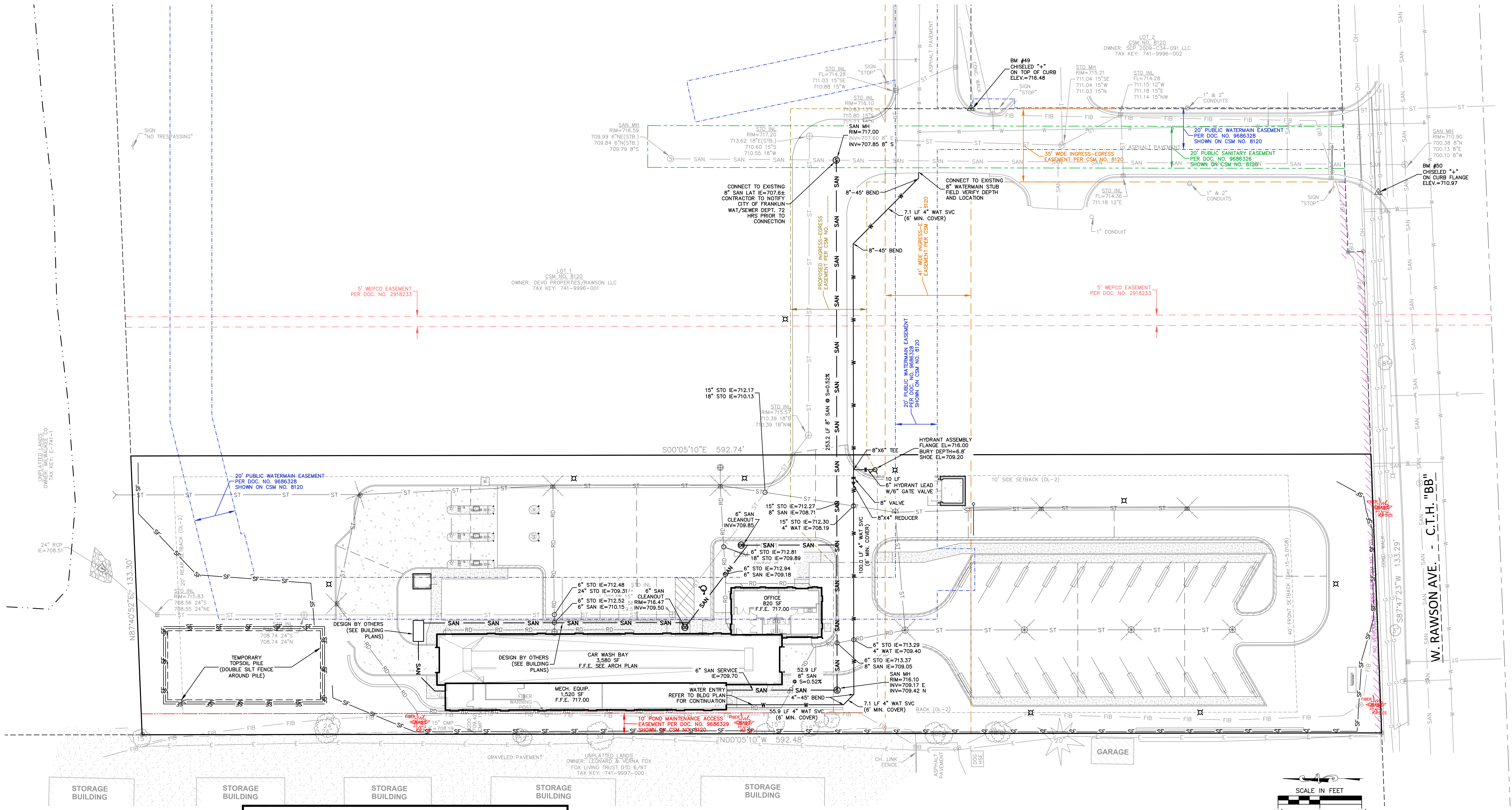


SITE UTILITY PLAN
SANITARY AND
WATER SERVICES

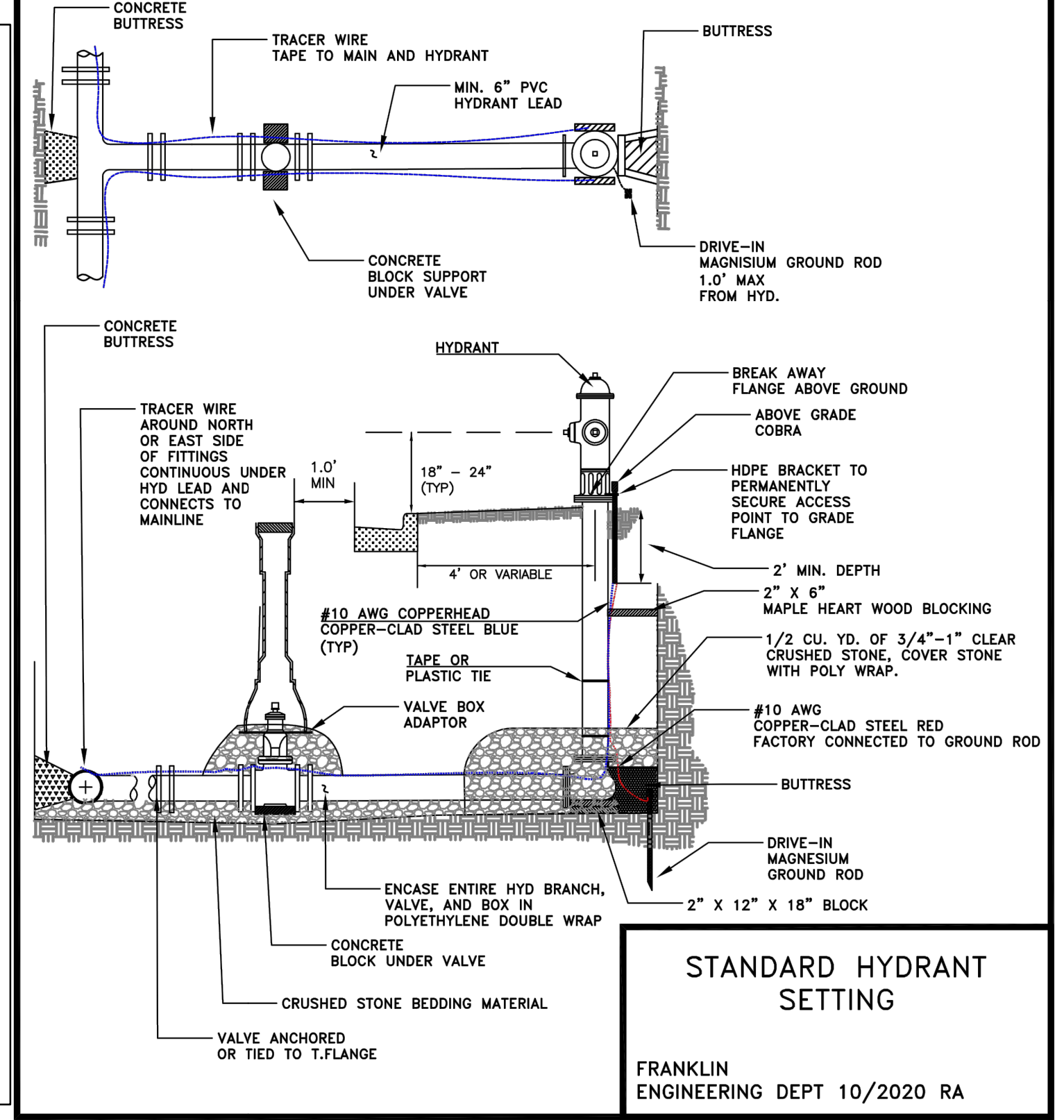
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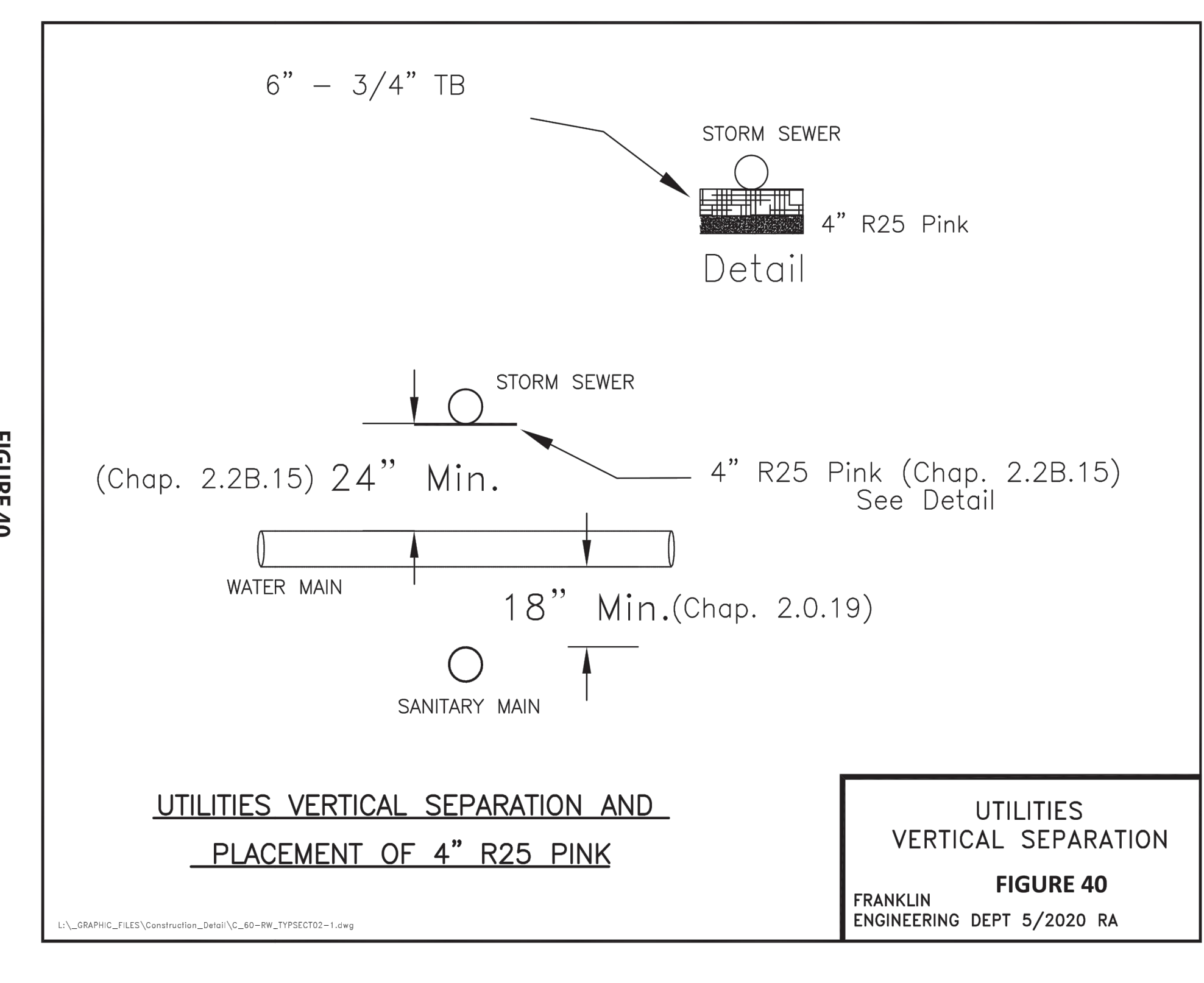
PROPOSED:
JILLY'S CAR WASH
W. RAWSON AVE.
CITY OF FRANKLIN, WI



GENERAL NOTES:
1. MANHOLE CONSTRUCTION TO MEET REQUIREMENTS OF ASTO C478.
2. JOINTS SHALL BE WATERTIGHT. USE BUTYL RUBBER GASKET.
3. USE MORTAR FOR PIPE CONNECTIONS.
4. ALL MANHOLES SHALL HAVE RUBBER CHIMNEY BOOT SEALS.
SANITARY SEWER MANHOLE
N.T.S.



STANDARD HYDRANT SETTING
FRANKLIN ENGINEERING DEPT 10/2020 RA



UTILITIES VERTICAL SEPARATION AND
PLACEMENT OF 4" R25 PINK
FRANKLIN ENGINEERING DEPT 5/2020 RA

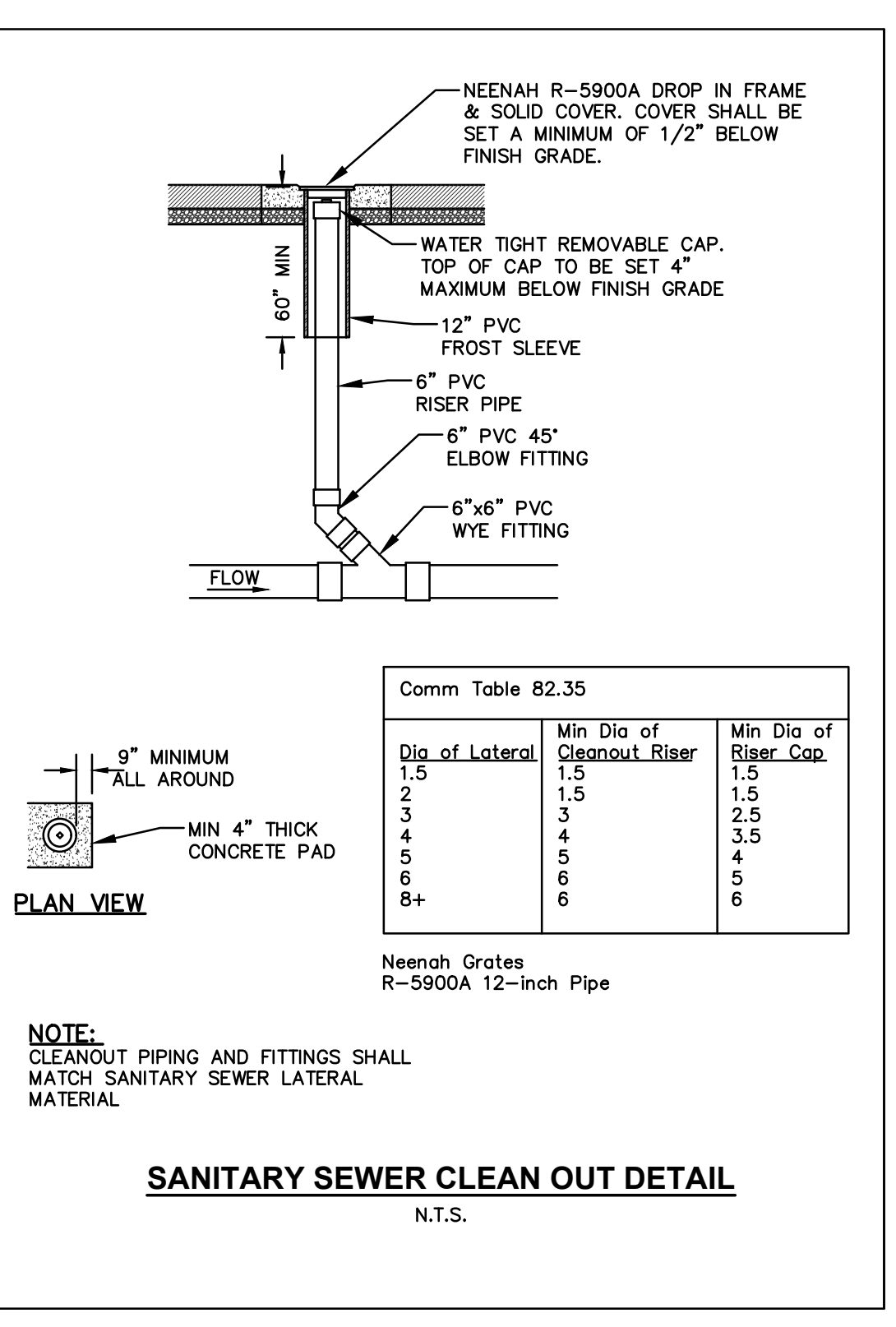


Table with 3 columns: Dia of Lateral, Min Dia of Cleanout Riser, Min Dia of Riser Cap. Rows include pipe sizes from 1.5 to 8+ inches.

NOTE:
CLEANOUT PIPING AND FITTINGS SHALL MATCH SANITARY SEWER LATERAL MATERIAL.
SANITARY SEWER CLEAN OUT DETAIL
N.T.S.

- LEGEND: SANITARY SEWER MANHOLE, STORM MANHOLE, CATCH BASIN ROUND, CATCH BASIN SQUARE, FIRE HYDRANT, WATER VALVE, GAS VALVE, LIGHT POLE, TELEPHONE PEDESTAL, ELECTRICAL MANHOLE, SIGN, POWER POLE, GUY WIRE, SANITARY SEWER, WATER MAIN, STORM SEWER, ROOF DRAIN, UNDERGROUND GAS, UNDERGROUND ELECTRIC, UNDERGROUND TELEPHONE, OVERHEAD UTILITY, SILT FENCE, CONIFEROUS TREE, DECIDUOUS TREE.

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REVISION #2: CITY RESUBMITAL 2023-02-22

JOB: 3447
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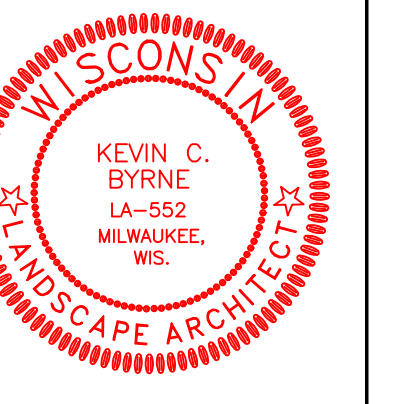


W228 N1610 BUSSIE ROAD, SUITE 100
WALKEHA, WISCONSIN 53188
P. 262.813.0666
JSD PROJ. NO. 22-11008
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C4.1

LANDSCAPE PLAN

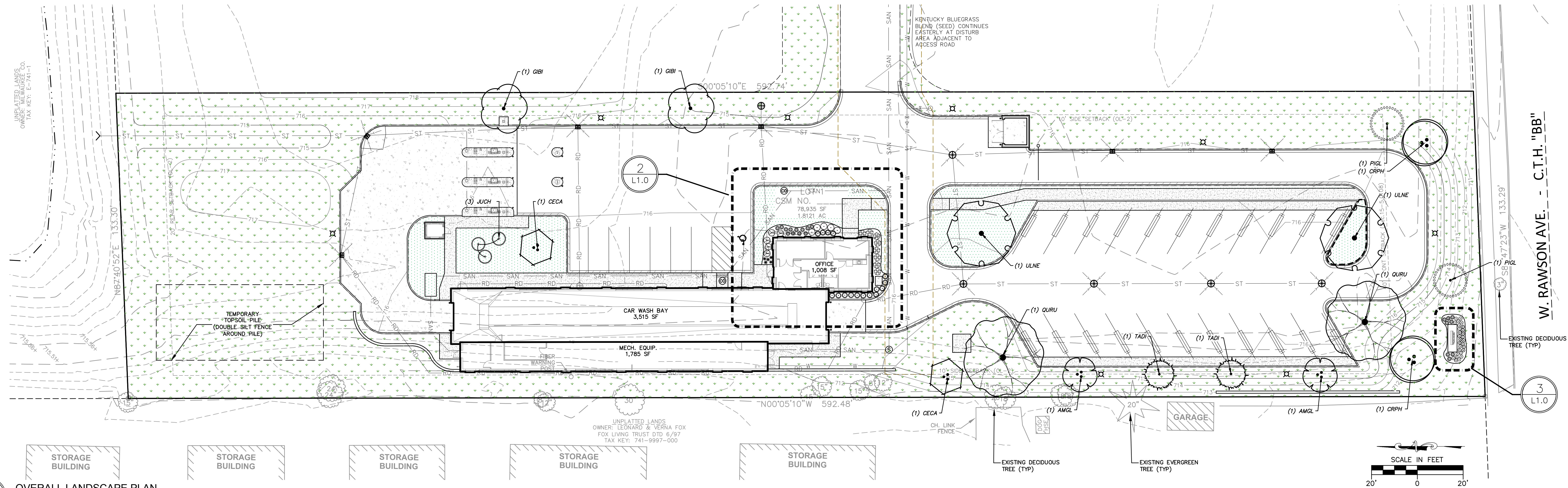
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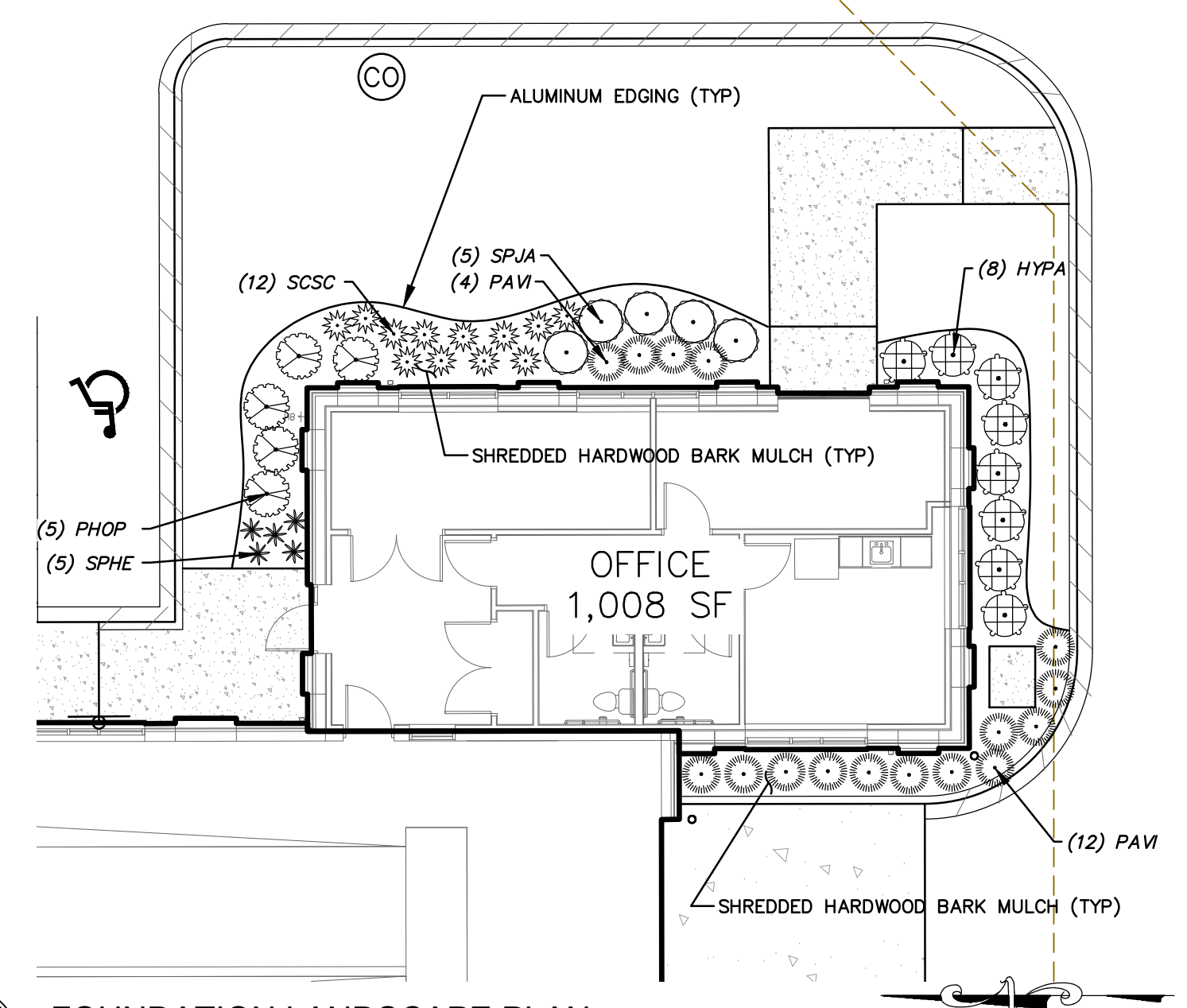
PROPOSED:
JILLY'S CAR WASH
W. RAWSON AVE.
 CITY OF FRANKLIN, WI

REVISION #1: PROPERTY LINE ADJUSTMENT - 2023-01-05
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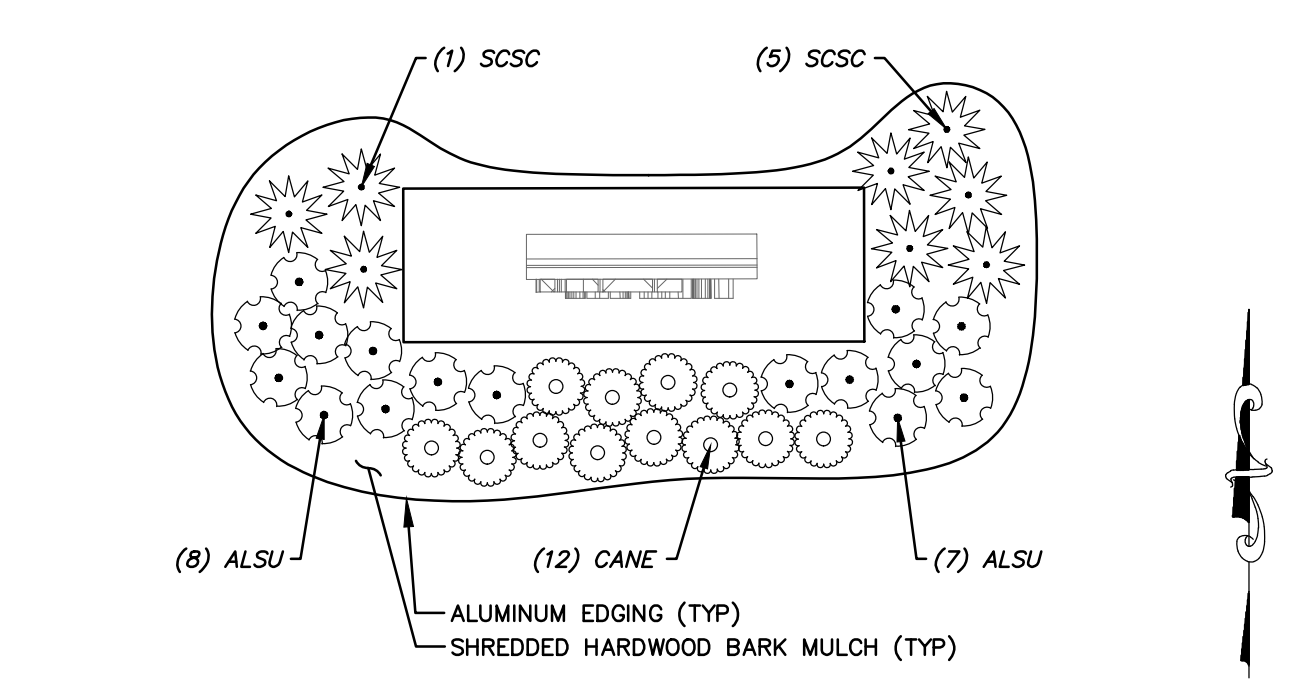
JOB: 3447
 DRAWN: MWS
 CHECKED: KCB
 DATE: 11-23-2022
 SHEET: **L1.0**



