



RECEIVED
AUG 2 2016
CITY PLAN COMMISSION

AXLEY BRYNELSON, LLP

• • • • •
DONALD J. MURN
(262) 409-2277
dmurn@axley.com

August 2, 2016

September 12, 2016

VIA MESSENGER

Department of Community Development – Planning Division
City of Waukesha
201 Delafield Street
Waukesha, WI 53188

RE: 2720 North Grandview Boulevard
Our File: 21008.75549

Dear Sir or Madam:

Enclosed herewith please find the following with regard to the above-referenced property:

1. CFT NV Developments, LLC application for appeal from the decision of the Plan Commission of July 13, 2016;
2. Check in the amount of \$100 representing the filing fee;
3. Plan Commission Meeting Minutes – Final; and
4. Site plans.

Sincerely,

AXLEY BRYNELSON, LLP

Donald J. Murn
DJM/kb

Enclosures



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Enclosures



July 1, 2016

Jennifer Andrews, Community Development Director
City of Waukesha
201 Delafield St. Room 200
Waukesha, WI 53188

RE: Commercial Preliminary Plan Review

Ms. Andrews,

The attached documents dated July 1, 2016 are revised per your June 16, 2016 email and our meeting yesterday, June 30, 2016. There were the two significant issues noted in your email to be addressed; the inclusion of the disputed current road remnant on Silvernail and the traffic control issues as discussed yesterday.

The road remnant parcel has been removed from the attached plans, which resolves this issue. However, the Applicant believes the current road remnant should be vacated and attached to the development parcel. The Applicant is working with assistant city attorney Julie Gay on the issue and will be petitioning for vacation of the area in question. We understand that when and if this occurs that a revised preliminary plan will be required for the addition of this parcel.

As discussed yesterday Owner's Traffic Engineer is to provide a technical memo to be sent in this afternoon or Tuesday morning after 4th of July holiday. The technical memo will review and test the peak hour factor and also review the traffic signal timing to determine if they can be programmed to provide "random arrivals" on eastbound Silvernail and northbound Grandview Road to alleviate the City's concern on the site access point.

With this resubmittal we have also revised our June 14, 2016 response letter to coordinate with the current submittal.

As discussed CFT wishes to stay on the July 13 agenda and you will review and confirm by Wednesday, July 6th. If you have any questions or concerns please feel free to give us a call.

Sincerely,



Henry C. Klover
Proprietor
HC Klover Architect



DATE SIGNED JUL 01 2016

Attachments: Response Letter, Preliminary Plan & Elevation Drawings, Site Plan Information, Project Location Map, Colored Site Plan, Colored Building Elevations, Exterior Renderings, Exterior Light Fixture Cut Sheets

CC: David Eskov, Vu Le, Charlie Shen, Maria Figueroa, David Luo, Justin Tran, Donald Murn, Esq., Jim Tarpey, Jaye Young, Esq., Peggy Hart, Cindy Phu



City of Waukesha
 Department of Community Development
BOARD OF ZONING APPEALS
 201 Delafield Street, Waukesha, WI 53188

100-170-1720-1000-5920
RECEIVED

AUG 2 2016
CITY PLAN COMMISSION
 Stamp Date Received

NOTICE: The Board meets on the first Monday of every month at 4:00 p.m. in the upper level hearing room (207) at Waukesha City Hall. **ATTENDANCE OF THE APPLICANT OR A REPRESENTATIVE IS REQUIRED.** Failure to appear could result in the application being acted on without the applicant's input, or it could result in the item being removed from the agenda, requiring the applicant to reapply and pay another filing fee.

The appeal or application must be filed with the Community Development-Planning Division at least 17 days before the Board's meeting and within 20 days of the Zoning Inspector's order or decision, accompanied by the filing fee of \$100.00.

ALL APPEALS FOR VARIANCES MUST INCLUDE PLANS SHOWING THE VARIANCES BEING REQUESTED.
 Other types of applications may require different information, so the Community Development-Planning Division should be consulted before the application is submitted.

Applicant: (Person to receive notices) **	Owner of property:
Name: <u>c/o Donald J. Murn, Axley Brynelson, LLP</u>	<u>CFT NV Developments, LLC,</u>
Address: <u>N20 W22961 Watertown Road</u>	<u>a Nevada limited liability company</u>
City & Zip: <u>Waukesha, WI 53186</u>	<u>1683 Walnut Grove Avenue</u>
Phone: <u>262-409-2277</u>	<u>Rosemead, CA 91770</u>


To the Board of Zoning Appeals: I hereby (choose one) make an application for _____
 appeal from the decision of the Zoning Inspector _____ Plan Commission of _____
 July 13, 2016
 For the property located at the following address: 2720 North Grandview Boulevard
 (Address of property in question)

Please describe present use of premises: restaurant

Briefly describe proposal: See attached plans. **** CFT NV Developments, LLC, a Nevada limited liability company / Panda Express / CFT Developments, LLC**

- If this is an appeal, attach the following:
- 1) Copy of the decision or order rendered by the Zoning Inspector.
 - 2) Statement of principal points on which appeal is based.
 - 3) Plans showing the variances being requested.

I hereby depose that the above statements and the statements contained in the papers submitted herewith are true and correct.


 Donald J. Murn, Agent Applicant Signature 8/2/16
 Date

PLEASE NOTE: THIS FORM MUST BE ACCOMPANIED BY A \$100.00 FILING FEE

For Internal Use Only		
Amount Paid: <u>\$100 -</u>	Check # <u>7710</u>	Received by: <u>ma</u>

ATTACHMENT TO
CITY OF WAUKESHA
BOARD OF ZONING APPEALS
APPEAL OF PLAN COMMISSION DECISION OF 7/13/16
CFT NV DEVELOPMENTS, LLC, a Nevada limited liability company
2720 N. Grandview Boulevard

This is an appeal of the Plan Commission's decision of July 13, 2016, denying CFT Waukesha's (CFT NV Developments, LLC's) Application for Preliminary Site Plan & Architectural Review.

This is an appeal of the Plan Commission's decision of July 13, 2016, denying Panda Express' (CFT NV Developments, LLC's) Application for a Conditional Use Permit for property near 2720 N. Grandview Boulevard.



City of Waukesha
Meeting Minutes - Final
Plan Commission

City Hall,
201 Delafield Street
Waukesha, WI 53188

Wednesday, July 13, 2016

6:30 PM

Council Chambers, City Hall
Use lower level glass door.

I. Call to Order

II. Pledge of Allegiance

III. Roll Call

Present 6 - Reilly, Payne, Hall, Francoeur, Bartels, and Reiland

Absent 1 - Keller

IV. Approval of Minutes

ID#16-1016 Minutes for the Meeting of June 22, 2016.

IV. Approval of Minutes

Aye: 6 - Reilly, Payne, Hall, Francoeur, Bartels and Reiland

Absent: 1 - Keller

V. Consent Agenda

VI. Business Items

PC16 -0054 La Casa de Esperanza, Concordia Avenue - Street Vacation

A motion was made by Mayor Reilly, seconded by Hall, that this Street Vacation be approved. The motion carried by the following vote:

Aye: 6 - Reilly, Payne, Hall, Francoeur, Bartels and Reiland

Absent: 1 - Keller

PC16 -0040 La Casa de Esperanza Charter School, 410 Arcadian Avenue - Certified Survey Map

A motion was made by Mayor Reilly, seconded by Payne, that this Certified Survey Map be approved. The motion carried by the following vote:

Aye: 6 - Reilly, Payne, Hall, Francoeur, Bartels and Reiland

Absent: 1 - Keller

PC16 -0041 La Casa de Esperanza Charter School, 410 Arcadian Avenue - Final Site Plan & Architectural Review

A motion was made by Francoeur, seconded by Bartels, that this Site Plan & Architectural Review be approved. The motion carried by the following vote:

Aye: 6 - Reilly, Payne, Hall, Francoeur, Bartels and Reiland

Absent: 1 - Keller

PC16 -0053 Burger King, 1190 W. Sunset Drive, Suite 114 - Final Site Plan & Architectural Review

staff should work with developer on the enclosure of the grease trap - explore building extension rather than plantings.

PC16 -0053 Burger King, 1190 W. Sunset Drive, Suite 114 - Final Site Plan & Architectural Review

Aye: 6 - Reilly, Payne, Hall, Francoeur, Bartels and Reiland

Absent: 1 - Keller

PC16 -0052 Escape Chambers Jr., 2246 W. Bluemound Road - Conditional Use Permit

A motion was made by Mayor Reilly, seconded by Payne, that this Conditional Use Permit be approved. The motion carried by the following vote:

Aye: 6 - Reilly, Payne, Hall, Francoeur, Bartels and Reiland

Absent: 1 - Keller

PC16 -0056 Linden Grove, 425 N. University Drive - Final Site Plan & Architectural Review

A motion was made by Mayor Reilly, seconded by Francoeur, that this Site Plan & Architectural Review be approved. The motion carried by the following vote:

Aye: 6 - Reilly, Payne, Hall, Francoeur, Bartels and Reiland

Absent: 1 - Keller

PC15 -0240 CFT Waukesha, 2720 N. Grandview Blvd. - Preliminary Site Plan & Architectural Review

A motion was made by Bartels, seconded by Hall, that this Site Plan & Architectural Review be denied. The motion carried by the following vote:

Aye: 5 - Reilly, Hall, Francoeur, Bartels and Reiland

Nay: 1 - Payne

Absent: 1 - Keller

PC16 -0033 Panda Express, near 2720 N. Grandview Blvd. - Conditional Use Permit

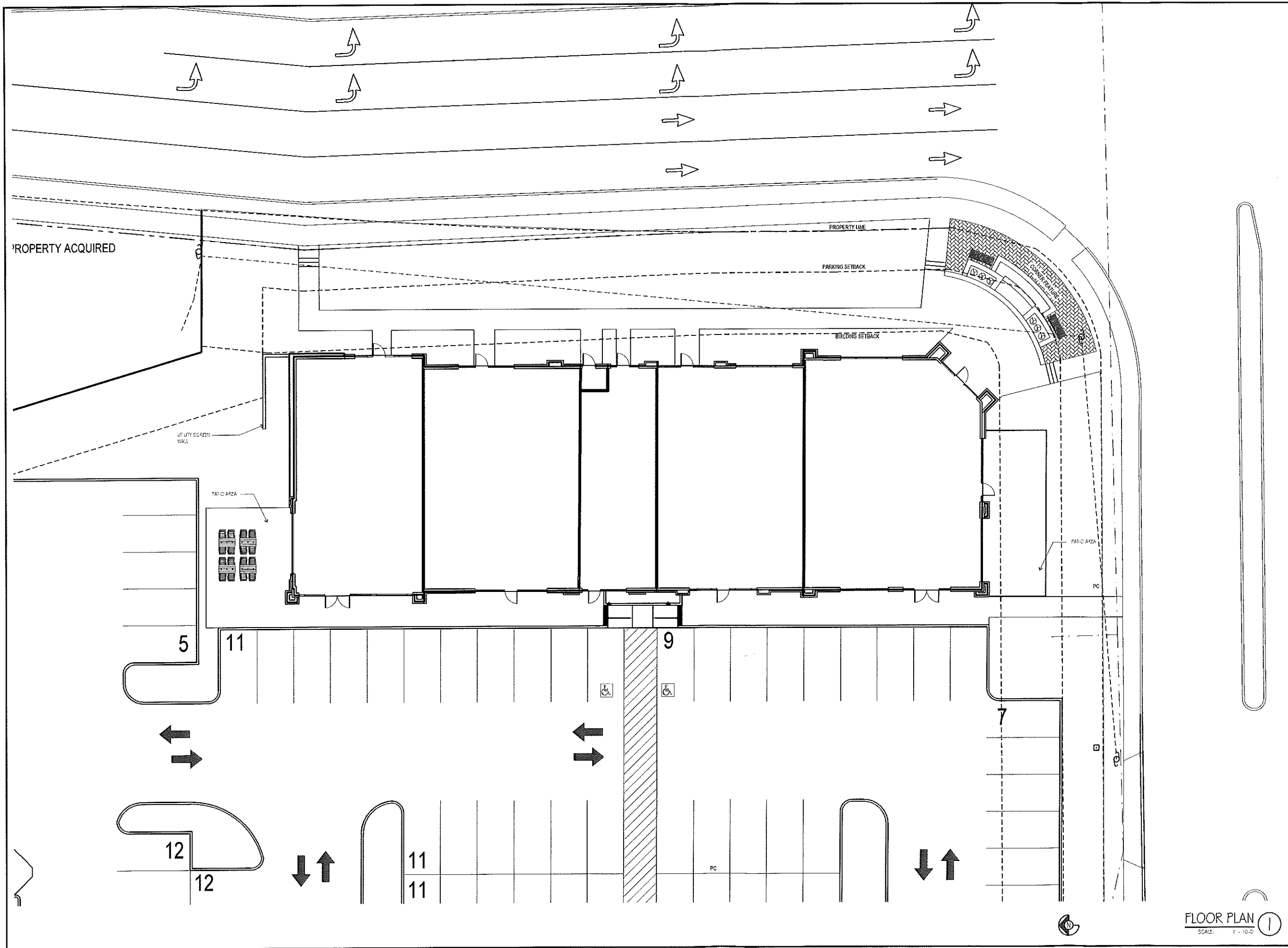
A motion was made by Bartels, seconded by Hall, that this Conditional Use Permit be denied based on denial of Preliminary Site Plan & Architectural Review. The motion carried by the following vote:

Aye: 6 - Reilly, Payne, Hall, Francoeur, Bartels and Reiland

Absent: 1 - Keller

VII. Director of Community Development Report

VIII. Adjournment



THIS DRAWING has been prepared by the Architect or prepared under his direct supervision or on account of advice and is intended for use only for the project, all drawings, specifications, items and details, including the general notes, are to be read in conjunction with the original contract documents. The Architect's liability is limited to the professional services rendered and shall not extend to the construction of the building or any other work unless the Architect is specifically named in the contract documents. The Architect is not responsible for the construction of the building or any other work unless the Architect is specifically named in the contract documents.

