



FRANKLIN CITY HALL CHAMBERS  
9229 W. LOOMIS ROAD  
FRANKLIN, WISCONSIN

**PLAN COMMISSION MEETING AGENDA**  
**Thursday, August 22, 2024 at 6:00 P.M.**

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

**B. Approval of Minutes**

1. Approval of the regular meeting of August 8, 2024.

**C. Public Hearing Business Matters**

1. **Tsunami Express Car Wash, Special Use and Site Plan.** Request to allow for a new car wash on a vacant lot at the intersection of Lovers Lane Road and Whitnall Edge Road, 6449 S Whitnall Edge Road (TKN 705 8997 003).
2. **Scheftner, Area Exception.** Request to allow for a garage size of 784 square feet, exceeding the maximum size for accessory structures of 720 square feet set forth in UDO Section 15-30801C.1.
3. **Communities of Crocus, Special Use.** An application for a Special Use for Communities of Crocus to allow for development of up to four four-unit multifamily residential buildings (16 units total) with services for autistic adults, and related community buildings, on property located at 0 S. 31st St. (TKN: 761 9992 002).
4. **Communities of Crocus, Comprehensive Master Plan (CMP) Amendment and Rezoning.** An application for a Comprehensive Master Plan Amendment from office to mixed use; and an application for rezoning from R-6 Suburban Single-Family Residence District and OL-1 Office Overlay District to B-4 South 27<sup>th</sup> Street Mixed Use Commercial District. The site of the proposed CMP Amendment and Rezoning is approximately 24.5 acres (three vacant properties) located at 7521 S. 31st St. and the two lots immediately north of this property with address 0 S. 35th St. and 0 S. 31st St., (TKN: 761 9994 005, 761 9997 003, and 786 9981 004).
5. **Field 99, Special Use.** Request to operate a soccer training facility upon property located at 11141 W. Forest Home Avenue ( Tax Key No. 704-9990-003).

**D. Citizen comment period.** Citizens may comment upon the Business Matter items set forth on this Meeting Agenda.

**E. Business Matters**

1. **Michelle Williams, Miscellaneous.** Request for approval to allow for the installation of a fence within the 20-foot Private Planting Screen upon Lot 13 in Block 1 of the Tuckaway Green Subdivision, on property located at 7512 S 77<sup>th</sup> Street (792 0013 000).
2. **Dev Ghelani, Master Sign Program Amendment.** Master Sign Program Amendment application by AK Developers (Dev Ghelani) to allow for signage totaling 242.25 square feet, specifically the installation of 6 wall signs consisting of Dairy Queen's Grill & Chill signage

and Taco Pro's Corporate logo, one directional sign for Dairy Queen's Drive Thru, as well as changes to the Shoppes at Wyndham Village Monument Signage, for property located at 7730 South Lovers Lane Road, zoned CC City Civic Center District; Tax Key No. 794-9999-007.

3. **Department of City Development, midyear report: 2024.**
4. **Options to update the city's comprehensive plan.**
5. **Introduction to Traditional Neighborhood Development (TND).**

## **F. Adjournment**

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The YouTube channel "City of Franklin WI" will live stream the Plan Commission meeting so the public can watch and listen to it at <https://www.youtube.com/c/CityofFranklinWIGov>. Any questions on this agenda may be directed to the Department of City Development's office at 414-425-4024, Monday through Friday, 8 AM – 4:30 PM.

\*Supporting documentation and details of these agenda items are available at City Hall during regular 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: September 5, 2024.

## **SPECIAL WORKSHOP**

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

Mayor John Nelson called the August 8, 2024 Special Workshop meeting to order at 5:48 p.m. in the Hearing Room at Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin.

Present were Mayor John Nelson (arrived at 5:48), Alderwoman Courtney Day and Commissioners Kevin Haley, Michael Shawgo and Rebecca Specht (arrived at 5:53). Excused was Commissioner Patrick Leon and City Engineer Glen Morrow. Also, present were City Attorney Jesse Wesolowski, Planning Manager Régulo Martínez-Montilva, Principal Planner Marion Ecks, Director of Administration Kelly Hersh (arrived at 5:57), Assistant Police Chief Eric Stowers, Jackie Berg and Ruben Shell of Houseal Lavigne Associates, and JB Hinds of Birchline Planning.

**B. Unified Development Ordinance (UDO) Rewrite Task Force: draft Noise Ordinance, Performance Standards (Section 15-5-13 in Article 5) and Natural Resource Protection (Article 7).** Session prepared by planning staff and project consultants Houseal Lavigne Associates and Birchline Planning, LLC.

Jacki Berg of Houseal Lavigne Associates and JB Hinds of Birchline Planning presented this session.

### **Adjournment**

Motion to adjourn the Special Workshop meeting at 6:55 p.m.

## **REGULAR MEETING**

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

Mayor John Nelson called the August 8, 2024 Plan Commission meeting to order at 7:00 p.m. in the Council Chambers at Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin.

Present were Mayor John Nelson, Alderwoman Courtney Day and Commissioners Kevin Haley, Michael Shawgo, Patrick Leon and Rebecca Specht. Excused was City Engineer Glen Morrow. Also, present were City Attorney Jesse Wesolowski, Planning Manager Régulo Martínez-Montilva, Principal Planner Marion Ecks, Planning Associate Nick Fuchs, Director of Administration Kelly Hersh and Director of Economic Development John Regetz.

### **B. Approval of Minutes – Regular Meeting of July 18, 2024**

Alderwoman Day moved and Commissioner Haley seconded a motion to approve the July 18, 2024 meeting minutes. On voice vote, all voted ‘aye’; motion carried (5-0-1).

### **C. Public Hearing Business Matters**

**1. Federal Emergency Management Agency (FEMA) Floodplain Insurance Rate Maps (FIRM) and City of Franklin Floodplain Ordinance.** Proposal to update the City of Franklin

Floodplain Ordinance text and map. Citywide.

Principal Planner Ecks presented the proposal to update the City of Franklin Floodplain Ordinance text and map. The Official Notice of Public Hearing was read in to the record by Principal Planner Ecks and the Public Hearing opened at 7:15 pm and closed at 7:17 pm.

Commissioner Leon moved and Commissioner Haley seconded a motion to recommend approval of an ordinance to repeal and replace the Unified Development Ordinance UDO City of Franklin, Wisconsin Floodplain Zoning Ordinance [Adopted 9-11-2008]. On voice vote, all voted 'aye'; motion carried (5-0-1).

- 2. Field 99, Special Use.** Request to operate a soccer training facility upon property located at 11141 W. Forest Home Avenue ( Tax Key No. 704-9990-003).

Associate Planner Fuchs presented the special use proposal for Field 99. The Official Notice of Public Hearing was read in to the record by Planning Manager Martinez-Montilva and the Public Hearing opened at 7:22 pm.

Commissioner Leon moved and Commissioner Haley seconded a motion to postpone and continue the public hearing to the August 22, 2024 Plan Commission Meeting. On voice vote, all voted 'aye'; motion carried (5-0-1).

- 3. College Avenue Associates LLC, Natural Resource Special Exception (NRSE), Certified Survey Map, and Site Plan.** Request for proposed impacts and disturbance of approximately 2,244 square feet of wetland buffer and 2,161 square feet of wetland setback, a Certified Survey Map creating two parcels with the reconfiguration of three existing properties, and a Site Plan for the construction of an access drive and modifications to landscaping, lighting, parking, and building elevations upon properties located at 2821 W. College Avenue, 6311 S. 27th Street and 6341 S. 27th Street (Tax Key Nos. 714-9968-003, 714-9972-003, and 714-9973-000).

Associate Planner Fuchs presented the Natural Resource Special Exception (NRSE), Certified Survey Map, and Site Plan for College Avenue Associates LLC.

The Official Notice of Public Hearing was read in to the record by Planning Manager Martinez-Montilva and the Public Hearing opened at 7:38 pm and closed at 7:38 pm. The applicant, Justin Johnson, presented the Natural Resource Special Exception (NRSE), Certified Survey Map, and Site Plan.

#### **NRSE**

Commissioner Leon moved and Commissioner Haley seconded a motion to recommend approval of the natural resource features special exception request to allow disturbance of approximately 2,244 square feet of wetland buffer and 2,161 square feet of wetland setback, subject to conditions within the draft standards, findings, and decision form, and to allow disturbance and exclusion of the young woodland area east of the proposed drive from the requirement of a conservation easement. On voice vote, all voted 'aye'; motion carried (5-0-1).

#### **CSM**

Commissioner Leon moved and Commissioner Specht seconded a motion to recommend

approval of a 2-lot certified survey map for properties located at 2821 College Avenue, 6311 S. 27<sup>th</sup> Street, and 6341 S. 27<sup>th</sup> Street, subject to the conditions within the draft resolution. On voice vote, all voted 'aye'; motion carried (5-0-1).

#### **Site Plan**

Commissioner Leon moved and Commissioner Specht seconded a motion to approve a site plan to allow for the construction of an access drive and modifications to landscaping, lighting, parking, and building elevations. On voice vote, all voted 'aye'; motion carried (5-0-1).

- 4. SAIA Motor Freight Line, LLC, Major Planned Development District (PDD) Amendment, Special Use, and Site Plan Amendment.** Request to amend Section 15-3.0444 of the Unified Development Ordinance Planned Development District No. 39 (Mixed Use Business Park) to allow truck terminals and freight transfer facilities as a Special Use and to revise Design Standards, a request for a Special Use to allow a truck terminal and freight transfer facility with outdoor storage and parking of vehicles, equipment, and trailers and a Site Plan Amendment for exterior building and site modifications upon property located at 10613 South 27th Street (Tax Key No. 951-9996-019).

Associate Planner Fuchs presented the Major Planned Development District (PDD) Amendment, Special Use, and Site Plan Amendment.

The Official Notice of Public Hearing was read in to the record by Planning Manager Martinez-Montilva and the Public Hearing opened at 8:24 pm and closed at 8:24 pm.

#### **Major PDD Amendment**

Commissioner Haley moved and Alderwoman Day seconded a motion to determine the proposed Planned Development District Amendment to be a major amendment. On voice vote, all voted 'aye'; motion carried (5-0-1).

#### **Special Use**

Alderwoman Day moved and Commissioner Haley seconded a motion to recommend adoption of an ordinance amending Section 15-3.0444 of the Unified Development Ordinance Planned Development District No. 39 (Mixed Use Business Park) to allow truck terminals and freight transfer facilities as a special use and to revise design standards. On voice vote, all voted 'aye'; motion carried (5-0-1).

Commissioner Leon moved and Commissioner Haley seconded a motion to recommend approval of a resolution imposing conditions and restrictions for the approval of a special use for a truck terminal and freight transfer facility business use with outdoor storage and parking of vehicles, trailers, and equipment upon property located at 10613 South 27<sup>th</sup> Street. On voice vote, all voted 'aye'; motion carried (5-0-1).

#### **Site Plan**

Commissioner Leon moved and Commissioner Haley seconded a motion to adopt a resolution approving a site plan to allow for exterior site and building modifications consisting of paving drives and parking lot areas and installing new landscaping upon property located at 10613 South 27<sup>th</sup> Street, and to remove condition no. 4 from the site plan resolution. On voice vote, all voted 'aye'; motion carried (5-0-1).

The Plan Commission entered into recess at 8:42 pm and returned to the regular meeting at 8:48 pm.

- D.** Citizen comment period. Citizens may comment upon the Business Matter items set forth on this Meeting Agenda.

The citizen comment period opened at 8:40 p.m. and closed at 8:42 p.m. One citizen present.

**E. Business Matters**

- 1. Little Cancun LLC, Site Plan Amendment.** Request for approval of an outdoor patio, fence, and associated site modifications upon property located at 7273 South 27th Street (Tax Key No. 761-9990-002).

Associate Planner Fuchs presented the Site Plan Amendment.

Commissioner Leon moved and Commissioner Haley seconded a motion to adopt a resolution conditionally approving a site plan amendment for the construction of an outdoor patio for property located at 7273 South 27<sup>th</sup> Street. On voice vote, all voted 'aye'; motion carried (5-0-1).

- 2. Ridgewood Reserve, Preliminary Plat.** Request for the creation of nine single-family residential lots and one outlot upon four existing parcels generally located to the north of West Drexel Avenue, east of South Ridgewood Drive, and west of South 76th Street (Tax Key Nos. 792-9003-000, 792-9005-000, 792-9994-000, and 792-9996-003).

Associate Planner Fuchs presented the Preliminary Plat.

Commissioner Leon moved and Commissioner Haley seconded a motion to recommend approval of a resolution conditionally approving a preliminary plat for Ridgewood Reserve Subdivision. On voice vote, all voted 'aye'; motion carried (5-0-1).

- 3. Federation of Croatian Societies, Inc., Site Plan Amendment.** Request for the installation of a turf field, exterior lighting, fencing, parking, retaining wall, sun shades, and associated grading and storm water management modifications upon properties located at 9100-9140 and 9220 South 76th Street (Tax Key Nos. 884-9995-000 and 884-9996-000).

Associate Planner Fuchs presented the Site Plan Amendment.

Commissioner Leon moved and Commissioner Specht seconded a motion to adopt a resolution amending the site plan for properties located at 9100-9140 South 76<sup>th</sup> Street to allow for installation of a turf field, exterior lighting, fencing, parking, retaining wall, sun shades, and associated grading and storm water management, and to eliminate improvements located on the southernmost parcel and to remove conditions of approval 6, 8 and 9, and subject to technical corrections by staff. On voice vote, all voted 'aye'; motion carried (5-0-1).

**F. Adjournment**

Commissioner Leon moved and Commissioner Haley seconded to adjourn the meeting at 9:20 pm. On voice vote, all voted 'aye'; motion carried (5-0-1).



CITY OF FRANKLIN  
REPORT TO THE PLAN COMMISSION  
Meeting of August 22, 2024  
SPECIAL USE & SITE PLAN

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**RECOMMENDATION:** City Development staff recommends approval of the subject Special Use and Site Plan applications subject to the conditions set forth in the attached resolutions.

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<b>Project name:</b>	<b>Tsunami Express Car Wash</b>
<b>Property Owner:</b>	Hartland Meadows, LLC
<b>Applicant:</b>	Christopher B. Schuldt. Tsunami Express Car Wash
<b>Agent:</b>	Craig Wojtczak. The Redmond Company
<b>Property Address/TKN:</b>	6449 S Whitnall Edge Road / 705 8997 003
<b>Aldermanic District:</b>	District 6
<b>Zoning District:</b>	B-3 Community Business District
<b>Staff Planner:</b>	Régulo Martínez-Montilva, AICP, CNUa, Planning Manager
<b>Submittal date:</b>	04-08-2024
<b>Application number:</b>	PPZ24-0048/61

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**INTRODUCTION**

The applicant is proposing a new car wash on a vacant lot at the intersection of Lovers Lane Road and Whitnall Edge Road.

**Special Use:** Carwash businesses under Standard Industrial Classification (SIC) title No. 7542 require a special use permit in the B-3 zoning district per Unified Development Ordinance (UDO) Table 15-3.0603.

**Site Plan:** The proposed facility is a single-story 5,200-sf principal building for the carwash bay, mechanical room, storage, office and restroom. Accessory buildings include a 100-sf employee sales booth, 100-sf vacuum pump house and dumpster enclosure.

Please note:

- Staff recommendations are *underlined and in italics*, and included in the attached resolution as conditions of approval.
- Staff suggestions are only underlined, and not included in the attached resolution.

**UNIFIED DEVELOPMENT ORDINANCE REQUIREMENTS**

Special Use and Site Plan Applications are subject to the following provisions of the Unified Development Ordinance (UDO):

- §15-3.0701 General Standards for Special Uses.
- §15-7.0102 Principles and Standards of Review, Site Plans.

UDO §15-3.0702 Detailed Standards for Special Uses in Residential Districts is not applicable to carwashes.

**General standards for Special Uses (§15-3.0701)**

Summary of Standard	Staff’s Finding
<p>1. <i>Harmony with UDO and Comprehensive Plan purposes and intent.</i></p>	<p>The proposed carwash is consistent with the comprehensive plan as this site is designated as commercial in the future land use map of the <i>City of Franklin 2025 Comprehensive Master Plan</i>.</p>
<p>2. <i>No Undue Adverse Impact.</i></p>	<p>City Development staff does not anticipate any “undue adverse impact” to adjacent properties as the proposed design meets required building setbacks, maximum building height, required landscaping, off-street parking and exterior lighting requirements of the Unified Development Ordinance, with the exception of noise as discussed below.</p> <p><b>Noise</b></p> <p>The applicant submitted a noise prediction and assessment report for the proposed carwash, see attached report dated June 21, 2024. According to this report “[t]he carwash is oriented so that the loudest part of the building (the exit) is pointed away from residences and sound levels due to the car wash will not exceed 50 dBA”; however, “the [ordinance] limit is predicted to exceed only at the parking lot south property line”. The report recommends the installation of an 8-foot sound barrier along the south border to mitigate this predicted exceedance.</p> <p>The applicant is requesting “to delay the installation of the wall until after construction. If the city and/or neighbors deem the noise to be an issue, the wall would be installed at that time”.</p> <p>Since the affected area is a parking lot, not residences or buildings, <i>staff has no objections to the applicant’s request and recommends the following condition:</i></p> <p><u><i>The applicant, property owner, successors or assigns must install a sound barrier along the south property line to the specifications described in the Noise Assessment report prepared by Soundscape Engineering, dated June 21, 2024, only in the event that city staff finds a violation of the maximum sound level of 65 dBA set forth in the Unified Development Ordinance.</i></u></p>



Summary of Standard	Staff's Finding
	<p><i>Staff also recommends the design elements described in the noise assessment report:</i></p> <p><i>The applicant must adhere to the design elements recommended in the Noise Assessment report prepared by Soundscape Engineering: (a) The central vacuum must be located in a masonry building with sealed steel doors. If a vacuum pump exhaust muffler was used at the Waukesha location then the vacuum pump at this location should also be fit with a muffler, (b) The blowers must turn off when the exit doors open.</i></p>
<p>3. <b>No Interference with Surrounding Development.</b></p>	<p>This site is zoned B-3 Community Business District and it's directly abutting the Garden Plaza shopping center which is also zoned B-3. The zoning across Whitnall Edge is B-2 and M-1 across Lovers Lane Road, both adjacent properties are used for auto dealerships. The subject site is not directly abutting residential zoning. In staff's opinion, the proposed carwash is compatible with the use and development of surrounding properties.</p>
<p>4. <b>Adequate Public Facilities.</b></p>	<p>The proposed development will be served by public water supply and sanitary sewer service as depicted on the site utility plan (sheet C-8). <u>City Development staff recommends that the applicant must obtain approval from the Engineering Department for grading, stormwater management, utilities and erosion control, prior to any land disturbance activity.</u></p> <p><b>Refuse disposal:</b> The site plan depicts a trash dumpster with a trash enclosure that meets the requirements of UDO §15-3.0803I <i>Trash Dumpsters and Garbage Receptacles.</i></p> <p><b>Fire protection:</b> <u>Staff recommends the following condition based on comments from the Fire Department:</u></p> <p><u>The applicant must adhere to recommendations of the City of Franklin Fire Department: (a) Follow all relevant WI DSPS and IBC code requirements for fire protection systems for given occupancy, use, and construction types, (b) Fire Extinguisher placement as per NFPA 10, (c) Fire Department Connection (FDC), and hydrant placement and density must be acceptable to AHJ (applies to new construction), (d) At no time may any Hazardous, Combustible, or Flammable Materials exceed allowable quantities, (e) Master Key set required for placement in Knox Box (if required).</u></p>
<p>5. <b>No Traffic Congestion.</b></p>	<p>The proposed development would have access to Whitnall Edge Road by an existing curb cut. The applicant is proposing to remove a second existing curb cut.</p> <p>City Development staff didn't request a Traffic Impact Analysis for this development.</p>

<b>Summary of Standard</b>	<b>Staff's Finding</b>
<b>6. <i>No Destruction of Significant Features.</i></b>	There are no protected natural resources on site per letter submitted by the applicant, with the exception of steep slopes along Lovers Lane Road, the applicant is not proposing to impact said area.
<b>7. <i>Compliance with Standards.</i></b>	<p>The proposed development complies with the standards of the B-3 Community Business District, as well as off-street parking, queuing, landscaping, exterior lighting, architectural standards and snow storage requirements.</p> <p>City Development staff sent a memorandum with review comments on May 1, the applicant has addressed most of these comments as noted in responses to staff comments dated July 1, 2024.</p>

**Principles and standards of review of Site Plans (§15-7.0102)**

<b>Summary of Standard</b>	<b>Staff's Finding</b>
<b>A. <i>Conformity of Use to Zoning District.</i></b>	<p>Carwash businesses under Standard Industrial Classification (SIC) title No. 7542 require a special use permit in the B-3 zoning district per Unified Development Ordinance (UDO) Table 15-3.0603.</p> <p>City Development staff has no objections to the proposed use provided the applicant will comply with recommended conditions of approval set forth in the attached resolution.</p>
<b>B. <i>Dimensional Requirements.</i></b>	<p>The proposed principal building and accessory structures comply with the required setbacks and maximum building height for the B-3 zoning district set forth in UDO Table 15-3.0303.</p> <p>Per staff comment #4, the applicant adjusted the building location to comply with the 40-foot setback required from an arterial roadway (Lovers Lane Road).</p>
<b>C. <i>Site Intensity and Site Capacity Calculations to be Reviewed.</i></b>	The applicant submitted Site Intensity and Capacity Calculations, the maximum permitted floor area for this site is 16,117 square feet while the applicant is proposing a total floor area of 5,400 square feet, including the principal building (5,200 sf), pump house (100 sf) and sales booth (100 sf).
<b>D. <i>Use and Design Provisions.</i></b>	<p>The proposed development complies with off street parking requirements (UDO Division 15-5.0200), required landscaping (15-5.0300), exterior lighting (15-5.0400) and architectural standards (15-7.0802).</p> <p>The applicant has addressed City Development department comments as noted in responses to staff comments dated July 1, 2024.</p>

<b>Summary of Standard</b>	<b>Staff's Finding</b>
<b>E. Relation to Existing and Proposed Streets and Highways.</b>	The proposed development would have access to Whitnall Edge Road by an existing curb cut. There no existing public sidewalks along the site perimeter.
<b>F. Impacts on Surrounding Uses.</b>	<p>City Development staff does not anticipate major adverse impacts to surrounding uses because the proposal meets landscape requirements and the illumination levels at site boundaries.</p> <p>With regards to predicted sound levels, see Special Use Standard #2 Adverse Impacts.</p>
<b>G. Natural Resource Features Protection.</b>	The applicant is not proposing to impact protected natural resources as defined in the UDO.
<b>H. Required Landscaping and Landscape Bufferyards.</b>	<p>Landscape bufferyard easements are not required for this development zoned B-2 as the abutting properties are zoned B-2 and B-3.</p> <p>City Development staff reviewed the proposed landscape plans and provided comments to the applicant in memorandum dated May 1. The applicant has addressed all comments regarding the landscape plans in memorandum dated July 1, 2024.</p>
<b>I. Provision of Emergency Vehicle Accessibility.</b>	The proposed drives meet the minimum width of 24 feet, and the parking lot meets the minimum width of 65 feet for double row parking (UDO §15-5.0204). The proposal meets the requirements for ADA parking, one space with the appropriate dimensions and sign.
<b>J. Building Location.</b>	<p>The location of proposed structures meets required building setbacks.</p> <p>There is a 20-foot utility easement on site, therefore, <i>staff recommends that the applicant is responsible for obtaining authorization from the easement holder, Wisconsin Electric Power Company, for work within the 20-foot utility easement along South Whitnall Edge Road.</i></p>
<b>K. Location and Design of On-Site Waste Disposal and Loading Facilities.</b>	The proposed trash dumpster is enclosed by a masonry wall and has a concrete pad as required by the UDO.
<b>L. Consistency with Intent of UDO.</b>	<p>The proposed development is consistent with the intent of the B-3 zoning district (UDO Section 15-3.0303A), specifically:</p> <ul style="list-style-type: none"> <li>• “Provide on-site parking for customer automobiles combined with a pedestrian-oriented shopping environment”. However, staff acknowledges that this location is not pedestrian oriented as there are no sidewalks along the street frontage.</li> <li>• “Provide for relatively large groupings of retail sales and customer service establishments in a community-serving shopping area”.</li> </ul>

<b>Summary of Standard</b>	<b>Staff's Finding</b>
<i>M. Consistency with Intent of Comprehensive Plan.</i>	The proposed development is consistent with the comprehensive plan as this site is designated as commercial.
<i>N. Determination of "Suitability" of Site.</i>	<p>Pursuant to UDO Section 15-7.0103G, City Development staff requested the applicant to submit a geotechnical report in memorandum dated May 1, 2024. The applicant submitted a Geotechnical Engineering Exploration and Analysis report, which is attached to this packet.</p> <p>City Development staff has no objections to this request because this proposal is not impacting natural resources and complies with the B-3 district standards (UDO Sec. 15-3.0303) as well as design standards (UDO Part 5).</p>

**STAFF RECOMMENDATION**

City Development staff recommends approval of the subject Special Use and Site Plan applications subject to the conditions set forth in the attached resolutions.

RESOLUTION NO. 2024-\_\_\_\_\_

A RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS FOR THE APPROVAL OF A SPECIAL USE FOR TSUNAMI EXPRESS CAR WASH, A CARWASH FACILITY LOCATED AT 6449 S WHITNALL EDGE ROAD (TSUNAMI EXPRESS CAR WASH, APPLICANT)

WHEREAS, Christopher B. Schuldt, CEO of Tsunami Express Car Wash having petitioned the City of Franklin for the approval of a Special Use to allow for carwash facility in the B-3 Community Business District, upon property located at 6449 S. Whitnall Edge Road more particularly described as follows:

PARCEL 1 OF CERTIFIED SURVEY MAP NO. 5375 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR MILWAUKEE COUNTY, WISCONSIN, ON FEBRUARY 15, 1990 IN REEL 2420, IMAGE 890, AS DOCUMENT NO. 6354945, AND BEING CORRECTED BY AFFIDAVIT OF CORRECTION RECORDED JULY 11, 1990 IN REEL 2468 IMAGE 655 AS DOCUMENT NO. 6396945, BEING A RE-DIVISION OF PARCEL 1 OF CERTIFIED SURVEY MAP NO. 3247, OUTLOT 2 OF WHITNALL EDGE SUBDIVISION, AND UNPLATTED LANDS IN THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, COUNTY OF MILWAUKEE, STATE OF WISCONSIN.

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 \_\_\_ day of \_\_\_\_\_, 2024, and the Plan Commission thereafter having determined to recommend that the proposed Special Use be approved, subject to certain conditions, and the Plan Commission further finding that the proposed Special Use upon such conditions, pursuant to §15-3.0701 of the Unified Development Ordinance, will be in harmony with the purposes of the Unified Development Ordinance and the Comprehensive Master Plan; that it will not have an undue adverse impact upon adjoining property; that it will not interfere with the development of neighboring property; that it will be served adequately by essential public facilities and services; that it will not cause undue traffic congestion; and that it will not result in damage to property of significant importance to nature, history or the like; and

WHEREAS, the Common Council having found that the proposed Special Use, subject to conditions, meets the standards set forth under §15-3.0701 of the Unified Development Ordinance.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Common Council of the City of Franklin, Wisconsin, that the petition of Tsunami Express Car Wash for the approval

TSUNAMI EXPRESS CAR WASH – SPECIAL USE

RESOLUTION NO. 2024-\_\_\_\_\_

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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 Tsunami Express Car Wash, successors and assigns, as a carwash facility, in the B-3 Community Business District, which shall be constructed, operated and maintained by Tsunami Express Car Wash, pursuant to those plans date-stamped June 21, 2024 and annexed hereto and incorporated herein as Exhibit A.
2. Tsunami Express Car Wash, 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 Lake Grove Place multi-family residential development, 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 Tsunami Express Car Wash, and the carwash use, for the property located at 6449 S Whitnall Edge Road: (i) being in compliance with all applicable governmental laws, statutes, rules, codes, orders and ordinances; and (ii) obtaining all other governmental approvals, permits, licenses and the like, required for and applicable to the project to be developed and as presented for this approval.
4. The applicant, property owner, successors or assigns must install a sound barrier along the south property line to the specifications described in the Noise Assessment report prepared by Soundscape Engineering, dated June 21, 2024, only in the event that city staff finds a violation of the maximum sound level of 65 dBA set forth in the Unified Development Ordinance.
5. The applicant must adhere to the design elements recommended in the Noise Assessment report prepared by Soundscape Engineering: (a) The central vacuum must be located in a masonry building with sealed steel doors. If a vacuum pump exhaust muffler was used at the Waukesha location then the vacuum pump at this location should also be fit with a muffler, (b) The blowers must turn off when the exit doors open.
6. The applicant must obtain approval from the Engineering Department for grading, stormwater management, utilities and erosion control, prior to any land disturbance activity.
7. The applicant must adhere to the recommendations of the City of Franklin Fire Department: (a) Follow all relevant WI DSPS and IBC code requirements for fire protection systems for given occupancy, use, and construction types, (b) Fire Extinguisher placement as per NFPA 10, (c) Fire Department Connection (FDC), and

TSUNAMI EXPRESS CAR WASH – SPECIAL USE

RESOLUTION NO. 2024-\_\_\_\_\_

Page 3

hydrant placement and density must be acceptable to AHJ (applies to new construction), (d) At no time may any Hazardous, Combustible, or Flammable Materials exceed allowable quantities, (e) Master Key set required for placement in Knox Box (if required).

BE IT FURTHER RESOLVED, that in the event Tsunami Express Car Wash, 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 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, 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 building permits.

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

Introduced at a regular meeting of the Common Council of the City of Franklin this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

APPROVED:

\_\_\_\_\_  
John R. Nelson, Mayor

TSUNAMI EXPRESS CAR WASH – SPECIAL USE  
RESOLUTION NO. 2024- \_\_\_\_\_

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ATTEST:

\_\_\_\_\_  
Shirley J. Roberts, City Clerk

AYES \_\_\_\_\_ NOES \_\_\_\_\_ ABSENT \_\_\_\_\_





STATE OF WISCONSIN

CITY OF FRANKLIN  
PLAN COMMISSION

MILWAUKEE COUNTY

*Draft [7-22-24]*

RESOLUTION NO. 2024-\_\_

A RESOLUTION APPROVING A SITE PLAN FOR TSUNAMI EXPRESS CAR WASH,  
A CARWASH FACILITY  
(6449 S WHITNALL EDGE ROAD)  
(TSUNAMI EXPRESS CAR WASH, APPLICANT)

---

WHEREAS, Christopher B. Schuldt, CEO of Tsunami Express Car Wash having applied for a site plan approval for a carwash facility, consisting of a single-story 5,200-sf principal building for the carwash bay, mechanical room, storage, office and restroom, as well as accessory buildings: 100-sf employee sales booth, 100-sf vacuum pump house and dumpster enclosure, at 6449 S Whitnall Edge Road; and

WHEREAS, the Plan Commission having reviewed the proposed carwash Site Plan and having found same to be in compliance with 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 Tsunami Express Car Wash Site Plan as depicted upon and being the plans dated June 21, 2024, attached hereto and incorporated herein, be and the same is hereby approved, subject to the following conditions and restrictions:

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 Tsunami Express Car Wash, plans dated June 21, 2024.
2. Tsunami Express Car Wash, successors and assigns, and any developer of the carwash 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 Tsunami Express Car Wash project, within 30 days of invoice for same. Any violation of this provision shall be a violation of the Unified Development Ordinance, and subject to 15-9.0502 thereof and §1-19 of the Municipal Code, the general penalties and remedies provisions, as amended from time to time.
3. The approval granted hereunder is conditional upon the Tsunami Express Car Wash project (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.

TSUNAMI EXPRESS CAR WASH - SITE PLAN

RESOLUTION NO. 2024-\_\_

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4. That the Tsunami Express Car Wash project 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. This Site Plan is conditioned upon the approval of a Special Use permit for carwash use. This Resolution shall be null and void if such Special Use permit is not approved.
6. The applicant is responsible for obtaining authorization from the easement holder, Wisconsin Electric Power Company, for work within the 20-foot utility easement along South Whitnall Edge Road.

BE IT FURTHER RESOLVED, that the Tsunami Express Car Wash building permit shall be issued for 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.

Introduced at a regular meeting of the Plan Commission of the City of Franklin this \_\_\_th day of \_\_\_\_\_.

Passed and adopted at a regular meeting of the Plan Commission of the City of Franklin this \_\_\_th day of \_\_\_\_\_.

APPROVED:

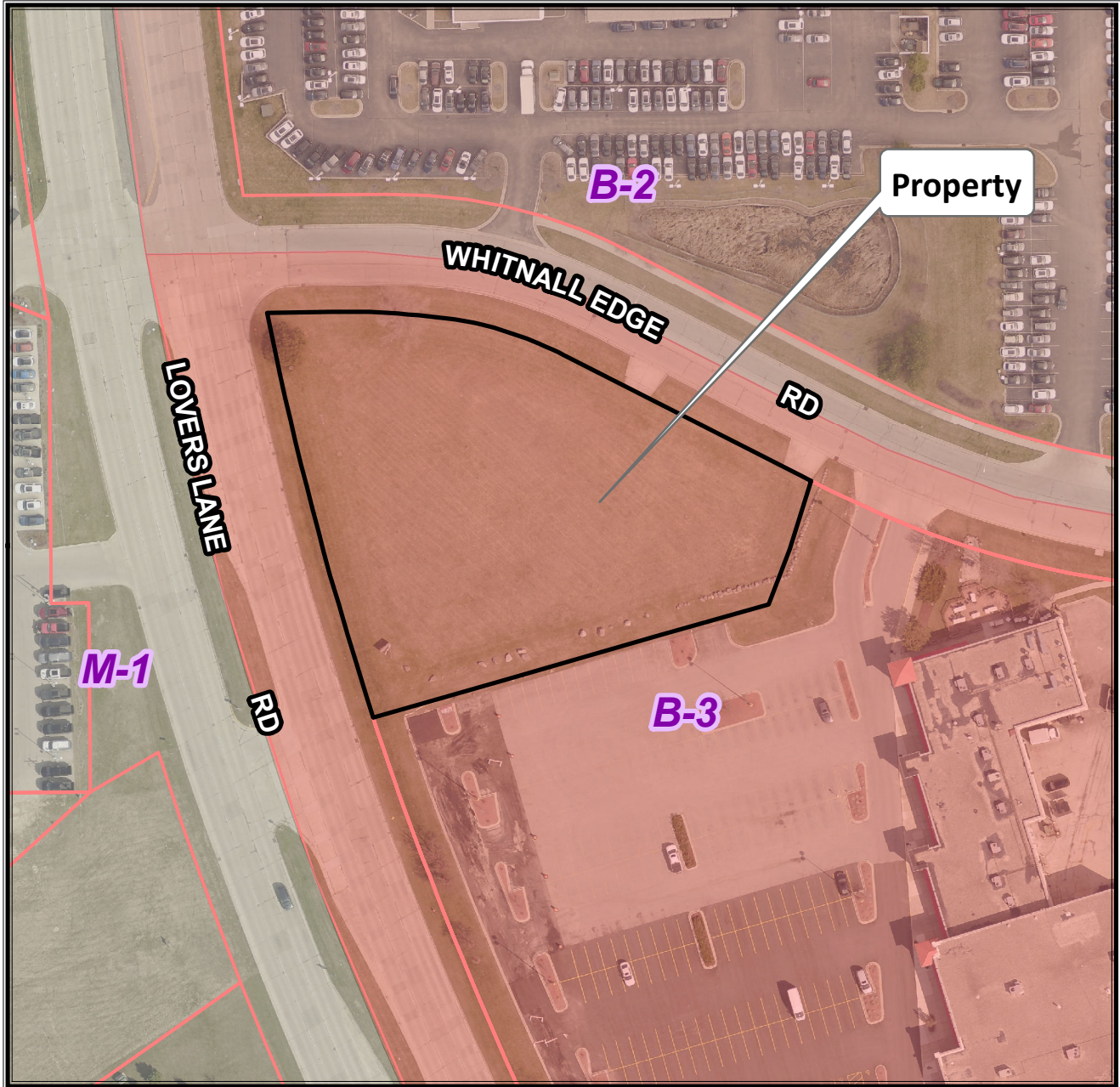
\_\_\_\_\_  
John R. Nelson, Chairman

ATTEST:

\_\_\_\_\_  
Shirley J. Roberts, City Clerk

AYES \_- NOES \_- ABSENT \_-

6449 S. Whitnall Edge Road  
TKN: 705 8997 003



**Planning Department**  
**(414) 425-4024**

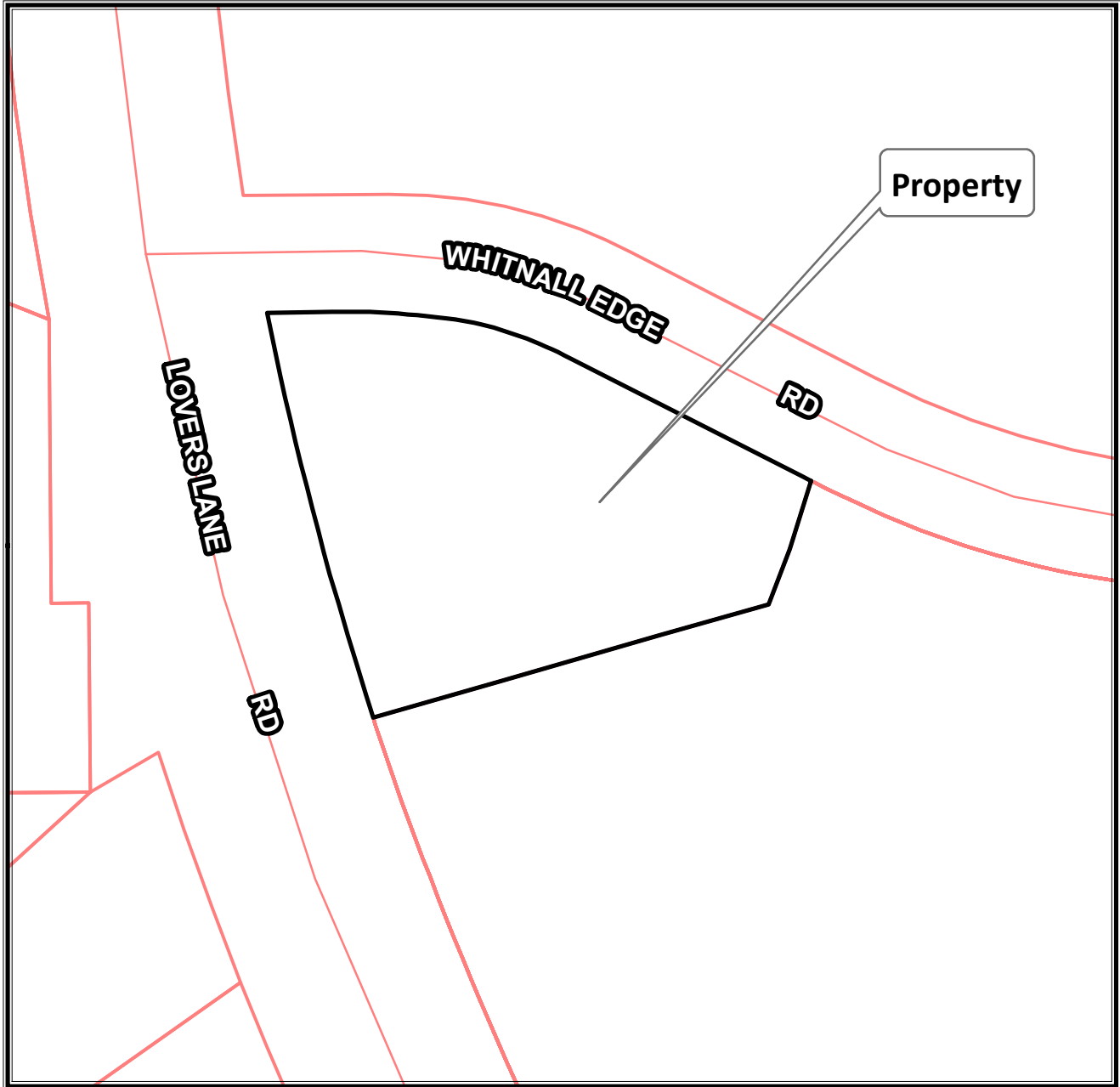
0 62.5 125 250 Feet

*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.*

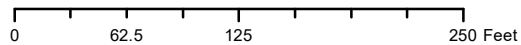


**NORTH**  
2021 Aerial Photo

6449 S. Whitnall Edge Road  
TKN: 705 8997 003



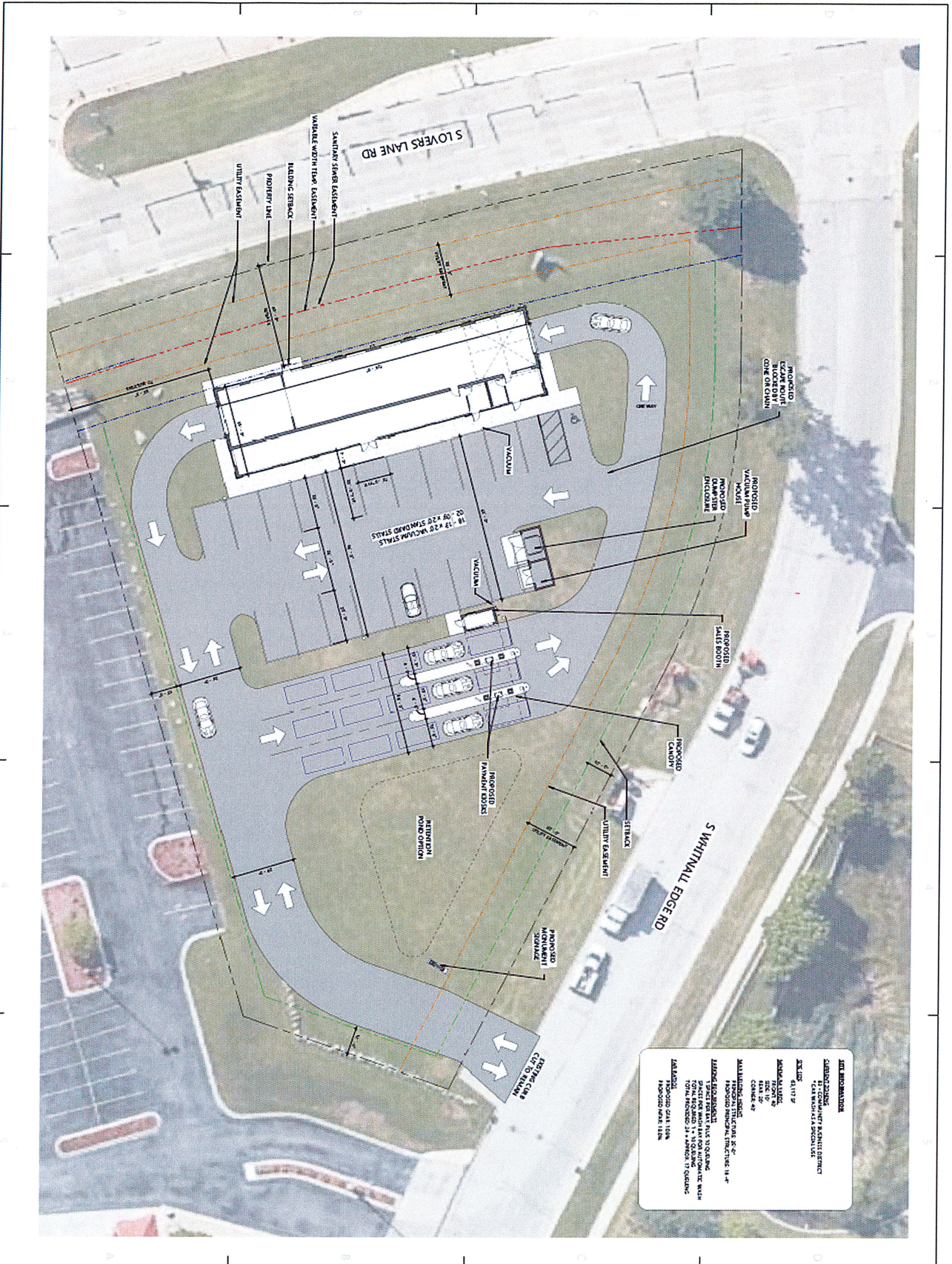
**Planning Department**  
**(414) 425-4024**





*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.*



Exhibit A



**PROJECT INFORMATION**  
 CLIENT: TSUNAMI EXPRESS CAR WASH  
 PROJECT ADDRESS: 6449 S WHITNALL EDGE RD, FRANKLIN, WI 53132  
 SCALE: AS SHOWN  
 DATE: 08/11/17  
 DRAWN BY: J. H. HARRIS  
 CHECKED BY: J. H. HARRIS  
 PROJECT NO.: 17-0001  
 SHEET NO.: 01

 CITY OF FRANKLIN OFFICE OF THE CITY CLERK	<h2>Tsunami Express Car Wash</h2> <p>6449 S Whitnall Edge Road, Franklin, WI 53132</p>	 THE REDMOND COMPANY 10000 WISCONSIN AVENUE, SUITE 100, WISCONSIN, WI 53186
PROJECT NUMBER: 17-0001 SHEET NUMBER: 01 DATE: 08/11/17		
ARCHITECTURAL SITE PLAN <h1>AS100</h1>		

14 March 2024

Planning Department – City of Franklin  
6229 West Loomis Road  
Franklin, WI 53132

RE: Tsunami Express Carwash – 6514 Lovers Lane

To Whom It May Concern,

Tsunami Express Carwash (“Tsunami”) is proudly presenting the proposed development plans for a state-of-the-art facility that will serve Franklin (the “City”) and the surrounding communities.

### **Introduction**

The proposed development is located at the southeast corner of Lovers Lane and Whitnall Edge Road, and the parcel number is 705-8997-003. The property is a 1.39 acre vacant lot currently zoned as B-3 “Community Business District.” The B-3 zoning district allows a car wash as a special use. The proposed facility is a single-story 5,200 SF building including the car wash bay, mechanical room, storage, office, and restroom. Accessory buildings include a 100 SF employee sales booth, 100 SF vacuum pump house, and dumpster enclosure.

### **Business Operations**

Tsunami Express Carwash (“Tsunami”) is a high-quality express car wash that uses state-of-the-art equipment and provides customers with a wide variety of services. For washes, Tsunami offers several levels of memberships, or customers can pay for a single wash at every visit. The wash cycles are offered at varying price points to suit the needs of each customer.

The site will house 11 vacuums to serve 22 parking stalls. These stalls will be 13’-0” wide and 18’-0” deep. This is wider than the average parking stall to allow for more maneuverability around the vehicle. The vacuums will be available to customers for free regardless of whether they go through the wash.

In addition to regular business operations, Tsunami also fosters community connections and is an advocate for supporting local organizations. They offer an opportunity to host fundraisers, giving a modern spin on the famous “community car wash” that was once a popular method of raising funds for various community organizations. Supporters of the organizations will receive a high-quality car wash, and the organization receives 50% of the proceeds from every wash donated back to them.

Regular business hours extend from 7:00 am to 8:00 pm daily. There will be attendants on duty for the full duration of the operating hours to assist customers and maintain the cleanliness of the site. Each shift will employ 2-3 employees with a total staff of approximately 8-10 employees. During these hours, Tsunami expects to service 200-400 customers per day.

Tsunami currently has four (4) facilities in the Milwaukee area including: Oak Creek, Greenfield, Waukesha, and one under construction on Fond du Lac Avenue in Milwaukee.

### **Entitlement Strategy & Timeline**

Tsunami will comply with the local approval process by submitting a Special Use application for Plan Commission recommendation and Common Council approval. They anticipate receiving municipal approvals in spring of 2024 with single-phase construction beginning mid-summer. The facility is anticipated to be open and operational in early spring of 2025.

### **Site Plan**

The site is arranged such that the main car wash building is located on the west end of the site and oriented parallel to Lovers Lane Road. While a car wash requires a special use permit for this site, it coordinates with the surrounding businesses. With Boucher Volkswagen to the north, Hiller Ford to the east, Kwik Trip and Tires Plus to the southwest, and Ewald CDRJ and Holz Auto Body Shop just down the road, residents of Franklin and the surrounding communities already associate this area with automobile service and sales.

- Layout: The plan shows (24) parking stalls with (2) being dedicated ADA spaces. The entrance to the wash includes (3) pay stations that allow space for the stacking of up to (30) vehicles.
- Vacuum Design & Placement: The vacuums are aligned along both sides of the parking lot with one vacuum post serving two parking stalls. Each vacuum has (2) hoses that are attached to a central vacuum system that routes to either the main building or the detached pump house at the southeast corner of the site. Each vacuum station is also equipped with a trash bin, a mat clip for easy vacuuming, and a central blower system to help clean those hard-to-reach places.
- Landscaping/Screening: There is ample landscaping throughout the site that has been designed by a professional landscape architect. The dumpster is screened by an enclosure constructed of materials that match the main building, and the pump house is a fully-enclosed secondary building also constructed of similar materials.
- Access: The main entrance to the site is located off South Whitnall Edge Road to minimally impact the heavy traffic on South Lovers Lane Road. Immediately after entering the site, vehicles can turn right to enter the queue for the washes, or proceed straight to access the free vacuums.
- Signage: A full signage package complying with all code standards will be submitted for approval. There will be signage on the building as well as one monument sign on Whitnall Edge Road directly adjacent to the site entrance.
- Lighting: The proposed lighting plan includes general pole lighting, wall packs, and canopy lighting that provide an average illumination of 2.0 footcandles. Additional information on each proposed lighting fixture has also been provided.

### **Architecture**

The design of the building consists of beige split-faced concrete block, red masonry, clear anodized aluminum storefront windows, and a blue standing seam metal roof. The long façade is broken up with brick accent piers. The windows located on the side of the building facing Lovers Lane Road are translucent glass – allowing a view into the bright and colorfully lit inside of the wash tunnel; the windows located in the mechanical room will be spandrel glazing.



The main structure of the building consists of structural CMU walls, precast hollow core planks for the roof of the wash tunnel, steel joists and metal deck for the roof of the mechanical/support rooms, and poured-in-place concrete foundation walls. A geotechnical survey was completed for the site and it was recommended that rammed aggregate piers be installed to stabilize the soil to make the site suitable for construction.

The tunnel contains dual overhead doors at both the entrance and the exit. The interior door will be insulated metal with vision lites to provide thermal protection and security during non-operational hours; the exterior overhead door will be vinyl roll-up doors that will correspond with Tsunami's blue and yellow branding. These vinyl doors are intended to provide protection from the elements in the winter months when the metal doors are open.

### **Conclusion**

Tsunami Express Carwash is excited for the opportunity to submit their state-of-the-art facility to the Plan Commission to be considered for this site. They will prove to be a valuable addition to the Franklin community.

### **Documents**

Accompanying this narrative are all of the documents required for the site plan review as noted on the Special Use Permit Application. Also included are supplemental documents that provide additional information that may be of use to the Plan Commission while reviewing our submittal. These supplemental documents include:

- **Exhibit 1: Lighting Cut Sheets** Specific information on all proposed lighting fixtures to supplement the site photometric plan. *(Included in digital submittal only to conserve paper.)*
- **Exhibit 2: Sound Study** A sound study performed at the Tsunami Greenfield location on Layton Ave. showing the decibel levels at different points on that site for reference.
- **Exhibit 3: Reclaim System & Equipment** Information regarding the reclaim system and equipment.

Other documents are available upon request. These documents include a geotechnical survey and safety data sheets for all chemicals used for operations.

Please do not hesitate to contact us with any additional questions.

Sincerely,

Craig Wojtczak  
Project Designer  
The Redmond Company

03/14/2024

## General Standards for Special Uses

**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.

The proposed car wash is in harmony with this Ordinance as well as the Comprehensive Master Plan.

**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.

The proposed car wash will have no adverse effects to the adjacent property or area.

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

The proposed car wash will be constructed with high quality materials and will not interfere with the 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.

The proposed car wash will be served adequately by required essential facilities as listed above.

**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.

The proposed car wash has taken adequate measures to create safe and efficient traffic flow through the site and ingress/egress to public streets. Three lanes of queueing are provided to ensure cars aren't backed up into the public street.

**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.

The proposed car wash will not damage any natural or historical features of the site.

**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.

The proposed car wash conforms to all applicable regulations found in the B-3 zoning code.

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

All applicable standards will be met.

**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.

The proposed car wash will provide a desirable and useful service for the neighborhood and community.

**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.

The proposed car wash provides a full service car wash open to the public in a convenient and easily accessible location.

**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.

The proposed car wash building, site, landscaping, and screening have been designed to meet all applicable city standards. Site traffic and navigation has been carefully designed to ensure safe and efficient travel throughout the site as well as entering and exiting onto the public street.

**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.**

The building blends in and reflects its surrounding neighbors with the use of high-quality materials.

Date: July 1<sup>st</sup>, 2024  
From: Craig Wojtczak. The Redmond Company.  
To: Department of City Development  
Régulo Martínez-Montilva, AICP, CNUa, Principal Planner  
RE: Staff comments for Special Use and Site Plan, Tsunami Car Wash  
6299 S. Whitnall Edge Road

---

Below are comments and recommendations for the above-referenced applications received on April 8, 2024.

Note: In your responses to these comments, please add where the additional information and/or revision is provided. For example, Landscape Plan sheet L1, project narrative, etc.

City Development Department comments

1. **Site Plan submittal requirements.** Pursuant to the Unified Development Ordinance (UDO) §15-7.0103 *Applications for Site Plan Review*, please add the following information to the Site Plan:
  - C. Seal. Please add architect, engineer and landscape architect's seal.
  - F. Please add vertical datum to the grading plan (sheet C-5), it must be National Geodetic Vertical Datum of 1929.
  - G. Soils Data. Please submit the characteristics and types of soils present on site.
  - S. Please submit Site Intensity and Capacity calculations (worksheet attached).

2. **Sound study.** The submitted sound study is for another location, please submit a sound study for this site.

A sound study has been conducted for this site, please see attached document titled "Tsunami Franklin Sound Study". The report recommends installing an 8' sound barrier along the south property line to meet the sound ordinance. Our proposal is to delay the installation of the wall until after construction. If the city and/or neighbors deem the noise to be an issue, the wall would be installed at that time.

3. **Floor Area Ratio (FAR).** Please add the proposed net FAR and gross FAR to site information block on the architectural site plan. In the B-3 zoning district, the maximum gross FAR is 0.34 and net FAR is 0.57. See definitions below:

FLOOR AREA RATIO, GROSS (GFAR)

An intensity measured as a ratio derived by dividing the total gross floor area of a building or structure by the base site area. Where the lot is part of a larger development and has no required bufferyard, that lot area may be used instead of the base site area to calculate the lot's development potential.

FLOOR AREA RATIO, NET (NFAR)

An intensity measured as a ratio derived by dividing the total gross floor area of a building or structure by the net buildable site area.

Proposed NFAR and GFAR ratios have been added to Site Information box on Architectural Site Plan Sheet in revised drawing packet. Calculation worksheet is also included in submittal separately entitled "Site Intensity Calcs Worksheet"

4. **Setback from arterial roadways.** Pursuant to UDO §15-5.0108, the minimum building setback is 40 feet along an arterial roadway such as Lovers Land Road. The proposed carwash building is encroaching into this setback, please revise your design accordingly.

The building has been adjusted to comply with the setbacks as shown on sheet C-3 and architectural site plan on AS-100 in the revised drawing packet.

5. **Utility easement.** The Alta Survey depicts a 20-foot utility easement to Wisconsin Electric Power Company along Whitnall Edge Road. Have you received authorization from the easement holder for the proposed drive and sign encroaching into this easement?

The drive has been adjusted to not encroach into the utility easement as shown on Sheet C-3 in the revised drawing packet.

6. Will Tsunami Car Wash be the operator for this carwash? If so, please revise the application forms with Tsunami Car Wash as applicant and The Redmond Company as applicant's representative.

A revised review application is attached entitled "Revised Application"

#### Parking (UDO Div. 15-5.0200)

7. **Parking space size.** The proposed regular parking space (next to ADA parking) is 162 square feet (9 x 18 feet). The minimum parking space size is 180 square feet per UDO §15-5.0202B, please revise accordingly.

Parking sizes have been adjusted to meet the minimum size standards as shown on Sheet C-3 in the revised drawing packet.

8. **ADA parking.** The architectural site plan depicts one space for ADA parking (Americans with Disabilities Act) but the pavement grading plan (sheet C-7) depicts two ADA parking spaces, please clarify. Note that for this site, one ADA parking space is sufficient per UDO Table 15-5.0202(I)(1). The minimum dimensions for ADA parking are 13 feet wide by 20 feet long, the proposed ADA parking space is 18 feet long, please revise.

Civil plans have been updated to reflect one ADA parking stall. Plans have also been updated for ADA parking stall to be 20' in length as shown on Sheet C-3 in the revised drawing packet.

9. **Minimum distance of required concrete curbing from property lines.** Even though the architectural site plan depicts the required 10-foot separation from the drive to the south property line, this distance must be measured from the back of curb per UDO §15-5.0202.E.2. This distance is less than 10 feet in the pavement grading plan (sheet C-7), please revise accordingly.

The pavement has been adjusted to comply with this standard as shown on Sheet C-3 in the revised drawing packet.

10. **Parking aisles.** Pursuant to UDO Table 15-5.0204, the minimum width for double row 90° angle parking is 65 feet, the proposed design is 64 feet wide, please revise accordingly.

The width of the parking lot has been increased to meet the 65' minimum as shown on Sheet C-3 in the revised drawing packet.

11. **Snow storage plan required.** Pursuant to UDO 15-5.0210B, please submit a snow storage plan, see UDO §15-5.0210 (attached) for plan requirements and standards.

Snow storage shall be in the detention basin as noted on Sheet C-3 in the revised drawing packet.

Required Landscaping (UDO Div. 15-5.0300)

12. **Species of plantings.** Pursuant to UDO 15-5.0302F.2, at least two of plantings of each species are required. Please revise the proposed quantity of canopy/shade trees.

Revised quantity of proposed canopy/shade trees shown on L 1.0 and L 1.2 in the revised drawing packet.

13. **Species of plantings (native).** Pursuant to UDO §15-5.0302F, at least two species of canopy/shade trees must be native to the City (Ash, Elm, Sugar Maple, Red Oak, Basswood or Walnut). Please revise accordingly. Note that native species of shade trees shall be placed away from the highest vehicular and pedestrian traffic areas (UDO §15-5.0302.H.2).

Revised species of trees as shown on L 1.0 and L 1.2 in the revised drawing packet.

14. **Irrigation.** Are you planning on providing an irrigation system? Please note that a permanent, on-site, outdoor water supply (underground or drip irrigation, hose bibs, etc.) that provides complete coverage to all new living landscaped areas is required (UDO §15-5.0303.D).

A permanent irrigation system will be installed.

15. **Plant replacement.** UDO §15-5.0303.G states that “any plant materials included in an approved landscaping plan that do not survive a plant establishment period of two years after installation shall be replaced”. Please revise sheet L 1.2, note 13 accordingly.

Note 13 on L 1.2 has been updated to have a two year warranty period after installation as shown in the revised drawing packet.

Architecture (UDO Div. 15-7.0800)

16. Any proposed metal furnace vents? If so, please submit plans attesting compliance with UDO 15-7.0802I: “All chimney and fireplace vents shall be enclosed in a chase constructed of materials similar to those materials used on the building elevations; metal housings designed by the vent manufacturer to enclose the chimney vents are acceptable”.

Document entitled “Mechanical Venting Reference” shows a similar Tsunami project with compliance of venting. All venting will be lower than parapet height. No side wall vents are proposed.

Miscellaneous

17. Any roof-mounted mechanical equipment? If so, please submit a sight line diagram from Lovers Lane Road and Whitnall Edge Road.

Site diagram has been included for Lovers Lane Road and Whitnall Edge Road as shown in document entitled “Site Line Diagram”

Separate approvals and fees

18. This review is not for the proposed sign. Please note that separate review and approval with the Department of City Development are required for signs.

19. Please be aware of City impact fees. The impact fee schedule can be found on the City’s website at <https://www.franklinwi.gov/Departments/Inspection-Services/Impact-Fees.htm>.

20. Please note that stormwater, grading, erosion control and utility plans are subject to separate review and approval by the Engineering Department.

Engineering Department comments

1. *Engineering has no objection to the applicant's request for Special Use. However, an engineering and storm water management plan review application must be submitted with required materials for review and approval.*
2. *Consider the following comments:*
  - *Confirm with WisDOT regarding the minimum building setback.*
  - *Refer to the City of Franklin Design Standard for retaining wall construction (Chapter 6.9).*
  - *A plat of survey is required for applying for a building permit.*
  - *Refer to UDO - 15-0207 (A); the driveway must have a 6 ft minimum from all property lines.*

Inspection Services Department comments

1. *Structure shall be designed and constructed in accordance with the Wisconsin Commercial Building Code.*



# DIVISION 15-3.0500 ..... SITE INTENSITY AND CAPACITY CALCULATIONS

## SECTION 15-3.0501 NATURAL RESOURCE PROTECTION AND SITE INTENSITY AND CAPACITY CALCULATIONS FOR RESIDENTIAL AND NONRESIDENTIAL USES REQUIRED

- A. **Recognition of Natural Resource Features.** This Ordinance recognizes that landforms, parcel size and shape, and natural resource features vary from site to site and that development regulations must take into account these variations. The maximum density or intensity of use allowed in any zoning district is controlled by the various district standards set forth for each of the various zoning districts of this Ordinance.
- B. **When Natural Resource Protection and Site Intensity and Capacity Calculations Are Required.** Natural resource protection is required for all development and the site intensity and capacity calculations set forth in this Division shall be made for each parcel of land to be used or built upon in the City of Franklin including all new Certified Survey Maps, Final Plats, condominiums, multiple-family residential developments, all nonresidential development, and as may be required elsewhere in this Ordinance except as excluded under the provisions of Section 15-3.0501C. of the Unified Development Ordinance.
- C. **Exclusions (When Natural Resource Protection and Site Intensity and Capacity Calculations Are Not Required).** Natural resource protection shall not be required and the site intensity and capacity calculations set forth in this Division shall not be required for the construction of single-family and two-family residential development located on non-divisible existing lots of record within existing platted Subdivisions (with an approved Final Plat), Certified Survey Maps, and Condominiums existing on August 1, 1998, the effective date of this Ordinance or for which a natural resource protection plan and site intensity capacity calculations were filed at the time of division after August 1, 1998.

## SECTION 15-3.0502 CALCULATION OF BASE SITE AREA

The **base site area** shall be calculated as indicated in Table 15-3.0502 for each parcel of land to be used or built upon in the City of Franklin as referenced in Section 15-3.0501 of this Ordinance.

**Table 15-3.0502  
WORKSHEET FOR THE CALCULATION OF BASE SITE AREA  
FOR BOTH RESIDENTIAL AND NONRESIDENTIAL DEVELOPMENT**

<b>STEP 1:</b>	Indicate the total gross site area (in acres) as determined by an actual on-site boundary survey of the property.	1.449 acres
<b>STEP 2:</b>	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.	.35 acres
<b>STEP 3:</b>	Subtract (-) land which, as a part of a previously approved development or land division, was reserved for open space.	0 acres
<b>STEP 4:</b>	In the case of " <i>Site Intensity and Capacity Calculations</i> " for a proposed residential use, subtract ( - ) the land proposed for nonresidential uses; or In the case of " <i>Site Intensity and Capacity Calculations</i> " for a proposed nonresidential use, subtract ( - ) the land proposed for residential uses.	0 acres
<b>STEP 5:</b>	Equals "Base Site Area"	= 1.099 acres

**SECTION 15-3.0503**

**CALCULATION OF THE AREA OF NATURAL RESOURCES TO BE PROTECTED**

All land area with those natural resource features as described in Division 15-4.0100 of this Ordinance and as listed in Table 15-3.0503 and lying within the *base site area* (as defined in Section 15-3.0502), shall be measured relative to each natural resource feature present. The actual land area encompassed by each type of resource is then entered into the column of Table 15-3.0503 titled "Acres of Land in Resource Feature." The acreage of each natural resource feature shall be multiplied by its respective *natural resource protection standard* (to be selected from Table 15-4.0100 of this Ordinance for applicable agricultural, residential, or nonresidential zoning district) to determine the amount of resource protection land or area required to be kept in open space in order to protect the resource or feature. The sum total of all resource protection land on the site equals the *total resource protection land*. The *total resource protection land* shall be calculated as indicated in Table 15-3.0503.

**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 _____ =	_____
20-30%	0.65	0.75	0.70	X <u>.13</u> _____ =	<u>.09</u> _____
+ 30%	0.90	0.85	0.80	X _____ =	_____
Woodlands & Forests:					
Mature	0.70	0.70	0.70	X _____ =	_____
Young	0.50	0.50	0.50	X _____ =	_____
Lakes & Ponds	1	1	1	X _____ =	_____
Streams	1	1	1	X _____ =	_____
Shore Buffer	1	1	1	X _____ =	_____
Floodplains/Floodlands	1	1	1	X _____ =	_____
Wetland Buffers	1	1	1	X _____ =	_____
Wetlands & Shoreland Wetlands	1	1	1	X _____ =	_____
<b>TOTAL RESOURCE PROTECTION LAND</b> (Total of Acres of Land in Resource Feature to be Protected)					

*Note: In conducting the calculations in Table 15-3.0503, if two or more natural resource features are present on the same area of land, only the most restrictive resource protection standard shall be used. For example, if floodplain and young woodlands occupy the same space on a parcel of land, the resource protection standard would be 1.0 which represents the higher of the two standards.*

**SECTION 15-3.0504  
RESIDENTIAL USES**

**CALCULATION OF SITE INTENSITY AND CAPACITY FOR**

In order to determine the maximum number of dwelling units which may be permitted on a parcel of land zoned in a residential zoning district, the site intensity and capacity calculations set forth in Table 15-3.0504 shall be performed.

**Table 15-3.0504  
WORKSHEET FOR THE CALCULATION OF SITE INTENSITY AND  
CAPACITY FOR RESIDENTIAL DEVELOPMENT**

<p><b>STEP 1:</b></p>	<p><b>CALCULATE MINIMAL REQUIRED ON-SITE OPEN SPACE</b></p> <p>Take <i>Base Site Area</i> (from Step 5 in Table 15-3.0502): _____</p> <p>Multiple by Minimum <i>Open Space Ratio (OSR)</i> (see specific residential zoning district OSR standard): X _____</p> <p>Equals <b>MINIMUM REQUIRED ON-SITE OPEN SPACE</b> =</p>	<p>acres</p>
<p><b>STEP 2:</b></p>	<p><b>CALCULATE NET BUILDABLE SITE AREA:</b></p> <p>Take <i>Base Site Area</i> (from Step 5 in Table 15-3.0502): _____</p> <p>Subtract <i>Total Resource Protection Land</i> from Table 15-3.0503) or <i>Minimum Required On-Site Open Space</i> (from Step 1 above), whichever is greater: - _____</p> <p>Equals <b>NET BUILDABLE SITE AREA</b> =</p>	<p>acres</p>
<p><b>STEP 3:</b></p>	<p><b>CALCULATE MAXIMUM NET DENSITY YIELD OF SITE:</b></p> <p>Take <i>Net Buildable Site Area</i> (from Step 2 above): _____</p> <p>Multiple by Maximum <i>Net Density (ND)</i> (see specific residential zoning district ND standard): X _____</p> <p>Equals <b>MAXIMUM NET DENSITY YIELD OF SITE</b> =</p>	<p>D.U.s</p>
<p><b>STEP 4:</b></p>	<p><b>CALCULATE MAXIMUM GROSS DENSITY YIELD OF SITE:</b></p> <p>Take <i>Base Site Area</i> (from Step 5 of Table 15-3.0502): _____</p> <p>Multiple by Maximum <i>Gross Density (GD)</i> (see specific residential zoning district GD standard): X _____</p> <p>Equals <b>MAXIMUM GROSS DENSITY YIELD OF SITE</b> =</p>	<p>D.U.s</p>
<p><b>STEP 5:</b></p>	<p><b>DETERMINE MAXIMUM PERMITTED D.U.s OF SITE:</b></p> <p>Take the <i>lowest</i> of Maximum Net Density Yield of Site (from Step 3 above) or Maximum Gross Density Yield of Site (from Step 4 above):</p>	<p>D.U.s</p>

**SECTION 15-3.0505**

**CALCULATION OF SITE INTENSITY AND CAPACITY FOR  
NONRESIDENTIAL USES**

In order to determine the maximum floor area which may be permitted on a parcel of land zoned in a nonresidential zoning district, the site intensity and capacity calculations set forth in Table 15-3.0505 shall be performed.

**Table 15-3.0505**

**WORKSHEET FOR THE CALCULATION OF SITE INTENSITY AND  
CAPACITY FOR NONRESIDENTIAL DEVELOPMENT**

<p><b>STEP 1:</b></p>	<p><b>CALCULATE MINIMUM REQUIRED LANDSCAPE SURFACE:</b></p> <p>Take <i>Base Site Area</i> (from Step 5 in Table 15-3.0502):    ___ 1.099 ___</p> <p>Multiple by Minimum <i>Landscape Surface Ratio (LSR)</i> (see specific zoning district LSR standard):        X    ___ .40 ___</p> <p>Equals <b>MINIMUM REQUIRED ON-SITE LANDSCAPE SURFACE</b>        =</p>	<p>.44 acres</p>
<p><b>STEP 2:</b></p>	<p><b>CALCULATE NET BUILDABLE SITE AREA:</b></p> <p>Take <i>Base Site Area</i> (from Step 5 in Table 15-3.0502):    ___ 1.099 ___</p> <p>Subtract <i>Total Resource Protection Land</i> from Table 15-3.0503) or <i>Minimum Required Landscape Surface</i> (from Step 1 above), whichever is greater: -    ___ .44 ___</p> <p>Equals <b>NET BUILDABLE SITE AREA</b>                                =</p>	<p>.66 acres</p>
<p><b>STEP 3:</b></p>	<p><b>CALCULATE MAXIMUM NET FLOOR AREA YIELD OF SITE:</b></p> <p>Take <i>Net Buildable Site Area</i> (from Step 2 above):        ___ .66 ___</p> <p>Multiple by Maximum <i>Net Floor Area Ratio (NFAR)</i> (see specific nonresidential zoning district NFAR standard): X    ___ .57 ___</p> <p>Equals <b>MAXIMUM NET FLOOR AREA YIELD OF SITE</b>               =</p>	<p>.38 acres</p>
<p><b>STEP 4:</b></p>	<p><b>CALCULATE MAXIMUM GROSS FLOOR AREA YIELD OF SITE:</b></p> <p>Take <i>Base Site Area</i> (from Step 5 of Table 15-3.0502):    ___ 1.099 ___</p> <p>Multiple by Maximum <i>Gross Floor Area Ratio (GFAR)</i> (see specific nonresidential zoning district GFAR standard): X    ___ .34 ___</p> <p>Equals <b>MAXIMUM GROSS FLOOR AREA YIELD OF SITE</b>               =</p>	<p>.37 acres</p>
<p><b>STEP 5:</b></p>	<p><b>DETERMINE MAXIMUM PERMITTED FLOOR AREA OF SITE:</b></p> <p>Take the <i>lowest</i> of Maximum Net Floor Area Yield of Site (from Step 3 above) or Maximum Gross Floor Area Yield of Site (from Step 4 above):</p> <p>(Multiple results by 43,560 for maximum floor area in square feet):</p>	<p>.37 acres  ( ___ 16,117 ___ s.f.)</p>

June 21, 2024

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**The Redmond Company**  
W228 N745 Westmound Drive  
Waukesha, WI 53186

**Subject: Noise Assessment for Proposed Tsunami Car Wash at 6514 S. Lovers Lane, Franklin, Wisconsin**

Dear Mr. Wojtczak and Mr. Mortier:

Soundscape Engineering has completed the noise prediction and assessment for the proposed Tsunami Car Wash at 6514 S. Lovers Lane, Franklin, Wisconsin 53132. This report provides the results of our ambient measurements, prediction of the carwash-related sound transmission to the nearest properties, and comparison with the local noise ordinance.

### **Executive Summary**

The proposed Tsunami Car in Franklin, Wisconsin is planned to operate from 7:00 am and 8:00 pm daily. The Franklin noise ordinance defines the daytime (7:00 am to 10:00 pm) noise limit for Business zones at 65 dBA at the property lines and 50 dBA at the residential boundaries. Our calculations indicate that the carwash-related noise levels with the planned layout will meet at residential boundaries but not at the property line to adjacent business zones. With the addition of an 8' sound barrier fence located along the western half of the south property line, The ordinance will be met at the parking lot property line.

### **Background**

You hired Soundscape Engineering to assess the proposed Tsunami Express Carwash 70 located at 6514 S. Lovers Lane, Franklin, WI 53132. The proposed building will be a 5,000 SF car wash with 18 vacuums, a sales booth, and vacuum pump house. It is our understanding that the car wash will be open 7 days per week from 7:00 am to 8:00 pm.

The largest concerns are the blowers inside the car wash and the vacuums/pump house in the parking lot area.

Noise levels emanating from the carwash will need to meet the City of Franklin, Wisconsin's Noise Ordinance Section 15-3.1107.

The designed layout for the Franklin location is shown in Figure 1.

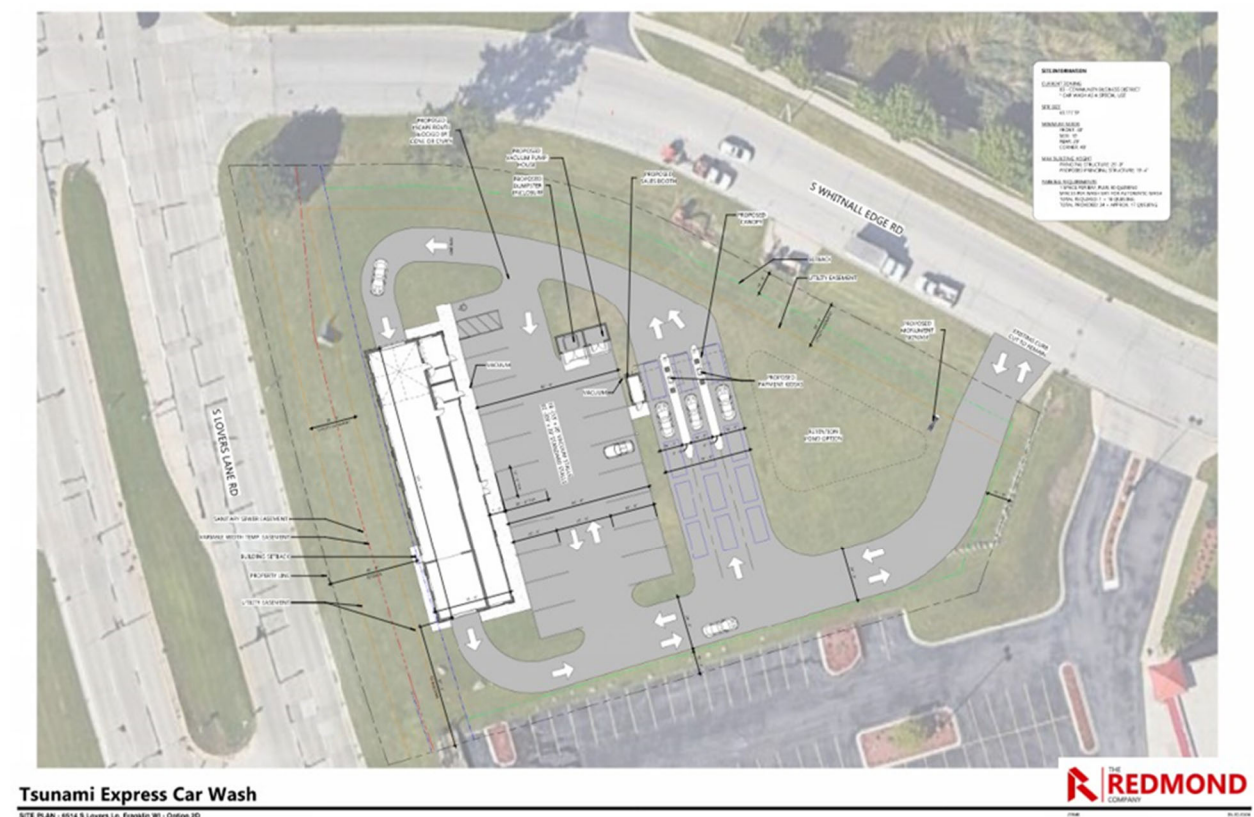


Figure 1: Aerial View of Proposed Car Wash, Franklin, Wisconsin

### Instrumentation

An NTi Audio model XL2-TA acoustic analyzer with model MC230 microphone and model MA220 preamp was used for all measurements reported here. This system is Class 1 Type Approved, meeting the requirements of IEC 61672 and ANSI S1.4.

## Measurements

### Ambient Franklin Measurements

Soundscape measured the existing ambient noise level at four locations (Figure 2) on Thursday, June 13th, 2024, starting at 11:30 am. Each location was measured for approximately 10 minutes. The measured ambient sound level sources were primarily traffic and construction on Lover's Lane. The construction noise impacted measurements as all traffic was routed into the eastern lanes instead of the typical split lane traffic, causing more traffic to pass closer to east-side property measurements. During measurements, a backhoe was observed moving earth in the southbound lane with occasional thumping and hydraulic noise, but traffic sounds overpowered the construction sound the majority of the time. The measured time slot reflects a heavier traffic time during the lunch period. We can expect traffic levels to be greatest during the morning and evening rush hours. Ambient levels during the later evening hours will likely be lower than the measured ambient.

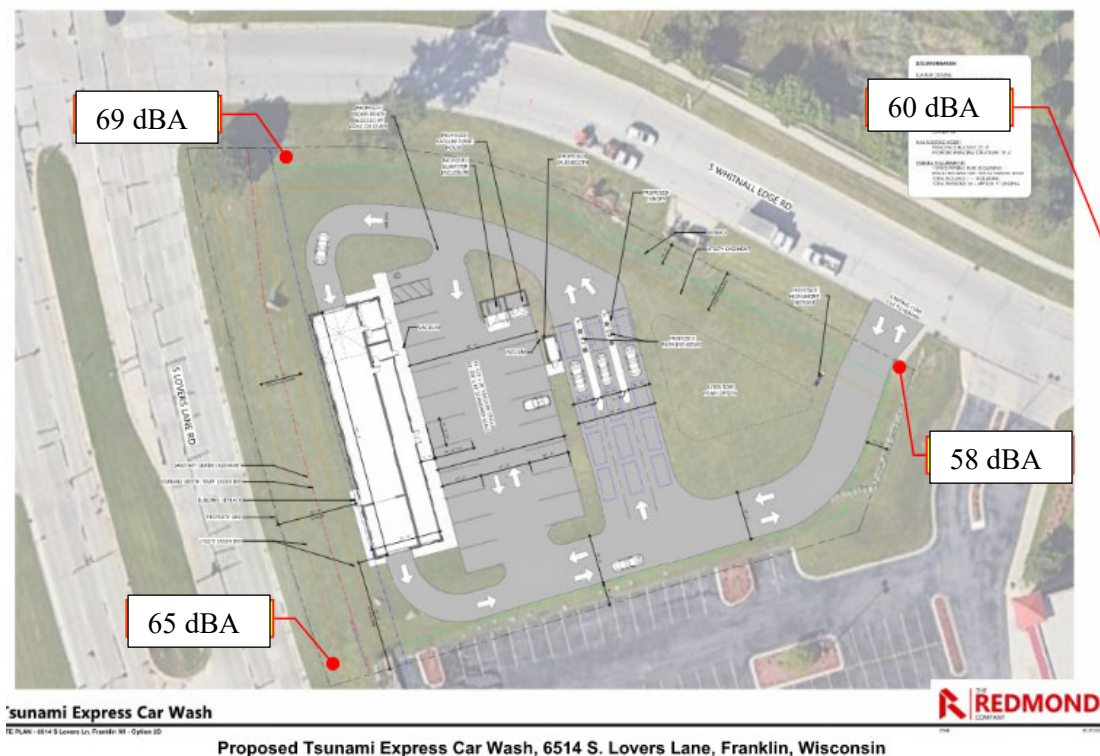


Figure 2: Measurement Locations



**Figure 3: Construction Equipment near South West Measurement Point**

**Waukesha Equipment Measurements**

To determine the equipment sound levels, we measured the sound level produced by equipment at the existing Tsunami Car Wash located at 300 W. Sunset Drive in Waukesha, Wisconsin. We understand that the Franklin location will install the same blower system as the Waukesha location. The measured octave band sound levels at the car wash entry and exit are shown in Table 1.

**Table 1: Sound levels Measured at a Waukesha Location (dB)**

	Octave Band Center Frequency, Hz								
	31.5	63	125	250	500	1000	2000	4000	8000
Wash Exit, Blowers On, Doors Open	78	80	80	81	89	88	86	82	74
Wash Exit, Blowers On, Doors Closed	74	79	77	77	79	73	69	63	53
Wash Entrance, Doors Open	73	74	72	69	71	72	71	66	56

1) These measurements were made directly in front of the entrance or exit, at a distance of 20 feet.





**Figure 4: Waukesha Tsunami Car Wash Exit**



**Figure 5: Waukesha Tsunami Car Wash Layout**

Measurements were also taken outside the vacuum pump house and near a car being vacuumed (Figure 6). The pump house is constructed of masonry block and has steel doors with perimeter seals. This construction is advantageous for noise control. We are not aware if the existing vacuum system has a muffler. These measured levels are presented in Table 2.

**Table 2: Measured Vacuum Related Sound Levels at Waukesha Location**

	Octave Band Center Frequency, Hz								
	31.5	63	125	250	500	1000	2000	4000	8000
Vacuum Pump House at 3'	71	75	67	64	60	59	58	55	51
Car Vacuuming at ~ 6'	70	72	70	66	64	64	68	69	62



**Figure 6: Vacuum Pump House**

**Ordinance and Criteria**

The City of Franklin, WI Hazard Abatement Performance Standards - Part 3 Zoning Districts, Division 15-3.1107 Noise - Section C. Maximum Permitted Sound Levels in All Zoning Districts. See Figure 7.

C. Maximum Permitted Sound Levels in All Zoning Districts. At no point either on the boundary of a zoning district or site boundary line shall the sound level of a use exceed the decibel level shown in Table 15-3.1107(C) for the zoning districts indicated.

Table 15-3.1107(C)		
Maximum Permitted Sound Levels in dBA by Zoning District		
Zoning District	Maximum Permitted Sound Level (dBA) 7:00 a.m. - 10:00 p.m.	Maximum Permitted Sound Level (dBA) 10:00 p.m. - 7:00 a.m.
All Agricultural, All Residential, B-1 and I-1 Districts	50	45
B-2, B-3, B-4, and B-5 Districts	65	60
B-6, CC, and VB Districts	55	50
M-1, M-2, BP, and L-1 Districts	65	65
P-1 District	55	55
AO Airport Overlay District	65 (also see § 15-3.0607)	65 (also see § 15-3.0607)
FW, FC, FFO, and SW Districts	45	40

Figure 7: City of Franklin Noise Limits

The future Tsunami Car Wash will be located in a Zone B-3 district, surrounded by other B-2 and B-3 properties, with residential areas located east of the property but with a direct line of sight. Refer to Figure 8. As we interpret the ordinance language, the limits listed in Figure 7 are enforced at the Tsunami Car Wash property lines and must be applied to the boundary of the nearby residential zones. The carwash plans to operate from 7:00 AM to 8:00 PM. This falls within the ordinance daytime hours and so we have used a limit of 65 dBA for the business district zoning and 50 dBA for the residential zone that begins about 270 feet from the Tsunami Car Wash property line.

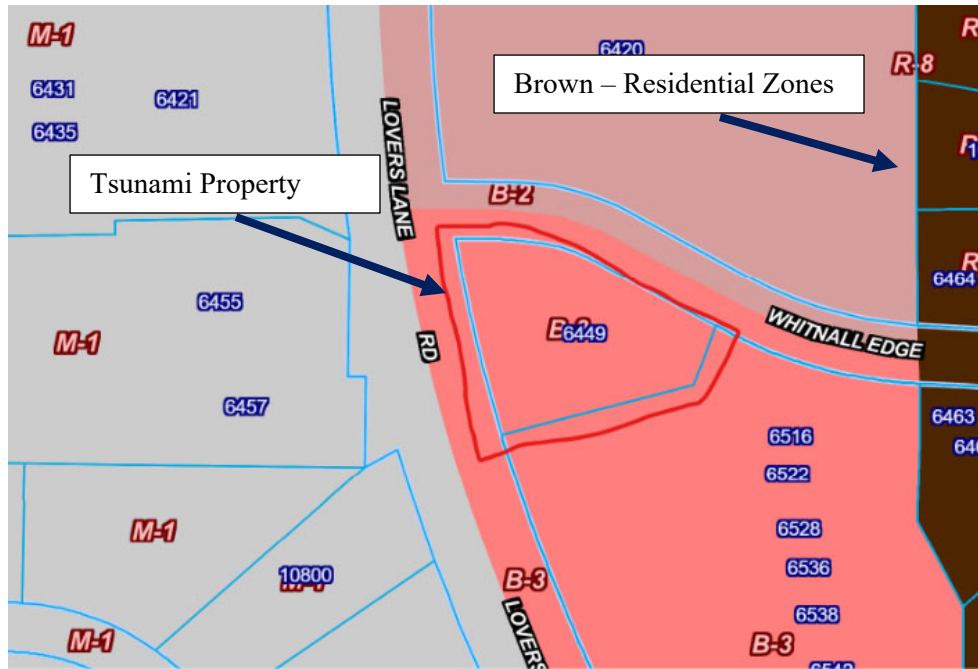


Figure 8: Franklin Zoning Map

### **Computer Model Calculation of Sound Levels around Carwash**

We modeled the Franklin site and surrounding area in the commercial environmental noise modeling software, SoundPLAN. Site topography, existing and proposed buildings, sound sources, and receiver locations were inputted as elements into the computer model. A 3D view of the propagation model is shown in Figure 9. The red-shaded areas represent sound area sources. We have modeled the worst-case scenario with all vacuum stations in use and carwash entry door open. Vacuum stations are indicated by the red asterisks below. Sources included in the model are based on measurements made at the Waukesha Tsunami and are as follows:

- Carwash Entry Door Open
- Carwash Exit Door Closed – Blowers On
- Vacuum pump house with Sealed metal doors
- Car Vacuum Stations (red asterisks)



**Figure 9: Soundplan 3D Model View**

Figure 10 presents the predicted radiated sound levels due to the Tsunami Car Wash. The darkest red shaded area represents a sound level that exceeds the 65 dBA noise ordinance limits. The limit is predicted to exceed only at the parking lot south property line.

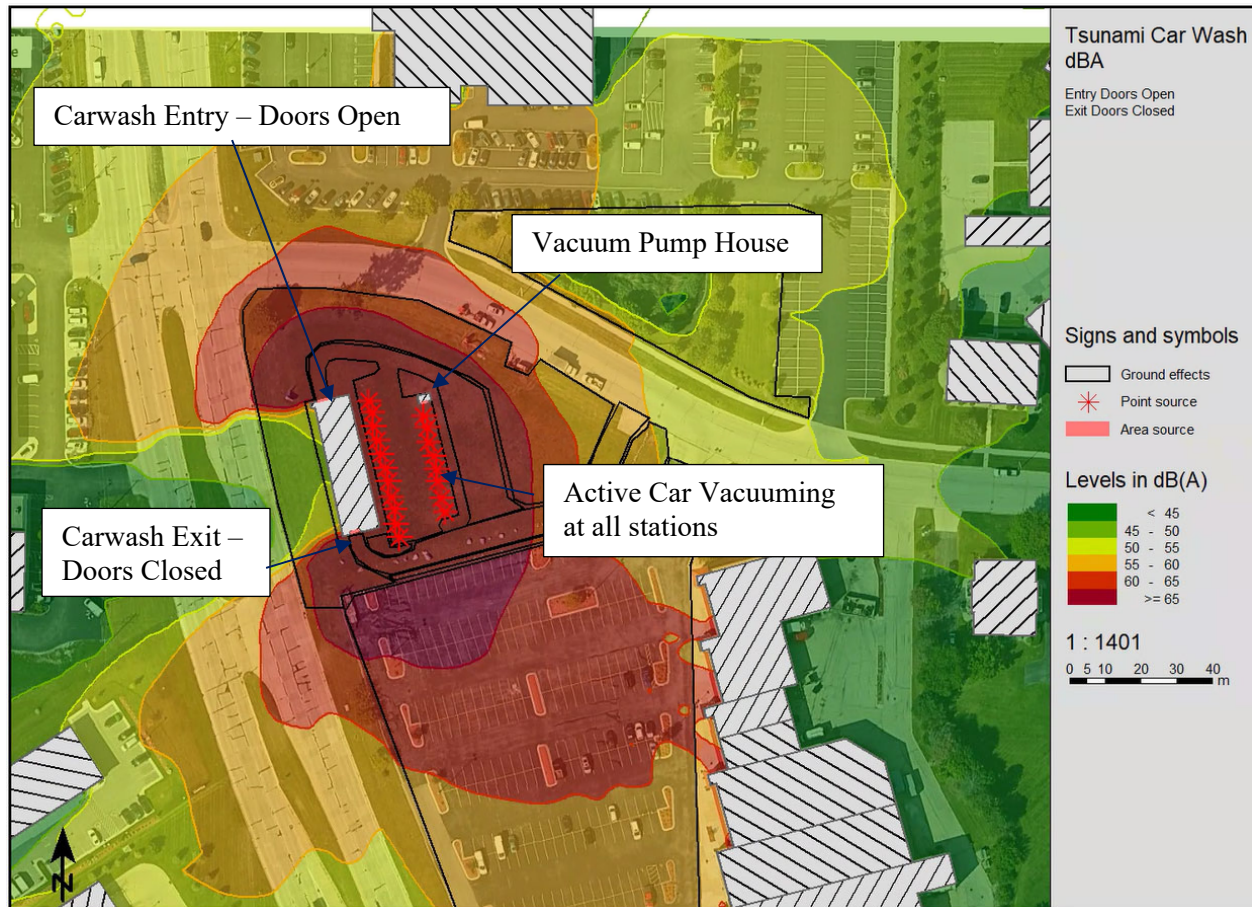


Figure 10: Sound Contour Map Predicted Sound Level Propagation – Current Design

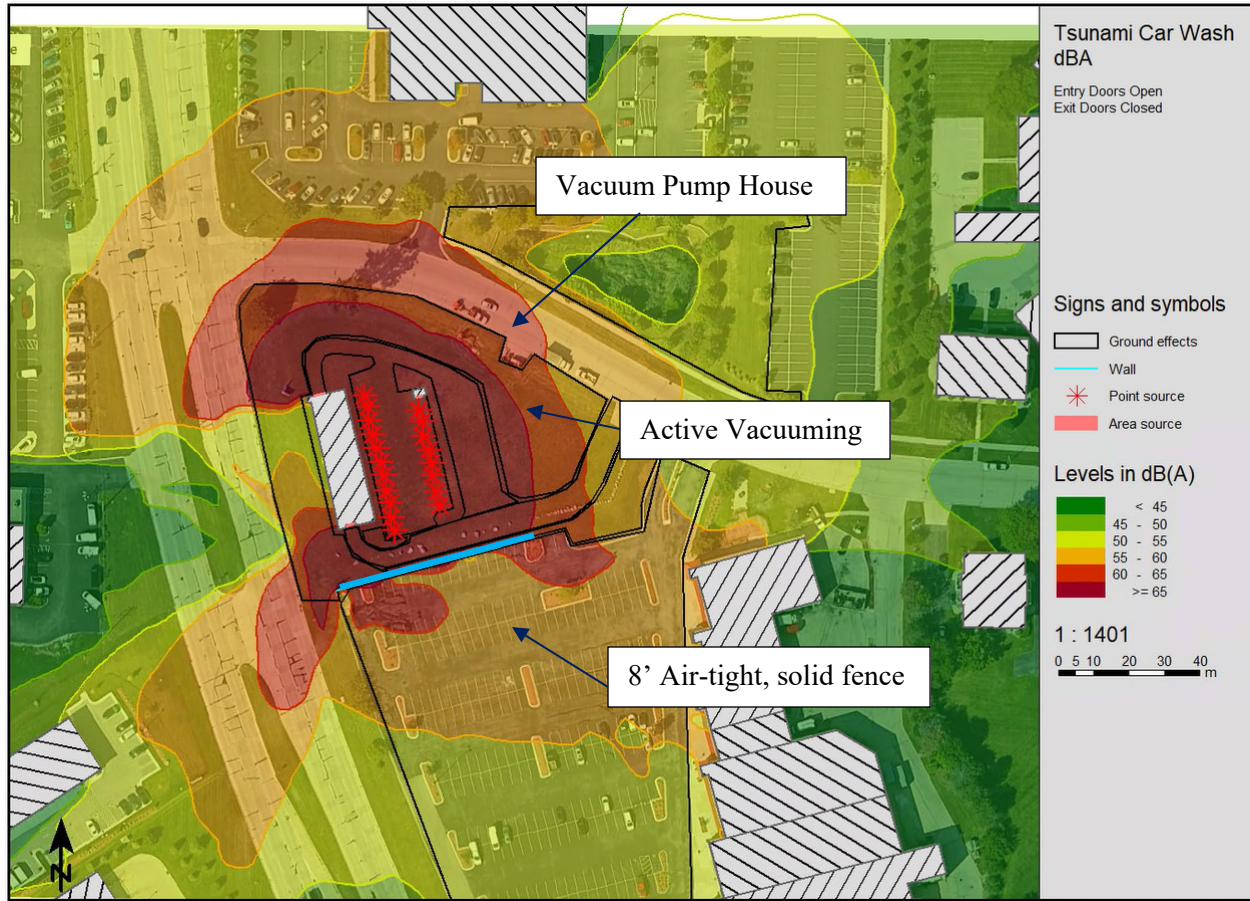
## **Recommendations**

To prevent the sound level from exceeding the 65 dBA noise ordinance at the property line, install an 8' sound barrier along the south border. Refer to Figure 11 for barrier extent and predicted sound levels. A solid, air-tight construction of the sound barrier walls with a face weight that is greater than or equal to ¾" plywood is required.

There are minimum acoustical requirements for the sound barrier wall. It must have a minimum height of 8-ft along the south property line where indicated. It must be constructed from a material with a minimum acoustical rating of STC 22 or a mass no less than 2 pounds per square foot. An example of a suitable material would be overlapping, 1" (nominal thickness) cedar or pine planks, assembled such that no place along with wall is the total, actual thickness less than 1-½". They would need to be screwed together rather than nailed so that warping of the planks over time does not cause them to pull apart enough for gaps to open up between them. Because this is a "sound barrier wall" rather than a "fence," there must not be any gaps and it must be constructed tight to the ground.

In addition to the sound barrier, the acoustic analysis for this project depends upon the following design elements:

- a. The central vacuum will be located in a masonry building with sealed steel doors. If a vacuum pump exhaust muffler was used at the Waukesha location then the vacuum pump at this location should also be fit with a muffler.
- b. The blowers will turn off when the exit doors open. The entrance door is controlled by a separate set of photo-eye sensors placed at the tunnel entrance. Our analysis relies on the exit door being closed while the blowers are operating. We have assumed that the entry doors may be open while the blowers are operating.