1
 L1.0
OVERALL LANDSCAPE PLAN
 SCALE: 1"=20'



2
 L1.0
FOUNDATION LANDSCAPE PLAN
 SCALE: 1"=10'



3
 L1.0
MONUMENT SIGN LANDSCAPE PLAN
 SCALE: 1"=5'

PLANT SCHEDULE					
CANOPY/SHADE TREES	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
(1) GIBI	GIBI	<i>Ginkgo biloba</i> 'Autumn Gold'™ / Autumn Gold Maidenhair Tree	B & B	2.5" Cal	2
(1) QURU	QURU	<i>Quercus rubra</i> / Red Oak	B & B	2.5" Cal	2
(1) ULNE	ULNE	<i>Ulmus x 'New Horizon'</i> / New Horizon Elm	B & B	2.5" Cal	2
DECORATIVE TREE					
(2) AMGL	AMGL	<i>Amelanchier x grandiflora</i> 'Autumn Brilliance' / Autumn Brilliance Serviceberry	B & B	Multi-stem 6' Height / 1.5" Cal.	2
(2) CECA	CECA	<i>Cercis canadensis</i> 'Columbus' / Columbus Strain Eastern Redbud	B & B	2" Cal (Multi-Stem)	2
(2) CRPH	CRPH	<i>Crataegus phaenopyrum</i> / Washington Hawthorn	B & B	Multi-stem 6' Height / 1.5" Cal.	2
EVERGREEN TREE					
(3) JUCH	JUCH	<i>Juniperus chinensis</i> 'Mountbatten' / Mountbatten Juniper	B & B	Min. 4' Ht.	3
(2) PIGL	PIGL	<i>Picea glauca</i> / White Spruce	B & B	Min. 4' Ht.	2
(2) TADI	TADI	<i>Taxodium distichum</i> 'Mickelson'™ / Shawnee Brave Bald Cypress	B & B	Min. 4' Ht.	2
DECIDUOUS SHRUBS					
(8) HYPH	HYPH	<i>Hydrangea paniculata</i> 'Little Quick Fire' / Little Quick Fire Hydrangea	B & B	Min. 36" Ht.	8
(5) PHOP	PHOP	<i>Physocarpus opulifolius</i> 'Little Devil'™ / Dwarf Ninebark	B & B	Min. 36" Ht.	5
(5) SPJA	SPJA	<i>Spiraea japonica</i> 'SMNSJMFR'™ / Double Play Red Spirea	B & B	Min. 36" Ht.	5
PERENNIALS & GRASSES					
(16) ALSU	ALSU	<i>Allium x 'Summer Beauty'</i> / Summer Beauty Allium	#1	Min. 8"-18"	16
(12) CANE	CANE	<i>Calamintha nepeta</i> 'Montrose White' / Montrose White Catmint	#1	Min. 8"-18"	12
(16) PAVI	PAVI	<i>Panicum virgatum</i> 'Shenandoah' / Shenandoah Switch Grass	#1	Min. 8"-18"	16
(20) SCSC	SCSC	<i>Schizachyrium scoparium</i> 'Prairie Blues' / Prairie Blues Little Bluestem	#1	Min. 8"-18"	20
(5) SPHE	SPHE	<i>Sporobolus heterolepis</i> 'Tara' / Prairie Dropseed	#1	Min. 8"-18"	5

LEGEND		
⊙	SANITARY SEWER MANHOLE	SAN SANITARY SEWER
⊕	STORM MANHOLE	W WATER MAIN
⊕	CATCH BASIN ROUND	ST STORM SEWER
⊕	CATCH BASIN SQUARE	RD ROOF DRAIN
⊕	FIRE HYDRANT	G UNDERGROUND GAS
⊕	WATER VALVE	E UNDERGROUND ELECTRIC
⊕	GAS VALVE	T UNDERGROUND TELEPHONE
⊕	LIGHT POLE	FIB UNDERGROUND FIBER OPTICS
⊕	TELEPHONE PEDESTAL	OH OVERHEAD UTILITY
⊕	ELECTRICAL MANHOLE	
⊕	SIGN	
⊕	POWER POLE	
⊕	GUY WIRE	
		KENTUCKY BLUEGRASS BLEND (SEED)
		KENTUCKY BLUEGRASS BLEND (SOD)

- GENERAL NOTES**
- REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
 - ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE MUNICIPAL STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
 - 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.
 - DRAWING FOR REVIEW - NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
 - THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND TOPSOILING WITH GENERAL CONTRACTOR.
 - REFER TO "LANDSCAPE DETAILS AND NOTES" SHEET FOR ADDITIONAL DETAILS, NOTES AND SPECIFICATION INFORMATION INCLUDING MATERIALS, GUARANTEE AND EXECUTION RELATED TO LANDSCAPE PLAN.
 - CONTRACTOR SHALL REVIEW SITE CONDITIONS FOR UTILITY CONFLICTS, DRAINAGE ISSUES, SUBSURFACE ROCK, AND PLANT PLACEMENT CONFLICTS PRIOR TO PLANT INSTALLATION. REPORT ANY CONDITIONS THAT MAY HAVE ADVERSE IMPACT ON PLANTING OPERATIONS TO LANDSCAPE ARCHITECT.
 - DO NOT COMMENCE PLANTING OPERATIONS UNTIL ALL ADJACENT SITE IMPROVEMENTS, IRRIGATION INSTALLATION (IF APPLICABLE), AND FINISH GRADING ARE COMPLETE.

LANDSCAPE CALCULATIONS		
	REQUIRED	PROVIDED
REQUIRED PLANT UNITS FOR COMMERCIAL USE		
1 PLANT UNIT PER 5 PARKING SPACES	6 PLANT UNITS (28 SPACES/4=5.6)	
PLANT TYPE		
CANOPY/SHADE TREE	6 TREES	6 TREES
EVERGREEN TREE	6 TREES	6 TREES
DECORATIVE TREE	6 TREES	6 TREES
SHRUBS	6 SHRUBS	18 SHRUBS
* AT LEAST TWO SPECIES OF CANOPY/SHADE TREES MUST BE NATIVE TO THE CITY.	YES	YES
BUFFERYARD		
REQUIRED WHEN DEVELOPMENT ABUTS OR IS ACROSS FROM A RESIDENTIAL USE, OR A LESS INTENSE USE	NO	NO
GENERAL REQUIREMENTS		
PLANT SPECIES		
NO SPECIES SHALL EXCEED 35% OF ALL PLANT TYPE SPECIES	YES	YES
GROUND COVER		
OPEN AREAS AND PARKING LOT ISLANDS SHALL BE COVERED BY GRASS OR LOW GROWING GROUND COVER	YES	YES
MINIMUM PLANTING SIZES		
CANOPY/SHADE TREES	YES	YES
EVERGREEN TREES	4" HEIGHT	2.5" CALIPER
DECORATIVE TREES	1.5" CALIPER	4" HEIGHT
SHRUBS	3" HEIGHT	1.5" CALIPER

- CONTRACTOR NOTES**
- ALL PLANTING BEDS SHALL RECEIVE SHREDDED HARDWOOD BARK MULCH (TYP).



PROPOSED:
JILLY'S CAR WASH
W. RAWSON AVE.
CITY OF FRANKLIN, WI

REVISION #1: PROPERTY LINE ADJUSTMENT - 2023-01-05
 REVISION #2: CITY RESUBMITAL - 2023-02-22

JOB: 3447
 DRAWN: MWS
 CHECKED: KCB
 DATE: 11-23-2022
 SHEET:
L2.0

GENERAL NOTES

- GENERAL: ALL WORK IN THE R-O-W AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS. 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. LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO UTILITIES. CONTRACTOR MUST CALL 1-800-242-8511 FOR UTILITY LOCATIONS AT LEAST THREE DAYS PRIOR TO DIGGING. ALL PLANTS THAT ARE NEAR EXISTING UTILITIES MUST BE PROTECTED. PREVIOUSLY INSTALLED WORK OF OTHER TRADES. CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
- DELIVERY AND HANDLING: DO NOT DELIVER MORE PLANT MATERIALS THAN CAN BE PLANTED IN ONE DAY, UNLESS ADEQUATE, APPROPRIATE AND SECURE STORAGE IS PROVIDED AND APPROVED BY OWNER'S REPRESENTATIVE. AT ALL TIMES, PROTECT ALL PLANT MATERIALS FROM WIND AND DIRECT SUN. DELIVER PLANTS WITH LEGIBLE IDENTIFICATION LABELS. PROTECT PLANTS DURING DELIVERY AND DO NOT PRUNE PRIOR TO DELIVERY. ALL TREES AND SHRUBS SHALL BE PLANTED ON THE DAY OF DELIVERY. IF THIS IS NOT POSSIBLE, PROTECT THE PLANT MATERIALS BY STORING THEM IN A SHADED, SECURE AREA, PROTECTING THE ROOT MASS WITH WET SOIL MULCH, HAY OR OTHER SUITABLE MEDIUM. CONTRACTOR TO KEEP ALL PLANT MATERIALS ADEQUATELY WATERED TO PREVENT ROOT DESICCATION. DO NOT REMOVE CONTAINER GROWN STOCK FROM CONTAINERS BEFORE TIME OF PLANTING. DO NOT PICK UP CONTAINER OR BALLED PLANTS BY STEM OR ROOTS. ALL PLANTS SHALL BE SPOTTED AND HANDLED FROM THE BOTTOM OF THE CONTAINER OR BALL. PERFORM ACTUAL PLANTING ONLY WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE IN ACCORDANCE WITH LOCALLY ACCEPTED BEST HORTICULTURAL PRACTICES.
- MATERIALS - PLANTS: ALL PLANTS SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1. PLANTS SHALL BE TRUE TO SPECIES AND VARIETY SPECIFIED AND NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST 2 YEARS. PLANTS SHALL BE FRESHLY DUG (DURING THE MOST RECENT FAVORABLE HARVEST SEASON). PLANTS SHALL BE SO TRAINED IN DEVELOPMENT AND APPEARANCE AS TO BE UNQUESTIONABLY SUPERIOR IN FORM, COMPACTNESS, AND SYMMETRY. PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL-BRANCHED AND DENSELY FOLIATED WHEN IN LEAF, AND FREE OF DISEASE AND INSECTS (ADULT EGGS, PUPAE OR LARVAE). THEY SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS AND SHALL BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT THRIVING GROWTH OR PREMATURE MORTALITY. PLANTS SHALL BE OF THE HIGHEST QUALITY, POSSESS TYPICAL GROWTH HABITS AND FORM FOR THEIR SPECIES AND BE FREE OF INJURY. PARKWAY TREES AND PARKWAY LOT TREES SHALL HAVE A MINIMUM BRANCHING HEIGHT OF SIX (6) FEET ABOVE THE GROUND TO ALLOW ADEQUATE VISUAL AND PHYSICAL CLEARANCE.
- PRUNING: THE CONTRACTOR SHALL PRUNE ALL TREES AND REPAIR ANY INJURIES THAT OCCURRED DURING THE PLANTING PROCESS. DOUBLE LEADERS, DEAD BRANCHES, AND LIMBS DAMAGED OR BROKEN DURING THE PLANTING PROCESS, SHALL BE PRUNED. THIS SHALL BE THE ONLY PRUNING ALLOWED AT PLANTING. PRUNING SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR TREE CARE OPERATIONS, ANSI A300. PRUNE TREES IN ACCORDANCE WITH NAA GUIDELINES. DO NOT TOP TREES. PRUNE SHRUBS ACCORDING TO STANDARD HORTICULTURAL PRACTICES. ON CUTS OVER 3/4" IN DIAMETER AND BRUISES OR SCARS ON BARK, TRACE THE INJURED CAMBIAL LAYER BACK TO LIVING TISSUE AND REMOVE. SMOOTH AND SHAPE WOUNDS SO AS NOT TO RETAIN WATER. TREAT THE AREA WITH AN APPROVED INCONSPICUOUS LATEX BASED ANTISEPTIC TREE PAINT, IF PRUNING OCCURS "IN SEASON". DO NOT PRUNE ANY OAK TREES DURING THE MONTHS FROM APRIL TO OCTOBER.
- CLEANUP: THE WORK AREA SHALL BE KEPT SAFE AND NEAT AT ALL TIMES. DISPOSED OF EXCESS SOIL. REMOVE ALL CUTTINGS AND WASTE MATERIALS. SOIL AND BRANCHES, BIRD AND WRAP PAPER MATERIALS, ANY REJECTED PLANTS, AND ANY OTHER DEBRIS RESULTING FROM ALL PLANTING TASKS AND PROMPTLY CLEAN UP AND REMOVE FROM THE PROJECT SITE. UNDER NO CIRCUMSTANCES SHALL THE ACCUMULATION OF SOIL, BRANCHES OR OTHER DEBRIS BE ALLOWED UPON A PUBLIC PROPERTY IN SUCH A MANNER AS TO RESULT IN A PUBLIC SAFETY HAZARD OR DAMAGE. LIKEWISE, UNDER NO CIRCUMSTANCES SHALL ANY DEBRIS OR INCIDENTAL MATERIALS BE ALLOWED UPON ADJACENT PRIVATE PROPERTY.
- ANY SUBSTITUTIONS IN PLANT TYPE, LOCATION, OR SIZE SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- CONTRACTOR TO VERIFY PLANT MATERIAL QUANTITIES AND SQUARE FOOTAGES. QUANTITIES SHOWN ON PLAN TAKE PRECEDENCE OVER THOSE ON SCHEDULE.

LANDSCAPE MATERIAL NOTES

- MATERIALS - PLANTING MIXTURE: ALL HOLES EXCAVATED FOR TREES, SHRUBS, PERENNIALS AND ORNAMENTAL GRASSES SHALL BE BACKFILLED WITH TWO (2) PARTS TO ONE (1) PART SAND AND ONE (1) PART COMPOST. SOIL MIXTURE SHALL BE WELL BLENDED PRIOR TO INSTALLATION.
- MATERIALS - TOPSOIL: TOPSOIL TO BE CLEAN, FRIABLE LOAM FROM A LOCAL SOURCE, FREE FROM STONES OR DEBRIS OVER 3/4" IN DIAMETER, AND FREE FROM TOXINS OR OTHER DELETERIOUS MATERIALS. TOPSOIL SHALL HAVE A PH VALUE BETWEEN 6 AND 7. TOPSOIL AND PLANTING SOIL SHALL BE TESTED TO ENSURE CONFORMANCE WITH THESE SPECIFICATIONS AND SHALL BE AMENDED TO MEET THESE SPECIFICATIONS. PROVIDE TEST RESULTS TO OWNER'S REPRESENTATIVE PRIOR TO PLACEMENT. DO NOT PLACE FROZEN OR MUDDY TOPSOIL. APPLY SOIL AMENDMENTS TO ALL LANDSCAPE AREAS PER SOIL TEST.
- MATERIALS - SHREDDED HARDWOOD BARK MULCH: ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE CERTIFIED WEED FREE, SHREDDED HARDWOOD BARK MULCH INSTALLED TO A MINIMUM AND CONSISTENT DEPTH 3-INCHES. SHREDDED HARDWOOD BARK MULCH SIZE & COLOR TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE REQUIREMENTS. SHREDDED HARDWOOD BARK MULCH AREAS SHALL NOT RECEIVE WOVEN WEED BARRIER FABRIC.
- MATERIALS - TREE & SHRUB RINGS: ALL TREES AND/OR SHRUBS PLANTED IN SEEDED LAWN AREAS TO BE INSTALLED WITH A MINIMUM 4" DIAMETER SHREDDED HARDWOOD BARK MULCH TREE RING SPREAD TO A CONSISTENT DEPTH OF 3-INCHES. ALL TREE RINGS SHOULD BE INSTALLED WITH A 5" DEPTH SHOVEL CUT EDGE, ANGLED 45 DEGREES INTO SOIL AT A 5" DIAMETER ABOUT THE CENTER OF THE TREE PLANTING. A PRE-EMERGENT GRANULAR HERBICIDE WEED-PREVENTER SHOULD BE MIXED WITH MULCH USED TO INSTALL TREE RING AS WELL AS TOPICALLY APPLIED TO COMPLETED INSTALLATION OF TREE RING.
- MATERIALS - ALUMINUM EDGING: EDGING SHALL BE 1/8" x 4", ALUMINUM EDGING, MILL FINISH. OWNER'S REPRESENTATIVE SHALL APPROVE PRODUCT SPECIFICATION PROVIDED BY LANDSCAPE CONTRACTOR.
- MATERIALS - TREE PROTECTION: ALL TREES TO BE INSTALLED WITH LDPE TREE GUARDS AS MANUFACTURED BY A.M. LEONARD HORTICULTURAL TOOL & SUPPLY CO., OR APPROVED EQUAL.
- MATERIALS - (ALTERNATE 1): TREE WATERING BAGS: ALL TREES TO BE INSTALLED WITH ONE (1) WATER BAG. PRODUCT TO BE "TREE GATOR ORIGINAL SLOW RELEASE WATERING BAG," PRODUCT NO. BR183-H OR APPROVED EQUAL. INSTALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

SEEDING & SODDING NOTES

- MATERIALS - TURFGRASS SEED: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL RECEIVE 6" OF TOPSOIL AND EARTH CHIPPERS' "MADISON PARKS" GRASS SEED, OR EQUIVALENT SPECIFIED AT THE END OF THE GUARANTEE PERIOD. BY THE OWNER'S REPRESENTATIVE. INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. IN ADDITION TO TURFGRASS SEED, ANNUAL RYE SHALL BE APPLIED TO ALL DISTURBED AREAS AT A RATE OF 1 1/2 LBS PER 1000 SQUARE FEET. FERTILIZE AND MULCH PER MANUFACTURER'S RECOMMENDATIONS. MULCH SHALL BE CERTIFIED NOXIOUS WEED SEED-FREE.
- MATERIALS - SOD: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL RECEIVE 6" OF TOPSOIL AND A PREMIUM GRADE TURFGRASS SOD. ONLY IMPROVED TYPES OF SOD (ELITE) ARE ACCEPTABLE. TURFGRASS SHALL BE MACHINE CUT AT A UNIFORM THICKNESS OF 80 INCH, PLUS OR MINUS .25 INCH, AT TIME OF CUTTING. MEASUREMENT FOR THICKNESS SHALL EXCLUDE TOP GROWTH AND THATCH. LARGE ROLL TURFGRASS SOD SHALL BE CUT TO THE SUPPLIER'S STANDARD WIDTH (36-48 INCHES) AND LENGTH. BROKEN PADS AND TORN OR UNEVEN EDGES WILL NOT BE ACCEPTABLE. STANDARD SIZE SECTIONS OF TURFGRASS SOD SHALL BE STRONG ENOUGH SO THAT THEY CAN BE PICKED UP AND HANDLED WITHOUT DAMAGE. TURFGRASS SOD SHALL NOT BE HARVESTED OR TRANSPORTED WHEN MOISTURE CONTENT IS EXCESSIVELY DRY OR WET, AS THIS MAY ADVERSELY AFFECT ITS SURVIVAL. POST-PLANT IRRIGATION WILL BE NECESSARY TO ENSURE SOD STAYS ALIVE AND ROOTS INTO SOIL. THE CONTRACTOR IS RESPONSIBLE FOR WATERING SOD UNTIL TIME OF ACCEPTANCE BY THE OWNER. TURFGRASS SOD SHALL BE HARVESTED, DELIVERED, AND INSTALLED/TRANSPORTED WITHIN A PERIOD OF 24 HOURS. TURFGRASS SOD SHALL BE RELATIVELY FREE OF THATCH, UP TO 0.5 INCH ALLOWABLE (UNCOMPRESSED). TURFGRASS SOD SHALL BE REASONABLY FREE (10 WEEDS/100 SQ. FT.) OF DISEASES, NEMATODES AND SOIL-BORNE INSECTS. ALL TURFGRASS SOD SHALL BE FREE OF GRASSY AND BROAD LEAF WEEDS AND WEED SEED. THE SOD SUPPLIER SHALL MAKE RECOMMENDATIONS TO THE CONTRACTOR REGARDING WATERING SCHEDULE. THE WATERING SCHEDULE SHOULD BEGIN IMMEDIATELY AFTER SOD IS INSTALLED.

CONTRACTOR AND OWNER RESPONSIBILITY NOTES

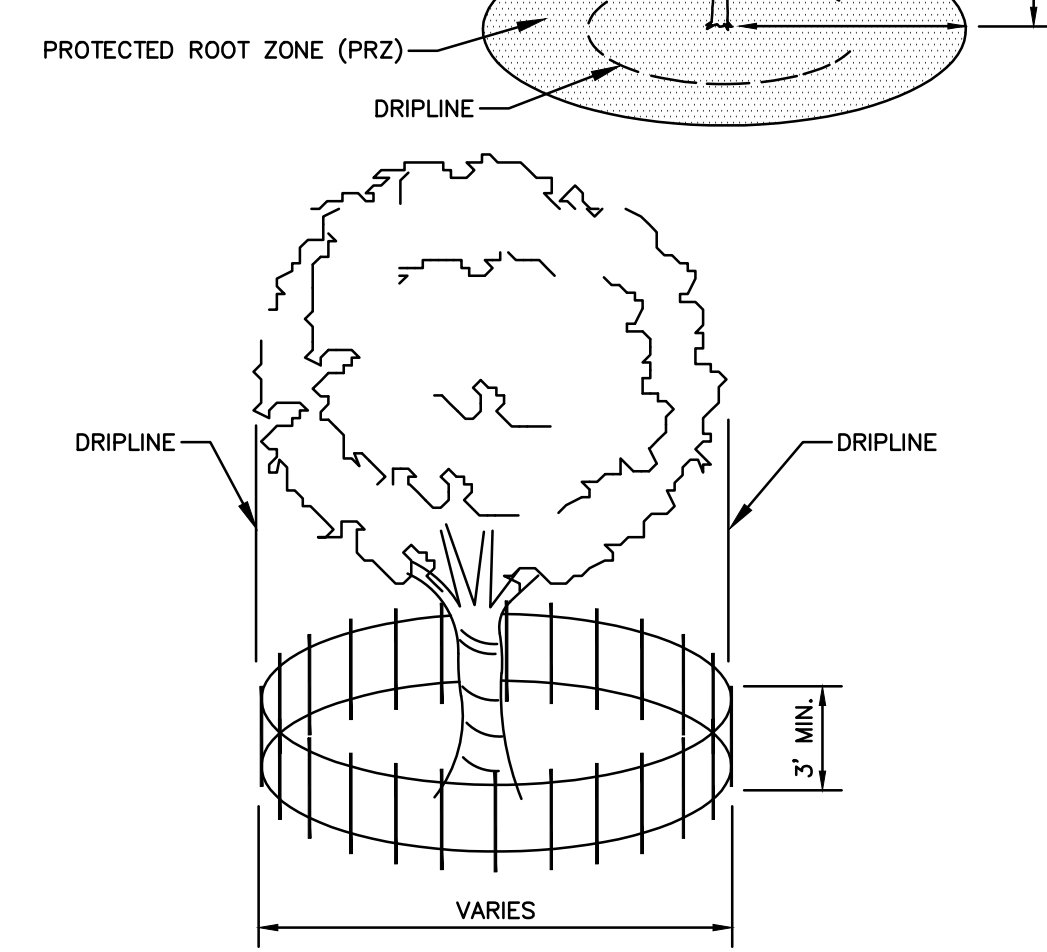
- GUARANTEE: THE CONTRACTOR SHALL GUARANTEE ALL PLANTS THROUGH ONE (1) YEAR AFTER ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PLANTS SHALL BE ALIVE AND IN HEALTHY AND FLOURISHING CONDITION AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL REPLACE (AT NO COST TO OWNER) ANY PLANTS THAT ARE DEAD OR NOT IN A VIGOROUS THRIVING CONDITION. REPLACEMENT PLANTS SHALL BE OF THE SAME KIND AND SIZE AS ORIGINALLY SPECIFIED UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE. RESTORE BEDS AS NECESSARY FOLLOWING PLANT REPLACEMENT, INCLUDING BUT NOT LIMITED TO BEDDING, EDGING, MULCH, ETC. REPLACE PLANTS DAMAGED AT TIME OF PLANTING. REPAIR AREAS DISTURBED IN ANY WAY DURING PLANT REPLACEMENT AT NO COST TO OWNER. CONTRACTOR SHALL PROVIDE A ONE (1)-YEAR STRAIGHTENING GUARANTEE FOR ALL TREES.
- CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER'S REPRESENTATIVE PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
- MAINTENANCE: (CONTRACTOR) FOR ALL PLANTINGS, SEEDED AND/OR SODDED LAWN AREAS. THE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS AND LAWN AREAS FOR A MINIMUM TIME PERIOD OF 60 DAYS, UNTIL FINAL ACCEPTANCE BY OWNER'S REPRESENTATIVE. THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY WATERING PLANTS AND LAWN/TURFGRASS DURING THIS 60 DAY ESTABLISHMENT PERIOD. CONTRACTOR IS RESPONSIBLE FOR THE ESTABLISHMENT OF HEALTHY VIGOROUS PLANT MATERIALS AND LAWN/TURFGRASS GROWTH. CONTRACTOR IS ALSO RESPONSIBLE FOR ANY PRUNING OF PLANT MATERIALS, AND SHAPING AND/OR REPLACEMENT OR SUPPLEMENT OF DEFICIENT SHREDDED HARDWOOD BARK MULCH DURING THIS PERIOD. LONG TERM PLANT MATERIALS AND LAWN/TURFGRASS MAINTENANCE AND ANY PROGRAM FOR SUCH IS THE RESPONSIBILITY OF THE OWNER. ALL PLANTINGS AND LAWN/TURFGRASS AREAS SHALL BE MAINTAINED IN A MANICURED CONDITION UNTIL THE TIME WHEN THE OWNER'S ACCEPTANCE IS GIVEN.
- MAINTENANCE: (OWNER) THE OWNER IS RESPONSIBLE FOR THE CONTINUED MAINTENANCE, REPAIR AND REPLACEMENT OF ALL LANDSCAPING MATERIALS AND WEED BARRIER FABRIC AS NECESSARY FOLLOWING THE ONE (1) YEAR CONTRACTOR GUARANTEE PERIOD.

