



# KORB TREDO ARCHITECTS

April 17, 2015

## **Project Narrative – Amended Site Plan Review**

Victory of the Lamb Lutheran Church –  
Proposed Facility at 11120 W. Loomis Rd., Franklin, Wisconsin, 53132

To Whom It May Concern, below are proposed site changes related to the above project:

On-site surveying, site plan design, engineering design, and landscape design were produced by SEH beginning in May 2014. The site plan was submitted to, and approved by, the Plan Commission at their December 4, 2014 meeting. Thereafter revisions requested by the playground consultant for Kalya Krew's Playground were incorporated in January, 2015 and in February, 2015 the site was redesigned to accommodate two separate options to provide a public right-of-way access into the playground.

With the withdrawal of the playground from the scope of work the site was redesigned without the playground to achieve the original design intent desired by the Church. In an attempt to accommodate the playground in previous site plans the Church Building was forced southward, nearer to Loomis Road and in an area where considerable fill was required to raise the building to an acceptable elevation. Now that the playground is no longer part of the site plan it is possible to move the proposed Church Building to a more desirable location; reducing the amount of fill required, increasing the separation from Loomis Road, and expanding the stormwater basins so as to produce a desirable aesthetic with shallower slopes. Parking stalls required to satisfy the Phase One construction now occupy the space formerly dedicated to the playground, and stormwater conveyance in this area is modified to have direct access to the stormwater basin. A greater number of parking stalls are now positioned closer to the main entrance of the phase one building and the extent of area required for the eventual phase two is curtailed.

There are no proposed changes to the design building elevations.

Project Timeline: Construction Start – May 2015. Substantial Completion - September 2016  
Project Cost: \$2,618,088

Victory of the Lamb Lutheran Church  
Korb Tredo Architects  
SHE Yaggy

**EROSION CONTROL:**

- CONSTRUCT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE "WISCONSIN STORMWATER CONSTRUCTION AND POST-CONSTRUCTION TECHNICAL STANDARDS".
- SEDIMENT CONTROL MEASURES MAY NEED TO BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION.
- PROVIDE INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES AFTER EVERY RUNOFF PRODUCING RAINFALL AND SNOW MELT OR WINTER THAW EVENT TO ENSURE INTENDED PURPOSE IS ACCOMPLISHED. SEDIMENT CONTROL MEASURES ARE TO BE IN WORKING CONDITION AT THE END OF EACH DAY.
- INSPECT SEDIMENT CONTROL STRUCTURES FOR INTEGRITY AFTER ANY SIGNIFICANT RAINFALL OF 1/2" OR MORE. **CORRECT ANY DAMAGED STRUCTURES IMMEDIATELY.**
- DO NOT REMOVE ANY SEDIMENT CONTROL MEASURES UNTIL THE AREAS SERVED HAVE 80% OR MORE ESTABLISHED VEGETATIVE COVER.
- ALL TRACKED SOIL ON ADJACENT STREETS FROM THIS PROJECT MUST BE CLEANED ON A DAILY BASIS, MINIMUM. CONTRACTORS ARE REQUIRED TO USE THE TRACKING DRIVE **ONLY** FOR ACCESS TO THE SITE.
- NO DE-WATERING IS EXPECTED FOR UTILITY CONSTRUCTION, HOWEVER IF DE-WATERING BECOMES NECESSARY THEN ALL TRENCH DE-WATERING SHALL BE PUMPED INTO A SEDIMENT BAG AND DIRECTED TO AN ESTABLISHED SEDIMENT BASIN OR TRAP - SEE DE-WATERING NOTE BELOW.
- PROTECT STORM SEWER COLLECTION INLETS FROM RUN-OFF BY USING THE APPROPRIATE INLET PROTECTION. PROVIDE PROTECTION ONCE INLETS ARE INSTALLED AND MAINTAIN DURING THE DURATION OF THE CONSTRUCTION, REMOVE ONCE SITE IS STABILIZED.
- SEDIMENT CONTROL FOR UTILITY PIPELINE CONSTRUCTION  
A. PLACE EXCAVATED TRENCH MATERIAL ON HIGH SIDE OF THE TRENCH.  
B. BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE INSTALLATION.
- ALL PERMANENT SWALES SHALL BE RESTORED WITH CLASS II - TYPE B ECRM; TEMPORARY DIVERSION SWALES MAY BE RESTORED USING CLASS I - TYPE B ECRM. ALL SLOPES GRADED TO 4:1 OR STEEPER MUST BE RESTORED WITH CLASS I - TYPE A ECRM TO ESTABLISH VEGETATION AND MINIMIZE EROSION.

**GENERAL NOTES:**

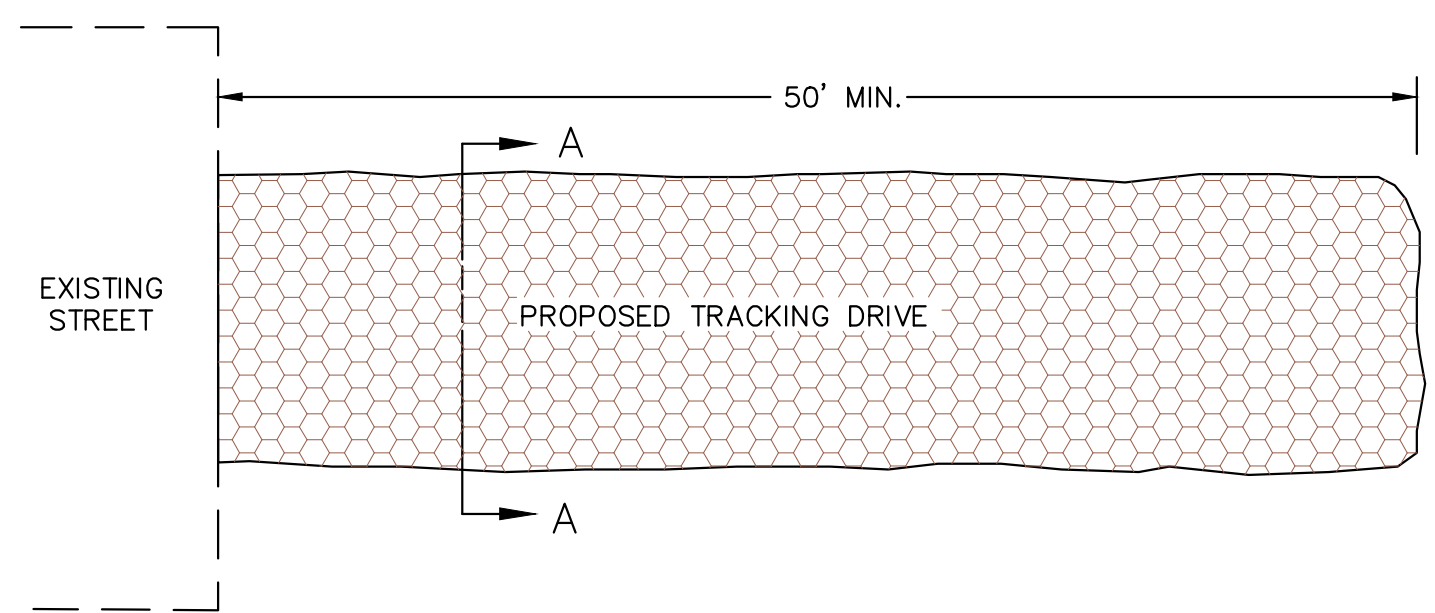
- ALL EROSION CONTROL PRACTICES MUST BE CHECKED FOR STABILITY AND OPERATION FOLLOWING EVERY RUNOFF PRODUCING RAINFALL AS WELL AS SNOW MELT AND WINTER THAW (1/2" OR MORE), AND AT LEAST ONCE PER WEEK.
- ALL TEMPORARY TOPSOIL STOCKPILES SHALL NOT BE LOCATED WITHIN 25 FEET OF A DRAINAGE WAY OR A WETLAND AND SHALL BE PROTECTED WITH SILT FENCING AROUND THE DOWNSLOPE AND SIDESLOPES OF THE PILE, **AND STABILIZED WITH TEMPORARY SEEDING IF LEFT INACTIVE FOR 7 DAYS OR MORE.**
- CUT AND FILL SLOPES WILL BE 4:1 OR FLATTER OUTSIDE THE ROAD RIGHT-OF-WAY, UNLESS OTHERWISE NOTED.
- TEMPORARY SEEDING TO CONFORM WITH SECTION 630.2.1.5.1.2 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (ANNUAL OATS) NOTE: FALL PLANTINGS TO INCLUDE WINTER WHEAT OR RYE ADDED TO MIXTURE.
- HYDRO-MULCHING ALL DISTURBED AREAS W/POLYACRYLAMIDE REQUIRED FOR WINTER STABILIZATION (PER DOT'S PAL). DEADLINES FOR SEEDING ARE:  
SEPTEMBER 15 - COOL GRASS SEEDING;  
OCTOBER 15 - TEMPORARY SEEDING;  
NOVEMBER 15 - DORMANT SEEDING.
- DETENTION BASINS TO BE EXCAVATED BY EXTRACTION METHOD ONLY. **NO SCRAPERS SHALL OPERATE IN THE BOTTOM OF THE DETENTION BASINS.**
- BASIN BERM COMPACTION TO MEET 90% MODIFIED PROCTOR.
- TOPSOIL SHALL NOT BE USED AS FILL MATERIAL IN THE NON-STRUCTURAL AREAS UNTIL ALL SOURCES OF STRUCTURAL CUT AND TRENCH SPOILS HAVE BEEN EXHAUSTED, UNLESS OTHERWISE INDICATED OR INSTRUCTED BY OWNER OR PROJECT ENGINEER.
- RESTORATION SHALL BE 6" TOPSOIL (REASONABLY FREE OF STONES, STICKS, ROOTS, AND OTHER OBJECTIONABLE MATTER AND DEBRIS). ONCE TOPSOIL HAS BEEN SPREAD, THE AREA SHALL BE SEED WITH SEED MIXTURE NO. 40 IN SECTION 630 OF THE "STATE SPECIFICATIONS", UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL APPLY A FERTILIZER (20-0-0) OVER THE SEEDING AREA AT A RATE OF 7 POUNDS PER 1000 SQUARE FEET. THIS AREA SHALL BE MAINTAINED BY THE CONTRACTOR. STRAW MULCH SHALL BE PLACED IN ACCORDANCE WITH METHODS "B" OR "C", AS DESCRIBED IN SECTION 627 OF THE "STATE SPECIFICATIONS", EXCEPT THAT THE MULCH SHALL BE PLACED WITHIN ONE (1) DAY AFTER THE SEEDING HAS BEEN COMPLETED.
- INSTALLATION OF ANCHORED HAY OR MULCH SHOULD NOT OCCUR OVER SNOW GREATER THAN 1 INCH IN DEPTH. MULCH APPLIED DURING WINTER SHOULD BE ANCHORED WITH NETTING OR AN APPROVED TACKIFIER FROM THE WISDOT PAL.
- ALL WET PONDS SHALL BE SEEDING AND MATTED WITHIN 7 DAYS OF COMPLETION OF THE POND. GRASS MUST BE ESTABLISHED WITHIN 90 DAYS OF SEEDING.

**DE-WATERING PLAN:**

THE CONTRACTOR SHALL UTILIZE A 3" PUMP AT A MAXIMUM PUMPING RATE OF 100 GPM TO DE-WATER THE WORK AREA AND PUMP TO A 12" x 10" TYPE II SEDIMENT BAG. THE BAG SHALL BE PLACED ON A RELATIVELY FLAT, VEGETATED AREA. THE DISCHARGED WATER SHALL BE REASONABLY FREE OF SEDIMENT WITH A CLEAR APPEARANCE AND DIRECTED OVER VEGETATION. IT IS RECOMMENDED DISCHARGES FROM ALL DE-WATERING OPERATIONS BE DIRECTED FROM THE SEDIMENT BAG TO A STABILIZED SEDIMENT BASIN OR TRAP. DO NOT DIRECT OVER DISTURBED AREA AND BE SURE TO NOT ERODE THE LAND IT FLOWS OVER. IF DISCHARGE FROM BAG IS QUESTIONABLE, CONTACT DESIGN ENGINEER TO DETERMINE IF ADDITIONAL MEASURES ARE NECESSARY.

**CONSTRUCTION SCHEDULE:**

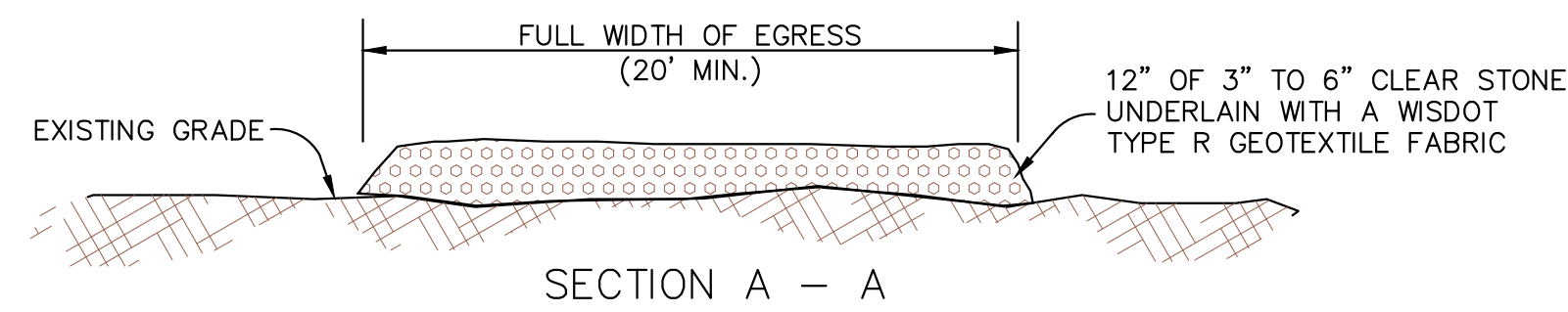
- INSTALL THE TEMPORARY TRACKING DRIVE
- INSTALL PERIMETER SILT FENCING.
- STRIP TOPSOIL WITHIN BASIN FOOTPRINTS AND IN AREAS WHERE FILL GENERATED FROM THE EXCAVATION OF THE BASINS ARE TO BE PLACED AND STOCKPILE THE TOPSOIL IN THE PROPOSED LOCATIONS. STABILIZE ALL NON-ACTIVE TOPSOIL STOCKPILES WITH TEMPORARY SEED & MULCH. CONSTRUCT BASINS, INCLUDING OVER-EXCAVATED AREAS. IMMEDIATELY RESTORE ALL BASIN SIDE SLOPES AND BERMS. ALL NON-ACTIVE DISTURBED AREAS SHALL BE TEMPORARILY STABILIZED PRIOR TO ANY OTHER WORK (TOPSOIL MAY BE STRIPPED IN THOSE AREAS NECESSARY TO INSTALL EROSION CONTROL MEASURES). ONLY THE FILL AREAS DESIGNATED TO ACCEPT THE BASIN SPOILS SHALL BE OPENED UP AND DISTURBED UNTIL BASINS ARE STABILIZED. KEEP DISTURBANCE MINIMIZED UNTIL MEASURES ARE IN PLACE.
- STRIP AND STOCKPILE THE REMAINDER OF THE TOPSOIL IN PROPOSED LOCATIONS. STABILIZE ALL NON-ACTIVE STOCKPILES WITH TEMPORARY SEED & MULCH. INSTALL SILT FENCING AROUND ALL DOWN SLOPE AND SIDE SLOPES OF TOPSOIL STOCKPILES. STOCKPILES NOT SHOWING ADEQUATE CATCH BY NOV 1 SHOULD BE DORMANT SEED AND COVERED WITH A DOT PAL TYPE A SOIL STABILIZER (FOR SLOPES 3 FEET HORIZONTAL TO 1 FOOT VERTICAL OR FLATTER) OR EROSION CONTROL MAT.
- SITE SHALL BE GRADED SUCH THAT THE SITE'S STORM WATER IS DIRECTED TO SEDIMENTATION BASINS AT ALL TIMES DURING CONSTRUCTION. **THIS MAY REQUIRE TEMPORARY SWALES NOT NECESSARILY SHOWN ON THE PLAN.**
- INSTALL WATERMAIN, BEGIN BUILDING CONSTRUCTION, PLACE GRAVEL, CURB & GUTTER AND ASPHALT PAVING, FOLLOWED BY FINAL RESTORATION OF THE REMAINING DISTURBED AREAS.
- ONCE VEGETATION HAS BEEN ESTABLISHED, REMOVE ALL TEMPORARY EROSION CONTROL MEASURES.



