



PLAN COMMISSION MEETING AGENDA
Thursday, October 19, 2023 at 6:00 P.M.
REVISED*

A. Call to Order and Roll Call

B. Approval of Minutes

1. Approval of regular meeting of October 5, 2023.

C. Public Hearing Business Matters

1. **Wamser Area Exception.** Request for approval of an Area Exception to allow for a lot coverage increase for the installation of a deck upon property located at 7481 S. Cambridge Drive.
- *2. **Carma Rezoning.** Request for approval of an ordinance to allow for a rezoning of property located at 9410 S 76th St. (884 9997 000) currently zoned R-8 Multiple-Family Residence District and B-3 Community Business District; and 7520 W Ryan Rd. (884 9998 000), currently zoned B-3 Community Business District. Contingent upon approval of the related Certified Survey Map (Item D.1. on this agenda), future Lot 1 (currently part of 9410 S 76th St.), is requested to be rezoned to M-1 Limited Industrial District, and future Lot 2 (currently part of 9410 S 76th St.), and future Lot 3 (currently part of 9410 S 76th St. and 7520 W Ryan Rd.), are requested to be rezoned to B-3 Community Business District.
- 3 **Carma Special Use** Request for approval of a Special Use to allow for overnight truck parking as part of the development of the facility to be located at 9410 S 76th St. (884 9997 000).

D. Business Matters

1. **Carma CSM.** Request for a three lot CSM to replat two existing lots located at 9410 S 76th St. (884 9997 000) and 7520 W Ryan Rd. (884 9998 000).
2. **Carma Site Plan.** Request for approval of an approximately 195,000 sf manufacturing space and 30,000 sf office to be located at 9410 S 76th St. (884 9997 000).
3. **Cape Crossing Sign Review.** Request to allow for a subdivision monument sign upon property located at 12200 W Ryan Road.

E. Adjournment

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

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

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

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

REMINDERS:

Next Regular Plan Commission Meeting: November 9, 2023.

**City of Franklin
Plan Commission Meeting
October 5, 2023
Minutes**

unapproved

A. Call to Order and Roll Call

Mayor John Nelson called the October 5, 2023 regular Plan Commission meeting to order at 6:00 p.m. in the Council Chambers at Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin.

Present were Mayor John Nelson, Alderwoman Courtney Day, City Engineer Glen Morrow and Commissioners Patrick Léon and Kevin Haley. Commissioner Patricia Hogan was excused. Also present was Associate Planner Marion Ecks and Alderman Barber.

B. Approval of Minutes – Regular Meeting of September 21, 2023

Commissioner Leon moved and Commissioner Haley seconded a motion to approve the September 21, 2023 meeting minutes. On voice vote, all voted 'aye'; motion carried (4-0-1).

C. Public Hearing Business Matters

1. **None.**

D. Business Matters

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

Associate Planner Marion Ecks presented the Site Plan for the development of a Dunkin' Donuts and Baskin-Robbins restaurant.

Applicant representative, Steve Kolber presented additional information for the Site Plan for the development of a Dunkin' Donuts and Baskin-Robbins restaurant.

Commissioner Haley had technical corrections to the landscape plan portion of the Site Plan.

Mayor Nelson commented favorably on the combined Dunkin Donuts Baskin Robbins business.

Alderman Barber spoke in favor of the development, and noted that neighbors to the north did have concerns about screening of the development from their homes.

Commissioner Leon moved and Commissioner Haley seconded a motion to adopt a Resolution approving a Site Plan for the development of a Dunkin' Donuts and Baskin-Robbins restaurant in a single building, with a drive-through which wraps the building, upon property located at 5444 West Rawson Avenue (by Kardo Rasha, Kardo Group, applicant, Devo Properties/Rawson LLC, property owner). On voice vote, all voted 'aye'; motion carried (4-0-1).

E. Adjournment

Commissioner Leon moved and Commissioner Haley seconded to adjourn the meeting at 6:07 p.m.. On voice vote, all voted 'aye'; motion carried (4-0-1).

DRAFT



CITY OF FRANKLIN
REPORT TO THE PLAN COMMISSION

Item C.1.

Meeting of October 19, 2023

Area Exception

RECOMMENDATION: City Development Staff recommends approval of this Area Exception request to increase the lot coverage to 16.68%, while the maximum lot coverage permitted as of right is 15%.

Project name: Wamser, Area Exception
Property Owner: Wamser, Steven D. & Anastacia L.
Applicant: Wamser, Steven D. & Anastacia L.
Property Address/TKN: 7481 S. Cambridge Dr. / 754 0082 000
Aldermanic District: District 2
Zoning District: R-3E – Suburban/Estate Single-Family Residence District
Staff Planner: Régulo Martínez-Montilva, AICP, CNUa, Principal Planner

INTRODUCTION:

Area Exception to allow for a lot coverage of 16.68% (4,276 square feet) for the installation of a deck, exceeding the R-3E maximum lot coverage standard of 15% (3,844 square feet). The area of the subject property is 25,629 square feet. The dwelling, porch and attached garage cover approximately 3,844 sq. ft. and the proposed deck would be 433.1 sq. ft.

PROJECT ANALYSIS:

The process to grant an Area Exception involves review and recommendation of the Plan Commission followed by approval by the Board of Zoning and Building Appeals.

Per Section 15-10.0209, Area Exceptions may be granted to increase the maximum lot coverage by no more than 20%. Section 15-10.0209.G. of the Unified Development Ordinance (UDO) specifically lists Standards to be reviewed to grant or deny an Area Exception, which the Plan Commission and Board of Zoning and Building Appeals will use to consider the request.

Lot coverage is defined as “the area of a zoning lot occupied by the principal building or buildings, accessory structure(s) and accessory building(s)”. For

example, structures that count towards lot coverage include: principal buildings or dwellings, garages, sheds, swimming pools and associated paved surfaces within four feet from the pool, decks, any structures with a cover or canopy, etc. This Lot Coverage definition should not be confused with Impervious Surface Ratio (ISR) as driveways and walkways count towards ISR but not for lot coverage.



View of the rear yard where the subject deck is being proposed
Photo by City Development staff

Maximum lot coverage calculation:

- The property area is 25,629 square feet (sq. ft.).
- Per UDO Table 15-3.0204, the maximum lot coverage is 15% in the R-3E Suburban/Estate Single-Family Residence District where the subject property is located. Based on the property area, the maximum lot coverage for this property is 3,844 sq. ft.
- The lot coverage of the dwelling, attached garaged and porch is 14.99% (3,843 sq. ft.), specifically dwelling (2,817.2 sq. ft.), attached garage (964.2 sq. ft.) and porch (62.0 sq. ft.).
- The proposed deck for which this Area Exception has been requested would be 433.1 sq. ft, resulting in a lot coverage of 16.68% (4,276 sq. ft.).
- With approval of an Area Exception, the maximum lot coverage may be increased up to 20% over the maximum permitted lot coverage in this zoning district (15%), resulting in 18% (4,613 sq. ft.). Therefore, this request falls within the allowable increase if the Area Exception is granted.

The proposed deck is setback 25 feet from the rear lot line (west) which is in compliance with the minimum required setback of 10 feet.

There is a wetland in the adjacent outlot to the west, this wetland and its buffers and setbacks are completely contained within this outlot per the subdivision plat. Therefore, the proposed deck location complies with the required wetland setback.

Engineering Department comments

Engineering has no comment on the applicant's request regarding the area exception. The applicant may need to re-submit an application for a building permit.

Fire Department comments

FD has no comments.

Police Department comments

The PD has no comment regarding this request.

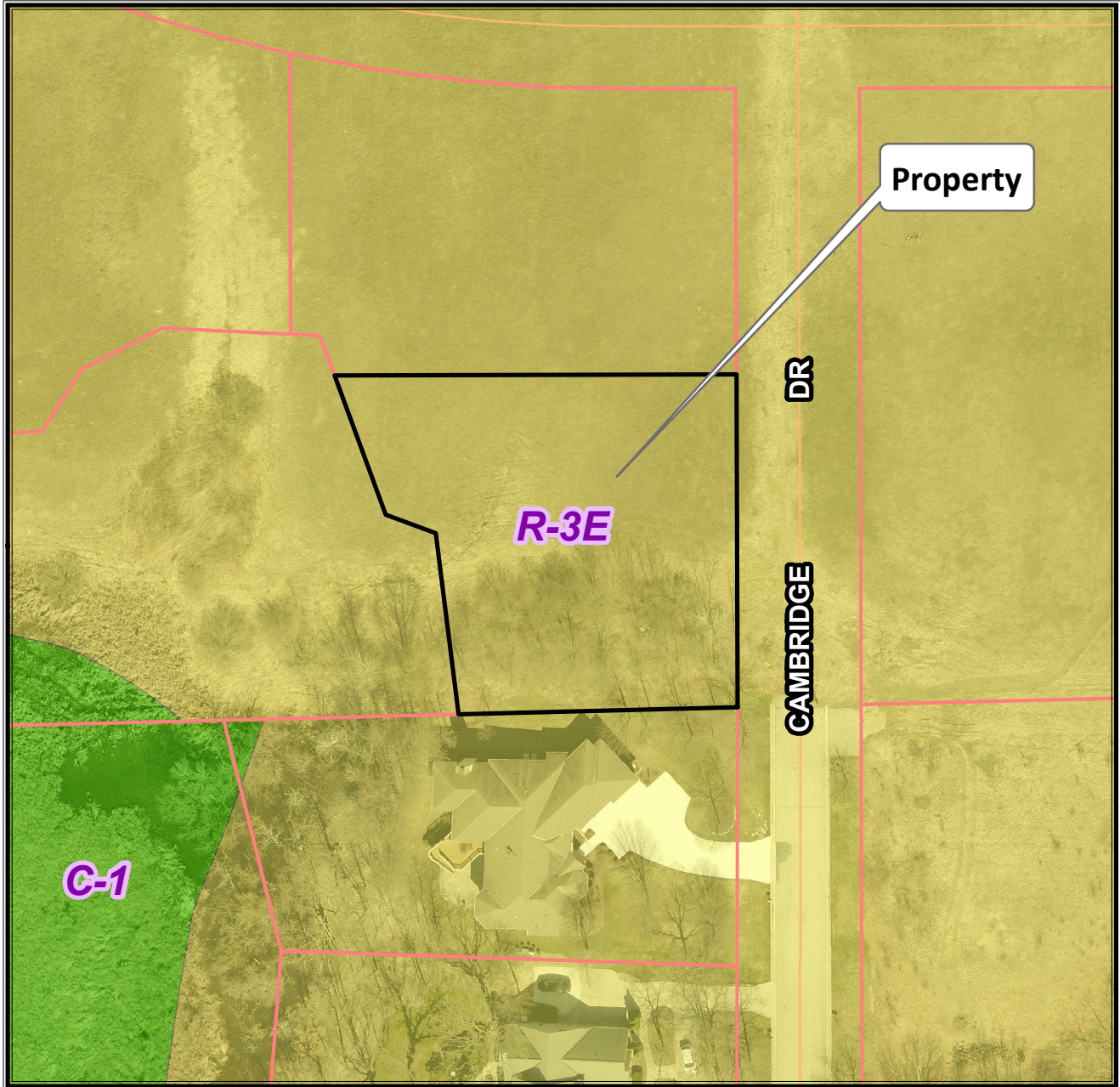
SITE COMPLIANCE

A site visit was performed as part of the staff report preparation process. The dwelling is under construction and no compliance issues were discovered during the site visit.

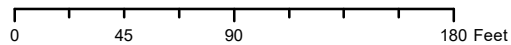
STAFF RECOMMENDATION

City Development Staff recommends approval of this Area Exception request to increase the lot coverage to 16.68%, while the maximum lot coverage permitted as of right is 15%.

7481 S. Cambridge Drive
TKN: 754 0082 000



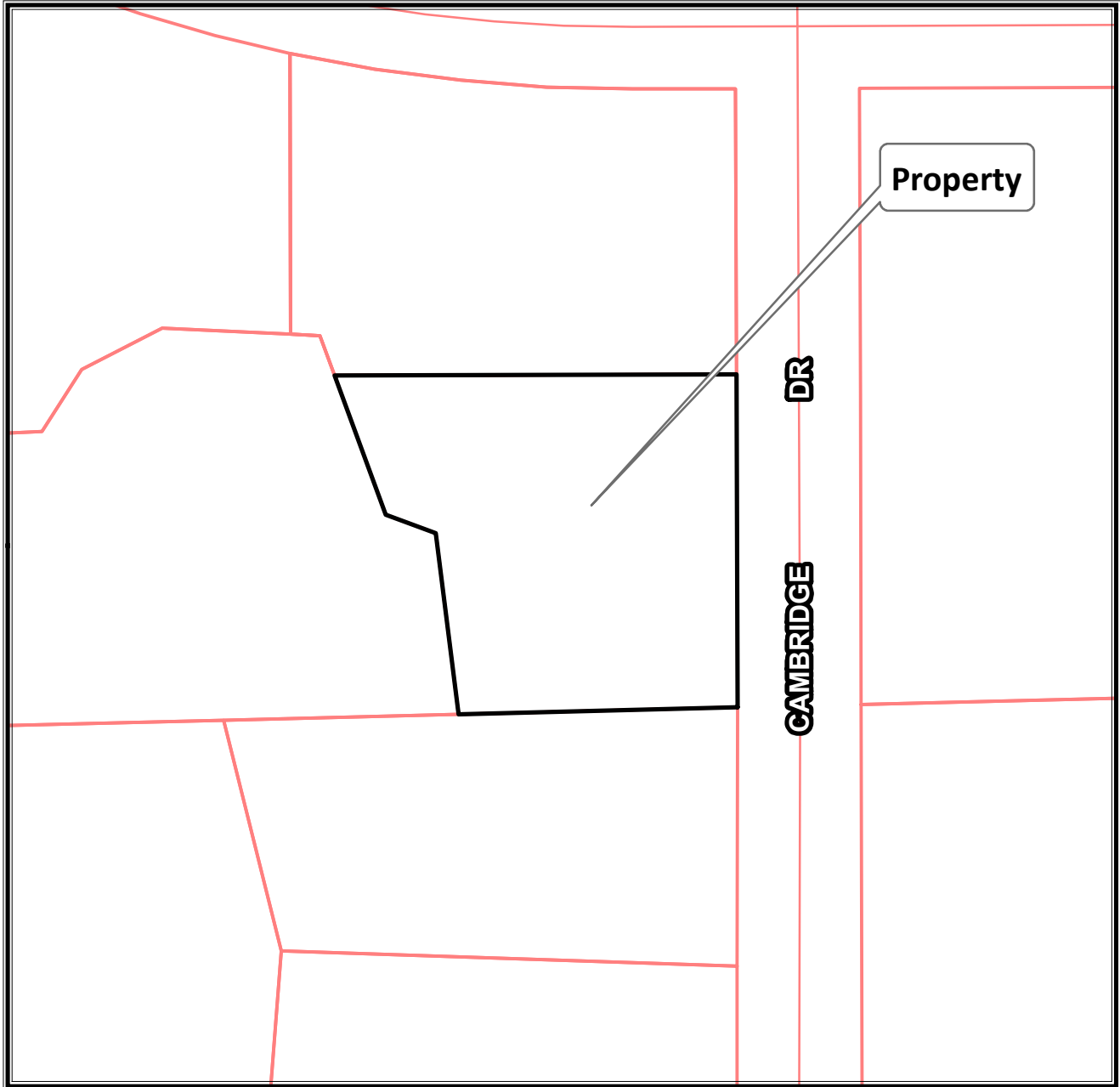
Planning Department
(414) 425-4024



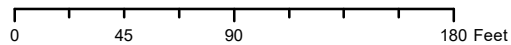
This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. This map is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes.



7481 S. Cambridge Drive
TKN: 754 0082 000



Planning Department
(414) 425-4024



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





July 25, 2023

Regulo Martinez-Montilva
Principal Planner
City of Franklin

Dear Mr. Martinez-Montilva

I'm writing you in regards to 7481 S. Cambridge Drive Franklin, WI 53132. The home designed for The Wamser family is consistent in size and scope of the other homes in Oakes Estates. We are requesting to add a deck on the back of the home which will be above a concrete patio. The deck will be approximately 433.1sf. After adding the deck the increase in area lot coverage would be 16.68% which would exceed the typical 15%.

I have attached the survey, home plans, signed affidavit. This was also approved by the Developer Max Oakes and he will be at public hearing. I've also attached pictures of the 4 other homes that have decks/full exposure homes visible from the proposed deck at 7481 S. Cambridge Drive.

Thank You,
Steve Wamser
Synergy Homes WI, LLC
www.synergyhomeswi.com
414-690-2533

Synergy Homes WI, LLC.
PO Box 321486, Franklin, WI 53132
steve@synergyhomeswi.com
414 690 2533

Standards in the Review of Area Exceptions

Date: 6/7/2023

Case No. _____

Property Owner: Steven D. Wamser & Anastacia Wamser

Property Address: 7481 S. Cambridge Drive Franklin, WI 53132

Section 15-10.0209G of the City of Franklin Unified Development Ordinance specifically lists Standards to be reviewed by the Board of Zoning and Building Appeals to grant or deny an Area Exception. The Standards are:

1. That the area exception will not be detrimental to or endanger the public health, safety, comfort or general welfare.

This will pose no danger to the public health.

2. That the uses, values and enjoyment of other property in the neighborhood for purposes already established shall be in no foreseeable manner substantially impaired or diminished by the area exception.

This is luxury high end home and adding the deck will improve property values in the subdivision and increase tax revenue for The City of Franklin.

3. That the area exception will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

This home is comparable to the 4 other homes in Oakes Estates with a fully exposed lower level and those homes also all have similar decks built or planned to be built.
(9023 W. Warwick Way, 9071 W. Warwick Way, 8955 W. Warwick Way, 9137 W. Warwick Way)

4. That the area exception will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire within the neighborhood.

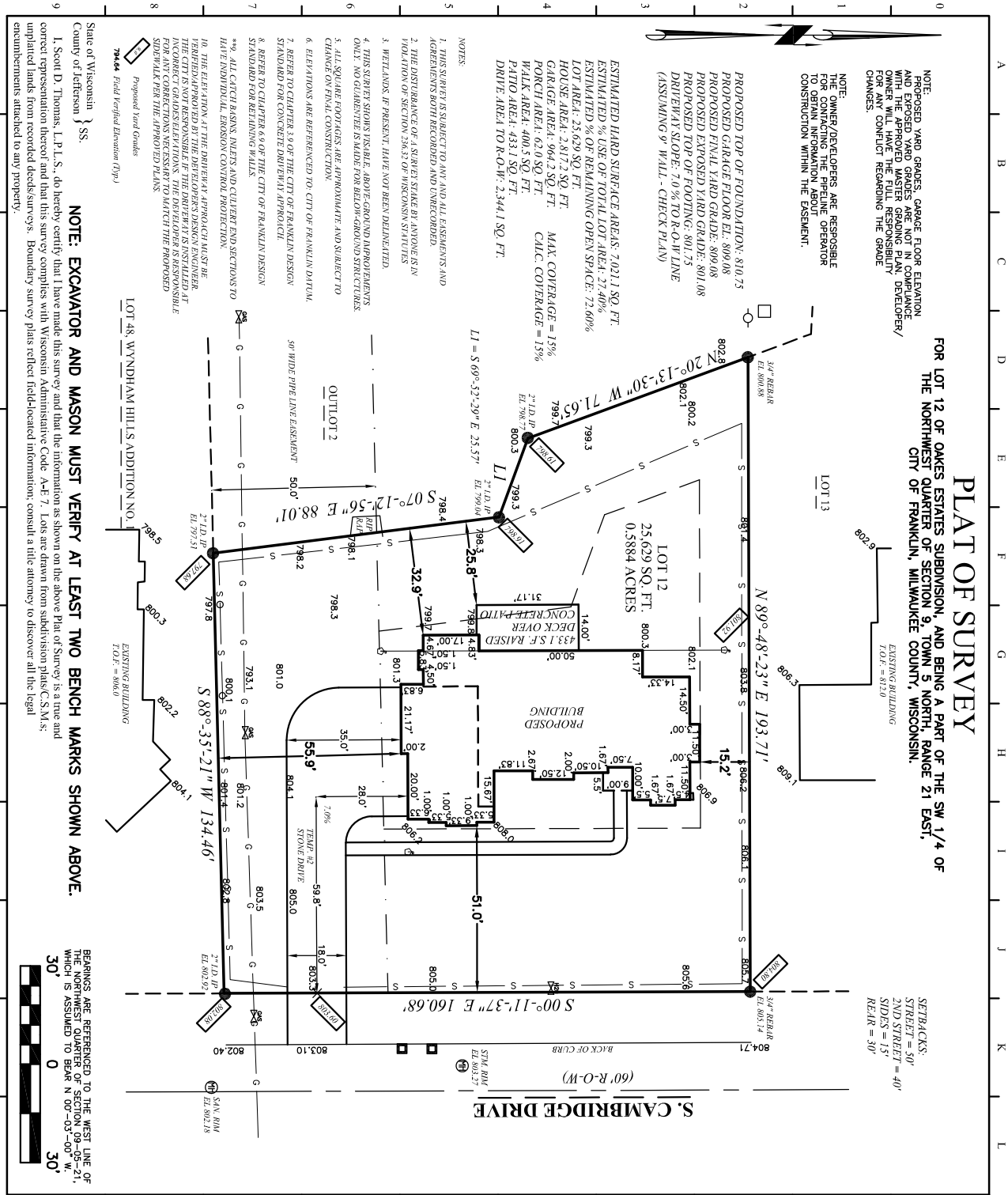
This home will not impede or cause any problems to neighboring properties.

5. That the area exception shall be in harmony with the general purpose and intent of this Unified Development Ordinance.

This home is in harmony with the other new homes that have been constructed in the subdivision.
The developer Maxwell Oakes approved the added deck and lives within viewing distance of the added deck from his deck at 9071 W. Warwick Way Franklin, WI 53132.

PLAT OF SURVEY

FOR LOT 12 OF OAKES ESTATES SUBDIVISION, AND BEING A PART OF THE SW 1/4 OF THE NORTHWEST QUARTER OF SECTION 9, TOWN 5 NORTH, RANGE 21 EAST, CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN.

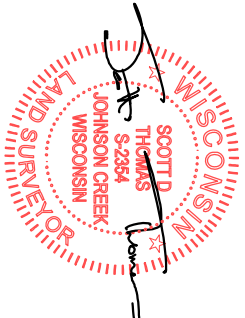


HOLLAND & THOMAS, L.L.C.
 LAND SURVEYORS

202 West Street Johnson Creek, WI 53038 (920) 699-3305

LEGEND: These standard symbols may be found in the drawing.

- Lot Corner (Round) w/Desc.
- 18" x 3/4" Dia. Rebar (Set)
- Elec. Trans. Box
- ⊕ Man Hole
- Utility Pedestal
- Fire Hydrant
- Water Valve
- Gas Line Post
- Catch Basin
- Light Post
- Downspout Drain
- └ Lateral End
- Offset Stake
- Easement Boundary
- Setback Line
- Gas Line
- Proposed Spot Elevations

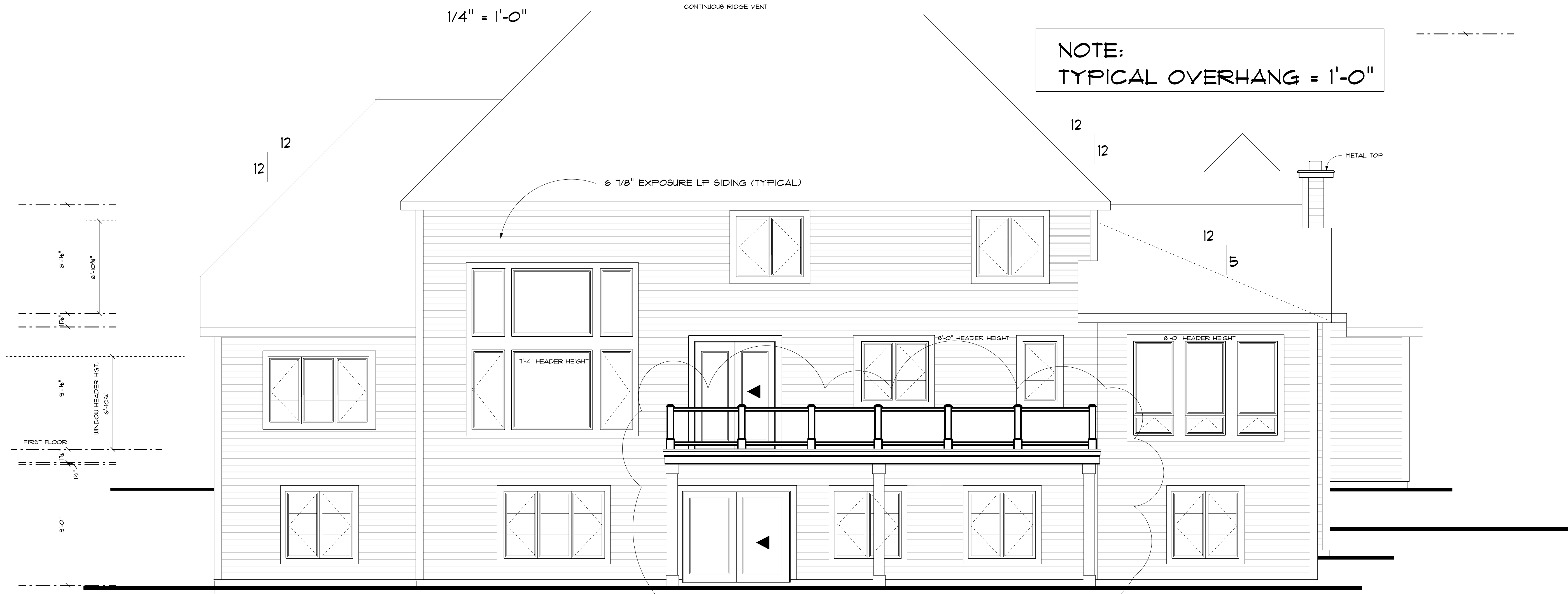


PROJECT: Womers
BUILDER: Synergy Homes WI, LLC
P.O. Box 321486
Franklin, WI 53132
Ph: (414) 690-2533

Digitally signed by
 Scott D. Thomas
 Date: 2023.07.13
 12:34:55 -05'00'



FRONT ELEVATION



REAR ELEVATION

NOTE:
TYPICAL OVERHANG = 1'-0"

CUSTOM DESIGNED FOR:

WAMSER DECK - STEVE & STACIA

LOT 12 - OAKES ESTATES - CITY OF FRANKLIN

BID DATE:	DATE:	DATE:	DATE:	DATE:	DATE:
6-13-23					
REVISIONS:	DATE:	DATE:	DATE:	DATE:	DATE:

SHEET NO.:

1 OF 6

TOTAL SQ. FT. - 3,997

FIRST FLOOR - 2,814

SECOND FLOOR - 1,182

OPTION LOWER - 1,663

SYNERGY HOMES WI, LLC
P.O. BOX 321486 FRANKLIN, WI
414 - 690 - 2533



IMPORTANT NOTE:

IT IS AGREED THAT ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING AND CHECKING THESE PLANS FOR ACCURACY, THE ARCHITECT MAKES NO WARRANTY AS TO THE EXACTNESS OF THE DETAILS AND NOTES BEFORE BEGINNING ANY CONSTRUCTION AND IS HEREBY HELD RESPONSIBLE FOR ANY DISCOVERED DISCREPANCIES.
IT IS UNDERSTOOD THAT THE WISCONSIN UNIFORM DWELLING CODE AND LAYOUT DRAWINGS FOR FLOOR AND ROOF TRUSSES SHALL TAKE FINAL PRECEDENCE OVER THESE ARCHITECTURAL PLANS.

PLAN SPECIFICATIONS

- ALL DIMENSIONS ARE TO ROUGH STUD.
- EXTERIOR: 2 X 6 (5 1/2")
- INTERIOR: 2 X 4 (3 1/2")
- FOUNDATION:
 - FOUNDATION WALL AND FOOTING SIZES ARE RECOMMENDATIONS ONLY.
 - FINAL SIZES TO BE DETERMINED BY CONTRACTOR
 - FOUNDATION WALL HEIGHT: 8'-0" OR 11'-0" AS NOTED
 - 4,000 PSI CONCRETE AT WALLS
- FLOOR JOISTS:
 - 1ST FLOOR: 18400 14"
 - 2ND FLOOR: 14"
 - SPACING: 16" O.C. UNLESS NOTED
 - FLOOR LOADING: LL + 40'
 - DI + 12'
 - FLOOR DURATION: 1.00%
 - FLOOR DEFLECTION: LL + /480
 - TL + /240
- IN AREAS WITH TILE FLOORINGS ADD A MIN. 10" ADDITIONAL LOAD TO DL AND DESIGN FLOOR WITH A 1/360 TL DEFLECTION MIN.
- WALLS:
 - 1ST FLOOR EXT. WALLS: 2 X 6 X (10'-0") STUDS @ 16" O.C. SPACING UNLESS NOTED OTHERWISE
 - 1ST FLOOR INT. WALLS: 2 X 4 X (10'-0") STUDS @ 16" O.C. SPACING UNLESS NOTED OTHERWISE
 - INTERIOR POCKET DOOR WALLS: 2 X 6 X (10'-0") LSL STUDS @ 16" O.C. SPACING UNLESS NOTED OTHERWISE
- ROOF TRUSS:
 - SPACING: 24" O.C. UNLESS NOTED
 - ROOT LOADINGS: TL + 50' (ZONE 2)
 - TOLL + 30"
 - TCDL + 10"
 - BCDL + 10"
- DURATION: 1.5%
- ROOF PITCH: 6:12 / OR AS NOTED
- EAVE OVERHANGS (INCLUDING 2 X FASCIA): 12"
- GABLE OVERHANGS (INCLUDING 2 X FASCIA): 12"
- HEEL HEIGHTS: DETERMINED BY TRUSS COMPANY TO MAKE WINDOWS PER PLAN UNDER SOFFITS
- ALL DIMENSIONS ARE FROM ROUGH FRAMING UNLESS NOTED
- ALL GIRDER TRUSS LOCATIONS AND SIZES TO BE DETERMINED BY TRUSS MANUFACTURER. HEADERS SPECIFIED ARE SUBJECT TO CHANGE WITH GIRDER PLACEMENT.
- WINDOWS:
 - WINDOWS MANUFACTURED BY: ALLIANCE
 - VERIFY WINDOW AND DOOR ROUGH OPENINGS WITH MANUFACTURER'S SPECS

IMPORTANT NOTE:
IT IS AGREED THAT ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING AND CHECKING THESE PLANS FOR ACCURACY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND NOTES BEFORE BEGINNING ANY CONSTRUCTION AND IS HEREBY HELD RESPONSIBLE FOR ANY DISCOVERED DISCREPANCIES. IT IS UNDERSTOOD THAT THE WISCONSIN UNIFORM DWELLING CODE AND LAYOUT DRAWINGS FOR FLOOR AND ROOF TRUSSES SHALL TAKE FINAL PRECEDENCE OVER THESE ARCHITECTURAL PLANS.

NOTES:

- FINAL LOCATION OF FRAMING AROUND PLUMBING FIXTURES TO BE VERIFIED WITH MANUFACTURER'S SPECIFICATIONS.
- STAIR TO HAVE CONTINUOUS RAIL FROM TOP TO BOTTOM ON EACH FLOOR
- SMOKE ALARM EACH LEVEL + BEDROOMS INTERCONNECTED + HOUSE WIRED
- CARBON MONOXIDE DETECTOR EACH LEVEL INTERCONNECTED + HOUSE WIRED
- EXHAUST FANS SHALL TERMINATE OUTSIDE OF STRUCTURE (MIN. 50 CFM)
- KITCHEN LAYOUT PER KITCHEN DESIGNER, FINAL KITCHEN LAYOUT MAY DIFFER FROM LAYOUT ON THIS FLOORPLAN. VERIFY KITCHEN WINDOW LOCATION WITH FINAL KITCHEN LAYOUT
- HEADERS SPECIFIED MAYBE SUBSTITUTED WITH ANY HEADER MATERIAL WITH EQUAL OR GREATER DESIGN VALUES
- CONTRACTOR TO VERIFY WITH HOME OWNER WINDOW SELECTIONS AND VERIFY WINDOW MANUFACTURER'S SPECS FOR WINDOW ROUGH OPENINGS. ALSO NEED TO VERIFY THAT WINDOWS MEET EGRESS, LIGHT, AND VENTILATION UDC CODES PER WINDOW MANUFACTURER'S SPECIFICATIONS.

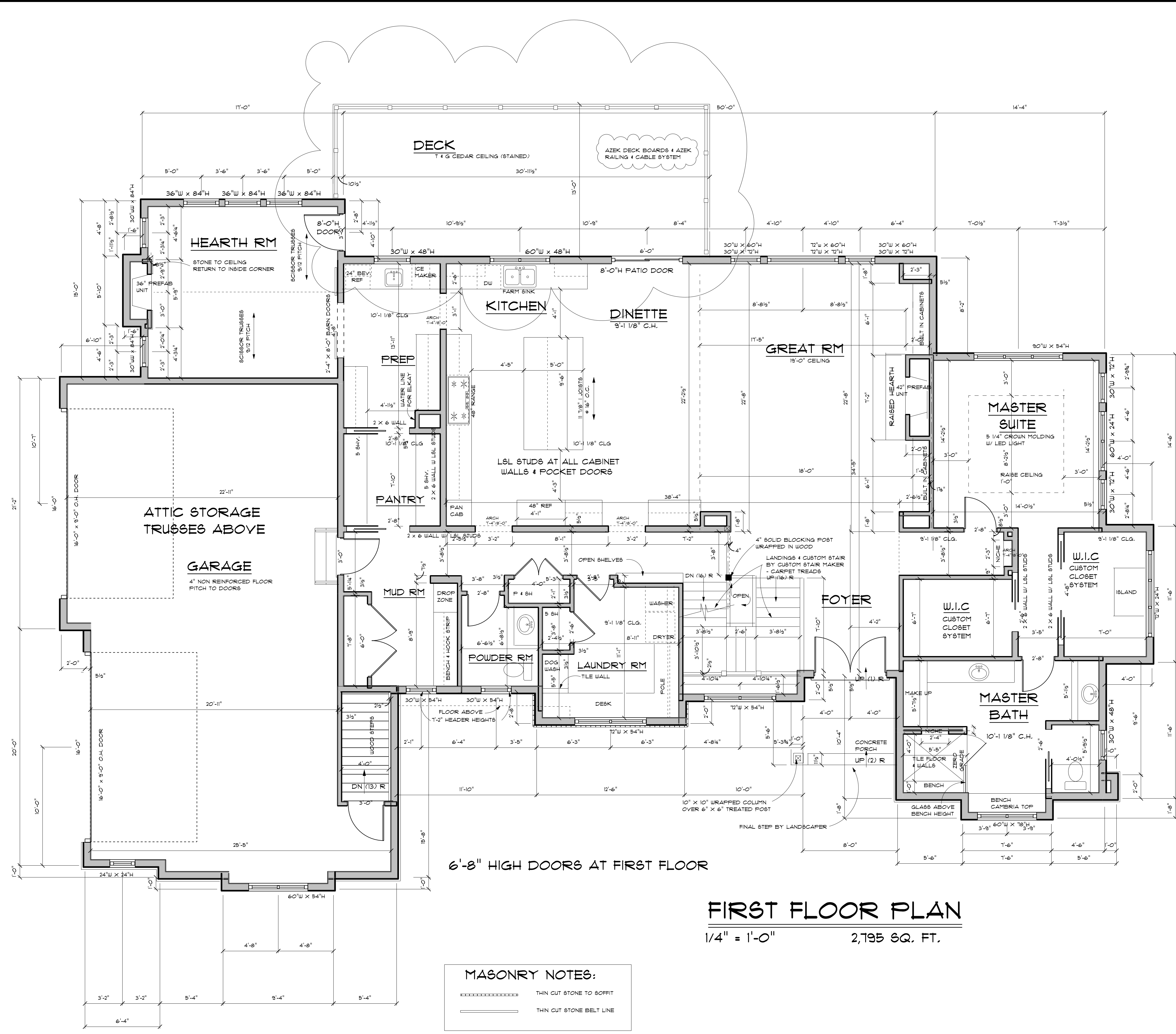
CUSTOM DESIGNED FOR:
WAMSER DECK - STEVE & STACIA
LOT 12 - OAKES ESTATES

SHEET NO.: 5 OF 6
PLAN NO.: []

BID DATE: 6-13-23
REVISIONS: []

TOTAL SQ. FT. - 3,931
FIRST FLOOR - 2,114
SECOND FLOOR - 1,182
GARAGE - 1,038
OPTION LOWER - 1,663

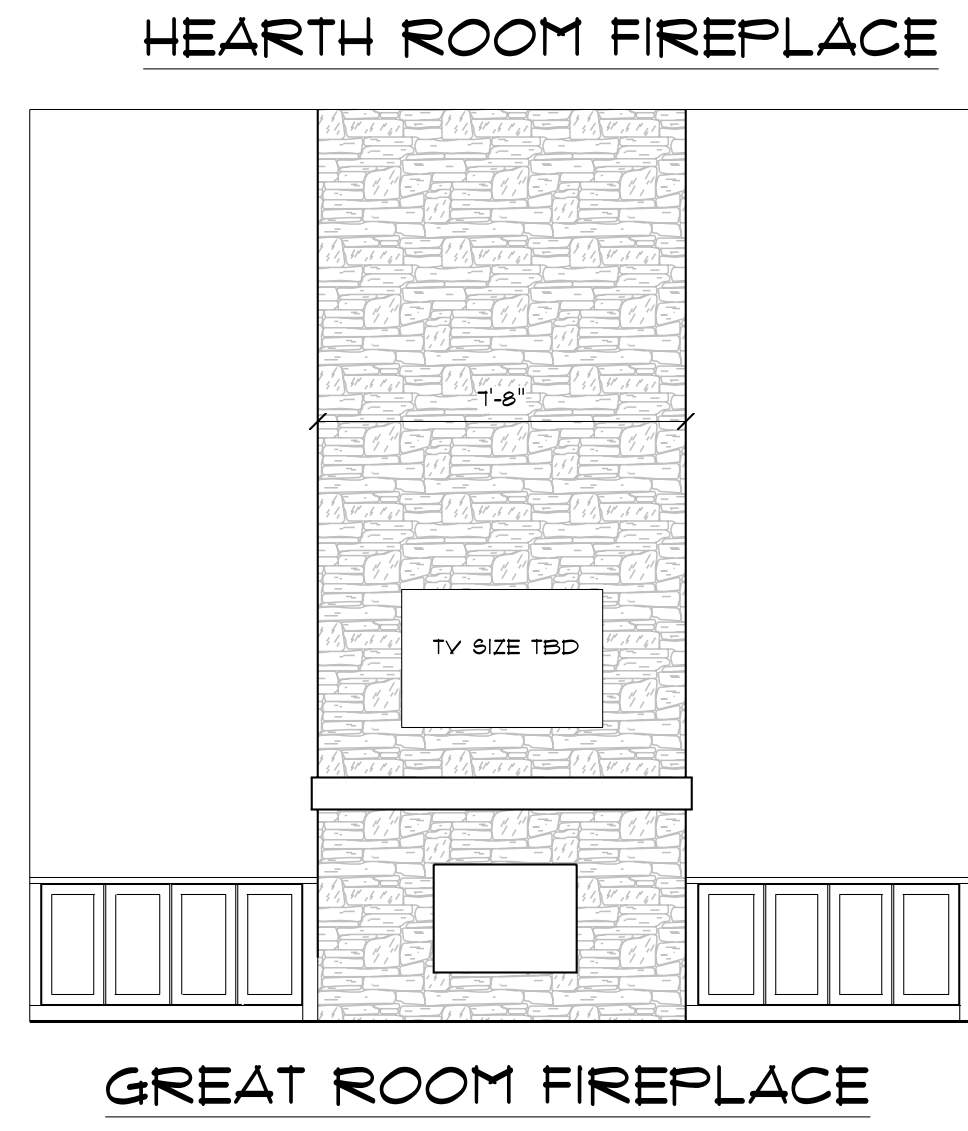
SYNERGY HOMES WI, LLC
P.O. BOX 321486 FRANKLIN, WI
414 - 690 - 2533



FIRST FLOOR PLAN

1/4" = 1'-0"
2,195 SQ. FT.

MASONRY NOTES:
----- THIN CUT STONE TO SOFFIT
----- THIN CUT STONE BELT LINE





8955

9023



9071



9137





CITY OF FRANKLIN
REPORT TO THE PLAN COMMISSION



Meeting of October 19, 2023

Rezoning, Certified Survey Map, Special Use, and Site Plan

RECOMMENDATION: Recommended Conditions of Approval are provided in the draft Resolution(s).

Project Name:	Carma Laboratories, Inc
Property Owner:	Carma Laboratories, Inc
Applicant:	Alex Scheler, Carma Laboratories, Inc
Property Address/Tax Key Number:	9410 S 76TH ST / 884 9997 000 and 7520 W RYAN RD / 884 9998 000
Aldermanic District:	District 1
Agent:	Joe Hildebrand, Ryan Companies US, Inc
Zoning District:	R-8 Multiple-Family Residence District and B-3 Community Business District
Use of Surrounding Properties:	P-1 Park (north) R-3 Suburban/Estate Single-Family Residence District, B-3 Community Business District (west) A-1 Agricultural District (east) R-8 Multiple-Family Residence District (south)
Application Request:	Recommendation of approval for Rezoning, Certified Survey Map, and Special Use; and approval of a Site Plan
Staff Planner:	Marion Ecks, AICP

The applicant, Alex Scheler of Carma Laboratories, Inc., is seeking approvals to allow for the development of a new headquarters and manufacturing plant for Carma Laboratories, Inc (Carma Labs), makers of Carmex and other cosmetic and pharmaceutical products. The proposed project will involve two properties located at 9410 S. 76th Street and 7520 W. Ryan Road, on the northeast corner of the intersection of South 76th Street and West Ryan Road. The applicant has requested the creation of a Tax Increment District to support the development.

The area for these applications consists of two lots totaling approximately 41.39 acres. Both parcels are currently vacant, and contain areas of wetland and woodland. The property at 9410 S. 76th Street is zoned R-8 Multiple-Family Residence District and B-3 Community Business District. The property at 7520 W. Ryan Road is zoned B-3 Community Business District.

The surrounding area has a Future Land Use of designation of Commercial, and includes residential, commercial, and park uses, as well as institutional uses. To the immediate north of the development is the Croatian Park soccer facility; to the east is the House of Corrections.

There is a single-family home adjacent to the southeast corner of the development area which shares a property line with it. To the south, across Ryan Road, is an undeveloped lot which is currently zoned R-8 Multiple-Family Residence District and A-1 Agricultural, and has a future land use designation of Commercial. To the southwest are properties with commercial uses, mostly zoned M-1 Limited Industrial District. To the west are lots with B-3 Community Business District zoning and R-3 Suburban/Estate Single-Family Residence. The lots to the west are primarily vacant except for a parcel with a single-family home, but are included in the proposed Tax Increment District. Expansion of infrastructure here may invite additional development; at present they are not served by utilities. To the northwest is a residential subdivision zoned R-5 Suburban Single-Family Residence District. (See Locator Maps)

Concept Description

The applicant is proposing a 225,000 square foot office and manufacturing building. The single-story structure will include approximately 30,000 square feet of office space and approximately 195,000 square feet of manufacturing space. The site also includes 250 parking spaces, stormwater facilities, truck parking, landscaping, and fire access lanes. The site plan includes areas for future expansion of the building on the west and north façade, and parking to the south.

In addition to the industrial facility, the applicant proposes to create two lots for future commercial development on the south portion of the project area, adjacent to Ryan Road.

PROJECT ANALYSIS

Approval of this development requires a land division, rezoning, special use permit and site plan. City Development staff has the following comments and concerns about this proposal. Detailed comments to the applicant are provided in the Staff Comments memo attached.

Land Division

The development requires a land division via a Certified Survey Map (CSM), to replat the existing two lots into three. The applicants propose to create one large lot on the northern portion of the 9410 S. 76th Street for the Carma facility, with M-1 zoning, and a pair of smaller lots with B-3 zoning to the south along Ryan Road for future commercial use. Proposed zoning and dimensions are below; the proposed lots meet the dimensional requirements of the zoning.

	Current Zoning	Proposed Zoning	Sq. Ft.	Acres
LOT 1 (Carma)	R-8	M-1	1,488,341	34.168
LOT 2	R-8	B-3	154,873	3.555
LOT 3	R-8 & B-3	B-3	153,244	3.518
Total			1,796,458	41.241

The applicant is required to provide landscape bufferyards on property lines adjacent to parcels with different zoning. A draft easement has been provided

Due to restrictions by the Milwaukee County Department of Transportation regarding connections to Ryan Road and S. 76th St., Lots 2 and 3 may have limited street access; the applicant must therefore provide cross access easements along these property lines.

The CSM requires some technical corrections prior to recording.

Current Zoning and Proposed Rezoning

The choice to change the zoning of any property is a key decision point for the community. These properties are currently zoned R-8 Multiple-Family Residence District and B-3 Community Business District, which do not allow for manufacturing, and thus a rezoning of these properties is necessary to allow for the development.

The City of Franklin 2025 Comprehensive Master Plan designates the property as "Commercial" with areas of "Natural Resources". The Natural Resource designation is not intended to preclude development, but to note the presence and importance of natural resources on the property. The property may be developed according to the standards of adjoining Future Land Uses with consideration to UDO natural resource protection standards. The Business Park where Carma currently is located, PDDs 7 and 18, are also Commercial.

Lot 1 Carma Laboratories Inc. Development

Future Lot 1 of the CSM is proposed to be developed as the Carma Labs facility. The property is currently zoned R-8 Multifamily Residential District; residential zoning districts do not allow for business uses. The applicant's business type is allowed in the Manufacturing zoning types, as well as PDDs 7, 18, and 39.

Based on the location among other less intense uses such as housing and a park, the property for the Carma development cannot be rezoned to M-2 General Industrial, as it permits more intense types of manufacturing uses. The lot must be rezoned to M-1 Limited Industrial District, which "Provide[s] for manufacturing, industrial, warehousing, and uses of a limited nature and size in locations where the relative proximity to other uses requires more restrictive regulation (§ 15-3.030)." Staff has attached the district standards, which includes a list of uses (business types) allowed currently in M-1 zoning.

The choice to rezone a parcel is a significant one, and there are several factors the City should consider. Given the location separate from other business park areas of the city, this industrial building will stand alone among lower-intensity uses. While the current user may not create potential nuisance issues, or otherwise impinge on its neighbors, it is incumbent on the City's leadership to evaluate the consequences of this choice.

- The proposed development will relocate and combine multiple facilities and approximately 310 jobs from within the existing Franklin Business Park to this new location, and assist in retaining Carma Labs in Franklin by allowing them to consolidate operations.
- While requiring Special Use approval for certain categories of uses grants the City the ability to limit the impact of these business types, it should not be viewed as an opportunity to deny a use. Under WI Act 67, whether a Permitted Use or a Special Use, “if an applicant meets, or agrees to meet, all of the requirements and conditions specified in the ordinance or imposed by the zoning board, the local government must grant the [Special Use] (Ohm, Brian, 2018). If the property is rezoned to M-1, all uses listed will be allowable with appropriate approvals.
- Ryan Road (WI Highway 100) is a Wisconsin Department of Transportation designated long truck route, which is able to serve trucking and other industrial use types.
- This parcel is currently zoned R-8 Multifamily Residential District. There are a limited number of lots that are currently vacant and zoned for multifamily development in the City. Still fewer of them are adequate for development due to lack of infrastructure, limitations due to the presence of natural resources, or are encumbered by other constraints. Eliminating this residential zoning will reduce the available land for apartments by just under 40 acres.
- Planned Development District (PDD) 39, the location of the new Saputo headquarters, was specifically created to support combined headquarters and production, and would be a more appropriate location for the development under current City zoning. PDD 39 would provide the headquarters with greater access given its proximity to the City’s south gateway and major corridors such as South 27th Street and I-94. The City has also been working with Milwaukee County to extend a BRT route along 27th Street and address “last mile” commute issues to better serve workers employed within or potential future workers of businesses in PDD 39. The BRT is currently proposed to stop at the former Northwestern Mutual property. The addition of Carma would further bolster the need for the County to extend the BRT route into PDD 39 and eliminate “last mile” issues for workers at Ascension Hospital and businesses within PDD39 and reduce the gap on “last mile” issues for workers within the PDD18 (W. Ryan Road Business Park).

Lots 2 and 3 Future Commercial

The lots with primary frontage on Ryan Road, Lots 2 and 3, are proposed to be rezoned as B-3 Community Business District. A portion of these properties is already zoned B-3.

Carma Labs (Lot 1)

Special Use: The proposed Special Use request is for the future Lot 1 of the CSM that is currently under review. Lots 2 and 3 will require separate use permitting via either a zoning compliance or Special Use application.

Carma Laboratories, Inc. operates under Standard Industrial Classification (SIC) of 2834 for

Pharmaceutical Preparations, a Permitted Use in M-1 zoning. A special use is required to allow for overnight truck parking (§15-5.0202.G.3). Due to the proximity of truck parking areas to residential and recreational uses, staff has the following suggestions and recommendations:

- No portion of the overnight parking areas of the site should be visible from a residential or park zoning district or public right of way, or located in a front or side yard.
- The applicant should provide significant screening of all truck parking areas. In particular, additional screening should be provided on the north property line.
- A dedicated parking garage is provided for the office area of the owners of Carma Labs. Overnight parking should not be permitted outside this area, as it faces a residential zoning district, and it should only be used for loading and unloading related to the office uses of the building.
- The applicant has provided responses to the required general standards for Special Uses (Division 15-3.0700).
- Special Use standards inquire whether the applicant has considered other locations in their search (§15-3.3.0701.C.2) The special use requirement for truck parking is applicable in all parts of the City of Franklin, however, a number of other sites do not require rezoning to allow for the specific use type, and have infrastructure designed to adequately serve this feature of the development.