APPROXIMATE A TREE'S PROTECTED ROOT ZONE BY CALCULATING THE CRITICAL ROOT RADIUS (CRR). FIRST, MEASURE THE TREE DIAMETER IN INCHES AT BREAST HEIGHT (DBH), THEN MULTIPLY THAT NUMBER BY 1.5 OR 1.0. EXPRESS THE RESULT IN FEET.

EXAMPLE: DBH = 8 inches
 8 x 1.5 = 12
 CRR = 12 feet

DBH x 1.5 = CRITICAL ROOT RADIUS FOR OLDER, UNHEALTHY OR SENSITIVE SPECIES

OR
 DBH x 1.0 = CRITICAL ROOT RADIUS FOR YOUNGER, HEALTHY OR TOLERANT SPECIES

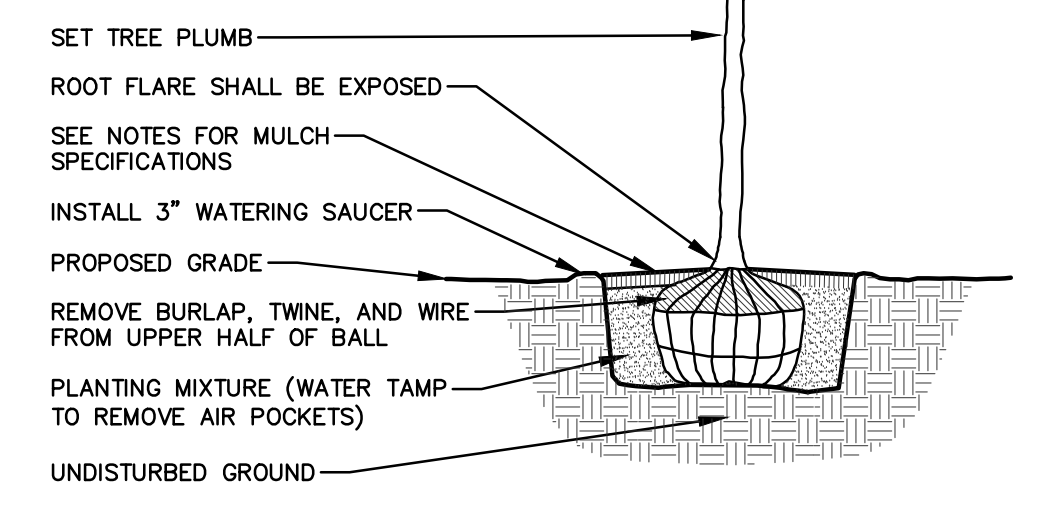


- NOTE:
- CONTRACTOR SHALL INSTALL TREE PROTECTION FENCING IN THE AREA SURROUNDING THE TREE WITHIN THE CRITICAL ROOT RADIUS.
 - NO EXCAVATION IS PERMITTED WITHIN THE CRITICAL ROOT RADIUS.
 - IF EXCAVATION WITHIN THE CRITICAL ROOT RADIUS OF ANY TREE IS NECESSARY, CONTRACTOR SHALL CONTACT CITY FORESTER PRIOR TO EXCAVATION TO ASSESS THE IMPACT TO THE TREE AND ROOT SYSTEM.

1 TREE PROTECTION FENCING
 L2.0 NTS

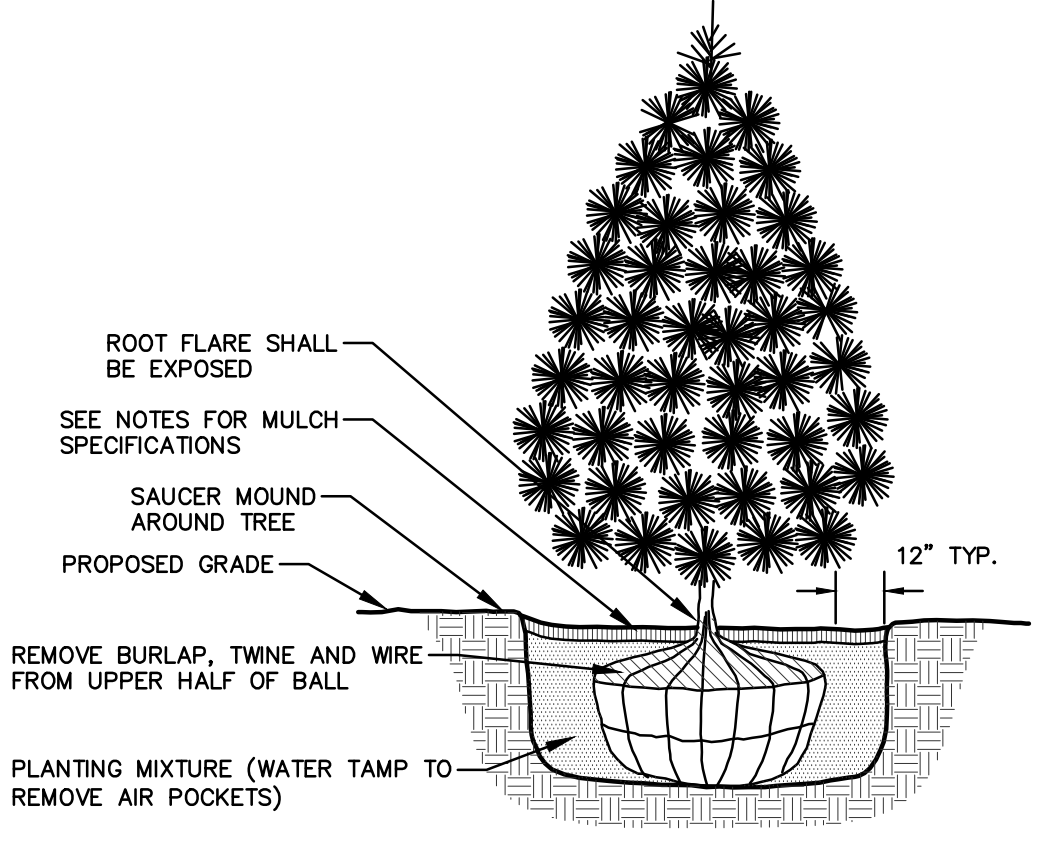
NOTE:

- DIG HOLE NO DEEPER THAN BASE OF ROOT BALL TO FLARE. ROOT BALL TO BE SET ON UNDISTURBED SOIL UNLESS COMPACTED AGGREGATE STONE REMAINS FROM SITE EXCAVATOR. REMOVE REMAINING AGGREGATE STONE UNTIL SOIL LAYER IS REACHED.
- TREE PIT DIAMETER SHALL BE AT LEAST TWO-TIMES ROOT BALL DIAMETER IN ALL DIRECTIONS. SLOPE SIDES OF TREE PIT FROM PROPOSED GRADE TO BOTTOM OF ROOT BALL IN ALL DIRECTIONS.



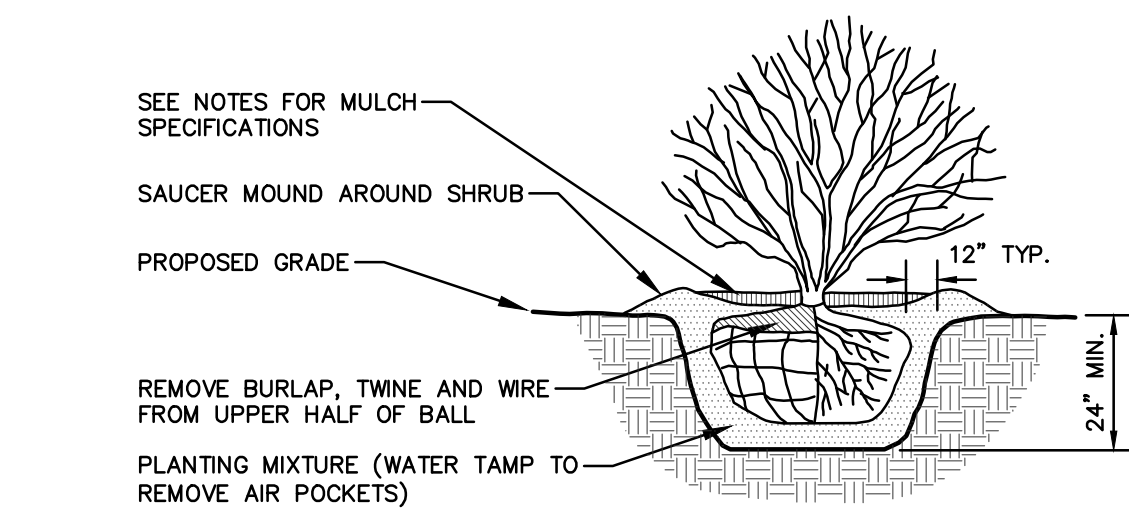
- NOTE:
- DIG HOLE NO DEEPER THAN BASE OF ROOT BALL TO FLARE. ROOT BALL TO BE SET ON UNDISTURBED SOIL UNLESS COMPACTED AGGREGATE STONE REMAINS FROM SITE EXCAVATOR. REMOVE REMAINING AGGREGATE STONE UNTIL SOIL LAYER IS REACHED.

2 DECIDUOUS TREE
 L2.0 NTS



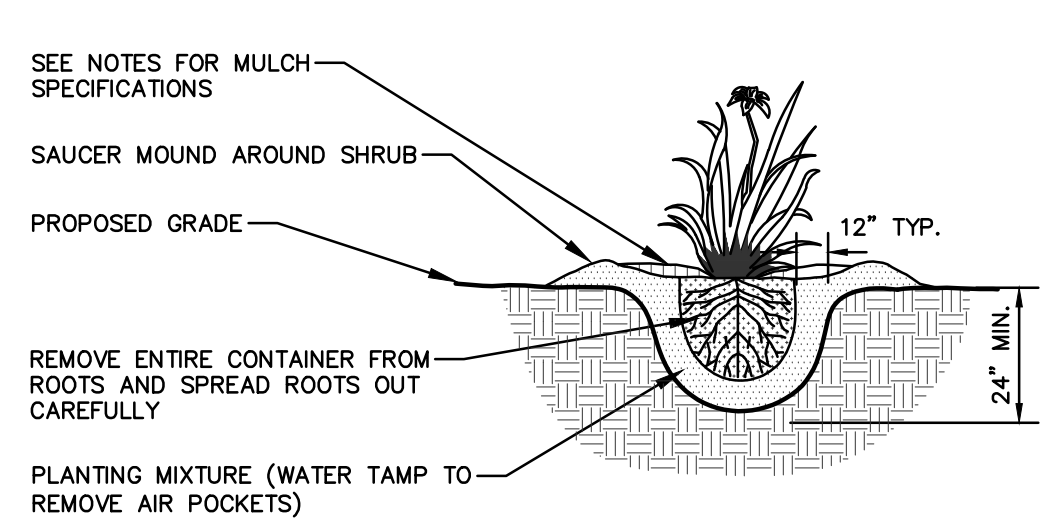
- NOTE:
- DIG HOLE NO DEEPER THAN BASE OF ROOT BALL TO FLARE. ROOT BALL TO BE SET ON UNDISTURBED SOIL UNLESS COMPACTED AGGREGATE STONE REMAINS FROM SITE EXCAVATOR. REMOVE REMAINING AGGREGATE STONE UNTIL SOIL LAYER IS REACHED.

3 EVERGREEN TREE
 L2.0 NTS

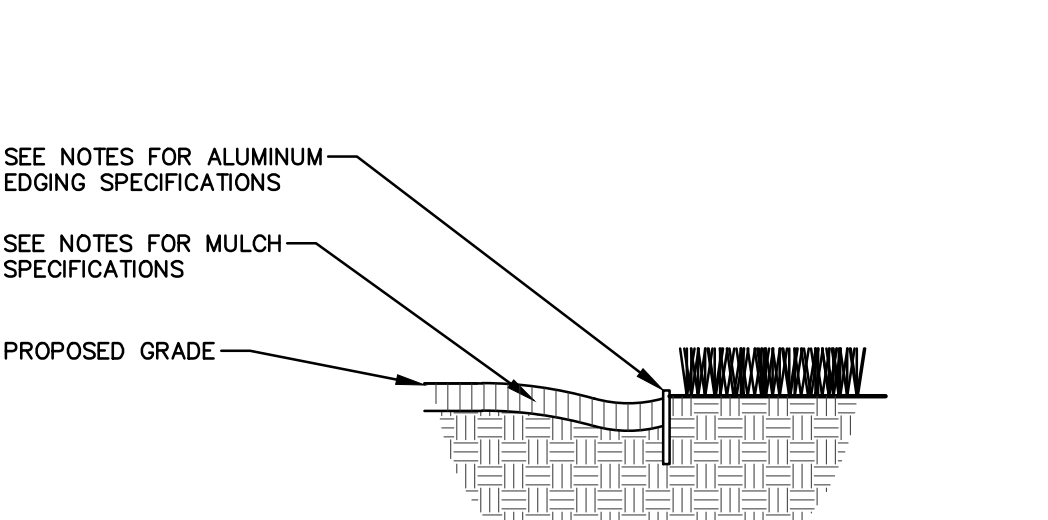


- NOTE:
- ROOT FLARE TO BE EXPOSED.

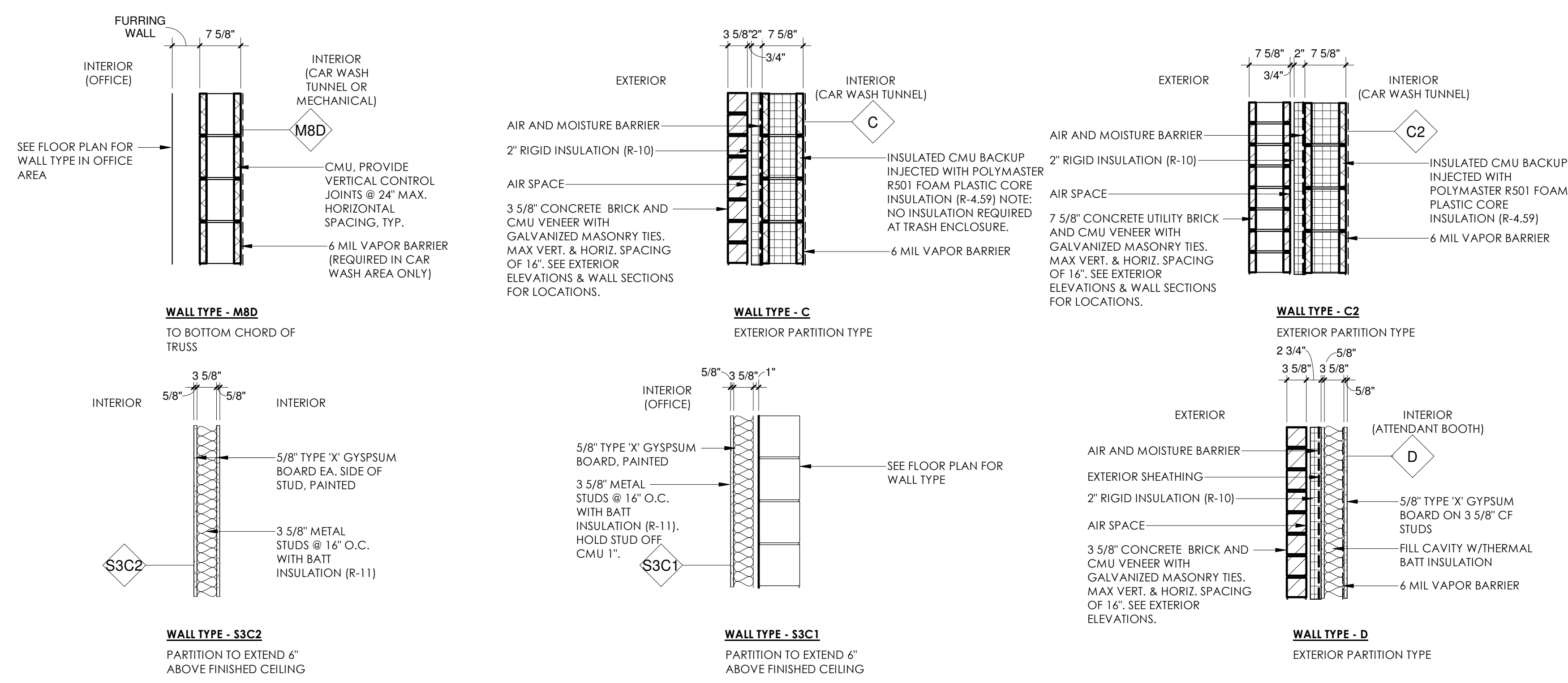
4 DECIDUOUS/EVERGREEN SHRUB
 L2.0 NTS



5 PERENNIAL/ORNAMENTAL GRASS
 L2.0 NTS

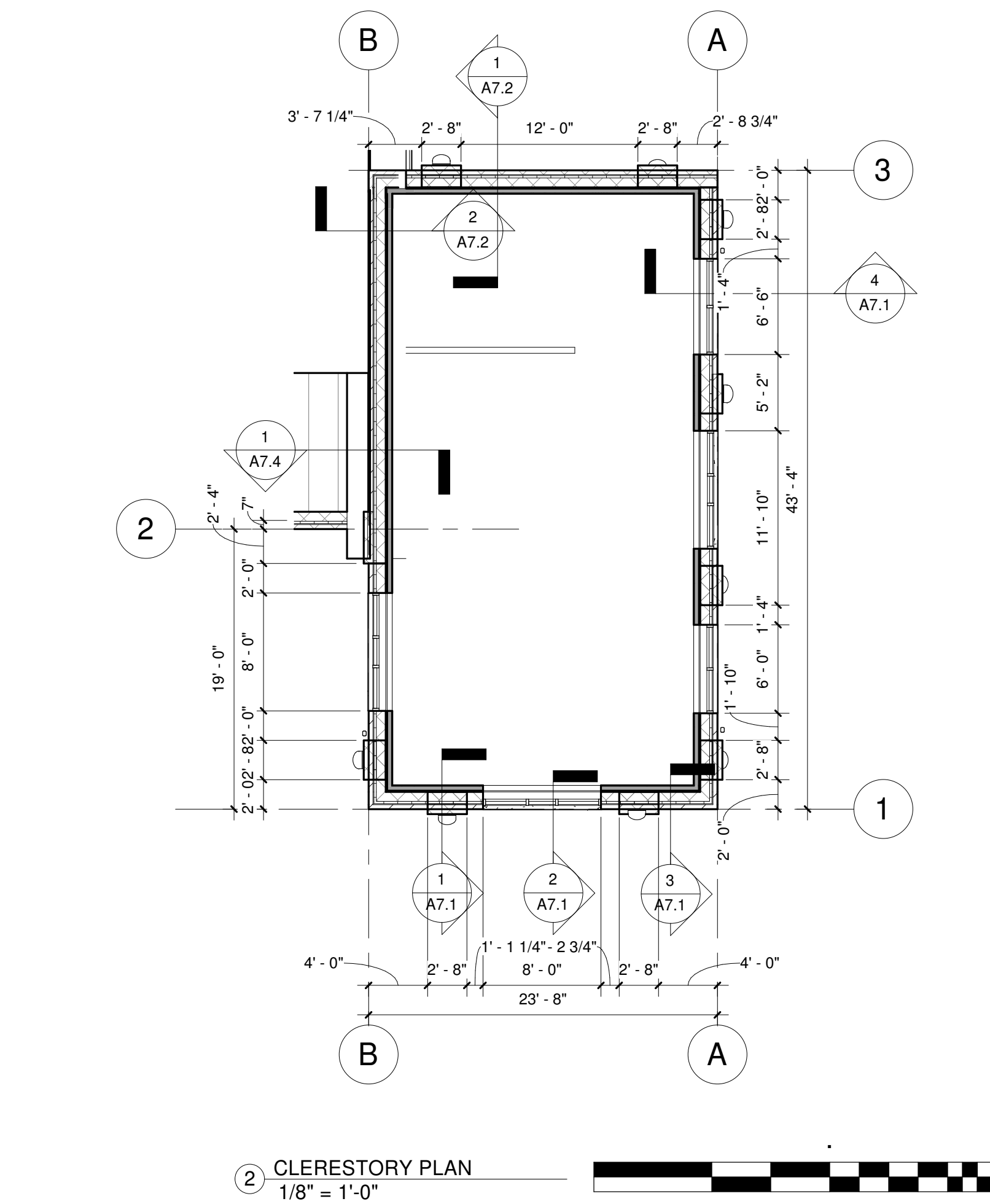
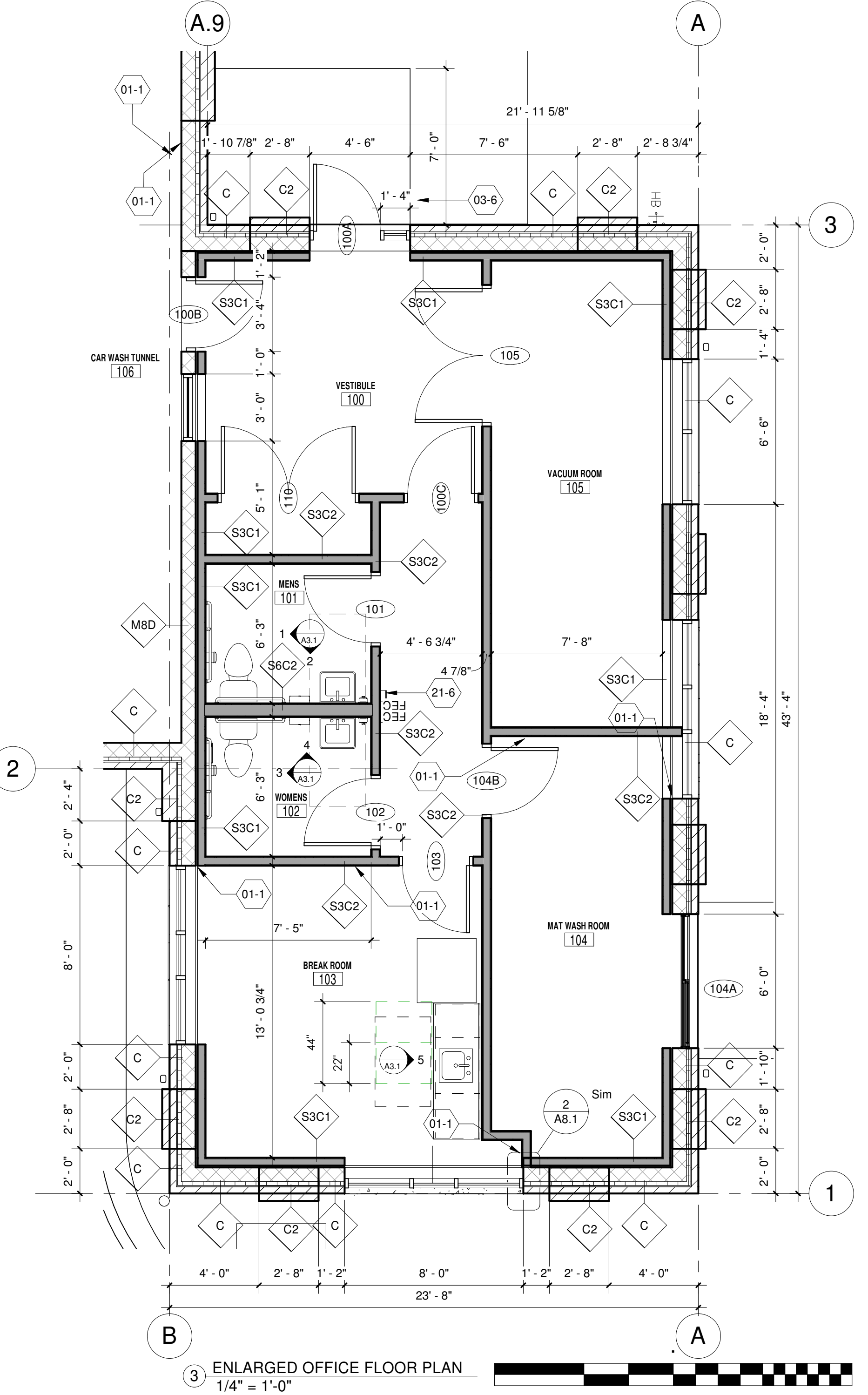
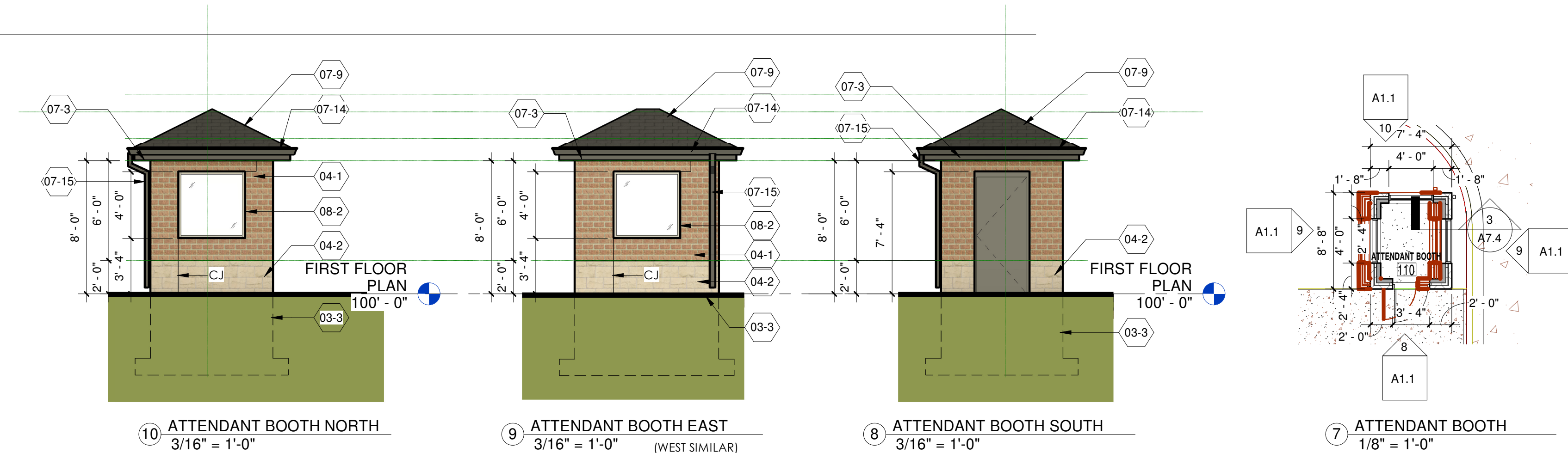