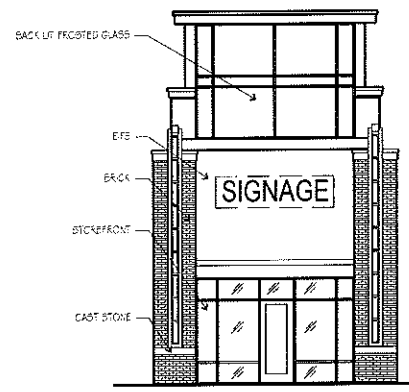
**CFT & PANDA
 WAUKESHA**
 2720 N GRANDVIEW BLVD
 WAUKESHA, WI 53188

project number 14045-004
 drawing issuance
 PLANNING REVIEW 03.08.16
 drawing revisions

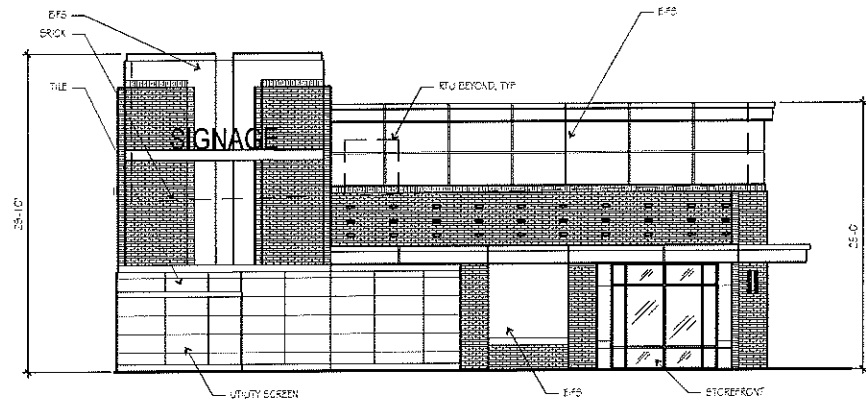
professionalseal

drawing title
 PRELIMINARY FLOOR PLAN
 drawing number
A100

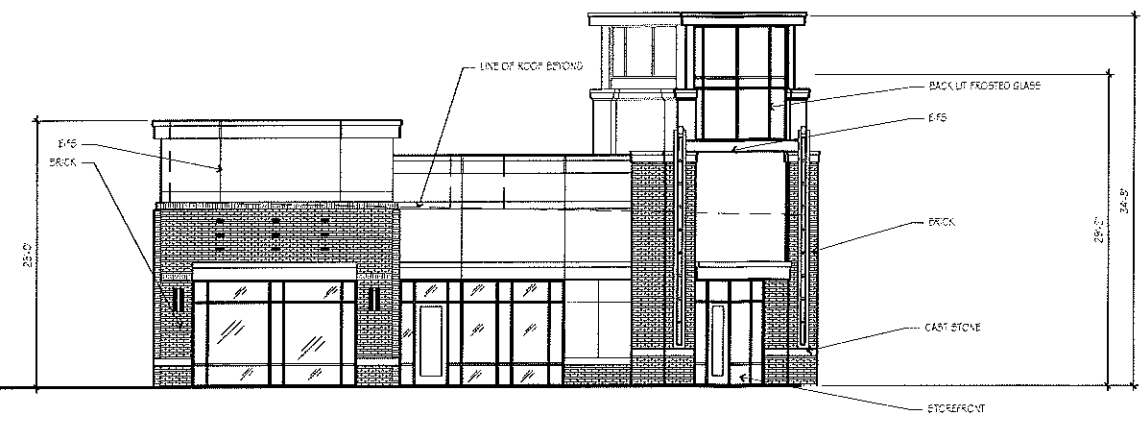
FLOOR PLAN
 SCALE: 1" = 10'-0"



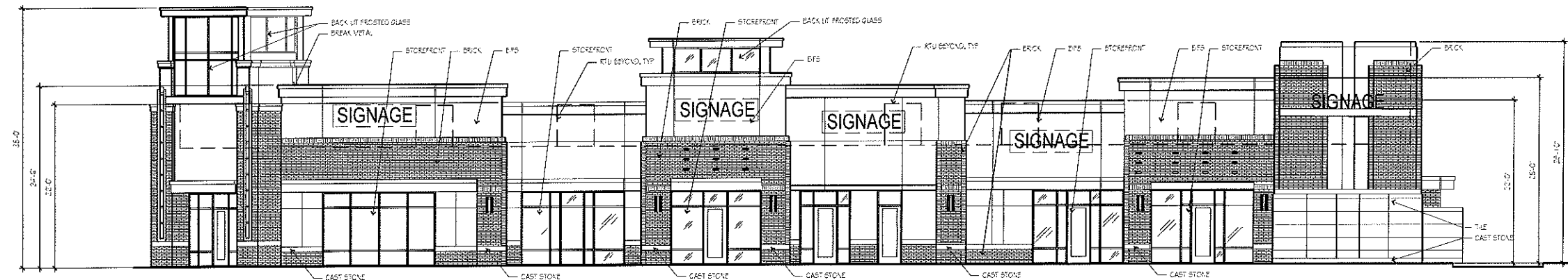
ANGLED ENTRANCE ⑫
SCALE: 3/16" = 1'-0"



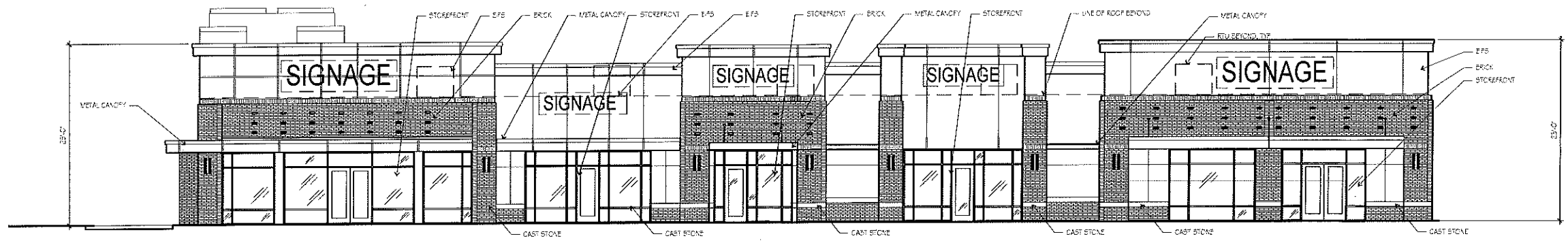
WEST ELEVATION ⑧
SCALE: 3/16" = 1'-0"



EAST ELEVATION ④
SCALE: 3/16" = 1'-0"



NORTH ELEVATION ②
SCALE: 3/16" = 1'-0"



SOUTH ELEVATION ①
SCALE: 1/8" = 1'-0"

THIS DRAWING HAS BEEN PREPARED BY THE ARCHITECT OR ENGINEER OR OTHER PROFESSIONAL PERSON IN THE STATE OF MISSOURI AND IS INTENDED FOR USE ONLY IN THE PROJECT, LOCATION, SPECIFICATIONS, AND DATE SHOWN HEREON. ANY REVISIONS TO THIS DRAWING SHALL BE MADE BY THE ARCHITECT OR ENGINEER OR OTHER PROFESSIONAL PERSON IN THE STATE OF MISSOURI AND SHALL BE INDICATED BY A REVISION TABLE. THE ARCHITECT OR ENGINEER OR OTHER PROFESSIONAL PERSON SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE ARCHITECT OR ENGINEER OR OTHER PROFESSIONAL PERSON SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN IF THE INFORMATION IS NOT OBTAINED FROM THE ARCHITECT OR ENGINEER OR OTHER PROFESSIONAL PERSON IN THE STATE OF MISSOURI.

THE ARCHITECT OR ENGINEER OR OTHER PROFESSIONAL PERSON SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN IF THE INFORMATION IS NOT OBTAINED FROM THE ARCHITECT OR ENGINEER OR OTHER PROFESSIONAL PERSON IN THE STATE OF MISSOURI.

THIS DRAWING IS A PRELIMINARY ELEVATION AND IS NOT TO BE USED FOR CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE ARCHITECT OR ENGINEER OR OTHER PROFESSIONAL PERSON IN THE STATE OF MISSOURI TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

PROJECT: 10955 LOWELL AVENUE SUITE 700 - OVERLAND PARK, KS 66210
DRAWING NUMBER: A200
DATE: 06/29/16

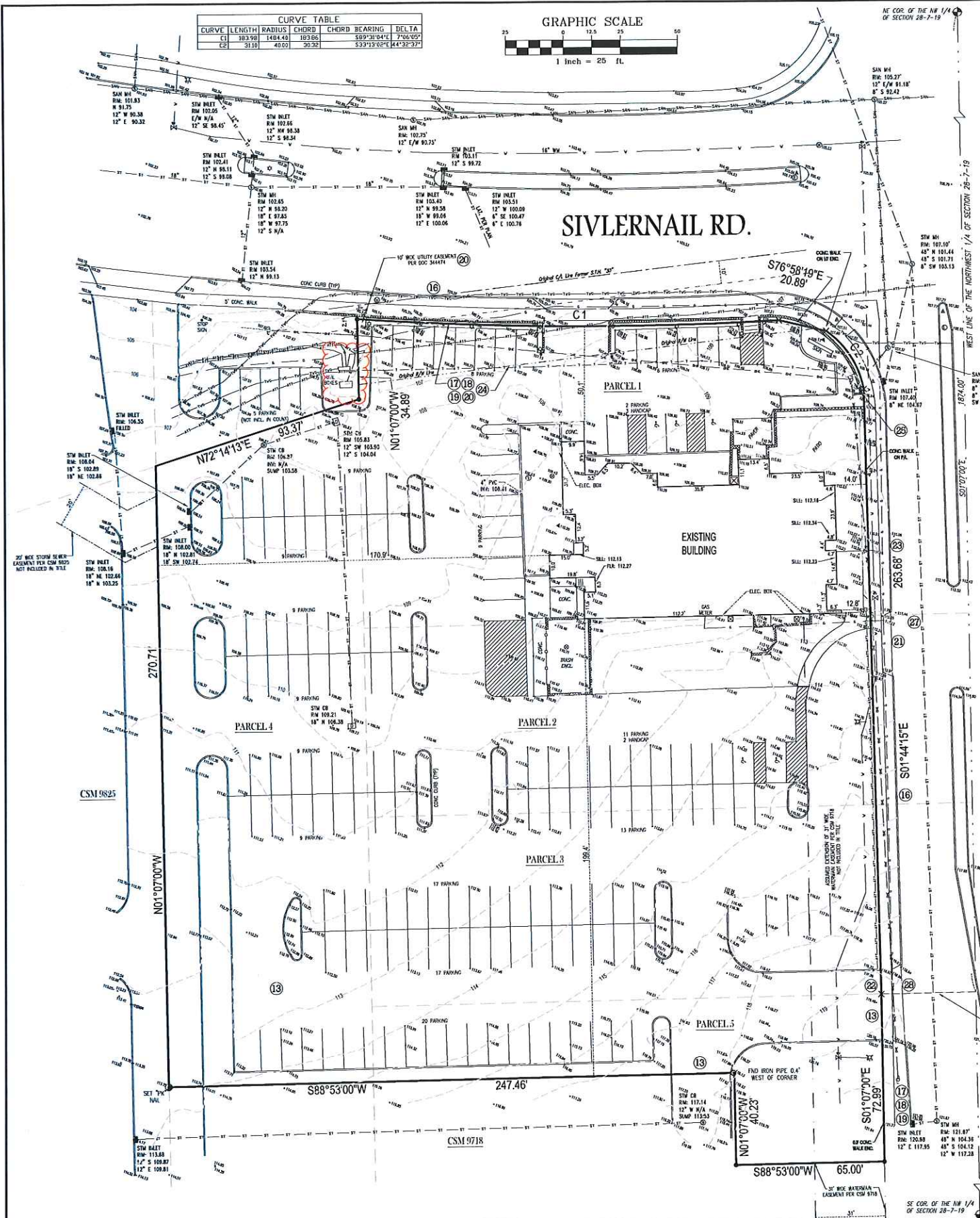
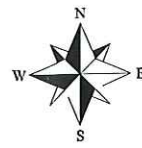
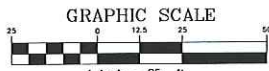
project title
CFT & PANDA
WAWKESHA
2720 N GRANDVIEW BLVD
WAWKESHA, WI 53188

project number
14045.004
drawing issuance
PRELIMINARY DRAWING 06/29/16
drawing revisions

professional seal

drawing title
PRELIMINARY ELEVATIONS
drawing number
A200

CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING	DELTA
C1	183.98	1484.44	183.86	S89°31'54"E	7°08'09"
C2	31.19	450.0	30.32	S33°13'02"E	14°33'27"



SCHEDULE B ITEMS

- Restrictions, conditions, covenants, easements and obligations set forth in a Reciprocal Easement Agreement with Covenants, Conditions and Restrictions recorded on July 31, 2003, as Document No. 3034711, and amended by an Acknowledgment of Reciprocal Easement Agreement recorded on June 30, 2004, as Document No. 3180358, and amended by an Acknowledgment of Reciprocal Easement Agreement recorded on August 6, 2004, as Document No. 3192552, and amended by an Acknowledgment of Reciprocal Easement Agreement and Acknowledgment of Driveway Easement Agreement recorded on March 24, 2005, as Document No. 3260547 and amended by an Acknowledgment of Reciprocal Easement Agreement and Shopping Center Sign Easements recorded on December 12, 2008, as Document No. 3614827 and amended by an Amendment to Acknowledgment of Reciprocal Easement Agreement and Shopping Center Sign Easements recorded on April 28, 2010 as Document No. 3741084. *General in nature, not plotted.*
- Restrictions, covenants and obligations set forth in a Memorandum of Lease recorded on September 10, 2003 as Document No. 3061314. *Affects property as shown.*
- Shopping Center Sign Easement recorded on June 30, 2004 as Document No. 3180382 and recorded on August 6, 2004, as Document No. 3192553. *Does not affect property.*
- Storm Drainage Easement Agreement recorded on August 6, 2004 as Document No. 3192556. *Does not affect property.*
- Public or private rights, if any, in such portion of the premises described in Schedule A hereof as may be laid out, used, or dedicated for street, highway or alley purposes. *Affects property as shown.*
- Utility Easement recorded on June 3, 1948 in Volume 487 of Deeds, at Page 408, as Document No. 314282. *Affects property as shown.*
- Utility Easement recorded on July 30, 1928 in Volume 203 of Deeds, at Page 350, as Document No. 145078. *Affects property as shown.*
- Utility Easement recorded on June 11, 1945 in Volume 373 of Deeds, at Page 185, as Document No. 274505. *Affects property as shown.*
- Utility Easement recorded on October 20, 1950 in Volume of Deeds, at Page 469, as Document No. 344474. *Affects property as shown.*
- Access restrictions and limitations to Grandview Boulevard as contained in a Conveyance by Individual recorded on February 7, 1975 in Reel 108, Image 897, as Document No. 903272. *Affects property as shown.*
- Access limitations and restrictions to Grandview Boulevard as contained in a Conveyance by Individual recorded on February 10, 1975 in Reel 108, Image 824, as Document No. 903392. *Affects property as shown.*
- Access limitations and restrictions to Grandview Boulevard as contained in a Conveyance by Individual recorded on February 27, 1975 in Reel 110, Image 278, as Document No. 904367. *Affects property as shown.*
- Release of access rights to Grandview Boulevard and permanent easement for utility lines as contained in Quit Claim Deed recorded on March 11, 1975 in Reel 111, Image 476, as Document No. 905152. *Affects property as shown.*
- Distribution Easement Overhead Joint recorded on July 19, 2002 as Document No. 2822975. *Affects property as shown.*
- Utility Easement recorded on October 18, 1944 in Volume 274 of Deeds, at Page 292, as Document No. 268388. *General in nature, not shown.*
- Access restrictions and limitations to Grandview Boulevard as contained in a Conveyance by Individual recorded on February 10, 1975 in Reel 108, Image 822, as Document No. 903391. *Affects property as shown.*
- Access restrictions and limitations to Grandview Boulevard as contained in a Conveyance by Individual recorded on February 10, 1975 in Reel 108, Image 820, as Document No. 903390. *Affects property as shown.*

LEGAL DESCRIPTION

PARCEL I:
All that part of the Southeast One-quarter (1/4) of the Northwest One-quarter (1/4) of Section Twenty-eight (28), in Township Seven (7) North, Range Nineteen (19) East, in the City of Waukesha, County of Waukesha, State of Wisconsin, bounded and described as follows: Starting at the intersection of the public highway known as S.T.H. "30" n/w/a C.T.H. "TJ" with the North 1/2 line of said Section 28; said point being 154 feet South of the North 1/2 corner of said Section 28; thence South on said 1/2 line, 165 feet; thence West at right angles 264 feet; thence North at right angles 130.3 feet to the centerline of said S.T.H. "30" n/w/a C.T.H. "TJ"; thence North 84° 6' East, along said centerline, 265.1 feet to the place of beginning.
EXCEPTING THEREFROM those lands conveyed to Waukesha County in an Award of Damages recorded on June 17, 2002 as Document No. 2811663.
ALSO, that part of the Southeast One-quarter (1/4) of the Northwest One-quarter (1/4) of Section Twenty-eight (28), in Township Seven (7) North, Range Nineteen (19) East, in the City of Waukesha, County of Waukesha, State of Wisconsin, bounded and described as follows: Commencing at the Southeast corner of said Northwest 1/4 Section of Section 28; thence North 1° 07' 00" West, 1066.0 feet along the East line of said 1/4 Section to a point; thence South 83° 19' 23" West, 265.0 feet to a point; thence North 1° 07' 21" West, 1.26 feet to the point of beginning; thence South 1° 07' 21" West, 34.42 feet to a point; thence North 83° 19' 23" East, 220.58 feet to a point; thence North 1° 44' 15" West, 9.77 feet to a point of curve; thence Northwesterly along a curve to the right (radius is 1478.39, long chord 219.77 feet North 8° 47' 16" West) 219.95 feet to the point of beginning.
EXCEPTING THEREFROM that part conveyed to Waukesha County in Conveyance dated February 1, 1975 and recorded February 27, 1975 on Reel 110, Image 278, as Document No. 904367.
ALSO EXCEPTING THEREFROM those lands conveyed to Waukesha County in an Award of Damages recorded on June 17, 2002 as Document No. 2811663.
Tax Key No. WAKC 0974-965
Address: 2720 North Grandview Boulevard