**NOTE:**

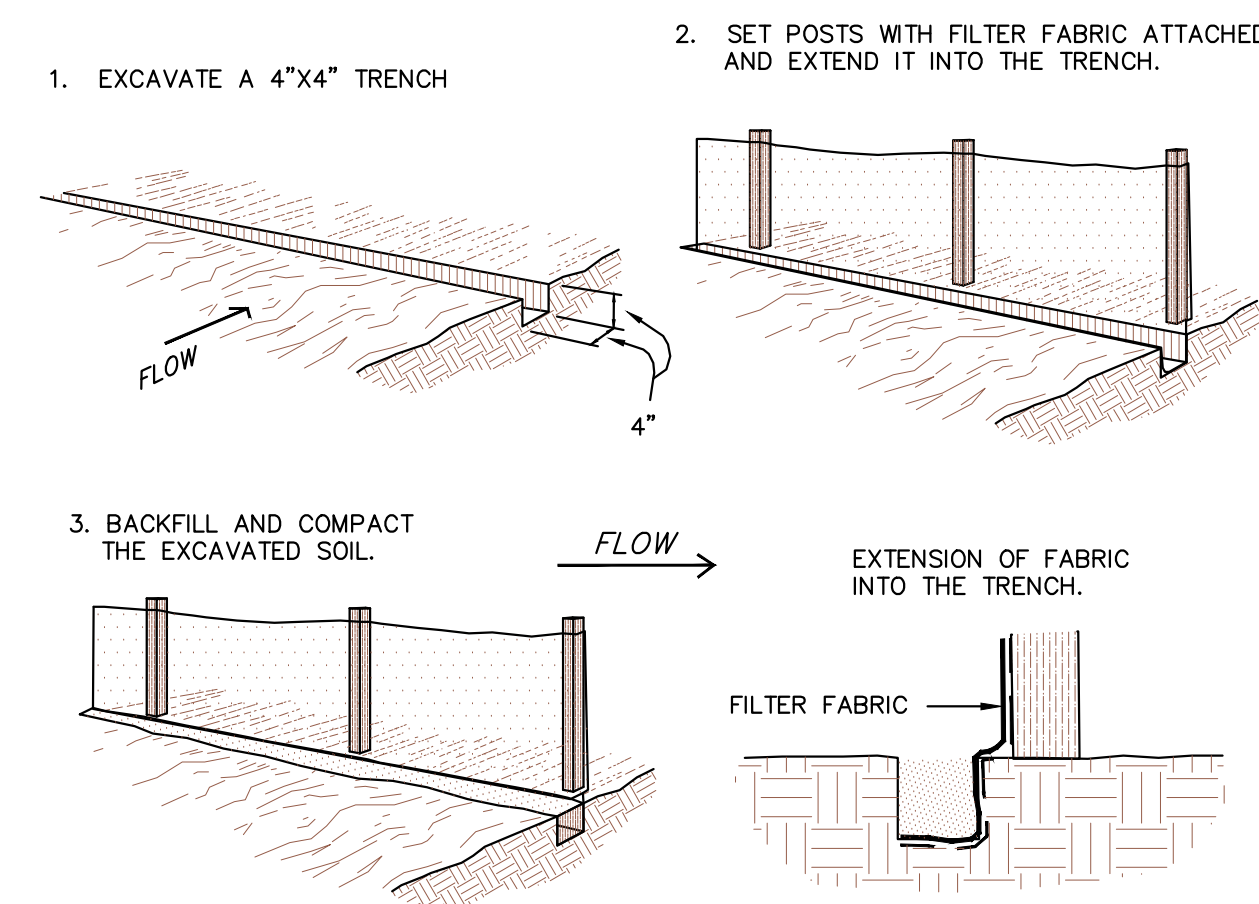
CONTRACTOR TO INSTALL ENTRANCE ROAD PRIOR TO START OF CONSTRUCTION, AND MAINTAIN ROAD UNTIL WORK IS COMPLETED.

CONTRACTOR TO CLEAN EXISTING STREET DAILY AT DIRECTION CITY ENGINEER



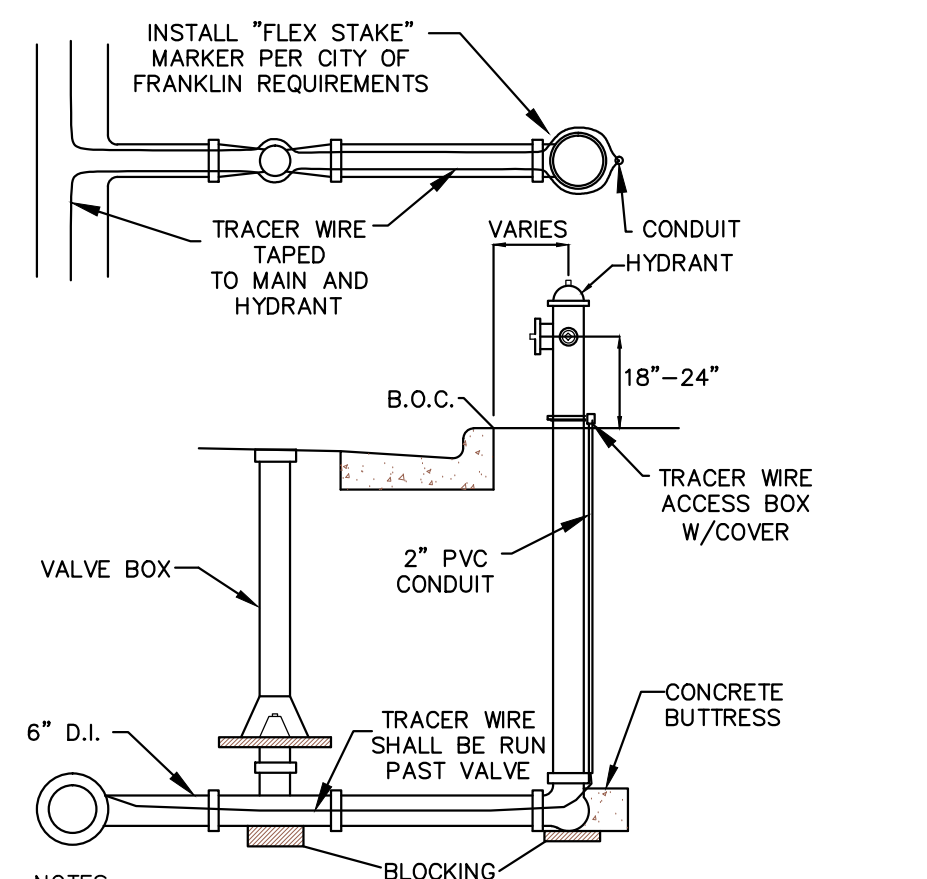
**NOTE:**  
INSTALL AND MAINTAIN PER DNR TECHNICAL STANDARD 1057

**TEMPORARY GRAVEL TRACKING DRIVE**  
NTS



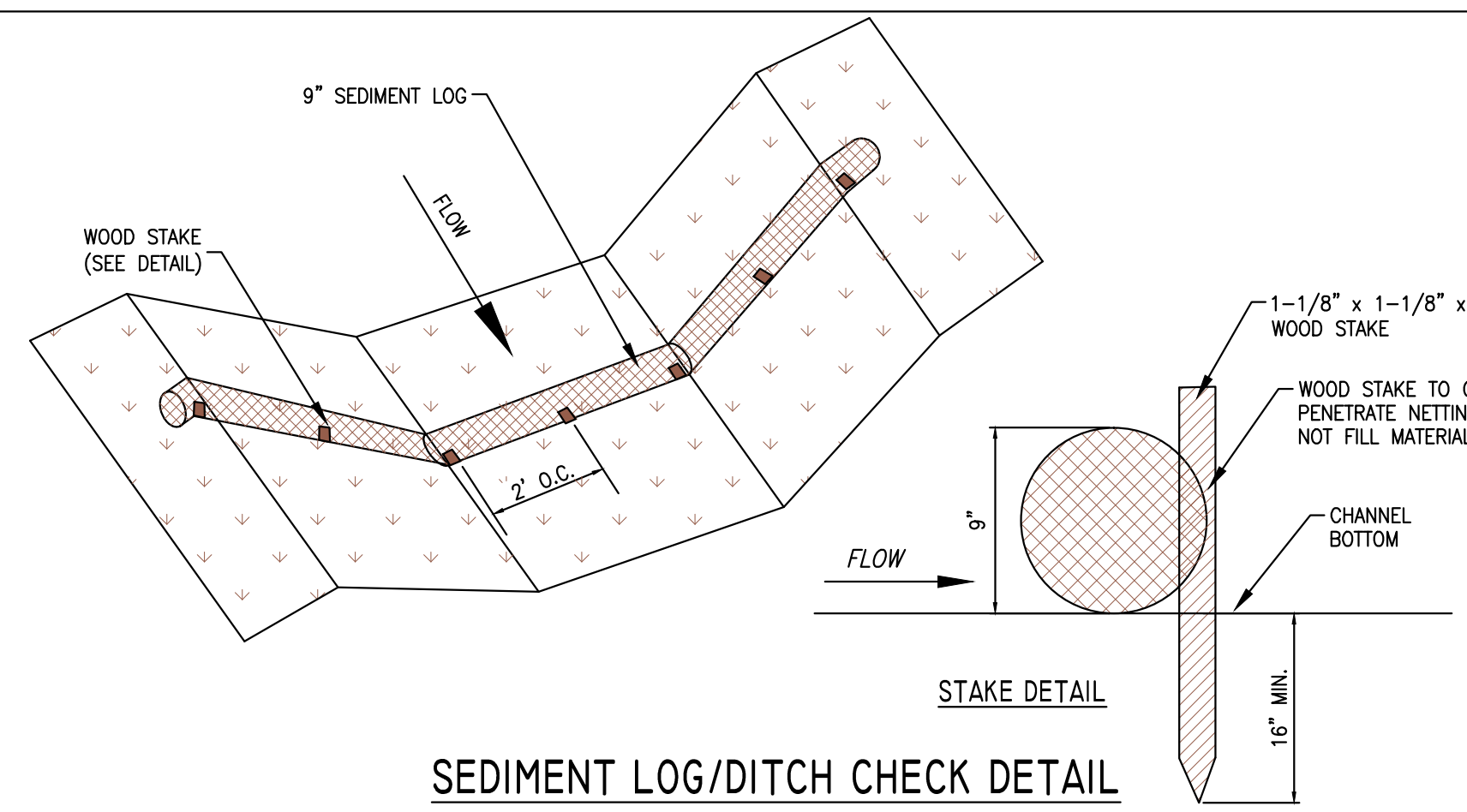
**NOTE:**  
INSTALL AND MAINTAIN PER DNR TECHNICAL STANDARD 1056

**CONSTRUCTION OF A SILT FENCE**  
NTS

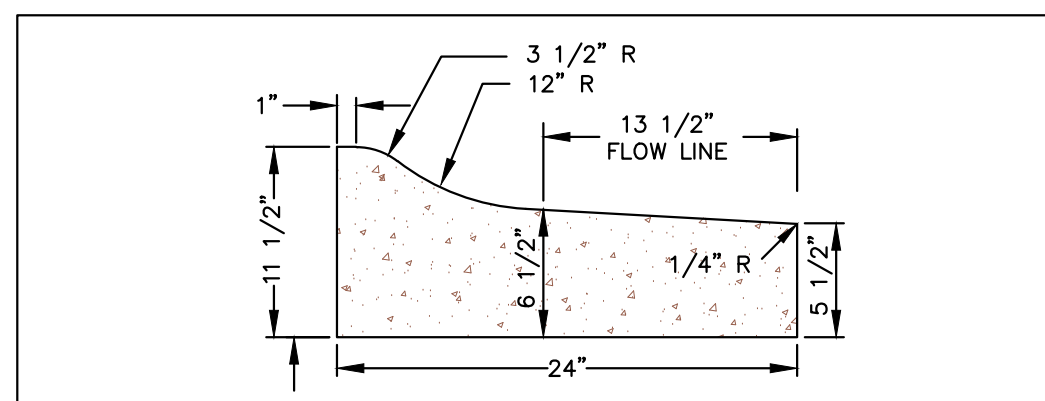


NOTES:  
1) ALL PUSH-ON JOINTS IN HYDRANT LEAD MUST BE RESTRAINED  
2) ANCHOR TEE, VALVE, HYDRANT LEAD AND HYDRANT BARREL SHALL BE WRAPPED IN POLYETHYLENE WRAP - DO NOT COVER DRAIN HOLE.