**Figure 11: Sound Contour Map – Tsunami Car Wash with 8-ft Property Line Barrier (Darkest Red Shaded Areas exceed the Ordinance)**

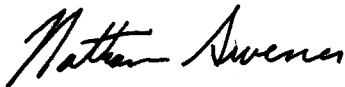


## Conclusion

The proposed carwash design includes several elements that are beneficial in terms of noise transmission to the residential neighborhood. The carwash is oriented so that the loudest part of the building (the exit) is pointed away from residences and sound levels due to the car wash will not exceed 50 dBA. Airlift doors will be installed and the exit door will be kept closed while the blowers are operating. The central vacuums will be located within a masonry building with sealed steel doors. Finally, the addition of a solid, 8' tall, air-tight fence will serve as a sound barrier along the southern border, allowing the carwash-related sound levels at the property lines to meet the Franklin noise ordinance threshold of 65 dBA.

This concludes our assessment and recommendations. We will be happy to elaborate on anything contained within this report.

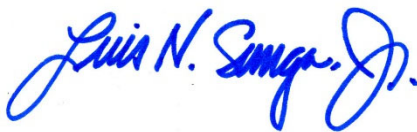
Sincerely,  
Soundscape Engineering  
Per:



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## **Appendix A: Acoustical Terminology**

Sound level is measured in units called decibels (abbreviated dB). Decibels are logarithmic rather than linear quantities and thus a doubling of the sound level does not translate to a doubling of decibels. Also, the human ear does not interpret a doubling of sound energy as a doubling of loudness. For these reasons, the following approximate relationships should be kept in mind when reading this report.

The logarithmic nature of dB and the human subjective perception of relative sound levels result in the following approximate rules for judging increases in noise. A 3 dB sound level increase (or decrease) typically cannot be heard or is barely perceptible. A 5 dB sound level increase is perceptible and is often considered significant. A sound level which increases by 10 dB will be perceived as twice as loud. These perceived changes in the noise level are mostly independent of the absolute noise level. That is, a 35 dB noise will be perceived as twice as loud as a 25 dB noise, and a 60 dB noise will be perceived as twice as loud as a 50 dB noise.

Audible sound occurs over a wide frequency range, from low pitched sounds at approximately 20 Hertz (Hz) to high pitched sounds at 20,000 Hz. These frequencies are commonly grouped into octave bands or 1/3 octave bands. Building mechanical systems generally produce noise in the 63 Hz to 1000 Hz octave bands, with the lower frequency noise generated by large fans. Human speech is predominantly contained in the 250 Hz to 2000 Hz octave bands.

Humans do not hear equally well at all frequencies. We are especially poor at hearing low frequency sound and are best at hearing sound in the frequency range of human speech. A microphone does not have these same characteristics. Therefore, when sound is being measured to determine how well people will be able to hear it, a "weighting" is applied to the sound level measured using a microphone. The most common weighting is the "A-weighting" and the resulting sound level is expressed in A-weighted decibels (dBA). This weighting reduces the low frequency sound, slightly increases the sound at the dominant frequencies of human speech, and slightly lowers the sound level at high frequencies.

**Sound Power and Sound Pressure Levels** - Sound pressure can be directly measured by a microphone. Outdoor sound pressure levels are influenced by the distance and orientation of the receiver, obstructions and ground absorption between the source and receiver, the temperature, and wind gradients. Sound power is a physical property of the source alone and is not influenced by the external environment. It is an important parameter which is used for rating and comparing sound sources. The sound power is calculated by taking sound pressure or sound intensity measurements according to strict standards and calculation procedures. Conversely, the Sound Pressure Level at a particular location can be calculated from the Sound Power Level for a given source and the environmental factors affecting the sound propagation path between the source and receiver.



# **Geotechnical Engineering Exploration and Analysis**

**Proposed Tsunami Express Car Wash  
6514 S. Lovers Lane Road  
Franklin, Wisconsin**

**Prepared for:**

**Tsunami Express Car Wash  
Lake Oswego, Oregon**

**February 21, 2024  
Project No. 1G-2401015**



**GILES**  
ENGINEERING ASSOCIATES, INC.



# GILES

ENGINEERING ASSOCIATES, INC.

GEOTECHNICAL, ENVIRONMENTAL & CONSTRUCTION MATERIALS CONSULTANTS

- Dallas, TX
- Los Angeles, CA
- Manassas, VA
- Milwaukee, WI

February 21, 2024

Tsunami Express Car Wash  
4800 Meadows Road, Suite 300  
Lake Oswego, OR 97035

Attention: Mr. Justin Hendley  
Vice President

Subject: Geotechnical Engineering Exploration and Analysis  
Proposed Tsunami Express Car Wash  
6514 S. Lovers Lane Road  
Franklin, Wisconsin  
Project No. 1G-2401015

Dear Mr. Hendley:

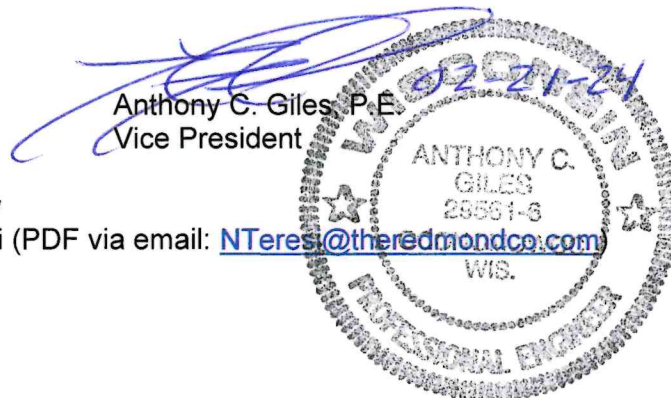
As requested, Giles Engineering Associates, Inc. conducted a *Geotechnical Engineering Exploration and Analysis* for the proposed project. The accompanying report describes the services that were performed, and it provides geotechnical-related findings, conclusions, and recommendations that were derived from those services.

We sincerely appreciate the opportunity to provide geotechnical services for the proposed project. Please contact the undersigned if there are questions about the report or if we may be of further service.

Very truly yours,

GILES ENGINEERING ASSOCIATES, INC.

Evan R. Axtell, E.I.T.  
Staff Professional



Anthony C. Giles, P.E.  
Vice President

Distribution: The Redmond Company  
Attn: Mr. Nicholas Teresi (PDF via email: [NTeresi@theredmondco.com](mailto:NTeresi@theredmondco.com))

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 6514 S. LOVERS LANE ROAD  
 FRANKLIN, WISCONSIN  
 PROJECT NO. 1G-2401015

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APPENDICES

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# GEOTECHNICAL ENGINEERING EXPLORATION AND ANALYSIS

PROPOSED TSUNAMI EXPRESS CAR WASH  
6514 S. LOVERS LANE ROAD  
FRANKLIN, WISCONSIN  
PROJECT NO. 1G-2401015

## 1.0 SCOPE OF SERVICES

This report provides the results of the *Geotechnical Engineering Exploration and Analysis* that Giles Engineering Associates, Inc. ("Giles") conducted for the proposed car wash project. The *Geotechnical Engineering Exploration and Analysis* included a geotechnical subsurface exploration program, geotechnical laboratory services, and geotechnical engineering. The scope of each service area was narrow and limited as directed by our client and based on our understanding and assumptions about the proposed project. Service areas are briefly described later.

Geotechnical-related recommendations for design and construction of the foundation, floor slab, and below-grade pit for the proposed car wash building are provided in this report. Geotechnical-related recommendations are also provided for new pavement. Furthermore, site preparation recommendations are given, but these recommendations are only preliminary, as the means and methods of site preparation will depend on factors that were unknown when this report was prepared. Those factors include, but are not limited to, the weather before and during construction, the subsurface conditions that are exposed during construction, and the finalized details of the proposed development.

## 2.0 SITE DESCRIPTION

The subject site is at the intersection of South Lovers Lane Road and South Whitnall Edge Road in Franklin, Wisconsin. The site area is shown on the *Test Boring Location Plan*, enclosed as Figure 1 in Appendix A. When the test borings (described later) were performed, the site was vacant and grass-covered. Also, the site was relatively flat but gradually sloped down to the northwest. The ground elevations at the test boring locations varied between  $\pm$ El. 94.3 and  $\pm$ El. 101.4; these elevations are referenced to Giles' adopted benchmark, shown on the *Test Boring Location Plan*.

## 3.0 PROJECT DESCRIPTION

### Proposed Building

The proposed location of the car wash building is shown on the *Test Boring Location Plan*. It is assumed that the building will be a single-story steel-frame and masonry structure that will not have a basement. Also, it is assumed that columns and bearing walls will support the building. The maximum foundation loads were not provided to us but are assumed to be 50,000 pounds per column and 3,000 pounds per lineal foot from bearing walls. It is assumed that the car wash area of the building will include a shallow below-grade pit for car wash equipment. A ground-bearing floor slab is planned for the building. The maximum floor load is assumed to be 100 pounds per square foot (psf).



The floor elevation for the proposed building was not provided to us; therefore, to complete this report, it was necessary to assume the floor elevation. This report assumes that the floor will be at El. 97 referenced to Giles' adopted benchmark, shown on the Test Boring Location Plan. The ground elevation at the building-area test borings varied between  $\pm$ El. 94.3 and  $\pm$ El. 97.7. Therefore, relatively minor grade changes are expected in the proposed building area.

#### Proposed Pavement Areas

It is assumed that asphalt-concrete pavement is planned for the parking lot, but Portland cement concrete pavement is expected in areas of higher traffic stress, such as within drive-thru lanes. Because traffic information was not provided to us, the pavement recommendations provided herein are based on an arbitrarily assumed traffic condition. The recommendations also assume that pavement grades will be within about two feet of the current site grades.

#### **4.0 GEOTECHNICAL SUBSURFACE EXPLORATION PROGRAM**

To explore subsurface conditions, seven test borings were conducted at the site. Test Borings 1 through 4 were in the proposed building area and were advanced to  $\pm$ 16 feet below-ground. Test Borings 5, 6, and 7 were in the proposed pavement area and were advanced to  $\pm$ 11 feet below-ground. The test boring locations were positioned at the site based on area features and by approximating right angles. Approximate locations of the test borings are shown on the *Test Boring Location Plan*.

Samples were collected from each test boring, at certain depths, using the Standard Penetration Test (SPT), conducted with the drill rig. A brief description of the SPT is given in Appendix B along with descriptions of other field procedures. Immediately after sampling, select portions of the SPT samples were placed in containers that were labeled at the site for identification. A Standard Penetration Resistance value (N-value) was determined from each SPT. N-values are reported on the *Test Boring Logs* (in Appendix A), which are records of the test borings.

The boreholes were backfilled upon completion; however, backfill material will likely settle or heave, creating a hazard that can injure people and animals. The borehole areas should, therefore, be carefully and routinely monitored by the property owner or by others; settlement and heave of backfill materials should be repaired immediately. Giles will not monitor or repair backfilled boreholes.

The ground elevations at the test boring locations were determined by differential leveling relative to Giles' adopted benchmark, shown on the *Test Boring Location Plan*. The test boring elevations are noted on the *Test Boring Logs* and are considered accurate within about one foot.

#### **5.0 GEOTECHNICAL LABORATORY SERVICES**

The soil samples that were retained from the test borings were transported to Giles' geotechnical laboratory where the samples were classified using the descriptive terms and particle-size criteria shown on the *General Notes* in Appendix D and by using the Unified Soil Classification System



(ASTM D 2488) as a general guide. The classifications are shown on the *Test Boring Logs* along with horizontal lines that show estimated depths of material change; the actual material change could be gradual, especially within native soil. Field-related information pertaining to the test borings is also shown on the *Test Boring Logs*. For simplicity and abbreviation, terms and symbols are used on the *Test Boring Logs*; the terms and symbols are defined on the *General Notes*.

Unconfined compression (without measured strain), penetrometer resistance, and water content tests were performed on select soil samples to evaluate their engineering properties. The test results are on the *Test Boring Logs*. Because testing was conducted on SPT samples, which are categorized as disturbed samples, the results of the strength-related tests (unconfined compression and penetrometer resistance) are approximate. Laboratory procedures are briefly described in Appendix C.

## **6.0 MATERIAL CONDITIONS**

Because material sampling at the test borings was discontinuous, it was necessary to estimate the subsurface conditions between sample intervals. The estimated subsurface conditions at the test borings are briefly discussed in this section and are described in more detail on the *Test Boring Logs*. The conclusions and recommendations in this report are only based on the estimated subsurface conditions shown on the *Test Boring Logs*.

### **6.1. Surface Materials**

Topsoil that was between  $\pm 4$  and  $\pm 8$  inches thick was at the surface of the test borings. In general, the topsoil consisted of lean clay and silty clay and included estimated trace to little amounts of organic matter.

### **6.2. Fill Material**

Material classified as fill was below the surficial topsoil and was encountered to depths between  $\pm 4$  and  $\pm 10$  feet below-ground, depending on the test boring. The fill material was highly variable and generally consisted of silty clay, silty sand, lean clay, and sandy clay. Also, the fill material at Test Boring 2 included asphalt-concrete rubble. Rubble might also have been encountered at Test Boring 1. Based on laboratory testing, the cohesive fill material (silty clay, lean clay, and sandy clay) exhibited highly variable strength characteristics with comparative consistencies that varied between medium stiff and hard. The in-place relative density of the silty sand (encountered at Test Boring 1) could not be determined from SPT N-values due to the material's gravel content and because cobbles, boulders, or rubble was possibly encountered. Because of its highly variable strength characteristics, the existing fill does not appear to have been properly placed and compacted.





### **6.3. Possible Fill**

At Test Boring 2, soil classified as possible fill was below the fill material and was encountered to about 11½ feet below-ground. In general, the possible fill consisted of lean clay and exhibited a very stiff comparative consistency, based on laboratory testing.

### **6.4. Buried Topsoil**

Soil classified as buried topsoil was between ±7½ and ±8½ feet below-ground at Test Boring 4 and between ±7 and ±8½ feet below-ground at Test Boring 5. In general, the buried topsoil at Test Boring 4 consisted of black silty clay with an estimated little amount of organic matter, and the buried topsoil at Test Boring 5 consisted of dark gray lean clay with an estimated trace amount of organic matter (roots).

### **6.5. Non-Organic Native Soil**

Non-organic native soil was beneath the materials described above and extended to the termination depth at each test boring. In general, the non-organic native soil consisted of silty clay and lean clay. Based on laboratory testing, the non-organic native soil exhibited variable strength characteristics with comparative consistencies ranging between stiff and hard.

## **7.0 GROUNDWATER CONDITIONS**

It is estimated that the water table was about 6 to 10 feet below-ground at the test boring locations when the test borings were conducted; however, the site appears to be subject to shallower perched-groundwater conditions, where groundwater perches within the existing fill. Perched groundwater is expected to be variable in terms of area and depth.

The groundwater conditions discussed above are only an approximation based on the colors and moisture conditions of the retained soil samples. The water table could be higher or lower than estimated. If a precise determination of the water table is needed, groundwater observation wells are recommended to be installed and monitored at the site. Giles can install and monitor observation wells if those services are needed.

## **8.0 CONCLUSIONS AND RECOMMENDATIONS**

### **8.1. Seismic Design Considerations**

A soil Site Class C is recommended for seismic design. By definition, Site Class is based on the average properties of subsurface materials to 100 feet below-ground. Because 100-foot test borings were not requested for the project, it was necessary to estimate Site Class based on the test borings, presumed area geology, and the International Building Code.



## **8.2. Ground Improvement**

Material classified as fill was encountered to depths between  $\pm 4$  and  $\pm 10$  feet below-ground at the test borings. The fill material was highly variable and generally consisted of silty clay, silty sand, lean clay, and sandy clay. Also, the fill material at Test Boring 2 included asphalt-concrete rubble. Rubble might also have been encountered at Test Boring 1. The cohesive fill material (silty clay, lean clay, and sandy clay) exhibited highly variable strength characteristics with comparative consistencies that generally varied between medium stiff and hard.

Because of its highly variable strength characteristics, and considering the buried topsoil at Test Borings 4 and 5, the existing fill does not appear to have been properly placed and compacted. Therefore, the existing fill is unsuitable for direct or indirect support of the foundation and floor slab for the proposed building. Because the existing fill is unsuitable for structural support, the foundation areas and floor area of the proposed building are recommended to be improved using specialized ground-improvement techniques, such as by installing compacted-aggregate piers or stone columns at predetermined locations within the proposed building area. Compacted-aggregate piers and stone columns are proprietary systems designed and installed by specialty ground-improvement contractors. The actual length and spacing of ground-improvement elements must be determined by the ground-improvement contractor.

General recommendations regarding the foundation and floor for the proposed building are provided in Sections 8.3 and 8.4, respectively.

## **8.3. Building Foundation Recommendations**

Assuming that all proposed foundation areas will be properly improved by ground improvement, it is expected that a spread-footing foundation can be used to support the proposed building. For budgeting purposes and assuming proper ground improvement, it is expected that spread footings could be designed using a maximum, net, allowable bearing capacity of about 2,000 to 4,000 pounds per square foot (psf). However, the ground-improvement contractor must provide the actual bearing capacity for foundation design.

The building code requires a minimum 48-inch foundation-embedment depth for frost protection. It is, therefore, recommended that footings for perimeter walls and other exterior elements of the proposed building bear at least 48 inches below the adjacent (finished) ground grade. Interior footings within the building can bear above the 48-inch embedment depth if the building will be heated.

## **8.4. At-Grade Floor Slab Recommendations**

Assuming that the proposed building area (including the floor area) will be properly improved by ground improvement, it is expected that ground-bearing floor slabs can be used for the proposed building. It is recommended that a structural engineer design/specify the floor slab thickness, reinforcing, joint details, and other parameters based on the expected load conditions and the details of the ground-improvement program.



A minimum 4-inch-thick base course is recommended below the floor slabs to serve as a capillary break. It is recommended that the base course consist of free-draining aggregate that has been tested and approved by a geotechnical engineer. Depending on aggregate gradation and the subgrade condition, geotextile might need to be below the base course to serve as a separator. The need for geotextile should be determined during construction with the assistance of a geotechnical engineer.

A minimum 10-mil vapor retarder is recommended to be directly above or below the base course throughout the office/customer areas. The position (above or below the base course) of the vapor retarder should be specified by the project structural engineer or architect. Vapor retarder sheets are recommended to be overlapped at least 6 inches, and the overlaps are recommended to be continuously taped. Also, vapor retarder must extend to all foundation walls. Vapor retarder is recommended to be in accordance with ASTM E 1745, entitled *Standard Specification for Plastic Water Vapor Retarders Used in Contact with Soil or Granular Fill under Concrete Slabs*, and other relevant documents. If the base course has sharp aggregate, protecting the vapor retarder with geotextile or by other means is recommended.

It is assumed that floor slabs in the car wash area will be watertight or will be underlain by a watertight membrane; it was not within Giles' scope to provide specific recommendations regarding watertight construction.

Certain areas (such as near exterior doors and within the car wash) of the floor slabs might be susceptible to freeze-thaw movement. Installation of insulation or other protective measures against freeze-thaw movement should be considered for areas that are susceptible to freeze-thaw movement. Pavement and ground grades are recommended to be sloped away from the proposed building.

### **8.5. Car Wash Pit Recommendations**

It is assumed that the car wash area of the building will include a below-grade pit for car wash equipment. This report assumes that the pit will be constructed of reinforced cast-in-place concrete and will be a maximum of 4 feet deep. Based on the assumed floor elevation (El. 97), it is assumed that the pit floor will be at or above El. 93; this elevation is referenced to Giles' adopted benchmark, shown on the *Test Boring Location Plan*. Because the pit will be in the wash area, the pit is recommended to be watertight. It is recommended that watertight construction include water stops at all control joints, construction joints, and at all other junctures. Furthermore, the pit is recommended to be surrounded by waterproofing membrane. Alternative waterproofing materials (such as a concrete admixture) could also be used to waterproof the pit. Waterproofing materials are to be specified by the project architect or structural engineer and are recommended to be installed in accordance with the manufacturer's recommendations.

It is assumed that pit walls will be cast near existing soil and that engineered fill between the walls and surrounding soil will consist of properly compacted well-graded aggregate. Aggregate fill along the pit walls is recommended to consist of dense-graded crushed stone that meets the



gradation requirements of *dense-graded base* (1¼ inch) in Section 305 of the Wisconsin Department of Transportation Standard Specifications. Based on the test borings and considering that the site appears to be subject to perched groundwater, the pit walls are recommended to be designed for an equivalent "at-rest" fluid pressure of 110 psf/ft. Horizontal pressures caused by surface and subsurface surcharge loads (such as floor loads) must be added to the "at-rest" fluid pressure. Giles can provide supplemental recommendations regarding surface and subsurface surcharge loads on a case-by-case basis but would require specific structural information. Pit walls that are not designed to resist actual pressures could move laterally and possibly fail.

### **8.6. Pavement Recommendations**

Giles was not given traffic-related information for pavement design; therefore, the pavement recommendations provided herein are based on a light-duty traffic condition consisting of five 18-kip Equivalent Single Axle Loads (ESALs) per day. Therefore, the recommended pavement sections given below are only for pavement areas that are subject to passenger vehicles along with infrequent heavy-vehicle traffic due to trash removal and occasional deliveries. The recommended pavement sections assume no increase in traffic volume and no changes in vehicle type or traffic pattern. Also, it is assumed that the ESALs noted above will be in one direction for each lane.

The project owner, developer, civil engineer, and other design professionals involved with the project should confirm that the ESALs noted above are appropriate for the expected traffic condition. If requested, Giles will provide supplemental pavement recommendations based on other traffic conditions. The recommended pavement sections could underperform or fail prematurely if the design ESALs are exceeded.

Based on the test borings, it is expected that pavement support materials will consist of variable existing fill materials. The recommended pavement sections were, therefore, developed based on an assumed field CBR value of 3 and a *Modulus of Subgrade Reaction* ( $K_s$ ) value of 75 psi/in. Engineered fill that is placed in proposed pavement areas is recommended to have a field CBR value and a field *Modulus of Subgrade Reaction* value at least equivalent to the design values. New fill material is recommended to be placed and compacted per this report. Subgrade improvement might be necessary to develop a proper subgrade for pavement support due to the existing fill material.

#### Asphalt-Concrete Pavement

The following table shows the recommended thicknesses for asphalt-concrete pavement with an aggregate base-course. State specifications are also included in the table. The recommended pavement section is based on the traffic condition described above.



TABLE 1 RECOMMENDED HMA PAVEMENT SECTION		
Materials	Pavement Thickness	Wisconsin DOT Standard Specifications
Hot-Mix Asphalt Surface Course	1.5 inches	Section 460
Hot-Mix Asphalt Binder Course	2.5 inches	Section 460
Dense-Graded Aggregate Base Course	8.0 inches	Section 305, 1¼-inch Crushed Stone

### Portland Cement Concrete

Portland cement concrete (PCC) pavement is recommended in areas of higher traffic stress, such as the lot entrance/exit aprons, at the refuse/recyclables enclosure, in areas where trucks will turn or will be parked, and in areas of concentrated vehicular traffic. Concrete pavement is recommended to be at least 6 inches thick and is recommended to be underlain by a minimum 6-inch-thick aggregate base course. It is recommended that concrete pavement have load-transfer reinforcement, where appropriate. Control-joint spacing should be determined in accordance with the current ACI code. Expansion joints should be provided where pavement abuts fixed objects, such as the building and light poles. It is recommended and assumed that a civil engineer will provide specific recommendations for concrete pavement, including reinforcing details and control-joint spacing. The recommended PCC pavement thickness assumes that the 28-day compressive strength of concrete will be at least 4,000 psi, and the concrete should be air-entrained for proper freeze-thaw durability. Materials and construction procedures for concrete pavement and the aggregate base are recommended to be in accordance with Wisconsin DOT specifications.

### General Pavement Considerations

The pavement recommendations assume that the subgrade will be prepared per this report, the base course will be properly drained, and a geotechnical engineer will observe pavement construction. Pavement was designed based on AASHTO parameters for a twenty-year design period, but the actual service life will likely be much shorter due to the variable fill material, which is also moisture-sensitive. Local codes may require specific testing to determine soil support characteristics, or a minimum pavement section might be required. Maintenance and repair of the pavement should be expected due to the existing fill.

### **8.7. Generalized Site Preparation Recommendations**

This section provides recommendations for site preparation, including preparation of the proposed building, pavement, and engineered fill areas. The means and methods of site preparation will greatly depend on the weather conditions before and during construction, the soil and groundwater conditions that are encountered during earthwork operations, and the finalized



details of the proposed development. Therefore, only generalized site preparation recommendations are given. In addition to being generalized, the following recommendations are abbreviated; the *Guide Specifications* in Appendix D give further recommendations. The *Guide Specifications* should be read along with this section. Also, the *Guide Specifications* are recommended to be used as an aid to develop the project specifications.

#### Removal and Stripping

Surface vegetation, trees and bushes (including root-balls), topsoil, and other unsuitable materials are recommended to be removed from the proposed development area of the site. Stripping should extend at least several feet beyond the proposed development area, where feasible.

#### Proof-Rolling and Fill Placement

After the removal and stripping operations, and once the site is cut (lowered) as needed, the subgrade within the proposed development area is recommended to be proof-rolled with a fully-loaded tandem-axle dump truck to help locate unstable soil based on subgrade deflection caused by the wheel loads of the proof-roll equipment. The entire development area is recommended to be thoroughly proof-rolled. Where feasible, proof-rolling should extend at least several feet beyond the proposed development limits. However, for safety, proof-roll equipment should not travel near excavations or slopes. It is critical that a geotechnical engineer observe the proof-roll operations and evaluate subgrade stability based on those observations. Areas that are not safely accessible to proof-roll equipment are recommended to be evaluated and approved by a geotechnical engineer using appropriate means and methods.

Because of the existing fill, it is expected that unsuitable material will be encountered during subgrade preparation. Unsuitable material is recommended to be removed and replaced with engineered fill or improved. Recommendations for subgrade improvement should, however, be made by a geotechnical engineer based on the site conditions during construction. Depending on the conditions during construction, areas requiring soil improvement might be large and improvement methods might need to extend significantly below the planned subgrade. Areas requiring subgrade improvement should be defined during construction with the assistance of a geotechnical engineer. Specific improvement methods should be determined during construction on an area-by-area basis. Where subgrade improvement is needed, it might be necessary to construct "test strips" to determine the most cost-effective and appropriate means of developing a suitable subgrade. Depending on the subgrade conditions at the time of construction, it might be necessary to install geotextile or geogrid within future pavement areas, possibly along with a granular subbase. Depending on the soil conditions, lime stabilization might be needed to develop a suitable subgrade.

The development area is recommended to be raised, where necessary, to the planned finished grades with engineered fill immediately after the subgrade is confirmed to be stable and suitable to support the proposed development. Engineered fill is recommended to be placed in relatively thin layers (lifts) that are uniform in elevation. Each layer of engineered fill is recommended to be



compacted to at least 95 percent of the fill material's maximum dry density determined from the Standard Proctor compaction test (ASTM D698). As an exception, the in-place dry density of engineered fill within one foot of a pavement subgrade is recommended to be compacted to at least 100 percent of the fill material's maximum dry density. The water content of fill material is recommended to be uniform and within a narrow range of the optimum moisture content, determined from the Standard Proctor compaction test. Item Nos. 4 and 5 of the *Guide Specifications* give more information pertaining to selection and compaction of engineered fill.

Engineered fill that does not meet the density and water content requirements is recommended to be replaced, or possibly it could be scarified to a sufficient depth (likely 6 to 12 inches, or more), moisture-conditioned, and compacted to the required density. A subsequent lift of fill should only be placed after a geotechnical engineer confirms that the previous lift was properly placed and compacted. Subgrade soil might need to be recompacted immediately before construction since equipment traffic and adverse weather could reduce soil stability.

#### Use of Site Soil as Engineered Fill

Site soil that does not contain adverse organic content or other deleterious materials, as noted in the *Guide Specifications*, could be used as engineered fill to raise site grades. However, site soil will likely need to be moisture-conditioned (uniformly moistened or dried) prior to use as engineered fill. If construction is during adverse weather, drying site soil will likely not be feasible. In that case, aggregate fill (or other fill material with a low water-sensitivity) might need to be imported to the site. Recommendations regarding fill selection, placement, and compaction are given in the *Guide Specifications*.

### **8.8. Generalized Construction Considerations**

#### Adverse Weather

Site soil is extremely sensitive to moisture and will become unstable when exposed to adverse weather, such as rain, snow, and freezing temperatures. Therefore, site soil is recommended to be protected during construction. It might be necessary to remove or stabilize the upper 8 to 12 inches (or more) of site soil due to adverse weather, which commonly occurs during late fall, winter, and early spring. At least some over-excavation or stabilization of unstable soil should be expected if construction is during or after adverse weather. Because site preparation is weather dependent, bids for site preparation and other earthwork activities should consider the time of year that construction will be conducted.

To protect soil from adverse weather, the site surface is recommended to be smoothly graded and contoured during construction to divert surface water from construction areas. Contoured subgrades are recommended to be rolled with a smooth-drum compactor before precipitation to "seal" the surface. Furthermore, construction traffic should be restricted to certain aggregate-covered areas to control traffic-related soil disturbance. Foundation, floor slab, and pavement construction should begin immediately after suitable support is confirmed.



### Dewatering

Dewatering might be necessary due to precipitation or if perched groundwater is encountered. Water that accumulates in construction areas is recommended to be removed along with unstable soil as soon as possible. Filtered sump pumps, drawing water from sump pits excavated in the bottom of construction trenches, are expected to be adequate to remove water that collects in excavations that are above the water table. Excavated sump pits should be lined with geotextile and filled with open-graded, free-draining aggregate.

### Excavation Stability

All excavations are recommended to be made in accordance with OSHA excavation and trench safety standards and other applicable requirements. Where required, excavations must be sloped, benched, or braced to develop and maintain a safe work environment. Temporary shoring must be designed according to applicable regulatory requirements. Contractors are responsible for excavation safety.

### Questionable Material

Questionable material, if encountered, is recommended to be evaluated by a geotechnical engineer to determine if removal and replacement with engineered fill is necessary. Disposal of unsuitable material should be in accordance with local, state, and federal regulations for the material type. This report might need to be revised if the subsurface conditions that are encountered during construction differ from those noted on the *Test Boring Logs*.

## **8.9. Recommended Construction Materials Testing Services**

This report was prepared assuming that a geotechnical engineer will perform Construction Materials Testing (“CMT”) services during construction of the proposed development. Supplemental geotechnical recommendations may be needed based on the results of CMT services and specific details of the project not known at this time.

## **9.0 BASIS OF REPORT**

This report is strictly based on the project description given in Section 3.0. Giles must be notified if the project description or our assumptions are not accurate so that this report can be amended, if needed. This report assumes that the facility will be designed and constructed according to the codes that govern construction at the site.

The conclusions and recommendations in this report are based on the estimated subsurface conditions shown on the *Test Boring Logs*. Giles must be notified if the subsurface conditions that are encountered during construction of the proposed development differ from those shown on the *Test Boring Logs*; revision of this report might be necessary. General comments and limitations of this report are given in the appendix.





Geotechnical Engineering Exploration and Analysis  
Proposed Tsunami Express Car Wash  
Franklin, Wisconsin  
Project No. 1G-2401015  
Page 12

The conclusions and recommendations in this report have been promulgated in accordance with generally accepted professional engineering practices in the field of geotechnical engineering. No other warranty is either expressed or implied.

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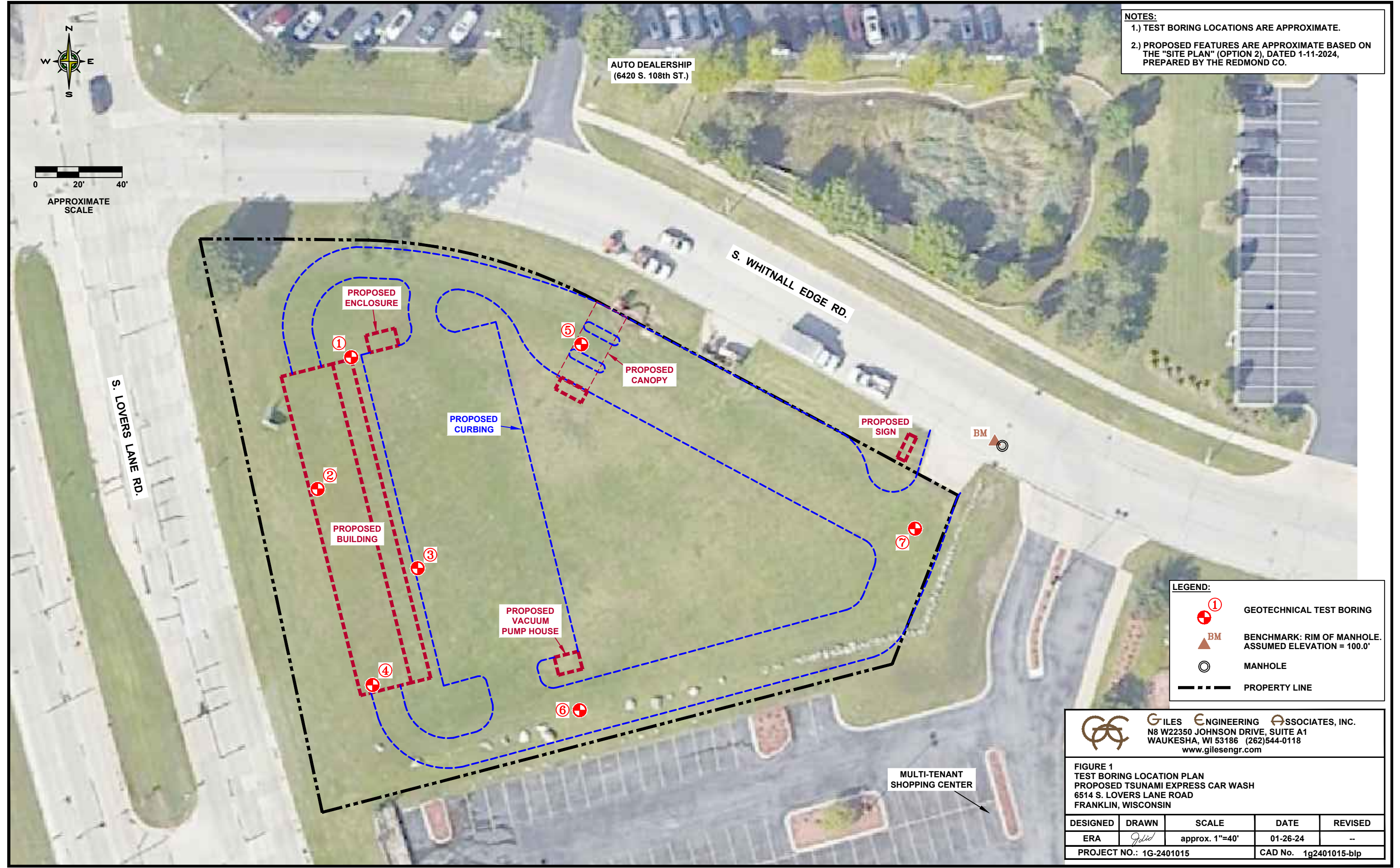
## APPENDIX A

### FIGURES AND TEST BORING LOGS

The Test Boring Location Plan contained herein was prepared based upon information supplied by *Giles'* client, or others, along with *Giles'* field measurements and observations. The diagram is presented for conceptual purposes only and is intended to assist the reader in report interpretation.

The Test Boring Logs and related information enclosed herein depict the subsurface (soil and water) conditions encountered at the specific boring locations on the date that the exploration was performed. Subsurface conditions may differ between boring locations and within areas of the site that were not explored with test borings. The subsurface conditions may also change at the boring locations over the passage of time.

**NOTES:**  
 1.) TEST BORING LOCATIONS ARE APPROXIMATE.  
 2.) PROPOSED FEATURES ARE APPROXIMATE BASED ON THE "SITE PLAN" (OPTION 2), DATED 1-11-2024, PREPARED BY THE REDMOND CO.




**LEGEND:**

	GEOTECHNICAL TEST BORING
	BENCHMARK: RIM OF MANHOLE. ASSUMED ELEVATION = 100.0'
	MANHOLE
	PROPERTY LINE

**GILES ENGINEERING ASSOCIATES, INC.**  
 N8 W22350 JOHNSON DRIVE, SUITE A1  
 WAUKESHA, WI 53186 (262)544-0118  
 www.gilesengr.com






**FIGURE 1**  
 TEST BORING LOCATION PLAN  
 PROPOSED TSUNAMI EXPRESS CAR WASH  
 6514 S. LOVERS LANE ROAD  
 FRANKLIN, WISCONSIN

DESIGNED	DRAWN	SCALE	DATE	REVISED
ERA	<i>Jed</i>	approx. 1"=40'	01-26-24	--
PROJECT NO.: 1G-2401015			CAD No. 1g2401015-blp	

<b>BORING NO. &amp; LOCATION:</b> 1	<h1>TEST BORING LOG</h1>	 <b>GILES ENGINEERING ASSOCIATES, INC.</b>	
<b>SURFACE ELEVATION:</b> 94.3 feet			PROPOSED TSUNAMI EXPRESS CAR WASH
<b>COMPLETION DATE:</b> 01/25/24			6514 S. LOVERS LANE ROAD FRANKLIN, WISCONSIN
<b>FIELD REP:</b> DAVIS LUCKETT			PROJECT NO: 1G-2401015


MATERIAL DESCRIPTION	Depth (ft)	Elevation	Sample No. & Type	N	Q <sub>u</sub> (tsf)	Q <sub>p</sub> (tsf)	Q <sub>s</sub> (tsf)	W (%)	PID	NOTES
±6" Topsoil: Dark Brown Silty Clay, trace Sand and Organic Matter-Moist			1-SS	4	1.9	2.0		13		
Fill: Brown Silty Clay, little Sand, trace Gravel-Moist			2-SS	8	5.0	3.5		16		
Fill: Light Brown Silty fine to medium Sand with Gravel (Possibly includes Cobbles, Boulders, or Rubble)-Moist	5	90	3-SS	37						
Fill: Dark Brown lean Clay, little Sand-Moist			4-SS	33		1.5		19		
Blue-Gray Silty Clay, trace Sand-Moist	10	85	5-SS	31		1.5		23		
Gray Silty Clay, little Sand, trace Gravel-Moist	15	80	6-SS	23	3.0	3.0		17		

Boring Terminated at about 16 feet (EL. 78.3')

Water Observation Data		Remarks:
	Water Encountered During Drilling:	
	Water Level At End of Drilling:	
	Cave Depth At End of Drilling:	
	Water Level After Drilling:	
	Cave Depth After Drilling:	






Changes in strata indicated by the lines are approximate boundary between soil types. The actual transition may be gradual and may vary considerably between test borings. Location of test boring is shown on the Boring Location Plan.

GILES LOG REPORT: 1G2401015.GPJ GILES.GDT 2/21/24

<b>BORING NO. &amp; LOCATION:</b> 2	<h1>TEST BORING LOG</h1>	 <b>GILES ENGINEERING ASSOCIATES, INC.</b>	
<b>SURFACE ELEVATION:</b> 94.7 feet			PROPOSED TSUNAMI EXPRESS CAR WASH
<b>COMPLETION DATE:</b> 01/25/24			6514 S. LOVERS LANE ROAD FRANKLIN, WISCONSIN
<b>FIELD REP:</b> DAVIS LUCKETT			PROJECT NO: 1G-2401015


MATERIAL DESCRIPTION	Depth (ft)	Elevation	Sample No. & Type	N	Q <sub>u</sub> (tsf)	Q <sub>p</sub> (tsf)	Q <sub>s</sub> (tsf)	W (%)	PID	NOTES
±8" Topsoil: Dark Brown lean Clay, little Sand and Organic Matter-Moist			1-SS	4						
Fill: Brown lean Clay, little Sand-Moist										
Fill: Dark Brown Sandy Clay, little Gravel (Includes Asphalt-Concrete Rubble)-Moist			2-SS	15	5.4	4.5+		15		
Fill: Brown and Dark Brown lean Clay, trace Sand and Gravel-Moist	5	90	3-SS	27	0.8			19		
			4-SS	24		1.5		21		
	10	85	5-SS	29	1.2	1.0		40		
Blue-Gray mottled with Brown lean Clay-Moist										
Gray lean Clay, trace Sand-Moist	15	80	6-SS	28	2.5	3.0		26		

Boring Terminated at about 16 feet (EL. 78.7')

Water Observation Data		Remarks:
	Water Encountered During Drilling:	
	Water Level At End of Drilling:	
	Cave Depth At End of Drilling:	
	Water Level After Drilling:	
	Cave Depth After Drilling:	






GILES LOG REPORT: 1G2401015.GPJ GILES.GDT 2/21/24

Changes in strata indicated by the lines are approximate boundary between soil types. The actual transition may be gradual and may vary considerably between test borings. Location of test boring is shown on the Boring Location Plan.

<b>BORING NO. &amp; LOCATION:</b> 3	<h1>TEST BORING LOG</h1>	 <b>GILES ENGINEERING ASSOCIATES, INC.</b>	
<b>SURFACE ELEVATION:</b> 97.7 feet			PROPOSED TSUNAMI EXPRESS CAR WASH
<b>COMPLETION DATE:</b> 02/08/24			6514 S. LOVERS LANE ROAD FRANKLIN, WISCONSIN
<b>FIELD REP:</b> JAMES BLAIR			PROJECT NO: 1G-2401015


MATERIAL DESCRIPTION	Depth (ft)	Elevation	Sample No. & Type	N	Q <sub>u</sub> (tsf)	Q <sub>p</sub> (tsf)	Q <sub>s</sub> (tsf)	W (%)	PID	NOTES
±4" Topsoil: Dark Brown lean Clay, little Sand and Organic Matter-Moist			1-SS	5		1.8		14		
Fill: Brown Sandy Clay, trace Gravel-Moist			2-SS	16		4.5+		11		
	95									
Fill: Dark Grayish Brown Silty Clay, little Sand, trace Gravel-Moist			3-SS	31		4.5+		13		
	5									
Fill: Dark Brown Sandy Clay, little Gravel, trace Roots-Moist			4-SS	21		3.5		16		
	90									
Possible Fill: Dark Gray lean Clay, trace Sand and Gravel-Moist			5-SS	17	3.0	3.5		23		
	10									
Gray lean Clay, trace Sand (Includes Iron Staining)-Moist			6-SS	35		3.0		14		(a)
	85									
	15		7-SS	33		4.5+		11		

Boring Terminated at about 16 feet (EL. 81.7')

Water Observation Data		Remarks:
	Water Encountered During Drilling:	(a) Poor Sample Recovery
	Water Level At End of Drilling:	
	Cave Depth At End of Drilling:	
	Water Level After Drilling:	
	Cave Depth After Drilling:	






Changes in strata indicated by the lines are approximate boundary between soil types. The actual transition may be gradual and may vary considerably between test borings. Location of test boring is shown on the Boring Location Plan.

GILES LOG REPORT: 1G2401015.GPJ GILES.GDT 2/21/24

<b>BORING NO. &amp; LOCATION:</b> 4	<h1>TEST BORING LOG</h1>	 <b>GILES ENGINEERING ASSOCIATES, INC.</b>	
<b>SURFACE ELEVATION:</b> 96.9 feet			PROPOSED TSUNAMI EXPRESS CAR WASH
<b>COMPLETION DATE:</b> 02/08/24			6514 S. LOVERS LANE ROAD FRANKLIN, WISCONSIN
<b>FIELD REP:</b> JAMES BLAIR			PROJECT NO: 1G-2401015


MATERIAL DESCRIPTION	Depth (ft)	Elevation	Sample No. & Type	N	Q <sub>u</sub> (tsf)	Q <sub>p</sub> (tsf)	Q <sub>s</sub> (tsf)	W (%)	PID	NOTES
±4" Topsoil: Dark Brown lean Clay, little Sand, trace Organic Matter-Moist			1-SS	3		4.5		15		
Fill: Gray lean Clay, trace Sand-Moist		95	2-SS	15		2.0		18		
Fill: Brown and Gray Sandy Clay, trace Gravel-Moist	5		3-SS	22		4.5		14		
Buried Topsoil: Black Silty Clay, little Organic Matter-Moist		90	4-SS	20		2.8		32		
Dark Gray and Gray lean Clay, trace Gravel-Moist	10		5-SS	13		1.5		25		
Gray mottled with Brown lean Clay, trace Sand-Moist		85	6-SS	17		4.5+		13		
	15		7-SS	24		4.5+		12		

Boring Terminated at about 16 feet (EL. 80.9')

Water Observation Data		Remarks:
	Water Encountered During Drilling:	
	Water Level At End of Drilling:	
	Cave Depth At End of Drilling:	
	Water Level After Drilling:	
	Cave Depth After Drilling:	






Changes in strata indicated by the lines are approximate boundary between soil types. The actual transition may be gradual and may vary considerably between test borings. Location of test boring is shown on the Boring Location Plan.

GILES LOG REPORT: 1G2401015.GPJ GILES.GDT 2/21/24

<b>BORING NO. &amp; LOCATION:</b> 5	<h1>TEST BORING LOG</h1>	 <b>GILES ENGINEERING ASSOCIATES, INC.</b>	
<b>SURFACE ELEVATION:</b> 98.6 feet			PROPOSED TSUNAMI EXPRESS CAR WASH
<b>COMPLETION DATE:</b> 02/08/24			6514 S. LOVERS LANE ROAD FRANKLIN, WISCONSIN
<b>FIELD REP:</b> JAMES BLAIR			PROJECT NO: 1G-2401015


MATERIAL DESCRIPTION	Depth (ft)	Elevation	Sample No. & Type	N	Q <sub>u</sub> (tsf)	Q <sub>p</sub> (tsf)	Q <sub>s</sub> (tsf)	W (%)	PID	NOTES
±6" Topsoil: Dark Brown lean Clay, little Organic Matter-Moist			1-SS	5		2.0		18		
Fill: Brown to Dark Brown lean Clay, little Sand, trace Gravel -Moist			2-SS	8		3.8		18		
	5	95	3-SS	26		2.0		19		
			4-SS	9		1.3		25		
Buried Topsoil: Dark Gray lean Clay, trace Root Matter-Moist		90								
Brown lean Clay, trace Sand and Gravel (Includes Calcareous Deposits)-Moist	10		5-SS	14		3.5		15		

Boring Terminated at about 11 feet (EL. 87.6')

Water Observation Data		Remarks:
	Water Encountered During Drilling:	
	Water Level At End of Drilling:	
	Cave Depth At End of Drilling:	
	Water Level After Drilling:	
	Cave Depth After Drilling:	






Changes in strata indicated by the lines are approximate boundary between soil types. The actual transition may be gradual and may vary considerably between test borings. Location of test boring is shown on the Boring Location Plan.



<b>BORING NO. &amp; LOCATION:</b> 6	<h1>TEST BORING LOG</h1>	 <b>GILES ENGINEERING ASSOCIATES, INC.</b>	
<b>SURFACE ELEVATION:</b> 100.8 feet			PROPOSED TSUNAMI EXPRESS CAR WASH
<b>COMPLETION DATE:</b> 02/08/24			6514 S. LOVERS LANE ROAD FRANKLIN, WISCONSIN
<b>FIELD REP:</b> JAMES BLAIR			PROJECT NO: 1G-2401015


MATERIAL DESCRIPTION	Depth (ft)	Elevation	Sample No. & Type	N	Q <sub>u</sub> (tsf)	Q <sub>p</sub> (tsf)	Q <sub>s</sub> (tsf)	W (%)	PID	NOTES
±4" Topsoil: Dark Brown lean Clay, little Sand, trace Organic Matter-Moist		100	1-SS	5		0.8		16		
Fill: Brown lean Clay, trace Sand-Moist			2-SS	8		0.8		15		
Fill: Dark Brown-Gray Sandy Clay-Moist	5	95	3-SS	25	3.2	4.0		21		
Fill: Brown and Dark Brown lean Clay, little Sand-Moist			4-SS	20		3.5		25		
Brown mottled with Gray lean Clay, trace Sand and Gravel-Moist	10		5-SS	27		4.5		15		
Boring Terminated at about 11 feet (EL. 89.8')										



Water Observation Data		Remarks:
	Water Encountered During Drilling:	
	Water Level At End of Drilling:	
	Cave Depth At End of Drilling:	
	Water Level After Drilling:	
	Cave Depth After Drilling:	






Changes in strata indicated by the lines are approximate boundary between soil types. The actual transition may be gradual and may vary considerably between test borings. Location of test boring is shown on the Boring Location Plan.

GILES LOG REPORT: 1G2401015.GPJ GILES.GDT 2/21/24

<b>BORING NO. &amp; LOCATION:</b> 7	<h1>TEST BORING LOG</h1>	 <b>GILES ENGINEERING ASSOCIATES, INC.</b>	
<b>SURFACE ELEVATION:</b> 101.4 feet			PROPOSED TSUNAMI EXPRESS CAR WASH
<b>COMPLETION DATE:</b> 01/25/24			6514 S. LOVERS LANE ROAD FRANKLIN, WISCONSIN
<b>FIELD REP:</b> DAVIS LUCKETT			PROJECT NO: 1G-2401015

MATERIAL DESCRIPTION	Depth (ft)	Elevation	Sample No. & Type	N	Q <sub>u</sub> (tsf)	Q <sub>p</sub> (tsf)	Q <sub>s</sub> (tsf)	W (%)	PID	NOTES
±4" Topsoil: Dark Brown lean Clay, little Organic Matter-Moist			1-SS	6		1.0		26		
Fill: Dark Brown Sandy Clay, trace Gravel-Moist to Wet		100	2-SS	8						
Brown lean Clay, trace Sand and Gravel (Includes Cobbles)-Moist	5		3-SS	22						(a)
Gray lean Clay, trace Sand-Moist		95	4-SS	23	3.3	3.0		19		
	10		5-SS	15		1.8		20		(a)

Boring Terminated at about 11 feet (EL. 90.4')

Water Observation Data		Remarks:
	Water Encountered During Drilling:	(a) Poor Sample Recovery
	Water Level At End of Drilling:	
	Cave Depth At End of Drilling:	
	Water Level After Drilling:	
	Cave Depth After Drilling:	

Changes in strata indicated by the lines are approximate boundary between soil types. The actual transition may be gradual and may vary considerably between test borings. Location of test boring is shown on the Boring Location Plan.

## **APPENDIX B**

### **FIELD PROCEDURES**

The field operations were conducted in general accordance with the procedures recommended by the American Society for Testing and Materials (ASTM) designation D 420 entitled "Standard Guide for Sampling Rock and Rock" and/or other relevant specifications. Soil samples were preserved and transported to *Giles'* laboratory in general accordance with the procedures recommended by ASTM designation D 4220 entitled "Standard Practice for Preserving and Transporting Soil Samples." Brief descriptions of the sampling, testing and field procedures commonly performed by *Giles* are provided herein.

## GENERAL FIELD PROCEDURES

### Test Boring Elevations

The ground surface elevations reported on the Test Boring Logs are referenced to the assumed benchmark shown on the Boring Location Plan (Figure 1). Unless otherwise noted, the elevations were determined with a conventional hand-level and are accurate to within about 1 foot.

### Test Boring Locations

The test borings were located on-site based on the existing site features and/or apparent property lines. Dimensions illustrating the approximate boring locations are reported on the Boring Location Plan (Figure 1).

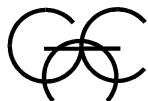
### Water Level Measurement

The water levels reported on the Test Boring Logs represent the depth of “free” water encountered during drilling and/or after the drilling tools were removed from the borehole. Water levels measured within a granular (sand and gravel) soil profile are typically indicative of the water table elevation. It is usually not possible to accurately identify the water table elevation with cohesive (clayey) soils, since the rate of seepage is slow. The water table elevation within cohesive soils must therefore be determined over a period of time with groundwater observation wells.

It must be recognized that the water table may fluctuate seasonally and during periods of heavy precipitation. Depending on the subsurface conditions, water may also become perched above the water table, especially during wet periods.

### Borehole Backfilling Procedures

Each borehole was backfilled upon completion of the field operations. If potential contamination was encountered, and/or if required by state or local regulations, boreholes were backfilled with an “impervious” material (such as bentonite slurry). Borings that penetrated pavements, sidewalks, etc. were “capped” with Portland Cement concrete, asphaltic concrete, or a similar surface material. It must, however, be recognized that the backfill material may settle, and the surface cap may subside, over a period of time. Further backfilling and/or re-surfacing by *Giles’* client or the property owner may be required.



## FIELD SAMPLING AND TESTING PROCEDURES

### Auger Sampling (AU)

Soil samples are removed from the auger flights as an auger is withdrawn above the ground surface. Such samples are used to determine general soil types and identify approximate soil stratifications. Auger samples are highly disturbed and are therefore not typically used for geotechnical strength testing.

### Split-Barrel Sampling (SS) – (ASTM D-1586)

A split-barrel sampler with a 2-inch outside diameter is driven into the subsoil with a 140-pound hammer free-falling a vertical distance of 30 inches. The summation of hammer-blows required to drive the sampler the final 12-inches of an 18-inch sample interval is defined as the “Standard Penetration Resistance” or N-value is an index of the relative density of granular soils and the comparative consistency of cohesive soils. A soil sample is collected from each SPT interval.

### Shelby Tube Sampling (ST) – (ASTM D-1587)

A relatively undisturbed soil sample is collected by hydraulically advancing a thin-walled Shelby Tube sampler into a soil mass. Shelby Tubes have a sharp cutting edge and are commonly 2 to 5 inches in diameter.

### Bulk Sample (BS)

A relatively large volume of soils is collected with a shovel or other manually-operated tool. The sample is typically transported to *Giles’* materials laboratory in a sealed bag or bucket.

### Dynamic Cone Penetration Test (DC) – (ASTM STP 399)

This test is conducted by driving a 1.5-inch-diameter cone into the subsoil using a 15-pound steel ring (hammer), free-falling a vertical distance of 20 inches. The number of hammer-blows required to drive the cone 1¾ inches is an indication of the soil strength and density, and is defined as “N”. The Dynamic Cone Penetration test is commonly conducted in hand auger borings, test pits and within excavated trenches.

- Continued -



### Ring-Lined Barrel Sampling – (ASTM D 3550)

In this procedure, a ring-lined barrel sampler is used to collect soil samples for classification and laboratory testing. This method provides samples that fit directly into laboratory test instruments without additional handling/disturbance.

### Sampling and Testing Procedures

The field testing and sampling operations were conducted in general accordance with the procedures recommended by the American Society for Testing and Materials (ASTM) and/or other relevant specifications. Results of the field testing (i.e. N-values) are reported on the Test Boring Logs. Explanations of the terms and symbols shown on the logs are provided on the appendix enclosure entitled “General Notes”.



## **APPENDIX C**

### **LABORATORY TESTING AND CLASSIFICATION**

The laboratory testing was conducted under the supervision of a geotechnical engineer in accordance with the procedures recommended by the American Society for Testing and Materials (ASTM) and/or other relevant specifications. Brief descriptions of laboratory tests commonly performed by *Giles* are provided herein.

## LABORATORY TESTING AND CLASSIFICATION

### Photoionization Detector (PID)

In this procedure, soil samples are “scanned” in *Giles’* analytical laboratory using a Photoionization Detector (PID). The instrument is equipped with an 11.7 eV lamp calibrated to a Benzene Standard and is capable of detecting a minute concentration of **certain** Volatile Organic Compound (VOC) vapors, such as those commonly associated with petroleum products and some solvents. Results of the PID analysis are expressed in HNu (manufacturer’s) units rather than actual concentration.

### Moisture Content (w) (ASTM D 2216)

Moisture content is defined as the ratio of the weight of water contained within a soil sample to the weight of the dry solids within the sample. Moisture content is expressed as a percentage.

### Unconfined Compressive Strength (qu) (ASTM D 2166)

An axial load is applied at a uniform rate to a cylindrical soil sample. The unconfined compressive strength is the maximum stress obtained or the stress when 15% axial strain is reached, whichever occurs first.

### Calibrated Penetrometer Resistance (qp)

The small, cylindrical tip of a hand-held penetrometer is pressed into a soil sample to a prescribed depth to measure the soils capacity to resist penetration. This test is used to evaluate unconfined compressive strength.

### Vane-Shear Strength (qs)

The blades of a vane are inserted into the flat surface of a soil sample and the vane is rotated until failure occurs. The maximum shear resistance measured immediately prior to failure is taken as the vane-shear strength.

### Loss-on-Ignition (ASTM D 2974; Method C)

The Loss-on-Ignition (L.O.I.) test is used to determine the organic content of a soil sample. The procedure is conducted by heating a dry soil sample to 440°C in order to burn-off or “ash” organic matter present within the sample. The L.O.I. value is the ratio of the weight loss due to ignition compared to the initial weight of the dry sample. L.O.I. is expressed as a percentage.





### Particle Size Distribution (ASTB D 421, D 422, and D 1140)

This test is performed to determine the distribution of specific particle sizes (diameters) within a soil sample. The distribution of coarse-grained soil particles (sand and gravel) is determined from a “sieve analysis,” which is conducted by passing the sample through a series of nested sieves. The distribution of fine-grained soil particles (silt and clay) is determined from a “hydrometer analysis” which is based on the sedimentation of particles suspended in water.

### Consolidation Test (ASTM D 2435)

In this procedure, a series of cumulative vertical loads are applied to a small, laterally confined soil sample. During each load increment, vertical compression (consolidation) of the sample is measured over a period of time. Results of this test are used to estimate settlement and time rate of settlement.

### Classification of Samples

Each soil sample was visually-manually classified, based on texture and plasticity, in general accordance with the Unified Soil Classification System (ASTM D-2488-75). The classifications are reported on the Test Boring Logs.

### Laboratory Testing

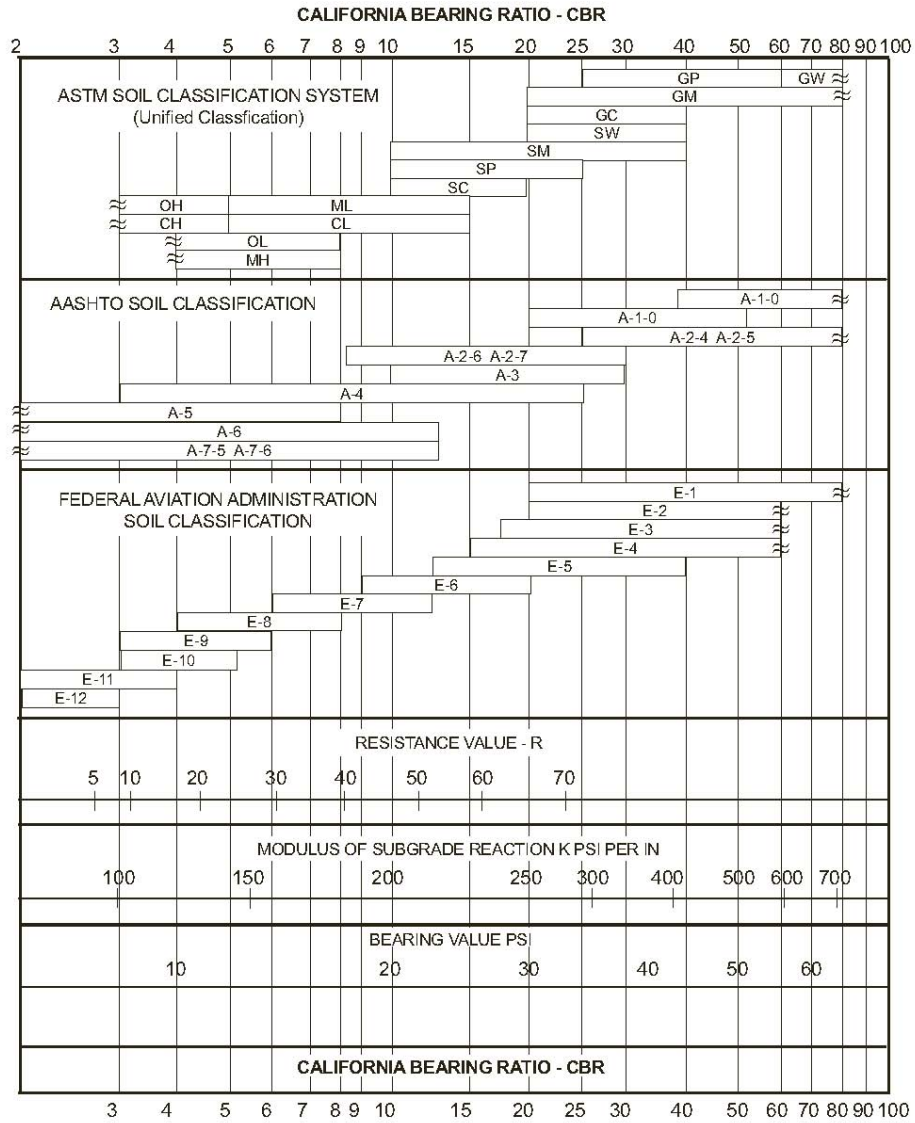
The laboratory testing operations were conducted in general accordance with the procedures recommended by the American Society for Testing and Materials (ASTM) and/or other relevant specifications. Results of the laboratory tests are provided on the Test Boring Logs or other appendix enclosures. Explanation of the terms and symbols used on the logs is provided on the appendix enclosure entitled “General Notes.”



## California Bearing Ratio (CBR) Test ASTM D-1833

The CBR test is used for evaluation of a soil subgrade for pavement design. The test consists of measuring the force required for a 3-square-inch cylindrical piston to penetrate 0.1 or 0.2 inch into a compacted soil sample. The result is expressed as a percent of force required to penetrate a standard compacted crushed stone.

Unless a CBR test has been specifically requested by the client, the CBR is estimated from published charts, based on soil classification and strength characteristics. A typical correlation chart is below.



**APPENDIX D**

GENERAL INFORMATION

AND

IMPORTANT INFORMATION ABOUT  
THIS GEOTECHNICAL REPORT

## GENERAL COMMENTS

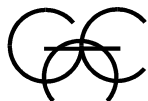
The soil samples obtained during the subsurface exploration will be retained for a period of thirty days. If no instructions are received, they will be disposed of at that time.

This report has been prepared exclusively for the client in order to aid in the evaluation of this property and to assist the architects and engineers in the design and preparation of the project plans and specifications. Copies of this report may be provided to contractor(s), with contract documents, to disclose information relative to this project. The report, however, has not been prepared to serve as the plans and specifications for actual construction without the appropriate interpretation by the project architect, structural engineer, and/or civil engineer. Reproduction and distribution of this report must be authorized by the client and *Giles*.

This report has been based on assumed conditions/characteristics of the proposed development where specific information was not available. It is recommended that the architect, civil engineer and structural engineer along with any other design professionals involved in this project carefully review these assumptions to ensure they are consistent with the actual planned development. When discrepancies exist, they should be brought to our attention to ensure they do not affect the conclusions and recommendations provided herein. The project plans and specifications may also be submitted to *Giles* for review to ensure that the geotechnical related conclusions and recommendations provided herein have been correctly interpreted.

The analysis of this site was based on a subsoil profile interpolated from a limited subsurface exploration. If the actual conditions encountered during construction vary from those indicated by the borings, *Giles* must be contacted immediately to determine if the conditions alter the recommendations contained herein.

The conclusions and recommendations presented in this report have been promulgated in accordance with generally accepted professional engineering practices in the field of geotechnical engineering. No other warranty is either expressed or implied.



**GUIDE SPECIFICATIONS FOR SUBGRADE AND GRADE PREPARATION  
FOR FILL, FOUNDATION, FLOOR SLAB AND PAVEMENT SUPPORT;  
AND SELECTION, PLACEMENT AND COMPACTION OF FILL SOILS  
USING STANDARD PROCTOR PROCEDURES**

1. Construction monitoring and testing of subgrades and grades for fill, foundation, floor slab and pavement; and fill selection, placement and compaction shall be performed by an experienced soils engineer and/or his representatives.
2. All compaction fill, subgrades and grades shall be (a) underlain by suitable bearing material; (b) free of all organic, frozen, or other deleterious material, and (c) observed, tested and approved by qualified engineering personnel representing an experienced soils engineer. Preparation of subgrades after stripping vegetation, organic or other unsuitable materials shall consist of (a) proof-rolling to detect soil, wet yielding soils or other unstable materials that must be undercut, (b) scarifying top 6 to 8 inches, (c) moisture conditioning the soils as required, and (d) recompaction to same minimum in-situ density required for similar materials indicated under Item 5. Note: compaction requirements for pavement subgrade are higher than other areas. Weather and construction equipment may damage compacted fill surface and reworking and retesting may be necessary to assure proper performance.
3. In overexcavation and fill areas, the compacted fill must extend (a) a minimum 1 foot lateral distance beyond the exterior edge of the foundation at bearing grade or pavement subgrade and down to compacted fill subgrade on a maximum 0.5(H):1(V) slope, (b) 1 foot above footing grade outside the building, and (c) to floor subgrade inside the building. Fill shall be placed and compacted on a 5(H):1(V) slope or must be stepped or benched as required to flatten if not specifically approved by qualified personnel under the direction of an experienced soil engineer.
4. The compacted fill materials shall be free of deleterious, organic, or frozen matter, shall contain no chemicals that may result in the material being classified as "contaminated", and shall be low-expansive with a maximum Liquid Limit (ASTM D-423) and Plasticity Index (ASTM D-424) of 30 and 15, respectively, unless specifically tested and found to have low expansive properties and approved by an experienced soils engineer. The top 12 inches of compacted fill should have a maximum 3-inch-particle diameter and all underlying compacted fill a maximum 6-inch-diameter unless specifically approved by an experienced soils engineer. All fill materials must be tested and approved under the direction of an experienced soils engineer prior to placement. If the fill is to provide non-frost susceptible characteristics, it must be classified as a clean GW, GP, SW or SP per the Unified Soil Classification System (ASTM D-2487).
5. For structural fill depths less than 20 feet, the density of the structural compacted fill and scarified subgrade and grades shall not be less than 95 percent of the maximum dry density as determined by Standard Proctor (ASTM-698) with the exception of the top 12 inches of pavement subgrade which shall have a minimum in-situ density of 100 percent of maximum dry density, or 5 percent higher than underlying fill materials. Where the structural fill depth is greater than 20 feet, the portions below 20 feet should have a minimum in-place density of 100 percent of its maximum dry density of 5 percent greater than the top 20 feet. The moisture content of cohesive soil shall not vary by more than -1 to +3 percent and granular soil  $\pm 3$  percent of the optimum when placed and compacted or recompacted, unless specifically recommended/approved by the soils engineer monitoring the placement and compaction. Cohesive soils with moderate to high expansion potentials ( $PI > 15$ ) should, however, be placed, compacted and maintained prior to construction at a moisture content  $3 \pm 1$  percent above optimum moisture content to limit further heave. The fill shall be placed in layers with a maximum loose thickness of 8 inches for foundations and 10 inches for floor slabs and pavement, unless specifically approved by the soils engineer taking into consideration the type of materials and compaction equipment being used. The compaction equipment should consist of suitable mechanical equipment specifically designed for soil compaction. Bulldozers or similar tracked vehicles are typically not suitable for compaction.
6. Excavation, filling, subgrade and grade preparation shall be performed in a manner and sequence that will provide drainage at all times and proper control of erosion. Precipitation, springs and seepage water encountered shall be pumped or drained to provide a suitable working platform. Springs or water seepage encountered during grading/foundation construction must be called to the soil engineer's attention immediately for possible construction procedure revision or inclusion of an underdrain system.
7. Non-structural fill adjacent to structural fill should typically be placed in unison to provide lateral support. Backfill along walls must be placed and compacted with care to ensure excessive unbalanced lateral pressures do not develop. The type of fill material placed adjacent to below-grade walls (i.e. basement walls and retaining walls) must be properly tested and approved by an experienced soils engineer with consideration for the lateral pressure used in the wall design.
8. Whenever, in the opinion of the soils engineer or the Owner's Representatives, an unstable condition is being created either by cutting or filling, the work shall not proceed into that area until an appropriate geotechnical exploration and analysis has been performed and the grading plan revised, if found necessary.



**CHARACTERISTICS AND RATINGS OF UNIFIED SOIL SYSTEM CLASSES FOR SOIL CONSTRUCTION \***

Class	Compaction Characteristics	Max. Dry Density Standard Proctor (pcf)	Compressibility and Expansion	Drainage and Permeability	Value as an Embankment Material	Value as Subgrade When Not Subject to Frost	Value as Base Course	Value as Temporary Pavement	
								With Dust Palliative	With Bituminous Treatment
GW	Good: tractor, rubber-tired, steel wheel or vibratory roller	125-135	Almost none	Good drainage, pervious	Very stable	Excellent	Good	Fair to poor	Excellent
GP	Good: tractor, rubber-tired, steel wheel or vibratory roller	115-125	Almost none	Good drainage, pervious	Reasonably stable	Excellent to good	Poor to fair	Poor	
GM	Good: rubber-tired or light sheepsfoot roller	120-135	Slight	Poor drainage, semipervious	Reasonably stable	Excellent to good	Fair to poor	Poor	Poor to fair
GC	Good to fair: rubber-tired or sheepsfoot roller	115-130	Slight	Poor drainage, impervious	Reasonably stable	Good	Good to fair **	Excellent	Excellent
SW	Good: tractor, rubber-tired or vibratory roller	110-130	Almost none	Good drainage, pervious	Very stable	Good	Fair to poor	Fair to poor	Good
SP	Good: tractor, rubber-tired or vibratory roller	100-120	Almost none	Good drainage, pervious	Reasonably stable when dense	Good to fair	Poor	Poor	Poor to fair
SM	Good: rubber-tired or sheepsfoot roller	110-125	Slight	Poor drainage, impervious	Reasonably stable when dense	Good to fair	Poor	Poor	Poor to fair
SC	Good to fair: rubber-tired or sheepsfoot roller	105-125	Slight to medium	Poor drainage, impervious	Reasonably stable	Good to fair	Fair to poor	Excellent	Excellent
ML	Good to poor: rubber-tired or sheepsfoot roller	95-120	Slight to medium	Poor drainage, impervious	Poor stability, high density required	Fair to poor	Not suitable	Poor	Poor
CL	Good to fair: sheepsfoot or rubber-tired roller	95-120	Medium	No drainage, impervious	Good stability	Fair to poor	Not suitable	Poor	Poor
OL	Fair to poor: sheepsfoot or rubber-tired roller	80-100	Medium to high	Poor drainage, impervious	Unstable, should not be used	Poor	Not suitable	Not suitable	Not suitable
MH	Fair to poor: sheepsfoot or rubber-tired roller	70-95	High	Poor drainage, impervious	Poor stability, should not be used	Poor	Not suitable	Very poor	Not suitable
CH	Fair to poor: sheepsfoot roller	80-105	Very high	No drainage, impervious	Fair stability, may soften on expansion	Poor to very poor	Not suitable	Very poor	Not suitable
OH	Fair to poor: sheepsfoot roller	65-100	High	No drainage, impervious	Unstable, should not be used	Very poor	Not suitable	Not suitable	Not suitable
Pt	Not suitable		Very high	Fair to poor drainage	Should not be used	Not suitable	Not suitable	Not suitable	Not suitable

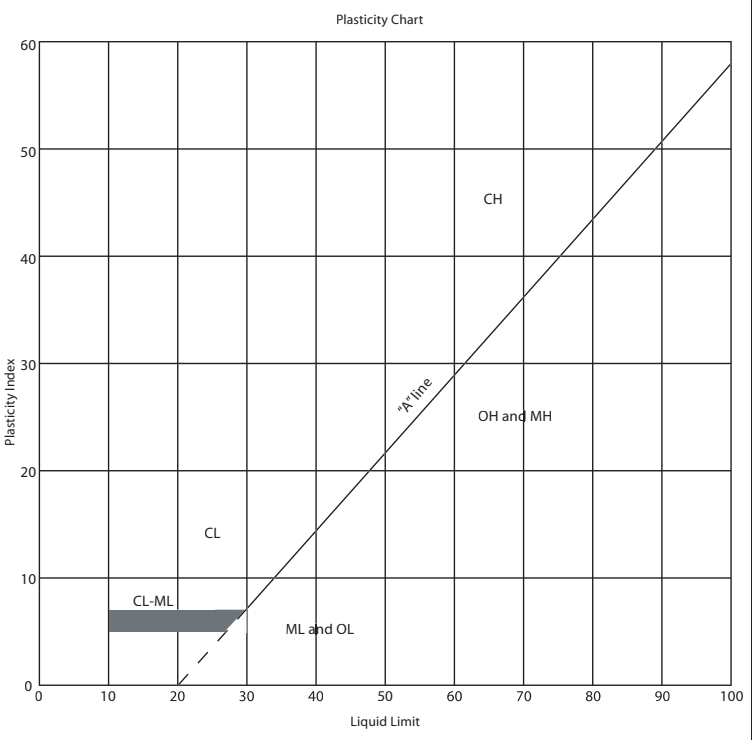
\* "The Unified Classification: Appendix A - Characteristics of Soil, Groups Pertaining to Roads and Airfields, and Appendix B - Characteristics of Soil Groups Pertaining to Embankments and Foundations," Technical Memorandum 357, U.S. Waterways Experiment Station, Vicksburg, 1953.

\*\* Not suitable if subject to frost.



# UNIFIED SOIL CLASSIFICATION SYSTEM (ASTM D-2487)

Major Divisions		Group Symbols	Typical Names	Laboratory Classification Criteria				
Coarse-grained soils (more than half of material is larger than No. 200 sieve size)	Gravels (More than half of coarse fraction is larger than No. 4 sieve size)	Clean gravels (little or no fines)	GW	Well-graded gravels, gravel-sand mixtures, little or no fines	Determine percentages of sand and gravel from grain-size curve. Depending on percentage of fines (fraction smaller than No. 200 sieve size), coarse-grained soils are classified as follows: Less than 5 percent: GW, GP, SW, SP More than 12 percent: GM, GC, SM, SC Borderline cases requiring dual symbols <sup>b</sup>	GP	Poorly graded gravels, gravel-sand mixtures, little or no fines	$C_u = \frac{D_{60}}{D_{10}}$ greater than 4; $C_c = \frac{(D_{30})^2}{D_{10} \times D_{60}}$ between 1 and 3
		Gravels with fines (appreciable amount of fines)	GM <sup>a</sup>	d		Silty gravels, gravel-sand-silt mixtures	Not meeting all gradation requirements for GW  Atterberg limits below "A" line or P.I. less than 4  Limits plotting within shaded area, above "A" line with P.I. between 4 and 7 are <i>borderline</i> cases requiring use of dual symbols	
			u					
		GC	Clayey gravels, gravel-sand-clay mixtures	Atterberg limits above "A" line or P.I. greater than 7				
	Sands (More than half of coarse fraction is smaller than No. 4 sieve size)	Clean sands (Little or no fines)	SW	Well-graded sands, gravelly sands, little or no fines		$C_u = \frac{D_{60}}{D_{10}}$ greater than 4; $C_c = \frac{(D_{30})^2}{D_{10} \times D_{60}}$ between 1 and 3		
		Sands with fines (Appreciable amount of fines)	SP	Poorly graded sands, gravelly sands, little or no fines		Not meeting all gradation requirements for SW  Atterberg limits below "A" line or P.I. less than 4  Limits plotting within shaded area, above "A" line with P.I. between 4 and 7 are <i>borderline</i> cases requiring use of dual symbols		
			SM <sup>a</sup>	d			Silty sands, sand-silt mixtures	
		SC	u					
			Clayey sands, sand-clay mixtures	Atterberg limits above "A" line or P.I. greater than 7				



<sup>a</sup> Division of GM and SM groups into subdivisions of d and u are for roads and airfields only. Subdivision is based on Atterberg limits, suffix d used when L.L. is 28 or less and the P.I. is 6 or less; the suffix u is used when L.L. is greater than 28.

<sup>b</sup> Borderline classifications, used for soils possessing characteristics of two groups, are designated by combinations of group symbols. For example GW-GC, well-graded gravel-sand mixture with clay binder.

## GENERAL NOTES

### SAMPLE IDENTIFICATION

All samples are visually classified in general accordance with the Unified Soil Classification System (ASTM D-2487-75 or D-2488-75)

### DESCRIPTIVE TERM (% BY DRY WEIGHT)

Trace:	1-10%
Little:	11-20%
Some:	21-35%
And/Adjective	36-50%

### PARTICLE SIZE (DIAMETER)

Boulders:	8 inch and larger
Cobbles:	3 inch to 8 inch
Gravel:	coarse - ¾ to 3 inch fine – No. 4 (4.76 mm) to ¾ inch
Sand:	coarse – No. 4 (4.76 mm) to No. 10 (2.0 mm) medium – No. 10 (2.0 mm) to No. 40 (0.42 mm) fine – No. 40 (0.42 mm) to No. 200 (0.074 mm)
Silt:	No. 200 (0.074 mm) and smaller (non-plastic)
Clay:	No 200 (0.074 mm) and smaller (plastic)

### SOIL PROPERTY SYMBOLS

Dd:	Dry Density (pcf)
LL:	Liquid Limit, percent
PL:	Plastic Limit, percent
PI:	Plasticity Index (LL-PL)
LOI:	Loss on Ignition, percent
Gs:	Specific Gravity
K:	Coefficient of Permeability
w:	Moisture content, percent
qp:	Calibrated Penetrometer Resistance, tsf
qs:	Vane-Shear Strength, tsf
qu:	Unconfined Compressive Strength, tsf
qc:	Static Cone Penetrometer Resistance (correlated to Unconfined Compressive Strength, tsf)

PID: Results of vapor analysis conducted on representative samples utilizing a Photoionization Detector calibrated to a benzene standard. Results expressed in HNU-Units. (BDL=Below Detection Limit)

N: Penetration Resistance per 12 inch interval, or fraction thereof, for a standard 2 inch O.D. (1⅜ inch I.D.) split spoon sampler driven with a 140 pound weight free-falling 30 inches. Performed in general accordance with Standard Penetration Test Specifications (ASTM D-1586). N in blows per foot equals sum of N-Values where plus sign (+) is shown.

Nc: Penetration Resistance per 1¼ inches of Dynamic Cone Penetrometer. Approximately equivalent to Standard Penetration Test N-Value in blows per foot.

Nr: Penetration Resistance per 12 inch interval, or fraction thereof, for California Ring Sampler driven with a 140 pound weight free-falling 30 inches per ASTM D-3550. Not equivalent to Standard Penetration Test N-Value.

### DRILLING AND SAMPLING SYMBOLS

SS:	Split-Spoon
ST:	Shelby Tube – 3 inch O.D. (except where noted)
CS:	3 inch O.D. California Ring Sampler
DC:	Dynamic Cone Penetrometer per ASTM Special Technical Publication No. 399
AU:	Auger Sample
DB:	Diamond Bit
CB:	Carbide Bit
WS:	Wash Sample
RB:	Rock-Roller Bit
BS:	Bulk Sample
Note:	Depth intervals for sampling shown on Record of Subsurface Exploration are not indicative of sample recovery, but position where sampling initiated

## SOIL STRENGTH CHARACTERISTICS

### COHESIVE (CLAYEY) SOILS

COMPARATIVE CONSISTENCY	BLOWS PER FOOT (N)	UNCONFINED COMPRESSIVE STRENGTH (TSF)
Very Soft	0 - 2	0 - 0.25
Soft	3 - 4	0.25 - 0.50
Medium Stiff	5 - 8	0.50 - 1.00
Stiff	9 - 15	1.00 - 2.00
Very Stiff	16 - 30	2.00 - 4.00
Hard	31+	4.00+

### NON-COHESIVE (GRANULAR) SOILS

RELATIVE DENSITY	BLOWS PER FOOT (N)
Very Loose	0 - 4
Loose	5 - 10
Firm	11 - 30
Dense	31 - 50
Very Dense	51+

DEGREE OF PLASTICITY	PI	DEGREE OF EXPANSIVE POTENTIAL	PI
None to Slight	0 - 4	Low	0 - 15
Slight	5 - 10	Medium	15 - 25
Medium	11 - 30	High	25+
High to Very High	31+		





# Important Information about This

# Geotechnical-Engineering Report

Subsurface problems are a principal cause of construction delays, cost overruns, claims, and disputes.

While you cannot eliminate all such risks, you can manage them. The following information is provided to help.

**The Geoprofessional Business Association (GBA) has prepared this advisory to help you – assumedly a client representative – interpret and apply this geotechnical-engineering report as effectively as possible. In that way, you can benefit from a lowered exposure to problems associated with subsurface conditions at project sites and development of them that, for decades, have been a principal cause of construction delays, cost overruns, claims, and disputes. If you have questions or want more information about any of the issues discussed herein, contact your GBA-member geotechnical engineer. Active engagement in GBA exposes geotechnical engineers to a wide array of risk-confrontation techniques that can be of genuine benefit for everyone involved with a construction project.**

## Understand the Geotechnical-Engineering Services Provided for this Report

Geotechnical-engineering services typically include the planning, collection, interpretation, and analysis of exploratory data from widely spaced borings and/or test pits. Field data are combined with results from laboratory tests of soil and rock samples obtained from field exploration (if applicable), observations made during site reconnaissance, and historical information to form one or more models of the expected subsurface conditions beneath the site. Local geology and alterations of the site surface and subsurface by previous and proposed construction are also important considerations. Geotechnical engineers apply their engineering training, experience, and judgment to adapt the requirements of the prospective project to the subsurface model(s). Estimates are made of the subsurface conditions that will likely be exposed during construction as well as the expected performance of foundations and other structures being planned and/or affected by construction activities.

The culmination of these geotechnical-engineering services is typically a geotechnical-engineering report providing the data obtained, a discussion of the subsurface model(s), the engineering and geologic engineering assessments and analyses made, and the recommendations developed to satisfy the given requirements of the project. These reports may be titled investigations, explorations, studies, assessments, or evaluations. Regardless of the title used, the geotechnical-engineering report is an engineering interpretation of the subsurface conditions within the context of the project and does not represent a close examination, systematic inquiry, or thorough investigation of all site and subsurface conditions.

## Geotechnical-Engineering Services are Performed for Specific Purposes, Persons, and Projects, and At Specific Times

Geotechnical engineers structure their services to meet the specific needs, goals, and risk management preferences of their clients. A geotechnical-engineering study conducted for a given civil engineer

will not likely meet the needs of a civil-works constructor or even a different civil engineer. Because each geotechnical-engineering study is unique, each geotechnical-engineering report is unique, prepared *solely* for the client.

Likewise, geotechnical-engineering services are performed for a specific project and purpose. For example, it is unlikely that a geotechnical-engineering study for a refrigerated warehouse will be the same as one prepared for a parking garage; and a few borings drilled during a preliminary study to evaluate site feasibility will not be adequate to develop geotechnical design recommendations for the project.

Do not rely on this report if your geotechnical engineer prepared it:

- for a different client;
- for a different project or purpose;
- for a different site (that may or may not include all or a portion of the original site); or
- before important events occurred at the site or adjacent to it; e.g., man-made events like construction or environmental remediation, or natural events like floods, droughts, earthquakes, or groundwater fluctuations.

Note, too, the reliability of a geotechnical-engineering report can be affected by the passage of time, because of factors like changed subsurface conditions; new or modified codes, standards, or regulations; or new techniques or tools. *If you are the least bit uncertain* about the continued reliability of this report, contact your geotechnical engineer before applying the recommendations in it. A minor amount of additional testing or analysis after the passage of time – if any is required at all – could prevent major problems.

## Read this Report in Full

Costly problems have occurred because those relying on a geotechnical-engineering report did not read the report in its entirety. Do not rely on an executive summary. Do not read selective elements only. *Read and refer to the report in full.*

## You Need to Inform Your Geotechnical Engineer About Change

Your geotechnical engineer considered unique, project-specific factors when developing the scope of study behind this report and developing the confirmation-dependent recommendations the report conveys. Typical changes that could erode the reliability of this report include those that affect:

- the site's size or shape;
- the elevation, configuration, location, orientation, function or weight of the proposed structure and the desired performance criteria;
- the composition of the design team; or
- project ownership.

As a general rule, *always* inform your geotechnical engineer of project or site changes – even minor ones – and request an assessment of their impact. *The geotechnical engineer who prepared this report cannot accept*

responsibility or liability for problems that arise because the geotechnical engineer was not informed about developments the engineer otherwise would have considered.

### Most of the “Findings” Related in This Report Are Professional Opinions

Before construction begins, geotechnical engineers explore a site’s subsurface using various sampling and testing procedures. *Geotechnical engineers can observe actual subsurface conditions only at those specific locations where sampling and testing is performed.* The data derived from that sampling and testing were reviewed by your geotechnical engineer, who then applied professional judgement to form opinions about subsurface conditions throughout the site. Actual sitewide-subsurface conditions may differ – maybe significantly – from those indicated in this report. Confront that risk by retaining your geotechnical engineer to serve on the design team through project completion to obtain informed guidance quickly, whenever needed.

### This Report’s Recommendations Are Confirmation-Dependent

The recommendations included in this report – including any options or alternatives – are confirmation-dependent. In other words, they are not final, because the geotechnical engineer who developed them relied heavily on judgement and opinion to do so. Your geotechnical engineer can finalize the recommendations *only after observing actual subsurface conditions* exposed during construction. If through observation your geotechnical engineer confirms that the conditions assumed to exist actually do exist, the recommendations can be relied upon, assuming no other changes have occurred. *The geotechnical engineer who prepared this report cannot assume responsibility or liability for confirmation-dependent recommendations if you fail to retain that engineer to perform construction observation.*

### This Report Could Be Misinterpreted

Other design professionals’ misinterpretation of geotechnical-engineering reports has resulted in costly problems. Confront that risk by having your geotechnical engineer serve as a continuing member of the design team, to:

- confer with other design-team members;
- help develop specifications;
- review pertinent elements of other design professionals’ plans and specifications; and
- be available whenever geotechnical-engineering guidance is needed.

You should also confront the risk of constructors misinterpreting this report. Do so by retaining your geotechnical engineer to participate in prebid and preconstruction conferences and to perform construction-phase observations.

### Give Constructors a Complete Report and Guidance

Some owners and design professionals mistakenly believe they can shift unanticipated-subsurface-conditions liability to constructors by limiting the information they provide for bid preparation. To help prevent the costly, contentious problems this practice has caused, include the complete geotechnical-engineering report, along with any attachments or appendices, with your contract documents, *but be certain to note*

*conspicuously that you’ve included the material for information purposes only.* To avoid misunderstanding, you may also want to note that “informational purposes” means constructors have no right to rely on the interpretations, opinions, conclusions, or recommendations in the report. Be certain that constructors know they may learn about specific project requirements, including options selected from the report, *only* from the design drawings and specifications. Remind constructors that they may perform their own studies if they want to, and *be sure to allow enough time* to permit them to do so. Only then might you be in a position to give constructors the information available to you, while requiring them to at least share some of the financial responsibilities stemming from unanticipated conditions. Conducting prebid and preconstruction conferences can also be valuable in this respect.

### Read Responsibility Provisions Closely

Some client representatives, design professionals, and constructors do not realize that geotechnical engineering is far less exact than other engineering disciplines. This happens in part because soil and rock on project sites are typically heterogeneous and not manufactured materials with well-defined engineering properties like steel and concrete. That lack of understanding has nurtured unrealistic expectations that have resulted in disappointments, delays, cost overruns, claims, and disputes. To confront that risk, geotechnical engineers commonly include explanatory provisions in their reports. Sometimes labeled “limitations,” many of these provisions indicate where geotechnical engineers’ responsibilities begin and end, to help others recognize their own responsibilities and risks. *Read these provisions closely.* Ask questions. Your geotechnical engineer should respond fully and frankly.

### Geoenvironmental Concerns Are Not Covered

The personnel, equipment, and techniques used to perform an environmental study – e.g., a “phase-one” or “phase-two” environmental site assessment – differ significantly from those used to perform a geotechnical-engineering study. For that reason, a geotechnical-engineering report does not usually provide environmental findings, conclusions, or recommendations; e.g., about the likelihood of encountering underground storage tanks or regulated contaminants. *Unanticipated subsurface environmental problems have led to project failures.* If you have not obtained your own environmental information about the project site, ask your geotechnical consultant for a recommendation on how to find environmental risk-management guidance.

### Obtain Professional Assistance to Deal with Moisture Infiltration and Mold

While your geotechnical engineer may have addressed groundwater, water infiltration, or similar issues in this report, the engineer’s services were not designed, conducted, or intended to prevent migration of moisture – including water vapor – from the soil through building slabs and walls and into the building interior, where it can cause mold growth and material-performance deficiencies. Accordingly, *proper implementation of the geotechnical engineer’s recommendations will not of itself be sufficient to prevent moisture infiltration.* **Confront the risk of moisture infiltration** by including building-envelope or mold specialists on the design team. **Geotechnical engineers are not building-envelope or mold specialists.**



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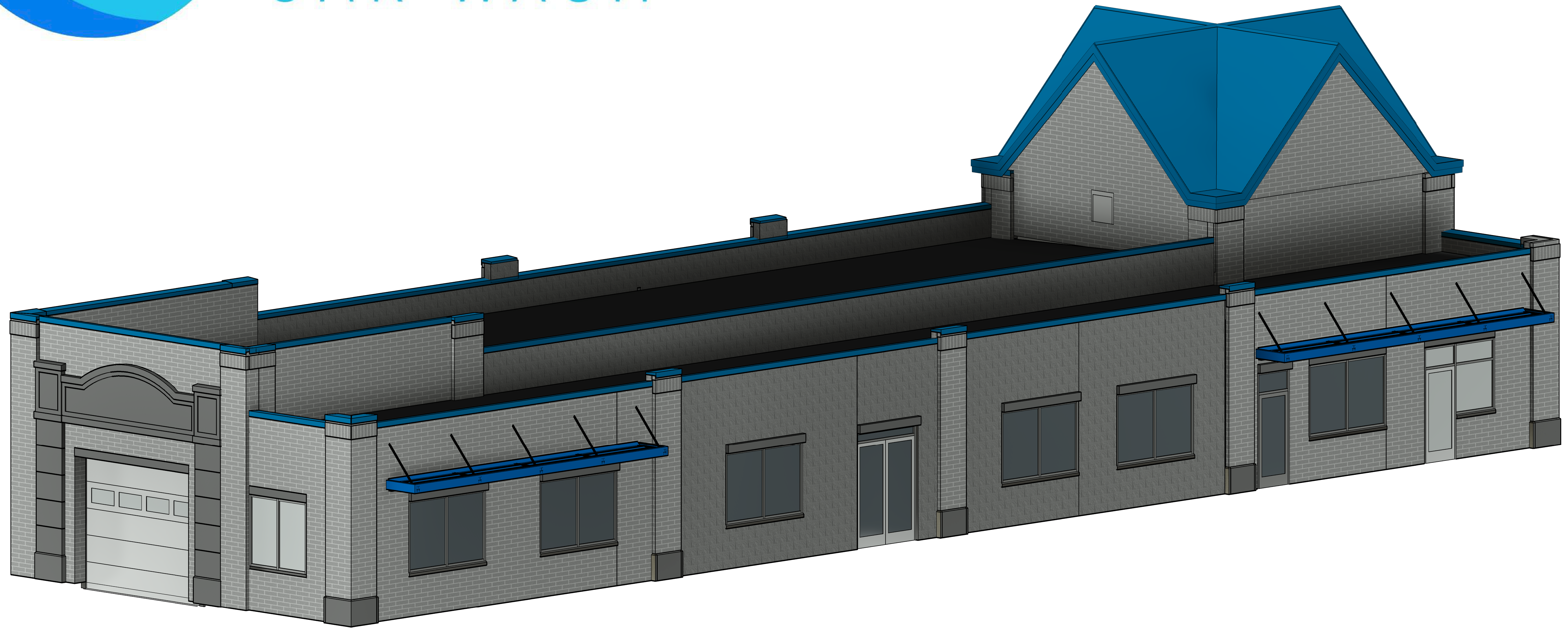


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# TSUNAMI EXPRESS

CAR WASH



## Tsunami Express Car Wash

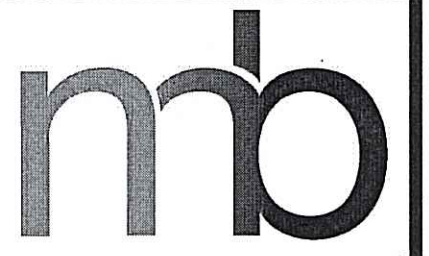
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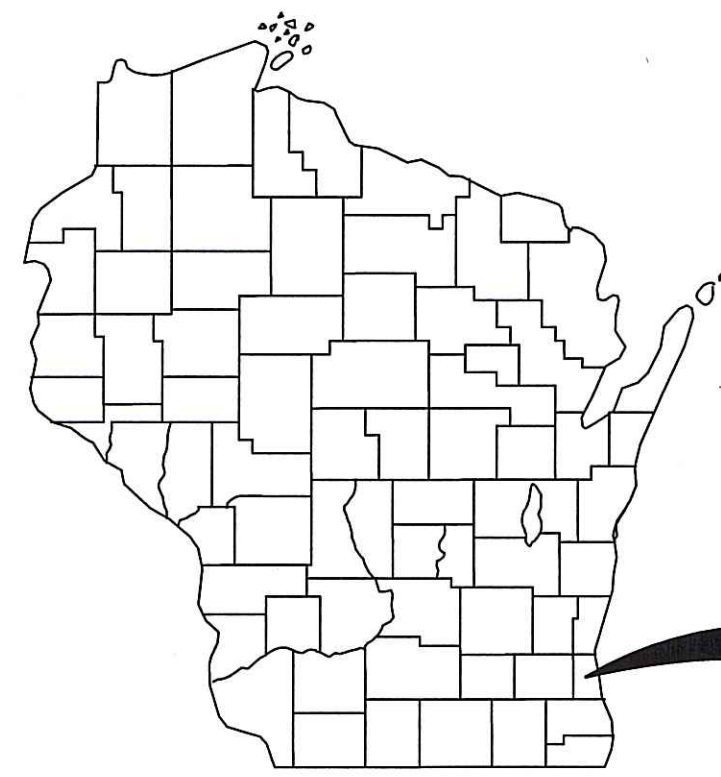
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**TSUNAMI EXPRESS CAR WASH**  
 SITE GRADING, EROSION CONTROL,  
 UTILITY AND PAVEMENT PLANS  
 FOR  
**TSUNAMI EXPRESS CAR WASH FRANKLIN, LLC.**  
 CITY OF FRANKLIN, COUNTY OF MILWAUKEE, WISCONSIN



MILWAUKEE

# CONSTRUCTION PLANS

for

## TSUNAMI EXPRESS CAR WASH

for

### TSUNAMI EXPRESS CAR WASH FRANKLIN, LLC.

City of Franklin, Milwaukee County, Wisconsin

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CONTECH UNDERGROUND STORAGE TANK DETAILS	C-14 TO C-15
PROJECT SPECIFICATIONS	C-16

### LEGEND

Description	Existing	Description	Existing	Proposed
EDGE OF WOODS		WATER SHUT OFF		
DECIDUOUS TREE		WATER MAIN VALVE		
DECIDUOUS TREE REMOVAL		HYDRANT		
CONIFEROUS TREE		WATER MAIN REDUCER		
CONIFEROUS TREE REMOVAL		SANITARY MANHOLE		
BUSH		SANITARY CLEAN OUT		
SOIL BORING		STORM MANHOLE		
TELEPHONE BOX		CATCH BASIN		
GUY WIRE		LIGHT POLE		
UTILITY POLE		ENDWALL		
GAS VALVE		STORM SEWER		
GAS METER		SANITARY SEWER		
SEPTIC VENT		WATERMAIN		
ELECTRIC MANHOLE		CONTOURS		
COMMUNICATION MANHOLE		FIRE PROTECTION		
WATER MANHOLE		UTILITY CROSSING		
HVAC UNIT		DITCH OR SWALE		
UNDERGROUND VAULT		CULVERT		
SECTION CORNER		RAILROAD TRACKS		
MAIL BOX		FENCE		
GUARD POST		NO VEHICULAR ACCESS		
STREET SIGN		UNDERGROUND ELECTRIC		
ELECTRIC PEDESTAL		UNDERGROUND GAS MAIN		
ELECTRIC METER		UNDERGROUND COMMUNICATIONS		
PAD MOUNT TRANSFORMER		SILT FENCE		
FOUND IRON PIPE		OVERHEAD ELECTRIC		
SET IRON PIPE		FORCE MAIN		

### ABBREVIATIONS

BASE LINE	BL	INVERT ELEVATION	IE
LONG CURB OF CURVE	CHD	LENGTH OF CURVE	ARC
CURB AND GUTTER	C&G	MANHOLE	MH
CATCH BASIN	CB	NORMAL WATER LEVEL	NWL
CENTERLINE	CL	POINT OF CURVATURE	PC
EDGE OF PAVEMENT	EOP	POINT OF TANGENCY	PT
FINISHED FIRST FLOOR	FFF	TANGENCY OF CURVE	TAN
FINISHED GRADE	FG	POINT OF VERTICAL INTERSECTION	PVI
FLOW LINE	FL	RADIUS	R
FLOODPLAIN	FP	RIGHT OF WAY	ROW
ORDINARY HIGH WATER MARK	OHWM	SANITARY SEWER	SAN
TOP OF BANK	TOB	STORM SEWER	STM
TOP OF CURB	TOC	TOP OF FOUNDATION	TOF
TOP OF WALK	TOW	WATER MAIN	WM



### BENCH MARKS

1. TOP NUT OF FIRE HYDRANT  
 TOP NUT OF THE FIRE HYDRANT AT THE SOUTHWEST CORNER OF WHITNALL EDGE DRIVE AND S. LOVERS LANE ROAD. HYDRANT IS ±4.0' EAST OF THE BACK OF CURB OF S. LOVERS LANE ROAD.  
 ELEVATION: 785.57



### UTILITY NOTE

EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE TYPE, LOCATION, SIZE AND ELEVATION OF UNDERGROUND UTILITIES AS THEY DEEM NECESSARY FOR PROPOSED UTILITY CONNECTIONS AND / OR TO AVOID DAMAGE THERETO, CONTRACTOR SHALL CALL "DIGGER'S HOTLINE" PRIOR TO ANY CONSTRUCTION.