PARCEL II:
All that part of the Northwest One-quarter (1/4) of Section Twenty-eight (28), in Township Seven (7) North, Range Nineteen (19) East, in the City of Waukesha, County of Waukesha, State of Wisconsin, bounded and described as follows: Starting at a point on the centerline of the public highway on the North 1/2 line of said Section 28, which point is 1709.0 feet South of the North 1/2 corner of said Section 28; thence West at right angles 264 feet; thence South at right angles 82.5 feet; thence East at right angles 264.0 feet to said North 1/2 line; thence North on said 1/2 line, 82.5 feet to the place of beginning.
EXCEPTING THEREFROM that part conveyed to Waukesha County by Conveyance dated January 20, 1975 and recorded February 7, 1975 on Reel 108, Image 597, as Document No. 903272.
ALSO EXCEPTING THEREFROM those lands conveyed to the City of Waukesha in a Quit Claim Deed recorded on March 11, 1968 in Reel 981, Image 131, as Document No. 1470302.
Tax Key No. WAKC 0974-965-001
Address: North Grandview Boulevard

PARCEL III:
All that part of the Northwest One-quarter (1/4) of Section Twenty-eight (28), in Township Seven (7) North, Range Nineteen (19) East, in the City of Waukesha, County of Waukesha, State of Wisconsin, bounded and described as follows: Starting at a point on the centerline of the public highway on the North 1/2 line of said Section 28, which point is 1709.0 feet South of the North 1/2 corner of said Section 28; thence West at right angles 264 feet; thence South at right angles 82.5 feet; thence East at right angles, 264 feet to said North 1/2 line; thence North on said 1/2 line, 82.5 feet to the place of beginning.
EXCEPTING THEREFROM that part conveyed to Waukesha County in Conveyance dated February 1, 1975 and recorded February 10, 1975 on Reel 108, Image 824, as Document No. 903392.
Tax Key No. WAKC 0974-963
Address: North Grandview Boulevard

PARCEL IV:
All that part of the Southeast One-quarter (1/4) of the Northwest One-quarter (1/4) of Section Twenty-eight (28), in Township Seven (7) North, Range Nineteen (19) East, in the City of Waukesha, County of Waukesha, State of Wisconsin, more particularly described as follows: Commencing at the North 1/2 corner of said Section 28; thence South 01° 07' 00" East, along the East line of said Section 28, 2038.99 feet to a point; thence South 88° 53' 00" West, 264.00 feet to the point of beginning; thence continuing South 88° 53' 00" West, 85.45 feet to a point; thence North 01° 07' 00" West, 402.23 feet to a point on the Southerly right-of-way line of Meadow Lane; thence North 72° 14' 13" East, along said right-of-way, 93.26 feet to a point; thence South 01° 07' 00" East, 429.70 feet to the point of beginning.
EXCEPTING THEREFROM those lands conveyed in a Warranty Deed recorded on July 31, 2003, as Document No. 3034708.
Tax Key No. WAKC 974-966-001
Address: Meadow Lane

PARCEL V:
Being a part of the Southeast One-quarter (1/4) of the Northwest One-quarter (1/4) of Section Twenty-eight (28), in Township Seven (7) North, Range Nineteen (19) East, City of Waukesha, Waukesha County, State of Wisconsin, more fully described as follows: Commencing at the West 1/2 corner of said Section 28; thence North 87° 58' 18" East, along the South line of the Northwest 1/4 of said Section 28, 2016.97 feet; thence North 01° 07' 00" West 663.80 feet to the point of beginning; thence continuing South 88° 53' 00" West, 85.00 feet; thence North 01° 07' 00" West, 402.23 feet; thence South 88° 53' 00" West, 158.00 feet; thence North 01° 07' 00" West, 32.76 feet; thence North 88° 53' 00" East, 223.00 feet; thence South 01° 07' 00" East, 72.99 feet to the point of beginning.
Tax Key No. WAKC 0947-981-002
Address: North Grandview Boulevard

PARCEL VI:
Non-exclusive easements set forth in a Reciprocal Easement Agreement with Covenants, Conditions and Restrictions recorded on July 31, 2003, as Document No. 3034711, and amended by an Acknowledgment of Reciprocal Easement Agreement recorded on June 30, 2004, as Document No. 3180358, and amended by an Acknowledgment of Reciprocal Easement Agreement recorded on August 6, 2004, as Document No. 3192552, and amended by an Acknowledgment of Reciprocal Easement Agreement and Acknowledgment of Driveway Easement Agreement recorded on March 24, 2005, as Document No. 3260547 and amended by an Acknowledgment of Reciprocal Easement Agreement and Shopping Center Sign Easements recorded on December 12, 2008, as Document No. 3614827 and amended by an Amendment to Acknowledgment of Reciprocal Easement Agreement and Shopping Center Sign Easements recorded on April 28, 2010 as Document No. 3741084.

ZONING

Zoning: B-3 General Business District

BUILDING HEIGHT.
a. No principal building or parts of a principal building shall exceed 40 feet in height.
b. No accessory building shall exceed 15 feet in height.

SETBACK AND YARDS.
a. There shall be a minimum street yard setback of 25 feet from the right-of-way of all streets.
b. There shall be a side yard on each side of all buildings of not less than 10 feet.
c. There shall be a rear yard of not less than 25 feet.

(Source: www.ci.waukesha.wi.us)

AREA	PARKING
100,379 SQ. FT. 2.304 ACRES	162 PARKING SPACES AND 5 HANDICAP SPACES

NOTES

- ALL BEARINGS REFERENCED TO THE EAST LINE OF THE NORTHWEST 1/4 OF SECTION 28-7-19 WHICH IS ASSUMED TO BEAR S01°07'00"E
- ELEVATIONS ARE BASED ON THE CITY OF WAUKESHA DATUM. TO CONVERT TO MGD 1929 ADD 780.558
- PREMISES IS INTERNALLY CONTIGUOUS AND CONTAINS NO GAPS OR GORES.
- NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES.
- NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SWAMP OR SITUARY LANDFILL.
- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT www.fema.gov, AND BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" ON FLOOD INSURANCE RATE MAP NUMBER 5133X0190C, WHICH BEARS AN EFFECTIVE DATE OF 11/25/14 AND IS IN A SPECIAL FLOOD HAZARD AREA BY REVERING FLOOD MAPS PROVIDED BY THE NATIONAL FLOOD INSURANCE PROGRAM. HE HAS LEARNED THIS COMMUNITY DOES PARTICIPATE IN THE PROGRAM. NO FIELD SURVEY WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THE ACCURACY OF THE MAPS AND/OR TO APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

LEGEND

- - SET IRON STAKE
- - FOUND IRON PIPE
- P/L - PROPERTY LINE
- X - SET CHISELED CROSS
- ⊙ - SEWER MANHOLE
- ⊕ - COMMUNICATION MANHOLE
- ⊖ - ELECTRIC MANHOLE
- ⊗ - CATCH BASIN
- ⊘ - TRAFFIC MANHOLE
- ⊙ - UNKNOWN MANHOLE
- ⊖ - ELECTRIC METER
- ⊕ - GAS METER
- ⊖ - WATER VALVE
- ⊕ - GAS VALVE
- ⊖ - HYDRANT
- ⊙ - TRAFFIC SIGNAL
- ⊕ - UTILITY BOX
- ⊖ - UTILITY POLE
- ⊗ - NOT ACCESSIBLE
- ▽ - FLOOD LIGHT
- - LIGHT POLE
- ⊕ - EXISTING SPOT ELEVATION
- ⊖ - CURVE TABLE ITEM
- ⊕ - SCHEDULE "B" ITEM
- ENC - ENCROACHMENT
- ⊙ - BOLLARD
- ⊕ - AIR CONDITIONER
- - MASONRY WALL
- - UNDERGROUND WATER
- - UNDERGROUND ELECTRIC
- - T - UNDERGROUND TELECOMMUNICATIONS
- - UNDERGROUND TIME WARNER CABLE
- - UNDERGROUND AT&T
- - OVERHEAD ELECTRIC
- - UNDERGROUND GAS
- - SANITARY SEWER
- - ST - STORM SEWER
- - CHAIN LINK FENCE
- - WOOD FENCE

SURVEYOR CERTIFICATION

To: CFT HV Developments, LLC, a Nevada limited liability company, Panda Restaurant Group, Inc., a California corporation, Chemg Family Trust, dated 10/30/87, as amended, and or its affiliated entities, Silvernail Restaurant Partners, LLP, a Wisconsin limited liability partnership (f/k/a Silvernail Associates, a Wisconsin general partnership, Old Republic National Title Insurance Company, Wisconsin Title Service Company and its successors and assigns, and any other person or entity that purchases, mortgages or guarantees the title thereto within one year of the date of this survey.

This is to certify that this map or plat of survey and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly adopted and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 8, 9, 11(b), 16, 17, 18 and 21 of Table A thereof. The field work was completed on March 13, 2015.

Dated this 20th day of March 2015.



REVISION NO.	DESCRIPTION	DATE	BY	DESIGNED BY	DATE
1	CONTOURS AND SPOT GRADES (NE CORNER)	3/22/15	JTY		
2	NON TITLE EASEMENTS	3/31/15	JTY	JTY	3/20/2015
3	CERTIFICATION	6/16/15	JTY	FWS	3/20/2015

CADFILE
XREF
LMAN

ALTA-ACSM LAND TITLE SURVEY
2720 N. Grandview Blvd.
Klover Architects
Waukesha, Wisconsin

"THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO."
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KEY ENGINEERING GROUP LTD.
735 NORTH WATER STREET, SUITE 510
MILWAUKEE, WI 53233
414.224.8300 (ext) - 414.224.8383 (fax)

KEY PROJECT NUMBER: 2502017
PROJECT SCALE: 1" = 25'
SHEET NUMBER: C-1



CITY OF WAUKESHA
PLAN COMMISSION

Application for Review

Date Submitted

Name of Project: CFT WAUKESHA
Address (If no address, location): NEAR 2720 N GRANDVIEW AVE WAUKESHA, WI 53188

Applicant information:

Name: HENRY KLOVER
Company Name: HCKLOVER ARCHITECTS
Address: 10955 LOWELL AVE SUITE 200
OVERLAND PARK, KS 66210
Phone: 913-649-8181

Owner information:

Name: _____
Company Name: CFT NV DEVELOPMENTS LLC
Address: _____
Phone: _____

IMPORTANT: A DIGITAL copy must be submitted with this application (JPG and/or PDF) along with 4 full-size (one of which must be in COLOR) and 7 reduced copies unless waived by the department. The reduced set of copies should only include the project location map showing a 1/2 mile radius, a COLORED landscape plan, COLORED building elevations, and exterior light fixture cut sheets.

TYPE OF REVIEW	FEE
<input type="checkbox"/> Rezoning: Attach <u>COPY</u> of rezoning petition along with fee. Original must be submitted to City Clerk.	\$350
<input type="checkbox"/> Certified Survey Map	\$150 + \$50/lot
<input type="checkbox"/> Plat Review - Plat Reviews are held until next meeting. 9 copies must be submitted. You must also submit 4 to the County and 2 to State. (Check appropriate box)	<input type="checkbox"/> prelim.: \$500 + \$10/lot <input type="checkbox"/> final: \$300 + \$10/lot
<input checked="" type="checkbox"/> ** Site Plan & Arch. Review - Architectural changes do not need preliminary review. (Check appropriate box)	<input checked="" type="checkbox"/> prelim.: \$300 + \$15/1000 sq.ft. or res. unit <input type="checkbox"/> final: \$200 + \$10/1000 sq.ft. or res. unit
<input type="checkbox"/> ** Conditional Use with Site Plan (Check appropriate box)	<input type="checkbox"/> prelim.: \$300 + \$15/1000 sq.ft. or res. unit <input type="checkbox"/> final: \$200 + \$10/1000 sq.ft. or res. unit
<input type="checkbox"/> Conditional Use (No Site Plan)	\$200
<input type="checkbox"/> ** Airport Hangar Review	\$300
<input type="checkbox"/> Home Industry (Attach info sheet.)	\$100
<input type="checkbox"/> House Move	\$150
<input type="checkbox"/> Street Vacation	\$150
<input type="checkbox"/> Other (specify): _____	\$100
<input type="checkbox"/> ** PUD Review	\$400 added to S.P.A.R. fee
<input type="checkbox"/> PUD Amendment	\$100
<input type="checkbox"/> Annexations and/or Attachments - Original must be submitted to City Clerk.	No Fee
<input type="checkbox"/> Resubmittal	\$150

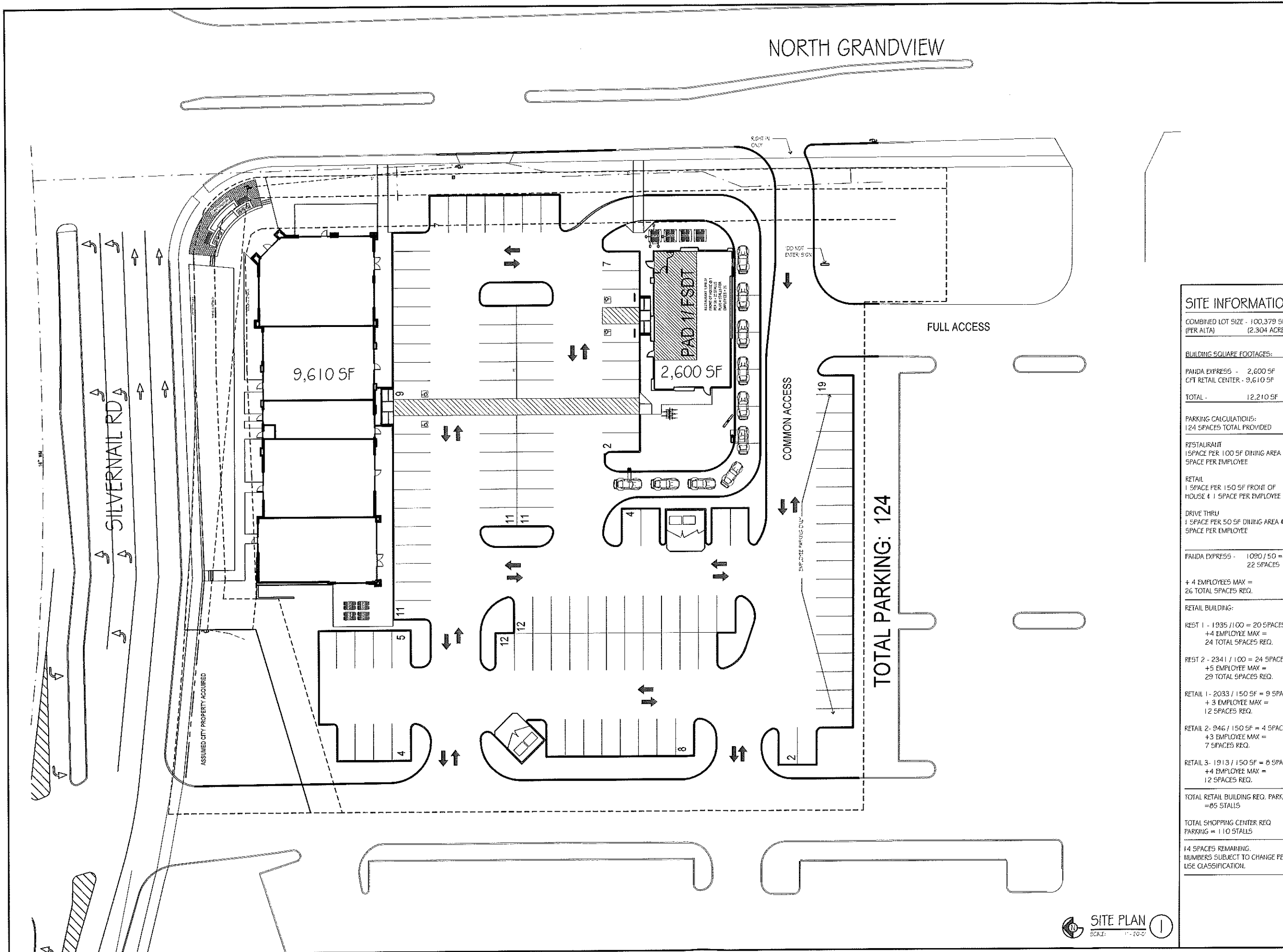
** Please attach to this form a Review Checklist if it involves an architectural and/or site plan review.