**HYDRANT SETBACK AND TRACER WIRE DETAIL**  
NOT TO SCALE

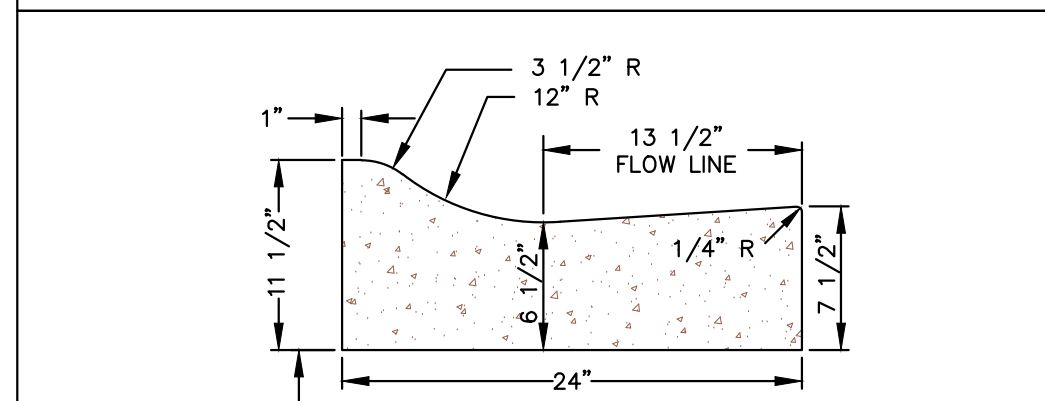


**SEDIMENT LOG/DITCH CHECK DETAIL**  
NOT TO SCALE

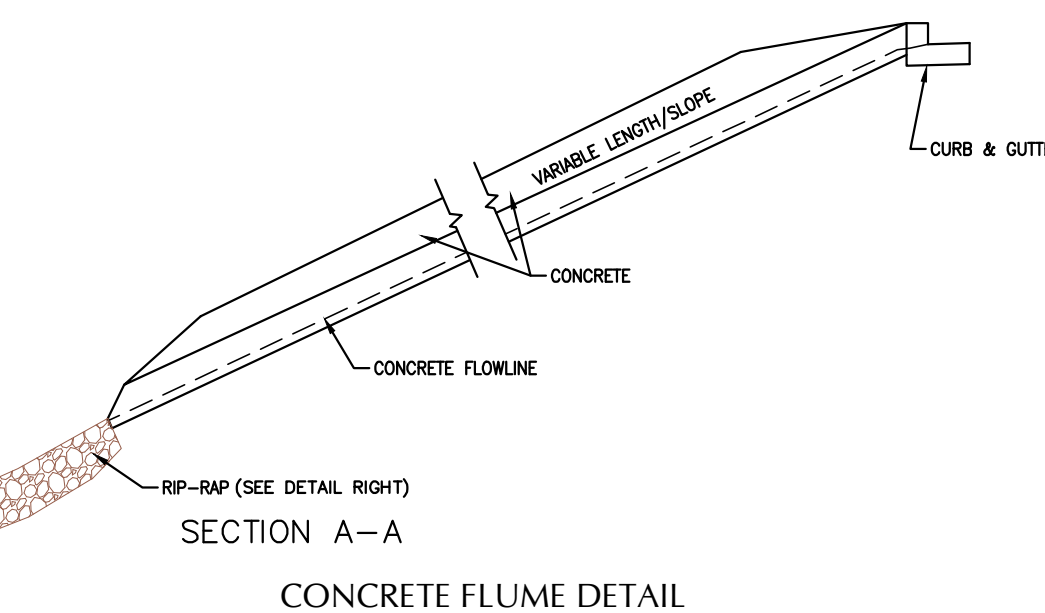
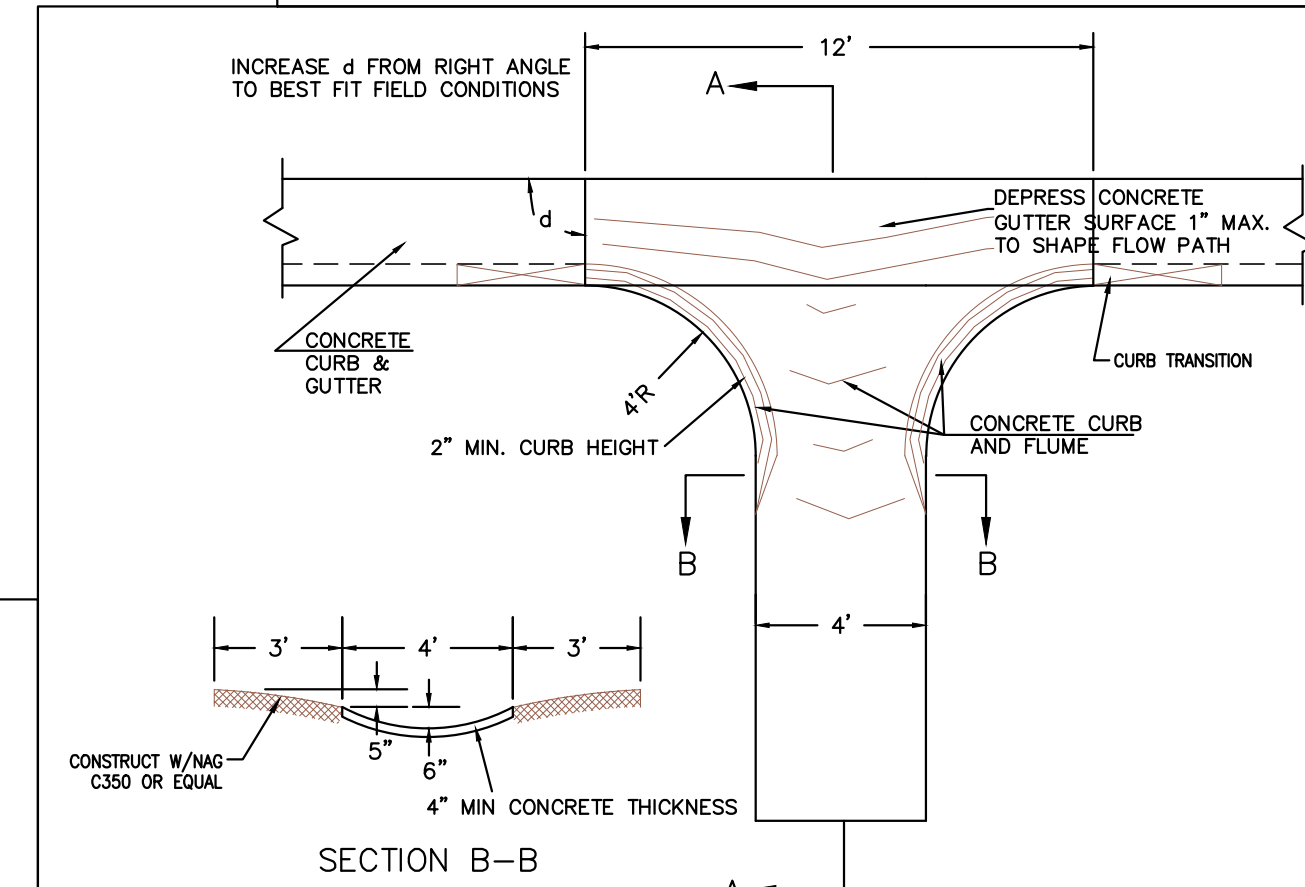


**24" MOUNTABLE REJECT CONCRETE CURB SECTION**  
NTS

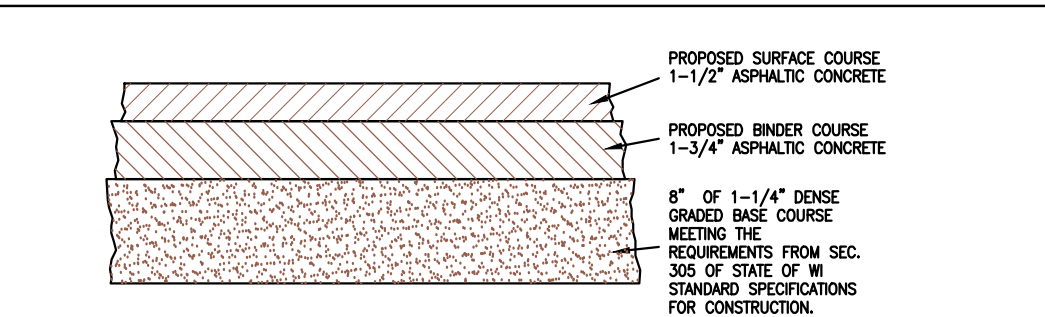
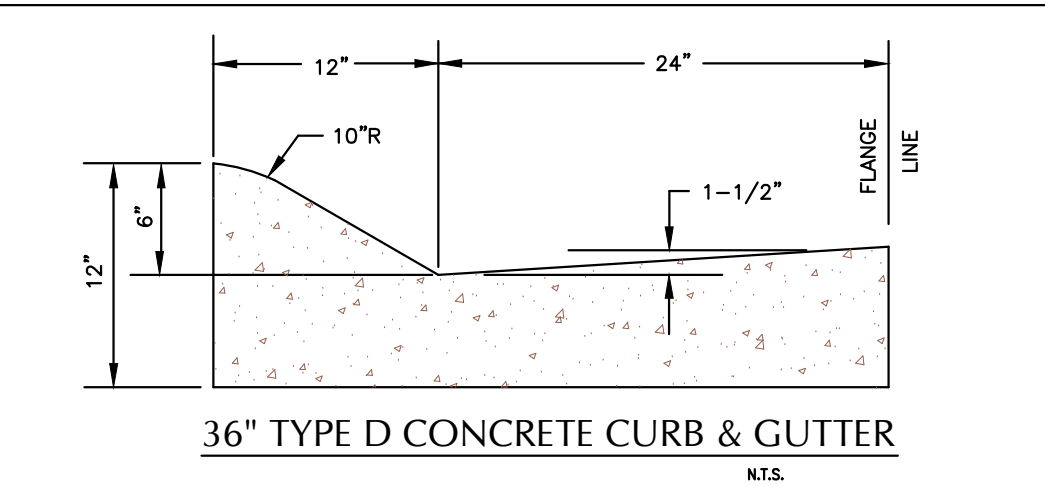
**NOTE:** REJECT CURB WILL ONLY BE NEEDED ON THE DOWN SLOPE ENDS OF THE PARKING LOT ISLANDS



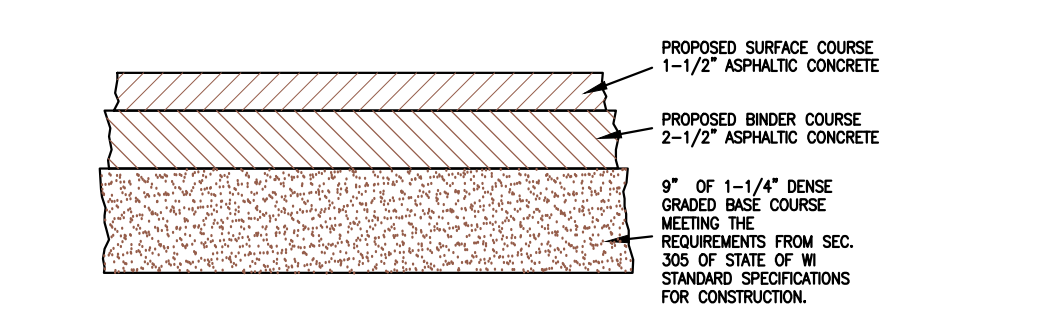
**24" MOUNTABLE CONCRETE CURB SECTION**  
NTS