Site Plan: The Site Plan application must comply with the dimensional requirements of M-1 zoning. The current Unified Development Ordinance does not have specific architectural standards but instead requires that a development harmonize with the surrounding area. The proposed location and positioning of the building on the northern portion of the site is close to Stonewood Subdivision, other properties zoned for residential development, and Croatian Park. Some key comments include:

- The building's primary façade (wall), which is part of the office use, faces a parking lot to the south, not S. 76th Street. The applicant worked with staff to provide improved architecture facing 76th Street and the residential properties nearby. The UDO requires that developments be "aesthetically compatible" with their surroundings (§15-7.080); Plan Commission may have additional requests or comments.
- Other options include orienting the building with its primary façade on 76th, or including significant buffering between their property and the adjoining park and residential areas through a combination of high-quality landscaping buffers and the creation of neighborhood-scale commercial development lots.
- The proposed development does not meet the parking requirements of Table 15-5.0203: 490 spaces are required. The applicant has provided sufficient evidence to request a reduction of this requirement from Plan Commission under the provisions of §15-5.0203.B(i).
- The Landscaping plan provided is adequate for the quantity of parking proposed, contingent on Plan Commission granting a parking reduction.
- The application otherwise complies with the requirements of the UDO for Site Plans and site design.

Recommended Conditions of Approval

All resolutions are drafted with a standard set of condition relating to development timelines and requirements, approvals from other jurisdictions and departments, etc. Staff recommends the following additional conditions based on review of these applications for compliance with the Unified Development Ordinance:

Rezoning: None. *This request is the key decision point for the proposed development. Rezoning applications are not conditional, and resulting development must comply with the standards of the Comprehensive Master Plan and Zoning Ordinance.*

CSM:

- Technical Corrections
- Provision of cross access, conservation, and landscape bufferyard easements.

Special Use:

- No portion of the overnight parking areas of the site may be visible from a residential or park zoning district or public right of way, or located in a front or side yard.
- The applicant shall provide significant screening of all truck parking areas; additional screening should be provided on the north property line.
- No overnight parking shall be permitted outside in the office garage area located at the southwest corner of the building.
- The office garage area located at the southwest corner of the building may only be used for parking and loading related to the office uses of the building.

Site Plan:

- Technical Corrections
- No portion of the overnight parking areas of the site may be visible from a residential or park zoning district or public right of way, or located in a front or side yard.
- The applicant shall provide significant screening of all truck parking areas; additional screening should be provided on the north property line.
- The west façade of should harmonize with surrounding development. (§15-7.080).
- The proposed development does not meet the parking requirements of Table 15-5.0203. Plan Commission finds that the applicant has provided sufficient evidence to receive a waiver of this standard under the provisions of §15-5.0203.B(i).

Exhibits:

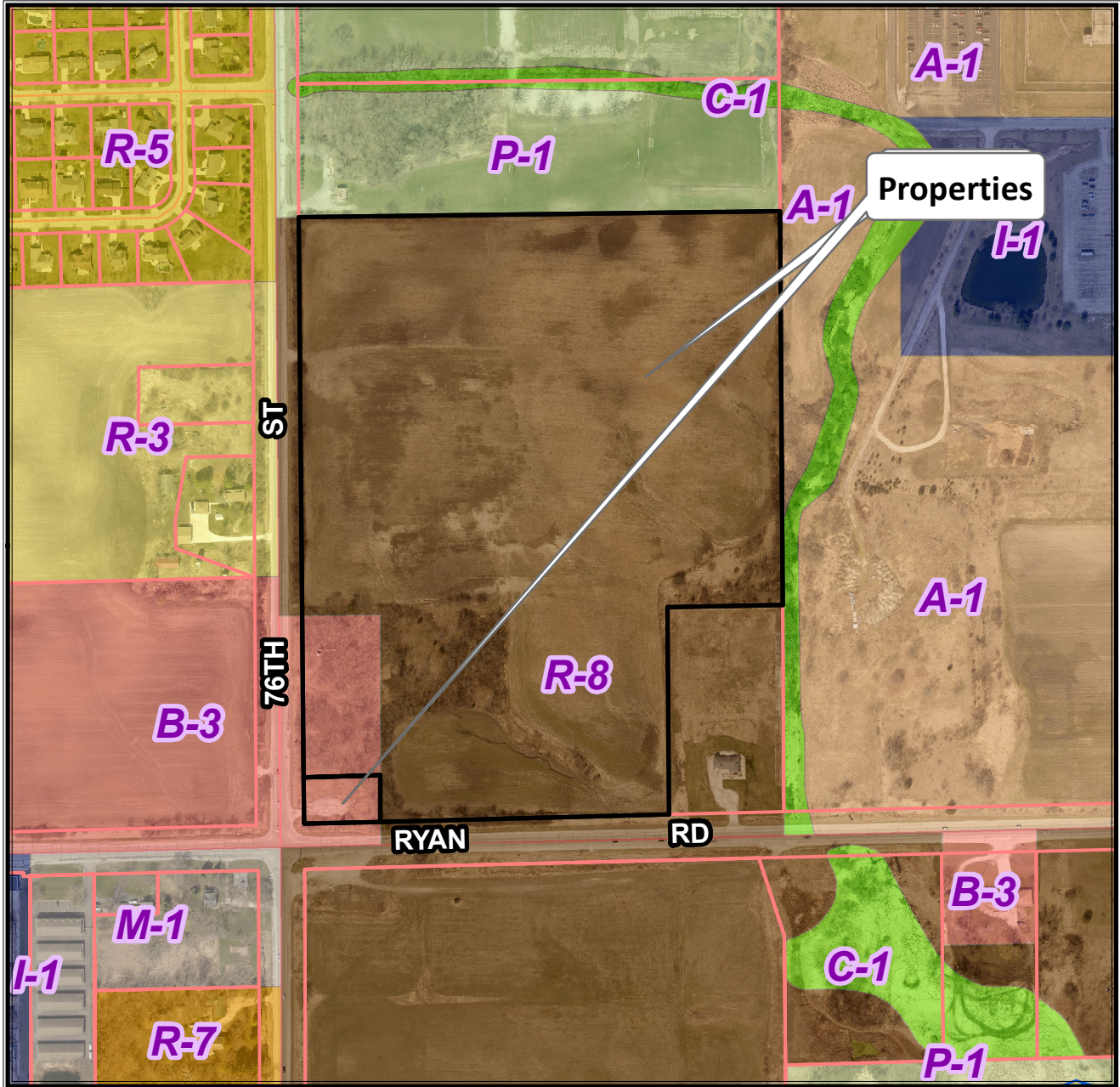
- Zoning Information District Standards Handout – M-1 Limited Industrial District
- Staff Comments

- Applicant Exhibits

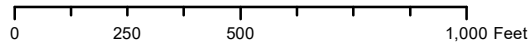
Citations:

Ohm, B. W. (2018, January). *Conditional Use Permits After 2017 Wisconsin Act 67*. Perspectives on Planning . <https://dpla.wisc.edu/wp-content/uploads/sites/1021/2017/06/pop-Conditional-Uses-After-Act-67.pdf>

9410 S. 76th Street & 7520 W. Ryan Road
 TKNs 884 9997 000 & 884 9998 000

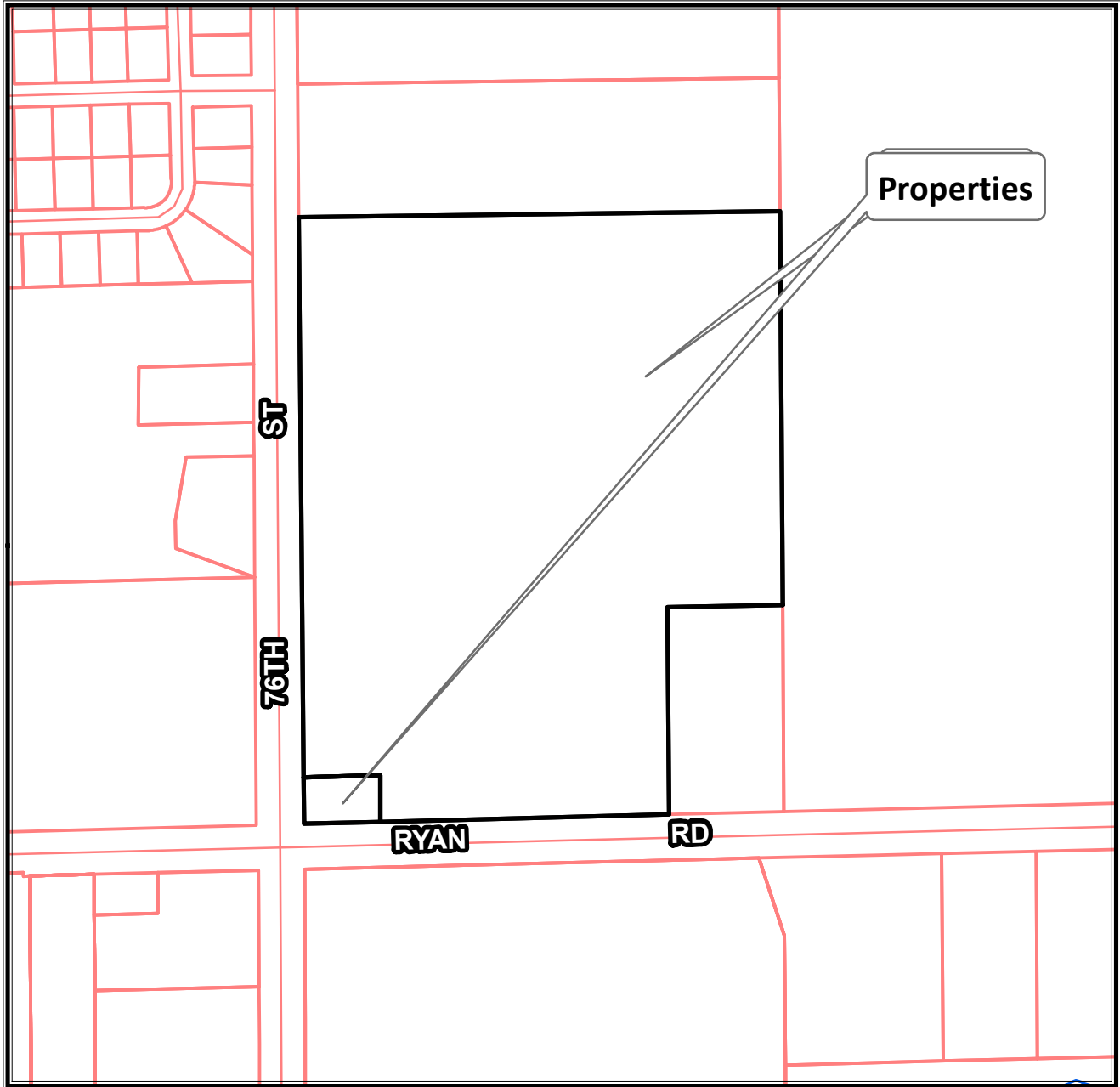


Planning Department
 (414) 425-4024

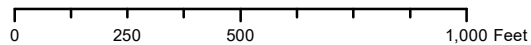


This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. This map is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes.

9410 S. 76th Street & 7520 W. Ryan Road
TKNs 884 9997 000 & 884 9998 000



Planning Department
(414) 425-4024



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



STATE OF WISCONSIN

CITY OF FRANKLIN

MILWAUKEE COUNTY

[Draft 10-12-2023]

RESOLUTION NO. 2023-_____

A RESOLUTION CONDITIONALLY APPROVING A 3 LOT CERTIFIED SURVEY MAP, BEING A REDIVISION OF ALL OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 5 NORTH, RANGE 21 EAST, CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN; AND ALSO INCLUDING THE NORTH 120 FEET OF THE SOUTH 180 FEET OF THE EAST 200 FEET OF THE WEST 260 FEET OF THE SOUTHWEST 1/4 OF SECTION 22, IN TOWNSHIP 5 NORTH, RANGE 21 EAST, CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN (BY ALEX SCHELER, CARMA LABORATORIES, INC, APPLICANT, CARMA LABORATORIES, INC, PROPERTY OWNER)
(9410 S 76TH STREET AND 7520 W RYAN RD)

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

PARCEL A: The West 1/2 of the Southwest 1/4 of Section 22, in Township 5 North, Range 21 East in the City of Franklin, County of Milwaukee, State of Wisconsin. Excepting that part conveyed to Milwaukee County by deed recorded as Document No. 2328870 and bounded and described as follows: commencing at the Southwest corner of said 1/4 Section; Running thence North along the west line of said 1/4 Section, 400 feet to a point; thence East on a line to a point 60 feet east of (measured at right angles) the West line of said 1/4 Section; thence South on a line 60 feet east of and parallel with the West line of said 1/4 Section to a point 60 feet North of (measured at right angles) the South line of said 1/4 Section; thence East on a line 60 feet north of and parallel with the South line of said 1/4 Section to a point in the East line of said West 1/2 of the Southwest 1/4 of Section 22; thence South along the East line of said West 1/2 to a point in the South line of said 1/4 Section; thence West along said South line to the Place of Beginning. Also Excepting therefrom those lands conveyed by warranty deed recorded as Document No. 3533054, Warranty Deed recorded as Document No. 3861132, and Quit Claim Deed recorded as Document No. 4081857. Further Excepting therefrom, the following: The North 120 feet of the South 180 feet of the East 200 feet of the West 260 feet of the Southwest 1/4 of Section 22, in Township 5 North, Range 21 East, in the City of Franklin, County of Milwaukee, State of Wisconsin; and

PARCEL B: Also including the North 120 feet of the South 180 feet of the East 200 feet of the West 260 feet of the Southwest 1/4 of Section 22, in Township 5 North, Range 21 East, in the City of Franklin, County of Milwaukee, State of Wisconsin. More particularly described as follows: commencing at the Southwest corner of Section 22, Township 5 North, Range 21 East; thence North 88°35'30" East, along the south line of the SW 1/4, of said Section 22, 60.01 feet; thence North 00°26'01" West, parallel with the west line of said SW 1/4, 60.01 feet to the intersection of the north line of S.T.H.100 (Ryan Rd.) with the east line of S. 76 St. and the Point of Beginning; thence North 00°26'01" West, along said east line of S. 76th St. and parallel with said west line of the SW 1/4, 338.97 feet; thence South 88°33'59" West, at a right angle, 60.00

ALEX SCHELER, CARMA LABORATORIES, INC – CERTIFIED SURVEY MAP
RESOLUTION NO. 2023-_____

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feet to said west line of the SW 1/4; thence North 00°26'01" West, along said west line, 1,238.81 feet; thence North 89°18'43" East, 1,311.68 feet to the east line of the West 1/2, of said SW 1/4; thence South 00°24'42" East, along said east line, 1,022.24 feet; thence South 88°35'30" West, parallel with said south line of the SW 1/4, 300.05 feet; thence South 00°24'42" East, parallel with said east line of the West 1/2, of the SW 1/4, 540.08 feet to said south line of the SW 1/4; thence South 88°35'30" West, along said south line of the SW 1/4, 951.20 feet to the Point of Beginning, of property located at 9410 South 76th Street (Parcel A), and 7520 West Ryan Road (Parcel B), bearing Tax Key Number: 884-9997-000 (Parcel A) and 884-9998-000 (Parcel B) Alex Scheler, Carma Laboratories, Inc, 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 Alex Scheler, Carma Laboratories, Inc., 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 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. Alex Scheler, Carma Laboratories, Inc , successors and assigns, and any developer of the Alex Scheler, Carma Laboratories, Inc three (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

ALEX SCHELER, CARMA LABORATORIES, INC – CERTIFIED SURVEY MAP
RESOLUTION NO. 2023-_____

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§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 Alex Scheler, Carma Laboratories, Inc and the 3 lot certified survey map project for the property located at 9410 South 76th Street (Parcel A), and 7520 West Ryan Road (Parcel B): (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 cross-access easements to be used at the point in time when the adjacent parcels undergo (re)development that would facilitate the completion of the connection for both pedestrian and vehicular circulation. The city may require a letter of credit as surety (§15-3.0306C 2.).
7. The applicant shall provide Landscape bufferyards on property lines adjacent to parcels with different zoning, to be recorded prior to the issuance of building permits.
8. The applicant shall provide Conservation Easements for natural resources to be protected, to be recorded with the CSM.
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, Carma Laboratories, Inc., 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, Carma Laboratories, Inc., 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.

ALEX SCHELER, CARMA LABORATORIES, INC – CERTIFIED SURVEY MAP
RESOLUTION NO. 2023-_____

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APPROVED:

John R. Nelson, Mayor

ATTEST:

Karen L. Kastenson, City Clerk

AYES _____ NOES _____ ABSENT _____

STATE OF WISCONSIN

CITY OF FRANKLIN

MILWAUKEE COUNTY

[Draft 10-12-23]

ORDINANCE NO. 2023-_____

AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE (ZONING MAP) TO REZONE LOT 1 OF CERTIFIED SURVEY MAP NO. _____ FROM R-8 MULTIPLE-FAMILY RESIDENCE DISTRICT AND B-3 COMMUNITY BUSINESS DISTRICT TO M-1 LIMITED INDUSTRIAL DISTRICT, AND LOTS 2 AND 3 OF CERTIFIED SURVEY MAP NO. _____ TO B-3 COMMUNITY BUSINESS DISTRICT (PROPERTY LOCATED AT 9410 S 76TH STREET AND 7520 W RYAN RD) (BY ALEX SCHELER, CARMA LABORATORIES, INC, APPLICANT, CARMA LABORATORIES, INC, PROPERTY OWNER)

WHEREAS, Alex Scheler, Carma Laboratories, Inc. having petitioned the City of Franklin for the rezoning of approximately 41.4 acres of land, from R-8 Multiple-Family Residence District and B-3 Community Business District to M-1 Limited Industrial District; and B-3 Community Business District such land located on a portion of the property located at 9410 S 76th Street and 7520 W Ryan Road; and

WHEREAS, a public hearing was held before the City of Franklin Plan Commission on the 19th day of October, 2023, upon the aforesaid petition and the Plan Commission thereafter having determined that the proposed rezoning would promote the health, safety and welfare of the City and having recommended approval thereof to the Common Council; and

WHEREAS, the Common Council having considered the petition and having concurred with the recommendation of the Plan Commission and having determined that the proposed rezoning is consistent with the 2025 Comprehensive Master Plan of the City of Franklin, Wisconsin and would promote the health, safety and welfare of the Community.

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

SECTION 1: §15-3.0102 (Zoning Map) of the Unified Development Ordinance of the City of Franklin, Wisconsin, is hereby amended to provide that the zoning district designation for Lot 1 of Certified Survey Map No. _____, described below, be changed from R-8 Multiple-Family Residence District and B-3 Community Business District to M-1 Limited Industrial District; and

§15-3.0102 (Zoning Map) of the Unified Development Ordinance of the City of Franklin, Wisconsin, is hereby amended to provide that the zoning district designation for Lot 2 of Certified Survey Map No. _____,

described below, be changed from R-8 Multiple-Family Residence District to B-3 Community Business District; and

§15-3.0102 (Zoning Map) of the Unified Development Ordinance of the City of Franklin, Wisconsin, is hereby amended to provide that the zoning district designation for Lot 3 of Certified Survey Map No. _____, described below, be changed from R-8 Multiple-Family Residence District and B-3 Community Business District to B-3 Community Business District:

PARCEL A: The West 1/2 of the Southwest 1/4 of Section 22, in Township 5 North, Range 21 East in the City of Franklin, County of Milwaukee, State of Wisconsin. Excepting that part conveyed to Milwaukee County by deed recorded as Document No. 2328870 and bounded and described as follows: commencing at the Southwest corner of said 1/4 Section; Running thence North along the west line of said 1/4 Section, 400 feet to a point; thence East on a line to a point 60 feet east of (measured at right angles) the West line of said 1/4 Section; thence South on a line 60 feet east of and parallel with the West line of said 1/4 Section to a point 60 feet North of (measured at right angles) the South line of said 1/4 Section; thence East on a line 60 feet north of and parallel with the South line of said 1/4 Section to a point in the East line of said West 1/2 of the Southwest 1/4 of Section 22; thence South along the East line of said West 1/2 to a point in the South line of said 1/4 Section; thence West along said South line to the Place of Beginning. Also Excepting therefrom those lands conveyed by warranty deed recorded as Document No. 3533054, Warranty Deed recorded as Document No. 3861132, and Quit Claim Deed recorded as Document No. 4081857. Further Excepting therefrom, the following: The North 120 feet of the South 180 feet of the East 200 feet of the West 260 feet of the Southwest 1/4 of Section 22, in Township 5 North, Range 21 East, in the City of Franklin, County of Milwaukee, State of Wisconsin; and

PARCEL B: Also including the North 120 feet of the South 180 feet of the East 200 feet of the West 260 feet of the Southwest 1/4 of Section 22, in Township 5 North, Range 21 East, in the City of Franklin, County of Milwaukee, State of Wisconsin. More particularly described as follows: commencing at the Southwest corner of Section 22, Township 5 North, Range 21 East; thence North 88°35'30" East, along the south line of the SW 1/4, of said Section 22, 60.01 feet; thence North 00°26'01" West, parallel with the west line of said SW 1/4, 60.01 feet to the intersection of the north line of S.T.H.100 (Ryan Rd.) with the east line of S. 76 St. and the Point of Beginning; thence North 00°26'01" West, along said east line of S. 76th St. and parallel with said west line of the SW 1/4, 338.97 feet; thence South 88°33'59" West, at a right angle, 60.00 feet to said west line of the SW 1/4; thence North 00°26'01" West, along said west line, 1,238.81 feet; thence North 89°18'43" East, 1,311.68 feet to the east line of the West 1/2, of said SW 1/4; thence South 00°24'42" East, along said east line, 1,022.24 feet; thence South 88°35'30" West, parallel with said south line of the SW 1/4, 300.05 feet; thence South 00°24'42" East, parallel with said east line of the West 1/2, of the SW 1/4, 540.08 feet to said south line of the SW 1/4; thence South 88°35'30" West, along said south line of the SW 1/4, 951.20 feet to the Point of Beginning, of property located at 9410 South 76th Street (Parcel A), and 7520 West Ryan Road (Parcel B), bearing Tax Key Number: 884-9997-000 (Parcel A) and 884-9998-000 (Parcel B)

Alex Scheler, Carma Laboratories, Inc, 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

SECTION 2: The terms and provisions of this ordinance are severable. Should any term or provision of this ordinance be found to be invalid by a court of competent jurisdiction, the remaining terms and provisions shall remain in full force and effect.

SECTION 3: All ordinances and parts of ordinances in contravention to this ordinance are hereby repealed.

SECTION 4: This ordinance shall take effect and be in force from and after its passage and publication.

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

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

APPROVED:

John R. Nelson, Mayor

ATTEST:

Karen L. Kastenson, City Clerk

AYES _____ NOES _____ ABSENT _____

RESOLUTION NO. 2023-_____

A RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS FOR THE APPROVAL OF A SPECIAL USE FOR OVERNIGHT PARKING FOR VEHICLES EXCEEDING 8,000 POUNDS MANUFACTURED GROSS VEHICLE WEIGHT AS PART OF THE DEVELOPMENT OF A SINGLE-STORY BUILDING HOUSING OFFICES AND MANUFACTURING FACILITIES (CARMA LABORATORIES), UPON PROPERTY LOCATED AT 9410 S 76TH STREET (BY ALEX SCHELER, CARMA LABORATORIES, INC, APPLICANT, CARMA LABORATORIES, INC, PROPERTY OWNER)

WHEREAS, Alex Scheler, Carma Laboratories, Inc. 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, and rezoning of the property) to allow for the development of a single-story building housing offices and manufacturing (Carma Laboratories) upon property located at 9410 S 76th Street, zoned M-1 Limited Industrial District. The property which is the subject of the application bears Tax Key No. 884 9997 000 and is more particularly described as follows:

Lot 1 (Carma Laboratories Building):

Being part of the West 1/2 of the SW 1/4 of Section 22, Township 05 North, Range 21 East, situated in the City of Franklin, Milwaukee County, Wisconsin, described as follows:

Commencing at the Southwest corner of said Section 22; thence North 88°35'30" East, along the south line of said SW 1/4, 60.01 feet; thence North 00°26'01" West, parallel with the west line of said SW 1/4, 60.01 feet to the intersection of the north line of S.T.H.100 (Ryan Rd.) with the east line of S. 76th St.; thence continuing North 00°26'01" West, along said east line of S. 76th St. and parallel with said west line of the SW 1/4, 330.66 feet to the southwest corner of Lot 1, and the Point of Beginning; thence continuing North 00°26'01" West, along said east line and along the west line of said Lot 1, 1,247.39 feet to the northwest corner of said Lot 1; thence North 89°18'43" East, along the north line of said Lot 1, 1,251.68 feet to the northeast corner of said Lot 1; thence South 00°24'42" East, along the east line of said Lot 1, and along the east line of said West 1/2, of the SW 1/4, 1,022.24 feet; thence South 88°35'30" West, parallel with said south line of the SW 1/4, 300.05 feet; thence South 00°24'42" East, parallel with said east line of the West 1/2, of the SW 1/4, 209.42 feet to the southeast corner of said Lot 1; thence South 88°35'30" West, along the south line of said Lot 1, and parallel with said south line of the SW 1/4, 951.32 feet to the Point of Beginning; and

WHEREAS, such petition having been duly referred to the Plan Commission of the City of Franklin for a public hearing, pursuant to the requirements of §15-9.0103D. of the Unified Development Ordinance, and a public hearing having been held before the Plan Commission on the 19th day of October, 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 Alex Scheler, Carma Laboratories, Inc, 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 Alex Scheler, Carma Laboratories, Inc, successors and assigns, for a Jilly's Car Wash facility use, which shall be developed in substantial compliance with, and operated and maintained by Alex Scheler, Carma Laboratories, Inc, pursuant to those plans City file-stamped October 9, 2023 and annexed hereto and incorporated herein as Exhibit A.
2. Alex Scheler, Carma Laboratories, Inc, 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 Alex Scheler, Carma Laboratories, Inc, Carma Laboratories 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 Alex Scheler, Carma Laboratories, Inc Carma Laboratories facility Special Use for the property located at 9410 S 76th Street: (i) being in compliance with all applicable governmental laws, statutes, rules, codes, orders and ordinances; and (ii) obtaining all other

governmental approvals, permits, licenses and the like, required for and applicable to the project to be developed and as presented for this approval.

4. No portion of the overnight parking areas of the site may be visible from a residential or park zoning district or public right of way, or located in a front or side yard.
5. The applicant shall provide significant screening of all truck parking areas; additional screening should be provided on the north property line.
6. No overnight parking shall be permitted outside in the office garage area located at the southwest corner of the building.
7. The office garage area located at the southwest corner of the building may only be used for parking and loading related to the office uses of the building.

BE IT FURTHER RESOLVED, that in the event Alex Scheler, Carma Laboratories, Inc, 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.

ALEX SCHELER, CARMA LABORATORIES, INC – SPECIAL USE
RESOLUTION NO. 2023-_____

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

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

APPROVED:

John R. Nelson, Mayor

ATTEST:

Karen L. Kastenson, City Clerk

AYES _____ NOES _____ ABSENT _____

PLAN COMMISSION
RESOLUTION NO. 2023-_____A RESOLUTION APPROVING A SITE PLAN FOR THE DEVELOPMENT
OF A SINGLE-STORY BUILDING HOUSING OFFICES AND MANUFACTURING
FACILITIES (CARMA LABORATORIES), UPON PROPERTY LOCATED AT 9410 S
76TH STREET (BY ALEX SCHELER, CARMA LABORATORIES, INC, APPLICANT,
CARMA LABORATORIES, INC, PROPERTY OWNER)

WHEREAS, Alex Scheler, Carma Laboratories, Inc. having applied for approval of a proposed site plan (which is contingent upon approval of the concurrent 3 lot Certified Survey Map, and rezoning of the property) to allow for the development of a single-story building housing offices and manufacturing (Carma Laboratories) upon property located at 9410 S 76th Street, zoned M-1 Limited Industrial District; and

WHEREAS, the Plan Commission having reviewed such proposal and having found same to be in compliance with the applicable terms and provisions of §15-3.0309 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 to allow for the development of a single-story building housing offices and manufacturing (Carma Laboratories) upon property located at 9410 S 76th Street, as depicted upon the plans dated October 9, 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 Alex Scheler, Carma Laboratories, Inc. Carma Laboratories facility dated October 9, 2023.
2. Alex Scheler, Carma Laboratories, Inc., successors and assigns, and any developer of the Alex Scheler, Carma Laboratories, Inc. Carma Laboratories 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 Alex Scheler, Carma Laboratories, Inc. Carma Laboratories 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.

ALEX SCHELER, CARMA LABORATORIES, INC – SITE PLAN
RESOLUTION NO. 2023-_____

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3. The approval granted hereunder is conditional upon the Alex Scheler, Carma Laboratories, Inc. Carma Laboratories facility development project for the property located at 9410 S 76th Street: (i) being in compliance with all applicable governmental laws, statutes, rules, codes, orders and ordinances; and (ii) obtaining all other governmental approvals, permits, licenses and the like, required for and applicable to the project to be developed and as presented for this approval.
4. That the Alex Scheler, Carma Laboratories, Inc. Carma Laboratories 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. No portion of the overnight parking areas of the site may be visible from a residential or park zoning district or public right of way, or located in a front or side yard.
6. The applicant shall provide significant screening of all truck parking areas; additional screening should be provided on the north property line.
7. The west façade of the building of shall reflect architecture which harmonizes with surrounding development. (§15-7.080).
8. The proposed development does not meet the parking requirements of Table 15-5.0203. Plan Commission finds that the applicant has provided sufficient evidence to receive a waiver of this standard under the provisions of §15-5.0203.B(i).
9. 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 _____ day of _____, 2023.

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

APPROVED:

John R. Nelson, Mayor

ALEX SCHELER, CARMA LABORATORIES, INC – SITE PLAN
RESOLUTION NO. 2023-_____

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ATTEST:

Karen L. Kastenson, City Clerk

AYES _____ NOES _____ ABSENT _____

SECTION 15-3.0309

M-1 LIMITED INDUSTRIAL DISTRICT

A. **District Intent.** The M-1 Limited Industrial District is intended to:

1. Provide for manufacturing, industrial, warehousing, and uses of a limited nature and size in locations where the relative proximity to other uses requires more restrictive regulation.
2. Accommodate existing scattered uses of an industrial nature so as not to make them nonconforming uses.

The M-1 District is *not* intended to accommodate industrial or business parks under unified design and ownership which exceed twenty (20) acres in area. The community character of the M-1 District is SUBURBAN as set forth in the City of Franklin Comprehensive Master Plan.

B. **District Standards.** The M-1 District is further intended to have the development standards as set forth in Table 15-3.0309.

C. **Permitted, Accessory, and Special Uses.** See Sections 15-3.0603, 15-3.0605, 15-3.0606, 15-3.0607, 15-3.0608, 15-3.0609, Division 15-3.0700, Section 15-3.0703, and Division 15-3.0800.

Table 15-3.0309

M-1 LIMITED INDUSTRIAL DISTRICT DEVELOPMENT STANDARDS

Type of Standard	Standard
Landscape Surface Ratio and Floor Area	
Minimum Landscape Surface Ratio (LSR)	0.4
Alternative Minimum Landscape Surface Ratio (LSR) with Required Mitigation (See Section 15-5.0302E)	0.3
Maximum Gross Floor Area Ratio (GFAR)	0.42 (a)
Maximum Net Floor Area Ratio (NFAR)	0.85 (a)
Lot Dimensional Requirements	
Minimum Lot Area (s.f.)	20,000 (c)
Minimum Lot Width at Setback Line (feet)	100
Minimum Front Yard (feet)	30 (b)
Minimum Side Yard (feet)	20 (b)
Minimum Side Yard on Corner Lot (feet)	30 (b)
Minimum Rear Yard (feet)	15 (b)
Minimum Shore Buffer (feet)	75
Minimum Wetland Buffer (feet)	30
Minimum Wetland Setback (feet)	50
Maximum Building Height	
Principal Structure (stories/ft.)	3.0/40
Accessory Structure (stories/ft.)	1.0/25

- (a) For warehousing uses, the maximum gross floor area ratio (GFAR) shall be 0.89; and the maximum net floor area ratio (NFAR) shall be 1.48.
- (b) See Division 15-5.0300 for the determination of minimum required bufferyards. See Section 15-5.0108 for increased setback requirements along arterial streets and highways.
- (c) Restaurants shall require a minimum of 40,000 square feet with a minimum lot width of 150 feet.

SIC NO	STANDARD INDUSTRIAL CLASSIFICATION TITLE	M-1
781	Landscape counseling and Planning	P
83	Forest Products	P
831	Forest products	P
2211	Broadwoven fabric mills, cotton	P
222	Broadwoven Fabric Mills, Manmade	P
2221	Broadwoven fabric mills, manmade	P
223	Broadwoven Fabric Mills, Wool	P
2231	Broadwoven fabric mills, wool	P
224	Narrow Fabric Mills	P
2241	Narrow fabric mills	P
2251	Women's hosiery, except socks	P
2252	Hosiery, not elsewhere classified	P
2253	Knit outerwear mills	P
2257	Weft knit fabric mills	P
2258	Lace & warp knit fabric mills	P
2259	Knitting mills, not elsewhere classified	P
2273	Carpets and rugs	P
2284	Thread mills	P
2296	Tire cord and fabrics	P
2326	Men's and boys' work clothing	P
2369	Girls' and children's outerwear, not elsewhere classified	P
2381	Fabric dress and work gloves	P
2384	Robes and dressing gowns	P
2385	Waterproof outerwear	P
2386	Leather and sheep-lined clothing	P
2391	Curtains and draperies	P
2392	Housefurnishings, not elsewhere classified	P
2394	Canvas and related products	P
2431	Millwork	P
244	Wood Containers	P
2514	Metal household furniture	P
2519	Household furniture, not elsewhere classified	P
2522	Office furniture, except wood	P
2541	Wood partitions and fixtures	P
2542	Partitions and fixtures, except wood	P
2591	Drapery hardware & blinds & shades	P
2653	Corrugated and solid fiber boxes	P
2656	Sanitary food containers	P
2671	Paper coated & laminated, packaging	P
2672	Paper coated and laminated, not elsewhere classified	P
2676	Sanitary paper products	P
2677	Envelopes	P
2679	Converted paper products, not elsewhere classified	P
2711	Newspapers	P
2721	Periodicals	P
2731	Book publishing	P
2754	Commercial printing, gravure	P
2759	Commercial printing, not elsewhere classified	P
2761	Manifold business forms	P
2771	Greeting cards	P
2782	Blankbooks and looseleaf binders	P
2791	Typesetting	P
2796	Platemaking services	P
2813	Industrial gases	P
2834	Pharmaceutical preparations	P
3021	Rubber and plastics footwear	P
3061	Mechanical rubber goods	P
3069	Fabricated rubber products , not elsewhere classified	P
3089	Plastics products, not elsewhere classified	P
3143	Men's footwear, except athletic	P
3144	Women's footwear, except athletic	P
3149	Footwear, except rubber, not elsewhere classified	P
3161	Luggage	P
3171	Women's handbags and purses	P
3229	Pressed and blown glass, not elsewhere classified	P
3231	Products of purchased glass	P
3292	Asbestos products	P
3446	Architectural metal work	P
3496	Miscellaneous fabricated wire products	P
3541	Machine tools, metal cutting types	P
3542	Machine tools, metal forming types	P
3543	Industrial patterns	P
3544	Special dies, tools, jigs & fixtures	P
3545	Machine tool accessories	P

SIC NO	STANDARD INDUSTRIAL CLASSIFICATION TITLE	M-1
3555	Printing trades machinery	P
3564	Blowers and fans	P
3579	Office machines, not elsewhere classified	P
3599	Industrial machinery, not elsewhere classified	P
3612	Transformers, except electronic	P
3613	Switchgear and switchboard apparatus	P
3634	Electric housewares and fans	P
3643	Current-carrying wiring devices	P
3645	Residential lighting fixtures	P
3651	Household audio and video equipment	P
3679	Electronic components, not elsewhere classified	P
3692	Primary batteries, dry and wet	P
3699	Electrical equipment & supplies, not elsewhere classified	P
3711	Motor vehicles and car bodies	P
3724	Aircraft engines and engine parts	P
3812	Search and navigation equipment	P
3821	Laboratory apparatus and furniture	P
3822	Environmental controls	P
3823	Process control instruments	P
3824	Fluid meters and counting devices	P
3825	Instruments to measure electricity	P
3826	Analytical instruments	P
3845	Electromedical equipment	P
3851	Ophthalmic goods	P
3861	Photographic equipment and supplies	P
3873	Watches, clocks, watchcases & parts	P
3911	Jewelry, precious metal	P
3914	Silverware and plated ware	P
3915	Jewelers' materials & lapidary work	P
3931	Musical instruments	P
3942	Dolls and stuffed toys	P
3944	Games, toys, and children's vehicles	P
3949	Sporting and athletic goods, not elsewhere classified	P
3951	Pens and mechanical pencils	P
3952	Lead pencils and art goods	P
3961	Costume jewelry	P
3965	Fasteners, buttons, needles, & pins	P
3991	Brooms and brushes	P
4221	Farm product warehousing and storage	P
4222	Refrigerated warehousing and storage	P
4225	General warehousing and storage	P
4813	Telephone communications, except radio	P
4961	Steam and air-conditioning supply	P
4971	Irrigation systems	P
5013	Motor vehicle supplies and new parts	P
5014	Tires and tubes	P
5015	Motor vehicle parts, used	P
5021	Furniture	P
5023	Homefurnishings	P
5033	Roofing, siding, & insulation	P
5039	Construction materials, not elsewhere classified	P
5043	Photographic equipment and supplies	P
5044	Office equipment	P
5045	Computers, peripherals & software	P
5046	Commercial equipment, not elsewhere classified	P
5047	Medical and hospital equipment	P
5048	Ophthalmic goods	P
5049	Professional equipment, not elsewhere classified	P
5051	Metals service centers and offices	P
5052	Coal and other minerals and ores	P
5063	Electrical apparatus and equipment	P
5064	Electrical appliances, TV & radios	P
5065	Electronic parts and equipment	P
5072	Hardware	P
5074	Plumbing & hydronic heating supplies	P
5075	Warm air heating & air-conditioning	P
5078	Refrigeration equipment and supplies	P
5082	Construction and mining machinery	P
5087	Service establishment equipment	P
5088	Transportation equipment & supplies	P
5093	Scrap and waste materials	P
5094	Jewelry & precious stones	P
5111	Printing and writing paper	P
5112	Stationery and office supplies	P

SIC NO	STANDARD INDUSTRIAL CLASSIFICATION TITLE	M-1
5113	Industrial & personal service paper	P
5122	Drugs, proprietaries, and sundries	P
5131	Piece goods & notions	P
5136	Men's and boys' clothing	P
5137	Women's and children's clothing	P
5139	Footwear	P
5141	Groceries, general line	P
5142	Packaged frozen foods	P
5143	Dairy products, except dried or canned	P
5147	Meats and meat products	P
5148	Fresh fruits and vegetables	P
5149	Groceries and related products, not elsewhere classified	P
5159	Farm-product raw materials, not elsewhere classified	P
5169	Chemicals & allied products, not elsewhere classified	P
5191	Farm supplies	P
5192	Books, periodicals, & newspapers	P
5194	Tobacco and tobacco products	P
5198	Paints, varnishes, and supplies	P
5199	Nondurable goods, not elsewhere classified	P
5211	Lumber and other building materials	P
5251	Hardware stores	P
7213	Linen supply	P
7334	Photocopying & duplicating services	P
737	Computer and Data Processing Services	P
7371	Computer programming services	P
7372	Prepackaged software	P
7373	Computer integrated systems design	P
7374	Data processing and preparation	P
7375	Information retrieval services	P
7376	Computer facilities management	P
7377	Computer rental & leasing	P
7378	Computer maintenance & repair	P
7379	Computer related services, not elsewhere classified	P
7383	News syndicates	P
7384	Photofinishing laboratories	P
7622	Radio and television repair	P
7623	Refrigeration service and repair	P
7629	Electrical repair shops, not elsewhere classified	P
7692	Welding repair	P
7694	Armature rewinding shops	P
8071	Medical laboratories	P
8072	Dental laboratories	P
8331	Job training and related services	P
8734	Testing laboratories	P
	Convenience Stores (without the dispensing of gasoline)	P
	Hiking Trails	P
	Historic Monuments or Sites	P
	Jogging Trails	P
	Nature Areas	P
	Nature Trails	P
	Wildlife Sanctuaries	P
175	Deciduous tree fruits	S
179	Fruits and tree nuts, not elsewhere classified	S
18	Horticultural Specialties	S
181	Ornamental nursery products	S
182	Food crops grown under cover	S
19	General Farms, Primarily Crop	S
191	General farms, primarily crop	S
722	Crop harvesting	S
723	Crop preparation services for market	S
724	Cotton ginning	S
74	Veterinary Services	S
741	Veterinary services for livestock	S
742	Veterinary services, specialties	S
75	Animal Services, Except Veterinary	S
751	Livestock services, except veterinary	S
752	Animal specialty services	S
782	Lawn and garden services	S
783	Ornamental shrub and tree services	S
152	Residential Building Construction	S
1521	Single-family housing construction	S
1522	Residential construction, not elsewhere classified	S
153	Operative Builders	S
1531	Operative builders	S

SIC NO	STANDARD INDUSTRIAL CLASSIFICATION TITLE	M-1
154	Nonresidential Building Construction	S
1541	Industrial buildings and warehouses	S
1542	Nonresidential construction, not elsewhere classified	S
171	Plumbing, Heating, Air-Conditioning	S
1711	Plumbing, heating, air-conditioning	S
172	Painting and Paper Hanging	S
1721	Painting and paper hanging	S
173	Electrical Work	S
1731	Electrical work	S
174	Masonry, Stonework, and Plastering	S
1741	Masonry and other stonework	S
1742	Plastering, drywall, and insulation	S
1743	Terrazzo, tile, marble, mosaic work	S
175	Carpentry and Floor Work	S
1751	Carpentry work	S
1752	Floor laying and floor work, not elsewhere classified	S
176	Roofing, Siding, and Sheet Metal Work	S
1761	Roofing, siding, and sheet metal work	S
177	Concrete Work	S
1771	Concrete work	S
178	Water Well Drilling	S
1781	Water well drilling	S
179	Miscellaneous Special Trade Contractors	S
1791	Structural steel erection	S
1793	Glass and glazing work	S
1794	Excavation work	S
1795	Wrecking and demolition work	S
1796	Installing building equipment, not elsewhere classified	S
1799	Special trade contractors, not elsewhere classified	S
201	Meat Products	S
2011	Meat packing plants	S
2013	Sausages and other prepared meats	S
202	Dairy Products	S
2021	Creamery butter	S
2022	Cheese, natural and processed	S
2023	Dry, condensed, evaporated products	S
2024	Ice cream and frozen desserts	S
2026	Fluid milk	S
203	Preserved Fruits and Vegetables	S
2032	Canned specialties	S
2033	Canned fruits and vegetables	S
2034	Dehydrated fruits, vegetables, soups	S
2035	Pickles, sauces, and salad dressings	S
2037	Frozen fruits and vegetables	S
2038	Frozen specialties, not elsewhere classified	S
204	Grain Mill Products	S
2041	Flour and other grain mill products	S
2043	Cereal breakfast foods	S
2044	Rice milling	S
2045	Prepared flour mixes and doughs	S
2046	Wet corn milling	S
2048	Prepared feeds, not elsewhere classified	S
205	Bakery Products	S
2051	Bread, cake, and related products	S
2052	Cookies and crackers	S
2053	Frozen bakery products, except bread	S
206	Sugar and Confectionery Products	S
2061	Raw cane sugar	S
2062	Cane sugar refining	S
2064	Candy & other confectionery product	S
2066	Chocolate and cocoa products	S
2067	Chewing gum	S
2068	Salted and roasted nuts and seeds	S
2074	Cottonseed oil mills	S
2075	Soybean oil mills	S
2076	Vegetable oil mills, not elsewhere classified	S
2077	Animal and marine fats and oils	S
2079	Edible fats and oils, not elsewhere classified	S
208	Beverages	S
2084	Wines, brandy, and brandy spirits	S
2085	Distilled and blended liquors	S
2086	Bottled and canned soft drinks	S
2087	Flavoring extracts and syrups, not elsewhere classified	S
209	Miscellaneous Food and Kindred Products	S

SIC NO	STANDARD INDUSTRIAL CLASSIFICATION TITLE	M-1
2091	Canned and cured fish and seafoods	S
2092	Fresh or frozen prepared fish	S
2095	Roasted coffee	S
2096	Potato chips and similar snacks	S
2097	Manufactured ice	S
2098	Macaroni and spaghetti	S
2099	Food preparations, not elsewhere classified	S
2281	Yarn spinning mills	S
2282	Throwing and winding mills	S
2295	Coated fabrics, not rubberized	S
2297	Nonwoven fabrics	S
2299	Textile goods, not elsewhere classified	S
2329	Men's and boys' clothing, not elsewhere classified	S
2339	Women's and misses' outerwear, not elsewhere classified	S
2353	Hats, caps, and millinery	S
2371	Fur goods	S
2395	Pleating and stitching	S
2396	Automotive and apparel trimmings	S
2449	Wood containers, not elsewhere classified	S
2511	Wood household furniture	S
2512	Upholstered household furniture	S
2515	Mattresses and bedsprings	S
2521	Wood Office Furniture	S
2741	Miscellaneous publishing	S
2752	Commercial printing, lithographic	S
2833	Medicinals and botanicals	S
2842	Polishes and sanitation goods	S
2843	Surface active agents	S
2844	Toilet preparations	S
2865	Cyclic crudes and intermediates	S
2869	Industrial organic chemicals, not elsewhere classified	S
2873	Nitrogenous fertilizers	S
2875	Fertilizers, mixing only	S
2879	Agricultural chemicals, not elsewhere classified	S
3111	Leather tanning and finishing	S
3131	Footwear cut stock	S
3151	Leather gloves and mittens	S
3172	Personal leather goods, not elsewhere classified	S
3199	Leather goods, not elsewhere classified	S
3221	Glass containers	S
3251	Brick and structural clay tile	S
3253	Ceramic wall and floor tile	S
3269	Pottery products, not elsewhere classified	S
3272	Concrete products, not elsewhere classified	S
3281	Cut stone and stone products	S
3299	Nonmetallic mineral products, not elsewhere classified	S
3421	Cutlery	S
3423	Hand and edge tools, not elsewhere classified	S
3429	Hardware, not elsewhere classified	S
3432	Plumbing fixture fittings and trim	S
3452	Bolts, nuts, rivets, and washers	S
3469	Metal stampings, not elsewhere classified	S
3471	Plating and polishing	S
3552	Textile machinery	S
3751	Motorcycles, bicycles, and parts	S
3827	Optical instruments and lenses	S
3829	Measuring & controlling devices, not elsewhere classified	S
384	Medical Instruments and Supplies	S
3841	Surgical and medical instruments	S
3842	Surgical appliances and supplies	S
3843	Dental equipment and supplies	S
3993	Signs and advertising specialties	S
3999	Manufacturing industries, not elsewhere classified	S
4121	Taxis	S
4131	Intercity & rural bus transportation	S
4141	Local bus charter service	S
4142	Bus charter service, except local	S
4151	School buses	S
4173	Bus terminal and service facilities	S
4214	Local trucking with storage	S
4226	Special warehousing and storage, not elsewhere classified	S
4231	Trucking terminal facilities	S
4311	U.S. Postal Service	S

SIC NO	STANDARD INDUSTRIAL CLASSIFICATION TITLE	M-1
4581	Airports, flying fields, & services	S
4724	Travel agencies	S
4783	Packing and crating	S
4822	Telegraph & other communications	S
4832	Radio broadcasting stations	S
4833	Television broadcasting stations	S
4841	Cable and other pay TV services	S
4899	Communications services, not elsewhere classified	S
4911	Electric services	S
4923	Gas transmission and distribution	S
4939	Combination utilities, not elsewhere classified	S
4941	Water supply	S
4952	Sewerage systems	S
5012	Automobiles and other motor vehicles	S
5031	Lumber, plywood, and millwork	S
5032	Brick, stone, & related materials	S
5084	Industrial machinery and equipment	S
5085	Industrial supplies	S
5091	Sporting & recreational goods	S
5092	Toys and hobby goods and supplies	S
5099	Durable goods, not elsewhere classified	S
5182	Wine and distilled beverages	S
5261	Retail nurseries and garden stores	S
5511	New and used car dealers	S
5531	Auto and home supply stores	S
5541	Gasoline service stations	S
5551	Boat dealers	S
5571	Motorcycle dealers	S
5599	Automotive dealers, not elsewhere classified	S
5812	Eating places (without drive through facilities)	S
5813	Drinking places (without drive through facilities)	S
5941	Sporting goods and bicycle shops	S
5943	Stationery stores	S
5961	Catalog and mail-order houses	S
5962	Merchandising machine operators	S
5963	Direct selling establishments	S
5983	Fuel oil dealers	S
5984	Liquefied petroleum gas dealers	S
5989	Fuel dealers, not elsewhere classified	S
5994	News dealers and newsstands	S
6011	Federal reserve banks	S
6021	National commercial banks (without drive through facilities)	S
6022	State commercial banks (without drive through facilities)	S
6029	Commercial banks, not elsewhere classified (without drive through facilities)	S
6035	Federal savings institutions (without drive through facilities)	S
6036	Savings institutions, except federal (without drive through facilities)	S
6021	National commercial banks (with drive through facilities)	S
6022	State commercial banks (with drive through facilities)	S
6029	Commercial banks, not elsewhere classified (with drive through facilities)	S
6035	Federal savings institutions (with drive through facilities)	S
6036	Savings institutions, except federal (with drive through facilities)	S
7011	Hotels and motels	S
7212	Garment pressing & cleaners' agents	S
7216	Drycleaning plants, except rug	S
7217	Carpet and upholstery cleaning	S
7219	Laundry and garment services, not elsewhere classified	S
7221	Photographic studios, portrait	S
7231	Beauty shops	S
7241	Barber shops	S
7251	Shoe repair and shoeshine parlors	S
SIC NO	STANDARD INDUSTRIAL CLASSIFICATION TITLE	M-1
7335	Commercial photography	S
7342	Disinfecting & pest control services	S
7349	Building maintenance services, not elsewhere classified	S
735	Miscellaneous Equipment Rental & Leasing	S
7352	Medical equipment rental	S
7359	Equipment Rental & leasing, not elsewhere classified	S
7361	Employment agencies	S

SIC NO	STANDARD INDUSTRIAL CLASSIFICATION TITLE	M-1
7389	Business services, not elsewhere classified	S
751	Automotive Rentals, No Drivers	S
7513	Truck rental and leasing, no drivers	S
7514	Passenger car rental	S
7515	Passenger car leasing	S
7519	Utility trailer rental	S
7521	Automobile parking	S
7532	Top & body repair & paint shops	S
7538	General automotive repair shops	S
7542	Carwashes	S
7549	Automotive services, not elsewhere classified	S
7699	Repair services, not elsewhere classified	S
7812	Motion picture & video production	S
7933	Bowling centers	S
7941	Sports clubs, managers, & promoters	S
7948	Racing, including track operation	S
799	Miscellaneous Amusement, Recreation Services	S
7991	Physical fitness facilities	S
7992	Public golf courses	S
7996	Amusement parks	S
7997	Membership sports & recreation clubs	S
7999	Amusement and recreation, not elsewhere classified	S
8244	Business and secretarial schools	S
8249	Vocational schools, not elsewhere classified	S
8299	Schools & educational services, not elsewhere classified	S
8351	Child day care services	S
8999	Services, not elsewhere classified	S
	Convenience Stores (with the dispensing of gasoline)	S

(Permitted Uses = P, Special Uses = S)

DIVISION 15-3.0700 SPECIAL USE STANDARDS AND REGULATIONS

SECTION 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: Carma Laboratories has worked hand in hand with the City of Franklin on Carma's plans to relocate their global headquarters to the proposed location while keeping in mind current properties and future development plans that Franklin has for this and surrounding properties.