7-16-24

### OWNER

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**NATURAL GAS EMERGENCY:** (800) 261-5325  
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 SOUTHEAST WISCONSIN  
 OFFICE: 877-483-7142

NO.	REVISION	BY	DATE

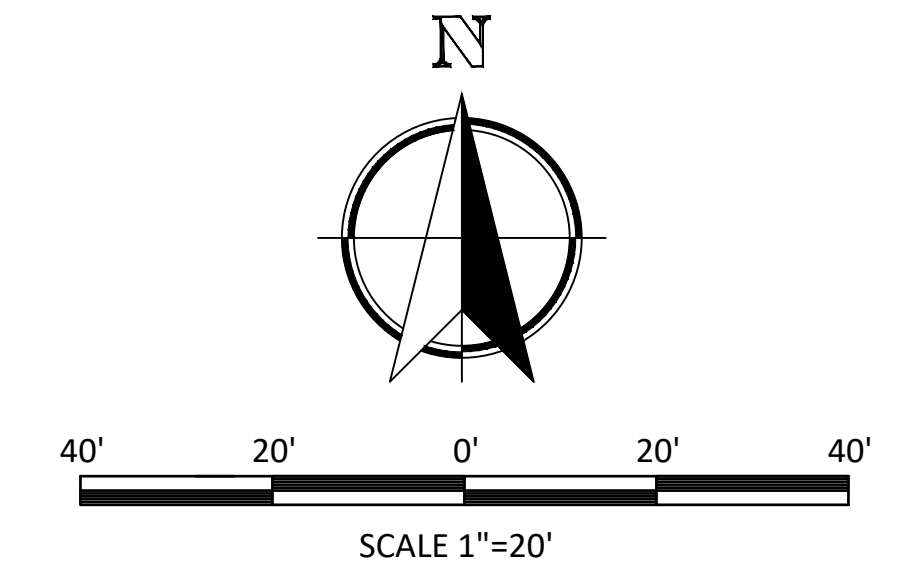
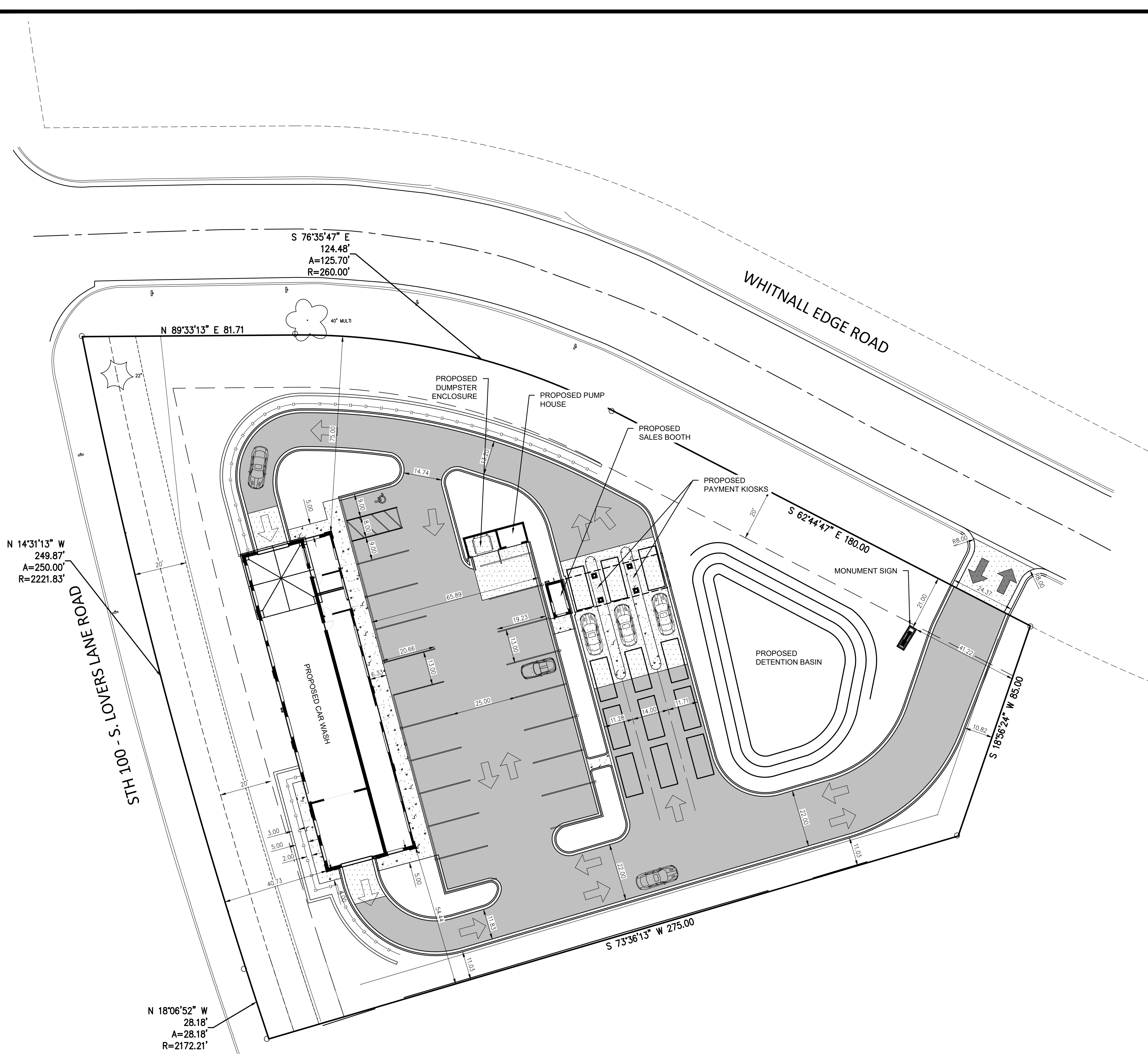
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 DRAFTED: SIE  
 DATE: 5-29-2024  
 CHECKED: ALL  
 DATE: 7-8-2024

2024.0021.01

SHEET  
**C-1**

ISSUED FOR APPROVAL: 7-10-2024





### EXISTING SITE INFORMATION

63,077 s.f.	TOTAL LOT AREA
63,077 s.f.	GREEN SPACE AREA

### PROPOSED SITE INFORMATION

63,077 s.f.	TOTAL LOT AREA
5,179 s.f.	BUILDING AREAS
25,030 s.f.	PAVEMENT AREAS
32,868 s.f.	GREEN SPACE AREA
47.89%	IMPERVIOUS SURFACE RATIO

### ZONING INFORMATION

ZONING DISTRICT : B-3 COMMUNITY BUSINESS DISTRICT

### PARKING INFORMATION

<b>PROPOSED</b>	
HC STALLS	1
STANDARD STALLS	19
TOTAL STALLS	20
STACKING BAYS	3
STALLS PER BAY	5
TOTAL SPACES	15

### SNOW STORAGE

THE DETENTION BASIN SHALL ACT AS THE DESIGNATED SNOW STORAGE AREA

PAVED AREA SERVED = 20.25%

### UTILITY NOTE

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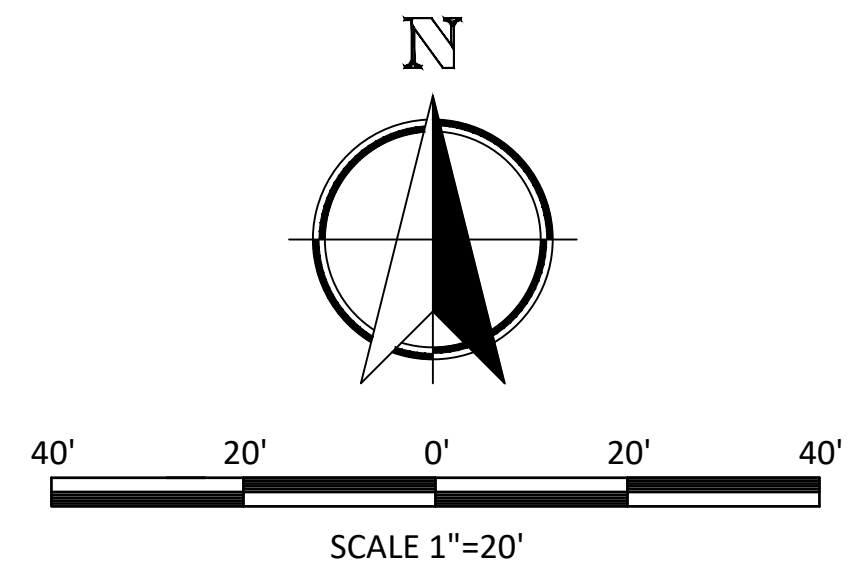
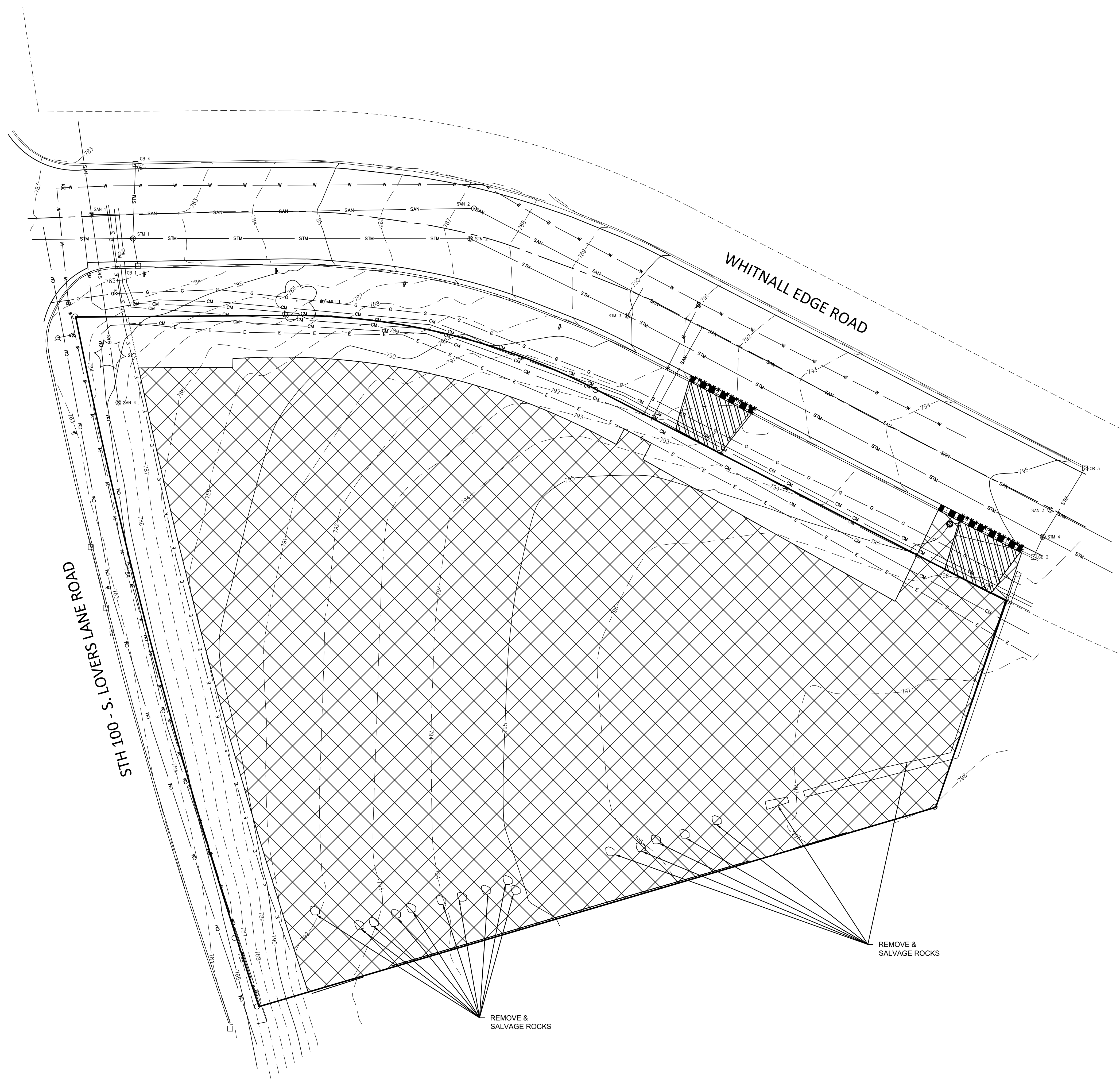
**TSUNAMI EXPRESS CAR WASH**  
DIMENSIONED SITE PLAN  
FOR  
TSUNAMI EXPRESS CAR WASH FRANKLIN, LLC.  
CITY OF FRANKLIN, COUNTY OF MILWAUKEE, WISCONSIN

NO.	REVISION	BY	DATE

PROJ. MGR:	MRM
DRAFTED:	SJE
DATE:	5-28-2024
CHECKED:	ALI
DATE:	7-8-2024

2024.0021.01  
SHEET  
**C-3**

**ISSUED FOR APPROVAL: 7-10-2024**



**DEMOLITION LEGEND**

- \*\*\*\*\* SAW CUT PAVEMENT (FULL DEPTH)
- REMOVE CURB & GUTTER
- ▨ REMOVE CONCRETE PAVEMENT
- ▧ STRIP & SALVAGE TOPSOIL
- Ⓢ MOVE SIGN

**UTILITY NOTE**

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**mb**  
 Nielsen Madsen + Barber  
 CIVIL ENGINEERS AND LAND SURVEYORS  
 1458 Horizon Blvd., Suite 200, Racine, WI. 53406  
 Tele: (262)634-5588 Website: www.nmbssc.net

**TSUNAMI EXPRESS CAR WASH**  
 FOR  
**TSUNAMI EXPRESS CAR WASH FRANKLIN, LLC.**  
 CITY OF FRANKLIN, COUNTY OF MILWAUKEE, WISCONSIN

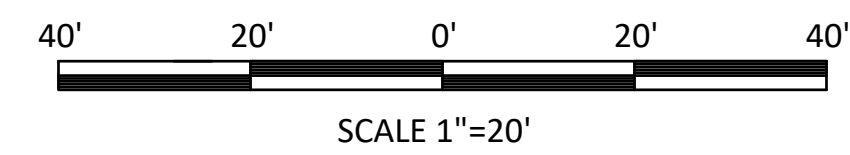
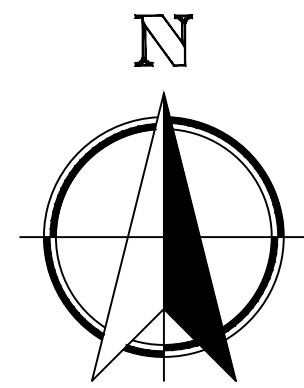
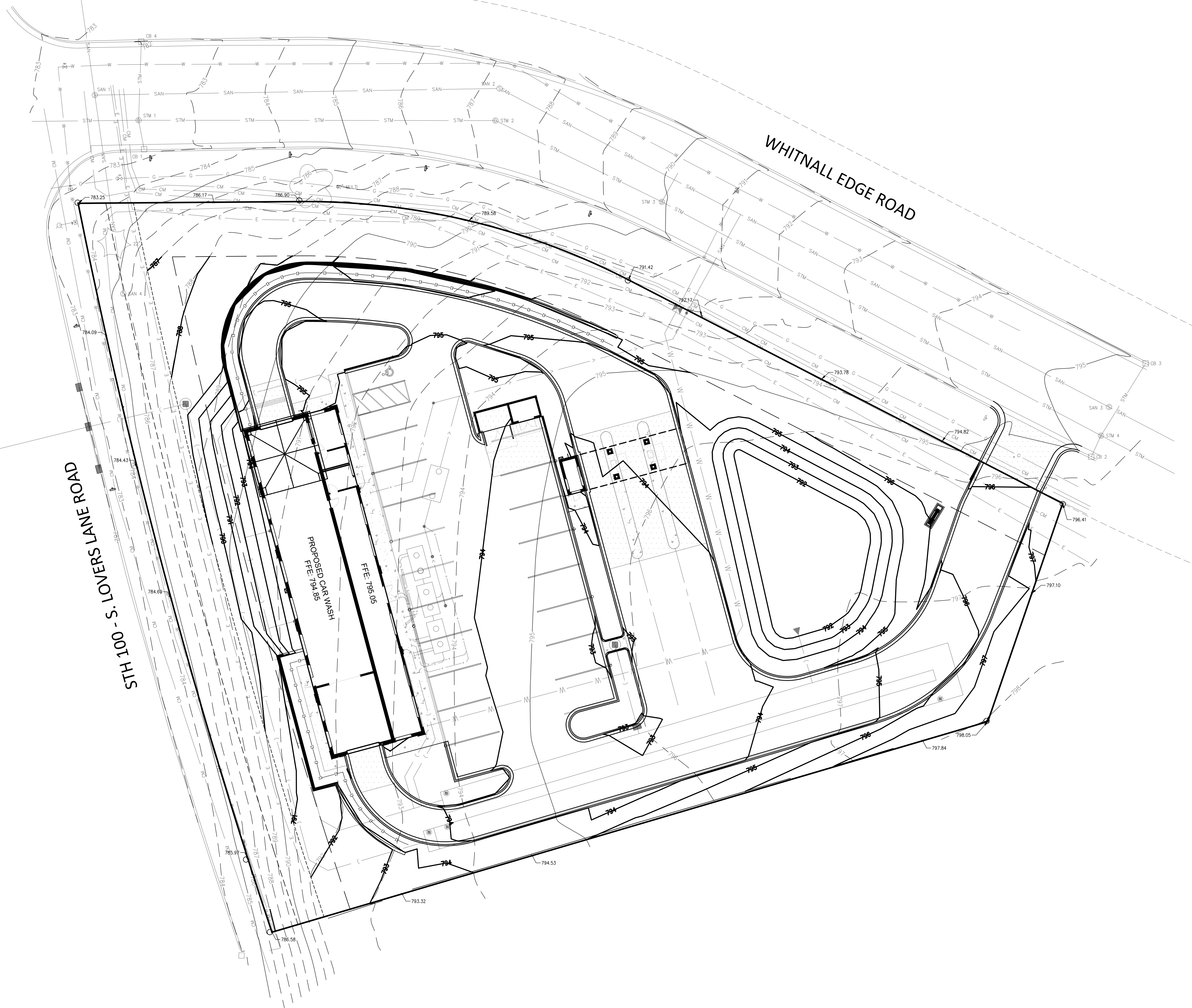
NO.	REVISION	BY	DATE

PROJ. MGR: \_\_\_\_\_ MRM  
 DRAFTED: \_\_\_\_\_ SJF  
 DATE: 6-3-2024  
 CHECKED: \_\_\_\_\_ ALJ  
 DATE: 7-8-2024

2024.0021.01  
 SHEET  
**C-4**

**ISSUED FOR APPROVAL: 7-10-2024**





**GRADING LEGEND**

- 692 — EXISTING CONTOURS
- 702 — PROPOSED CONTOURS
- 604.88 — EXISTING SPOT GRADES

**UTILITY NOTE**

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**TSUNAMI EXPRESS CAR WASH**  
 FOR  
 SITE GRADING PLAN  
**TSUNAMI EXPRESS CAR WASH FRANKLIN, LLC.**  
 CITY OF FRANKLIN, COUNTY OF MILWAUKEE, WISCONSIN

NO.	REVISION	BY	DATE

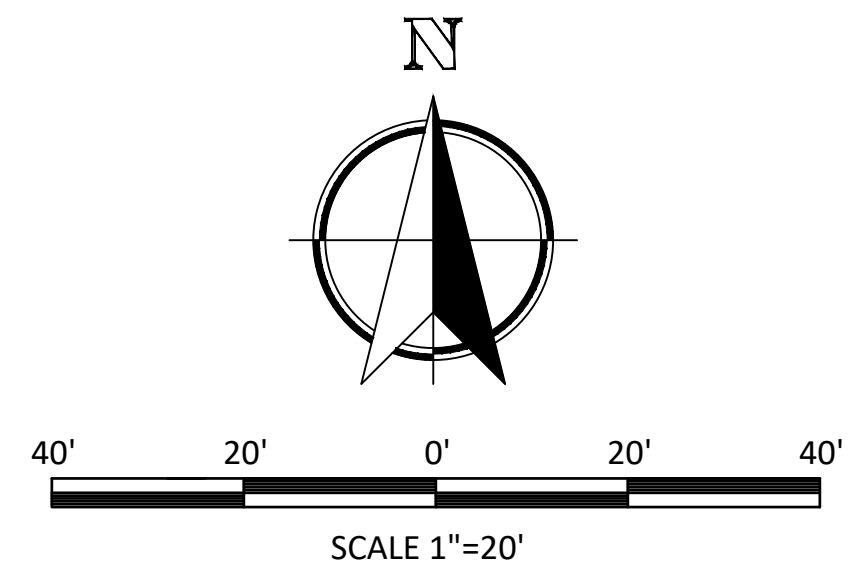
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 DATE: 6-3-2024  
 CHECKED: \_\_\_\_\_ ALJ  
 DATE: 7-8-2024

**2024.0021.01**  
 SHEET  
**C-5**

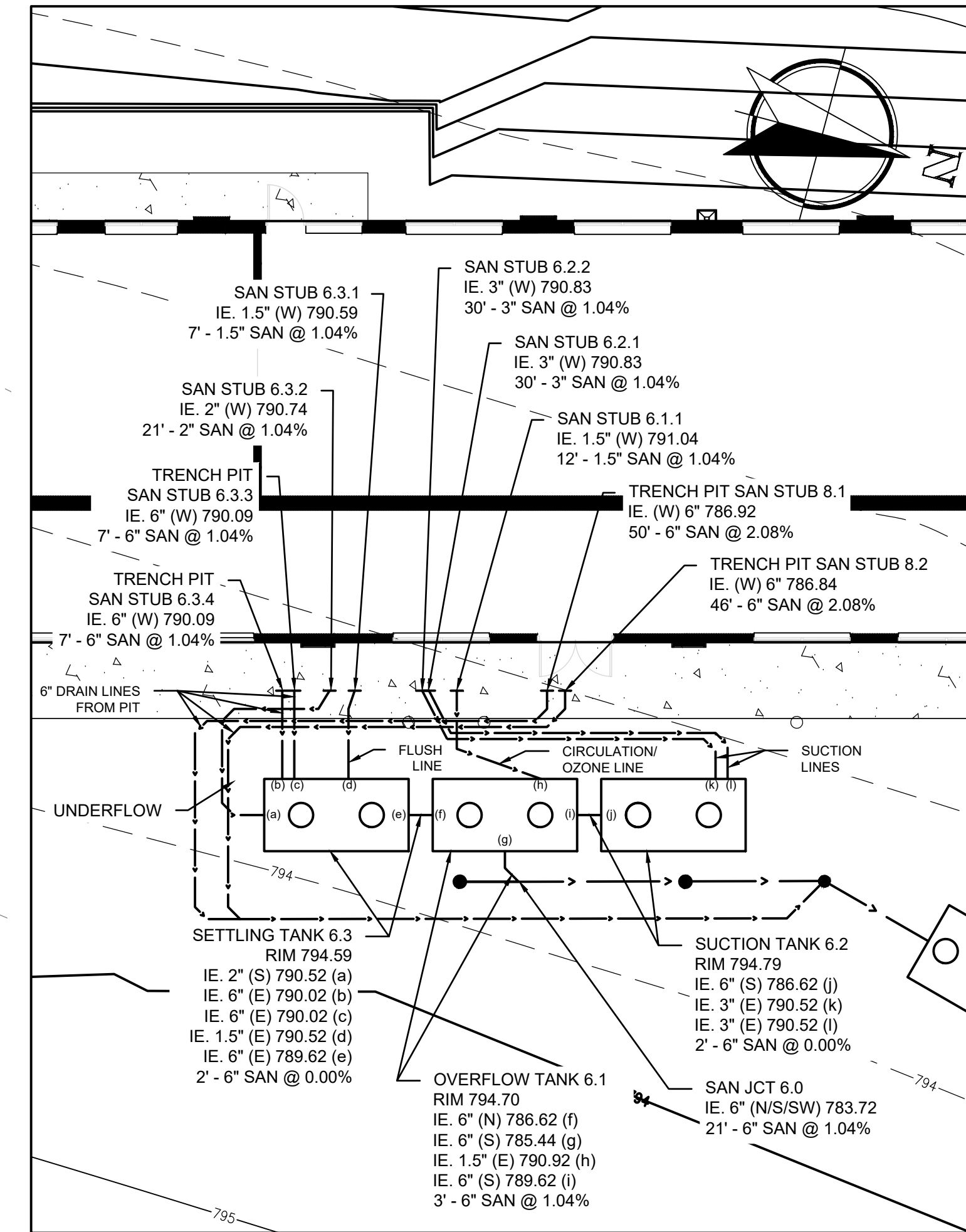
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**WATER RECLAMATION SYSTEM DETAIL**  
SCALE 1" = 10'

**SITE UTILITY LEGEND**

- ◀ — PROPOSED 6" SANITARY SEWER
- W — PROPOSED 4" WATER SERVICE
- ( ) — PROPOSED STORM SEWER (VARIOUS SIZES)

**UTILITY NOTE**

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LOCATION	UTILITY	BOTTOM OF PIPE	TOP OF PIPE	CLEARANCE
Ⓐ	6" SAN	782.01	782.55	3.68'
	4" WTR	786.25	786.65	
Ⓑ	4" WTR	789.99	790.38	1.23'
	6" STM	787.91	788.76	

**TSUNAMI EXPRESS CAR WASH  
SITE UTILITY PLAN**

FOR  
**TSUNAMI EXPRESS CAR WASH FRANKLIN, LLC.**  
CITY OF FRANKLIN, COUNTY OF MILWAUKEE, WISCONSIN

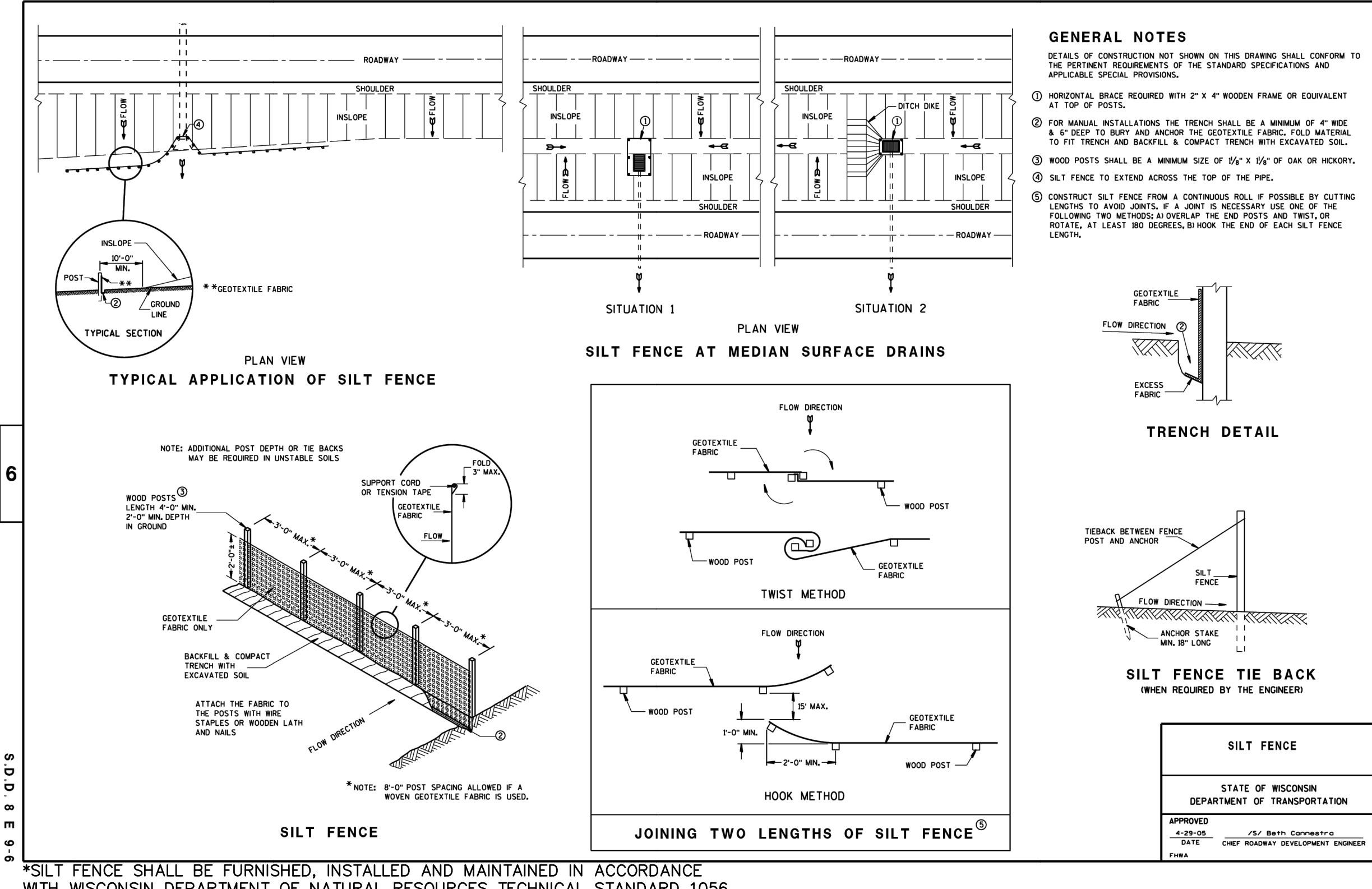
NO.	REVISION	DATE

PROJ. MGR: MRM  
DRAFTED: SJF  
DATE: 6-3-2024  
CHECKED: ALI  
DATE: 7-8-2024  
2024.0021.01  
SHEET  
C-8

**ISSUED FOR APPROVAL: 7-10-2024**



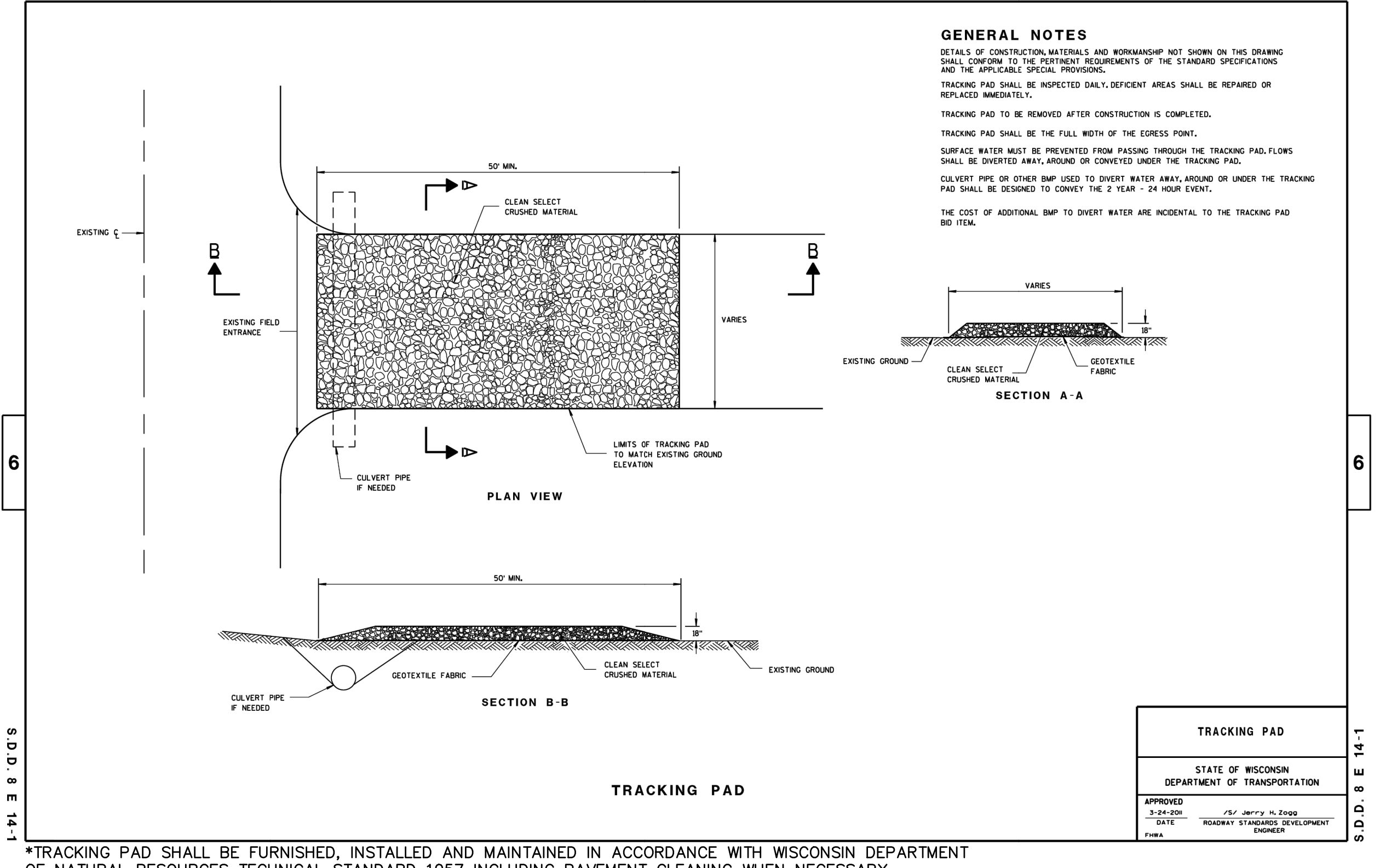
SDD 8e9 Silt Fence



1 SILT FENCE DETAIL

N.T.S.

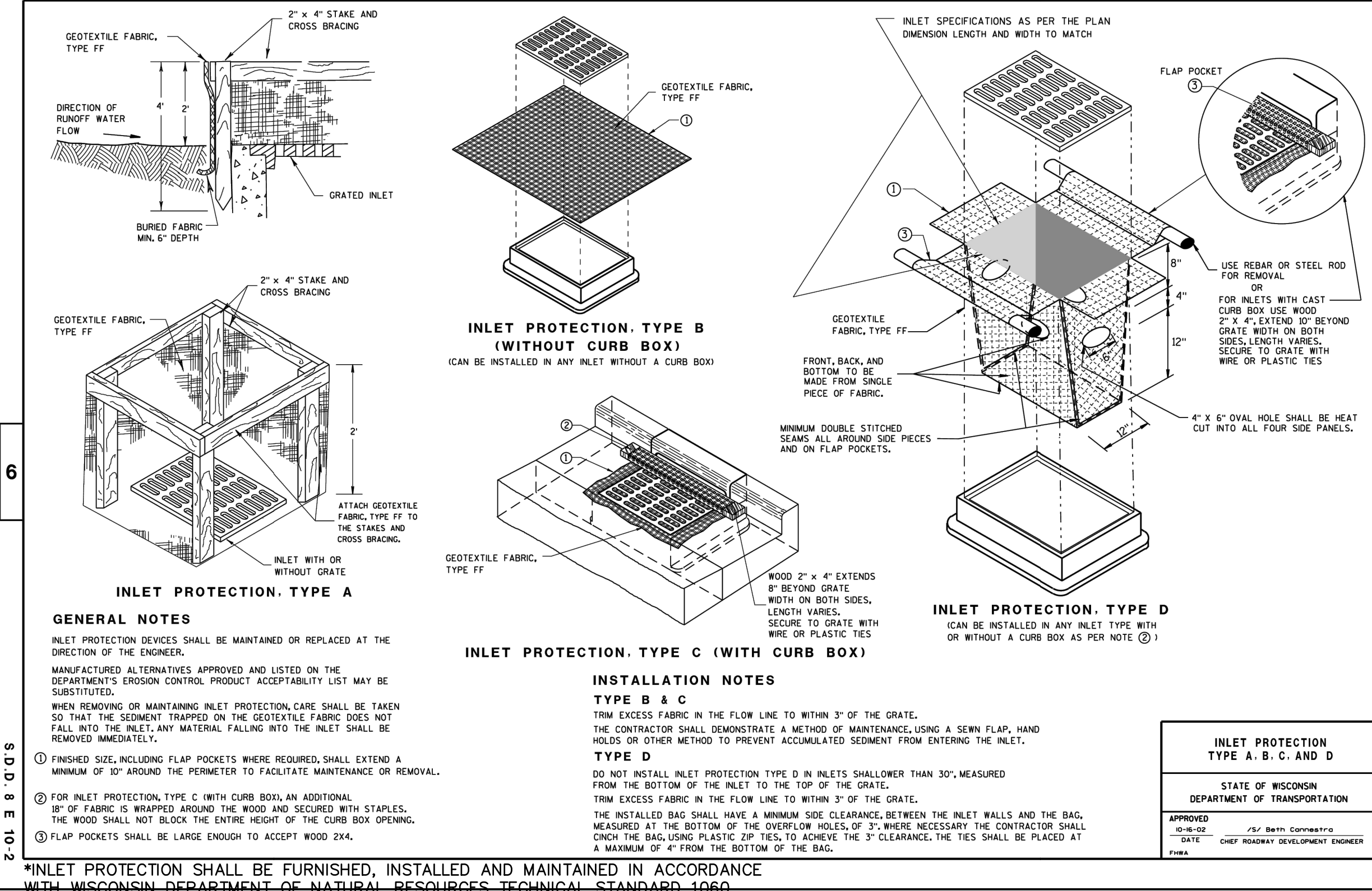
SDD 8e14 Tracking Pad



2 TRACKING PAD DETAIL

N.T.S.

SDD 8e10 Inlet Protection Type A, B, C and D



3 INLET PROTECTION DETAIL

N.T.S.

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**TSUNAMI EXPRESS CAR WASH**  
FOR  
**TYPICAL SECTIONS & CONSTRUCTION DETAILS**  
FOR  
**TSUNAMI EXPRESS CAR WASH FRANKLIN, LLC.**  
CITY OF FRANKLIN, COUNTY OF MILWAUKEE, WISCONSIN

NO.	REVISION	BY	DATE

PROJ. MGR: MRM  
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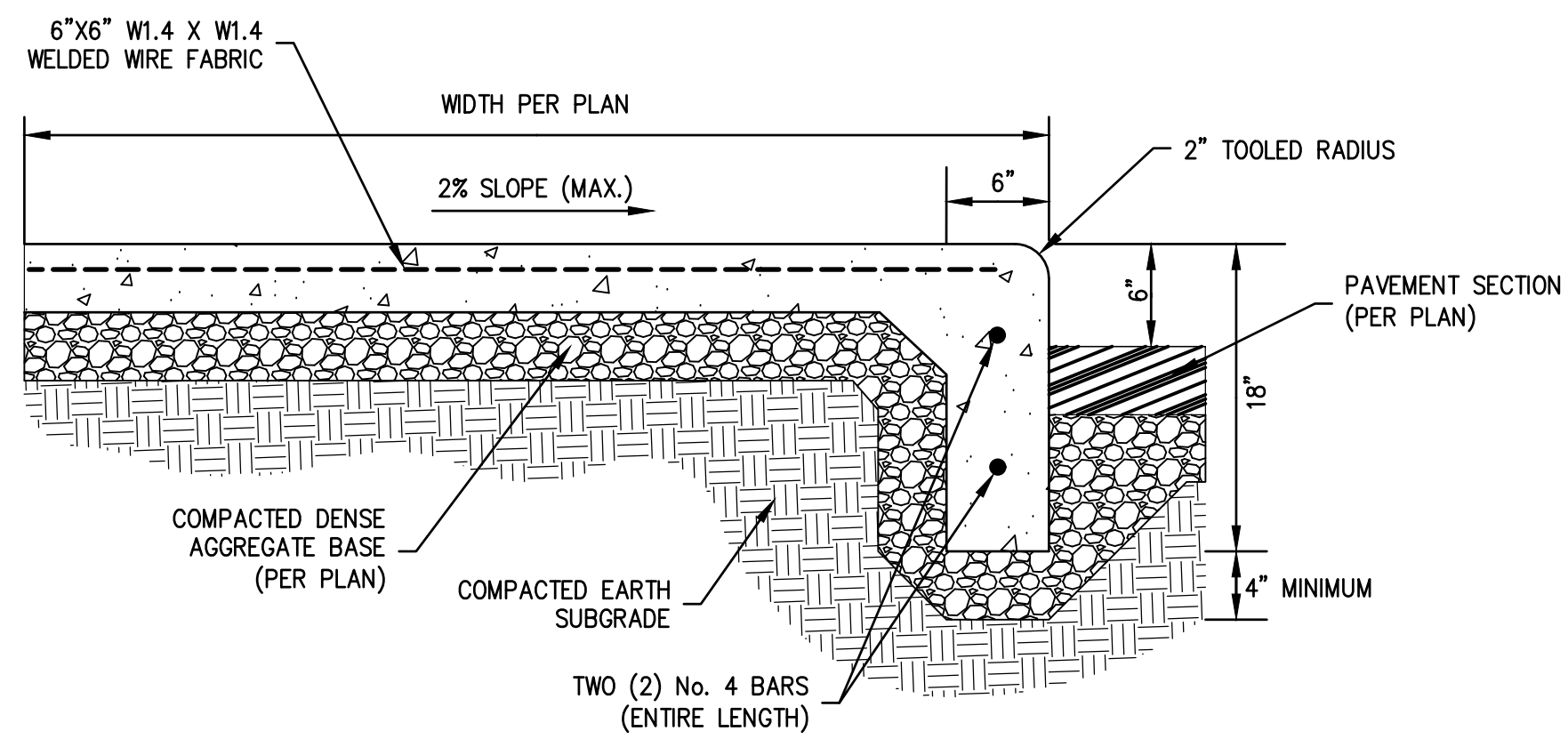
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**C-10**

**ISSUED FOR APPROVAL: 7-10-2024**

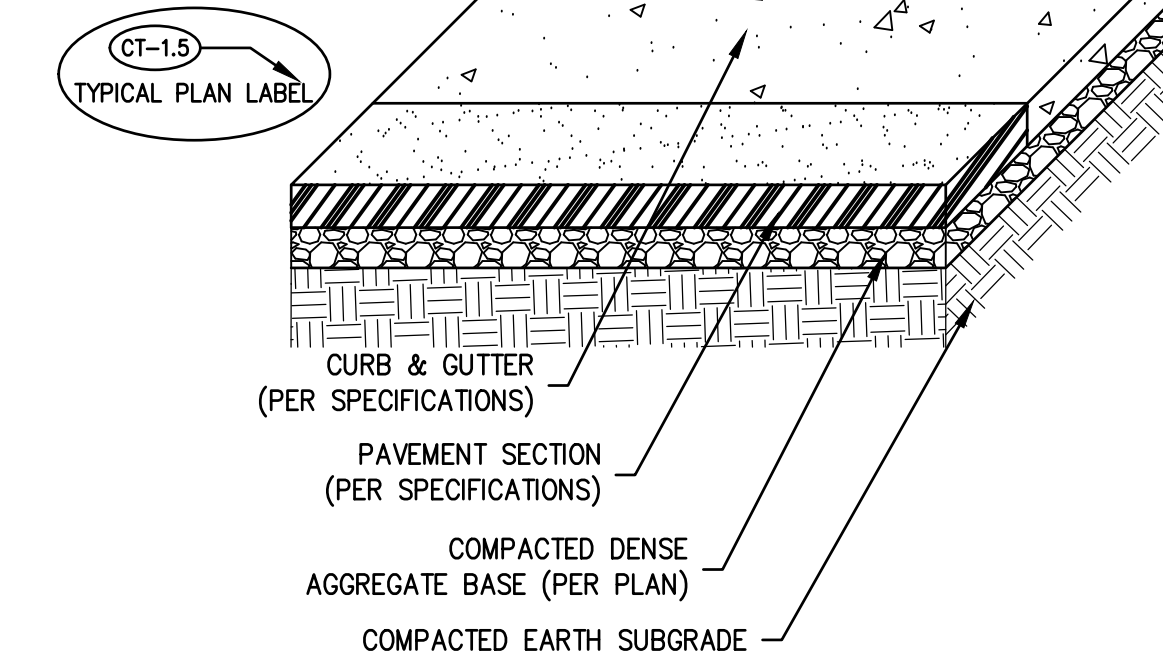
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**INSTALLATION NOTES FOR CURB AND GUTTER DETAILS**

1. CONCRETE CURB & GUTTER SHALL BE PLACED ON THOROUGHLY COMPACTED DENSE AGGREGATE BASE COURSE EXTENDING A MINIMUM OF 12 INCHES BEHIND THE BACK OF CURB.
2. CURB PAN SHALL BE A MINIMUM OF SIX INCHES (6") THICK, EXPECT AT DRIVEWAY LOCATIONS WHERE IT SHALL BE A MINIMUM OF EIGHT INCHES (8") THICK.
3. INSTALL TWO (2) NO. 4, 18-INCH LONG EPOXY COATED TIE BARS ANCHORED WITH AN EPOXY, EVENLY SPACED, DRIVEN NINE INCHES (9") INTO TO EXISTING OR PREVIOUSLY INSTALLED CURB AND GUTTER.
4. WHEN PLACED ADJACENT TO NEW CONCRETE, INSTALL NO. 4 18-INCH LONG EPOXY COATED TIE BARS, 36" ON CENTER PLACED A MINIMUM OF THREE AND ONE HALF INCHES (3½") BELOW THE TOP OF THE CURB PAN.
5. LATERAL CONTRACTION JOINTS TO BE PLACED AT AN INTERVAL OF 10 FEET TO A MINIMUM DEPTH OF TWO INCHES (2").
6. EXPANSION JOINTS SHALL BE PLACED TRANSVERSELY AT POINTS OF CURVATURE, ANGLE POINTS, THREE FEET (3') FROM EACH SIDE OF EVERY INLET AND EVERY 300 FEET ALONG TANGENT SECTIONS OR AS DIRECTED BY THE ENGINEER. EXPANSION JOINT FILLER MATERIAL SHALL MEET WISDOT SPECIFICATIONS HAVING THE SAME DIMENSIONS AS THE CURB & GUTTER WITH A 3/4" THICKNESS.
7. APPLY CONCRETE CURING COMPOUND PER WISDOT SPECIFICATIONS.



CURB HEAD TAPER	
LABEL	LENGTH
CT-1.5	18" (1.5')
CT-3	36" (3.0')
CT-6	72" (6.0')
CT-10	120" (10')



**1 CONCRETE CURB AND GUTTER DETAIL NOTES**

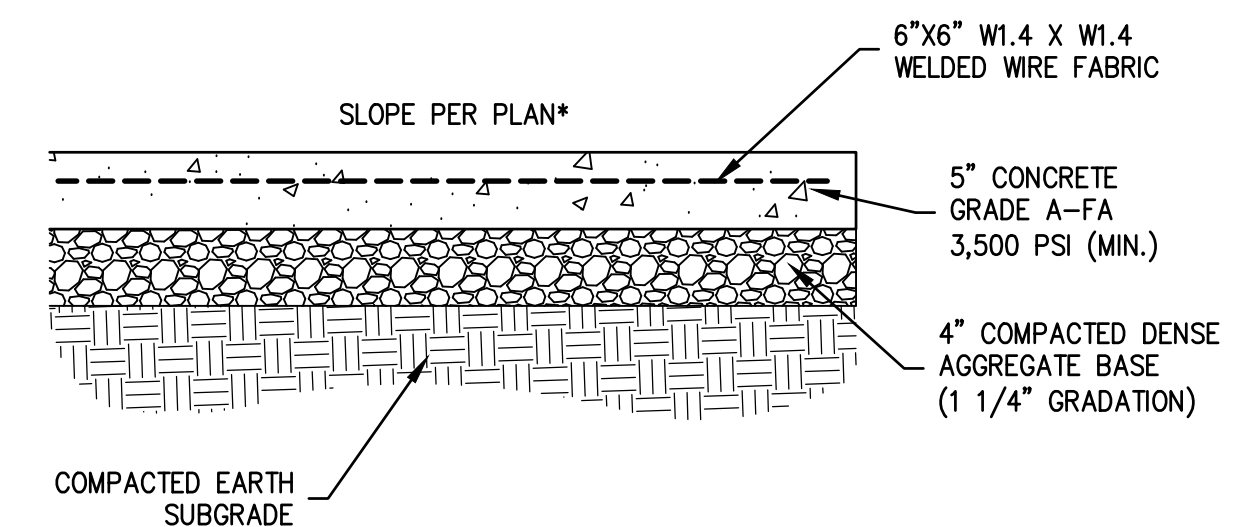
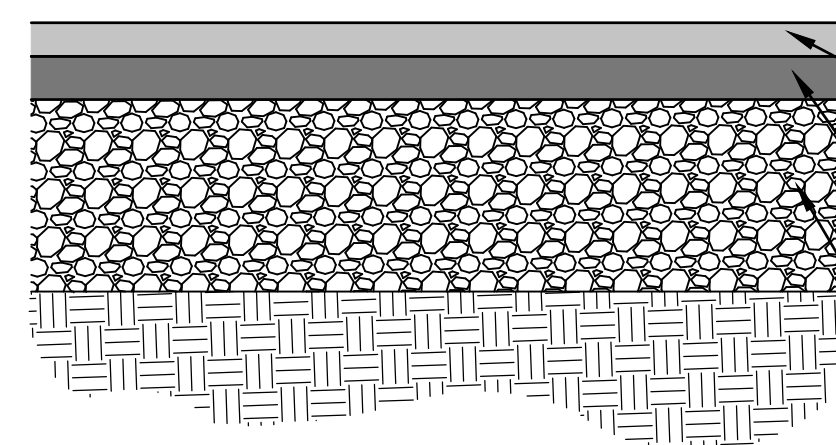
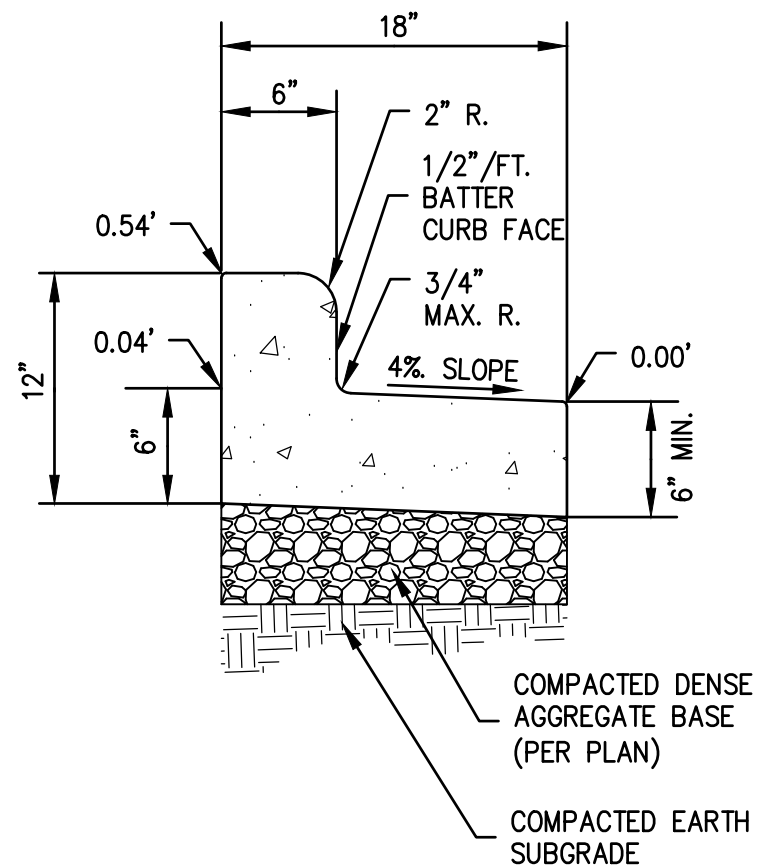
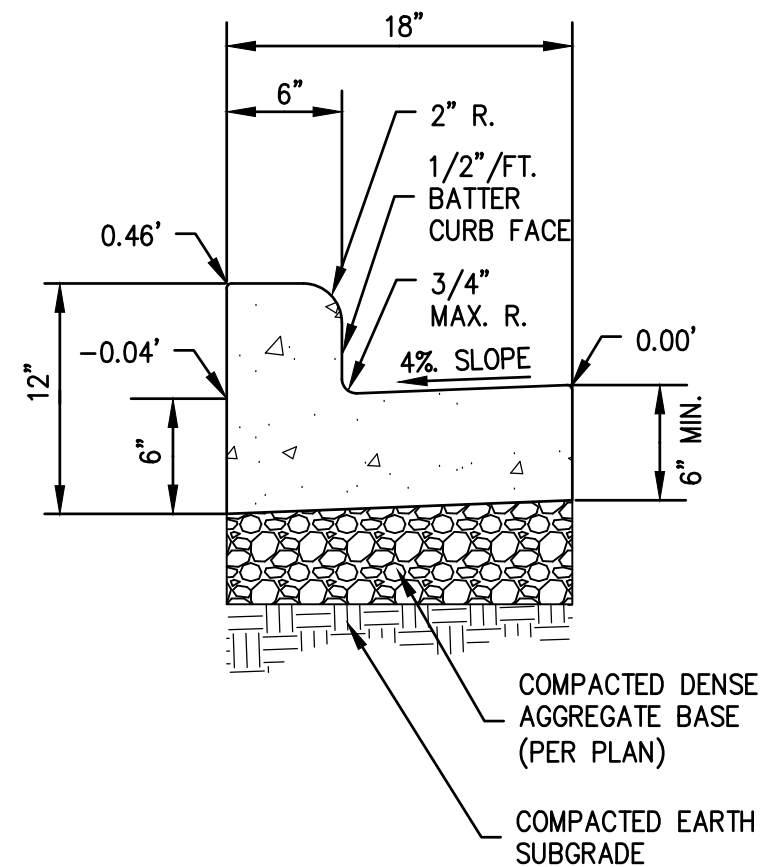
N.T.S.

**2 INTEGRAL CONCRETE SIDEWALK / BARRIER CURB DETAIL**

N.T.S.

**3 CURB HEAD TAPER DETAIL**

N.T.S.



\* SIDEWALKS: 1.5% CROSS-SLOPE (TYP.) 2.08% CROSS-SLOPE (MAX.)  
PATIOS, PLAZAS, AND LANDINGS: 2.08% SLOPE IN ANY DIRECTION (MAX.)  
ALL OTHER PAVEMENTS: SLOPE PER PLAN

**4 18" VERTICAL FACE CONCRETE CURB AND GUTTER DETAIL**

N.T.S.

**5 18" VERTICAL FACE REVERSE PAN CONCRETE CURB AND GUTTER DETAIL**

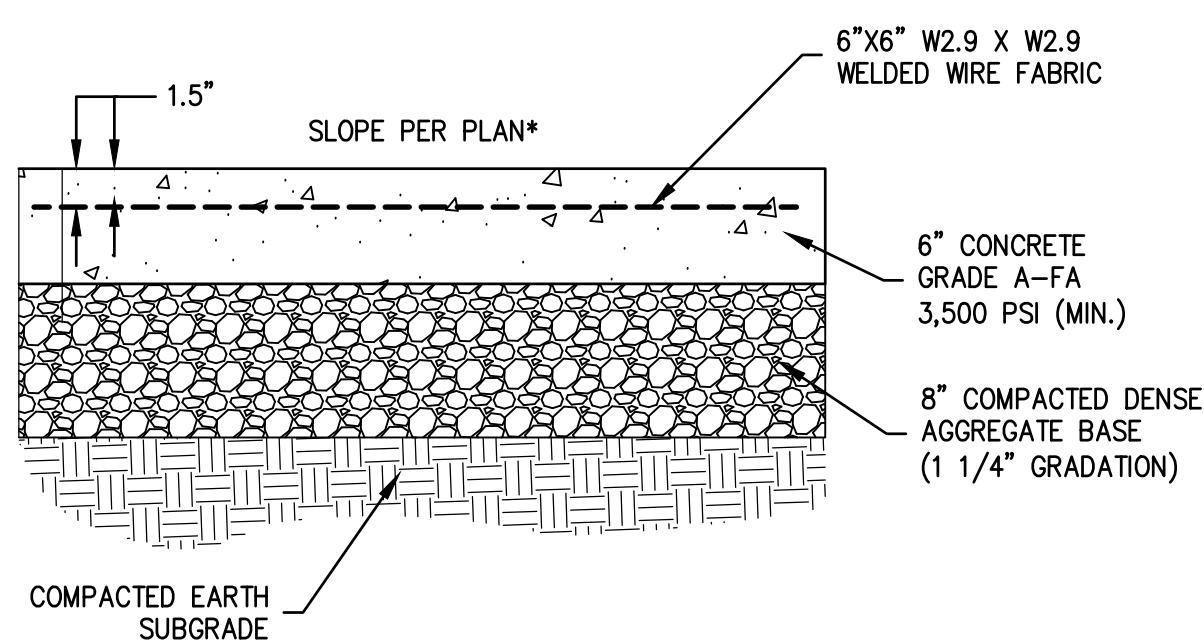
N.T.S.

**6 MEDIUM-DUTY ASPHALT PAVEMENT (4") (TYPICAL SECTION)**

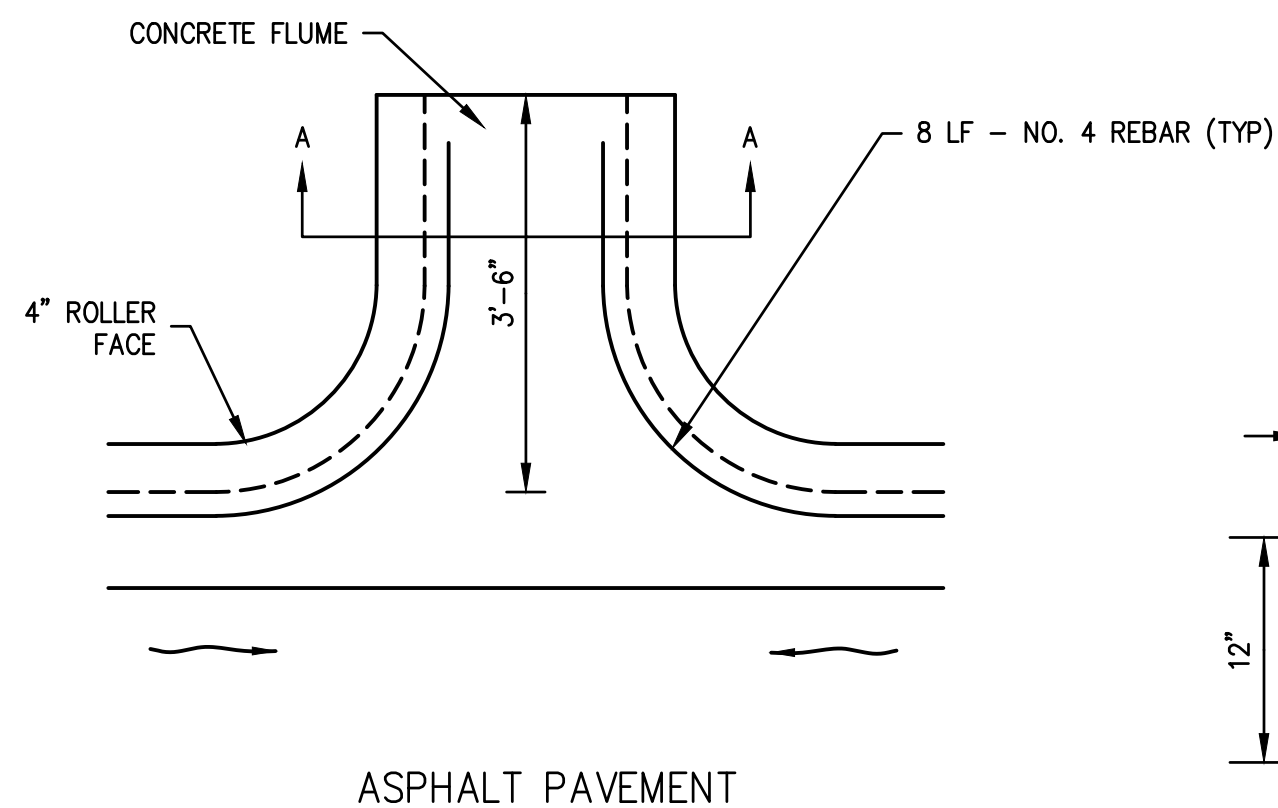
N.T.S.

**7 LIGHT-DUTY CONCRETE PAVEMENT (5") (TYPICAL SECTION)**

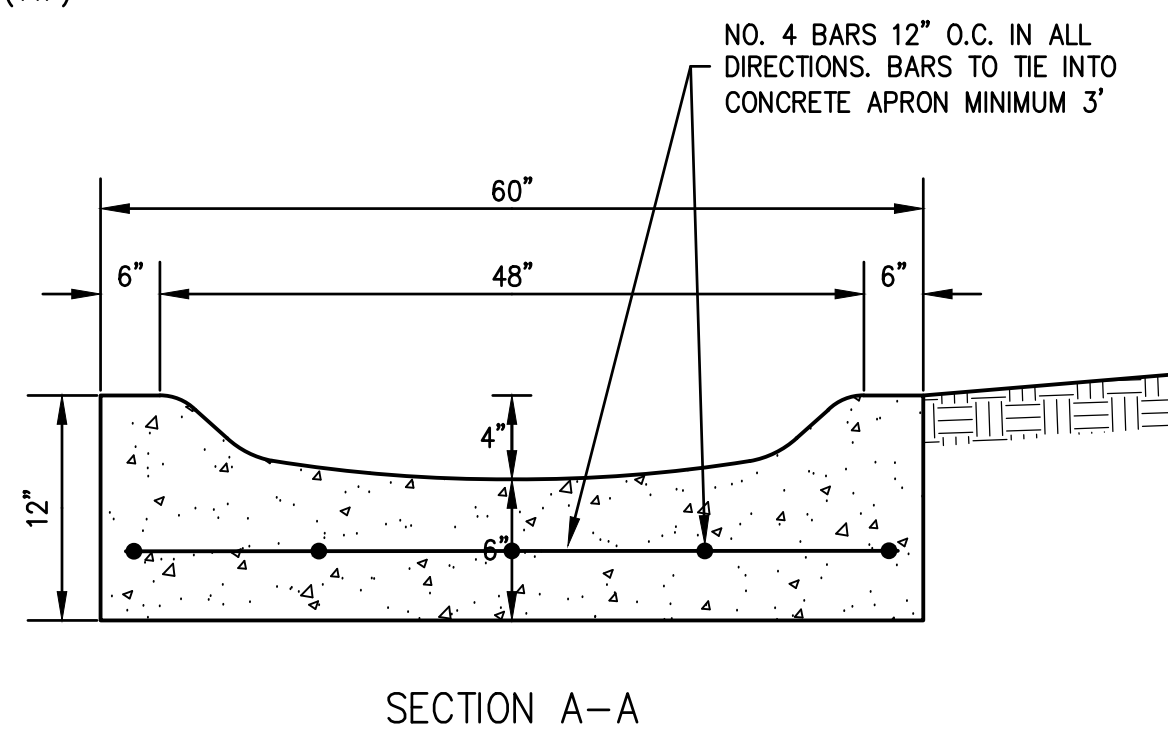
N.T.S.



\* SIDEWALKS: 1.5% CROSS-SLOPE (TYP.) 2.08% CROSS-SLOPE (MAX.)  
PATIOS, PLAZAS, AND LANDINGS: 2.08% SLOPE IN ANY DIRECTION (MAX.)  
ALL OTHER PAVEMENTS: SLOPE PER PLAN



NOTE:  
CONCRETE FLUME TO BE TIED TO ADJACENT CURB AND GUTTER WITH 8 LF OF NO. 4 BAR IN EACH DIRECTION.



**8 MEDIUM-DUTY CONCRETE PAVEMENT (6") (TYPICAL SECTION)**

N.T.S.

**9 TYPICAL CONCRETE FLUME DETAIL**

N.T.S.

NO.	REVISION	BY	DATE

PROJ. MGR: \_\_\_\_\_ MRM  
DRAFTED: \_\_\_\_\_ SJF  
DATE: 6-3-2024  
CHECKED: \_\_\_\_\_ ALJ  
DATE: 7-8-2024

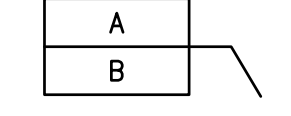
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**C-11**



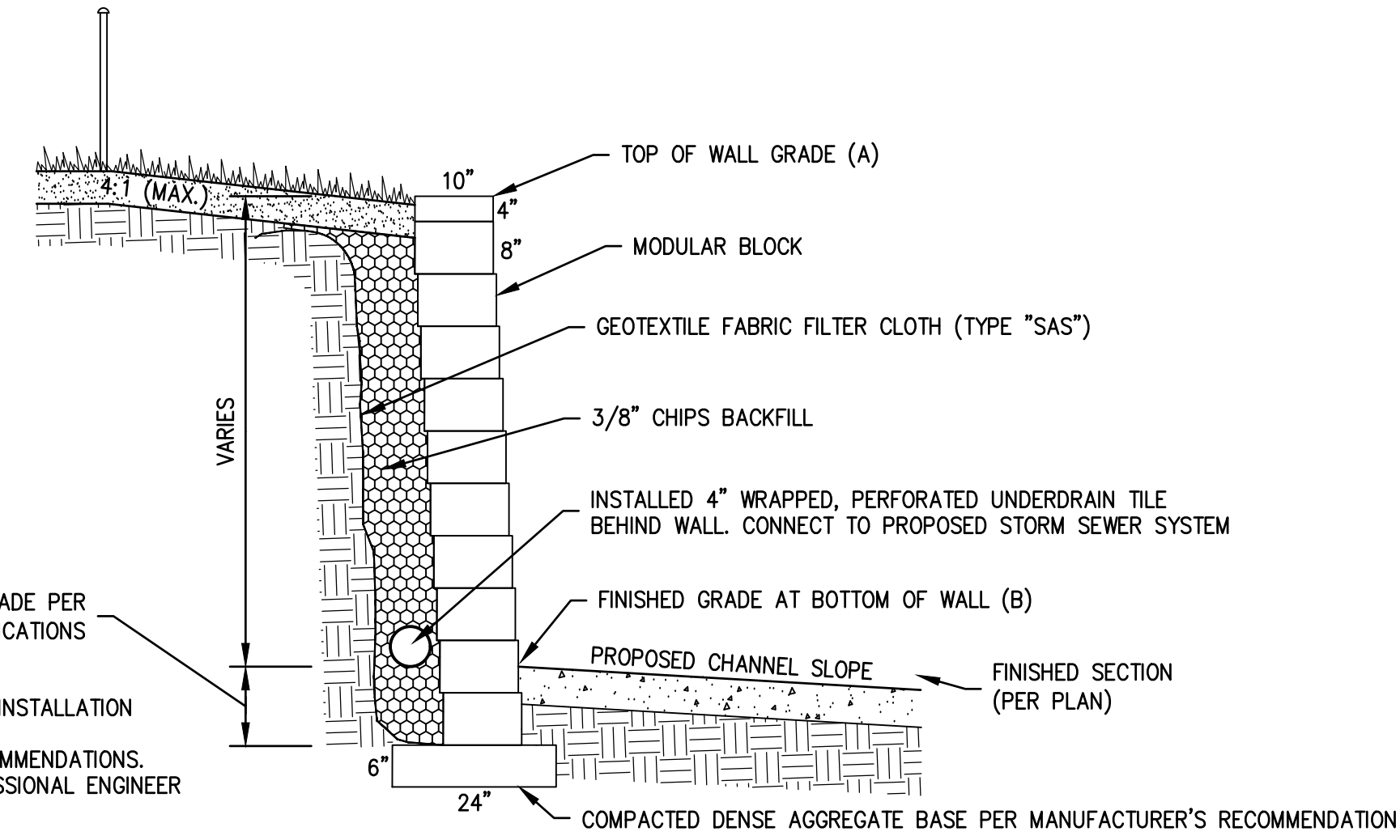


RETAINING WALL ELEVATION LEGEND:

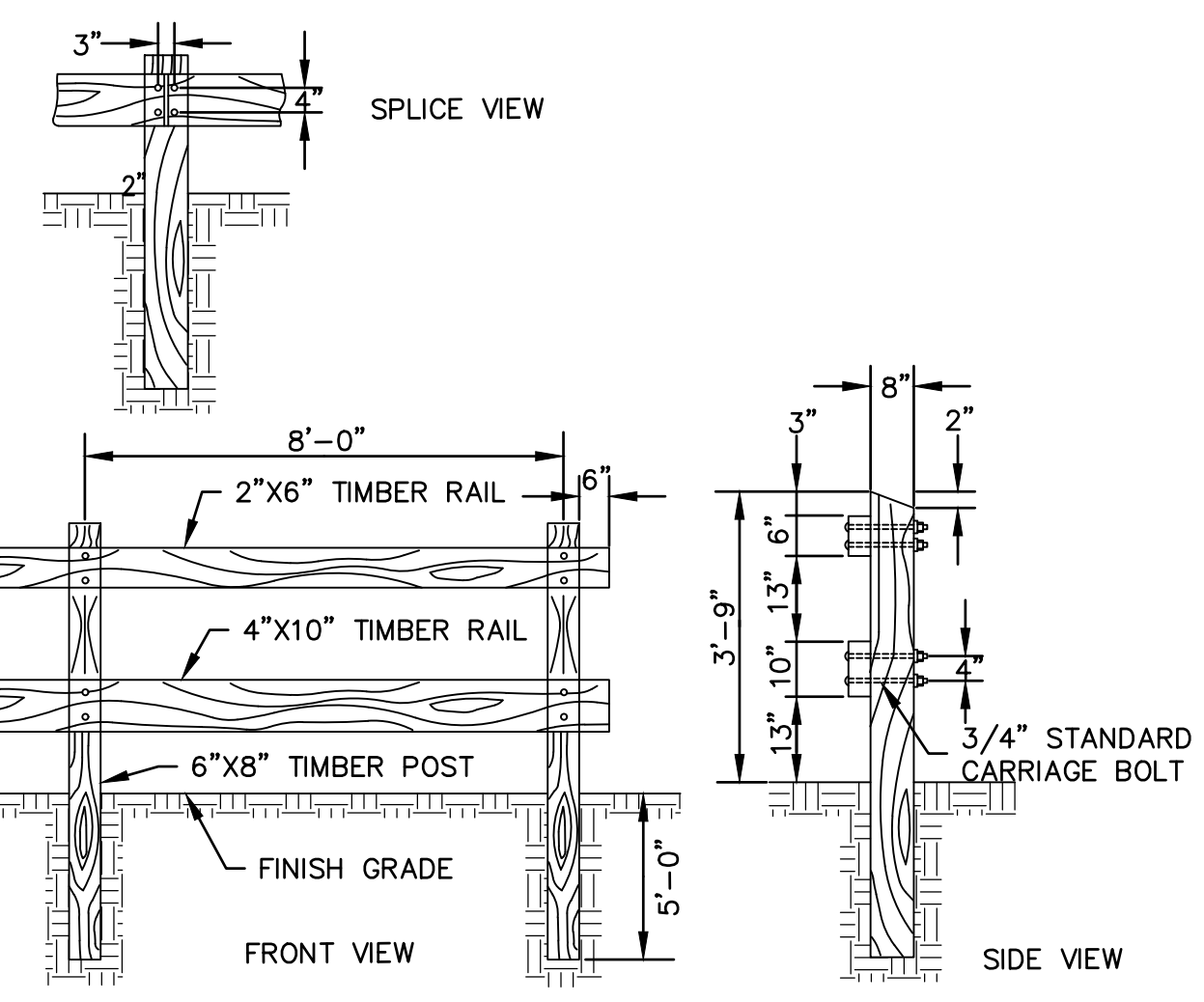


- NOTES:
- OWNER TO APPROVE BLOCK MATERIAL AND COLOR PRIOR TO INSTALLATION
  - SEE GRADING PLAN FOR RETAINING WALL LIMITS
  - INSTALL GEOGRID REINFORCEMENT PER MANUFACTURERS RECOMMENDATIONS.
  - PROVIDE RETAINING WALL DESIGN STAMP BY LICENSED PROFESSIONAL ENGINEER FOR ANY WALL EXCEEDING 48" IN HEIGHT.

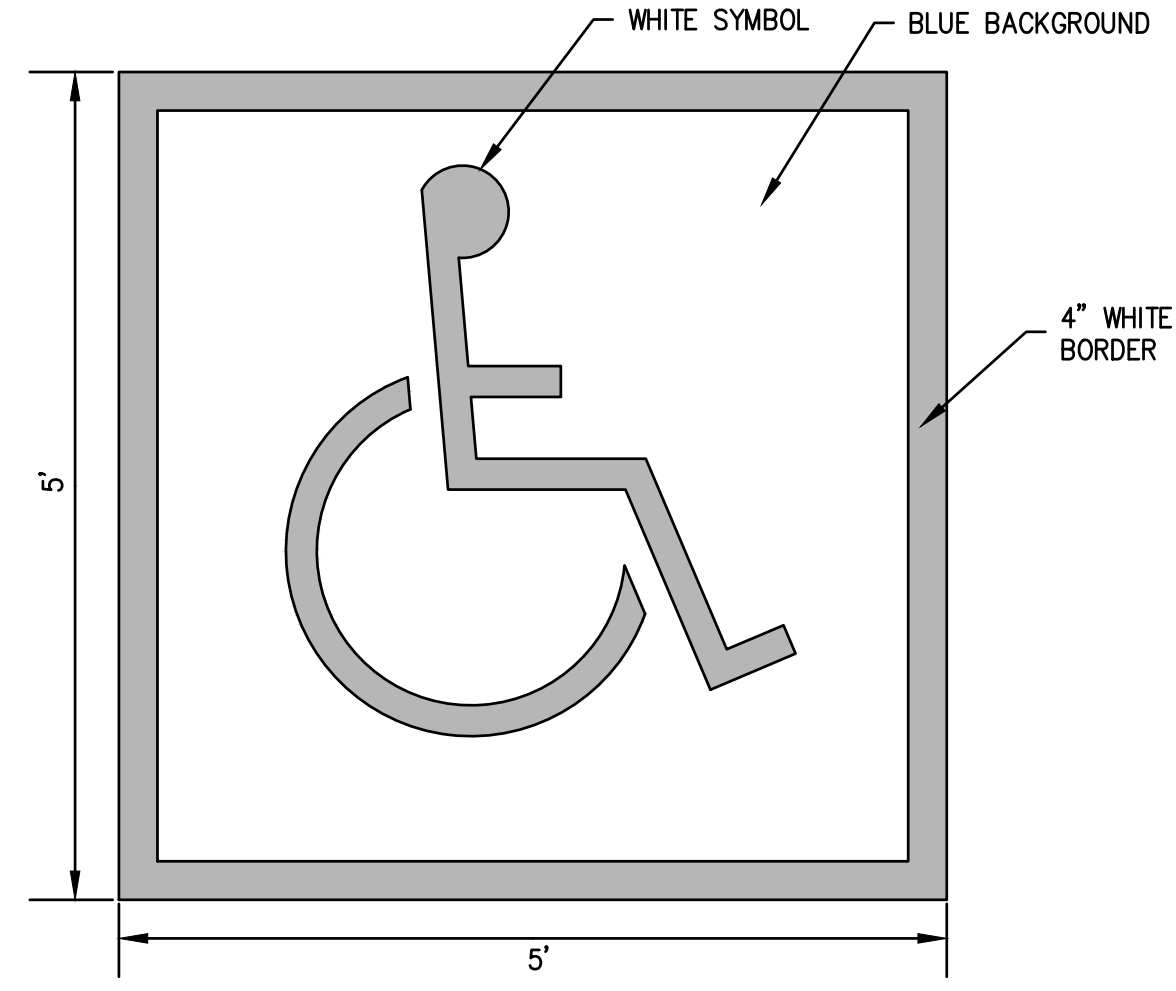
EXTEND WALL BELOW GRADE PER MANUFACTURER'S SPECIFICATIONS



**1** BLOCK RETAINING WALL DETAIL N.T.S.



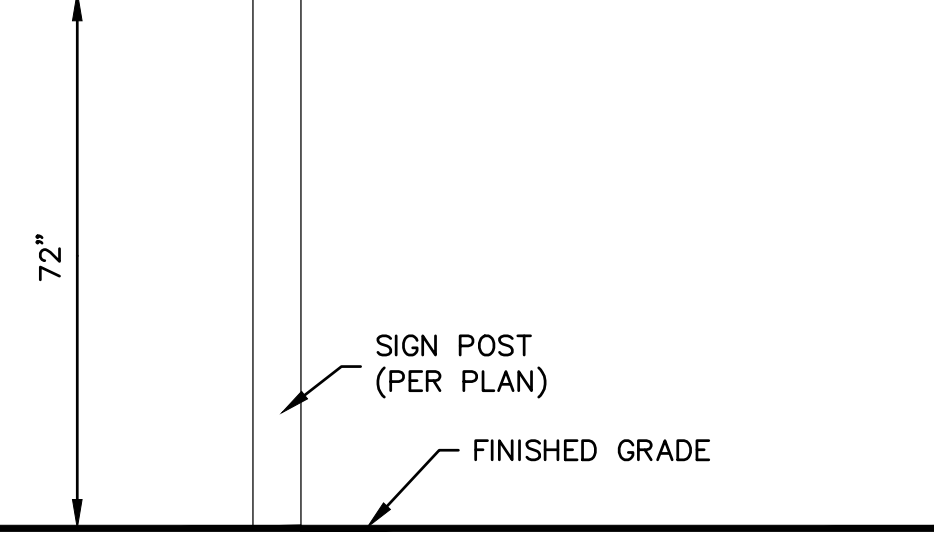
**2** TIMBER RAIL GUARD DETAIL N.T.S.



**3** PAINTED INTERNATIONAL SYMBOL FOR ACCESSIBILITY DETAIL N.T.S.



R7-BW  
HIGH INTENSITY  
PRISMATIC (HIP)  
5052-ALUMINUM  
12" WIDTH X 18" HEIGHT



**4** ADA "RESERVED PARKING" SIGN DETAIL N.T.S.



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**TSUNAMI EXPRESS CAR WASH**  
TYPICAL SECTIONS & CONSTRUCTION DETAILS  
FOR  
**TSUNAMI EXPRESS CAR WASH FRANKLIN, LLC.**  
CITY OF FRANKLIN, COUNTY OF MILWAUKEE, WISCONSIN

NO.	REVISION	BY	DATE

PROJ. MGR: MRM  
DRAFTED: SJF  
DATE: 6-3-2024  
CHECKED: ALJ  
DATE: 7-8-2024

2024.0021.01  
SHEET  
**C-13**

**ISSUED FOR APPROVAL: 7-11-2024**

NO.	REVISION	DATE

PROJ. MGR: MRM  
DRAFTED: SJF  
DATE: 6-3-2024  
CHECKED: ALJ  
DATE: 7-8-2024

2024.0021.01  
SHEET  
C-14

ISSUED FOR APPROVAL: 7-10-2024

**PROJECT SUMMARY**  
CALCULATION DETAILS  
LOADING = HS20+H25  
APPROX. LINEAR FOOTAGE = 403 LF

**STORAGE SUMMARY**  
STORAGE VOLUME REQUIRED = N/A  
PIPE STORAGE VOLUME = 20,257 CF  
BACKFILL STORAGE VOLUME = 0 CF  
TOTAL STORAGE PROVIDED = 20,257 CF

**PIPE DETAILS**  
DIAMETER = 96"  
CORROGATION = 5x1  
GAGE = 14  
COATING = ALZ  
WALL TYPE = SOLID  
BARREL BRACING = 48"

**BACKFILL DETAILS**  
WIDTH AT ENDS = 12"  
ABOVE PIPE = 0"  
WIDTH AT SIDES = 12"  
BELOW PIPE = 0"

PIECE	STUB INVERT	SYSTEM INVERT
8"Ø STUB B4	782.00	782.00
6"Ø STUB C3	787.27	782.00
12"Ø STUB D1	786.44	782.00
12"Ø STUB E1	789.00	782.00

PIECE	RISER RIM	SYSTEM INVERT
24"Ø RISER A1	796.47	782.00
24"Ø RISER B2	793.85	783.00
24"Ø RISER B3	793.89	782.00
24"Ø RISER C2	794.50	782.00

**WEIR PLATE BS DETAIL**  
NOT TO SCALE

**ASSEMBLY**  
SCALE: 1" = 20'

DYO53563 Tsunami Express Car Wash  
96" CMP Detention System  
Franklin, WI  
DETENTION SYSTEM

PROJECT NO.	3748	ISS. NO.	5363	DATE	6/10/2024
DESIGNED	DVO	DRAWN	DVO	CHECKED	DVO
APPROVED	DVO	DATE			
SHEET NO.	1				

**INSTALLATION NOTES**

- WHEN PLACING THE FIRST LISTS OF BACKFILL IT IS IMPORTANT TO MAKE SURE THAT THE BACKFILL IS PROPERLY COMPACTED UNDER AND AROUND THE PIPE HAUNCHES.
- OTHER ALTERNATE BACKFILL MATERIAL MAY BE ALLOWED DEPENDING ON SITE SPECIFIC CONDITIONS, AS APPROVED BY SITE ENGINEER.
- BACKFILL USING CONTROLLED LOW-STRENGTH MATERIAL (CLM) "FLASH FILL" OR "FLOWABLE FILL" MAY BE USED WHEN THE SPACING BETWEEN THE PIPES WILL NOT ALLOW FOR PLACEMENT AND ADEQUATE COMPACTION OF THE BACKFILL. CONTACT CONTECH FOR FURTHER EVALUATION.
- IF SALTING AGENTS FOR SNOW AND ICE REMOVAL ARE USED ON OR NEAR THE PROJECT, A GEOMEMBRANE BARRIER IS RECOMMENDED OVER THE UPPER HALF OF THE PIPE. THE GEOMEMBRANE LINER IS INTENDED TO HELP PROTECT THE SYSTEM FROM THE POTENTIAL ADVERSE EFFECTS THAT MAY RESULT FROM A CHANGE IN THE SURROUNDING ENVIRONMENT OVER A PERIOD OF TIME. PLEASE REFER TO THE CORRUGATED METAL PIPE DETENTION DESIGN GUIDE FOR ADDITIONAL INFORMATION.

DIAMETER, D	MIN. COVER	CORR. PROFILE
6"-12"	12"	1 1/2" x 1/4"
12"-48"	12"	2 2/3" x 1/2"
48"-96"	12"	3" x 1 1/2" x 1"
>96"	DB	3" x 1 1/2" x 1"

MATERIAL LOCATION	MATERIAL SPECIFICATION	DESCRIPTION
FILL ENVELOPE WIDTH	PER ENGINEER OF RECORD	MINIMUM TRENCH WIDTH MUST ALLOW ROOM FOR PROPER COMPACTION OF HAUNCH MATERIALS UNDER THE PIPE. THE SUGGESTED MINIMUM TRENCH WIDTH OR EQUIV. RECOMMENDATION: PIPE ≤ 12" D = 16" PIPE = 12" L50 + 12"
FOUNDATION	AASHTO M 26.5.2 OR PER ENGINEER OF RECORD	PRIOR TO PLACING THE BEDDING, THE FOUNDATION MUST BE CONSTRUCTED TO A UNIFORM AND STABLE GRADE. IN THE EVENT THAT UNSUITABLE FOUNDATION MATERIALS ARE ENCOUNTERED DURING EXCAVATION, THEY SHALL BE REMOVED AND FOUNDATION BROUGHT BACK TO GRADE WITH A FILL MATERIAL APPROVED BY THE ENGINEER OF RECORD.
BEDDING	AASHTO M 43: 3, 357, 4, 487, 5, 56, 57 (APPROVED REGIONAL EQUIVALENTS INCLUDE CA-7)	ENGINEER OF RECORD TO DETERMINE IF BEDDING IS REQUIRED. PIPE MAY BE PLACED ON THE TRENCH BOTTOM OF A RELATIVELY LOOSE, NATIVE SUITABLE WELL GRADED GRANULAR MATERIAL THAT IS ROUGHLY SHAPED TO FIT THE BOTTOM OF THE PIPE. 2" MIN DEPTH. THE BEDDING MATERIAL MAY BE SUITABLE FOUNDATION SOILS CONFORMING TO AASHTO SOIL CLASSIFICATIONS A1, A2, OR A3 WITH MAXIMUM PARTICLE SIZE OF 3" (PER AASHTO 26.3.8.1 AND 12.4.1.3).
CRITICAL BACKFILL	AASHTO M 145: A-1, A-2, A-3	HAUNCH ZONE MATERIAL SHALL BE HAND SHOVELED OR SHOVEL SLICED INTO PLACE TO ALLOW FOR PROPER COMPACTION WITHOUT SOFT SPOTS. BACKFILL SHALL BE PLACED IN 8" ± LOOSE LIFTS AND COMPACTED TO 90% STANDARD PROCTOR PER AASHTO T 99. BACKFILL SHALL BE PLACED SUCH THAT THERE IS NO MORE THAN A THREE LIFT GAT DIFFERENTIAL BETWEEN ANY OF THE PIPES AT ANY TIME DURING THE BACKFILL PROCESS. THE BACKFILL SHOULD BE ADVANCED ALONG THE LENGTH OF THE SYSTEM TO AVOID DIFFERENTIAL LOADING.
BACKFILL	AASHTO M 145: A-1, A-2, A-3	WELL GRADED GRANULAR MATERIAL WHICH MAY CONTAIN SMALL AMOUNTS OF SILT OR CLAY AND MAXIMUM PARTICLE SIZE OF 3" (PER AASHTO 26.3.8.1 AND 12.4.1.3).
COVER MATERIAL	UP TO MIN. COVER - SEE SA AND SB ABOVE ABOVE MIN. COVER - PER ENGINEER OF RECORD	COVER MATERIAL MAY INCLUDE NON-BITUMINOUS GRANULAR ROAD BASE MATERIAL WITHIN MIN. COVER LIMITS.
RIGID OR FLEXIBLE PAVEMENT (IF APPLICABLE)	PER ENGINEER OF RECORD	FLEXIBLE PAVEMENT SHOULD NOT BE COUNTED AS PART OF THE FILL HEIGHT OVER THE CMP. FINAL BACKFILL MATERIAL SELECTION AND COMPACTION REQUIREMENTS SHALL FOLLOW THE PROJECT PLANS AND SPECIFICATIONS PER THE ENGINEER OF RECORD.
OPTIONAL SOLE GEOTEXTILE	NONE	GEOTEXTILE LAYER IS RECOMMENDED ON SIDES OF EXCAVATION TO PREVENT SOIL MIGRATION.
OPTIONAL GEOTEXTILE BETWEEN LAYERS	NONE	IF SOIL TYPES DIFFER AT ANY POINT ABOVE PIPE INVERT, A GEOTEXTILE LAYER IS RECOMMENDED TO BE PLACED BETWEEN THE LAYERS TO PREVENT SOIL MIGRATION.

**MANUFACTURER RECOMMENDED BACKFILL**  
NOT TO SCALE

PROJECT NO.	3748	ISS. NO.	5363	DATE	6/10/2024
DESIGNED	DVO	DRAWN	DVO	CHECKED	DVO
APPROVED	DVO	DATE			
SHEET NO.	3				

**TYPICAL MANWAY DETAIL**  
NOT TO SCALE

**CONSTRUCTION LOADING DIAGRAM**  
NOT TO SCALE

PIPE SPAN (INCHES)	18-50	50-72	72-110	110-150
12-42	2.0	2.5	3.0	3.0
48-72	3.0	3.0	3.5	4.0
78-120	3.0	3.5	4.0	4.0
126-144	3.5	4.0	4.5	4.5

**CONSTRUCTION LOADING DIAGRAM**  
NOT TO SCALE

**SPECIFICATION FOR CORRUGATED STEEL PIPE-ALUMINIZED TYPE 2 STEEL**

**SCOPE**  
THIS SPECIFICATION COVERS THE MANUFACTURE AND INSTALLATION OF THE CORRUGATED STEEL PIPE (CSP) DETAILED IN THE PROJECT PLANS.

**MATERIAL**  
THE ALUMINIZED TYPE 2 STEEL COILS SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF AASHTO M274 OR ASTM A292.

**PIPE**  
THE CSP SHALL BE MANUFACTURED IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF AASHTO M274 OR ASTM A292. THE PIPE SIZES, GAGES AND CORRUGATIONS SHALL BE AS SHOWN ON THE PROJECT PLANS.

**ALL FABRICATION OF THE PRODUCT SHALL OCCUR WITHIN THE UNITED STATES.**

**HANDLING AND ASSEMBLY**  
SHALL BE IN ACCORDANCE WITH AASHTO STANDARD SPECIFICATIONS FOR HIGHWAY BRIDGES, SECTION 26, DIVISION II OR ASTM A778 AND IN CONFORMANCE WITH THE PROJECT PLANS AND SPECIFICATIONS. IF THERE ARE ANY INCONSISTENCIES OR CONFLICTS THE CONTRACTOR SHOULD DISCUSS AND RESOLVE WITH THE SITE ENGINEER.

**INSTALLATION**  
SHALL BE IN ACCORDANCE WITH AASHTO STANDARD SPECIFICATIONS FOR HIGHWAY BRIDGES, SECTION 26, DIVISION II OR ASTM A778 AND IN CONFORMANCE WITH THE PROJECT PLANS AND SPECIFICATIONS. IF THERE ARE ANY INCONSISTENCIES OR CONFLICTS THE CONTRACTOR SHOULD DISCUSS AND RESOLVE WITH THE SITE ENGINEER.

**IT IS ALWAYS THE RESPONSIBILITY OF THE CONTRACTOR TO FOLLOW OSHA GUIDELINES FOR SAFE PRACTICES.**

**ANTI-FLOTATION PROVISIONS DUE TO HIGH GROUNDWATER OR OTHER FLUTATION CONCERNS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.**

**MATERIAL SPECIFICATION**  
NOT TO SCALE

DYO53563 Tsunami Express Car Wash  
96" CMP Detention System  
Franklin, WI  
DETENTION SYSTEM

PROJECT NO.	3748	ISS. NO.	5363	DATE	6/10/2024
DESIGNED	DVO	DRAWN	DVO	CHECKED	DVO
APPROVED	DVO	DATE			
SHEET NO.	2				

**PLAIN END CMP RISER PIPE**

**GENERAL NOTES:**

- DELIVERED BAND STYLE AND FASTENER TYPE MAY VARY BY FABRICATION PLANT.
- JOINT IS TO BE ASSEMBLED PER AASHTO BRIDGE CONSTRUCTION SPECIFICATION SEC 26.4.2.4.
- BAND MATERIAL AND GAGE TO BE SAME AS RISER MATERIAL.
- IF RISER HAS A HEIGHT OF COVER OF 12" OR MORE, USE A SLIP JOINT.
- BANDS ARE NORMALLY FURNISHED AS FOLLOWS:
  - 12" THRU 48" 1-PIECE
  - 54" 2-PIECES
- ALL RISER JOINT COMPONENTS WILL BE FIELD ASSEMBLED.
- MANHOLE RISERS IN APPLICATIONS WHERE TRAFFIC LOADS ARE IMPOSED REQUIRE SPECIAL DESIGN CONSIDERATIONS.
- DIMENSIONS SUBJECT TO MANUFACTURING TOLERANCES.

**12" RISER BAND DETAIL**  
NOT TO SCALE

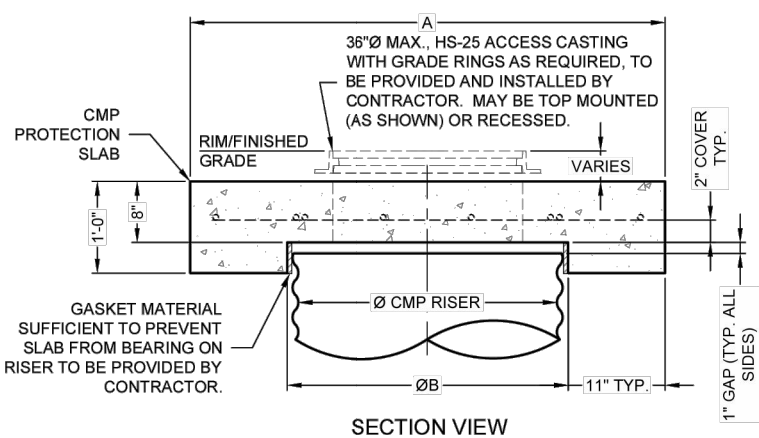
**2 2/3"x1/2" RE-ROLLED END HEL-COR PIPE**

**GENERAL NOTES:**

- JOINT IS TO BE ASSEMBLED PER AASHTO BRIDGE CONSTRUCTION SPECIFICATION SEC 26.4.2.4.
- BAND MATERIALS AND/OR COATING CAN VARY BY LOCATION. CONTACT YOUR CONTECH REPRESENTATIVE FOR AVAILABILITY.
- BANDS ARE SHAPED TO MATCH THE PIPE ARCH WHEN APPLICABLE.
- BANDS ARE NORMALLY FURNISHED AS FOLLOWS:
  - 12" THRU 48" 1-PIECE
  - 54" THRU 96" 2-PIECES
  - 102" THRU 144" 3-PIECES
- BAND FASTENERS ARE ATTACHED WITH SPOT WELDS, RIVETS OR HAND WELDS.
- ALL CMP IS REROLLED TO HAVE ANNULAR END CORRUGATIONS OF 2 2/3"x1/2"
- DIMENSIONS ARE SUBJECT TO MANUFACTURING TOLERANCES.
- ORDER SHALL DESIGNATE GASKET OPTION, IF REQUIRED (SEE DETAILS ABOVE).