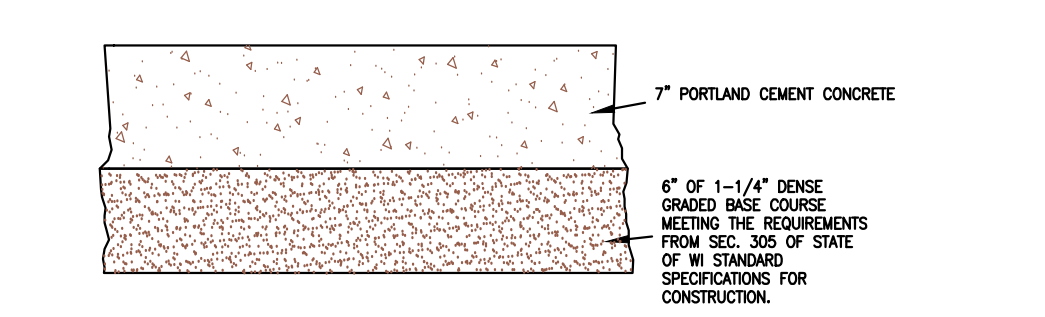
**CONCRETE FLUME DETAIL**  
NTS



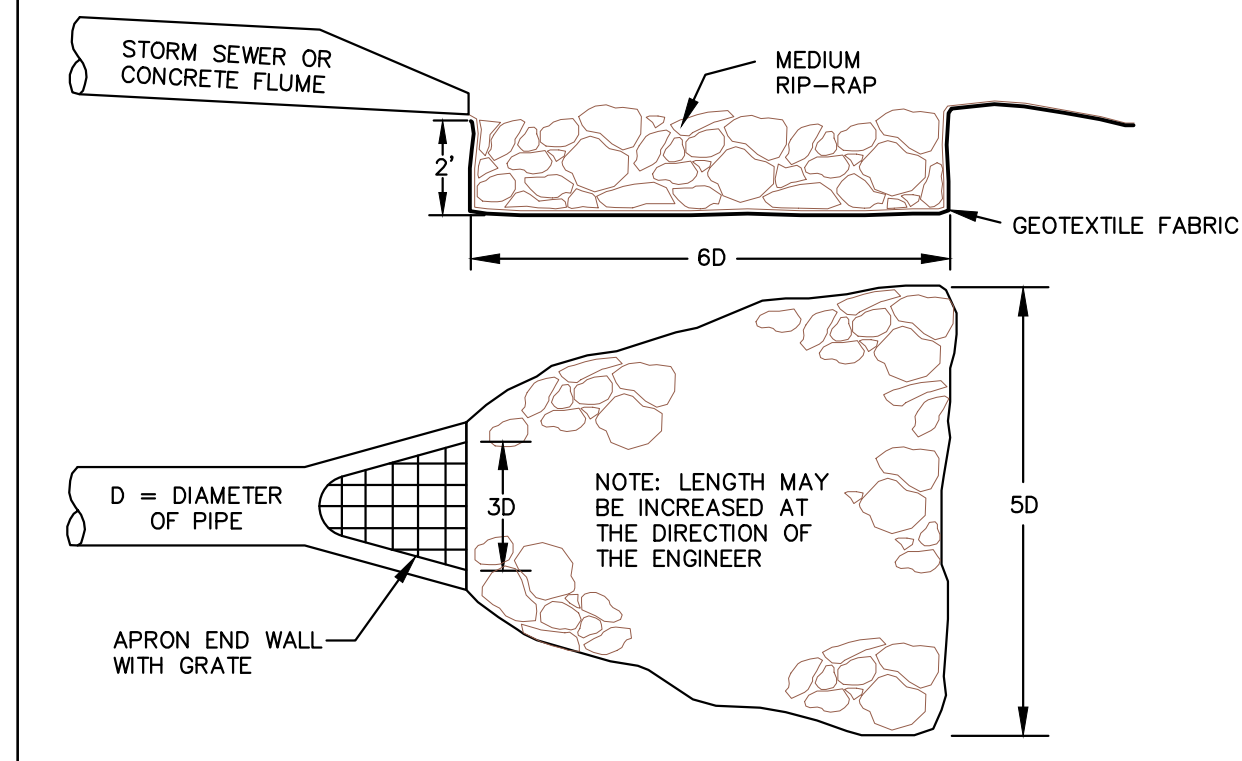
**LIGHT DUTY ASPHALT PAVEMENT SECTION**  
(PARKING STALL AREAS ONLY) NTS



**HEAVY DUTY ASPHALT PAVEMENT SECTION**  
(DRIVE AISLES) NTS



**CONCRETE APPROACH AT DUMPSTER ENCLOSURE**  
NTS



**NOTE:** ALL RIP-RAP EXTENDING INTO STORMWATER BASINS SHALL BE EXTENDED TO SAFETY SHELF BOTTOM.

**RIP-RAP DETAIL**  
NTS

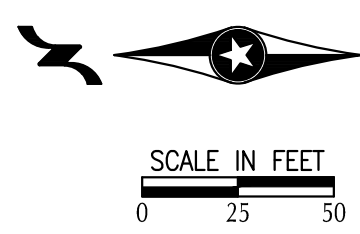
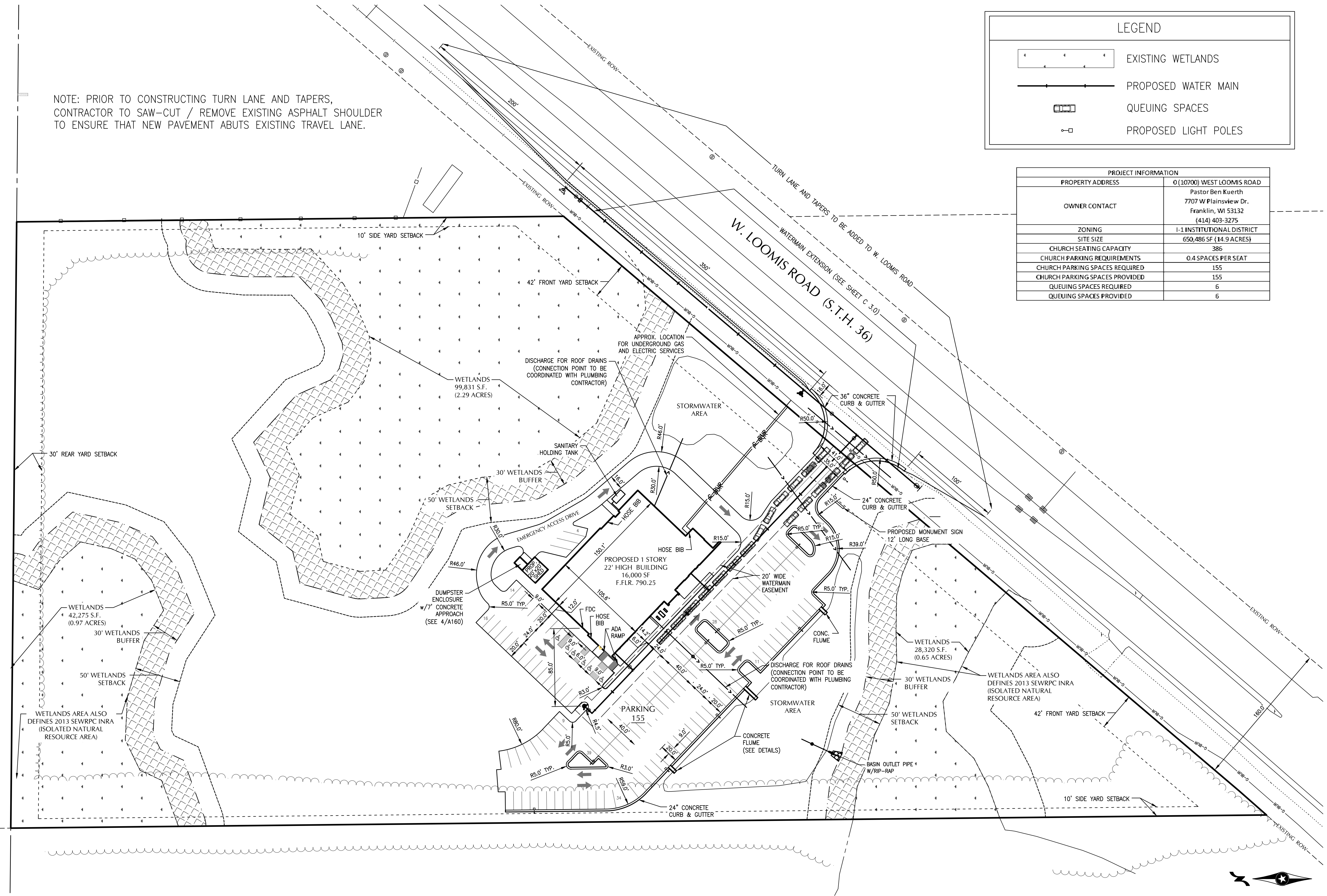
PROJECT NUMBER	16147
DATE	APRIL, 2015
DRAWN BY	PAL
CHECKED BY	I. VAYNBERG
REVISION HISTORY	
SHEET NUMBER	

LEGEND

- EXISTING WETLANDS
- PROPOSED WATER MAIN
- QUEUING SPACES
- PROPOSED LIGHT POLES

PROJECT INFORMATION	
PROPERTY ADDRESS	0 (10700) WEST LOOMIS ROAD
OWNER CONTACT	Pastor Ben Kuerth 7707 W Plainsview Dr. Franklin, WI 53132 (414) 403-3275
ZONING	I-1 INSTITUTIONAL DISTRICT
SITE SIZE	650,486 SF (14.9 ACRES)
CHURCH SEATING CAPACITY	386
CHURCH PARKING REQUIREMENTS	0.4 SPACES PER SEAT
CHURCH PARKING SPACES REQUIRED	155
CHURCH PARKING SPACES PROVIDED	155
QUEUING SPACES REQUIRED	6
QUEUING SPACES PROVIDED	6

NOTE: PRIOR TO CONSTRUCTING TURN LANE AND TAPERS, CONTRACTOR TO SAW-CUT / REMOVE EXISTING ASPHALT SHOULDER TO ENSURE THAT NEW PAVEMENT ABUTS EXISTING TRAVEL LANE.



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ENGINEERS  
LANDSCAPE ARCHITECTS  
SURVEYORS • PLANNERS

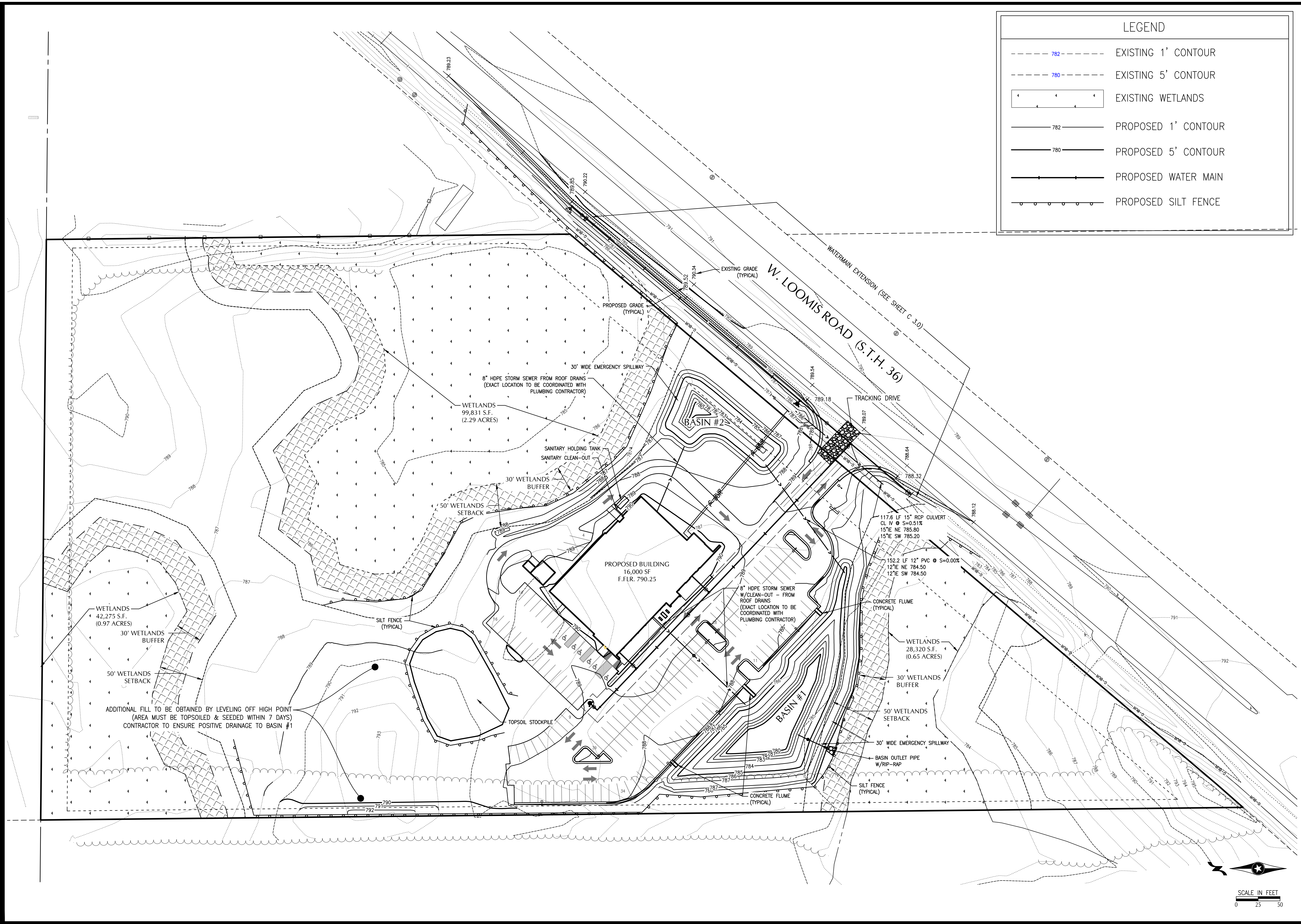
501 MAPLE AVENUE  
DELAFIELD, WISCONSIN 53018  
262-646-6855  
FAX 262-646-6864



VICTORY OF THE LAMB  
CITY OF FRANKLIN, WISCONSIN  
GRADING & EROSION CONTROL PLAN

**LEGEND**

- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- EXISTING WETLANDS
- PROPOSED 1' CONTOUR
- PROPOSED 5' CONTOUR
- PROPOSED WATER MAIN
- PROPOSED SILT FENCE



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PROJECT NUMBER	16147
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CHECKED BY	I. VAYNBERG
REVISION HISTORY	
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OF SHEETS	

PRELIMINARY - NOT FOR CONSTRUCTION



ENGINEERS  
LANDSCAPE ARCHITECTS  
SURVEYORS • PLANNERS

501 MAPLE AVENUE  
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262-646-6855  
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VICTORY OF THE LAMB  
CITY OF FRANKLIN, WISCONSIN  
GRADING DETAIL