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 special use that is being requested is for overnight trailer parking. The location where this is indicated is in the area of the shipping docks on north side of the building furthest from 76th Street. The shipping dock area where this occurs is screened from public view by a bumpout in the building as well as by landscaping. This requested special use will have no substantial or undue impact on the health, wellness, or value to neighboring properties and/or the City of Franklin.

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 special use that is being requested is for overnight trailer parking. The location where this is indicated is in the area of the shipping docks on north side of the building furthest from 76th Street. The shipping dock area where this occurs is screened from public view by a bumpout in the building as well as by landscaping. This requested special use is located and screened specifically where there will be little to no views and will not interfere with the use or development of neighboring properties.

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: This noted standard does not apply to this requested special use as these items are not affected by trailer parking on the property.

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 requested special use for overnight trailer parking is done in part to limit vehicle traffic on public roadways. If the special use is approved, it will allow trailer parking overnight in the locations indicated resulting in less trailer traffic on public roadways than if this special use is not approved and all trailers must leave each afternoon and return in the morning.

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: This special use for overnight trailer parking has no impact on natural, scenic, or historic features of significant importance.

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: This does not apply to this special use for overnight trailer parking. All other regulations will be followed with regards to the proposed building.

- 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 Section 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 requested special use for overnight trailer parking does not apply to residential areas or any of the listed business types in nonresidential districts in these sections.

- 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: With the requested special use for overnight trailer parking, Carma Laboratories will be reducing the trailer traffic on public roadways which will reduce traffic and wear and tear of public roadways.

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 requested special use for overnight trailer parking on site is only applicable on this property. Alternate sites for overnight trailer parking will have an adverse impact to the property owner's business and would increase trailer traffic on public roadways.

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 special use that is being requested is for overnight trailer parking. The location where this is indicated is in the area of the shipping docks on north side of the building furthest from 76th Street. The shipping dock area where this occurs is screened from public view by a bumpout in the building as well as by landscaping.

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 requested special use for overnight trailer parking was located and screened in a way that would not bring attention to it, nor would it encourage similar or other incompatible uses in the surrounding areas.



October 9, 2023

City of Franklin
Ms. Laurie Miller
Planning Manager
9229 W Loomis Road
Franklin, WI 53132

Ms. Miller:

We are looking forward to sharing details with the City of Franklin on our New Facility project and continuing the tradition that “Carmex is made in Franklin, Wisconsin!” I am submitting to you this Project Narrative for the Plan Commission and Common Council Review along with other supporting documents.

OWNER INFORMATION

Since its inception in 1937, Franklin, Wisconsin-based Carma Laboratories, Inc., has manufactured Carmex brand lip balms. Carma Laboratories, Inc. is a family owned and operated business that was founded in 1937 by Alfred Woelbing, the inventor of Carmex lip balm. Today, the company continues to produce its original lip care formula in its iconic jars as well as tubes and sticks and has expanded the line to include a natural formula, flavored moisture rich lip care products and Carmex Cold Sore Treatment. Carma Labs is a global brand, with its products shipped to 65 countries around the world. For more information, visit www.mycarmex.com.

NEW FACILITY

The proposed Facility for Carma Laboratories includes an approximately 195,000sf manufacturing space with a 32-0ft clear height and total wall height of 37-0. Adjacent to the manufacturing space is a single story, 30,000sf office to support the business. Carma currently owns and leases multiple buildings in Franklin and with this new Facility will be creating a permanent world headquarters at the site and consolidating operations into a single location. This site will accommodate operations and potential expansion for the foreseeable future.

The envelope materials for the manufacturing space will be an insulated precast wall panel with reveals and a patterned paint to help articulate the envelope design. For the office, the predominant material is a textured precast panel with an exposed finish and large punched window openings that are picture framed with prefinished yellow metal. The east half of the office portion is raised higher to create a double high space and is capped with a large yellow overhang that wraps around and terminates into the manufacturing space.

Carma operates under Standard Industrial Classification (SIC) of 2834 for Pharmaceutical Preparations. Our light manufacturing process involves receiving and storing raw materials, batching and mixing, filling various forms, (tubes, sticks, jars), packaging, warehousing, and distribution all of which is held to high standards by the Federal Food and Drug Administration (FDA). Truckload deliveries and shipments (average of 20 trucks per day, maximum of 30 trucks per day) generally occur between the hours of 8am and 5pm Monday – Thursday with limited activity on Friday.



HOURS OF OPERATION

Carma operates a First Shift from 6am – 4:30pm and a reduced Second Shift from 4:45pm – 3:15am. Approximately 170 associates are onsite during First Shift and 60 associates are onsite during the non-overlapping Second Shift. Another 70 associates work hybrid and are onsite only periodically throughout the month. Carma anticipates the need for 250 parking spaces with the option of a second phase of parking lot expansion in the future as needs change.

SITE DESIGN

The Facility is currently designed to be located on the north side of a vacant property at the north-east corner of HWY 100 and 76th street in Franklin. The site has good visibility from HWY 100 and the site gently slopes up toward the building to help provide prominence at the corner. The employee car parking will be located in front of the office and will be broken up with large greenspace islands. The west elevation (facing 76th street) is set off the street for more green space. The north elevation will be where loading docks and dumpsters are located for operations. The building has been situated to take advantage of the views from HWY 100 and allows for future expansion to the north and east if required in the future. Landscaping was added and enhanced beyond code requirements on both the west and north sides of the building to improve screening of the west elevation of the building, the small garage doors for personal vehicles, and the loading dock areas of the building.

The site and parking lot was designed with the building use and occupants in mind. Code would dictate that a larger parking lot would normally be required as the number of parking stalls is determined based upon a calculation using the square feet for the building. However, due to the business use of the building, the space taken up by equipment and racking inside, and the number of employees and anticipated guests at any given time on site, the parking lot was right sized to avoid having a field of un-used asphalt parking lot if designed using the building square foot calculation. This helps not only with aesthetics but is a more environmental friendly design reducing heat island effect and helping with stormwater management.

BUILDING DESIGN

This new Facility is designed to be the new world headquarters for Carma Laboratories. It is being built with current needs and projected growth in mind. The building will house office staff as well as manufacturing, research and development, testing, and shipping and receiving. The west side of the building houses the lab space, research and development, as well as rooms where batching and mixing of ingredients is performed to make the Carmex line of products. These operations are sensitive in nature not only for privacy reasons, but also from exposure to light and UV exposure which makes having windows in this area detrimental to business operations. Since windows must be limited in this part of the building, to enhance the views from 76th Street, not only was the landscaping enhanced on the west side of the building, but other finish elements were brought to the west elevation including brick, metal panels and finish patterns.



ZONING

The 42-acre site is currently zoned as B3 and R8. As recommended by city staff, we are proposing an updated zoning classification to M1 for the new Carma Headquarters, and zoning two smaller parcels on Ryan Road as B3.

SPECIAL USE

As part of the ongoing operations for Carma, it is anticipated that all dock positions be used for active loading and unloading of product, however, there will be overnight onsite trailer parking on the north side of the property. The submitted plans indicate their location at shipping docks. This area is blocked from view from 76th Street by a bump out in the building as well as enhanced landscaping between this location and 76th Street. Also indicated is a potential future location for overnight trailer parking across from these shipping docks. In addition to the building and landscaping screening provided for views from 76th Street, we have also provided added landscape screening above and beyond code requirements on the north property line to screen the trailer parking views from the park to the north.

The west elevation of the office portion of the building includes smaller garage doors. These are garage doors that are similar to those seen at residences, not large dock doors. These doors are for automobile or motorcycle parking, and this area will not be used for loading or unloading. The area between 76th Street and these garage doors have enhanced landscaping design so that those driving by will see more trees and evergreens than garage doors.

CITY OF FRANKLIN SUPPORT

We thank the City of Franklin for its support of economic development and the work performed to date on a TIF without which this more than \$35 million project would not have moved forward.

We look forward to our discussion.

Sincerely,

Alex Scheler
Senior Director of IT
Carma Laboratories, Inc.

Enclosures

- 1) Plans
 - a. Site
 - b. Landscaping
 - c. Lighting
 - d. Architectural site and elevations
- 2) Natural Resource Protection Plan
- 3) CSM

CERTIFIED SURVEY MAP NO. _____

SHEET 1 OF 7 SHEETS

Being a part of the part of the West 1/2 of the SW1/4 of Section 22, Township 05 North, Range 21 East, situated in the City of Franklin, Milwaukee County, Wisconsin.



NORTH REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM SOUTH ZONE NAD 27, THE SOUTH LINE OF THE SW 1/4 OF SECTION 22 T.5N., R.21E. BEARING N88°35'30"E.

LEGEND:

- = 1-1/4" O.D. IRON PIPE FOUND
- = 1-1/4" O.D. X 24" LONG, IRON PIPE SET, WEIGHING 1.68 LBS./LINEAL FT.
- = BUILDING SETBACK LINE

OWNER / SUBDIVIDER:
CARMA LABORATORIES, INC.
RICHARD SIMONSON CEO
5801 WEST AIRWAYS AVE.
FRANKLIN, WI 53132

WEST 1/4 CORNER SEC. 22-05-21 CONC. MON. W/ SEWRPC BRASS CAP N. 327,040.58 E. 2,533,379.47

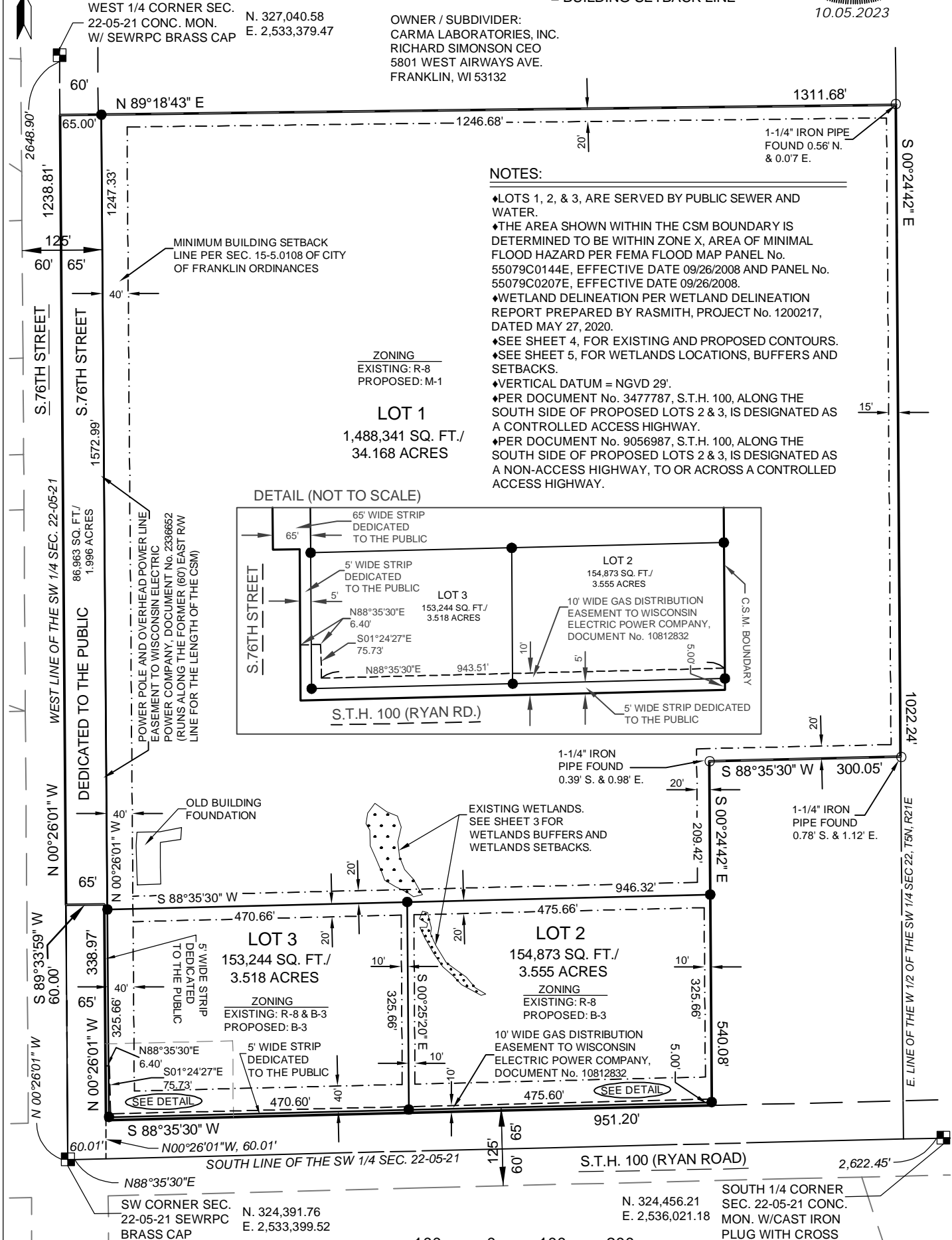
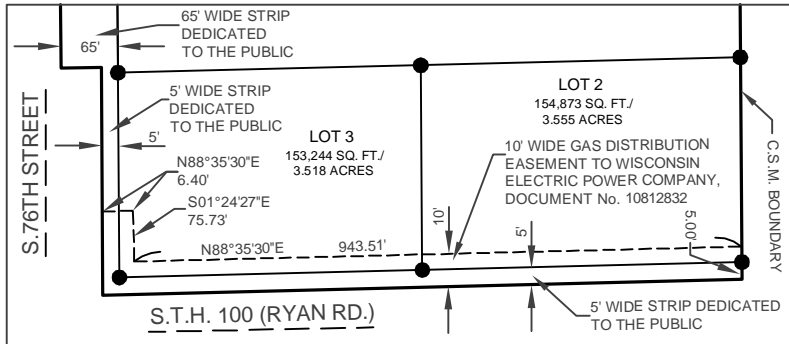
NOTES:

- ◆ LOTS 1, 2, & 3, ARE SERVED BY PUBLIC SEWER AND WATER.
- ◆ THE AREA SHOWN WITHIN THE CSM BOUNDARY IS DETERMINED TO BE WITHIN ZONE X, AREA OF MINIMAL FLOOD HAZARD PER FEMA FLOOD MAP PANEL No. 55079C0144E, EFFECTIVE DATE 09/26/2008 AND PANEL No. 55079C0207E, EFFECTIVE DATE 09/26/2008.
- ◆ WETLAND DELINEATION PER WETLAND DELINEATION REPORT PREPARED BY RASMITH, PROJECT No. 1200217, DATED MAY 27, 2020.
- ◆ SEE SHEET 4, FOR EXISTING AND PROPOSED CONTOURS.
- ◆ SEE SHEET 5, FOR WETLANDS LOCATIONS, BUFFERS AND SETBACKS.
- ◆ VERTICAL DATUM = NGVD 29'.
- ◆ PER DOCUMENT No. 3477787, S.T.H. 100, ALONG THE SOUTH SIDE OF PROPOSED LOTS 2 & 3, IS DESIGNATED AS A CONTROLLED ACCESS HIGHWAY.
- ◆ PER DOCUMENT No. 9056987, S.T.H. 100, ALONG THE SOUTH SIDE OF PROPOSED LOTS 2 & 3, IS DESIGNATED AS A NON-ACCESS HIGHWAY, TO OR ACROSS A CONTROLLED ACCESS HIGHWAY.

ZONING
EXISTING: R-8
PROPOSED: M-1

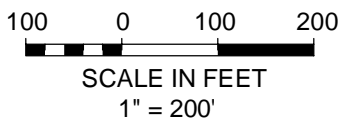
LOT 1
1,488,341 SQ. FT./
34.168 ACRES

DETAIL (NOT TO SCALE)



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Kapur 226 W. WISCONSIN AVE. APPLETON, WI 54911 kapurinc.com



CERTIFIED SURVEY MAP NO. _____

Being a part of the part of the West 1/2 of the SW1/4 of Section 22, Township 05 North, Range 21 East, situated in the City of Franklin, Milwaukee County, Wisconsin.



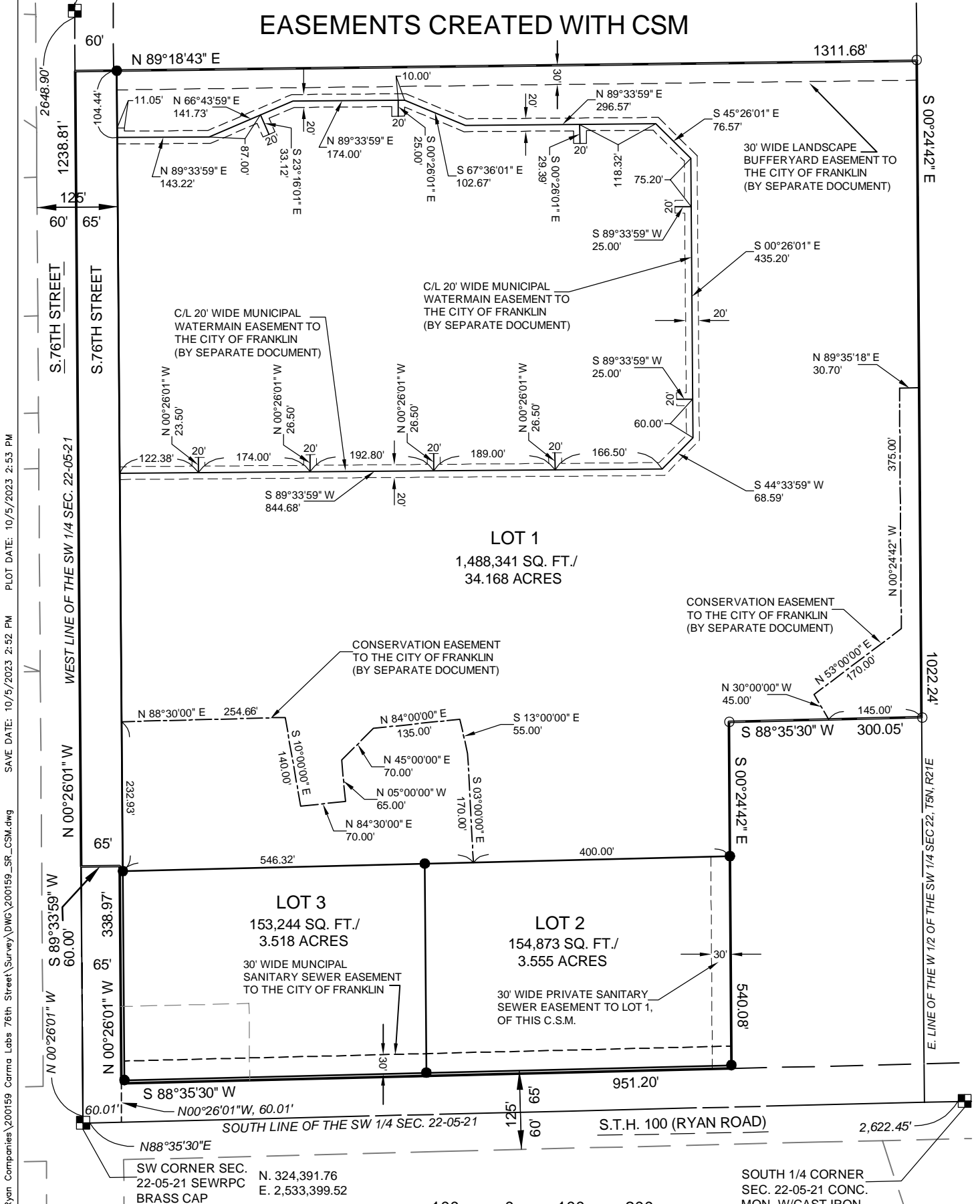
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- = VERTICAL DATUM = NGVD 29'

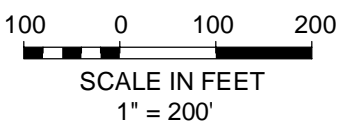
WEST 1/4 CORNER SEC. 22-05-21 CONC. MON. W/ SEWRPC BRASS CAP N. 327,040.58 E. 2,533,379.47

EASEMENTS CREATED WITH CSM



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226 W. WISCONSIN AVE.
APPLETON, WI 54911
kapurinc.com



SOUTH 1/4 CORNER SEC. 22-05-21 CONC. MON. W/CAST IRON PLUG WITH CROSS N. 324,456.21 E. 2,536,021.18

CERTIFIED SURVEY MAP NO. _____

SHEET 3 OF 7 SHEETS

Being a part of the part of the West 1/2 of the SW1/4 of Section 22, Township 05 North, Range 21 East, situated in the City of Franklin, Milwaukee County, Wisconsin.

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LEGEND:

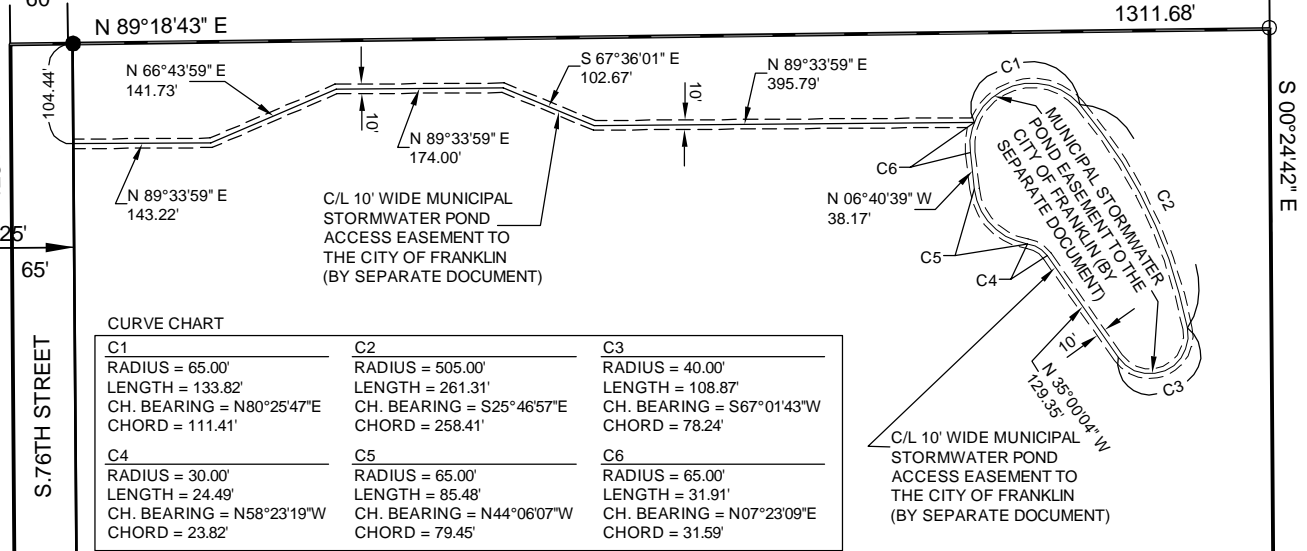
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WEST 1/4 CORNER SEC. 22-05-21 CONC. MON. W/ SEWRPC BRASS CAP

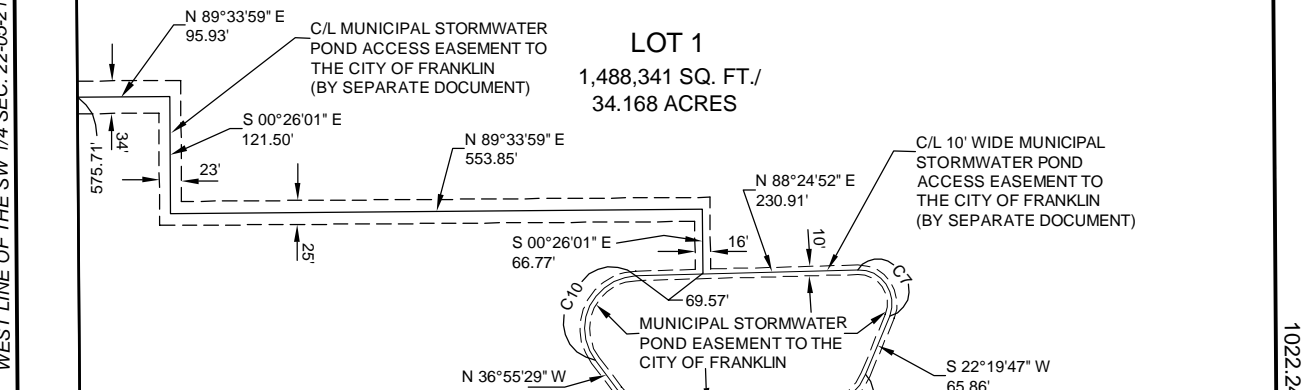
N. 327,040.58
E. 2,533,379.47

EASEMENTS CREATED WITH CSM



CURVE CHART		
C1 RADIUS = 65.00' LENGTH = 133.82' CH. BEARING = N80°25'47"E CHORD = 111.41'	C2 RADIUS = 505.00' LENGTH = 261.31' CH. BEARING = S25°46'57"E CHORD = 258.41'	C3 RADIUS = 40.00' LENGTH = 108.87' CH. BEARING = S67°01'43"W CHORD = 78.24'
C4 RADIUS = 30.00' LENGTH = 24.49' CH. BEARING = N58°23'19"W CHORD = 23.82'	C5 RADIUS = 65.00' LENGTH = 85.48' CH. BEARING = N44°06'07"W CHORD = 79.45'	C6 RADIUS = 65.00' LENGTH = 31.91' CH. BEARING = N07°23'09"E CHORD = 31.59'

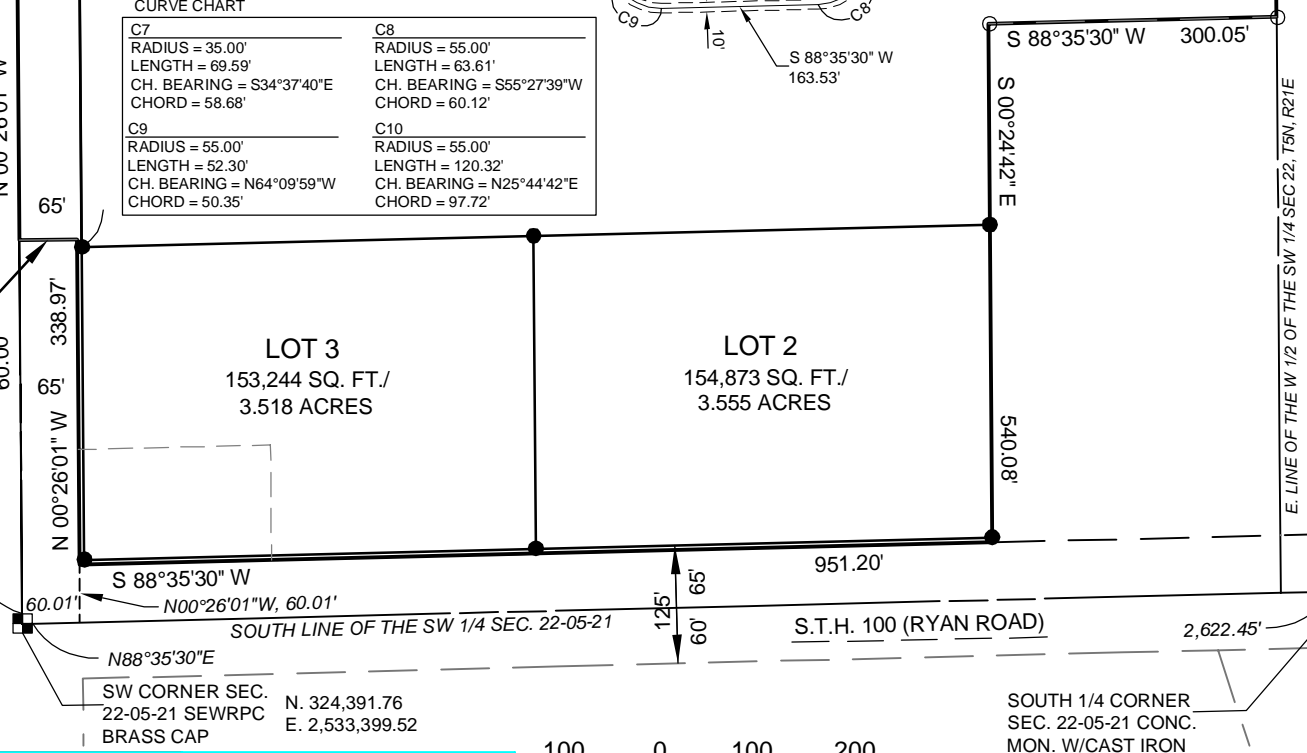
LOT 1
1,488,341 SQ. FT./
34.168 ACRES



CURVE CHART	
C7 RADIUS = 35.00' LENGTH = 69.59' CH. BEARING = S34°37'40"E CHORD = 58.68'	C8 RADIUS = 55.00' LENGTH = 63.61' CH. BEARING = S55°27'39"W CHORD = 60.12'
C9 RADIUS = 55.00' LENGTH = 52.30' CH. BEARING = N64°09'59"W CHORD = 50.35'	C10 RADIUS = 55.00' LENGTH = 120.32' CH. BEARING = N25°44'42"E CHORD = 97.72'

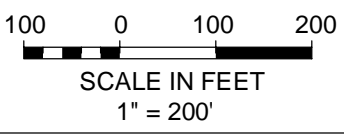
LOT 3
153,244 SQ. FT./
3.518 ACRES

LOT 2
154,873 SQ. FT./
3.555 ACRES



SW CORNER SEC. 22-05-21 SEWRPC BRASS CAP
N. 324,391.76
E. 2,533,399.52

SOUTH 1/4 CORNER SEC. 22-05-21 CONC. MON. W/CAST IRON PLUG WITH CROSS
N. 324,456.21
E. 2,536,021.18



Kapur 226 W. WISCONSIN AVE. APPLETON, WI 54911 kapurinc.com

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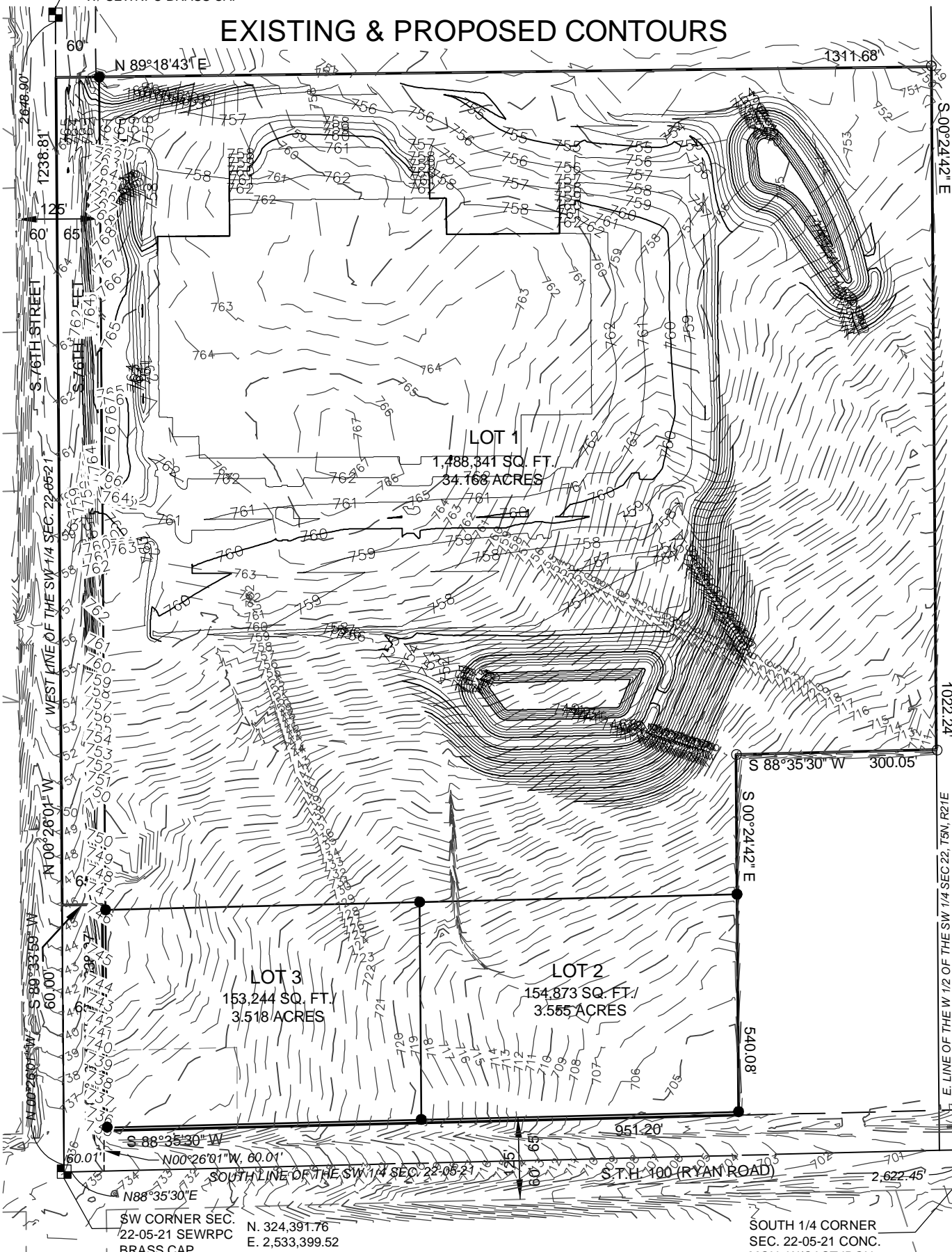
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- VERTICAL DATUM = NGVD 29'

WEST 1/4 CORNER SEC. 22-05-21 CONC. MON. W/ SEWRPC BRASS CAP N. 327,040.58 E. 2,533,379.47

EXISTING & PROPOSED CONTOURS

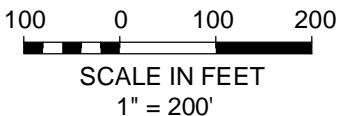


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SW CORNER SEC. 22-05-21 SEWRPC BRASS CAP N. 324,391.76 E. 2,533,399.52

SOUTH 1/4 CORNER SEC. 22-05-21 CONC. MON. W/CAST IRON PLUG WITH CROSS N. 324,456.21 E. 2,536,021.18

Kapur 226 W. WISCONSIN AVE. APPLETON, WI 54911 kapurinc.com



CERTIFIED SURVEY MAP NO. _____

SHEET 5 OF 7 SHEETS

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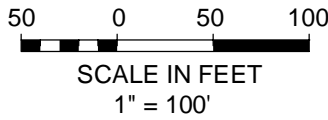
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- = BUILDING SETBACK LINE
- VERTICAL DATUM = NGVD 29'

WETLANDS BOUNDARY

Line Table		
Line #	Length	Direction
L1	451.68	S88°35'30"W
L2	11.59	N01°24'30"W
L3	14.60	S76°09'00"W
L4	12.89	N56°09'50"W
L5	19.58	N62°56'56"W
L6	19.27	N59°52'48"W
L7	13.60	N21°59'20"W
L8	23.67	N22°41'47"W
L9	21.69	N24°18'45"W
L10	24.46	N01°24'50"W
L11	11.43	N29°47'51"W
L12	17.09	N07°23'58"E
L13	19.41	N37°58'07"E
L14	22.82	S53°58'15"E

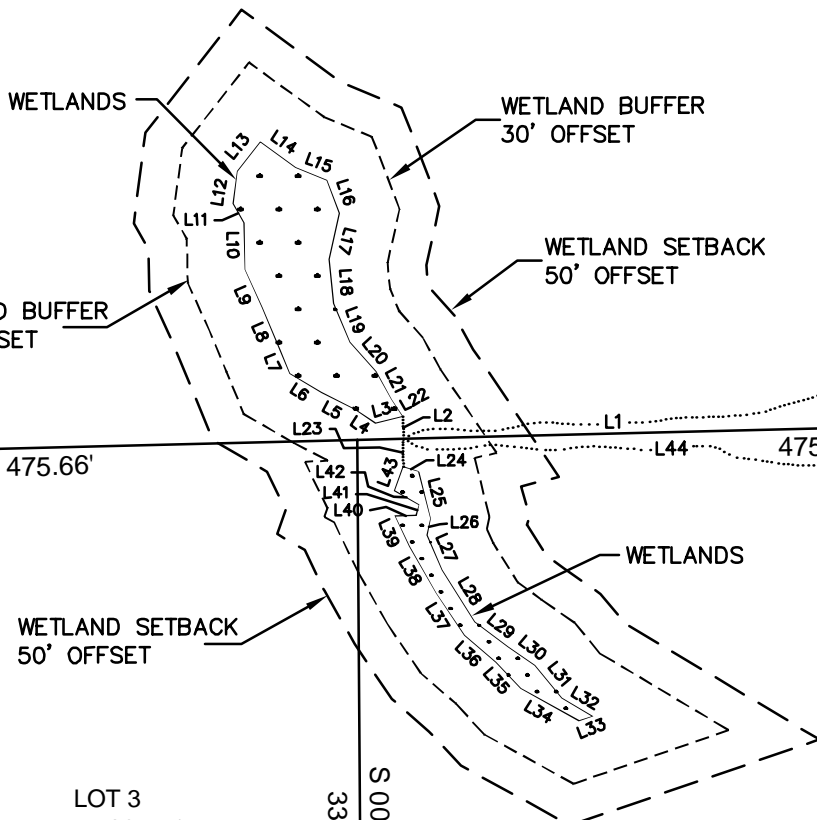
WETLANDS, WETLANDS BUFFERS & WETLANDS SETBACKS



WETLANDS BOUNDARY

Line Table		
Line #	Length	Direction
L28	31.99	S31°59'33"E
L29	21.73	S53°42'48"E
L30	16.90	S55°17'21"E
L31	22.09	S39°38'35"E
L32	18.56	S59°14'54"E
L33	7.46	S70°55'45"W
L34	34.74	N61°09'27"W
L35	19.04	N43°14'23"W
L36	21.47	N49°00'54"W
L37	26.18	N34°04'03"W
L38	28.22	N29°31'23"W
L39	17.44	N25°43'59"W
L40	11.01	N87°53'09"E
L41	5.76	N14°41'20"E
L42	14.60	N60°13'26"W
L43	13.29	N19°27'38"E
L44	452.14	S88°35'30"W

LOT 1
1,488,341 SQ. FT./
34.168 ACRES



S 88°35'30" W

Line Table		
Line #	Length	Direction
L15	17.61	S67°42'45"E
L16	18.36	S20°57'07"E
L17	24.40	S12°35'56"W
L18	23.21	S05°31'17"E
L19	21.88	S22°37'38"E
L20	20.55	S41°34'30"E
L21	16.52	S28°59'35"E
L22	10.73	S33°56'01"E
L23	14.43	S01°24'30"E
L24	8.50	S72°03'09"E
L25	25.15	S14°09'42"E
L26	8.90	S11°35'04"W
L27	19.76	S23°16'32"E

WETLAND SETBACK 50' OFFSET

LOT 3
153,244 SQ. FT./
3.518 ACRES

LOT 2
154,873 SQ. FT./
3.555 ACRES

S 88°35'30" W

S.T.H. 100 (RYAN ROAD)

NOTE:

♦WETLAND DELINEATION PER WETLAND DELINEATION REPORT PREPARED BY RASMITH, PROJECT No. 1200217, DATED MAY 27, 2020.

S:_SiteDesign\Ryan Companies\200159 Corina Labs 76th Street\Survey\DWG\200159_SR_CSM.dwg SAVE DATE: 10/5/2023 2:59 PM PLOT DATE: 10/5/2023 2:59 PM

226 W. WISCONSIN AVE.
APPLETON, WI 54911
kapurinc.com

CERTIFIED SURVEY MAP NO. _____

SHEET 6 OF 7 SHEETS

Being a part of the part of the West 1/2 of the SW1/4 of Section 22, Township 05 North, Range 21 East, situated in the City of Franklin, Milwaukee County, Wisconsin.

SURVEYOR'S CERTIFICATE:

I hereby certify that by the direction of Carma Laboratories Inc., I have surveyed, divided, and mapped the land shown and described hereon, being a part of the West 1/2 of the SW1/4 of Section 22, Township 05 North, Range 21 East, situated in the City of Franklin, Milwaukee County, Wisconsin, bounded and described by deed as follows:

Property description per the parcel title policy:

The West 1/2 of the Southwest 1/4 of Section 22, in Township 5 North, Range 21 East in the City of Franklin, County of Milwaukee, State of Wisconsin.

Excepting that part conveyed to Milwaukee County by deed recorded as Document No. 2328870 and bounded and described as follows:

Commencing at the Southwest corner of said 1/4 Section; Running thence North along the west line of said 1/4 Section, 400 feet to a point; thence East on a line to a point 60 feet east of (measured at right angles) the West line of said 1/4 Section; thence South on a line 60 feet east of and parallel with the West line of said 1/4 Section to a point 60 feet North of (measured at right angles) the South line of said 1/4 Section; thence East on a line 60 feet north of and parallel with the South line of said 1/4 Section to a point in the East line of said West 1/2 of the Southwest 1/4 of Section 22; thence South along the East line of said West 1/2 to a point in the South line of said 1/4 Section; thence West along said South line to the Place of Beginning.

Also Excepting therefrom those lands conveyed by warranty deed recorded as Document No. 3533054, Warranty Deed recorded as Document No. 3861132, and Quit Claim Deed recorded as Document No. 4081857.

More particularly described as follows:

Commencing at the Southwest corner of Section 22, Township 5 North, Range 21 East; thence North 88°35'30" East, along the south line of the SW 1/4, of said Section 22, 60.01 feet; thence North 00°26'01" West, parallel with the west line of said SW 1/4, 60.01 feet to the intersection of the north line of S.T.H.100 (Ryan Rd.) with the east line of S. 76 St. and the Point of Beginning; thence North 00°26'01" West, along said east line of S. 76th St. and parallel with said west line of the SW 1/4, 338.97 feet; thence South 89°33'59" West, at a right angle, 60.00 feet to said west line of the SW 1/4; thence North 00°26'01" West, along said west line, 1,238.81 feet; thence North 89°18'43" East, 1,311.68 feet to the east line of the West 1/2, of said SW 1/4; thence South 00°24'42" East, along said east line, 1,022.24 feet; thence South 88°35'30" West, parallel with said south line of the SW 1/4, 300.05 feet; thence South 00°24'42" East, parallel with said east line of the West 1/2, of the SW 1/4, 540.08 feet to said south line of the SW 1/4; thence South 88°35'30" West, along said south line of the SW 1/4, 951.20 feet to the Point of Beginning.

Containing 1,877,177 square feet / 43.094 acres of land, more or less.

I further certify that I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes and the City of Franklin Unified Development Ordinance Division 15, in surveying, dividing, and mapping and that this Certified Survey Map is a true and correct representation of all of the exterior boundaries of the land surveyed and the division of said land.


Dated this ____ day of _____, 20____.

Erik A. Gustafson S-2329



SAVE DATE: 10/5/2023 3:02 PM PLOT DATE: 10/5/2023 3:02 PM

S:_SiteDesign\Ryan Companies\200159 Carma Labs 76th Street\Survey\DWG\200159_SR_CSM.dwg



226 W. WISCONSIN AVE.
APPLETON, WI 54911
kapurinc.com

OWNER / SUBDIVIDER:
CARMA LABORATORIES, INC.
RICHARD SIMONSON CEO
5801 WEST AIRWAYS AVE.
FRANKLIN, WI 53132

SURVEYOR:
KAPUR & ASSOCIATES, INC.
7711 N. PORT WASHINGTON ROAD
MILWAUKEE, WI 53217
414.351.6668

CERTIFIED SURVEY MAP NO. _____

SHEET 7 OF 7 SHEETS

Being a part of the part of the West 1/2 of the SW1/4 of Section 22, Township 05 North, Range 21 East, situated in the City of Franklin, Milwaukee County, Wisconsin.

OWNER'S CERTIFICATE:

Carma Laboratories Inc., as owner, does hereby certify that they have caused the land shown and described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented hereon.

IN WITNESS WHEREOF, the said Carma Laboratories Inc., has caused these presents to be signed by Rich Simonson, the Chief Operating Officer of Carma Laboratories Inc. at _____, Wisconsin, on this ____ day of _____, 20____.

By: Carma Laboratories Inc.
Rich Simonson, Chief Operating Officer

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this ____ day of _____, 20____, Rich Simonson, the Chief Operating Officer of Carma Laboratories Inc., to me known to be the person who executed the foregoing instrument, and known to be such Chief Operating Officer of Carma Laboratories Inc., and acknowledges that he executed the foregoing instrument as such Chief Operating Officer of Carma Laboratories Inc., by its authority.

(Notary Seal) _____

Notary Public, _____ County, Wisconsin.

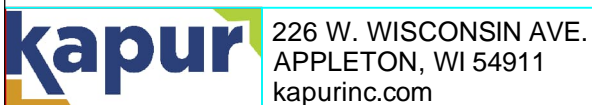
My Commission (expires) (is permanent) _____.

CITY OF FRANKLIN COMMON COUNCIL APPROVAL:

This Certified Survey Map is hereby approved and the dedication accepted by the Common Council of the City of Franklin, Resolution No. _____, signed on this _____ day of _____, 20____.