DEADLINE FOR THE SUBMITTAL IS THE MONDAY FOUR WEEKS BEFORE THE MEETING BY 4:00 P.M.

INTERNAL USE ONLY

Amount Due: _____ Check #: _____ Amount Paid: _____ Rec'd By: _____

Rev. 03/2015



SITE INFORMATION

COMBINED LOT SIZE - 100,379 SF
(PER ALTA) (2.304 ACRES)

BUILDING SQUARE FOOTAGES:

PANDA EXPRESS - 2,600 SF
CFT RETAIL CENTER - 9,610 SF
TOTAL - 12,210 SF

PARKING CALCULATIONS:

124 SPACES TOTAL PROVIDED

RESTAURANT
1 SPACE PER 100 SF DINING AREA + 1
SPACE PER EMPLOYEE

RETAIL
1 SPACE PER 150 SF FRONT OF
HOUSE + 1 SPACE PER EMPLOYEE

DRIVE THRU
1 SPACE PER 50 SF DINING AREA + 1
SPACE PER EMPLOYEE

PANDA EXPRESS - $1090 / 50 = 22$ SPACES

+ 4 EMPLOYEES MAX = 26 TOTAL SPACES REQ.

RETAIL BUILDING:

REST 1 - 1935 / 100 = 20 SPACES
+4 EMPLOYEE MAX = 24 TOTAL SPACES REQ.

REST 2 - 2341 / 100 = 24 SPACES
+5 EMPLOYEE MAX = 29 TOTAL SPACES REQ.

RETAIL 1 - 2033 / 150 SF = 9 SPACES
+ 3 EMPLOYEE MAX = 12 SPACES REQ.

RETAIL 2 - 946 / 150 SF = 4 SPACES
+3 EMPLOYEE MAX = 7 SPACES REQ.

RETAIL 3 - 1913 / 150 SF = 8 SPACES
+4 EMPLOYEE MAX = 12 SPACES REQ.

TOTAL RETAIL BUILDING REQ. PARKING = 85 STALLS

TOTAL SHOPPING CENTER REQ
PARKING = 110 STALLS

14 SPACES REMAINING.
NUMBERS SUBJECT TO CHANGE PER
USE CLASSIFICATION.



10955 LOWELL AVENUE, SUITE 700 • OVERLAND PARK, KS 66210
ph: 913.648.8181 • fx: 913.648.1275 • www.hcklover.net

THIS DRAWING has been prepared by the Architect, or prepared under the direct supervision of an Architect or Engineer, and is intended for use only for the project, site, location, specifications, items and details, including the general layout, form, arrangement, and construction of items and details contained therein, for the project, site and location, including the items and details contained therein, which the Architect or Engineer has not intended to be used for any other project or purpose.

THE ARCHITECT (INCLUDING CONSULTANTS) is not responsible for the accuracy of any data, information, or other matters not shown on this drawing, including the accuracy of any data, information, or other matters not shown on this drawing, including the accuracy of any data, information, or other matters not shown on this drawing, including the accuracy of any data, information, or other matters not shown on this drawing.

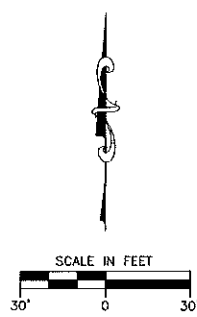
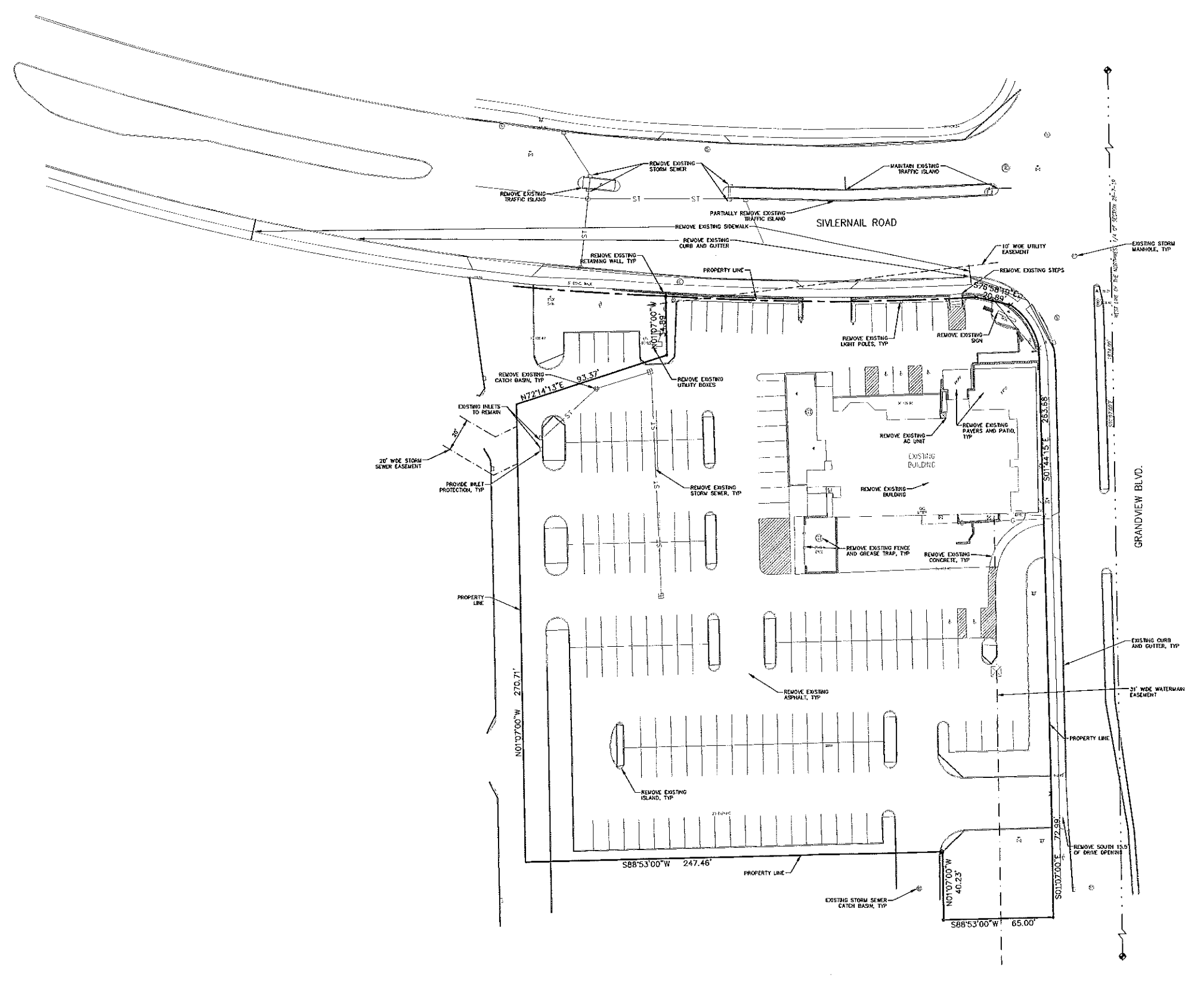
CFT & PANDA
WAUKESHA
2720 N GRANDVIEW BLVD
WAUKESHA, WI 53188

project number
14055004
drawing issuance
PRELIMINARY 06.22.16
drawing revisions
No. Description Date

professional seal

drawing title
PRELIMINARY
SITE PLAN
drawing number
AS100

- NOTES:
- 1.) CONTRACTOR TO INSTALL ALL EROSION CONTROL DEVICES PRIOR TO ANY LAND DISTURBANCE ACTIVITIES.
 - 2.) GENERAL CONTRACTOR TO COORDINATE ALL UTILITY DISCONNECTS AND REMOVALS WITH PUBLIC UTILITY COMPANIES.
 - 3.) ALL WORK WITHIN PUBLIC RIGHT OF WAY SHALL BE COORDINATED WITH THE CITY OF WAUKESHA AND SHALL ADHERE TO CITY SPECIFICATIONS. ALL RESTORATION WORK WITHIN RIGHT OF WAY SHALL ADHERE TO CITY SPECIFICATIONS.



REVISION NO.	DESCRIPTION	DATE	BY
	DESIGNED BY RCM	DATE 03/14/16	
	DRAWN BY MTS	DATE 03/14/16	
	APPROVED BY SAO	DATE 03/14/16	
	CAD FILE XREF LMAN		

DEMOLITION PLAN
2720 N GRANDVIEW BLVD
CFT NV DEVELOPMENTS, LLC
WAUKESHA, WI

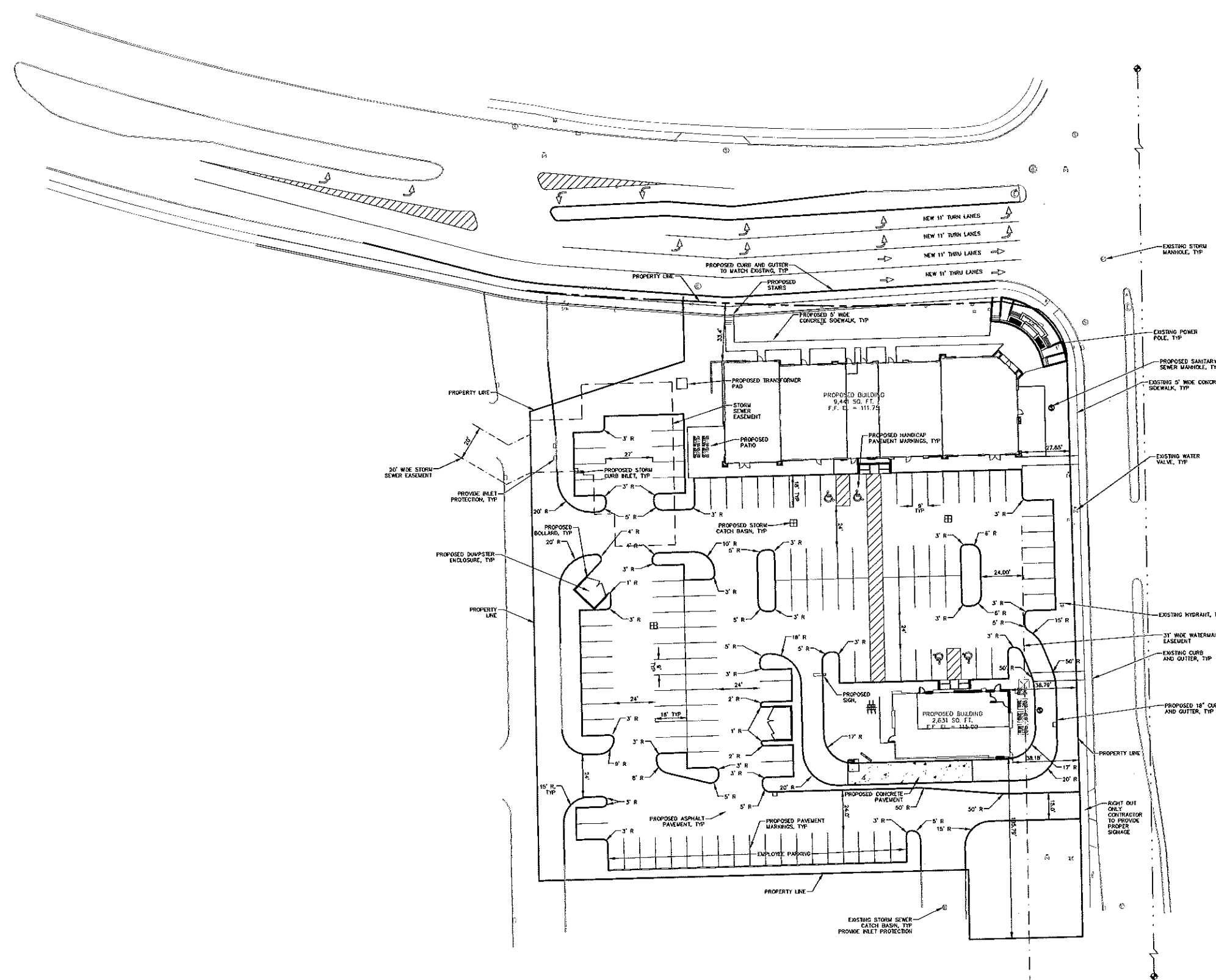
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750 NORTH WATER STREET, SUITE 510
 MILWAUKEE, WI 53233
 414.224.8300 (ext.) 414.224.8393 (fax)

KEY PROJECT NUMBER 2502017
PROJECT SCALE 1" = 30'
SHEET NUMBER C-1

NOTES:
 1.) CONTRACTOR TO INSTALL ALL EROSION CONTROL DEVICES PRIOR TO ANY LAND DISTURBANCE ACTIVITIES.
 2.) ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.