PROJECT NUMBER 16147

DATE APRIL, 2015

DRAWN BY PAL

CHECKED BY I. VAYNBERG

REVISION HISTORY

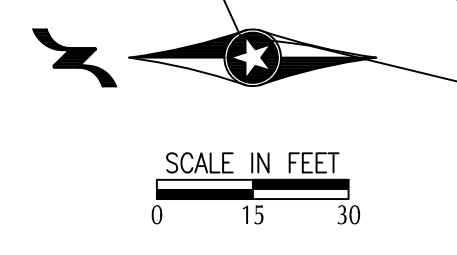
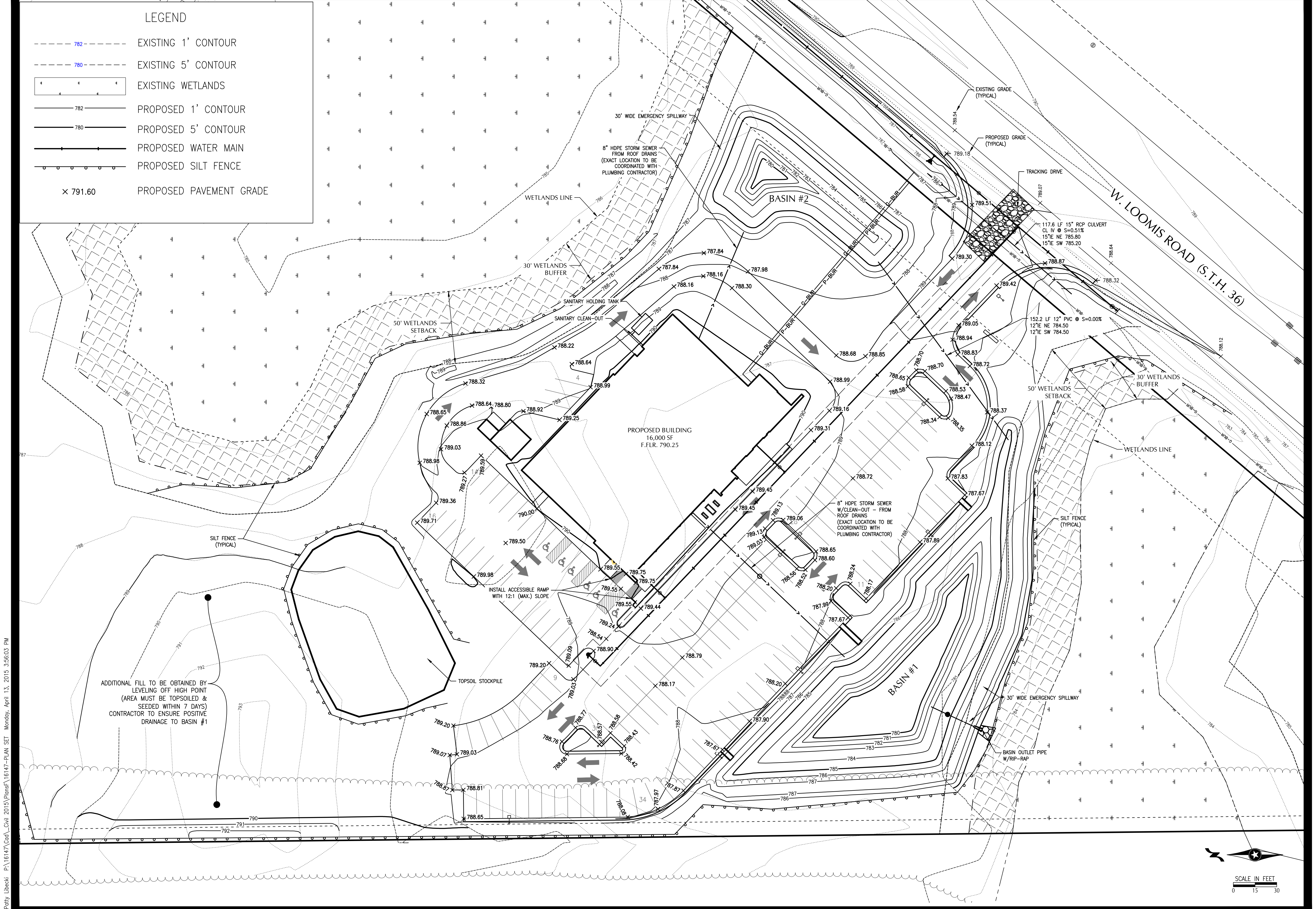
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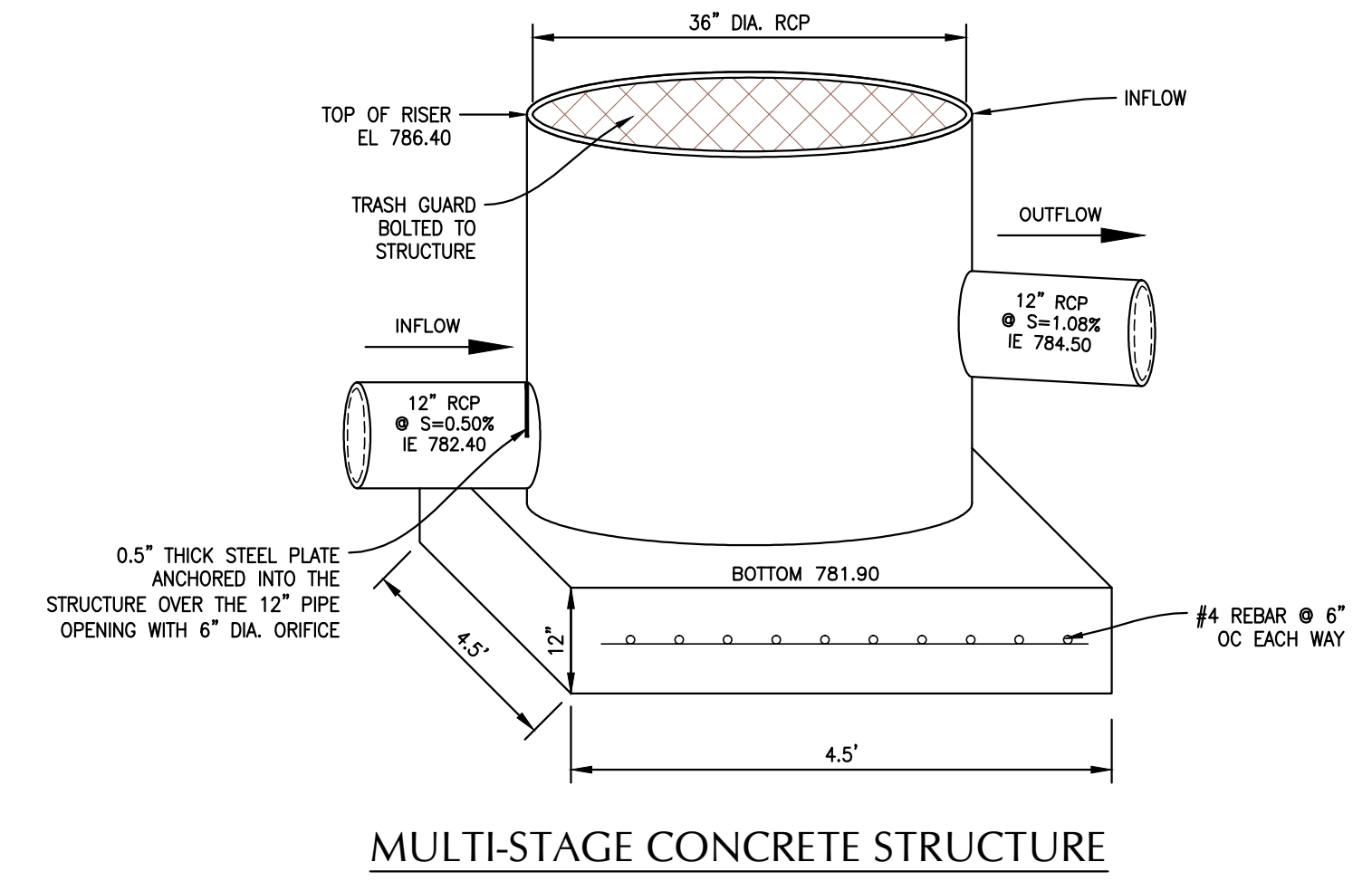
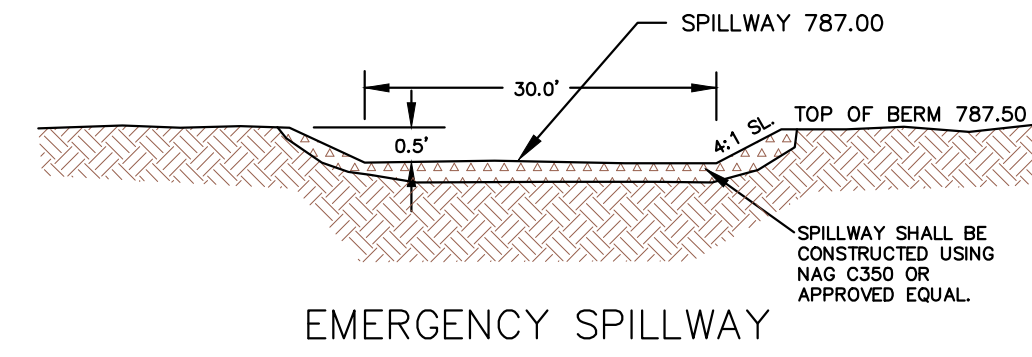
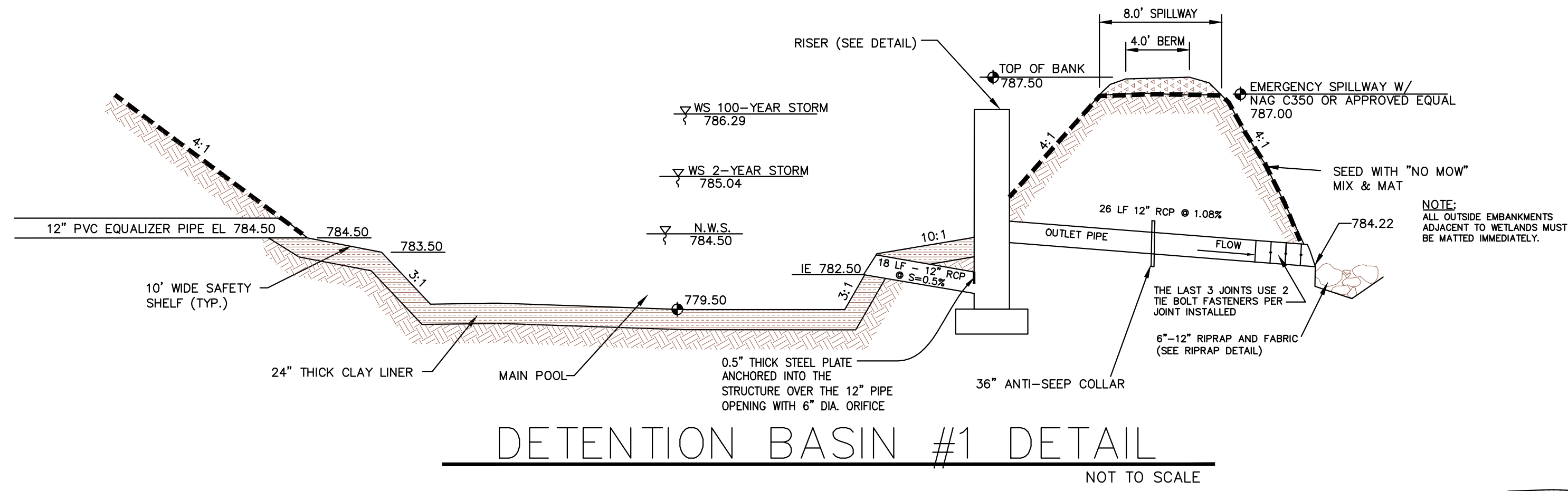
LEGEND

- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- EXISTING WETLANDS
- PROPOSED 1' CONTOUR
- PROPOSED 5' CONTOUR
- PROPOSED WATER MAIN
- PROPOSED SILT FENCE
- PROPOSED PAVEMENT GRADE

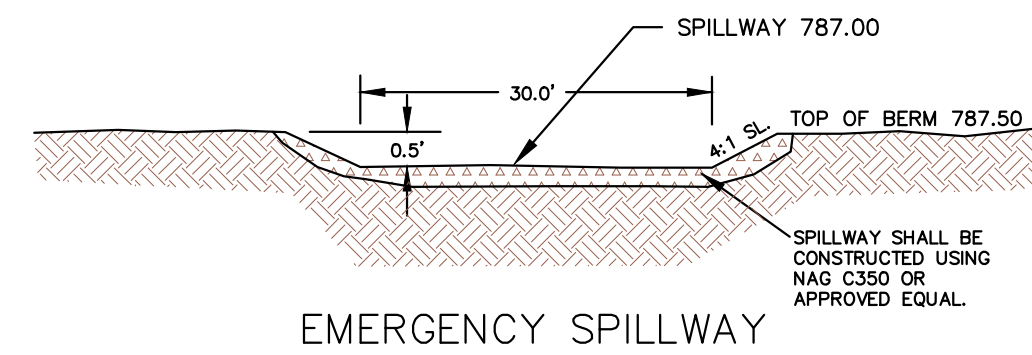
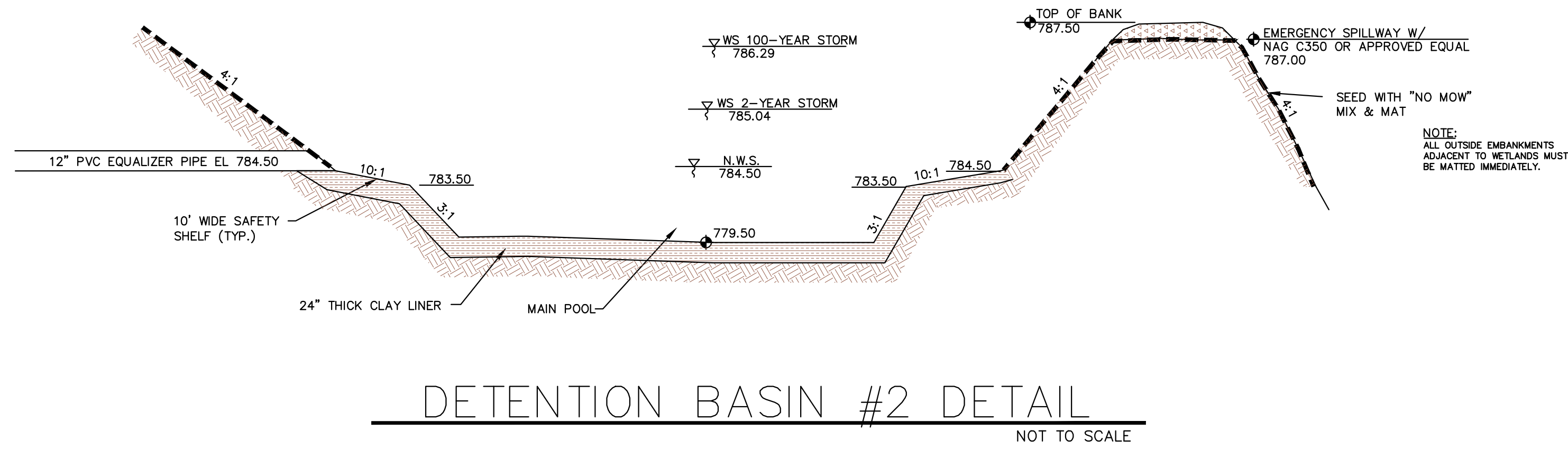


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PRELIMINARY - NOT FOR CONSTRUCTION



NOTE: BASIN 1 SHALL BE USED AS A SEDIMENT BASIN DURING CONSTRUCTION. ONCE RESTORATION OF CONTRIBUTING AREAS IS COMPLETE, THE BASIN BOTTOM SHALL BE CLEANED AND RESTORED.



NOTE: BASIN 2 SHALL BE USED AS A SEDIMENT BASIN DURING CONSTRUCTION. ONCE RESTORATION OF CONTRIBUTING AREAS IS COMPLETE, THE BASIN BOTTOM SHALL BE CLEANED AND RESTORED.



