

HH1-7182E

ACM AWNING

Installation:	<input type="checkbox"/> Interior:	<input checked="" type="checkbox"/> Exterior:
#	Descriptions:	
*	FABRICATED ACM AWNING	



EXISTING






PROPOSED


Notes:
- SURVEY IS REQUIRED BEFORE PRODUCTION

#	Revision(s)	By:	Date:
1	REMOVED MIDDLE AWNING	ATC	08.04.2016

Date: \_\_\_\_\_  
Customer Approval: \_\_\_\_\_



The sign is intended to be installed in accordance with the instructions of the sign. The sign is not to be used for any other purpose. The sign is not to be used for any other purpose. The sign is not to be used for any other purpose.



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Tel (506) 735-5506 Fax (877) 737-1734 Toll Free 1-800-561-9798

Client:	MISTER CAR WASH
Site:	FRANKLIN, WI
Consultant:	H. HAMMOND
Draftsman:	CHRISTINE COUTURIER
Page:	5/9
Scale:	N.T.S.
Date:	04.28.2016

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**PATTISON**  
**SIGN GROUP**

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HH1-7182E	
ILLUMINATED CHANNEL LETTERS ON BACKER PANEL	
Installation:	<input type="checkbox"/> Interior: <input checked="" type="checkbox"/> Exterior:
#	Descriptions:
1	WHITE ACRYLIC FACE WITH VINYL APPLIED ON FIRST SURFACE
2	ALUMINUM SIDES & BACK
3	1" TRIM
4	ALUMINUM BACKER PANEL BENDED ALL AROUND
*	ILLUMINATED WITH LED'S



EXISTING



PROPOSED

Date: \_\_\_\_\_  
Customer Approval: \_\_\_\_\_



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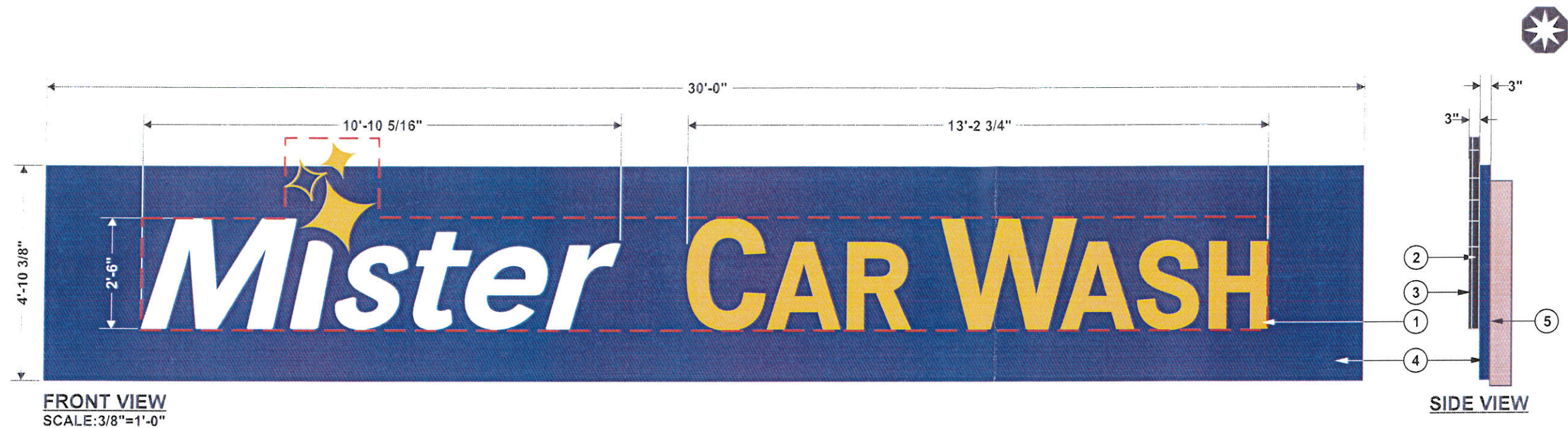


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EXISTING



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#	Revision(s)	By:	Date:
1	ADJUST BACKER TO COVER EXISTING LETTERS AREA	CC	04.29.2016
2	CHANGED SIGN TO BE HORIZONTAL	ATC	08.04.2016
3	INCREASE SIZE OF SIGN	ATC	08.08.2016