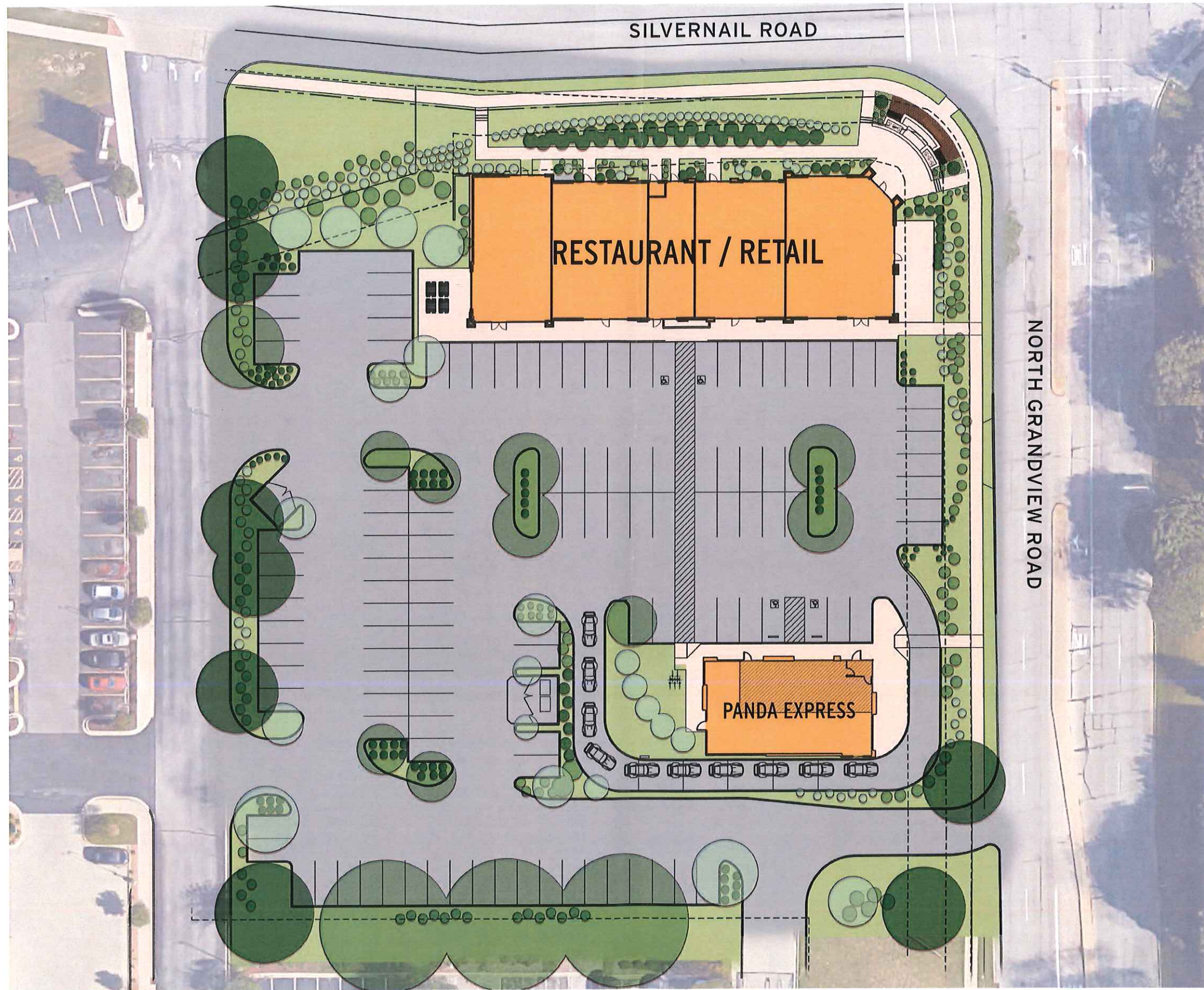
REVISION NO.	DESCRIPTION	DATE	BY	DESIGNED BY	DATE
				RCM	03/14/16
				DRN BY	MTS
				DATE	03/14/16
				APPROVED BY	SAO
				DATE	03/14/16
				CADFILE	XREF
				LMAN	

SITE PLAN
2720 N GRANDVIEW BLVD
CFT NV DEVELOPMENTS, LLC
WAUKESHA, WI

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KEY PROJECT NUMBER	2502017
PROJECT SCALE	1" = 30'
SHEET NUMBER	C-2



SITE PLAN - NOT TO SCALE



THIS DRAWING has been prepared by the Architect, or prepared under his direct supervision as an instrument of service and is intended for use only on the project. All drawings, specifications, plans and designs, including the contract, forms, arrangements, and conditions of space and elements contained, constitute the original, unpublished work of the Architect. Any reproduction or disclosure of the information contained herein without the written consent of the Architect is strictly prohibited.

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THE ARCHITECT DISCLAIMS responsibility for the existing building structure, site conditions, existing construction elements, or any documents, drawings or other materials used by any party of the Project which do not bear the Architect's seal. The Architect's services are advisory only to the extent of the Project. No design is shown by the Architect for the benefit of any other party.

REQUIRED DOCUMENTS: This drawing is a single component of an integrated set of Contract Documents, General and Supplementary Conditions of the Contract, General Requirements, Specifications and other drawings which shall be read together. It is to be used and interpreted in the context of the whole of the Contract Documents and not in isolation from the other Contract Documents.

CONTRACT: All laws, codes, ordinances and regulations which apply to the project shall be followed. The Architect is not responsible for any errors or omissions in the drawings or for any consequences arising from the use of the drawings for any purpose other than that intended.

DESIGNS SHOWN are in field size of a model unless otherwise indicated. DESIGN IS SUBJECT TO CHANGE - NO PART SHALL BE CONSIDERED FINAL.

project title

CFT & PANDA
Waukesha
 2720 N GRANDVIEW BLVD
 WAUKESHA, WI 53188

project number
 14045004

drawing issuance
 PLANNING REVIEW 03.15.16

drawing revisions

No.	Description	Date

professional seal

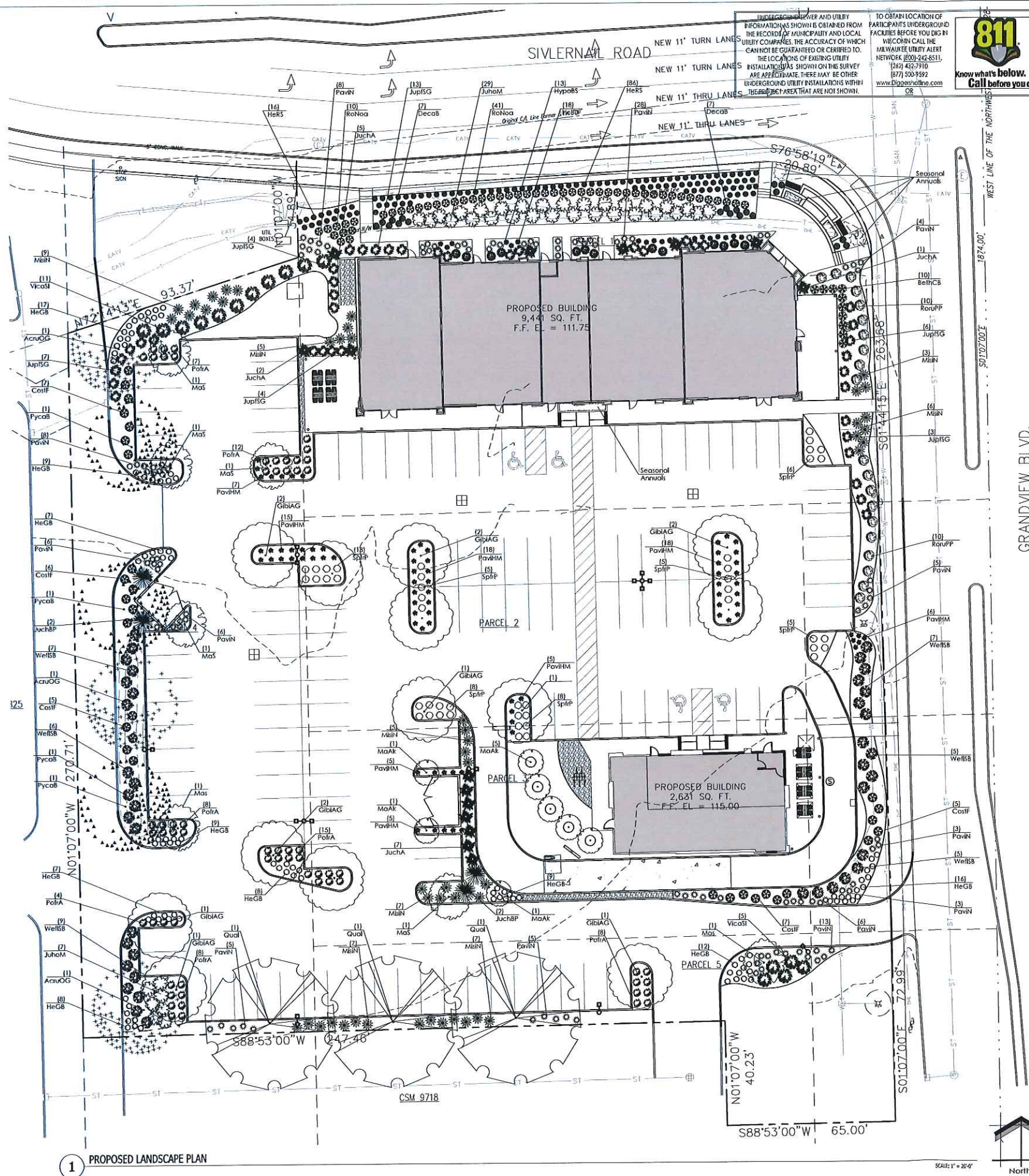
drawing title
 HALF MILE RADIUS
 SITE PLAN

drawing number
A001

SITE PLAN
 SCALE: 1/8" = 1'

Imagery Date: 6/18/2015 43°02'32.17" N 88°15'16.66" W elev 907 ft eye alt 9612 ft

1/2 MILE RADIUS PROJECT SITE



LANDSCAPE PLAN GENERAL NOTES

- 811 Know what's below. Call before you dig.
- TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN CALL THE MILWAUKEE UTILITY ALERT NETWORK (800) 242-5511, (262) 432-7910, (877) 502-9392 www.DigAlertOnline.com OR
- UNDERGROUND WATER AND UTILITY INFORMATION SHOWN IS OBTAINED FROM THE RECORDS OF MUNICIPALITY AND LOCAL UTILITY COMPANIES. THE ACCURACY OF WHICH CAN NOT BE GUARANTEED OR CERTIFIED. THE LOCATION OF EXISTING UTILITY INSTALLATIONS SHOWN ON THIS SURVEY ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.
- PLANT MATERIAL SHOWN ON LANDSCAPE PLAN IS DEPICTED AT MATURE GROWTH.
- AT LEAST SEVENTY-TWO HOURS PRIOR TO ANY EXCAVATION, CONTRACTOR SHALL VERIFY UTILITY LOCATIONS AS GIVEN BY THE ELECTRIC, GAS, TELEPHONE, WATER, SEWER, AND CABLE TELEVISION COMPANIES, UTILITIES OR ENTITIES. REVIEW WITH OWNER'S REPRESENTATIVE SITE MECHANICAL, SITE ELECTRICAL AND LIGHTING, SITE GRADING AND DRAINAGE, SITE IRRIGATION AND ALL OTHER DRAWINGS PERTAINING TO UNDERGROUND UTILITY LOCATIONS. RECORD SET OF INFORMATION THE SAME AS IN POSSESSION OF OWNER'S REPRESENTATIVE. ALSO REVIEW OWNER'S "MARK SETS" OF ALL OF THESE DRAWINGS IN POSSESSION OF THE CONTRACTOR OR OWNER. MARK ALL SUCH UTILITIES ON THE SITE PRIOR TO COMMENCING. COORDINATE WITH OWNER BEFORE AND DURING CONSTRUCTION. REPAIR ANY DAMAGE TO ANY SYSTEM THAT IS CAUSED BY LANDSCAPE CONTRACTOR AT NO COST TO OWNER.
 - ALL PLANTINGS SHALL COMPLY WITH STANDARDS AS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK ANSI Z60.1 1996.
 - DEVIATIONS FROM THESE PLANS SHALL BE NOTED ON THE RECORD DRAWING BY THE CONTRACTOR AND ONLY WITH PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE. VERBAL AGREEMENTS OR REVISIONS WITHOUT A CHANGE ORDER WILL NOT BE RECOGNIZED BY LANDSCAPE ARCHITECT AND OWNER.
 - ALL PLANTS MUST BE BID AND SELECTED FOR THE SPECIES SPECIFIED ON THE PLANS. THE SIZES OF PLANT MATERIAL LISTED HEREIN IS A MINIMUM ACCEPTABLE SIZE. ADDITIONALLY, IF EXCESSIVE PRICING REDUCES THE GROWN PLANT SHALL BE REPLACED.
 - PROTECT PUBLIC FROM CONSTRUCTION WITH BARRIERS AND BARRICADES.
 - ALL AREAS THAT WERE DISTURBED DURING CONSTRUCTION AND AREAS NOT COVERED WITH PAVEMENT, BUILDING, PLANTING BEDS, OR TREE PITS ARE TO BE TOPSOILED 6" DEEP (MIN.) AND SHALL BE SODED/SEEDED WITH SPECIFIED LAWN GRASS. LANDSCAPE CONTRACTOR SHALL INCLUDE COST PER SQUARE YARD FOR ADDITIONAL SEED OPERATIONS AS MAY BE POSSIBLY REQUIRED TO REESTABLISH ADJACENT TURF GRASS AREAS WHICH MAY BECOME DAMAGED DURING THE CONSTRUCTION PROCESS OR TO REPAIR DAMAGE DONE BY OTHERS.
 - CONTRACTOR IS RESPONSIBLE FOR FURNISHING ALL MATERIALS, TOOLS, EQUIPMENT, LABOR, AND PLANTS NECESSARY FOR PROPER PLANTING AND INSTALLATION OF ALL LANDSCAPE MATERIAL.
 - QUANTITIES ON PLANT MATERIALS LIST ARE FOR CONVENIENCE OF BIDDING ONLY. CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON LANDSCAPE PLANS AND COVERAGE OF ALL AREAS DELINEATED. THE PLANS ARE TO SUPERSEDE THE PLANT LIST IN ALL CASES.
 - CONTRACTOR IS RESPONSIBLE FOR ALL ESTIMATING AND BIDDING. ALL AREAS, QUANTITIES MATERIALS SHOULD BE FIELD VERIFIED WITH SITE CONDITIONS.
 - WHERE DISCREPANCIES OCCUR BETWEEN THE LANDSCAPE PLANS AND/OR ARCHITECTURAL AND/OR THE CIVIL DRAWINGS (AND ANY OTHER SITE DRAWINGS) THE DISCREPANCIES MUST BE BROUGHT TO THE LANDSCAPE ARCHITECT'S ATTENTION FOR COORDINATION AND RESOLUTION.
 - ALL DISEASED, NOXIOUS OR INAPPROPRIATE MATERIALS SHALL BE REMOVED FROM THE PROPOSED SITE PRIOR TO THE START OF CONSTRUCTION AND DURING THE MAINTENANCE PERIOD.
 - GENERAL CONTRACTOR SHALL LEAVE THE SITE FREE OF CONSTRUCTION DEBRIS.
 - ALL LAWN AND PLANTING AREAS SHALL SLOPE TO DRAIN A MINIMUM OF 2% UNLESS NOTED OTHERWISE AND REVIEWED WITH OWNER'S REPRESENTATIVE FOR FINAL APPROVAL.
 - FINISH GRADES FOR SHRUB AND GROUND COVER AREAS SHALL BE HELD 1" BELOW TOP OF ADJACENT PAVEMENTS AND CURBS, UNLESS NOTED OTHERWISE ON THE PLANS. REFER TO LSP1.2 FOR FURTHER INFORMATION.
 - ALL PERENNIAL, ANNUAL AND GROUND COVER AREAS TO RECEIVE A BLEND OF ORGANIC SOIL AMENDMENTS PRIOR TO PLANTING. TILL THE FOLLOWING MATERIALS INTO EXISTING TO A DEPTH OF APPROXIMATELY 9". A DEPTH OF 12" IN TREE PITS. PROPORTIONS AND QUANTITIES MAY REQUIRE ADJUSTMENT DEPENDING ON THE CONDITION OF EXISTING SOIL. REFER TO LSP1.2 FOR FURTHER INFORMATION.
- PER EVERY 100 SQUARE FEET ADD:
- ONE - 2 CUBIC FOOT BALE OF PEAT MOSS,
 - 2 POUNDS OF 5-10-5 GARDEN FERTILIZER,
 - 1/4 CUBIC YARD OF COMPOSTED MANURE,
 - PLANT STARTER OR OTHER COMPOSTED, ORGANIC MATERIAL.
- ALL SHRUBS TO BE POCKET PLANTED WITH A 50/50 MIX OF PLANT STARTER AND EXISTING SOIL. INSTALL TOPSOIL INTO ALL BEDS AS NEEDED TO ACHIEVE PROPER GRADE. REMOVE ALL EXCESSIVE GRAVEL, CLAY AND STONES. REFER TO LSP1.2 FOR FURTHER INFORMATION.
 - PLANT ALL TREES SLIGHTLY HIGHER THAN FINISHED GRADE AT ROOT FLARE. BACK FILL HOLE WITH 2/3 EXISTING TOPSOIL AND 1/3 PEAT MOSS. AVOID ANY AIR POCKETS. DISCARD ANY GRAVEL CLAY OR STONES. REFER TO LSP1.2 FOR FURTHER INFORMATION.
 - ALL TREES TO BE INSTALLED, STAKED AND GUYED ACCORDING TO DETAILS. REFER TO LSP1.2 FOR FURTHER INFORMATION.
 - PROVIDE A 4'-0" - 5'-0" DIAMETER MULCH RING ALL LAWN TREES.
 - ALL PLANTINGS TO BE WATERED AT THE TIME OF PLANTING, THROUGHOUT CONSTRUCTION AND UPON COMPLETION OF PROJECT AS REQUIRED.
 - WHERE SPECIFIED, ALL PLANT BEDS, PITS AND TREE RINGS ARE TO RECEIVE A MINIMUM OF 2"-3" DRESSING OF SHREDDED HARDWOOD OAK BARK MULCH SHAVINGS (OR BROWN ENVIRO-MULCH) FREE OF GROWTH, WEEDS, FOREIGN MATTER DETRIMENTAL TO PLANT LIFE OR GERMINATION INHIBITING INGREDIENTS. LANDSCAPE CONTRACTOR TO PROVIDE A SAMPLE TO OWNER FOR APPROVAL. CONTRACTOR TO TAKE CARE WITH INSTALLATION NOT TO DAMAGE OR COVER PLANTS. REFER TO LSP1.2 FOR FURTHER INFORMATION.
 - LAWN INSTALLATION: CONTRACTOR TO FURNISH AND PREPARE TOPSOIL (3" MIN) AND SEED BED (REMOVE ALL STONES 1" OR LARGER), APPLY STARTER FERTILIZER AND SEED UNIFORMLY. PROVIDE A MULCH COVERING SUITABLE TO GERMINATE AND ESTABLISH TURF. EROSION CONTROL MESH SHOULD BE USED IN SWALES AND STEEP GRADES WHERE APPLICABLE. METHODS OF INSTALLATION MAY VARY AT THE DISCRETION OF CONTRACTOR. IT IS HIS/HER RESPONSIBILITY TO ESTABLISH AND GUARANTEE A SMOOTH, UNIFORM, QUALITY TURF. IF STRAW MULCH IS USED AS A COVERING, A TACKIFIER MAY BE NECESSARY TO AVOID WIND DAMAGE.
 - RECOMMENDED SEED MIX:
 - PREMIUM 60 GRASS SEED MIX REIDERS (242) 786-3900
 - 20% AMERICAN KENTUCKY BLUE GRASS
 - 20% ALPINE KENTUCKY BLUE GRASS
 - 20% LANGARA KENTUCKY BLUE GRASS
 - 20% VICTORY CHEWINGS FESCUE
 - 10% FESTA II PERENNIAL RYE GRASS
 - 10% CUTTER PERENNIAL RYE GRASS
 - APPLY AT A RATE OF 175 POUNDS PER ACRE. REFER TO SUPPLIER'S SPECIFICATIONS AND INSTALLATION CUT SHEETS FOR FURTHER INFORMATION.
 - DURING THE INITIAL "30 DAY MAINTENANCE PERIOD" THE LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE AND ON-GOING PLEASANT VISUAL ENVIRONMENT WHEREAS ANY PLANT WHICH IS NOT RESPONDING TO TRANSPLANTING OR THRIVING SHALL IMMEDIATELY BE REPLACED. NEW LAWNS SHALL WATERED AND REPAIRED AND WEEDS MUST CONSTANTLY BE REMOVED. NO EXCEPTIONS WILL BE GRANTED.
 - LANDSCAPE / SITE DEMOLITION CONTRACTOR TO VERIFY LOCATIONS OF EXISTING TREES AND SHRUBS BE SALVAGED AND CLEARLY TAG THEM WITH MARKING TAPE AND CONSTRUCTION FENCE.