ENGINEERS  
LANDSCAPE ARCHITECTS  
SURVEYORS • PLANNERS

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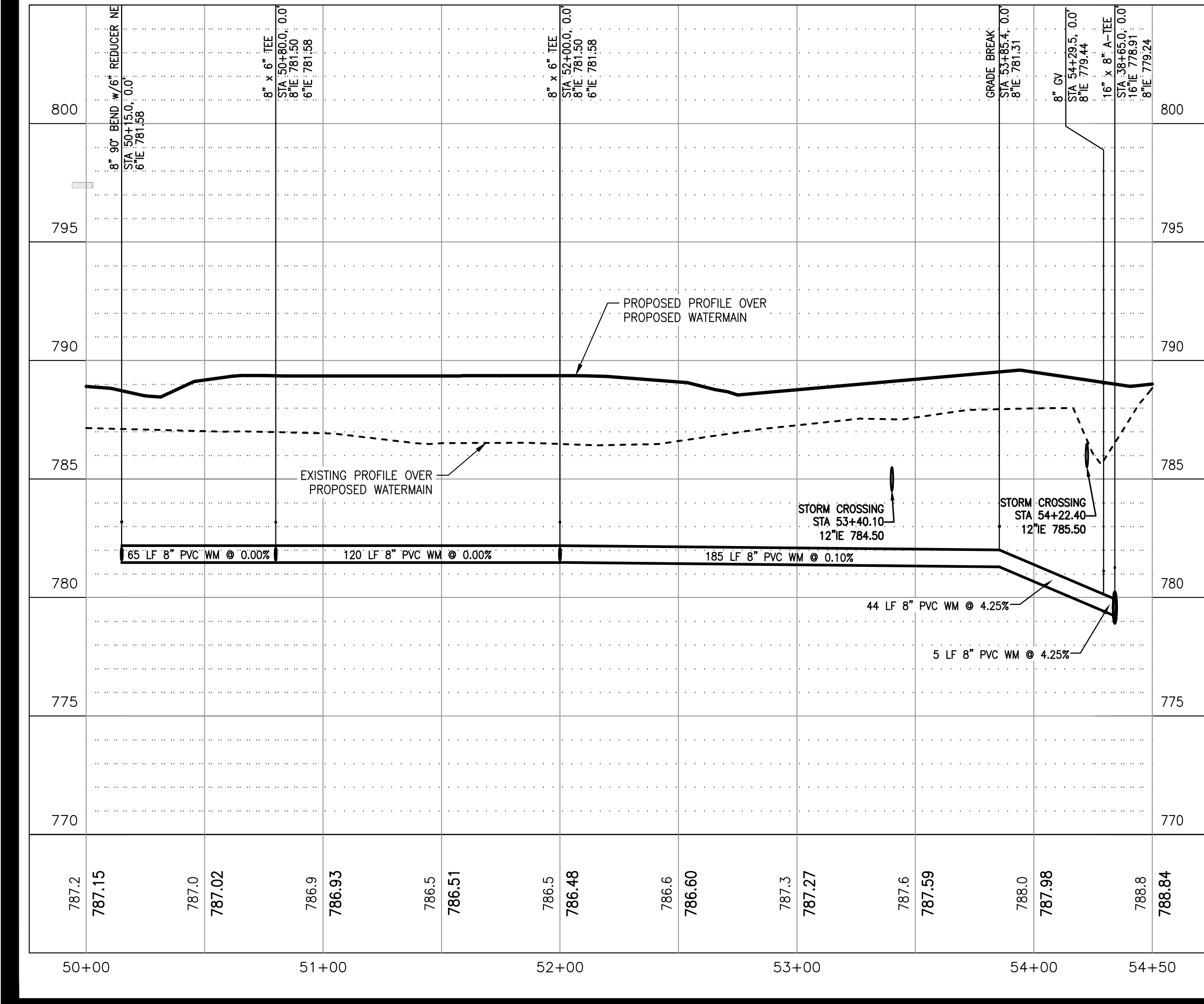
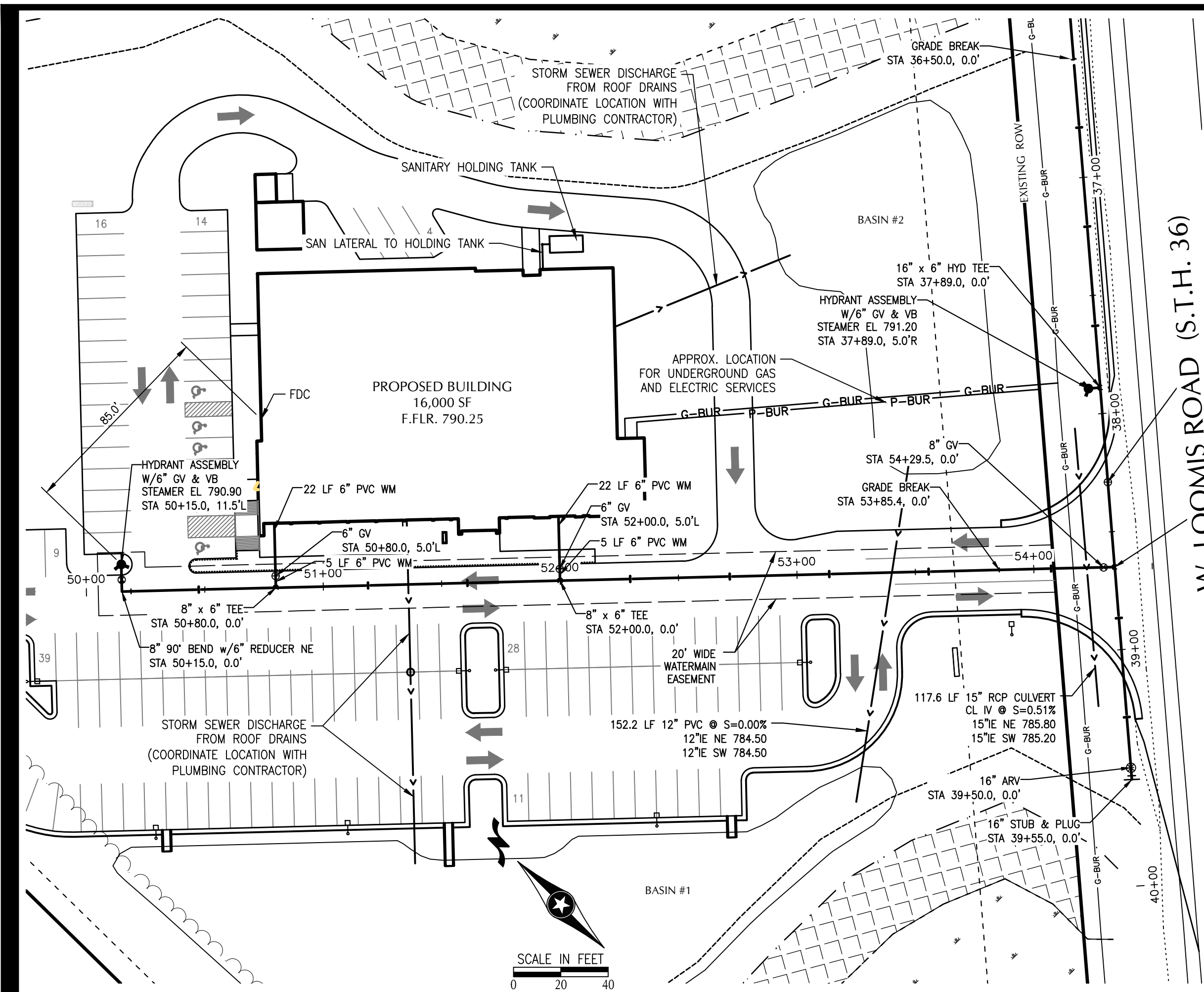
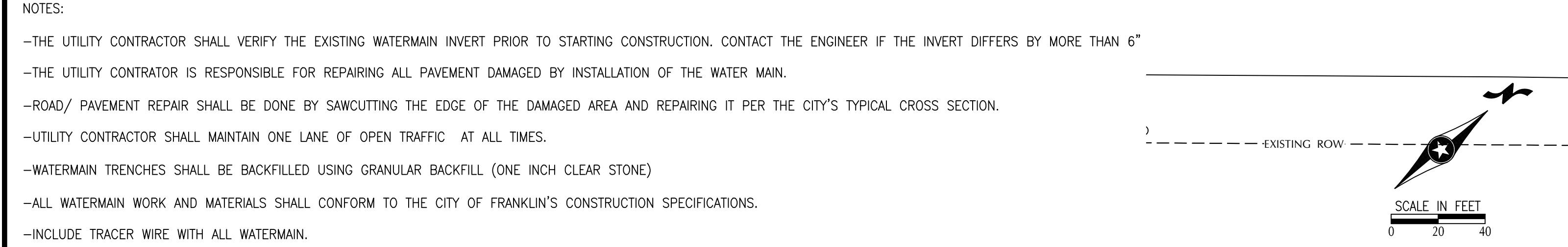
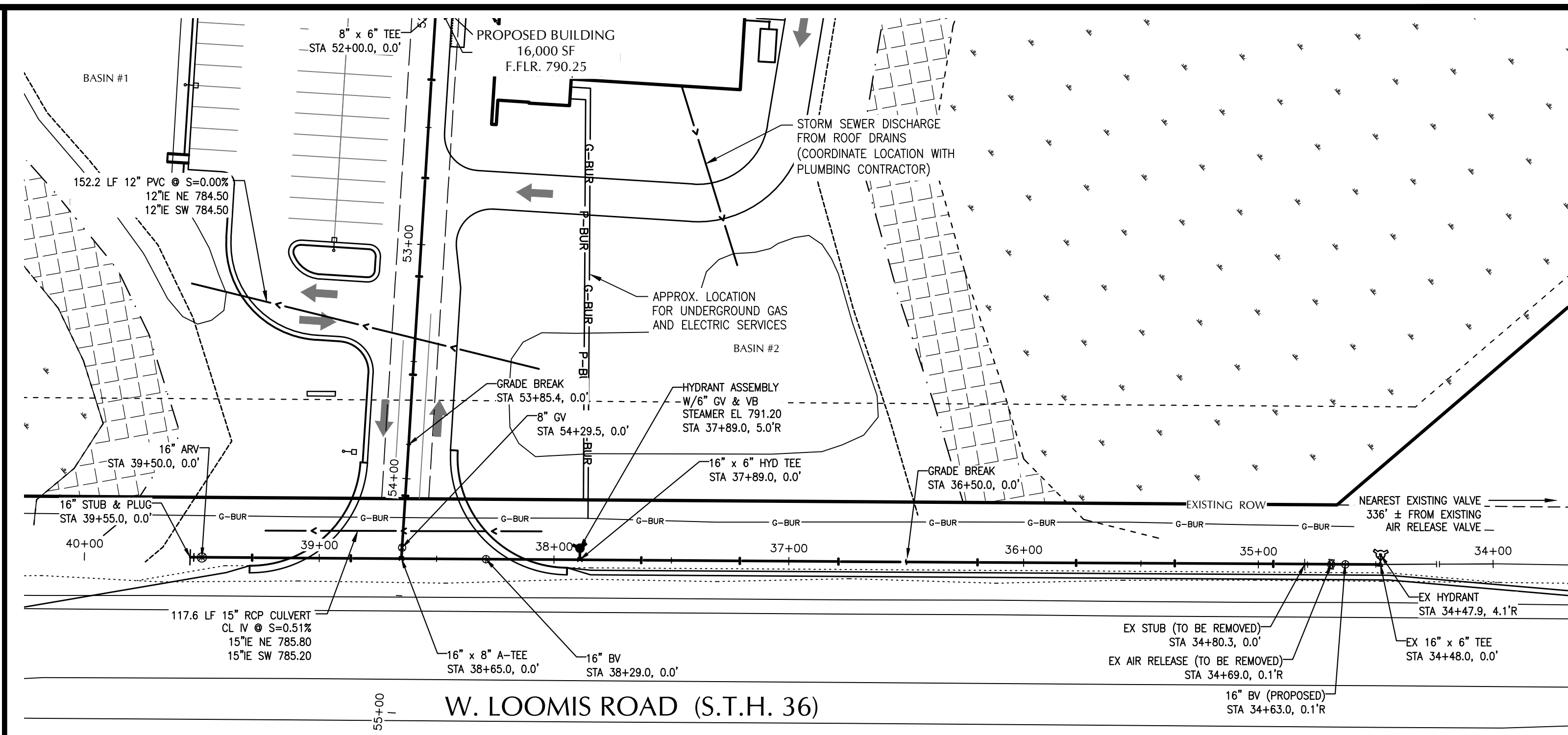


Advantage. Business. Environment.

VICTORY OF THE LAMB  
CITY OF FRANKLIN, WISCONSIN  
WATERMAIN PLAN & PROFILE

PROJECT NUMBER	16147
DATE	APRIL, 2015
DRAWN BY	PAL
CHECKED BY	I. VAYNBERG
REVISION HISTORY	

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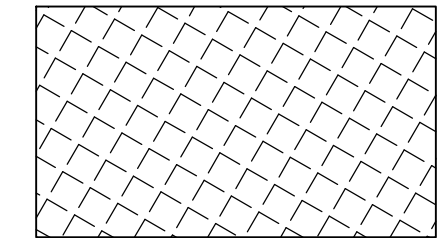
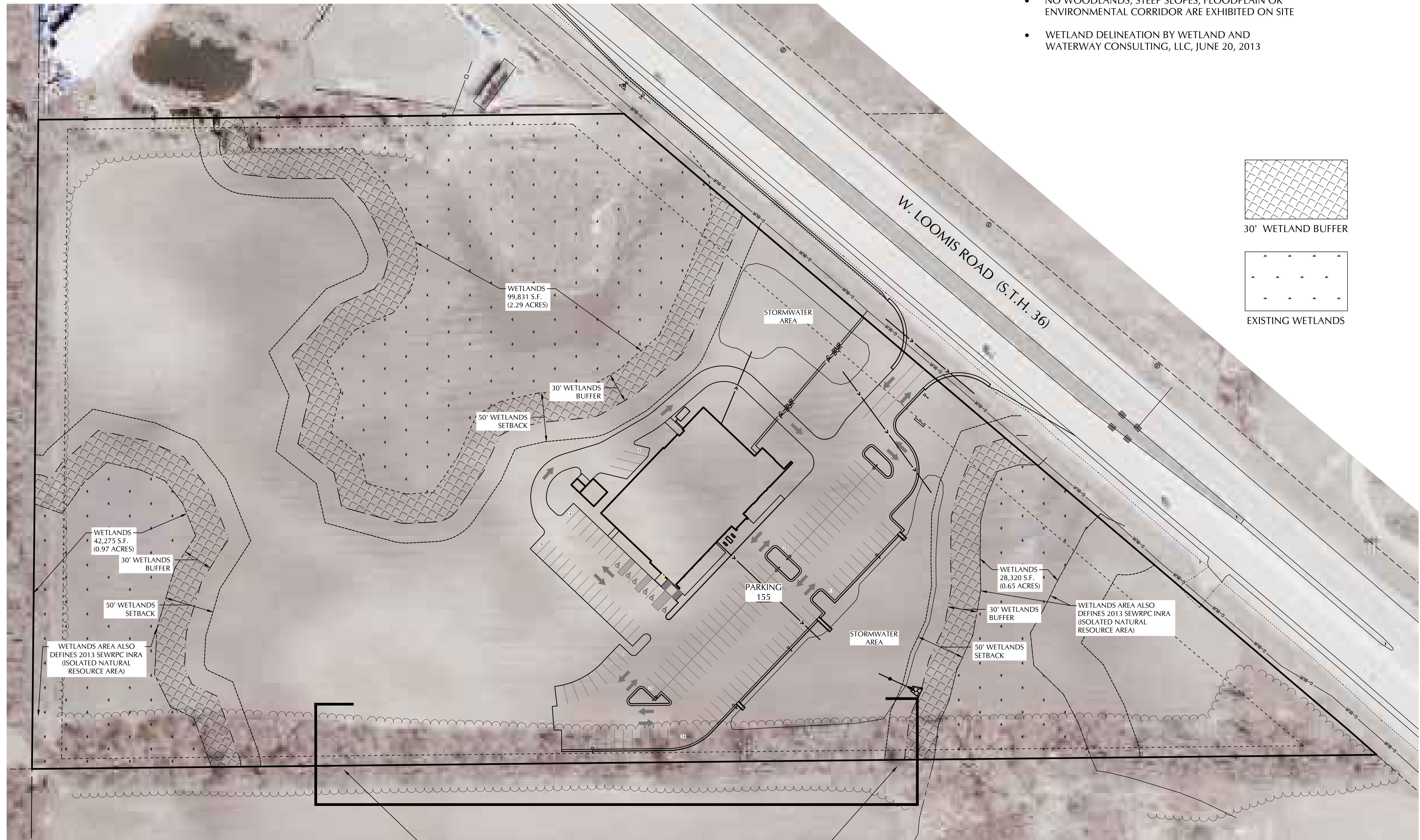


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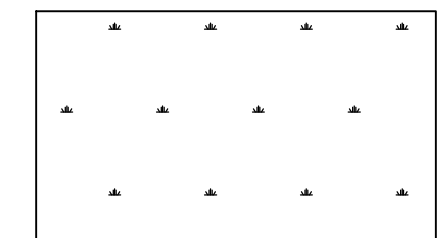


NATURAL RESOURCE NOTES:

- NO WOODLANDS, STEEP SLOPES, FLOODPLAIN OR ENVIRONMENTAL CORRIDOR ARE EXHIBITED ON SITE
- WETLAND DELINEATION BY WETLAND AND WATERWAY CONSULTING, LLC, JUNE 20, 2013



30' WETLAND BUFFER



EXISTING WETLANDS

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WETLANDS  
42,275 S.F.  
(0.97 ACRES)  
30' WETLANDS  
BUFFER  
50' WETLANDS  
SETBACK  
WETLANDS AREA ALSO  
DEFINES 2013 SEWRPC INRA  
(ISOLATED NATURAL  
RESOURCE AREA)

WETLANDS  
99,831 S.F.  
(2.29 ACRES)  
30' WETLANDS  
BUFFER  
50' WETLANDS  
SETBACK

WETLANDS  
28,320 S.F.  
(0.65 ACRES)  
30' WETLANDS  
BUFFER  
50' WETLANDS  
SETBACK

WETLANDS AREA ALSO  
DEFINES 2013 SEWRPC INRA  
(ISOLATED NATURAL  
RESOURCE AREA)

WEST WOODED HEDGE ROW EXHIBITS MATURE TREES IN THE BOUNDARY FENCE ROW. PROPOSED DEVELOPMENT ILLUSTRATED WITHIN DOCUMENTED BRUSH LINE WILL NOT BE DELETERIOUS TO THE MATURE CANOPY TREES ONLY FIRST SUCCESSIONAL GROWTH ALONG WOODED EDGE WILL BE IMPACTED.