**10-C BAND DETAIL**  
NOT TO SCALE

PROJECT NO.	3748	ISS. NO.	5363	DATE	6/10/2024
DESIGNED	DVO	DRAWN	DVO	CHECKED	DVO
APPROVED	DVO	DATE			
SHEET NO.	4				

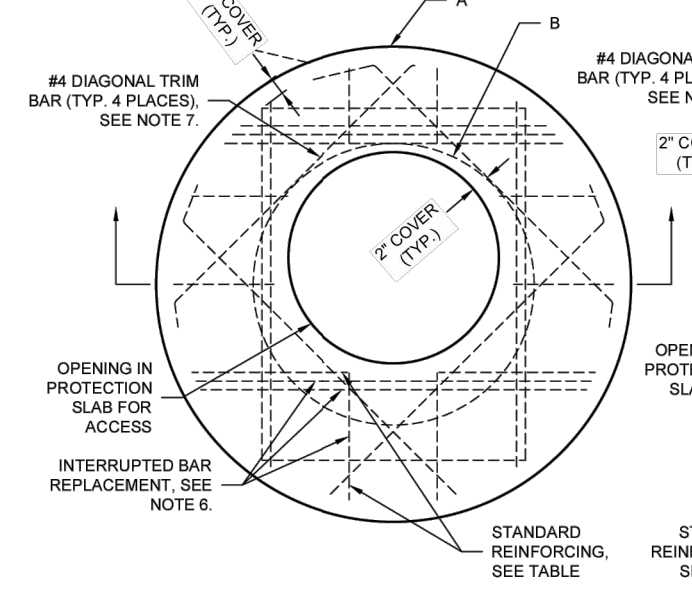


SECTION VIEW

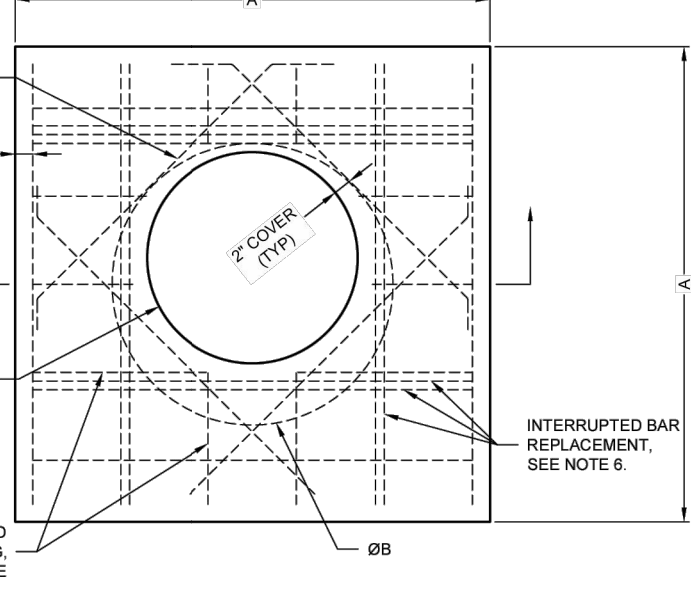
Ø CMP RISER	A	B Ø	REINFORCING	**BEARING PRESSURE (PSF)
24"	4'0"	20"	#5 @ 10" OCEW #5 @ 10" OCEW	2,540 1,900
30"	4'6" x 4'6"	32"	#5 @ 10" OCEW #5 @ 8" OCEW	2,290 1,670
36"	5'0"	38"	#5 @ 8" OCEW #5 @ 8" OCEW	2,060 1,500
42"	5'6" x 5'6"	44"	#5 @ 8" OCEW #5 @ 8" OCEW	1,490 1,370
48"	6'0"	50"	#5 @ 7" OCEW #5 @ 7" OCEW	1,210 1,270

\*\* ASSUMED SOIL BEARING CAPACITY

**ACCESS CASTING NOT SUPPLIED BY CONTECH**



ROUND OPTION PLAN VIEW




SQUARE OPTION PLAN VIEW

**NOTES:**

- DESIGN IN ACCORDANCE WITH AASHTO, 17th EDITION AND ACI 308.
- DESIGN LOAD HS25.
- EARTH COVER = 1' MAX.
- CONCRETE STRENGTH = 4,000 psi.
- REINFORCING STEEL = ASTM A615, GRADE 60.
- PROVIDE ADDITIONAL REINFORCING AROUND OPENINGS EQUAL TO THE BARS INTERRUPTED, HALF EACH SIDE. ADDITIONAL BARS TO BE IN THE SAME PLANE.
- TRIM OPENING WITH DIAGONAL #4 BARS. EXTEND BARS A MINIMUM OF 12" BEYOND OPENING. BEND BARS AS REQUIRED TO MAINTAIN BAR COVER.
- PROTECTION SLAB AND ALL MATERIALS TO BE PROVIDED AND INSTALLED BY CONTRACTOR.
- DETAIL DESIGN BY DELTA ENGINEERS, ARCHITECTS AND LAND SURVEYORS, ENDWELL, NY.

**MANHOLE CAP DETAIL**  
NOT TO SCALE



2102 Centre Pointe Dr., Suite 400, West Chester, OH 45389  
800-538-1152 513-545-7000 513-545-7993 FAX

DY053563 Tsunami Express Car Wash  
96" CMP Detention System  
Franklin, WI  
DETENTION SYSTEM

PROJECT NO.	3948	DWG. NO.	2283	DATE	8/13/2024
DRAWN BY	DVD	CHECKED BY	DVD	APPROVED BY	DVD
SHEET NO.					



Nielsen Madsen + Barber  
CIVIL ENGINEERS AND LAND SURVEYORS  
1458 Horizon Blvd., Suite 200, Racine, WI. 53406  
Tele: (262)634-5588 Website: www.nmbssc.net

**TSUNAMI EXPRESS CAR WASH**  
TYPICAL SECTIONS & CONSTRUCTION DETAILS  
FOR  
TSUNAMI EXPRESS CAR WASH FRANKLIN, LLC.  
CITY OF FRANKLIN, COUNTY OF MILWAUKEE, WISCONSIN

NO.	REVISION	BY	DATE

PROJ. MGR:	MRM
DRAFTED:	SJF
DATE:	6-3-2024
CHECKED:	ALI
DATE:	7-8-2024

2024.0021.01  
SHEET  
**C-15**

**ISSUED FOR APPROVAL: 7-10-2024**

## DEMOLITION NOTES

- THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL AT A LOCATION APPROVED (BY ALL GOVERNING AUTHORITIES) OF ALL TREES & BRUSH, STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PAVEMENTS, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC., SUCH THAT THE PROPOSED IMPROVEMENTS SHOWN CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLY COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION, SITE CLEARING, AND DISPOSAL.
- THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
- THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE LAND SURVEYOR AND ENGINEER OF RECORD ASSUME NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ON-SITE LOCATIONS OF EXISTING UTILITIES.
- ALL EXISTING SEWERS, PIPING, AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH THE WORK.
- ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE, AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CALL DIGGERS HOTLINE AT 1-800-242-8511 A MINIMUM OF 3 WORKING DAYS PRIOR TO EXCAVATION ACTIVITIES TO LOCATE AND MARK ALL UNDERGROUND UTILITIES.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO HIRE A PRIVATE UTILITY LOCATING SERVICE TO LOCATE AND MARK ALL UNDERGROUND PRIVATE UTILITIES.
- CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH SIGNS, FENCING, BARRICADES, ENCLOSURES, ETC., (AND OTHER APPROPRIATE BEST MANAGEMENT PRACTICES) AS APPROVED BY THE OWNER. TEMPORARY CLOSURE OF ANY PUBLIC ROADWAY OR SIDEWALK SHALL BE APPROVED BY THE AUTHORITY HAVING JURISDICTION.
- CONTINUOUS ACCESS SHALL BE MAINTAINED FOR THE SURROUNDING PROPERTIES AT ALL TIMES DURING THE COURSE OF WORK.
- PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES SHALL BE INSTALLED.
- EXISTING ITEMS TO REMAIN INCLUDING, BUT NOT LIMITED TO, FENCES, SIGNS, UTILITIES, BUILDINGS, TREES, PAVEMENTS, AND LIGHT POLES SHALL BE CAREFULLY PROTECTED DURING THE DEMOLITION PROCESS. ANY DAMAGE SUSTAINED TO ITEMS TO REMAIN IN PLACE SHALL BE RESTORED OR REPLACED AT THE CONTRACTOR'S EXPENSE AT NO ADDITIONAL COST TO THE OWNER.
- PROPERTY CORNERS AND BENCHMARKS SHALL BE CAREFULLY PROTECTED UNTIL THEY HAVE BEEN REFERENCED BY A PROFESSIONAL LAND SURVEYOR. PROPERTY MONUMENTS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE AT NO ADDITIONAL COST TO THE OWNER.
- IF PREVIOUSLY UNIDENTIFIED HAZARDOUS, CONTAMINATED MATERIALS, OR OTHER ENVIRONMENTAL RELATED CONDITIONS ARE DISCOVERED, STOP WORK IMMEDIATELY AND NOTIFY THE PROJECT CONSTRUCTION MANAGER FOR ACTION TO BE TAKEN. DO NOT RESUME WORK UNTIL SPECIFICALLY AUTHORIZED BY THE OWNER.
- AT THE COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL ABANDONED, EXCESS, WASTE, STOCKPILED AND SPOIL MATERIAL IN ACCORDANCE WITH SECTION 205.3.12 OF THE "STATE SPECIFICATIONS". THIS WORK SHALL BE DONE AT THE CONTRACTOR'S EXPENSE.

## GENERAL NOTES

EROSION CONTROL, EARTHWORK, AND SITE GRADING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "STATE OF WISCONSIN, STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION", CURRENT EDITION, HEREIN REFERRED TO AS THE "STATE SPECIFICATIONS".

## EROSION CONTROL

ALL EROSION AND SEDIMENT CONTROL MEASURES AND DEVICES SHALL BE INSPECTED BY THE CONTRACTOR AS REQUIRED IN THE WISCONSIN ADMINISTRATIVE CODE (SPS 360.21) AND MAINTAINED PER SPS 360.22:

- THE CONTRACTOR SHALL CHECK THE EROSION AND SEDIMENT CONTROL PRACTICES FOR MAINTENANCE NEEDS AT ALL THE FOLLOWING INTERVALS UNTIL THE SITE IS STABILIZED:
  - AT LEAST WEEKLY;
  - WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. A RAINFALL EVENT SHALL BE CONSIDERED TO BE THE TOTAL AMOUNT OF RAINFALL RECORDED IN ANY CONTINUOUS 24-HOUR PERIOD.
- THE CONTRACTOR SHALL MAINTAIN A MONITORING RECORD WHEN THE LAND DISTURBING CONSTRUCTION ACTIVITY INVOLVES ONE OR MORE ACRES. THE MONITORING RECORD SHALL CONTAIN AT LEAST THE FOLLOWING INFORMATION:
  - THE CONDITION OF THE EROSION AND SEDIMENT CONTROL PRACTICES AT THE INTERVALS SPECIFIED ABOVE.
  - A DESCRIPTION OF THE MAINTENANCE CONDUCTED TO REPAIR OR REPLACE EROSION AND SEDIMENT CONTROL PRACTICES.

EROSION AND SEDIMENT CONTROL INSPECTIONS AND ENFORCEMENT ACTIONS MAY BE CONDUCTED BY THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES AND AUTHORIZED AGENTS DURING AND AFTER THE CONSTRUCTION OF THIS PROJECT.

ALL EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO COMMENCING EARTH DISTURBING ACTIVITIES. CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL DEVICES UNTIL THE SITE HAS ESTABLISHED A VEGETATIVE COVER AND IS STABILIZED. ADDITIONAL EROSION CONTROL MAY BE REQUIRED BY THE OWNER, ENGINEER OR MUNICIPALITY TO MEET FIELD CONDITIONS.

INSTALL SILT FENCE PER SECTION 628 OF THE "STATE SPECIFICATIONS" AND WDNR TECHNICAL STANDARD 1056 AT THE LOCATIONS SHOWN ON THE PLAN. ERECT SILT FENCE PRIOR TO STARTING A CONSTRUCTION OPERATION THAT MIGHT CAUSE SEDIMENTATION OR SILTATION AT THE SITE OF THE PROPOSED SILT FENCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REMOVAL OF ALL REQUIRED SILT FENCE MATERIAL.

A MINIMUM 20' WIDE X 25' LONG TRACKING PAD (3-6 INCH STONE) SHALL BE INSTALLED AT THE ENTRANCE TO THE SITE (AS SHOWN) TO PREVENT SOIL FROM BEING TRACKED ONTO ADJACENT PAVEMENTS AND PUBLIC ROADS. INSTALLATION AND MAINTENANCE OF THE TRACKING PAD SHALL BE PERFORMED ACCORDING TO WDNR TECHNICAL STANDARD 1057. ALL TRACKED SOIL FROM THE CONSTRUCTION SITE SHALL BE COLLECTED FROM PAVED STREETS AT THE END OF EACH WORKING DAY. PERIODIC STREET SWEEPING SHALL BE CONDUCTED BY THE CONTRACTOR TO KEEP THE PUBLIC AND/OR PRIVATE ROADWAYS FREE OF DUST AND DIRT.

THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING WIND EROSION (DUST) DURING CONSTRUCTION AT HIS/HER EXPENSE (WHEN NECESSARY OR AS REQUIRED BY LOCAL INSPECTORS).

## SITE GRADING & SUB-GRADE PREPARATION

ALL EXISTING TOPSOIL AND OTHER NON-STRUCTURAL MATERIAL WITHIN THE PROPOSED BUILDING PADS, PAVEMENT SECTIONS AND STRUCTURAL FILL AREAS SHALL BE STRIPPED AND STOCKPILED AT THE LOCATION SHOWN OR AS DIRECTED BY THE GENERAL CONTRACTOR.

EXCAVATE, GRADE AND SHAPE SUBGRADE TO THE LINES AND GRADES SHOWN ON THE PLANS. SEE TYPICAL SECTIONS FOR PAVEMENT THICKNESS AND MATERIALS.

FOR STRUCTURAL FILL DEPTHS LESS THAN 20 FEET, THE DENSITY OF THE STRUCTURAL COMPACTED FILL AND SCARIFIED SUBGRADE AND GRADES SHALL NOT BE LESS THAN 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY STANDARD PROCTOR (ASTM D-698) WITH THE EXCEPTION OF THE TOP 12 INCHES OF PAVEMENT SUBGRADE WHICH SHALL HAVE A MINIMUM IN-SITU DENSITY OF 100 PERCENT OF MAXIMUM DRY DENSITY, OR 5 PERCENT HIGHER THAN UNDERLYING FILL MATERIALS.

THE MOISTURE CONTENT OF COHESIVE SOIL SHALL NOT VARY BY MORE THAN -1 TO +3 PERCENT AND GRANULAR SOIL ±3 PERCENT OF THE OPTIMUM WHEN PLACED AND COMPACTED OR RECOMPACTED, UNLESS SPECIFICALLY RECOMMENDED / APPROVED BY THE SOILS ENGINEER MONITORING THE PLACEMENT AND COMPACTION. COHESIVE SOILS WITH MODERATE TO HIGH EXPANSIVE POTENTIALS (PI>15) SHOULD, HOWEVER, BE PLACED, COMPACTED AND MAINTAINED PRIOR TO CONSTRUCTION AT A MOISTURE CONTENT OF 3±1 PERCENT ABOVE OPTIMUM MOISTURE CONTENT TO LIMIT FUTURE HEAVE.

THE FILL SHALL BE PLACED IN LAYERS WITH A MAXIMUM LOOSE THICKNESS OF 9 INCHES. THE COMPACTION EQUIPMENT SHOULD CONSIST OF SUITABLE MECHANICAL EQUIPMENT SPECIFICALLY DESIGNED FOR SOIL COMPACTION. BULLDOZERS OR SIMILAR TRACKED VEHICLES ARE TYPICALLY NOT SUITABLE FOR COMPACTION.

UPON COMPLETION OF THE GRADING AND COMPACTION OF THE SUBGRADE, A PROOF ROLL SHALL BE CONDUCTED BY THE CONTRACTOR ON ALL SUBGRADES THAT RECEIVE DENSE AGGREGATE BASE COURSE. THE CONTRACTOR SHALL PROVIDE A FULLY LOADED QUAD-AXLE TRUCK (18 TON MINIMUM LOAD) TO PERFORM THE PROOF ROLL. CONTRACTOR SHALL COORDINATE THE PROOF ROLL WITH THE OWNER AND THE GENERAL CONTRACTOR'S GEOTECHNICAL ENGINEER.

SOIL COMPACTION IN ALL FILL AND EMBANKMENT AREAS SHALL BE APPROVED BY A QUALIFIED GEOTECHNICAL ENGINEER.

TEMPORARY SEEDING IS REQUIRED FOR ALL STOCKPILES AND OTHER EXPOSED LAND AREAS IF NOT ACTIVELY WORKED WITHIN 30 DAYS. AT THE COMPLETION OF THE PAVEMENT WORK, RE-SPREAD SALVAGED TOPSOIL OR IMPORT TOPSOIL AS NECESSARY TO PROVIDE A MINIMUM SIX-INCH (6") LAYER IN ALL LANDSCAPE AND LAWN AREAS. ALL DISTURBED AREAS SHALL BE RESTORED PER THE LANDSCAPE PLAN.

EXCESS TOPSOIL NOT BEING USED FOR THE PROJECT SHALL BE HAULED OFF-SITE.

## PAVEMENT SPECIFICATIONS

DENSE AGGREGATE BASE COURSE SHALL MEET THE REQUIREMENTS OF SECTION 305 OF THE "STATE SPECIFICATIONS". THE COMPLETED BASE SHALL BE IN ACCORDANCE WITH THE "TYPICAL SECTIONS & CONSTRUCTION DETAILS" SHEET(S) OF THE PLAN SET AND SHALL BE CONSTRUCTED IN FOUR-INCH (4") LIFTS AND COMPACTED ACCORDING TO SUBSECTION 305.3.2.2 OF THE "STATE SPECIFICATIONS".

ASPHALTIC CONCRETE PAVEMENT SHALL BE WISC DOT 4 LT-58-34-S MEETING THE REQUIREMENTS OF SECTION 460 OF THE "STATE SPECIFICATIONS". PAVEMENT SHALL BE INSTALLED IN ONE (1) LIFT IN ACCORDANCE WITH THE "TYPICAL SECTIONS & CONSTRUCTION DETAILS" SHEET(S) OF THE PLAN SET.

CONTRACTOR SHALL ADJUST AND/OR RECONSTRUCT ALL UTILITY COVERS (SUCH AS MANHOLES, VALVE BOXES, ETC.) TO MATCH THE FINISHED GRADES OF THE AREA AFFECTED BY THE CONSTRUCTION.

PAVEMENT STRIPING, STOP BARS / WORDS, CROSSWALKS AND HANDICAPPED ACCESSIBLE SYMBOLS SHALL BE INSTALLED WITH WISCONSIN DOT APPROVED TRAFFIC PAINT IN ACCORDANCE WITH SECTION 646 OF THE "STATE SPECIFICATIONS". ALL PARKING STALL STRIPING SHALL BE FOUR INCHES (4") IN WIDTH AND SHALL BE INSTALLED AT THE LOCATIONS SHOWN ON THE PLANS OR AS DIRECTED BY THE OWNER. SEE THE TYPICAL SECTIONS AND CONSTRUCTION DETAILS FOR ADDITIONAL INFORMATION REGARDING PAVEMENT MARKINGS.

## REFERENCES

STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, 2020 EDITION, HEREIN REFERRED TO AS "STATE SPECIFICATIONS." THE CURRENT VERSION OF THE "STATE SPECIFICATIONS" IS AVAILABLE ON THE WISDOT WEBSITE AT <http://roadwaystandards.dot.wi.gov/standards/stndspec/index.htm>

"MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), 2009 EDITION WITH REVISIONS 1 AND 2 INCORPORATED.

## STORM SEWER SPECIFICATIONS

MATERIAL FOR STORM SEWERS SHALL BE IN ACCORDANCE WITH THE STATE OF WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES (SPS) AND CITY OF RACINE SPECIFICATIONS.

STORM SEWER CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH THE "STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN WISCONSIN", 6TH EDITION, DECEMBER 22, 2003 WITH ADDENDA NO. 1 AND NO. 2, HEREIN REFERRED TO AS THE "STANDARD SPECIFICATIONS".

STORM SEWER PIPE AND TUBING MATERIALS SHALL CONFORM TO SPS 384.30 OF THE WISCONSIN ADMINISTRATIVE CODE. REINFORCED CONCRETE PIPE (RCP) AND POLYVINYL CHLORIDE (PVC) MATERIALS SHALL BE SELECTED FROM TABLE 384.30-6. CORRUGATED HIGH DENSITY POLYETHYLENE (HDPE) PIPE MATERIAL (IF SELECTED) SHALL MEET THE REQUIREMENTS OF AASHTO M-252 FOR 4"-10" DIAMETER SIZES AND AASHTO M294 FOR 12"-48" DIAMETER SIZES.

BEDDING AND COVER MATERIAL SHALL BE SAND, CRUSHED STONE CHIPS OR CRUSHED STONE SCREENINGS CONFORMING TO CHAPTER 8.43.2 OF THE "STANDARD SPECIFICATIONS".

ALL STORM SEWERS INSTALLED IN EXISTING OR PROPOSED PAVED AREAS SHALL BE BACKFILLED WITH COMPACTED GRANULAR MATERIAL IN ACCORDANCE WITH TABLE 37, CHAPTER 8.43.4 OF THE "STANDARD SPECIFICATIONS". BACKFILL MATERIAL SHALL EXTEND A MINIMUM OF FIVE FEET (5') OUTSIDE OF THE PAVEMENT LIMITS. TRENCHES RUNNING PARALLEL TO AND LESS THAN FIVE FEET (5') FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE COMPACTED GRANULAR BACKFILL.

SLURRY BACKFILL SHALL BE USED WHERE INDICATED ON THE PLANS. MATERIALS SHALL BE PLACED IN A CLEAN CEMENT MIXER TRUCK AND THOROUGHLY MIXED, IN THE FOLLOWING QUANTITIES:

1,350 LBS	SAND
775 LBS	#1 STONE
1,150 LBS	#2 STONE
25 GAL	(+0 TO 0.5 GALS) WATER/CU. YD.

THE SLURRY BACKFILL MATERIAL SHALL BE PLACED AND MECHANICALLY COMPACTED IN LAYERS NOT TO EXCEED 8 INCHES IN DEPTH. NO ADDITIONAL WATER SHALL BE ALLOWED. THE ABOVE WEIGHTS ARE DAMP WEIGHTS. JUST PRIOR TO PLACING THE SLURRY, THE MIXER SHALL BE RUN AT MIXING SPEED FOR ONE FULL MINUTE TO ENSURE AN EVEN MIXTURE.

AT THE COMPLETION OF THE PROJECT THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL ABANDONED, EXCESS, WASTE, STOCKPILED AND SPOIL MATERIAL IN ACCORDANCE WITH SECTION 205.3.12 OF THE "STATE SPECIFICATIONS". THIS WORK SHALL BE DONE AT THE CONTRACTOR'S EXPENSE.

## WATER MAIN / SEWER SPECIFICATIONS

ALL APPLICATIONS AND CONNECTION FEES FOR SANITARY SEWER SERVICES MUST BE SUBMITTED AND PAID PRIOR TO CONNECTION TO THE PUBLIC SYSTEMS.

ANY UTILITY WORK IN THE PUBLIC RIGHT-OF-WAY (OR EASEMENTS) AND ALL SANITARY SEWER CONSTRUCTION TO BE INSPECTED BY THE CITY OF FRANKLIN. NOTIFY THE CITY OF FRANKLIN 48 HOURS IN ADVANCE OF CONNECTING TO SEWER.

CONTRACTOR SHALL VERIFY ALL ELEVATIONS, LOCATIONS AND SIZES OF EXISTING SANITARY AND STORM SEWERS, WATER MAINS, GAS & ELECTRIC LINES AND OTHER ADJACENT UTILITIES PRIOR TO COMMENCING CONSTRUCTION. AS-BUILT (FIELD) DATA SHALL BE USED TO CHECK ALL PROPOSED UTILITY CROSSINGS FOR CONFLICTS.

THE EXACT LOCATION OF THE SANITARY SEWER LATERAL, DOMESTIC WATER LINE, FIRE PROTECTION LEAD, NATURAL GAS SERVICE, ELECTRIC, PHONE AND CABLE LINES (AS THEY ENTER THE BUILDING) SHALL BE PER THE ARCHITECTURAL OR MECHANICAL DRAWINGS.

MATERIALS FOR WATERMAIN CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STATE OF WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES (SPS) AND THE CITY OF FRANKLIN WATER UTILITY SPECIFICATIONS.

A BLUE 12-GAUGE TRACER WIRE SHALL BE INSTALLED THE ENTIRE LENGTH OF ALL PRIVATE WATER LATERALS PER SPS 382.40(8)(k). THE TRACER WIRE SHALL BE EXTENDED TO THE SURFACE AT THE BUILDING WALL AND ALL OTHER SYSTEM LIMITS (FOR EACH SYSTEM INSTALLED) AND ENCLOSED IN A RISER BOX WITH "WATER" ON THE COVER.

SANITARY SEWER LATERALS SHALL HAVE A GREEN 12 GAUGE TRACER WIRE INSTALLED ALONG THE ENTIRE LENGTH. LOCATOR WIRE SHALL BE BROUGHT TO THE SURFACE AT THE EDGE OF THE BUILDING WITHIN THE CLEANOUT RISER FROST SLEEVE.

SANITARY SEWER LATERAL PIPE MATERIAL SHALL BE 4" PVC CLASS SDR-26, CONFORMING TO THE REQUIREMENTS OF ASTM D3034 AND F-789/P546 WITH RUBBER GASKETS. CLEAN-OUT RISERS SHALL BE 6" DIAMETER WITH 8" DIAMETER FROST SLEEVE CONSTRUCTED OF THE SAME MATERIAL.

ALL SEWER AND WATER LINES INSTALLED IN PROPOSED PRIVATE PAVED AREAS SHALL BE BACKFILLED WITH COMPACTED GRANULAR MATERIAL IN ACCORDANCE WITH TABLE 37, CHAPTER 8.43.4 OF THE "STANDARD SPECIFICATIONS". BACKFILL MATERIAL SHALL EXTEND A MINIMUM OF FIVE FEET (5') OUTSIDE OF THE PAVEMENT LIMITS. TRENCHES RUNNING PARALLEL TO AND LESS THAN FIVE FEET (5') FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE COMPACTED GRANULAR BACKFILL.

PROVIDE FIVE FEET (5') OF COVER OVER ALL SANITARY SEWERS AND FIVE AND ONE HALF FEET (5-1/2') OF COVER OVER ALL WATER MAINS. MINIMUM HORIZONTAL SEPARATION OF UTILITY MAINS IS EIGHT FEET (8'). PROVIDE VERTICAL SEPARATION OF UTILITIES PER CODE.

AT THE COMPLETION OF THE PROJECT THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL ABANDONED, EXCESS, WASTE, STOCKPILED AND SPOIL MATERIAL IN ACCORDANCE WITH SECTION 205.3.12 OF THE "STATE SPECIFICATIONS". THIS WORK SHALL BE DONE AT THE CONTRACTOR'S EXPENSE.

## CONSTRUCTION SEQUENCING

- OBTAIN PLAN APPROVAL AND ALL APPLICABLE PERMITS.
- HOLD A PRE-CONSTRUCTION CONFERENCE AT LEAST ONE (1) WEEK PRIOR TO STARTING CONSTRUCTION.
- NOTIFY THE CITY ENGINEERING DEPARTMENT OF THE PROJECT START DATE.
- INSTALL CONSTRUCTION ENTRANCE.
- INSTALL SILT FENCE BARRIER.
- INSTALL INLET PROTECTION.
- BEGIN CLEARING AND GRUBBING WORK.
- BEGIN GRADING OPERATIONS.
- INSTALL ALL UTILITIES
- GRADE SWALES AND DETENTION BASIN.
- CONSTRUCT BUILDINGS AND PAVEMENT AREAS.
- RESTORE AND INSTALL EROSION MAT WHERE NOTED ON PLANS.



Nielsen Madsen + Barber  
CIVIL ENGINEERS AND LAND SURVEYORS

1458 Horizon Blvd. Suite 200, Racine, WI. 53406  
Tele: (262)634-5588 Website: www.nmbssc.net

TSUNAMI EXPRESS CAR WASH  
PROJECT SPECIFICATIONS

FOR  
TSUNAMI EXPRESS CAR WASH FRANKLIN, LLC.  
CITY OF FRANKLIN, COUNTY OF MILWAUKEE, WISCONSIN

NO.	REVISION	BY	DATE

PROJ. MGR: \_\_\_\_\_ MRM  
DRAFTED: \_\_\_\_\_ SJF  
DATE: 6-3-2024  
CHECKED: \_\_\_\_\_ ALJ  
DATE: 7-8-2024

2024.0021.01

SHEET  
C-16

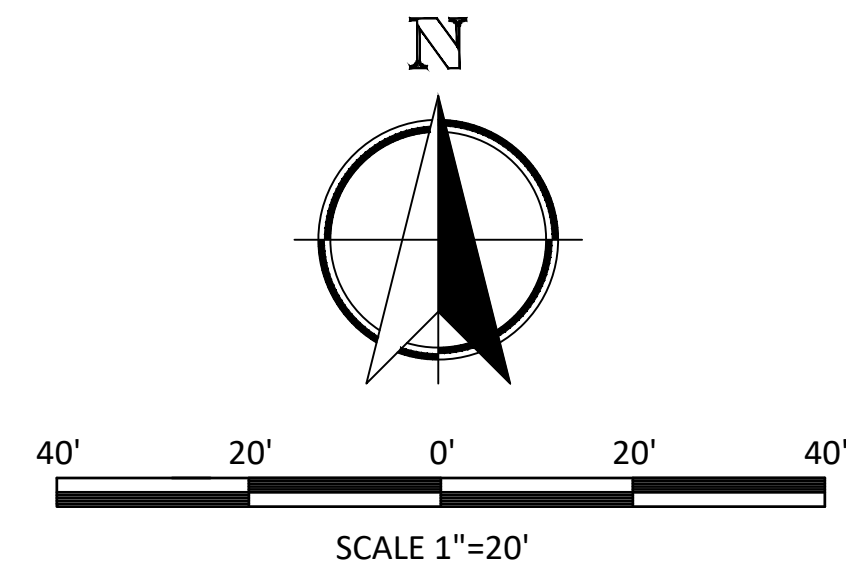
ISSUED FOR APPROVAL: 7-10-2024



Nielsen Madsen + Barber  
CIVIL ENGINEERS AND LAND SURVEYORS

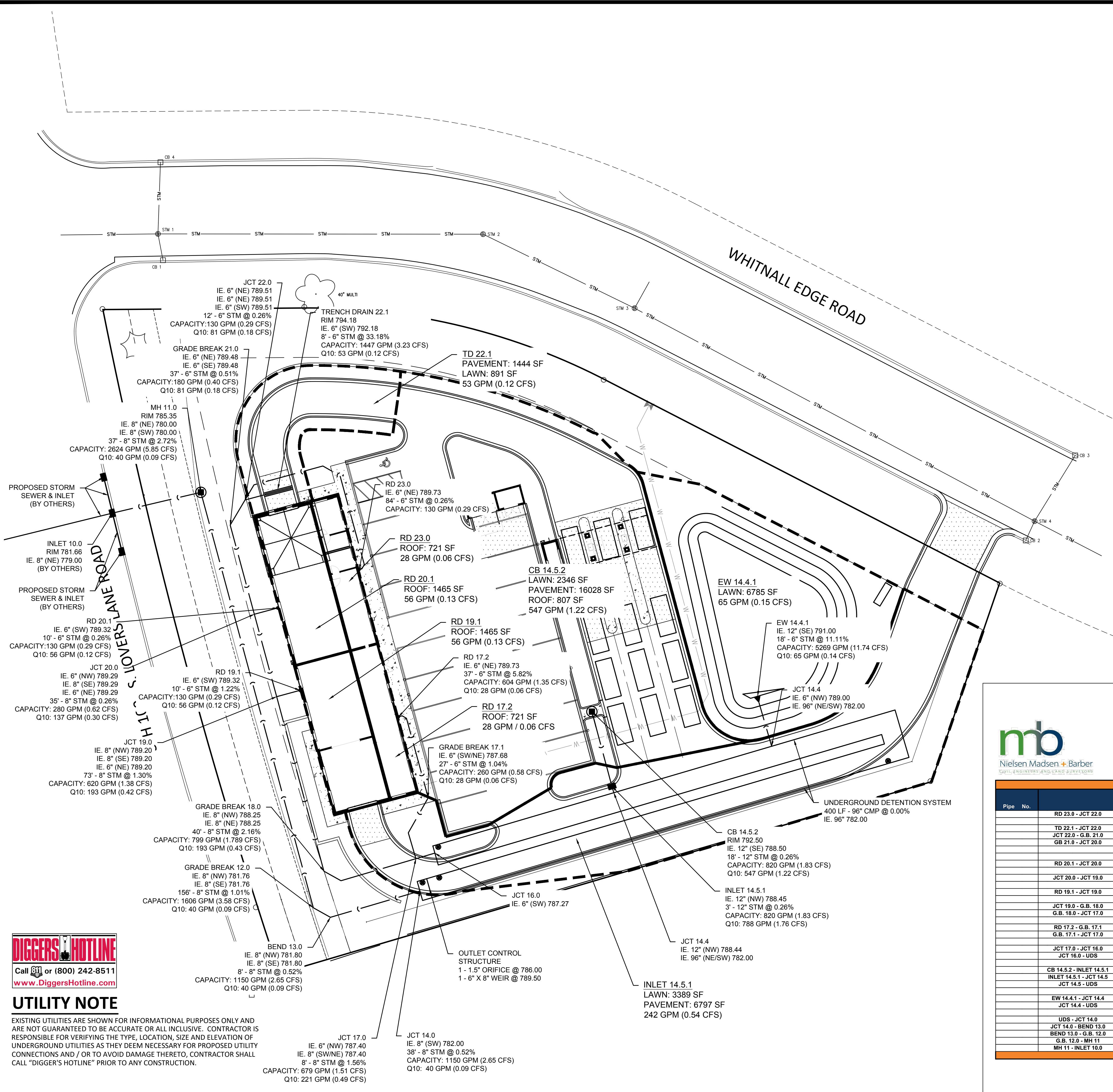
1458 Horizon Blvd. Suite 200, Racine, WI. 53406  
Tele: (262)634-5588 Website: www.nmbssc.net

**TSUNAMI EXPRESS CAR WASH**  
FOR  
**STORM SEWER & DRAINAGE PLAN**  
TSUNAMI EXPRESS CAR WASH FRANKLIN, LLC.  
CITY OF FRANKLIN, COUNTY OF MILWAUKEE, WISCONSIN



**STORM SEWER LEGEND**

- PROPOSED SANITARY SEWER
- W — PROPOSED WATER SERVICE
- ( ) — PROPOSED STORM SEWER (VARIOUS SIZES)
- — — — — DRAINAGE BOUNDARY



**TSUNAMI EXPRESS CARWASH - FRANKLIN**  
City of Franklin, Milwaukee County, Wisconsin  
NMB Project Number: 2022.0021.01  
6/14/2024

**PRIVATE STORM SEWER DESIGN CALCULATIONS**

Pipe No.	Upstream Flow (GPM)	Pipe Inflow (GPM)	Total Flow (GPM)	Pipe Length (feet)	Min. Pipe Diameter (inches)	Min. Slope (%)	Design Pipe Diameter	Design Slope (%)	Design Pipe Capacity (CFS/GPM)
RD 23.0 - JCT 22.0	0	23	23	14	6"	0.26%	6"	0.26%	0.29 / 130
TD 22.1 - JCT 22.0	0	53	53	8	6"	0.26%	6"	33.18%	3.23 / 1447
JCT 22.0 - G.B. 21.0	81	0	81	12	6"	0.26%	6"	0.26%	0.29 / 130
G.B. 21.0 - JCT 20.0	81	0	81	37	6"	0.26%	6"	0.51%	0.40 / 180
RD 20.1 - JCT 20.0	0	56	56	10	6"	0.26%	6"	0.26%	0.29 / 130
JCT 20.0 - JCT 19.0	137	0	137	35	8"	0.26%	8"	0.26%	0.62 / 280
RD 19.1 - JCT 19.0	0	56	56	10	6"	0.26%	6"	1.22%	0.62 / 278
JCT 19.0 - G.B. 18.0	193	0	193	73	8"	0.26%	8"	2.16%	1.78 / 799
G.B. 18.0 - JCT 17.0	193	0	193	40	8"	0.26%	8"	1.56%	1.51 / 679
RD 17.2 - G.B. 17.1	0	28	28	37	6"	0.26%	6"	5.82%	1.35 / 604
G.B. 17.1 - JCT 17.0	28	0	28	27	6"	0.26%	6"	1.94%	0.58 / 260
JCT 17.0 - JCT 16.0	221	0	221	8	8"	0.26%	8"	1.56%	1.51 / 679
JCT 16.0 - UDS	221	0	221	0	8"	0.00%	8"	0.00%	N/A
CB 14.5.2 - INLET 14.5.1	0	547	547	18	8"	0.26%	12"	0.26%	1.83 / 820
INLET 14.5.1 - JCT 14.5	547	242	788	3	8"	0.26%	12"	0.26%	1.83 / 820
JCT 14.5 - UDS	788	0	788	0	8"	0.00%	8"	0.00%	N/A
EW 14.4.1 - JCT 14.4	0	65	65	18	6"	0.26%	6"	11.11%	1.86 / 833
JCT 14.4 - UDS	65	0	65	0	6"	0.00%	6"	0.00%	N/A
UDS - JCT 14.0	40	0	40	0	8"	0.00%	12"	0.00%	N/A
JCT 14.0 - BEND 13.0	40	0	40	38	8"	0.26%	12"	0.52%	2.65 / 1150
BEND 13.0 - G.B. 12.0	40	0	40	8	8"	0.26%	12"	0.52%	2.65 / 1150
G.B. 12.0 - MH 11	40	0	40	156	8"	0.26%	12"	1.01%	3.58 / 1606
MH 11 - INLET 10.0	40	0	40	37	8"	2.72%	12"	2.72%	5.85 / 2624

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

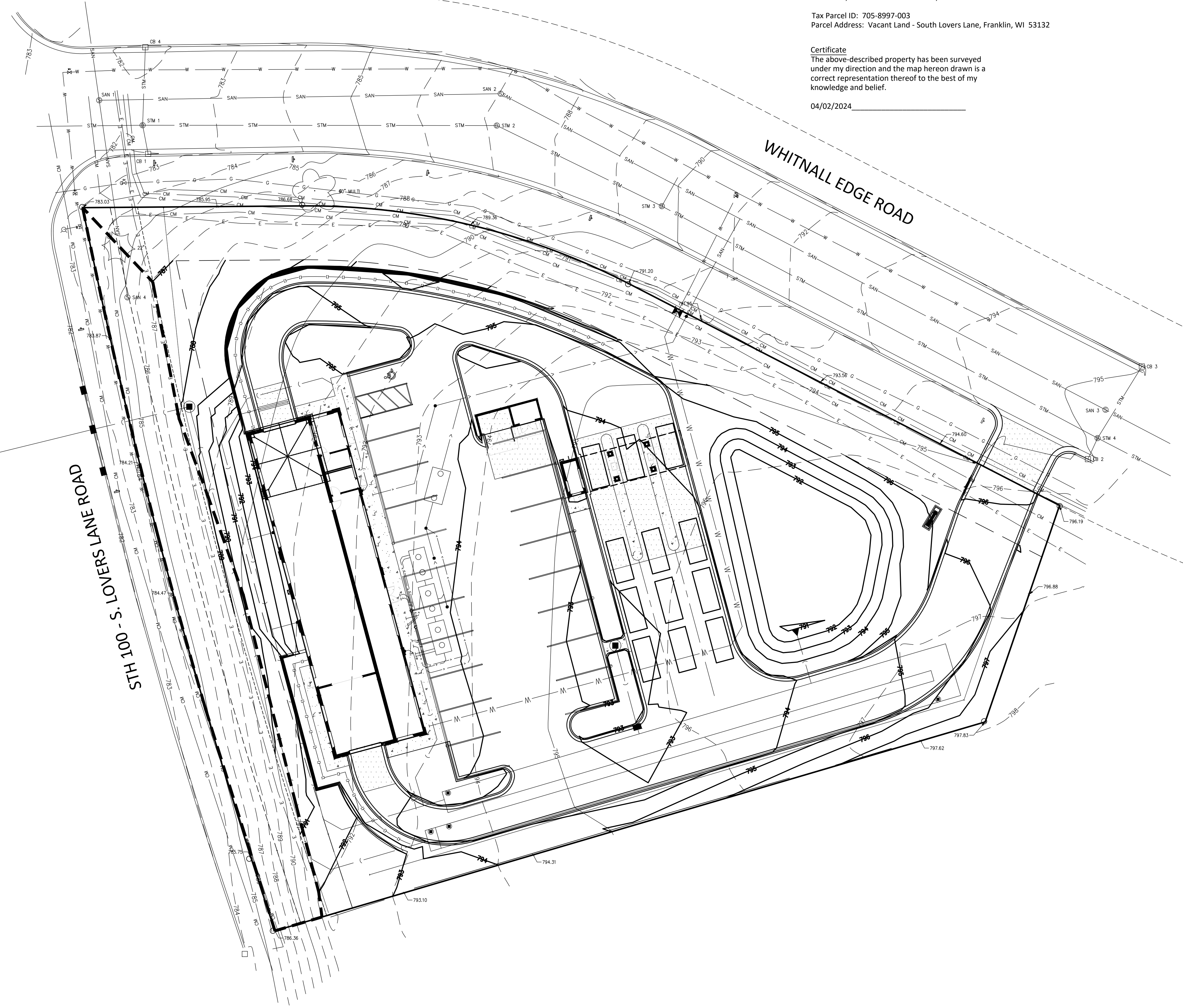
**UTILITY NOTE**  
EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE TYPE, LOCATION, SIZE AND ELEVATION OF UNDERGROUND UTILITIES AS THEY DEEM NECESSARY FOR PROPOSED UTILITY CONNECTIONS AND / OR TO AVOID DAMAGE THERETO, CONTRACTOR SHALL CALL "DIGGER'S HOTLINE" PRIOR TO ANY CONSTRUCTION.

NO.	REVISION	DATE

PROJ. MGR: \_\_\_\_\_ MRM  
DRAFTED: \_\_\_\_\_ SJF  
DATE: 6-4-2024  
CHECKED: \_\_\_\_\_ ALI  
DATE: 6-4-2024

2024.0021.01  
SHEET  
**STM1**

Friday, June 14, 2024 11:28:00 AM



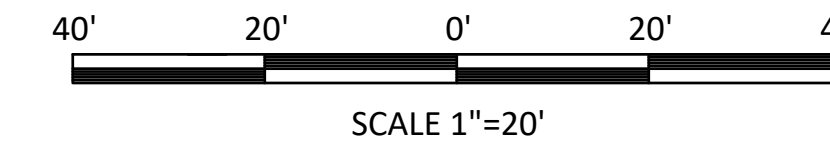
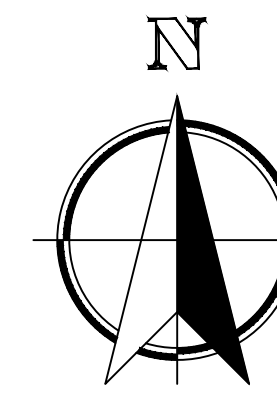
### LEGAL DESCRIPTION

PARCEL 1 OF CERTIFIED SURVEY MAP NO. 5375 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR MILWAUKEE COUNTY, WISCONSIN, ON FEBRUARY 15, 1990 IN REEL 2420, IMAGE 890, AS DOCUMENT NO. 6354945, AND BEING CORRECTED BY AFFIDAVIT OF CORRECTION RECORDED JULY 11, 1990 IN REEL 2468 IMAGE 655 AS DOCUMENT NO. 6396945, BEING A RE-DIVISION OF PARCEL 1 OF CERTIFIED SURVEY MAP NO. 3247, OUTLOT 2 OF WHITNALL EDGE SUBDIVISION, AND UNPLATTED LANDS IN THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, COUNTY OF MILWAUKEE, STATE OF WISCONSIN.

Tax Parcel ID: 705-8997-003  
Parcel Address: Vacant Land - South Lovers Lane, Franklin, WI 53132

Certificator  
The above-described property has been surveyed under my direction and the map hereon drawn is a correct representation thereof to the best of my knowledge and belief.

04/02/2024



NOTES  
BEARING BASE: GRID NORTH, WISCONSIN COORDINATE SYSTEM, SOUTH ZONE, BASED UPON NAD 1983 / 2011.  
ALL ELEVATIONS REFER TO NAVD 1988 (12).

### GRADING LEGEND

- 692 — EXISTING CONTOURS
- 702 — PROPOSED CONTOURS
- 604.88 — EXISTING SPOT GRADES
- 20-30% STEEP SLOPE AREA

### STEEP SLOPES DATA

- 5605 SF EXISTING 20-30% SLOPE AREA
- 0 SF DISTURBED SLOPE AREA
- 100% 20-30% STEEP SLOPE PROTECTION



Nielsen Madsen + Barber  
CIVIL ENGINEERS AND LAND SURVEYORS  
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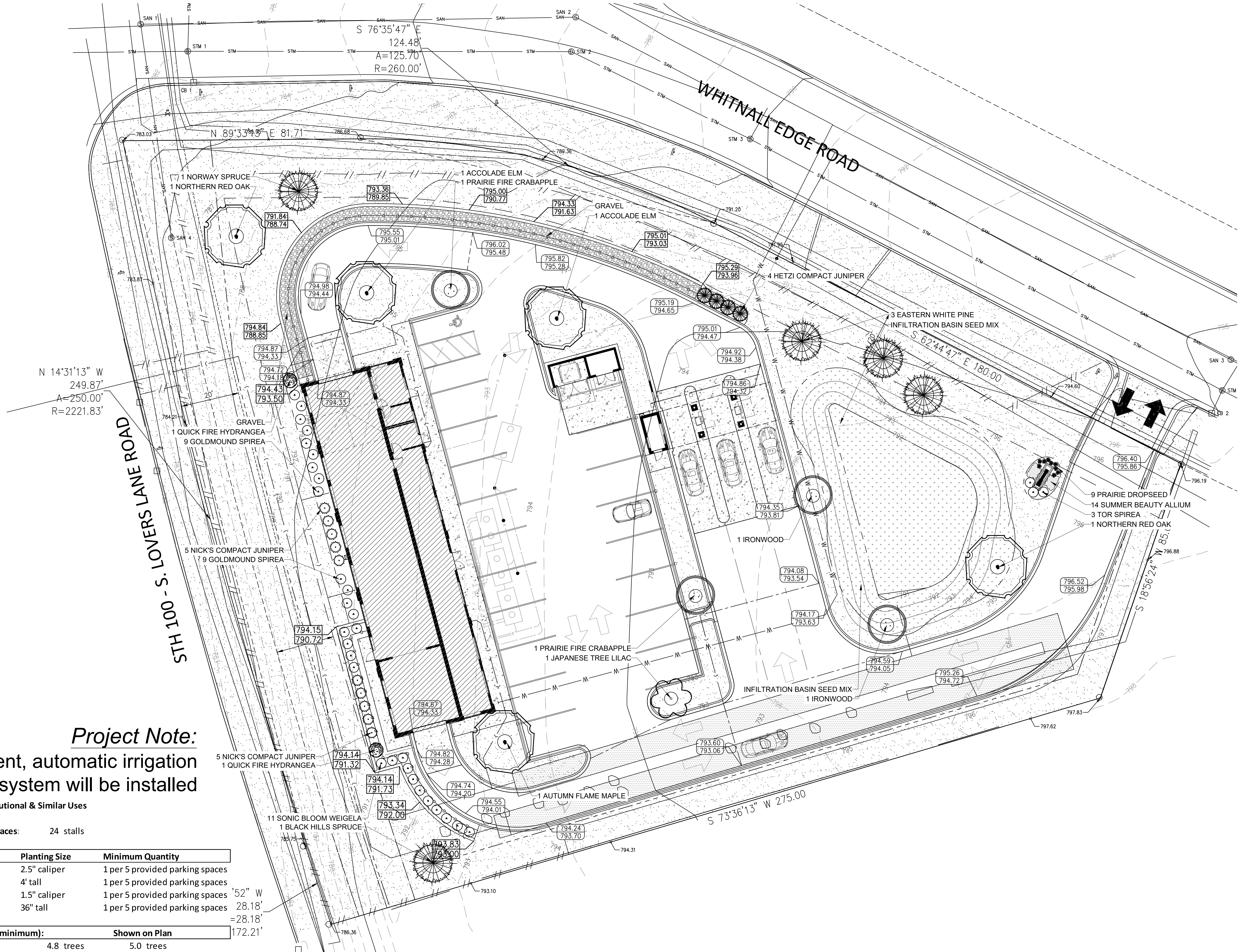
## TSUNAMI EXPRESS CAR WASH NATURAL RESOURCE PROTECTION PLAN FOR STEEP SLOPES

TSUNAMI EXPRESS CAR WASH FRANKLIN, LLC.  
CITY OF FRANKLIN, COUNTY OF MILWAUKEE, WISCONSIN

NO.	REVISION	BY	DATE

PROJ. MGR: MRM  
DRAFTED: SJF  
DATE: 6-14-2024  
CHECKED: ALI  
DATE: 6-14-2024

2024.0021.01  
SHEET  
**NRPP-1**



**Project Note:**

A permanent, automatic irrigation system will be installed

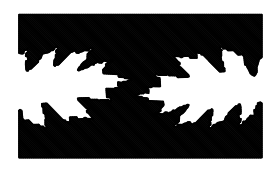
Commercial, Office, Institutional & Similar Uses

Total Proposed Parking Spaces: 24 stalls

Type	Planting Size	Minimum Quantity
Canopy / Shade Tree	2.5" caliper	1 per 5 provided parking spaces
Evergreens	4' tall	1 per 5 provided parking spaces
Decorative Trees	1.5" caliper	1 per 5 provided parking spaces
Shrubs	36" tall	1 per 5 provided parking spaces

Total Required Plantings (minimum):	Shown on Plan	
Canopy / Shade Tree	4.8 trees	5.0 trees
Evergreens	4.8 trees	5.0 trees
Decorative Trees	4.8 trees	5.0 trees
Shrubs	4.8 shrubs	34.0 shrubs

**CODE REQUIREMENTS**



PROJECT  
**TSUNAMI EXPRESS CAR WASH**

6614 S. Lovers Lane  
 Franklin, WI

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
3.08.24	FIRST ISSUE
6.20.24	REVISED SITE PLAN
7.02.24	IRRIGATION NOTE



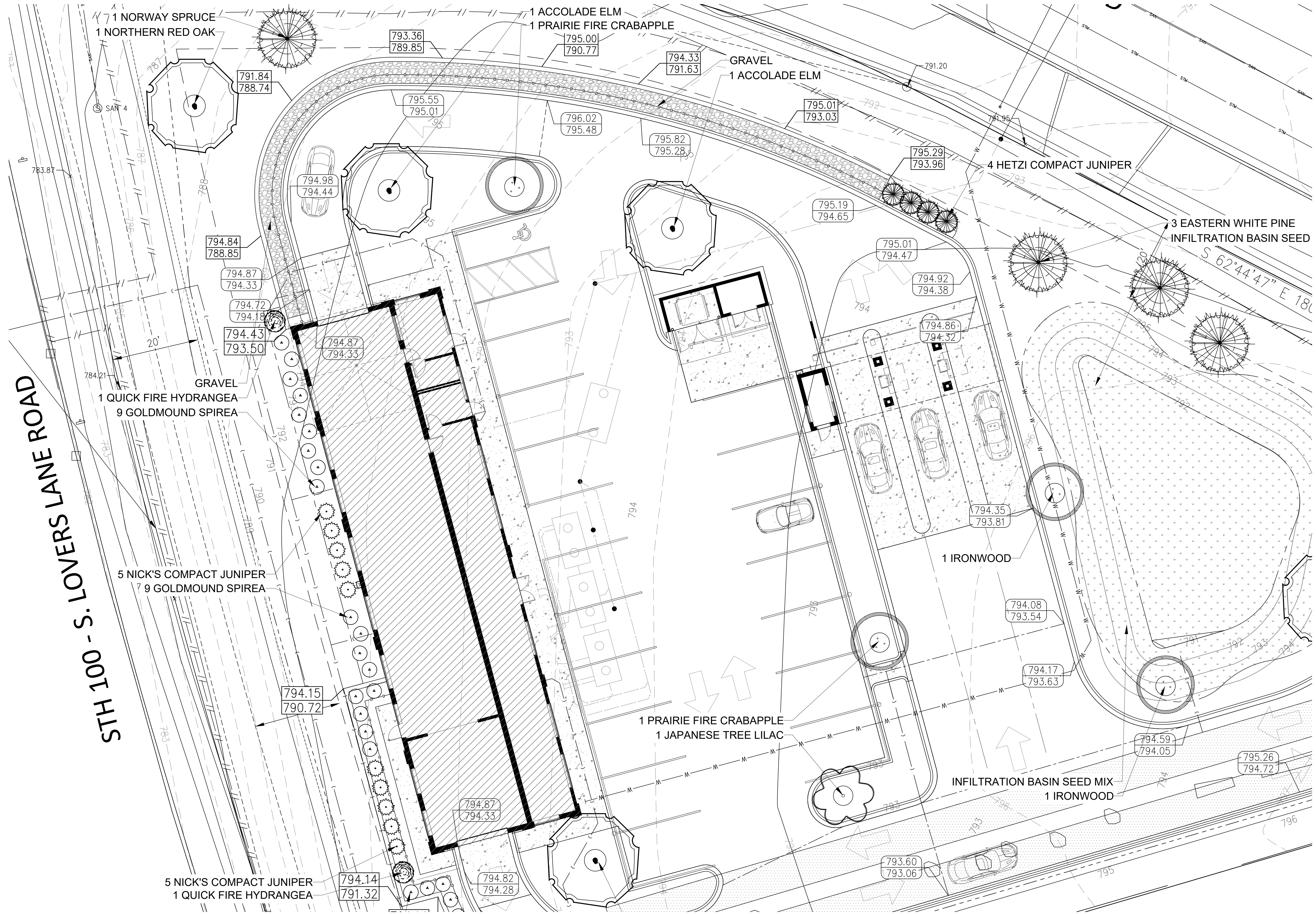
These plans were prepared by:  
 W. David Heller, ASLA  
 Registered Landscape Architect  
 #438-014  
 Information contained herein is based on survey information, field inspection, and believed to be accurate.

SHEET TITLE  
**OVERALL LANDSCAPE PLAN**

PROJECT MANAGER WDH  
 PROJECT NUMBER 24-014  
 DATE 07.02.24  
 SHEET NUMBER

**L 1.0**

**OVERALL LANDSCAPE PLAN**  
 Scale: 1" = 16'0"  
 NORTH  
 0 8 16 32



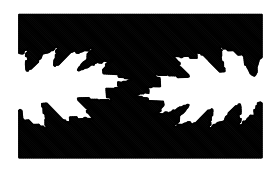
STH 100 - S. LOVERS LANE ROAD

**Project Note:**  
A permanent, automatic irrigation system will be installed

**ENLARGED LANDSCAPE PLAN**



**HELLER & ASSOCIATES, LLC**  
LANDSCAPE ARCHITECTURE  
P.O. Box 1359  
Lake Geneva, Wisconsin 53147-1359  
ph 262.639.9733  
david@wdavidheller.com  
www.wdavidheller.com



PROJECT  
**TSUNAMI EXPRESS CAR WASH**

6614 S. Lovers Lane  
Franklin, WI

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
3.08.24	FIRST ISSUE
6.20.24	REVISED SITE PLAN
7.02.24	IRRIGATION NOTE



These plans were prepared by:  
W. David Heller, ASLA  
Registered Landscape Architect  
#438-014  
Information contained herein is based on survey information, field inspection, and believed to be accurate.

SHEET TITLE  
**ENLARGED LANDSCAPE PLAN**

PROJECT MANAGER	WDH
PROJECT NUMBER	24-014
DATE	07.02.24
SHEET NUMBER	

**L 1.1**



- Contractor responsible for contacting Diggers Hotline (811 or 800-242-8511) to have site marked prior to excavation or planting.
- Contractor to verify all plant quantities shown on Plant & Material List and landscape planting symbols and report any discrepancies to Landscape Architect or General Contractor.
- All plantings shall comply with standards as described in American Standard of Nursery Stock - Z60.1 ANSI (latest version). Landscape Architect reserves the right to inspect, and potentially reject any plants that are inferior, compromised, undersized, diseased, improperly transported, installed incorrectly or damaged. No sub-standard "B Grade" or "Park Grade" plant material shall be accepted. Plant material shall originate from nursery(ies) with a similar climate as the planting site.
- Any potential plant substitutions must be approved by Landscape Architect or Owner. All plants must be installed as per sizes indicated on Plant & Material Schedule, unless approved by Landscape Architect. Any changes to sizes shown on plan must be submitted in writing to the Landscape Architect prior to installation.
- Topsoil in Parking Lot Islands (if applicable): All parking lot islands to be backfilled with topsoil to a minimum depth of 12" to insure long-term plant health. Topsoil should be placed within 3" of finish grade by General Contractor / Excavation Contractor during grading operations/activity. The landscape contractor shall be responsible for the fine grading of all disturbed areas, planting bed areas, and lawn areas. Crown all parking lot islands a minimum of 4" to provide proper drainage, unless otherwise specified.
- Tree Planting: Plant all trees slightly higher than finished grade at the root flare. Remove excess soil from the top of the root ball, if needed. Remove and discard non-biodegradable ball wrapping and support wire. Removed biodegradable burlap and wire cage (if present) from the top 1/3 of the rootball and carefully bend remaining wire down to the bottom of the hole. Once the tree has been placed into the hole and will no longer be moved, score the remaining 2/3 of the burlap and remove the twine. Provide one slow release fertilizer packets (per 1" caliper) for each tree planted.
- Tree Planting: Backfill tree planting holes 80% existing soils removed from excavation and 20% Soil Amendments (see Note 11). Avoid air pockets and do not tamp soil down. Discard any gravel, rocks, heavy clay, or concrete pieces. When hole is 3/4 full, trees shall be watered thoroughly, and water left to soak in before proceeding to fill the remainder of the hole. Water again to full soak in the new planting. Each tree shall receive a 3" deep, 4-5' diameter (see planting details or planting plan) shredded hardwood bark mulch ring / saucer around all trees. Do not build up any mulch onto the trunk of any tree. Trees that are installed incorrectly will be replaced at the time and expense of the Landscape Contractor.
- Shrub Planting: All shrubs to be planted in groupings as indicated on the Landscape Plan. Install with the planting of shrubs a 50% mix of Soil Amendments with blended, pulverized topsoil. Install topsoil into all plant beds as needed to achieve proper grade and displace undesirable soils (see planting detail). Remove all excessive gravel, clay and stones from plant beds prior to planting. When hole(s) are 3/4 full, shrubs shall be watered thoroughly, and water left to soak in before proceeding. Provide slow-release fertilizer packets at the rate of 1 per 24" height/diameter of shrub at planting.
- Mulching: All tree rings to receive a 3" deep layer of high quality shredded hardwood bark mulch (not pigment dyed or enviro-mulch). All shrub planting and perennial planting bed areas (groupings) shall receive a 2" layer of double-shredded hardwood bark mulch, and groundcover areas a 2" layer of the same mulch. Do not mulch annual flower beds (if applicable). Do not allow mulch to contact plant stems and tree trunks.
- Edging: All planting beds shall be edged with a 4" deep spade edge using a flat landscape spade or a mechanical edger. Bedlines are to be cut crisp, smooth as per plan. A clean definition between landscape beds and lawn is required. Pack mulch against lawn edge to hold in place.
- Plant bed preparation/Soil Amendment composition: All perennial, groundcover and annual areas (if applicable) are required to receive a blend of organic soil (Soil Amendments) amendments prior to installation. Roto-till the following materials at the following ratio, into existing soil beds or installed topsoil beds to a depth of approximately 8"-10". Containerized and balled & burlapped plant material should be back-filled with amended soil:

**Per 100 SF of bed area (Soil Amendment composition):**

- 3/4 CY Peat Moss or Mushroom Compost
- 3/4 CY blended/pulverized Topsoil
- 1/4 CY composted manure

**In roto-tilled beds only, also include in above mixture:**

- 2 lbs Starter Fertilizer

- Installation preparation for all seeded areas: remove/kill off any existing unwanted vegetation prior to seeding. Prepare the topsoil (if adequate or provide as in item #6 above) and seed by removing all surface stones 1" or larger. Apply a starter fertilizer (20-10-5, or approved comparable) and specified seed uniformly at the specified rate, and provide mulch covering suitable to germinate and establish turf. Provide seed and fertilizer specifications to Landscape Architect and Owner prior to installation. Erosion control measures are to be used in swales and on slopes in excess of 1:3 and where applicable (see Civil Engineering Drawings). Methods of installation may vary are the discretion of the Landscape Contractor on his/her responsibility to establish and guarantee a smooth, uniform, quality turf. A minimum of 2" of blended, prepared and non-compacted topsoil is required for all lawn areas. If straw mulch is used as a mulch covering, a tackifier may be necessary to avoid wind dispersal of mulch covering. Marsh hay containing reed canary grass is NOT acceptable as a mulch covering.

**An acceptable quality seed installation is defined as having:**

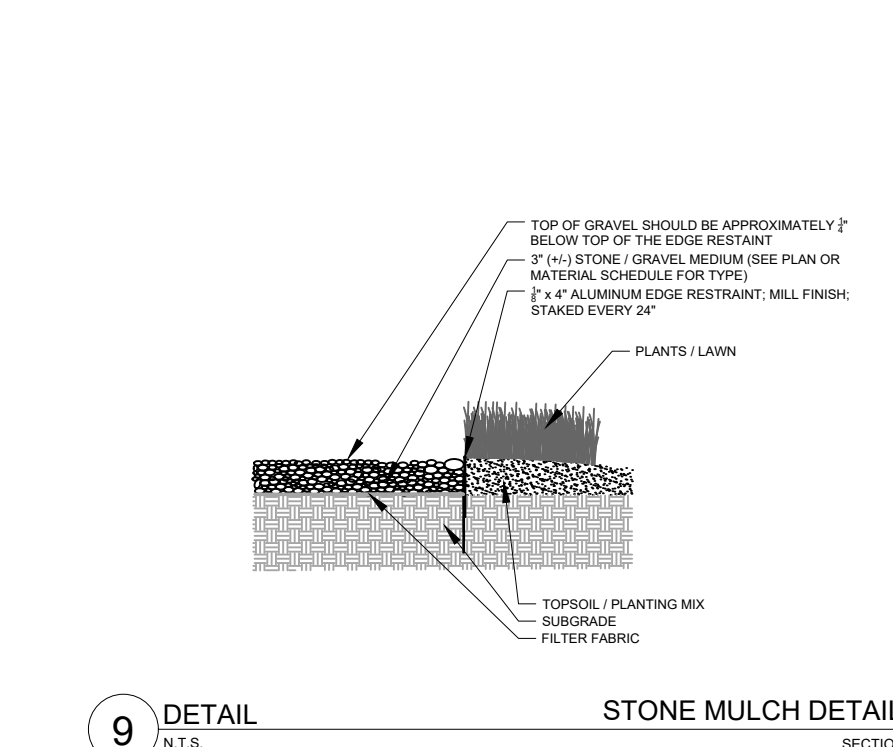
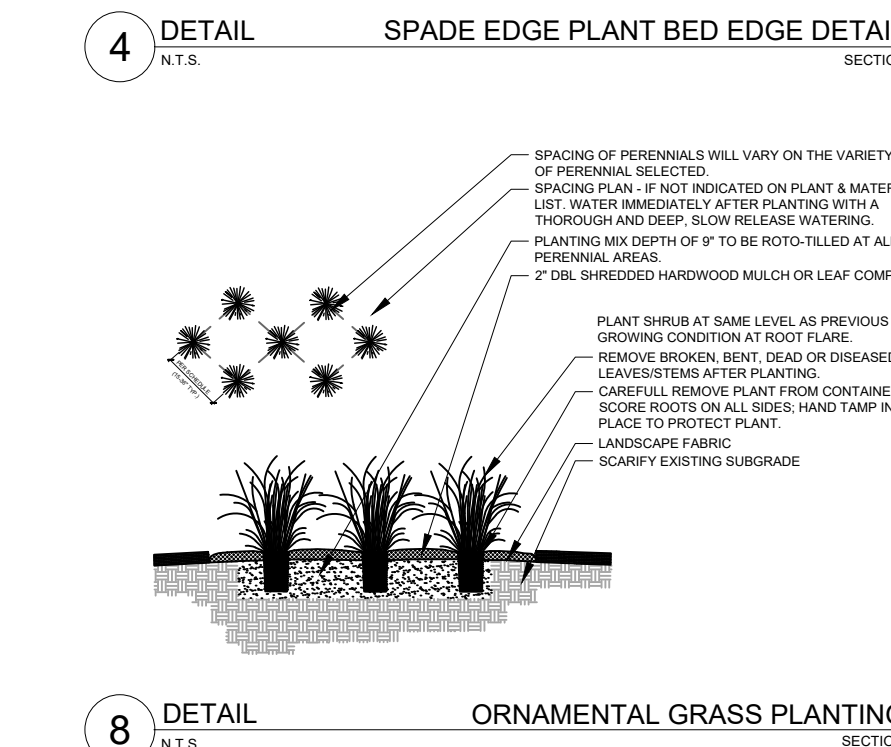
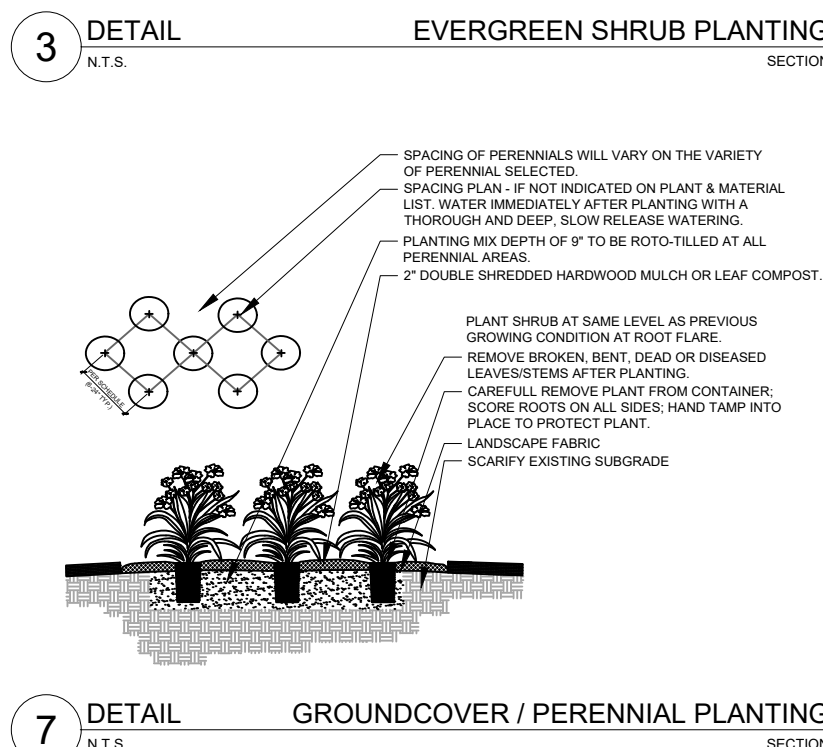
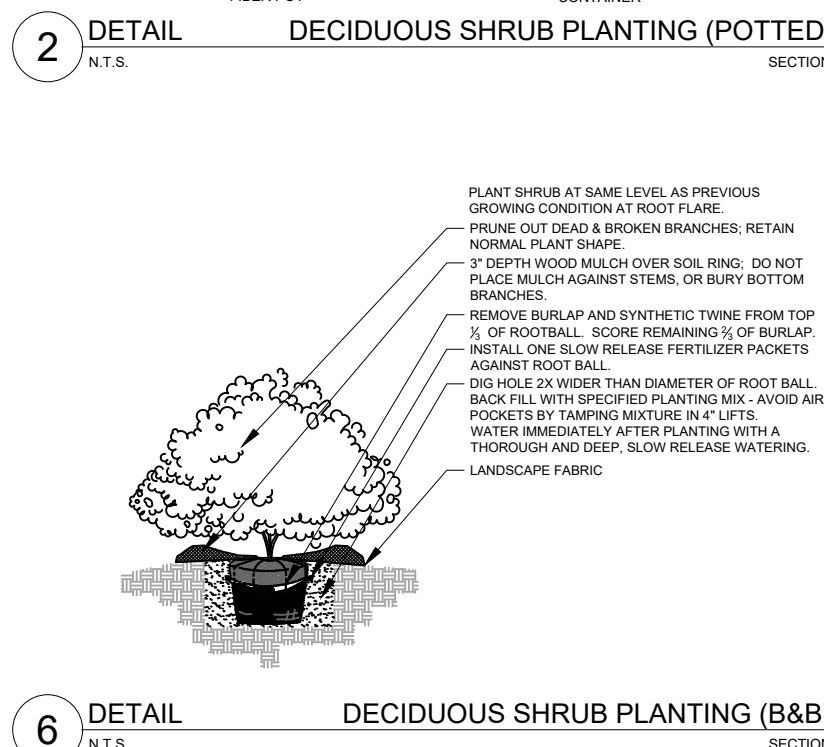
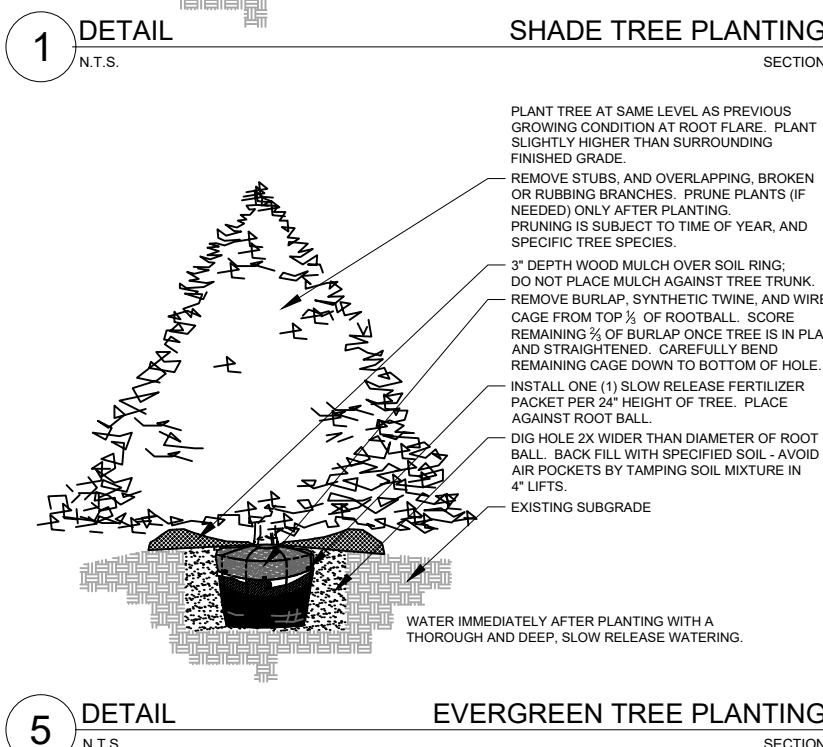
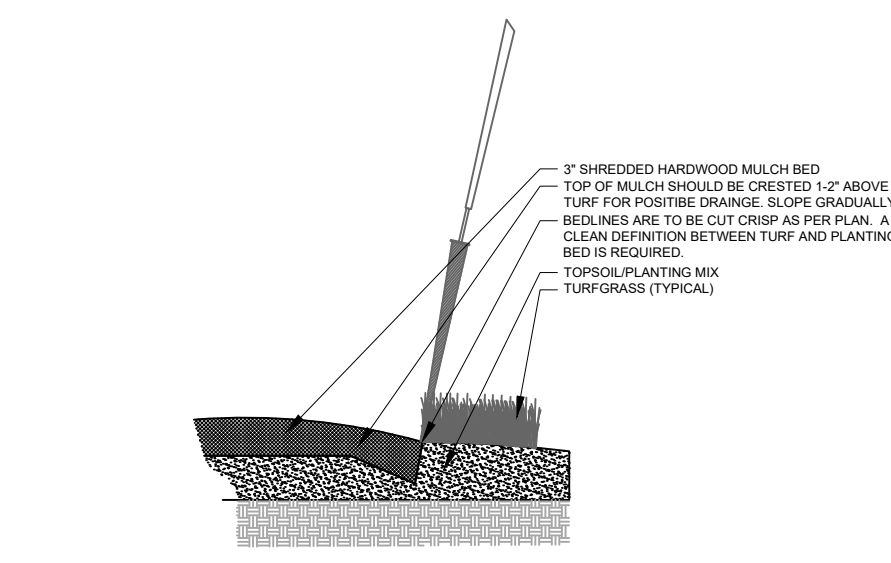
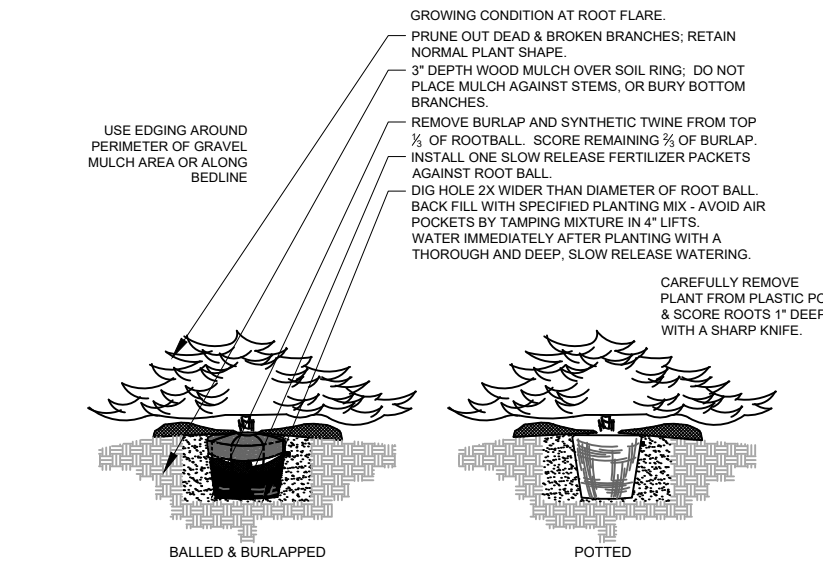
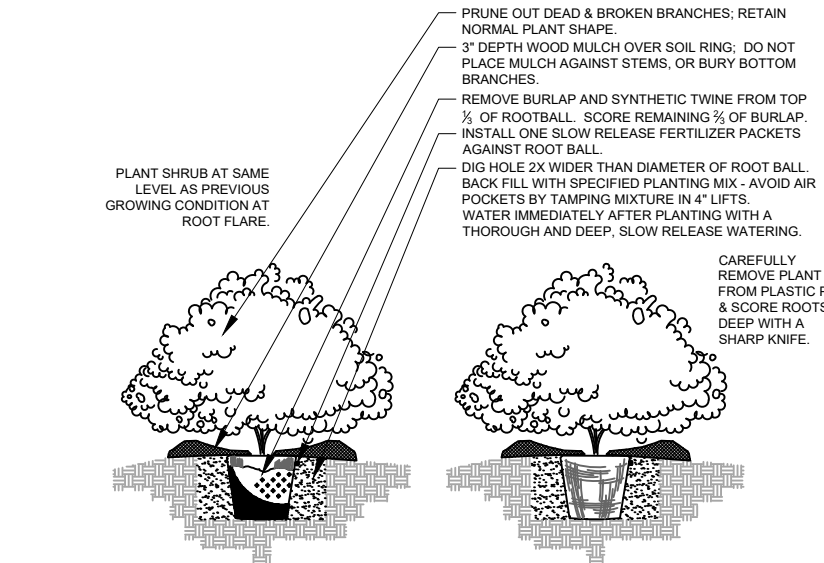
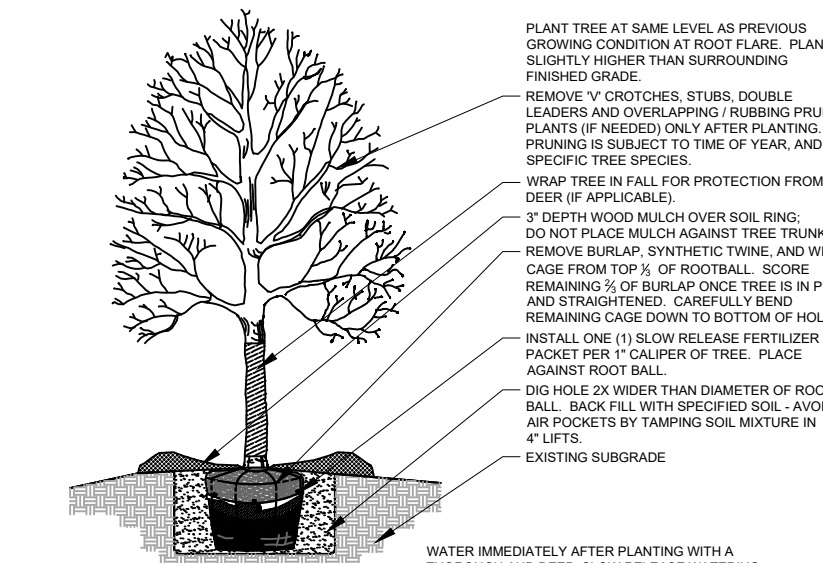
- No bare spots larger than one (1) square foot
- No more than 10% of the total area with bare areas larger than one (1) square foot
- A uniform coverage through all turf areas

- Warranty and Replacements: All plantings are to be watered thoroughly at the time of planting, through construction and upon completion of project as required. Trees, Evergreens, and Shrubs (deciduous and evergreen) shall be guaranteed (100% replacement) for a minimum of two (2) years from the date of project completion. Perennials, groundcovers, and ornamental grasses shall be guaranteed for a minimum of two (2) growing seasons. Only one replacement per plant will be required during the warranty period, except for losses or replacements due to failure to comply with specified requirements. Watering and general ongoing maintenance instructions are to be supplied by the Landscape Contractor to the Architect, General Contractor, or Owner upon completion of the project.

- The Landscape Contractor is responsible for the watering and maintenance of all landscape areas for a period of 45 days after the substantial completion of the landscape installation. This shall include all trees, shrubs, evergreens, perennials, ornamental grasses, turf grass, no-trow grasses, and native plant seed mix / stormwater seed mix. Work also includes weeding, edging, mulching (only if required), fertilizing, trimming, sweeping up grass clippings, pruning and deadheading.

- Project Completion: Landscape Contractor is responsible to conduct a final review of the project, upon completion, with the Landscape Architect, Client or Owner / Client Representative, and the General Contractor to answer questions, provide written care instructions for new plantings and turf, and insure that all specifications have been met.

## LANDSCAPE GENERAL NOTES



## PLANTING & HARDSCAPE DETAILS

PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED		CALIPER/HEIGHT SIZE	ROOT	SPECIFICATION / NOTES	PLANT SPACING
<b>Proposed Landscape Materials</b>							
<b>SHADE TREES (DECIDUOUS)</b>							
AFM	1	Acer xfreemanii	'Autumn Fantasy'	Autumn Fantasy Maple	2.5"	B&B	Straight central leader, full and even crown. Prune only after planting
NRO	2	Quercus rubra		Northern Red Oak	2.5"	B&B	Straight central leader, full and even crown. Prune only after planting
AE	2	Ulmus 'Morton'		Accolade Elm	2.5"	B&B	Straight central leader, full and even crown. Prune only after planting
<b>ORNAMENTAL TREES (DECIDUOUS)</b>							
PFC	2	Malus x 'Prairifire'		Prairie Fire Flowering Crabapple	7-8' H	B&B	Well balanced multi-stemmed tree with minimum four canes, and full appearance
IW	2	Ostrya virginiana		Ironwood	2.5-3" DBH	B&B	Well balanced multi-stemmed tree with minimum four canes, and full appearance
JTL	1	Syringa reticulata	'Ivory Silk'	Ivory Silk Japanese Tree Lilac	7-8'	B&B	Well balanced multi-stemmed tree with minimum four canes, and full appearance
<b>EVERGREEN TREES</b>							
HJ	4	Juniperus chinensis	'Hetzli Columnaris'	Hetzli Columnar Juniper (upright)	5-6'	B&B	Evenly shaped tree with branching to the ground
NS	1	Picea abies		Norway Spruce	7-8'	B&B	Evenly shaped tree with branching to the ground
BHS	1	Picea glauca	'densata'	Black Hills Spruce	7-8'	B&B	Evenly shaped tree with branching to the ground
EWP	3	Pinus strobus		Eastern White Pine	7-8'	B&B	Evenly shaped tree with branching to the ground
<b>EVERGREEN SHRUBS</b>							
NCPJ	10	Juniper chinensis	'Nick's Compact'	Nick's Compact Pfitzer Juniper	#5	Cont.	Full rounded well branched shrub
<b>DECIDUOUS SHRUBS</b>							
QFH	2	Hydrangea paniculata	'Quick Fire'	Quick Fire Hydrangea	42"	Cont.	Full, well rooted plant, evenly shaped
TS	3	Spiraea betulifolia	'Tor'	Tor Birchleaf Spiraea	#5	Cont.	Full, well rooted plant, evenly shaped
GMS	18	Spiraea xbumalda	'Goldmound'	Goldmound Spiraea	24"	Cont.	Full, well rooted plant, evenly shaped
SBW	11	Weigela florida	'Sonic Bloom'	Sonic Bloom Weigela	24"	Cont.	Full, well rooted plant, evenly shaped
<b>ORNAMENTAL GRASSES</b>							
PDS	9	Sporobolus heterolepis		Prairie Dropseed	#1	Cont.	Full, well rooted plant
<b>HERBACEOUS PERENNIALS</b>							
SBA	14	Allium 'Summer Beauty'		Summer Beauty Allium	#1	Cont.	Full, well rooted plant, evenly shaped
<b>LAWN</b>							
LAWN	3991	Lawn Establishment Area / Grading Area			SY	Reinder's Deluxe 50 Seed Mix (800-785-3301)	
	40565	Erosion Matting for seeded areas			SF	EroTex D575 Erosion Control Blanket (or approved equal)	
	517	Infiltration Basin Seed Mix			SY	Agrecol, LLC (608-223-3571)	
<b>Hardscape Materials</b>							
	13.5	Heritage River Gravel Mulch (1.0-1.5" pieces)		Area: 955 SF	TN	2-3" depth	
	10	Aluminum Edge Restraint (gravel areas)		Permaloc ProSlide 3/16"x5.5" Black Duraflex Finish	LF		
	955	Landscape Fabric		SF	SF		
	15	Shredded Hardwood Mulch (3" depth)		Area: 1,615 SF	CY	Bark Mulch; apply Preemergent after installation of mulch	
	10	Soil Amendments (2" depth)		Area: 1,615 SF	CY		
	125	Pulverized Topsoil (Seeded Areas)		Area: 40,565 SF	CY		
	10	Pulverized Topsoil (2" over bed areas)		Area: 1,615 SF	CY		

\*Landscape counts & quantities are provided as a service to the Landscape Contractor; Landscape Contractor is responsible for verifying these counts and quantities in order to provide a complete landscape installation as outlined on this Landscape Master Plan. In the event that a discrepancy occurs between this schedule and the Landscape Master Plan, the Landscape Master Plan, including the graphics and notations depicted therein, shall govern.

**Seed Compositions:**

Reinder's Deluxe 50 Seed Mix (800-785-3301):		Seed at rate of 150-200# per acre
20% Kentucky Bluegrass (Sod Quality)	15% Quebec Perennial Ryegrass	
15% Newport Kentucky Bluegrass	10% Fiesta III Perennial Ryegrass	
15% Ken Blue Kentucky Bluegrass		
25% Creeping Red Fescue		

## PLANT & MATERIAL SCHEDULE



PROJECT

# TSUNAMI EXPRESS CAR WASH

6614 S. Lovers Lane  
Franklin, WI

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
3.08.24	FIRST ISSUE
6.20.24	REVISED SITE PLAN
7.02.24	IRRIGATION NOTE



These plans were prepared by:  
W. David Heller, ASLA  
Registered Landscape Architect  
#438-014

Information contained herein is based on survey information, field inspection, and believed to be accurate.

SHEET TITLE

# LANDSCAPE DETAILS, NOTES & SCHEDULES

PROJECT MANAGER WDH

PROJECT NUMBER 24-014

DATE 07.02.24

SHEET NUMBER

# L 1.2

**Project Note:**  
A permanent, automatic irrigation system will be installed

REMARKS:  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

PROJECT:  
**TSUNAMI CAR WASH**

PROJECT LOCATION:  
**FRANKLIN, WI**

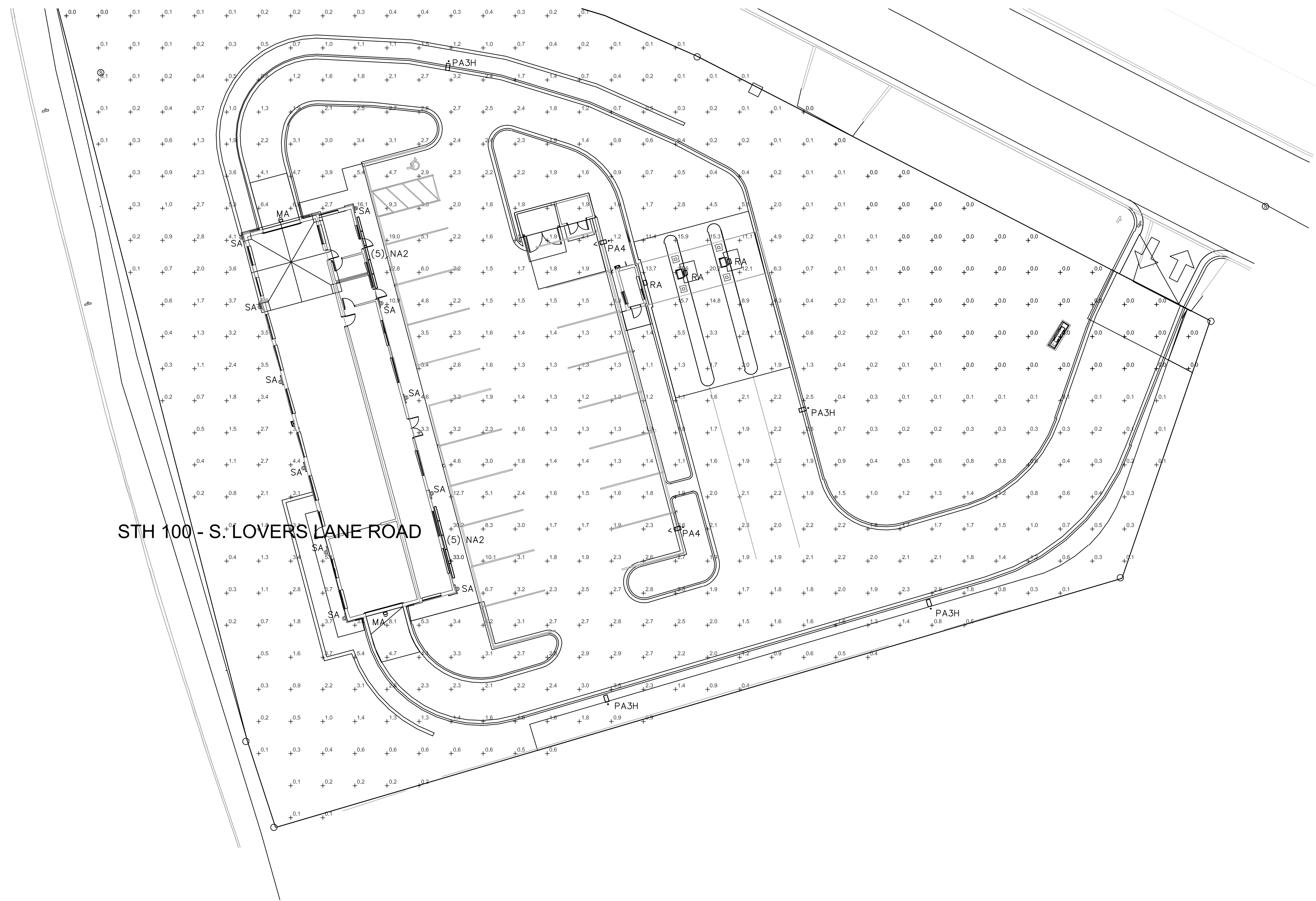
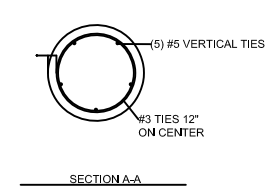
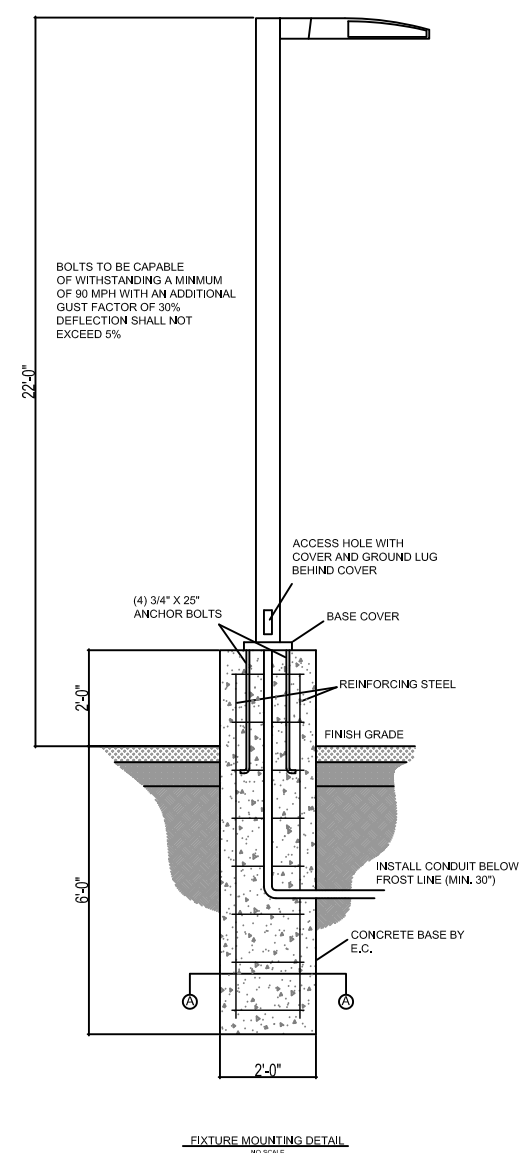


DATE:  
**06/18/2024**  
 DRAWN BY:  
**J. PRUSINSKI**  
 PROJECT NUMBER:  
**00749**

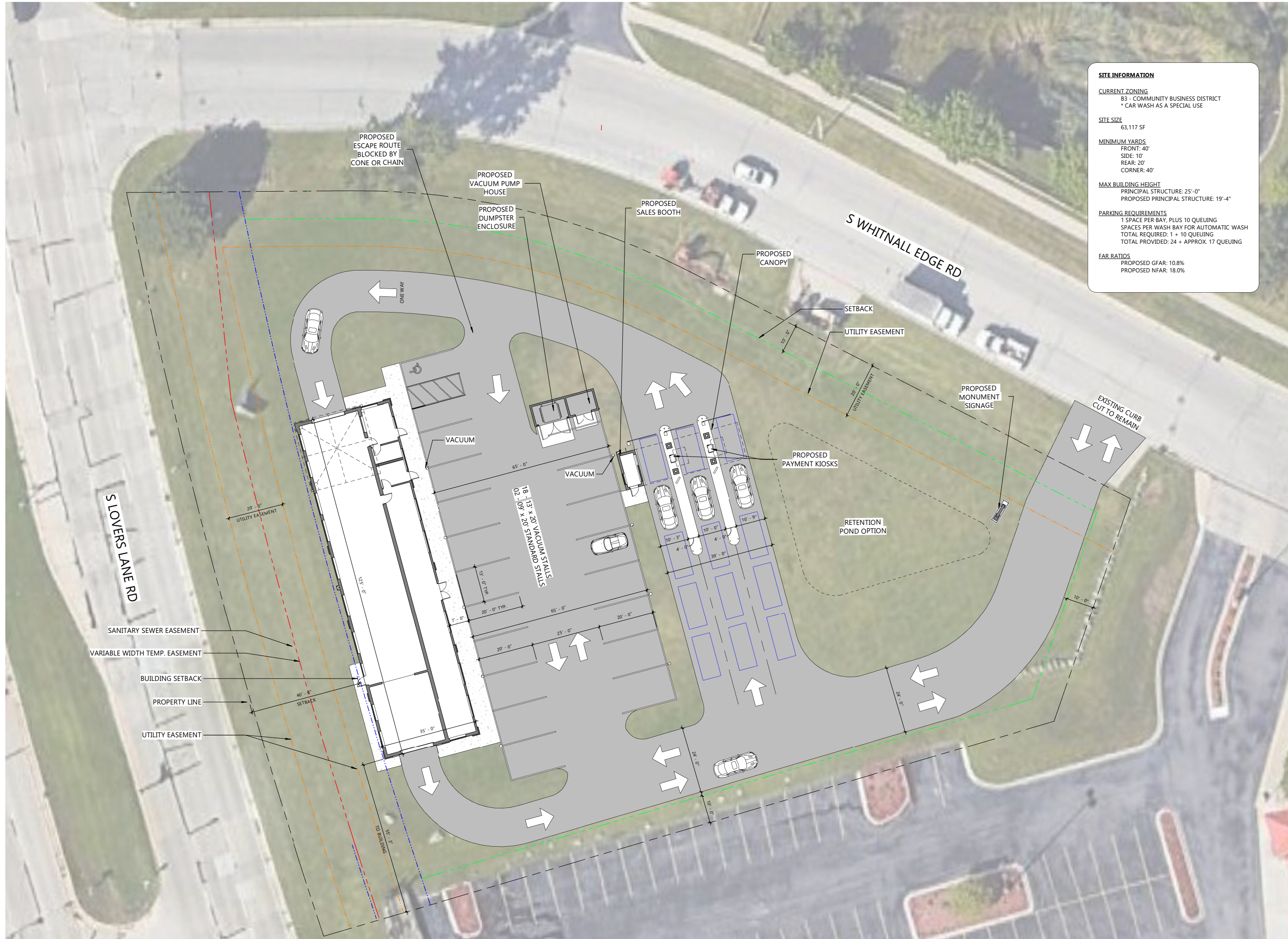
SITE PHOTOMETRIC DRAWING  
 SCALE: NTS  
**ES100**

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	MA	2	Lithonia Lighting	DSXW2 LED 30C 700 40K TFTM MVOLT	WALLPACK MOUNTED 8' AFG	4000K LED	1	DSXW2_LED_30C_700_40K_TFTM_MVOLT.ies	8082	0.9	71
	NA2	10	Lithonia Lighting	VAP 4000LM FST WD 40K 80CRI	VAPORTIGHT FIXTURE MOUNTED UNDER THE CANOPY	4000K LED	1	VAP_4000LM_FST_WD_40K_80CRI.ies	3810	0.9	32.9
	PA3H	4	Lithonia Lighting	DSX0 LED P4 40K T3M MVOLT HS	TYPE III LUMINAIRE WITH HOUSE SIDE SHIELD MOUNTED ON A 20' POLE ON A Z' BASE	4000K LED	1	DSX0_LED_P4_40K_T3M_MVOLT_HS.ies	8310	0.9	92
	RA	3	Lithonia Lighting	DSXSC LED 30C 700 40K T5M MVOLT	CANOPY MOUNT FIXTURE	4000K LED	1	DSXSC_LED_30C_700_40K_T5M_MVOLT.ies	8557	0.9	67
	SA	11	Lithonia Lighting	DSXW1 LED 10C 700 40K T4M MVOLT	WALLPACK MOUNTED 12' AFG	4000K LED	1	DSXW1_LED_10C_700_40K_T4M_MVOLT.ies	2701	0.9	26.2
	PA4	2	Lithonia Lighting	DSX0 LED P4 40K 80CRI T4M	TYPE IV LUMINAIRE MOUNTED ON A 20' POLE ON A Z' BASE	4000K LED	1	DSX0_LED_P4_40K_80CRI_T4M.ies	10365	0.9	93.04

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Site Photometrics	+	2.0 fc	33.0 fc	0.0 fc	N/A	N/A



**SITE PHOTOMETRIC PLAN**  
 1" = 30'-0"



**SITE INFORMATION**

**CURRENT ZONING**  
 B3 - COMMUNITY BUSINESS DISTRICT  
 \* CAR WASH AS A SPECIAL USE

**SITE SIZE**  
 63,117 SF

**MINIMUM YARDS**  
 FRONT: 40'  
 SIDE: 10'  
 REAR: 20'  
 CORNER: 40'

**MAX BUILDING HEIGHT**  
 PRINCIPAL STRUCTURE: 25'-0"  
 PROPOSED PRINCIPAL STRUCTURE: 19'-4"

**PARKING REQUIREMENTS**  
 1 SPACE PER BAY, PLUS 10 QUEUING SPACES PER WASH BAY FOR AUTOMATIC WASH  
 TOTAL REQUIRED: 1 + 10 QUEUING  
 TOTAL PROVIDED: 24 + APPROX. 17 QUEUING

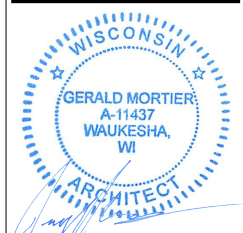
**FAR RATIOS**  
 PROPOSED GFAR: 10.8%  
 PROPOSED NFAR: 18.0%



W228 N745 WESTMOUND DRIVE | WAUKESHA, WISCONSIN 53186 | P: 262.549.9600

# Tsunami Express Car Wash

6449 S Whitnall Edge Road, Franklin, WI 53132



CITY SUBMITTAL

Project Number	24056	
Date	06.21.2024	
Revisions		
#	Description	Date

ARCHITECTURAL SITE PLAN

## AS100

PROGRESS SET

Project Number	24056	
Date	06.20.2024	
Revisions		
#	Description	Date

Exterior Elevations

PR2.1



**EXTERIOR MATERIAL LEGEND**

**(BR-X): STRUCTURAL BRICK**  
 MANUFACTURER: COUNTY MATERIALS  
 PRODUCT: HERITAGE (STRUCTURAL BRICK)  
 COLOR: GRAYSTONE  
 MORTAR COLOR: SPECMIX SM100 GREY

(BR-1): 4" X 4" X 16" STRUCTURAL BRICK  
 (BR-2): 8" X 4" X 16" STRUCTURAL BRICK  
 (BR-3): 12" X 4" X 16" STRUCTURAL BRICK

**(CS-X): CAST STONE**  
 MANUFACTURER: MARCSTONE  
 COLOR: DARK SHALE  
 (SEE CAST STONE PROFILES)

**(CMU-X): SPLIT FACE CMU**  
 MANUFACTURER: COUNTY MATERIALS  
 PRODUCT: SPLIT FACE  
 COLOR: STEEL GRAY

(CMU-1): 8" X 8" X 16"  
 (CMU-2): 12" X 8" X 16"

**(MR-1): STANDING SEAM METAL ROOF:**  
 MANUFACTURER: PAC-CLAD  
 PRODUCT:  
 COLOR: AWARD BLUE

**(EIFS-1): EXTERIOR FINISH SYSTEM**  
 MANUFACTURER: DRYVIT  
 PRODUCT: OUTSULATION PLUS MD  
 COLOR: #SW 7065 GRIZZLE GRAY  
 FINISH: SANDBLAST

**(AC-1): PREFINISHED ALUMINUM COPING:**  
 MANUFACTURER: PAC-CLAD  
 PRODUCT: PAC-TITE COPING-TAPERED  
 COLOR: PACIFIC BLUE

**(AF-1): PREFINISHED ALUMINUM FASCIA:**  
 MANUFACTURER: PAC-CLAD  
 PRODUCT: FORMED ALUMINUM  
 COLOR: PACIFIC BLUE

**(AS-1): PREFINISHED ALUMINUM SOFFIT PANEL:**  
 MANUFACTURER: PAC-CLAD  
 PRODUCT: VENTED ALUMINUM PANEL  
 COLOR: PACIFIC BLUE

**(GTR-1): PREFINISHED ALUMINUM GUTTER/DOWNSPOUT:**  
 MANUFACTURER: PAC-CLAD  
 PRODUCT: 5" BEVELED PROFILE GUTTERS  
 COLOR: PACIFIC BLUE

**KEYNOTES PER SHEET**

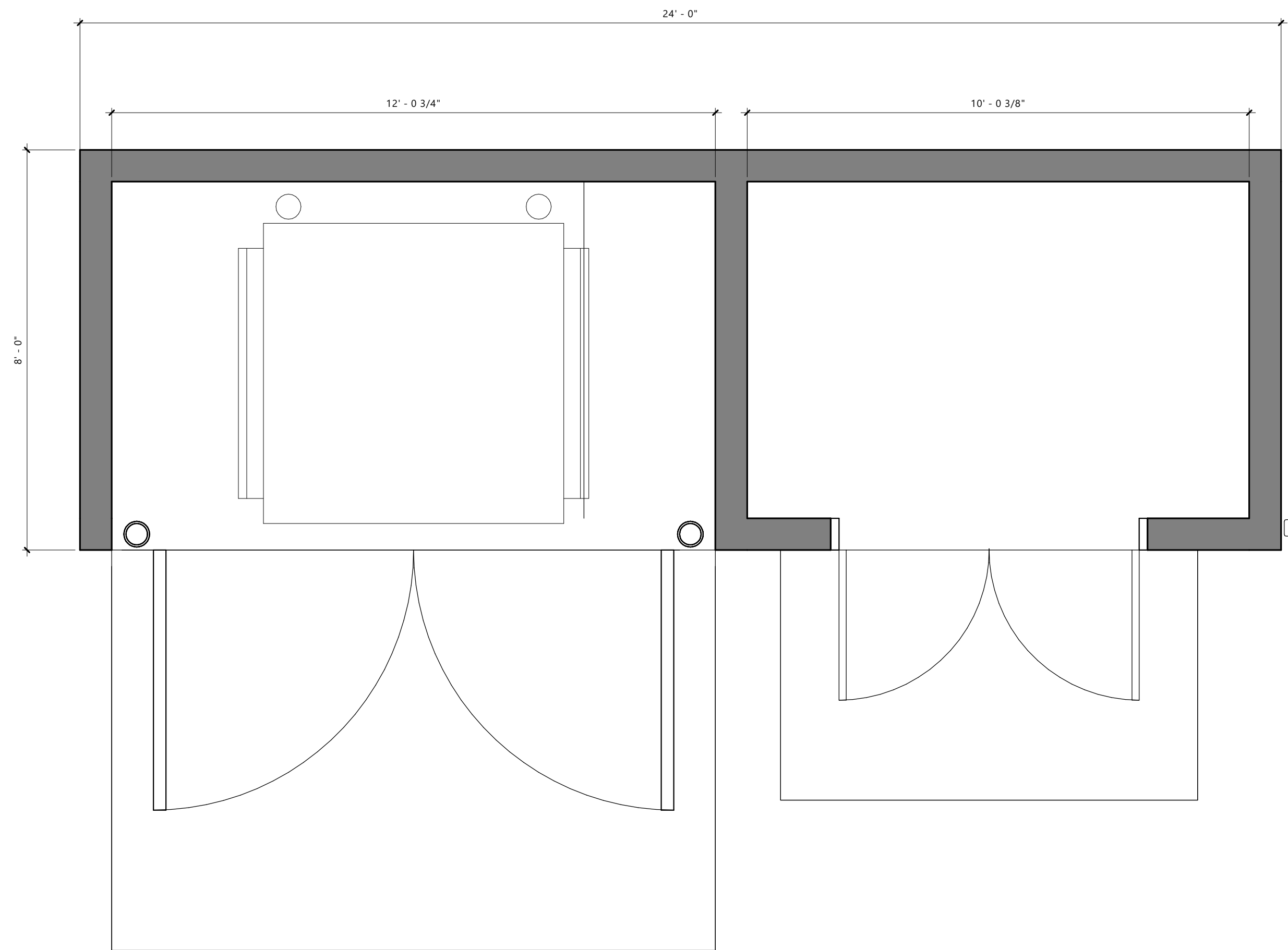
0420-14	BRICK SOLDIER COURSE
0473-07	CAST STONE DECORATIVE ELEMENT
0724-01	EIFS (SEE EXTERIOR MATERIAL SCHEDULE)
0771-05	PREFINISHED ALUMINUM SCUPPER W/ DOWNSPOUT (TYP.) SEE EXTERIOR MATERIAL LEGEND FOR COLOR. CONNECT TO STORM SEWER. SEE CIVIL DRAWINGS.
0833-02	OVERHEAD DOOR. SEE DOOR SCHED.
0841-01	THERMALLY BROKEN ALUMINUM STOREFRONT SYSTEM - CENTER GLAZED - STANDARD 2" X 4-1/2" MULLIONS, TYPICAL
0841-06	ALUMINUM FRAMED ENTRANCE DOOR (SEE DOOR SCHEDULE)
1044-04	KNOX BOX. VERIFY LOCATION WITH AUTHORITY HAVING JURISDICTION (AHJ) PRIOR TO INSTALLATION.
1070-02	PREFABRICATED ALUMINUM CANOPY
2214-07	OVERFLOW DRAIN WITH LAMB'S TONGUE APPROXIMATELY 18" A.F.F. (SEE PLUMBING DRAWINGS)
2656-03	EXTERIOR WALL-MOUNTED LIGHT FIXTURE (SEE ELECTRICAL DRAWINGS)
AC-1	PREFINISHED ALUMINUM COPING. SEE EXTERIOR MATERIAL LEGEND.
AF-1	PREFINISHED ALUMINUM FASCIA ON EXTERIOR GRADE 2X12 RAKE BOARD AND 1X6 TRIM BOARD. SEE EXTERIOR MATERIAL LEGEND.
BR-1	4" X 4" X 16" STRUCTURAL BRICK. SEE EXTERIOR MATERIAL LEGEND.
BR-2	8" X 4" X 16" STRUCTURAL BRICK. SEE EXTERIOR MATERIAL LEGEND.
BR-3	12" X 4" X 16" STRUCTURAL BRICK. SEE EXTERIOR MATERIAL LEGEND.
BR-4	4" X 4" X 16" STRUCTURAL BRICK SOLDIER COURSE. SEE EXTERIOR MATERIAL LEGEND.
CMU-1	8" X 8" X 16" SPLIT FACE CMU. SEE EXTERIOR MATERIAL LEGEND.
CMU-2	12" X 8" X 16" SPLIT FACE CMU. SEE EXTERIOR MATERIAL LEGEND.
CS-1	CAST STONE SILL. SEE CAST STONE PROFILES.
CS-2	CAST STONE SILL. SEE CAST STONE PROFILES.
CS-3	CAST STONE BASE. SEE CAST STONE PROFILES.
CS-4	CAST STONE SILL. SEE CAST STONE PROFILES.
CS-5	CAST STONE HEAD. SEE CAST STONE PROFILES.
CS-6	CAST STONE PIER. SEE CAST STONE PROFILES.
MR-1	STANDING SEAM METAL ROOF. SEE EXTERIOR MATERIAL LEGEND.