6 ALUMINUM EDGING
 L2.0 NTS



FLOOR PLAN LEGEND

ROOM [100]	ROOM NAME	---	PARTITION TO BE DEMOLISHED
100	ROOM NUMBER	---	DOOR AND FRAME TO BE REMOVED
◇	PARTITION TYPE	---	EXISTING PARTITION TO REMAIN
①	KEYNOTES	---	EXISTING DOOR TO REMAIN
⊕	SURFACE MOUNTED FIRE EXTINGUISHER	---	NEW CONSTRUCTION
⊖	RECESSED EXTINGUISHER CABINET & FIRE EXTINGUISHER	---	NEW DOOR & FRAME
⊙	EXIT LIGHT	---	
⊙	EXIT LIGHT (DIRECTIONAL)	---	
BL-1	BORROWED LIGHT TAG	---	
TP-1	TOILET ACCESSORY TAG	---	

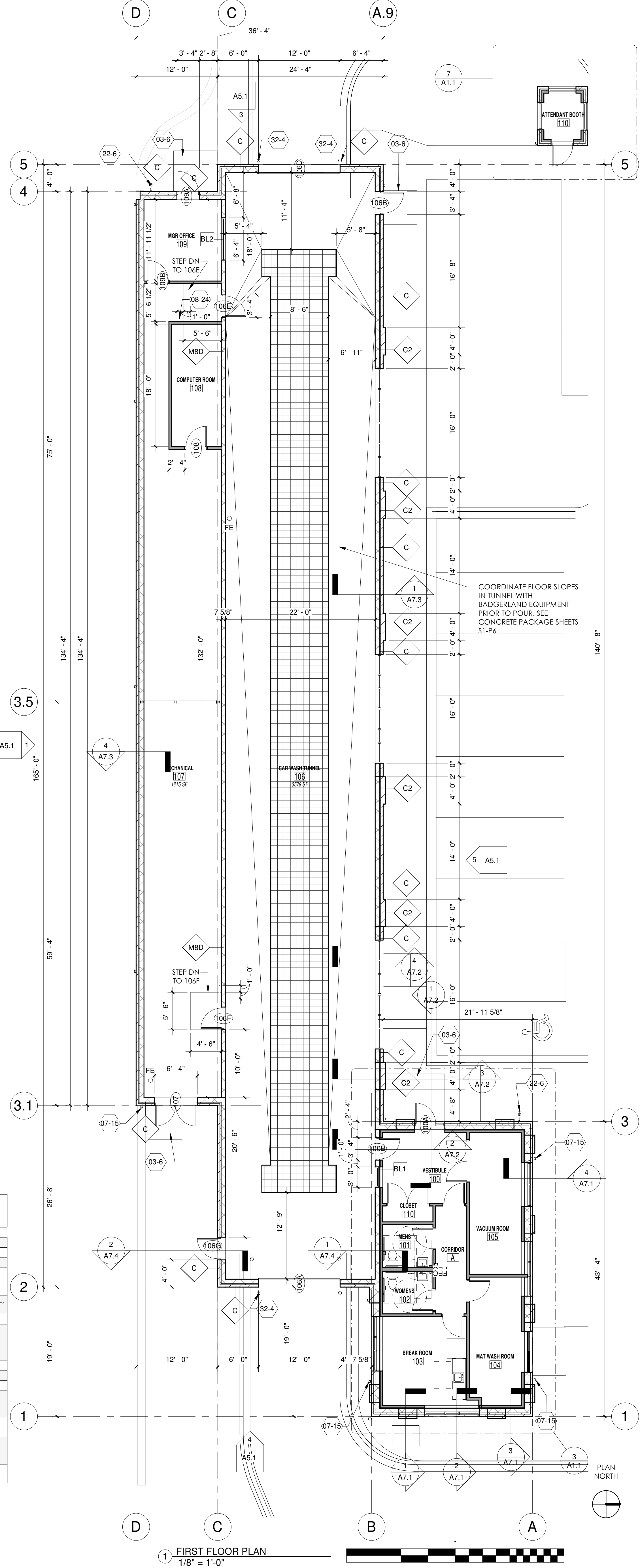


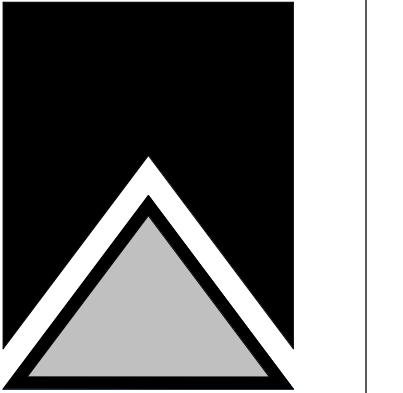
GENERAL NOTES - NEW FLOOR PLAN

- VERIFY ALL CONDITIONS, DIMENSIONS AND ALIGNMENT OF WALLS. BRING ANY DISCREPANCIES TO BRIOHN'S ATTENTION PRIOR TO FABRICATION/CONSTRUCTION BEGINS.
- VERIFY LOCATION OF ACCESS PANELS WITH MECHANICAL AND ELECTRICAL DRAWINGS.
- AREA SHALL BE KEPT ROOM CLEAN AND FREE OF DEBRIS DURING CONSTRUCTION.
- SEE EXTERIOR ELEVATIONS FOR WINDOW TYPES.
- SEE SHEET A0.2 FOR ADA REQUIREMENTS AND MOUNTING HEIGHTS.
- SEE SHEET A1.1 FOR PARTITION TYPE.
- EXTERIOR WALLS IN OFFICE AREA TO BE FURRED OUT WITH STUD HELD 1" OFF FACE OF EXTERIOR WALL. CAVITY FILLED WITH BATT INSULATION. SEE FLOOR PLAN FOR PARTITION TYPE.
- FURNITURE AND APPLIANCES PROVIDED BY OWNER AND ARE SHOWN FOR REFERENCE ONLY.
- ALL WALLS TO BE PAINTED PROVIDING FRP WANSPOUT WHERE CALLED FOR.
- ALL FLOORS THROUGH OUT ARE TO BE SEALED CONCRETE WITH CAULKED CONTROL JOINTS.
- EXPOSED STEEL DECK, JOISTS, GIRDERS AND COLUMNS ARE TO BE PRIME GREY.

KEYNOTE LEGEND

VALUE	FLOOR PLAN CODED NOTES
01-1	ALIGN FINISHED SURFACES
03-3	REINFORCED POURED CONCRETE FOUNDATION AND FOOTING (SEE STRUCTURAL DWGS)
03-6	CONCRETE STOOP
04-1	CONCRETE BRICK - HERITAGE COLLECTION PRE-COLORED - UTILITY SIZE (3 5/8" X 7 5/8" X 15 5/8" TYPICAL, 7 5/8" X 7 5/8" X 15 5/8" @ PIERS) - SEE SHEET A5.7 FOR FURTHER EXTERIOR MATERIALS
04-2	CONCRETE BLOCK - HERITAGE COLLECTION PRE-COLORED - (3 5/8" X 7 5/8" X 15 5/8" TYPICAL, 7 5/8" X 7 5/8" X 15 5/8" @ PIERS) - SEE SHEET A5.7 FOR FURTHER EXTERIOR MATERIALS
07-3	PRE-FINISHED ALUMINUM FINISHED FASCIA
07-9	ROOF ASSEMBLY: SHINGLES (SEE EXTERIOR ELEVATIONS FOR MANUFACTURER AND COLOR) ON 30# FELT PAPER ON (3) OVERLAPPED LAYERS ICE & WATER SHIELD 4'-0" UP ROOF ON ALL SIDES INCLUDING EAVES AND ALL VALLEYS ON 5/8" PLYWOOD SHEATHING ON WOOD TRUSSES
07-14	PRE-FINISHED METAL GUTTER SYSTEM WITH END DAM FLASHING. COLOR TO MATCH FASCIA.
07-15	PROVIDE PRE-FINISHED METAL DOWNSPOUT. COLOR TO MATCH FASCIA.
08-2	CLEAR ANODIZED ALUMINUM STOREFRONT WINDOWS (SEE STOREFRONT LEGEND SHEET A9.1)
08-24	PROVIDE HANDRAILS ON ONE SIDE OF THE STAIRS LOCATED IN MECH 107 AND VESTIBULE 108 PER 2015 IBC SECTION 1003.5 EXCEPTION 2. THE HANDRAILS SHALL BE PROVIDED WITH THE REQUIRED EXTENSIONS PER THE IBC SECTION 1014.6.
21-6	PROVIDE SEMI-RECESSED WALL CABINETS / FIRE EXTINGUISHERS. COORDINATE FINAL QUANTITY AND LOCATIONS WITH FIRE MARSHAL.
22-6	EXTERIOR FREEZE-PROOF HOSE BIB. REFER TO PLUMBING DRAWINGS. PROVIDE A THERMAL SEPARATION BETWEEN WALL AND PIPE, IF WITHIN INTERIOR FURRING WALL, PROVIDE ACCESS PANEL AT INTERIOR.
32-4	6" DIAMETER X 4'-0" TALL CONCRETE FILLED STEEL PIPE BOLLARD(S), PAINTED TO MATCH CONCRETE BLOCK VENEER.





REFLECTED CEILING AND
ROOF PLANS

SHEET TITLE

PROPOSED:
JILLYS CAR WASH
51ST & RAWSON AVENUE
FRANKLIN, WI

PROGRESS SET
NOT FOR CONSTRUCTION

Revision

Date

JOB: 3463
DRAWN: CW/CJR
CHECKED: MM
DATE: 2023-02-22
SHEET:

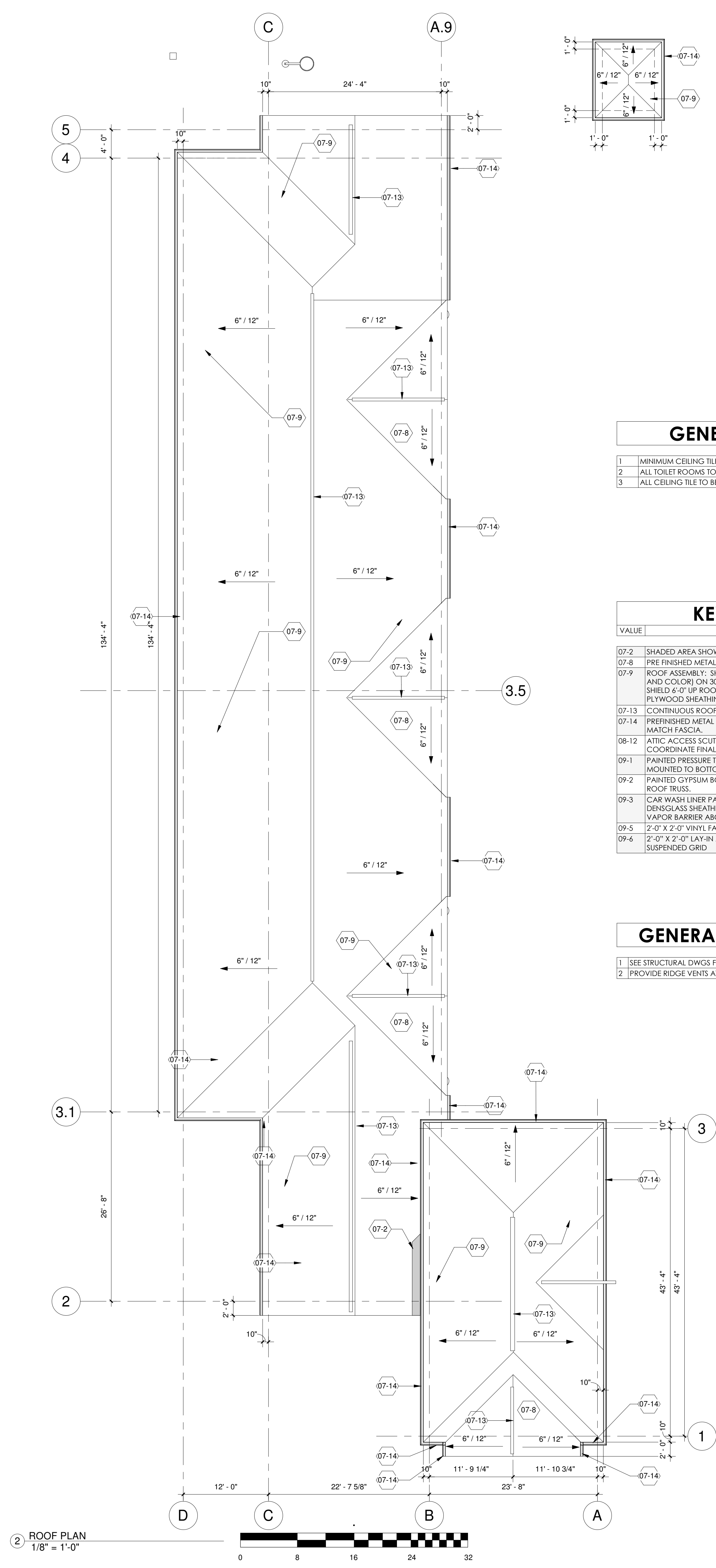
A2.1

REFLECTED CEILING PLAN LEGEND	
	ROOM NAME ROOM NUMBER
	PLAN NOTES
	EXIT LIGHT
	2'X2' SUSPENDED ACOUSTICAL CEILING TILE SYSTEM
	GYPSUM BOARD CEILING SYSTEM
	PAINTED PRESSURE TREATED PLYWOOD FINISH
	CAR WASH LINER CEILING PANEL

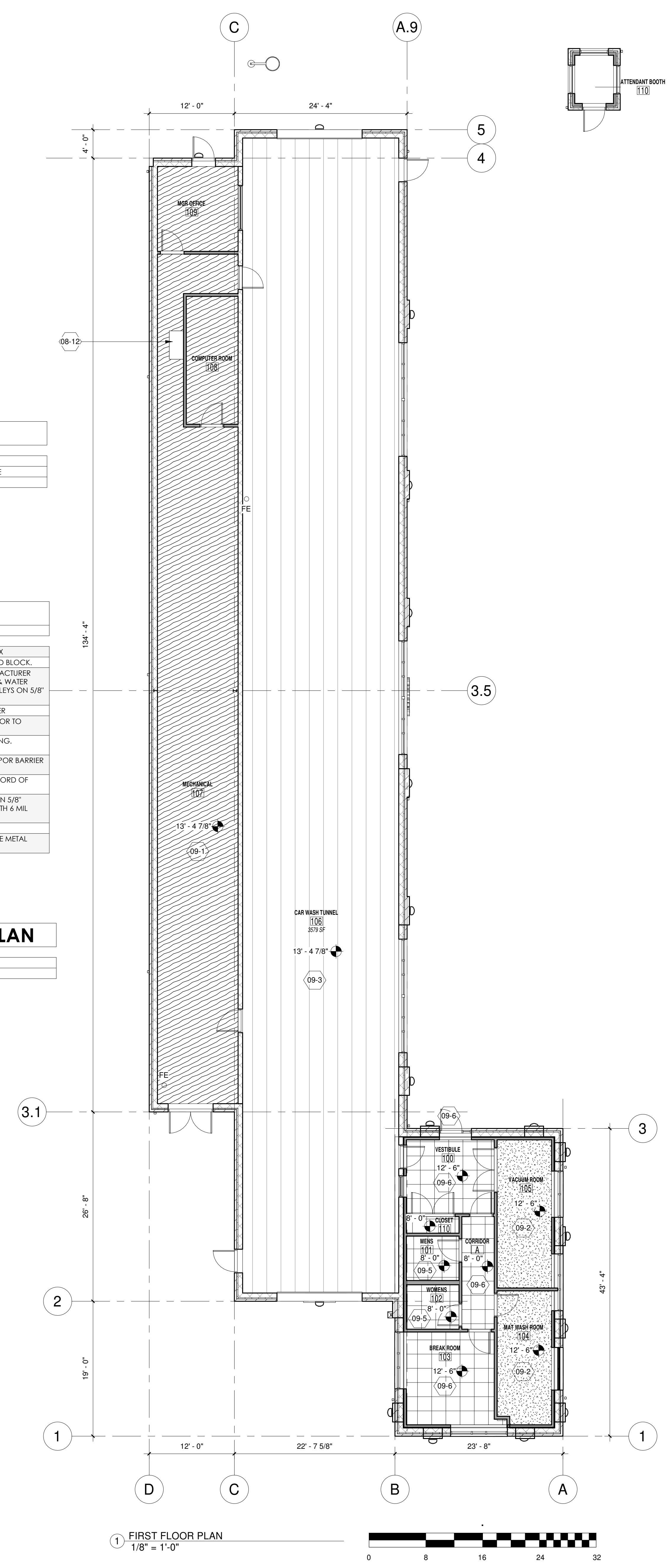
GENERAL NOTES - RCP	
1	MINIMUM CEILING TILE WIDTH TO BE 4" AT WALLS AND AT CLOUDS
2	ALL TOILET ROOMS TO HAVE VINYL COATED ACOUSTICAL CEILING TILE
3	ALL CEILING TILE TO BE 2'-0"X2'-0" SET IN METAL GRIDS.

KEYNOTE LEGEND	
VALUE	FLOOR PLAN CODED NOTES
07-2	SHADED AREA SHOWS CRICKET TO SLOPE TO ROOF COLLECTOR BOX
07-8	PRE FINISHED METAL 24 GA. COPING COLOR TO MATCH SPLIT FACED BLOCK.
07-9	ROOF ASSEMBLY: SHINGLES (SEE EXTERIOR ELEVATIONS FOR MANUFACTURER AND COLOR) ON 30# FELT PAPER ON (3) OVERLAPPED LAYERS ICE & WATER SHIELD 4'-0" UP ROOF ON ALL SIDES INCLUDING EAVES AND ALL VALLEYS ON 5/8" PLYWOOD SHEATHING ON WOOD TRUSSES.
07-13	CONTINUOUS ROOF RIDGE VENT PER ROOF SHINGLE MANUFACTURER
07-14	PREFINISHED METAL GUTTER SYSTEM WITH END DAM FLASHING. COLOR TO MATCH FASCIA.
08-12	ATTIC ACCESS SCUTTLE LOCATED ADJACENT TO MAN DOOR OPENING. COORDINATE FINAL LOCATION WITH EQUIPMENT LAYOUT.
09-1	PAINTED PRESSURE TREATED PLYWOOD CEILING FINISH ON 6 MIL VAPOR BARRIER MOUNTED TO BOTTOM CHORD OF ROOF TRUSS.
09-2	PAINTED GYPSUM BOARD CEILING FINISH MOUNTED TO BOTTOM CHORD OF ROOF TRUSS.
09-3	CAR WASH LINER PANEL CEILING FINISH (BY EQUIPMENT SUPPLIER) ON 5/8" DENSGLASS SHEATHING MOUNTED TO BOTTOM CHORD OF TRUSS WITH 6 MIL VAPOR BARRIER ABOVE.
09-5	2'-0" X 2'-0" VINYL FACED ACT CEILING THIS ROOM
09-6	2'-0" X 2'-0" LAY-IN ACOUSTICAL CEILING TILES WITHIN A 9/16" WHITE METAL SUSPENDED GRID

GENERAL NOTES - ROOF PLAN	
1	SEE STRUCTURAL DWGS FOR FURTHER STRUCTURAL INFORMATION.
2	PROVIDE RIDGE VENTS AT ALL ROOF RIDGES



2 ROOF PLAN
1/8" = 1'-0"
0 8 16 24 32



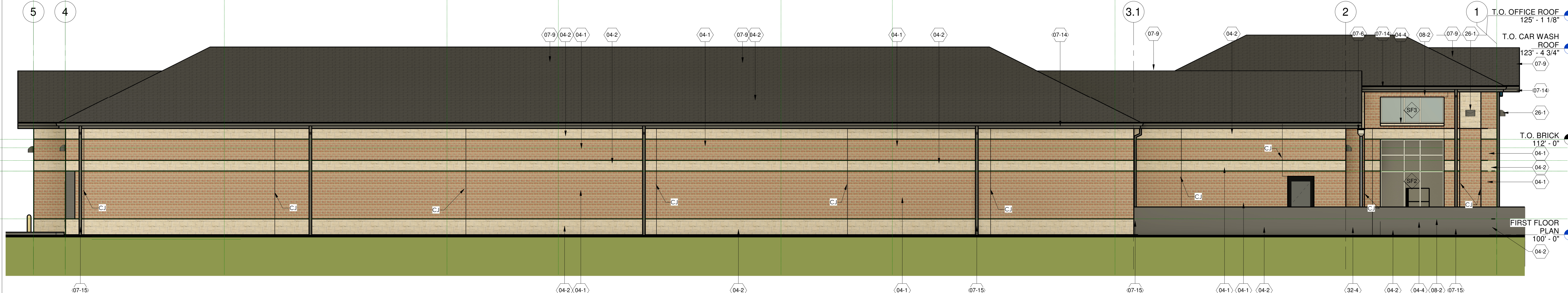
1 FIRST FLOOR PLAN
1/8" = 1'-0"
0 8 16 24 32



PROPOSED EXTERIOR ELEVATIONS

PROPOSED:
JILLY'S CAR WASH
 51ST & RAWSON AVENUE
 FRANKLIN, WI

PROGRESS SET
 NOT FOR CONSTRUCTION



1 SOUTH ELEVATION
 3/16" = 1'-0"

VALUE	FLOOR PLAN CODED NOTES
04-1	CONCRETE BRICK - HERITAGE COLLECTION PRE-COLORED - UTILITY SIZE (3 5/8" X 7 5/8" X 15 5/8" TYPICAL, 7 5/8" X 7 5/8" X 15 5/8" @ PIERS) - SEE SHEET A5.7 FOR FURTHER EXTERIOR MATERIALS
04-2	CONCRETE BLOCK - HERITAGE COLLECTION PRE-COLORED - (3 5/8" X 7 5/8" X 15 5/8" TYPICAL, 7 5/8" X 7 5/8" X 15 5/8" @ PIERS) - SEE SHEET A5.7 FOR FURTHER EXTERIOR MATERIALS
04-4	STONE SILL
07-3	PRE-FINISHED ALUMINUM FINISHED FASCIA
07-6	PRE-FINISHED SCUPPLER COLLECTOR BOX WITH DOWN SPOUT
07-9	ROOF ASSEMBLY: SHINGLES (SEE EXTERIOR ELEVATIONS FOR MANUFACTURER AND COLOR) ON 30# FELT PAPER ON (3) OVERLAPPED LAYERS ICE & WATER SHIELD 6'-0" UP ROOF ON ALL SIDES INCLUDING EAVES AND ALL VALLEYS ON 5/8" PLYWOOD SHEATHING ON WOOD TRUSSES.
07-13	CONTINUOUS ROOF RIDGE VENT PER ROOF SHINGLE MANUFACTURER
07-14	PRE-FINISHED METAL GUTTER SYSTEM WITH END DAM FLASHINGS. COLOR TO MATCH FASCIA.
07-15	PROVIDE PRE-FINISHED METAL DOWNSPOUT. COLOR TO MATCH FASCIA.
08-1	CLEAR ANODIZED ALUMINUM STOREFRONT ENTRY SYSTEM (SEE STOREFRONT LEGEND SHEET A9.1)
08-2	CLEAR ANODIZED ALUMINUM STOREFRONT WINDOWS (SEE STOREFRONT LEGEND SHEET A9.1)
08-3	AUTOMATIC SLIDING DOOR (SEE DOOR SCHEDULE)
08-20	INSULATED FACTORY PRE-FINISHED STEEL OVERHEAD DOOR AND FRAME
21-5	PROVIDE WALL-MOUNTED FIRE EXTINGUISHERS. COORDINATE FINAL QUANTITY AND LOCATIONS WITH FIRE MARSHAL.
22-6	EXTERIOR FREEZE-PROOF HOSE BIB. REFER TO PLUMBING DRAWINGS. PROVIDE A THERMAL SEPARATION BETWEEN WALL AND PIPE. IF WITHIN INTERIOR FURRING WALL, PROVIDE ACCESS PANEL AT INTERIOR.
26-1	EXTERIOR WALL MOUNTED LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS.
26-11	APPROVED SIGNAGE LOCATION. SIGNAGE BY OWNER.
32-4	6" DIAMETER X 4'-0" TALL CONCRETE FILLED STEEL PIPE BOLLARD(S). PAINTED TO MATCH CONCRETE BLOCK VENEER.

THE PROPOSED COMMERCIAL NON-RESIDENTIAL BUILDING FOR BUILDINGS LOCATED IN CLIMATE ZONE 6(A) - PER IECC 2015 WITH AMENDMENTS FOR PRESCRIPTIVE OPTION - OPAQUE ELEMENT MAXIMUM U-FACTORS. SUBSTITUTE 2009 IECC TABLE 502.1.2 FOR 2015 IECC TABLE C402.1.4

ROOFS - PROPOSED ROOF INSULATION IN ATTIC SPACE: R-38 REQUIRED AND R-40 PROVIDED MEETS OR EXCEEDS CODE MINIMUM.