John R. Nelson, City of Franklin Mayor

Karen Kastenson, City of Franklin City Clerk



S:_SiteDesign\Ryan Companies\200159 Carma Labs 76th Street\Survey\DWG\200159_SR_CSM.dwg SAVE DATE: 10/5/2023 3:02 PM PLOT DATE: 10/5/2023 3:03 PM



1 ARCHITECTURAL SITE PLAN
SCALE 1" = 80'-0"



PARKING SCHEDULE
TOTAL PARKING SPACES
251
251

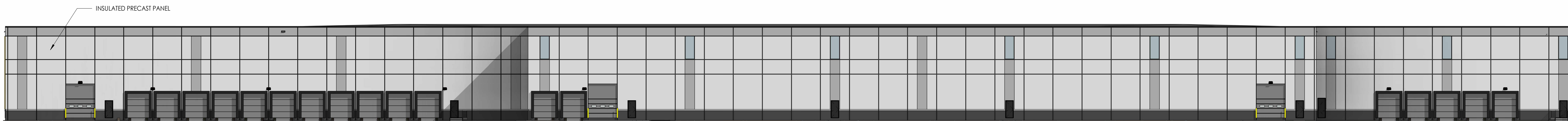
CARMA LABORATORIES CORPORATE HQ

FRANKLIN, WISCONSIN

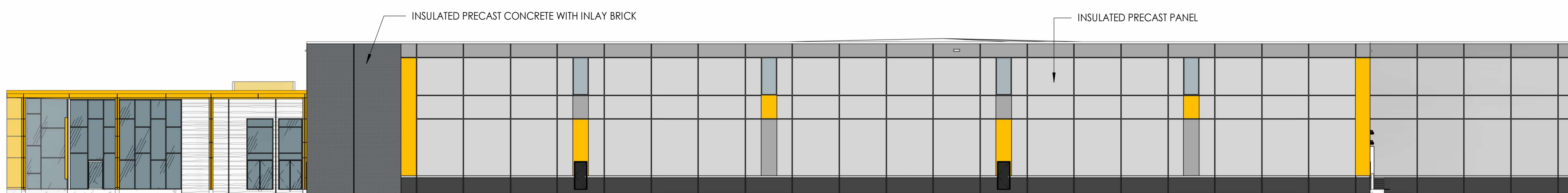




1 SOUTH ELEVATION - OFFICE
SCALE 1" = 20'-0"



2 NORTH ELEVATION - PLANT
SCALE 1" = 20'-0"



3 EAST ELEVATION - PLANT & OFFICE
SCALE 1" = 20'-0"



4 WEST ELEVATION - PLANT & OFFICE
SCALE 1" = 20'-0"



CARMA LABORATORIES CORPORATE HQ

FRANKLIN, WISCONSIN



PROJECT

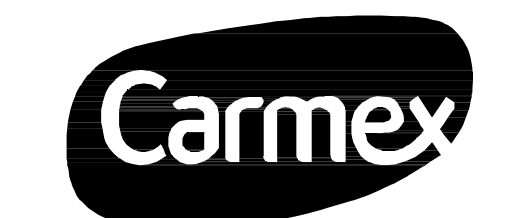
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OWNER



CONTRACTOR



APPLICANT:
JOE HILDEBRAND
RYAN COMPANIES
309 N. WATER STREET, SUITE 415
MILWAUKEE, WI 53202
414-918-6522
joe.hildebrand@ryancompanies.com

PROPERTY OWNER:
CARMA LABORATORIES INC
9750 S. FRANKLIN DR.
FRANKLIN, WI 53132
rsimonson@carmalabs.com

CIVIL ENGINEER:
RYAN BIRSCHBACH, P.E.
KAPUR & ASSOCIATES, INC.
788 E. JEFFERSON STREET SUITE 900
MILWAUKEE, WI 53202
262-758-6035
rbirschbach@kapurinc.com



Scale: 0 30 60 120
Scale: 1" = 60'

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REVISIONS

NO. DESCRIPTION DATE

INFORMATION

PROJECT NUMBER: 221201

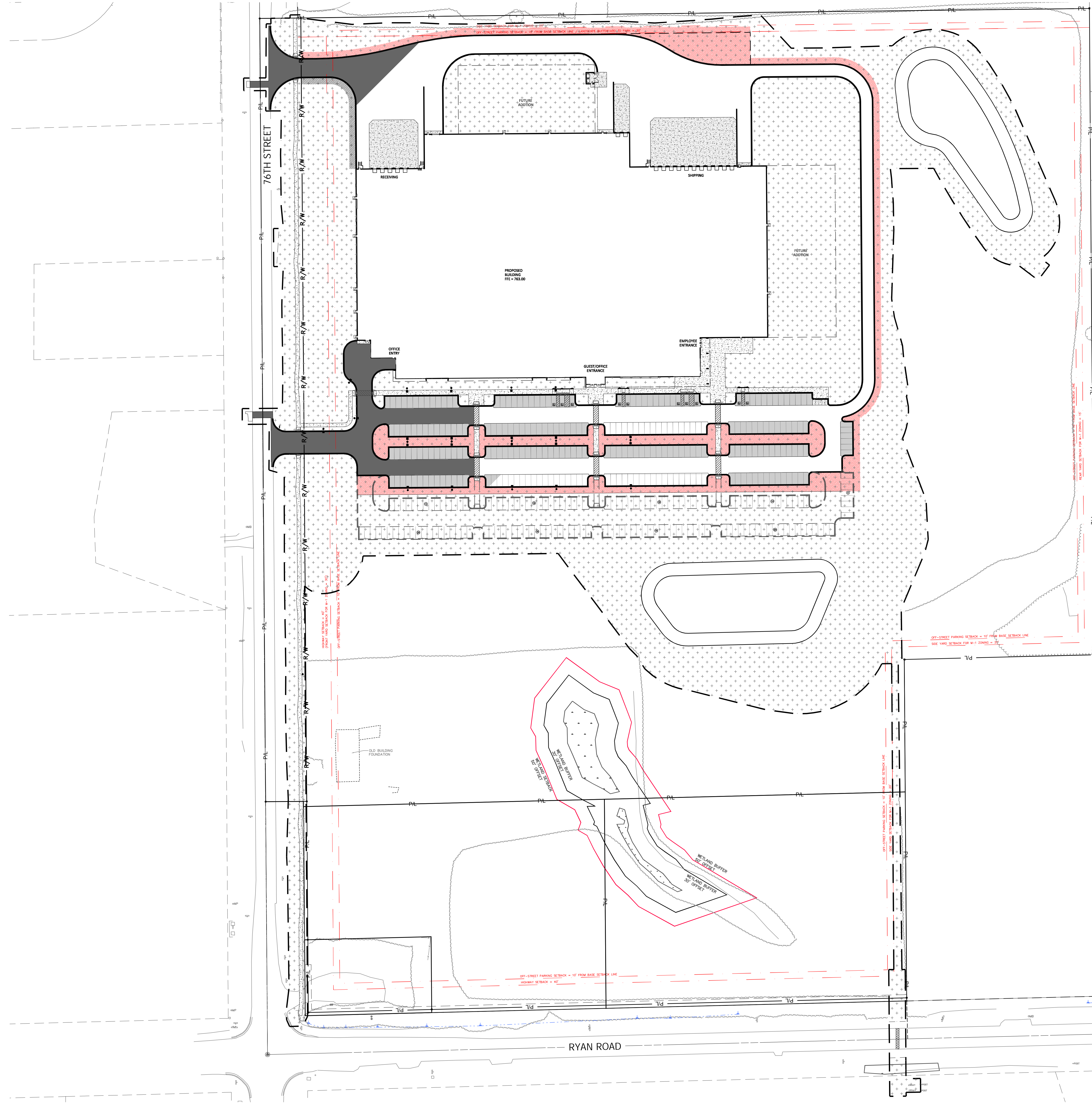
ISSUED FOR: REVIEW SET

DATE: 10.09.2023

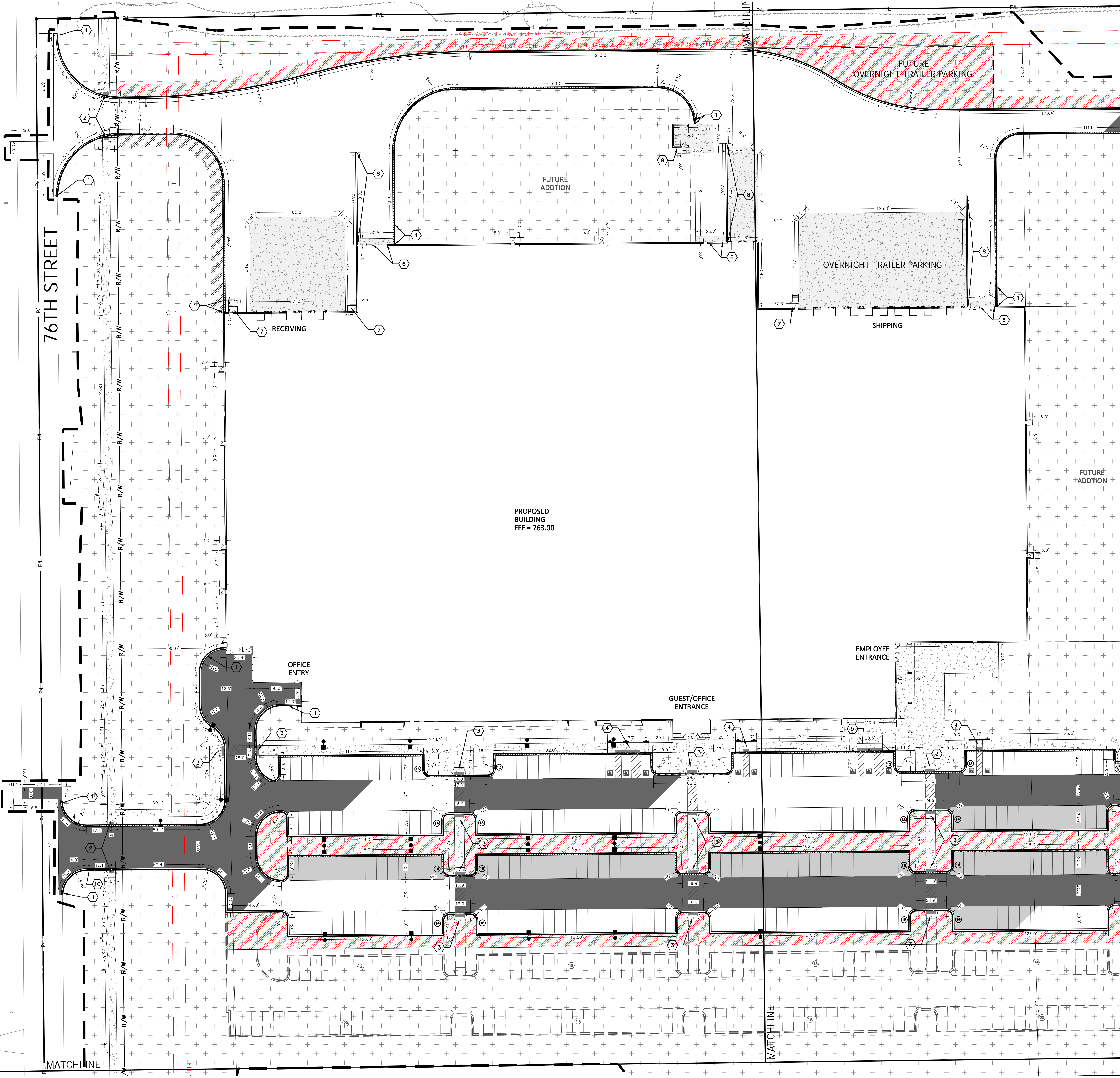
SHEET

OVERALL SITE LAYOUT PLAN

C102



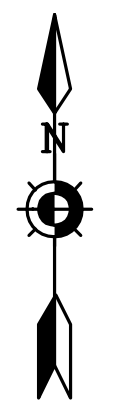
KEY INDEX	
	PROJECT LIMITS
	PROPERTY LINE
	RIGHT OF WAY LINE
	EASEMENT LINE
	50' WETLAND BUFFER - NO TOUCH
	50' WETLAND BUFFER - NO BUILD
	AREAS DISTURBED BY CONSTRUCTION (NOT SPECIFICALLY CALLED OUT ON THE LANDSCAPE PLANS) TO BE RESTORED WITH MINIMUM 4" TOPSOIL, SEEDS, FERTILIZER, AND MULCH (TYP). USE SALVAGED TOPSOIL OR IMPORT TOPSOIL IF REQUIRED.
	ASPHALTIC CONCRETE (LIGHT DUTY) 1 C202
	ASPHALTIC CONCRETE (HEAVY DUTY) 1 C202
	CONCRETE SLAB 2 3 C202 C202
	HEAVY DUTY CONCRETE SLAB 2 3 C202 C202
	SNOW STORAGE AREA
	HIGH-SIDE CONCRETE CURB & GUTTER 18" BARRIER UNLESS OTHERWISE NOTED 4 C202
	LOW-SIDE CONCRETE CURB & GUTTER 18" BARRIER UNLESS OTHERWISE NOTED 4 C202
	DEPRESSED CONCRETE CURB & GUTTER 18" DEPRESSED UNLESS OTHERWISE NOTED 5 C202



APPLICANT:
 JOE HILDEBRAND
 RYAN COMPANIES
 309 N. WATER STREET, SUITE 415
 MILWAUKEE, WI 53202
 414-918-6522
 joe.hildebrand@ryancompanies.com

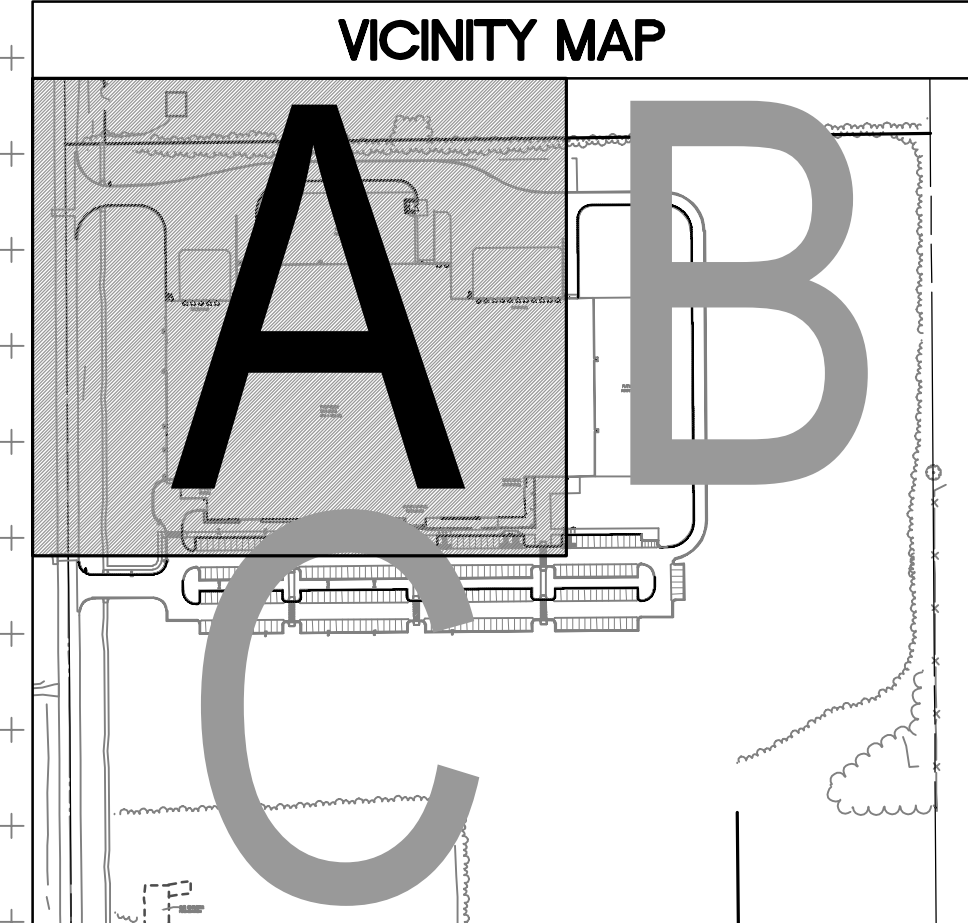
PROPERTY OWNER:
 CARMA LABORATORIES INC
 9750 S. FRANKLIN DR.
 FRANKLIN, WI 53132
 rsimonson@carmalabs.com

CIVIL ENGINEER:
 RYAN BIRSCHBACH, P.E.
 KAPUR & ASSOCIATES, INC.
 788 E. JEFFERSON STREET SUITE 900
 MILWAUKEE, WI 53202
 262-758-6035
 rbirschbach@kapurinc.com



Scale: 0 15 30 60
 Scale: 1" = 30'

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KEY INDEX

PROJECT LIMITS	1
PROPERTY LINE	1
RIGHT OF WAY LINE	1
CASHEM LINE	1
30' WETLAND BUFFER - NO TOUCH	2
50' WETLAND SETBACK - NO BUILD	3
AREAS DISTURBED BY CONSTRUCTION (NOT SPECIFICALLY CALLED OUT ON THE LANDSCAPE PLANS) TO BE RESTORED WITH MINIMUM 4" TOPSOIL, SEED, FERTILIZER, AND MULCH (TYP). USE SALVAGED TOPSOIL OR IMPORT TOPSOIL IF REQUIRED.	4
ASPHALTIC CONCRETE (LIGHT DUTY)	1
ASPHALTIC CONCRETE (HEAVY DUTY)	1
CONCRETE SLAB	2
HEAVY DUTY CONCRETE SLAB	3
SNOW STORAGE AREA	4
HIGH-SIDE CONCRETE CURB & GUTTER 18" BARRIER UNLESS OTHERWISE NOTED	4
LOW-SIDE CONCRETE CURB & GUTTER 18" BARRIER UNLESS OTHERWISE NOTED	4
DEPRESSED CONCRETE CURB & GUTTER 18" DEPRESSED UNLESS OTHERWISE NOTED	5
CONCRETE CURB & GUTTER TRANSITION TO ZERO-FACE CURB	6
WISDOT TYPE 4B1 CURB RAMP	7
ACCESSIBILITY RAMP WITH TRUNCATED DOME DETECTABLE WARNING FIELDS	10
ACCESSIBILITY RAMP WITH TRUNCATED DOME DETECTABLE WARNING FIELDS	10
ACCESSIBILITY RAMP WITH TRUNCATED DOME DETECTABLE WARNING FIELDS	10
6" BOLLARD	12
METAL STAR AND PLATFORM. REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.	7
RETAINING WALL AND RAILING. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR ADDITIONAL INFORMATION.	7
TRASH ENCLOSURE. REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.	7
2' WIDE CURB CUT	7



215 N. WATER STREET, SUITE 250
 MILWAUKEE, WI 53202
 T 414.277.9700 | F 414.277.9705
 spsarchitects.com



PROJECT
 CARMA LABORATORIES CORPORATE HQ
 FRANKLIN, WISCONSIN

PROGRESS DOCUMENTS NOT FOR CONSTRUCTION
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OWNER
 Carmex

CONTRACTOR
 RYAN

REVISIONS

NO.	DESCRIPTION	DATE

INFORMATION

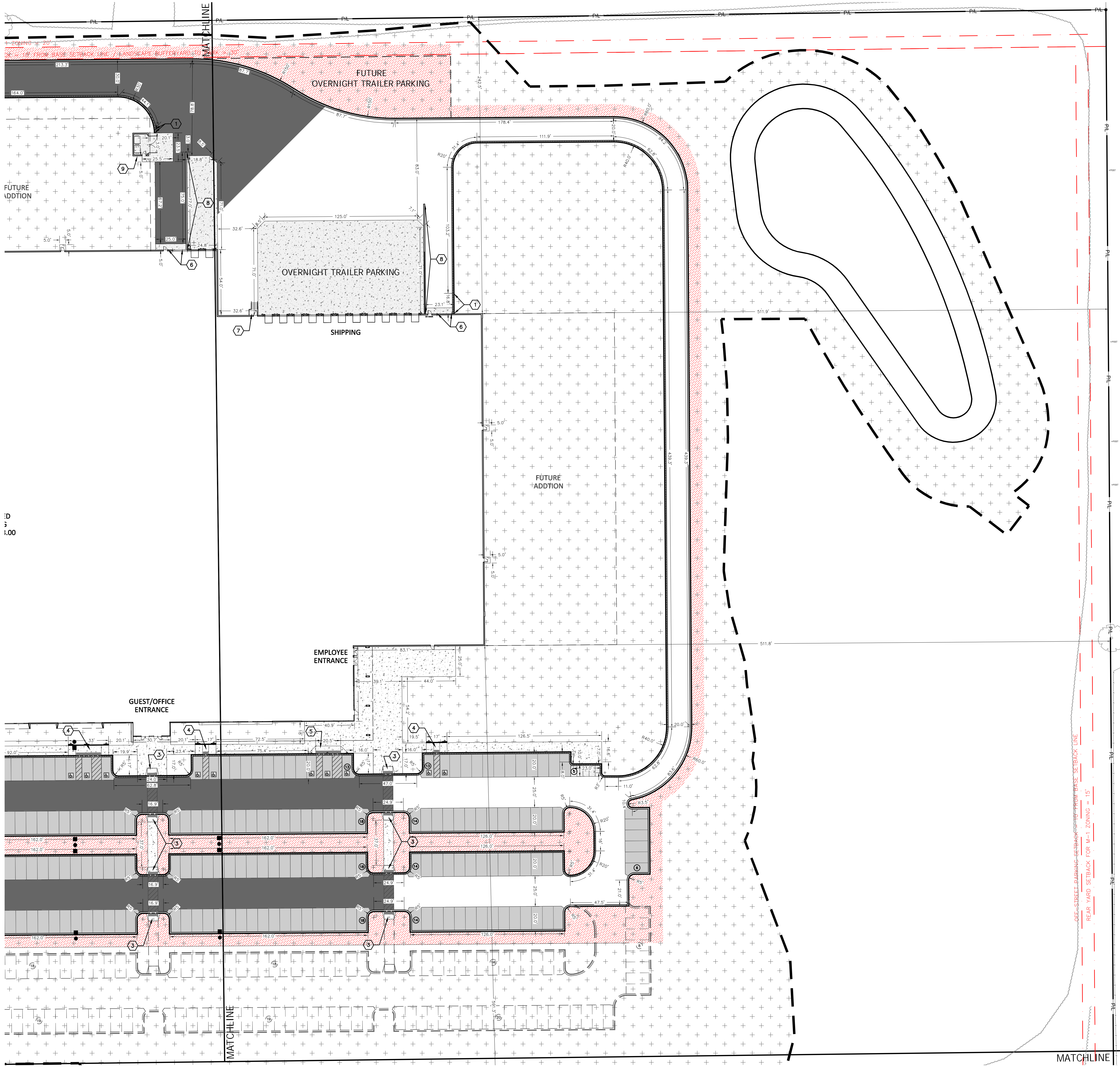
PROJECT NUMBER: 221201

ISSUED FOR: REVIEW SET

DATE: 10.09.2023

SHEET
 SITE LAYOUT PLAN - AREA A
 C102A

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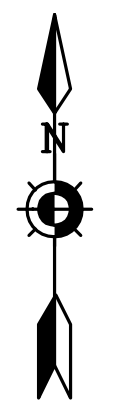


1:0
3:1
1:00

APPLICANT:
JOE HILDEBRAND
RYAN COMPANIES
309 N. WATER STREET, SUITE 415
MILWAUKEE, WI 53202
414-918-6522
joe.hildebrand@ryancompanies.com

PROPERTY OWNER:
CARMA LABORATORIES INC
9750 S. FRANKLIN DR.
FRANKLIN, WI 53132
rsmanson@carmalabs.com

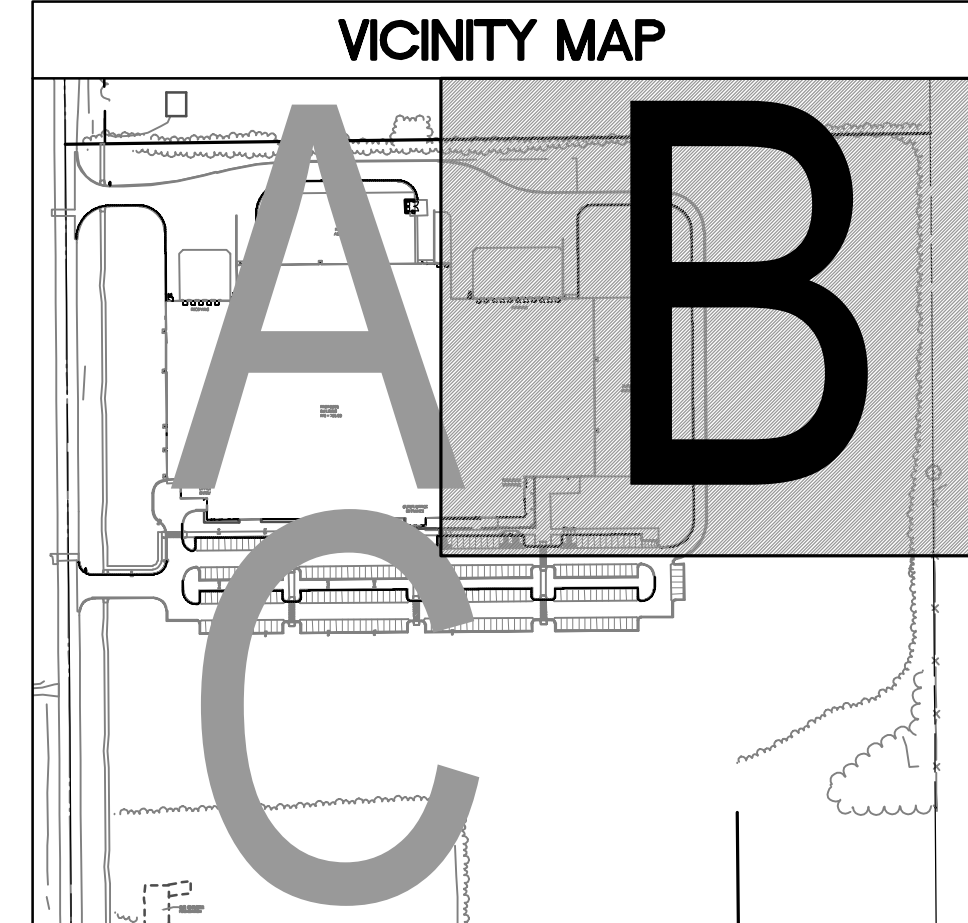
CIVIL ENGINEER:
RYAN BIRSCHBACH, P.E.
KAPUR & ASSOCIATES, INC.
788 E. JEFFERSON STREET SUITE 900
MILWAUKEE, WI 53202
262-758-6035
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Scale: 0 15 30 60
Scale: 1" = 30'



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KEY INDEX	
	PROJECT LIMITS
	PROPERTY LINE
	RIGHT OF WAY LINE
	EASEMENT LINE
	30' WETLAND BUFFER - NO TOUCH
	50' WETLAND SETBACK - NO BUILD
	AREAS DISTURBED BY CONSTRUCTION (NOT SPECIFICALLY CALLED OUT ON THE LANDSCAPE PLANS) TO BE RESTORED WITH MINIMUM #4 TOPSOIL, SEED, FERTILIZER, AND MULCH (TYP). USE SALVAGED TOPSOIL OR IMPORT TOPSOIL IF REQUIRED.
	ASPHALTIC CONCRETE (LIGHT DUTY) (1) (C202)
	ASPHALTIC CONCRETE (HEAVY DUTY) (1) (C202)
	CONCRETE SLAB (2) (3) (C202) (C202)
	HEAVY DUTY CONCRETE SLAB (2) (3) (C202) (C202)
	SNOW STORAGE AREA
	HIGH-SIDE CONCRETE CURB & GUTTER 18" BARRIER UNLESS OTHERWISE NOTED (4) (C202)
	LOW-SIDE CONCRETE CURB & GUTTER 18" BARRIER UNLESS OTHERWISE NOTED (4) (C202)
	DEPRESSED CONCRETE CURB & GUTTER 18" DEPRESSED UNLESS OTHERWISE NOTED (5) (C202)
	CONCRETE CURB & GUTTER TRANSITION TO ZERO-FACE CURB (6) (C202)
	WSDOT TYPE 4B1 CURB RAMP (7) (10) (C202) (C202)
	ACCESSIBILITY RAMP WITH TRUNCATED DOME DETECTABLE WARNING FIELDS (7) (10) (C202) (C202)
	ACCESSIBILITY RAMP WITH TRUNCATED DOME DETECTABLE WARNING FIELDS (8) (10) (C202) (C202)
	ACCESSIBILITY RAMP WITH TRUNCATED DOME DETECTABLE WARNING FIELDS (9) (10) (C202) (C202)
	6" BOLLARD (12) (C202)
	METAL STAR AND PLATFORM. REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION. (7) (C205)
	RETAINING WALL AND RAILING. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR ADDITIONAL INFORMATION.
	TRASH ENCLOSURE. REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.
	2' WIDE CURB CUT (7) (C205)



215 N. WATER STREET, SUITE 250
MILWAUKEE, WI 53202
T 414.277.9700 | F 414.277.9705
spsarchitects.com



788 N. JEFFERSON STREET, Ste 900
MILWAUKEE, WISCONSIN 53202
kapurinc.com

PROJECT

CARMA LABORATORIES CORPORATE HQ

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OWNER



CONTRACTOR



REVISIONS

NO.	DESCRIPTION	DATE

INFORMATION

PROJECT NUMBER: 221201

ISSUED FOR: REVIEW SET

DATE: 10.09.2023

SHEET

SITE LAYOUT PLAN - AREA B

C102B

PROJECT

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OWNER



CONTRACTOR



REVISIONS

NO.	DESCRIPTION	DATE
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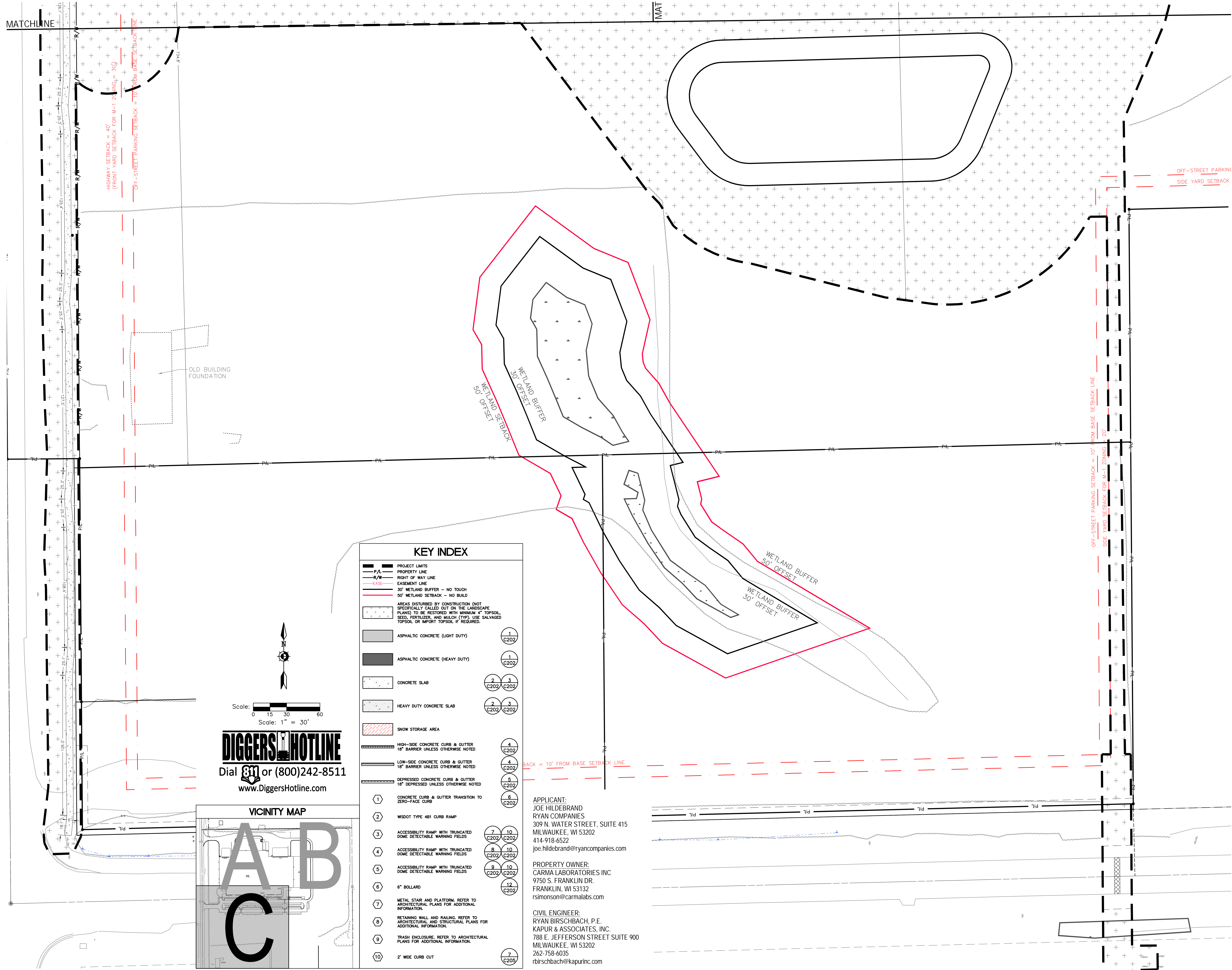
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ISSUED FOR:	REVIEW SET
DATE:	10.09.2023

SHEET

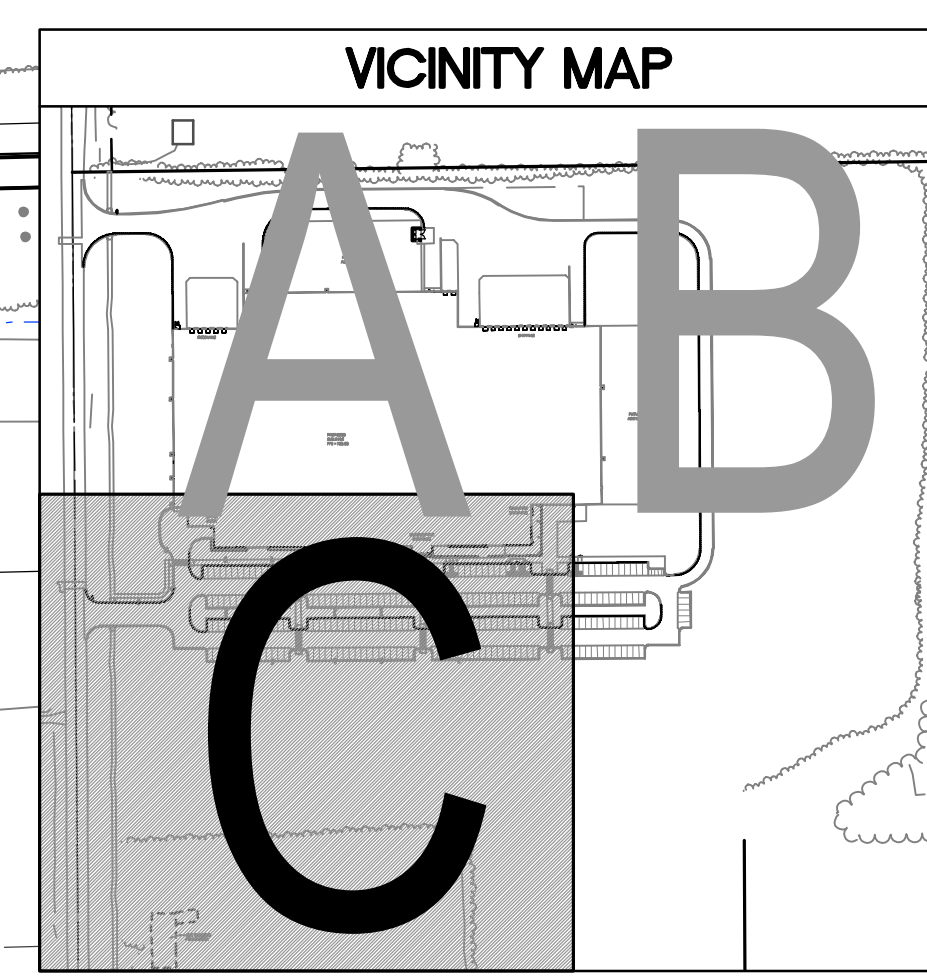
SITE LAYOUT PLAN - AREA C

C102C



KEY INDEX	
	PROJECT LIMITS
	PROPERTY LINE
	RIGHT OF WAY LINE
	EASEMENT LINE
	30' WETLAND BUFFER - NO TOUCH
	50' WETLAND SETBACK - NO BUILD
	AREAS DISTURBED BY CONSTRUCTION (NOT SPECIFICALLY CALLED OUT ON THE LANDSCAPE PLANS) TO BE RESTORED WITH MINIMUM 4" TOPSOIL, SEED, FERTILIZER, AND MULCH (TYP). USE SALVAGED TOPSOIL OR IMPORT TOPSOIL IF REQUIRED.
	ASPHALTIC CONCRETE (LIGHT DUTY) (1 C202)
	ASPHALTIC CONCRETE (HEAVY DUTY) (1 C202)
	CONCRETE SLAB (2 C202) (3 C202)
	HEAVY DUTY CONCRETE SLAB (2 C202) (3 C202)
	SNOW STORAGE AREA
	HIGH-SIDE CONCRETE CURB & GUTTER 18" BARRIER UNLESS OTHERWISE NOTED (4 C202)
	LOW-SIDE CONCRETE CURB & GUTTER 18" BARRIER UNLESS OTHERWISE NOTED (4 C202)
	DEPRESSED CONCRETE CURB & GUTTER 18" DEPRESSED UNLESS OTHERWISE NOTED (5 C202)
	CONCRETE CURB & GUTTER TRANSITION TO ZERO-FACE CURB (6 C202)
	WSDOT TYPE 4B1 CURB RAMP (2 C202)
	ACCESSIBILITY RAMP WITH TRUNCATED DOME DETECTABLE WARNING FIELDS (7 C202) (10 C202)
	ACCESSIBILITY RAMP WITH TRUNCATED DOME DETECTABLE WARNING FIELDS (8 C202) (10 C202)
	ACCESSIBILITY RAMP WITH TRUNCATED DOME DETECTABLE WARNING FIELDS (9 C202) (10 C202)
	6" BOLLARD (12 C202)
	METAL STAIR AND PLATFORM. REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION. (7 C205)
	RETAINING WALL AND RAILING. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR ADDITIONAL INFORMATION.
	TRASH ENCLOSURE. REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.
	2' WIDE CURB CUT (7 C205)

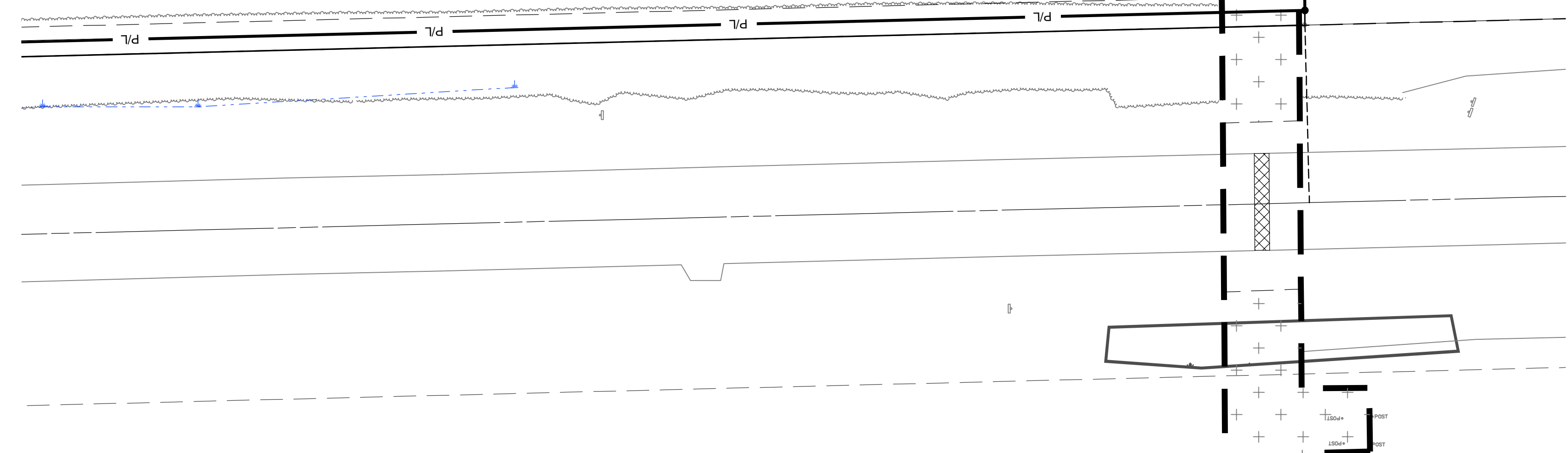
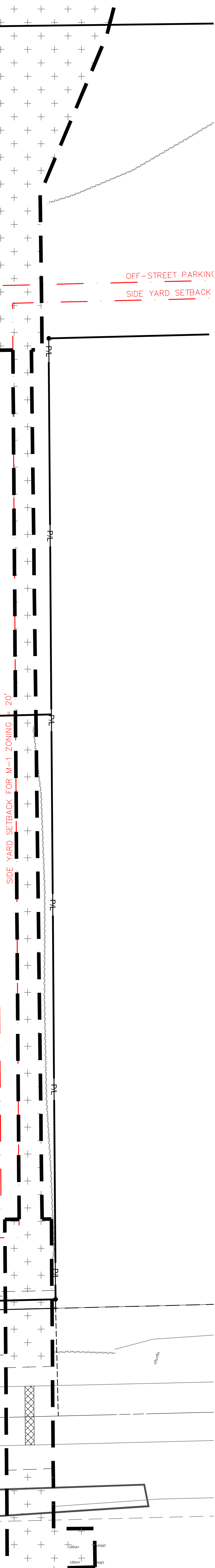
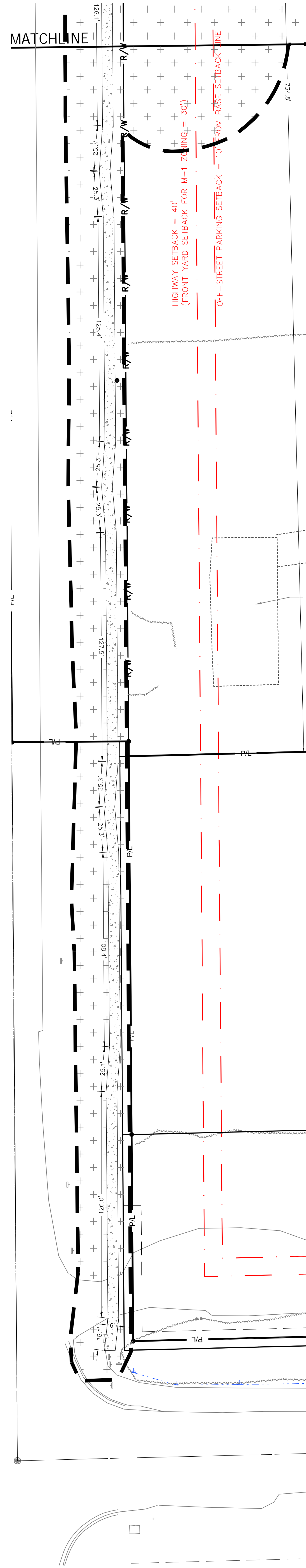
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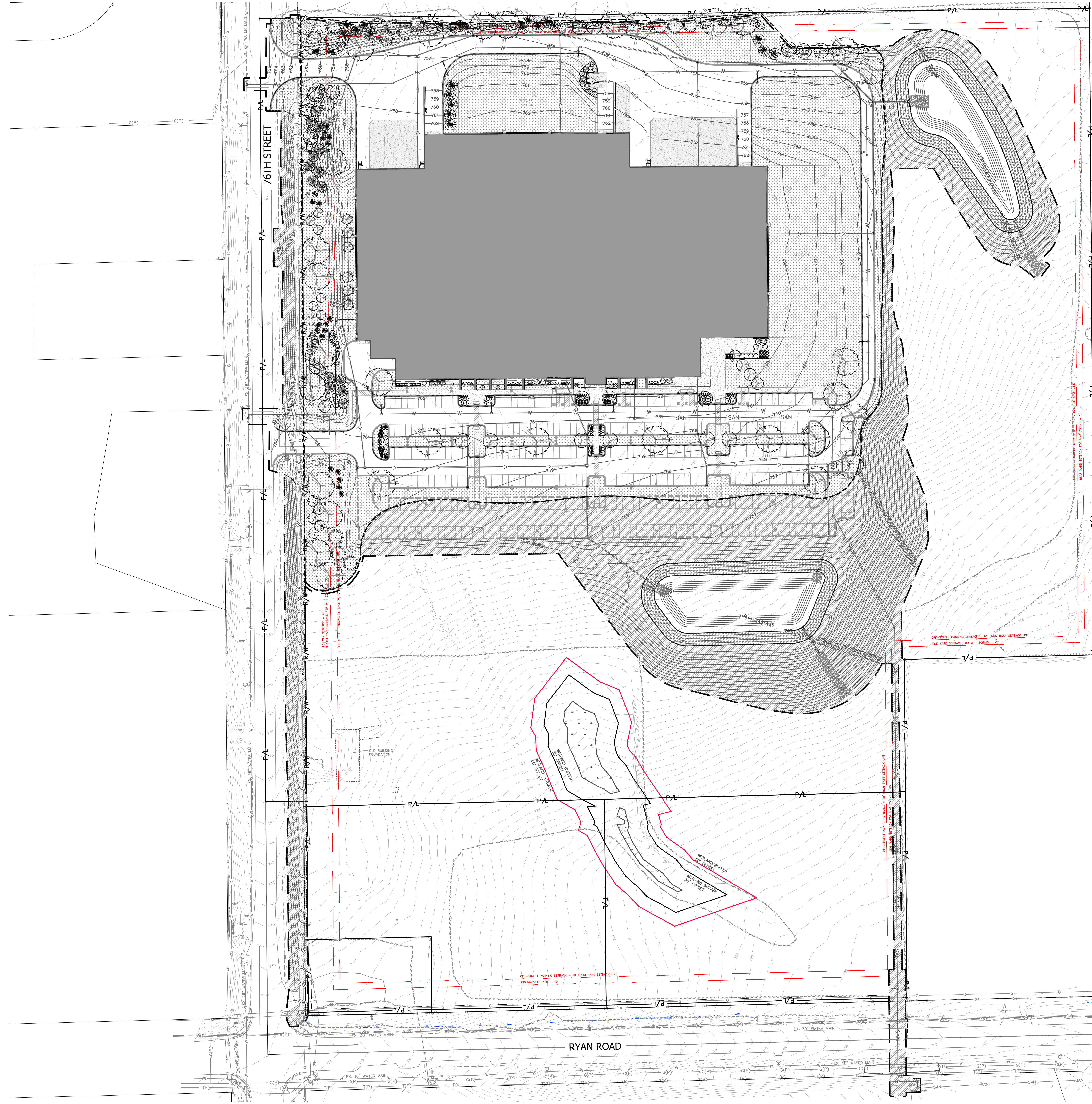


APPLICANT:
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RYAN COMPANIES
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MILWAUKEE, WI 53202
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CIVIL ENGINEER:
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788 E. JEFFERSON STREET SUITE 900
MILWAUKEE, WI 53202
262-758-6035
rbirschbach@kapurinc.com





FILENAME: S:_SiteDgn\Ryan Companies\200159 Carma Labs 76th Street\Design\L101 - OVERALL SITE LANDSCAPE PLAN.dwg



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MILWAUKEE, WI 53202
T 414.277.9700 | F 414.277.9705
spsarchitects.com



788 N. Jefferson Street, Ste 900
Milwaukee, Wisconsin 53202
kapurinc.com

PROJECT

CARMA
LABORATORIES
CORPORATE HQ

FRANKLIN, WISCONSIN

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OWNER



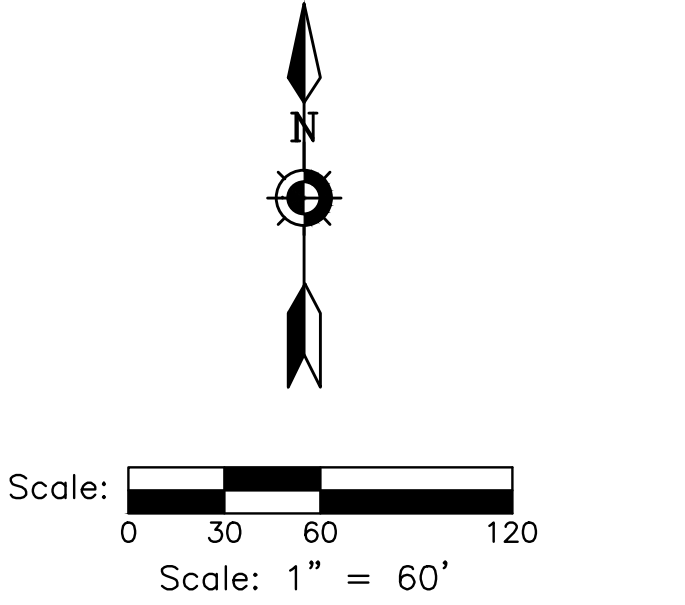
CONTRACTOR



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HATCH LEGEND	
	PROJECT LIMITS
	PROPERTY LINE
	EASEMENT LINE
	30' WETLAND BUFFER - NO TOUCH
	50' WETLAND SETBACK - NO BUILD
	IRRIGATION LIMITS
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	DECORATIVE STONE MULCH ON WEED BARRIER FABRIC.

REVISIONS

NO. DESCRIPTION DATE

INFORMATION

PROJECT NUMBER: 221201
ISSUED FOR: REVIEW SET
DATE: 10.09.2023

SHEET

OVERALL SITE LANDSCAPE PLAN

L101
© STEPHEN PERRY SMITH ARCHITECTS, INC.