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

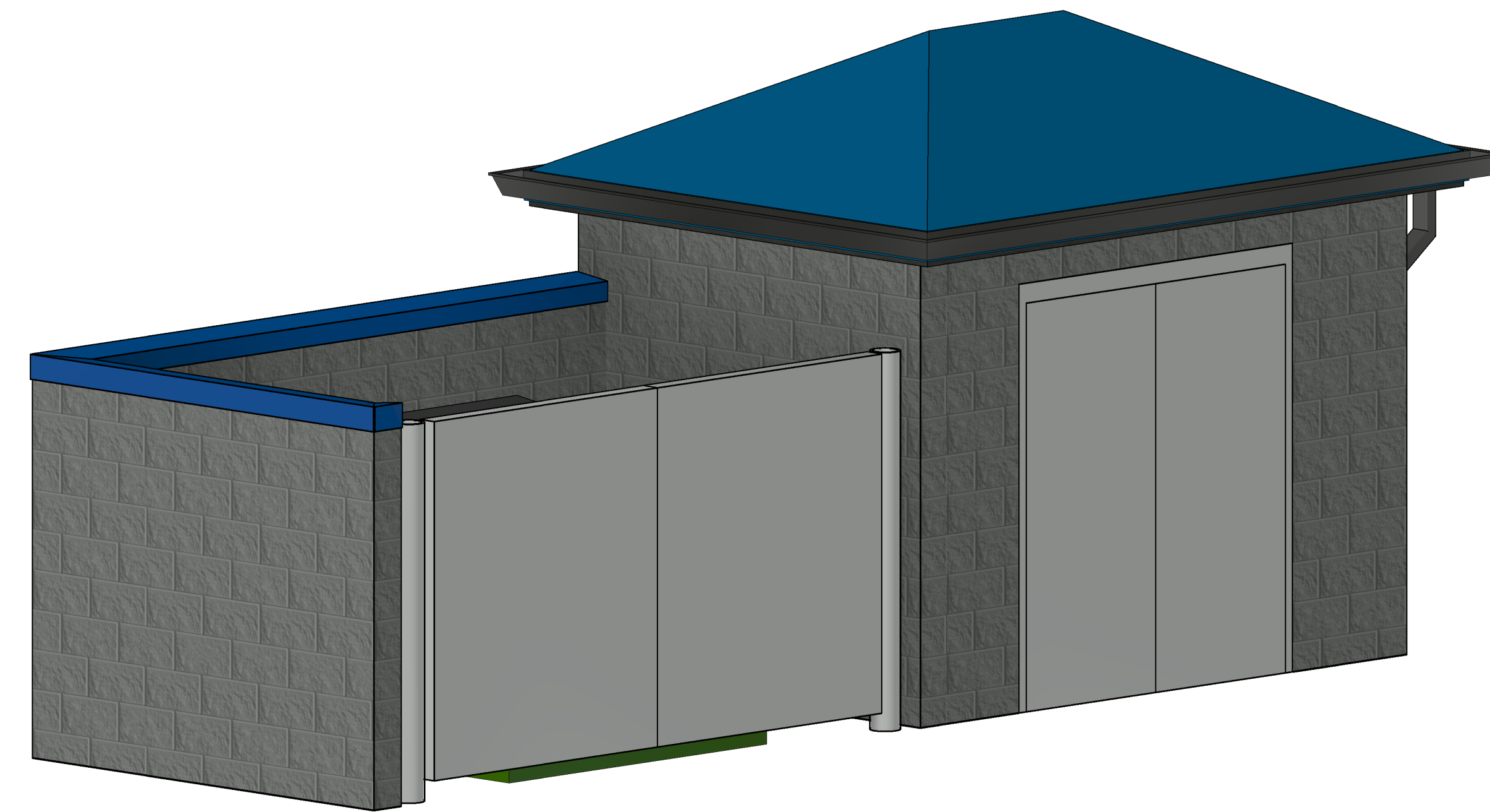
4 EXIT ELEVATION  
3/16" = 1'-0"

2 REAR ELEVATION  
3/16" = 1'-0"

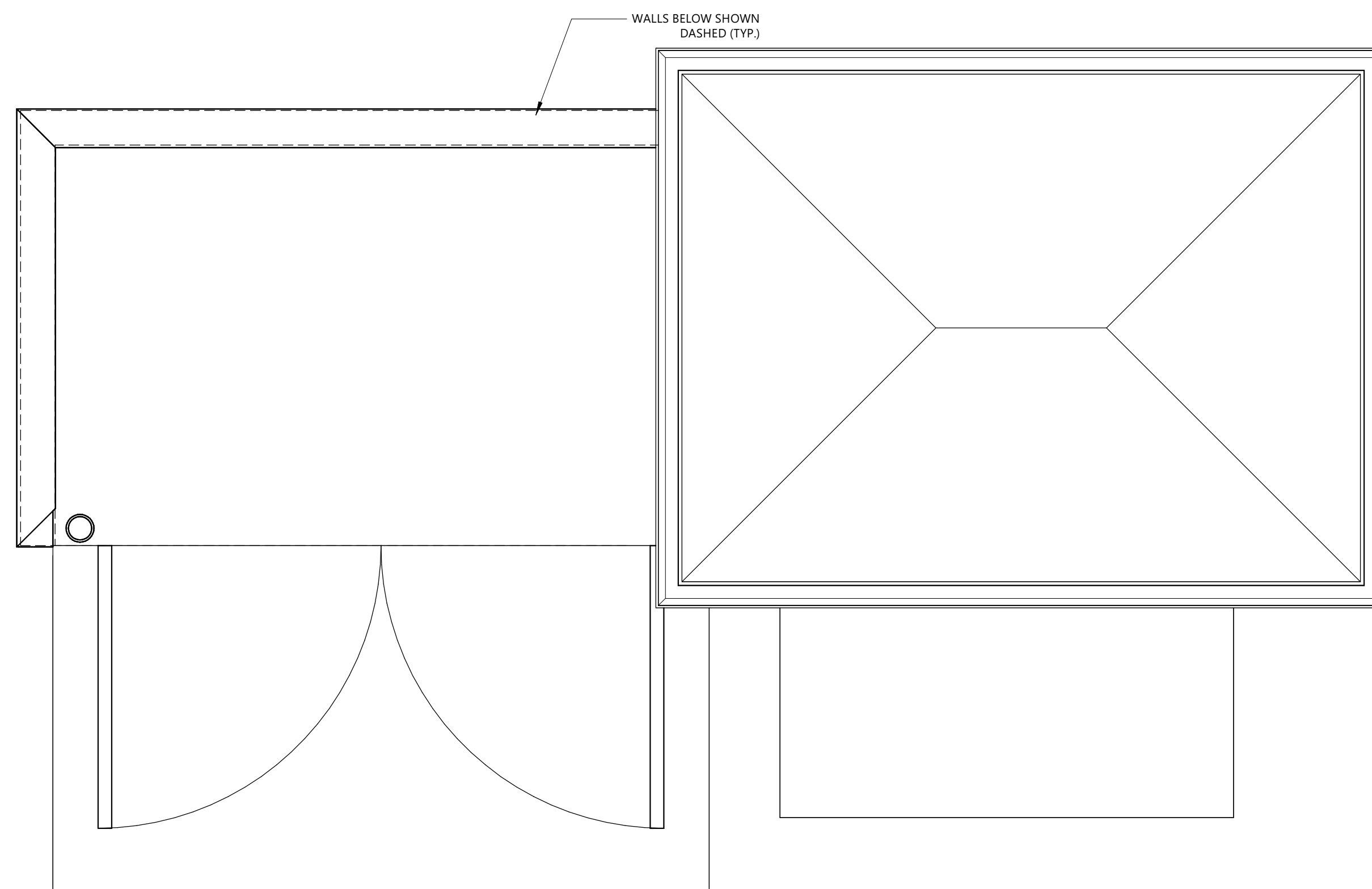
1 FRONT ELEVATION  
3/16" = 1'-0"



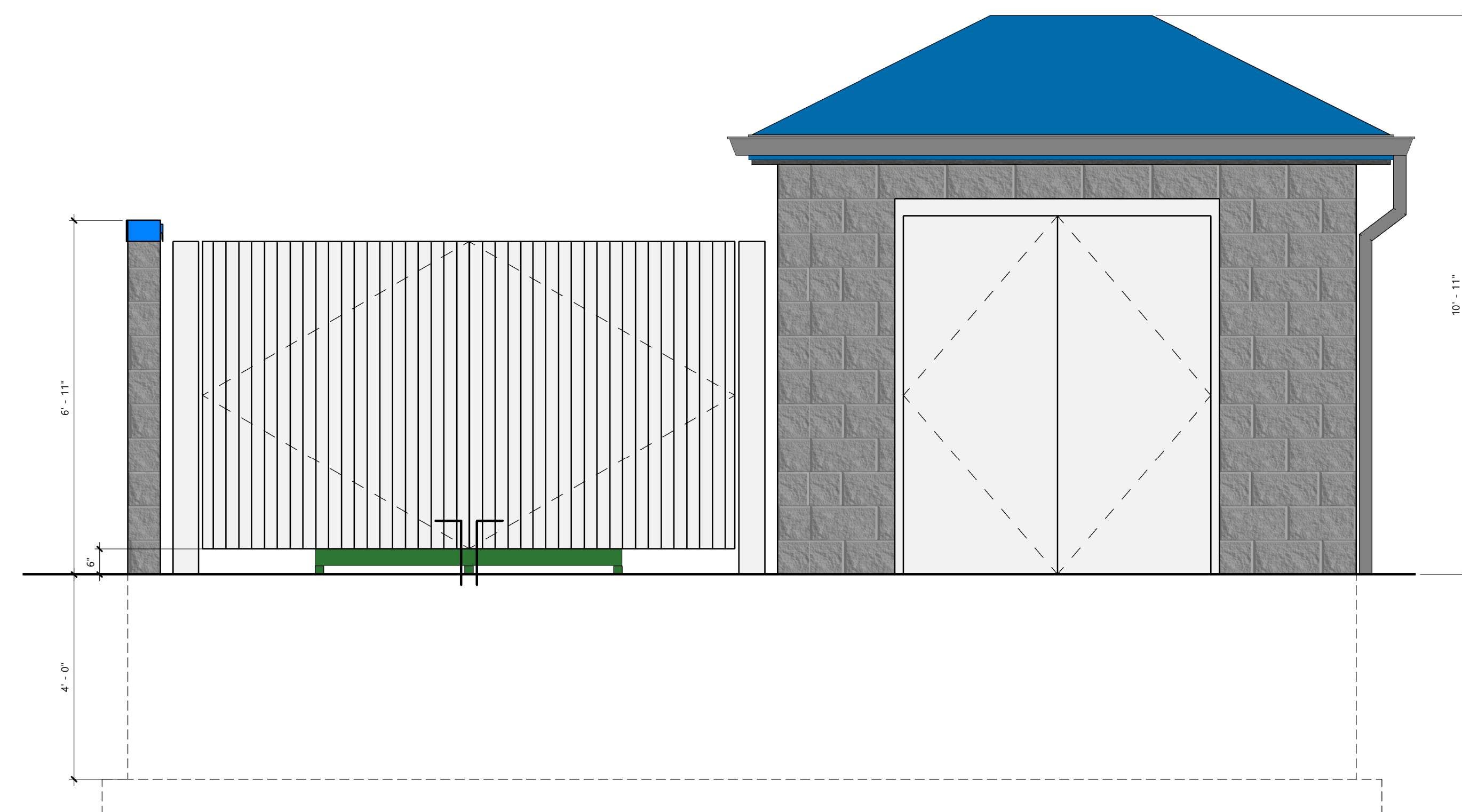
3 PUMP & TRASH - FLOOR PLAN PRESENTATION  
1/2" = 1'-0"



4 3D - PUMP & TRASH



1 H PUMP & TRASH - ROOF PLAN PRESENTATION  
1/2" = 1'-0"



2 H PUMP & TRASH - FRONT ELEVATION PRES  
1/2" = 1'-0"

# Tsunami Express Car Wash

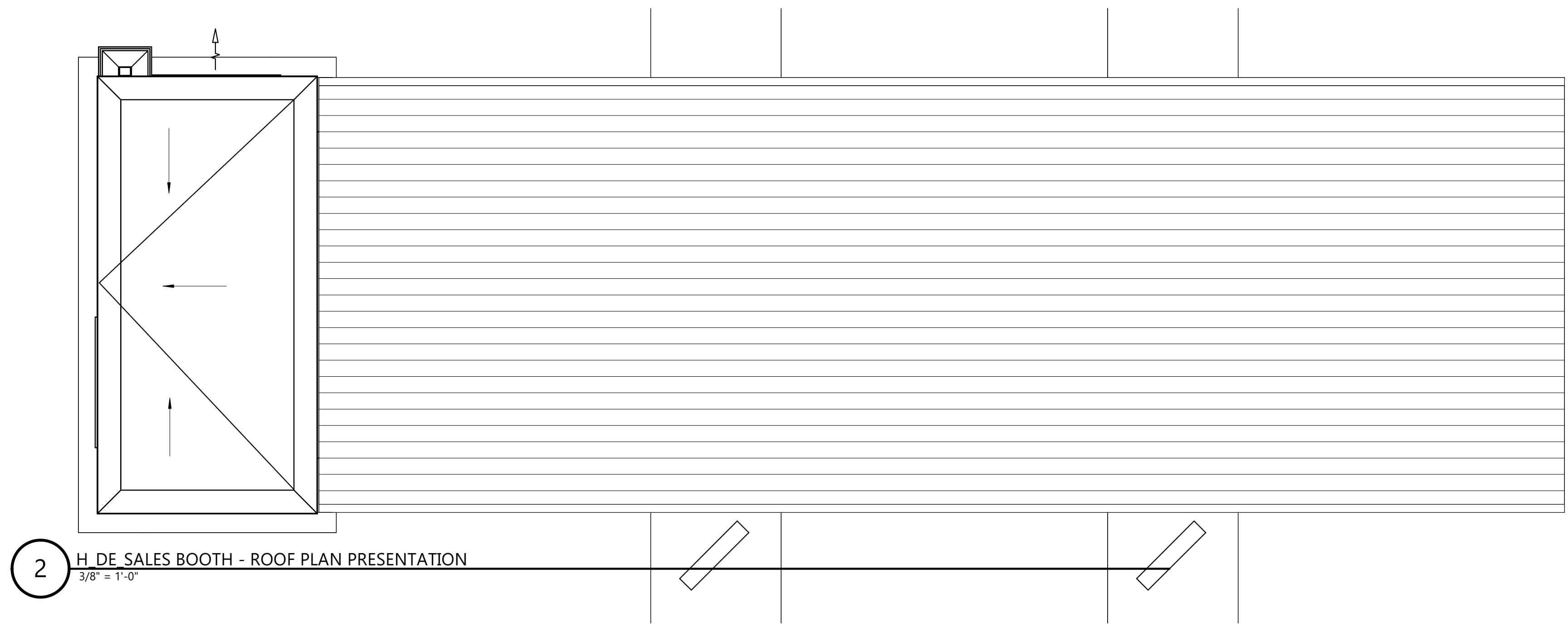
COM\_Pump & Trash Bldg\_Presentation



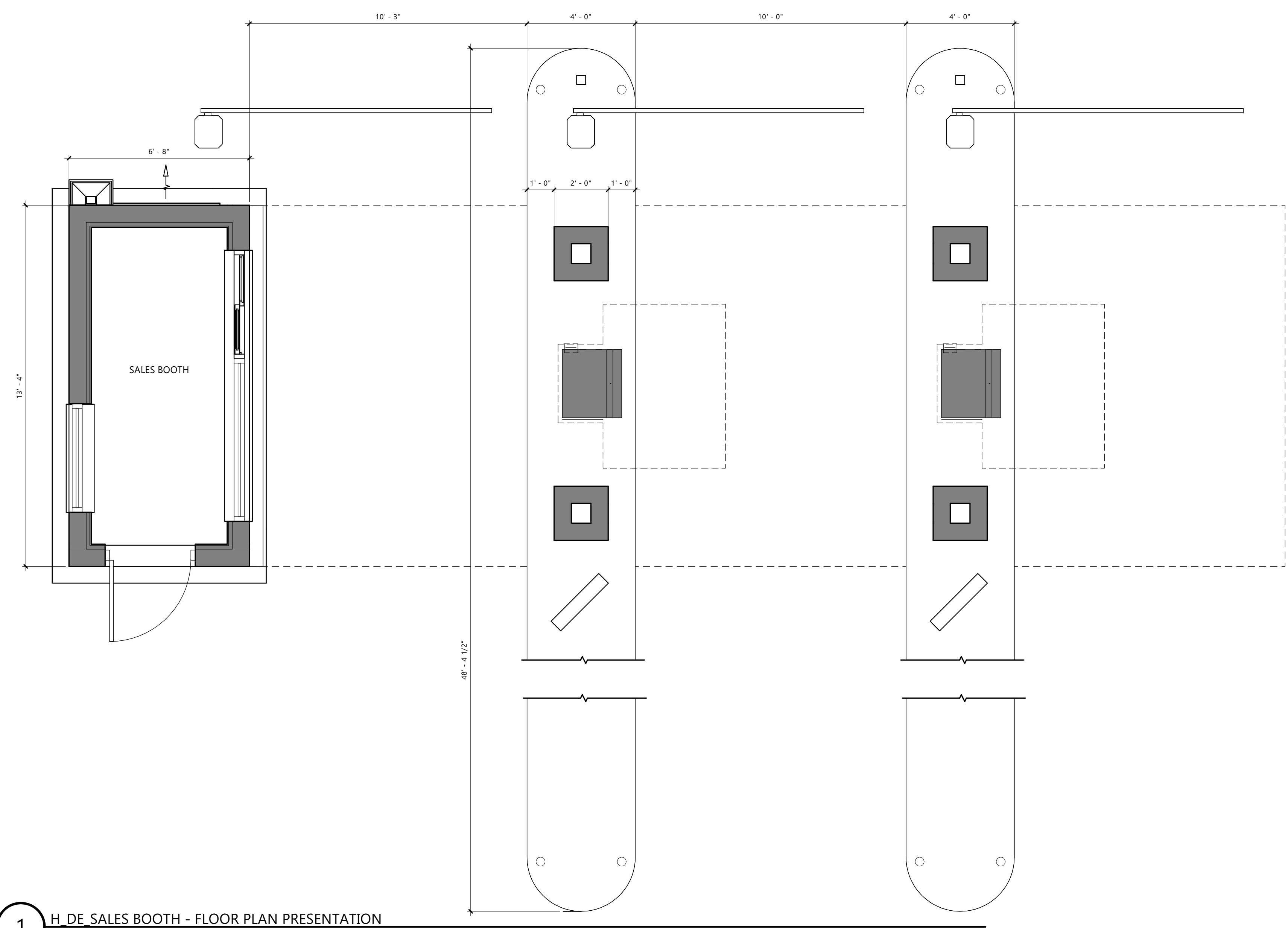
24023

06.07.2024

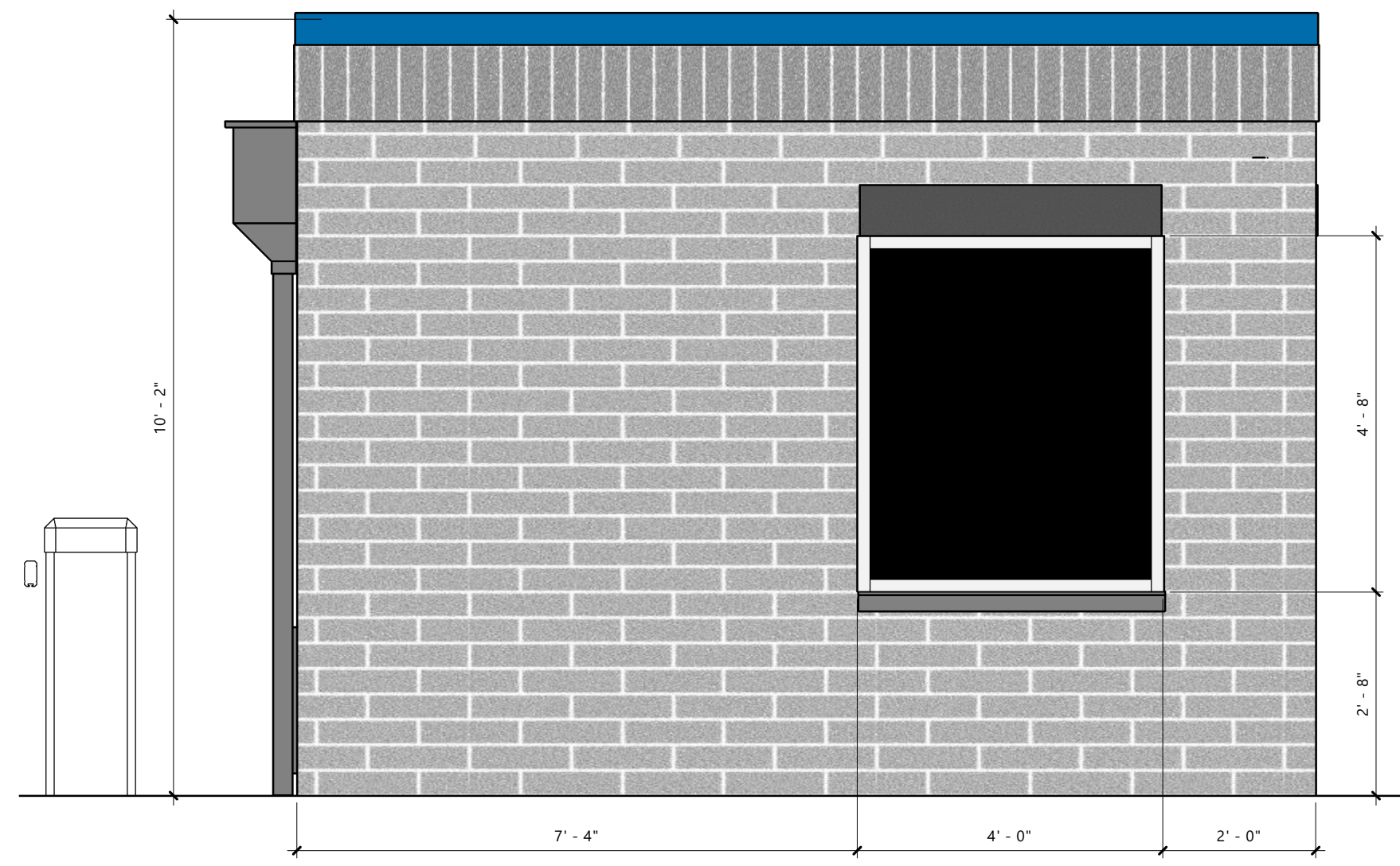
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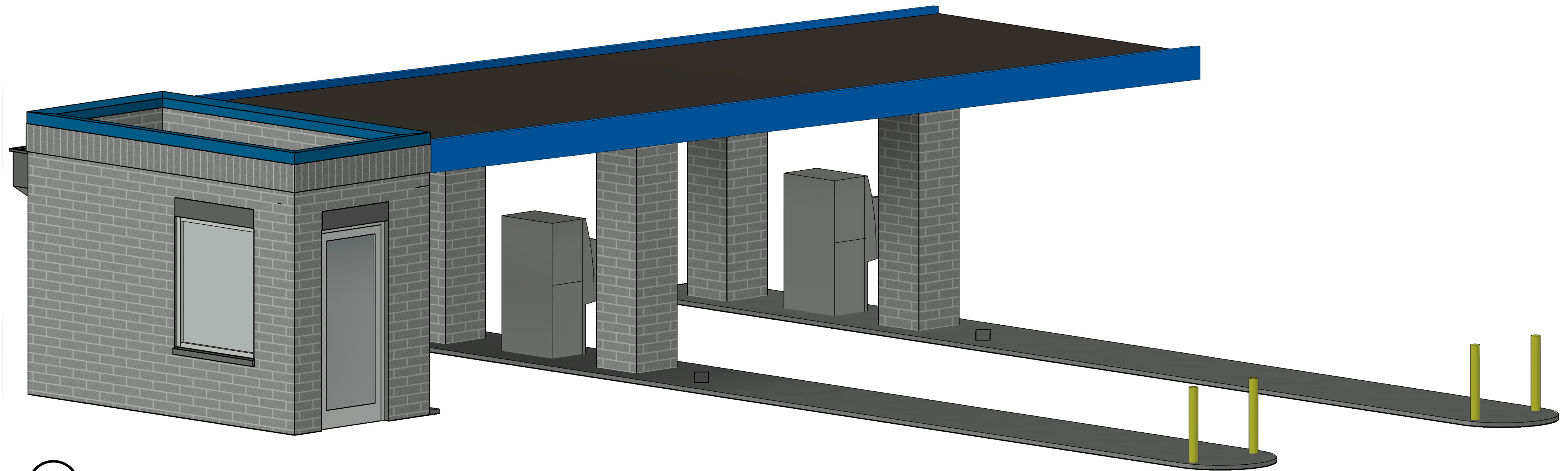
2 H DE SALES BOOTH - ROOF PLAN PRESENTATION  
3/8" = 1'-0"



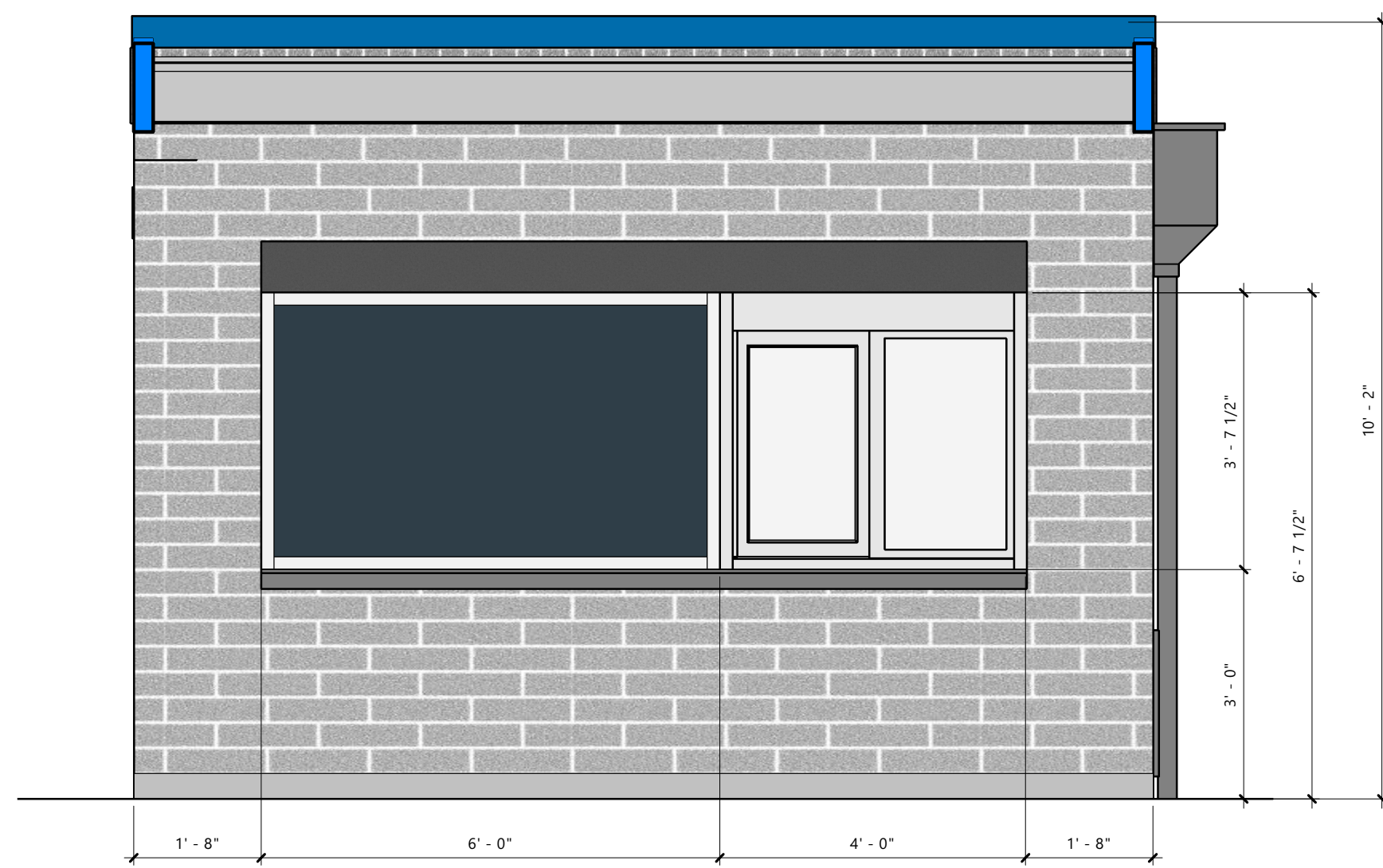
1 H DE SALES BOOTH - FLOOR PLAN PRESENTATION  
3/8" = 1'-0"



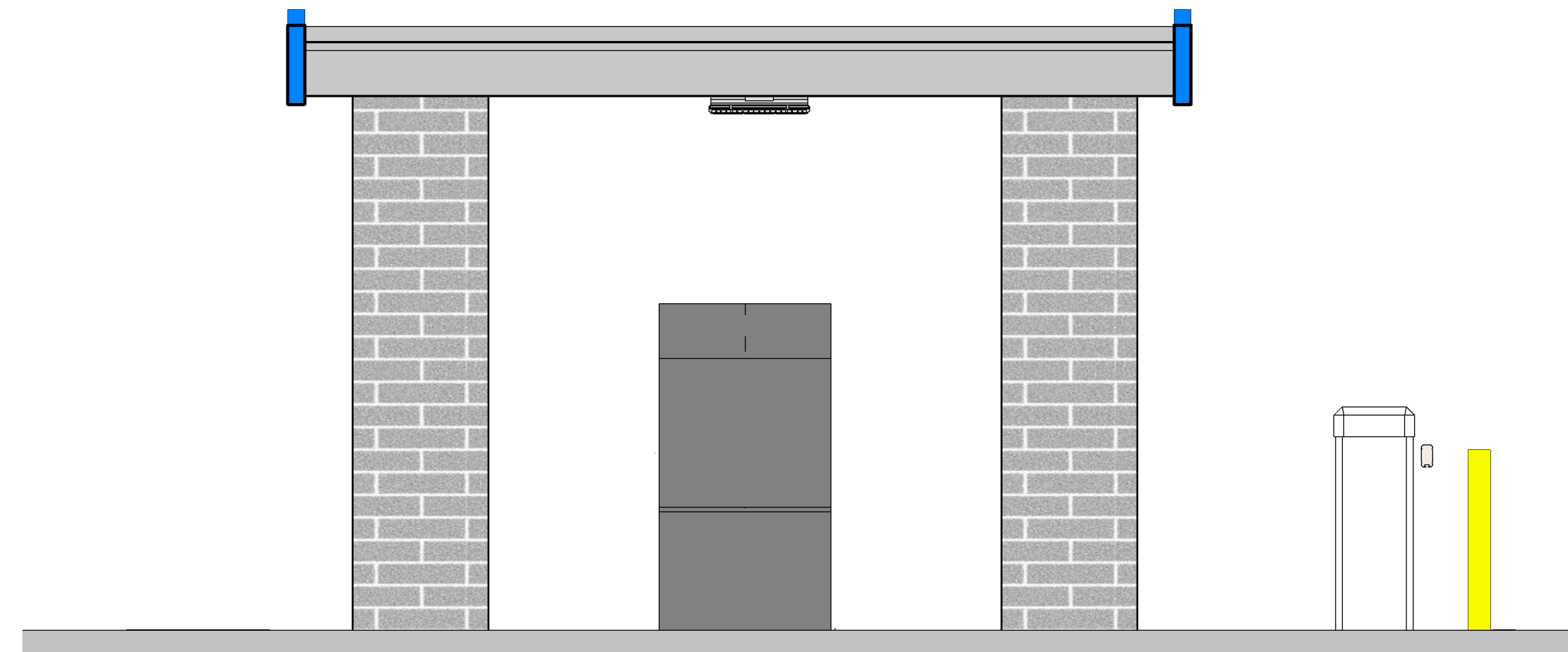
4 SALES BOOTH - REAR ELEVATION  
1/2" = 1'-0"



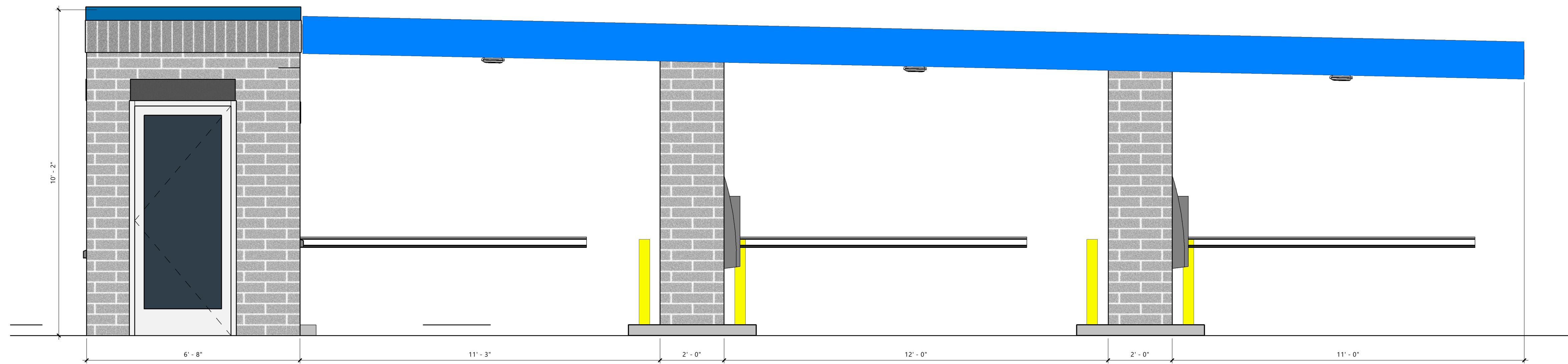
5 SALES BOOTH - 3D VIEW



2 SALES BOOTH - FRONT ELEVATION  
1/2" = 1'-0"



3 SALES BOOTH - SALES LANE ELEVATION  
1/2" = 1'-0"

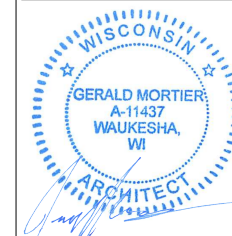


1 SALES BOOTH - APPROACH ELEVATION  
1/2" = 1'-0"

# Tsunami Express Car Wash

**Tsunami Express Car Wash**

6449 S Whitnall Edge Road, Franklin, WI 53132



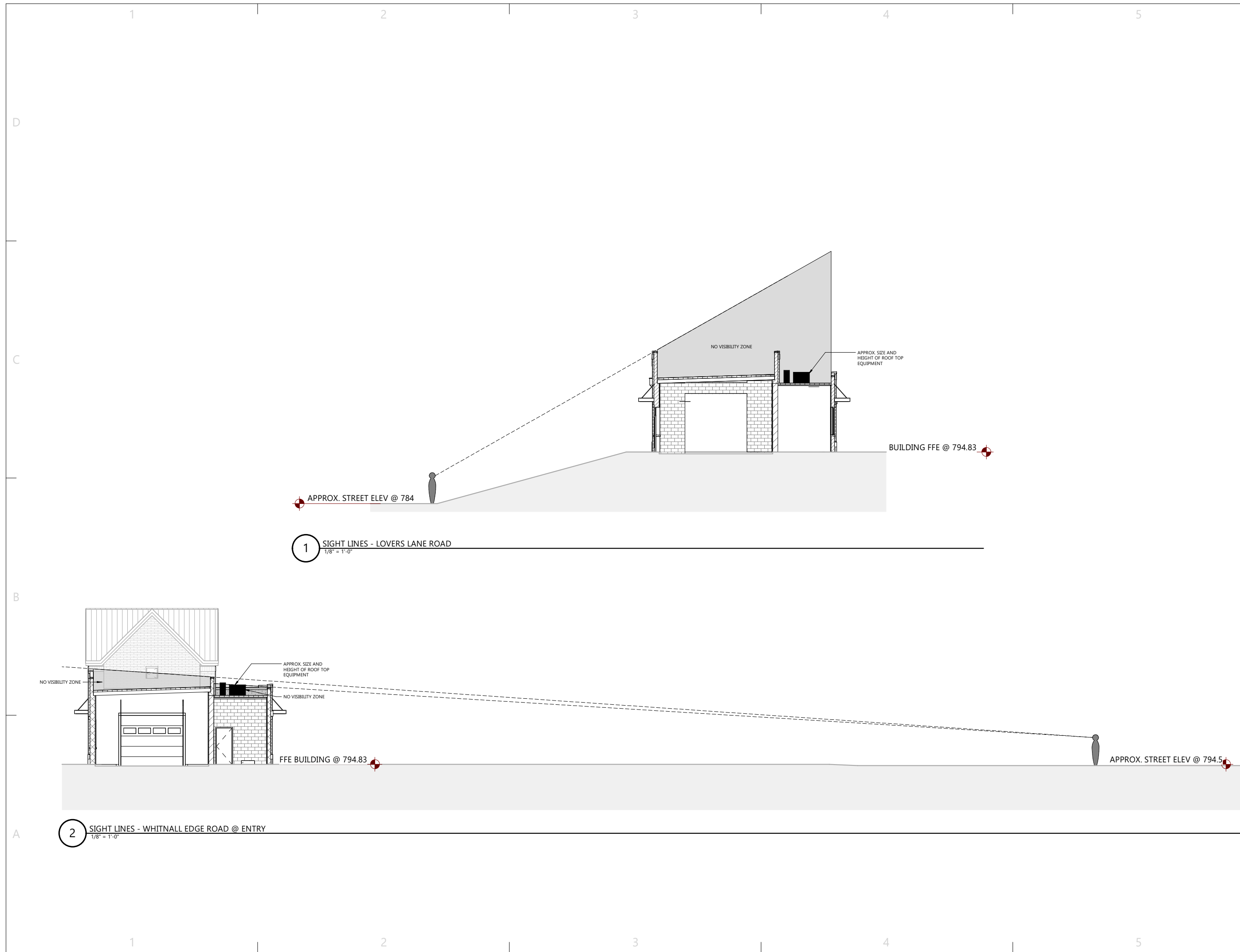
PROGRESS SET

Project Number 24056  
 Date 06.20.2024

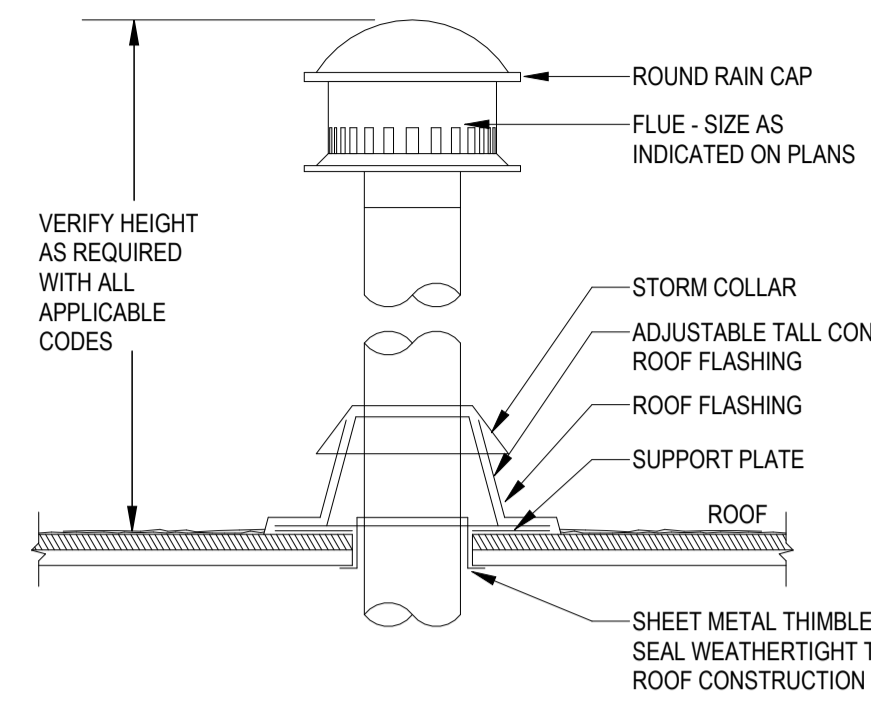
Revisions		
#	Description	Date

SITE LINES DIAGRAM

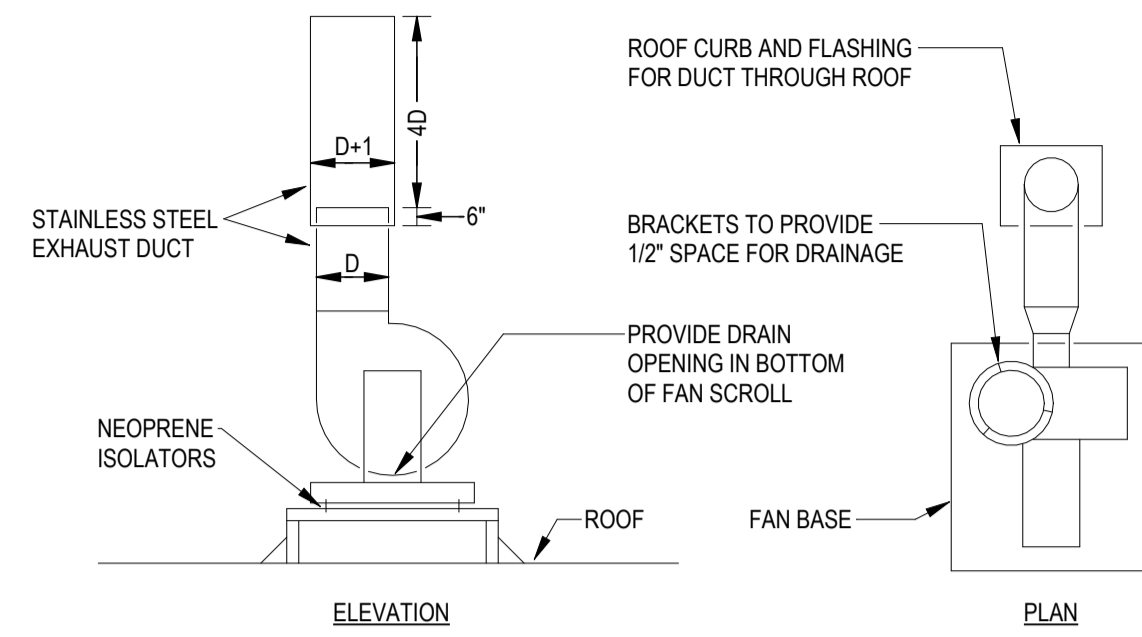
**PR2.2**



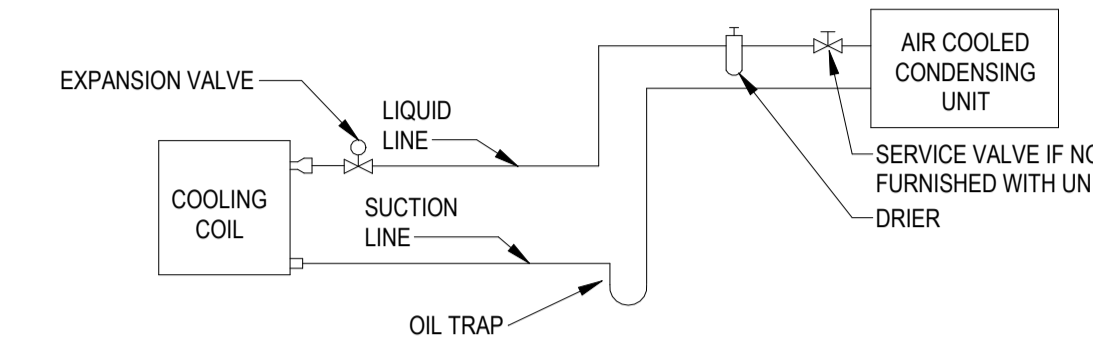




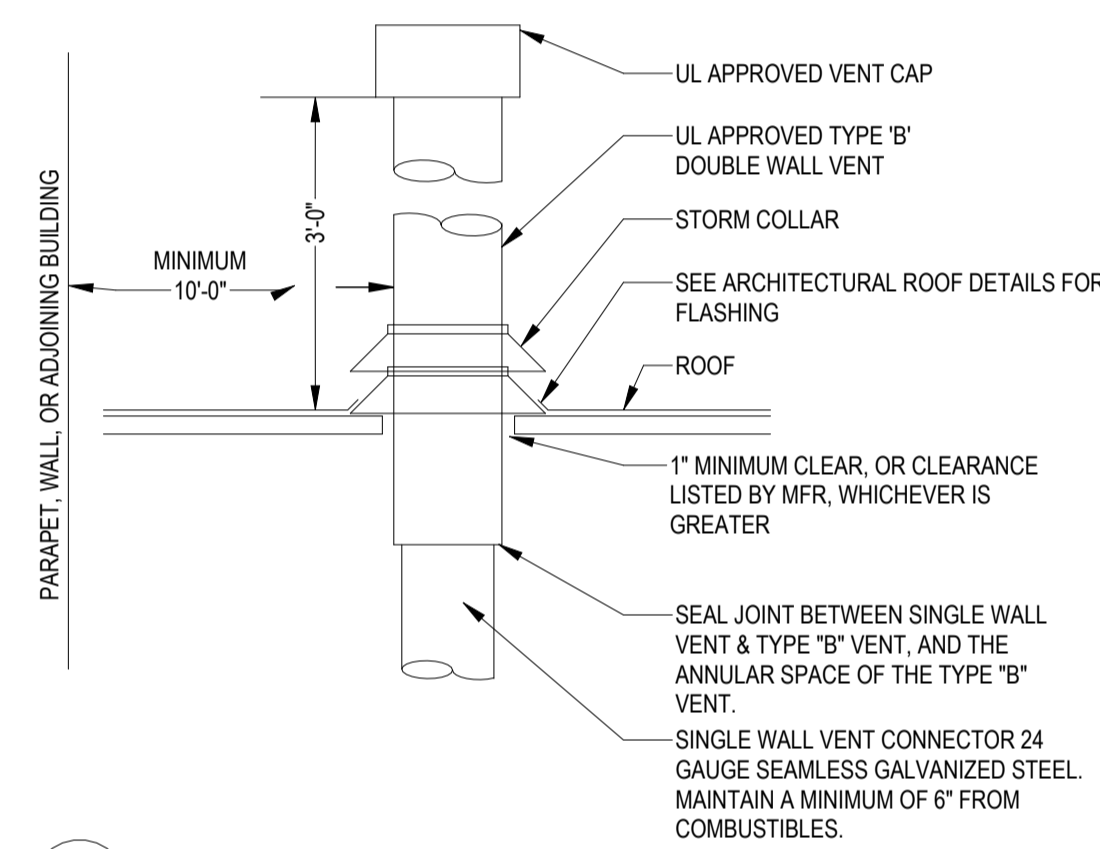
1 M503 FLUE VENT AND FLASHING DETAIL NOT TO SCALE



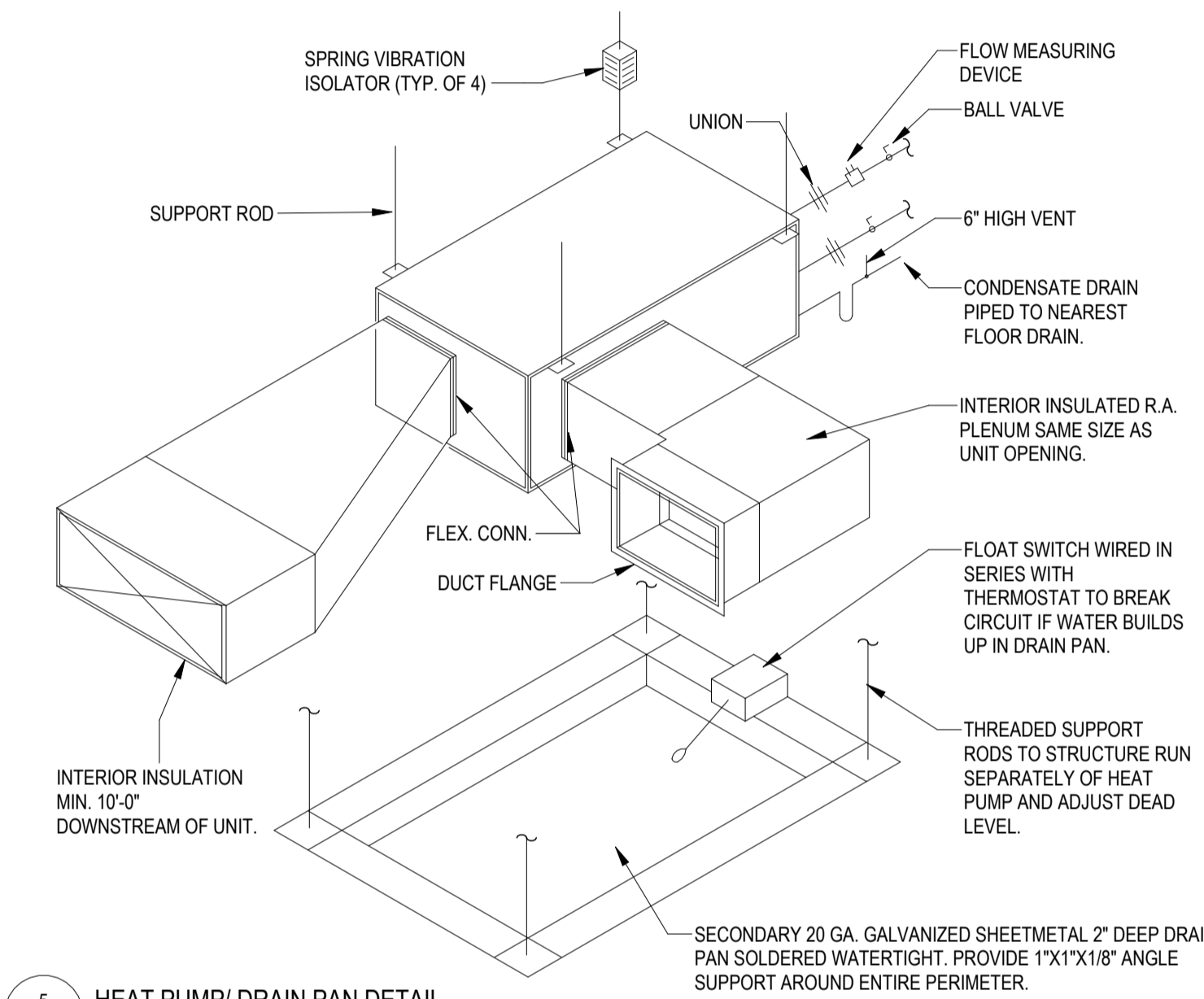
2 M503 EXHAUST FAN DISCHARGE DETAIL NOT TO SCALE



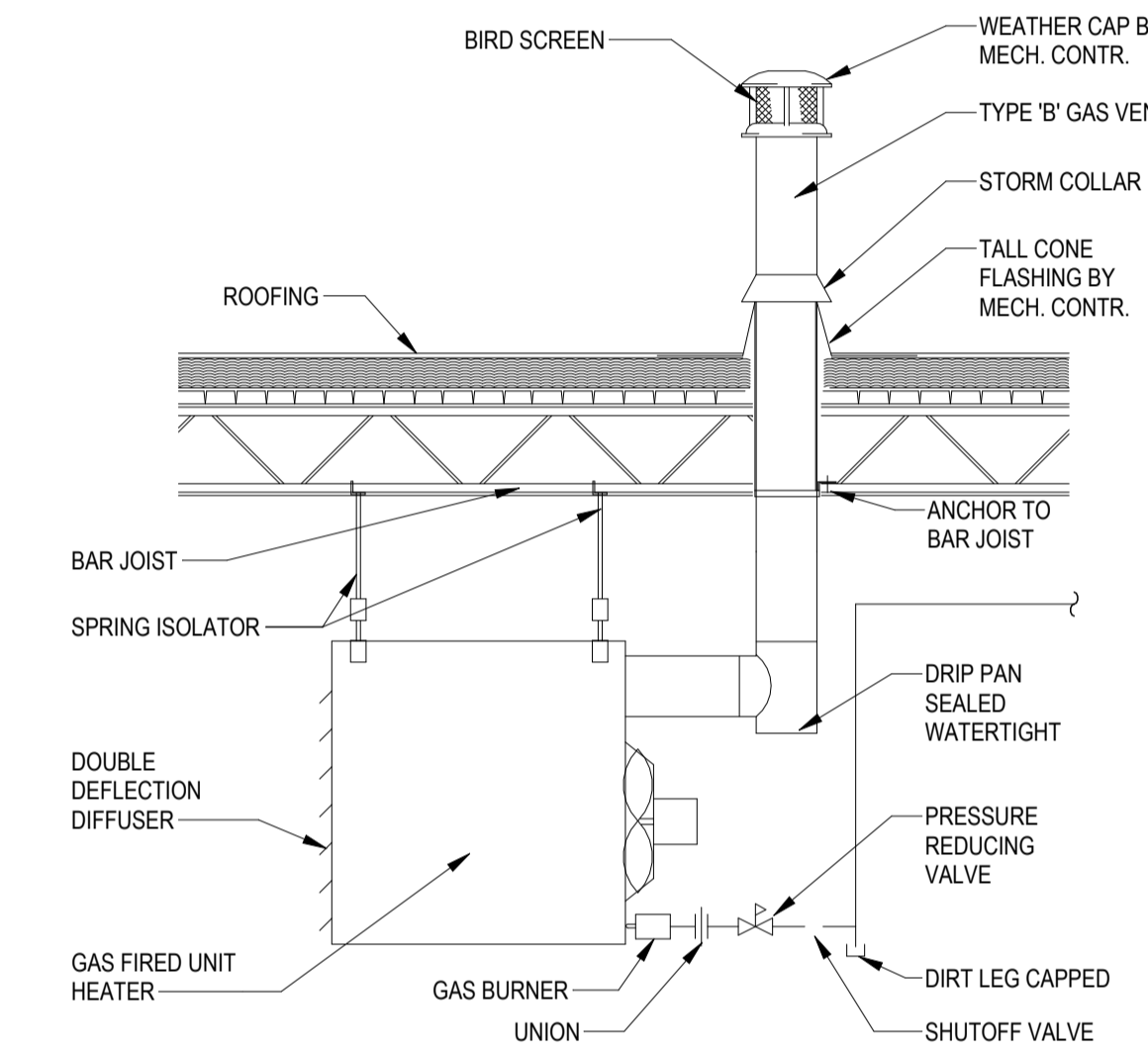
3 M503 SPLIT SYSTEM FAN COIL UNIT PIPING SCHEMATIC NOT TO SCALE



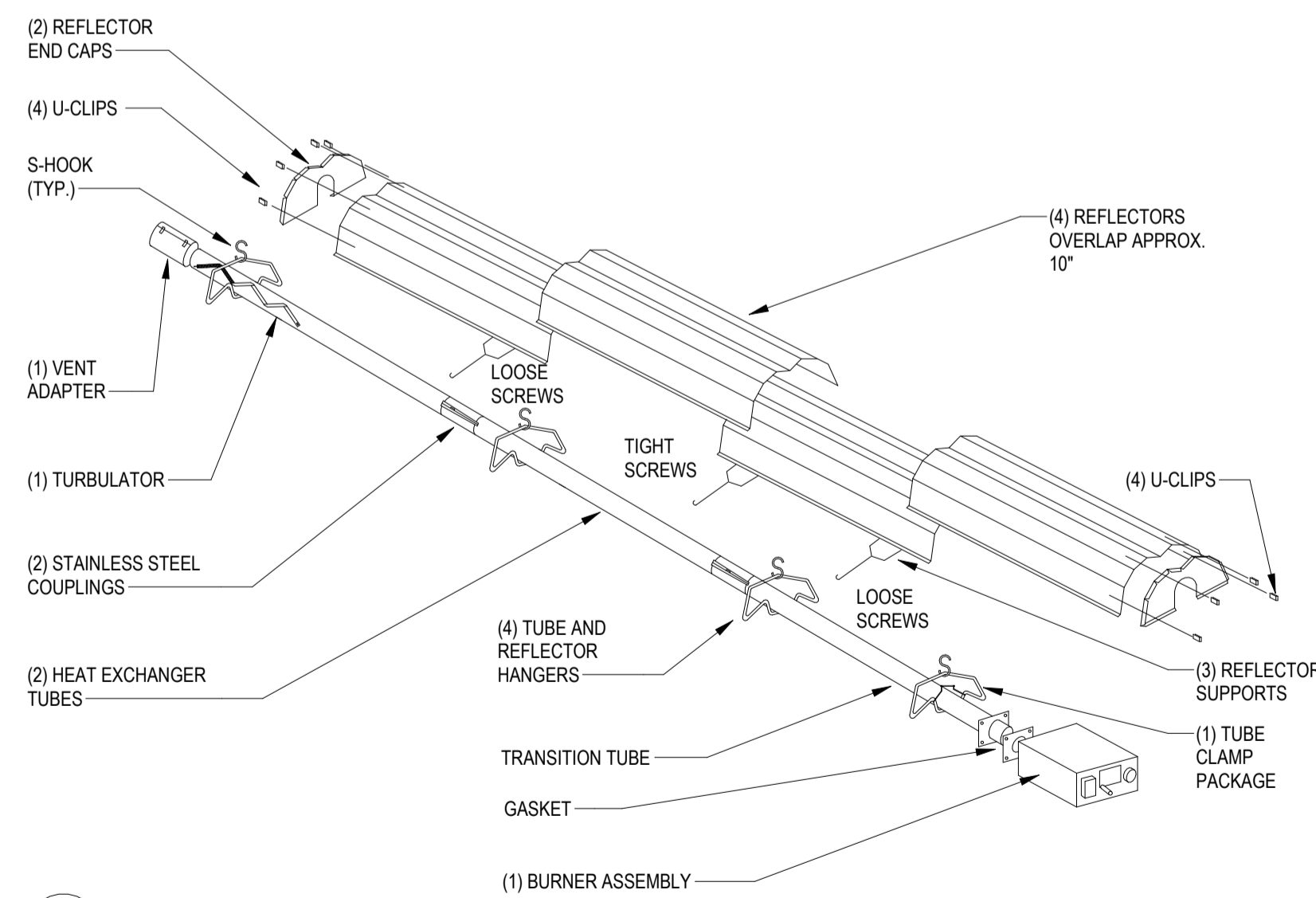
4 M503 UNIT HEATER VENT NOT TO SCALE



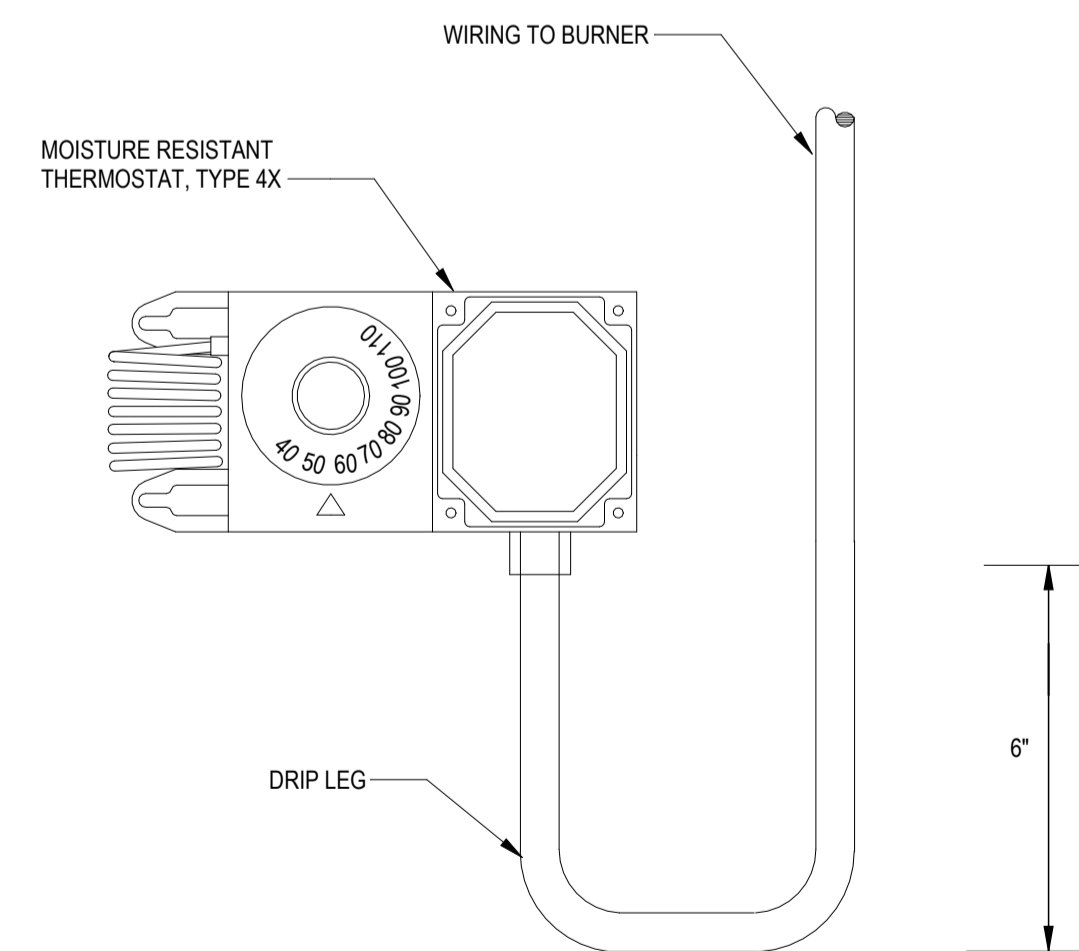
5 M503 HEAT PUMP/ DRAIN PAN DETAIL NOT TO SCALE



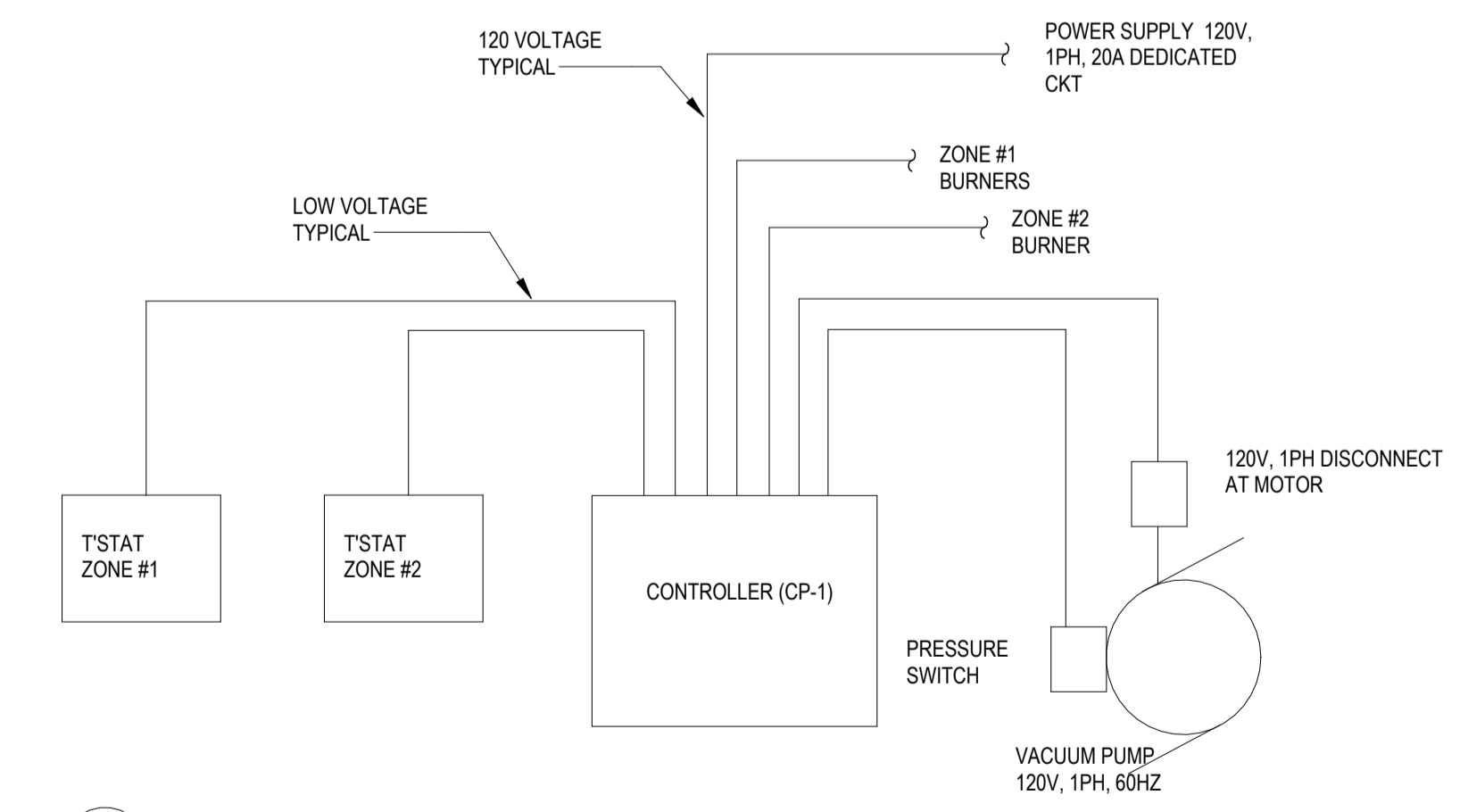
6 M503 GAS FIRED UNIT HEATER DETAIL NOT TO SCALE



7 M503 INFRARED DETAIL 1 NOT TO SCALE



9 M503 INFRARED DETAIL 2 NOT TO SCALE



8 M503 INFRARED DETAIL 3 NOT TO SCALE

Project Number	24240036.000	
Date	6/05/2024	
Revisions		
#	Description	Date



CITY OF FRANKLIN

REPORT TO THE PLAN COMMISSION

Meeting of August 22, 2024

Area Exception and Variance

**RECOMMENDATION:** City Development staff recommends **approval** of this Area Exception request. If the variance request is not approved, the applicant must revise the design to comply with setback requirements.

City Development staff recommends **denial** of this variance request because in staff’s opinion this variance is not necessary for the preservation of substantial property rights (finding #D) as discussed further in this report.

Plan Commission action is requested only on this Area Exception application, as the Variance application goes before the Board of Zoning and Building Appeals without a recommendation from the Plan Commission.

<b>Project name:</b>	<b>Scheftner, detached garage</b>
<b>Property Owner:</b>	Anthony J. Scheftner Jr. & Roxanne A. Efta
<b>Applicant:</b>	Anthony J. Scheftner Jr. & Roxanne A. Efta
<b>Property Address/TKN:</b>	10405 W Ryan Road / 893 9996 000
<b>Aldermanic District:</b>	District 6
<b>Zoning District:</b>	R-2 / Estate Single-Family Residence District
<b>Staff Planner:</b>	Régulo Martínez-Montilva, AICP, CNUa, Planning Manager
<b>Application number:</b>	PPZ24-0114/28

**Introduction**

Area Exception to allow for a 784-squarefoot detached garage while the maximum size for accessory structures on this lot is 720 square feet per Unified Development Ordinance (UDO) Section 15-3.0801C1.

Variance to allow for a detached garage encroaching into the front yard while no part of an accessory structure shall be located in front yard per Unified Development Ordinance (UDO) Section 15-3.0801B1; the applicant is requesting a front setback of 30 feet while the minimum setback is 60 feet.

### **Area Exception**

Per Section 15-10.0209, Area Exceptions may be granted to increase the maximum size of an accessory structure 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.

### **Maximum size for accessory structure calculation:**

- The lot area is 36,154 square feet.
- Per UDO Section 15-3.0801.C1, the maximum accessory structure size is 720 square feet on lots not exceeding 40,000 square feet.
- The proposed garage would have an area of 784 square feet (28 x 28 feet).
- With approval of an Area Exception, the maximum accessory size may be increased up to 20%, resulting in 864 square feet. Therefore, the applicant's request falls within the allowable increase if the Area Exception is granted.



View of the subject property from Ryan Road, looking south.

Photo by City Development staff

### **Variance**

Section 15-10.0206-C(1) of the City of Franklin Unified Development Ordinance specifically lists Findings and Factors to be reviewed by the Board of Zoning and Building Appeals to grant or deny a Variance or an Appeal. The Findings are attached as completed by the applicant.

In reviewing the application and evidence relating to a variance the Board of Zoning and Building Appeals shall consider the findings statements set forth in Section 15-10.0211 of the Unified Development Ordinance. No variance shall be granted by the Board unless it finds beyond a reasonable doubt that all the following facts and conditions exist and so indicates in the minutes of its proceedings. The Findings are:

- A. ***Preservation of Intent.*** *Variances shall be consistent with the purpose and intent of the regulations for the district in which the development is located. No variance shall have the effect of permitting a use in any district that is not a stated permitted use, accessory use, or special use in that particular district.*

Staff comment: Not applicable for this area variance, no use variance is being requested.

- B. ***Exceptional Circumstances.*** *There shall be exceptional, extraordinary, or unusual circumstances or conditions applying to the lot or parcel, structure, use, or intended use that do not apply generally to other properties or uses in the same district and the granting of the variance would not be of so general or recurrent nature as to suggest that the Unified Development Ordinance or Chapter 92 “Building Code” of the City of Franklin Municipal Code should be changed.*

Staff comment: The applicant stated that “the leach bed and septic prevent us from building behind the current garage or house”.

- C. ***Economic Hardship and Self-Imposed Hardship Not Grounds for Variance.*** *Variance shall not be granted solely on the basis of economic gain or loss. Self-imposed hardships shall not be considered as grounds for the granting of the variance.*

Staff comment: The location of the leach bed and septic limits the buildable area of this lot creating a hardship for the applicant.

- D. ***Preservation of Property Rights.*** *The variance must be necessary for the preservation and enjoyment of substantial property rights possessed by other properties in the same district and same vicinity.*

Staff comment: This variance is not necessary for the preservation of property rights because there is an existing 2.5 car detached garage on the subject property. The Unified Development Ordinance requires two parking spaces for single-family dwellings. Therefore, this variance is not necessary to meet parking requirements.

- E. ***Absence of Detriment.*** *Variances shall not be granted that will create substantial detriment to adjacent property and will materially impair or be contrary to the purpose and spirit of this Ordinance or the public interest.*

Staff comment: It’s unlikely that granting this variance will create a substantial detriment to adjacent property because the proposed garage location is in compliance with the side setback (20 feet). It’s worth noting that the existing vegetation acts as screening between the subject and adjacent lots to the east and west.

No public comments have been received as of writing of this report.

**Site Compliance**

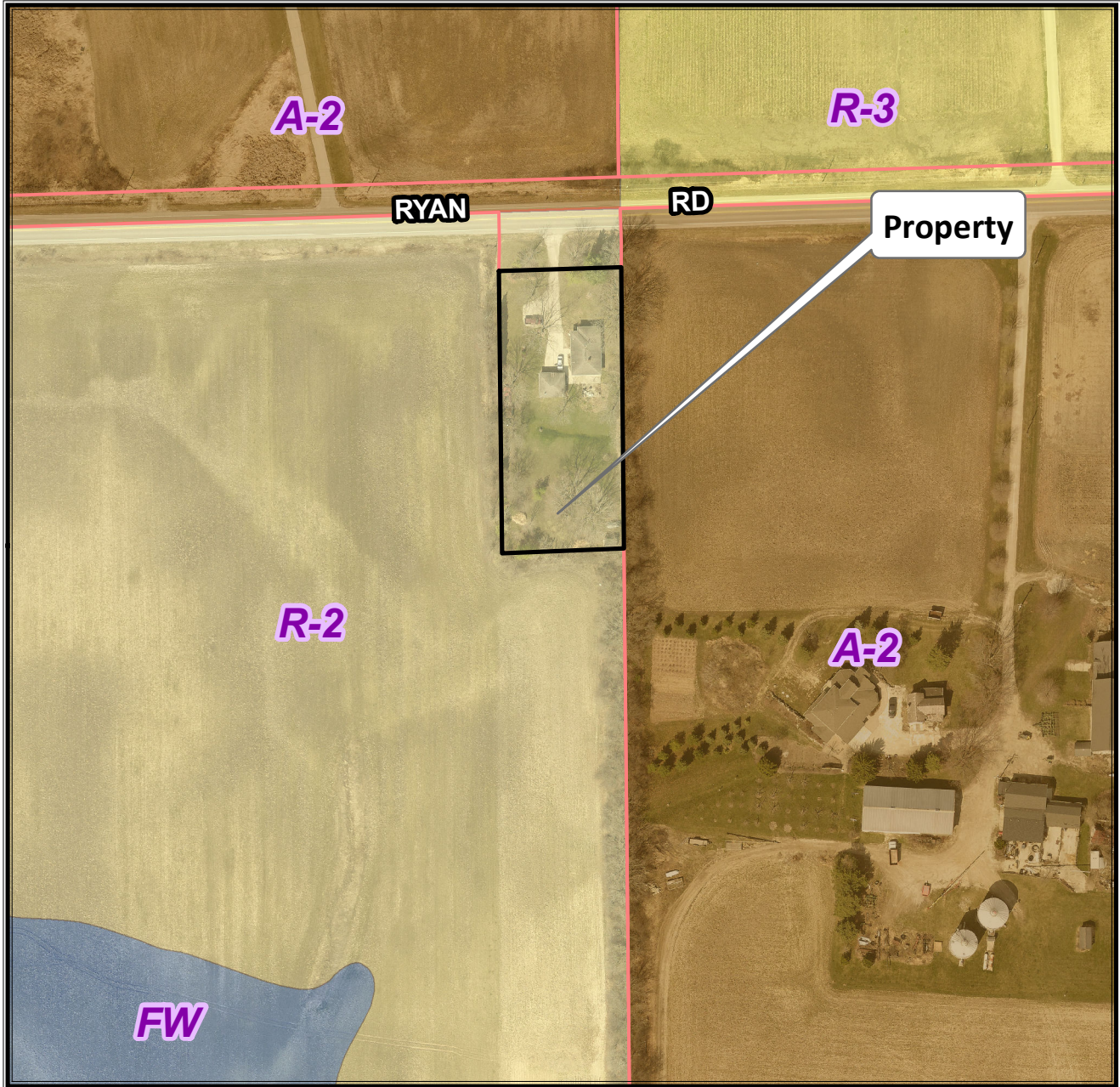
City Development staff visited this site as part of the review process, no compliance issues were discovered.

**Staff Recommendation:**

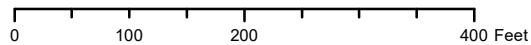
City Development staff recommends **denial** of this variance request because the variance is not necessary for the preservation of substantial property rights (finding #D) as discussed in this report.

City Development staff recommends **approval** of this Area Exception request. If the variance request is not approved, the applicant must revise the design to comply with setback requirements.

10405 W. Ryan Road  
TKN: 893 9996 000



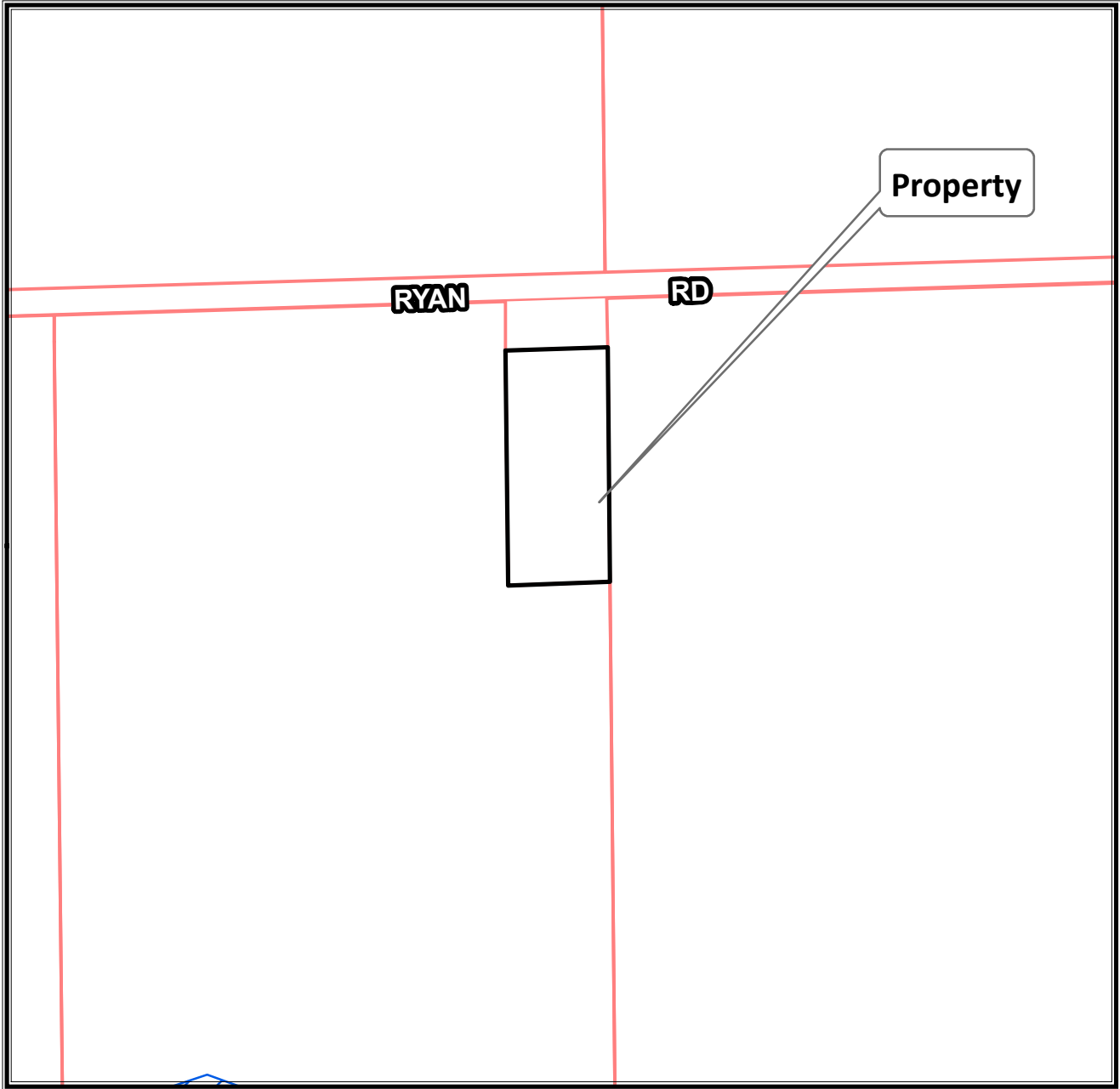
Planning Department  
(414) 425-4024



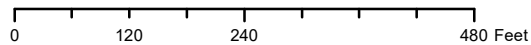
*This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. This map is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes.*



10405 W. Ryan Road  
TKN: 893 9996 000



**Planning Department**  
**(414) 425-4024**



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



We wish to build a garage on the side yard forward of our home on our property.

The size would be 28x38 and the garage door would be 16 ft wide and centered. It will be 20 feet from the west lot line and 90 feet from the north property line.

The reason we want to build in that location is because we have a leach bed in the back yard that cannot be built on or driven over. Anthony has a personal disability he is legally handicapped, and this garage would be easier to access especially in the winter months and provide more needed storage. We have 3 new trees in place already and there will be other plantings to help improve the curb appeal on the north side.



### Standards in the Review of Area Exceptions

Date: 7-3-24

Case No. \_\_\_\_\_

Property Owner: Anthony Scheffner Jr & Roxanne Ethz

Property Address: 10405 W Ryan Rd 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.

The placement of the garage will not in any way endanger the public health, or safety or general welfare.

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 garage will not be in any neighbors way or decrease their enjoyment we are surrounded by agriculture

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.

The garage will not be in the way of surrounding property zoned agriculture and farmed for years to come

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.

it will not have an impact on any of the above mentioned issues. It will not increase the danger of fire

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

there will not be any disruption in the harmony there

### Findings and Factors in the Review of Variances

Date: 6-17-24

Case No. \_\_\_\_\_

Property Owner: Anthony Schefner Jr & Roxanne Eth

Property Address: 10405 W Ryan Rd Franklin WI 53132

Section 15-10.0206C(1) of the City of Franklin Unified Development Ordinance specifically lists Findings and Factors to be reviewed by the Board of Zoning and Building Appeals to grant or deny a Variance or an Appeal. The Findings and Factors are:

1. The granting of the Variance is not contrary to the public interest.

Anthony spoke w the owner of the west property and she has no problem (Susan Mayer) Her is farmland to the east and west of our property. it will be within the guidelines of the city.

2. A literal enforcement of the Ordinance provisions would result in practical difficulties or unnecessary hardship due to special conditions.

Anthony has parkinsons as well as a brain injury and this would be easy access and more storage and parking. our back yard is not buildable to our septic and leach bed.

3. The spirit of the Ordinance is preserved if the Variance is granted.

our garage will be 90 feet from the front lot line and 20 feet from the west lot line and 30 acres from our west neighbors and the north and south neighbors

4. The granting of the Variance retains the protection of public safety and welfare.

This garage will be used only for storage and parking in daily use to park our van in.

In reviewing the application and evidence relating to a variance the Board of Zoning and Building Appeals shall consider the findings statements set forth in Section 15-10.0211 of the Unified Development Ordinance. No variance shall be granted by the Board unless it finds beyond a reasonable doubt that all the following facts and conditions exist and so indicates in the minutes of its proceedings. The Findings are:

(see Page 2)

1. Variances shall be consistent with the purpose and intent of the regulations for the district in which the development is located. No variance shall have the effect of permitting a use in any district that is not a stated permitted use, accessory use, or special use in that particular district.

This garage is not ~~and~~ for business, it will be used only for storage and daily parking. We also have a tree line on the west lot line that will buffer the appearance and more will be added on the ~~west~~ north side.

2. There shall be exceptional, extraordinary, or unusual circumstances or conditions applying to the lot or parcel, structure, use, or intended use that do not apply generally to other properties or uses in the same district and the granting of the variance would not be of so general or recurrent nature as to suggest that the Unified Development Ordinance or Chapter 92 "Building Code" of the City of Franklin Municipal Code should be changed.

The leach bed and septic prevent us from building behind the current garage or house.

3. Variance shall not be granted solely on the basis of economic gain or loss. Self-imposed hardships shall not be considered as grounds for the granting of the variance.

This will be used solely for parking and storage. This is not a self-imposed hardship.

4. The variance must be necessary for the preservation and enjoyment of substantial property rights possessed by other properties in the same district and same vicinity.

We are surrounded by agricultural property. ~~This is for~~ other properties have multiple buildings and a sole privilege to park in a garage.

5. Variances shall not be granted that will create substantial detriment to adjacent property and will materially impair or be contrary to the purpose and spirit of this Ordinance or the public interest.

Our neighbors will not be affected as they are 30 acres away and we plan to buffer the appearance with trees and such.

6. Additional Requirements in Floodland Districts. Variance shall not be granted where: 1) Filling and development contrary to the purpose and intent of the FW Floodway District and the FC Floodplain Conservancy District would result; 2) A change in the boundaries of the FW Floodway District, FC Floodplain Conservancy District, or the FFO Floodplain Fringe Overlay District would result; 3) A lower degree of flood protection than a point two (2) feet above the one hundred (100) year recurrence interval flood for the particular area would result; 4) Any action contrary to the provisions of Chapter NR 116 of the Wisconsin Administrative Code as amended would result.

This property is not located in a flood plain.