Date: \_\_\_\_\_  
Customer Approval: \_\_\_\_\_



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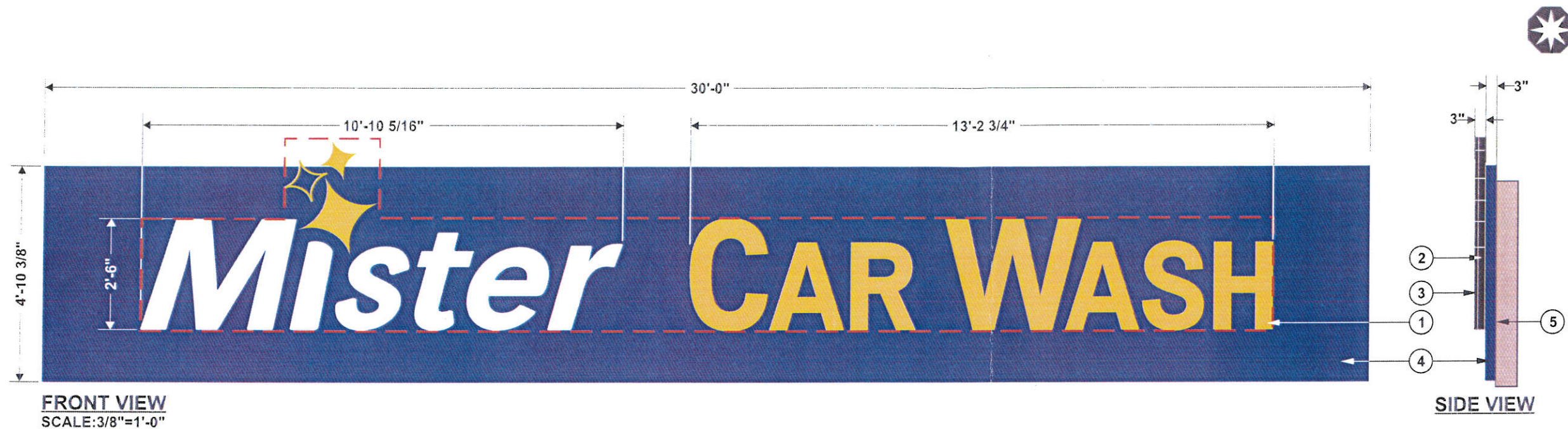
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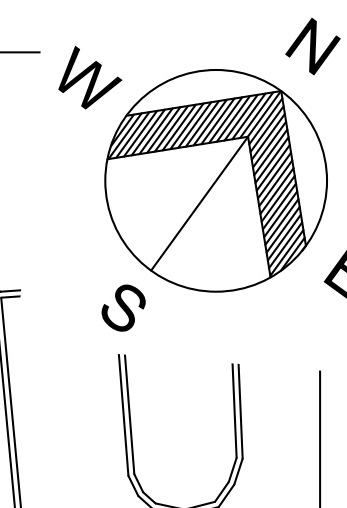
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West Loomis Road (HWY. 36)

5 Story Hampton Inn & Suites

OPEN PANTRY

West Rawson Ave.  
(150' ROW)

Land Owner:  
Realty Income Properties 6 LLC.  
11995 El Camino Real  
San Diego, CA

Tenant:  
Mr. Car Wash  
222 E. 5th Street  
Tucson, AZ 85705

Existing Zonning is PDD  
45,000 Square Feet = 1.03 Acres

1/16"=1'-0"  
Site Plan

BY REVISIONS

10-25-16	
12-20-16	
12-23-16	
1-19-17	

RENNER  
architects

architectural solutions  
613 EAST LOMB STREET  
MILWAUKEE, WI 53202  
414.273.6637  
FAX 273.6638  
www.rennerarchitects.com

**Mister CAR WASH**  
Rawson Ave. Franklin WI

Renner Architects - 414.273.6637 - kerry@rennerarchitects.com

Date: 1-18-17
Job #: 7515
Scale: As noted on above drawing(s)
Checked By: JN Drawn By: CL

**CITY OF FRANKLIN****REPORT TO THE PLAN COMMISSION****Meeting of February 9, 2017****Payne & Dolan 2015 – 2016 Biannual Report to the Plan Commission**

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**RECOMMENDATION:** Receive and place on file. No action is required, for informational purposes only.