APPLICANT:
JOE HILDEBRAND
RYAN COMPANIES
309 N. WATER STREET, SUITE 415
MILWAUKEE, WI 53202
414-918-6522
joe.hildebrand@ryancompanies.com

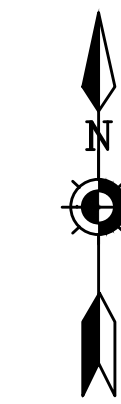
PROPERTY OWNER:
CARMA LABORATORIES INC
9750 S. FRANKLIN DR.
FRANKLIN, WI 53132
rsimonson@carmalabs.com

CIVIL ENGINEER:
RYAN BIRSCHBACH, P.E.
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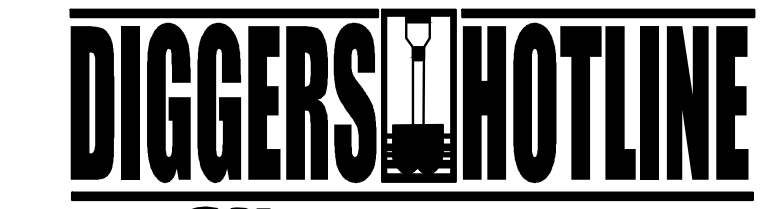
PROJECT

CARMA LABORATORIES CORPORATE HQ

FRANKLIN, WISCONSIN



Scale: 0 15 30 60
Scale: 1" = 30'



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OWNER



CONTRACTOR



REVISIONS

NO.	DESCRIPTION	DATE
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INFORMATION

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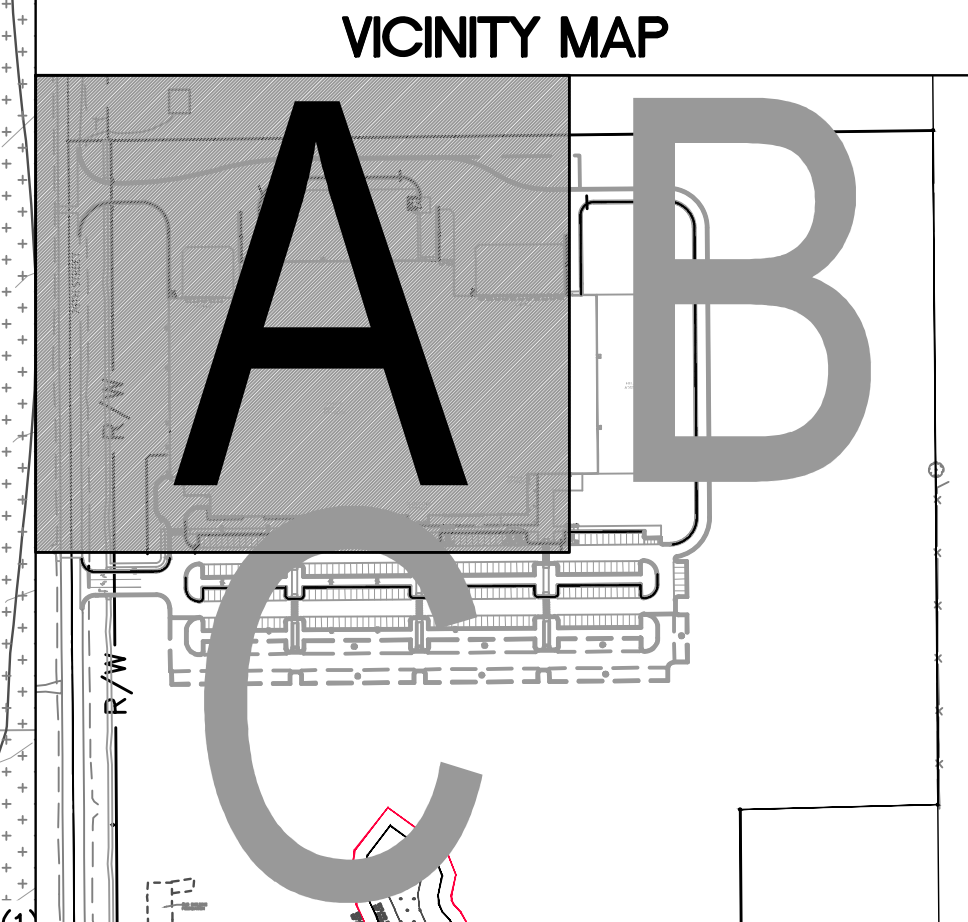
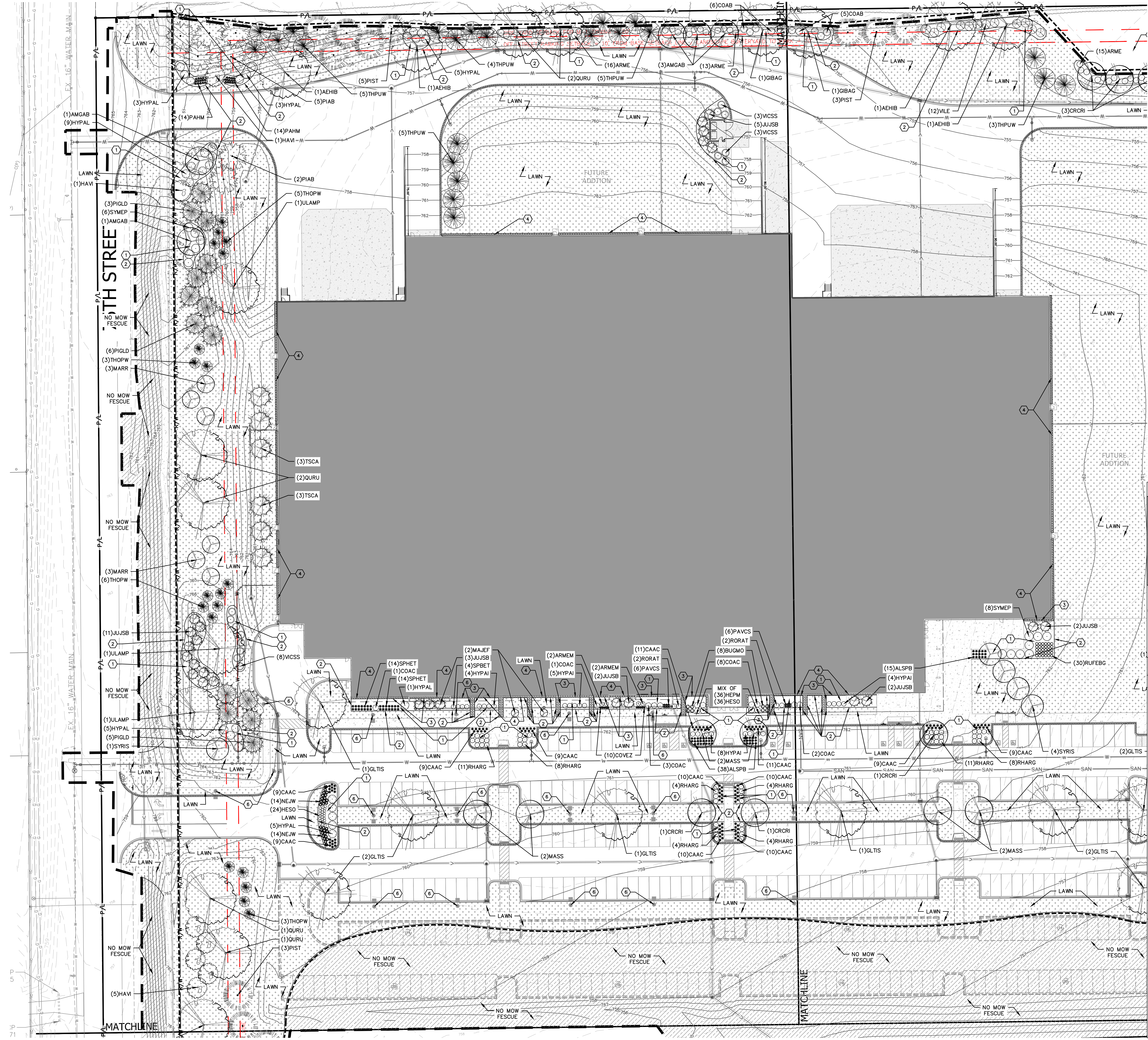
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SITE LANDSCAPE PLAN - AREA A

L101A

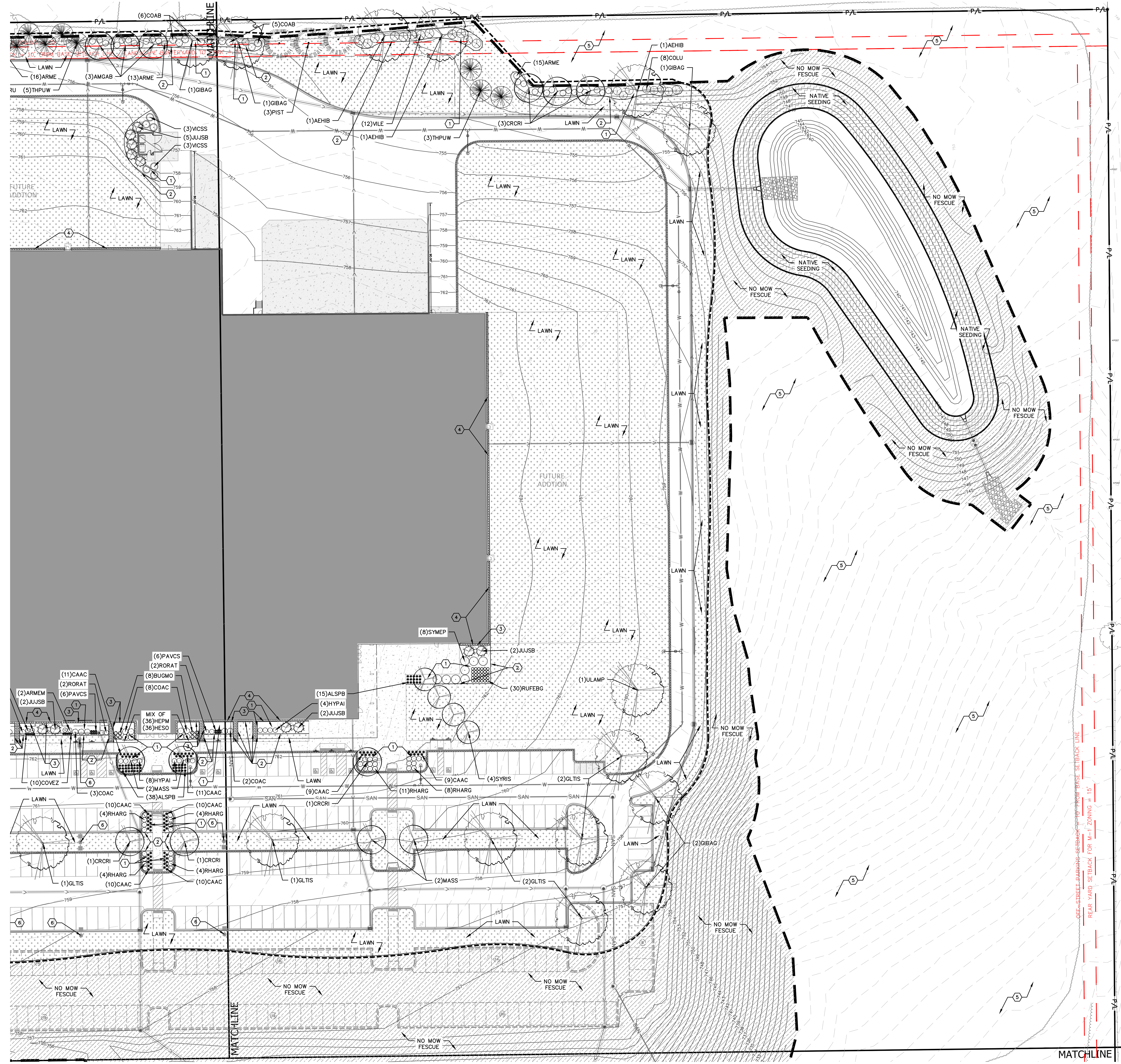


HATCH LEGEND

- PROJECT LIMITS
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- DECORATIVE STONE MULCH ON WEED BARRIER FABRIC
- PLANT "CODE" REFERENCES TO THE PLANT SCHEDULE
- QUANTITY OF PLANTS IN THE PLANT GROUPING
- LEADER LINE
- PLANT SYMBOL (SYMBOL VARIES)

KEY INDEX

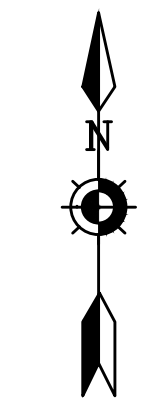
1	SHREDDED HARDWOOD MULCH	8 L201
2	ALUMINUM EDGING AT PLANTING BED	10 L202
3	ALUMINUM EDGING AT MULCH SEPARATION	11 L202
4	2 FOOT WIDE MAINTENANCE STRIP	
5	UNDISTURBED AREA	
6	LIGHT POLE (SEE SITE LIGHTING PLAN FOR OFFICIAL LOCATIONS)	



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215 N. WATER STREET, SUITE 250
 MILWAUKEE, WI 53202
 T 414.277.9700 | F 414.277.9705
 spsarchitects.com



788 N. Jefferson Street, Ste 900
 Milwaukee, Wisconsin 53202
 kapurinc.com

PROJECT

CARMA
 LABORATORIES
 CORPORATE HQ

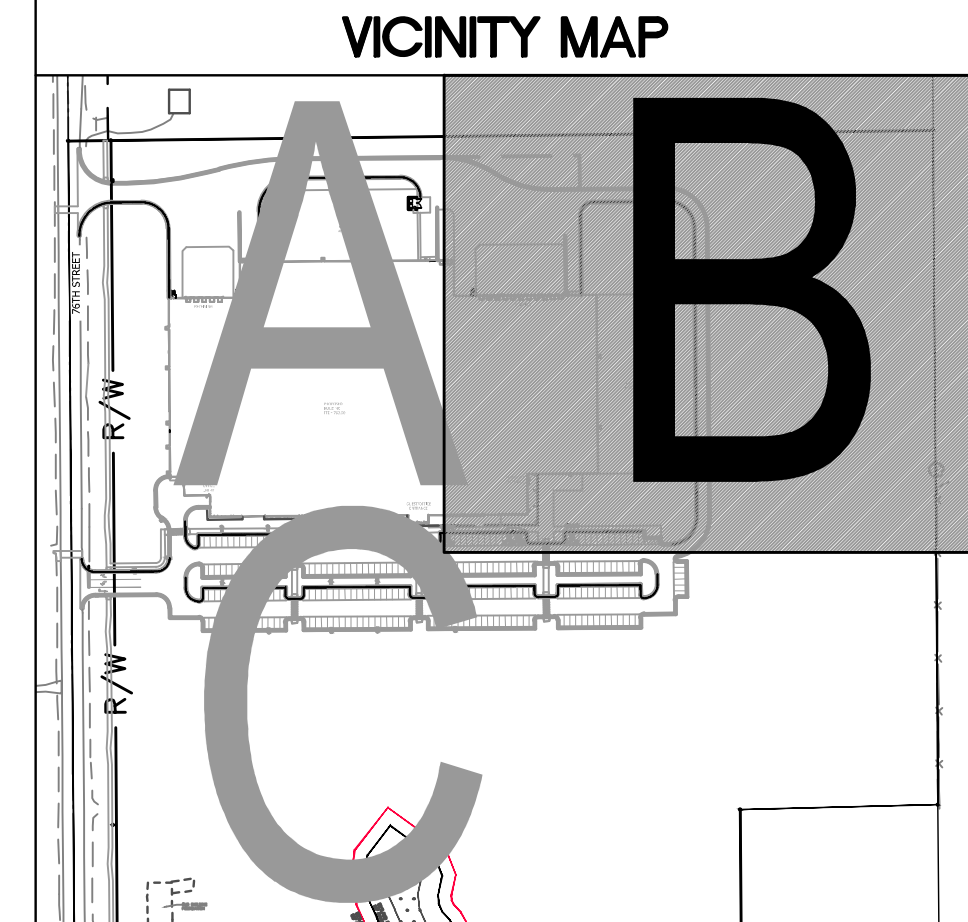
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OWNER



CONTRACTOR



HATCH LEGEND

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2	ALUMINUM EDGING AT PLANTING BED	10	L202
3	ALUMINUM EDGING AT MULCH SEPARATION	11	L202
4	2 FOOT WIDE MAINTENANCE STRIP		
5	UNDISTURBED AREA		
6	LIGHT POLE (SEE SITE LIGHTING PLAN FOR OFFICIAL LOCATIONS)		

REVISIONS

NO.	DESCRIPTION	DATE

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SHEET	
SITE LANDSCAPE PLAN - AREA B	

L101B

PROJECT

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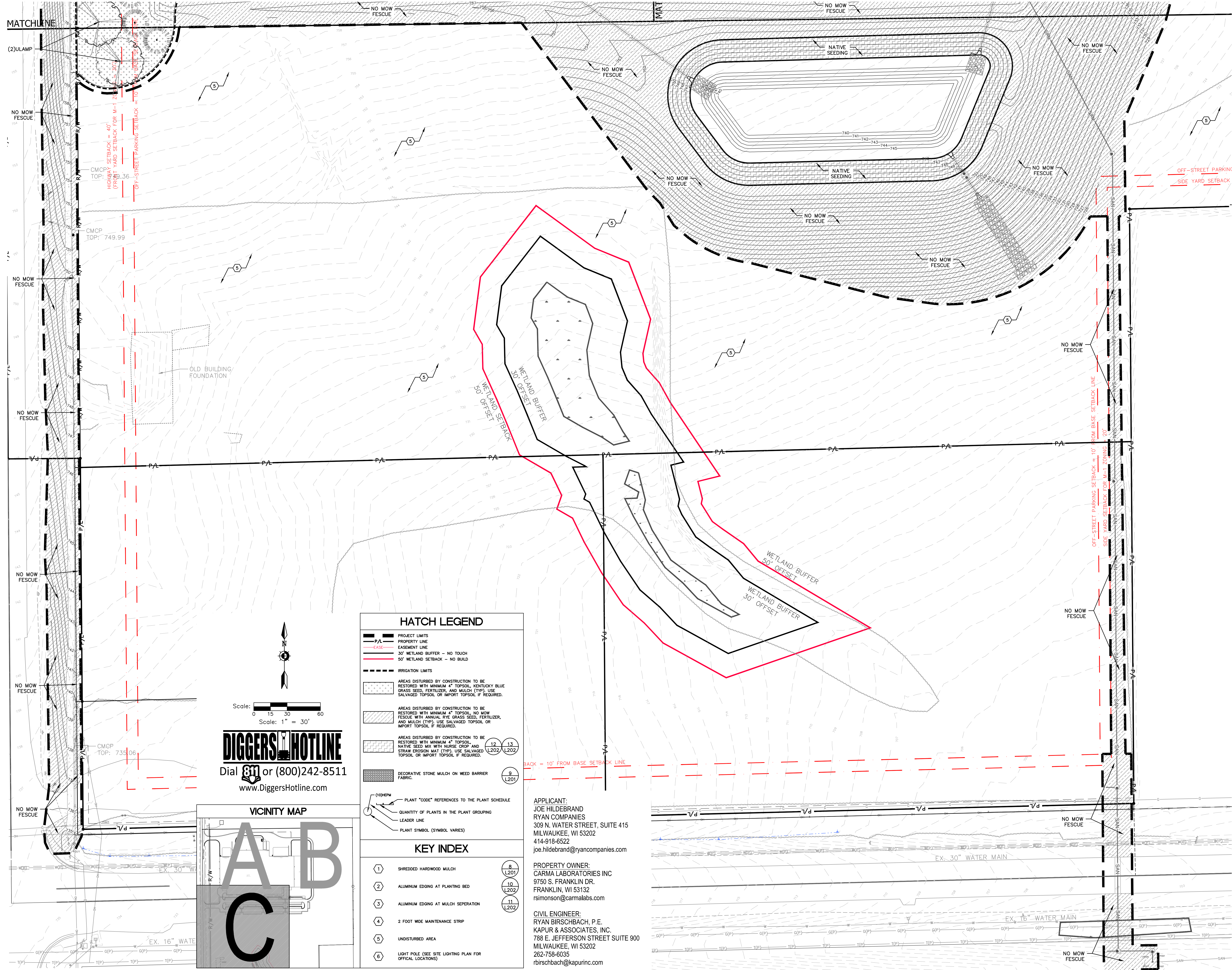
ISSUED FOR: REVIEW SET

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SHEET

SITE LANDSCAPE PLAN - AREA C

L101C



HATCH LEGEND

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- EASE EASEMENT LINE
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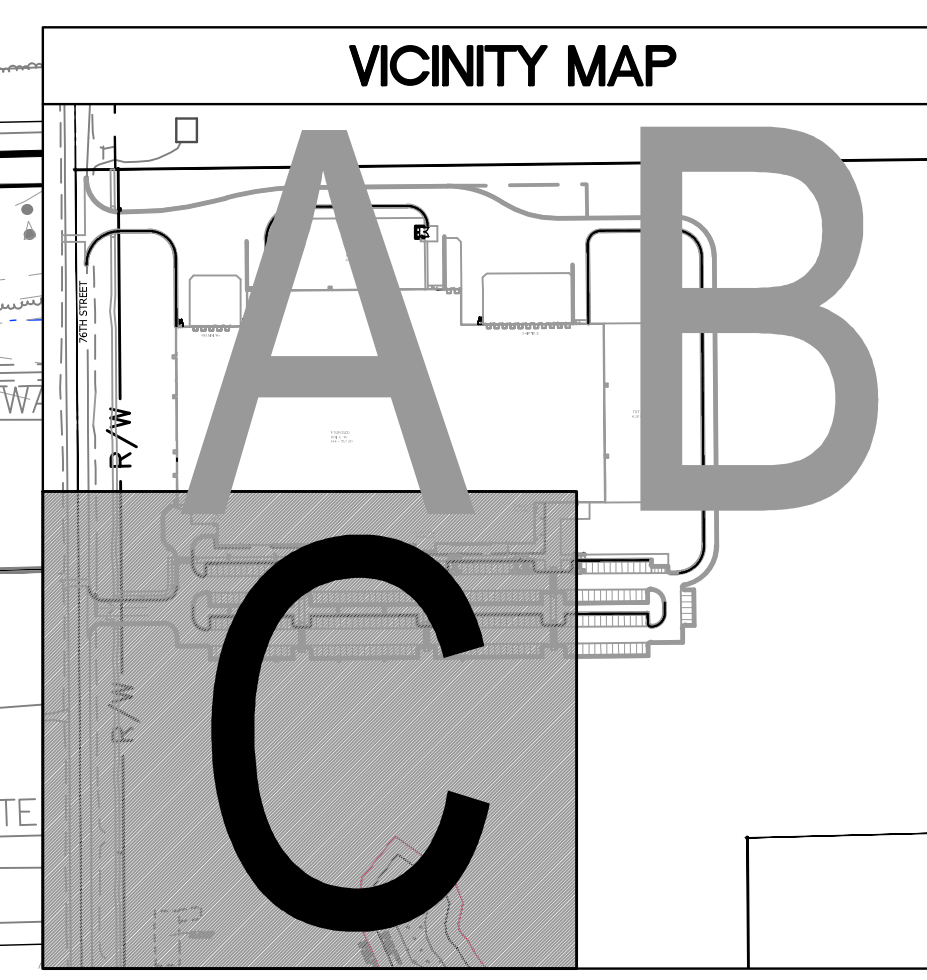
- 1 SHREDDED HARDWOOD MULCH (L201)
- 2 ALUMINUM EDGING AT PLANTING BED (L202)
- 3 ALUMINUM EDGING AT MULCH SEPERATION (L202)
- 4 2 FOOT WIDE MAINTENANCE STRIP (L202)
- 5 UNDISTURBED AREA (L202)
- 6 LIGHT POLE (SEE SITE LIGHTING PLAN FOR OFFICAL LOCATIONS) (L201)

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Plant Schedule

Symbol	Scientific Name	Common Name	Quantity	Spacing	Install Size	Size
Deciduous Trees: (Install in accordance with detail 4/L201)						
AHIB	Aesculus hippocastanum 'Baumannii'	Double Flowering Horsechestnut	5	Per Plan	2.5" caliper B&B	50'-75'/40'-70'
GIBAG	Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginkgo (male)	5	Per Plan	2.5" caliper B&B	50/30'
GLTIS	Gleditsia tricanthos 'Shademaster' PP1,515	Shademaster Honeylocust	9	Per Plan	2.5" caliper B&B	60/35'
QURU	Quercus rubra	Red Oak	6	Per Plan	2.5" caliper B&B	60'-75'/60'-75'
ULAMP	Ulmus americana 'Princeton'	Princeton Elm	6	Per Plan	2.5" caliper B&B	60'-80'/40'-60'
Ornamental Trees: (Install in accordance with detail 4/L201)						
AMGAB	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	5	Per Plan	8" multi-stem B&B	20'-25'/20'-25'
CRCRI	Crataegus crus-galli var. inermis	Thornless Cockspur Hawthorn	6	Per Plan	1.5" caliper B&B	20'-30'/25'-35'
MAJEF	Malus 'Jefgreen' PP23,863	Emerald Spire Crabapple	2	Per Plan	1.5" caliper B&B	15/6'
MARR	Malus x 'Royal Raindrops'	Royal Raindrops Crabapple	6	Per Plan	1.5" caliper B&B	20/15'
MASS	Malus x 'Spring Snow'	Spring Snow Crabapple	6	Per Plan	1.5" caliper B&B	20-25'/15-20'
SYRIS	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	5	Per Plan	1.5" caliper B&B	25/15'
Evergreen Trees: (Install in accordance with detail 5/L201)						
JUJSB	Juniperus chinensis 'J.N. Select Blue'	Star Power Juniper	25	Per Plan	6' tall B&B	17/7'-9'
PIAB	Picea abies	Norway Spruce	7	Per Plan	6' tall B&B	50'-70'/25'-30'
PIGLD	Picea glauca var. densata	Black Hills Spruce	14	Per Plan	6' tall B&B	25-45'/15'-25'
PIST	Pinus strobus	Eastern White Pine	11	Per Plan	6' tall B&B	50'-80'/20'-40'
THOPW	Thuja occidentalis x plicata 'Wintergreen'	Wintergreen Arborvitae	17	Per Plan	6' tall B&B	20'-30'/5'-10'
THPUW	Thuja plicata x occidentalis 'UW'	UW Arborvitae	22	Per Plan	6' tall B&B	25'-35'/20'
TSCA	Tsuga canadensis	Canadian Hemlock	6	Per Plan	6' tall B&B	25-45'/15'-25'
Deciduous Shrubs: (Install in accordance with detail 6/L201)						
ARME	Aronia melanocarpa var. 'Elate'	Glossy Black Chokeberry	44	Per Plan	18" tall pot	5'-7/4'-6'
ARMEM	Aronia melanocarpa 'Morton'	Iroquois Beauty Chokeberry	4	Per Plan	18" tall pot	2'-3/4'-5'
COAB	Cornus alba 'Baillho'	Ivory Halo Dogwood	11	Per Plan	30" tall pot	5'-6/5'-7'
COAC	Cornus sericea 'Alleman's Compact'	Alleman's Compact Dogwood	15	Per Plan	24" tall pot	5'-6/5'-6'
COLU	Cotoneaster lucidus	Hedge Cotoneaster	8	Per Plan	30" tall pot	8-10/5'-6'
HYPPI	Hydrangea paniculata 'ILVOBO' PP22,782	Bobo Hydrangea	21	Per Plan	18" tall pot	3/3'-4'
HAMI	Hamamelis virginiana	Common Witchhazel	7	Per Plan	36" tall B&B	15-20/15'-20'
HYPAL	Hydrangea paniculata 'Limelight'	Limelight Hydrangea	31	Per Plan	36" tall B&B	6'-8/8'-8'
RHARG	Rhus aromatica 'Gro-Low'	Gro-Low Sumac	54	Per Plan	18" spread pot	2'-3/8'-9'
ROBAT	Rosa rugosa 'Radiko' PP16,202	Double Knockout Rose	4	Per Plan	18" tall pot	3'-4/3'-4'
SPBET	Spiraea betulifolia 'Tor'	Tor Birchleaf Spirea	4	Per Plan	18" tall pot	2'-3/3'
SYMCP	Syringa meyeri 'Palibin'	Meyer Lilac (Dwarf Korean Lilac)	14	Per Plan	36" tall B&B	4'-5/8'-7'
VICSS	Viburnum carlesii 'J.N. Select S'	Sugar n' Spice Korean Spice Viburnum	14	Per Plan	36" tall B&B	6'-8/8'-8'
VILE	Viburnum lentago	Nannyberry Viburnum	12	Per Plan	30" tall B&B	12-15/8'-10'
Evergreen Shrubs: (Install in accordance with detail 6/L201)						
BUGMO	Buxus x 'Green Mound'	Green Mound Boxwood	8	Per Plan	18" tall B&B	3/3'
Perennials: (Install in accordance with detail 7/L201)						
ALSPB	Allium x 'Summer Peek-a-Boo'	Summer Peek-a-Boo Globe Lily	53	Per Plan	#1 cont.	8"-12"/18"-24"
CAAC	Calamagrostis x acutiflora Karl Foerster	Karl Foerster Reed Grass	116	Per Plan	#1 cont.	5'-6/18"-24"
COVEZ	Coreopsis verticillata 'Zagreb'	Zagreb Threadleaf Coreopsis	10	Per Plan	#1 cont.	20"-24"/15"-18"
HEPM	Hemerocallis 'Pardon Me'	Pardon Me Daylily	36	Per Plan	#1 cont.	12"-18"/16"-24"
HESO	Hemerocallis 'Stella De Oro'	Stella De Oro Daylily	60	Per Plan	#1 cont.	16"-18"/16"-24"
NEJW	Neppeta x 'Junior Walker'	Junior Walker Catmint	28	Per Plan	#1 cont.	15"-18"/16"-24"
PAHM	Panicum virgatum 'Heavy Metal'	Heavy Metal Switchgrass	28	Per Plan	#1 cont.	3'-4/2'-3'
PAVCS	Panicum virgatum 'Cheyenne Sky'	Cheyenne Sky Switchgrass	12	Per Plan	#1 cont.	18"-24"/12"-18"
RUFEBG	Rudbeckia fulgida 'Early Bird Gold'	F. Early Bird Gold Black-eyed Susan	30	Per Plan	#1 cont.	20"-24"/18"-24"
SPHET	Sporobolus heterolepis 'Tara'	Tara Prairie Dropseed	28	Per Plan	#1 cont.	18"-24"/18"-24"

NOTE: Installation contractor is responsible for verifying plant count from plan. Plant quantities take precedence over list.

1 PLANT SCHEDULE

REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION

- ALL PLANT MATERIAL SHALL BE OBTAINED FROM A NURSERY LOCATED IN ZONE 5, CONFORM TO APPLICABLE REQUIREMENTS OF THE CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AND BOTANICAL NAMES SHALL BE ACCORDING TO THE CURRENT EDITION OF "STANDARDIZED PLANT NAMES" PREPARED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURE NOMENCLATURE.
- CONTRACTOR TO PROVIDE TO THE LANDSCAPE ARCHITECT SAMPLES OF ALL BARK AND MINERAL/STONE MULCHES, DECORATIVE GRAVELS, MAINTENANCE STRIP STONE, OR OTHER GROUND COVER MATERIALS FOR APPROVAL PRIOR TO INSTALLATION.
- BARK MULCH TO BE FRESHLY ACQUIRED HARDWOOD SHREDDED BARK MULCH. NOT DOUBLE MILLED, EXCESSIVE DIRT AND DUST LIKE MATERIAL OR OLD MATERIAL IS NOT ACCEPTABLE.
- LANDSCAPE EDGING TO BE ALUMINUM EDGING. REFER TO SPECIFICATION 32 93 00 PLANTS FOR ADDITIONAL INFORMATION.
- ALL PLANTING AREAS TO RECEIVE A 3-INCH THICK LAYER OF HARDWOOD SHREDDED BARK MULCH OVER TYPAR WEED FABRIC WITH EDGING. EDGING TO BE INSTALLED BETWEEN DIFFERENT TYPES OF MULCHES, BETWEEN MULCHES AND TURF, AND/OR WHERE SPECIFICALLY NOTED ON THE PLAN. REFER TO SPECIFICATION 32 93 00 PLANTS FOR ADDITIONAL INFORMATION.
- INSTALL SHOVEL CUT EDGE AROUND ALL INDIVIDUAL TREES AND SHRUBS IN LAWN AREAS AND ALONG PAVEMENT WHERE PLANTING AREAS ABUT TO PREVENT HARDWOOD SHREDDED BARK MULCH FROM SPILLING OUT OF PLANTING AREA.
- CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF PLANT MATERIAL FOR 90 DAYS FROM INSTALLATION, INCLUDING WATERING, WEEDING, ETC. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF SEEDING AREAS FOR 60 DAYS FROM INSTALLATION, INCLUDING WATERING, WEEDING, ETC. CONTRACTOR TO PROVIDE AND REVIEW MAINTENANCE INSTRUCTIONS WITH THE OWNER PRIOR TO THE COMPLETION OF THESE MAINTENANCE PERIODS. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
- CLEANLY PRUNE AND REMOVE DAMAGED BRANCHES, DEAD WOOD, AND ROOTS IMMEDIATELY PRIOR TO PLANTING. DO NOT CUT LEADERS OR LEAVE "V" CROTCHES OR DOUBLE LEADERS UNLESS A MULTI-STEM TREE IS SPECIFIED.
- REMOVE BURLAP, WIRE BASKET, ROPE, TWINE, AND ALL SYNTHETIC MATERIAL FROM THE ROOTS, TRUNK, OR CROWN OF PLANT.
- REMOVE EXCESS SOIL ABOVE ROOT COLLAR.
- PLANT TREES AND SHRUBS SO THAT THE ROOT COLLAR IS 2" ABOVE FINISHED GRADE OR SEVERAL INCHES ABOVE GRADE IF PLANT IS INSTALLED IN POOR SOILS.
- PLANT TREES AND SHRUBS WITH SAME ORIENTATION AS WHEN HARVESTED FROM THE NURSERY OR TO SHOWCASE THE MOST AESTHETIC VIEW.
- PLANT ALL TREES WITH THREE SLOW RELEASE FERTILIZER PACKETS, SPACED EQUIDISTANT AROUND THE EDGE OF THE ROOT BALL.
- PLANT ALL SHRUBS WITH ONE SLOW RELEASE FERTILIZER PACKET, PLACED BELOW THE ROOTING SYSTEM.
- WATER AND TAMP BACKFILL AND ROOTS OF ALL NEWLY SET PLANT MATERIAL SO THE SOIL AND ROOTS ARE THOROUGHLY SOAKED AND AIR POCKETS ARE REMOVED.
- FOR INDIVIDUAL TREES & SHRUBS PLANTED IN TURF AREAS, PROVIDE CONTINUOUS 3" SOIL SAUCER TO CONTAIN WATER & MULCH (TREES ON SLOPES SHALL BE SAUCERED ON THE DOWNHILL SIDE)
- INSTALL 3" THICK SHREDDED HARDWOOD BARK MULCH RING 3'-0" DIA. FOR DECIDUOUS TREES AND ALL INDIVIDUAL SHRUBS IN LAWN AREAS, 5'-0" DIA. FOR EVERGREEN TREES. KEEP MULCH 2" AWAY FROM TRUNKS.
- STAKING - ONLY STAKE EVERGREEN TREES 5'-0" OR GREATER IN HEIGHT OR TREES THAT ARE UNABLE TO REMAIN UPRIGHT AFTER PLANTING. TREES WILL BECOME STRONGER FASTER WHEN THE TOP 2/3 OF THE TREE IS FREE TO SWAY. DO NOT ATTACH WIRE DIRECTLY TO TREES OR THROUGH HOSES - UTILIZE GROMMETED, SYNTHETIC STRAPS AT LEAST 2" WIDE AROUND THE TREE, ATTACH STRAPPING TO STAKE WITH WIRE. STAKE ONLY WHEN NECESSARY. STAKES SHOULD BE DRIVEN DEEPLY INTO THE GROUND TO PREVENT DISLODGING. CHECK AT LEAST EVERY THREE MONTHS FOR BINDING OR OTHER PROBLEMS. STAKES AND TIES SHOULD BE REMOVED SIX MONTHS TO ONE YEAR AFTER PLANTING.
- STONE CHIP MAINTENANCE STRIP TO BE 3-INCHES DEEP OVER WEED FABRIC WITH ALUMINUM EDGING. CONTRACTOR TO INSTALL MAINTENANCE STRIP 2'-FEET WIDE ALONG BUILDING EDGE, WHERE INDICATED ON SITE LANDSCAPE PLAN.
- STONE CHIP TO BE 3/8-INCH RAVENS BLACK DECORATIVE STONE CHIP FROM HALQUIST STONE. CONTRACTOR TO CONTACT HALQUIST STONE N51 W23653 LISBON ROAD SUSSEX, WI 53089 TELEPHONE (262)246-9000 EMAIL: INFO@HALQUISTSTONE.COM.
- NO MOW TO BE NO MOW FESCUE SEED MIX WITH ANNUAL RYE NURSE CROP FROM PRAIRIE NURSERY, INC. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION. PRAIRIE NURSERY ADDRESS: PO BOX 306 WESTFIELD, WI 53964. TELEPHONE: 1-800-476-9453 FAX: 608-296-2741.
- NATIVE SEED MIX TO BE "RAINWATER RENEWAL" SEED MIX WITH ANNUAL RYE NURSE CROP FROM AGRECOL, LLC. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION. AGRECOL, LLC ADDRESS: 10101 NORTH CASEY ROAD EVANSVILLE, WI 53536. TELEPHONE: 608-223-3571 FAX: 608-884-4640 EMAIL: ECOSOLUTIONS@AGRECOL.COM.
- REFER TO SPECIFICATIONS 32 93 00 PLANTS AND 32 92 00 TURF AND GRASSES FOR ADDITIONAL INFORMATION.
- IRRIGATION: PROVIDE IRRIGATION FOR ALL AREAS WITHIN THE INDICATED IRRIGATION LIMITS. AREAS OF FUTURE BUILDING EXPANSIONS WITHIN 100 FEET OF HOSE BIBS MAY BE IRRIGATED WITH HOSES FROM HOSE BIBS IN LIEU OF PERMANENT IRRIGATION SYSTEM TO BE DETERMINED IN THE FUTURE. CONTRACTOR TO COORDINATE AND SUPPLY A CODE COMPLIANT IRRIGATION SYSTEM DESIGN, MATERIALS, AND INSTALLATION AS A DESIGN-BUILD CONTRACT. THIS WORK SHALL INCLUDE CONNECTION TO THE EXISTING WATER SUPPLY SYSTEM, IRRIGATION CONTROLLER, RAIN SENSOR AND ELECTRONIC POWER SUPPLY SYSTEM. CONTRACTOR SHALL PROVIDE AND COORDINATE PLACEMENT OF ALL SLEEVES UNDER PAVEMENT. SLEEVES SHALL BE 4" SCHEDULE 40 PVC PIPE WITH MINIMUM 24" COVER. IRRIGATION SYSTEM SHALL NOT SPRAY WATER ONTO ADJACENT PAVEMENTS. PROVIDE AN IRRIGATION PLAN SHOP DRAWING THAT INDICATES THE LOCATION, SIZE, MANUFACTURER AND MODEL OF PROPOSED IRRIGATION PIPING, SLEEVES, CONTROL VALVES, SPRAY HEADS FOR LAWN AREAS (WITH SPRAY ARC), DRIP IRRIGATION LINES FOR PLANTING BED AREAS, POINT OF WATER CONNECTION, BACKFLOW PREVENTER, RAIN SENSOR AND IRRIGATION CONTROLLER.

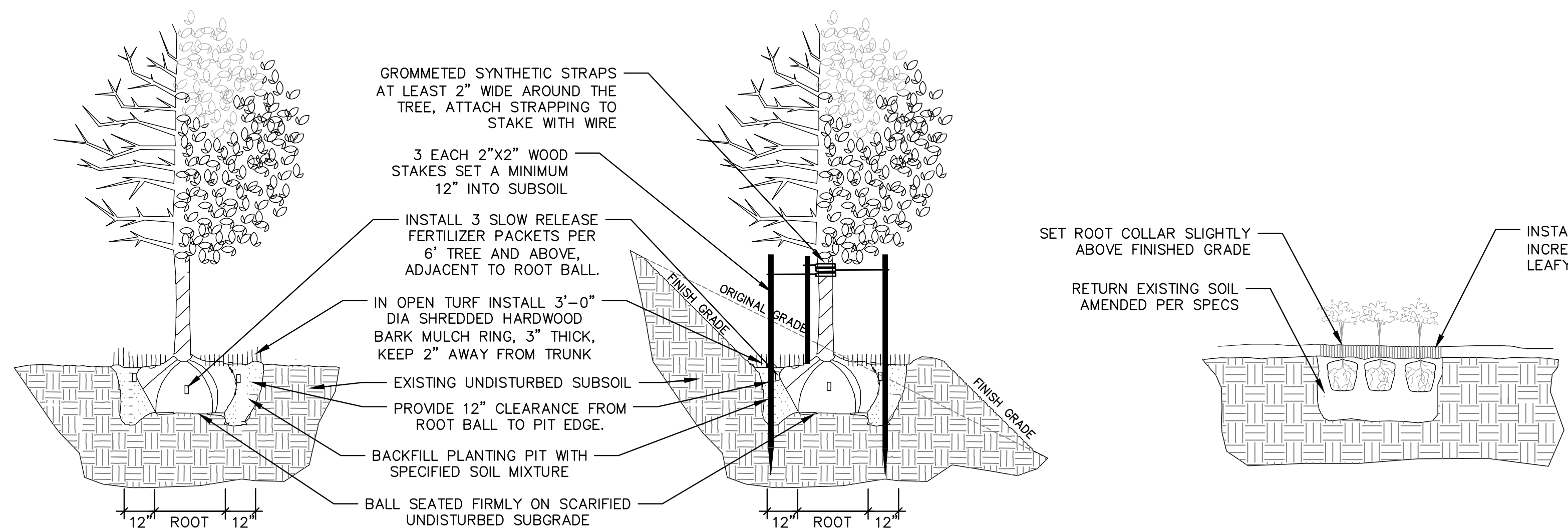
2 LANDSCAPE NOTES

REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION

City of Franklin Landscaping Requirements		
Required	Provided	
Site Use = Manufacturing (Industrial) Proposed parking stalls = 250 parking stalls Future parking stalls = 150 parking stalls (not used in landscape calculations)		
Minimum Plant Units or Manufacturing (Industrial) use with bufferyard		
Canopy/Shade Trees (2.5" caliper minimum) - 1 tree per 10 parking spaces + 20% increase for bufferyard	(250 parking spaces / 10) = 25 x 1.20 = 30 canopy trees required	31 canopy trees provided
Evergreen Trees (4' tall minimum & 6' tall minimum in bufferyard) - 1 tree per 10 parking spaces + 20% increase for bufferyard	(250 parking spaces / 10) = 25 x 1.20 = 30 evergreen trees required	102 evergreen trees provided
Decorative Trees (1.5" caliper minimum) - 1 tree per 10 parking spaces + 20% increase for bufferyard	(250 parking spaces / 10) = 25 x 1.20 = 30 decorative trees required	30 decorative trees provided
Shrubs (3' tall minimum) - 1 shrub per 10 parking spaces + 20% increase for bufferyard	(250 parking spaces / 10) = 25 x 1.20 = 30 shrubs required	66 shrubs provided (3' tall)
Species of Plantings		
Variation in required plantings (21-30 plantings) per type	Minimum Number of Species: 4 Minimum number of each species planted: 5	Provided species: 5
Shade Tree Species	At least 2 species should be native to the City: Ash, Elm, Sugar Maple, Red Oak, Basswood, or Walnut	Included Elm and Red Oak
Irrigation		
On site irrigation providing complete coverage to all new living landscaped areas	Permanent irrigation or Hose bibs within 100' of any landscaped areas	Irrigation limits indicated

3 CITY LANDSCAPE REQUIREMENTS

REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION

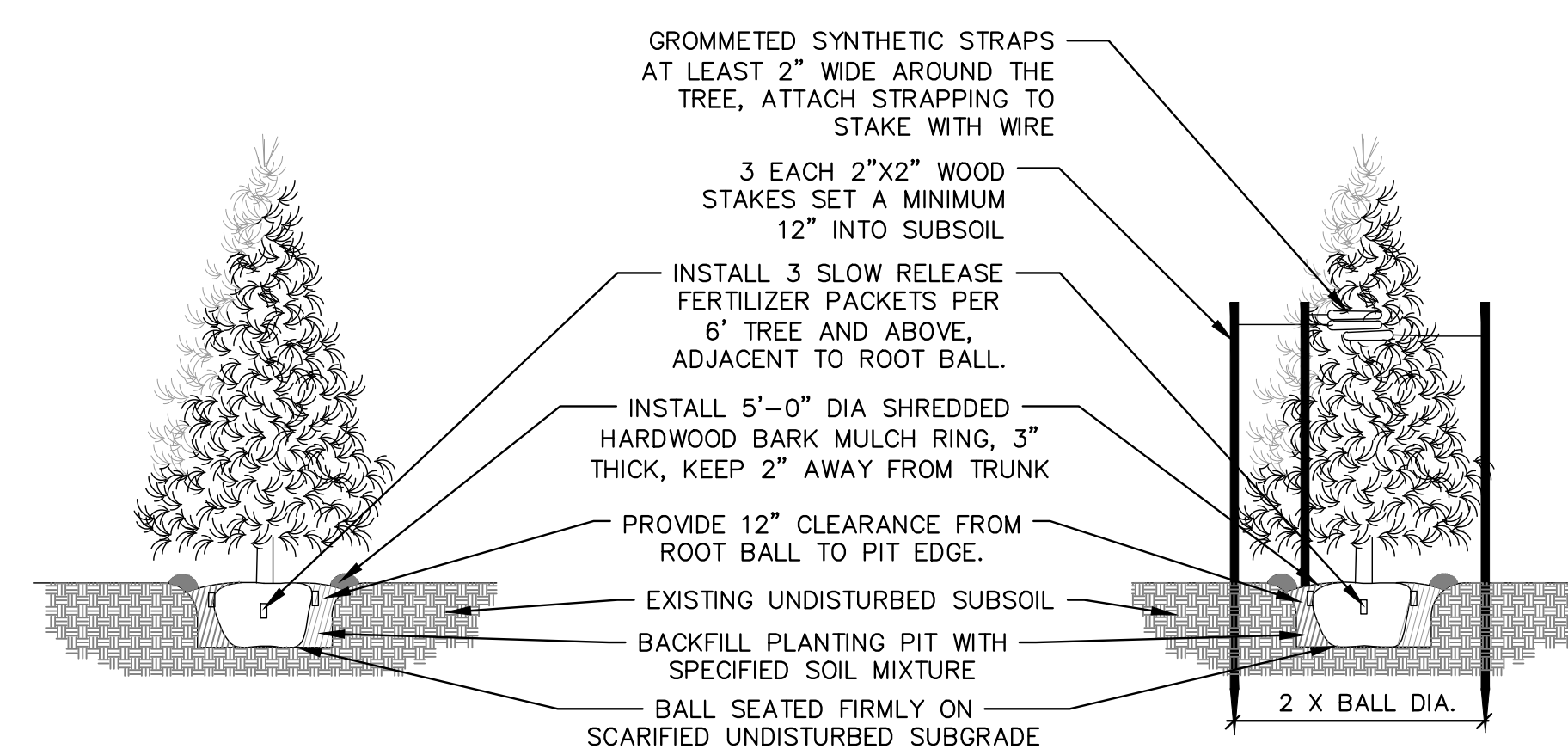


4 DECIDUOUS TREE PLANTING, STAKING, & PLANTING ON A SLOPE

N.T.S.

7 PERENNIAL PLANTING

N.T.S.