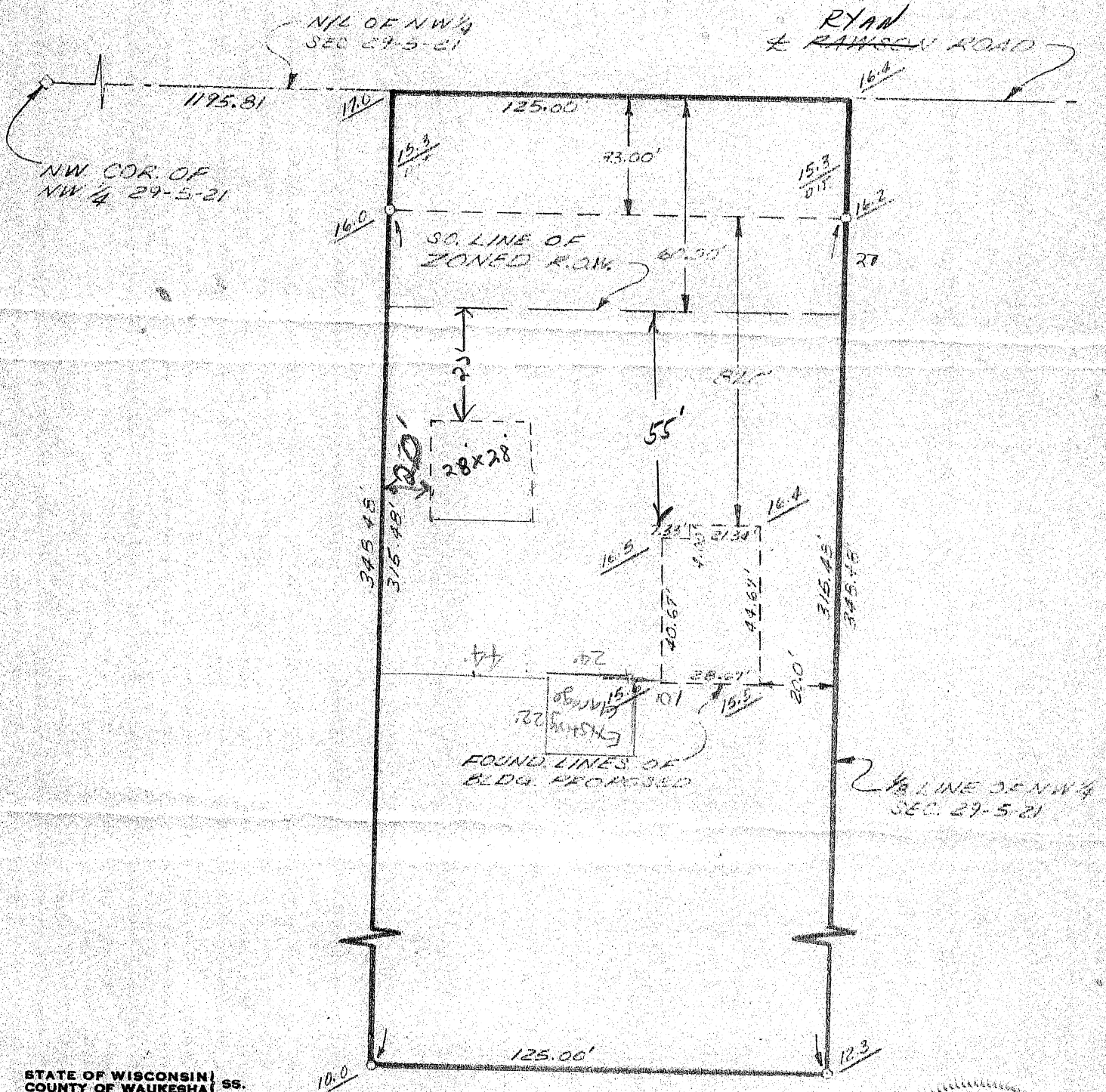
# P L A T   O F   S U R V E Y   #869

**DESCRIPTION:** That part of the Northwest Quarter of the Northwest Quarter of Section 29, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin, bounded and described as follows: Commencing at a point in the North line of the Northwest Quarter of Section 29, Township 5 North, Range 21 East, 1195.81 feet Easterly of the Northwest corner of said quarter-section; thence Easterly 125.00 feet to a point, said point being the Northeast corner of the Northwest quarter of said quarter-section; thence Southerly along the East line of the Northwest quarter of said quarter-section 348.48 feet to a point; thence Westerly and parallel to the North line of said quarter-section 125.00 feet to a point; thence Northerly and parallel to the East line of the said Northwest quarter of said quarter-section 348.48 feet to the place of beginning, containing one acre of land.

SCALE: 1" = 40'

10405 W. RYAN ROAD

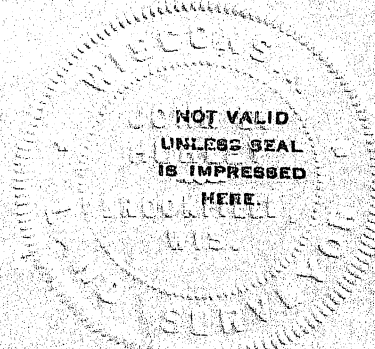
NOTE: Relative elevations are indicated by underlined figures.



STATE OF WISCONSIN  
COUNTY OF WAUKESHA ss.

I, JOHN D. HURLEY, DO HEREBY CERTIFY THAT THE ABOVE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE RELATIVE HORIZONTAL LOCATIONS AND DIMENSIONS OF ALL LINES AND STRUCTURES SHOWN, AS DETERMINED BY SURVEY THEREOF BASED UPON THE ABOVE DESCRIPTION AND COMPLETED THE 4th DAY OF September, 1964

SIGNED: John D. Hurley  
JOHN D. HURLEY  
REGISTERED WISCONSIN LAND SURVEYOR NO. 50.



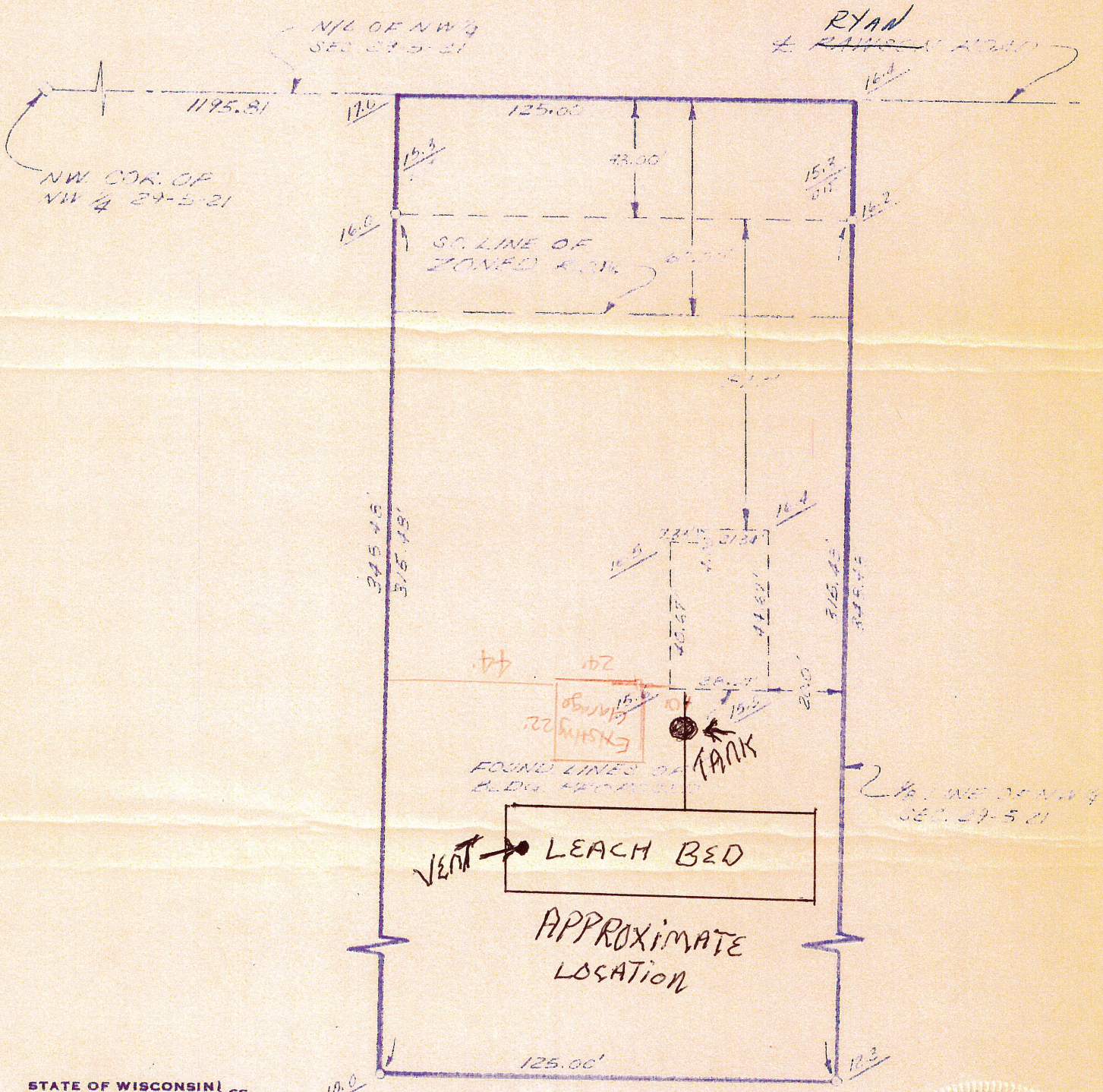
PLAT OF SURVEY #869

DESCRIPTION: That part of the Northwest Quarter of the Northwest Quarter of Section 29, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin, bounded and described as follows: Commencing at a point in the North line of the Northwest Quarter of Section 29, Township 5 North, Range 21 East, 1195.81 feet Easterly of the Northwest corner of said quarter-section; thence Easterly 125.00 feet to a point, said point being the Northeast corner of the Northwest quarter of said quarter-section; thence Southerly along the East line of the Northwest quarter of said quarter-section 348.48 feet to a point; thence Westerly and parallel to the North line of said quarter-section 125.00 feet to a point; thence Northerly and parallel to the East line of the said Northwest quarter of said quarter-section 348.48 feet to the place of beginning, containing one acre of land.

SCALE: 1" = 40'

10405 W. RYAN ROAD

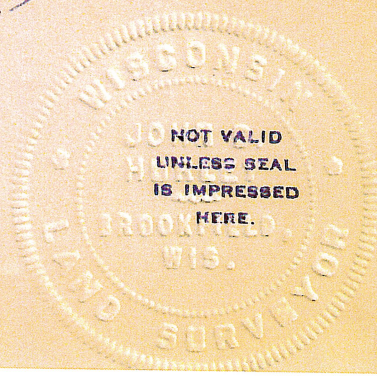
NOTE: Relative elevations are indicated by underlined figures.

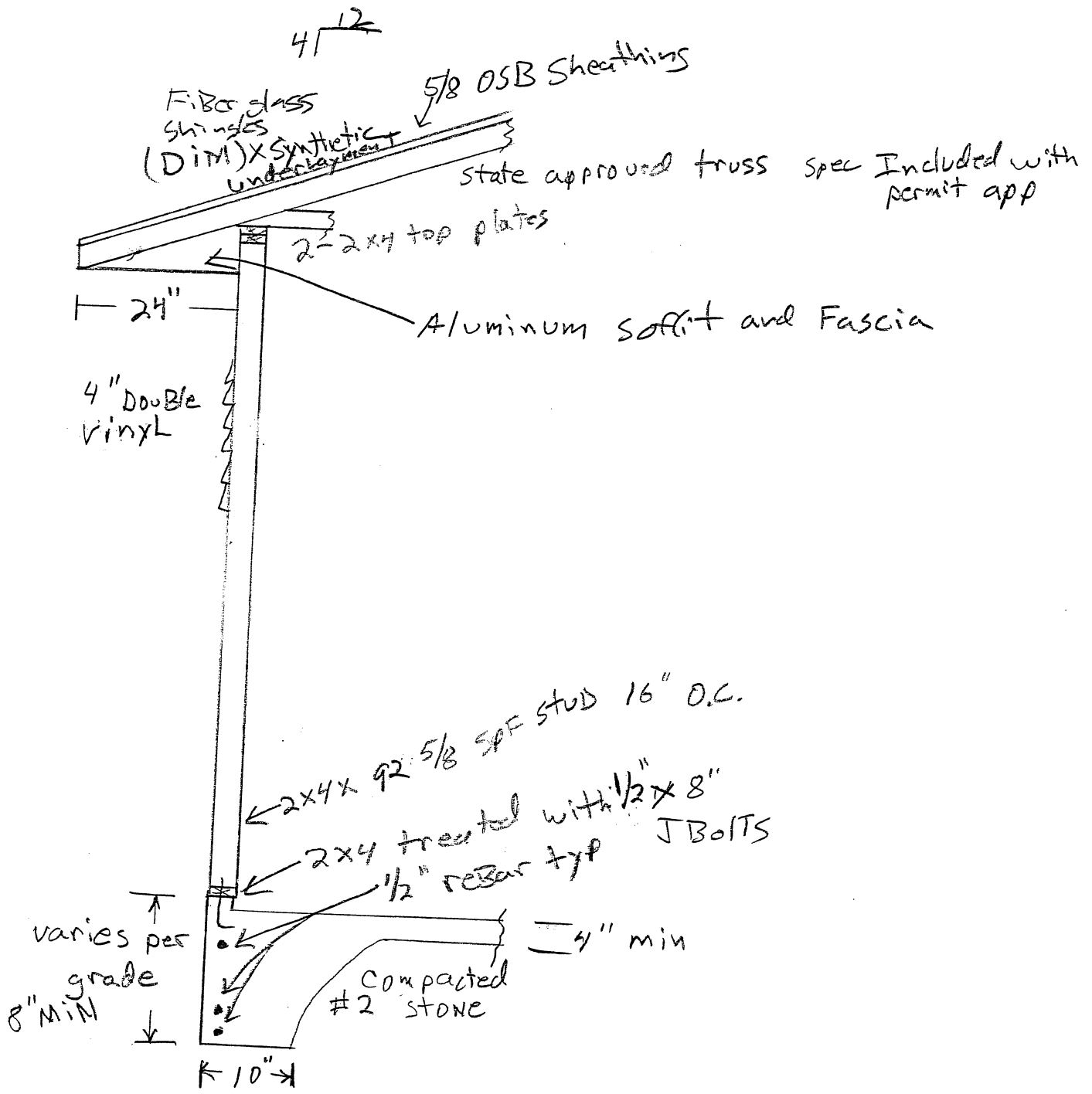


STATE OF WISCONSIN) ss.  
COUNTY OF WAUKESHA)

I, JOHN D. HURLEY, DO HEREBY CERTIFY THAT THE ABOVE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE RELATIVE HORIZONTAL LOCATIONS AND DIMENSIONS OF ALL LINES AND STRUCTURES SHOWN, AS DETERMINED BY SURVEY THEREOF BASED UPON THE ABOVE DESCRIPTION AND COMPLETED THE 4th DAY OF September, 1964.

SIGNED: John D. Hurley  
JOHN D. HURLEY,  
REGISTERED WISCONSIN LAND SURVEYOR NO. 50.





Date: 3/17/2024 - 5:35 PM

Design ID: 319552126293

Estimate ID: 56227

Estimated Price: \$11,311.96

*\*Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*

MENARDS

# Design & Buy™ GARAGE

## How to recall and purchase your design at home:

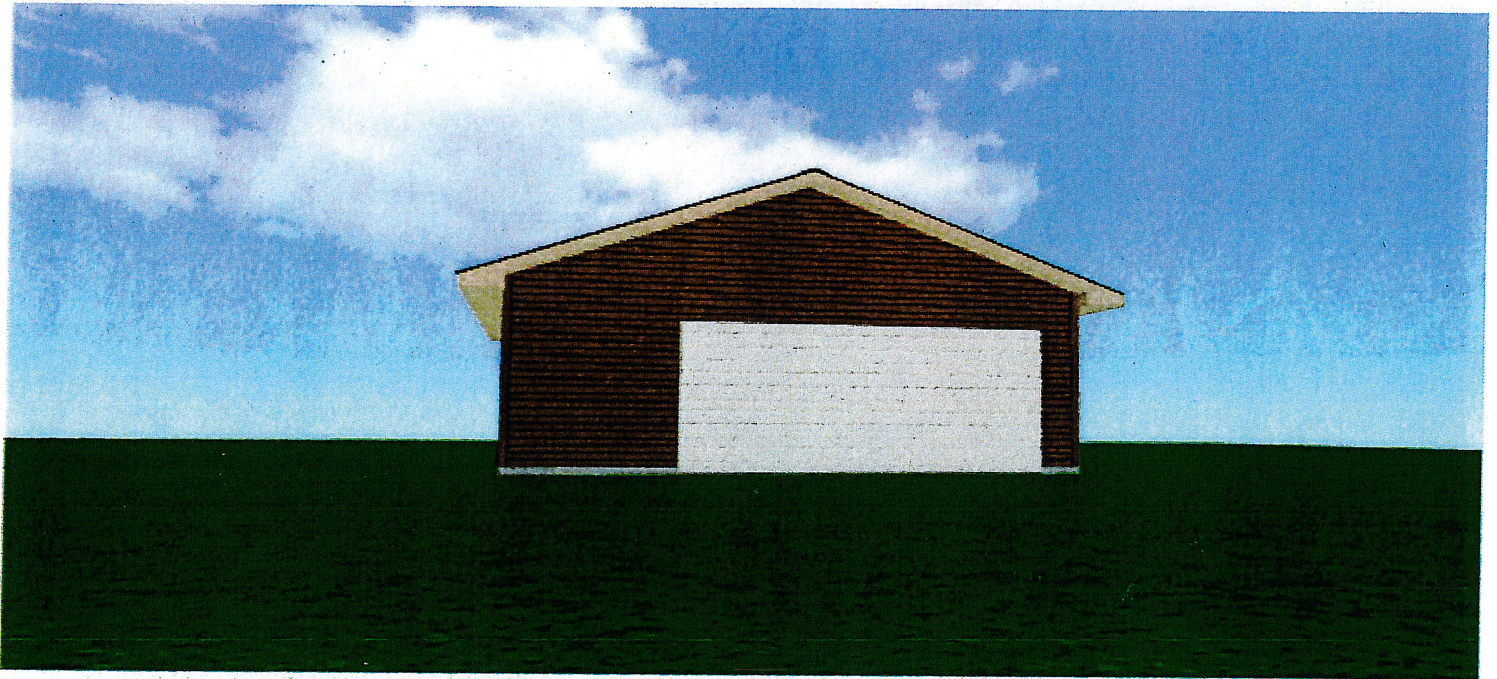


OR

1. On Menards.com, enter "Design & Buy" in the search bar
2. Select the Garage Designer
3. Recall your design by entering Design ID: 319552126293
4. Follow the on-screen purchasing instructions

## How to purchase your design at the store:

1. Enter Design ID: 319552126293 at the Design-It Center Kiosk in the Building Materials Department
2. Follow the on-screen purchasing instructions



Floor type (concrete, dirt, gravel) is NOT included in estimated price. The floor type is used in the calculation of materials needed. Labor, foundation, steel beams, paint, electrical, heating, plumbing, and delivery are also NOT included in estimated price. This is an estimate. It is only for general price information. This is not an offer and there can be no legally binding contract between the parties based on this estimate. The prices stated herein are subject to change depending upon the market conditions. The prices stated on this estimate are not firm for any time period unless specifically written otherwise on this form. The availability of materials is subject to inventory conditions.

MENARDS IS NOT RESPONSIBLE FOR ANY LOSS INCURRED BY THE GUEST WHO RELIES ON PRICES SET FORTH HEREIN OR ON THE AVAILABILITY OF ANY MATERIALS STATED HEREIN. All information on this form, other than price, has been provided by the guest and Menards is not responsible for any errors in the information on this estimate, including but not limited to quantity, dimension and quality. Please examine this estimate carefully.

MENARDS MAKES NO REPRESENTATIONS, ORAL, WRITTEN OR OTHERWISE THAT THE MATERIALS LISTED ARE SUITABLE FOR ANY PURPOSE BEING CONSIDERED BY THE GUEST. BECAUSE OF WIDE VARIATIONS IN CODES, THERE ARE NO REPRESENTATIONS THAT THE MATERIALS LISTED HEREIN MEET YOUR CODE REQUIREMENTS. THE PLANS AND/OR DESIGNS PROVIDED ARE NOT ENGINEERED. LOCAL CODE OR ZONING REGULATIONS MAY REQUIRE SUCH STRUCTURES TO BE PROFESSIONALLY ENGINEERED AND CERTIFIED PRIOR TO CONSTRUCTION.

Date: 3/17/2024 - 5:35 PM

Design ID: 319552126293

Estimate ID: 56227

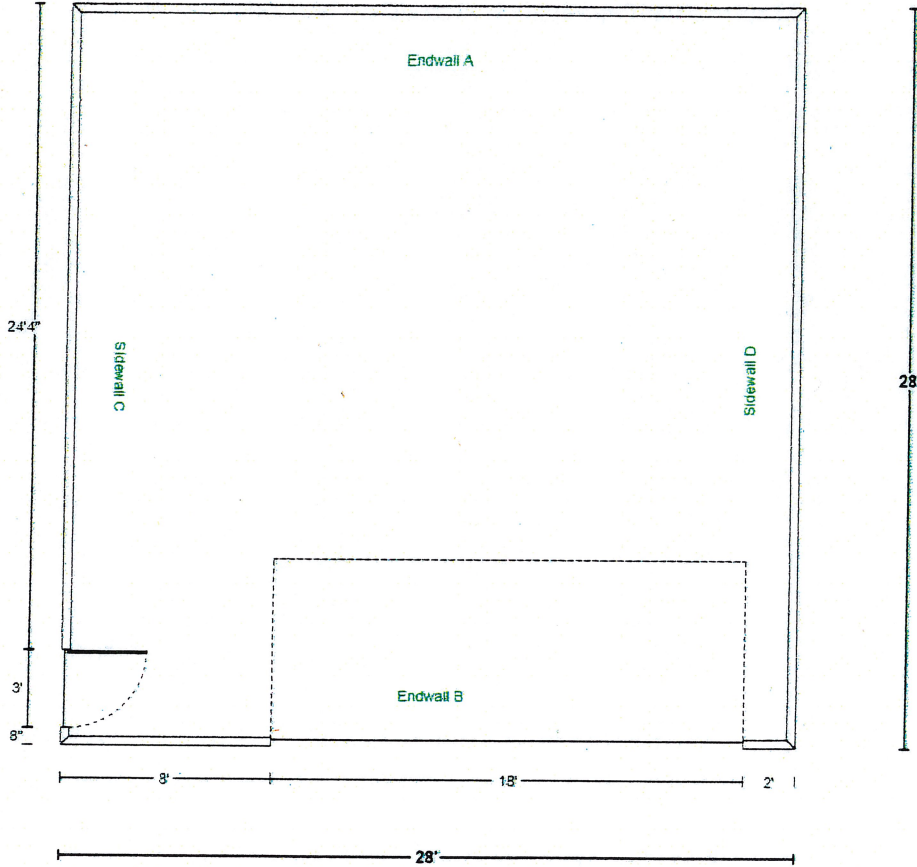
Estimated Price: \$11,311.96

\*Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.

MEVARDS

# Design & Buy™

## GARAGE





Date: 3/17/2024 - 5:35 PM

Design ID: 319552126293

Estimate ID: 56227

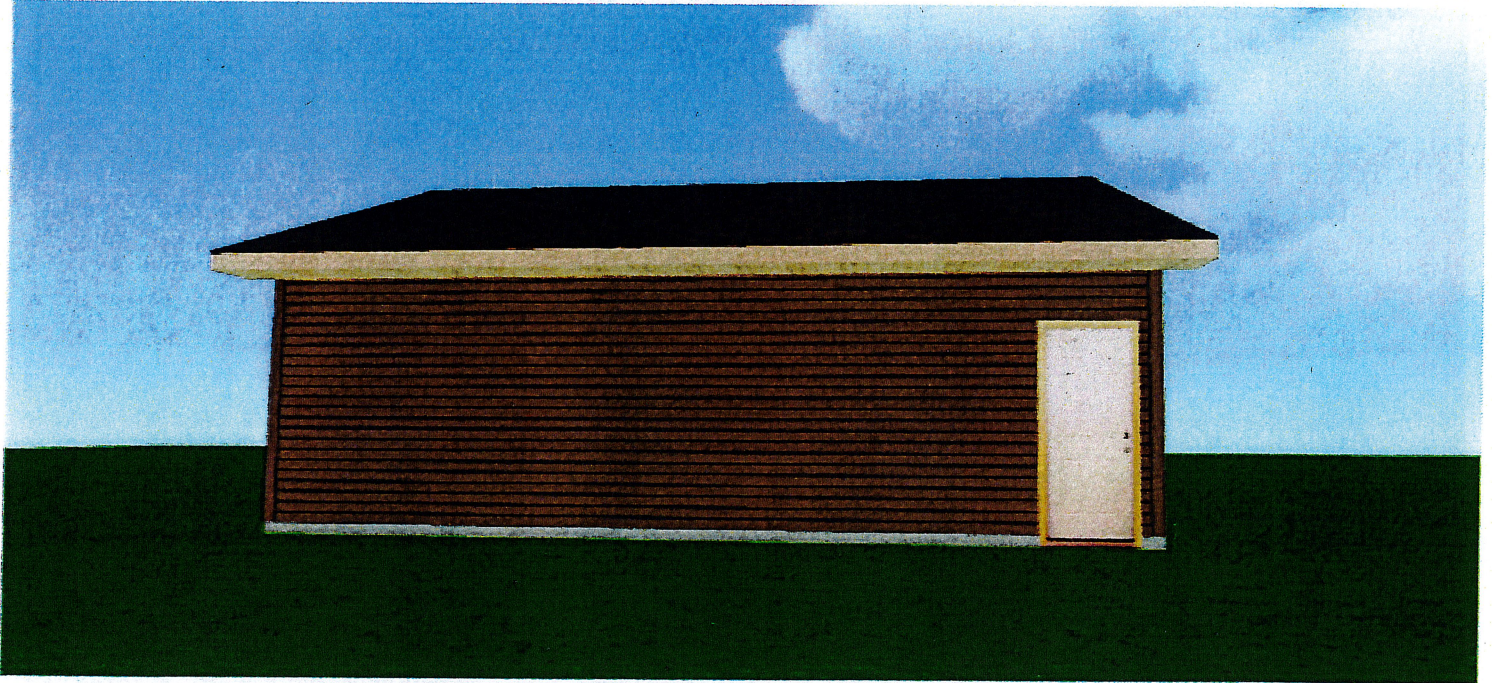
Estimated Price: \$11,311.96

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MENARDS

**Design & Buy™**

GARAGE



Date: 3/17/2024 - 5:35 PM

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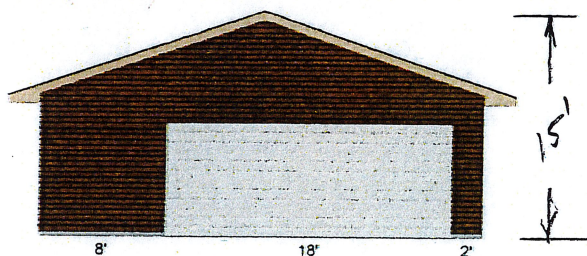
MENARDS

# Design & Buy™ GARAGE

## Dimensions

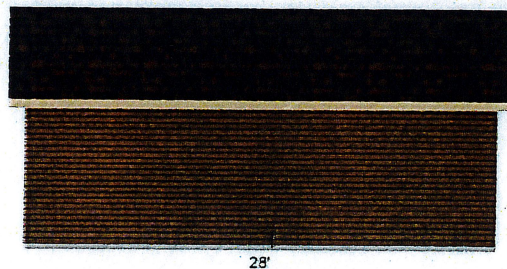
### Wall Configurations

\*Some items like wainscot, gutter, gable accents, are not displayed if selected.

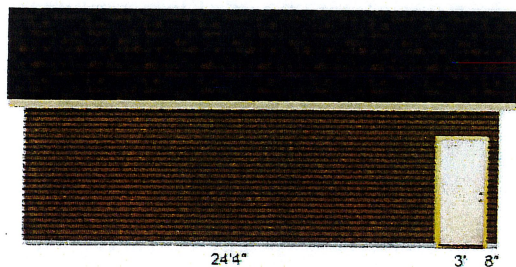


**ENDWALL B**

18X7 White Deep Ribbed Torsion Spring

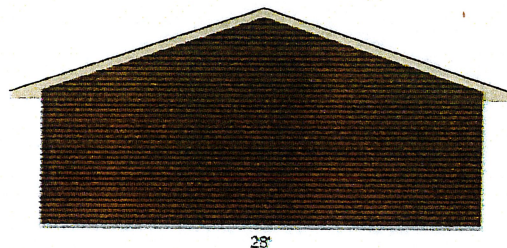


**SIDEWALL D**



**SIDEWALL C**

Mastercraft® 36W x 80H Primed Steel 6-Panel



**ENDWALL A**



## Inspection Services

9229 W. Loomis Road, Franklin, WI 53132

414-425-0084 Fax 414-425-7513

e-mail: [generalinspection@franklinwi.gov](mailto:generalinspection@franklinwi.gov)

[www.franklinwi.gov](http://www.franklinwi.gov)

05/16/2024

**SCHEFINER, ANTHONY J JR**  
**10405 W RYAN RD**  
**FRANKLIN, WI 53132**

Project Address: **10405 W. Ryan Road**  
Project Type: **Accessory Structure**

Dear Permit Applicant:

Plans for the referenced project have been placed **ON-HOLD** pending further information.

Revised plans shall be submitted to reflect correction(s) to the following item(s):

**-City UDO (Uniform Development Ordinance) and zoning restrictions for this address do not allow the proposed garage to be located where shown on the submittal.**

**-The new garage cannot be located in the assigned front yard space (space between the street property line and the street face of the dwelling).**

**-This address is zoned " R-2" and development is guided by UDO Table 15-3.0202. The table indicates minimum front yard setback as 60 feet and side yard as 20 feet. The plot plan submitted with the permit indicates side yard as " 10 ft " and front as approx. 90 ft. from the north property line.**

**-A variance will be needed to build the garage in the location shown. (variance form enclosed). Consult with City Planning (414-425-4024) for specifics on how to complete the form and what materials will be needed for the variance hearing. The variance application will be considered by a scheduled hearing with the city Board of Zoning & Building Appeals.**

**-Mitigating circumstances should be presented as part of the narrative for the project. Factors may be a suitable grade building pad on the existing site, accessibility by the homeowners ,adjacent properties use and zoning as well as others. The board might also consider landscaping screening of the street side of the garage.**

**-In the narrative for the variance indicate on which elevation the overhead door will be located.**



## Inspection Services

9229 W. Loomis Road, Franklin, WI 53132

414-425-0084 Fax 414-425-7513

e-mail: [generalinspection@franklinwi.gov](mailto:generalinspection@franklinwi.gov)

[www.franklinwi.gov](http://www.franklinwi.gov)

**-The building permit application may proceed following the decision of the Board.**

**-Our department is available to provide additional site information on file with the city as well as accessory building U.D.C. information.**

Please contact Inspection Services if you have any questions regarding the required plan revisions listed above.

Thank you,

City of Franklin  
Inspection Services



**CITY OF FRANKLIN**  
**REPORT TO THE PLAN COMMISSION**



**Meeting of August 22, 2024**

**CMP Amendment, Rezoning, Special Use**

**RECOMMENDATION:** Staff recommends approval of the applications for Comprehensive Master Plan Amendment, Rezoning, and Special Use. Recommended Conditions of Approval are provided in the draft Resolution(s).

<b>Project Name:</b>	<b>Communities of Crocus</b>
<b>Property Owner:</b>	Northwestern Mutual Life Insurance
<b>Applicant:</b>	Amy Hansel, Communities of Crocus
<b>Property Address/Tax Key Number:</b>	7521 S. 31 <sup>st</sup> St. / 786 9981 004; and 0 S 35TH ST / 761 9997 003; and 0 S 31ST ST / 761 9994 005; and 0 S 31ST ST / 761 9992 002
<b>Aldermanic District:</b>	District 3
<b>Agent:</b>	Kevin Allenbach, RA, HGA Architects
<b>Zoning District:</b>	7521 S. 31 <sup>st</sup> St. / 786 9981 004: R-6 and OL-1 0 S 35TH ST / 761 9997 003: R-6 and OL-1 0 S 31ST ST / 761 9994 005: R-6 and OL-1 0 S 31ST ST / 761 9992 002: B-4 S. 27 <sup>th</sup> St. MU Commercial FW on all lots
<b>Use of Surrounding Properties:</b>	R-6 (North and West) R-6 and OL-1 (South) B-4 S. 27 <sup>th</sup> St. MU Commercial (East) BP Business Park and OL-1
<b>Application Request:</b>	CMP Amendment, Rezoning and Special Use
<b>Staff Planner:</b>	Marion Ecks, AICP

**APPLICATION DESCRIPTION**

The applicant, Communities of Crocus, is seeking approval of a multifamily residential development with supportive services for adults with autism and similar Intellectual Developmental Disabilities (IDDs) and their families. The proposed development includes supportive housing for individuals with IDD, buildings with services for residents, and standard housing for their families. Other buildings will include office spaces and community education and recreation facilities.

The applications before the Commission today are requests for a Special Use to allow for development of residential facilities and a community building on the north-most lot of the

development. Comprehensive Master Plan Amendment and Rezoning are required so that all lots are zoned B-4 Mixed Use Commercial. The applications include conceptual site plans; future development will require site plan approval. The proposed development will occur over multiple phases, which are described in the applicants submittals.

Lot	Phase	Address & TKN	Dev.	Acreage	App.(s)	Zoning
A	1	0 S 31ST ST 761 9992 002	Care Homes & Services	18.4	SU	B-4 S. 27th St. Mixed Use
B	2	0 S 31ST ST 761 9994 005	Apartments	10.3	CMPa, RZ	R-6 and OL-1
C	3	0 S 35TH ST 761 9997 003	Townhome duplex	8.4	CMPa, RZ	R-6 and OL-1
D	3	7521 S. 31st St. 786 9981 004	Duplex	5.7	CMPa, RZ	R-6 and OL-1
			Total	42.9		



These lots are currently owned by Northwestern Mutual Life Insurance, and do not have buildings on them. There are a variety of natural resources including a tributary of the Root River, floodplain, woodland, and wetlands. In addition, lots A, B, and C contain constructed wetlands which were installed as part of a project with the Milwaukee Metropolitan Sewerage District (MMSD) to increase stormwater capture in the area. Lots A, B, and C have frontage on both 31st and 35th Streets, but access to 35th Street is limited by the presence of a stream.

The project is located on lands west of NWML and the Statesmen multifamily development, as well as the Master Halco ladder company. To the north and west single-family residential neighborhoods, as well as vacant land. The lots contain a significant natural resource buffer on their western side, as the presence of floodplain

limits developable area. The applicants are not proposing any impacts to floodplain for this development.

The surrounding area has a Future Land Uses of Mixed Use to the north and east, which

includes residential, commercial, and institutional uses. To the south of the development are single family homes with a future land use designation of Office. To the west are single family homes with residential future land use, and vacant land that is designated recreational. All areas include natural resource future land use. (See Locator Maps)

## **PROJECT ANALYSIS**

***Approval of the full development requires a Comprehensive Master Plan Amendment, Rezoning, Special Use permits and Site Plan.*** The applicant is currently seeking approval for a Special Use for lot A, and CMP Amendment and Rezoning on the remaining lots. 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.

### **Special Use**

Phase one of the project is the core mission of this development: housing and community facilities for adults with IDD's. Subsequent phases will include additional housing for adults with IDD's, amenities, and housing for families and caregivers of residents in supportive housing. The applicants have provided detailed information on their work and vision with their application submittal.

This property is already zoned B-4 South 27<sup>th</sup> Street Mixed Use district, which allows for multifamily development under the same standards as the R-8 Multifamily zoning district. Special Use approval is required by the zoning for all such developments. Mixed use developments typically combine residential development with other use types such as retail or offices.

For Phase One, the applicants are proposing four (4) four-unit residence buildings, for a final total of sixteen dwelling units. The gross density of this proposed multifamily development is 0.86 units per acre (16 unit / 18.5 acres = 0.86), well within the allowable density of the R-8 district of 8 units per acre, and in fact less than the nearby single-family neighborhood, which has a gross density of approximately 2.5 units per acre (16 unit / 6.25 acres = 2.5).

Elements of the Centre at Crocus community center, and proposed uses for the Hub facility are generally Permitted uses in B-4 zoning. The Centre will include medical offices, home health care services, vocational schools, physical fitness and dance studios, and other recreational uses. Staff recommends that this Special Use approval allow for the additional primary uses typically allowed in the B-4 district that are related to healthcare, offices and nonprofit organizations, and physical fitness facilities in the Hub Building.

Subsequent phases will require separate zoning approval.

### **Comprehensive Master Plan Amendment and Rezoning**

The City of Franklin 2025 Comprehensive Master Plan designates the properties to be rezoned as "Office" 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 Office designation only permits office uses. In order to revise the zoning at this location, the Comprehensive Master Plan must also be updated to allow for housing. There are properties immediately adjacent to these lands that have Mixed Use future land use; Planning recommends that these lots also receive the same designation, to allow for rezoning to B-4 Mixed Use.

The choice to change the zoning of any property is a key decision point for the community. These properties are currently zoned R-6 Suburban Single-Family Residence District and OL-1 Office Overlay District, which do not allow for multifamily development, or community housing. Many of the services proposed for Lot A would be allowed, but mixed-use development is not permitted under this district, and thus a rezoning of these properties is necessary to allow for the development.

Franklin has relatively limited area zoned for multi-family development, and recently opted to rezone a comparable acreage from R-8 Multifamily to M-1 Industrial to allow for business development. As the recent Housing Report notes, with the current rate of development, Franklin currently has a low vacancy rate, and will have a housing shortfall by 2040. This proposal offers an opportunity to increase housing opportunity and provide options for families with children with IDD to stay in Franklin over the long term.

### **Site Plan**

The applicants must submit a Site Plan application for Plan Commission approval of final project designs for Phase One. The Site Plan will have to comply with the terms of the Special Use approval and comply with the dimensional requirements of B-4 zoning. Subsequent phases will require separate approval.

### **Recommendation**

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:

**CMP Amendment:** None.

**Rezoning:** None. *This request is the key decision point for the proposed development. Rezoning applications must comply with the standards of the Comprehensive Master Plan and Zoning Ordinance.*

### **Special Use:**

- Approval of a Site Plan and provision of cross access, conservation, and landscape bufferyard easements at the time of a this review.



Staff recommends approval of the applications, subject to conditions in the draft legislative documents.

Exhibits:

- Zoning Information District Standards Handout – B-4 Mixed Use Commercial
- Applicant Exhibits

## RESOLUTION NO. 2024-\_\_\_\_\_

A RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS FOR THE APPROVAL OF A SPECIAL USE FOR A SIXTEEN UNIT SUPPORTIVE HOUSING DEVELOPMENT, RESIDENT COMMUNITY CENTER, AND COMMUNITY HUB FACILITY, UPON PROPERTY LOCATED AT 0 S 31ST ST, TKN 761 9992 002 (BY AMY HANSEL, COMMUNITIES OF CROCUS, APPLICANT, NORTHWESTERN MUTUAL LIFE INSURANCE, PROPERTY OWNER)

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WHEREAS, Amy Hansel, Communities of Crocus having petitioned the City of Franklin for the approval of a Special Use to allow for the development of a sixteen unit supportive housing development, resident community center, and community Hub facility upon property located at 0 S. 31<sup>st</sup> Street, zoned B-4 S. 27th St. Mixed Use Commercial District. The property which is the subject of the application bears Tax Key No. 761 9992 002 and is more particularly described as follows:

Lot 1 of certified survey map no. 7905 recorded in the office of the register of deeds for Milwaukee County, Wisconsin on April 11, 2007 as document no. 9415687, said certified survey map being a part of the southwest 1/4 and the southeast 1/4 of the Northeast 1/4 of section 12, township 5 north, range 21 east, in the city of Franklin, Milwaukee County, Wisconsin.; and

WHEREAS, such petition having been duly referred to the Plan Commission of the City of Franklin for a public hearing, pursuant to the requirements of §15-9.0103D. of the Unified Development Ordinance, and a public hearing having been held before the Plan Commission on the 22<sup>nd</sup> day of August, 2024, 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 Amy Hansel, Communities of Crocus,

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 Amy Hansel, Communities of Crocus, successors and assigns, for a sixteen-unit supportive housing development, resident community center, and community Hub facility, pursuant to those plans City file-stamped August 12, 2024 and annexed hereto and incorporated herein as Exhibit A.
2. Amy Hansel, Communities of Crocus, 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 Amy Hansel, Communities of Crocus, sixteen-unit supportive housing development, resident community center, and community Hub 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 Amy Hansel, Communities of Crocus sixteen-unit supportive housing development, resident community center, and community Hub facility Special Use for the property located at 0 S 31<sup>st</sup> Street TKN 761 9992 002: (i) being in compliance with all applicable governmental laws, statutes, rules, codes, orders and ordinances; and (ii) obtaining all other governmental approvals, permits, licenses and the like, required for and applicable to the project to be developed and as presented for this approval.
4. The applicants shall obtain approval of a site plan for full development of this lot.

BE IT FURTHER RESOLVED, that in the event Amy Hansel, Communities of Crocus, 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

AMY HANSEL, COMMUNITIES OF CROCUS – SPECIAL USE  
RESOLUTION NO. 2024-\_\_\_\_\_

Page 3

separate violation. Failure of the City to enforce any such violation shall not be a waiver of that or any other violation.

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

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

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

Introduced at a regular meeting of the Common Council of the City of Franklin this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

APPROVED:

\_\_\_\_\_  
John R. Nelson, Mayor

ATTEST:

\_\_\_\_\_  
Shirley J. Robinson, City Clerk

AYES \_\_\_\_\_ NOES \_\_\_\_\_ ABSENT \_\_\_\_\_

ORDINANCE NO. 2024-\_\_\_\_\_

AN ORDINANCE TO AMEND THE CITY OF FRANKLIN 2025  
 COMPREHENSIVE MASTER PLAN TO CHANGE THE CITY OF FRANKLIN  
 2025 FUTURE LAND USE MAP FOR  
 THREE PROPERTIES GENERALLY LOCATED ON THE EAST SIDE OF  
 SOUTH 31ST STREET, ADDRESSED AS 7521 S. 31ST STREET (TKN 786 9981 004),  
 0 S 35TH STREET (TKN 761 9997 003) AND 0 S 31ST STREET (TKN 761 9994 005),  
 FROM OFFICE USE AND AREAS OF NATURAL RESOURCE FEATURES USE  
 TO MIXED USE (TOTALING APPROXIMATELY 24.5 ACRES)  
 (AMY HANSEL, COMMUNITIES OF CROCUS) (NORTHWESTERN MUTUAL LIFE  
 INSURANCE, PROPERTY OWNERS)

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WHEREAS, pursuant to Wis. Stat. §§ 62.23(2) and (3) and 66.1001(4), the City of Franklin is authorized to prepare and adopt and to amend a comprehensive plan as defined in Wis. Stat. §§ 66.1001(1)(a) and 66.1001(2); and

WHEREAS, Amy Hansel, Communities of Crocus has applied for an amendment to the Comprehensive Master Plan to change the City of Franklin 2025 Future Land Use Map designation for three properties generally located on the east side of South 31<sup>st</sup> Street, addressed as 7521 S. 31<sup>st</sup> Street (TKN786 9981 004), 0 S 35<sup>th</sup> Street (TKN 761 9997 003) and 0 S 31<sup>st</sup> Street (TKN 761 9994 005), from Office Use and Areas of Natural Resource Features Use to Mixed Use; and

WHEREAS, the Plan Commission of the City of Franklin by a majority vote of the entire Commission on August 22, 2024, recorded in its official minutes, has adopted a resolution recommending to the Common Council the adoption of the Ordinance to Amend the City of Franklin 2025 Comprehensive Master Plan to change the City of Franklin 2025 Future Land Use Map for three properties generally located on the east side of South 31<sup>st</sup> Street, addressed as 7521 S. 31<sup>st</sup> Street (TKN786 9981 004), 0 S 35<sup>th</sup> Street (TKN 761 9997 003) and 0 S 31<sup>st</sup> Street (TKN 761 9994 005), from Office Use and Areas of Natural Resource Features Use to Mixed Use; and

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

SECTION 1:           The City of Franklin 2025 Comprehensive Master Plan is hereby  
 amended to change the City of Franklin 2025 Future Land Use Map designation for three properties generally located on the east side of South 31<sup>st</sup> Street, addressed as 7521 S. 31<sup>st</sup> Street (TKN786 9981 004), 0 S 35<sup>th</sup> Street (TKN 761 9997 003) and 0 S 31<sup>st</sup> Street (TKN 761 9994

005), from Office Use and Areas of Natural Resource Features Use to Mixed Use. Such property is more particularly described within Resolution No. 2024 \_\_\_\_\_ of even-date herewith.

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 \_\_\_\_\_, 2024, by Alderman \_\_\_\_\_.

Passed and adopted by a majority vote of the members-elect of the Common Council at a regular meeting of the Common Council of the City of Franklin this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

APPROVED:

\_\_\_\_\_  
John R. Nelson, Mayor

ATTEST:

\_\_\_\_\_  
Shirley J. Robinson, City Clerk

AYES \_\_\_\_\_ NOES \_\_\_\_\_ ABSENT \_\_\_\_\_

STATE OF WISCONSIN

CITY OF FRANKLIN

MILWAUKEE COUNTY

*[Draft 08-15-24]*

ORDINANCE NO. 2024-\_\_\_\_\_

AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE (ZONING MAP) TO REZONE THREE PROPERTIES LOCATED ON THE EAST SIDE OF SOUTH 31ST STREET, ADDRESSED AS 7521 S. 31ST STREET (TKN 786 9981 004), 0 S 35TH STREET (TKN 761 9997 003) AND 0 S 31ST STREET (TKN 761 9994 005), TO B-4 SOUTH 27<sup>TH</sup> STREET MIXED USE BUSINESS DISTRICT (AMY HANSEL, COMMUNITIES OF CROCUS) (NORTHWESTERN MUTUAL LIFE INSURANCE, PROPERTY OWNERS)

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WHEREAS, Amy Hansel, Communities of Crocus having petitioned the City of Franklin for the rezoning of approximately 24.5 acres of land, from R-6 Suburban Single-Family Residence District and OL-1 Office Overlay District to B-4 South 27<sup>th</sup> Street Mixed Use Business District, such land addressed as 7521 S. 31<sup>st</sup> Street (TKN786 9981 004), 0 S 35<sup>th</sup> Street (TKN 761 9997 003) and 0 S 31<sup>st</sup> Street (TKN 761 9994 005); and

WHEREAS, a public hearing was held before the City of Franklin Plan Commission on the 22<sup>nd</sup> day of August, 2024, 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 7521 S. 31st Street (TKN 786 9981 004) described below, be changed from R-6 Suburban Single-Family Residence District and OL-1 Office Overlay District to B-4 South 27th Street Mixed Use 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 0 S 35<sup>th</sup> Street (TKN 761 9997 003) described below, be changed from R-6 Suburban Single-Family

Residence District and OL-1 Office Overlay District to B-4 South 27th Street Mixed Use 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 0 S 31<sup>st</sup> Street (TKN 761 9994 005) described below, be changed from R-6 Suburban Single-Family Residence District and OL-1 Office Overlay District to B-4 South 27th Street Mixed Use Business District:

7521 S. 31<sup>st</sup> Street (TKN 786 9981 004): Parcel 2 of certified survey map no. 5794 recorded in the office of the register of deeds for Milwaukee County, Wisconsin on January 14, 1993, in reel 2948 of certified survey maps, image 745 as document no. 6715343, said certified survey map being a division of lands in the southeast 1/4 and the southwest 1/4 of the northeast 1/4 of section 12, township 5 north, range 21 east, in the city of Franklin, Milwaukee County, Wisconsin.

Excepting therefrom that portion of land conveyed in instrument recorded April 10, 2006 as document no. 9215971.; and

0 S 35<sup>th</sup> Street (TKN 761 9997 003): That part of the northeast 1/4 of section 12 in town 5 north, range 21 east, in the city of Franklin, county of Milwaukee, state of Wisconsin, which is bounded and described as follows, to-wit:

Commencing at the southwest corner of said 1/4 section; thence north 00° 05' 06" west along the west line of said 1/4 section 165.32 feet to the point of beginning of lands to be described; thence continuing north 00° 05' 06" west along said line 165.33 feet to a point in the south line of certified survey map no. 5794; thence north 87° 41' 30" east along said south line 1308.41 feet; thence south 00° 02' 14" west 331.39 feet, said point also being in the centerline of south 31st street; thence south 87° 43' 22" west 1037.44 feet to a point in the east line of certified survey map no. 3564; thence north 00° 05' 06" west along said east line 165.32 feet to the northeast corner of said certified survey map; thence south 87° 43' 22" west along the north line of said certified survey map 270.23 feet to the point of beginning.

Excepting therefrom lands dedicated to the public for street purposes.

Further excepting therefrom that portion of land conveyed in instrument recorded April 10, 2006 as document no. 9215973.; and

0 S 31<sup>st</sup> Street (TKN 761 9994 005): All that part of the west 1/2 of the southeast 1/4 section 12, town 5 north, range 21 east, in the city of Franklin, county of Milwaukee, state of Wisconsin, bounded and described as follows:

Commencing at the northwest corner of the 1/4 section; thence north 89° 44' 10" east on and along the north line of the 1/4 section, 1330.13 feet to the northeast corner of the west 1/2 of the 1/4 section; thence south 2° 03' west along the east line of the west 1/2, 206.05 feet (recorded) south 00°02'11" west, 205.25 feet (measured) to a point; thence west on a line which is parallel to and 2448.99 feet north 2° 03' east of the south line of the 1/4 section,



1330.30 feet (recorded) south 88° 00' 24" west 1330.10 feet (measured) to a point in the west line of the 1/4 section; thence north 2° 08' east along said west line, 200 feet (recorded) 198.75 feet (measured) to the place of Commencement.

Excepting therefrom certified survey map no. 3564 recorded on February 12, 1979 as Document no. 5289377.

Further excepting therefrom that portion of land conveyed in instrument recorded April 10, 2006 as document no. 9215974; 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 \_\_\_\_\_, 2024.

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

APPROVED:

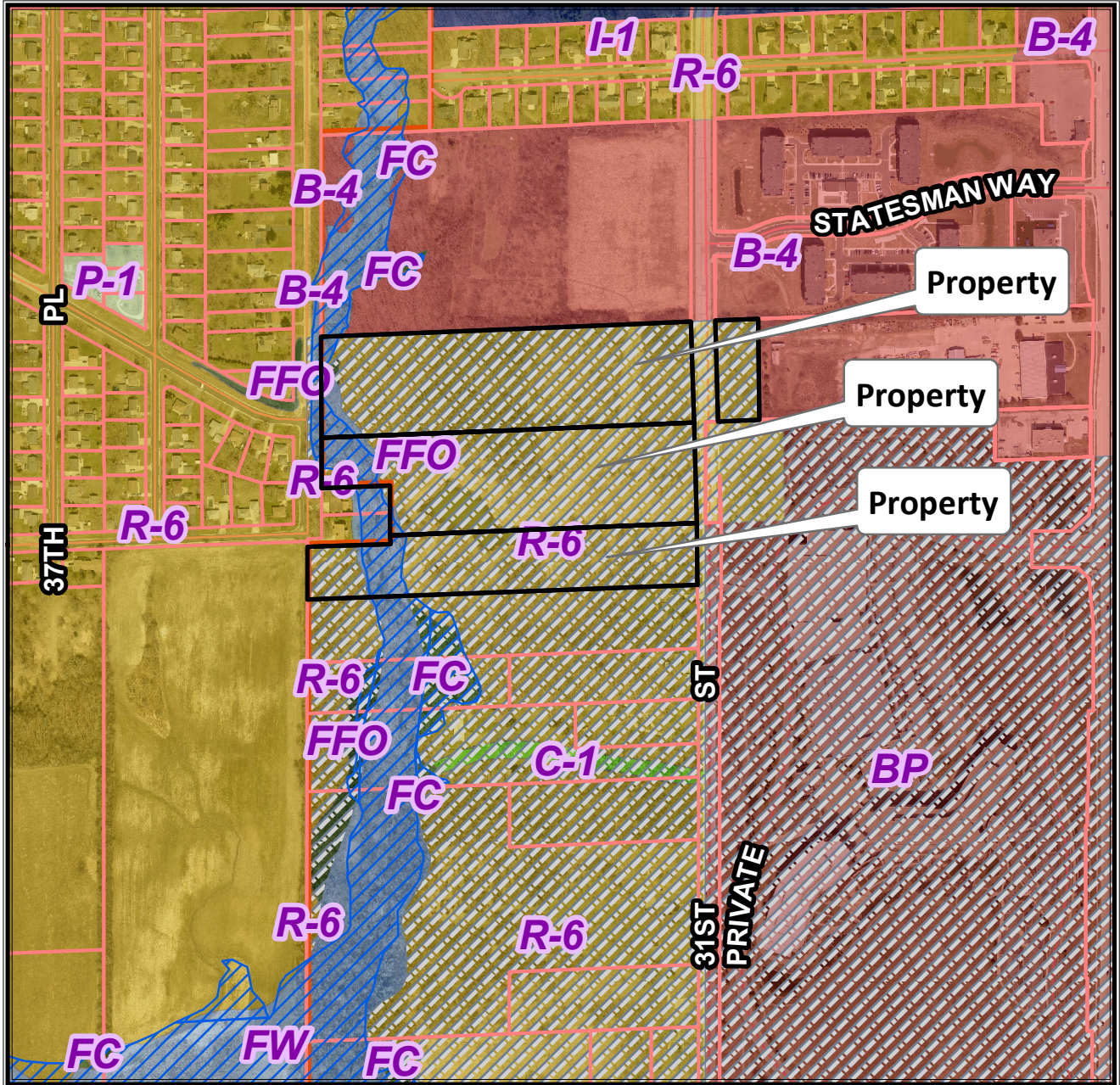
\_\_\_\_\_  
John R. Nelson, Mayor

ATTEST:

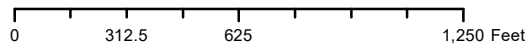
\_\_\_\_\_  
Shirley J. Robinson, City Clerk

AYES \_\_\_\_\_ NOES \_\_\_\_\_ ABSENT \_\_\_\_\_

7521 S. 31st Street  
 TKNs: 786 9981 004, 761 9997 003, 761 9994 005

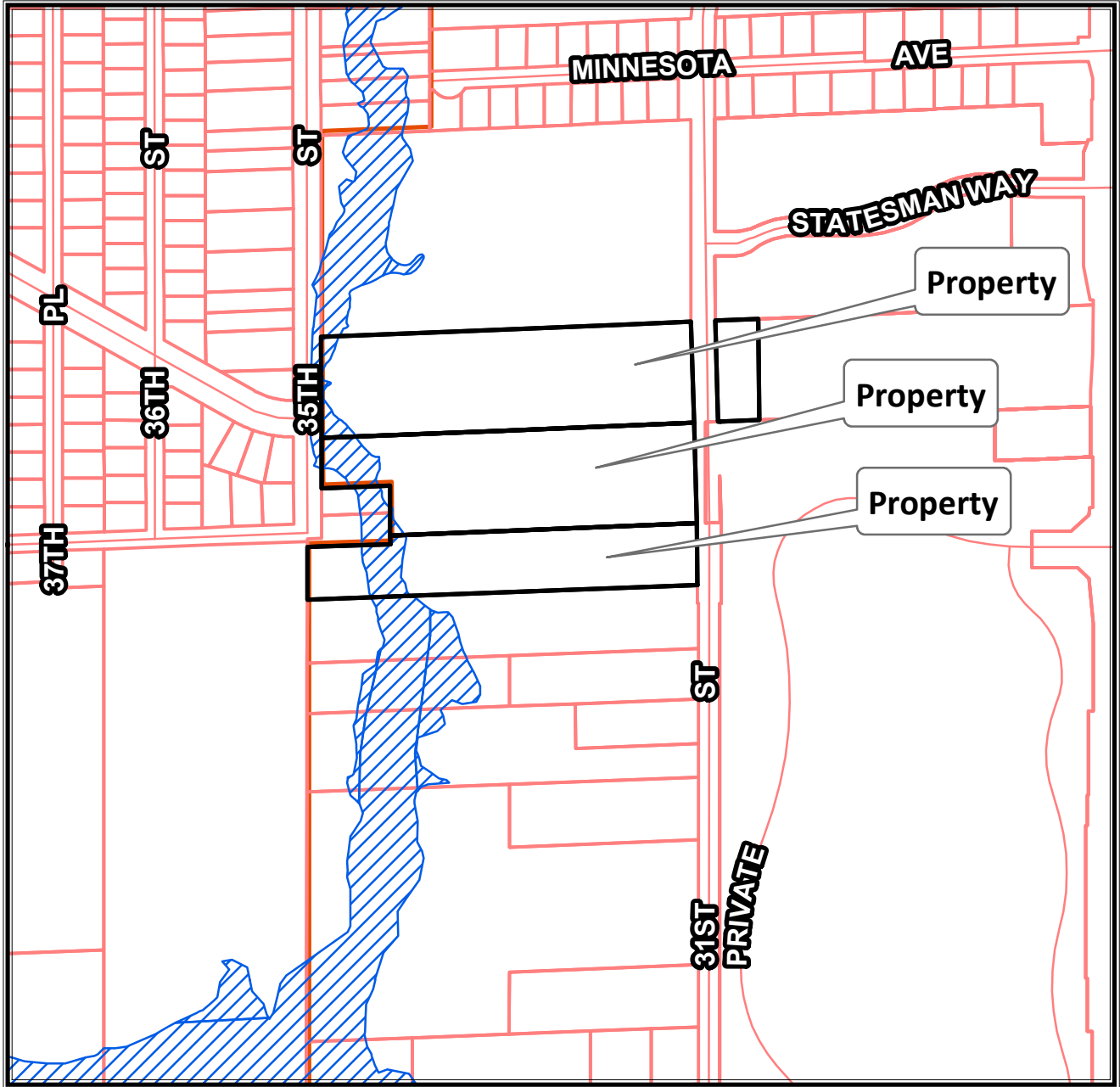


Planning Department  
 (414) 425-4024

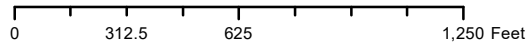


*This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. This map is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes.*

7521 S. 31st Street  
 TKNs: 786 9981 004, 761 9997 003, 761 9994 005

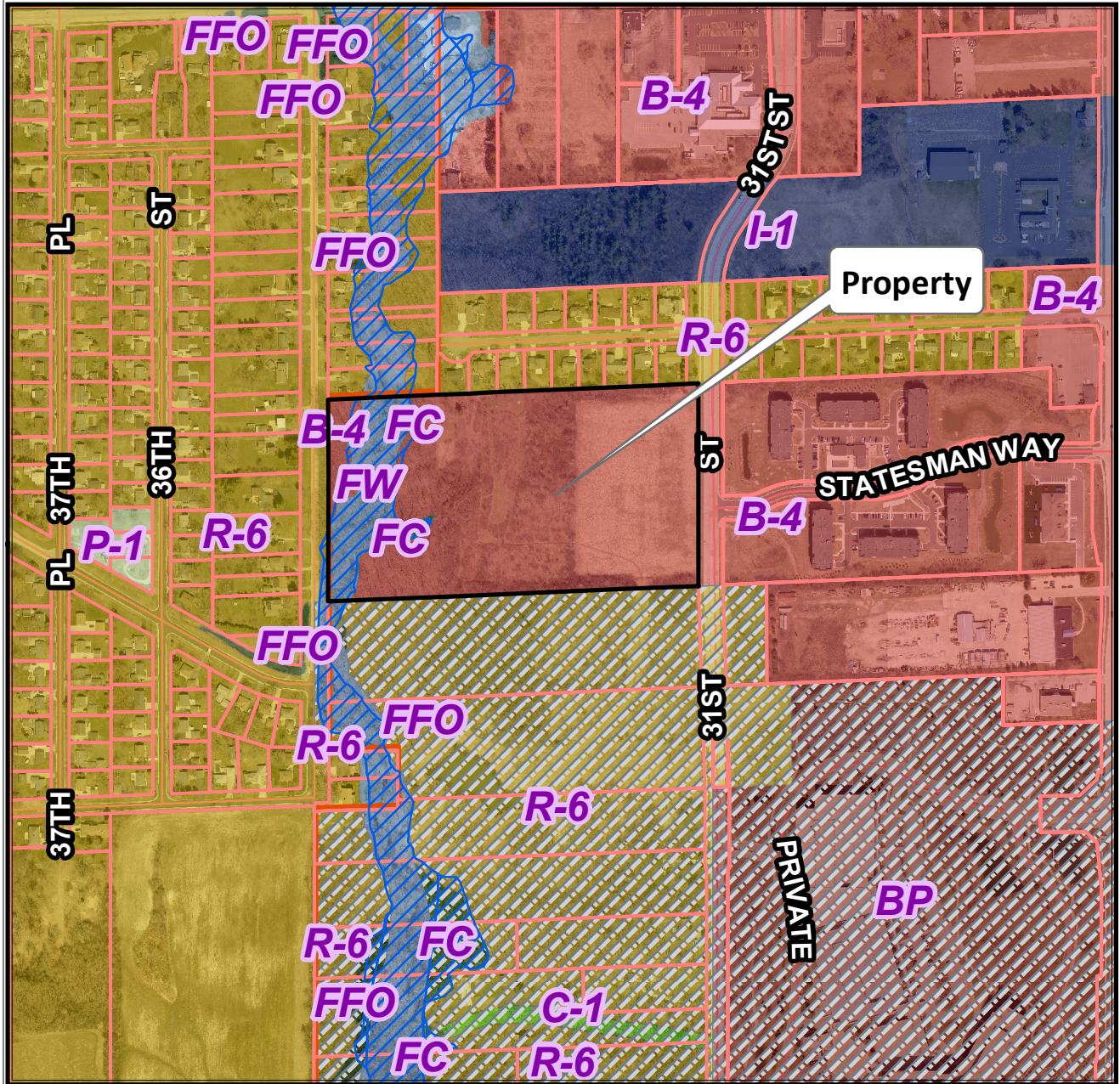


Planning Department  
 (414) 425-4024

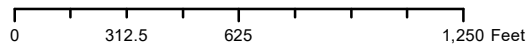


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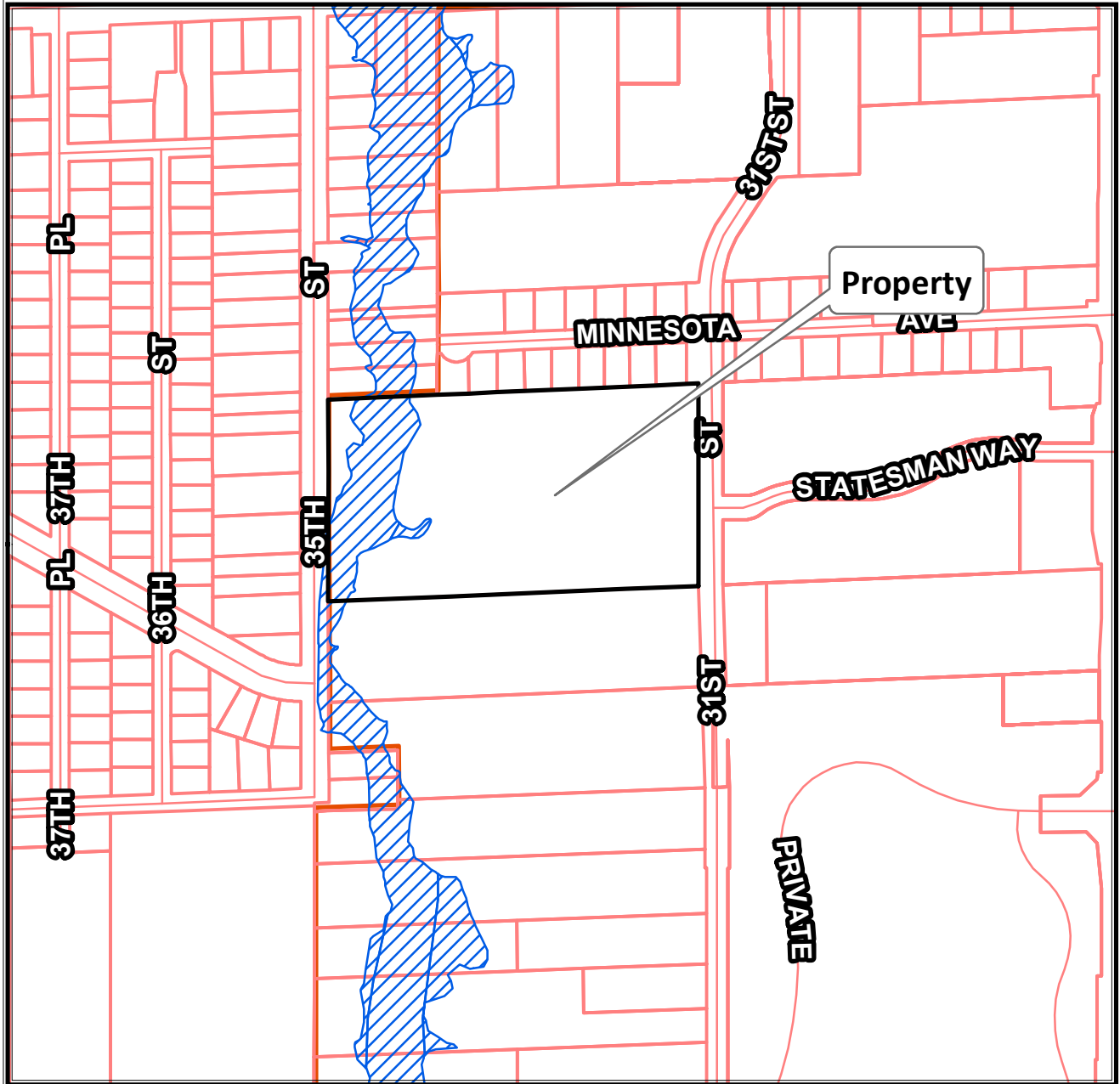


Planning Department  
(414) 425-4024

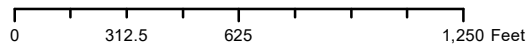


*This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. This map is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes.*

TKN: 761 9992 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.*





Date: July 25, 2024  
To: Amy Hansel, Communities of Crocus  
From: Department of City Development. Marion Ecks, AICP, Principal Planner.  
RE: Staff Comments, CMP Amendment, Rezoning and Special Use  
7521 S. 31<sup>st</sup> St. / 786 9981 004; and  
0 S 35TH ST / 761 9997 003; and  
0 S 31ST ST / 761 9994 005; and  
0 S 31ST ST / 761 9992 002

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Please be advised that city staff has reviewed the above application received on June 12, 2024, for a proposed CMP Amendment, Rezoning and Special Use to allow for development on lots located on S. 31<sup>st</sup> St. The following comments are for your review and consideration. **Note: HGA Architects Responses are in RED below comments – where responses are required.**

The current zoning of the sites are:

- 7521 S. 31<sup>st</sup> St. / 786 9981 004: R-6 and OL-1
- 0 S 35TH ST / 761 9997 003: R-6 and OL-1
- 0 S 31ST ST / 761 9994 005: R-6 and OL-1
- 0 S 31ST ST / 761 9992 002: B-4 S. 27<sup>th</sup> St. MU Commercial
- FW on all lots

**CMP Amendment & Rezoning:**

1. The City of Franklin 2025 Comprehensive Master Plan designates the property with TKN 761 9992 002 as "Mixed Use" with areas of "Natural Resources". This lot does not require an Comprehensive Master Plan (CMP) amendment or rezoning for the proposed development.
2. The City of Franklin 2025 Comprehensive Master Plan designates the properties with TKN 761 9994 005, 761 9997 003, and 786 9981 004 as "Office" with areas of "Natural Resources". This narrowly-tailored land use limits the utility of the area while not offering opportunities for less-intense mixed or residential uses. Office uses are allowed in all commercial zoning districts including B-4 S. 27<sup>th</sup> St. MU Commercial.
3. The lots meet the dimensional requirements of their proposed zoning. Staff suggests that the lots should be combined in future as the B-4 district encourages this and it would eliminate sideyards, however it is not required at this time.  
**HGA Note: The owner is considering this and will likely submit to combine the lots in the future.**
4. Landscape bufferyards are required on property lines adjacent to parcels with different zoning. They must be recorded by separate document subject to Common Council

approval; the template for this is attached. These easements will be required at the time of a Site Plan.

HGA Note: We will submit the Landscape Bufferyard Easement application with the Site Plan submittal.

5. Conservation Easements will be required for natural resources to be protected, and must be depicted on future Site Plans. The template for this is attached. These easements will be required at the time of a Site Plan.

HGA Note: We will submit the Conservation Easement applications with the Site Plan submittal.

6. Cross access easements must be provided between all development lots. These may be privately recorded. These easements will be required at the time of a Site Plan.
7. HGA Note: We will submit the Cross Access Easement applications with the Site Plan submittal.

### **Site Plan Concept**

8. Full site plan review will be required at the time of development. Please let staff know if you have questions about any specific aspect of the Site Plan approval process. General review standards may be found in UDO Division 15-7.0100. Staff does not have additional comments on the proposed concept.
9. Note that this property is located in the South 27th Street Design Overlay District.

**Special Use:** Residential development in B-4 zoning requires Special Use approval (Section 15-3.0304 and Special Use Table 15-3.0603.). The current Special Use request is for the lot with TKN 761 9992 002

10. Please clarify which lots are subject to the application for Special Use approval. Legal Description provided is just for TKN 761 9992 002 (the northern lot) but the application form indicates all lots.

HGA Response: The Special Use approval is being requested for the northern lot only, TKN 761-9992-002.

11. The applicant has provided responses to General Standards for Special Uses; staff does not have any specific comments on the responses.
12. Standards for development to mitigate impacts to neighboring zoning such as bufferyards and lighting controls will apply at the time of Site Plan review.

HGA Response: we will follow all City of Franklin requirements and will work hard to mitigate impacts to the neighboring properties.

13. Proposed gross density for all proposed developments is well within UDO requirements under the R-8 multifamily residential standards. Net density requirements will be evaluated at the time of Site Plan review. Do you anticipate net density to exceed 8 units per acre for any portion of the development?

HGA Response: No, we do not anticipate net density to exceed 8 units per acre for any portion of the development.

**Wetlands and other environmental features:** This development site contains a branch of the Root River, floodplain, a wetland complex, as well as woodlands.

14. A Natural Resource Protection Plan will be required for any land division or change to property lines, or for any Site Plan.

HGA Response: we will submit the Natural Resource Protection Plan with our Site Plan.

15. Note that any impacts to wetland and their buffer and setbacks must be restored. Impacts to natural resources beyond the standards of UDO Part 4 will require a Natural Resource Special Exception (NRSE).

HGA Response: Understood and we will comply.

**Engineering Department Comments:**

Separate Engineering plan submission is required for review and approval.

HGA Response: Understood and we will comply.

**Fire Department Comments:** Rezoning

The Fire Department is supportive of this project. However, the cumulative effect of this and several other residential developments will pose a significant challenge in maintaining industry standard emergency response times to fire and medical emergencies throughout the City, without an increase in Firefighter/Paramedic staffing.

**Recommended Conditions of Approval**

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

**Attachments:**

1. Conservation Easement Template
2. Bufferyard Easement Template





Planning Department  
 9229 West Loomis Road  
 Franklin, Wisconsin 53132  
 (414) 425-4024  
[franklinwi.gov](http://franklinwi.gov)



APPLICATION DATE: 06/13/2024

STAMP DATE: \_\_\_\_\_ city use only

## COMMON COUNCIL REVIEW APPLICATION

### PROJECT INFORMATION [print legibly]

APPLICANT [FULL LEGAL NAMES]	APPLICANT IS REPRESENTED BY [CONTACT PERSON]
NAME: <b>Amy Hansel</b>	NAME: <b>Kevin Allebach, RA</b>
COMPANY: <b>Communities of Crocus</b>	COMPANY: <b>HGA Architects</b>
MAILING ADDRESS: <b>PO Box 580165</b>	MAILING ADDRESS: <b>333 East Erie Street</b>
CITY/STATE: <b>Pleasant Prairie, Wiscc</b> ZIP: <b>53158</b>	CITY/STATE: <b>Milwaukee, Wisconsin</b> ZIP: <b>53202</b>
PHONE: <b>864-593-2457</b>	PHONE: <b>Cell:414-520-6513</b>
EMAIL ADDRESS: <b>autastic0327@gmail.com</b>	EMAIL ADDRESS: <b>kallebach@hga.com</b>

### PROJECT PROPERTY INFORMATION

PROPERTY ADDRESS: <b>7521 South 31st Street, Franklin, WI</b>	TAX KEY NUMBER: <b>761-9994-005, 761-9997-003, 786-9981-004</b>
PROPERTY OWNER: <b>The Northwestern Mutual Life Insuranc</b>	PHONE: <b>414-665-5080</b>
MAILING ADDRESS: <b>720 E Wisconsin Ave</b>	EMAIL ADDRESS: <b>briankonyn@northwesternmutual.com</b>
CITY/STATE: <b>Milwaukee, WI</b> ZIP: <b>53202</b>	DATE OF COMPLETION: _____ office use only

### APPLICATION TYPE

**Please check the application type that you are applying for**

- Concept Review
  Comprehensive Master Plan Amendment
  Planned Development District
  Rezoning
  Special Use / Special Use Amendment
  Unified Development Ordinance Text Amendment

Most requests require Plan Commission review and Common Council approval.  
 Applicant is responsible for providing Plan Commission resubmittal materials up to 12 copies pending staff request and comments.

### SIGNATURES

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).**

- I, the applicant, certify that I have read the following page detailing the requirements for plan commission and common council approval and submittals and understand that incomplete applications and submittals cannot be reviewed.

PROPERTY OWNER SIGNATURE: 	APPLICANT SIGNATURE: <u>Amy Hansel</u> <small>Amy Hansel (Jun 12, 2024 14:04 CDT)</small>
NAME & TITLE: <b>Brian J. Konyn, Its: Dire</b> DATE: <b>06/10/2024</b>	NAME & TITLE: <b>Amy R. Hansel/COC Pri</b> DATE: <b>06/10/2024</b>
PROPERTY OWNER SIGNATURE:	APPLICANT REPRESENTATIVE SIGNATURE:
NAME & TITLE: _____ DATE: _____	NAME & TITLE: <b>Kevin Allebach/Vice Pres</b> DATE: <b>06/10/2024</b>

### SPECIAL USE / SPECIAL USE AMENDMENT APPLICATION MATERIALS

- This application form accurately completed with signatures or authorization letters (see reverse side for more details).
- Application fee payable to the City of Franklin... [select one of the following]
  - \$1,500: New Special Use > 4000 square feet.
  - \$1,000: Special Use Amendment.
  - \$750: New Special Use < 4000 square feet.
- Word Document legal description of the subject property.
- One copy of a response to the General Standards, Special Standards, and Considerations found in Section 15-3.0701(A), (B), and (C) of the UDO available at [www.franklinwi.gov](http://www.franklinwi.gov).
- Three (3) complete collated sets of application materials to include ...
  - Three (3) project narratives.
  - Three (3) folded copies of the Site Plan package, drawn to scale at least 24" X 36", The submittal should include only those plans/items as set forth in Section 15-7.0101, 15-7.0301 and 15-5.0402 of the UDO that are impacted by the development. (e.g., Site Plan, Building Elevations, Landscape Plan, Outdoor Lighting Plan, Natural Resource Protection Plan, Natural Resource Protection Report, etc.
- One (1) colored copy of the building elevations on 11" X 17" paper, if applicable.
- Email or flash drive with all plans / submittal materials.
- Additional information as may be required.
- Special Use/Special Use Amendment requests require Plan Commission review, a Public Hearing and Common Council approval.

### UNIFIED DEVELOPMENT ORDINANCE (UDO) TEXT AMENDMENT APPLICATION MATERIALS

- This application form accurately completed with signatures or authorization letters (see reverse side for more details).
- \$200 Application fee payable to the City of Franklin.
- Three (3) project narratives, including description of the proposed text amendment.
  - Requires a Class II Public Hearing notice at Plan Commission.
  - The City's Unified Development Ordinance (UDO) is available at [www.franklinwi.gov](http://www.franklinwi.gov).

## Parcel Legal Descriptions

Legal description per First American Title Insurance Company Commitment No.NCS-1201499-CHI2, with an effective date of November 29, 2023:

### Parcel II:

Parcel 2 of certified survey map no. 5794 recorded in the office of the register of deeds for Milwaukee County, Wisconsin on January 14, 1993, in reel 2948 of certified survey maps, image 745 as document no. 6715343, said certified survey map being a division of lands in the southeast 1/4 and the southwest 1/4 of the northeast 1/4 of section 12, township 5 north, range 21 east, in the city of Franklin, Milwaukee County, Wisconsin.

Excepting therefrom that portion of land conveyed in instrument recorded April 10, 2006 as document no. 9215971.

### Parcel III:

That part of the northeast 1/4 of section 12 in town 5 north, range 21 east, in the city of Franklin, county of Milwaukee, state of Wisconsin, which is bounded and described as follows, to-wit: Commencing at the southwest corner of said 1/4 section; thence north 00° 05' 06" west along the west line of said 1/4 section 165.32 feet to the point of beginning of lands to be described; thence continuing north 00° 05' 06" west along said line 165.33 feet to a point in the south line of certified survey map no. 5794; thence north 87° 41' 30" east along said south line 1308.41 feet; thence south 00° 02' 14" west 331.39 feet, said point also being in the centerline of south 31st street; thence south 87° 43' 22" west 1037.44 feet to a point in the east line of certified survey map no. 3564; thence north 00° 05' 06" west along said east line 165.32 feet to the northeast corner of said certified survey map; thence south 87° 43' 22" west along the north line of said certified survey map 270.23 feet to the point of beginning.

Excepting therefrom lands dedicated to the public for street purposes.

Further excepting therefrom that portion of land conveyed in instrument recorded April 10, 2006 as document no. 9215973.

### Parcel IV:

All that part of the west 1/2 of the southeast 1/4 section 12, town 5 north, range 21 east, in the city of Franklin, county of Milwaukee, state of Wisconsin, bounded and described as follows: Commencing at the northwest corner of the 1/4 section; thence north 89° 44' 10" east on and along the north line of the 1/4 section, 1330.13 feet to the northeast corner of the west 1/2 of the 1/4 section; thence south 2° 03' west along the east line of the west 1/2, 206.05 feet (recorded) south 00°02'11" west, 205.25 feet (measured) to a point; thence west on a line which is parallel to and 2448.99 feet north 2° 03' east of the south line of the 1/4 section, 1330.30 feet (recorded) south 88° 00' 24" west 1330.10 feet (measured) to a point in the west line of the 1/4 section; thence north 2° 08' east along said west line, 200 feet (recorded) 198.75 feet (measured) to the place of Commencement.

Excepting therefrom certified survey map no. 3564 recorded on February 12, 1979 as Document no. 5289377.

Further excepting therefrom that portion of land conveyed in instrument recorded April 10, 2006 as document no. 9215974.

## **Communities of Crocus**

7521 South 31<sup>st</sup> Street (Parcels 761-9992-002; 761-9994-005; 761-9997-003; 786-9981-004)

Project Narrative for City of Franklin

Submitted with Comprehensive Master Plan Amendment / Rezoning / Special Use Applications

Prepared by HGA Architects (HGA Inc.)

Updated August 12, 2024

## **Narrative Introduction**

This narrative is to provide details and support the following Communities of Crocus Applications:

### **Special Use Application.**

The project is submitting a Special Use Application to provide information on the Care Homes and Centre building, which require a Special Use Permit per City of Franklin Section 15-3.0304 and Special Use Table 15-3.0603. This Special Use Application is for the northern parcel, TKN: 761-992-002.

### **Comprehensive Master Plan Amendment Application.**

This project is submitting a Comprehensive Master Plan Amendment Application to modify/amend the current Comprehensive Master Plan that was previously approved for this site.

### **Rezoning Application.**

The project is submitting a Rezoning Application to reclassify the three (3) southern parcels on the site (761-9994-005 is zoned R-6 with OL-1; 761-9997-003 is zoned R-6 with OL-1; 786-9981-004 is zoned R-6 with OL-1), to a B-4 Zoning. The northern parcel (761-9992-002) is currently zoned B-4, so the reclassification of the southern parcels to B-4 would give the B-4 zoning classification to all of the parcels.

The narrative has the following sections:

- I. Site
- II. Owner Information
- III. Proposed Use of Site
- IV. Buildings Proposed for Site
- V. Project Phasing
- VI. Site Considerations

## **I. Site.**

The site is located at 7521 South 31<sup>st</sup> Street in the City of Franklin. The property stretches between South 31<sup>st</sup> and South 35<sup>th</sup> Street, just south of West Minnesota Avenue, and contains the following four (4) parcels (starting with the northern most parcel and moving south) that total approximately 45 acres:

761-9992-002 is zoned B-4

761-9994-005 is zoned R-6 with OL-1

761-9997-003 is zoned R-6 with OL-1

786-9981-004 is zoned R-6 with OL-1

The Root River traverses through the western portion of the site near 35<sup>th</sup> Street and much of the property (about 2/3 of the site) is wetlands and heavily treed woodlands. There is a pond that straddles the southern parcels and two detention ponds that were constructed by MMSD in 2019 to help mitigate and control rainwater run-off across the property headed to the Root River at the western edge of the property. The eastern 1/3 (approximately 12- 13 acres) is gently sloping

(east to west) farm fields and that is where the proposed development will take place. There are no planned structures, roads, or infrastructure proposed in the wetlands or woodlands on the bottom 2/3 of the site. Communities of Crocus has a Purchase Agreement to buy the property from current owner, Northwestern Mutual.

## II. Owner Information.

Communities of Crocus (CoC) is a nonprofit (501)(c)(3) started by Amy Hansel and Emily (Trevor) Peters. Both are parents of children on the autism spectrum and/or with Down Syndrome. The mission of Communities of Crocus is to create supportive homes of choice for adults (18 years of age and above) with autism and similar intellectual and developmental disabilities that give them a sense of pride, accomplishment, and dignity by providing housing and supportive services within a natural environment.

Communities of Crocus is led by a Board that includes the following:

- **Amy Hansel (President)** Amy has spent the past 26 years as a civil servant working for the Federal Government. She has extensive experience building relationships with people from various backgrounds, at all levels and from all over the world.
- **Emily Peters (Vice President)** Emily is a 25-year sales executive at the Xerox Corporation working with Fortune 1000 companies in the Midwest where she has maintained long lasting relationships with her clients and built trust as an advisor of business solutions.
- **Andy Palec (Director)**. Andy has over three decades of experience managing complex real estate projects from inception through to successful completion. Currently a Vice President with Milwaukee-based Irgens Partners, he has prior involvement with different types of medical real estate and housing, from independent living for seniors to assisted living and skilled nursing care throughout the US.
- **Rechelle Chaffe (Director)**. Rechelle serves as the Executive Director of Autism Society SE WI and has family members on the spectrum. She has championed for Autism awareness, education and supports by providing programs and services that benefit the Autism community. She brings a passion for advocacy efforts to work every day.
- **Chris Zirbes (Director)**. Chris has developed a successful professional career of working for small community, family-owned banks and is a Senior Vice President of commercial lending at Horicon Bank. He is also a proud member of the Wauwatosa Mayfair Rotary.

## III. Proposed Use of the Site.

The goal is to create a community with a range of housing and support programs for adults (18 years and above) with autism or similar intellectual and developmental disabilities. However, an equally important goal of the project is to provide natural supports by offering market rate housing opportunities for the parents/family members of the residents and others who chose to live in the community and participate in the lives of these unique individuals.

In addition, Communities of Crocus will provide an educational support building (called the Supportive Hub) where the residents and others in the greater community, including adults with autism

and similar intellectual and developmental disabilities, can get the support and services they need to live as independently as possible. In addition, the Hub will provide services and support for parents, family members, caregivers, and others involved in the continuum of care for these individuals.

The residents living in the CARE homes and the APTS at Communities of Crocus will have a broad range of abilities and needs and CoC will meet those needs through diverse housing options that will include the following:

**Communities of Crocus Housing Types**

Name of Building Type	Building Description	Number of Buildings / Units For Adults with Autism /IDD	Number of Buildings / Units For Parents/ Family
Care Homes	The CARE Homes are designed for autistic adults with complex or higher levels of need, including up to 24/7 services and support. The home includes additional centralized and private support/ engagement space for staff/ residents.	Three Homes, each with four (4) one-bedroom Apts = 12 total Apts.  *Plans are in place to add a fourth home in the future.  Future total = 16	
Apartments	The APTS are for individuals with autism and similar intellectual and developmental disabilities who, with the help of individualized services and support, are able to live more independently, navigate the greater community, and engage in work and other lifelong learning opportunities.	32 one-bedroom apartments 1-Try it apartment 1-four-bedroom respite apartment  Total = 34 apartments with the potential for 36, see below  *Plans are to look into adding two additional one-bedroom apartments for resident support staff	
Duplex Homes			6- 7 duplexes for total of 12-14 Units
Townhomes			8 Townhomes for a total of 8 Units

<b>Totals</b>		<b>52 Units for Adults with Autism</b>	<b>20 -22 Units for Family Members or Caregivers</b>
---------------	--	--	--

**IV. Buildings Proposed for the Site.**

The goal for the Communities of Crocus development is to provide options for housing and support/resources spaces so that adults with autism and similar disabilities can live as independently as possible in a community that also provides options for their parents/family members and other interested parties to live in the same community. The entire Communities of Crocus project is designed to feel like a residential community that fits in with the neighborhood to the north and west. The Care Homes and Centre at Crocus are one-story buildings surrounded by expansive lawn areas with landscaping buffers surrounding the buildings and screening views. The building exteriors will be constructed with a blend of masonry (brick) and cement board siding. They will feature a combination of flat and gently sloped roofs meant to recall the mid-century modern architectural style that features homes with lots of windows and daylight, and large roof overhangs that stretch out and stay low to the ground.

**Care Homes (Phase 1).**

Each Care Home is a 6,000 SF single-story residence for adults with autism and each home features four (4) fully independent one-bedroom apartments with a central commons space. The four (4) one-bedroom apartments are each approximately 650 square feet, are fully ADA accessible, and include a kitchen, living room, bedroom, and bathroom. Each apartment has an exterior porch off of the living room, connecting each of the apartments to the outdoor lawn areas. The central area provides a gathering space for the residents with a shared living room / gaming area and an additional shared kitchen, laundry room, and sensory room. Another shared amenity are two lounges, or 'Relax and Ready Rooms', that contain soft seating, a desk, and provide an additional enclosed lounge space for residents and staff. In addition, the common space includes an office area for the staff who will be supporting the residents, a nurse's office, restroom, mechanical, and storage rooms.

**Centre at Crocus (Phase 1).**

The Center is a 15,000 square-foot single story building with a basement. The Centre is intended to be a support building for the Care Homes where the 12 residents who live in the Homes (and others with similar needs in the greater community) will engage in lifelong learning, social engagement, and therapeutic opportunities. The Centre has spaces or zones for recreation, life skills training, therapy, art and music-making, relaxation, and leisure. It is envisioned that the residents will move through the zones over the course of the day with 3-4 residents in each zone at a time. Defined Centre zones include:

- *Recreation Zone*: this space includes a large open area with a track space for walking and tricycle use, as well as a central area with fitness equipment such as stationary bikes and ellipticals. There is also a separate Jungle Gym Room with an adult size climbing structure, a heated therapy pool with supporting locker rooms, showers, and changing rooms.
- *Life Skills Training Zone*: this space features a kitchen area used for demonstrating cooking, nutritional classes and, cleaning skills. The kitchen will serve as an eating and



learning area and provide an opportunity to decrease health inequities for this population. This area will also include a separate personal care area where individuals can engage in health and hygiene instruction.

- *Art + Music Zone*: this space will feature a large room for art classes with tables for painting, drawing, and sculpture-making, cabinets for art storage, and countertops with double-bowl sinks. The music and media room will feature spaces for musical instruments, as well as shelving for a small library of books. Both rooms can also be used as art and music therapy spaces.
- *Leisure Zone*: this zone features quiet places to hang-out and relax. Spaces will allow for watching movies, playing video games, or just relaxing with friends.
- *Therapy Zone*: this space is dedicated for therapists to hold speech, art, music, or general therapy sessions with the residents.

The Centre will have a full-time director, as well as office spaces and conference room for residents, staff, or aides to use for meetings.

The partial basement below the one-story Centre is envisioned to provide mechanical spaces, a safe zone/shelter in case of tornado or weather events, and also future program space, should it be needed.

### **Hub (Phase 1).**

The Hub is an approximately 17,000 square-foot single story building. The Hub is envisioned to serve the broader Franklin and Milwaukee County community with educational and training programs. The Communities of Crocus offices will be in the Hub, and it is envisioned that several Continuum of Care community partners will also have space in the building. The spaces in the Hub will include:

- Communities of Crocus Administrative Offices
- Family Resource Center with books, videos, and other publications and resources. This area will include shelving areas for resources, a reading room, reception area, and a meeting room
- Caregiver Training Suite
- Life Skills Suite including a kitchen and mock-up bathrooms, bedroom, and laundry room for use in Life Skills training classes
- Game Room and Maker Space
- Support and public spaces including lobby, restrooms, sensory rooms, and staff lounge
- Multi-purpose Room for lectures, training, seminars, and events
- Partner Suite 1: a suite for a community partner to lease space that includes offices, meeting area, and open space for program requirements
- Partner Suite 2: a suite for a community partner to lease space that includes offices, meeting area and open space for program requirements.

### **Apartments (Phase 2).**

The Apartment Building will be for adults with autism and similar intellectual and developmental disabilities who are able to live more independently with the help of services and support. Many of these individuals would work in the community, and a small number

may also drive. The apartment building is in early concept design, so plans and elevations are not yet complete. The apartment building is envisioned to be either a two-story building (with an underground basement level for parking) or a three-story building (with parking and a lobby on the main level with two (2) levels of apartments above. The building will feature mostly one-bedroom apartment units along with several two-bedroom units for a total of 32 apartments. The building would also have an apartment manager unit (possibly two) and that person would function as a resident assistant who would provide support for the residents, as well as a Try-it-out unit and a respite 4-bedroom apartment. The total unit count in the apartment building is 36 units. Architecturally it would use a similar blend of materials as the Care Homes and Centre, such as brick and siding and it will feature sloped and flat roofs to compliment the rest of the community.

#### **Community Pavilion (Phase 2).**

An open-air, covered pavilion is planned to be surrounded by approximately 400 – 500 square feet of an open lawn area. It could be used to host Crocus and other community events geared to the greater community, including a farmer's market. The structure would include some support spaces such as restrooms and storage area.

#### **Duplex Homes (Phase 3).**

The project proposes that up to seven duplex market-rate homes be built for parents, family members, and other interested parties of the adults living in the CARE Homes or APTS. Each of the homes are planned to be duplexes, built on basements with two-car garages, having approximately 1,600-2,000 square feet

#### **Townhomes (Phase 3).**

The project proposes that 8 townhomes be built as a part of Phase 3. The townhomes would likely be 2 ½ or 3 stories with a two-car garage on the lowest level. Currently shown as two buildings, each with four (4) units along South 31<sup>st</sup> Street.

### **V. Project Phasing.**

The project is proposed to be constructed in 3 phases; however, fundraising efforts will impact the timing of how the community will develop and when structures are built. The phases are currently planned as follows:

**Phase 1:** will be focused on development of the northern parcel (761-9992-002) that will include the following:

- Main entry off of South 31<sup>st</sup> Street and private street
- Care Homes
- Centre at Care
- Parking lot between the Centre and the HUB

**Phase 2:** will be focused on development of the second parcel (761-9994-005) and will include the following:

- Extension of the private streets and the addition of a second entry/egress onto South 31<sup>st</sup> Street Supportive Housing Hub• Apartment Building
- Community Pavilion

**Phase 3:** will be focused on the development of the southernmost parcels (761-9997-005; 786-9981-004) and will include the following:

- Extension of the private roads

- 7 Duplex homes
- 8 Townhomes

## **VI. Site Considerations.**

### **Stormwater.**

The project will need to comply with all City of Franklin storm water requirements. We envision providing an underground storm water storage system somewhere on our site.

### **Landscape.**

Today the 45-acre site has extensive woodlands and many natural features. It is important to note that the Communities of Crocus development is not proposing any buildings be constructed in the western 2/3<sup>rd</sup> of the site where the woodlands, wetlands and Root River are located. All of the development is located on the eastern and open and gently sloping 3<sup>rd</sup> of the site along 31<sup>st</sup> Street. The project will meet all City landscape requirements and will provide a landscape buffer along the north property edge to the residential houses.

### **Traffic/Streets.**

Upon completion of all phases of the Communities of Crocus development there will be a total of 74 housing units added. Many of the units will be occupied by adults with autism who will not drive or need a car, however, there will be visitors to the Hub and staff who work at the Centre and Care Home. The project will construct a new entrance to the Community which will align with the entrance/egress from the Statesmen Apartments directly across the street. The internal development streets will be private roads and are proposed to be 24' wide. An additional entry/exit will also be added as part of Phase 2 to serve the southern parcels including the apartment building. Given the two entry/exit points along South 31<sup>st</sup> and the low density for the site, it is anticipated that traffic on the street will be minimally affected.

### **Utilities.**

The project intends to tie into the electric, water, telecommunications, and sanitary utilities that are located in and along South 31<sup>st</sup> Street. The connections will be worked out with the City of Franklin and Utility providers as the site plan is developed. The utilities design will comply with all City and utility requirements.

### **Lighting.**

The project will need to comply with all City of Franklin lighting requirements. We recognize that at public meetings with the neighborhood there were lots of concerns expressed about light pollution. In response, the project commits to keeping any required lighting poles as low as possible and to using full cut-off lighting fixtures along any street or in parking areas. The project will use an exterior lighting control system to ensure that any redundant exterior lighting is turned off as early as possible in the evening.

### **Fencing.**

The four Care Homes and their lawn areas are proposed to be fenced to ensure that the

residents stay on the Communities of Crocus property. The fence is proposed as a 6' tall painted decorative metal fence and it will be buffered by additional landscaping. The fenced area will completely enclose the Care Homes and provide a secure connection to the Centre so that residents of the Care Homes can safely move between the Center and their apartments.