Proposed Plant Material Table

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
Broadleaf Deciduous						
3	AcruOG		Acer rubrum 'October Glory'	October Glory Red Maple	3'-Col - B&B	
8	MoAK		Malus 'Adirondack'	Adirondack Flowering Crab	1 1/2'-Col - B&B	
7	MaS		Malus x 'Snowdrift'	Snowdrift Crabapple	2'-Col - B&B	
3	Pycab		Pyrus calleryana 'Bradford'	Bradford callery pear	3'-Col - B&B	
3	Qual		Quercus alba	White oak	3'-Col - B&B	
13	GIBIAG		Ginkgo biloba 'Autumn Gold'	Autumn Gold Maidenhair Tree	2 1/2'-Col - B&B	
Conifer Evergreen Tree						
15	JuchA		Juniperus chinensis 'Ames'	Ames Juniper	6'-7' - B&B	
4	JuchBP		Juniperus chinensis 'Blue Point'	Blue Point Juniper	6'-7' - B&B	
Shrub						
10	BellCB		Berberis thunbergii 'Monrobia'	Cherry Bomb Japanese Barberry	18" - 24" - Cont	
30	CosIF		Cornus stolonifera 'Fantou'	Arctic Fire Red Twig Dogwood	18" - Cont	
13	HypoBS		Hydrangea paniculata 'Bombshell'	Bombshell Panicle Hydrangea	18" - Cont	
62	PolA		Potentilla fruticosa 'Abbotswood'	Abbotswood Potentilla	18" - Cont	
20	RouPFP		Rosa rugosa 'Purple Pavement'	Purple Pavement Rose	18" - 24" - Cont	
51	RoNoa		Rosa x 'Noa'	Flower Carpet Amber Groundcover Rose	18" - Cont	
45	SpHP		Spiraea filischiana 'J.N. Select A'	Pink- & White Spiraea	18" - Cont	
16	VicoSI		Viburnum coccineum 'J.N. Select A'	Spice Island Korean Spice Viburnum	24" - 30" - B&B	
40	WeISB		Weigela florida 'Bokrosopin'	Sonic Bloom Pink Reblooming Weigela	18" - Cont	
Conifer Evergreen Shrub						
35	JuhoM		Juniperus horizontalis 'Monbar'	Icee Blue Juniper	18" - 24" - Cont	
41	JupISG		Juniperus x pfitzeriana 'Monsari'	Sea of Gold Juniper	18" - 24" - B&B	
Perennial Grass						
20	Decab		Deschampsia cespitosa bronzechleler	Bronze Veil Tuft Hair Grass		
49	MiBN		Miscanthus sinensis 'Nippon'	Nippon Maiden Grass	1-Gal - Cont	
79	PavHM		Panicum virgatum Heavy Metal	Blue Switch Grass	1-Gal - Cont	
105	PavN		Panicum virgatum 'Northwind'	Northwind Switch Grass	1-Gal - Cont	
Perennial						
102	HeGB		Hemerocallis x 'Going Bananas'	Going Bananas Daylily	4 1/2" pot	
102	HeRS		Hemerocallis x 'Ruby Spider'	Ruby Spider Daylily	4 1/2" pot	
18	HoBD		Hosta x 'Big Daddy'	Big Daddy Plantain Lily	1-Gal - Cont	

InSITE
LANDSCAPE DESIGN

Landscape Architecture
and Master Planning Design Consulting

11525 W. North Avenue Suite 1B
Wauwatosa, WI 53226
Tel (414) 476-1204
www.insitelandscape.com
mdavis@insitelandscape.com

Project:
CFT NV DEVELOPMENTS LLC

2720 N. Grandview Blvd
Waukesha, WI

Issuance and Revisions:

Date	Number	Description
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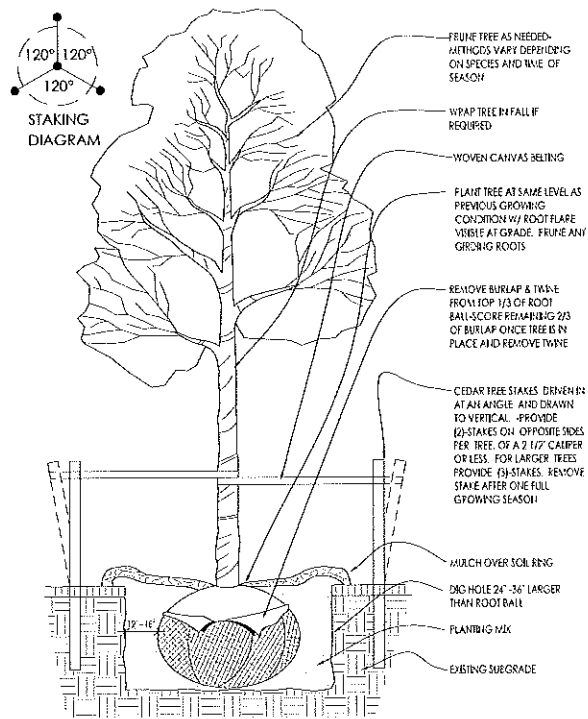
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Sheet Title:
PROPOSED LANDSCAPE PLAN, GENERAL NOTES, AND PLANT MATERIAL TABLE

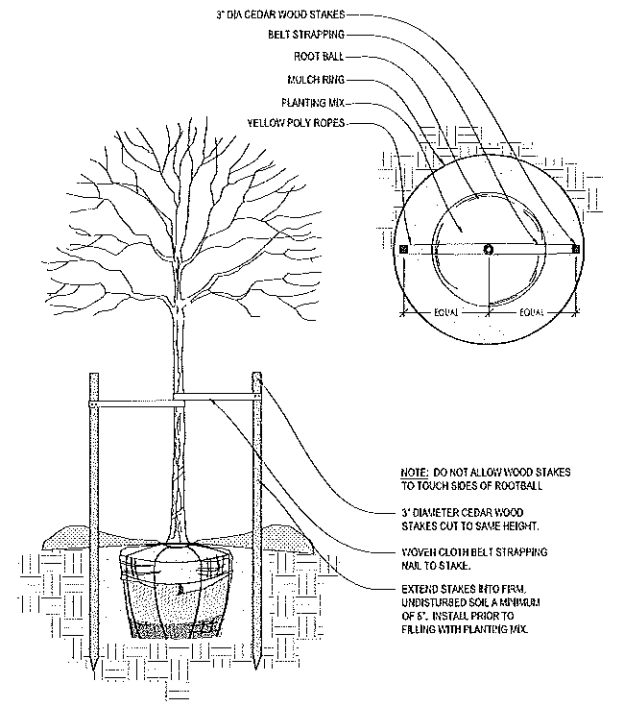
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Scale: 1" = 20'-0"
Drawn By: MCD
Job Number: L14-093
Sheet Number:

LSP1.1

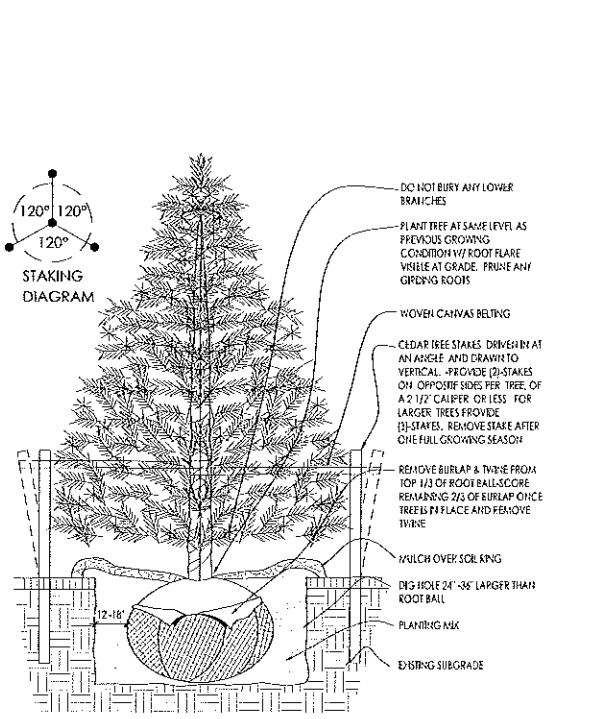
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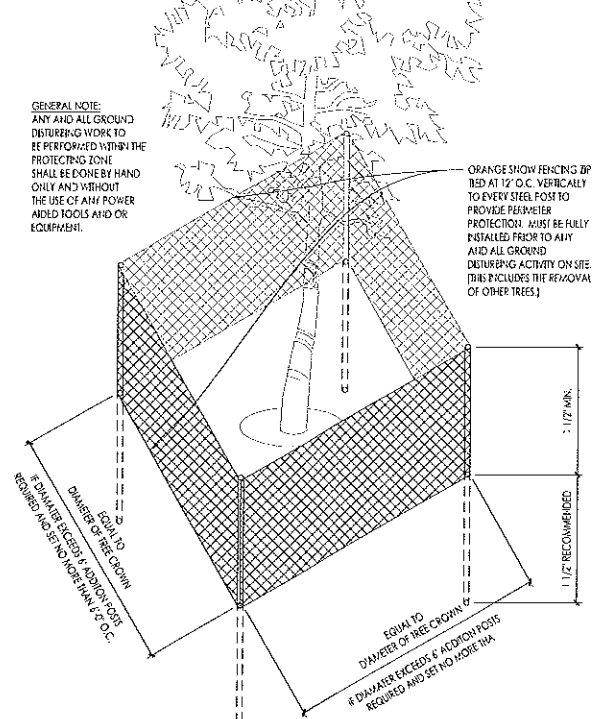
1 DECIDUOUS TREE PLANTING DETAIL SCALE: NONE



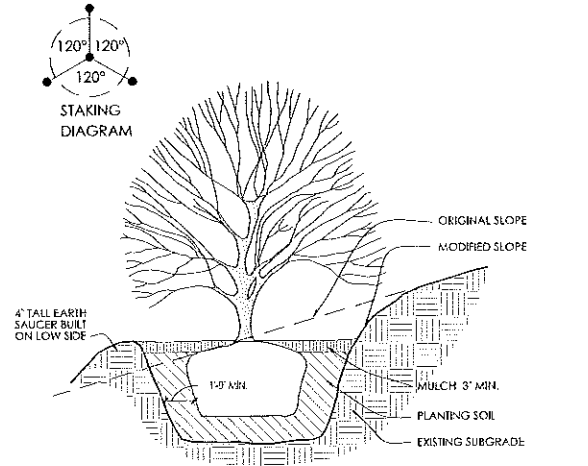
2 DECIDUOUS TREE STAKING PARKING ISLAND/RESTRICTED AREAS SCALE: NONE



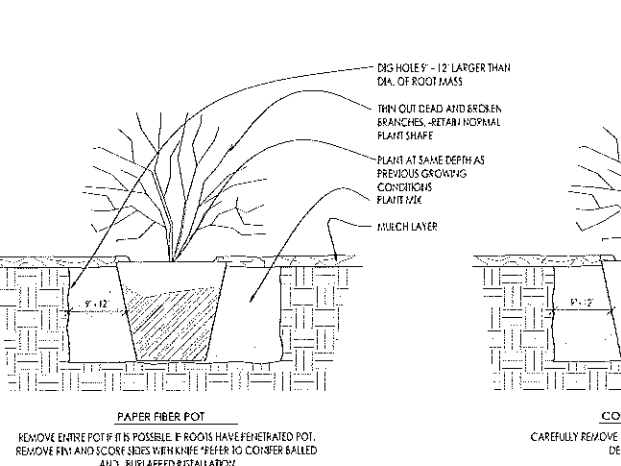
3 CONIFEROUS TREE PLANTING DETAIL SCALE: NONE