WALLS ABOVE GRADE PROPOSED EXTERIOR WALL - MASS (BRICK VENEER ON CMU) R-13.3ci REQUIRED AND R-14.5 - 25.5ci PROVIDED MEETS OR EXCEEDS CODE MINIMUM.

SLAB-ON-GRADE FLOORS - PROPOSED UNHEATED SLABS R-10 FOR 24 INCHES BELOW REQUIRED AND R-10 FOR 24 INCHES OR MORE PROVIDED MEETS OR EXCEEDS CODE MINIMUM.

PER 2015 IECC TABLE C402.4 BUILDING ENVELOPE REQUIREMENTS: FENESTRATION VERTICAL FENESTRATION (40% MAXIMUM ALLOWED ABOVE GRADE) 23% ACTUAL PROVIDED, REQUIRED U-FACTOR .36. ACTUAL PROVIDED .29 AND SHGC .41

ENTRANCE DOORS: REQUIRED U-FACTOR OF .77 ACTUAL .60 PROVIDED.

PER 2015 IECC:

C402.5 AIR LEAKAGE THERMAL ENVELOPE. PROPOSED BUILDING COMPLIES.

C402.5.1 AIR BARRIER PER C402.5.1.2.1 MATERIALS SEE EXCEPTION 13 CAST-IN-PLACE AND PRECAST CONCRETE. PROPOSED BUILDING COMPLIES.

C402.5.2 AIR LEAKAGE FENESTRATION SEE EXCEPTION 1. FIELD FABRICATED FENESTRATION ASSEMBLIES THAT ARE SEALED IN ACCORDANCE WITH SECTION C402.5.1. PROPOSED BUILDING COMPLIES.

C402.5.3 ROOMS CONTAINING FUEL - BURNING APPLIANCES EXCEPTION 1. DIRECT VENT APPLIANCES WITH BOTH INTAKE AND EXHAUST PIPES INSTALLED CONTINUOUS TO OUTSIDE. PROPOSED BUILDING COMPLIES.

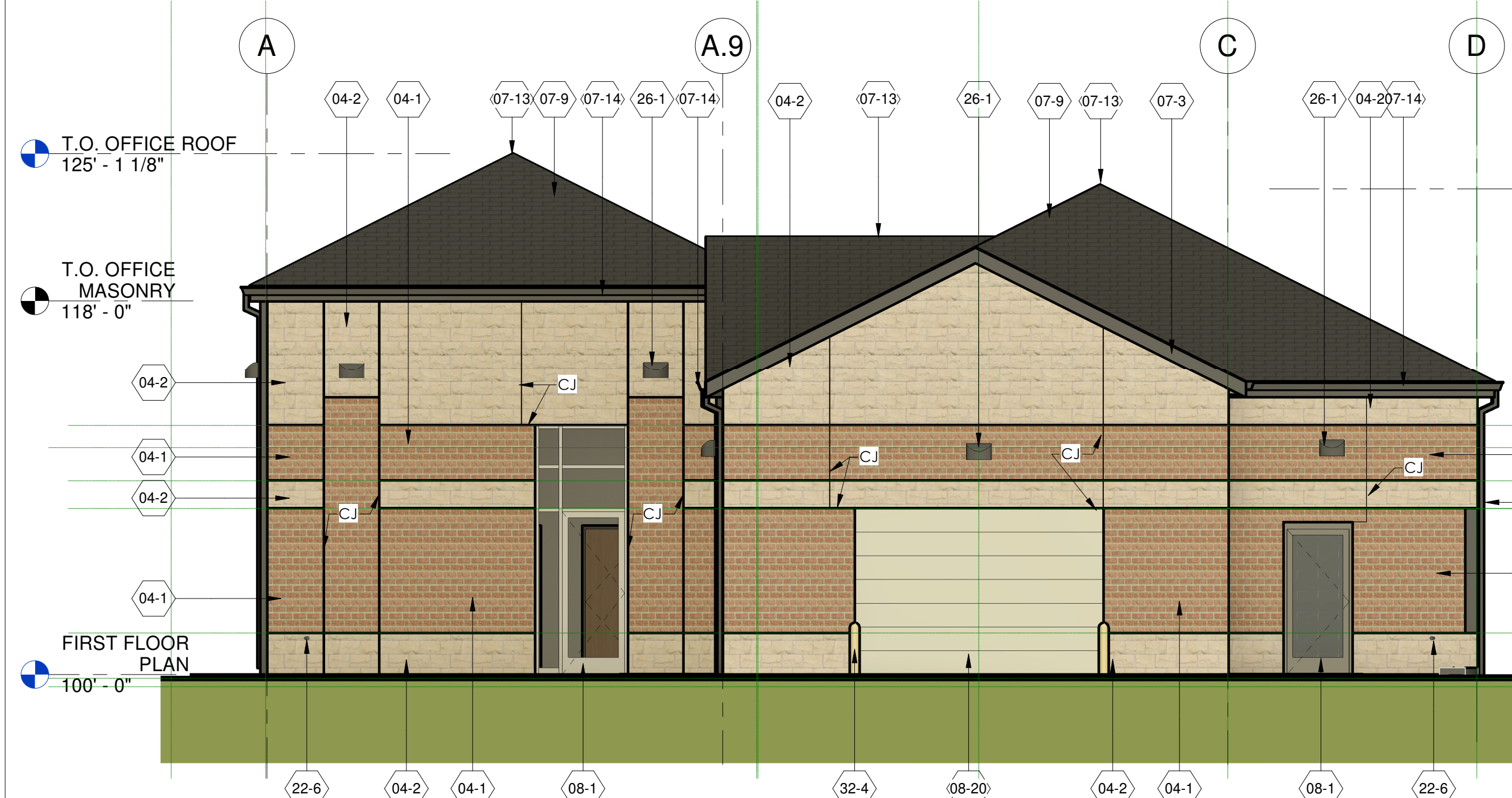
C402.5.4 DOORS AND ACCESS OPENINGS TO SHAFTS, CHUTES, STAIRWAYS AND ELEVATOR LOBBIES. NOT APPLICABLE TO PROPOSED BUILDING.

C402.5.5 AIR INTAKES, EXHAUST OPENINGS, STAIRWAYS AND SHAFTS. IF REQUIRED TO BE DAMPERED. PROPOSED BUILDING COMPLIES.

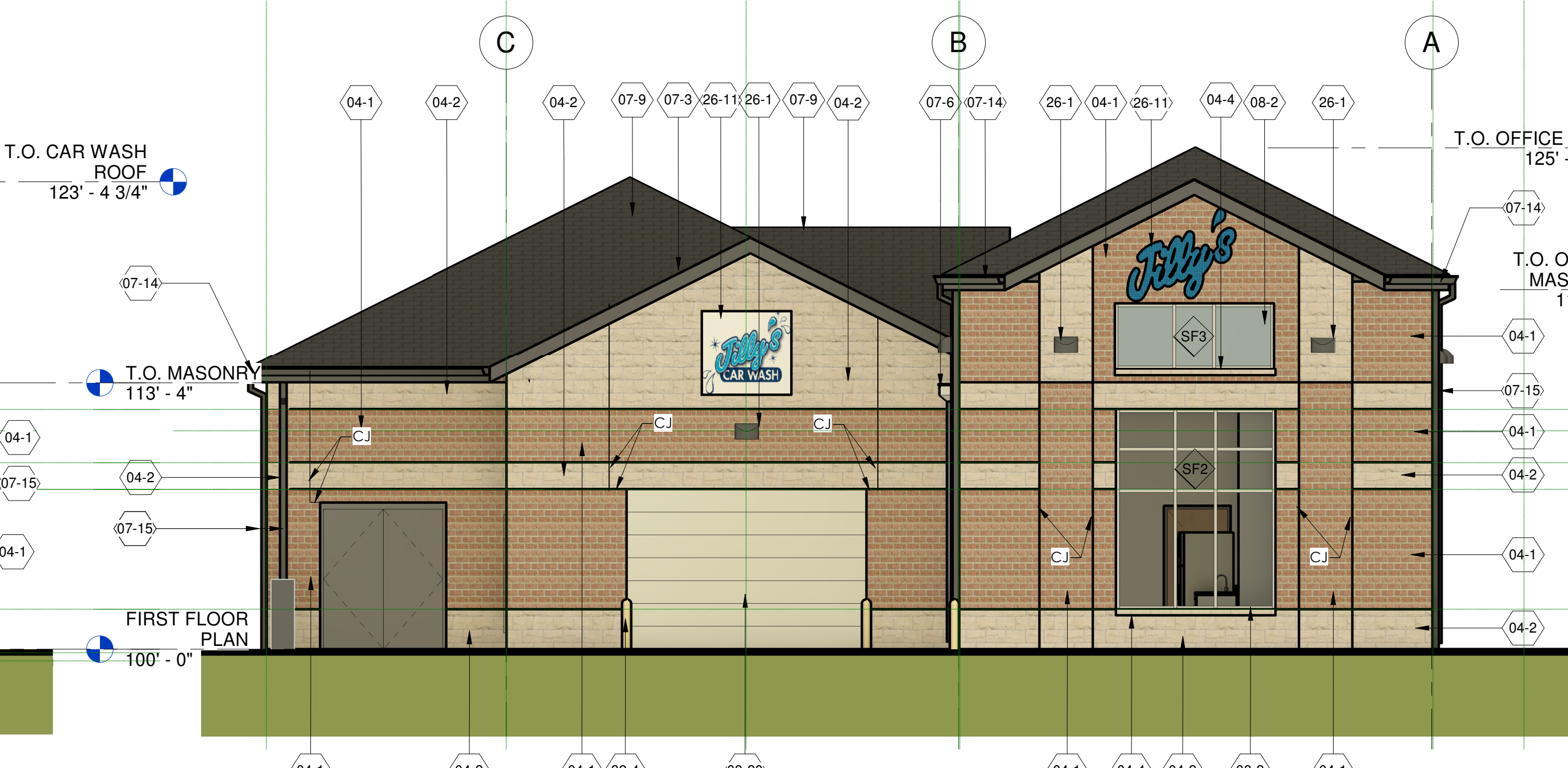
C402.5.6 LOADING DOCK WEATHER SEALS TO BE PROVIDED FOR LOADING DOCK DOORS. PROPOSED BUILDING COMPLIES.

C402.5.7 VESTIBULES EXCEPTION 2. DOORS NOT INTENDED TO BE USED BY THE PUBLIC, SUCH AS DOORS TO MECHANICAL OR ELECTRICAL EQUIPMENT ROOMS, ON INTENDED SOLELY FOR EMPLOYEE USE. EXCEPTION 4 DOORS THAT OPEN DIRECTLY FROM A SPACE LESS THAN 3,000 SQUARE FEET IN AREA. EXCEPTION 6 DOORS USED PRIMARILY TO FACILITATE VEHICULAR MOVEMENT OR MATERIAL HAND LINE AND ADJACENT PERSONAL DOORS. PROPOSED BUILDING COMPLIES.

C402.5.8 RECESSED LIGHTING. NOT APPLICABLE TO PROPOSED BUILDING.



3 WEST ELEVATION
 3/16" = 1'-0"



4 EAST ELEVATION
 3/16" = 1'-0"



5 NORTH ELEVATION
 3/16" = 1'-0"

JOB: 3463
 DRAWN: CW/CJR
 CHECKED: MM
 DATE: 2023-02-22
 SHEET:

A5.1

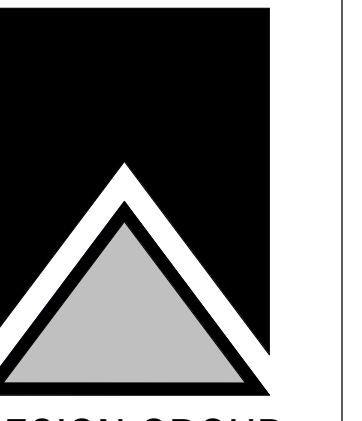


① AERIAL PERSPECTIVE LOOKING
NORTHWEST
12" = 1'-0"

Revision	Date



1 EXT RENDERING LOOKING NORTHWEST
12" = 1'-0"



RENDERINGS

SHEET TITLE

PROPOSED:
JILLYS CAR WASH
51ST & RAWSON AVENUE
FRANKLIN, WI

PROGRESS SET
NOT FOR CONSTRUCTION

Revision

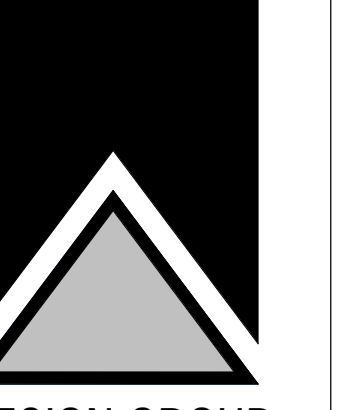
Date

JOB: 3463
DRAWN: CW
CHECKED: CW
DATE: 2023-02-22
SHEET:

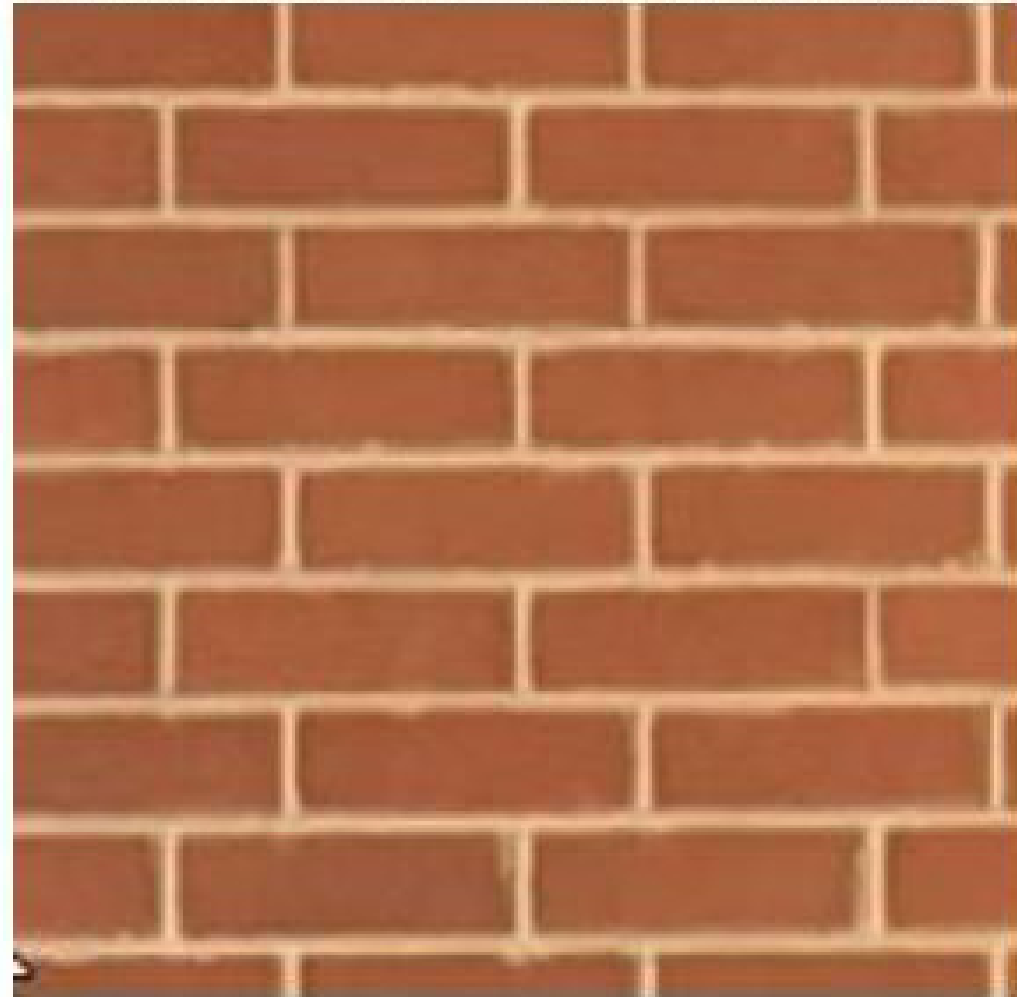
A5.4



1 EXTERIOR RENDERING #3
6" = 1'-0"



CONCRETE BRICK - HERITAGE COLLECTION PRE-COLORED - UTILITY SIZE (11 5/8" x 3 5/8" x 3 5/8"



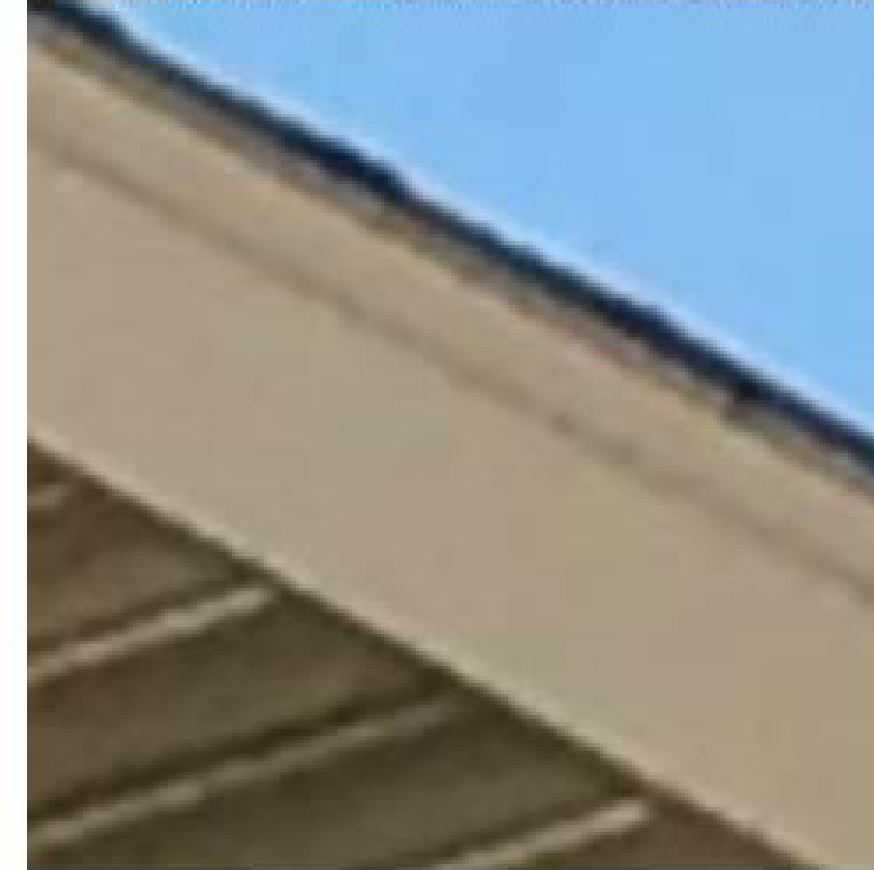
CONCRETE BLOCK - HERITAGE COLLECTION PRE-COLORED - 15 5/8" x 7 5/8" x 3 5/8"



CLEAR ANODIZED STOREFRONT WINDOW WITH THERMALLY BROKEN CLEAR ANODIZED FRAME AND 1" CLEAR AGC LOW E #3 GLASS (TEMPERED WHERE REQUIRED PER CODE)



E4 FASCIA - PRE FINISHED METAL



SOFFIT - PRE FINISHED ALUMINUM SOFFIT PANELS WITH CONTINUOUS VENTS (COLOR TO MATCH FASCIA)



PAINTED HOLLOW METAL SERVICE DOOR AND FRAME (COLOR TO MATCH ADJACENT MASONRY).



PREFINISHED METAL DOWNSPOUT AND GUTTER SYSTEM

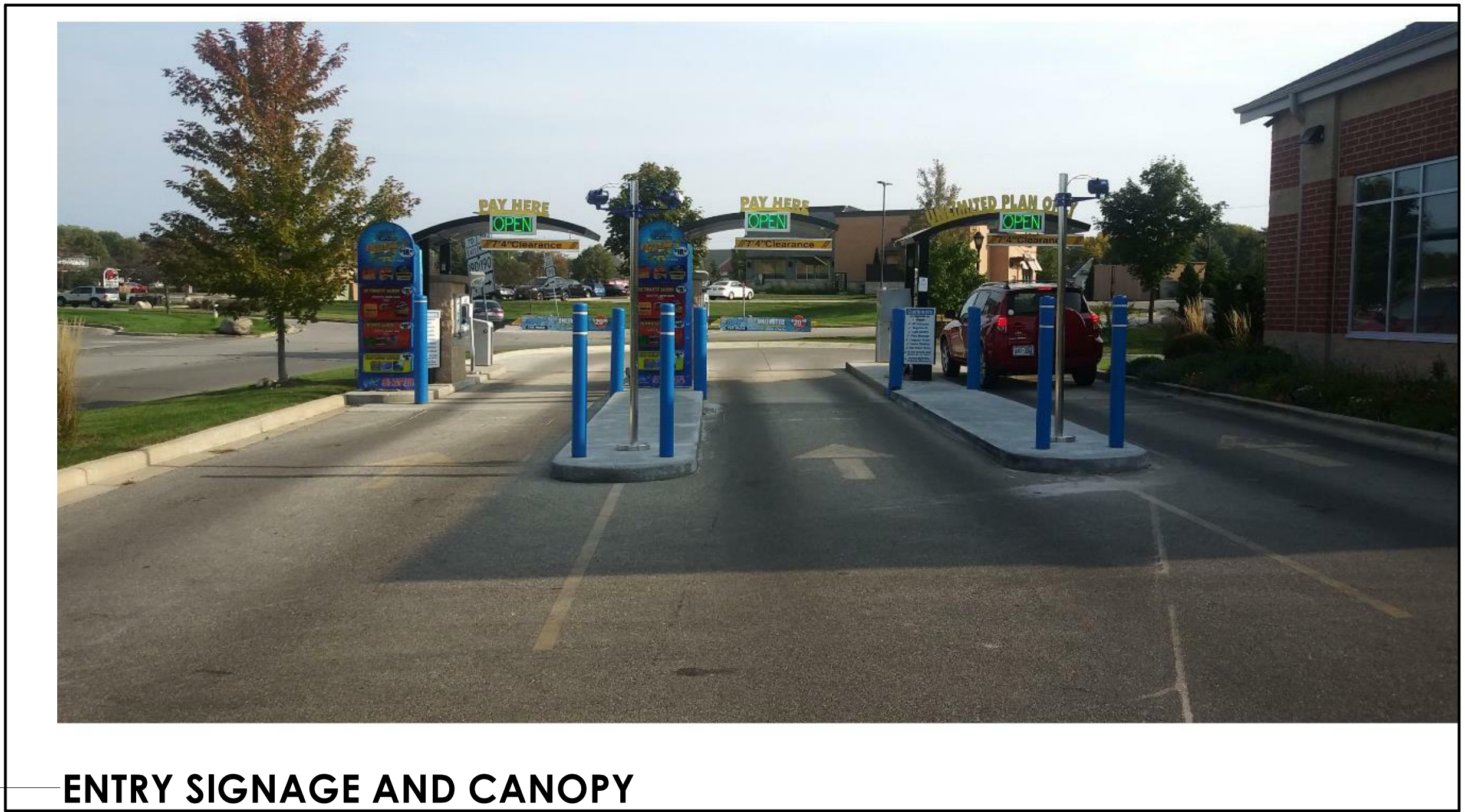


EXTERIOR MOUNTED WALL SCONCE



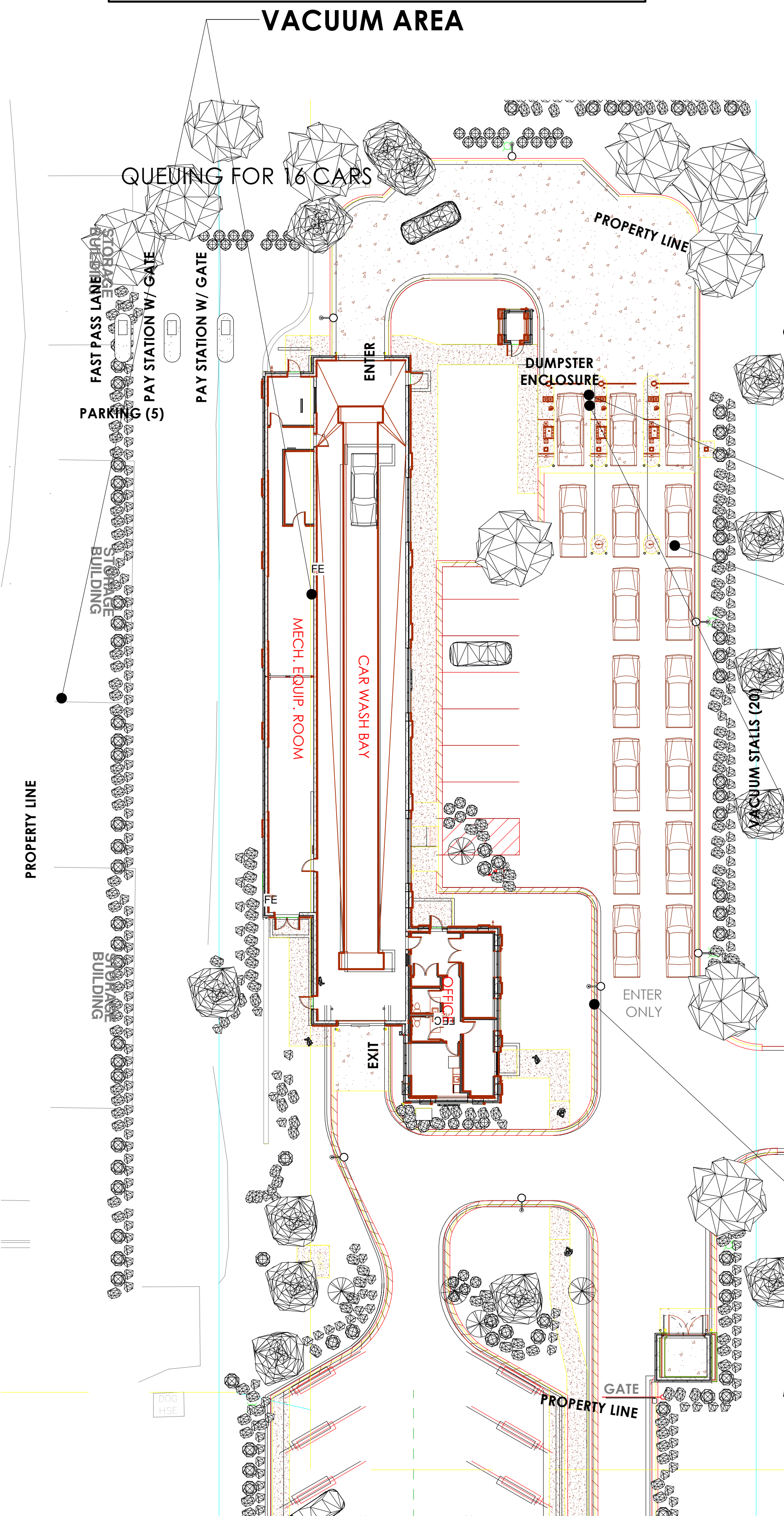
GAF TIMBERLINE GAF TIMBERLINE NATURAL SHADOW ARCHITECTURAL ASPHALT SHINGLES





ENTRY SIGNAGE AND CANOPY

ENTRY SIGNAGE AND CANOPY



INSULATED OVERHEAD INNER DOOR (EACH END)

Proper Tank Design for Underground Water Storage is Critical in the Reclamation Process

- A series of water storage tanks are installed underground to capture the reclaimed water.
- The water contains "solids" up to 150 microns
- Optimum wash quality water post water reclamation filtration is 5 microns.
- A poorly designed tanking system can potentially mean disaster for the carwash operator.