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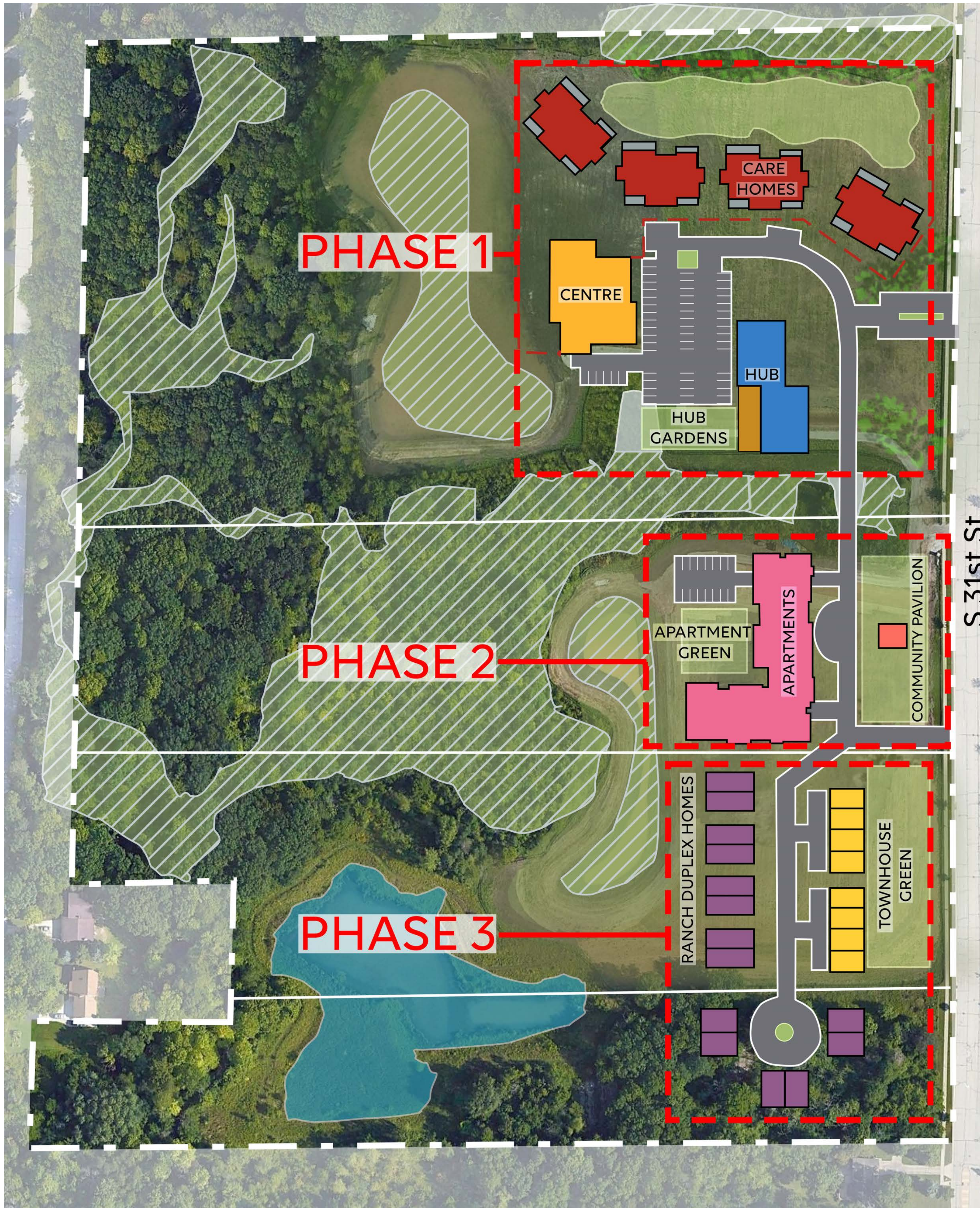
# COMMUNITIES OF CROCUS



- Pond
- Wetland
- Care Home
- Centre
- Hub
- Apartments
- Community Pavilion
- Townhome
- Ranch Duplex
- Green Space
- Fence



# COMMUNITIES OF CROCUS



- Pond
- Wetland
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Planning Department  
 9229 West Loomis Road  
 Franklin, Wisconsin 53132  
 (414) 425-4024  
[franklinwi.gov](http://franklinwi.gov)



APPLICATION DATE: 06/13/2024

STAMP DATE: \_\_\_\_\_ city use only

## COMMON COUNCIL REVIEW APPLICATION

### PROJECT INFORMATION [print legibly]

APPLICANT [FULL LEGAL NAMES]	APPLICANT IS REPRESENTED BY [CONTACT PERSON]
NAME: <b>Amy Hansel</b>	NAME: <b>Kevin Allebach, RA</b>
COMPANY: <b>Communities of Crocus</b>	COMPANY: <b>HGA Architects</b>
MAILING ADDRESS: <b>PO Box 580165</b>	MAILING ADDRESS: <b>333 East Erie Street</b>
CITY/STATE: <b>Pleasant Prairie, WI</b> ZIP: <b>53158</b>	CITY/STATE: <b>Milwaukee, Wisconsin</b> ZIP: <b>53012</b>
PHONE: <b>864-593-2457</b>	PHONE: <b>Cell:414-520-6513</b>
EMAIL ADDRESS: <b>autastic0327@gmail.com</b>	EMAIL ADDRESS: <b>kallebach@hga.com</b>

### PROJECT PROPERTY INFORMATION

PROPERTY ADDRESS: <b>7521 South 31st Street, Franklin, WI</b>	TAX KEY NUMBER: 761-9992-002,761-9994-005,761-9997-003,786-9981-004
PROPERTY OWNER: <b>The Northwestern Mutual Life Insurance</b>	PHONE: <b>414-665-5080</b>
MAILING ADDRESS: <b>720 E Wisconsin Ave</b>	EMAIL ADDRESS: <b>briankonyn@northwesternmutual.com</b>
CITY/STATE: <b>Milwaukee</b> ZIP: <b>53202</b>	DATE OF COMPLETION: _____ office use only

### APPLICATION TYPE

**Please check the application type that you are applying for**

- Concept Review 
  Comprehensive Master Plan Amendment 
  Planned Development District 
  Rezoning  
 Special Use / Special Use Amendment 
  Unified Development Ordinance Text Amendment

Most requests require Plan Commission review and Common Council approval.  
 Applicant is responsible for providing Plan Commission resubmittal materials up to 12 copies pending staff request and comments.

### SIGNATURES

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NAME & TITLE: <b>Brian J. Kony/Its: Direc</b> DATE: <b>06/10/2024</b>	NAME & TITLE: <b>Amy R. Hansel/COC Pr</b> DATE: <b>06/10/2024</b>
PROPERTY OWNER SIGNATURE:	APPLICANT REPRESENTATIVE SIGNATURE: 
NAME & TITLE:	NAME & TITLE: <b>Kevin Allebach/ Vice Pre</b> DATE: <b>06/10/2024</b>

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- Special Use/Special Use Amendment requests require Plan Commission review, a Public Hearing and Common Council approval.

### UNIFIED DEVELOPMENT ORDINANCE (UDO) TEXT AMENDMENT APPLICATION MATERIALS

- This application form accurately completed with signatures or authorization letters (see reverse side for more details).
- \$200 Application fee payable to the City of Franklin.
- Three (3) project narratives, *including description of the proposed text amendment.*
  - Requires a Class II Public Hearing notice at Plan Commission.
  - The City's Unified Development Ordinance (UDO) is available at [www.franklinwi.gov](http://www.franklinwi.gov).



## Parcel Legal Descriptions

Legal description per First American Title Insurance Company Commitment No.NCS-1201499-CHI2, with an effective date of November 29, 2023:

### Parcel I:

Lot 1 of certified survey map no. 7905 recorded in the office of the register of deeds for Milwaukee County, Wisconsin on April 11, 2007 as document no. 9415687, said certified survey map being a part of the southwest 1/4 and the southeast 1/4 of the Northeast 1/4 of section 12, township 5 north, range 21 east, in the city of Franklin, Milwaukee County, Wisconsin.

### Parcel II:

Parcel 2 of certified survey map no. 5794 recorded in the office of the register of deeds for Milwaukee County, Wisconsin on January 14, 1993, in reel 2948 of certified survey maps, image 745 as document no. 6715343, said certified survey map being a division of lands in the southeast 1/4 and the southwest 1/4 of the northeast 1/4 of section 12, township 5 north, range 21 east, in the city of Franklin, Milwaukee County, Wisconsin.

Excepting therefrom that portion of land conveyed in instrument recorded April 10, 2006 as document no. 9215971.

### Parcel III:

That part of the northeast 1/4 of section 12 in town 5 north, range 21 east, in the city of Franklin, county of Milwaukee, state of Wisconsin, which is bounded and described as follows, to-wit: Commencing at the southwest corner of said 1/4 section; thence north 00° 05' 06" west along the west line of said 1/4 section 165.32 feet to the point of beginning of lands to be described; thence continuing north 00° 05' 06" west along said line 165.33 feet to a point in the south line of certified survey map no. 5794; thence north 87° 41' 30" east along said south line 1308.41 feet; thence south 00° 02' 14" west 331.39 feet, said point also being in the centerline of south 31st street; thence south 87° 43' 22" west 1037.44 feet to a point in the east line of certified survey map no. 3564; thence north 00° 05' 06" west along said east line 165.32 feet to the northeast corner of said certified survey map; thence south 87° 43' 22" west along the north line of said certified survey map 270.23 feet to the point of beginning.

Excepting therefrom lands dedicated to the public for street purposes.

Further excepting therefrom that portion of land conveyed in instrument recorded April 10, 2006 as document no. 9215973.

### Parcel IV:

All that part of the west 1/2 of the southeast 1/4 section 12, town 5 north, range 21 east, in the city of Franklin, county of Milwaukee, state of Wisconsin, bounded and described as follows: Commencing at the northwest corner of the 1/4 section; thence north 89° 44' 10" east on and along the north line of the 1/4 section, 1330.13 feet to the northeast corner of the west 1/2 of the 1/4 section; thence south 2° 03' west along the east line of the west 1/2, 206.05 feet (recorded) south 00°02'11" west, 205.25 feet (measured) to a point; thence west on a line which is parallel to and 2448.99 feet north 2° 03' east of the south line of the 1/4 section, 1330.30 feet (recorded)

south 88° 00' 24" west 1330.10 feet (measured) to a point in the west line of the 1/4 section; thence north 2° 08' east along said west line, 200 feet (recorded) 198.75 feet (measured) to the place of Commencement.

Excepting therefrom certified survey map no. 3564 recorded on February 12, 1979 as Document no. 5289377.

Further excepting therefrom that portion of land conveyed in instrument recorded April 10, 2006 as document no. 9215974.

## **Communities of Crocus**

7521 South 31<sup>st</sup> Street (Parcels 761-9992-002; 761-9994-005; 761-9997-003; 786-9981-004)

Project Narrative for City of Franklin

Submitted with Comprehensive Master Plan Amendment / Rezoning / Special Use Applications

Prepared by HGA Architects (HGA Inc.)

Updated August 12, 2024

## **Narrative Introduction**

This narrative is to provide details and support the following Communities of Crocus Applications:

### **Special Use Application.**

The project is submitting a Special Use Application to provide information on the Care Homes and Centre building, which require a Special Use Permit per City of Franklin Section 15-3.0304 and Special Use Table 15-3.0603. This Special Use Application is for the northern parcel, TKN: 761-992-002.

### **Comprehensive Master Plan Amendment Application.**

This project is submitting a Comprehensive Master Plan Amendment Application to modify/amend the current Comprehensive Master Plan that was previously approved for this site.

### **Rezoning Application.**

The project is submitting a Rezoning Application to reclassify the three (3) southern parcels on the site (761-9994-005 is zoned R-6 with OL-1; 761-9997-003 is zoned R-6 with OL-1; 786-9981-004 is zoned R-6 with OL-1), to a B-4 Zoning. The northern parcel (761-9992-002) is currently zoned B-4, so the reclassification of the southern parcels to B-4 would give the B-4 zoning classification to all of the parcels.

The narrative has the following sections:

- I. Site
- II. Owner Information
- III. Proposed Use of Site
- IV. Buildings Proposed for Site
- V. Project Phasing
- VI. Site Considerations

## **I. Site.**

The site is located at 7521 South 31<sup>st</sup> Street in the City of Franklin. The property stretches between South 31<sup>st</sup> and South 35<sup>th</sup> Street, just south of West Minnesota Avenue, and contains the following four (4) parcels (starting with the northern most parcel and moving south) that total approximately 45 acres:

761-9992-002 is zoned B-4

761-9994-005 is zoned R-6 with OL-1

761-9997-003 is zoned R-6 with OL-1

786-9981-004 is zoned R-6 with OL-1

The Root River traverses through the western portion of the site near 35<sup>th</sup> Street and much of the property (about 2/3 of the site) is wetlands and heavily treed woodlands. There is a pond that straddles the southern parcels and two detention ponds that were constructed by MMSD in 2019 to help mitigate and control rainwater run-off across the property headed to the Root River at the western edge of the property. The eastern 1/3 (approximately 12- 13 acres) is gently sloping

(east to west) farm fields and that is where the proposed development will take place. There are no planned structures, roads, or infrastructure proposed in the wetlands or woodlands on the bottom 2/3 of the site. Communities of Crocus has a Purchase Agreement to buy the property from current owner, Northwestern Mutual.

## II. Owner Information.

Communities of Crocus (CoC) is a nonprofit (501)(c)(3) started by Amy Hansel and Emily (Trevor) Peters. Both are parents of children on the autism spectrum and/or with Down Syndrome. The mission of Communities of Crocus is to create supportive homes of choice for adults (18 years of age and above) with autism and similar intellectual and developmental disabilities that give them a sense of pride, accomplishment, and dignity by providing housing and supportive services within a natural environment.

Communities of Crocus is led by a Board that includes the following:

- **Amy Hansel (President)** Amy has spent the past 26 years as a civil servant working for the Federal Government. She has extensive experience building relationships with people from various backgrounds, at all levels and from all over the world.
- **Emily Peters (Vice President)** Emily is a 25-year sales executive at the Xerox Corporation working with Fortune 1000 companies in the Midwest where she has maintained long lasting relationships with her clients and built trust as an advisor of business solutions.
- **Andy Palec (Director)**. Andy has over three decades of experience managing complex real estate projects from inception through to successful completion. Currently a Vice President with Milwaukee-based Irgens Partners, he has prior involvement with different types of medical real estate and housing, from independent living for seniors to assisted living and skilled nursing care throughout the US.
- **Rechelle Chaffe (Director)**. Rechelle serves as the Executive Director of Autism Society SE WI and has family members on the spectrum. She has championed for Autism awareness, education and supports by providing programs and services that benefit the Autism community. She brings a passion for advocacy efforts to work every day.
- **Chris Zirbes (Director)**. Chris has developed a successful professional career of working for small community, family-owned banks and is a Senior Vice President of commercial lending at Horicon Bank. He is also a proud member of the Wauwatosa Mayfair Rotary.

## III. Proposed Use of the Site.

The goal is to create a community with a range of housing and support programs for adults (18 years and above) with autism or similar intellectual and developmental disabilities. However, an equally important goal of the project is to provide natural supports by offering market rate housing opportunities for the parents/family members of the residents and others who chose to live in the community and participate in the lives of these unique individuals.

In addition, Communities of Crocus will provide an educational support building (called the Supportive Hub) where the residents and others in the greater community, including adults with autism

and similar intellectual and developmental disabilities, can get the support and services they need to live as independently as possible. In addition, the Hub will provide services and support for parents, family members, caregivers, and others involved in the continuum of care for these individuals.

The residents living in the CARE homes and the APTS at Communities of Crocus will have a broad range of abilities and needs and CoC will meet those needs through diverse housing options that will include the following:

**Communities of Crocus Housing Types**

Name of Building Type	Building Description	Number of Buildings / Units For Adults with Autism /IDD	Number of Buildings / Units For Parents/ Family
Care Homes	The CARE Homes are designed for autistic adults with complex or higher levels of need, including up to 24/7 services and support. The home includes additional centralized and private support/ engagement space for staff/ residents.	Three Homes, each with four (4) one-bedroom Apts = 12 total Apts.  *Plans are in place to add a fourth home in the future.  Future total = 16	
Apartments	The APTS are for individuals with autism and similar intellectual and developmental disabilities who, with the help of individualized services and support, are able to live more independently, navigate the greater community, and engage in work and other lifelong learning opportunities.	32 one-bedroom apartments 1-Try it apartment 1-four-bedroom respite apartment  Total = 34 apartments with the potential for 36, see below  *Plans are to look into adding two additional one-bedroom apartments for resident support staff	
Duplex Homes			6- 7 duplexes for total of 12-14 Units
Townhomes			8 Townhomes for a total of 8 Units

<b>Totals</b>		<b>52 Units for Adults with Autism</b>	<b>20 -22 Units for Family Members or Caregivers</b>
---------------	--	--	--

**IV. Buildings Proposed for the Site.**

The goal for the Communities of Crocus development is to provide options for housing and support/resources spaces so that adults with autism and similar disabilities can live as independently as possible in a community that also provides options for their parents/family members and other interested parties to live in the same community. The entire Communities of Crocus project is designed to feel like a residential community that fits in with the neighborhood to the north and west. The Care Homes and Centre at Crocus are one-story buildings surrounded by expansive lawn areas with landscaping buffers surrounding the buildings and screening views. The building exteriors will be constructed with a blend of masonry (brick) and cement board siding. They will feature a combination of flat and gently sloped roofs meant to recall the mid-century modern architectural style that features homes with lots of windows and daylight, and large roof overhangs that stretch out and stay low to the ground.

**Care Homes (Phase 1).**

Each Care Home is a 6,000 SF single-story residence for adults with autism and each home features four (4) fully independent one-bedroom apartments with a central commons space. The four (4) one-bedroom apartments are each approximately 650 square feet, are fully ADA accessible, and include a kitchen, living room, bedroom, and bathroom. Each apartment has an exterior porch off of the living room, connecting each of the apartments to the outdoor lawn areas. The central area provides a gathering space for the residents with a shared living room / gaming area and an additional shared kitchen, laundry room, and sensory room. Another shared amenity are two lounges, or 'Relax and Ready Rooms', that contain soft seating, a desk, and provide an additional enclosed lounge space for residents and staff. In addition, the common space includes an office area for the staff who will be supporting the residents, a nurse's office, restroom, mechanical, and storage rooms.

**Centre at Crocus (Phase 1).**

The Center is a 15,000 square-foot single story building with a basement. The Centre is intended to be a support building for the Care Homes where the 12 residents who live in the Homes (and others with similar needs in the greater community) will engage in lifelong learning, social engagement, and therapeutic opportunities. The Centre has spaces or zones for recreation, life skills training, therapy, art and music-making, relaxation, and leisure. It is envisioned that the residents will move through the zones over the course of the day with 3-4 residents in each zone at a time. Defined Centre zones include:

- *Recreation Zone*: this space includes a large open area with a track space for walking and tricycle use, as well as a central area with fitness equipment such as stationary bikes and ellipticals. There is also a separate Jungle Gym Room with an adult size climbing structure, a heated therapy pool with supporting locker rooms, showers, and changing rooms.
- *Life Skills Training Zone*: this space features a kitchen area used for demonstrating cooking, nutritional classes and, cleaning skills. The kitchen will serve as an eating and

learning area and provide an opportunity to decrease health inequities for this population. This area will also include a separate personal care area where individuals can engage in health and hygiene instruction.

- *Art + Music Zone*: this space will feature a large room for art classes with tables for painting, drawing, and sculpture-making, cabinets for art storage, and countertops with double-bowl sinks. The music and media room will feature spaces for musical instruments, as well as shelving for a small library of books. Both rooms can also be used as art and music therapy spaces.
- *Leisure Zone*: this zone features quiet places to hang-out and relax. Spaces will allow for watching movies, playing video games, or just relaxing with friends.
- *Therapy Zone*: this space is dedicated for therapists to hold speech, art, music, or general therapy sessions with the residents.

The Centre will have a full-time director, as well as office spaces and conference room for residents, staff, or aides to use for meetings.

The partial basement below the one-story Centre is envisioned to provide mechanical spaces, a safe zone/shelter in case of tornado or weather events, and also future program space, should it be needed.

### **Hub (Phase 1).**

The Hub is an approximately 17,000 square-foot single story building. The Hub is envisioned to serve the broader Franklin and Milwaukee County community with educational and training programs. The Communities of Crocus offices will be in the Hub, and it is envisioned that several Continuum of Care community partners will also have space in the building. The spaces in the Hub will include:

- Communities of Crocus Administrative Offices
- Family Resource Center with books, videos, and other publications and resources. This area will include shelving areas for resources, a reading room, reception area, and a meeting room
- Caregiver Training Suite
- Life Skills Suite including a kitchen and mock-up bathrooms, bedroom, and laundry room for use in Life Skills training classes
- Game Room and Maker Space
- Support and public spaces including lobby, restrooms, sensory rooms, and staff lounge
- Multi-purpose Room for lectures, training, seminars, and events
- Partner Suite 1: a suite for a community partner to lease space that includes offices, meeting area, and open space for program requirements
- Partner Suite 2: a suite for a community partner to lease space that includes offices, meeting area and open space for program requirements.

### **Apartments (Phase 2).**

The Apartment Building will be for adults with autism and similar intellectual and developmental disabilities who are able to live more independently with the help of services and support. Many of these individuals would work in the community, and a small number

may also drive. The apartment building is in early concept design, so plans and elevations are not yet complete. The apartment building is envisioned to be either a two-story building (with an underground basement level for parking) or a three-story building (with parking and a lobby on the main level with two (2) levels of apartments above. The building will feature mostly one-bedroom apartment units along with several two-bedroom units for a total of 32 apartments. The building would also have an apartment manager unit (possibly two) and that person would function as a resident assistant who would provide support for the residents, as well as a Try-it-out unit and a respite 4-bedroom apartment. The total unit count in the apartment building is 36 units. Architecturally it would use a similar blend of materials as the Care Homes and Centre, such as brick and siding and it will feature sloped and flat roofs to compliment the rest of the community.

#### **Community Pavilion (Phase 2).**

An open-air, covered pavilion is planned to be surrounded by approximately 400 – 500 square feet of an open lawn area. It could be used to host Crocus and other community events geared to the greater community, including a farmer's market. The structure would include some support spaces such as restrooms and storage area.

#### **Duplex Homes (Phase 3).**

The project proposes that up to seven duplex market-rate homes be built for parents, family members, and other interested parties of the adults living in the CARE Homes or APTS. Each of the homes are planned to be duplexes, built on basements with two-car garages, having approximately 1,600-2,000 square feet

#### **Townhomes (Phase 3).**

The project proposes that 8 townhomes be built as a part of Phase 3. The townhomes would likely be 2 ½ or 3 stories with a two-car garage on the lowest level. Currently shown as two buildings, each with four (4) units along South 31<sup>st</sup> Street.

### **V. Project Phasing.**

The project is proposed to be constructed in 3 phases; however, fundraising efforts will impact the timing of how the community will develop and when structures are built. The phases are currently planned as follows:

**Phase 1:** will be focused on development of the northern parcel (761-9992-002) that will include the following:

- Main entry off of South 31<sup>st</sup> Street and private street
- Care Homes
- Centre at Care
- Parking lot between the Centre and the HUB

**Phase 2:** will be focused on development of the second parcel (761-9994-005) and will include the following:

- Extension of the private streets and the addition of a second entry/egress onto South 31<sup>st</sup> Street Supportive Housing Hub• Apartment Building
- Community Pavilion

**Phase 3:** will be focused on the development of the southernmost parcels (761-9997-005; 786-9981-004) and will include the following:

- Extension of the private roads



- 7 Duplex homes
- 8 Townhomes

## **VI. Site Considerations.**

### **Stormwater.**

The project will need to comply with all City of Franklin storm water requirements. We envision providing an underground storm water storage system somewhere on our site.

### **Landscape.**

Today the 45-acre site has extensive woodlands and many natural features. It is important to note that the Communities of Crocus development is not proposing any buildings be constructed in the western 2/3<sup>rd</sup> of the site where the woodlands, wetlands and Root River are located. All of the development is located on the eastern and open and gently sloping 3<sup>rd</sup> of the site along 31<sup>st</sup> Street. The project will meet all City landscape requirements and will provide a landscape buffer along the north property edge to the residential houses.

### **Traffic/Streets.**

Upon completion of all phases of the Communities of Crocus development there will be a total of 74 housing units added. Many of the units will be occupied by adults with autism who will not drive or need a car, however, there will be visitors to the Hub and staff who work at the Centre and Care Home. The project will construct a new entrance to the Community which will align with the entrance/egress from the Statesmen Apartments directly across the street. The internal development streets will be private roads and are proposed to be 24' wide. An additional entry/exit will also be added as part of Phase 2 to serve the southern parcels including the apartment building. Given the two entry/exit points along South 31<sup>st</sup> and the low density for the site, it is anticipated that traffic on the street will be minimally affected.

### **Utilities.**

The project intends to tie into the electric, water, telecommunications, and sanitary utilities that are located in and along South 31<sup>st</sup> Street. The connections will be worked out with the City of Franklin and Utility providers as the site plan is developed. The utilities design will comply with all City and utility requirements.

### **Lighting.**

The project will need to comply with all City of Franklin lighting requirements. We recognize that at public meetings with the neighborhood there were lots of concerns expressed about light pollution. In response, the project commits to keeping any required lighting poles as low as possible and to using full cut-off lighting fixtures along any street or in parking areas. The project will use an exterior lighting control system to ensure that any redundant exterior lighting is turned off as early as possible in the evening.

### **Fencing.**

The four Care Homes and their lawn areas are proposed to be fenced to ensure that the

residents stay on the Communities of Crocus property. The fence is proposed as a 6' tall painted decorative metal fence and it will be buffered by additional landscaping. The fenced area will completely enclose the Care Homes and provide a secure connection to the Centre so that residents of the Care Homes can safely move between the Center and their apartments.

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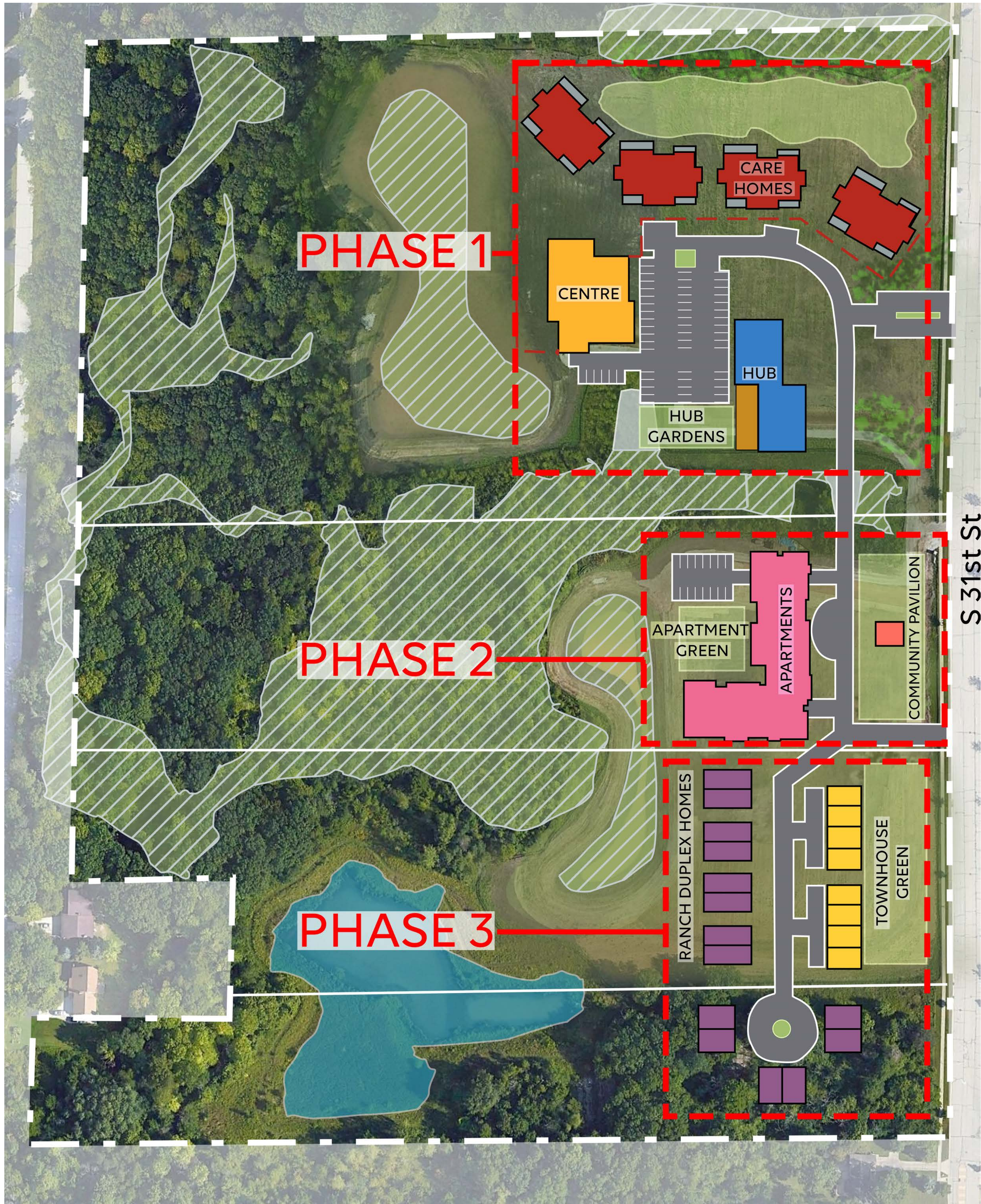
# COMMUNITIES OF CROCUS



- Pond
- Wetland
- Care Home
- Centre
- Hub
- Apartments
- Community Pavilion
- Townhome
- Ranch Duplex
- Green Space
- Fence



# COMMUNITIES OF CROCUS



- Pond
- Wetland
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- Ranch Duplex
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- Fence

Planning Department  
 9229 West Loomis Road  
 Franklin, Wisconsin 53132  
 (414) 425-4024  
[franklinwi.gov](http://franklinwi.gov)



APPLICATION DATE: 06/13/2024

STAMP DATE: \_\_\_\_\_ city use only

## COMMON COUNCIL REVIEW APPLICATION

### PROJECT INFORMATION [print legibly]

APPLICANT [FULL LEGAL NAMES]	APPLICANT IS REPRESENTED BY [CONTACT PERSON]
NAME: <b>Amy Hansel</b>	NAME: <b>Kevin Allebach, RA</b>
COMPANY: <b>Communities of Crocus</b>	COMPANY: <b>HGA Architects</b>
MAILING ADDRESS: <b>PO Box 580165</b>	MAILING ADDRESS: <b>333 East Erie Street</b>
CITY/STATE: <b>Pleasant Prairie, Wisc</b> ZIP: <b>53158</b>	CITY/STATE: <b>Milwaukee, Wisconsin</b> ZIP: <b>53012</b>
PHONE: <b>864-593-2457</b>	PHONE: <b>Cell:414-520-6513</b>
EMAIL ADDRESS: <b>autastic0327@gmail.com</b>	EMAIL ADDRESS: <b>kallebach@hga.com</b>

### PROJECT PROPERTY INFORMATION

PROPERTY ADDRESS: <b>7521 South 31st Street, Franklin, WI</b>	TAX KEY NUMBER: <b>761-9992-002</b>
PROPERTY OWNER: <b>The Northwestern Mutual Life Insuranc</b>	PHONE: <b>414-665-5080</b>
MAILING ADDRESS: <b>720 E Wisconsin Ave</b>	EMAIL ADDRESS: <b>briankonyn@northwesternmutual.com</b>
CITY/STATE: <b>Milwaukee, WI</b> ZIP: <b>53202</b>	DATE OF COMPLETION: _____ <small>officer use only</small>

### APPLICATION TYPE

**Please check the application type that you are applying for**

- Concept Review  
  Comprehensive Master Plan Amendment  
  Planned Development District  
  Rezoning  
 Special Use / Special Use Amendment  
  Unified Development Ordinance Text Amendment

Most requests require Plan Commission review and Common Council approval.  
 Applicant is responsible for providing Plan Commission resubmittal materials up to 12 copies pending staff request and comments.

### SIGNATURES

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).**

- I, the applicant, certify that I have read the following page detailing the requirements for plan commission and common council approval and submittals and understand that incomplete applications and submittals cannot be reviewed.

PROPERTY OWNER SIGNATURE: 	APPLICANT SIGNATURE: <u>Amy Hansel</u> <small>Amy Hansel (Jun 12, 2024 14:04 CDT)</small>
NAME & TITLE: <b>Brian Konyn/lts: Director</b> DATE: <b>06/10/2024</b>	NAME & TITLE: <b>Amy R. Hansel/COC Pri</b> DATE: <b>06/10/2024</b>
PROPERTY OWNER SIGNATURE:	APPLICANT REPRESENTATIVE SIGNATURE: 
NAME & TITLE:	NAME & TITLE: <b>Kevin Allebach/ Vice Pre</b> DATE: <b>06/10/2024</b>

### SPECIAL USE / SPECIAL USE AMENDMENT APPLICATION MATERIALS

- This application form accurately completed with signatures or authorization letters (see reverse side for more details).
- Application fee payable to the City of Franklin... [select one of the following]
  - \$1,500: New Special Use > 4000 square feet.
  - \$1,000: Special Use Amendment.
  - \$750: New Special Use < 4000 square feet.
- Word Document legal description of the subject property.
- One copy of a response to the General Standards, Special Standards, and Considerations found in Section 15-3.0701(A), (B), and (C) of the UDO available at [www.franklinwi.gov](http://www.franklinwi.gov).
- Three (3) complete collated sets of application materials to include ...
  - Three (3) project narratives.
  - Three (3) folded copies of the Site Plan package, drawn to scale at least 24" X 36", The submittal should include only those plans/items as set forth in Section 15-7.0101, 15-7.0301 and 15-5.0402 of the UDO that are impacted by the development. (e.g., Site Plan, Building Elevations, Landscape Plan, Outdoor Lighting Plan, Natural Resource Protection Plan, Natural Resource Protection Report, etc.
- One (1) colored copy of the building elevations on 11" X 17" paper, if applicable.
- Email or flash drive with all plans / submittal materials.
- Additional information as may be required.
- Special Use/Special Use Amendment requests require Plan Commission review, a Public Hearing and Common Council approval.

### UNIFIED DEVELOPMENT ORDINANCE (UDO) TEXT AMENDMENT APPLICATION MATERIALS

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- Three (3) project narratives, including description of the proposed text amendment.
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## **Communities of Crocus**

7521 South 31<sup>st</sup> Street (Parcels 761-9992-002; 761-9994-005; 761-9997-003; 786-9981-004)

Project Narrative for City of Franklin

Submitted with Comprehensive Master Plan Amendment / Rezoning / Special Use Applications

Prepared by HGA Architects (HGA Inc.)

Updated August 12, 2024

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This narrative is to provide details and support the following Communities of Crocus Applications:

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This project is submitting a Comprehensive Master Plan Amendment Application to modify/amend the current Comprehensive Master Plan that was previously approved for this site.

### **Rezoning Application.**

The project is submitting a Rezoning Application to reclassify the three (3) southern parcels on the site (761-9994-005 is zoned R-6 with OL-1; 761-9997-003 is zoned R-6 with OL-1; 786-9981-004 is zoned R-6 with OL-1), to a B-4 Zoning. The northern parcel (761-9992-002) is currently zoned B-4, so the reclassification of the southern parcels to B-4 would give the B-4 zoning classification to all of the parcels.

The narrative has the following sections:

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- VI. Site Considerations

## **I. Site.**

The site is located at 7521 South 31<sup>st</sup> Street in the City of Franklin. The property stretches between South 31<sup>st</sup> and South 35<sup>th</sup> Street, just south of West Minnesota Avenue, and contains the following four (4) parcels (starting with the northern most parcel and moving south) that total approximately 45 acres:

761-9992-002 is zoned B-4

761-9994-005 is zoned R-6 with OL-1

761-9997-003 is zoned R-6 with OL-1

786-9981-004 is zoned R-6 with OL-1

The Root River traverses through the western portion of the site near 35<sup>th</sup> Street and much of the property (about 2/3 of the site) is wetlands and heavily treed woodlands. There is a pond that straddles the southern parcels and two detention ponds that were constructed by MMSD in 2019 to help mitigate and control rainwater run-off across the property headed to the Root River at the western edge of the property. The eastern 1/3 (approximately 12- 13 acres) is gently sloping



(east to west) farm fields and that is where the proposed development will take place. There are no planned structures, roads, or infrastructure proposed in the wetlands or woodlands on the bottom 2/3 of the site. Communities of Crocus has a Purchase Agreement to buy the property from current owner, Northwestern Mutual.

## II. Owner Information.

Communities of Crocus (CoC) is a nonprofit (501)(c)(3) started by Amy Hansel and Emily (Trevor) Peters. Both are parents of children on the autism spectrum and/or with Down Syndrome. The mission of Communities of Crocus is to create supportive homes of choice for adults (18 years of age and above) with autism and similar intellectual and developmental disabilities that give them a sense of pride, accomplishment, and dignity by providing housing and supportive services within a natural environment.

Communities of Crocus is led by a Board that includes the following:

- **Amy Hansel (President)** Amy has spent the past 26 years as a civil servant working for the Federal Government. She has extensive experience building relationships with people from various backgrounds, at all levels and from all over the world.
- **Emily Peters (Vice President)** Emily is a 25-year sales executive at the Xerox Corporation working with Fortune 1000 companies in the Midwest where she has maintained long lasting relationships with her clients and built trust as an advisor of business solutions.
- **Andy Palec (Director)**. Andy has over three decades of experience managing complex real estate projects from inception through to successful completion. Currently a Vice President with Milwaukee-based Irgens Partners, he has prior involvement with different types of medical real estate and housing, from independent living for seniors to assisted living and skilled nursing care throughout the US.
- **Rechelle Chaffe (Director)**. Rechelle serves as the Executive Director of Autism Society SE WI and has family members on the spectrum. She has championed for Autism awareness, education and supports by providing programs and services that benefit the Autism community. She brings a passion for advocacy efforts to work every day.
- **Chris Zirbes (Director)**. Chris has developed a successful professional career of working for small community, family-owned banks and is a Senior Vice President of commercial lending at Horicon Bank. He is also a proud member of the Wauwatosa Mayfair Rotary.

## III. Proposed Use of the Site.

The goal is to create a community with a range of housing and support programs for adults (18 years and above) with autism or similar intellectual and developmental disabilities. However, an equally important goal of the project is to provide natural supports by offering market rate housing opportunities for the parents/family members of the residents and others who chose to live in the community and participate in the lives of these unique individuals.

In addition, Communities of Crocus will provide an educational support building (called the Supportive Hub) where the residents and others in the greater community, including adults with autism

and similar intellectual and developmental disabilities, can get the support and services they need to live as independently as possible. In addition, the Hub will provide services and support for parents, family members, caregivers, and others involved in the continuum of care for these individuals.

The residents living in the CARE homes and the APTS at Communities of Crocus will have a broad range of abilities and needs and CoC will meet those needs through diverse housing options that will include the following:

**Communities of Crocus Housing Types**

Name of Building Type	Building Description	Number of Buildings / Units For Adults with Autism /IDD	Number of Buildings / Units For Parents/ Family
Care Homes	The CARE Homes are designed for autistic adults with complex or higher levels of need, including up to 24/7 services and support. The home includes additional centralized and private support/ engagement space for staff/ residents.	Three Homes, each with four (4) one-bedroom Apts = 12 total Apts.  *Plans are in place to add a fourth home in the future.  Future total = 16	
Apartments	The APTS are for individuals with autism and similar intellectual and developmental disabilities who, with the help of individualized services and support, are able to live more independently, navigate the greater community, and engage in work and other lifelong learning opportunities.	32 one-bedroom apartments 1-Try it apartment 1-four-bedroom respite apartment  Total = 34 apartments with the potential for 36, see below  *Plans are to look into adding two additional one-bedroom apartments for resident support staff	
Duplex Homes			6- 7 duplexes for total of 12-14 Units
Townhomes			8 Townhomes for a total of 8 Units

<b>Totals</b>		<b>52 Units for Adults with Autism</b>	<b>20 -22 Units for Family Members or Caregivers</b>
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**IV. Buildings Proposed for the Site.**

The goal for the Communities of Crocus development is to provide options for housing and support/resources spaces so that adults with autism and similar disabilities can live as independently as possible in a community that also provides options for their parents/family members and other interested parties to live in the same community. The entire Communities of Crocus project is designed to feel like a residential community that fits in with the neighborhood to the north and west. The Care Homes and Centre at Crocus are one-story buildings surrounded by expansive lawn areas with landscaping buffers surrounding the buildings and screening views. The building exteriors will be constructed with a blend of masonry (brick) and cement board siding. They will feature a combination of flat and gently sloped roofs meant to recall the mid-century modern architectural style that features homes with lots of windows and daylight, and large roof overhangs that stretch out and stay low to the ground.

**Care Homes (Phase 1).**

Each Care Home is a 6,000 SF single-story residence for adults with autism and each home features four (4) fully independent one-bedroom apartments with a central commons space. The four (4) one-bedroom apartments are each approximately 650 square feet, are fully ADA accessible, and include a kitchen, living room, bedroom, and bathroom. Each apartment has an exterior porch off of the living room, connecting each of the apartments to the outdoor lawn areas. The central area provides a gathering space for the residents with a shared living room / gaming area and an additional shared kitchen, laundry room, and sensory room. Another shared amenity are two lounges, or 'Relax and Ready Rooms', that contain soft seating, a desk, and provide an additional enclosed lounge space for residents and staff. In addition, the common space includes an office area for the staff who will be supporting the residents, a nurse's office, restroom, mechanical, and storage rooms.

**Centre at Crocus (Phase 1).**

The Center is a 15,000 square-foot single story building with a basement. The Centre is intended to be a support building for the Care Homes where the 12 residents who live in the Homes (and others with similar needs in the greater community) will engage in lifelong learning, social engagement, and therapeutic opportunities. The Centre has spaces or zones for recreation, life skills training, therapy, art and music-making, relaxation, and leisure. It is envisioned that the residents will move through the zones over the course of the day with 3-4 residents in each zone at a time. Defined Centre zones include:

- *Recreation Zone*: this space includes a large open area with a track space for walking and tricycle use, as well as a central area with fitness equipment such as stationary bikes and ellipticals. There is also a separate Jungle Gym Room with an adult size climbing structure, a heated therapy pool with supporting locker rooms, showers, and changing rooms.
- *Life Skills Training Zone*: this space features a kitchen area used for demonstrating cooking, nutritional classes and, cleaning skills. The kitchen will serve as an eating and

learning area and provide an opportunity to decrease health inequities for this population. This area will also include a separate personal care area where individuals can engage in health and hygiene instruction.

- *Art + Music Zone*: this space will feature a large room for art classes with tables for painting, drawing, and sculpture-making, cabinets for art storage, and countertops with double-bowl sinks. The music and media room will feature spaces for musical instruments, as well as shelving for a small library of books. Both rooms can also be used as art and music therapy spaces.
- *Leisure Zone*: this zone features quiet places to hang-out and relax. Spaces will allow for watching movies, playing video games, or just relaxing with friends.
- *Therapy Zone*: this space is dedicated for therapists to hold speech, art, music, or general therapy sessions with the residents.

The Centre will have a full-time director, as well as office spaces and conference room for residents, staff, or aides to use for meetings.

The partial basement below the one-story Centre is envisioned to provide mechanical spaces, a safe zone/shelter in case of tornado or weather events, and also future program space, should it be needed.

### **Hub (Phase 1).**

The Hub is an approximately 17,000 square-foot single story building. The Hub is envisioned to serve the broader Franklin and Milwaukee County community with educational and training programs. The Communities of Crocus offices will be in the Hub, and it is envisioned that several Continuum of Care community partners will also have space in the building. The spaces in the Hub will include:

- Communities of Crocus Administrative Offices
- Family Resource Center with books, videos, and other publications and resources. This area will include shelving areas for resources, a reading room, reception area, and a meeting room
- Caregiver Training Suite
- Life Skills Suite including a kitchen and mock-up bathrooms, bedroom, and laundry room for use in Life Skills training classes
- Game Room and Maker Space
- Support and public spaces including lobby, restrooms, sensory rooms, and staff lounge
- Multi-purpose Room for lectures, training, seminars, and events
- Partner Suite 1: a suite for a community partner to lease space that includes offices, meeting area, and open space for program requirements
- Partner Suite 2: a suite for a community partner to lease space that includes offices, meeting area and open space for program requirements.

### **Apartments (Phase 2).**

The Apartment Building will be for adults with autism and similar intellectual and developmental disabilities who are able to live more independently with the help of services and support. Many of these individuals would work in the community, and a small number

may also drive. The apartment building is in early concept design, so plans and elevations are not yet complete. The apartment building is envisioned to be either a two-story building (with an underground basement level for parking) or a three-story building (with parking and a lobby on the main level with two (2) levels of apartments above. The building will feature mostly one-bedroom apartment units along with several two-bedroom units for a total of 32 apartments. The building would also have an apartment manager unit (possibly two) and that person would function as a resident assistant who would provide support for the residents, as well as a Try-it-out unit and a respite 4-bedroom apartment. The total unit count in the apartment building is 36 units. Architecturally it would use a similar blend of materials as the Care Homes and Centre, such as brick and siding and it will feature sloped and flat roofs to compliment the rest of the community.

#### **Community Pavilion (Phase 2).**

An open-air, covered pavilion is planned to be surrounded by approximately 400 – 500 square feet of an open lawn area. It could be used to host Crocus and other community events geared to the greater community, including a farmer's market. The structure would include some support spaces such as restrooms and storage area.

#### **Duplex Homes (Phase 3).**

The project proposes that up to seven duplex market-rate homes be built for parents, family members, and other interested parties of the adults living in the CARE Homes or APTS. Each of the homes are planned to be duplexes, built on basements with two-car garages, having approximately 1,600-2,000 square feet

#### **Townhomes (Phase 3).**

The project proposes that 8 townhomes be built as a part of Phase 3. The townhomes would likely be 2 ½ or 3 stories with a two-car garage on the lowest level. Currently shown as two buildings, each with four (4) units along South 31<sup>st</sup> Street.

### **V. Project Phasing.**

The project is proposed to be constructed in 3 phases; however, fundraising efforts will impact the timing of how the community will develop and when structures are built. The phases are currently planned as follows:

**Phase 1:** will be focused on development of the northern parcel (761-9992-002) that will include the following:

- Main entry off of South 31<sup>st</sup> Street and private street
- Care Homes
- Centre at Care
- Parking lot between the Centre and the HUB

**Phase 2:** will be focused on development of the second parcel (761-9994-005) and will include the following:

- Extension of the private streets and the addition of a second entry/egress onto South 31<sup>st</sup> Street
- Supportive Housing Hub
- Apartment Building
- Community Pavilion

**Phase 3:** will be focused on the development of the southernmost parcels (761-9997-005; 786-9981-004) and will include the following:

- Extension of the private roads

- 7 Duplex homes
- 8 Townhomes

## **VI. Site Considerations.**

### **Stormwater.**

The project will need to comply with all City of Franklin storm water requirements. We envision providing an underground storm water storage system somewhere on our site.

### **Landscape.**

Today the 45-acre site has extensive woodlands and many natural features. It is important to note that the Communities of Crocus development is not proposing any buildings be constructed in the western 2/3<sup>rd</sup> of the site where the woodlands, wetlands and Root River are located. All of the development is located on the eastern and open and gently sloping 3<sup>rd</sup> of the site along 31<sup>st</sup> Street. The project will meet all City landscape requirements and will provide a landscape buffer along the north property edge to the residential houses.

### **Traffic/Streets.**

Upon completion of all phases of the Communities of Crocus development there will be a total of 74 housing units added. Many of the units will be occupied by adults with autism who will not drive or need a car, however, there will be visitors to the Hub and staff who work at the Centre and Care Home. The project will construct a new entrance to the Community which will align with the entrance/egress from the Statesmen Apartments directly across the street. The internal development streets will be private roads and are proposed to be 24' wide. An additional entry/exit will also be added as part of Phase 2 to serve the southern parcels including the apartment building. Given the two entry/exit points along South 31<sup>st</sup> and the low density for the site, it is anticipated that traffic on the street will be minimally affected.

### **Utilities.**

The project intends to tie into the electric, water, telecommunications, and sanitary utilities that are located in and along South 31<sup>st</sup> Street. The connections will be worked out with the City of Franklin and Utility providers as the site plan is developed. The utilities design will comply with all City and utility requirements.

### **Lighting.**

The project will need to comply with all City of Franklin lighting requirements. We recognize that at public meetings with the neighborhood there were lots of concerns expressed about light pollution. In response, the project commits to keeping any required lighting poles as low as possible and to using full cut-off lighting fixtures along any street or in parking areas. The project will use an exterior lighting control system to ensure that any redundant exterior lighting is turned off as early as possible in the evening.

### **Fencing.**

The four Care Homes and their lawn areas are proposed to be fenced to ensure that the

residents stay on the Communities of Crocus property. The fence is proposed as a 6' tall painted decorative metal fence and it will be buffered by additional landscaping. The fenced area will completely enclose the Care Homes and provide a secure connection to the Centre so that residents of the Care Homes can safely move between the Center and their apartments.

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# COMMUNITIES OF CROCUS

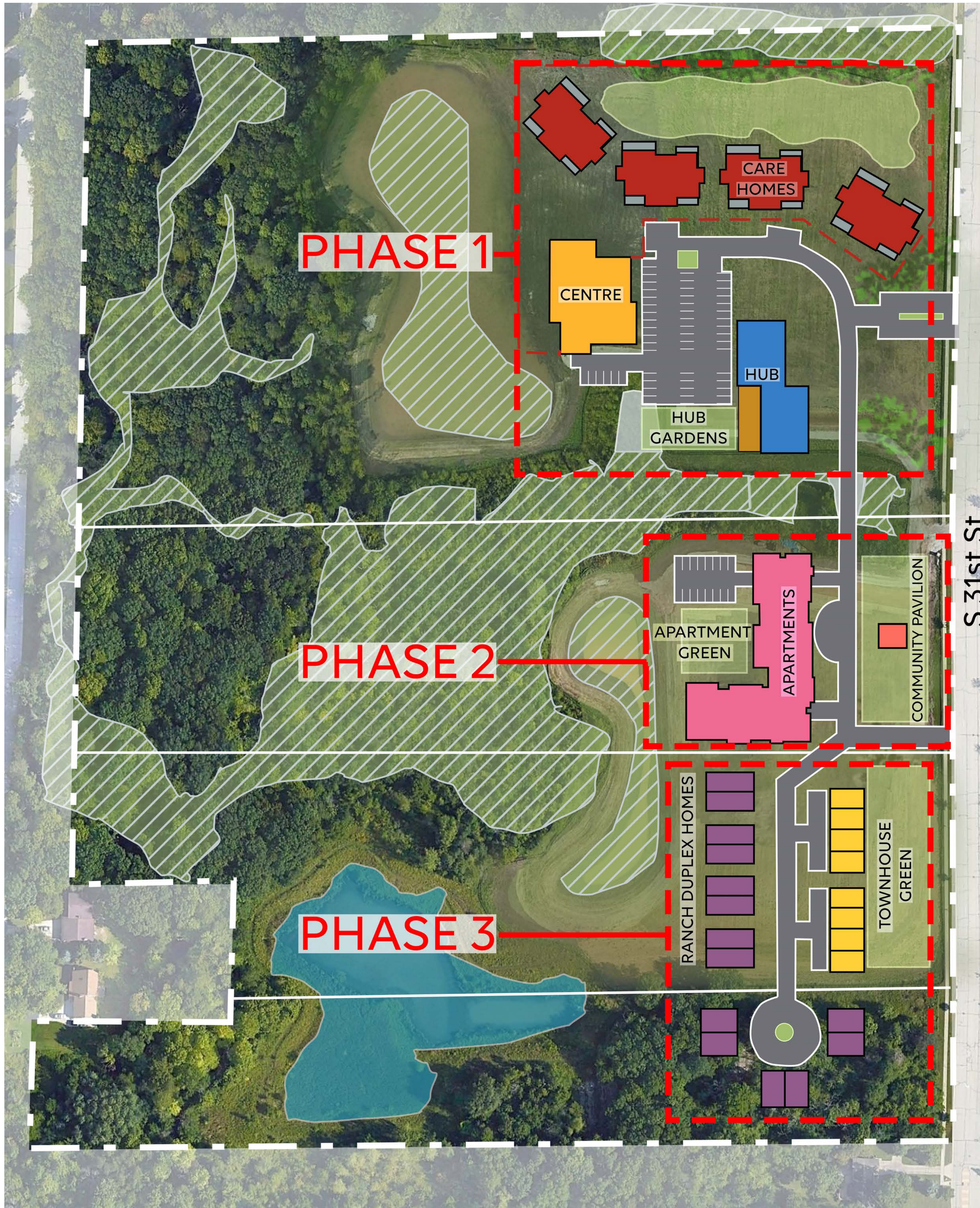


- Pond
- Wetland
- Care Home
- Centre
- Hub
- Apartments
- Community Pavilion
- Townhome
- Ranch Duplex
- Green Space
- Fence





# COMMUNITIES OF CROCUS



- Pond
- Wetland
- Care Home
- Centre
- Hub
- Apartments
- Community Pavilion
- Townhome
- Ranch Duplex
- Green Space
- Fence

**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: This objective is understood and mutually shared by the owner in the proposed use of the development. Along with the Special Use Application, we have also submitted a Comprehensive Master Plan application that shows how the proposed development will be configured and how it is in harmony with the surrounding neighborhood, we have also submitted a Rezoning Application which is requesting the three southern parcels (761-9994-005; 761-9997-003; 786-9981-004) be rezoned from R-6 with OL-1 to B-4..*

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: It is the owner's wish to maintain the aesthetics of a neighborhood community with this development. Communal facilities and abundant green spaces will be provided for use by both the on-site residents and the public, with the intent to bring dedicated services to an underserved population in the Greater Milwaukee Area.*

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

*Response: No interference with the surrounding developments is anticipated during construction nor operations of this proposed facility.*

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 development is located within the Oak Creek-Franklin Joint School District and will be served by the City of Franklin Police and Fire Departments. Public Utilities, including water, sanitary sewer, and storm sewer are all located within the Public Right-of-Way of S 31<sup>st</sup> Street. An underground electric utility is located on the eastern side of the S 31<sup>st</sup> Street Right-of-Way. Additional utilities will be coordinated as needed with their*

*respective providers.*

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: No entrances to the site are proposed along residential roadways. The overall development will ultimately have two entry/egress drives are proposed to be constructed to connect to S 31<sup>st</sup> St. There will be adequate on-site parking for the buildings proposed. While the site contains 45 acres, the housing units being proposed is for 74 housing units, plus staff and visitors. Many of the residents will not drive and the anticipated traffic in and out of the property is anticipated to be light.*

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: No destruction or impact to significant natural, scenic, or historic features will occur without adequate mitigation to repair and improve upon features affected by the construction activities of this site. All of the building are being constructed along the S 31<sup>st</sup> Street on the eastern third of the site. The woodland and wetland areas on the western two-thirds of the site are not being developed.*

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

*Response: The owner intends for the proposed development to comply with all applicable regulations and standards within the property's district. Any proposed deviation to these standards will be addressed in accordance with the City's policies and guidelines.*

- 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: Understood. It is the owner's intent to comply with all established special use standards set forth in the noted 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: There is a great need for housing for adults with autism and similar disabilities. This project will help meet that need and will also benefit the community with educational resources and training for community members who have family or friends with autism.*

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.

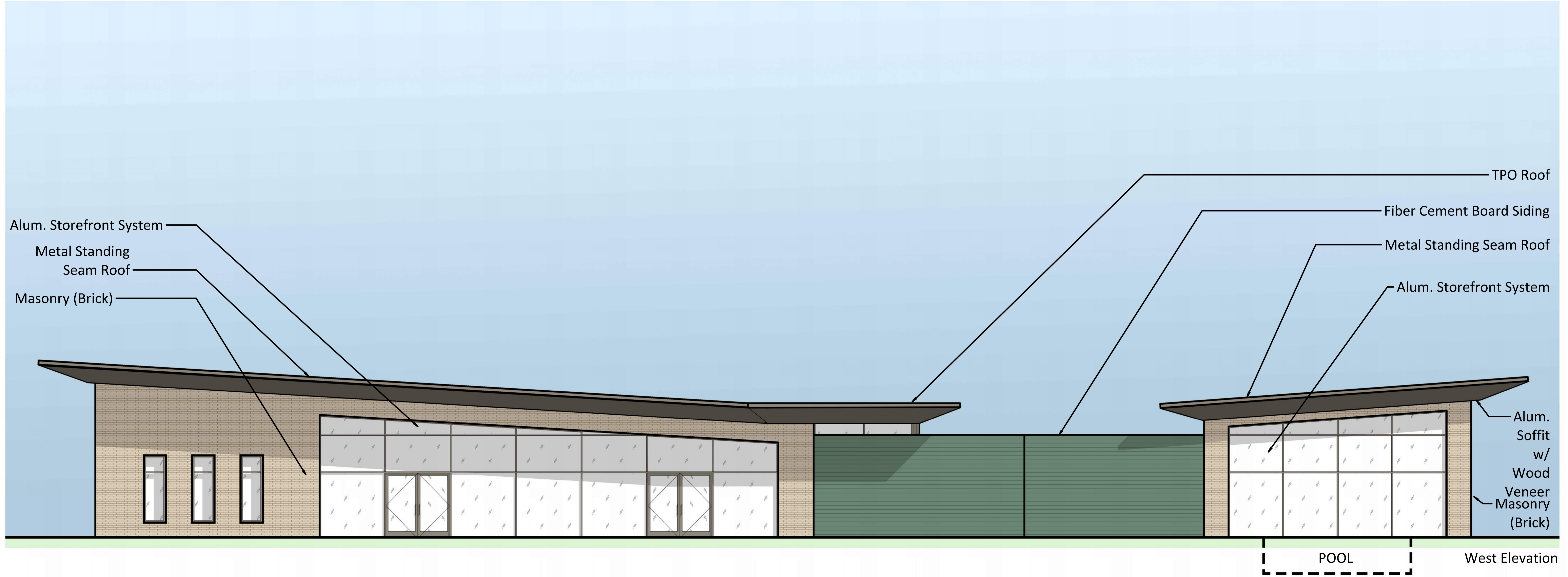
*Response: The selection of this site came after a long search to find a suitable site with a natural environment for housing located in Milwaukee County.*

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 proposed development will be mindfully designed to reduce the potential for adverse impacts to the surrounding properties. Landscaping buffers are proposed along the northern property boundary to minimize disturbances to the adjacent residential lots, and the existing tributary of Root River that runs along the western side of portion of the site provides a natural wooded buffer to the residential lots located across S 35<sup>th</sup> St to the west. The proposed buildings in this development will be offset away from S 31<sup>st</sup> St, allowing for additional landscaping opportunities, and also screening the majority of the proposed parking areas from view of the public right-of-way in accordance with the City of Franklin Code. The buildings that are being proposed to the adjacent northern and southern residential neighbors are all one-story residential buildings.*

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

*Response: The proposed development is very compatible with its surroundings. The design of the site places single story residential buildings/homes adjacent to the residential neighborhoods that already exist there and places an apartment building and townhomes to the center of the site near the Statemen Apartments directly to the east. It is not the owner's intent to influence any future proposed developments in the surrounding areas in any way that would negatively impact the City or its residents.*



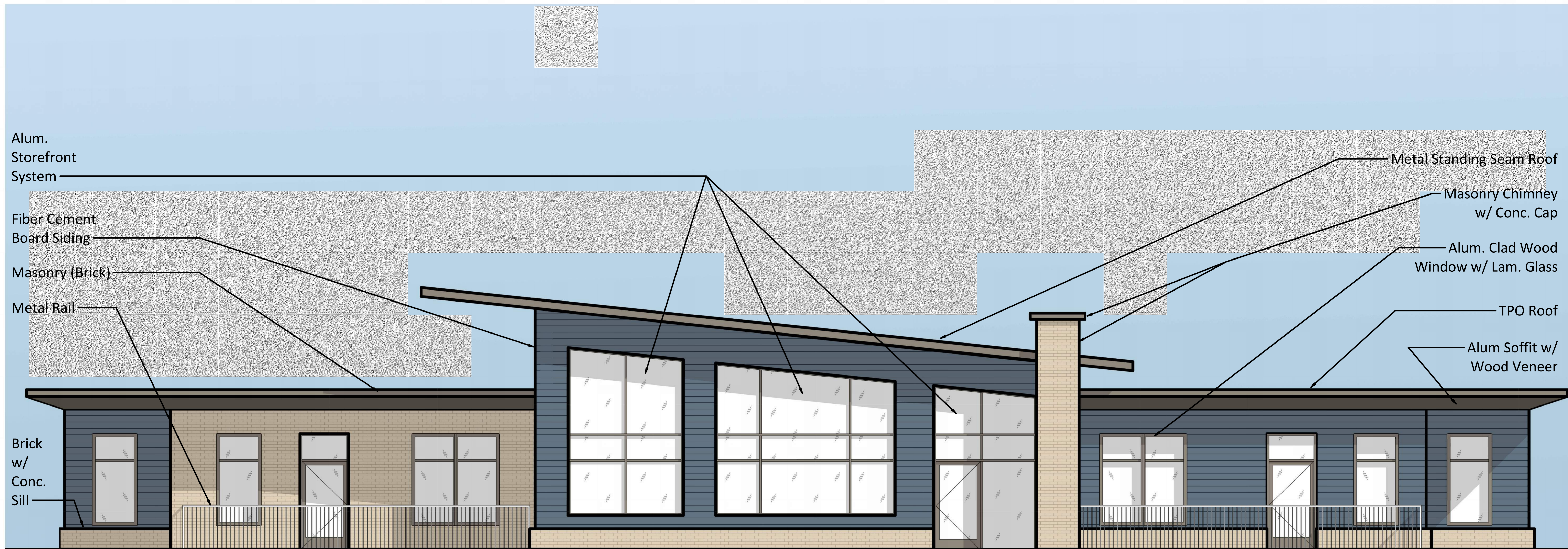




West Elevation

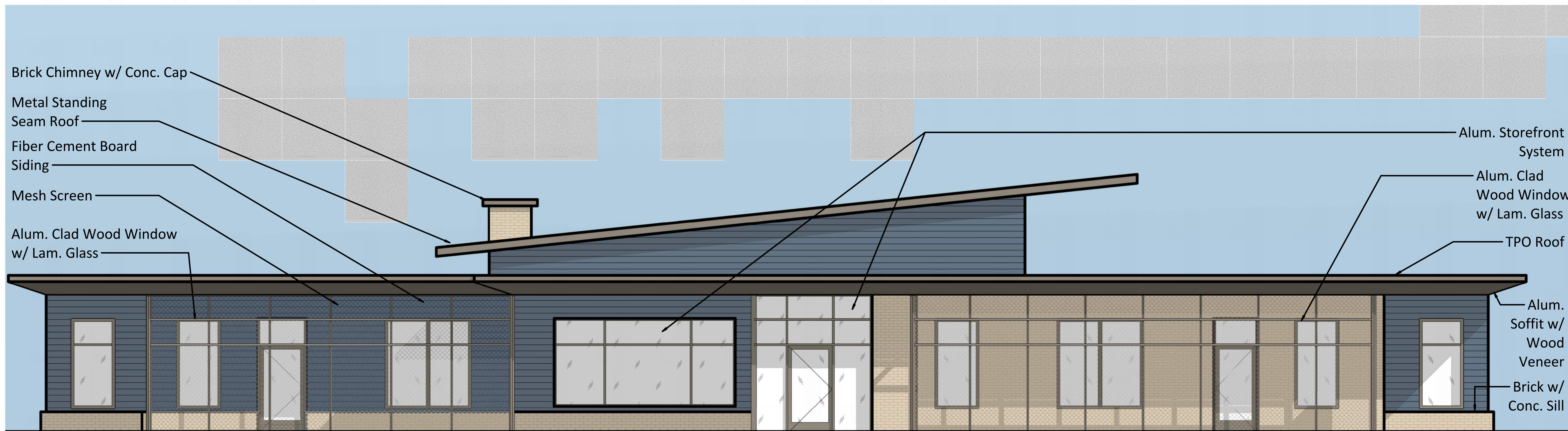


East Elevation



- Alum. Storefront System
- Fiber Cement Board Siding
- Masonry (Brick)
- Metal Rail
- Brick w/ Conc. Sill
- Metal Standing Seam Roof
- Masonry Chimney w/ Conc. Cap
- Alum. Clad Wood Window w/ Lam. Glass
- TPO Roof
- Alum Soffit w/ Wood Veneer

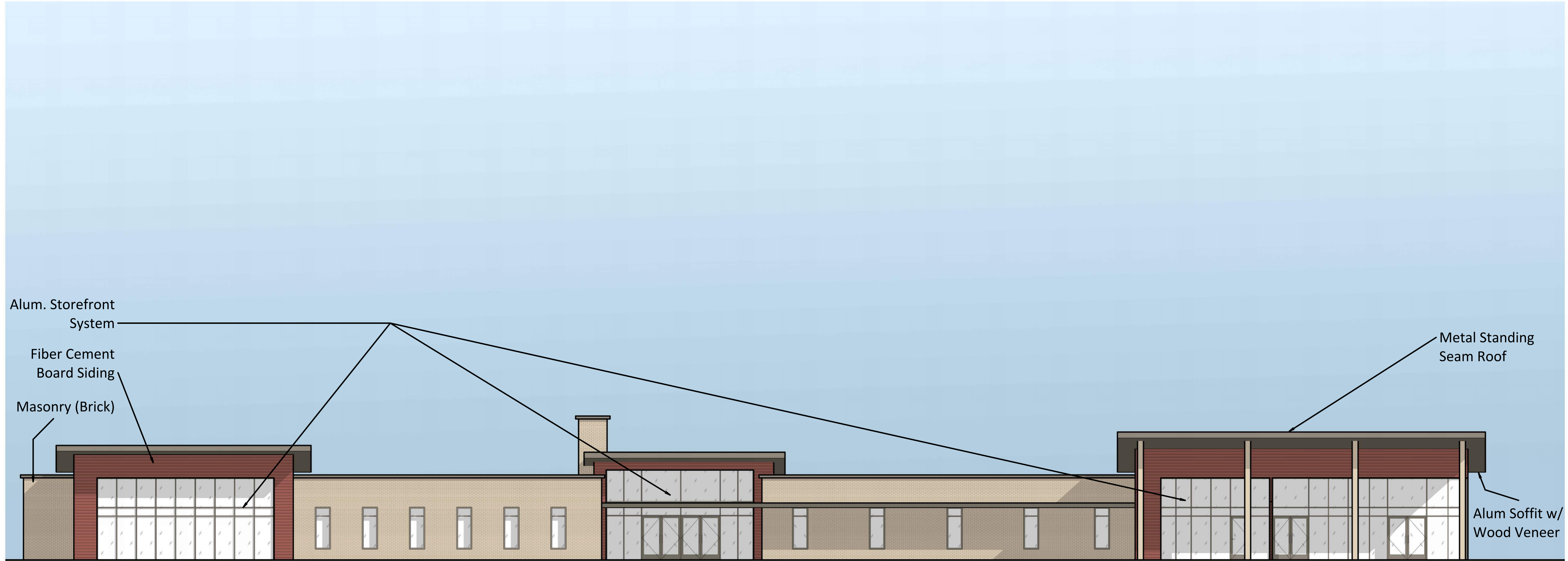
South Elevation



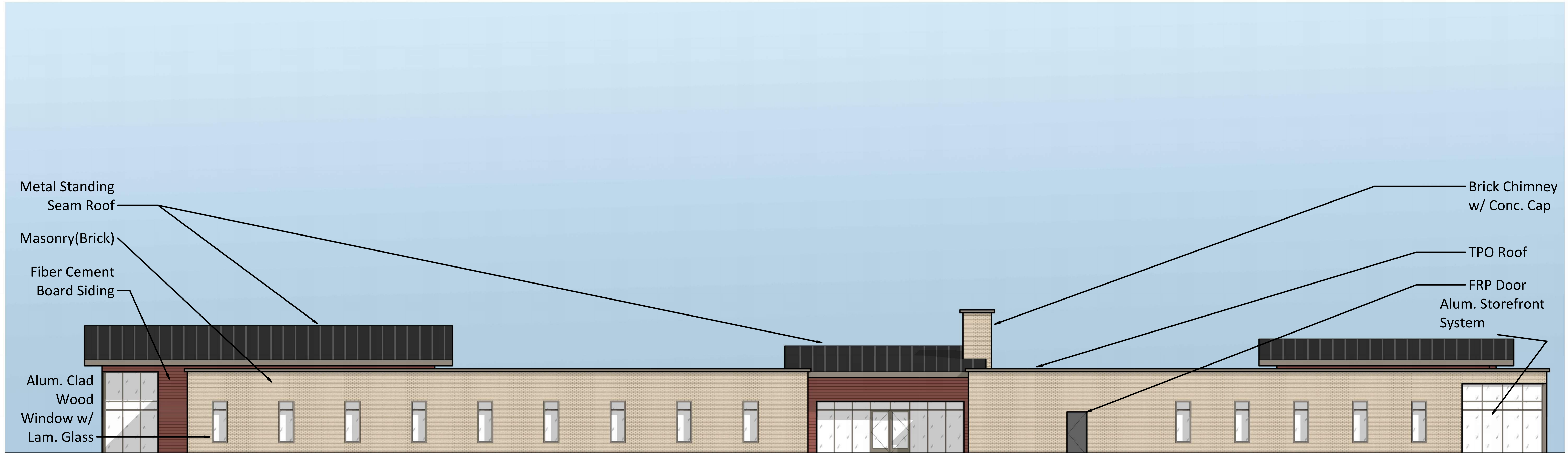
- Brick Chimney w/ Conc. Cap
- Metal Standing Seam Roof
- Fiber Cement Board Siding
- Mesh Screen
- Alum. Clad Wood Window w/ Lam. Glass
- Alum. Storefront System
- Alum. Clad Wood Window w/ Lam. Glass
- TPO Roof
- Alum. Soffit w/ Wood Veneer
- Brick w/ Conc. Sill

North Elevation

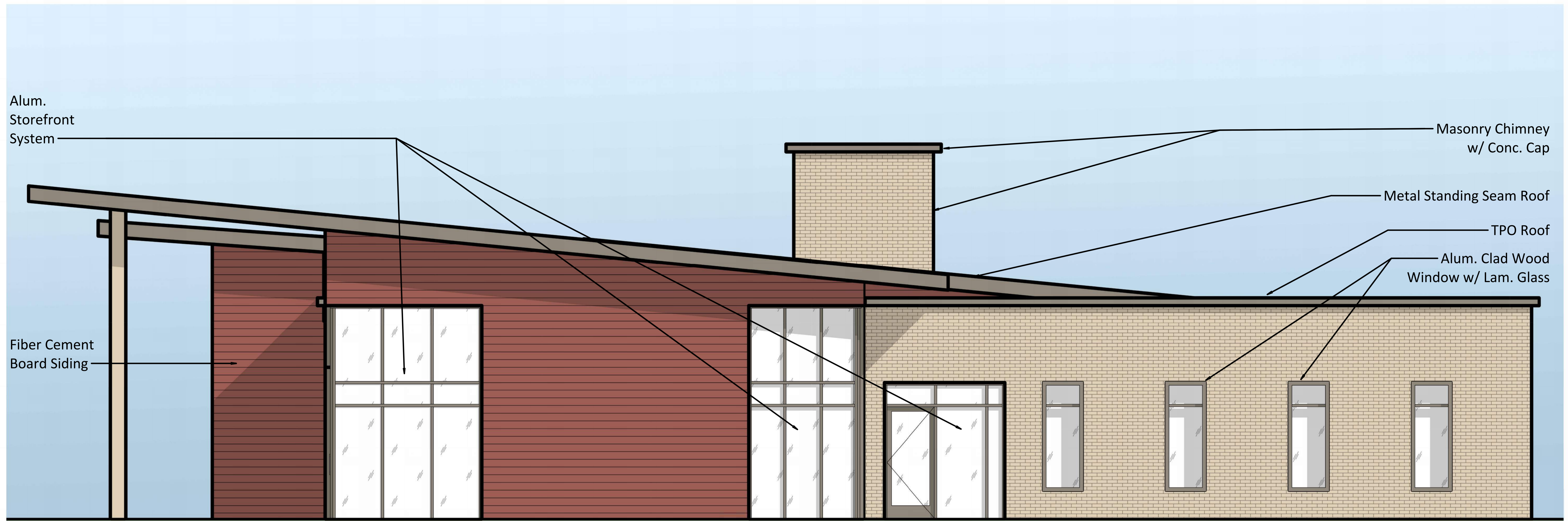




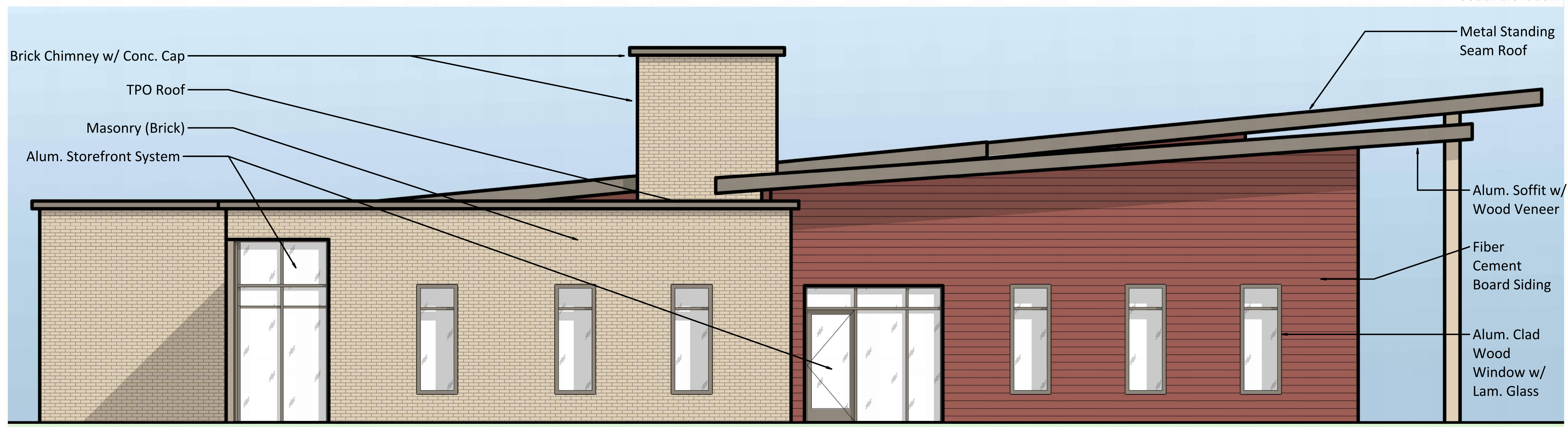
West Elevation



East Elevation



South Elevation



North Elevation





# CITY OF FRANKLIN



## REPORT TO THE PLAN COMMISSION

Meeting of August 22, 2024

### Special Use Application

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**RECOMMENDATION:** City Development Staff recommends approval of the Special Use Permit and revised parking plan for Field 99, subject to the conditions within the draft resolution.

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<b>Project Name:</b>	Field 99 Special Use
<b>Property Owner:</b>	BAST MARSHALL LLC
<b>Applicant:</b>	Kelley Legler, Field 99
<b>Property Address/Tax Key Number:</b>	11141 West Forest Home Avenue/704 9990 003
<b>Aldermanic District:</b>	District 6
<b>Agent:</b>	Kelley Legler, Field 99
<b>Zoning District:</b>	M-1 Limited Industrial District and C-1 Conservancy District
<b>Use of Surrounding Properties:</b>	M-1 zoned property to the north, south, east, and M-1, I-1 and R-3 zoned properties on the west
<b>Application Request:</b>	Approval of a Special Use Permit for Field 99
<b>Staff Planner:</b>	Nick Fuchs, Planning Associate

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### Project Description and Analysis

At their May 9, 2024, meeting, the Plan Commission recommended approval of the Special Use Application for Field 99 with the added condition that the applicant obtain a parking agreement with the adjacent property owner, Holz Motors, to provide overflow parking for the subject use. The Plan Commission indicated that if a parking agreement could not be obtained, the application must be brought back to the Plan Commission for further review.

The applicant has not pursued the shared parking agreement further, but rather, submitted a revised parking plan for consideration. As such, the applicant is requesting approval of the Special Use without the shared parking condition.

The revised parking plan includes the originally proposed 18 parking spaces located along the west side of the fence as well as 8 paved and 13 unpaved parking spaces along the east end of the parking lot and soccer field area.

Staff does not object to the quantity of parking provided for the subject use. Furthermore, the applicant has been utilizing this site for this use with parking as it currently exists and has not had issues with parking. As such, staff recommends that the additional parking, particularly the area of unpaved parking, be removed from the revised site plan and not required.

The May 9<sup>th</sup> staff report is attached for additional information regarding this use.

### **Staff Recommendation**

The Department of City Development staff recommends approval of the Special Use Application for Field 99, subject to the conditions in the draft resolution.



**REPORT TO THE PLAN COMMISSION**

**Meeting of May 9, 2024**

**Special Use Application**

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**RECOMMENDATION:** City Development Staff recommends approval of the Special Use Permit for Field 99, subject to the conditions within the draft resolution.

---

<b>Project Name:</b>	Field 99 Special Use
<b>Property Owner:</b>	BAST MARSHALL LLC
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<b>Use of Surrounding Properties:</b>	M-1 zoned property to the north, south, east, and M-1, I-1 and R-3 zoned properties on the west
<b>Application Request:</b>	Approval of a Special Use Permit for Field 99
<b>Staff Planner:</b>	Nick Fuchs, Planning Associate

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**Project Description and Analysis**

The applicant has filed a Special Use application to allow for Field 99 to operate a soccer training facility at 11141 West Forest Home Avenue.

The business use includes both indoor and outdoor youth soccer training for all ages. The interior space is approximately 1,600 square feet, and will be utilized during the months of November through April. The exterior of the site consists of a soccer field, which will be used during the months of April through November. The typical hours of operations will be Monday through Friday from 5:00 p.m. to 8:00 p.m.

According to the applicant, no more than 40 people are anticipated onsite at any given time. The outdoor sessions will have 36 players or less per session. The building will be utilized for smaller sessions consisting of 15 players or less. The building has a restroom, and a portable outdoor bathroom will be provided as well. According to the applicant there are currently eight training coaches with typically no more than three coaches onsite at any given time.

There are 18 parking spaces available between 5:00 p.m. and 8:00 p.m. The applicant has noted that the adjacent property owner, Holz Motors, has additional parking available if needed.

The outdoor field is about 60,500 square feet, which requires 16 parking spaces. The indoor facility requires three parking spaces. Considering the parking provided onsite and the overflow parking available on the adjacent property, staff does not anticipate any parking issues. Moreover, it should be considered that this type of use will have many students being dropped off and picked up.

The building was painted, but no significant exterior site or building changes were completed or are currently proposed. The applicant intends to utilize existing site lighting for their use.

The subject use is classified under Standard Industrial Classification Code No. 7991 Physical Fitness Facilities and SIC Code No. 7999, Amusement and Recreation Services, Note Elsewhere Classified, which are both allowed as a Special Use in the M-1 District.

Applicant has submitted responses to the Special Use standards for Plan Commission and Common Council review.

### **Staff Recommendation**

The Department of City Development staff recommends approval of the Special Use Application for Field 99, subject to the conditions in the draft resolution.

## RESOLUTION NO. 2024-\_\_\_\_\_

A RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS FOR  
THE APPROVAL OF A SPECIAL USE FOR AN INDOOR AND OUTDOOR YOUTH  
SOCCER TRAINING BUSINESS USE UPON PROPERTY LOCATED AT 11141 WEST  
FOREST HOME AVENUE (KELLEY LEGLER, FIELD 99, APPLICANT) (BAST  
MARSHALL, LLC, PROPERTY OWNER)

---

WHEREAS, Kelley Legler of Field 99 having petitioned the City of Franklin for the approval of a Special Use for an indoor and outdoor youth soccer training business use upon property located at 11141 West Forest Home Avenue, zoned M-1 Limited Industrial District. The property which is the subject of the application bears Tax Key No. 704 9990 003 and is more particularly described as follows:

Parcel 2 of Certified Survey Map No. 4056 being a part of the Northeast 1/4 of Section 6, in Township 5 North, Range 21 East, in the City of Franklin, dated May 5, 1981, and recorded in the Register of Deeds office for Milwaukee County, on July 13, 1981, on Reel 1388, Images 687 to 689 inclusive, as Document No. 5487949.

WHEREAS, such petition having been duly referred to the Plan Commission of the City of Franklin for a public hearing, pursuant to the requirements of §15-9.0103D. of the Unified Development Ordinance, and a public hearing having been held before the Plan Commission on the 9th day of May, 2024, 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 Kelley Legler, Field 99, 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 Kelley Legler, Field 99, successors and assigns, for an indoor and outdoor youth soccer training business use, which shall be developed in substantial compliance with, and operated and maintained by Kelley Legler, Field 99, pursuant to those plans date-stamped, \_\_\_\_\_, 2024 and annexed hereto and incorporated herein as Exhibit A.
2. Kelley Legler, Field 99, 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 Kelley Legler, Field 99 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 Kelley Legler, Field 99 Special Use for the property located at 11141 West Forest Home Avenue: (i) being in compliance with all applicable governmental laws, statutes, rules, codes, orders and ordinances; and (ii) obtaining all other governmental approvals, permits, licenses and the like, required for and applicable to the project to be developed and as presented for this approval.

BE IT FURTHER RESOLVED, that in the event Kelley Legler, Field 99, successors or assigns, or any owner of the subject property, does not comply with one or any of the conditions and restrictions of this Special Use Resolution, following a ten (10) day notice to cure, and failure to comply within such time period, the Common Council, upon notice and hearing, may revoke the Special Use permission granted under this Resolution.

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

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

BE IT FURTHER RESOLVED, pursuant to §15-9.0103G. of the Unified Development Ordinance, that the Special Use permission granted under this Resolution shall

be null and void upon the expiration of one year from the date of adoption of this Resolution, unless the Special Use has been established by way of the issuance of an occupancy permit for such use.

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

Introduced at a regular meeting of the Common Council of the City of Franklin this 20th day of August, 2024.

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this 20th day of August, 2024.

APPROVED:

\_\_\_\_\_  
John R. Nelson, Mayor

ATTEST:

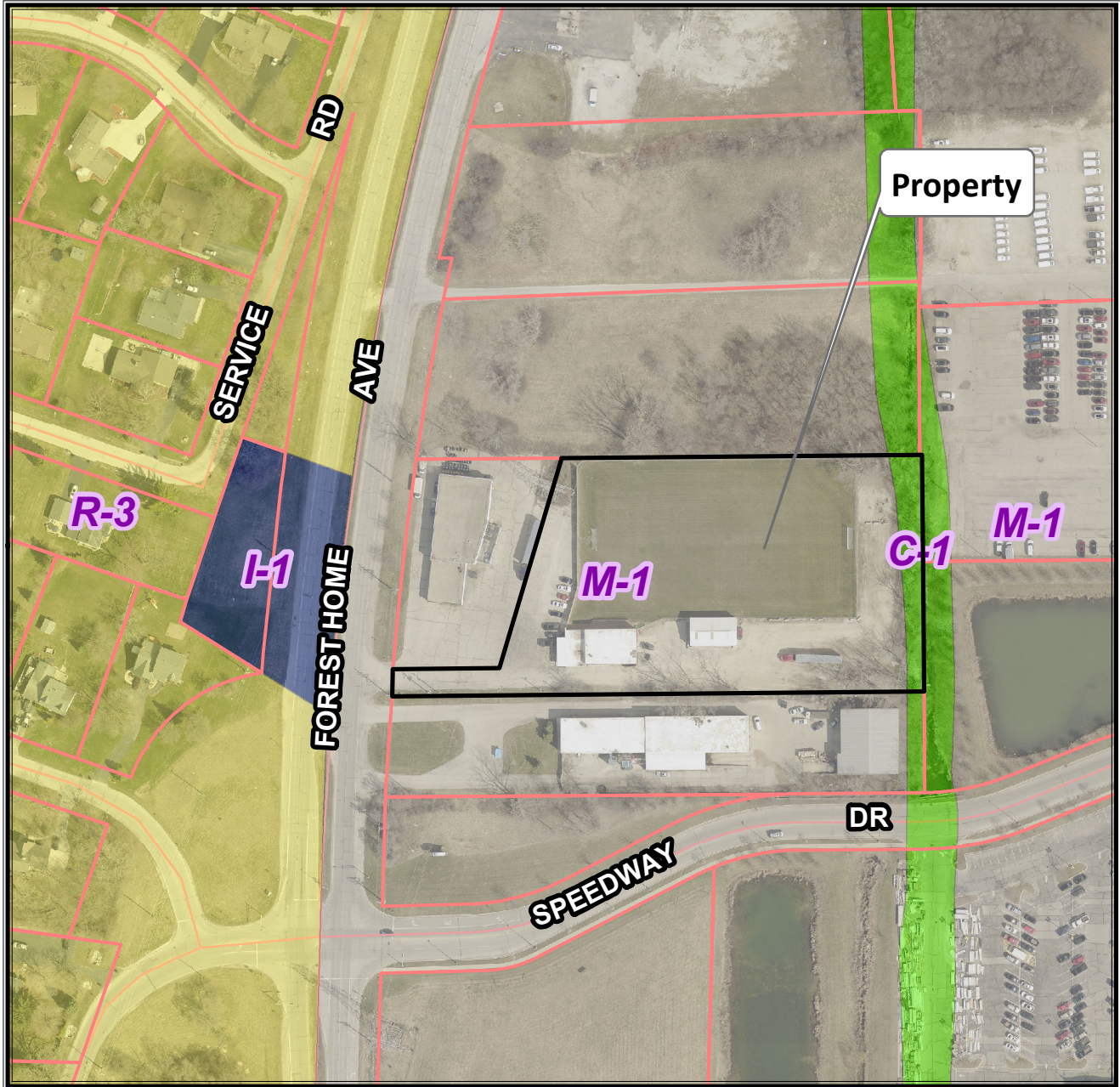
\_\_\_\_\_  
Shirley J. Roberts, City Clerk

AYES \_\_\_\_\_ NOES \_\_\_\_\_ ABSENT \_\_\_\_\_

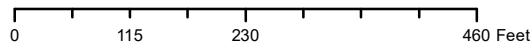
EXHIBIT A

ATTACHED HERETO

11141 W. Forest Home Ave.  
TKN 704 9990 003



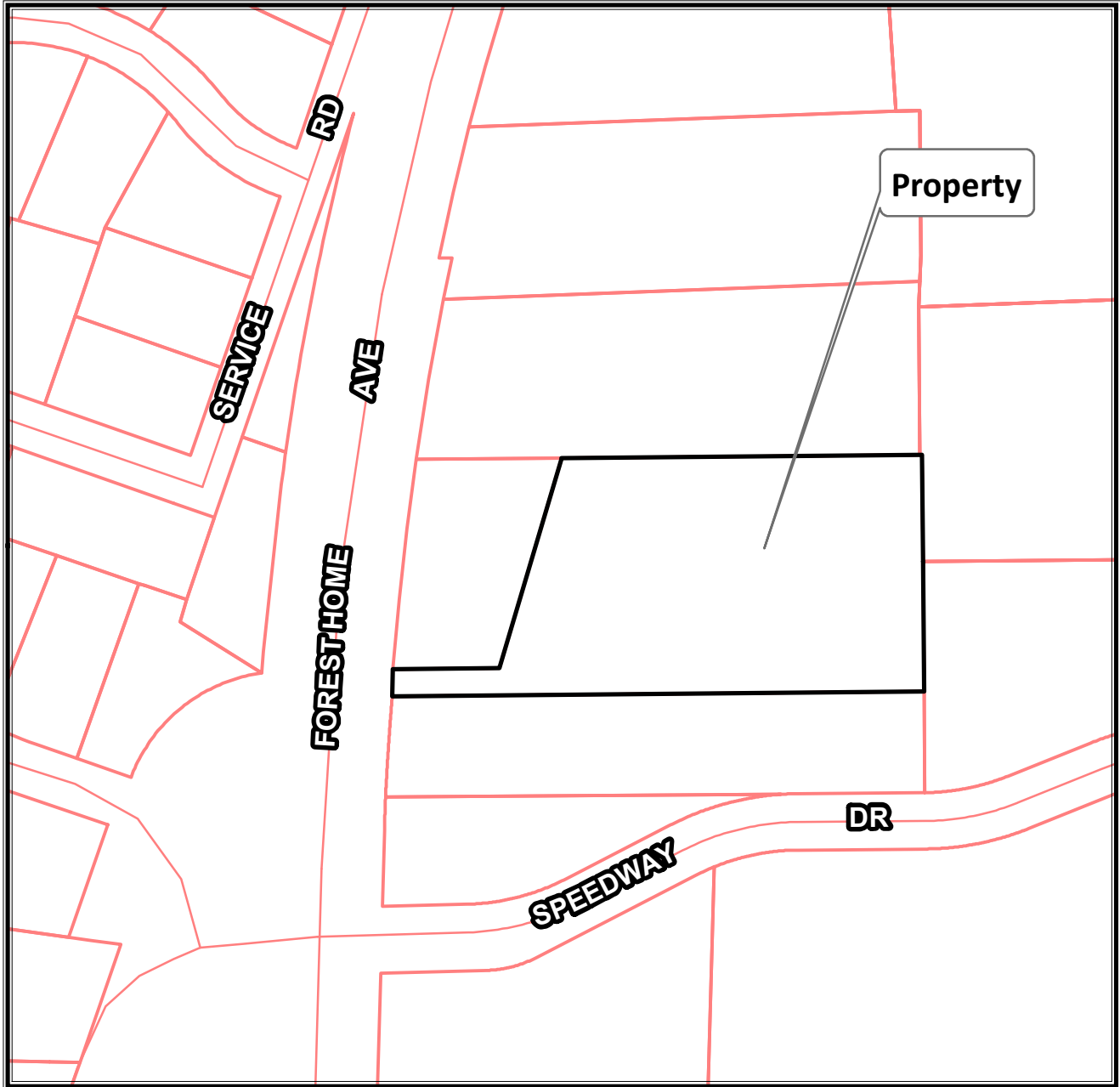
Planning Department  
(414) 425-4024



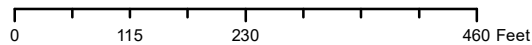
2021 Aerial Photo

*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.*

11141 W. Forest Home Ave.  
TKN 704 9990 003



**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.*



FIELD 99

[www.field99.com](http://www.field99.com)

[kelly@field99.com](mailto:kelly@field99.com)

11141 W FOREST HOME AVE

FRANKLIN, WI 53132

Field 99 is a soccer training field and facility available to all ages of athletes in soccer clubs throughout the southeastern Milwaukee area. This company offers high level training for athletes to increase individual performance while working with professional soccer players as coaches. Owned and operated by soccer player Andre Hayne, partnering with soccer parents within the community, this company provides a service locally, where families travel to Madison and Green Bay area for elite soccer training.

Field 99 offers soccer training indoors during the months of November - April (1600 sq ft garage) and outdoors during the months April - November (established grass field). The exterior is surrounded by fencing and netting to ensure proper safety for patrons. Indoor and outdoor public bathrooms available for our clientele to use year round.

**Soccer Training Field & Facility**

3.2 acres of field for spring, summer, fall

**field 99**

1600 sq ft for indoor winter training

11141 W FOREST HOME AVE - FRANKLIN

LOOK FOR GO RITWAY BUSSING

ENTER HERE

**11141 W FOREST HOME AVENUE FRANKLIN, WI 53132**  
**FIELD 99**

**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: Our facility consists of a big grass outdoor space, a small warehouse, two offices, one bathroom and a parking lot. The business purpose is to run soccer training sessions for young athletes around the community. The outdoor space features roughly 3 acres of grass space that will allow us to run soccer sessions with plenty of space without having the need for any changes for 36 players or less per session. The indoor space will be used for smaller sessions of 15 or less players during the winter/cold period. We have a bathroom and a portable outdoor bathroom for our clientele.*

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: No major changes necessary for running our services. The small warehouse was gutted to amply space used, and walls/ceilings painted. No other major change will be put in effect.*

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: No major changes necessary for running our services. No other major change will be put in effect.*

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: All public facilities already provided by Go Riteway Transportation, our landlord.*

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 road where the business building is located won't have much increase in traffic, as we won't have more than 40 people at the same time. Our majority service hours are M-F after 5pm and late, which has less traffic.*

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: No major changes necessary for running our services. No other major change will be put in effect.*

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: We will comply with the standards of such regulations recommended by the Plan Commission.*

- 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: We will comply with the special standards of such regulations recommended by the Plan Commission.*



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: This is a new business providing additional soccer training for youth players around the community. Many soccer clubs exist around us and perform their own training but as a club neutral facility, we will be able to provide additional services to all the players from around the area and clubs. We welcome all ages to participate in our facility and become a community safe space for children to feel comfortable and welcome, all within our fenced in field and facility. The coaches are mentors and public figures within the community and are recognized within the soccer community. Field 99 wants to give back and coordinate with non profit organizations to create opportunities for youth.*

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: There are no outdoor fields and warehouse space within Franklin already established that can offer indoor and outdoor training for youth soccer, without building.*

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: No changes will be made that will affect any mitigation.*

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 Field 99 field and facility will encourage more businesses that coordinate with our organization as sponsors, creating more awareness, revenue and support.*

## Franklin Department of City Development

APPLICANT: Kelley Legler, Field 99

SUBJECT PROPERTY: 11141 West Forest Home Avenue, property zoned M-1  
Limited Industrial District

TAX KEY NUMBER: 704 9990 003

### **1. How many employees are there?**

Field 99 has eight training coaches that consult for Field 99. At most, we have three coaches on site offering services for clients in soccer training.

### **2. How many striped parking spaces are provided for this use?**

Go Riteway Transportation provides 18 car stalls in the front lot of the building and per our agreement with them, Field 99 is allowed to use the back lot for additional and overflow parking.

Our services run opposite hours of Go Riteway Transportation so there is typically plenty of parking for coaching staff and clients. Parents will be dropping off clients / carpooling to limit traffic in the front parking lot of the building.

### **3. Is there existing or proposed exterior lighting? Will portable lights or other types of temporary lighting be used?**

Go Riteway added exterior lighting for their transportation lot which we use for exterior lighting. No additional lighting is needed.

### **4. How late will the facility be open? Services are until 8PM with staff on site until 9PM. All training runs after all Go Riteway bus drivers are g**

**5. Will the soccer field ever be used to host games or other types of events?** Our soccer fields are not regulation size and we will not be hosting competitive events to the public. Any events on the soccer field are for clients and for recreational / training use.

### **6. Is Field 99 an LLC or corporation or other type of entity?**

Field 99 is not an LLC, it is an established partnership, currently.

**7. Please provide a site plan, map or aerial that shows the property with the Plan Commission submittal.**



Field 99  
11141 W Forest Home Avenue  
Franklin, WI 53132  
[www.field99.com](http://www.field99.com)

REVISED

SITE CALCULATIONS	
LOCATION	REGION AREA
1 SITE AREA (EXISTING BUILDING)	3777
2 EXISTING GRAVEL & ASPHALT	13602
3 HARDSCAPE TOTAL	0
4 TOTAL SITE GREEN SPACE	46625
	50402
	85618

85,618 / 136,020 = 63% (30% MIN GREENSPACE REQUIRED)



DESIGNBUILD

262.367.3600

DESIGNING EXCELLENCE. BUILDING TRUST.

ISSUE DATES

BUDGET:

OWNER REVIEW: PROPOSAL: PLAN COMMISSION: SUBMITTAL STATE/LOCAL PERMIT: RECORD DRAWINGS: 9-12-22

REVISIONS: CITY COMMENT UPDATES 12-14-22

KEY PLAN

COMPANY

PROJECT NAME: GO RITEWAY -FRANKLIN  
PROJECT DESCRIPTION

STREET ADDRESS: 11141 W. FOREST HOME AVE.  
CITY / STATE / ZIP: FRANKLIN, WI

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE ARCHITECT: ENGINEER: REVIEWED BY:

SHEET TITLE: SITE PLAN

PROJECT NUMBER: C101

P13404

**Legend**

- Drainageway Easement
- Ordinary High Water Mark
- Parking Stalls
- Study Area
- Existing Grass
- Remove Gravel and Vegetate
- Impacted Area For Parking
- Buffer/Setback Area
- Stream
- Wetland Delineation



SITE PLAN

NORTH

LEADERS

ENGINEERS

CONTRACTORS

ARCHITECTS





CITY OF FRANKLIN  
REPORT TO THE PLAN COMMISSION

Item E.1.

Meeting of August 22, 2024

Fence Installation within Private Planting Screen

---

**RECOMMENDATION:** City Development staff recommends approval of this request to allow for the installation of a fence within the 20-foot Private Planting Screen upon Lot 13 in Block 1 of the Tuckaway Green Subdivision.

---

**Project name:** Williams – Fence Installation within Private Planting Screen  
**Property Owner:** Williams, Michelle  
**Applicant:** Williams, Michelle  
**Property Address/TKN:** 7512 S 77<sup>th</sup> Street / 792 0013 000  
**Aldermanic District:** District 2  
**Zoning District:** R-6 Suburban Single-Family Residence District  
**Staff Planner:** Luke Hamill, Associate Planner

---

**Project Description/Analysis**

This request is to allow for a fence 20 foot “Private Planting Screen” upon Lot 13 in Block 1 in the Tuckaway Green Subdivision. The Tuckaway Green Subdivision Final Plat was approved by the Common Council on December 20, 1977 by Resolution No. 77-1320 and contains a 20 foot “Private Planting Screen” for all lots abutting South 76<sup>th</sup> Street. The property owner is proposing to install a fence and within this area and would like release of the plat restriction.