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<b>Project Name:</b>	Payne & Dolan 2015 – 2016 Biannual Report
<b>Project Address:</b>	Approximately 6211 West Rawson Avenue
<b>Property Owner:</b>	Payne & Dolan, Inc.
<b>Current Zoning:</b>	Planned Development District No. 23, Planned Development District No. 24, FW Floodway District, FFO Floodplain Fringe Overlay District

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**INTRODUCTION:**

Pursuant to Ordinance No. 97-1456, An Ordinance to Create Section 13.26 of the Zoning Code, Ordinance No. 221, Establishing Planned Development District No. 23 (Limestone Quarry and Mixed Use) [Payne & Dolan quarry], and Ordinance No. 97-1457, An Ordinance to Create Section 13.27 of the Zoning Code, Ordinance No. 221, Establishing Planned Development District No. 24 (Limestone Quarry and Mixed Use) [Vulcan quarry], Payne & Dolan has submitted the attached biannual report for 2015 – 2016 for the Plan Commission's information.

PDD No. 23 and PDD No. 24 both state "To assist the City in the administration of this Ordinance, the Operator shall report to the Plan Commission approximately every two (2) years from and after the effective date of the portions of this Ordinance affecting the Extraction Area."

Payne & Dolan last prepared a Biannual Report for 2013 – 2014, and presented it at the Plan Commission's June 19, 2014 meeting. The Plan Commission subsequently moved to place this report on file.

This report was also presented to the Quarry Monitoring Committee at its January 12, 2017 meeting for informational purposes.

Staff would note that no action is required by the Plan Commission on this matter.

**I. History**

- The Franklin quarry has been in operation since the mid 1940's.
- The quarry was operated by Payne & Dolan and Vulcan Materials until June of 2013, when Vulcan was purchased by Payne & Dolan. Payne & Dolan is now the sole operator.
- The quarry operates in accordance with the City Common Council approved Planned Development Districts (PDD) #23 and #24. (Ordinance #97-1456 and #97-1457)

**II. Quarry Operations**

- Quarry operations include stripping, blasting, crushing, washing and load out of material.
- Quarry operations may be conducted 6:30am – 7:00 pm Monday thru Friday, 7:00am – 4:00pm on Saturdays and no operations on Sundays or holidays, as specified in the PDDs.
- Crushing in 2015 and 2016 utilized both the crushing plants with crushing beginning in late March and ending early December,
- Majority of loadout of material in 2015 and 2016 utilized the west entrance along Rawson Avenue, with limited use of the east entrance. Load out occurs throughout the year with reduced hours in the construction off-season.
- Quarry operations will continue to utilize both crushing plants and most of the loadout will be through the west entrance.
- See attached photo for 2014 – 2016 extraction areas.

**III. Asphalt Plant Operations**

- There are two asphalt plants on site, both currently owned by Payne & Dolan. The east asphalt plant was purchased by Payne and Dolan from Black Diamond in 2014.
- Asphalt plants may be operated 6:00am – 7:00pm Monday thru Friday, 6:00am – 4:00pm on Saturdays and no operation on Sundays or holidays, as specified in the PDDs.
- Asphalt plants typically operate from mid-April thru mid-November, but may vary with market conditions.

**IV. Blasting Operations**

- Blasting hours are restricted to 8:00am – 4:00pm Monday thru Friday, as specified in the PDDs
- All blasting events are monitored by four calibrated seismographs through Vibrattech, a third party vendor. The City of Franklin has access to the seismograph information.
- Blasting limitations for vibration and airblast are specified in the PDDs.
- All blasts are designed at conservative levels to comply with the established PDD limits.
- All blast results in 2015 and 2016 were within the limits specified in the PDD.

**V. Other Events**

- Stantec continues to conduct quarry monitoring at the discretion of the City of Franklin Quarry Monitoring Committee.
- Numerous quarry tours and site visits have been conducted with local schools and city officials including the Franklin School Board and various environmental studies classes from Franklin High School.



# Franklin Aggregate



Aerial Date: 11/4/2016

2015 - 2016 Biannual report  
Payne & Dolan, Inc.