WATER FILTRATION SYSTEM

AIRLIFT DOORS, INC. Door Packages XRS Extreme Roll Up Series

All XRS Extreme Roll Up Door Packages include these standard features:

- Breakaway design with automatic reset
- Fiber reinforced pultruded plastic track
- Complete weather seal including:
 - Heavy duty top rubber seal
 - Dual side brush seals
- 3 full vision panels standard, option for additional
- Individually replaceable sections
- Protective covers included
- Inside or Outside Mount
- All stainless steel hardware

BEIGE (DOOR COLOR)

Door sizes available up to 14' x 14' for custom door sizes consult factory.

ROLL UP OUTER DOORS (EACH END)

DOORJET Solaronics Gas Fired Heaters

Stainless Steel Controls Totally Enclosed

STOPS OPEN-DOOR CHILLS

APPLICATIONS:

- Car Washes
- Warehouses
- Manufacturers
- Auto Body Shops
- Distribution Centers
- Maintenance Facilities
- Marine Repair Facilities

ELECTRICAL DRYER

GAS FIRED DRYER

DRYING SYSTEMS



EXISTING JILLY'S - GLENDALE, WI



EXISTING JILLY'S - GLENDALE, WI





EXISTING JILLY'S - GLENDALE, WI



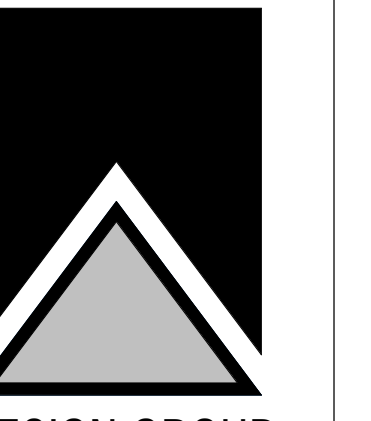
EXISTING JILLY'S - GLENDALE, WI



EXISTING JILLY'S - GLENDALE, WI



EXISTING JILLY'S - GLENDALE, WI





EXISTING JILLY'S - PEWAUKEE, WI



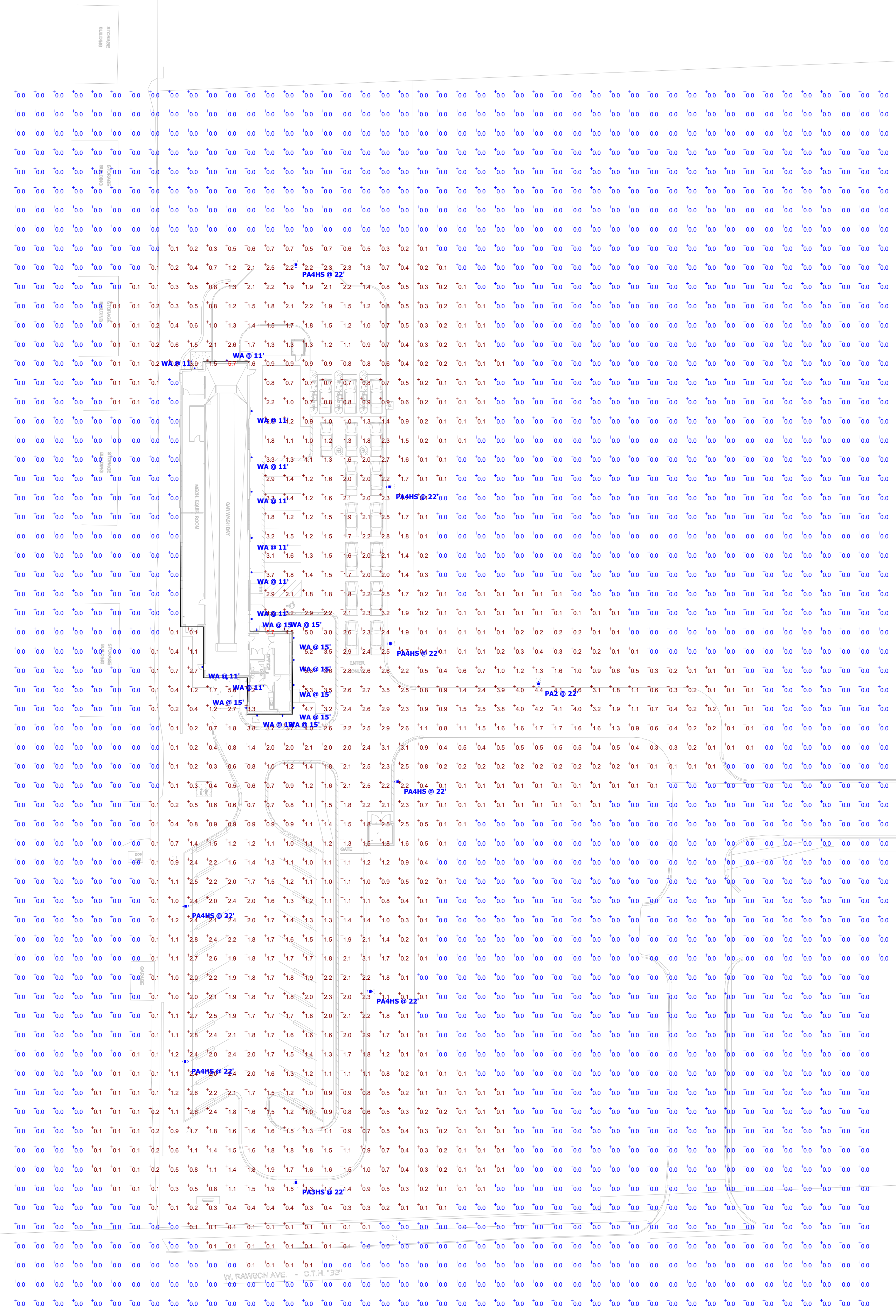
EXISTING JILLY'S - PEWAUKEE, WI



EXISTING JILLY'S - PEWAUKEE, WI



EXISTING JILLY'S - PEWAUKEE, WI

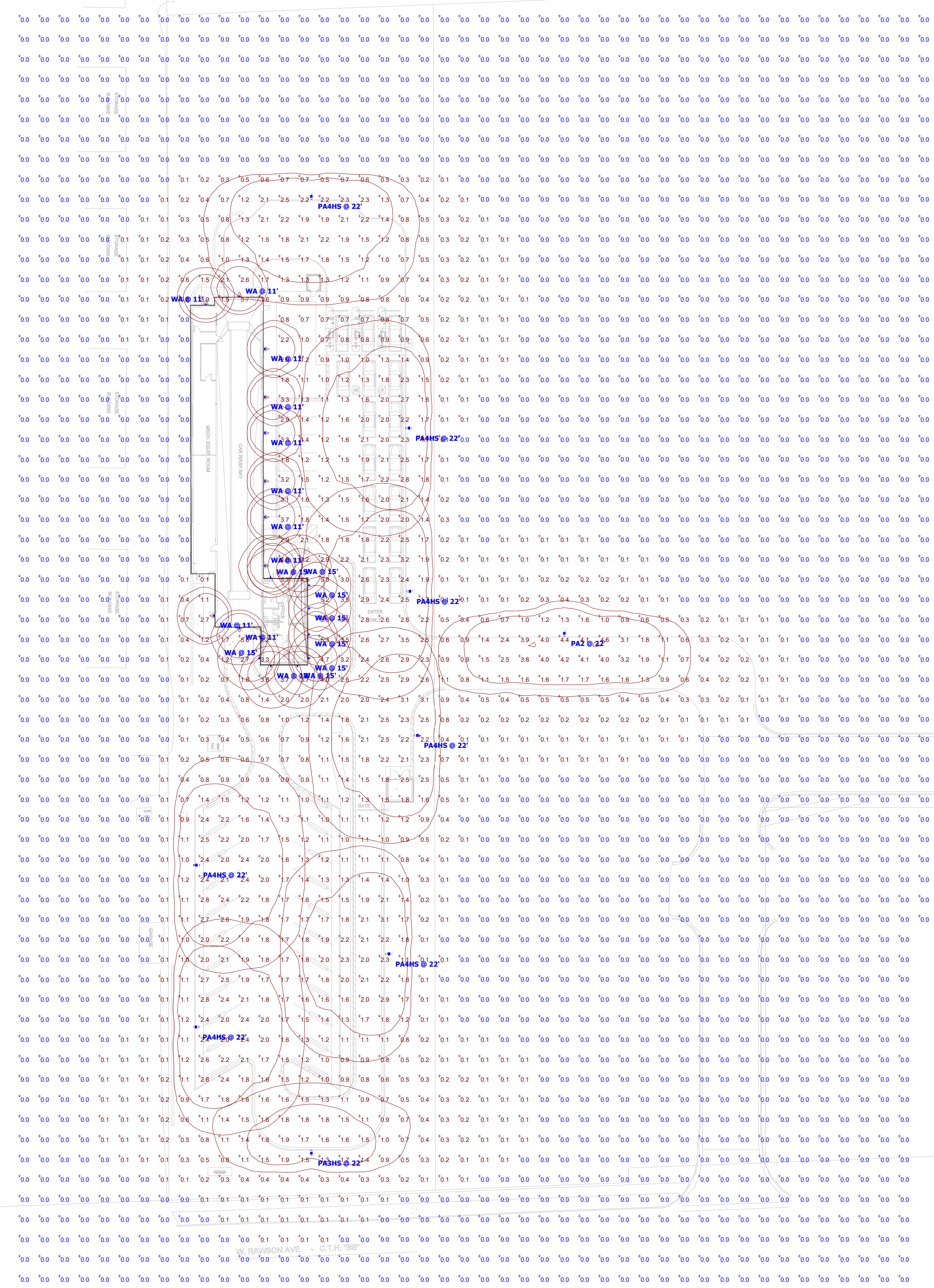


Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
☐	PA2		1	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	PRV-C25-D-UNV-T2-BZ	PREVAL AREA AND ROADWAY LUMINAIRE (2) 70 CRI, 4000K LED AND TYPE II OPTICS, BRONZE PAINTED FINISH	2	6603	0.9	96
☐	PA3HS		1	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	PRV-C15-D-UNV-T3-BZ-HSS	PREVAL AREA AND ROADWAY LUMINAIRE (1) 70 CRI, 4000K LED AND TYPE III OPTIC WITH HOUSE SIDE SHIELD, BRONZE PAINTED FINISH	1	6462	0.9	52
☐	PA4HS		7	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	PRV-C25-D-UNV-T4-BZ-HSS	PREVAL AREA AND ROADWAY LUMINAIRE (2) 70 CRI, 4000K LED AND TYPE IV OPTICS WITH HOUSE SIDE SHIELD, BRONZE PAINTED FINISH	2	5966	0.9	96
☒	WA		19	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	XTOR1B-W	CROSSTOUR 12W WALL MOUNT LED	1	1396	0.9	12.2

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PARKING AND DRIVE	+	1.7 fc	5.0 fc	0.1 fc	50.0:1	17.0:1
SITE	+	0.4 fc	5.7 fc	0.0 fc	N/A	N/A

Note
 1. Calculation points ten foot on center
 2. Calculation points at grade



Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
PA2			1	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	PRV-C25-D-UNV-T2-BZ	PREVAL AREA AND ROADWAY LUMINAIRE (2) 70 CRI, 4000K LEDS AND TYPE II OPTICS, BRONZE PAINTED FINISH	2	6003	0.9	96
PA3HS			1	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	PRV-C15-D-UNV-T3-BZ-HSS	PREVAL AREA AND ROADWAY LUMINAIRE (1) 70 CRI, 4000K LED AND TYPE III OPTIC WITH HOUSE SIDE SHIELD, BRONZE PAINTED FINISH	1	6462	0.9	52
PA4HS			7	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	PRV-C25-D-UNV-T4-BZ-HSS	PREVAL AREA AND ROADWAY LUMINAIRE (2) 70 CRI, 4000K LEDS AND TYPE IV OPTICS WITH HOUSE SIDE SHIELD, BRONZE PAINTED FINISH	2	5966	0.9	96
WA			19	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	XTOR18-W	CROSSOUR 12W WALL MOUNT LED	1	1396	0.9	12.2

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PARKING AND DRIVE	+	1.7 fc	5.0 fc	0.1 fc	50.0:1	17.0:1
SITE	+	0.4 fc	5.7 fc	0.0 fc	N/A	N/A

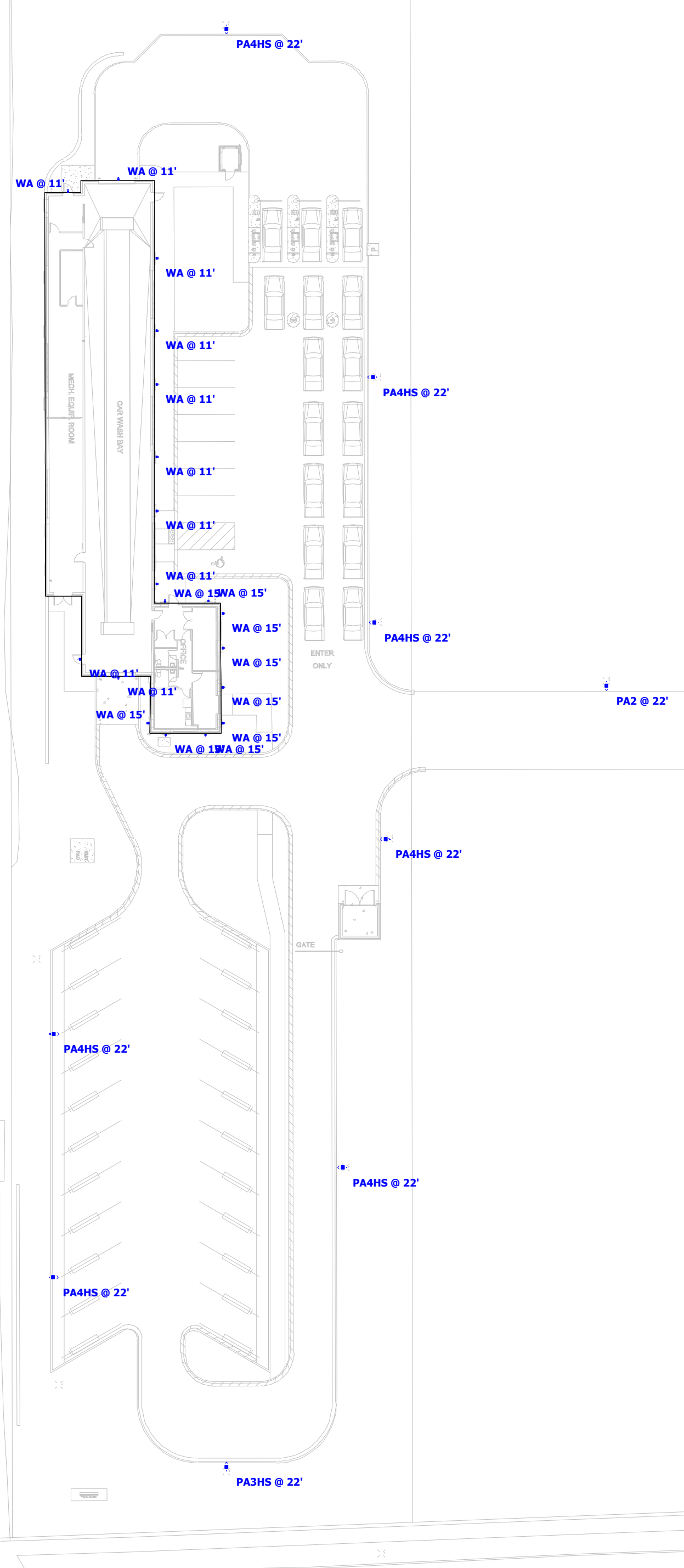
Note

1. Calculation points ten foot on center
2. Calculation points at grade

W. RAWSON AVE. - C.T.H. "BB"



Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
	PA2		1	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	RVV-C25-D-UVV-12-BZ	PREVAL AREA AND ROADWAY LUMINAIRE (2) 70 CRI, 4000K LEDS AND TYPE II OPTIC, BRONZE PAINTED FINISH	2	6603	0.9	96
	PA3HS		1	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	RVV-C15-D-UVV-13-BZ-HSS	PREVAL AREA AND ROADWAY LUMINAIRE (1) 70 CRI, 4000K LEDS AND TYPE III OPTIC WITH HOUSE SIDE SHIELD, BRONZE PAINTED FINISH	1	6462	0.9	52
	PA4HS		7	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	RVV-C25-D-UVV-14-BZ-HSS	PREVAL AREA AND ROADWAY LUMINAIRE (2) 70 CRI, 4000K LEDS AND TYPE IV OPTIC WITH HOUSE SIDE SHIELD, BRONZE PAINTED FINISH	2	5966	0.9	96
	WA		19	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	XTOR18-W	CROSSSTOUR 12W WALL MOUNT LED	1	1396	0.9	12.2



W. RAWSON AVE. - C.T.H. "BB"



SSS SQUARE STRAIGHT STEEL

Steel Poles

Table with columns: Catalog #, Project, Comments, Prepared by, Type, Date. Example entry: SSS4A20SFM1, PA2 POLE.

- FEATURES
- ASTM Grade steel base plate with ASTM A366 base cover
- Hand hole assembly 2" x 5" on 5" and 6" pole; and 2" x 4" on 4" pole
- 10" ZF mounting heights
- Drilled or laser specified

DESIGN CONSIDERATIONS - VIBRATIONS AND NON-GROUND MOUNTED INSTALLATIONS

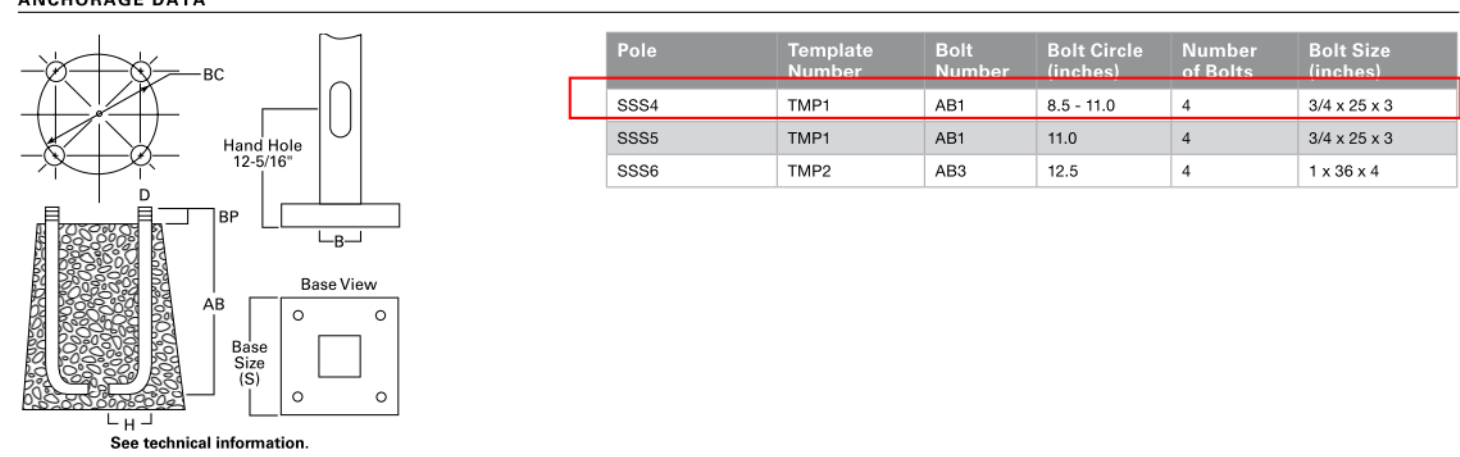
The information contained herein is for general guidance only and is not a replacement for professional judgment. Design considerations for steel-installed vibrations and non-ground mounted installations...

ORDERING INFORMATION

Table with columns: Product Family, Shaft Size, Wall Thickness, Mounting Height, Base Type, Finish, Mounting Type, Number and Location of Arms, Arm Lengths, Options (Add as Suffix).

NOTE: 1. All shaft sizes nominal. 2. Square poles are 3/4" or 1" round poles are 3/4" or 1" round. 3. Tapped hole is located 5" below the pole top and on the same side of pole as hand hole, unless specified otherwise...

ANCHORAGE DATA



TDS13013EN Page 1 February 14, 2021 1:52:43 PM

Table: EFFECTIVE PROJECTED AREA (At Pole Top). Columns: Mounting Height, Catalog Number, Wall Thickness, Base Circle, Bolt Circle, Anchor Bolt Projection, Shaft Size, Anchor Bolt Length, Net Weight, Maximum Effective Projected Area, Max. Fixture Load.

Table: EFFECTIVE PROJECTED AREA (Two Feet Above Pole Top). Columns: Mounting Height, Catalog Number, Wall Thickness, Base Circle, Bolt Circle, Anchor Bolt Projection, Shaft Size, Anchor Bolt Length, Net Weight, Maximum Effective Projected Area, Max. Fixture Load.

NOTE: 1. Catalog number includes pole with hardware kit. Anchor bolts not included. Before installing, make sure proper hole and template are obtained. 2. Do not use for mounting the emergency alarm... 3. Mount use, base square, anchor bolts and projections may vary slightly. All dimensions nominal. 4. 60ksi based on steel properties with steel tested to 60 ksi. Steel included using base steel velocity as indicated plus 30% gust factor.



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VIBRATION

Vibrations may cause damage to structures, including poles. Vibrations are unpredictable, and there are many factors and variables that can cause damaging vibrations. Many wind conditions exist that can cause damaging vibrations to poles and structures, such as gusts which between 10 to 30 mph...

MAINTENANCE

Perform inspection periodically. A visual inspection schedule should be done after installation, one month after installation, weekly after installation, and following any major wind event. During the inspection, check the poles for cracks. If cracks are detected, structural action is required...



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Table with columns: Project, Catalog #, Type, Prepared by, Notes, Date. Example entry: PA2.



Lumark Prevail LED

Area / Site Luminaire

Product Features

- Interactive Menu
- Ordering Information page 2
- Mounting Details page 3
- Optical Configurations page 4
- Product Specifications page 4
- Energy and Performance Data page 5
- Control Options page 6

Product Certifications

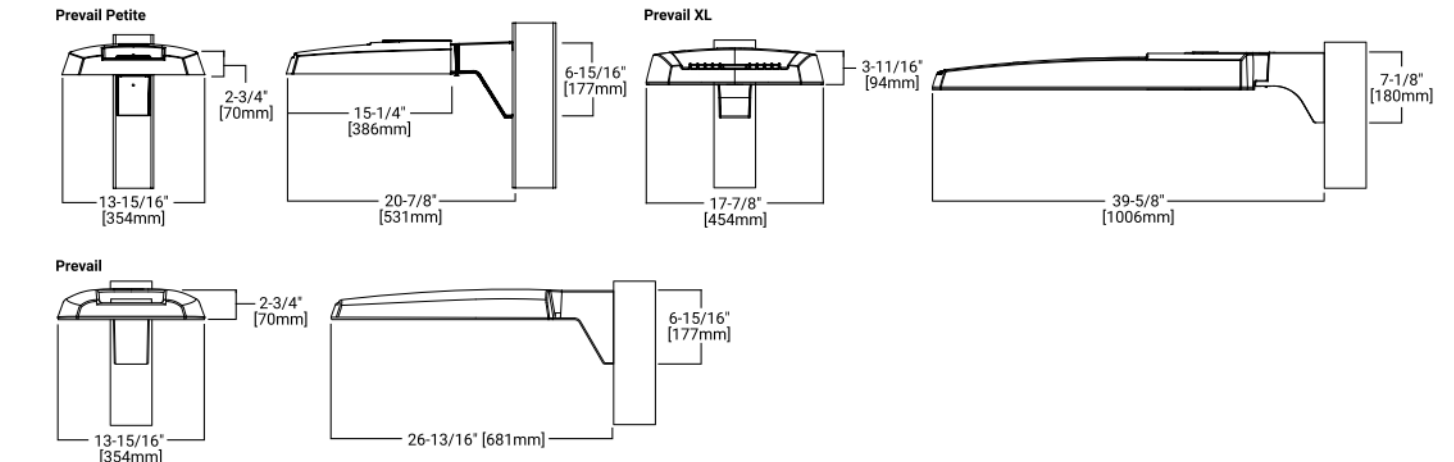


Connected Systems

- WaveLix

- Quick Facts
- Lumen packages range from 4,800 - 52,300 lumens (35W - 350W)
- Replaces 70W up to 1,000W HID equivalents
- Efficacies up to 160 lumens per watt
- Energy and maintenance savings up to 85% versus HID solutions
- Standard universal quick mount arm with universal drill pattern

Dimensional Details



PS050001EN Page 1 February 14, 2022 1:15:40 AM

Lumark

Prevail LED

Ordering Information

SAMPLE NUMBER: PRV-XL-C75-D-UVN-T4-SA-BZ

Table with columns: Product Family, Light Engine, Color, Voltage, Distribution, Mounting, Accessories (Order Separately).