SCALE IN FEET  
0 25 50

VICTORY OF THE LAMB  
CITY OF FRANKLIN, WISCONSIN  
NATURAL RESOURCE PROTECTION PLAN

PROJECT NUMBER	16147
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REVISION HISTORY	

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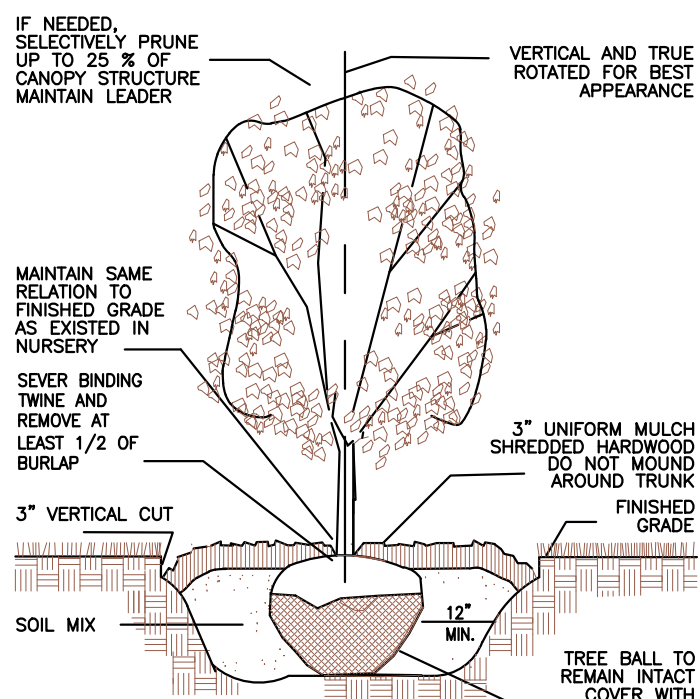
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**GENERAL INSTALLATION NOTES**

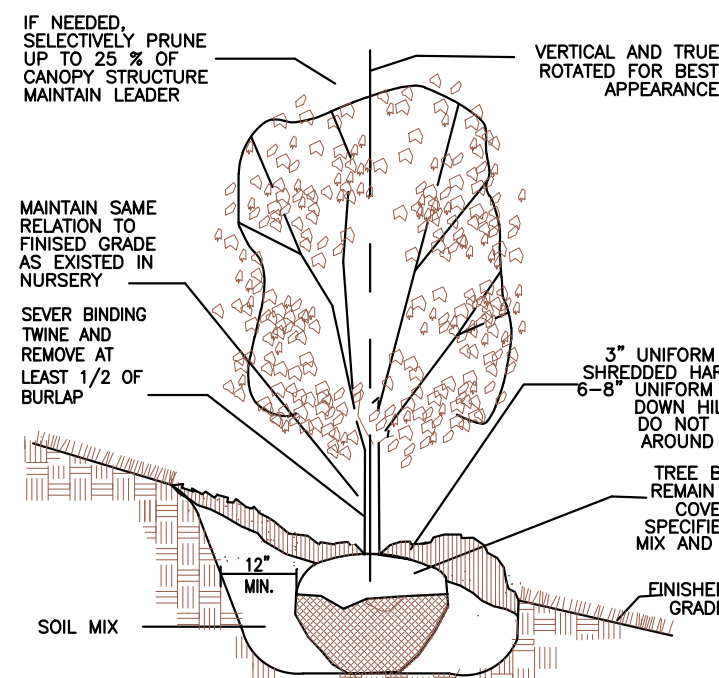
- ALL PLANT MATERIAL IS SUBJECT TO AVAILABILITY AND PROPER SEASONAL PLANTING PROCEDURES.
- ANY SUBSTITUTIONS, MODIFICATIONS, OR DEVIATIONS FROM THIS PLAN REQUIRE PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT.
- ALL PLANT MATERIAL SHALL BE PLANTED IN ACCORDANCE TO THE PLANTING DETAILS.
- ALL PLANTING BEDS TO RECEIVE 3" SHREDDED HARDWOOD MULCH.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES, INCLUDING IRRIGATION LINES, PRIOR TO DIGGING. CONSULT DIGGERS HOTLINE.

- THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, FEES, AND LICENSES NECESSARY FOR THE INSTALLATION OF THIS PLAN.
- THE CONTRACTOR IS TO REVIEW ALL SITE ENGINEERING DOCUMENTS PRIOR TO INSTALLATION. ANY CONFLICTS MUST BE REPORTED TO THE LANDSCAPE ARCHITECT. THESE LANDSCAPE DRAWINGS ARE FOR THE INSTALLATION OF PLANT MATERIALS ONLY UNLESS OTHERWISE STATED.
- STAKE AND LAYOUT ALL PLANT LOCATIONS FOR APPROVAL OF LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- ALL LAWN AREAS OUTSIDE OF BEDS TO BE SEEDED BY OTHERS.
- PLANT MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF TWO (2) YEARS.



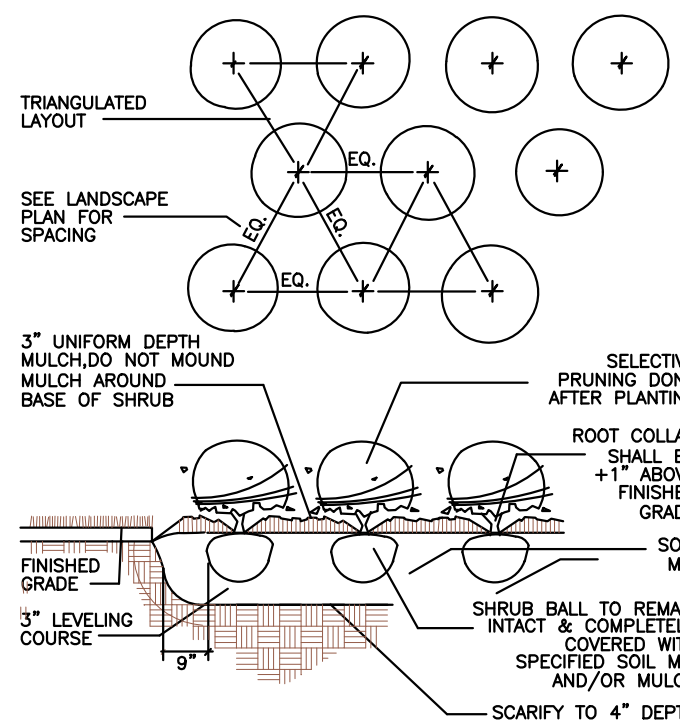
**TREE PLANTING DETAIL**

NTS



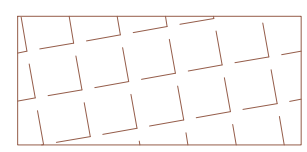
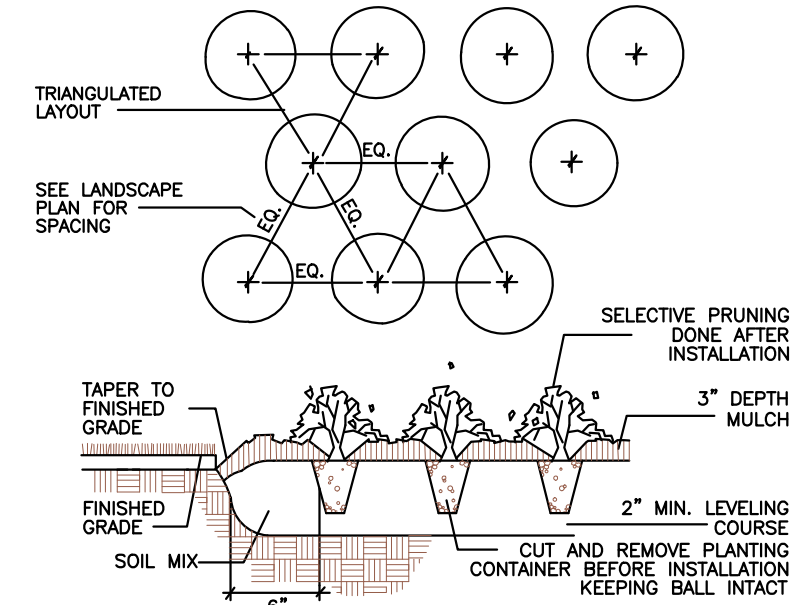
**SHRUB PLANTING DETAIL**

NTS

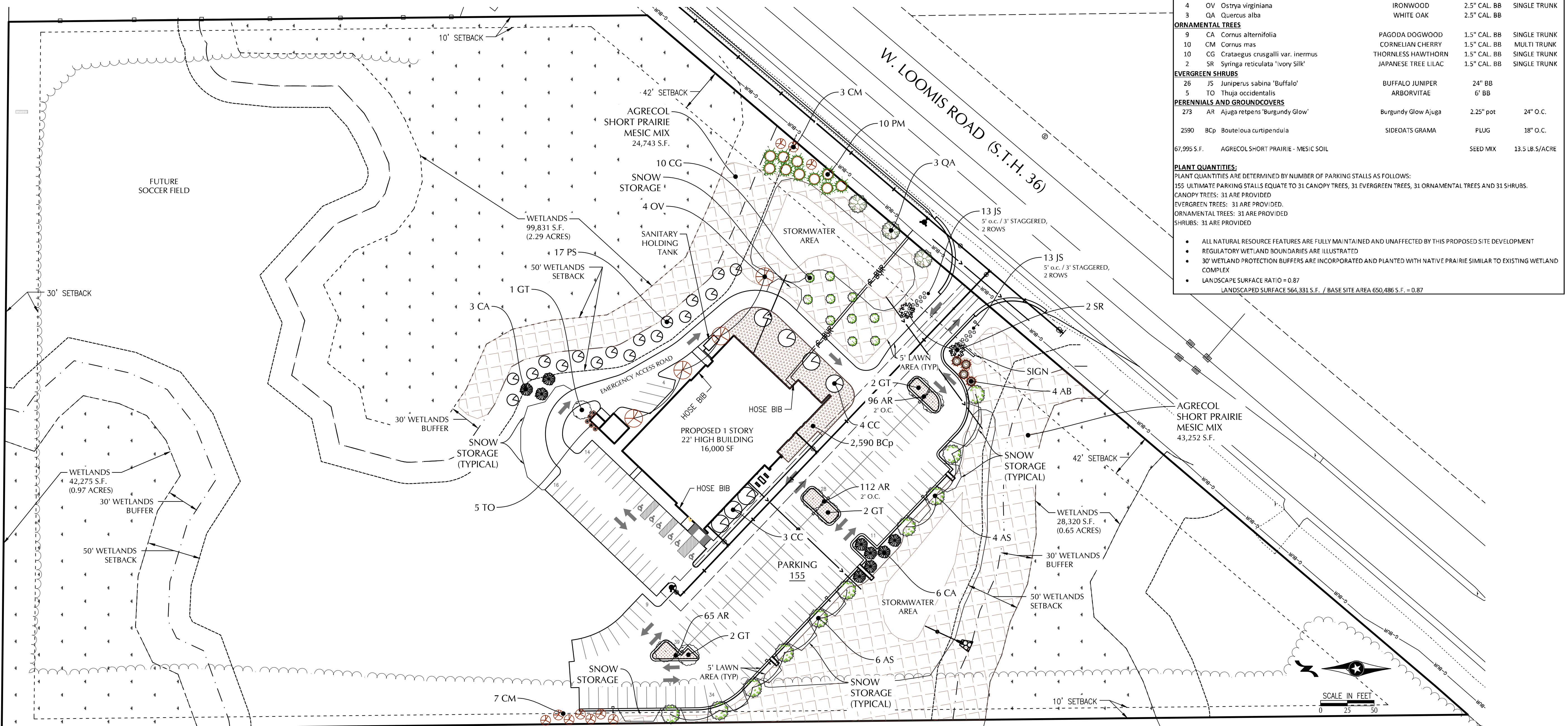


**PERENNIAL / GROUND COVER  
PLANTING DETAIL**

NTS



AGRECOL SHORT PRAIRIE - MESIC SOIL



**PLANT LIST**

QUANTITIES LISTED HEREIN ARE FOR REVIEW PURPOSES ONLY. PLANT QUANTITIES ILLUSTRATED ON PLANS SHALL BE VERIFIED BY BIDDING CONTRACTOR.

QTY.	SYM	BOTANICAL NAME	COMMON NAME	SIZE / ROOT	COMMENTS
<b>EVERGREEN TREES</b>					
4	AB	Abies balsamea	BALSAM FIR	4' HT. BB	
17	PS	Pinus strobus	WHITE PINE	4' HT. BB	
10	PM	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	4' HT. BB	
<b>CANOPY TREES</b>					
10	AS	Acer sacharum 'State Street'	STATE STREET MAPLE	2.5" CAL. BB	STRONG LEADER
7	CC	Corylus colunar	TURKISH FILBERT	2.5" CAL. BB	SINGLE TRUNK
7	GT	Gleditsia triacanthos 'Shademaster'	SHADEMASTER LOCUST	2.5' HT. BB	
4	OV	Ostrya virginiana	IRONWOOD	2.5" CAL. BB	SINGLE TRUNK
3	QA	Quercus alba	WHITE OAK	2.5" CAL. BB	
<b>ORNAMENTAL TREES</b>					
9	CA	Cornus alternifolia	PAGODA DOGWOOD	1.5" CAL. BB	SINGLE TRUNK
10	CM	Cornus mas	CORNELIAN CHERRY	1.5" CAL. BB	MULTI TRUNK
10	CG	Crataegus crusgalli var. inermis	THORNLESS HAWTHORN	1.5" CAL. BB	SINGLE TRUNK
2	SR	Syringa reticulata 'Ivory Silk'	JAPANESE TREE LILAC	1.5" CAL. BB	SINGLE TRUNK
<b>EVERGREEN SHRUBS</b>					
25	JS	Juniperus sabina 'Buffalo'	BUFFALO JUNIPER	24" BB	
5	TO	Thuja occidentalis	ARBORVITAE	6" BB	
<b>PERENNIALS AND GROUNDCOVERS</b>					
273	AR	Ajuga reptans 'Burgundy Glow'	Burgundy Glow Ajuga	2.25" pot	24" O.C.
2590	BCp	Bouteloua curtipendula	SIDEOTS GRAMA	PLUG	18" O.C.
67,995 S.F.		AGRECOL SHORT PRAIRIE - MESIC SOIL	SEED MIX		13.5 LB./ACRE

**PLANT QUANTITIES:**  
 PLANT QUANTITIES ARE DETERMINED BY NUMBER OF PARKING STALLS AS FOLLOWS:  
 155 ULTIMATE PARKING STALLS EQUATE TO 31 CANOPY TREES, 31 EVERGREEN TREES, 31 ORNAMENTAL TREES AND 31 SHRUBS.  
 CANOPY TREES: 31 ARE PROVIDED  
 EVERGREEN TREES: 31 ARE PROVIDED  
 ORNAMENTAL TREES: 31 ARE PROVIDED  
 SHRUBS: 31 ARE PROVIDED

- ALL NATURAL RESOURCE FEATURES ARE FULLY MAINTAINED AND UNAFFECTED BY THIS PROPOSED SITE DEVELOPMENT
- REGULATORY WETLAND BOUNDARIES ARE ILLUSTRATED
- 30' WETLAND PROTECTION BUFFERS ARE INCORPORATED AND PLANTED WITH NATIVE PRAIRIE SIMILAR TO EXISTING WETLAND COMPLEX
- LANDSCAPE SURFACE RATIO = 0.87  
 LANDSCAPED SURFACE 564,381 S.F. / BASE SITE AREA 650,486 S.F. = 0.87

P:\16147\Cad\Civil 2015\Plans\16147-PLAN SET Monday, April 13, 2015 3:56:03 PM

PROJECT NUMBER	16147
DATE	APRIL, 2015
DRAWN BY	PAL
CHECKED BY	
REVISION HISTORY	
SHEET NUMBER	

**L 5.0**

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

Meeting of April 23, 2014

**Special Use Amendment Time Extension**

**RECOMMENDATION:** Department of City Development staff recommends approval of the Special Use Amendment to extend the time for the obtaining of the issuance of an Occupancy Permit.