The applicant is proposing a 6-foot high vinyl fence located 16 feet from the rear lot line, 3 feet from the northern lot line, and on the interior southern lot line. This structure would encroach approximately 4 feet into the planting strip indicated on the plat.

Note that the planting strip is located on platted lots 10 through 20 while the berm is located on the 76<sup>th</sup> Street Right-of-way. The picture below is looking west from S 76<sup>th</sup> Street into the applicant’s yard. Staff acknowledges that the proposed fence would be slightly visible from Ryan Road.



View of the berm on the west side of 76<sup>th</sup> Street, from roadside looking west.

Photograph by City Development staff.

**Site compliance**

City Development staff visited the site on July 10<sup>th</sup> and didn't notice any site compliance issues with the subject lot.

**Staff Recommendation:**

City Development staff recommends approval of this request to allow for the installation of a fence within the 20-foot Private Planting Screen upon Lot 13 in Block 1 of the Tuckaway Green Subdivision.

RESOLUTION NO. 2024-\_\_\_\_\_

A RESOLUTION AUTHORIZING THE INSTALLATION OF A FENCE  
WITHIN THE 20 FOOT PRIVATE PLANTING SCREEN PLAT RESTRICTION, UPON  
LOT 13 IN BLOCK 1 OF THE TUCKAWAY GREEN SUBDIVISION  
(7512 SOUTH 77TH STREET)  
(MICHELLE WILLIAMS, APPLICANT)

---

WHEREAS, the Tuckaway Green Subdivision Plat prohibits the building of structures within the 20 foot “Private Planting Screen” described thereon; and

WHEREAS, Michelle Williams having applied for a release of the 20 foot “Private Planting Screen” easement restriction upon their property to the extent necessary to install a fence along the east line of the property which abuts South 76th Street and within the restricted area upon the property located at 7512 South 77th Street, such property being zoned R-6 Suburban Single-Family Residence District, bearing Tax Key No. 792-0013-000, is more particularly described as follows:

Lot 13, in Block 1, in TUCKAWAY GREEN, being a subdivision of a part of the Southwest 1/4 and the Southeast 1/4 of the Southeast 1/4 of Section 9, Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin; and

WHEREAS, the 20 foot “Private Planting Screen” easement restriction upon the Final Plat for Tuckaway Green Subdivision and its accompanying restriction of the building of structures is a restriction which was imposed by the Franklin Common Council in its approval of the Final Plat; and

WHEREAS, Wis. Stats. § 236.293 provides in part that any restriction placed on platted land by covenant, grant of easement or in any other manner, which was required by a public body vests in the public body the right to enforce the restriction at law or in equity and that the restriction may be released or waived in writing by the public body having the right of enforcement; and

WHEREAS, the Common Council having considered the request for the release of the 20 foot “Private Planting Screen” easement restriction only so as to allow for the subject fence installation, and having considered the proposed location of and type of fence to be installed upon the subject property in conjunction with existing and required landscaping on the property, and that the proposed fence will not be readily visible from the adjoining highway or create any adverse impact upon the aesthetic or buffering purposes of the landscape bufferyard.



NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Common Council of the City of Franklin, Wisconsin, that the installation of proposed fence of the type and specifications as described and only upon the location as set forth within the plans accompanying the application of Cindy Dawes filed on June 26, 2024 be and the same is hereby authorized and approved and that the "Private Planting Screen" easement restriction as it would otherwise apply to such installation upon the subject property only, is hereby waived and released.

BE IT FURTHER RESOLVED, that the applicant shall further obtain all required permit(s) for the installation of the subject fence and that the subject fence shall be installed pursuant to such permit(s) within one year of the date hereof, or all approvals granted hereunder shall be null and void.

BE IT FINALLY RESOLVED, that the City Clerk be and the same are hereby directed to obtain the recording of this Resolution 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 \_\_\_\_\_, 2024.

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

APPROVED:

\_\_\_\_\_  
John R. Nelson, Mayor

ATTEST:

\_\_\_\_\_  
Shirley J. Roberts, City Clerk

AYES \_\_\_\_\_ NOES \_\_\_\_\_ ABSENT \_\_\_\_\_

Planning Department  
 9229 West Loomis Road  
 Franklin, Wisconsin 53132  
 (414) 425-4024  
[franklinwi.gov](http://franklinwi.gov)



APPLICATION DATE: \_\_\_\_\_

STAMP DATE: \_\_\_\_\_ city use only

## MISCELLANEOUS APPLICATION

### PROJECT INFORMATION [print legibly]

APPLICANT [FULL LEGAL NAMES]		APPLICANT IS REPRESENTED BY [CONTACT PERSON]	
NAME: Todd & Michelle Williams		NAME: Same as Applicant	
COMPANY: N/A		COMPANY:	
MAILING ADDRESS: 7512 South 77th Street		MAILING ADDRESS:	
CITY/STATE: Franklin, WI	ZIP: 53132	CITY/STATE:	ZIP:
PHONE: 414-899-3237		PHONE:	
EMAIL ADDRESS: mrwilliams1028@gmail.com		EMAIL ADDRESS:	

### PROJECT PROPERTY INFORMATION

PROPERTY ADDRESS: 7512 South 77th Street	TAX KEY NUMBER: 7920013000
PROPERTY OWNER: Todd & Michelle Williams	PHONE: 414-899-3237
MAILING ADDRESS: 7512 South 77th Street	EMAIL ADDRESS: w.todd@att.net
CITY/STATE: Franklin, WI	DATE OF COMPLETION: _____ office use only

### APPLICATION MATERIALS

The following materials must be submitted with this application form. \*incomplete applications and submittals cannot be reviewed.

- This application form accurately filled out with signature or authorization letters (see below).
- \$125 Application fee payable to the City of Franklin
- Word Document Legal description for the subject property.
- Three (3) Project Narratives
- Other information as may be deemed appropriate for the request
- Email or flash drive with all plans/submittal materials.

Submittal of Application for review is not a guarantee of approval.

Plan Commission, Community Development Authority and/or Common Council review and approval may be required.

### SIGNATURES

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)*

I, the applicant, certify that I have read the above page detailing the requirements for Miscellaneous approval and submittals and understand that incomplete applications and submittals cannot be reviewed.

PROPERTY OWNER SIGNATURE: 	APPLICANT SIGNATURE: 	DATE: 06/28/2024	DATE: 6/28/24
NAME & TITLE: Todd Williams	NAME & TITLE: N/A		
PROPERTY OWNER SIGNATURE: 	APPLICANT REPRESENTATIVE SIGNATURE: 	DATE: 06/28/2024	DATE: 6/28/2024
NAME & TITLE: Michelle Williams	NAME & TITLE: N/A		

Lot 13 in Block 1 in TUCKAWAY GREEN ADDITION, being a Subdivision of a part of the Southeast  $\frac{1}{4}$  of Section 9, Town 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin.



## Inspection Services

9229 W. Loomis Road, Franklin, WI 53132

414-425-0084 Fax 414-425-7513

e-mail: [generalinspection@franklinwi.gov](mailto:generalinspection@franklinwi.gov)

[www.franklinwi.gov](http://www.franklinwi.gov)

**05/21/2024**

**Michelle & Todd Williams  
7512 S 77TH ST  
Franklin, WI 53132**

Project Address: **7512 S 77TH ST**

Project Type: **Fence**

Dear Permit Applicant:

Plans for the referenced project have been placed **ON-HOLD** pending further information.

Revised plans shall be submitted to reflect correction(s) to the following item(s):

**1. The proposed fence may not be located in the rear 20' private planting screen area. Please re-draw your proposed fence on the survey attached in this email and send back.**

Please contact Inspection Services if you have any questions regarding the required plan revisions listed above.

Thank you,

**Jason Hendrix**  
City of Franklin  
Inspection Services

**OWNER'S ACKNOWLEDGEMENT OF CONDITIONS FOR FENCES LOCATED IN  
WE ENERGIES UTILITY EASEMENTS**

Fences may be permitted in We Energies utility easements only subject to the following:

1. The fence shall not be positioned nearer than 3' to any side of a transformer if present.
2. The fence shall not be positioned nearer than 10' to the door of any transformer if present. *EXCEPTION: If a gate or easily removable section of fence is positioned directly in front of the door and measures at least as wide as the door to the transformer, the distance may be reduced to 3'.*
3. We Energies will not repair or replace any portion of the fence in the utility easement if the fence needs to be removed for any utility work including clearing obstructions in the easement area.
4. The fence shall not be attached to any utility equipment.
5. "Digger's Hotline" shall be contacted prior to any excavation work.
6. This authorization only applies to We Energies utility easements.

Property Owner(s) hereby acknowledges that he/she has read and understands the above conditions:

Sign Michelle Williams Print Michelle Williams  
Sign Todd Williams Print Todd Williams

NOTE: The owner must sign this acknowledgement and include it with their fence permit submittal.

## **7512 SOUTH 77<sup>TH</sup> STREET, FRANKLIN**

We are requesting a change to our plat survey that indicates a private planting screen. We'd like to build an 80' foot fence across the back property line where this planting screen is indicated on the plat. Our back property line abuts South 76th Street.

The fence will be 6' high, made of composite material with reinforced wind support. This will provide long-term maintenance-free and aesthetic appeal from both our property and from South 76<sup>th</sup> Street. This fence will also provide security, privacy and noise reduction from the traffic of South 76th Street.

Below are pictures of the area indicated as the private planting screen where we would be building the fence.

### **Picture of Private Planting Screen from house/facing South 76<sup>th</sup> Street – Trees will remain**



# City of Franklin Department of City Development

Date: August 8, 2024

To: Michelle Williams

From: Luke Hamill, Associate Planner  
Department of City Development

RE: Staff Comments for Williams Miscellaneous Application (fence installation within Private Planting Screen)

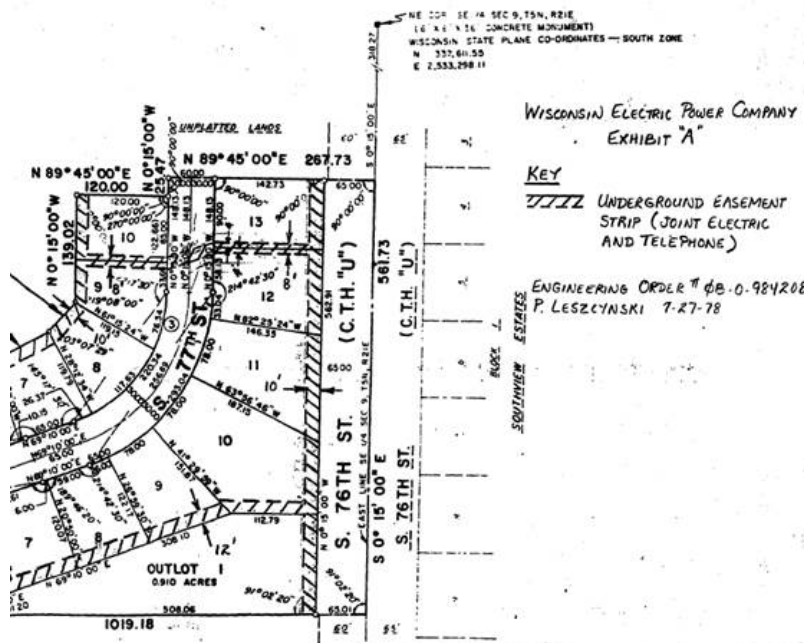
Please be advised that City Staff has reviewed the above application for the property located at 7512 S 77<sup>th</sup> Street. Department comments are as follows for the application date stamped by the City of Franklin on June 28, 2024.

## Planning Staff Comments

1. Please indicate the distance the proposed fence will be from the East and North Property Lines on the Plat of Survey.

## Engineering Comments

2. Make sure to coordinate with WE-Energies if encroaching on the 10-foot underground easement.



Fechner Construction  
Beck

### PLAT OF SURVEY

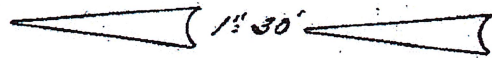
7512  
**LOCATION:** South 77th Street, Franklin, Wisconsin

**LEGAL DESCRIPTION:** Lot 13 in Block 1 in TUCKAWAY GREEN being a Subdivision of a part of the Southeast 1/4 of Section 9, Town 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin.

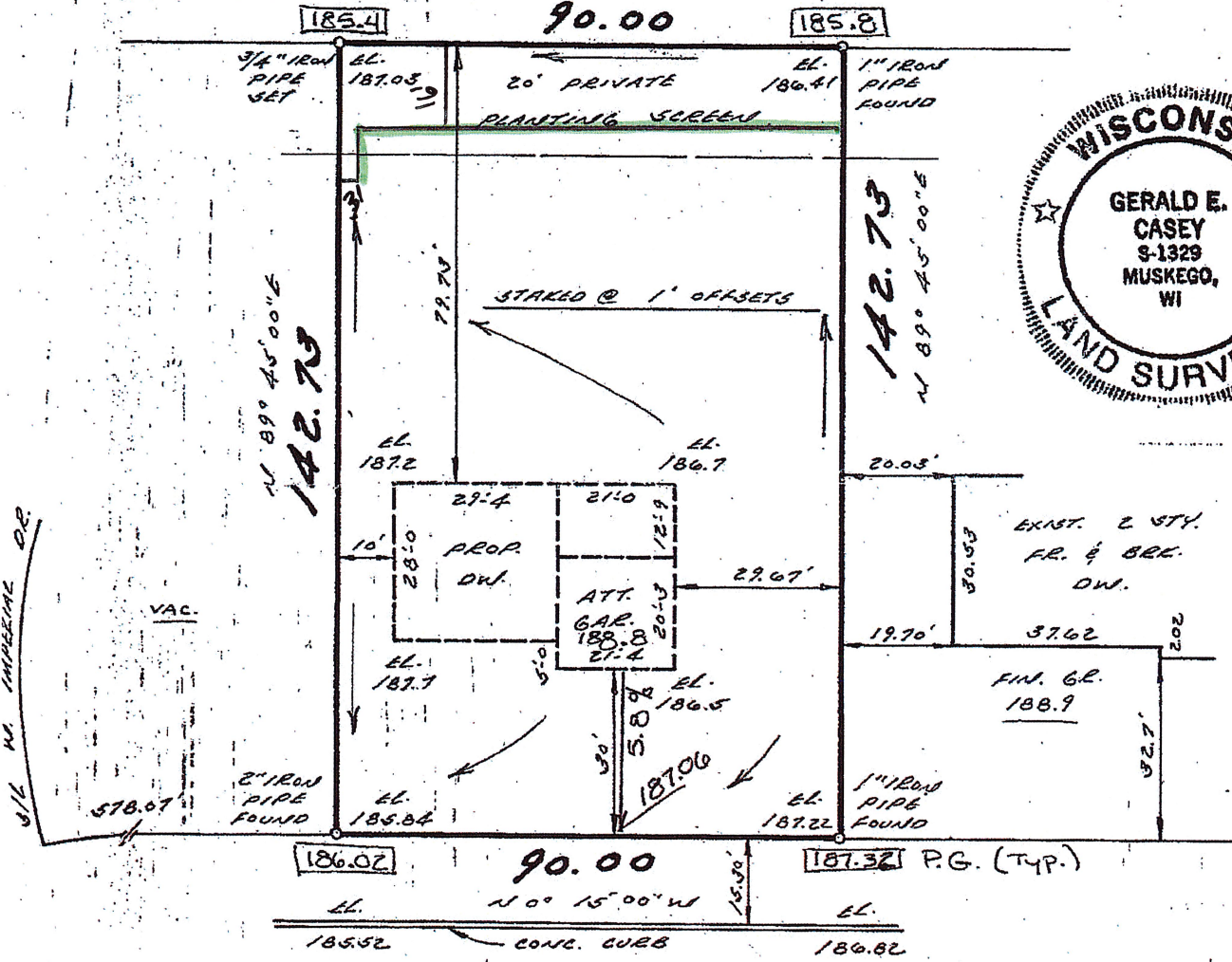
April 17, 1987

Survey No. 70757

**APPROVED**  
 FINISHED GRADE ELEVATION = 188.8  
 CITY OF FRANKLIN DATUM  
 CITY ENGINEER PER DATE  
 4-29-87



S. 70TH ST. (C.T.H. "U")  
(125 R.O.W.)  
N 0° 15' 00" W  
90.00

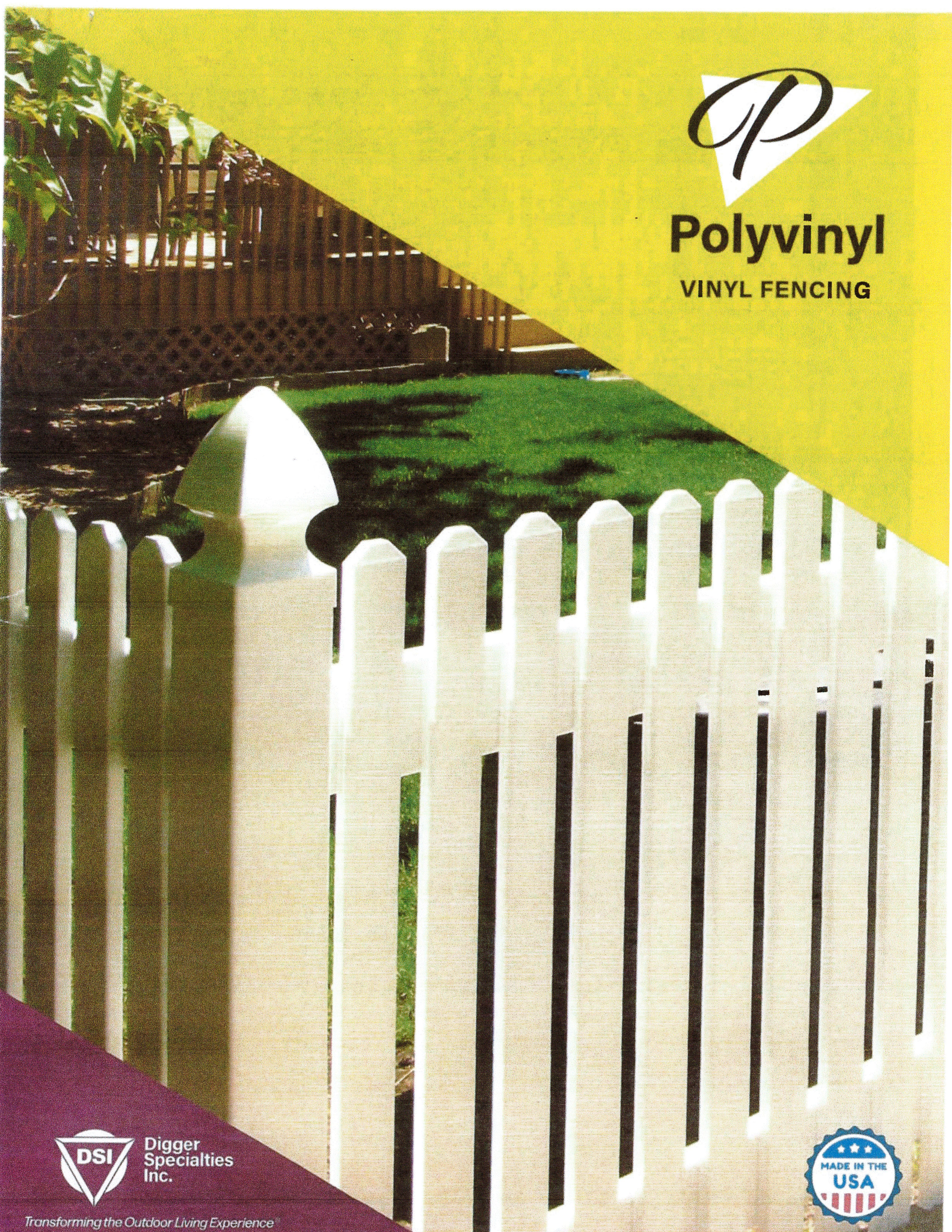






# Polyvinyl

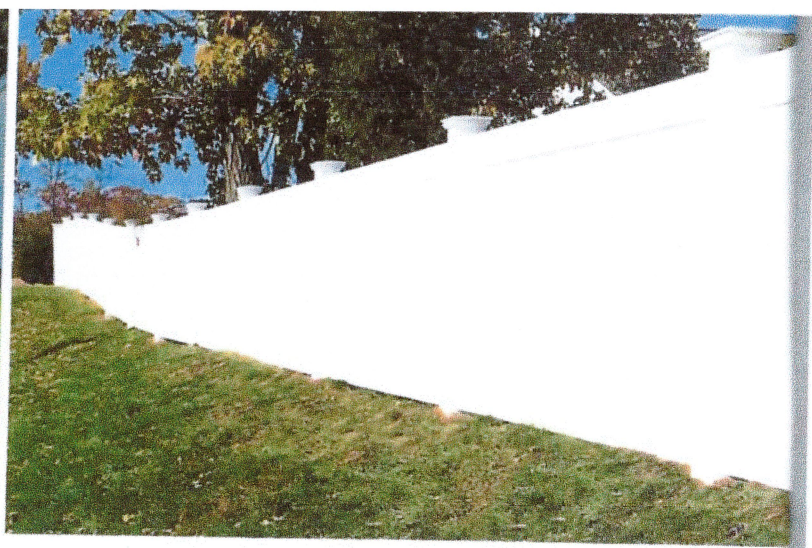
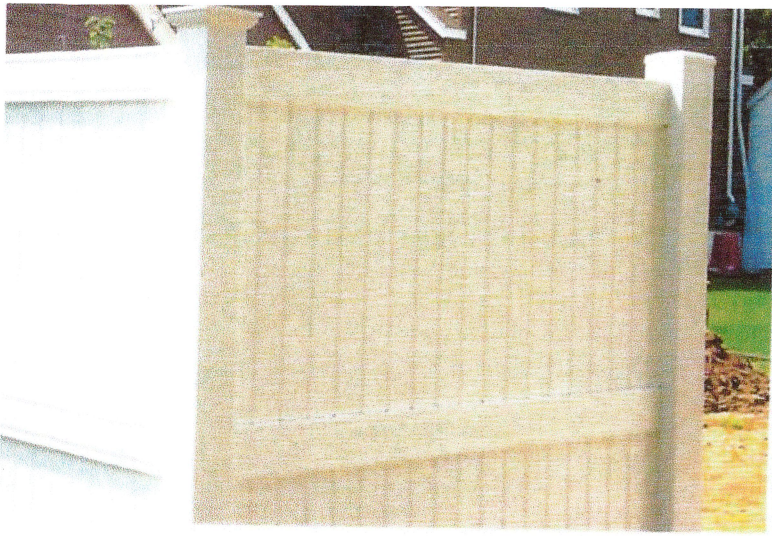
VINYL FENCING



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# PRIVACY

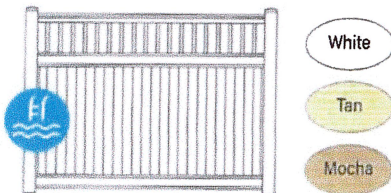
## MODELS





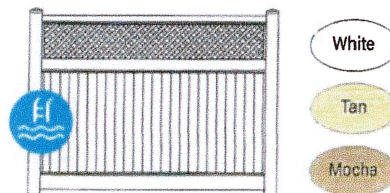
Polyvinyl Privacy Fencing provides privacy and security for your outdoor living space while offering options and colors to match your style. Whether you are protecting your family and pets or creating a secluded oasis for your backyard pool, Privacy Fencing will ensure your outdoor living space is safe and beautiful.

## KINGSTON



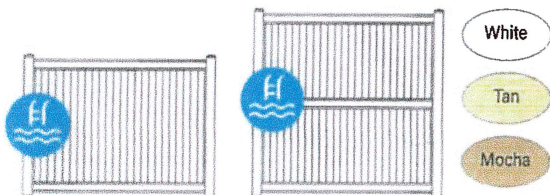
48", 60", 72", 84", 96"  
for 72", 84", and 96" heights

## MAJESTIC II



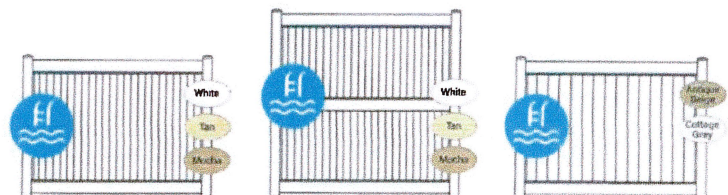
48", 60", 72", 84", 96"  
for 72", 84", and 96" heights

## SUPERIOR



48", 60", 72"      84", 96"

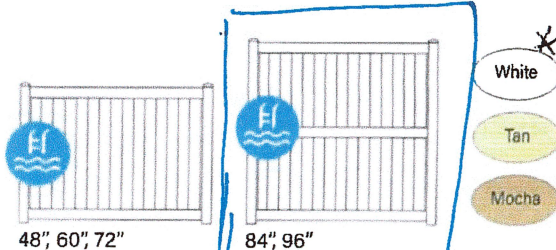
## SUPERIOR II



48", 60", 72" with 11.28" Verticals      84", 96" with 11.28" Verticals      48", 60", 72" with 6" Verticals

Rails and Posts available in White, Tan, and Mocha only

## TRI-MAX II



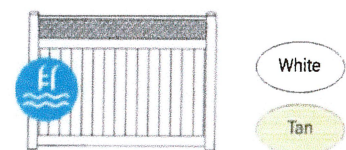
48", 60", 72"      84", 96"

## TRI-MAX II with Vertical Topper



60", 72", 84"  
for 72" and 84" heights

## TRI-MAX II with Lattice Topper



72"

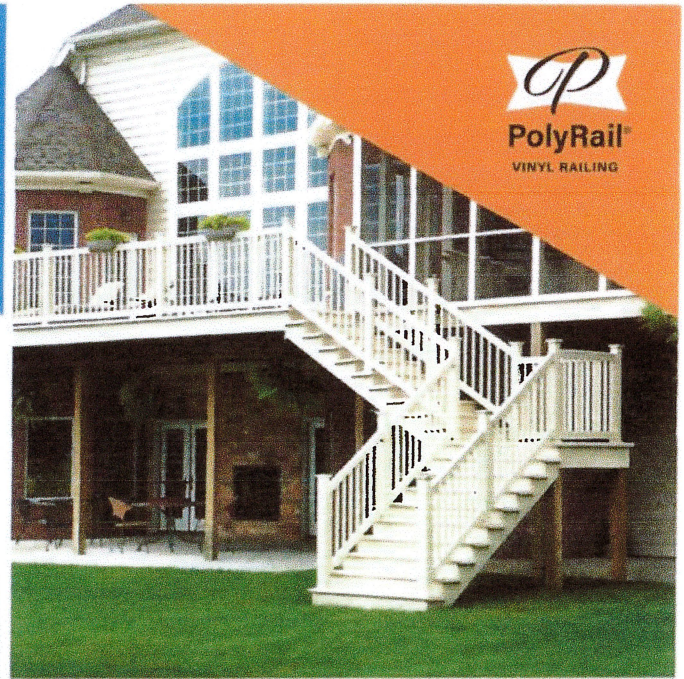


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## CITY OF FRANKLIN



## REPORT TO THE PLAN COMMISSION

Meeting of August 22, 2024

**Master Sign Program Amendment**


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**RECOMMENDATION:** City Development Staff recommends to **table** of the Master Sign Program Amendment for the Shoppes at Wyndham Village development located at 7700-7800 South Lovers Lane Road, to accommodate signage for the Dairy Queen/Taco Pros Development, located at 7730 S Lovers Lane Rd.

---

<b>Project Name:</b>	Shoppes at Wyndham Village Master Sign Program Amendment for the Dairy Queen/Taco Pros Development
<b>Project Address:</b>	7730 S. Lovers Lane Road
<b>Applicant:</b>	Dev Ghelani, AK Developers
<b>Property Owner:</b>	AK Developers
<b>Current Zoning:</b>	CC City Civic Center District
<b>2025 Comprehensive Plan</b>	Mixed Use
<b>Use of Surrounding Properties:</b>	Single-Family Residential to the north, Business use to the East, West, and South
<b>Applicant Action Requested:</b>	Approval of the proposed Master Sign Program Amendment
<b>Planner:</b>	Luke Hamill, Associate Planner

---

**Introduction and Project Description:**

On June 19, 2024 the applicant submitted an application for a Master Sign Program (MSP) Amendment for the Shoppes at Wyndham Village development located at 7700-7800 South Lovers Lane Road.

**Master Sign Program**

The Master Sign Program for the Shoppes at Wyndham Village was originally established via Resolution 2008-2. It has been subsequently amended via Resolution 2009-016 to allow for Pick ‘N Save signage to replace the existing Sendik’s signage; in 2012, to change the overall sign type from illuminated box signs to individual illuminated channel letters; in 2014 to allow for the signs for the Summit Credit Union development, in 2016 to allow for changes to the signage for the Target Store, in 2021 to allow for signage for the Learning Experience Daycare, and in 2022 to allow for Drive Up signage for the Target Store.

The Municipal Code (§210-9. E(1), §210-9.F(6), etc.) requires that any Master Sign Program provide for consistent and cohesive signage throughout a development. This applies to materials,

design, and color selection. The MSP for the Shoppes at Wyndham Village stipulates that “the intent of the MSP is to set forth a theme as to placement, lettering style, color and related design considerations of signs, while at the same time reducing sign clutter.”

### **Analysis**

AK Developers have submitted a Master Sign Program Amendment for the installation of 9 signs total. 5 of these signs are for the Dairy Queen (4 wall, 1 directional for drive through), 2 wall signs for Taco Pros Mexican Cantina, and 2 changes to existing Monument Signs #3 and #4.

The original Shoppes at Wyndham Village Master Sign Program, approved via Resolution No. 2008-2, stated, “Future buildings 6 and 8 signage requires a Master Sign Program Amendment. Note that the maximum square footage of allowed signage for these buildings has been calculated in the MSP.” The DQ/Taco Pros development is Building 6.

Planning Staff has drafted a Master Sign Program Amendment for Building 6 that is in accordance with the other outbuildings of the development. The attached draft amendment includes how the proposed signage does not comply with the draft amendment, marked in red.

Planning Staff has no issues with the changes to the Monument Signs.

### **Additional Comments**

The applicant must show that they have obtained approval for both revisions to the master sign program, and initial approval for any sign, from the operators of the Shoppes at Wyndham Village. A copy of a letter from Cloverleaf Real Estate (Franklin-Wyndham LLC) to that effect is included in your packets.

Illuminated signage for Summit Credit Union must be turned off after 10:00 PM; staff recommends the same requirement for all three tenants at 7730 S Lovers Lane Road.

Staff has made the applicant aware that a Sign Permit shall be issued prior to installation of any new sign and a Zoning Compliance and Commercial Occupancy Permit be obtained prior to any Sign Permit.

### **Staff Recommendation**

City Development Staff recommends to **table** the Master Sign Program Amendment for the Shoppes at Wyndham Village development located at 7700-7800 South Lovers Lane Road, to accommodate signage for the Dairy Queen/Taco Pros Development, 7730 S Lovers Lane Rd.

RESOLUTION NO. 2024- \_\_\_\_

A RESOLUTION APPROVING AN AMENDMENT TO THE  
MASTER SIGN PROGRAM FOR THE SHOPPES AT WYNDHAM  
VILLAGE COMMERCIAL RETAIL CENTER TO ALLOW FOR SIGNAGE UPON  
BUILDING NUMBER 6  
(7730 SOUTH LOVERS LANE ROAD)  
(AK DEVELOPERS, APPLICANT)

---

WHEREAS, AK Developers, LLC, having petitioned the City of Franklin for the approval of an amendment to Resolution No. 2008-2, conditionally approving a Master Sign Program for The Shoppes at Wyndham Village Commercial Retail Center, as amended by Resolution No. 2009-016 and thereafter by Resolution No. 2012-001, Resolution No. 2014-004, Resolution No. 2016-005, Resolution No. 2021-010, Resolution No. 2022-021, upon property located at 7730 South Lovers Lane Road, to allow for 7 wall signs, as specified in signage plans City file-stamped on \_\_\_\_\_, 2014 (182.88 square feet of signage total), for AK Developers, located at 7730 South Lovers Lane Road, Building number 6, as opposed to the Master Sign Program required 35 square feet individual wall sign maximum area and depicted/projected signage locations, as originally approved, and to allow building footprint and architecture deviations from the previous Program depicted anticipated Building 6, and such application having been reviewed by City staff and the application and staff recommendations and suggested considerations having been reviewed by the Plan Commission at its meeting on August 22, 2024; and

WHEREAS, the Plan Commission having determined that the Franklin-Wyndham, LLC amendment to Master Sign Program for Building 8 Summit Credit Union application, together with those staff recommendations and suggested considerations meets the purposes and intent of §210-9. of the Municipal Code of the City of Franklin and will promote the health, safety and welfare of the Community.

NOW, THEREFORE, BE IT RESOLVED, by the Plan Commission of the City of Franklin, Wisconsin, that the Franklin-Wyndham, LLC amendment to Master Sign Program for Summit Credit Union application be and the same is hereby approved, subject to the amendment to Master Sign Program for Summit Credit Union Application and plans City file-stamped on \_\_\_\_\_, 2024, together with the following additional conditions, which conditions shall be incorporated into the Master Sign Program – The Shoppes at Wyndham Village Commercial Retail Center:

1. The Building 6 location and architecture shall be as set forth in and depicted upon the aforementioned plans City file-stamped on \_\_\_\_\_, 2024.

AK DEVELOPERS – MASTER SIGN PROGRAM AMENDMENT  
 RESOLUTION NO. 2024-\_\_\_\_\_

Page 2

2. The Western Tenant will be allowed 3 signs on separate building facades in conformance with outbuildings 3, 4, 5, and 7 as an endcap tenant.
3. Central Tenant and Eastern Tenant will be allowed a maximum of two signs on separate building elevations.
4. Maximum allowable sign area shall be calculated by the building frontage of each tenant with the lineal frontage calculation method. The table below showcases the maximum allowable signage for each tenant:

<u>Tenant</u>	<u>Building Frontage</u>	<u>Maximum Allowable Sign Area (Building Frontage X 1.5)</u>	<u>Requested Sign Area</u>
<u>Western Tenant (Dairy Queen)</u>	<u>121.08 feet</u>	<u>181.62 Square Feet</u>	<u>94.29 square feet</u>
<u>Eastern Tenant (Taco Pros)</u>	<u>55 feet</u>	<u>82.5 Square Feet</u>	<u>60.56 square feet</u>
<u>Central Tenant (TBD)</u>	<u>75.16667 feet</u>	<u>112.75 Square Feet</u>	<u>90 square feet</u>

5. All wall sign text shall use channel letters with railway.
6. Channel letters may incorporate their corporate branded colors into the text.
7. Maximum height of channel letter signage shall be 26” tall, in conformance with Outbuildings 3, 4, 5, and 7.
8. The maximum area of signage for Building 6 shall be 376.87 square feet and the signage locations shall be as set forth in and depicted upon the aforementioned plans City file-stamped on \_\_\_\_\_, 2024.
9. AK Developers, LLC, successors and assigns, and any developer of The Shoppes at Wyndham Village Commercial Retail Center Master Sign Program for Building 6, 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 AK Developers Master Sign Program for Dairy Queen and Taco Pros, 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.



AK DEVELOPERS – MASTER SIGN PROGRAM AMENDMENT  
RESOLUTION NO. 2024-\_\_\_\_\_

Page 3

10. The applicant shall obtain a Sign Permit from the Planning Department, for Dairy Queen and Taco Pros.
11. Illumination of signs shall be prohibited after 10:00 p.m.
12. The applicant, owner and the Building 6 property shall in all other respects comply with the “City of Franklin – Master Sign Program” document annexed hereto and incorporated herein.

BE IT FURTHER RESOLVED, that all terms and conditions of Resolution No. 2008-2, as amended by Resolution Nos. 2009-016 and 2012-001, not specifically and expressly amended by or in direct conflict with this Resolution, shall remain in full force and effect.

Introduced at a regular meeting of the Plan Commission of the City of Franklin this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Passed and adopted at a regular meeting of the Plan Commission of the City of Franklin this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

APPROVED:

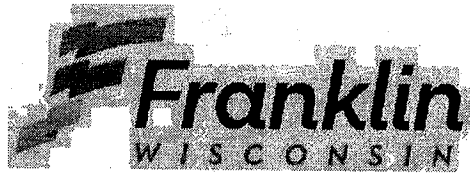
ATTEST:

\_\_\_\_\_  
John R. Nelson, Mayor

\_\_\_\_\_  
Shirley J. Roberts, City Clerk

AYES \_\_\_\_ NOES \_\_\_\_ ABSENT \_\_\_\_

Planning Department  
 9229 West Loomis Road  
 Franklin, Wisconsin 53132  
[generalplanning@franklinwi.gov](mailto:generalplanning@franklinwi.gov)  
 (414) 425-4024  
[franklinwi.gov](http://franklinwi.gov)



APPLICATION DATE: \_\_\_\_\_  
 STAMP DATE: \_\_\_\_\_ city use only

## MASTER SIGN PROGRAM/AMENDMENT APPLICATION

### PROJECT INFORMATION [print legibly]

#### APPLICANT [FULL LEGAL NAMES]

#### APPLICANT IS REPRESENTED BY [CONTACT PERSON]

NAME: DHARMESH GHELANI

NAME: DHARMESH GHELANI

COMPANY: AK DEVELOPERS LLC

COMPANY: AK DEVELOPERS LLC

MAILING ADDRESS: 5514 W RIVER PARK CT

MAILING ADDRESS: 5514 W RIVER PARK CT

CITY/STATE: FRANKLIN,WI ZIP: 53132

CITY/STATE: FRANKLIN,WI ZIP: 53132

PHONE: 6306243545

PHONE: 6306243545

EMAIL ADDRESS: DGHELANI27@GMAIL.COM

EMAIL ADDRESS: DGHELANI27@GMAIL.COM

### PROJECT PROPERTY INFORMATION

PROPERTY ADDRESS: 7730 S LOVERS LN RD

TAX KEY NUMBER: 7949999007

PROPERTY OWNER: AK DEVELOPERS LLC

PHONE: 6306243545

MAILING ADDRESS: 5514 W RIVER PARK CT

EMAIL ADDRESS: DGHELANI27@GMAIL.COM

CITY/STATE: FRANKLIN,WI ZIP: 53132

DATE OF COMPLETION: \_\_\_\_\_ office use only

### SIGNATURES

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).*

X I, the applicant, certify that I have read the following page detailing the requirements for Administrative review approval and submittals and understand that incomplete applications and submittals cannot be reviewed.

PROPERTY OWNER SIGNATURE:

APPLICANT SIGNATURE:

NAME & TITLE: DHARMESH GHELANI,PRESIDENT DATE: 6/5/2024

NAME & TITLE: DHARMESH GHELANI,PRESIDENT DATE: 6/5/2024

PROPERTY OWNER SIGNATURE:

APPLICANT REPRESENTATIVE SIGNATURE:

NAME & TITLE:  DATE:

NAME & TITLE:  DATE:

CITY OF FRANKLIN APPLICATION CHECKLIST

If you have questions about the application materials please contact the planning department.

MASTER SIGN PROGRAM/AMENDMENT APPLICATION MATERIALS

- Proposal Summary**, describing how the proposal addresses all requirements for Master Sign Program approval:
  - (1) Aesthetic them on color, size and style;
  - (2) Proposal location of all permanent signs centering all wall signs over tenant spaces;
  - (3) Proposed size of individual signs, with ranges of sizes as deemed necessary;
  - (4) Identification of any of the following: Master Identification Sign; Tenant Identification Signs; Tenant/Directory Boards (for office center or office/limited business structure); Entrance Markers; Traffic Directional Signs; Wall Signs (for retail centers); and Such other signs as requested;
  - (5) Characteristics of proposed signs, i.e. construction type and scale; (6) Written Program governing color, size, style, location and other features of the proposed signs.
- Site Plan**, drawn to scale, showing the following: Location of each building; setback of each building to property lines; frontage of each building (dimensioned); building frontage of each tenant space of each building; location of sign drawn by Civil Engineer or Land Survey (fully dimensioned) of each Ground Sign (Master Identification, Monument, Directional, Menu Boards).
- Building Elevations** (to scale), showing elevations of each side of the building(s) that are proposed to have signs; sign zones showing where tenant signs are to be permit located on each elevation; dimensions and area of each sign zone; locations of permanent window signs.
- Sign Drawings** (to scale), for each type, size or variation of sign that is proposed.
- Additional Information** required: color of sign materials; type of illumination for signs; color of illumination source
- Sign Area Calculations**. The allowable sign area for each building shall be calculated as follows: Building Frontage x 1.5 = maximum allowable sign area for each building.
- Maximum Size of Signs Permitted**: Master Identification Signs – 120 sq.ft.; Monument Signs – 120 sq.ft.; Traffic Directional Signs – 4 sq.ft.; Entrance Markers – 4 sq.ft.; Information Signs – 4 sq.ft.
- Special Exceptions Requested**. If the applicant desires to request signs exceeding the physical areas permitted above, they may request approval of a Special Exception. These are limited to the following:
  - (1) Wall Signs – May deviate from the required location above the tenant space;
  - (2) Monument Signs – May modify the number of monument signs; the 30-foot façade setback requirement; the height limitations up to the height of the principal building to which the sign pertains; the proximity to another monument sign; and the sign area limitations up to a maximum of 150 sq.ft. per sign (as long as the total permitted sign area for either the occupant or property is not exceeded).
  - (3) Tenant Identification Signs – May deviate from the size area limitations.
  - (4) Master Identification Signs – May deviate from the requirements set forth as per #5, below;
  - (5) The total amount of signs permitted under Sect. 210-4.C.(1)(d) and ( e) may be increased by up to 100 percent.
- Modification of Master Sign Program Approval**. Provide a description of each modification requested, including copies of the original sign drawings and any proposed sign modifications; describing any modifications and how the proposed modification differs from the original approval; and provide a justification or rationale for why the original approval cannot be met.

Date: July 16, 2024  
To: Dev Ghelani, AK Developers  
From: Department of City Development. Luke Hamill, Associate Planner.  
RE: Application for Master Sign Program Amendment, 7730 S Lovers Lane Road /  
794 9999 007

---

Staff comments are as follows for the Master Sign Program Amendment application submitted June 26, 2024 to allow for a signage upon Building 6 as set in the Master Sign Program for the Shoppes at Wyndham Village Development.

**City Development Department Comments**

Please note that all signage requires a sign permit from the Department of City Development. Staff has put your sign permit applications on hold until the Master Sign Program Amendment receives approval.

**Requirements of the Master Sign Program – Shoppes at Wyndham Village**

The MSP and subsequent amendments via Resolutions 2008-2, 2009-016, 2012-001, 2014-004, 2016-005, and 2021-010 for the Shoppes at Wyndham Village detail requirements for signage at this development.

1. Prior to approval, any sign must obtain initial approval from the owners of the Shoppes at Wyndham Village (ORD 2007-1934). Please submit a letter of approval from the original Master Sign Program developer.
2. The proposed signage for Dairy Queen is 91.69 square feet, exceeding the 47.61 square feet stated in the Project Narrative. The allowable square footage of signage for Dairy Queen is 48.62 square feet with the Lineal Square footage method. Additionally, the Taco Pros Signage is 60.56. The allowable signage for Taco Pros is 41.25 square feet with the lineal square footage. The Lineal Square footage calculation is for all signage on one frontage (i.e DQ is only allowed 48.62 square feet of all their signage based on one frontage). You may use the other method of the Property Frontage Calculation, which would allow for a maximum square footage of signs on the entire building of 177.23 square feet. Please note that this would only allow for approximately 25 square feet of signage for the future third tenant. If you would like to have more square footage for the third tenant, you will have to reduce the signage of the other two tenants.

June 19, 2024

City of Franklin  
Department of City Development  
9229 W. Loomis Rd.  
Franklin, WI 53132  
Attn: Planning Commission

Subject: 7730 S. Lovers Lane Rd, request for Master Sign Plan amendment

Dear Planning Commission members:

Ak Developers is the owner of 7730 S. Lovers Lane Rd, ste 100. On behalf of DQ and Taco Pros, we request an amendment to the existing Master Sign Plan. The retail tenant identification wall signs would deviate from both the 26" OAH and the white copy letter face requirements:

1. The colors of the proposed signs will be predominantly black, red, blue, white, green and orange. They compliment the building's earth tones and will be easily legible.
2. Both units are end units and are allowed three (3) signs-one for each elevation. We are requesting 3 signs for DQ and 2 Signs for Taco Pros.
3. The sizes of the proposed signs are as follows –

Below are linear frontage footages of each space.

DQ Frontage = 32' 5" ft

Middle space Frontage = 29' 9" ft

Taco pros Frontage = 27' 6" ft

Total linear frontage measures at 91'; allowable sign area is 136.5 sq ft;

Requested DQ sign area is 91.69 sq ft, 43.07 sq ft (or 88.5%) more than allowed

requested Taco Pros sign area is 60.56 sq ft, 19.31 sq ft (or 46.8%) more than allowed for Taco pros frontage

4. QSR tenant identification wall signs are proposed and requested be permitted. As noted, the proposed signs for DQ exceeds the allowable size by 88.5% and Taco Pros signs by 46.8 %.
5. We are requesting middle space tenet to be allowed up to 90 sq ft of signage ( or 100% increase than allowed 45 sq ft )
6. All wall signs proposed consist of a logo and/or individual letters,
7. Included in the packet is:
  - a. a site plan showing the building's location, the frontage dimensions, and the sign locations on the building
  - b.& c. an elevation drawing for each side of the building proposed to have signage and details of the sign on its respective elevation
  - d. additional information
    - i. The sign faces of the logo, letters, and drive thru cabinet will be orange, red, blue, white, green and black
    - ii. The LED's inside the logo, letters, and drive thru cabinet will be white

The reasons for the requested change are: 1) at only 26"H, the signs will be barely visible on the building unless one is very close to the building; 2) the Taco Pros branding color is orange and black which will be recognizable to customers; and, 3) the design and finishes compliment the building design and colors.

This is standard signage for these businesses and their brand identities. I would also note to the Plan Commission the variation that exists in the Shoppes at Wyndham Village regarding signage. This development started with the requirement of the box signs you see for older tenants, but newer tenants have channel letters like we are proposing. I think most current tenants of the center still use white lettering with color variation in the logo but there are some tenants with different color scheme like The learning center and Biggby Coffee. Color scheme and Logo of this signage proposed here are core to their identity since both of these businesses are franchisee.

We were proposing DQ logo drive through directional sign for better customer experience where Non Dairy Queen customer might enter the drive through without knowing that drive through is only for DQ customers and will have to stay in the line until all the other cars in front of them are cleared. The way this drive through is designed, it wraps around the whole building instead of just one

tenant. If planning commission doesn't agree with that reasoning we will do drive through directional sign only without the logo.

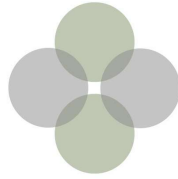
We are also proposing 2 monuments signs as per OEA

- 1) Project sign # 3 comprising of 1 panel of DQ and 1 panel of Taco pros
- 2) Project Sign # 6 bottom panel consisting of DQ and Taco Pros

Feel free to contact me with any comments or questions.

Sincerely,

Dev Ghelani  
President  
AK Developers LLC  
5514 W river Park Ct  
Franklin, WI-53132  
6306243545



## CLOVERLEAF

August 2, 2024

Franklin Planning Commission  
9229 W Loomis Road  
Franklin, WI 53132

**Re: Application for Master Sign Program Amendment  
7730 S Lovers Lane Road / 794 9999 007**

To Whom It May Concern:

This letter serves as Franklin-Wyndham, LLC's support of the above-referenced signage package. We feel the design and finishes are in line with those of a first-class operation and as owners of the other multitenant buildings in the Shoppes at Wyndham Village, we support an amendment to the Master Sign Program to allow for its design and installation. Thank you.

Very truly yours,

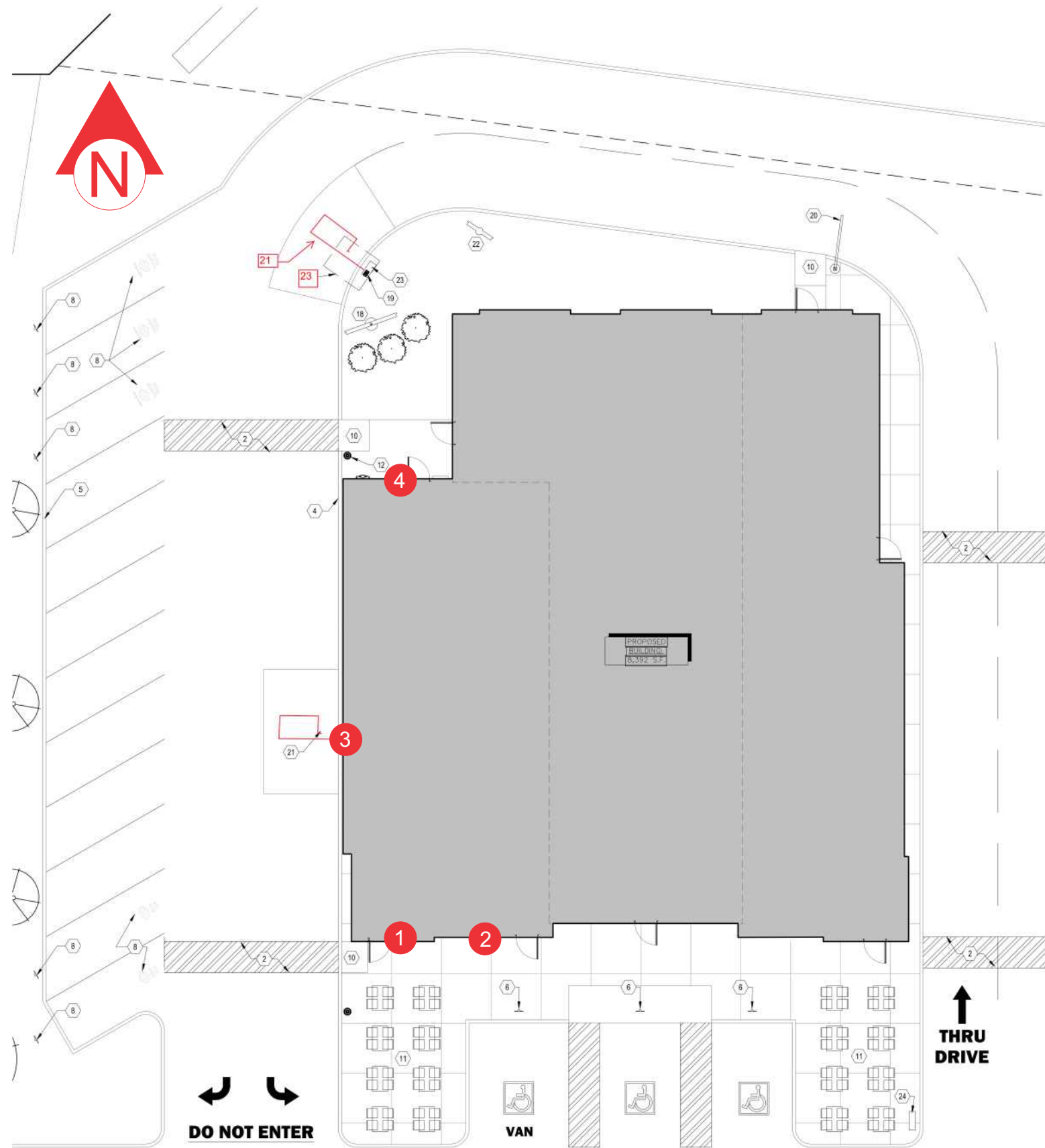
Franklin-Wyndham, LLC  
By: The Cloverleaf Real Estate Group, Inc.

Jonathan E. Basofin  
Principal





**5514 WEST RIVER PARK COURT  
FRANKLIN, WI 53132**

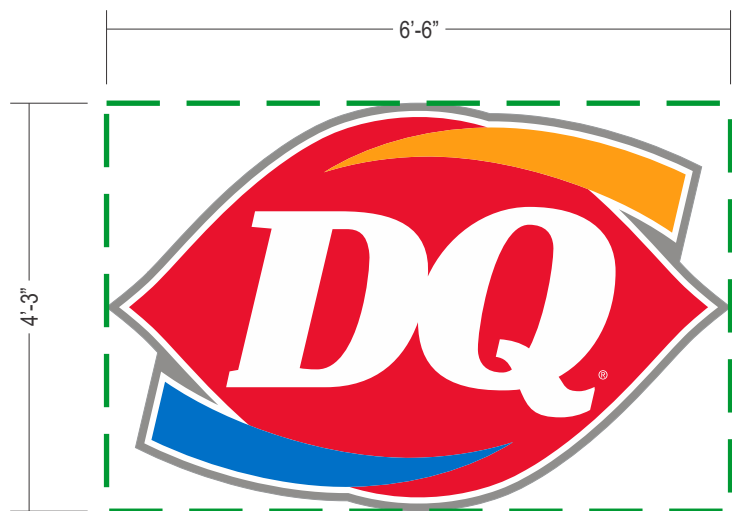
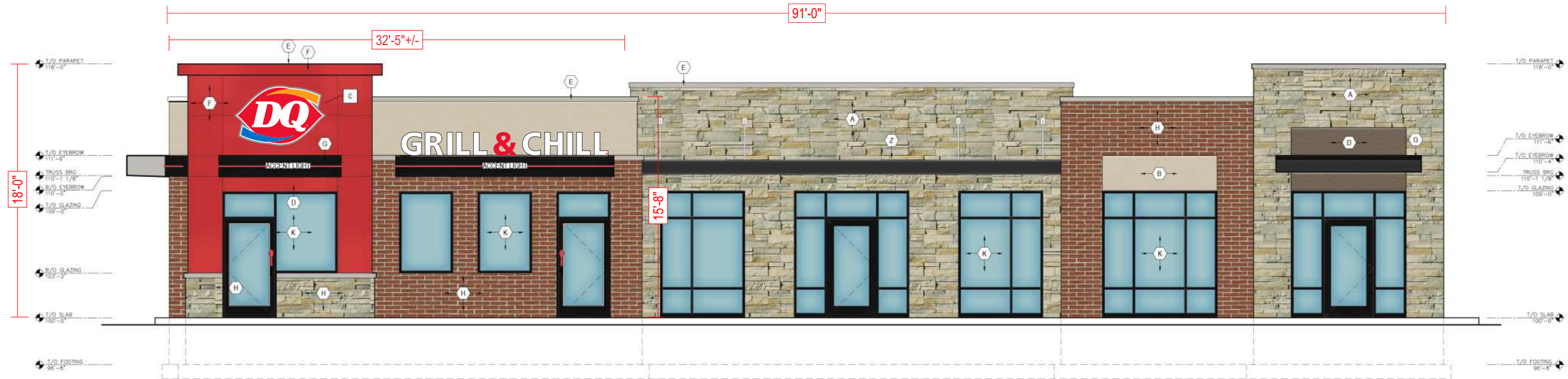


**DAIRY QUEEN  
5514 WEST RIVER PARK COURT  
FRANKLIN, WI 53132**

PROPOSED SIGNS:

- 1 4'-3" X 6'-6" MBL WALL SIGN
- 2 18" GRILL & CHILL CHANNEL LETTERS
- 3 4'-3" X 6'-6" MBL WALL SIGN
- 4 3'-0" X 4'-7 3/8" MBL WALL SIGN
- 5 1'-3" X 2'-1" DIRECTIONAL  
AT 3'-9" OAH (LOCATION TBD)

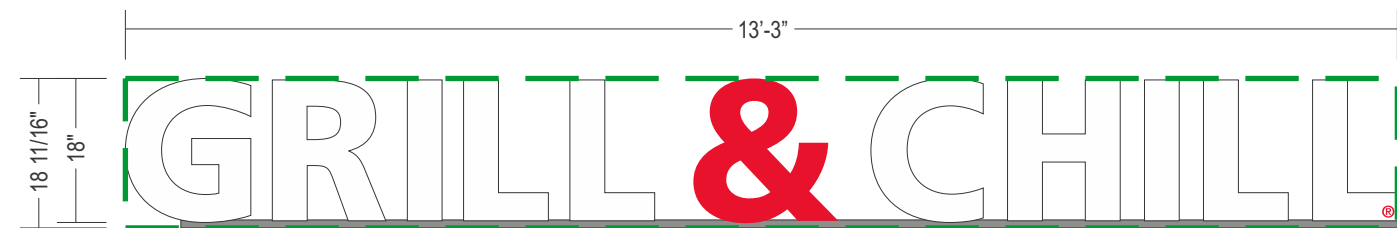
SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



WALL SIGN DETAIL  
SCALE: 1/2" = 1'-0"

1

BOXED SQ FT - 27.63  
ACTUAL SQ FT - 19.75



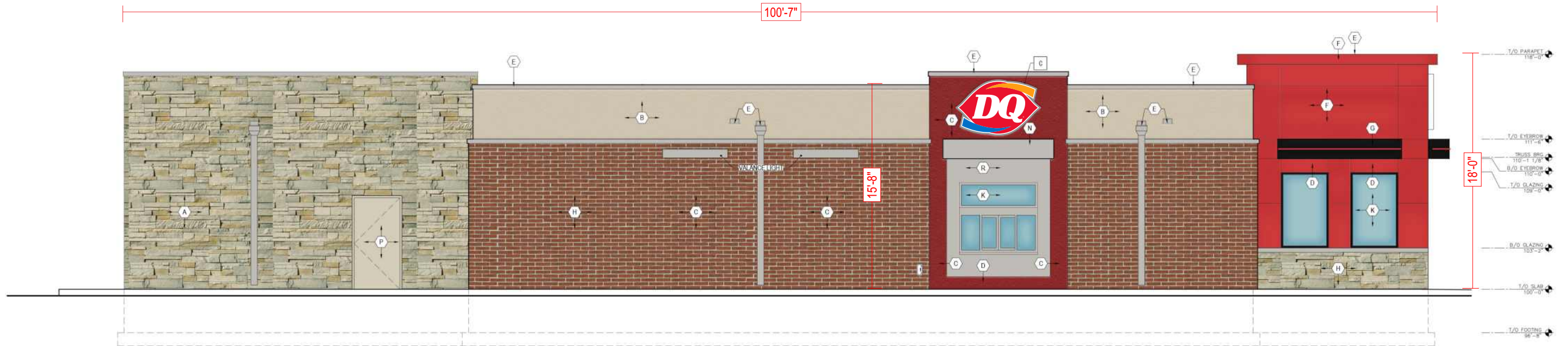
CHANNEL LETTER DETAIL  
SCALE: 1/2" = 1'-0"

2

BOXED SQ FT - 19.98  
ACTUAL SQ FT - 9.45

**NOTE: DAIRY QUEEN IS TAKING 32'-5" OF BUILDING FRONTAGE**

WEST ELEVATION  
SCALE: 1/8" = 1'-0"



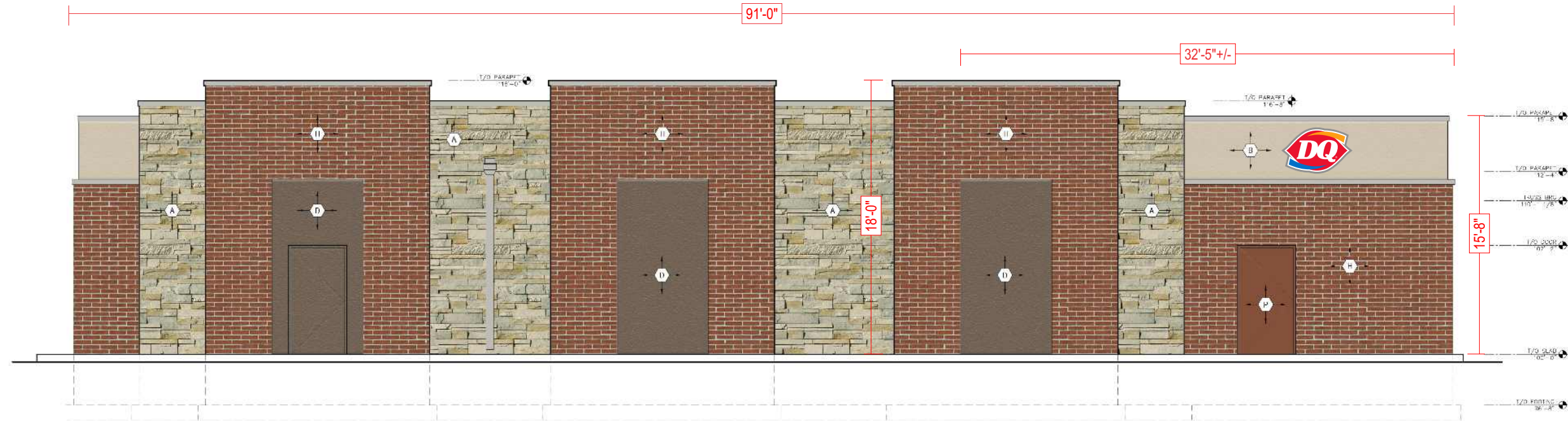
**BOXED SQ FT - 27.63**  
**ACTUAL SQ FT - 19.75**

WALL SIGN DETAIL  
SCALE: 1/2" = 1'-0"

3

**NOTE: DQ IS TO OCCUPY 32'-5" FT OF THE BUILDING FRONTAGE AND WILL RECEIVE 1.5 SQ FT PER LINEAL FOOT OF TENANT FRONTAGE**

NORTH ELEVATION  
SCALE: 1/8" = 1'-0"

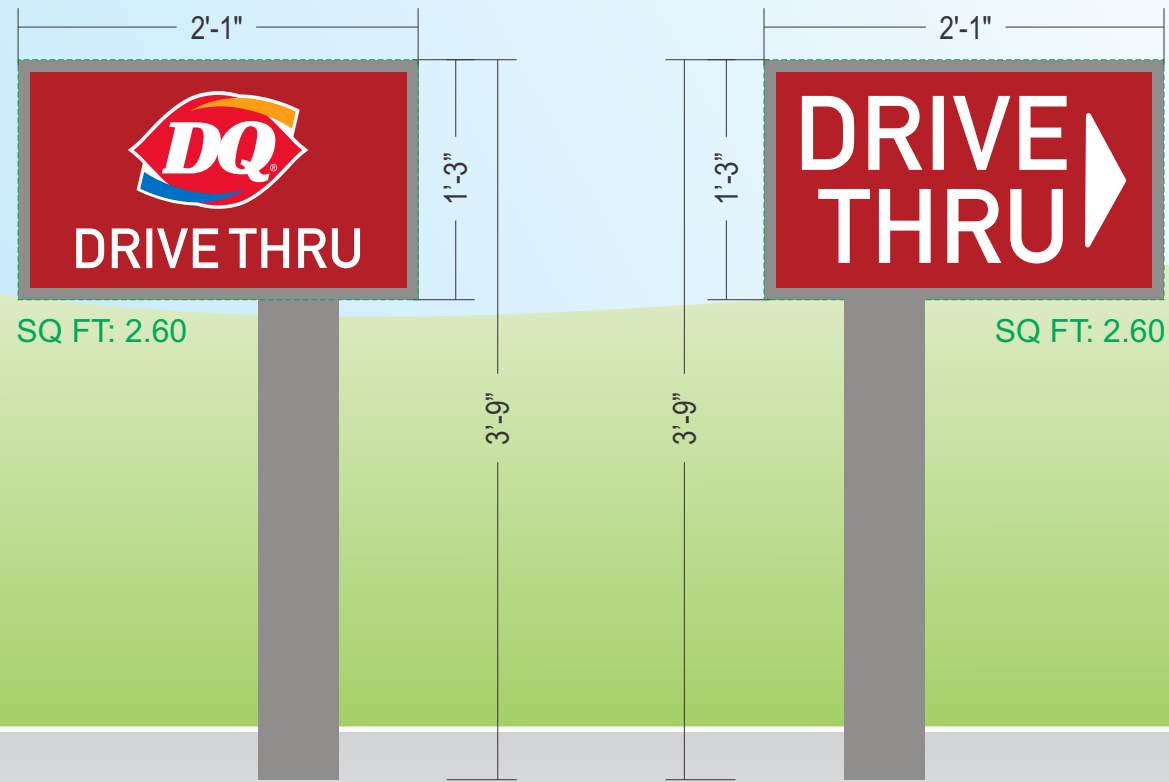


WALL SIGN DETAIL  
SCALE: 3/4" = 1'-0"

BOXED SQ FT - 13.85  
ACTUAL SQ FT - 9.80

4

**NOTE: DQ IS TO OCCUPY 32'-5" FT OF THE BUILDING FRONTAGE AND WILL RECEIVE 1.5 SQ FT PER LINEAL FOOT OF TENANT FRONTAGE**

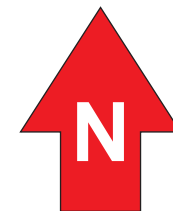


DIRECTIONAL SIGN  
SCALE: 1" = 1'-0"

**NOTE: CUSTOM DIRECTIONAL FACE TO BE APPROVED PRIOR TO PRODUCTION**



7730 S Lovers Lane Rd,  
Franklin, WI 53132



SIGN SCHEDULE	
<b>A</b>	WALL SIGN - CHANNEL LETTERS
<b>B</b>	WALL SIGN - CHANNEL LETTERS

DATE	05-09-2024
REVISION	A
PROJECT NAME	TACO PRO
ADDRESS	7730 S Lovers Lane Rd, Franklin, WI 53132
SIGN TYPE	FRONT-LIT CHANNEL LETTERS
	PM
	Erik
DESIGNER	IU

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Init.

Overlays are for illustrative purposes only.  
Final result, size of sign & scale may vary very slightly.

SCALE

P-1/1

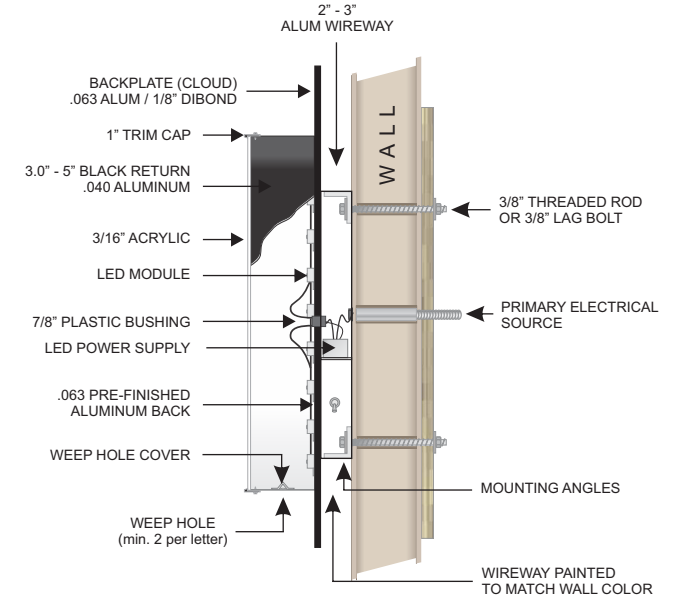
COLORS ON PROOF MAY VARY FROM ACTUAL PRODUCT USED

**A** PROPOSED FRONT-LIT CHANNEL LETTERS - BACKPLATE MOUNTED



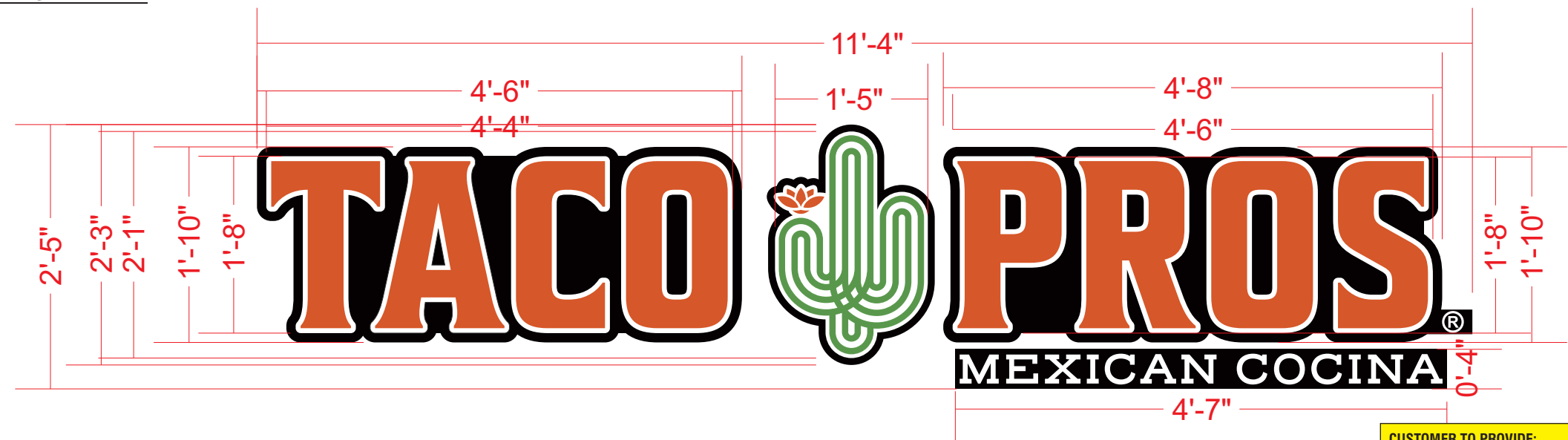
**SIDE VIEW | INSTALLATION DETAIL**  
- LED ILLUMINATED CHANNEL LETTERS / BACKPLATE MOUNTED -

LOW VOLTAGE L.E.D LIGHTING SYSTEM | U.L LISTED CLASS 2 - CONFORMS TO U.L 48 & NEC 600 CODE



NOTE: SPECIFIC MATERIAL THICKNESSES FOR THIS SIGN TYPE WILL BE DETERMINED BASED ON MANUFACTURING STANDARDS

FRONT VIEW



**CUSTOMER TO PROVIDE:**  
ALL BRANCH (PRIMARY ELECTRICAL SERVICE) CIRCUITS & FINAL CONNECTION TO EACH SIGN (WITHIN 6 FT.) TO BE BY CERTIFIED ELECTRICIAN:  
A. All branch circuits for signs must be totally dedicated to signs (including dedicated ground and dedicated neutral per circuit).  
B. Sign circuits must not be shared with other loads such as lighting, air conditioning, and other equipment.  
C. Property sized ground wire that can be traced back to the breaker panel must be provided.  
D. Number and size of circuits for each sign to meet Sign Company Sign's requirement. Any deviation from the above recommendations may result in:  
1. Damage to or improper operation of the sign(s).  
2. Delays and additional costs.



**SQFT CALCULATION**

Wide:	11'-4"
High:	2'-5"
<b>Total SQFT:</b>	<b>27.39</b>

**ELECTRICAL**

**120/277 VOLTS**  
**20 AMPS**

PRIMARY ELECTRICAL CONNECTIONS TO BE MADE BY LICENSED ELECTRICAL CONTRACTORS

DATE	05-09-2024
REVISION	A
PROJECT NAME	TACO PRO
ADDRESS	7730 S Lovers Lane Rd, Franklin, WI 53132
SIGN TYPE	FRONT-LIT CHANNEL LETTERS
DESIGNER	PM Erik
	IU

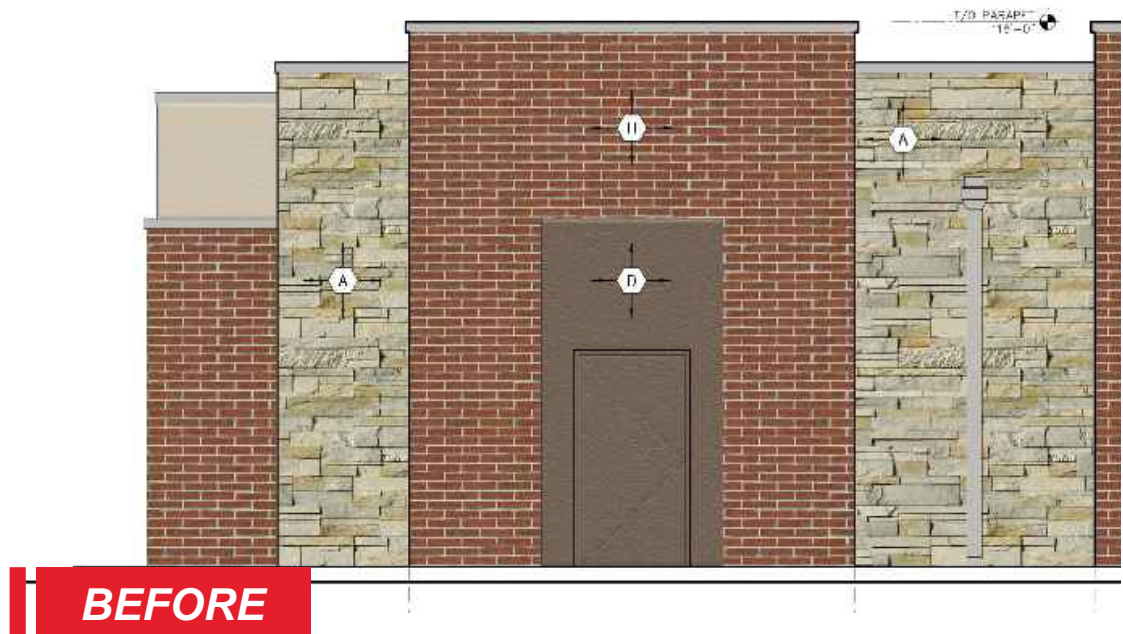
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Init. **Overlays are for illustrative purposes only. Final result, size of sign & scale may vary very slightly.**

**SCALE**  
P-1/1  
COLORS ON PROOF MAY VARY FROM ACTUAL PRODUCT USED

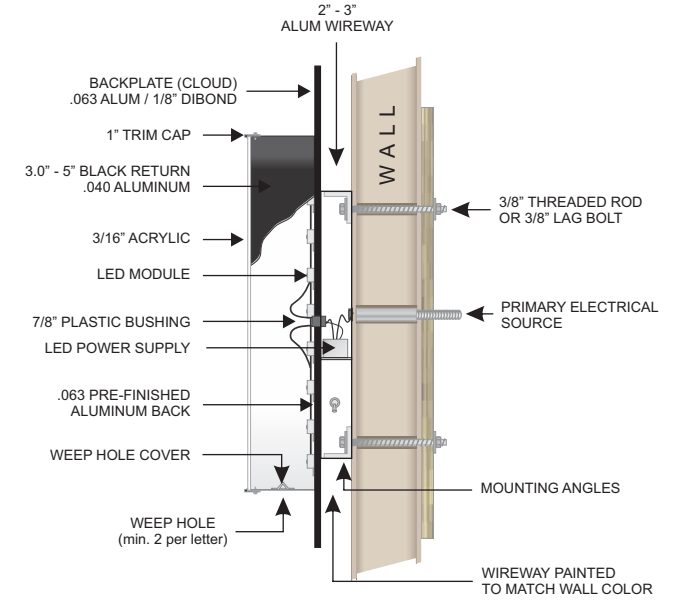


**B** PROPOSED FRONT-LIT CHANNEL LETTERS - BACKPLATE MOUNTED



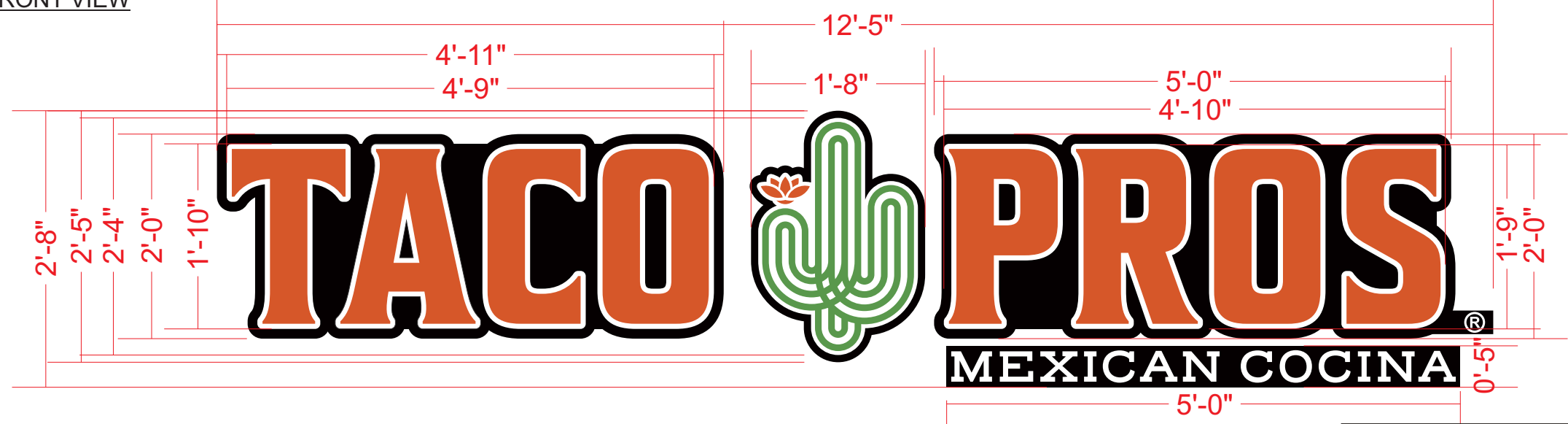
**SIDE VIEW | INSTALLATION DETAIL**  
- LED ILLUMINATED CHANNEL LETTERS / BACKPLATE MOUNTED -

LOW VOLTAGE L.E.D LIGHTING SYSTEM | U.L LISTED CLASS 2 - CONFORMS TO U.L 48 & NEC 600 CODE



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FRONT VIEW



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**SQFT CALCULATION**

Wide:	12'-5"
High:	2'-8"
<b>Total SQFT:</b>	<b>33.17</b>

**ELECTRICAL**

**120/277 VOLTS**  
**20 AMPS**

PRIMARY ELECTRICAL CONNECTIONS TO BE MADE BY LICENSED ELECTRICAL CONTRACTORS

DATE	05-09-2024
REVISION	A
PROJECT NAME	TACO PRO
ADDRESS	7730 S Lovers Lane Rd, Franklin, WI 53132
SIGN TYPE	FRONT-LIT CHANNEL LETTERS
PM	Erik
DESIGNER	IU

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**SCALE**  
P-1/1  
COLORS ON PROOF MAY VARY FROM ACTUAL PRODUCT USED



## Department of City Development Midyear report: 2024

Prepared for:  
Mayor John R. Nelson  
City of Franklin Plan Commission

Prepared by:  
Department of City Development  
Régulo Martínez-Montilva, Planning  
Manager

August 12, 2024

### Introduction

This is an update on the 2023 annual report related to development review, zoning enforcement, long-range planning, and department initiatives. This midyear report includes:

- Status update on developments applications received in 2023.
- Status of development applications received during the first half of 2024.
- Status update on zoning complaints received in 2023.
- Department's goals for 2024: accomplished and outstanding.

### Development Review

With regards to applications received in 2023, City Development staff reviewed and completed nine applications from the last report in February 2024. 13 applications (5%) remain pending as shown in the table below.

2023 - Status of applications and zoning complaints

Activity	Total	Completed*	Pending*
Site Plans/Concept Plans	<b>48</b>	45	3
Plat Reviews	<b>7</b>	6	1
Certified Survey Maps	<b>3</b>	2	1
Special Uses	<b>15</b>	13	2
Rezoning	<b>1</b>	1	0
UDO/PDD Amendments	<b>2</b>	2	0
Zoning Permits/Certificates	<b>95</b>	93	2
Sign permits**	<b>56</b>	53	3
Variances	<b>15</b>	14	1
Zoning Complaints	<b>147</b>	135	12

Activity	Total	Completed*	Pending*
Board & Commission Meetings +	<b>75</b>	75	0
Total (Applications)	242	229	13
Total (Applications/Complaints)	389	364	25

(\*) Application status as of July 11, 2024.

Between January and June 2024, the department received 116 applications, 83 of them (72%) have been reviewed and completed as of July 11, 2024.

2024 (January-June) - Status of applications and zoning complaints

Activity	Total	Completed*	Pending*
Site Plans/Concept Plans	36	24	12
Plat Reviews	4	0	4
Certified Survey Maps	1	1	0
Special Uses	8	4	4
Rezoning	1	0	1
UDO/PDD Amendments	4	2	2
Zoning Permits/Certificates	36	33	3
Sign permits**	16	13	3
Variances	10	6	4
Zoning Complaints	43	32	11
Board & Commission Meetings +	40	40	0
Total (Applications)	116	83	33
Total (Applications + Complaints)	159	115	44

(\*) Application status as of July 11, 2024.

In total, there are 46 pending applications as of July 11, 2024.

## Zoning Enforcement

In the 2023 annual report, 17 complaints (12%) remained open, City Development staff reviewed and closed 10 complaints from February to July 2024.

Zoning complaints received in 2023 by type and status:

Type of Complaint	Complaints received	Complaint status*		
		Closed	Notice sent	Open
Noise (PDD 37)	105	104	1	-
Noise	2	2	-	-
Quarry	15	15	-	-
Accessory Structure	5	3	-	2
Outdoor storage	5	3	1	1
Use without permit	3	1	1	1
Structure without permit	2	2	-	-
Tree removal	4	1	1	2
Lighting	1	-	-	1
Animals	1	1	-	-
Parks	1	1	-	-
Floodplain	1	-	1	-
Miscellaneous	2	2	-	-
<b>Total</b>	<b>147</b>	<b>135</b>	<b>5</b>	<b>7</b>
%		92%	3%	5%

(\*) Complaint status as of July 11, 2024.

This table doesn't include the floodplain management Community Assistance Visit (CAV)

Between January and June 2024, the department received 33 zoning complaints: 7 complaints have been closed and 15 have been referred to other departments, while 11 complaints remain open as of July 11, 2024. The department also received 10 quarry complaints.

The department is also working on 11 older complaints received in 2021 and 2022 that are still open. In total, there are 35 open complaints as of July 11, 2024.

## Goals for 2024

The 2023 annual report outlined goals for 2024, below is an update on Long-range Planning & Department Initiatives:

Goals	Status
Amend the UDO to comply with the Religious Land Use and Institutionalized Persons Act (RLUIPA).	Accomplished. Ordinance adopted on July 2, 2024.
Prepare the Housing Affordability Report.	Accomplished. Report completed and posted on June 27, 2024, staff presented said report before the Plan Commission on July 18, 2024.
Update the UDO fee schedule.	Accomplished. New fee schedule adopted by the Common Council on August 6, 2024.
Continue the UDO Rewrite project: draft and Final UDO (Step 5) and Adoption and Implementation (Step 6).	In progress. City Development staff and the project consultant held meetings with the Plan Commission on the draft UDO and zoning map. Upcoming meeting will focus on administrative procedures.  Adoption of the new UDO is anticipated by the end of 2024 or early 2025.
Staff anticipates preparing a Request for Proposal (RFP) to update the City's Comprehensive Master Plan and Comprehensive Outdoor Recreation Plan.	In progress. Presentation before the Plan Commission for policy direction scheduled for tonight's meeting.
Implementation of Parks Facilities rental and reservation permitting software.	In progress. Planning has identified several possible vendors and is completing a budget request. Further coordination is needed to determine who the user group will be.
Consolidation of Parks and Environmental Commissions.	In progress. Planning and Legal have identified key requirements for a consolidated Commission.
Develop updated plans for Park Impact fee use.	In progress. Planning received an update on the status of existing pool of funds, which are accounted for through spring 2025. A new parkland acquisition study is needed, along with a Comprehensive Outdoor Recreation Plan (CORP) update.
Continued work on the development of the Water Tower Park.	In progress. A conceptual site plan was approved by the Parks Commission.
Community Assistance Visit - FEMA Compliance Program	In progress. See July 2 update to Common Council.
Update forms for Natural Resource Special Exception applications.	Outstanding.
Present a midyear status update on these goals to the Plan Commission.	This report.

New Goals (not part of the 2023 annual report)	Status
Adopt a Traditional Neighborhood Development (TND) Ordinance.	In progress. Introductory presentation before the Plan Commission scheduled for tonight's meeting.
Update the city's floodplain zoning ordinance.	In progress. Presentation before the Common Council held on July 2.  Public hearing before the Plan Commission held on August 8, scheduled for Common Council decision on August 20, 2024.

Other goals is to continue day to day operations on development review and zoning enforcement:

Development review

- Continue to review pending and upcoming development applications.

Zoning Enforcement

- Continue implementation and enforcement of the Community Assistance Visit (CAV).
- Review open complaints and take necessary enforcement actions.



TO: Plan Commission

FROM: Régulo Martínez-Montilva, Planning Manager  
Department of City Development

DATE: August 12, 2024

SUBJECT: Options to update to the 2025 Comprehensive Master Plan (CMP)

For the preparation of the 2025 city's budget, it's worth considering an update to the city's comprehensive plan. The 2024-2028 Capital Improvement Program has funds for the update of the Comprehensive Master Plan (CMP) and the Comprehensive Outdoor Recreation Plan (CORP): \$80,000 total<sup>1</sup>.

Last year, the city received proposals from two planning consultants:

- MDROffers Consulting for a "complete update/replacement", \$85,000-\$95,000. September 2023.
- Housel Lavigne offered three approaches in June 2023:
  - Land Use Plan & Natural Resources Plan Update, \$65,000.
  - Comprehensive Plan Rewrite, \$165,000.
  - Comprehensive Plan Rewrite & Subarea Plans, \$210,000.

Based on these proposals for only the Comprehensive Master Plan (CMP); \$80,000 for complete updates to the CMP and the Comprehensive Outdoor Recreation Plan (CORP) is likely insufficient.

This memorandum outlines several options for updating the city's comprehensive plan as well as the need for an update per Wisconsin Statutes. City Development staff is presenting these options before the Plan Commission and Common Council for policy direction. If an option is selected by the Common Council, staff can afterwards define the scope, work on request for proposals (RFP), and budget for the selected option.

The 2025 Comprehensive Master Plan of the City of Franklin was adopted in 2009. According to Wisconsin Statutes Section 66.1001(2)(i), **comprehensive plans must be updated no less than once every 10 years.** However, the law does not define "update."

According to the Wisconsin Department of Administration: "Optimally, the local government would update all of the background information, such as demographic data and the current land use map. It would also go through a public participatory process to evaluate all of the goals, objectives, policies, and programs put forth by the original plan and update them as needed, as well as the future land use map. Yet, a local government may also do much less to update its plan. At a minimum, the local

<sup>1</sup> City of Franklin, Capital Improvement Program 2024-2028, Year 2 -2025, page 214.

government must go through the process outlined in s. 66.1001(4) to adopt the updated plan or readopt a version of the original plan if it still meets the community's needs".

The Southeastern Wisconsin Regional Planning Commission (SEWRPC) identifies options to update comprehensive plans: "Although the comprehensive planning law requires a 10-year update, there is no guidance on the scope or content of plan updates. Although each local government should determine the scope of its local plan update, the following are a few of the options:

1. Review and reaffirm the existing plan, or the originally-adopted plan with amendments that have been made periodically since the plan was adopted;
2. Minor updates, corrections, or refinements to the plan;
3. A more substantial update, but short of a full update to the plan; and
4. A full update of the plan."

The Center for Land Use Education (University of Wisconsin-Stevens Point) also identifies update options and their pros and cons:

1: "Selectively Revise Portions of Plan

- Time and cost-effective.
- Works best if current plan is well-written/organized.
- May make it difficult to take a fresh look at issues or problems."

2: "Update Inventory or Policy Section

- Distinct inventory and policy sections can be updated independently.
- Provides an opportunity to focus on policies.
- Some time and cost savings over complete rewrite."

3: "Create Plan Supplement

- Existing plan is retained in its current form. Supplement document highlights new information and policies.
- May be difficult to ascertain which policies are current.
- Easiest, least costly approach."

4: "Create Entirely New Plan

- Major undertaking - new plan written from scratch.
- Avoids time-consuming and potentially tedious task of working with existing plan language or format.
- Works best if existing plan requires major overhaul."

City Development staff recommends an incremental planning approach with the benefit of updating the plan sooner to achieve compliance with Wisconsin Statutes:

First step, update demographic data by in-house urban planners. The comprehensive plan was prepared prior to the 2010 census, so the data available at that time was the 2000 census. Staff can update the plan with the 2010 and 2020 decennial censuses, as well as population projections prepared in 2014 by the Wisconsin Department of Administration. No impact to the budget is anticipated with this update other than staff hours and public notices.



Second step, Future Land Use Plan update or full rewrite with the assistant of an outside consultant, depending on available budget.

Weblinks regarding comprehensive plan updates in Wisconsin

Wisconsin Department of Administration (DOA)

<https://doa.wi.gov/Pages/LocalGovtsGrants/Comprehensive-Planning.aspx>

Southeastern Wisconsin Regional Planning Commission (SEWRPC)

<https://www.sewrpc.org/SEWRPC/communityassistance/ProjectPlanningServices.htm>

Center for Land Use Education, University of Wisconsin-Stevens Point

[https://www3.uwsp.edu/cnr-ap/clue/Archived%20Information/CompPlanUpdates\\_SP\\_5-22-18.pdf](https://www3.uwsp.edu/cnr-ap/clue/Archived%20Information/CompPlanUpdates_SP_5-22-18.pdf)



TO: Plan Commission

FROM: Régulo Martínez-Montilva, Planning Manager  
Department of City Development

DATE: August 12, 2024

SUBJECT: Traditional Neighborhood Development (TND) Ordinance

This memorandum serves to provide an overview of Traditional Neighborhood Development (TND) for feedback and policy guidance from the Plan Commission on drafting a specific TND ordinance for the City of Franklin.

#### What is Traditional Neighborhood Development (TND)?

The Wisconsin Comprehensive Planning law defines Traditional Neighborhood Development (TND) as “a compact, mixed use neighborhood where residential, commercial and civic buildings are within close proximity to each other”<sup>1</sup>. According to the Center for Land Use Education: “It is a planning concept based on traditional small towns and city neighborhoods. The variety of uses permits educational facilities, civic buildings and commercial establishments to be located within walking distance of private homes. A TND is served by a network of paths, streets and lanes designed for pedestrians as well as vehicles”.

#### Why is it required to adopt a Traditional Neighborhood Development (TND) ordinance?

The Comprehensive Planning Law for Wisconsin requires communities over 12,500 in population to enact a TND ordinance<sup>2</sup>. Therefore, Franklin is required to adopt a specific TND ordinance.

The University of Wisconsin Extension has created a model ordinance that communities can adapt to their particular situation (model ordinance attached). The city’s Unified Development Ordinance (UDO) Section 15-3.0401.D states that this model ordinance “serves as the nonexclusive guidebook to assist in further defining the various aspects and elements of the form of urban design”. However, the model ordinance states in its introduction that such “ordinance is meant as a guide and is not intended to be adopted to be adopted as is. Each community must adapt the language and concepts of the ordinance to fit the unique circumstances found in that community”. For example, the model ordinance has references between brackets to be filled by the municipality adopting the ordinance, this is still outstanding. For this reason, staff recommends to adapt the model TND ordinance to the City of Franklin.

Currently, a TND project may be allowed as a Planned Development District (PDD) but it’s unclear how the city would review such application without adapting the model ordinance to the

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<sup>1</sup> Wisconsin Statutes Section 66.1027 *Traditional neighborhood developments and conservation subdivisions.*

<sup>2</sup> Wis. Stats. Section 66.1027(3)(b).

comprehensive plan and the UDO. Staff is not aware of an approved PDD for Traditional Neighborhood Development.

### Consistency with the city's Comprehensive Master Plan

The concept of Traditional Neighborhood Development (TND) is consistent with the following policies and recommendations of the comprehensive plan:

- In the Future Land Use Map (FLUM), “**Mixed Use Development** is encouraged and accommodated by this Plan. Mixed-use development (in appropriate locations and of appropriate scales) consists of existing mixed-use related land use and zoning options (as exemplified by the City of Franklin’s Unified Development Ordinance’s Residential Planned Development District, **Traditional Neighborhood Planned Development District, ...**” (Land Use Element, page 5-79, emphasis added).
- “Strive toward a **70/30 ratio of residential to commercial assessed valuation**”. Since TND provides a mix of uses, including residential, commercial, civic and open spaces; a TND ordinance is likely to be consistent with this goal of the comprehensive plan. (Issues & Opportunities Element, page 2-33, emphasis added).
- One of the Land Use Design Policies is to “[e]ncourage mixed uses. Mixed uses within individual buildings, within individual developments, and between adjacent developments shall be allowed. Concepts such as Town Centers or **Traditional Neighborhood Design shall be encouraged**”. (Land Use Element, page 5-71, emphasis added).
- For the purpose of the comprehensive plan and the Future Land Use Map, “it is assumed that” ... “**mixed-use development will occur more often**” (Land Use Element, page 5-37, emphasis added).

The comprehensive plan also identifies potential long-term implications of enacting a TND ordinance: “if residential density increased (through such means as **traditional neighborhood design**, mixed-use design, greater amounts of multi-family development, redevelopment, or market factors such as increases in the price of land and/or building supplies), and other trends remained the same, more residential units would be constructed, and the population of the City at full build-out would be greater” (Land Use Element, page 5-35, emphasis added).

### Compliance with the Unified Development Ordinance

As pointed in this memorandum, the current Unified Development Ordinance (UDO) has a reference to the model TND ordinance but lacks specific standards. A full rewrite of the UDO is in progress as a separate project, the proposed UDO in draft form also refers to the model ordinance without providing specific standards.

The model TND ordinance has design standards for street sections, architecture, lighting, landscaping, parking, etc. City Development staff will adapt these standards for compliance with the UDO and consistency with the comprehensive plan.

### Adoption process

In order to allow for Traditional Neighborhood Development, a municipality needs to adopt a TND ordinance or include appropriate language in an existing ordinance. At a minimum, a TND ordinance must follow the adoption process of an UDO Text Amendment: public hearing before the Plan Commission for recommendation and presentation before the Common Council for decision.

City Development staff is proposing the following steps for drafting and adopting a TND ordinance:

- Present this memorandum to the Plan Commission and Common Council for initial feedback and policy direction.
- City Development staff to prepare a draft TND ordinance based on the model ordinance.
  - City Development staff to meet with other city departments for feedback on specific topics. For example, stormwater management and street sections (Engineering Department), street sections (Fire Department).
- Present draft TND ordinance to the Plan Commission (2-3 feedback loops anticipated).
- Present draft TND ordinance to the Common Council for feedback.
- Legal review by City Attorney.
- Present TND ordinance before the Plan Commission for recommendation (public hearing required).
- Present TND ordinance before the Common Council for adoption (required).

City Development staff is planning to prepare such draft ordinance as an in-house project, no outside consultant is anticipated other than City Attorney for legal review.

#### Question for policy direction

City Development staff identified the following issue for policy direction prior to preparing a draft TND ordinance:

- **Ordinance mapping.** As stated in the model ordinance, such TND ordinance is not required to be mapped. Therefore, staff identifies three options for policy direction:
  - **Floating zoning**, recommended by City Development staff for the following reasons:
    - It doesn't require mapping or rezonings.
    - Applies to properties that meet certain criteria to be defined in the draft ordinance. For example, minimum lot area, be served by public water and sewer, future land use designation (commercial and mixed use).
    - The area where it applies would be adjusted automatically is the comprehensive plan is updated.
  - **Base zoning**.
    - Requires mapping and rezonings.
    - It may create nonconformities.
  - **Overlay zoning**.
    - Requires mapping but base zoning is retained.
    - Requires adjustment if the comprehensive plan is updated.

For more information

- Model ordinance available at [https://doa.wi.gov/DIR/Comp\\_Planning\\_tndord.pdf](https://doa.wi.gov/DIR/Comp_Planning_tndord.pdf)
- Center for Land Use Education, 2005. *Traditional Neighborhood Design*, available at <https://www.uwsp.edu/wp-content/uploads/2024/04/TND.pdf>