- NOTES:
1. Luminaire Certifications Qualified. Refer to www.cooperlighting.com for details.
2. Compliance is essential for installation and proper operation. Refer to instructions.
3. Only qualified installers should be used for installation.
4. For more information, contact your local distributor.
5. For more information, contact your local distributor.
6. For more information, contact your local distributor.
7. For more information, contact your local distributor.
8. For more information, contact your local distributor.
9. For more information, contact your local distributor.
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LumenSafe Integrated Network Security Camera Technology Options (Add as Suffix)

Table with columns: Product Family, Camera Type, Video Resolution, Audio, Motion Detection, Network, Power.

Stock Ordering Information

Table with columns: Product Family, Light Engine, Voltage, Distribution.

NOTES:
1. Luminaire Certifications Qualified. Refer to www.cooperlighting.com for details.
2. Compliance is essential for installation and proper operation. Refer to instructions.
3. Only qualified installers should be used for installation.
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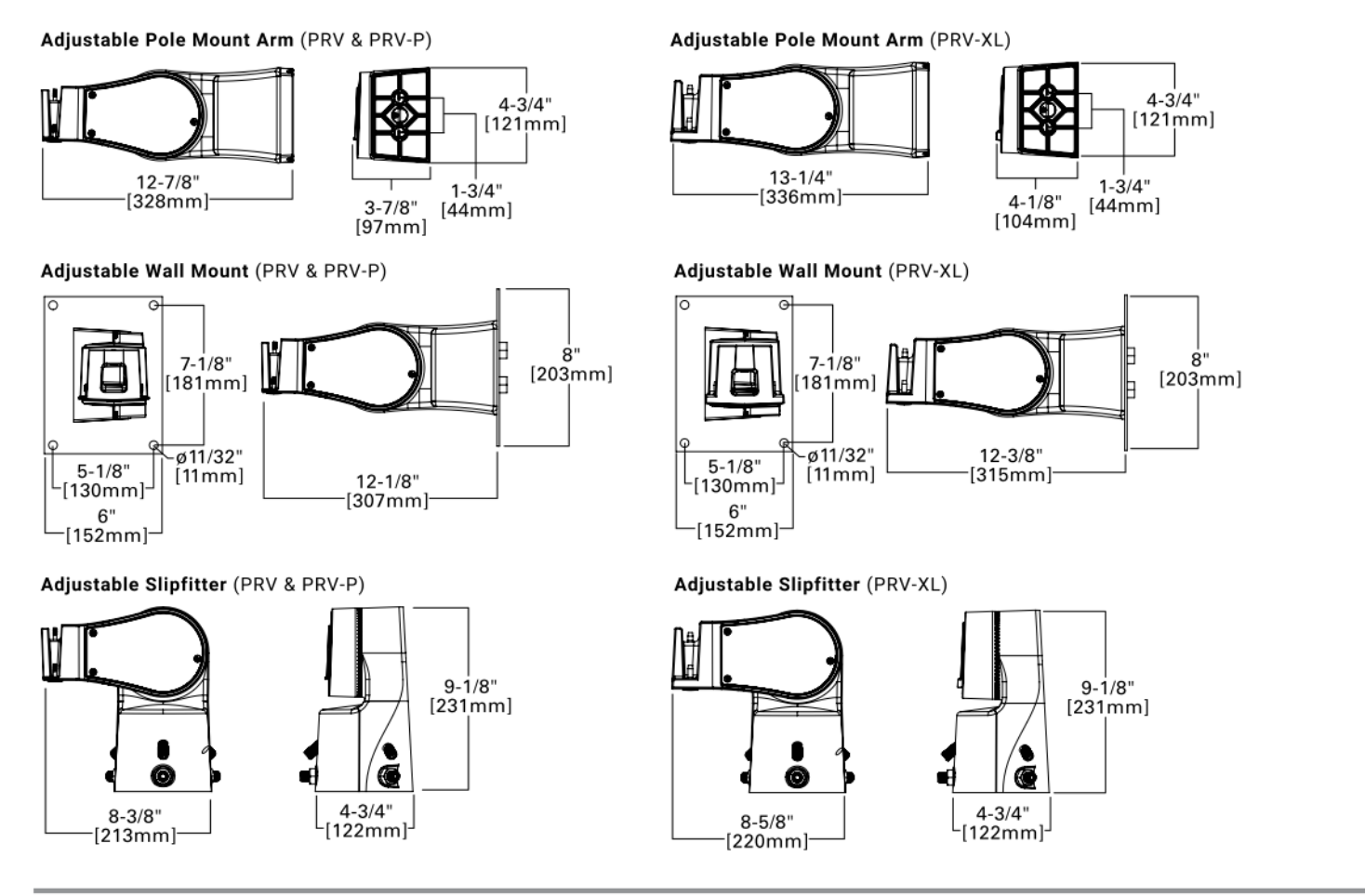
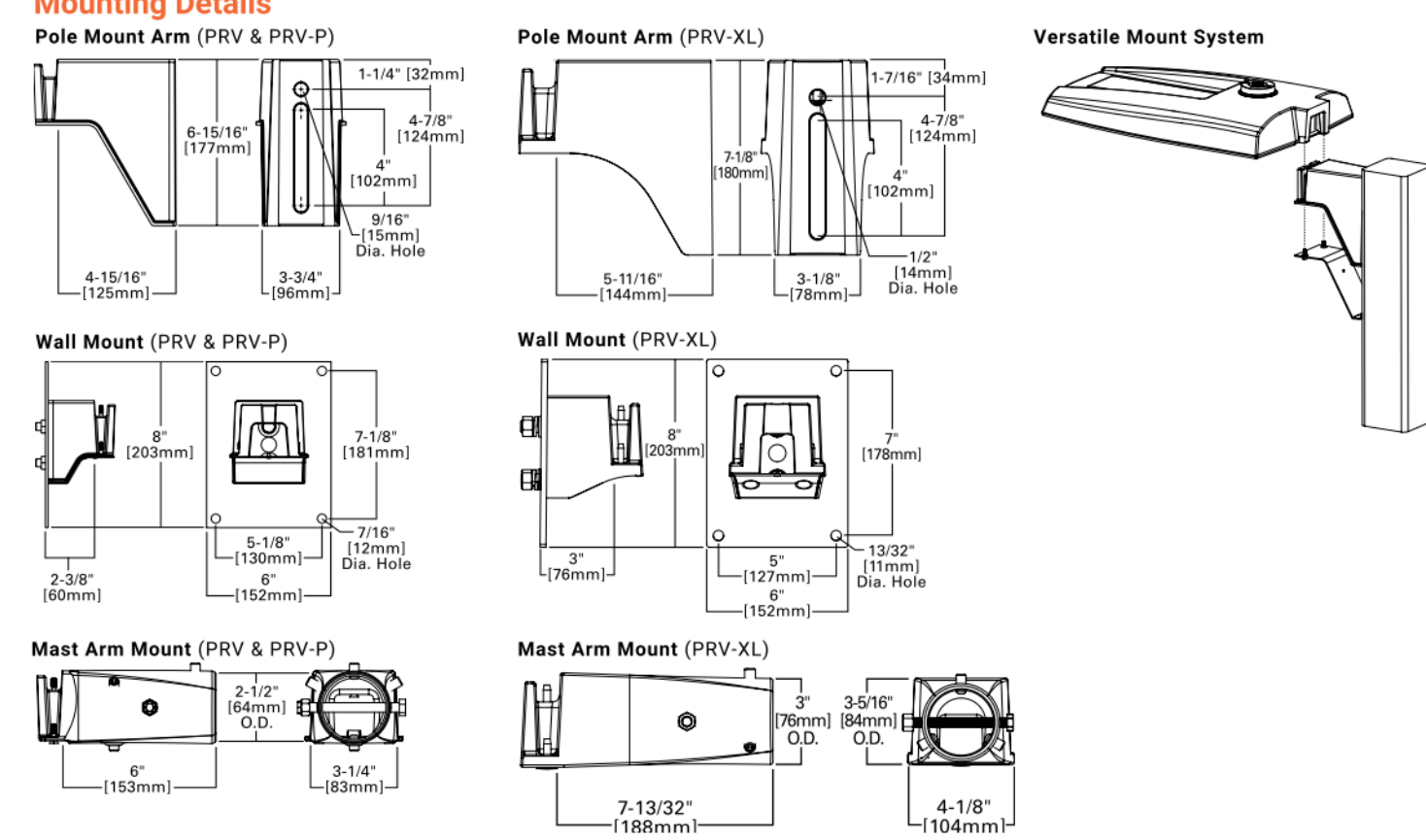


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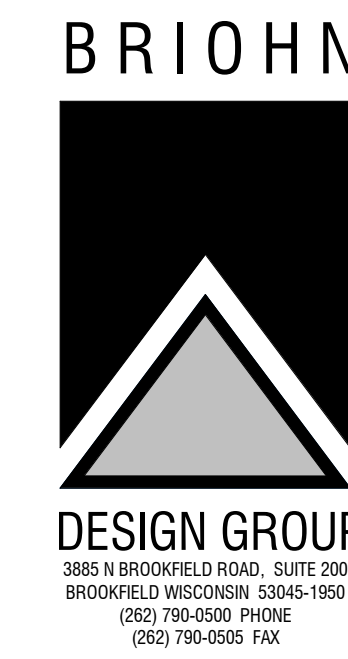
Lumark

Prevail LED

Mounting Details



PS050001EN Page 3 February 14, 2022 1:15:40 AM



LIGHT FIXTURE CUT SHEETS

SHEET TITLE

PROPOSED: JILLYS CAR WASH

FRANKLIN, WI

PROGRESS SET NOT FOR CONSTRUCTION

Revision

Date

JOB: 3455
DRAWN: CW/CJR
CHECKED: MM
DATE: 1/11/2023
SHEET:

E1.1

DESCRIPTION

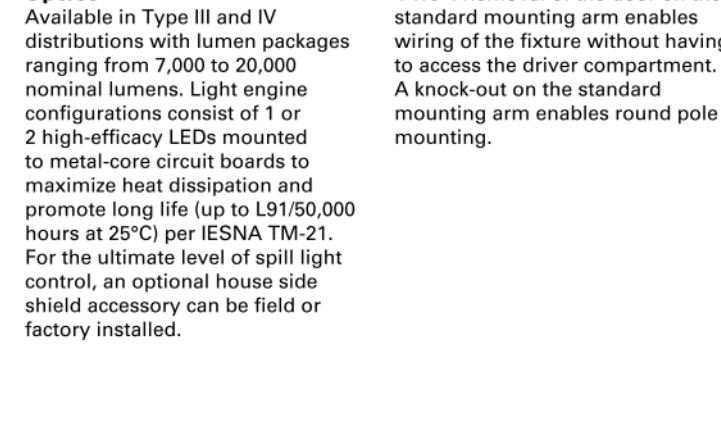
The Preval™ LED pole and fixture combination makes selection and installation of poles and fixtures simple. Included is the die-cast Preval area, site and roadway luminaire with standard mounting arm, square straight steel pole, anchor bolts, base cover, template and hardware. Stock configurations are available in single and dual fixture combinations. The Preval luminaire delivers a new level of versatility and value in patent pending, architectural design that delivers energy savings greater than 85% and replaces 150-450W metal halide fixtures. The Preval fixture and pole combo is ideal for general area/ site lighting applications.

SPECIFICATION FEATURES

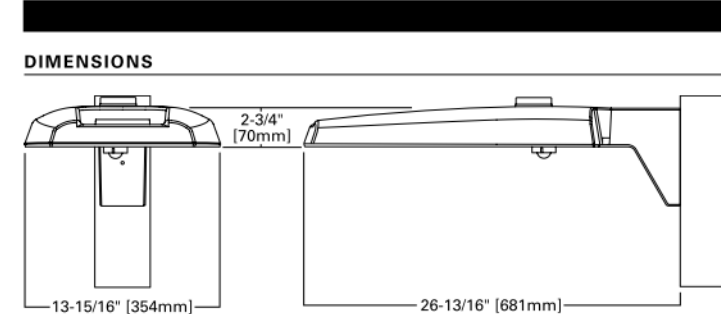
Construction
Construction is comprised of a heavy-duty, single-piece die-cast aluminum housing in dark bronze polyester powder paint. The die-cast aluminum door is tethered to provide easy access to the driver. The optics is mounted on a versatile aluminum plate that dissipates heat from the LEDs resulting in longer life of the fixture. The fixture is IP66 and 30 vibration rated (ANSI C136.31).

Optics
Available in Type III and IV distributions with lumens packages ranging from 7,000 to 20,000 nominal lumens. Light engine configurations consist of 1 or 2 high-efficiency LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L93,000 hours at 20°C) per IESNA TM 21. For the ultimate level of spill light control, an optional house side shield accessory can be field or factory installed.

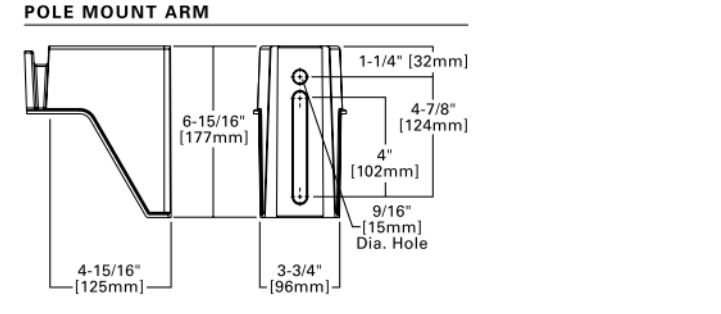
Dimensions



Pole Mount Arm



Dimensions



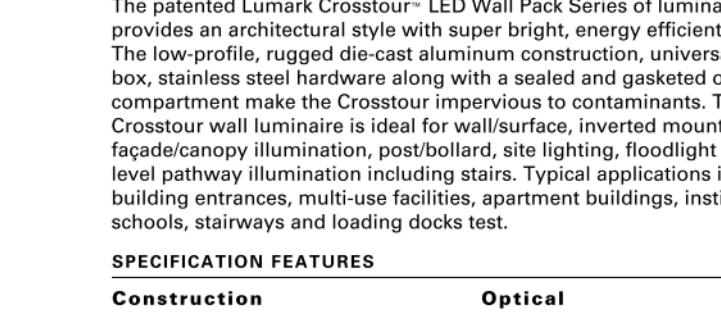
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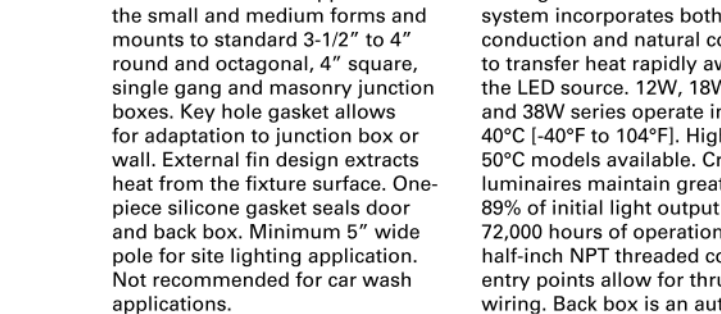
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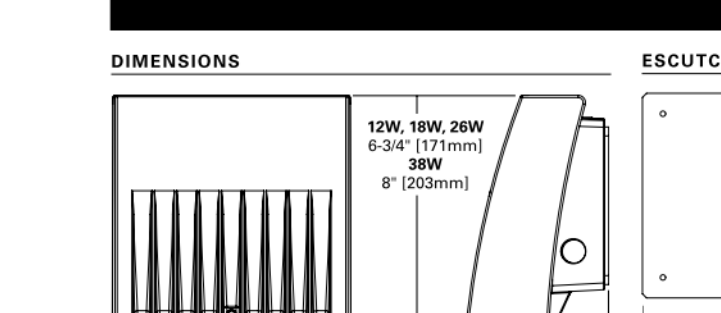
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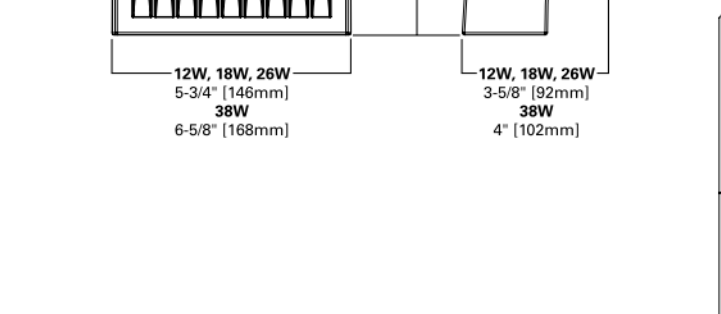
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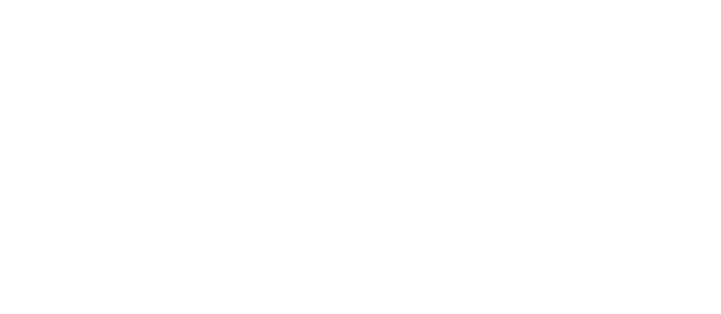
Dimensions



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Dimensions



Catalog #	PPFRV-1-CJ5-T3-20-HSS	Type	
Project		PA4HS	
Comments		Date	
Prepared by			



PPFRV PREVAL POLE AND FIXTURE COMBO
LED
POLE AND FIXTURE COMBO

CERTIFICATION DATA

UL and ULX Wet Location Listed
IP66 Rated
30 Vibration Rated
(ANSI C136.31)

ENERGY DATA

Baseline LED Driver
1.0 Power Factor
20% Total Harmonic Distortion
120-277V/50 and 60Hz
85V/60Hz, 480V/60Hz
40°C Maximum Temperature Rating
40°C Ambient Temperature Rating

EPA

Effective Projected Area (Sq. Ft.): 0.75
(1.0 sq. ft. House)

SHIPPING DATA

Approximate Net Weight:
30 lbs. (33.0 lbs. in House)

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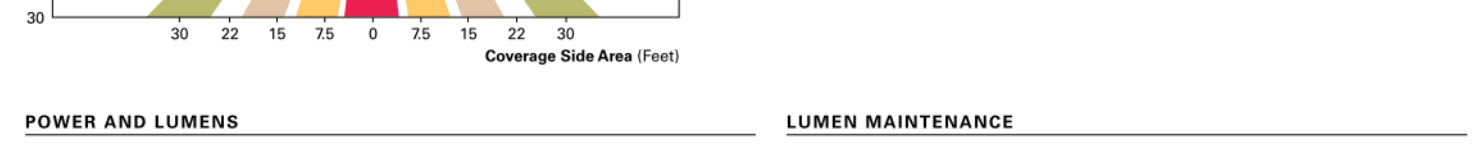
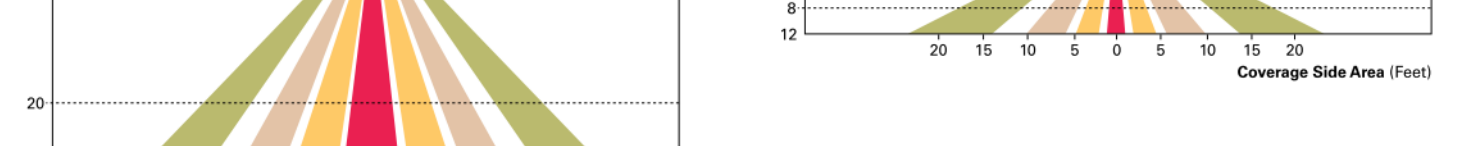
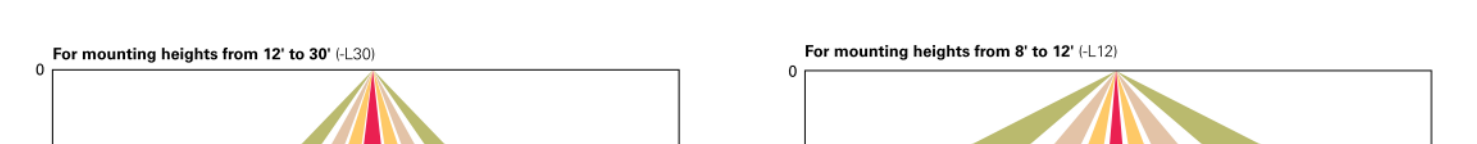
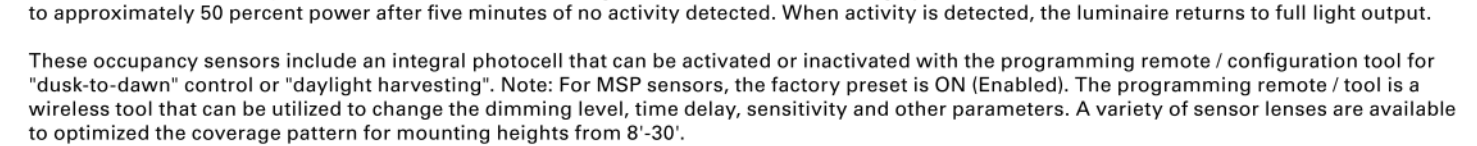
CONTROL OPTIONS

0-10V (DC)
This fixture is offered standard with 0-10V dimming wire leads for use with a lighting control panel or other control method.

Photocontrol (PER and PER7)
Photocontrol receptacles provide a flexible solution to enable "dark-to-dawn" lighting by sensing light levels. Advanced control systems compatible with NEMA 7-pin standards can be utilized with the PER7 receptacle.

Dimming Occupancy Sensor (MSP/DM-LXX)
These sensors are factory installed in the luminaire housing. When a sensor for dimming operation (DIM) is selected, the luminaire will dim down to approximately 50 percent power after five minutes of no activity detected. When activity is detected, the luminaire returns to full light output.

These occupancy sensors include an integral photoeye that can be activated or inactivated with the programming remote / configuration tool for "dark-to-dawn" control or "daylight harvesting." Note: For MSP sensors, the factory preset is ON (Enabled). The programming remote / tool is a wireless tool that can be utilized to change the dimming level, time delay, sensitivity and other parameters. A variety of sensor lenses are available to optimized the coverage pattern for mounting heights from 8'-30'.



Light Engine	C16	C26	C40	C60
Nominal Power (Watts)	52W	96W	131W	193W
Input Current @ 120V (A)	0.43	0.80	1.09	1.32
Input Current @ 277V (A)	0.19	0.36	0.48	0.57
Lumens	7,511	13,183	17,544	20,950

Type III	BUG Rating	B1-UG-02	B2-UG-03	B3-UG-04	B3-UG-04
Lumens	7,088	13,140	17,087	19,984	19,984
Type IV	BUG Rating	B1-UG-02	B2-UG-04	B2-UG-04	B3-UG-05
Lumens	7,088	13,140	17,087	19,984	19,984

Ambient Temperature	Lumen Multiplier	Theoretical L70 (Hours)
20°C	> 91.30%	> 194,000
40°C	> 87.59%	> 134,000

Ambient Temperature	Lumen Multiplier
20°C	1.00
35°C	1.01
40°C	0.99

Series *	Number of Fixtures	Light Engine	Distribution	Pole Height	Maximum Wind Zone (MPH)	Options (Add as Suffix)	Accessories (Order Separately) *
PPFRV-Preval	1-4	C16-1 LED 7,000	T3-Type III	16-18'	30-30'	None	HS/VERD-House Side Shield *
PPFRV-Preval	1-4	C26-1 LED 13,100	T3-Type III	26-28'	30-30'	None	HS/VERD-House Side Shield *
PPFRV-Preval	1-4	C40-1 LED 17,500	T3-Type III	30-32'	30-30'	None	HS/VERD-House Side Shield *
PPFRV-Preval	1-4	C60-1 LED 20,900	T3-Type III	30-32'	30-30'	None	HS/VERD-House Side Shield *

NOTE: 1. 480V CCT, standard lenses; 120-277V, 0-10V dimming; 2. Standard mount arm included with fixture. Supplied with straight steel shaft, anchor bolts, template, base cover and hardware. 3. ISS not available with 0-10V wire package. Ordered as an option. 4. All wire factory installed. Ordered as a field-installed accessory. Must enter quantity per pole application. 5. Not available with MSP sensors.

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MEMORANDUM

Date: March 2, 2023

SENT VIA EMAIL

To: City of Franklin UDO Update Task Force
Régulo Martínez-Montilva, AICP, Principal Planner
Marion Ecks, AICP, Associate Planner

From: Houseal Lavigne Associates
Jackie Wells, AICP, Practice Lead
Ruben Shell, AICP, Planner II

Re: **Franklin, WI Unified Development Ordinance
Draft Articles 10 - 11 Overview**

The purpose of this memorandum is to provide a high-level overview of the major changes proposed to the draft UDO Articles 10 - Planned Development Standards and Procedures and Article 11 - Nonconforming Buildings, Structures, and Uses from the existing UDO. Questions identified by City staff and the project team for discussion by the Task Force are also provided.

ARTICLE 10. PLANNED DEVELOPMENT STANDARDS AND PROCEDURES

The City's current planned development standards and procedures are proposed to be largely rewritten. The proposed standards will require any development on a lot or lots greater than 25,000 square feet or any development containing non-residential uses that would result in 10,000 square feet or more of gross floor area to go through the Planned Development process while any development other than single-family residential may apply to go through the Planned Development process.

Additionally, modification standards are proposed to be established to be used in the review of site development allowances (requested deviations from underlying district standards) in the draft Section 15-10-04. The proposed standards will ensure that modifications requested through the process are considered and granted only in direct response to the accrual of tangible benefits to the City or neighborhood in which it would be located. To accomplish this, standards of review are proposed by which the Plan Commission and Common Council would review Planned Development applications as a whole in Section 15-10-05. Modifications to the base district standards are approved as part of the Planned Development Overlay District. Procedures to modify previously approved Planned Developments are also established. Major amendments are changes that generate substantial alteration to previously approved Planned Developments such as a substantial change to the intensity of the uses on-site or that create a change in the site's built character and require approval through the Planned Development process. For example, modification of the housing types, an increase in gross floor area, or a change in impervious surface are major amendments.