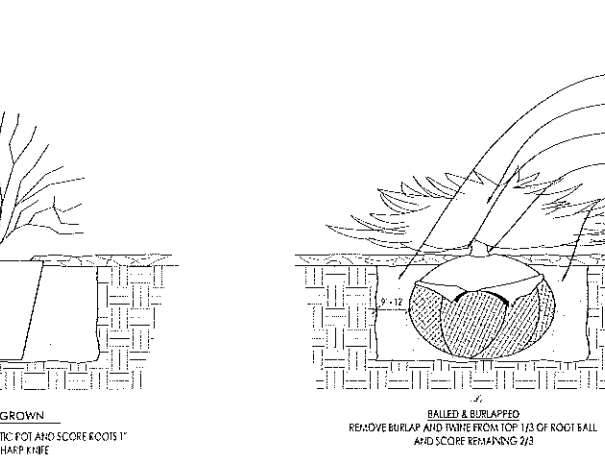
4 EXISTING TREE PROTECTION DETAIL SCALE: NONE



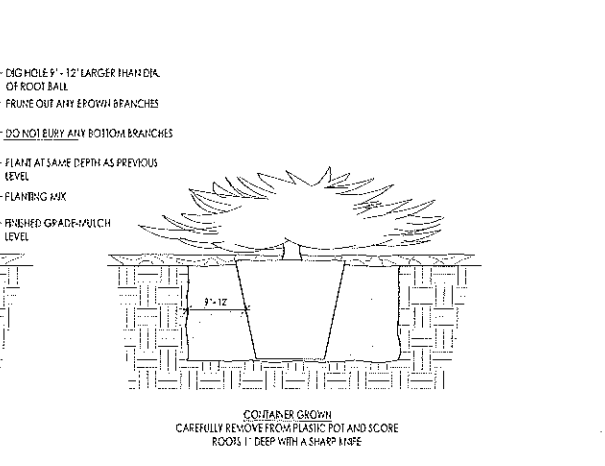
5 SLOPE PLANTING DETAIL SCALE: NONE



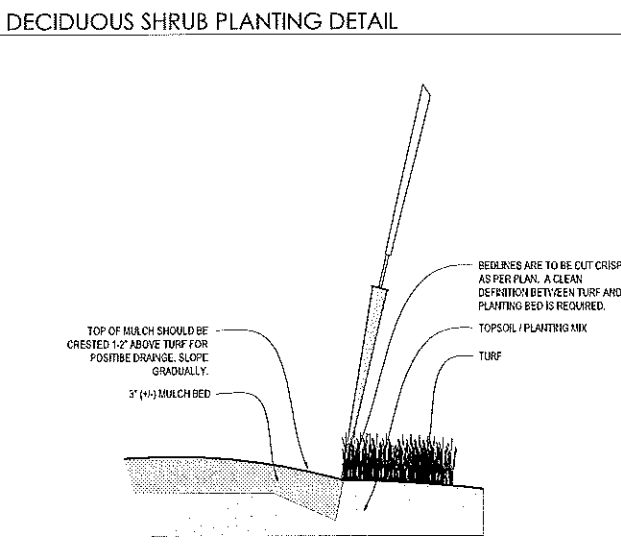
6 DECIDUOUS SHRUB PLANTING DETAIL SCALE: NONE



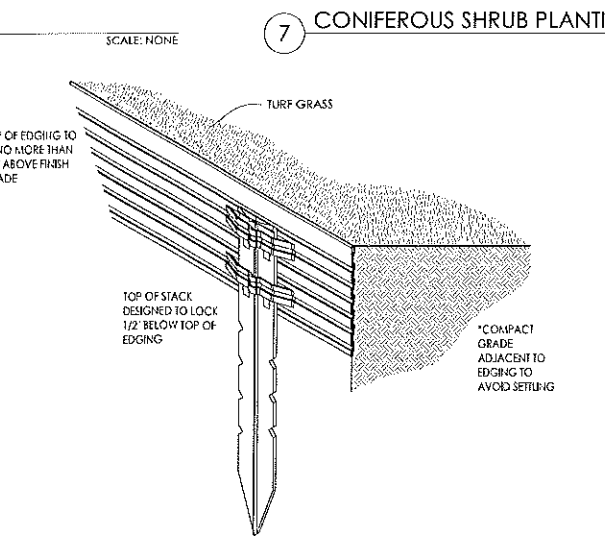
7 CONIFEROUS SHRUB PLANTING DETAIL SCALE: NONE



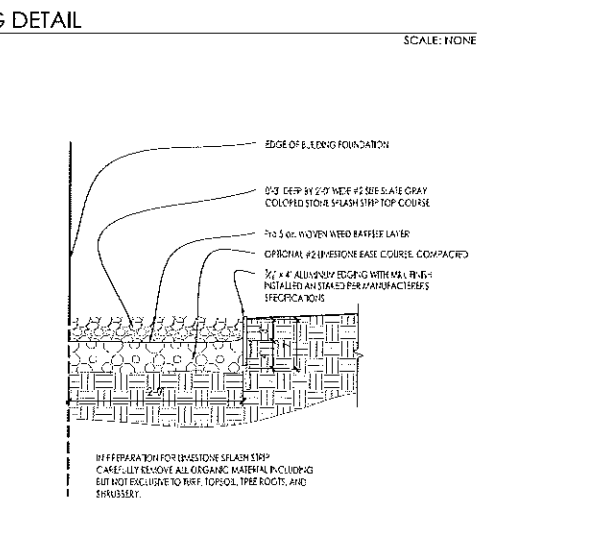
8 PERENNIAL BED PLANTING DETAIL SCALE: NONE



9 SPADE EDGE PLANT BED EDGE DETAIL SCALE: NONE



10 METAL LANDSCAPE EDGING DETAIL SCALE: 1/2" = 1'-0"



11 COMPACTED GRAVEL SPLASH STRIP SCALE: 1" = 1'-0"

Project:
CFT NV DEVELOPMENTS LLC
2720 N. Grandview Blvd
Waukesha, WI

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Sheet Title:
PROPOSED LANDSCAPE PLAN, PLANTING DETAILS

Date of Drawing: 07/05/16
Scale: As Noted
Drawn By: MCD
Job Number: L14-093
Sheet Number:

LSP1.2

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June 14, 2016

Revised July 1, 2016

Planning Commission
201 Delafield St
Waukesha, Wisconsin 53188-3633

RE: Commercial Preliminary Plan Review at Silvernail and Grandview

To whom it may concern,

The attached documents are responses to the letter from Public Works, dated 5/4/16 and Council's comments from 3/27/16. The attached documents from TADI and Don Murn are to address the Public Works comments from 5/4/16. It is further revised to address the current July 1, 2016 resubmittal that are underlined.

During the Preliminary Planning meeting, the following items were discussed along with our response:

1. Provide four sided architecture for the Panda Building.

- *The revised planning submittal on 5/18/16 addressed this comment. Additional materials were added to break up the large areas of brick and wood planks.*

2. Establish parking or occupancy restrictions to reduce the intensity on the site, particularly the number of restaurants and drive thru's.

- *The revised planning submittal on 5/18/16 addressed this comment. The CFT shell reduced the restaurants down to one restaurant and one coffee shop. The drive-thru for the proposed coffee shop has been removed with the roadway remnant parcel being eliminated. The City's parking requirements will be maintained and can be discussed in more detail during the Final Planning submittal, once tenants are more defined. At its current state it is difficult to address parking requirement when they are based on tenant specific information. With this revision the site will have 124 parking spaces. This will provide over 10 parking stalls per 1,000 SF, which is very high for a shopping center.*

3. Provide additional large canopy trees on the perimeter of the site and in the parking lot.

- *We have increased the size of the parking lot trees. There is an issue with the size of the street trees and we will work with the City to get this resolved. Per the Waukesha Water Utility comments dated 3/27/16 – Business Issues PC 15-0240 “No new landscaping that exceeds 48” tall may be planted with the water main easement that*

is at the southern end of the property." This easement extends along most of Grandview and appears to stop at the existing building. Along Silvernail there are several underground utilities and overhead power lines that may be in conflict with the requested large canopy trees. We recommend coordination with the City and Public Works prior to finalizing size and location of new trees.

4. Better respect for the corner providing a gateway element for the City.

- *We have submitted a proposed rendering of this corner and will work with the City to provide an element that both the City and CFT can be proud of. We have provided updated renderings for your review.*

5. Westbound turn lane to be provided.

- *The revised plans submitted on 5/18/16 show the added turn lane including the removal of a portion on the North side of CFT's lot to accommodate this work.*

6. Should the drive-thru queue for the coffee shop back up and block the North/South entrance from Silvernail, the driveway entrance in the Northwest corner shall be closed off.

- *This drive-thru has been removed with the revised site plan.*

7. The building mechanicals be shown on the building elevations.

- *This was added in the 5/18/16 submittal. RTU's were dashed in showing they would be screened by the parapet walls. There is a utility screen wall provided on the CFT building and all utilities will be screened with landscaping or screen walls.*

8. It was discussed the possibility of an "L shaped" building on the corner.

- *This option was explored and was found to not be viable as to the size and shape of the lot. It would reduce the number of parking stalls which are already a concern of the City's.*

If you have any questions or concerns please feel free to give us a call.

Sincerely,

HC Klover Architect



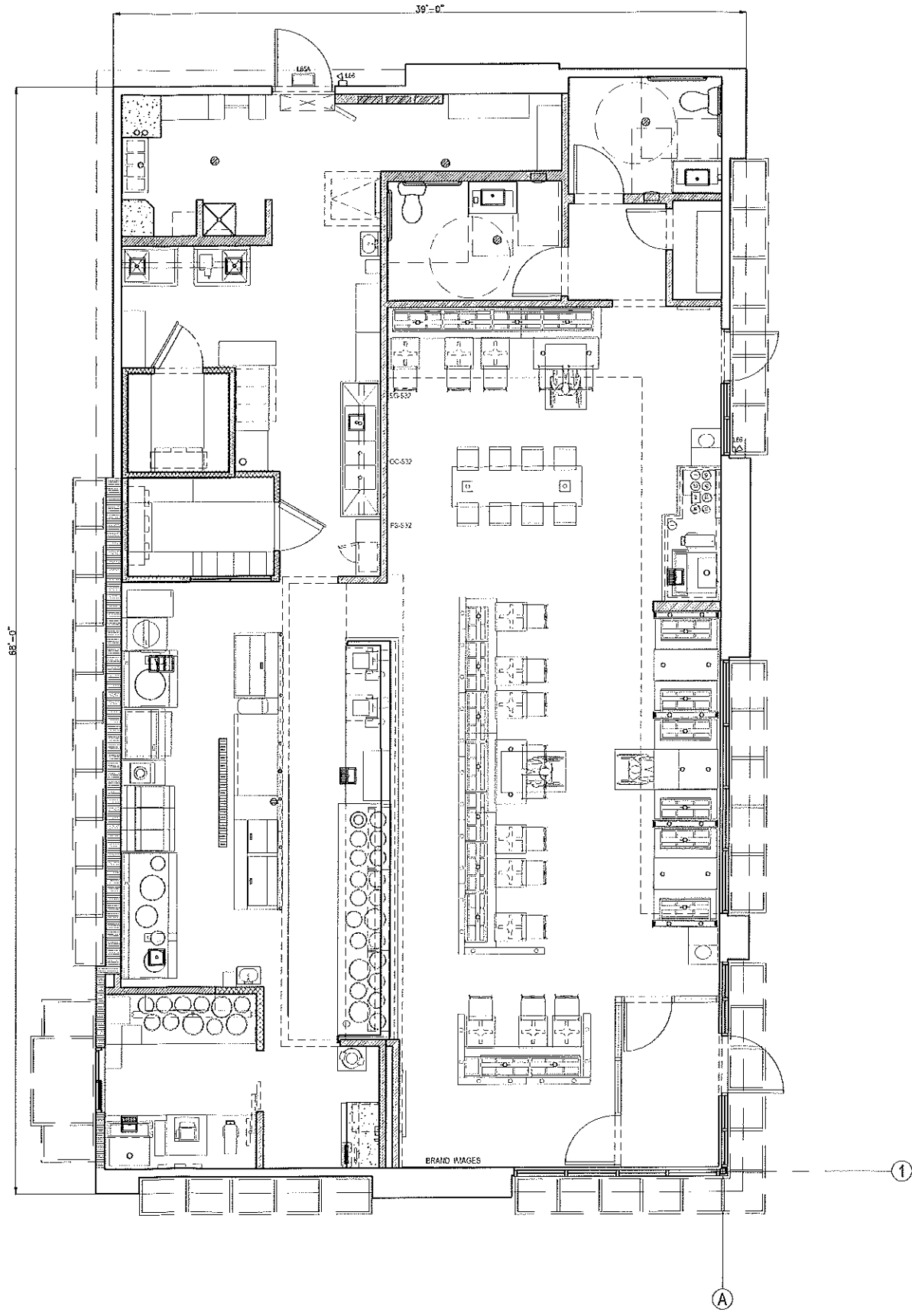
Henry C. Klover
Proprietor



DATE SIGNED JUL 01 2016

Attachments: TADI response to City of Waukesha comments dated 5/4/16, Letter from Don Murn

CC: David Eskov, Vu Le, Charlie Shen, Maria Figueroa, David Luo, Justin Tran, Donald Murn, Esq., Jim Tarpey, Jaye Young, Esq., Peggy Hart, Cindy Phu



FLOOR PLAN
SCALE: 1/8" = 1'-0"

Khckloverarchitect
 10855 LOWELL AVENUE, SUITE 700 • OVERLAND PARK, KS 66210
 PH: 913.643.8181 • FX: 913.646.1275 • WWW.KHCKLOVER.NET