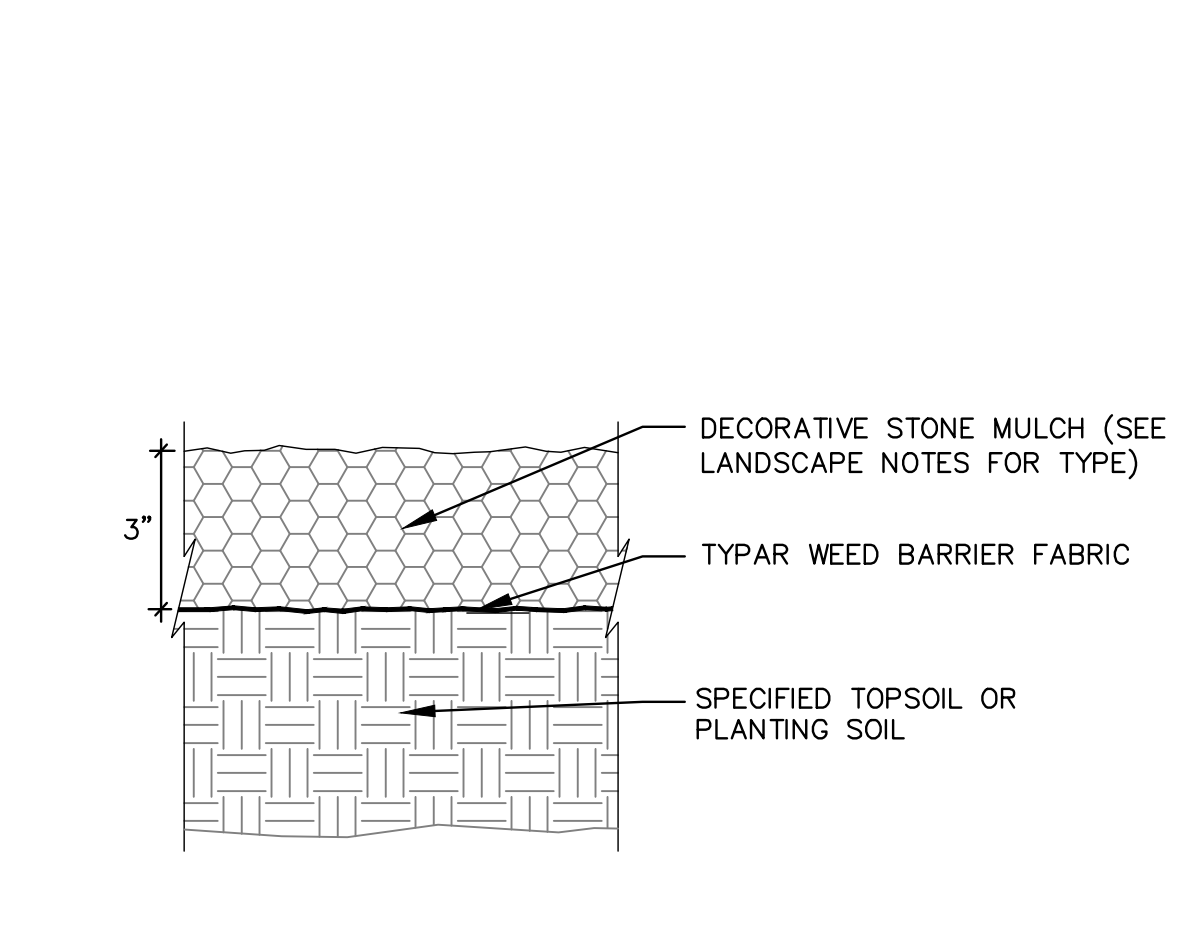
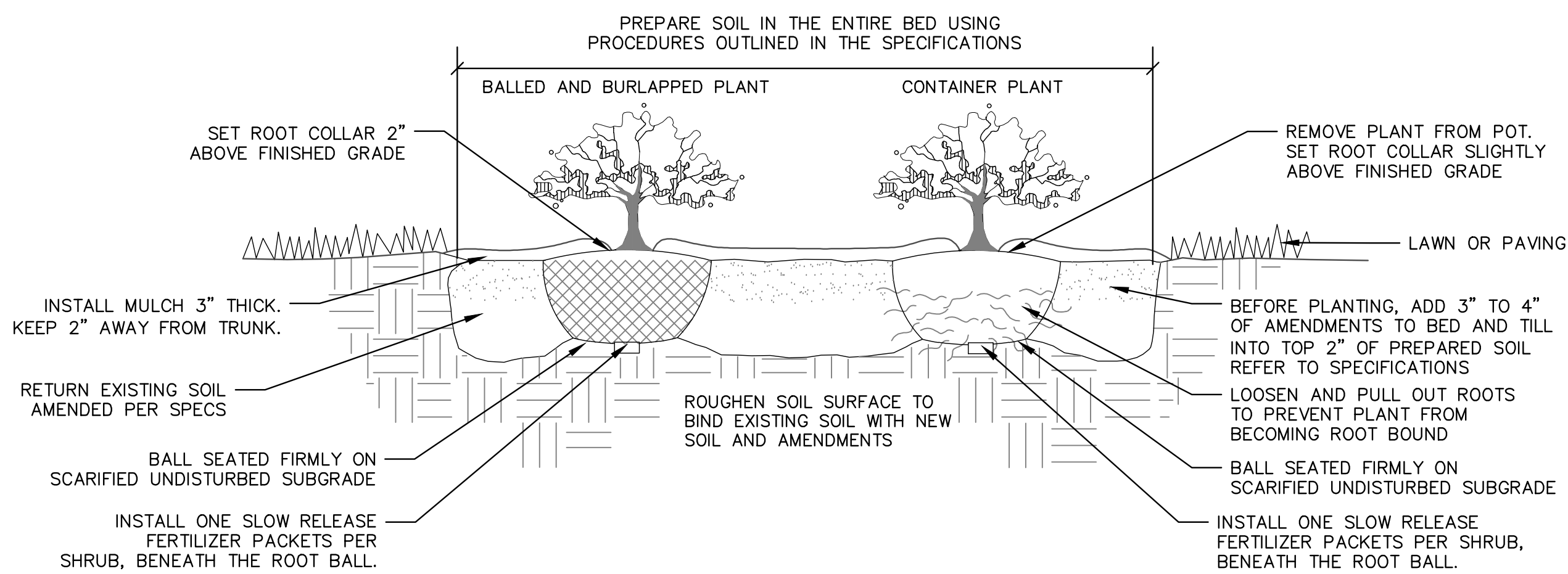


5 EVERGREEN TREE PLANTING & STAKING

N.T.S.

8 SHREDDED HARDWOOD MULCH SECTION

N.T.S.



6 DECIDUOUS & EVERGREEN SHRUB PLANTING

N.T.S.

9 DECORATIVE STONE MULCH SECTION

N.T.S.

PROJECT

CARMA LABORATORIES CORPORATE HQ

FRANKLIN, WISCONSIN

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OWNER

CONTRACTOR

REVISIONS

NO. DESCRIPTION DATE

INFORMATION

PROJECT NUMBER: 221201

ISSUED FOR: REVIEW SET

DATE: 10.09.2023

SHEET

SITE LANDSCAPE DETAILS

PROJECT

CARMA LABORATORIES CORPORATE HQ

FRANKLIN, WISCONSIN

PROGRESS DOCUMENTS NOT FOR CONSTRUCTION
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OWNER



CONTRACTOR



REVISIONS

NO.	DESCRIPTION	DATE
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INFORMATION

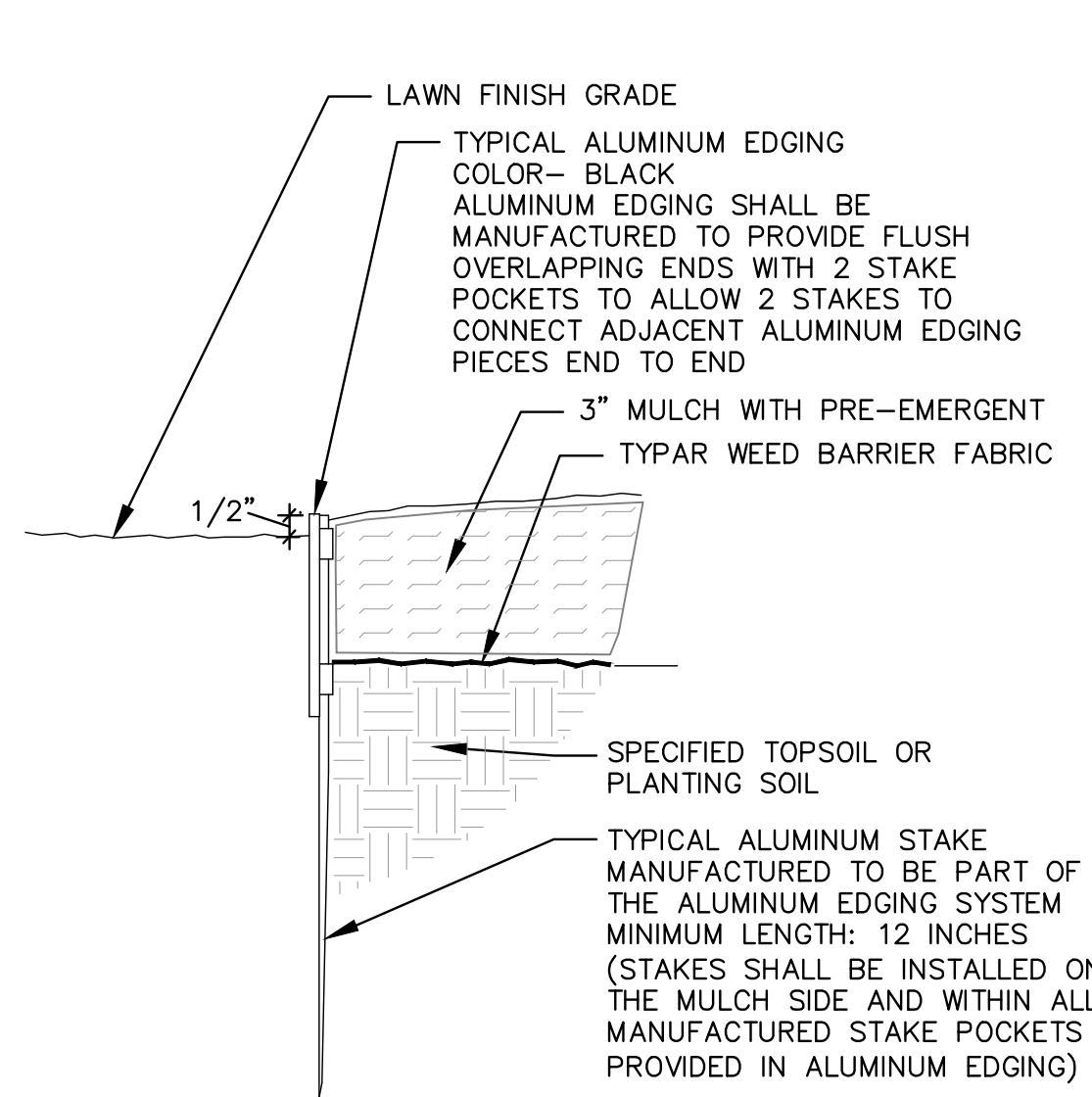
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ISSUED FOR: REVIEW SET

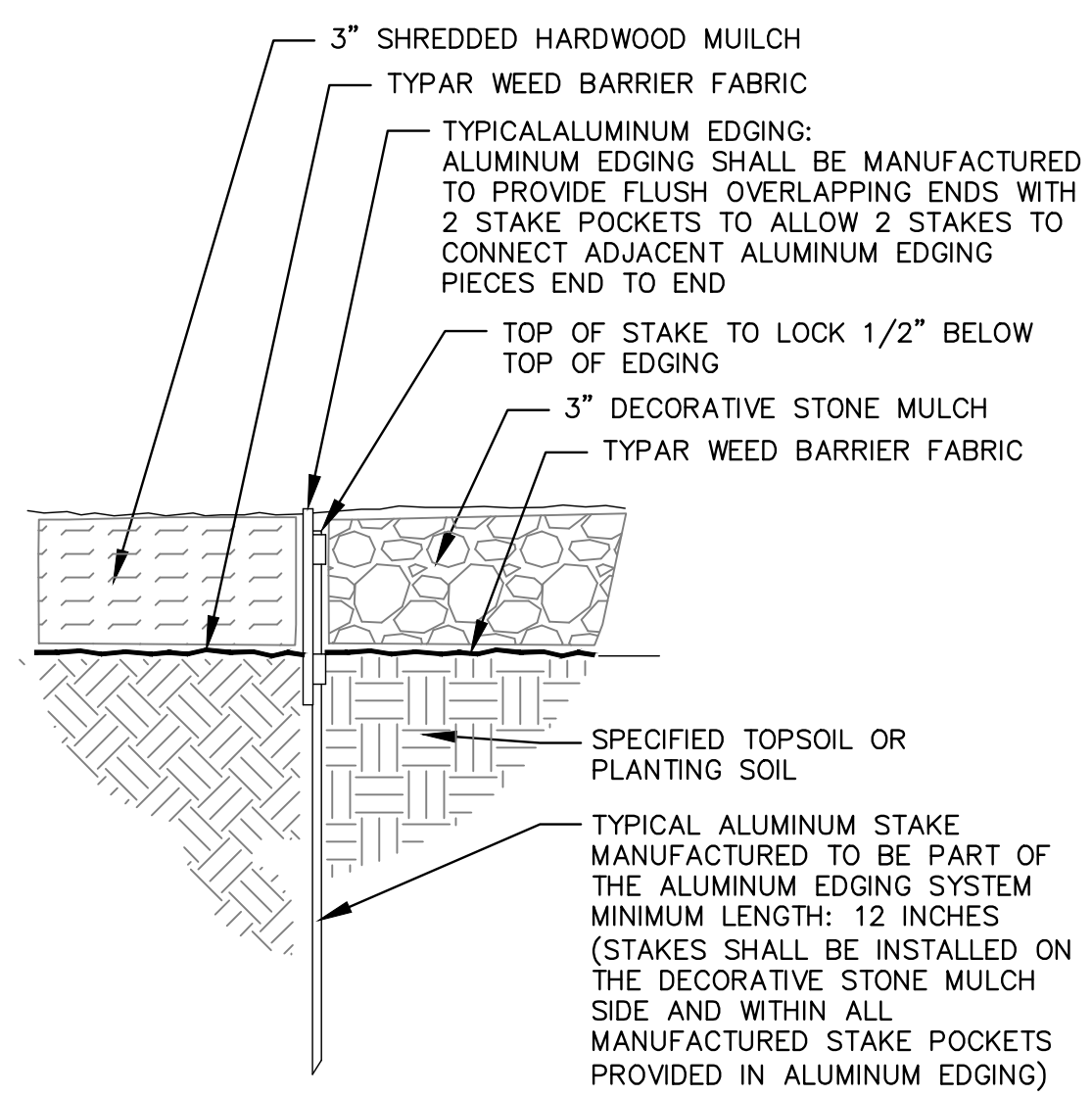
DATE: 10.09.2023

SHEET

NATIVE SEEDING NOTES



10
L202 ALUMINUM EDGING AT PLANTING BED SECTION
N.T.S.



11
L202 ALUMINUM EDGING AT MULCH SEPERATION SECTION
N.T.S.

Storm Basin Side Slope Seed Mix

Wet Mesic to Dry Mesic
Full Sun
Seeding rate= 8.00 PLS LBS/Acre
94.00 Seeds/Square Foot

Seed Mix to be "Rainwater Renewal" Seed Mix produced by Agrecol (phone 1-608-223-3571) - or approved equal

The seed mix shall contain the following wildflowers, grasses, sedges & rushes:

Scientific Name	Common Name	Oz/Acre
Wildflowers		
Asclepias incarnata	Marsh (Red) Milkweed	3.00
Aster ericoides	Heath Aster	0.10
Aster novae-angliae	New England Aster	1.50
Baptisia leucantha (alba)	White Wild Indigo	4.00
Eupatorium maculatum	Spotted Joe Pye Weed	0.80
Eupatorium perfoliatum	Boneset	0.50
Liatris pycnostachya	Prairie Blazing Star	2.50
Liatris spicata	Marsh Blazing Star	5.00
Lobelia cardinalis	Cardinal Flower	0.25
Lobelia siphilitica	Great Blue Lobelia	0.50
Monarda fistulosa	Wild Bergamot	1.50
Physostegia virginiana	Obedient Plant	1.50
Pycnanthemum virginianum	Mountain Mint	0.30
Ratibida pinnata	Yellow Coneflower	2.25
Rudbeckia hirta	Black-Eyed Susan	2.00
Rudbeckia subtomentosa	Sweet Black-Eyed Susan	2.00
Solidago ohioensis	Ohio Goldenrod	0.50
Tradescantia ohioensis	Ohio Spiderwort	1.25
Verbena hastata	Blue Vervain	1.00
Vernonia fasciculata	Ironweed	1.00

Grasses, Sedges & Rushes		
Bromus ciliatus	Fringed Brome	20.00
Calamagrostis canadensis	Blue Joint Grass	1.00
Carex bebbii	Bebb's Oval Sedge	2.00
Carex crawfordii	Crawford's Sedge	1.00
Carex crinita	Fringed Sedge	0.75
Carex stipata	Common Fox Sedge	1.50
Carex vulpinoides	Brown Fox Sedge	1.00
Elymus canadensis	Canada Wild Rye	24.00
Elymus virginicus	Virginia Wild Rye	32.00
Glyceria grandis	Reed Manna Grass	1.00
Panicum virgatum	Switchgrass	3.50
Scirpus atrovirens	Dark-Green Bulrush	0.50
Scirpus cyperinus	Wool Grass	0.30
Sorghastrum nutans	Indian Grass	5.00
Spartina pectinata	Prairie Cordgrass	3.00

Nurse Crop
Annual Rye
Spring Seeding: 1/8 lb per 1000 square feet
Fall Seeding: 1/3 lb per 1000 square feet
-or-
Seed Oats
Spring Seeding: 1-1/2 lb per 1000 square feet
Fall Seeding: 3 lb per 1000 square feet

Mulch the seeding with blown straw after native seed and nurse crop installation. Cover seeded areas with slopes equal to or greater than 4:1 with straw erosion mat that has a fabric with minimum 1/2-inch x 1/2-inch webbed openings. (See Erosion Control Plan). Install temporary wood stakes 6' on center with signage reading "Native Seeding - Please do not enter" around the perimeter of the native seeded area to delineate it from the lawn area so that it is not accidentally mowed along with the lawn during the establishment period.

12
L202 NATIVE SEED MIX
REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION

NATIVE PRAIRIE PLANTING BED PREPARATION

I. SITE PREPARATION METHODS

TO PREPARE YOUR SITE FOR PLANTING, FIRST REMOVE THE EXISTING VEGETATION. THIS MAY CONSIST OF PERENNIAL WEEDS, ANNUAL WEEDS, OR BOTH. EXISTING WEEDS WILL COMPETE WITH PRAIRIE SEEDS FOR NUTRIENTS, MOISTURE, AND SUNLIGHT. ALTHOUGH IT IS NEARLY IMPOSSIBLE TO REMOVE ALL ANNUAL WEED SEEDS FROM THE SEEDBANK STORED IN THE SOIL, IT IS CRUCIAL TO KILL AND/OR REMOVE PERENNIAL WEEDS AND RHIZOMES BEFORE PLANTING. PERENNIAL WEEDS SUCH AS QUACKGRASS, BROMEGRASS, CANADA THISTLE, CANADA GOLDENROD AND RED CLOVER CAN INHIBIT THE GROWTH AND DEVELOPMENT OF YOUR PRAIRIE. ELIMINATING ALL PERENNIAL WEEDS PRIOR TO SEEDING IS ESSENTIAL TO SUCCESS WITH THE PRAIRIE.

SITE PREPARATION OPTIONS VARY ACCORDING TO THE VEGETATION TYPE THAT WILL BE CONVERTED TO A PRAIRIE PLANTING:

A. OLD FIELDS-- FIELDS THAT HAVE BEEN ABANDONED AND ALLOWED TO GROW UP INTO GRASSES AND WEEDS REQUIRE AT LEAST ONE FULL YEAR FOR PROPER SITE PREPARATION. TWO YEARS OF WEED CONTROL IS EVEN BETTER, DUE TO THE PRESENCE OF ESTABLISHED PERENNIAL WEEDS AND WEED SEEDS IN THE SOIL. DO NOT RUSH SITE PREPARATION IN OLD FIELDS. KILL ALL THE WEEDS FIRST!

1. HERBICIDING
 - A) MOW AND RAKE OR BURN THE EXISTING VEGETATION TO THE GROUND IN LATE FALL OR EARLY SPRING.
 - B) APPLY A GLYPHOSPHATE HERBICIDE (SUCH AS "ROUNDUP") THREE TIMES THROUGHOUT THE GROWING SEASON AT 6-8 WEEK INTERVALS WHEN PLANTS ARE GREEN AND ACTIVELY GROWING. (MID-SPRING, MID-SUMMER, EARLY FALL). DO NOT SPRAY WHEN WINDS EXCEED 10 MILES PER HOUR TO PREVENT OVERSPRAY INTO AREAS TO BE PROTECTED.
 - C) IF PERENNIAL WEEDS ARE STILL PRESENT ON THE SITE AFTER A FULL YEAR OF HERBICIDING, DO NOT SEED. LEAVE THE SOIL UNDISTURBED OVER WINTER, AND APPLY ONE MORE HERBICIDE TREATMENT IN LATE SPRING OF THE FOLLOWING YEAR TO KILL ANY REMAINING WEEDS. IF IN DOUBT, WAIT, SPRAY FOR A SECOND YEAR, AND SEED IN THE FALL.
 - D) WHEN ALL THE VEGETATION IS DEAD, WORK THE GROUND TO CREATE A PREPARED SEED BED. PLANT SEED ACCORDING TO DIRECTIONS IN SECTION IV.
 - E) IF PLANTING IN FALL, THE SEED CAN BE SCATTERED INTO THE DEAD VEGETATION WITHOUT TILLING SO LONG AS EXPOSED SOIL IS VISIBLE BELOW THE VEGETATION. THE SEED WILL WORK ITS WAY DOWN INTO THE SOIL OVER WINTER, AND GERMINATE THE FOLLOWING SPRING. THIS IS A "DORMANT" SEEDING. FALL DORMANT SEEDINGS TYPICALLY RESULTS IN HIGHER GERMINATION OF WILDFLOWER SEEDS, BUT LOWER GERMINATION OF WARM SEASON PRAIRIE GRASSES. SPRING SEEDINGS RESULT IN HIGHER GERMINATION OF WARM SEASON PRAIRIE GRASSES, AND SOMEWHAT LOWER GERMINATION OF CERTAIN WILDFLOWER SEEDS.
2. CULTIVATING
 - A) MOW AND RAKE, OR BURN OFF THE EXISTING VEGETATION TO THE GROUND IN LATE FALL OR EARLY SPRING.
 - B) CULTIVATE TO A DEPTH OF FOUR TO FIVE INCHES EVERY TWO TO THREE WEEKS FROM SPRING THROUGH FALL.
 - C) BEFORE PLANTING, MAKE SURE ALL THE EXISTING WEEDS HAVE BEEN KILLED. THIS PROCEDURE MAY REQUIRE TWO CONSECUTIVE YEARS OF CULTIVATING TO KILL PERNICIOUS, NOXIOUS WEEDS.
 - D) PLANT IN FALL OR THE FOLLOWING SPRING INTO A PREPARED BED.

II. FINAL SEED AND PLANT BED PREPARATION

JUST PRIOR TO PLANTING, PREPARE THE SOIL ACCORDING TO THE TYPE OF PLANTING METHOD USED.

- A. SEEDING BY HAND BROADCASTING, OR MECHANICALLY USING A BRILLION DROP SEEDER OR SIMILAR IMPLEMENT REQUIRES A WELL-TILLED, FINELY GRADED SURFACE. A BRILLION SEEDER IS EXCELLENT FOR SEEDING ONTO TILLED UP SOILS ON AREAS OF ONE HALF ACRE OR LARGER. ITS HEAVY CAST IRON PACKING WHEELS ENSURE FIRM SEED TO SOIL CONTACT.
- B. NO-TILL DRILLS OR SLIT SEEDERS (TYE, TRUAX, ETC) REQUIRES A SMOOTH, LEVEL SOIL SURFACE, BUT LITTLE OR NO TILLING. TILLING WILL ONLY EXPOSE MORE WEEDS FROM THE SOIL BELOW, AND IS NOT RECOMMENDED WHEN USING NO-TILL DRILLS AND SLIT-SEEDERS.

A FINAL PRE-PLANTING TIP
IF PLANTING IN LATE SPRING OR EARLY SUMMER, APPLY ROUND-UP TO THE SITE WHEN NEWLY-SPROUTED WEEDS ARE TWO TO THREE INCHES TALL TO REDUCE WEED DENSITIES. WAIT 7 DAYS AFTER SPRAYING, TILL THE SOIL VERY LIGHTLY, LESS THAN ONE INCH IN DEPTH IF POSSIBLE (TILLING DEEPER WILL ONLY BRING UP MORE WEED SEEDS). PLANT IMMEDIATELY. IF YOU PREFER TO AVOID USING HERBICIDES, WAIT FOR A GOOD SPRING RAIN AFTER THE SITE IS FINE-GRADED. THIS WILL STIMULATE WEED SEEDS TO GERMINATE. FIVE TO SEVEN DAYS AFTER THE RAIN, TILL THE SOIL VERY LIGHTLY, NO MORE THAN ONE INCH IN DEPTH. A FIELD DRAG WORKS ADMIRABLY FOR THIS JOB. THIS WILL KILL THE NEWLY GERMINATED WEEDS BEFORE THEY EMERGE FROM THE GROUND. DO THE DRAGGING OR TILLING IN MID-MORNING OF A WARM SUNNY DAY, SO THAT THE WEED SEEDLINGS WILL BE KILLED BY HEAT. PLANT IMMEDIATELY.

PLANTING THE NATIVE PRAIRIE

III. SEED PRE-TREATMENT OPTIONS

SEED SHALL BE "DRY STRATIFIED" PRIOR TO SHIPPING TO HELP BREAK SEED DORMANCY. SOME WILDFLOWER SEEDS GERMINATE BEST WHEN SEEDED IN FALL IN A DORMANT SEEDING. THE EXPOSURE TO COLD, DAMP CONDITIONS SIGNALS TO THE SEED THAT WINTER HAS OCCURRED, AND THAT IT WILL BE SAFE TO GERMINATE WHEN THE SOIL WARMS UP IN SPRING. SOME WILDFLOWERS BENEFIT GREATLY FROM A PROCESS CALLED "DAMP STRATIFICATION," WHICH MIMICS THE EFFECTS OF WINTER ON THE SEED. THESE PROCEDURES ARE OUTLINED BELOW.

- A. BREAKING SEED DORMANCY
 1. DRY STRATIFICATION SEED IS EXPOSED TO COLD TEMPERATURES FOR ONE MONTH OR LONGER. ALL PRAIRIE NURSERY SEED IS DRY STRATIFIED, UNLESS PURCHASED PRIOR TO MID-JANUARY.
 2. DAMP STRATIFICATION SEED IS MIXED WITH MOISTENED INERT MATERIAL AND STORED COLD FOR TEN DAYS TO THREE MONTHS. MANY PRAIRIE WILDFLOWER SEEDS SHOW IMPROVED GERMINATION WITH DAMP STRATIFICATION, WHILE PRAIRIE GRASSES GENERALLY EXHIBIT LITTLE OR NO INCREASE IN GERMINATION.
- TO DAMP STRATIFY YOUR SEEDS--
IN A PLASTIC BAG OR RE-SEALABLE CONTAINER, MIX SEED WITH AN EQUAL VOLUME OF MOIST (NOT WET) SAWDUST OR CLEAN BUILDER'S SAND (IF MOISTURE CAN BE SQUEEZED OUT OF THE SAWDUST OR SAND, IT IS TOO WET). REFRIGERATE AT 34-38 DEGREES F (DO NOT FREEZE!). MOST FLOWER SEEDS REQUIRE THREE TO FOUR WEEKS OF TREATMENT. LEGUME SEEDS GENERALLY ONLY REQUIRE TEN TO FIFTEEN DAYS. SOME FLOWERS REQUIRE TWO TO THREE MONTHS.

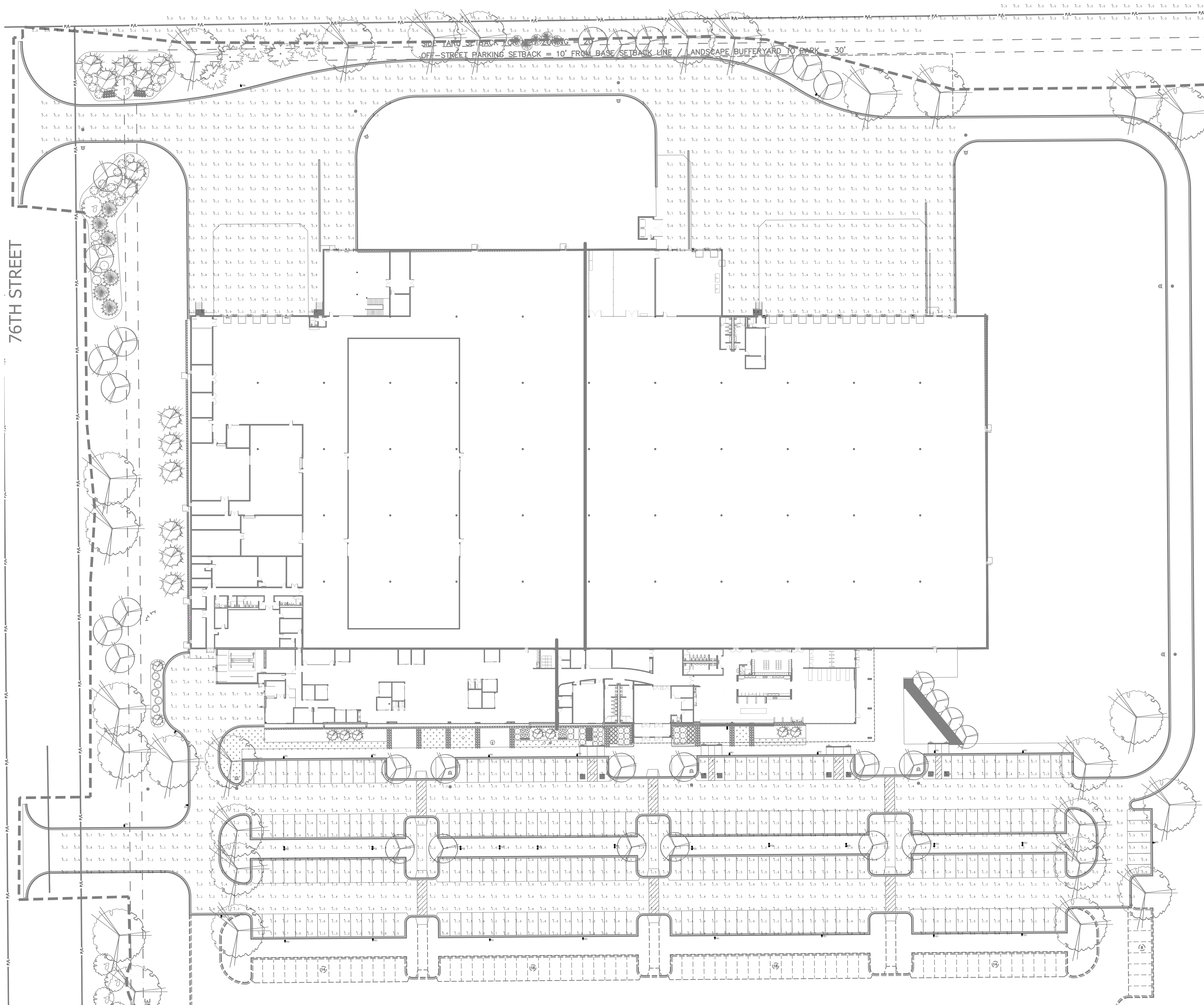
NOTE-- WHEN PLANTING MOST STRATIFIED SEED, IT IS IMPORTANT NOT TO LET IT DRY OUT AFTER PLANTING. THE GERMINATION PROCESS IS INITIATED BY DAMP STRATIFICATION. FOR BEST RESULTS, THE SOIL SHOULD BE KEPT MOIST FOR THE FIRST FEW WEEKS AFTER PLANTING.

IV. PLANTING YOUR SEED

- A. WHEN TO PLANT
 1. FALL-- (SEPT. 1 UP TO SOIL FREEZE-UP)
 - ADVANTAGES--
 - 1) SEED OVER WINTERS AS IT WOULD IN NATURE AND COMES UP IN SPRING ON ITS OWN SCHEDULE WHEN CONDITIONS ARE RIGHT. THIS BREAKS MOST SEED DORMANCIES NATURAL OVER WINTER.
 - 2) IN GENERAL, FLOWER SPECIES EXHIBIT INCREASED SPRING GERMINATION WITH FALL SEEDING.
 - 3) RECOMMENDED FOR DROUGHTY, SANDY SOILS BECAUSE SEED GERMINATES EARLIER IN THE SEASON, WHEN MOISTURE LEVELS ARE OPTIMAL, AND BEFORE SUMMER HEAT.
 - 4) RECOMMENDED FOR CLAY SOILS. AS CLAY IS EASIER TO WORK IN THE FALL THAN IN SPRING, AND SEEDS WILL GERMINATE EARLIER IN THE SEASON. CLAY SOILS OFTEN REMAIN WET WELL INTO THE SPRING, AND BY THE TIME THEY CAN BE SAFELY WORKED, THE HEAT AND DROUGHT OF SUMMER ARE OFTEN RIGHT AROUND THE CORNER. FALL SEEDING ON CLAY SOILS ENCOURAGES EARLIER GERMINATION AND BETTER ROOT DEVELOPMENT PRIOR TO THE ONSET OF SUMMER.
 - DISADVANTAGES--
 - 1) WARM SEASON GRASS SEED TYPICALLY EXHIBITS REDUCED GERMINATION.
 - 2) THERE IS NO OPPORTUNITY FOR EARLY SPRING WEED CONTROL BY CULTIVATION OR HERBICIDING.
 - 3) BE CAREFUL ON EROSION-PRONE SITES, PLANT FALL SEEDINGS NO LATER THAN SEPTEMBER, WITH AN ANNUAL RYE OR OATS NURSE CROP TO HELP HOLD THE SOIL OVER THE FALL AND WINTER.
 2. EARLY SPRING-- (MARCH-APRIL)
 - ADVANTAGES--
 - 1) IN GENERAL, RESULTS IN BETTER FLOWER GERMINATION THAN PLANTING IN LATE SPRING.
 - 2) WATERING IS GENERALLY NOT AS CRITICAL, AS SPRING RAINS FULFILL THIS NEED.
 - 3) WARM SEASON GRASS SEED GENERALLY HAS BETTER GERMINATION THAN IN FALL.
 - 4) BEST OPTION FOR SANDY SOILS IF UNABLE TO PLANT IN FALL.
 - DISADVANTAGES--
 - 1) LIMITED OPPORTUNITY FOR EARLY, COOL SEASON WEED CONTROL.
 - 2) NOT RECOMMENDED FOR HEAVY SOILS, AS IT IS DIFFICULT TO WORK THESE SOILS IF WET IN SPRING.
 3. LATE SPRING-- (MAY TO JUNE)
 - ADVANTAGES--
 - 1) MORE TIME FOR GOOD SOIL PREPARATION -- PARTICULARLY IMPORTANT ON HEAVY SOILS.
 - 2) MORE TIME FOR SPRING WEED CONTROL PRIOR TO SEEDING.
 - 3) OPTIMAL PLANTING TIME FOR WARM SEASON GRASSES.
 - DISADVANTAGES--
 - 1) INCREASED CHANCE FOR LOW MOISTURE CONDITIONS LATER IN THE SEASON.
 - 2) REDUCED GERMINATION OF SOME FLOWER SPECIES.
 4. DORMANT OVERSEEDING FOR AREAS OF ALREADY ESTABLISHED PRAIRIE TO ADD SPECIES OR FILL VOIDS-- SOIL TEMPERATURE BELOW 55 DEGREES FAHRENHEIT PREFERABLY BEFORE SNOW COVER (TYPICALLY LATE NOVEMBER TO DECEMBER)

- B. PLANTING METHODS
 1. HAND BROADCASTING SEED
 - A) START WITH A FRESHLY-TILLED SEED BED FREE OF ROCKS OR SOIL CLUMPS GREATER THAN TWO INCHES IN DIAMETER.
 - B) MIX ALL SEED (INCLUDING THE NURSE CROP) WITH SLIGHTLY DAMPENED SAWDUST OR VERMICULITE (APPROXIMATELY TWO BUSHEL BASKETS OF SAWDUST PER 1000 SQUARE FEET, OR ONE PICKUP TRUCK PER ACRE).
 - C) DIVIDE THE SEED MIXTURE INTO TWO EQUAL GROUPS.
 - D) HAND BROADCAST ONE HALF OF THE SEED EVENLY OVER THE ENTIRE SITE.
 - E) HAND BROADCAST THE SECOND HALF OF THE SEED OVER THE SITE, WALKING PERPENDICULAR TO THE DIRECTION WALKED WHEN SEEDING THE FIRST HALF. THIS ENSURES EVEN SEED DISTRIBUTION.
 - F) COVER THE SEED LIGHTLY, WITH ONE-EIGHTH TO ONE-FOURTH INCH OF SOIL WITH A RAKE OR DRAG.
 - G) FIRM SEED IN THE SOIL BY ROLLING THE SITE WITH A CULTIPACKER, ROLLER, TRUCK OR TRACTOR TIRES.
 - H) MULCH THE DESIGNATED PLANTING AREA WITH APPROXIMATELY 1 INCH OF WEED FREE STRAW SUCH AS WINTER WHEAT OR MARSH HAY. THE MULCH WILL HELP TO CONTROL EROSION ON STEEP SLOPES AND KEEP SAND OR CLAY SOILS MOIST DURING THE GERMINATION PERIOD. IF WORKING ON STEEP SLOPES, COVER THE MULCHED AREA WITH THE SPECIFIED STRAW EROSION MAT WITH TWO INCH OPENINGS TO ALLOW FOR UN-IMPEDDED WILDFLOWER SEEDLING DEVELOPMENT. INSTALL STRAW EROSION MAT AS SPECIFIED.
 2. MECHANICAL PLANTING OF PRAIRIE SEED ON AREAS GREATER THAN ONE ACRE, IT IS MORE EFFICIENT TO PLANT USING A BROADCAST OR A NO-TILL SEEDER. THE BROADCAST PLANTER SPREADS THE SEED OVER THE SOIL WHEREAS THE NO-TILL SEEDERS PLANT THE SEED IN ROWS BY OPENING SLITS IN THE SOIL. THE BROADCAST SEEDER RECOMMENDED BY PRAIRIE NURSERY IS THE "BRILLION" DOUBLE BOX AGRICULTURAL MODEL, TYPICALLY USED TO SEED ALFALFA AND GRASS MIXTURES BUT EQUIPPED WITH NATIVE GRASS BRISTLE BRUSHES IN THE LARGER FRONT BOX RATHER THAN THE STANDARD STEEL WIRE AGITATORS. NO-TILL SEEDERS COMMONLY USED FOR PRAIRIE PLANTINGS INCLUDE THE TRUAX DRILL, THE TYE WILDFLOWER AND NATIVE GRASS SEEDER, AND JOHN DEERE SEEDERS. ON STEEP SLOPES, MULCHING AND/OR EROSION FABRIC SHALL BE INSTALLED TO PREVENT THE SEED FROM WASHING PRIOR TO ITS ESTABLISHMENT. FOR HYDRO-MULCHING, ONLY USE A CELLULOSE-BASED MULCH AND DO NOT USE A TACKIFIER. ALTHOUGH GRASSES ARE ABLE TO PENETRATE THROUGH A TACKIFIER, THE WILDFLOWER SEEDLINGS TYPICALLY CANNOT.
 3. OVER SEEDING TO ADD SPECIES OR FILL VOIDS IN AN EXISTING NATIVE PRAIRIE
 - A) CONDUCT SEEDING AT TIME INDICATED ABOVE.
 - B) DO NOT TILL OR DISTURB THE SOIL OF THE EXISTING NATIVE PRAIRIE.
 - C) MIX ALL SEED (DO NOT USE A NURSE CROP) WITH SLIGHTLY DAMPENED SAWDUST OR VERMICULITE (APPROXIMATELY TWO BUSHEL BASKETS OF SAWDUST PER 1000 SQUARE FEET, OR ONE PICKUP TRUCK PER ACRE).
 - D) DIVIDE THE SEED MIXTURE INTO TWO EQUAL GROUPS.
 - E) HAND BROADCAST ONE HALF OF THE SEED EVENLY OVER THE ENTIRE SITE. FOCUS ON AREAS THAT ARE THIN OR AREAS OF BARE SOIL.
 - F) HAND BROADCAST THE SECOND HALF OF THE SEED OVER THE SITE, WALKING PERPENDICULAR TO THE DIRECTION WALKED WHEN SEEDING THE FIRST HALF. THIS ENSURES EVEN SEED DISTRIBUTION.
 - G) DO NOT TILL THE SOIL OR APPLY MULCH TO THE OVER SEEDING. FREEZE THAW CYCLES THROUGH THE WINTER WILL WORK THE SEED INTO THE SOIL SO THAT IT CAN GERMINATE IN THE SPRING OF THE FOLLOWING 1 OR 2 YEARS.

13
L202 NATIVE SEEDING NOTES
REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION



76TH STREET

OFF-STREET PARKING SETBACK = 10' FROM BASE/SETBACK LINE / LANDSCAPE/BUFFERYARD TO PARK = 30'

1 OVERALL SITE PLAN - LIGHTING CALCULATION
 LP100 SCALE: 1/32" = 1'-0"

LIGHTING DESIGNER:

LIGHTING elements

Tracie Losch, LC
 tlo@lightingelements.design
 Michelle Klein, LC
 michelle@lightingelements.design
 815-210-4711
 lightingelements.design

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 LIGHTING ELEMENTS, LLC.

CARMA LABORATORIES CORPORATE HQ
 FRANKLIN, WI

REVISIONS:

NOT FOR CONSTRUCTION

NO.	DATE	BY	DESCRIPTION
1	10.09.23	MK	SITE CALCULATION REVISION

PROJECT NUMBER:
 221201

DATE:
 10.09.2023

SHEET TITLE:

OVERALL SITE PLAN -
 LIGHTING CALCULATION

SHEET NUMBER:

LP100

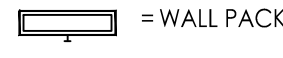
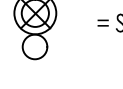
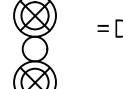
STATISTICS
 FOOTCANDLES MEASURED AT GRADE - ZONE M1
 CUT-OFF LUMINARIES <90 DEGREES - ALL POLES 20' WITH 3' BASE

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PARKING	+	1.2%	1.7%	0.2%	63:1	65:1

STATISTICS
 FOOTCANDLES MEASURED 3' ABOVE GRADE - ZONE M1
 CUT-OFF LUMINARIES <90 DEGREES - ALL POLES 20' WITH 3' BASE

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
NORTH PROPERTY LINE	+	0.0%	0.0%	N/A	N/A	N/A

LIGHTING FIXTURE SCHEDULE											
TAG	DESCRIPTION	CATALOG NO.	LAMP DATA		POWER		DIMMING	MANUFACTURERS	MOUNTING		REMARKS
			No. OF LAMPS	LAMP TYPE	WATTAGE	VOLTAGE			TYPE	HEIGHT	
P01	SINGLE HEAD POLE - PARKING	99 407 K3 / 20 RFN51	3117 LUMENS	LED (3000K)	28W	120V - 277V	0-10V	BEGA LIGHTING	SURFACE	20' POLE, 3' BASE.	FINISH TBD, TYPE II
P02	DOUBLE HEAD POLE - PARKING	99 403 K3 / 20 RFN51	3117 LUMENS	LED (3000K)	(2) 16W	120V - 277V	0-10V	BEGA LIGHTING	SURFACE	20' POLE, 3' BASE.	FINISH TBD, TYPE V
P03A	SINGLE HEAD POLE - BACK DRIVE	VP-1-160L-100-3K7-4W-4INV-A3-TBD / R55-B-20-40-A-1-83-TBD	12500 LUMENS	LED (3000K)	97.2W	120V - 277V	0-10V	CURRENT	SURFACE	20' POLE, 3' BASE.	FINISH TBD, TYPE IV
P03B	SINGLE HEAD POLE - BACK DRIVE	VP-1-160L-100-3K7-4W-4INV-A3-TBD / VP-SHD-1-HSS-90-B-TBD / R55-B-20-40-A-1-83-TBD	12500 LUMENS	LED (3000K)	97.2W	120V - 277V	0-10V	CURRENT	SURFACE	20' POLE, 3' BASE.	FINISH TBD, TYPE IV, SHIELD.
P03C	SINGLE HEAD POLE - BACK DRIVE	VP-1-160L-100-3K7-2-INV-A3-TBD / R55-B-20-40-A-1-83-TBD	12500 LUMENS	LED (3000K)	97.2W	120V - 277V	0-10V	CURRENT	SURFACE	20' POLE, 3' BASE.	FINISH TBD, TYPE II
P03D	SINGLE HEAD POLE - BACK DRIVE	VP-1-160L-100-3K7-2-INV-A3-TBD / VP-SHD-1-HSS-90-B-TBD / R55-B-20-40-A-1-83-TBD	12500 LUMENS	LED (3000K)	97.2W	120V - 277V	0-10V	CURRENT	SURFACE	20' POLE, 3' BASE.	FINISH TBD, TYPE II, SHIELD.
W01	LED WALL PACK	RWL1-48L15-3K7-4W-TBD	1861 LUMENS	LED (3000K)	14.5W	120 - 277V	0-10V	BEACON	SURFACE	ABOVE GARAGE DOOR	FINISH TBD, TYPE IV

LIGHTING LEGEND	
C01	= TYPE LETTER  = WALL PACK
	= SINGLE HEAD POLE
	= DOUBLE HEAD POLE
LIGHTING CONTROLS DESIGN INTENT	
DIMMING & LIGHTING CONTROL: - ALL LIGHT FIXTURE TYPES, EXCEPT THOSE WITH OCCUPANCY SENSORS, SHALL HAVE THE ABILITY TO DIM VIA CONTROL SYSTEM WITH THE ABILITY TO SET SCENES. - FINAL SCENES LIGHT LEVELS TO BE SET ON SITE WITH OWNER, LIGHTING DESIGNER, AND CONTROL SYSTEM REPS. - FIXTURES SHALL SMOOTHLY DIM TO 0.1% OR LOWEST POSSIBLE THRESHOLD. - KEYPAD LOCATIONS BY OWNER/ARCHITECT.	

GENERAL LIGHTING NOTES:	
FOLLOW LIGHTING SCHEDULE FOR ALL LIGHT FIXTURES. NO SUBSTITUTIONS WILL BE ACCEPTED.	
VERIFY CEILING MOUNTING FOR ALL RECESSED FIXTURES THAT IT CORRESPONDS WITH CEILING STYLE AND INCLUDE ALL NECESSARY MOUNTING ACCESSORIES SUCH AS HANGER BARS.	
CONTRACTOR TO PROVIDE ALL NECESSARY COMPONENTS, POWER SUPPLIES AND ACCESSORIES FOR A COMPLETE OPERATING INSTALLATION PER APPLICABLE CODES AND MANUFACTURER'S RECOMMENDATIONS.	
CONTRACTOR RESPONSIBLE FOR VERIFYING ALL RUN LENGTHS BEFORE ORDERING FIXTURES.	
INCLUDE IN THE BIDDING THE COST FOR FURNISHING, INSTALLING, WIRING AND CONNECTING FOR A COMPLETE OPERATING INSTALLATION.	
CONTRACTOR SHALL SUBMIT ALL SHOP DRAWINGS TO THE OWNER/LIGHTING DESIGNER FOR APPROVAL PRIOR TO ORDER.	
PROVIDE EXTRA CABLE ABOVE CEILING FOR EACH PENDANT TYPE TO ALLOW FIELD HEIGHT MODIFICATIONS IF NEED BE.	
CONTRACTOR SHALL REVIEW ALL THE LIGHTING FIXTURE CUTSHEETS INCLUDING THE DESCRIPTION, INSTALLATION AND CEILING CLEARANCES. CONTRACTOR SHALL NOTIFY THE OWNER/DESIGNER OF ANY DISCREPANCIES PRIOR TO BIDDING.	
VERIFY ALL FINISHES/COLORS OF FIXTURES WITH DESIGNER PRIOR TO ORDERING.	
CONTRACTOR SHALL VERIFY THAT THE FIXTURE INSTALLATION TYPE IS COMPATIBLE WITH CEILING CONSTRUCTION PRIOR TO INSTALLATION.	
FIELD VERIFY THE EXACT LOCATIONS OF THE LIGHT FIXTURES TO AVOID CONFLICT WITH MECHANICAL/PLUMBING EQUIPMENT, DUCT WORK, PIPES, AND STRUCTURAL MEMBERS. ANY CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE A/E.	
IN ALL PRE-RATED CEILINGS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE FIRE RATING.	
FIELD VERIFY THE EXACT LOCATIONS OF ALL SURFACE MOUNTED FIXTURES TO AVOID CONFLICT WITH ARCHITECTURAL FEATURES, INCLUDING PAINT/WALL COVERING SCHEMES, DECORATIVE TRIMS, ETC. CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER.	
NEW LIGHT FIXTURE SWITCHING TO ADEE CURRENT ENERGY REDUCTION AND DAY LIGHTING. ELECTRICAL CONTRACTOR TO VERIFY FOR ALL FIXTURES THAT ARE ON THE EGRESS/NIGHT LIGHT CIRCUIT ARE ORDERED WITH THE PROPER COMPONENTS.	
ELECTRICAL CONTRACTOR TO PERFORM ALL WORK IN ACCORDANCE WITH APPLICABLE BUILDING/ENERGY CODES & ALL OTHER CODES THAT HAVE AUTHORITY OVER THE PROJECT.	
LIGHTING DRAWINGS ARE BASED ON THE BEST INFORMATION AVAILABLE. FOR AREAS BEING REMODELED, WORK SHOWN REFLECTS INFORMATION SHOWN ON AS-BUILT PLANS AND FIELD OBSERVATIONS. IT IS NOT GUARANTEED 100% ACCURATE. CONTRACTOR MUST FIELD VERIFY CONDITIONS AND MAKE NECESSARY ADJUSTMENTS.	
MAINTAIN THE INTEGRITY OF ALL SYSTEMS AFFECTED BY THE REMOVAL OR ADDITION OF ELECTRICAL DEVEED AND CONTROLS IN REMODELED AREAS.	
ELECTRICAL RACEWAYS SHALL BE CONCEALED IN CEILING CAVITY OR IN WALLS. EXPOSED RACEWAYS ARE NOT ACCEPTABLE UNLESS SPECIFICALLY INDICATED AND/OR APPROVED BY OWNER.	
ANY EXISTING CODE VIOLATIONS CONCEALED DURING PRE-BID WALK THROUGH SHALL BE BROUGHT TO THE OWNER'S ATTENTION FOR DISPOSITION. ANY EXISTING CODE VIOLATIONS EXPOSED TO VIEW SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CORRECT BASED ON THE TERMS OF CONTRACT.	
CONTRACTOR FOR THE PROJECT SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED BUILDING PERMITS.	
CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON DRAWINGS AT THE JOB SITE, AND SHALL NOTIFY THE DESIGNERS OF ANY DIMENSIONS, DISCREPANCIES, AND/OR CONFLICTS BEFORE PROCEEDING WITH THEIR WORK.	
CONTRACTOR SHALL VERIFY COMPATIBILITY BETWEEN ALL LIGHTING FIXTURE DRIVERS AND DRAWING SYSTEMS USED, WHETHER EXISTING OR SPECIFIED, INCLUDING SMOOTH DIMMING DOWN TO A FRETCHANCE SPECIFIED BY DRIVER OR SHOWN, BEFORE ORDERING FIXTURES.	
ALL DRIVERS, POWER SUPPLIES, AND ASSOCIATED CONTROL EQUIPMENT MUST BE LOCATED IN READILY ACCESSIBLE LOCATIONS FOR MAINTENANCE, FEET AWAY FROM NORMAL OCCUPANT VIEW. VERIFY THAT ANY REQUIRED HEAT DISSIPATION AND ANY DRY, DAMP, OR WET LOCATION DRAINAGE REQUIREMENTS ARE MET. COORDINATE ACCESS MEANS SUCH AS PANELS WITH ARCHITECT.	
FIT, FINISH AND ALIGNMENT OF FIXTURE INSTALLATION SHALL BE OF THE HIGHEST QUALITY. LIGHT LEAKS AROUND TRIMS OR DIRECT VIEW OF LED STRIPS FROM NORMAL VIEWPOINTS ARE NOT PERMITTED.	
FIXTURES SHALL BE INSTALLED IN PERFECT STRAIGHT LINES WHEN SHOWN IN ALIGNMENT. SWEEPING CURVES OF LINEAR FIXTURES, STRINGS, OR TRACK SHALL BE SMOOTH WITHOUT KINKS OR WARPS.	
THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING AND AIMING ALL APPLICABLE FIXTURES TO THE OPTIMUM DISTRIBUTION AND OWNER'S SATISFACTION.	