HOUSEAL LAVIGNE
ASSOCIATES, LLC

CHICAGO, IL
188 West Randolph Street, Suite 200
Chicago, Illinois 60601
(312) 372-1008

www.hlplanning.com
info@hlplanning.com

Questions For Task Force Discussion

The following issues have been identified for discussion and policy direction as the Task Force considers the draft Article 10.

- Are there any types of development that should be required to go through the Planned Development process?
- Are there any types of development that should be prohibited from being approved as Planned Developments?
- Are the modification standards in Section 15-10-04 appropriate standards to allow deviations for the base zoning?
- Are the standards of review in Section 15-10-05 appropriate standards to consider and approve Planned Developments overall?

ARTICLE 11. NONCONFORMING BUILDINGS, STRUCTURES, AND USES

Article 11: Nonconforming Buildings, Structures, and Uses is proposed to include the regulations for nonconforming buildings, structures, lots, and uses that exist in Division 15-3.1000 of the UDO currently. The existing provisions that govern nonconforming uses and structures in the floodplain districts that are in the existing Section 15-3.1011 of the UDO are removed from the draft Article 11, as updated provisions regarding nonconformities in floodplain districts are contained in the draft of Article 3 in Section 15-3-06. No other major changes are proposed, aside from updates to ensure that the Article aligns with other Articles of the draft UDO.

Article 10. Planned Development Standards and Procedures

15-10-01. Intent and Purpose 1
 15-10-02. General Provisions 1
 15-10-03. Planned Development Relation to Base District Standards 2
 15-10-04. Modification Standards 2
 15-10-05. Standards of Review 3
 15-10-06. Procedures 4
 15-10-07. Amendments to Planned Developments 5

15-10-01. Intent and Purpose

The purpose of the regulations, standards, and criteria contained in this Article is to provide an alternative procedure under which land can be developed or redeveloped with innovation, imagination, and creative architectural design, when sufficiently justified under the provisions of this Article. The objective of the Planned Development standards is to encourage a higher level of design and amenity than is possible to achieve under otherwise applicable zoning regulations. The end result should fulfill the objectives of City plans and policies, including but not limited to the City of Franklin Comprehensive Master Plan, while departing from the strict application of the regulations of this UDO. The planned development standards are intended to permit and encourage such flexibility and to accomplish the following purposes:

- A. To stimulate creative approaches to the commercial, residential, and mixed-use development of land.
- B. To provide for more efficient use of land.
- C. To preserve natural features and provide open space areas and recreation areas in excess of that required under existing zoning regulations.
- D. To develop new approaches to the living environment through variety in type, design and layout of buildings, transportation systems, and public facilities.
- E. To unify buildings and structures through design.
- F. To promote long term planning, pursuant to the City of Franklin Comprehensive Master Plan and other relevant plans and City policies, which will allow harmonious and compatible land uses or combination of uses with surrounding areas.

15-10-02. General Provisions

- A. The following must be approved as a planned development in accordance with this UDO:
 - 1. Any development on a lot or lots with an area equal to or greater than **twenty-five thousand (25,000)** square feet.
 - 2. Any development containing non-residential uses that would result in **ten thousand (10,000)** square feet or more of gross floor area.
- B. Any development containing uses other than single-family residential uses may be approved as a planned development.

- C. Each Planned Development should be presented and judged on its own merits. It shall not be sufficient to base justification for approval of a Planned Development solely upon an already existing planned development except to the extent such Planned Development has been approved as part of a development master plan.
- D. The burden of providing evidence and persuasion that any Planned Development is necessary and desirable shall rest with the applicant.

15-10-03. Planned Development Relation to Base District Standards

- A. A planned development, if approved, shall constitute an overlay district, and all base district designations shall be maintained.
- B. A planned development, if approved, may incorporate modifications to the base district standards that shall become part of the overlay district. All such modifications shall be referred to as site development allowances.
- C. Notwithstanding any limitations on waivers or modifications of standards contained elsewhere in this UDO, site development allowances may be approved provided the applicant specifically identifies each site development allowance in the planned development application and demonstrates how each site development allowance:
 - 1. Would be compatible with surrounding development;
 - 2. Is necessary for development of the site in accordance with the purposes of this section; and
 - 3. Incorporates a minimum of one (1) of the modification standards detailed in [Section 15-10-04](#).
- D. All approved site development allowances shall be delineated in the ordinance approving the Planned Development and shall be considered the standards of the Planned Development overlay district as it applies to the subject property.

15-10-04. Modification Standards

An applicant seeking a site development allowance shall be required to justify each request through the provision of tangible benefits to the City of Franklin by meeting a minimum of one (1) of the modification standards detailed below per requested site development allowance.

- A. **Landscape Conservation and Enhancement.** The Planned Development preserves, restores, or enhances landscape elements, trees, and natural features, such as rivers, streams, ponds, groves, and landforms.
- B. **Sustainable Design.** The Planned Development is designed with demonstrable reductions in energy consumption and/or stormwater management as a result of methods of site design and building location, architectural design of individual buildings, and landscaping design.
- C. **Public Gathering Space.** The Planned Development includes public gathering space, the amount of which is proportional to the size of buildings or number of dwelling units. The public gathering space is activated through the use of elements or features such as moveable tables and chairs, a fountain or other water feature, a sculpture or other public art feature, benches, seat walls, raised landscape planters, or pedestrian scaled and celebratory lighting such as string or tivolì lights. The public gathering space is integrated into the overall design of the planned development and has a direct functional or visual relationship to the main building(s) and is not of an isolated or leftover character.
- D. **Mix of Uses.** The Planned Development is comprised of a mix of non-residential uses and/or a mix of two (2) or more housing unit types.
- E. **Placemaking.** The Planned Development has a distinctive identity and brand that is carried through design features in a manner that fosters a cohesive visual character for the public areas, incorporated in the design of features including but not limited to sign design, unique streetscape elements, architectural features, the creation of public gathering spaces, the incorporation of natural areas, parks, and trails, and other elements of site design.

- F. **Affordability.** The Planned Development includes fifteen (15) percent of the total residential dwellings deed restricted for households that make less than or equal to eighty (80) percent of the area median income as defined by the US Department of Housing and Urban Development.
- G. **Universal Design.** The Planned Development includes buildings and site features designed with accessible features such as level access from the street and/or zero entry thresholds.
- H. **High-Quality Building Materials.** The Planned Development uses time- and weather-tested building materials that are of a higher quality than what is otherwise required by this UDO.

15-10-05. Standards of Review

The following standards for review shall be utilized in the review of a Planned Development application as a whole, including any requested site development allowances and the modification standards proposed to justify those requests. No application for a planned development shall be approved unless the Common Council finds that the application meets all of the following standards:

- A. **Plan and Policy Alignment.** The Planned Development is consistent with the goals, objectives, and policies set forth in the Comprehensive Master Plan and other adopted plans and policy documents of the City.
- B. **Placemaking.** The planned development has a distinctive identity and brand that is carried through the sign designs, unique streetscape features, architecture, public gathering spaces, open spaces, etc.
- C. **Integrated Design with Identifiable Centers and Edges.** The Planned Development shall be laid out and developed as a unit in accordance with an integrated overall design, in which the various land uses included function as a cohesive whole and support one another. The design shall provide identifiable centers, which form focus areas of activity in the development, and edges, which define the outer borders of the development, through the harmonious grouping of buildings, uses, facilities, public gathering spaces, and open space.
- D. **Public Welfare.** The Planned Development is designed, located, and proposed to be operated and maintained so that it will not impair an adequate supply of light and air to adjacent property and will not substantially increase the danger of fire or otherwise endanger the public health, safety, and welfare.
- E. **Compatibility with Adjacent Land Uses.** The Planned Development includes uses which are generally compatible and consistent with the uses of adjacent parcels. If the uses are not generally compatible, all adverse impacts have been mitigated through screening, landscaping, public open space, and other buffering features that protect uses within the development and surrounding properties.
- F. **Impact on Public Facilities and Resources.** The Planned Development is designed so that adequate utilities, road access, drainage, and other necessary facilities will be provided to serve it.
- G. **Archaeological, Historical or Cultural Impact.** The Planned Development does not substantially adversely impact an archaeological, historical, or cultural resource, included on the local, state, or federal register, located on or off the parcel(s) proposed for development.
- H. **Drives, Parking and Circulation.** The Planned Development makes adequate provision to provide necessary parking. Principal vehicular access is from dedicated public streets, and access points shall be designed to encourage smooth traffic flow with controlled turning movements and minimum hazards to vehicular or pedestrian traffic. With respect to vehicular and pedestrian circulation (including walkways, interior drives, and parking), special attention has been given to the location and number of access points to public streets, the width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic, adequate provision for service by emergency vehicles, and arrangement of parking areas that are safe, convenient, and do not detract from the design of proposed buildings and structures and the neighboring properties. Access points are limited through the use of cross access connections.

15-10-06. Procedures

- A. **Pre-Filing Administrative Review Conference(s).** A prospective applicant, prior to submitting a formal application for a Planned Development, shall meet for a pre-filing conference(s) with staff. The purpose of the conference(s) is to help the applicant understand: City plans and policies; the UDO; site development allowances; the standards by which the application will be evaluated; and the application requirements.
- B. **Pre-Filing Project Introduction (Optional).** After the initial pre-filing conference, the prospective applicant may introduce their project to the Plan Commission. The Plan Commission may provide feedback to the applicant based on materials presented. Feedback from the Plan Commission is intended to provide the applicant with an initial impression relative to the character, appropriateness, and intensity of the proposed development, prior to the applicant officially filing for a planned development. Any comments and feedback from the Plan Commission at this meeting is non-binding. The applicant is expected to provide a brief narrative and development concept plan sufficient to communicate the character of the proposed development.
- C. **Application Requirements Waiver Request.** After completing the pre-application conference the applicant may request a waiver of any application requirement which in the applicant's judgment should not apply to the proposed planned development. Such request shall be made in writing prior to the submission of the formal application documents. A final determination regarding the waiver shall be made by the Zoning Administrator and given to the prospective applicant following the decision. An appeal of the determination of the Zoning Administrator may be brought to the Plan Commission for consideration.
- D. **Application for a Planned Development.** Following the pre-application conference, the owner or his agent may file an application with the Zoning Administrator for a Planned Development.
- E. **Referral to Plan Commission.** The application and staff report for a Planned Development shall be referred to the Plan Commission for its review and recommendation, including any additional conditions or restrictions which it may deem necessary or appropriate.
- F. **Hearing and Recommendation by the Plan Commission.** Upon receipt of a completed application, the Zoning Administrator will schedule a public hearing at the Plan Commission. The Plan Commission, before formulating its recommendations to the Common Council, shall hold a public hearing pursuant to the provisions of [§ 15-9.0205](#). Following the public hearing, the Plan Commission shall consider the proposed planned development, the staff report, and the public comment and make a recommendation to the Common Council to make one of the following recommendations base:
1. Recommend approval of the Planned Development,
 2. Recommend approval of the Planned Development with conditions, or
 3. Recommend denial of the Planned Development based on the applicable review standards.
- G. **Action by Common Council.** The Zoning Administrator, on behalf of the Plan Commission, shall transmit a report containing the Plan Commission's recommendation to approve, approve with conditions, or deny the application to Common Council. Common Council shall consider the staff report, public comment received at the public hearing, and recommendation of the Plan Commission and shall take one of the following actions:
1. Approve the Planned Development,
 2. Approve the Planned Development with conditions,
 3. Deny the Planned Development,
 4. Refer the Planned Development back to the Plan Commission for further review.

15-10-07. Amendments to Planned Developments

- A. **Determination.** Upon receiving a Planned Development amendment application, including the information required by the Zoning Administrator, the Zoning Administrator shall determine whether the amendment is a major amendment, or a minor amendment based on the criteria detailed in **Section ###-##-###** (B) and (C) below.
- B. **Major Amendment.** A major amendment is any proposed change to an adopted Planned Development that results in one (1) or more of the following changes:
1. Increase in density;
 2. A five (5) percent increase in impervious surface or modification to the approved stormwater management plan.
 3. Reduction of open space by more than five (5) percent;
 4. Modification of the proportion of housing types;
 5. Increase in the approved gross floor area by more than five hundred (500) square feet;
 6. Alteration of the alignment of roads, utilities, or drainage;
 7. Modification of any other site feature inconsistent with any standard or condition imposed by the Common Council in approving the Planned Development, as determined by the Zoning Administrator.
- C. **Minor Amendment.** A minor amendment is any proposed change to an approved Planned Development that is consistent with the standards and conditions upon which the Planned Development application was approved and Planned Development adopted, which does not alter the concept or intent of the Planned Development and is not considered a major amendment as detailed in **Section ###-##-###**.
- D. **Approval Processes.**
1. A major amendment to an adopted Planned Development shall follow the procedure set in **Section ###-##-###**.
 2. A minor amendment to an approved Planned Development may be approved by the Zoning Administrator.

Article 11. Nonconforming Buildings, Structures, and Uses

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15-11-01. Existing Nonconforming Uses

- A. The lawful nonconforming use of a structure, land, or water existing at the time of the adoption or amendment of this UDO may be continued although the use does not conform with the provisions of this UDO provided that:
1. **Portion of the Land or Water in Actual Use May Be Continued.** Only that portion of the land or water in actual use may be so continued and the nonconforming use may not be extended, enlarged, substituted, or moved, except when required to do so by law or order or so as to comply with the provisions of this UDO.
 2. **Substitution of New Equipment.** Substitution of new equipment may be permitted by the Board of Zoning and Building Appeals if such equipment will reduce the incompatibility of the nonconforming use or structure with the neighboring uses.
 3. **Conforming Conditional Uses.** See **Division ##-#-##** for uses existing at the effective date of this UDO, which would be classified as Conditional Uses under the provisions of this UDO.

15-11-02. Existing Nonconforming Structures

- A. The lawful nonconforming use of a structure existing at the time of the adoption or amendment of this UDO may be continued although the structure's size or location does not conform with the established building setback line along streets or the yard, height, parking, loading, access, and lot area or lot area per dwelling unit provisions of this UDO provided that:
1. **Total Structural Repairs or Alterations.** Total structural repairs or alterations to a nonconforming structure shall not exceed fifty (50) percent of the municipality's equalized assessed value of the structure unless it is permanently changed to conform to the use provisions of this UDO.
 2. **Substitution of New Equipment.** Substitution of new equipment may be permitted by the Board of Zoning and Building Appeals if such equipment will reduce the incompatibility of the nonconforming use or structure with the neighboring uses.

3. **Repairs and Alterations.** Repairs and alterations permitted under the provisions of this Ordinance to nonconforming buildings and structures located in floodplains shall include floodproofing to those portions of the building or structure involved in such repairs or alterations. Certification of floodproofing shall be made to the Zoning Administrator and shall consist of a plan or document certified by a registered professional engineer that the flood-proofing measures are consistent with the flood velocities, forces, depths, and other factors associated with the one-hundred-year recurrence interval flood level for the particular area.

15-11-03. Existing Substandard Lots

- A. **Residential Substandard Lots.** A lot located in a residential district which does not contain sufficient area to conform to the dimensional requirements of this UDO, but which lot is at least fifty (50) feet wide and six-thousand (6,000) square feet in area, may be used as a single building site provided that:
 1. The use is permitted in the governing district.
 2. The lot is a lot of record in the Milwaukee County Register of Deeds Office prior to the effective date of this UDO.
 3. The lot has the ability to connect to public sanitary sewer, if less than forty-thousand (40,000) square foot in size.
- B. **Nonresidential District Substandard Lots.** A lot located in a commercial and mixed-use, industrial and agricultural, or miscellaneous district which does not contain sufficient area to conform to the dimensional requirements of this UDO may be used as a building site provided that the lot is a lot of record in the Milwaukee County Register of Deeds Office prior to the effective date of this UDO.
- C. **Setback and Yard Requirements.** Substandard lots granted permits under this UDO shall be required to meet the setback and other yard requirements of this UDO. A Building Permit for the improvement of a lot with lesser dimensions and requisites than those stated in Section A. of this Section shall be issued only after a variance is granted by the Board of Appeals.
- D. **Two (2) or More Substandard Lots with Continuous Frontage Under the Same Ownership.** If two (2) or more substandard lots with continuous frontage have the same ownership as of the effective date of this UDO, the lots involved shall be considered to be an individual parcel for the purpose of this UDO.

15-11-04. Continuance of Use

- A. **Legal Nonconforming Use.** Any lawfully established use of a building or land that does not conform to the use regulations for the district in which it is located at the time of the adoption of this UDO shall be deemed to be a legal nonconforming use and may be continued, except as otherwise provided herein.
- B. **Continuation of Legal Nonconforming Uses.** Any legal nonconforming buildings or structures may be continued in use provided there is no physical changes other than necessary maintenance and repair, except as otherwise permitted herein.
- C. **Buildings and Uses for which a Zoning Compliance Permit, Conditional Use Permit, or Building Permit Has Been Granted.** Any building or use for which a Zoning Compliance Permit, Conditional Use Permit, or Building Permit has been lawfully granted may be completed in accordance with the approved plans, provided construction is started within ninety (90) days and the exterior of the building or use is completed within six (6) months of the effective date of this UDO. Such building or use shall thereafter be deemed a lawfully established building or use.

15-11-05. Discontinuance of Use

- A. **Building, Structure, or Land Occupied by a Nonconforming Use Changed to or Replaced by a Conforming Use.** Whenever any part of a building, structure, or land occupied by a nonconforming use is changed to or replaced by a conforming use, such premises shall not thereafter be used or occupied by another nonconforming use, even though the building may have been originally designed and constructed for the prior nonconforming use.

- B. **Discontinuance of Nonconforming Use.** Whenever a nonconforming use or part thereof has been discontinued for a period of twelve (12) consecutive months, or whenever there is evidence of a clear intent on the part of the owner to abandon a nonconforming use, such use shall not, after being discontinued or abandoned, be re-established, and the use of the premises thereafter shall be in conformity with the regulations of the zoning district in which the use is located.
- C. **Discontinuance of Nonconforming Use Where No Enclosed Building Is Involved.** Where no enclosed building is involved, discontinuance of a nonconforming use for a period of twelve (12) months shall constitute abandonment and shall not thereafter be used in a nonconforming manner.
- D. **Nonconforming Uses to be Discontinued.** A nonconforming use not authorized by the provisions of this UDO at the time of the adoption of this UDO shall be discontinued.

15-11-06. Repairs and Alterations

- A. **Normal Maintenance Permitted.** Normal maintenance of a building or other structure containing a nonconforming use is permitted, including necessary nonstructural repairs and incidental alterations which do not extend or intensify the nonconforming use.
- B. **No Structural Alteration.** No structural alteration shall be made in a building or other structure containing a nonconforming use, except in the following situations:
 1. When the alteration is required by law.
 2. When the alteration will actually result in elimination of the nonconforming use.
 3. When a building is in a residential district containing residential nonconforming uses, said building may be altered in any way to improve livability, provided no structural alterations are made which would increase the number of dwelling units or the bulk of the building.
 4. When a residential building is non-conforming in terms of insufficient yard setback, the residential building may be expanded only where yard setbacks are conforming and in no situation shall the non-conformance setback be expanded.

15-11-07. Damage and Destruction

- A. **Damaged or Destroyed Building, or Other Structure Containing a Nonconforming Use.** If a non-conforming building or other structure, or a building or structure containing a nonconforming use is damaged or destroyed by any means to the extent of fifty (50) or more of its replacement value at that time, the building or other structure can be rebuilt or used thereafter only for a conforming use and in compliance with the provisions of the district in which it is located. In the event the damage or destruction is less than fifty (50) of its replacement value, based upon prevailing costs, the building may then be restored to its original condition and the occupancy or use may be continued.
- B. **Reconstruction of Buildings and Structures Located on Floodplains.** Reconstruction permitted under the provision of this Division to building and structures located on floodplains shall include floodproofing to a height two foot above the elevation of the one-hundred-year recurrence interval flood as delineated on large-scale topographic maps prepared by the City or by the Southeastern Wisconsin Regional Planning Commission (SEWRPC) under the Root River Watershed study or as determined through the use of flood profiles and accompanying hydrologic and hydraulic engineering data, to those portions of the building or structure involved in such reconstruction. Certification of floodproofing shall be made to the Building Inspector and shall consist of a plan or document certified by a registered professional engineer that the floodproofing measures are consistent with the flood velocities, forces, depths, and other factors associated with the one-hundred-year recurrence interval flood level for the particular area.

15-11-08. Additions and Enlargements

- A. **Nonconforming Building Shall Not Be Extended.** A nonconforming building shall not be extended unless the entire building is thereafter devoted to a conforming use and said extension meets all applicable UDO requirements and is made to conform to all the regulations of the district in which it is located.
- B. **Buildings Partially Occupied by a Nonconforming Use.** No building partially occupied by a nonconforming use shall be altered in such a way as to permit the enlargement or expansion of the space occupied by such nonconforming use.
- C. **Limitations on the Expansion of a Nonconforming Use.** No nonconforming use may be extended in such a way as to occupy any required usable open space, or any land beyond the boundaries of the zoning lot as it existed on the effective date of this UDO, or to displace any conforming use in the same building or on the same parcel of land.
- D. **Building or Structure Nonconforming with Respect to Yard Setbacks or Any Other Element of Bulk.** A building or structure which is nonconforming with respect to yard setbacks, or any other element of bulk shall not be altered or expanded in any manner which would increase the degree or extent of its nonconformity with respect to the bulk regulations for the district in which it is located.
- E. **Additions and Enlargements Located on Floodplains.** Additions and enlargements permitted under the provisions of this Division to building and structures located on floodplains shall include floodproofing to a height two foot above the elevation of the one-hundred-year recurrence interval flood as delineated on large-scale topographic maps prepared by the City or by the Southeastern Wisconsin Regional Planning Commission (SEWRPC) under the Root River Watershed study or as determined through the use of flood profiles and accompanying hydrologic and hydraulic engineering data, to those portions of the building or structure involved in such additions and enlargements. Certification of floodproofing shall be made to the Building Inspector and shall consist of a plan or document certified by a registered professional engineer that the floodproofing measures are consistent with the flood velocities, forces, depths, and other factors associated with the one-hundred-year recurrence interval flood level for the particular area.

15-11-09. Changes and Substitutions

- A. **Nonconforming Use Changed to Conforming Use or Substandard Structure Altered to Comply with this UDO.** Once a nonconforming use has been changed to a conforming use or a substandard structure has been altered so as to comply with this UDO, it shall not revert back to a nonconforming use or substandard structure.
- B. **Substitution of More Restrictive Nonconforming Use for Existing Nonconforming Use.** Once the Board of Zoning and Building Appeals has permitted the substitution of a more restrictive nonconforming use for an existing nonconforming use, the prior existing use shall lose its status as a legal nonconforming use and the substituted use shall become subject to all the conditions required by the Board of Zoning and Building Appeals.

15-11-10. Exempted Buildings, Structures, and Uses

- A. Whenever a lawfully existing building or other structure otherwise conforms to the use regulations of the district in which it is located, but is nonconforming only in the particular manner hereinafter specified, the building and use thereof shall be exempt from the requirements of **Section ##-##-##**:
 1. **Dwelling Structure Nonconforming Only as to the Number of Dwelling Units Contained.** In any residential district where a dwelling structure is nonconforming only as to the number of dwelling units it contains, provided no such building shall be altered in any way so as to increase the number of dwelling units therein.
 2. **Commercial and Mixed-Use or Industrial and Agricultural District Where the Use is Less Distant from a Residential Zoning District than Specified.** In any commercial and mixed-use or industrial and agricultural district, where the use is less distant from a residential district than that specified in the regulations for the district in which it is located.

3. **Other.** In any district where an established building, structure, or use is nonconforming with respect to the standards prescribed herein for any of the following:
 - a. Yard setbacks - front, street side, interior side, rear.
 - b. Off-street parking and loading.
 - c. Lot area or lot area per dwelling unit.
 - d. Building height.
 - e. Gross floor area.
 - f. Required landscaping.
4. **Pre-existing Lot Sizes.** Where a lot size was conforming prior to the most recent adoption of this UDO, and subsequent modification to this UDO has revised minimum lot size requirements for a particular district, the lot shall continue to be considered a conforming lot.
5. **Enlargement or Extension of a Nonconforming Use May be Allowed by the Common Council.** The enlargement or extension of a nonconforming use may be allowed by the Common Council, following a public hearing duly noticed and held by the Board of Zoning and Building Appeals, provided that the Board shall determine and set forth in writing:
 - a. Such enlargement or extension is consistent with the public interest.
 - b. Such enlargement or extension will not have an "adverse" effect on property in the surrounding neighborhood on account of visual appearance, increased traffic (pedestrian or vehicular), noise, smoke, odor, or other factors. Further, no such enlargement or extension of a nonconforming use shall be permitted unless all building height, yard, coverage, and off-street parking and loading requirements of this ordinance for the district in which such use is located are adhered to. In the event that a written protest against any enlargement or extension of a nonconforming use, signed and acknowledged by the owners of twenty (20) percent of the property immediately adjoining or across an alley therefrom, or by the owners of twenty (20) percent of the frontage directly across the street therefrom, is filed with the Board of Zoning and Building Appeals, such enlargement or extension shall not be allowed, except by a three-fourths (3/4) vote of the Common Council. No nonconforming use may be enlarged or expanded in floor area or lot area by more than fifty (50) in the aggregate, based upon its size or scope on the effective date of this amendatory ordinance, whether or not such aggregate enlargement or expansion occurs at one time or at successive times.
 - c. Enlargements or extensions permitted under the provisions of this section to building and structures located on floodplains shall include floodproofing to a height two foot above the elevation of the one-hundred-year recurrence interval flood as delineated on large-scale topographic maps prepared by the City or by the Southeastern Wisconsin Regional Planning Commission (SEWRPC) under the Root River Watershed study or as determined through the use of flood profiles and accompanying hydrologic and hydraulic engineering data, to those portions of the building or structure involved in such enlargements or extensions. Certification of floodproofing shall be made to the Building Inspector and shall consist of a plan or document certified by a registered professional engineer that the floodproofing measures are consistent with the flood velocities, forces, depths, and other factors associated with the one-hundred-year recurrence interval flood level for the particular area.