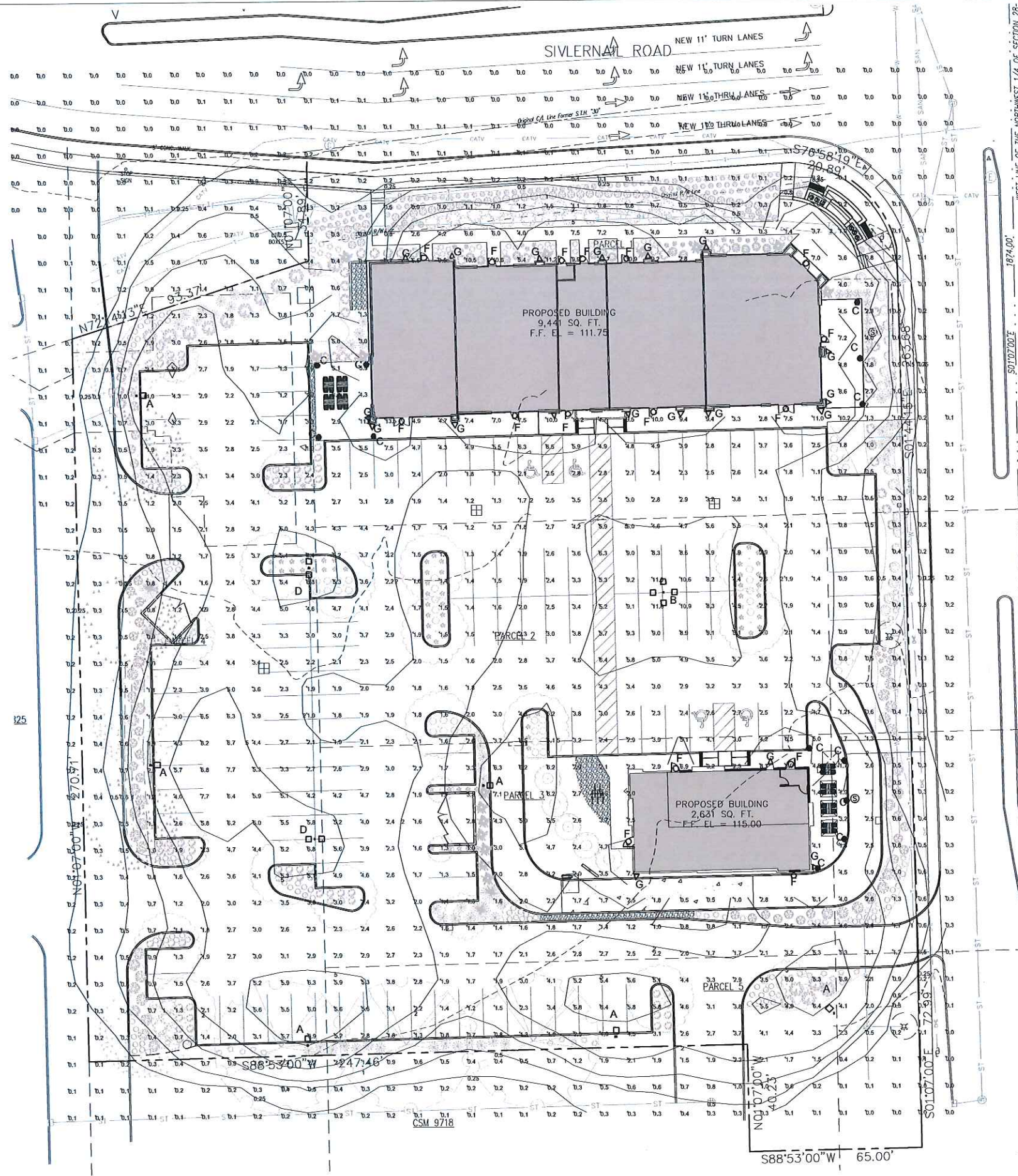


CFT & PANDA
WAUKESHA
 2720 N GRANDVIEW BLVD
 WAUKESHA, WI 53188

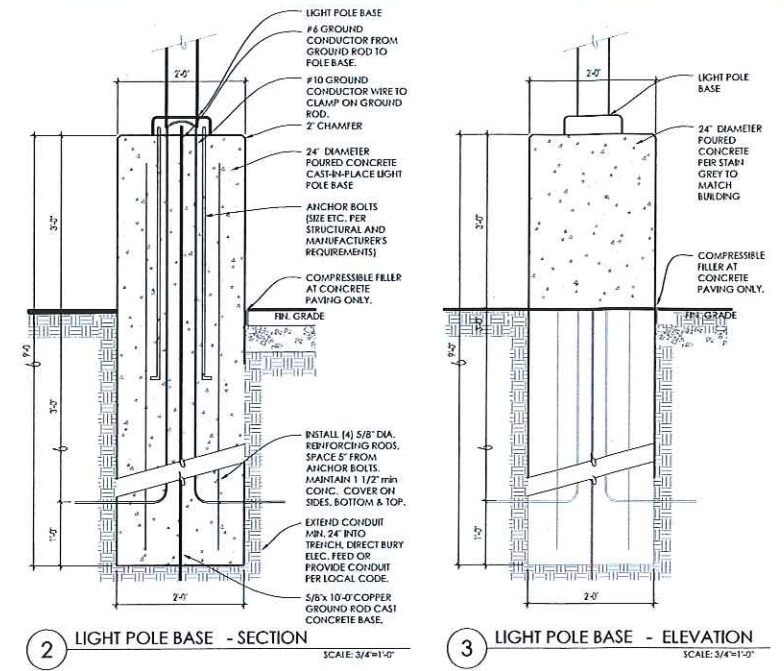
project number	14045.004
drawing issued on	06.29.16
drawing revision	
No.	Description Date

professional seal

drawing title
 FILE NUMBER
 PLAN
 drawing number
A100



1 PROPOSED PHOTOMETRIC LIGHT LEVEL CALCULATIONS PLAN



2 LIGHT POLE BASE - SECTION

3 LIGHT POLE BASE - ELEVATION

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
●	C	12	HYPR-39-CMHTE-PTX	HYPERION BOLLARD	1-39W CLEAR MH	HYPR-39-CMHTE-PTX.ies	3400	1.00	60
□	A	6	OSQ A xx 3ME J 40K-UL w/OSQ-BLSMF	Cree OSQ Series Area Luminaire, Type III Medium w/ Backlight Shield, J Input Power Designator, 4000K w/ DIFFUSING REFLECTOR & DARK-SKY COMPLIANT HARDWARE HOUSE SIDE SHIELDING. FINISH AS SPECIFIED IN PROTOTYPE DOCUMENTS & w/ OPTIONAL PHOTOCELL CONTROL.	Twelve type MDA LEDs	OSQ A xx 3ME J 40K-UL w-OSQ-BLSMF_PL036 42-001.IES	Absolute	1.00	170.94
□	B	1	OSQ A xx 5ME J 40K CONFIGURED FROM OSQ A xx 5ME S 40K	CONFIGURED FROM Cree OSQ Series Area Luminaire, Type V Medium, S Input Power Designator, 4000K w/ DIFFUSING REFLECTOR & DARK-SKY COMPLIANT HARDWARE HOUSE SIDE SHIELDING. FINISH AS SPECIFIED IN PROTOTYPE DOCUMENTS & w/ OPTIONAL PHOTOCELL CONTROL.	Sixteen type MT-G2 4000K LEDs	OSQ A XX 5ME J 40K_CONFIGU RED.ies	Absolute	1.00	672
□	D	2	OSQ A xx 5ME J 40K CONFIGURED FROM OSQ A xx 5ME S 40K	CONFIGURED FROM Cree OSQ Series Area Luminaire, Type V Medium, S Input Power Designator, 4000K w/ DIFFUSING REFLECTOR & DARK-SKY COMPLIANT HARDWARE HOUSE SIDE SHIELDING. FINISH AS SPECIFIED IN PROTOTYPE DOCUMENTS & w/ OPTIONAL PHOTOCELL CONTROL.	Sixteen type MT-G2 4000K LEDs	OSQ A XX 5ME J 40K_CONFIGU RED.ies	Absolute	1.00	336
△	G	18	RS9062-SVL	Brown painted metal housing. Two circuit boards each with 20 LEDs and one gray painted trim plate. One board faces up, the other faces down. One clear non-integral optic above/below each LED.		AL Sconce up-down.IES	Absolute	1.00	43.07
○	F	16	XSPWx3FG-U	Cree XSPW Series Wellpack Luminaire, Type III Medium, 4000K, G Input Power Designator	4 type MDA LEDs	XSPWx3FG-U_RESTL-2014-0019.IES	Absolute	1.00	24.4

POLE MOUNTED FIXTURES ARE TO BE INSTALLED ON A 18'-0" ALUMINUM w/ BRONZE FINISH MATCH EXISTING, ON TOP OF A 3'-0" CONCRETE BASE. FIXTURE HEADS ARE TO HAVE A DIFFUSING REFLECTOR & DARK-SKY COMPLIANT HARDWARE ESNA FULL CUTOFF HOUSE SIDE SHIELDING AND BRONZE FINISH w/ OPTIONAL PHOTOCELL CONTROL.

THIS LIGHTING PLAN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH THE ILLUMINATING ENGINEERING SOCIETY (IES) APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRES MAY VARY DUE TO CHANGES IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS/LED'S AND OTHER MAY VARY DUE TO CHANGES IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS/LED'S AND OTHER VARIABLE FIELD CONDITIONS. CALCULATIONS DO NOT INCLUDE OBSTRUCTIONS SUCH AS BUILDINGS CURBS, LANDSCAPING, OR ANY OTHER ARCHITECTURAL ELEMENTS UNLESS NOTED.

- PHOTOMETRIC GENERAL NOTES:**
- BASED ON THE INFORMATION PROVIDED, ALL DIMENSIONS AND LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POLE PLACEMENTS AND LUMINAIRE ORIENTATION. THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO RELEVANT FIELD CONDITIONS.
 - THE DEPICTED ILLUMINATION RESULTS ARE BASED UPON ILLUMINATION MEASUREMENTS AS CALCULATED BY AN INDEPENDENT LABORATORY. LUMINAIRE CHARACTERISTIC DATA WAS MEASURED UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH APPROVED ILLUMINATION ENGINEERING SOCIETY METHODS. ACTUAL ON-SITE PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRES MAY VARY FROM LABORATORY TEST RESULTS DUE TO VARIATIONS IN: ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS.
 - IF EXISTING LUMINAIRES ARE INCLUDED IN THIS REPORT, THEIR ILLUMINATION CHARACTERISTICS ARE BASED UPON A COMBINATIONS OF CUSTOMER'S PROVIDED SPECIFICATIONS & OUR BEST ESTIMATIONS.

UNDERGROUND SEWER AND UTILITY INFORMATION AS SHOWN IS OBTAINED FROM THE RECORDS OF MUNICIPALITY AND LOCAL UTILITY COMPANIES. THE ACCURACY OF WHICH CANNOT BE GUARANTEED OR CERTIFIED TO. THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS SURVEY ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN CALL THE MILWAUKEE UTILITY ALERT NETWORK (800) 242-8511 (262) 432-7710 (877) 503-5592 www.DiggersHotLine.com

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN STATUTE 182.0175 (1974) REQUIRES A MINIMUM OF 3 DAYS NOTICE BEFORE YOU EXCAVATE (NOT INCLUDING SATURDAY, SUNDAY OR LEGAL HOLIDAYS)

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Sheet Title:
PROPOSED PHOTOMETRIC LIGHT LEVEL CALCULATIONS PLAN, GENERAL NOTES, AND FIXTURE TABLE

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Scale: 1" = 20'-0"
Drawn By: MCD
Job Number: L14-093
Sheet Number:

PHO1.1

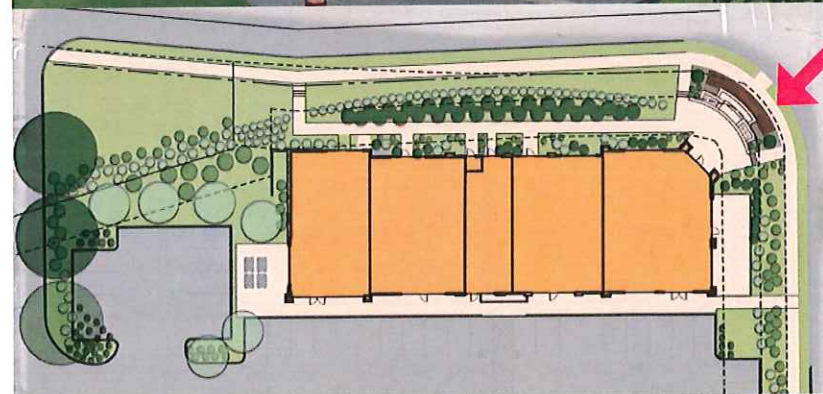
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NORTHEAST VIEW FROM GRANDVIEW RD



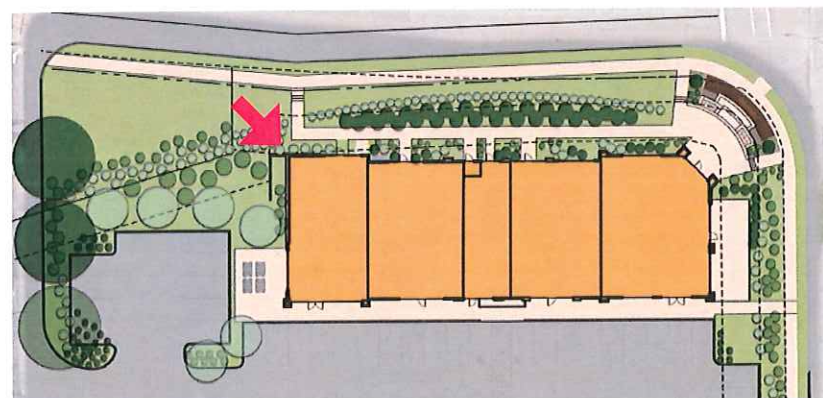
NORTHEAST PERSPECTIVE



KEY PLAN



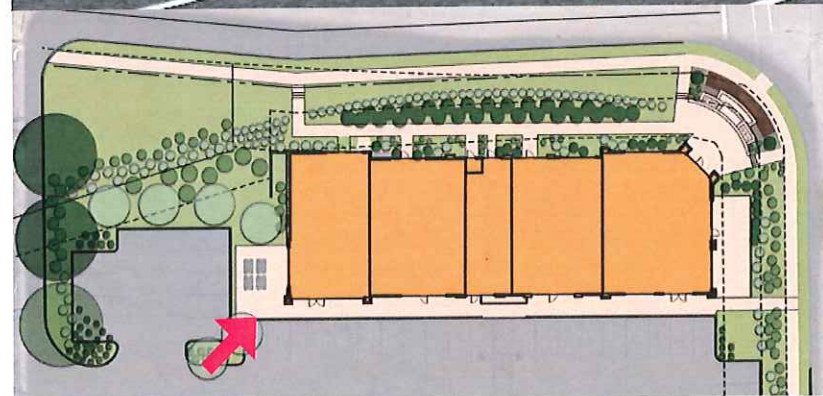
NORTHWEST PERSPECTIVE



KEY PLAN



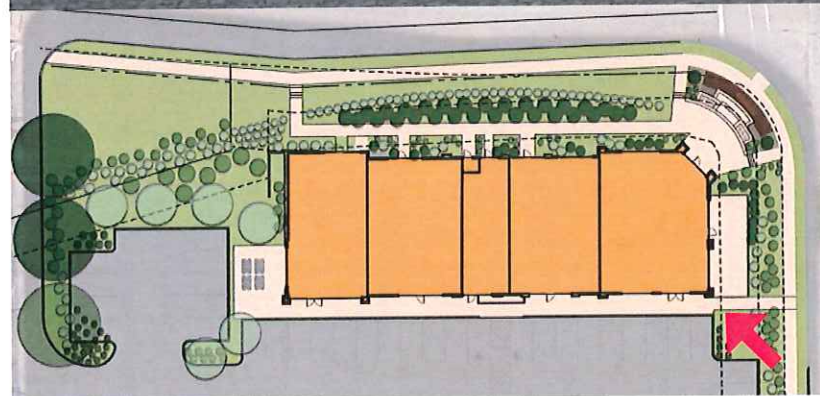
SOUTHWEST PERSPECTIVE



KEY PLAN



SOUTHEAST PERSPECTIVE



KEY PLAN



SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION

NOT TO SCALE



WEST ELEVATION - 1/8"=1'-0"



EAST ELEVATION - 1/8"=1'-0"



NORTH ELEVATION - 1/8"=1'-0"



SOUTH ELEVATION - 1/8"=1'-0"

Silvernail and Grandview Project Parking Study
Revised by Klover - (7/13/16)

						Parking Spaces Required			
						OR (whichever is greater)			
						1space/50 gross sf + employee (no fewer than 50)	1space/100 gross sf + employee	1space/2 seat max cap + employee	1space/50 service area sf + employee (no fewer than 8)
Panda Express Building	Exterior Gross Total SF	Interior Gross Total SF	Customer Area SF	Seating	Employee Count Estimate**	Drive - In	Restaurant based on SF	Restaurant based on seating	Restaurant with little seating
	2,634	2,461	1,090	52	5	55	30	31	27

Multi-Tenant Building	Exterior Gross Total SF	Total SF	Customer Area SF	Seating	Employee Count Estimate**	Drive - In	Restaurant based on SF	Restaurant based on seating	Restaurant with little seating
Western Restaurant	1,935	1,757	1,334	50	5	n/a	28	28	32
Eastern Restaurant	2,497	2,341	1,400	58	5	n/a	29	34	33

	Exterior Gross Total SF	Total SF	LARGER Customer Area SF	SMALLER Customer Area SF	Employee Count Estimate**	1space/150 Cust Service + employee	1space/150 Cust Service + employee	Average of Range	
						Retail 80% service area	Retail 60% service area		
Retail Space 1	2,131	2,013	80%	60%	3	11	11	11	
Retail Space 2	1,003	945	80%	60%	3	8	7	7	
Retail Space 3	2,000	1,913	80%	60%	4	15	12	13	

Proposal:

88 Spaces for multi-tenant building

30 spaces for Panda Express

118 TOTAL*

*Site Plan illustrated 124 spaces

** Employee Estimate increased from applicant info.