LIGHTING DESIGNER:

LIGHTING elements 

Tracie Losch, LC
 tlo@lightingelements.design
 Michelle Klein, LC
 michelle@lightingelements.design
 815-210-4711
 lightingelements.design

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CARMA LABORATORIES CORPORATE HQ
 FRANKLIN, WI

REVISIONS:

NOT FOR CONSTRUCTION

NO.	DATE	BY	DESCRIPTION
▲	10.09.23	MK	SITE CALCULATION REVISION
▲			
▲			
▲			
▲			
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▲			
▲			
▲			
▲			

PROJECT NUMBER:
221201

DATE:
10.09.2023

SHEET TITLE:

LIGHTING FIXTURE SCHEDULE & NOTES

SHEET NUMBER:

LP200

**NATURAL RESOURCES PROTECTION PLAN
CARMA LABORATORIES**

Prepared For:
RYAN COMPANIES US, INC.
309 N. WATER STREET, SUITE 415
MILWAUKEE, WI 53202

Prepared By:
Kapur & Associates, Inc.
7711 North Port Washington Road
Milwaukee, WI 53217

October 2023



Carma Labs
Interpretation of City of Franklin Unified Development Ordinance (UDO)
Concerning Natural Resources Protection Standards

Natural Resource Protection Plan (NRPP)
October 9th, 2023

Executive Summary:

A Natural Resource Protection Plan is required for the Carma Labs proposed building and site developments located on the parcel located on the NE Corner of Ryan Road and South 76th Street Franklin, Wisconsin 53132. The site is in the West ½ of the Southwest ¼ of Section 22, Township 5 North, Range 21 East in the City of Franklin, Milwaukee County, Wisconsin. The existing site is 34.02 acres orientated North/South that has been used for agricultural farmland for at least 20 years. The site is bordered to the south by West Ryan Road and east by Milwaukee County Sherriff Department Training Academy, to the west by South 76th Street, and to the north by Croatian Park. The site is currently zoned M-1 (Limited Industrial District) and previously the site was used for agricultural purposes.

Satellite Image via Google Maps

↑ North, Not to Scale (**Approximate Subject Site Limits are Outlined in Red**)



The intent of this Natural Resource Protection Plan (hereto referred to as NRPP) is to help ensure that the City's natural resource protection standards are met and that all of the site's natural resources required to be protected under Part 4 of the Franklin Unified Development

Ordinance (UDO) remain undisturbed and intact, reflective of their current natural state, unless where mitigation is permitted by the city.

Background & Existing Site Conditions:

The existing site is open, grassy agricultural land. The western edge is lined with trees, shrubbery and tall grasses. There are also two gravel driveways along this edge used for agricultural purposes. The northern edge is mostly tall grass, but there are some mature trees towards the western end. The eastern edge of the property is lined with a fence and has mature trees, shrubbery and tall grasses along its entire length. There is a residential property that borders the site in the southeast corner. The southern border with the residential property features a grouping of mature trees and tall grasses. The eastern border shared with the residential property is lined with a narrow berm covered in tall grasses. The southern border of the property shared with W. Ryan Road is grassy and tree lined. The southwest corner of the property includes an asphalt turn around. There is also a large group of trees in the southwestern quadrant of the property.

The topography of the site consists of a high point located in the northwest portion with the slope decreasing radially outward to the site's boundaries. The lowest point on the site is in the southeast corner along W. Ryan Road. The existing site has over a 50-foot drop from the northwest portion to the southeast portion. The proposed building and parking areas will be situated on the highest area of the site in the northwest portion.

Presently, water features on the site include roadway ditches along the south and west edges of the property. There are also wetlands located throughout the property. There is a short unnamed stream located on the property directly east of the site. However, the unnamed stream does not flow onto the project site.

Considerations of Natural Resources for the Proposed Site Improvements:

The following city defined protected natural resources have been considered for this NRPP and are further described below as applicable:

- Wetlands and Shoreland Wetlands
- Wetland Buffers
- Steep Slopes
- Lakes and Ponds
- Streams
- Shore Buffers
- Floodplains/Floodways/Flood lands
- Mature and Young Woodland

Wetlands (Refer to Exhibit 1):

A wetland is an area where water is at, near, or above the land surface long enough to be capable of supporting aquatic or hydrophytic vegetation and which has soils indicative of wet conditions.

The wetland was field inspected by R.A. Smith in April 2020. The delineation indicated there were two wetlands on the site. The first small wetland was located near the west boundary of the site and the second wetland was located along the southern boundary of the site.

- 1) Wetland 1 located near the middle of the western boundary of the site. The wetland is 822 SF (0.019 acres), but it is an artificial wetland therefore it is exempt from being considered a resource feature on the site.
- 2) Wetland 2 is the southmost wetland on the site. Wetland 2 is 5,632 SF (0.129 acres) and 0 SF (0.00 acres) of it will be disturbed as part of the proposed project. Additionally, there will be no disturbance to the wetland buffer or wetland setback. Impacts to the wetland have been assessed and minimized to the maximum extent practicable by project stakeholders.

Shoreland Wetland:

A shoreland wetland is a specific type of wetland that is located within a shoreland area. For this site, a shoreland wetland is any wetland that is within 1,000 feet of a pond or within 300 feet from a stream or to the landward side of floodplain areas. None of the wetlands are considered shoreland wetlands.

Wetland Buffers (Refer to Exhibit 1):

The wetland buffer is the undisturbed land area within 30 feet landward of the delineated boundary of any wetland and parallel to that delineated wetland boundary. Impacts to wetland buffer will not occur on this site.

Steep Slopes (Refer to Exhibit 2):

There are three categories of steep slopes based on the relative degree of the steepness of the slope as follows: ten (10) to nineteen (19) percent, twenty (20) to thirty (30) percent and greater than thirty (30) percent. No land area shall be considered a steep slope unless the steep slope area has at least ten (10) foot vertical drop and has a minimum area of five thousand (5,000) square feet. Steep slopes exclude man-made steep slopes. Presence of steep slopes has been investigated utilizing a site topographic survey performed by Kapur and Associates:

- There are no slopes greater than 30% present on the site, therefore it is exempt from the steep slope (greater than 30%) protection.
- There are no slopes between 20% and 30% present on the site.
- There are 102,932 sf (2.363 acres) of slopes between 10% and 19% present on the site. 26,385 sf (0.606 acres) will be disturbed, which is approximately 26% of the total slopes on site. This is below the 40% maximum allowed per the UDO part 4 Natural Resources Protection.

Lakes:

A lake is defined as any body of water two acres or larger in size. There are no lakes located on the site.

Ponds:

A pond is described as all bodies of water less than two acres in area. There are no ponds on the site.

Streams:

A stream is defined as a course of running water, either perennial or intermittent, flowing in a channel. There are no streams on the site.

Shore Buffer:

The shore buffer is the undisturbed land area (including undisturbed natural vegetation) within 75 feet landward of the ordinary high-water mark of all navigable waters. There is no land disturbance taking place within the 75-foot shore buffer of any waterway on the site.

Floodplain Fringe:

The floodplain fringes are those flood lands outside of the floodway that are subject to inundation by the 100-year recurrence interval flood and includes the Floodplain Conservancy District and Floodplain Fringe Overlay District. There are no floodplain fringes on the site.

Floodway:

A floodway is a designated portion of the 100-year flood that will safely convey the regulatory flood discharge with small acceptable upstream and downstream stage increases. There are no floodways on the site.

Flood lands:

The flood lands are those lands, including channels, floodways and floodplain fringe of any given reach, which are subject to inundation by the flood with a given recurrence frequency. For this instance, the recurrence interval is the 100-year recurrence interval flood. There are no flood lands on the site.

Woodlands, Mature and Young (Refer to Exhibit 3):

A mature woodland is an area that covers an area of one acre and at least 50% of the trees have a diameter at breast height (DBH) of at least 10 inches. It can also be considered a grove consisting of eight or more trees having a DBH of at least 12 inches whose canopies combine to have at least 50% of the grove canopy covered.

A young woodland is an area that covers an area of 0.5 acres or more and at least 50% of the trees have a DBH of at least 3 inches.

The location of mature and young woodlands has been field surveyed by Kapur and Associate's Landscape Architect, with mapping and analysis provided in November 2020. The site consists of Oak, Maple, Buck Thorn, and Box Elder.

The total area of woodland on the site is 134,256 SF (3.082 acres). The woodland is a young woodland. There are no mature woodlands on the site. The area of disturbance in the young woodland area is 3,788 SF (0.087 acres) and has been coordinated to impact the least amount of the natural resource. Within the proposed project, 97% of the young woodlands are maintained on the site, greater than the minimum 50% required for young woodlands. It is anticipated that mitigation is not a requirement for the young woodlands on the site.

Attachment A: Site Intensity and Capacity Calculations

Table 15-3.0502			
Worksheet for the Calculation of Base Site Area for Both Residential and Nonresidential Development			
STEP 1:	Indicate the total gross site area (in acres) as determined by an actual on-site boundary survey of the property.		34.02 acres
STEP 2:	Subtract (-) land which constitutes any existing dedicated public street rights-of-way, land located within the ultimate road rights-of-way of existing roads, the rights-of-way of major utilities, and any dedicated public park and/or school site area.	-	0 acres
STEP 3:	Subtract (-) land which, as a part of a previously approved development or land division, was reserved for open space.	-	0 acres
STEP 4:	In the case of "Site Intensity and Capacity Calculations " for a proposed residential use, subtract (-) the land proposed for nonresidential uses; or In the case of "Site Intensity and Capacity Calculations " for a proposed nonresidential use, subtract (-) the land proposed for residential uses.	-	0 acres
STEP 5:	Equals "Base Site Area"	=	34.02 acres

Table 15-3.0503					
Worksheet for the Calculation of Resource Protection Land					
Natural Resource Feature	Protection Standard Based Upon Zoning District Type (circle applicable standard from Table 15-4.0100 for the type of zoning district in which the parcel is located)			Acres of Land in Resource Feature	
	Agricultural District	Residential District	Non-Residential District		
Steep Slopes:					
10-19%	0.00	0.60	0.40	x 2.363	= 0.945
20-30%	0.65	0.75	0.70	x 0	= 0
+30%	0.90	0.85	0.80	x 0	= 0
Woodlands & Forests					
Mature	0.70	0.70	0.70	x 0	= 0
Young	0.50	0.50	0.50	x 3.082	= 1.541
Lakes & Ponds	1	1	1	x 0	= 0
Streams	1	1	1	x 0	= 0
Shore Buffer	1	1	1	x 0	= 0
Floodplains	1	1	1	x 0	= 0
Wetland Buffers	1	1	1	x 1.042	= 1.042
Wetlands & Shoreland Wetlands	1	1	1	x 0.148	= 0.148
TOTAL RESOURCE PROTECTION LAND (Total Acres of land in Resource Feature to be Protected)					3.676

Zoned M-1 (Limited Industrial District): Assumed limited industrial Use Type with LSR = 0.4

Table 15-3.0505		
Worksheet for the Calculation of Site Intensity and Capacity for Nonresidential Development		
STEP 1:	CALCULATE MINIMUM REQUIRED LANDSCAPE SURFACE: Take Base Site Area (from Step 5 in Table 15- 3.0502): 34.02 ac. Multiple by Minimum Landscape Surface Ratio (LSR) (see specific zoning district LSR standard): X 0.4 Equals MINIMUM REQUIRED ON-SITE LANDSCAPE SURFACE =	13.61 acres
STEP 2:	CALCULATE NET BUILDABLE SITE AREA: Take Base Site Area (from Step 5 in Table 15- 3.0502): 34.02 ac. Subtract Total Resource Protection Land from Table 15-3.0503) or Minimum Required Landscape Surface (from Step 1 above), whichever is greater: - 13.61 Equals NET BUILDABLE SITE AREA =	20.41 acres
STEP 3:	CALCULATE MAXIMUM NET FLOOR AREA YIELD OF SITE: Take Net Buildable Site Area (from Step 2 above): 20.41 ac. Multiple by Maximum Net Floor Area Ratio (NFAR) (see specific nonresidential zoning district NFAR standard): X 0.85 Equals MAXIMUM NET FLOOR AREA YIELD OF SITE =	17.35 acres
STEP 4:	CALCULATE MAXIMUM GROSS FLOOR AREA YIELD OF SITE: Take Base Site Area (from Step 5 of Table 15- 3.0502): 34.02 ac. Multiple by Maximum Gross Floor Area Ratio (GFAR) (see specific nonresidential zoning district GFAR standard): X 0.42 Equals MAXIMUM GROSS FLOOR AREA YIELD OF SITE =	14.29 acres
STEP 5:	DETERMINE MAXIMUM PERMITTED FLOOR AREA OF SITE: Take the lowest of Maximum Net Floor Area Yield of Site (from Step 3 above) or Maximum Gross Floor Area Yield of Site (from Step 4 above):	14.29 acres
	(Multiple results by 43,560 for maximum floor area in square feet):	622,472 square feet

Exhibit 1: Wetland Exhibit Map

PROJECT

CARMA LABORATORIES CORPORATE HQ

FRANKLIN, WISCONSIN

PROGRESS DOCUMENTS NOT FOR CONSTRUCTION
THESE DOCUMENTS REFLECT PROGRESS AND INTENT AND MAY BE SUBJECT TO CHANGE, INCLUDING ADDITIONAL DETAIL. THESE ARE NOT FINAL CONSTRUCTION DOCUMENTS AND SHALL NOT BE USED FOR FINAL BIDDING OR CONSTRUCTION RELATED PURPOSES.

OWNER



CONTRACTOR



REVISIONS

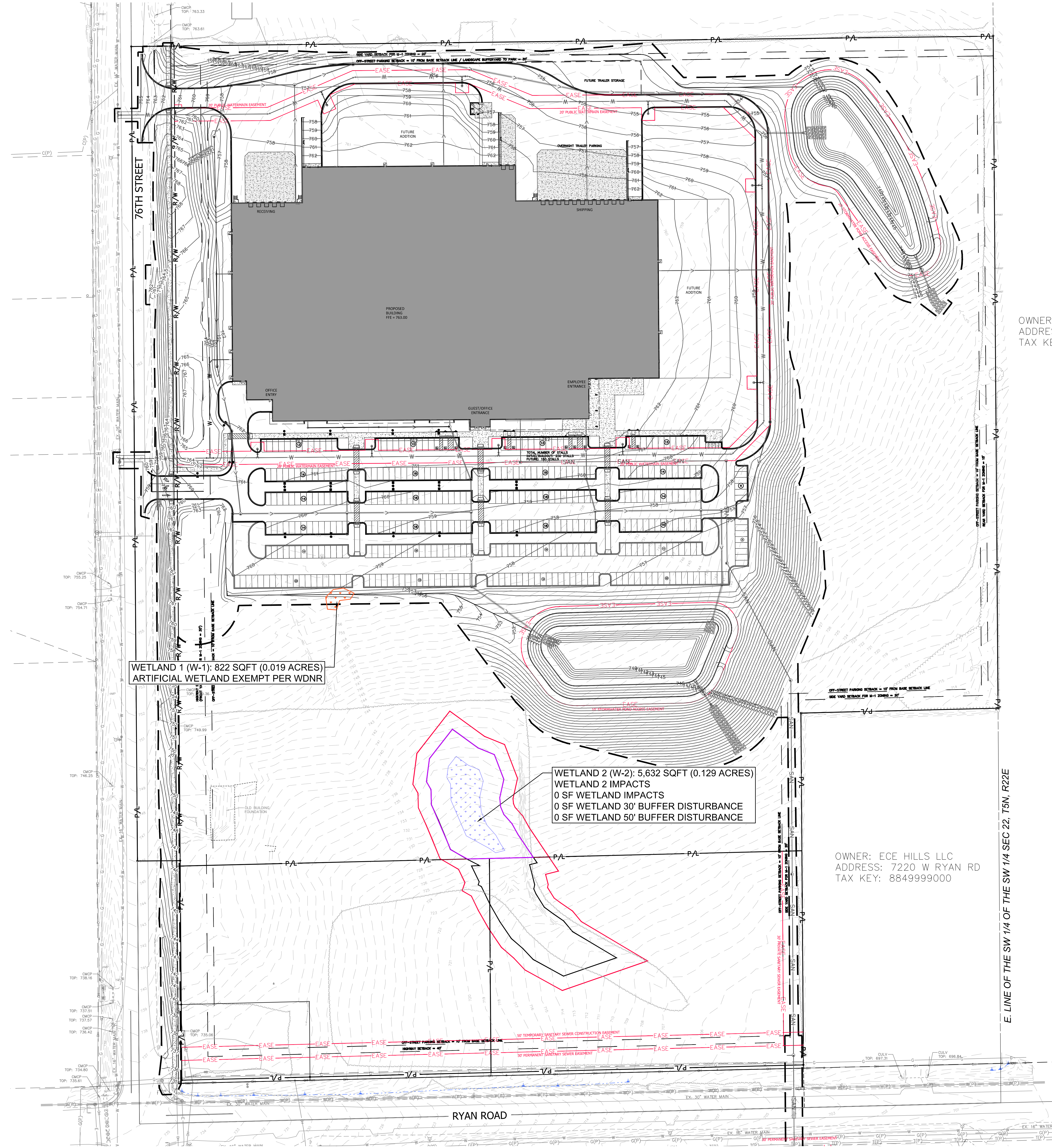
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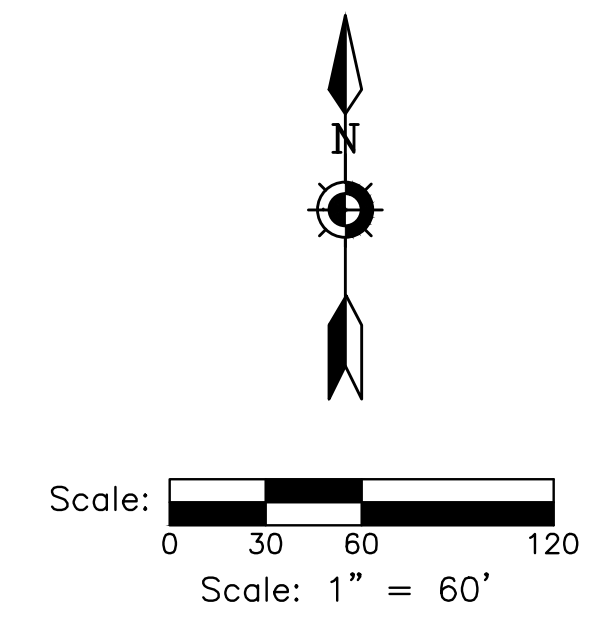
PROJECT NUMBER: 221201
ISSUED FOR: REVIEW SET
DATE: 10.09.2023

SHEET

WETLAND EXHIBIT MAP



OWNER: MILWAUKEE COUNTY – SHERIFF’S DEPT
ADDRESS:
TAX KEY: 8849994000



DIGGERS HOTLINE
Dial 811 or (800)242-8511
www.DiggersHotline.com

CONTACT INFORMATION	LEGEND
<p>APPLICANT: JOE HILDEBRAND RYAN COMPANIES US, INC. 309 N. WATER STREET, SUITE 415 MILWAUKEE, WI 53202 414-918-6522 joe.hildebrand@ryancompanies.com</p> <p>PROPERTY OWNER: RICH SIMONSON, CEO CARMA LABORATORIES, INC. 5801 WEST AIRWAYS AVENUE FRANKLIN, WI 53132</p> <p>CIVIL ENGINEER: RYAN BIRSCHBACH, P.E. KAPUR & ASSOCIATES, INC. 788 N. JEFFERSON ST. SUITE 900 MILWAUKEE, WI 53202 262-758-6035 rbirschbach@kapurinc.com</p>	<p>--- PROJECT LIMITS</p> <p>--- EXISTING 1' CONTOURS</p> <p>--- WETLAND BOUNDARY</p> <p>--- WETLAND BOUNDARY – EXEMPTED</p> <p>--- 30' WETLAND BUFFER – NO TOUCH</p> <p>--- 50' WETLAND SETBACK – NO BUILD</p> <p>0.129 ACRES WETLAND (5,632 SF)</p> <p>0.019 ACRES EXEMPTED WETLAND (822 SF)</p> <p>WETLAND IMPACTS: WETLAND AREA – W-2: 0 ACRES (0 SF) WETLAND 30' BUFFER – W-2: 0 ACRES (0 SF) WETLAND 50' SETBACK – W-2: 0 ACRES (0 SF)</p> <p>NOTE: WETLAND DELINEATION COMPLETED BY R.A. SMITH APRIL OF 2020.</p>

NATURAL RESOURCE IMPACTS			
TOTAL SITE AREA			34.02 ACRES (1,462,107 SF)
NATURAL RESOURCE FEATURE	TOTAL AREA (Includes exempted areas)	TOTAL EXEMPTED AREA	TOTAL AREA OF DISTURBANCE WITHIN NON-EXEMPTED AREAS
WETLANDS & SHORELAND WETLANDS	0.148 ACRES (6,454 SF)	0.019 ACRES (822 SF)	0.000 ACRES (0 SF)
WETLAND BUFFERS	1.042 ACRES (45,415 SF)	0.374 ACRES (16,284 SF)	0.000 ACRES (0 SF)
WOODLANDS & FORESTS: YOUNG	3.082 ACRES (134,256 SF)	0.000 ACRES (0 SF)	0.087 ACRES (3,788 SF)
WOODLANDS & FORESTS: MATURE	0.000 ACRES (0 SF)	0.000 ACRES (0 SF)	0.000 ACRES (0 SF)
LAKES & PONDS	0.000 ACRES (0 SF)	0.000 ACRES (0 SF)	0.000 ACRES (0 SF)
SHORE BUFFERS	0.000 ACRES (0 SF)	0.000 ACRES (0 SF)	0.000 ACRES (0 SF)
STREAMS	0.000 ACRES (0 SF)	0.000 ACRES (0 SF)	0.000 ACRES (0 SF)
FLOODPLAINS/FLOODWAYS	0.000 ACRES (0 SF)	0.000 ACRES (0 SF)	0.000 ACRES (0 SF)
STEEP SLOPES: 10–19%	2.363 ACRES (102,932 SF)	0.000 ACRES (0 SF)	0.606 ACRES (26,285 SF)
STEEP SLOPES: 20–30%	0.000 ACRES (0 SF)	0.000 ACRES (0 SF)	0.000 ACRES (0 SF)
STEEP SLOPES: +30%	0.000 ACRES (0 SF)	0.000 ACRES (0 SF)	0.000 ACRES (0 SF)

OWNER: ECE HILLS LLC
ADDRESS: 7220 W RYAN RD
TAX KEY: 8849999000

E. LINE OF THE SW 1/4 OF THE SW 1/4 SEC 22, T5N, R22E

Exhibit 2: Steep Slope Exhibit Map

PROJECT

CARMA LABORATORIES CORPORATE HQ

FRANKLIN, WISCONSIN

PROGRESS DOCUMENTS NOT FOR CONSTRUCTION
THESE DOCUMENTS REFLECT PROGRESS AND INTENT AND MAY BE SUBJECT TO CHANGE, INCLUDING ADDITIONAL DETAIL. THESE ARE NOT FINAL CONSTRUCTION DOCUMENTS AND SHALL NOT BE USED FOR FINAL BIDDING OR CONSTRUCTION RELATED PURPOSES.

OWNER



CONTRACTOR



REVISIONS

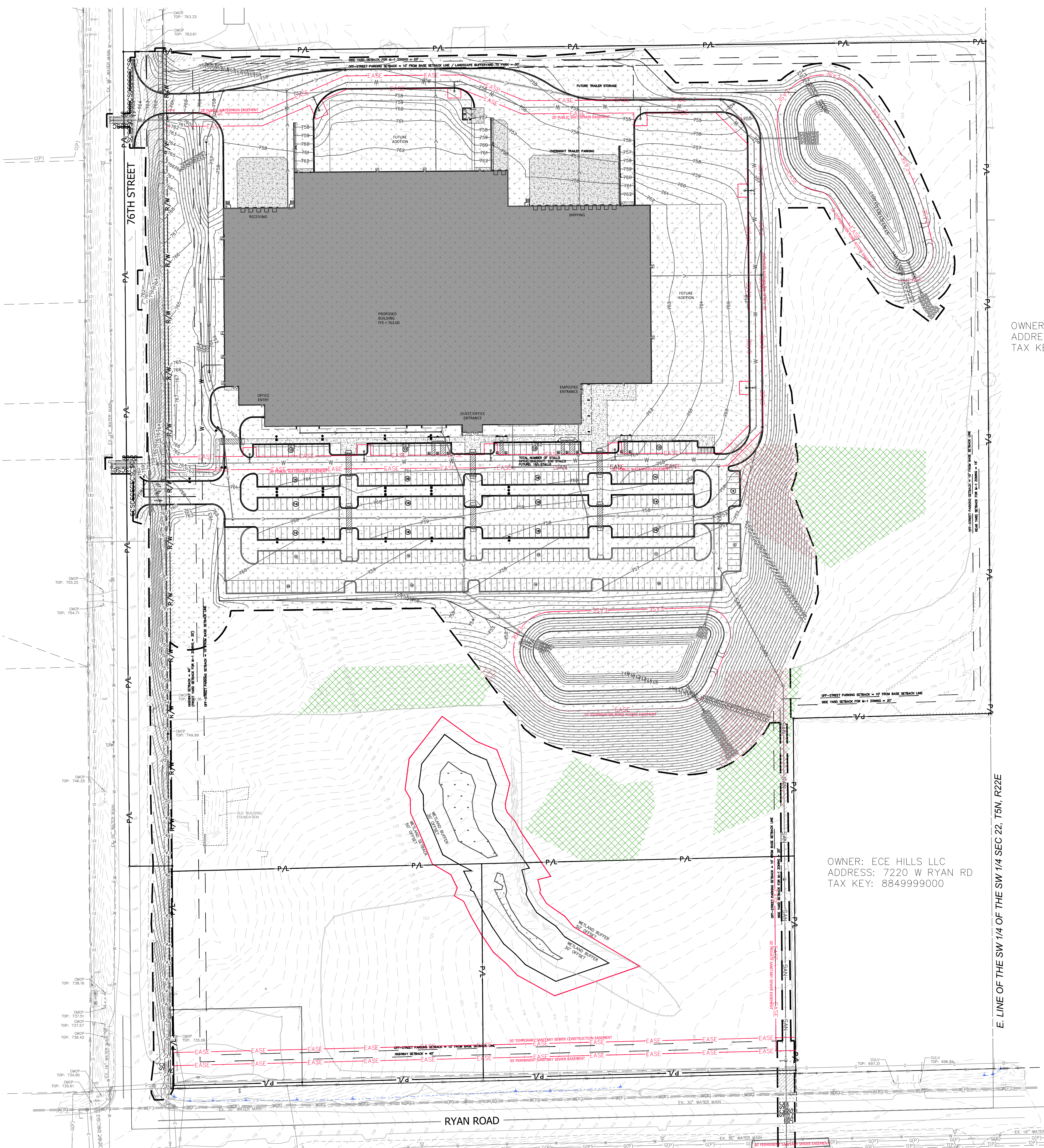
NO. DESCRIPTION DATE

INFORMATION

PROJECT NUMBER: 221201
ISSUED FOR: REVIEW SET
DATE: 10.09.2023

SHEET

STEEP SLOPE EXHIBIT MAP



OWNER: MILWAUKEE COUNTY – SHERIFF’S DEPT
ADDRESS:
TAX KEY: 8849994000

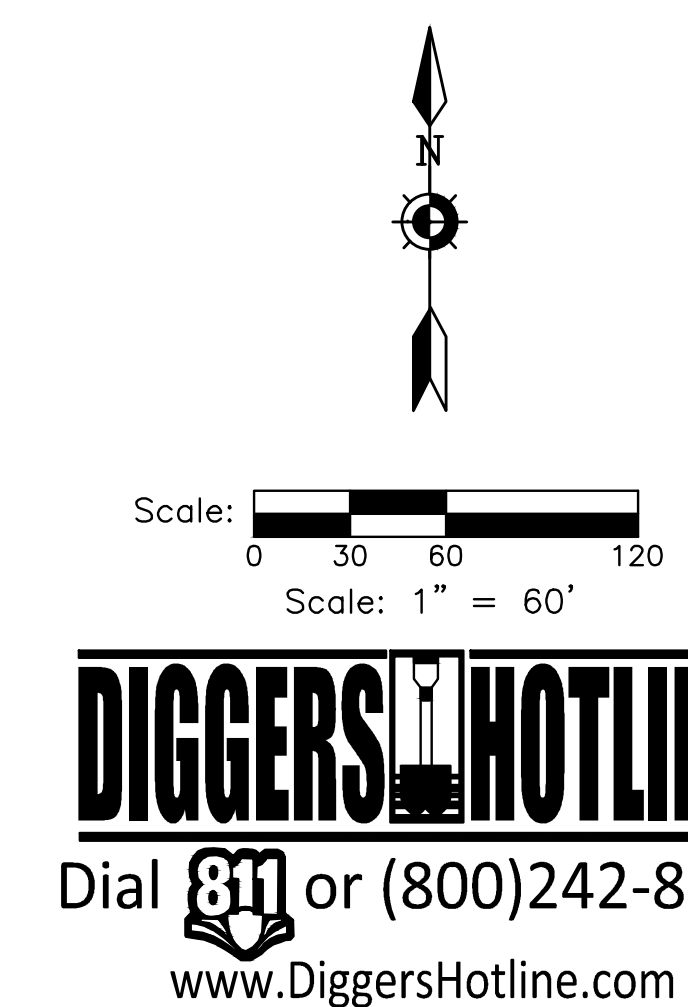
OWNER: ECE HILLS LLC
ADDRESS: 7220 W RYAN RD
TAX KEY: 8849999000

CONTACT INFORMATION

APPLICANT:
JOE HILDEBRAND
RYAN COMPANIES US, INC.
309 N. WATER STREET, SUITE 415
MILWAUKEE, WI 53202
414-918-6522
joe.hildebrand@ryancompanies.com

PROPERTY OWNER:
RICH SIMONSON, CEO
CARMA LABORATORIES, INC.
5801 WEST AIRWAYS AVENUE
FRANKLIN, WI 53132

CIVIL ENGINEER:
RYAN BIRSCHBACH, P.E.
KAPUR & ASSOCIATES, INC.
788 N. JEFFERSON ST. SUITE 900
MILWAUKEE, WI 53202
262-758-6035
rbirschbach@kapurinc.com



LEGEND

- PROJECT LIMITS
- - - - - EXISTING 1' CONTOURS
- [Red Hatched Box] 10-19% STEEP SLOPES
DISTURBANCE = 0.606 ACRES (26,385 SF)
- [Green Hatched Box] 10-19% STEEP SLOPES
UNDISTURBED = 1.757 ACRES (76,547 SF)

NATURAL RESOURCE IMPACTS

TOTAL SITE AREA			34.02 ACRES (1,462,107 SF)
NATURAL RESOURCE FEATURE	TOTAL AREA (Includes exempted areas)	TOTAL EXEMPTED AREA	TOTAL AREA OF DISTURBANCE WITHIN NON-EXEMPTED AREAS
WETLANDS & SHORELAND WETLANDS	0.148 ACRES (6,454 SF)	0.019 ACRES (822 SF)	0.000 ACRES (0 SF)
WETLAND BUFFERS	1.042 ACRES (45,415 SF)	0.374 ACRES (16,284 SF)	0.000 ACRES (0 SF)
WOODLANDS & FORESTS: YOUNG	3.082 ACRES (134,256 SF)	0.000 ACRES (0 SF)	0.087 ACRES (3,788 SF)
WOODLANDS & FORESTS: MATURE	0.000 ACRES (0 SF)	0.000 ACRES (0 SF)	0.000 ACRES (0 SF)
LAKES & PONDS	0.000 ACRES (0 SF)	0.000 ACRES (0 SF)	0.000 ACRES (0 SF)
SHORE BUFFERS	0.000 ACRES (0 SF)	0.000 ACRES (0 SF)	0.000 ACRES (0 SF)
STREAMS	0.000 ACRES (0 SF)	0.000 ACRES (0 SF)	0.000 ACRES (0 SF)
FLOODPLAINS/FLOODWAYS	0.000 ACRES (0 SF)	0.000 ACRES (0 SF)	0.000 ACRES (0 SF)
STEEP SLOPES: 10-19%	2.363 ACRES (102,932 SF)	0.000 ACRES (0 SF)	0.606 ACRES (26,285 SF)
STEEP SLOPES: 20-30%	0.000 ACRES (0 SF)	0.000 ACRES (0 SF)	0.000 ACRES (0 SF)
STEEP SLOPES: +30%	0.000 ACRES (0 SF)	0.000 ACRES (0 SF)	0.000 ACRES (0 SF)

E. LINE OF THE SW 1/4 OF THE SW 1/4 SEC 22, T5N, R22E

Exhibit 3: Woodlands Exhibit Map

Exhibit 4: Overall Natural Resource Exhibit Map

PROJECT

CARMA LABORATORIES CORPORATE HQ

FRANKLIN, WISCONSIN

PROGRESS DOCUMENTS NOT FOR CONSTRUCTION
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OWNER



CONTRACTOR



REVISIONS

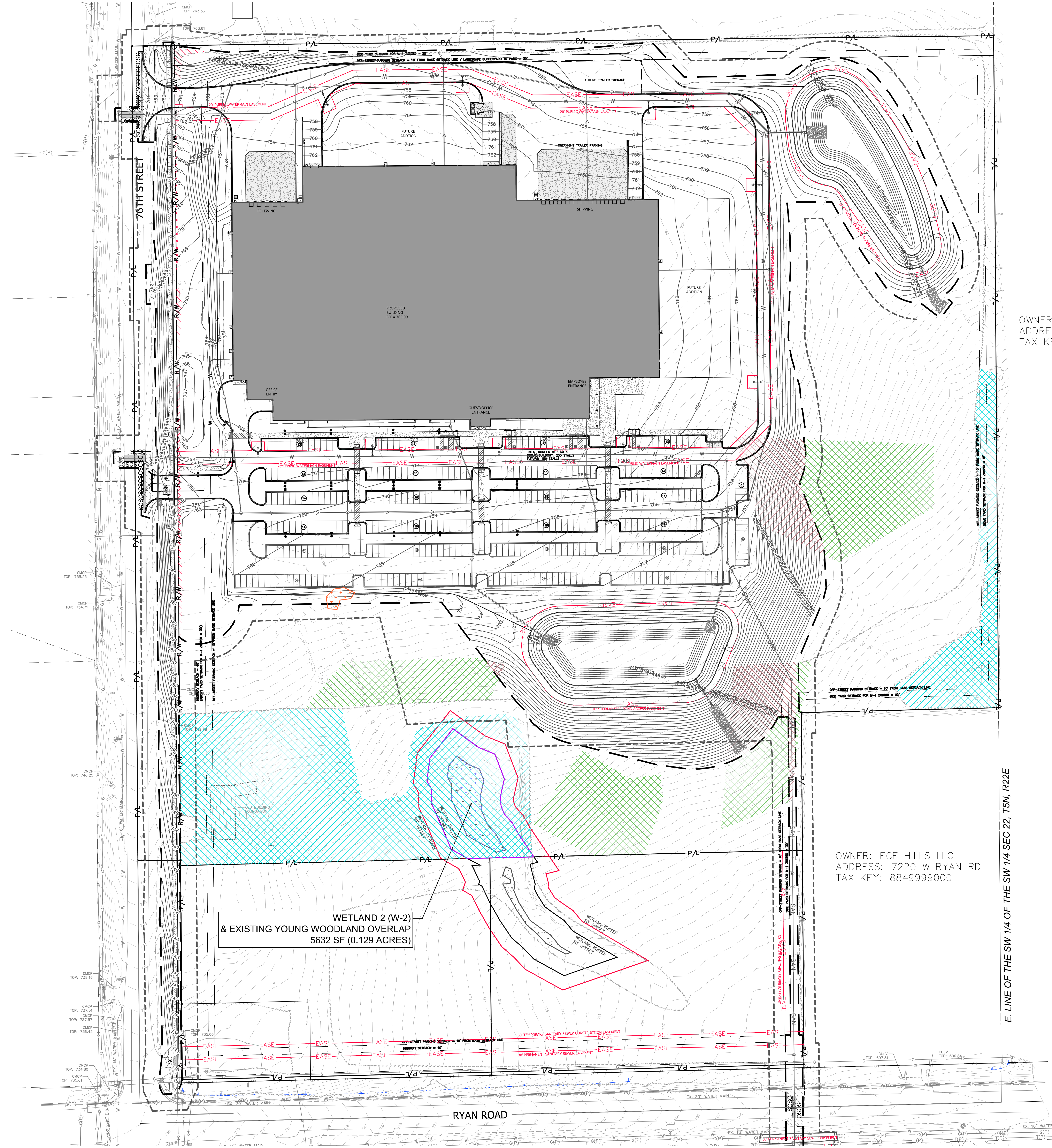
NO. DESCRIPTION DATE

INFORMATION

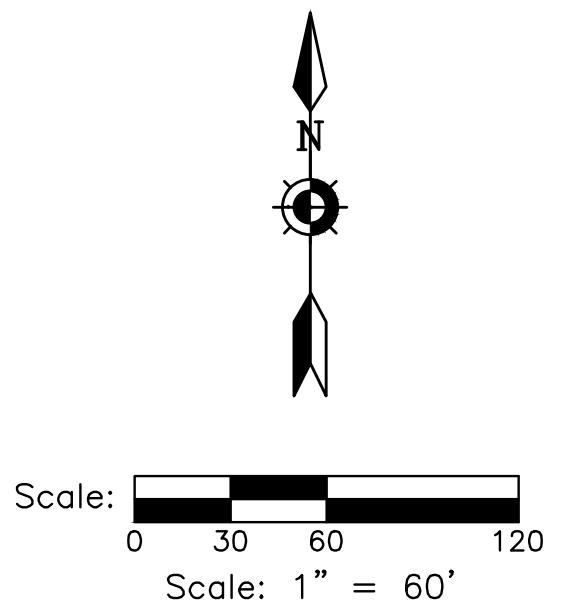
PROJECT NUMBER: 221201
ISSUED FOR: REVIEW SET
DATE: 10.09.2023

SHEET

OVERALL NATURAL RESOURCES EXHIBIT MAP



OWNER: MILWAUKEE COUNTY – SHERIFF’S DEPT
ADDRESS:
TAX KEY: 8849994000



DIGGERS HOTLINE
Dial 811 or (800)242-8511
www.DiggersHotline.com

CONTACT INFORMATION

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414-918-6522
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262-758-6035
rbirschbach@kapurinc.com

OWNER: ECE HILLS LLC
ADDRESS: 7220 W RYAN RD
TAX KEY: 8849999000

E. LINE OF THE SW 1/4 OF THE SW 1/4 SEC 22, T5N, R22E

WETLAND 2 (W-2) & EXISTING YOUNG WOODLAND OVERLAP
5632 SF (0.129 ACRES)

LEGEND

- PROJECT LIMITS
- EXISTING 1' CONTOURS
- WETLAND BOUNDARY
- WETLAND BOUNDARY – EXEMPTED
- 30' WETLAND BUFFER – NO TOUCH
- 50' WETLAND SETBACK – NO BUILD
- 0.129 ACRES WETLAND (5,632 SF)
- 0.019 ACRES EXEMPTED WETLAND (822 SF)
- WETLAND IMPACTS:
 - WETLAND AREA – W-2: 0 ACRES (0 SF)
 - WETLAND 30' BUFFER – W-2: 0 ACRES (0 SF)
 - WETLAND 50' SETBACK – W-2: 0 ACRES (0 SF)
- 10-19% STEEP SLOPES DISTURBANCE = 0.606 ACRES (26,385 SF)
- 10-19% STEEP SLOPES UNDISTURBED = 1.757 ACRES (76,547 SF)
- EXISTING WOODLAND AREA:
 - YOUNG – TO REMAIN: 130,468 SQUARE FEET (2.995 ACRES)
 - EXISTING WOODLAND AREA: YOUNG – DISTURBED: 3,788 SQUARE FEET (0.087 ACRES)
- DISTURBANCE LIMITS: 25- FEET BEYOND GRADING

NOTE: WETLAND DELINEATION COMPLETED BY R.A. SMITH APRIL OF 2020.

NATURAL RESOURCE IMPACTS

TOTAL SITE AREA			34.02 ACRES (1,462,107 SF)
NATURAL RESOURCE FEATURE	TOTAL AREA (Includes exempted areas)	TOTAL EXEMPTED AREA	TOTAL AREA OF DISTURBANCE WITHIN NON-EXEMPTED AREAS
WETLANDS & SHORELAND WETLANDS	0.148 ACRES (6,454 SF)	0.019 ACRES (822 SF)	0.000 ACRES (0 SF)
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STEEP SLOPES: +30%	0.000 ACRES (0 SF)	0.000 ACRES (0 SF)	0.000 ACRES (0 SF)

LANDSCAPE BUFFERYARD EASEMENT

Carma Laboratories, Inc.

This Landscape Bufferyard easement is made by and between the City of Franklin, a municipal corporation of the State of Wisconsin, hereinafter referred to as "Grantee," and Carma Laboratories, Inc., hereinafter referred to as "Grantor," and shall become effective upon the recording of this Grant of Landscape Bufferyard Easement, together with the Acceptance following, with the Office of the Register of Deeds for Milwaukee County, pursuant to §700.40(2)(b) of the Wisconsin Statutes.

WITNESSETH

WHEREAS, Grantor is the owner in fee simple of certain real property, located within the City of Franklin, Milwaukee County, Wisconsin, at 9410 South 76th Street, described in Exhibit A attached hereto and hereby made a part hereof (protected property); and

WHEREAS, the Grantor is required by Section 15-5.0102A of the City of Franklin Unified Development Ordinance to provide a thirty (30) foot-wide planting strip adjacent to 9220 South 76th Street.

WHEREAS, Carma Laboratories, Inc. was the applicant for a proposed Site Plan Review as set forth in City of Franklin Division 15-7.0100 : Site Plan conditionally approving a Site Plan Review for Carma Laboratories, Inc. and the City Plan Commission adopted _____ [ordinance and/or resolution number], on _____ [date]. [if applicable] Condition _____ of _____ [ordinance and/or resolution number] thereof providing: _____ [condition text]; and

WHEREAS, Grantee is a "holder", as contemplated by §700.40(1)(b)1. of the Wisconsin Statutes, whose purposes include, while exercising regulatory authority granted to it, *inter alia*, under §62.23 and §236.45 of the Wisconsin Statutes, the conservation of land, natural areas, open space, and water areas; and

WHEREAS, the Grantor and Grantee, by the conveyance to the Grantee of the Landscape Bufferyard Easement on, over, and across the protected property, desire to reserve the area for the planting of trees and shrubs and prevent the use or development of the protected property for any purpose or in any manner inconsistent with the terms of this Landscape Bufferyard Easement; and

WHEREAS, the Grantee is willing to accept this Landscape Bufferyard Easement subject to the reservations and to the covenants, terms, conditions, and restrictions set out herein and imposed hereby;

NOW, THEREFORE, the Grantor, for and in consideration of the foregoing recitations and of the mutual covenants, terms, conditions, and restrictions subsequently contained, and as an absolute and unconditional dedication, does hereby grant and convey unto the Grantee a Landscape Bufferyard Easement in perpetuity on, over, and across the protected property.

Grantee's rights hereunder shall consist solely of the following:

1. To establish and ensure the continuance of an area reserved for the planting of trees and shrubs for the private use by the owners of the underlying fee simple interests, to the exclusion of all others, for the purpose of buffering the properties adjoining 9410 South 78th Street by requiring this protected property to be open space in perpetuity; the protected property shall consist of natural existing vegetation and approved landscaping of trees, shrubs, fences, and/or berms, designed to provide a screen and buffer between 9410 South 76th Street and 9220 South 76th Street.
2. To enforce by proceeding at law or in equity the covenants subsequently set forth, including, and in addition to all other enforcement proceedings, proceedings to obtain all penalties and remedies set forth under Division 15-9.0500 of the Unified Development Ordinance of the City of Franklin, as amended from time to time, any violation of the covenants subsequently set forth being and constituting a violation of such Unified Development Ordinance, as amended from time to time, or such local applicable ordinance as may be later adopted or in effect to enforce such covenants or the purposes for which they are made, it being agreed that there shall be no waiver or forfeiture of the Grantee's right to insure compliance with the covenants and conditions of this grant by reason of any prior failure to act; and
3. To enter the protected property at all reasonable times for the purpose of inspecting the protected property to determine if the Grantor is complying with the covenants and conditions of this grant.

Exhibit A

Carma Laboratories, Inc. property upon which the open space buffer lands are located is legally described as follows:

Being a part of the part of the West ½ of the SW ¼ of Section 22, Township 05 North, Range 21 East, situated in the City of Franklin, Milwaukee County, Wisconsin.

LEGAL DESCRIPTION

A map depicting the open space buffer lands is annexed hereto. The open space buffer lands are legally described as as set forth on EXHIBIT B annexed hereto.

CERTIFIED SURVEY MAP NO. _____

SHEET 3 OF 7 SHEETS

Being a part of the part of the West 1/2 of the SW1/4 of Section 22, Township 05 North, Range 21 East, situated in the City of Franklin, Milwaukee County, Wisconsin.

NORTH REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM SOUTH ZONE NAD 27, THE SOUTH LINE OF THE SW 1/4 OF SECTION 22 T.5N., R.21E. BEARING N88°35'30"E.

LEGEND:

- = 1-1/4" O.D. IRON PIPE FOUND
- = 1-1/4" O.D. X 24" LONG, IRON PIPE SET, WEIGHING 1.68 LBS./LINEAL FT.



10.05.2023

LANDSCAPE BUFFERYARD EASEMENT EXHIBIT

WEST 1/4 CORNER SEC. 22-05-21 CONC. MON. W/ SEWRPC BRASS CAP

N. 327,040.58
E. 2,533,379.47

N 89°18'43" E

1311.68'

30' WIDE LANDSCAPE BUFFERYARD EASEMENT TO THE CITY OF FRANKLIN

LOT 1

1,488,341 SQ. FT./
34.168 ACRES

LOT 3

153,244 SQ. FT./
3.518 ACRES

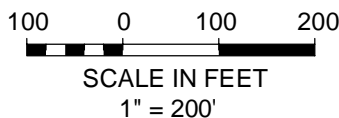
LOT 2

154,873 SQ. FT./
3.555 ACRES

SW CORNER SEC. 22-05-21 SEWRPC BRASS CAP

N. 324,391.76
E. 2,533,399.52

SOUTH 1/4 CORNER SEC. 22-05-21 CONC. MON. W/CAST IRON PLUG WITH CROSS
N. 324,456.21
E. 2,536,021.18



S:_SiteDesign\Ryan Companies\200159 Corrina Labs 76th Street\Survey\DWG\200159_SR_CSM.dwg SAVE DATE: 10/5/2023 3:37 PM PLOT DATE: 10/5/2023 3:38 PM

226 W. WISCONSIN AVE.
APPLETON, WI 54911
kapurinc.com

CONSERVATION EASEMENT

Carma Laboratories, Inc.

This Conservation Easement is made by and between the City of Franklin, a municipal corporation of the State of Wisconsin, hereinafter referred to as “Grantee,” and Carma Laboratories, Inc. a Corporation, hereinafter referred to as “Grantor,” and shall become effective upon the recording of this Grant of Conservation Easement, together with the Acceptance following, with the Office of the Register of Deeds for Milwaukee County, pursuant to § 700.40(2)(b) of the Wisconsin Statutes.

WITNESSETH

WHEREAS, Grantor is the owner in fee simple of certain real property, located within the City of Franklin, Milwaukee County, Wisconsin, described in Exhibit A attached hereto and hereby made a part hereof (protected property); and

WHEREAS, the Grantor desires and intends that the natural elements and the ecological and aesthetic values of the protected property including, without limitation, young woodlands, wetlands, wetland buffers and steep slopes based on the NRPP report prepared by Kapur and Associates in October of 2023, which Plan is on file in the office of the City of Franklin Department of City Development, be preserved and maintained by the continuation of land use that will not interfere with or substantially disrupt the natural elements or the workings of natural systems; and

WHEREAS, Grantee is a “holder”, as contemplated by § 700.40(1)(b)1. of the Wisconsin Statutes, whose purposes include, while exercising regulatory authority granted to it, *inter alia*, under § 62.23 and § 236.45 of the Wisconsin Statutes, the conservation of land, natural areas, open space and water areas; and

WHEREAS, the Grantor and Grantee, by the conveyance to the Grantee of the conservation easement on, over and across the protected property, desire to conserve the natural values thereof and prevent the use or development of the protected property for any purpose or in any manner inconsistent with the terms of this conservation easement; and

WHEREAS, the Grantee is willing to accept this conservation easement subject to the reservations and to the covenants, terms, conditions and restrictions set out herein and imposed hereby.

NOW, THEREFORE, the Grantor, for and in consideration of the foregoing recitations and of the mutual covenants, terms, conditions, and restrictions subsequently contained, and as an absolute and unconditional dedication, does hereby grant and convey unto the Grantee a conservation easement in perpetuity on, over and across the protected property.

Grantee’s rights hereunder shall consist solely of the following:

1. To view the protected property in its natural, scenic, and open condition;
2. To enforce by proceeding at law or in equity the covenants subsequently set forth, including, and in addition to all other enforcement proceedings, proceedings to obtain all penalties and remedies set forth under Division 15-9.0500 of the Unified Development Ordinance of the City of Franklin, as amended from time to time, any violation of the covenants subsequently set forth being and constituting a violation of such Unified Development Ordinance, as amended from time to time, or such local applicable ordinance as may be later adopted or in effect to enforce such covenants or the purposes for which they are made, it being agreed that there shall be no waiver or forfeiture of the Grantee’s right to insure compliance with the covenants and conditions of this grant by reason of any prior failure to act; and
3. To enter the protected property at all reasonable times for the purpose of inspecting the protected property to determine if the Grantor is complying with the covenants and conditions of this grant.

And in furtherance of the foregoing affirmative rights of the Grantee, the Grantor makes the following covenants which shall run with and bind the protected property in perpetuity, namely, that, on, over or across the protected property, the Grantor, without the prior consent of the Grantee, shall not:

1. Construct or place buildings or any structure;
2. Construct or make any improvements, unless, notwithstanding Covenant 1. above, the improvement is specifically and previously approved by the Common Council of the City of Franklin, upon the advice of such other persons, entities, and agencies as it may elect; such improvements as may be so approved being intended to enhance the resource value of the

Exhibit A

CERTIFIED SURVEY MAP NO. _____

SHEET 2 OF 7 SHEETS

Being a part of the part of the West 1/2 of the SW1/4 of Section 22, Township 05 North, Range 21 East, situated in the City of Franklin, Milwaukee County, Wisconsin.

NORTH REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM SOUTH ZONE NAD 27, THE SOUTH LINE OF THE SW 1/4 OF SECTION 22 T.5N., R.21E. BEARING N88°35'30"E.

LEGEND:

- = 1-1/4" O.D. IRON PIPE FOUND
 - = 1-1/4" O.D. X 24" LONG, IRON PIPE SET, WEIGHING 1.68 LBS./LINEAL FT.
 - = BUILDING SETBACK LINE
- VERTICAL DATUM = NGVD 29'



WEST 1/4 CORNER SEC. 22-05-21 CONC. MON. W/ SEWRPC BRASS CAP N. 327,040.58 E. 2,533,379.47

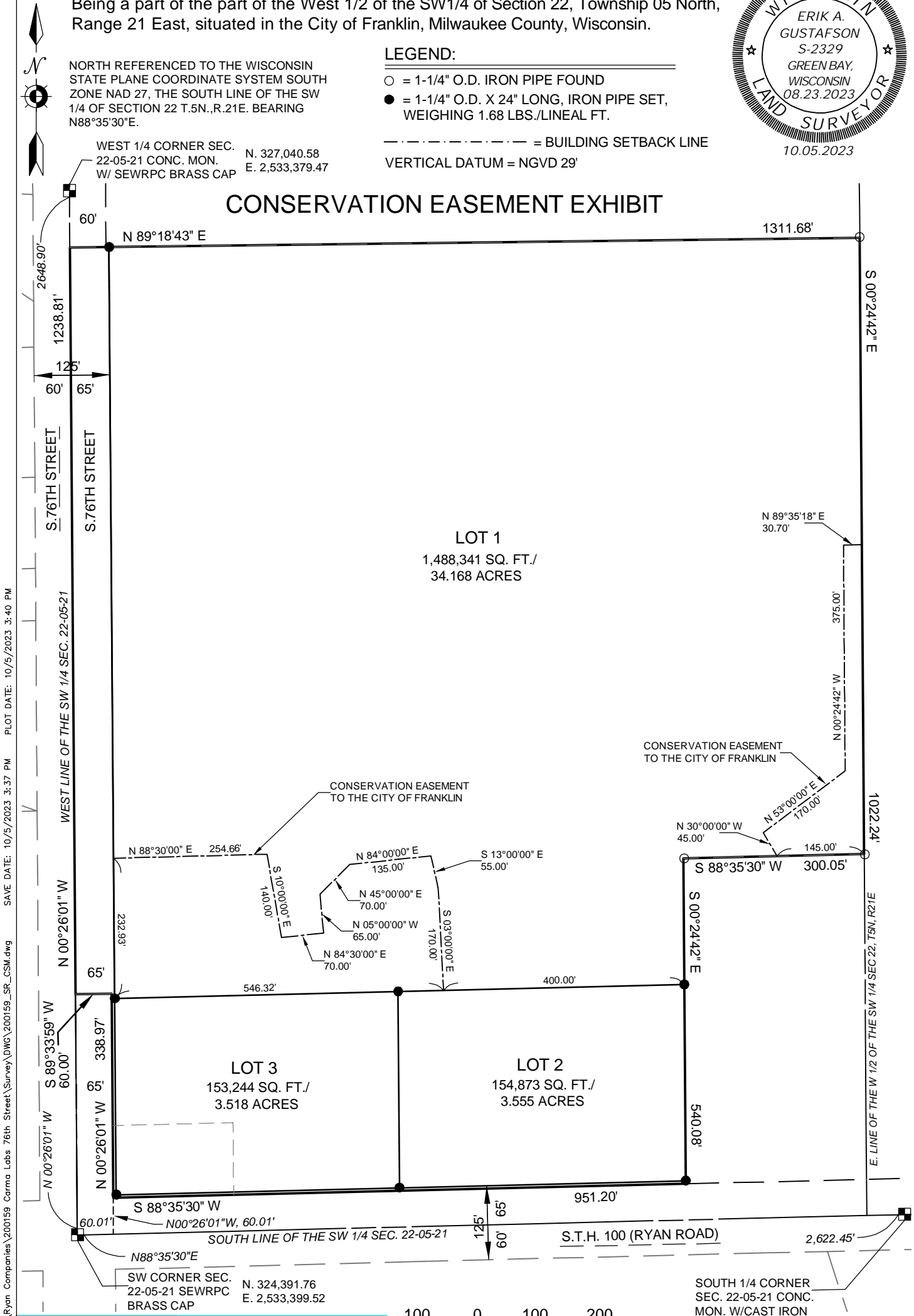
CONSERVATION EASEMENT EXHIBIT

LOT 1
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LOT 3
153,244 SQ. FT./
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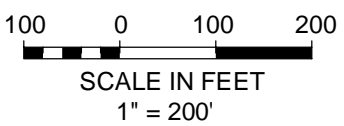
CONSERVATION EASEMENT TO THE CITY OF FRANKLIN



S:_SiteDesign\Ryan Companies\200159 Corrina Labs 76th Street\Survey\DWG\200159_SR_CSM.dwg SAVE DATE: 10/5/2023 3:37 PM PLOT DATE: 10/5/2023 3:40 PM



226 W. WISCONSIN AVE.
APPLETON, WI 54911
kapurinc.com



SOUTH 1/4 CORNER SEC. 22-05-21 CONC. MON. W/CAST IRON PLUG WITH CROSS N. 324,456.21 E. 2,536,021.18



REPORT TO THE PLAN COMMISSION

**Meeting of October 19th, 2023
SIGN REVIEW**

RECOMMENDATION: City Development Staff recommends approval of this Sign Review, subject to conditions set forth in the attached draft resolution.

Project name:	Cape Crossing Monument Sign Review
Property Owner:	Cape Crossing, LLC
Applicant:	Ryan Fritsch, Neumann Developments, Inc.
Property Address/Tax Key Number:	12200 W. Ryan Rd / 890 9991 001
Aldermanic District:	District 6
Zoning District:	PDD 40 – Planned Development District No. 40 Cape Crossing
Staff Planner:	Anna Kissel, Planning Intern

Sign Review to request Plan Commission approval of 1 new subdivision monument sign for the Cape Crossing Subdivision.

The proposed monument sign has a sign face area of 40 sf and will be located on the west side of the subdivision entrance, on the property identified in the approved subdivision plat of PDD 40 as Lot 1. The sign complies with all applicable sections in the PDD establishing ordinance.

On August 21st, staff sent comments to the applicant, and on September 11th, the applicant submitted a modified application responding to staff comments.

STAFF RECOMMENDATION

City Development staff recommends approval of this Sign Review application, subject to the conditions set forth in the attached resolution.

RESOLUTION NO. 2023-_____

A RESOLUTION APPROVING A MONUMENT SIGN FOR THE CAPE CROSSING
SUBDIVISION IN THE PLANNED DEVELOPMENT DISTRICT NO. 40
(12200 W. RYAN ROAD)
(RYAN FRITSCH, NEUMANN DEVELOPMENTS, INC., APPLICANT)

WHEREAS, Neumann Developments, Inc., having applied for approval of a subdivision monument sign (approximately 40 square feet), on the west side of the subdivision entrance, property identified in the approved subdivision plat for PDD 40 as Lot 1; and

WHEREAS, the Plan Commission having reviewed the proposed sign plans and having found same to be in compliance with and in furtherance of the standards of Planned Development District No. 40 (Cape Crossing).

NOW, THEREFORE, BE IT RESOLVED, by the Plan Commission of the City of Franklin, Wisconsin, that the monument sign plans City file-stamped September 13, 2023, attached hereto and incorporated herein, be and the same are hereby approved, subject to the following conditions:

1. That the signage shall be constructed and installed pursuant to such signage plans within one year from the date of adoption of this Resolution, or this Resolution and all rights and approvals granted hereunder shall be null and void, without any further action by the Plan Commission.
2. The applicant shall obtain sign permits with the Department of City Development prior to installation.

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

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

CAPE CROSSING MONUMENT SIGN REVIEW
RESOLUTION NO. 2023-_____

Page 2

APPROVED:

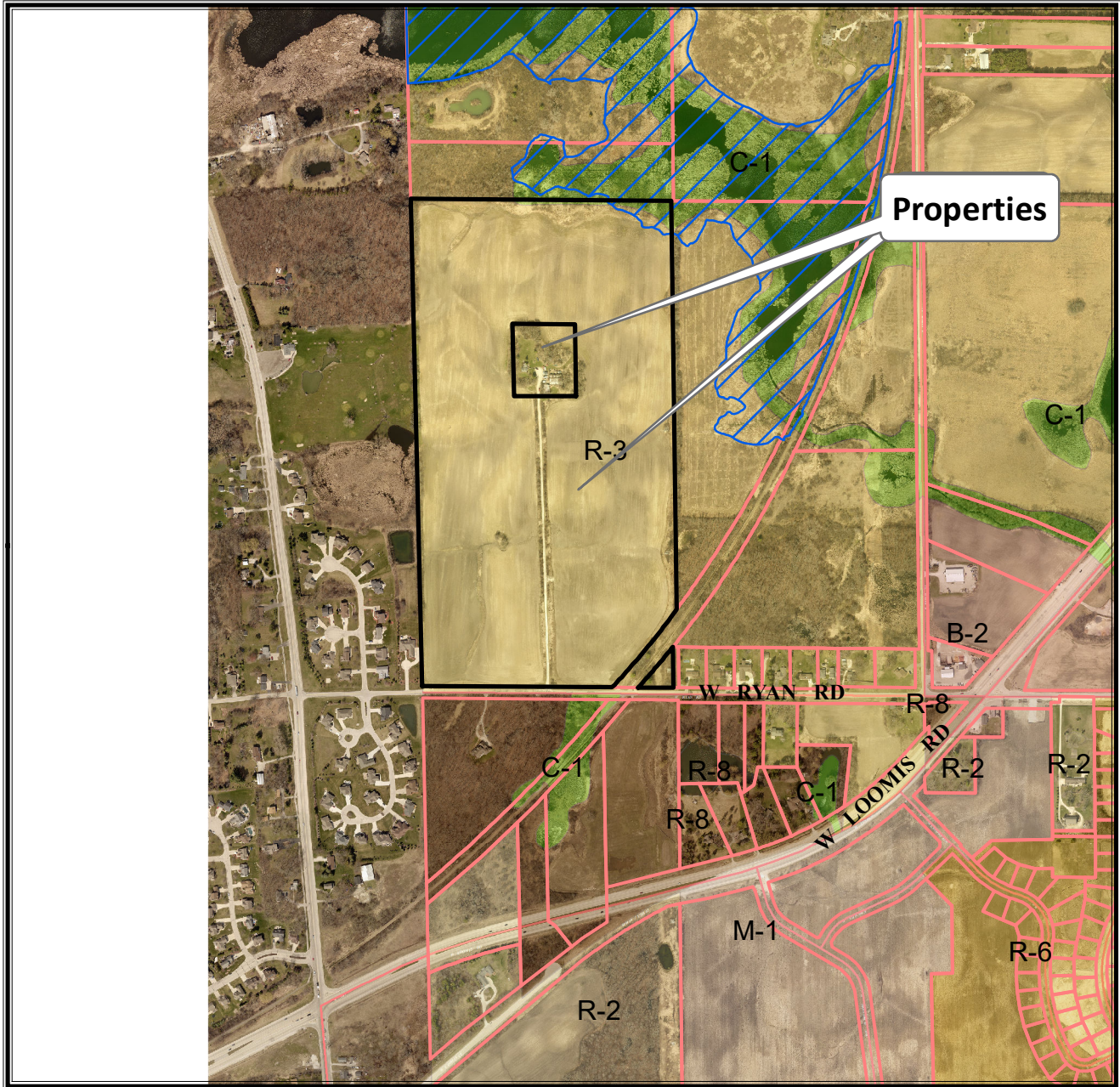
John R. Nelson, Chairman

ATTEST:

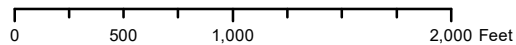
Karen L. Kastenson, City Clerk

AYES _____ NOES _____ ABSENT _____

Address: 12200 W. Ryan Road
 TKNs: 890-9991-001 and 890-9991-002



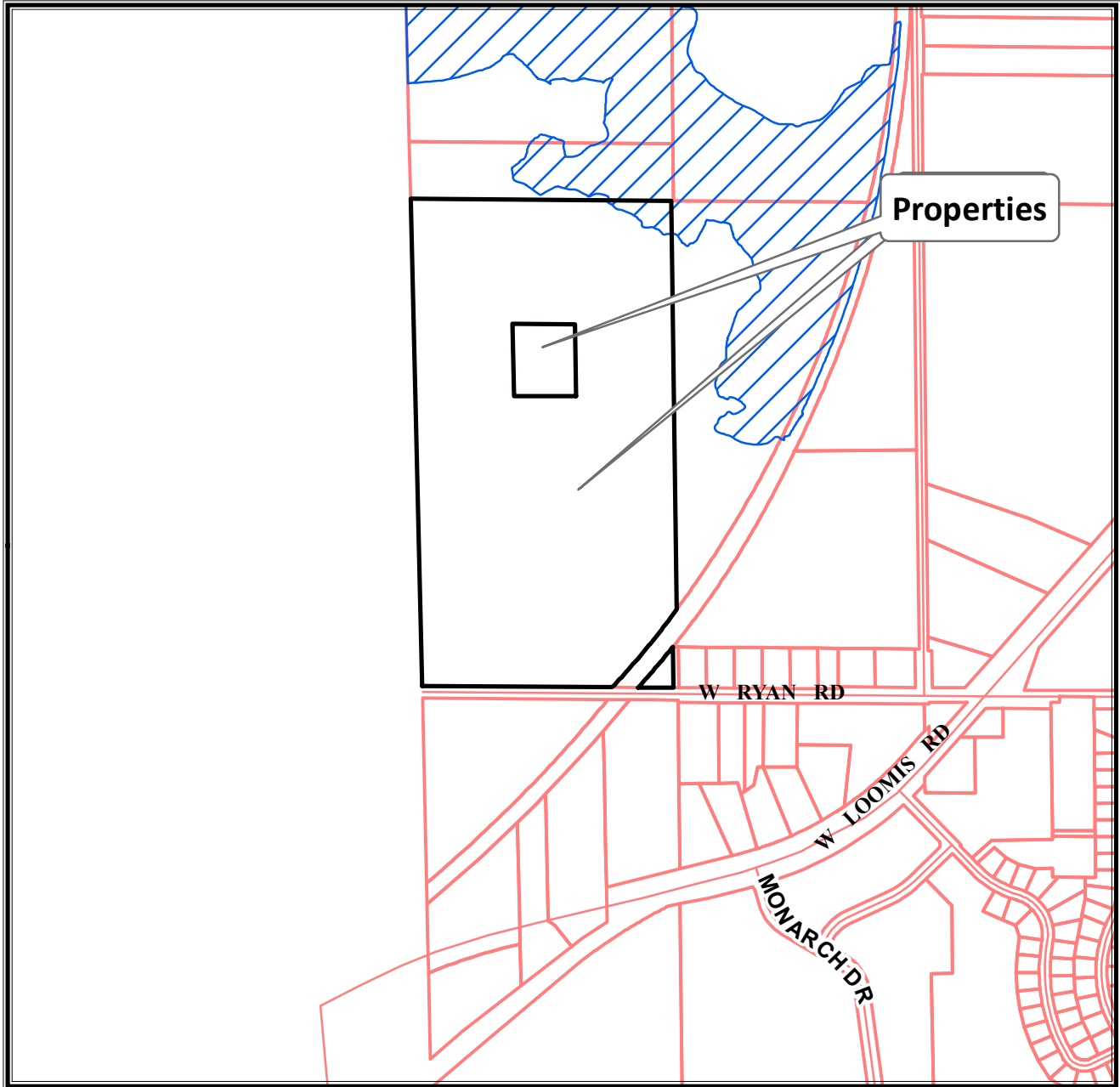
Planning Department
 (414) 425-4024



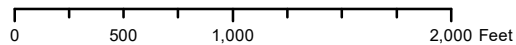
2021 Aerial Photo

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

Address: 12200 W. Ryan Road
TKNs: 890-9991-001 and 890-9991-002



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.



City of Franklin
Department of City Development

August 21, 2023

To: Ryan Fritsch
Neumann Developments, Inc.

From: Anna Kissel, Planning Intern
Department of City Development

RE: Staff Comments – Sign Review – 12200 W. Ryan Rd.

Please be advised that City Staff has reviewed the above application. Department comments are as follows for the Sign Review Application and associated Site Plan documents submitted by Neumann Developments, Inc. and date stamped by the City of Franklin on July 10, 2023.

Department of City Development

1. All signs must be at least 3 feet from a lot line. The width of the lot is 8 feet, and the depth of the sign is 3 feet, making it 12 inches too large. Please revise design to reflect this requirement (Municipal Code § 210-4. C.5.d.4).
2. A monument sign cannot be located as to create an obstruction within the vision triangle; please revise sign placement so that no part of the sign is located within 30 feet of the Right of Way of W. Ryan Rd (Municipal Code § 210-4. C.5.d.5).
3. Please provide materials and color scheme of exterior of clubhouse building.

Date of Application: 7/6/2023

SIGN REVIEW APPLICATION

Subdivision, Residential, PDD 7 and PDD 18

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

<p>Applicant (Full Legal Name[s]): Name: _____ Company: <u>Neumann Developments, Inc.</u> Mailing Address: <u>N27W24025 Paul Court Suite 100</u> City / State: <u>Pewaukee / WI</u> Zip: <u>53072</u> Phone: <u>262-542-9200</u> Email Address: <u>rfritsch@neumanndevelopments.com</u></p> <p>Project Property Information: Property Address: <u>12200 W Ryan Road</u> Tax Key Nos: <u>8909991001</u> Existing Zoning: <u>PDD</u></p>	<p>Applicant is Represented by (contact person) (Full Legal Name[s]): Name: <u>Ryan Fritsch</u> Company: <u>Neumann Developments, Inc.</u> Mailing Address: _____ City / State: _____ Zip: _____ Phone: _____ Email Address: _____</p> <p>Property Owner(s): <u>Cape Crossing, LLC</u> Mailing Address: <u>N27W24025 Paul Court Suite 100</u> City / State: <u>Pewaukee / WI</u> Zip: <u>53072</u> Email Address: <u>rfritsch@neumanndevelopments.com</u></p>
---	---

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

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

City of Franklin Municipal Code, See Chapter 210. Signs and Billboards: <http://ecode360.com/FR1719?needHash=true>
 City of Franklin Unified Development Ordinance: <http://www.franklinwi.gov/Home/Planning/UnifiedDevelopmentOrdinanceUDO.htm>


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

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

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



 Signature - Property Owner
Bryan Lindgren Executive VP
 Name & Title (PRINT)
 Date: 7-6-23



 Signature - Applicant
Ryan Fritsch - PA
 Name & Title (PRINT)
 Date: 7/6/2023

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

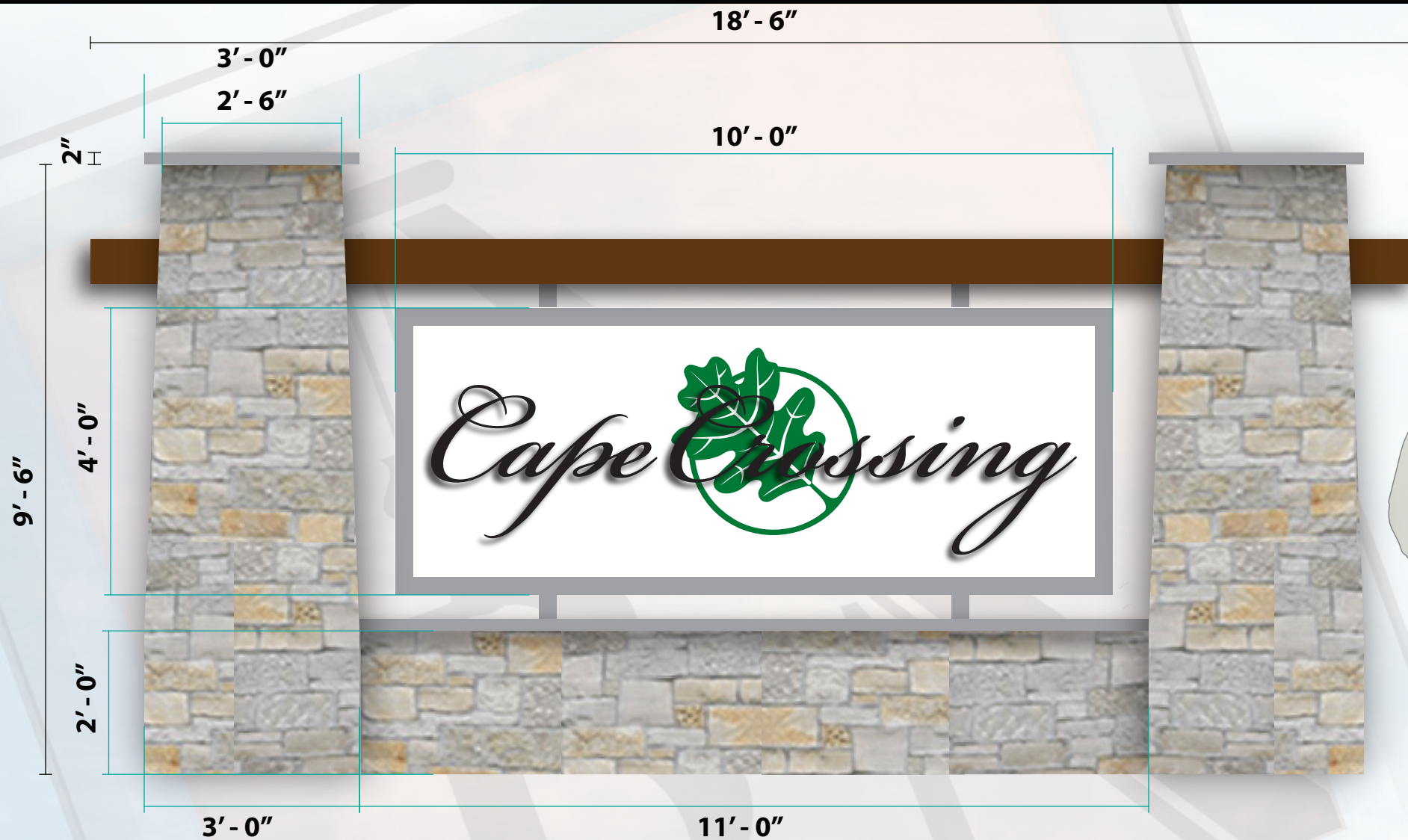
 Signature - Applicant's Representative
 Name & Title (PRINT)
 Date: _____



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File	Cape Crossing
Location	
Client	
Sales rep	Scott Boese
Date	cb 05/30/23
Revision	cb 07/24/23



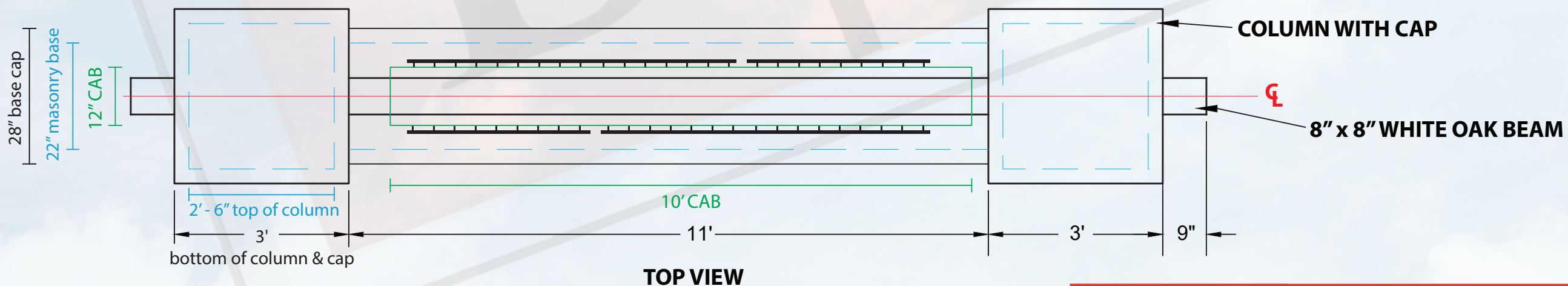
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✓ ART IS PRODUCTION READY, RE-CREATED BY BAUER SIGN GRAPHIC ARTIST

SPECIFICATIONS

FABRICATE AND INSTALL A D/F INTERNALLY ILLUMINATED MONUMENT SIGN.

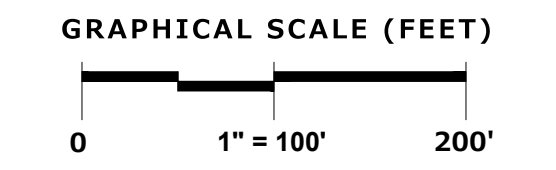
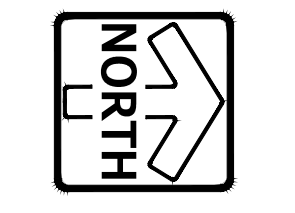
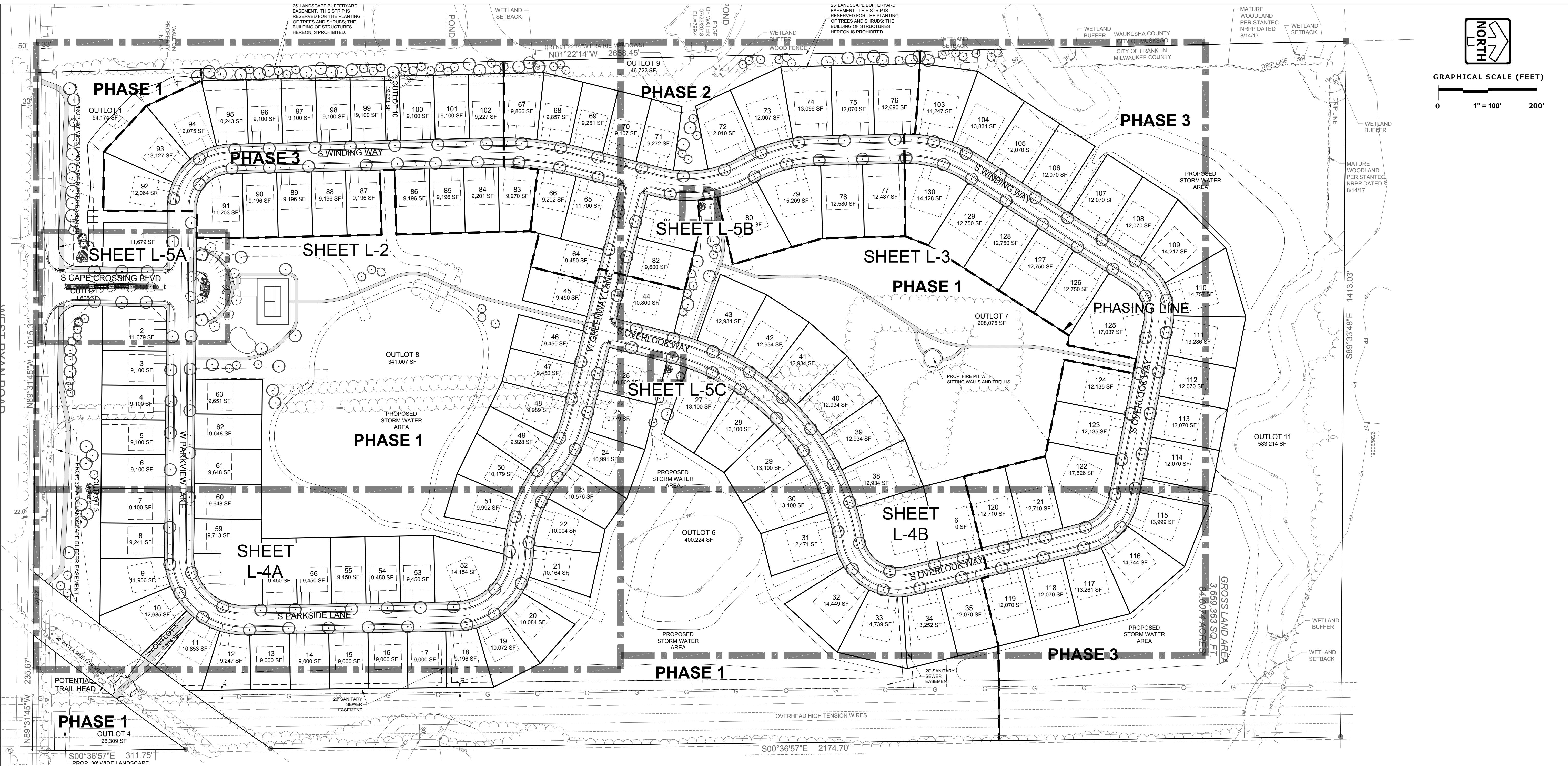
- CABINET TO BE ROUTED ALUMINUM (LEAF ONLY), PAINTED WHITE OR TBD WITH 3" EDGE BORDER PAINTED BRUSHED ALUM OR TBD AND BACKED WITH WHITE PLEX
- LEAF GRAPHICS TO BE 3M VIVID GREEN 3630-156 VINYL ON PLEX BACKING
- ILLUMINATED WITH WHITE LEDS
- POWERED WITH APPROPRIATE LOAD POWER SUPPLIES
- "CAPE CROSSING" TO BE POWDER COATED BLACK STEEL FCO LETTERS, STANDOFF MOUNTED (NON-LIT)
- CROSS BEAM TO BE 8" X 8" WHITE OAK BEAM, STAINED AND SEALED
- BASE TO BE HALQUIST STONE 4" VENEER STONE KENSINGTON FULL COLOR WITH TAPERED COLUMNS AND 2" ALUMINUM CAPS PAINTED BRUSHED ALUM OR TBD



11" x 17" Document size

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REVIEWED: D.B. DESIGNED: D.B. DRAFTED: D.B.



TREE KEY

TREES	BOTANICAL NAME	COMMON NAME
EVERGREEN TREES	<i>Juniperus virginiana</i> 'Canaertii'	Canaertii Juniper
	<i>Picea glauca</i>	White Spruce
	<i>Picea glauca</i> 'Densata'	Black Hills Spruce
	<i>Pinus strobus</i>	White Pine
	<i>Pinus sylvestris</i>	Scotch Pine
DECORATIVE TREES	<i>Amelanchier x grandiflora</i> 'Autumn Brilliance'	'Autumn Brilliance' Serviceberry
	<i>Crataegus viridis</i> 'Winter King'	'Winter King' Hawthorn
	<i>Malus x 'Harvest Gold'</i>	Crab Apple
	<i>Malus x 'Profusion'</i>	Profusion Crab Apple
	<i>Syringa reticulata</i> 'Ivory Silk'	Ivory Silk Japanese Tree Lilac
CANOPY / STREET TREE	<i>Acer saccharum</i> 'Green Mountain' TM	Green Mountain Sugar Maple
	<i>Betula nigra</i> 'Heritage'	Heritage River Birch
	<i>Celtis occidentalis</i>	Common Hackberry
	<i>Ginkgo biloba</i> 'Autumn Gold' TM	Maidenhair Tree
	<i>Gleditsia triacanthos</i> 'Imperial'	Imperial Honeylocust
	<i>Gymnocladus dioica</i>	Kentucky Coffee Tree
	<i>Quercus rubra</i>	Red Oak
	<i>Tilia americana</i> 'Redmond'	Redmond American Linden
	<i>Ulmus americana</i> 'Valley Forge'	American Elm

STREET TREE CALCULATIONS

LINEAL FEET OF LOT FRONTAGE	12,500 LF
(REQUIRED) 1 TREE / 85 LF OF FRONTAGE	147 TREES
TREES PROVIDED	151 TREES

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com

PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

WISCONSIN OFFICE:
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888

CHICAGO | MILWAUKEE | NATIONWIDE

CAPE CROSSING

OVERALL LANDSCAPE PLAN

CITY OF FRANKLIN, MILWAUKEE CO., WI

REVISIONS

1. CITY COMMENTS	09-01-21	5. CITY COMMENTS	02-18-22
2. CITY COMMENTS	09-16-21	6. CITY COMMENTS	08-26-22
3. CITY COMMENTS	11-23-21	7. LANDSCAPE AT SIGN/PILLARS	09-05-23
4. CITY COMMENTS	01-13-22		

PEG JOB No. 1004.00
PEG PM ASZ
START DATE 06-01-22
SCALE 1"=100'

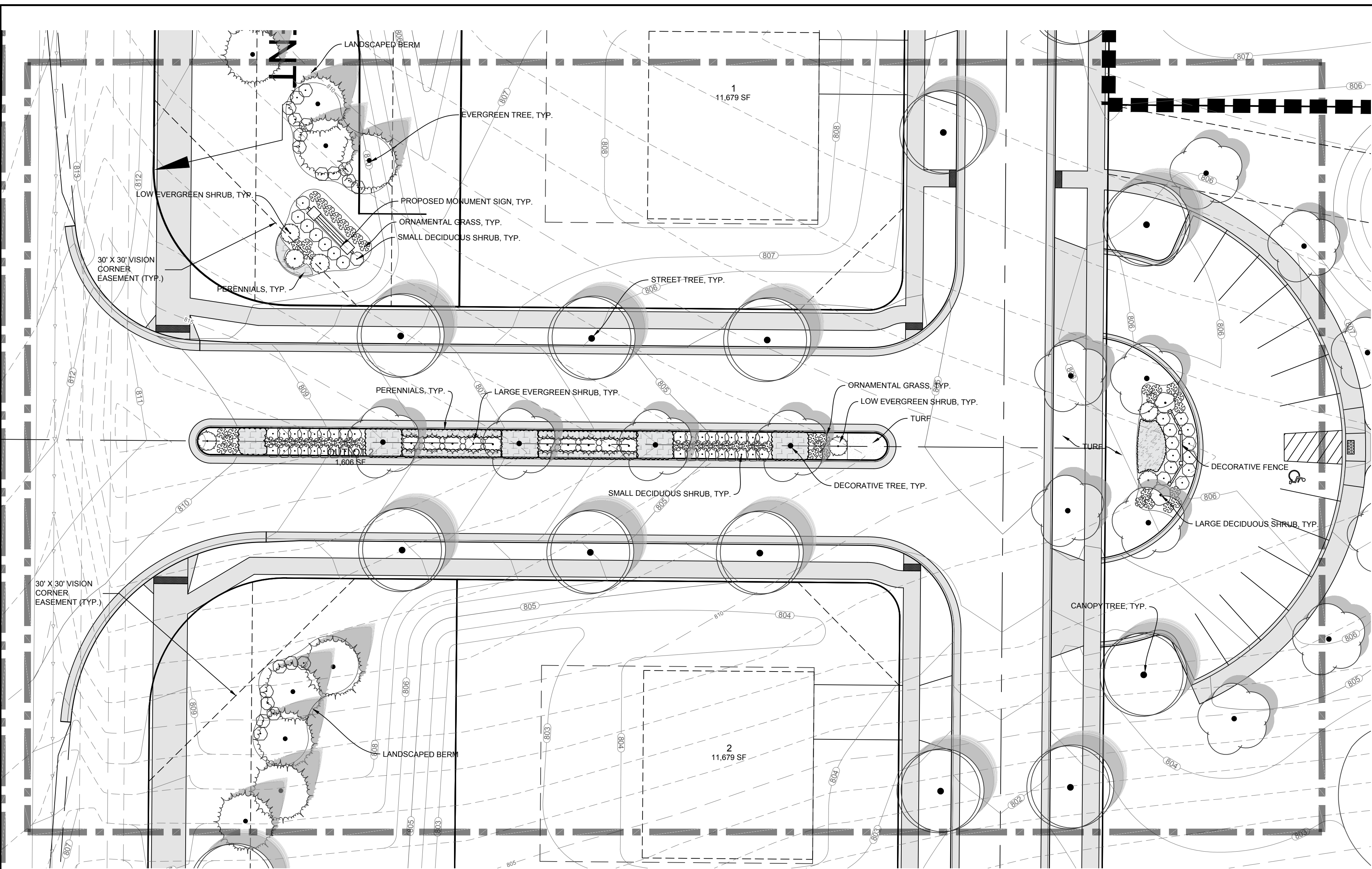
SHEET
L-1
L-6

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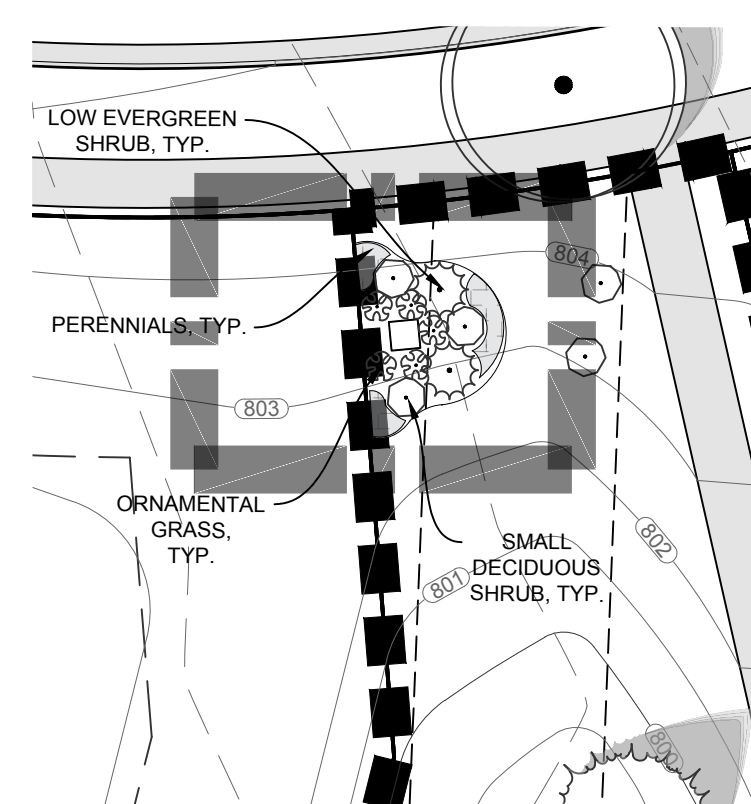
www.pinnacle-engr.com FOR CONSTRUCTION OVERALL LANDSCAPE PLAN

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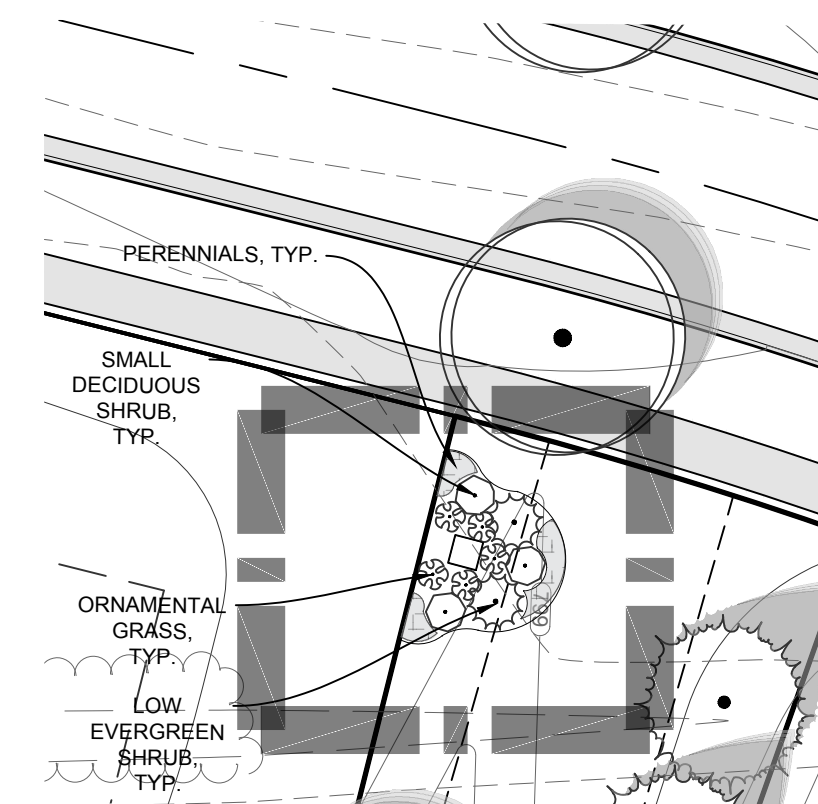
DESIGNED: D.B. DRAFTED: D.B. REVIEWED: J.S.J.



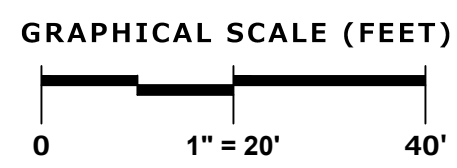
ENLARGEMENT L-5A
SCALE: 1"=20'



ENLARGEMENT L-5B
SCALE: 1"=20'



ENLARGEMENT L-5C
SCALE: 1"=20'



PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	QTY	
	EVERGREEN TREES		79	
	Juniperus virginiana 'Canaertii'	Canaerti Juniper		
	Picea glauca	White Spruce		
	Picea glauca 'Densata'	Black Hills Spruce		
	Pinus strobus	White Pine		
	Pinus sylvestris	Scotch Pine		
	DECORATIVE TREES		14	
	Amenlanchier x grandiflora 'Autumn Brilliance'	'Autumn Brilliance' Serviceberry		
	Crataegus viridis 'Winter King'	'Winter King' Hawthorn		
	Malus x 'Harvest Gold'	Crab Apple		
	Malus x 'Profusion'	Profusion Crab Apple		
	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac		
	CANOPY / STREET TREE		211	
	Acer saccharum 'Green Mountain' TM	Green Mountain Sugar Maple		
	Betula nigra 'Heritage'	Heritage River Birch		
	Celtis occidentalis	Common Hackberry		
	Ginkgo biloba 'Autumn Gold' TM	Maidenhair Tree		
	Gleditsia triacanthos 'Imperial'	Imperial Honeylocust		
	Gymnocladus dioica	Kentucky Coffee Tree		
	Quercus rubra	Red Oak		
	Tilia americana 'Redmond'	Redmond American Linden		
	Ulmus americana 'Valley Forge'	American Elm		
		SHRUBS		2
		LARGE DECIDUOUS SHRUBS		
		Forsythia x 'Meadowlark'	Meadowlark Forsythia	
Ilex verticillata		Winterberry		
Physocarpus opulifolius		Ninebark		
Syringa vulgaris 'Sensation'		Sensation Lilac		
Viburnum dentatum 'Blue Muffin'		Southern Arrowwood		
Weigela florida 'Red Prince'		Red Prince Weigela		
		LARGE EVERGREEN SHRUB		14
		Juniperus chinensis 'Kallays Compact'	Kallay Compact Pfitzer Juniper	
	Picea abies 'Nidiformis'	Nest Spruce		
	Picea glauca 'Conica'	Dwarf Alberta Spruce		
	Pinus mugo pumilio	Dwarf Mugo Pine		
	Taxus x media 'Densiformis'	Dense Yew		
	Taxus x media 'Everlow'	Yew		
	Taxus x media 'Hicksii'	Hicks Yew		
		SMALL DECIDUOUS SHRUBS		84
		Aronia melanocarpa 'Iroquois Beauty' TM	Black Chokeberry	
Diervilla lonicera		Dwarf Bush Honeysuckle		
Forsythia viridissima 'Bronxensis'		Bronx Forsythia		
Hydrangea arborescens 'Annabelle'		Annabelle Smooth Hydrangea		
Ilex verticillata 'Red Sprite'		Red Sprite Winterberry		
Physocarpus opulifolius 'Nanus'		Dwarf Ninebark		
Potentilla fruticosa 'Goldfinger'		Goldfinger Potentilla		
Rhus aromatica 'Gro-Low'		Gro-Low Fragrant Sumac		
Spiraea japonica 'Goldmound'		Spiraea		
Syringa patula 'Miss Kim'		Miss Kim Lilac		
		LOW EVERGREEN SHRUBS		7
		Juniperus horizontalis 'Youngstown'	Creeping Juniper	
	ORNAMENTAL GRASSES		63	
	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass		
	Panicum virgatum 'Heavy Metal'	Blue Switch Grass		
	Pennisetum alopecuroides 'Hameln'	Hameln Dwarf Fountain Grass		
	Sporobolus heterolepis 'Tara'	Prairie Dropseed		
	SHRUB AREAS		792 sf	
	PERENNIALS			
	Coreopsis verticillata 'Zagreb'	Zagreb Thread Leaf Coreopsis		
	Hemerocallis x 'Stella de Oro'	Stella de Oro Daylily		
	Heuchera x 'Obsidian'	Coral Bells		
	Nepeta x faassenii 'Walkers Low'	Walkers Low Catmint		
	Phlox subulata 'Emerald Blue'	Emerald Blue Moss Phlox		
	Sedum x 'Autumn Joy'	Autumn Joy Sedum		

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CAPE CROSSING
ENTRANCE LANDSCAPE ENLARGEMENT
CITY OF FRANKLIN, MILWAUKEE CO., WI

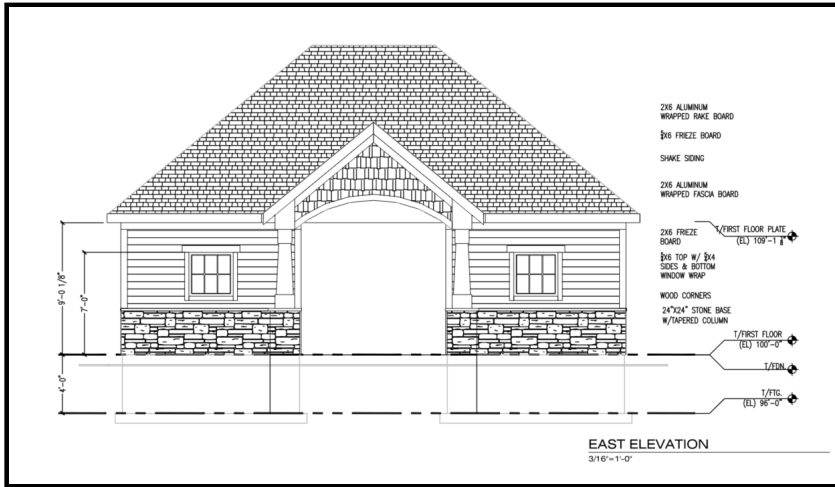
ENTRANCE LANDSCAPE ENLARGEMENT

REVISIONS	
1. CITY COMMENTS	09-01-21
2. CITY COMMENTS	09-16-21
3. CITY COMMENTS	11-23-21
4. CITY COMMENTS	01-13-22
5. CITY COMMENTS	02-18-22
6. CITY COMMENTS	08-26-22
7. LANDSCAPE AT SIGN/PILLARS	09-05-23

PEG JOB NO. 1004.00
 PEG PM. ASZ
 START DATE 06-01-22
 SCALE 1"=20'
SHEET
L-5
L-6

Pool House Materials & Color Scheme

For illustrative purposes only.



EXTERIOR FINISHES

Stone - Paragon Stone -Color Smokey Mountain Stack Ledge - Gray Mortar
 Sills - Gray Limestone
 Shingles - Owens Corning Duration- Color - Driftwood
 Siding - James Hardie - Color - Aged Pewter
 Gable Shingles - James Hardie Shakes - Color - Cobblestone
 Soffit & Fascia - Rollex Aluminum - Color- Snowmist
 All Building Trim - James Hardie Trim Board -Color Arctic White
 Post Trim - Real Trim - Color Match Arctic White



NEUMANN
DEVELOPMENTS, INC.

N27 W24025 Paul Court, Suite 100
Pewaukee, WI 53072

Cape Crossing
Franklin, WI

Exhibit