<b>Project Name:</b>	Summit Credit Union Special Use
<b>Project Location:</b>	7750 South Lovers Lane Road
<b>Property Owner:</b>	Franklin-Wyndham, LLC
<b>Applicant:</b>	Summit Credit Union
<b>Agent:</b>	Brandon Halverson, Strang, Inc.
<b>Current Zoning:</b>	CC Civic Center District
<b>2025 Comprehensive Plan:</b>	Mixed Use and Areas of Natural Resource Features
<b>Use of Surrounding Properties:</b>	Single-family residential to the north, single-family and vacant land zoned R-8 Multiple-Family Residence District to the south, Risen Savior Lutheran Church and vacant R-8 District land to the east and a gasoline service station and single-family zoned land to the west
<b>Applicant's Action Requested:</b>	Recommendation to the Common Council for approval of the proposed time extension

**Introduction:**

At the April 17, 2014 meeting, the Plan Commission recommended approval of a Special Use for Summit Credit Union to construct and operate an approximately 3,550 square foot credit union (with drive-through facilities) at 7750 South Lovers Lane Road, which is Building 8, Lot 3, within the Shoppes at Wyndham Village development. The Common Council approved the Special Use request at their May 6, 2014 meeting.

The Special Use resolution, Resolution No. 2014-6979, contains a condition that states, "...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."

The applicant has provided a letter indicating that they are moving forward with the development and Building Permits. The applicant anticipates construction beginning in May 2015 and Summit Credit Union occupying the building by December 6, 2015.

**Staff Recommendation:**

Department of City Development staff recommends approval of the Special Use Amendment to extend the time for the obtaining of the issuance of an Occupancy Permit.

RESOLUTION NO. 2015-\_\_\_\_\_

A RESOLUTION TO AMEND RESOLUTION NO. 2014-6979, A RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS FOR THE APPROVAL OF A SPECIAL USE FOR A CREDIT UNION USE UPON PROPERTY LOCATED AT 7750 SOUTH LOVERS LANE ROAD, TO EXTEND THE TIME FOR THE OBTAINING OF THE ISSUANCE OF AN OCCUPANCY PERMIT (SUMMIT CREDIT UNION, APPLICANT)

WHEREAS, the above entitled Resolution No. 2014-6979 was adopted by the Common Council on May 6, 2014 and was conditioned upon the applicant obtaining an occupancy permit within one year from such date, upon property located at 7750 South Lovers Lane Road (building 8, Lot 3 within the Shoppes of Wyndham Village development), bearing Tax Key No. 794-9999-008, more particularly described as follows:

Lot 3 of Certified Survey Map No. 8567 recorded in the Office of the Register of Deeds for Milwaukee County, Wisconsin, on November 21, 2013, as Document No. 10315111. Being a redivision of Lot 1 of Certified Survey Map No. 8000, being a redivision of Parcel 1 of Certified Survey Map No. 5762, Certified Survey Map No. 377, and lands in the Southwest 1/4 and Northwest 1/4 of the Southeast 1/4 of Section 8, Township 5 North, Range 21 East. Said land being in the City of Franklin, County of Milwaukee, State of Wisconsin (0.851 acres); and

WHEREAS, the applicant having requested a seven month extension of the time limit for such condition and the Plan Commission having recommended approval thereof, based upon the applicant’s bona fide and ongoing efforts to move the project forward.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Common Council of the City of Franklin, Wisconsin, that Resolution No. 2014-6979, A Resolution Imposing Conditions and Restrictions for the Approval of a Special Use for a Credit Union Use Upon Property Located At 7750 South Lovers Lane Road, be and the same is hereby amended only to extend the time limit for the applicant’s obtaining of the issuance of an occupancy permit, to December 6, 2015.

BE IT FURTHER 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 \_\_\_\_\_, 2015.

SUMMIT CREDIT UNION – SPECIAL USE AMENDMENT  
RESOLUTION NO. 2015-\_\_\_\_\_

Page 2

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

APPROVED:

\_\_\_\_\_  
Stephen R. Olson, Mayor

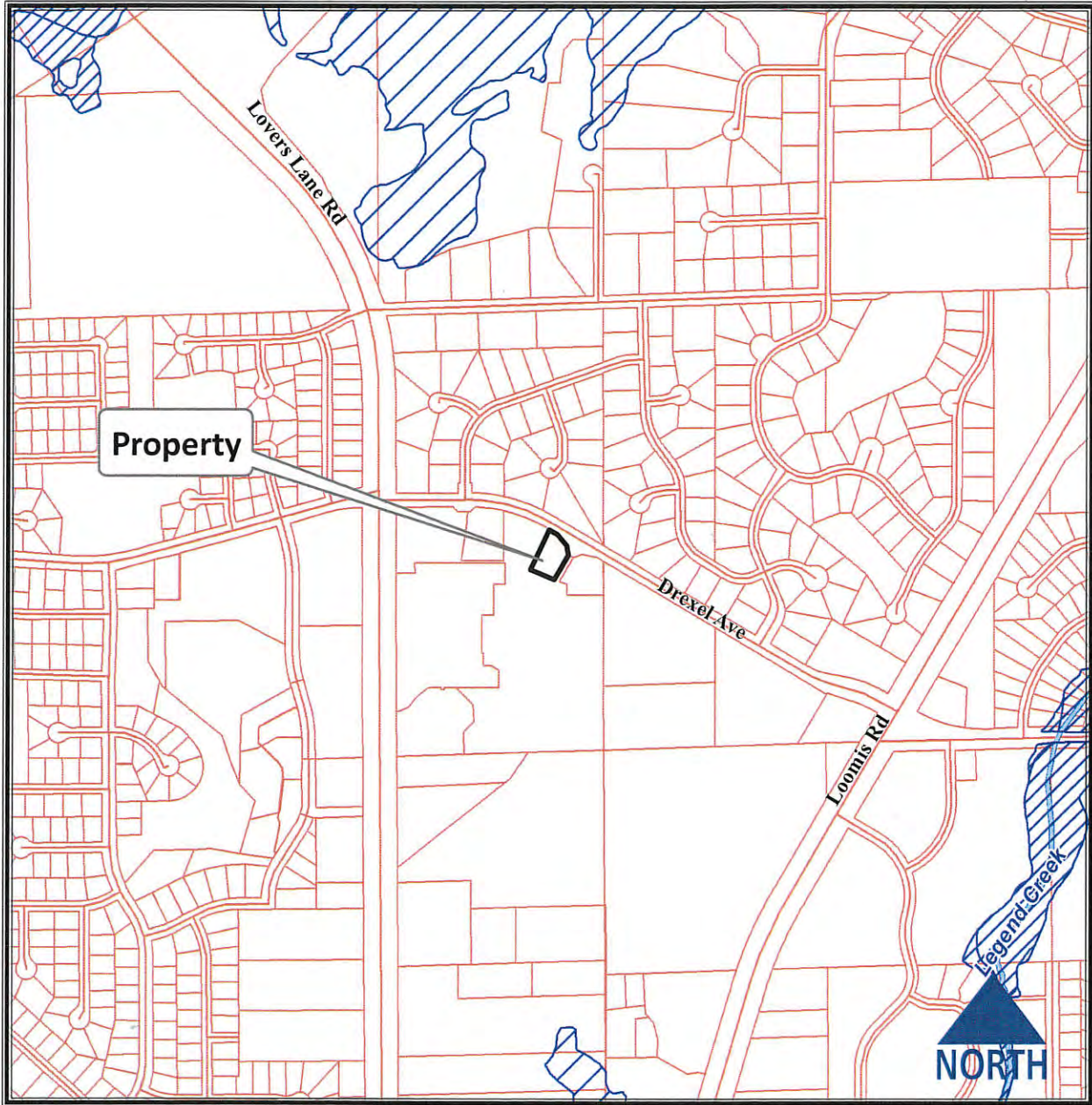
ATTEST:

\_\_\_\_\_  
Sandra L. Wesolowski, City Clerk

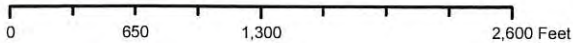
YES \_\_\_\_\_ NOES \_\_\_\_\_ ABSENT \_\_\_\_\_



7750 South Lovers Lane Road  
TKN 794-9999-008



Planning Department  
(414) 425-4024

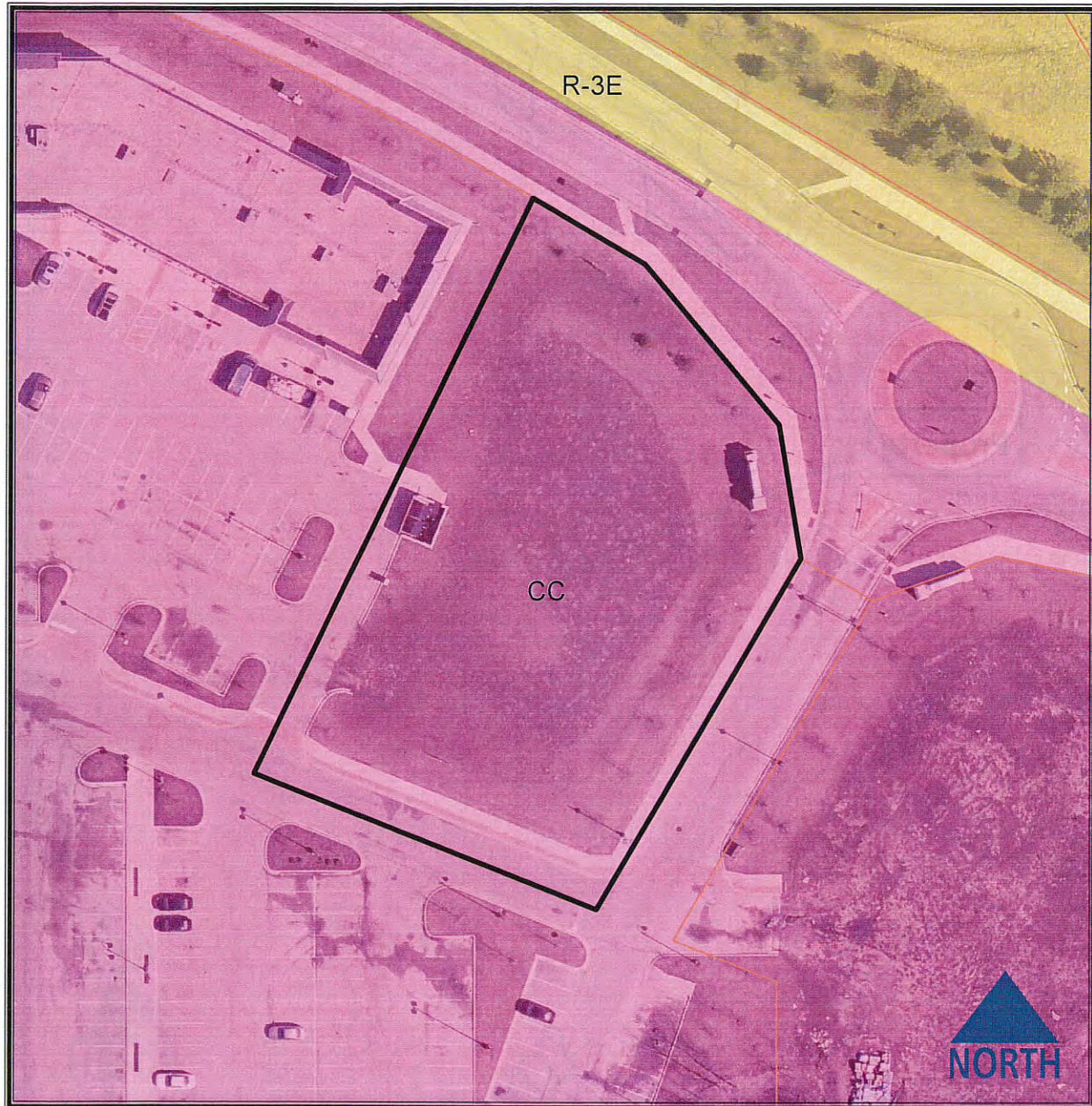


2013 Aerial Photo

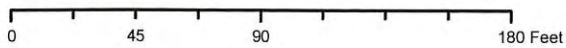
*This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. This map is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes.*



7750 South Lovers Lane Road  
TKN 794-9999-008



Planning Department  
(414) 425-4024



2013 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.*



6411 MINERAL POINT ROAD  
MADISON, WI 53705-4395

T/ 608 276 9200  
F/ 608 276 9204

Wednesday, April 15, 2015

Nick Fuchs  
Senior Planner  
City of Franklin, Department of City Development  
9229 W. Loomis Road, Franklin, WI 53132  
Phone: (414) 425-4024  
Fax: (414) 427-7691

Dear Nick,

I would like to request an extension for the Special Use Application Approval for the Summit Credit Union Branch Office located on 7750 Lovers Lane in the City of Franklin. The project originally received approval at the May 6, 2014 Common Council meeting and documented in a letter from the City of Franklin dated May 12, 2014. The letter noted expiration of the approval if the space is not occupied by May 6, 2015 (see attached for reference).

Since that time, we've gone through the process of developer approvals, financial approvals, design details, regulatory approvals, Contractor acquisition and material procurement. Given the timeline for municipality review prior to issuing building permits, we anticipate construction to begin by the third week in May 2015, then complete construction and occupy the space by December 6<sup>th</sup>, 2015.

We are requesting that the Plan Commission and Common Council grant a 7 month extension to the Special Use Application Approval so that we can fulfill the proposed development of this site. Thank You for all your help.

Best,

A handwritten signature in cursive script that reads "Brandon Halverson".

Brandon Halverson, AIA  
Strang, Inc.  
6411 Mineral Point Road  
Madison, WI 53705  
608/276-9201 ext. 158  
halverson@strang-inc.com

ARCHITECTURE  
ENGINEERING  
INTERIOR DESIGN





May 12, 2014

Summit Credit Union  
Jeremy Eppler, VP-Risk Management & Facilities  
4800 American Parkway  
Madison, WI 53718

**Re: Special Use Application for property located at  
7750 South Lovers Lane Road**

Dear Mr. Eppler,

This letter serves to inform you that the City of Franklin Common Council, at their meeting on May 6, 2014, approved the above referenced application to allow for a credit union with drive-through lanes use pursuant to the draft resolution attached.

This document contains the conditions of the City's approval for your project. These conditions must be fully addressed, within the stated time-frames, or this approval becomes null and void. Particularly important conditions are noted and further explained below. In addition, other permits or approvals from the City of Franklin may be necessary for your project. The most likely are identified in the second section of this letter.

In addition, please be advised that Milwaukee County requires that a recording fee be paid at the time of recording of any documents. Further information, including the cost and method of payment, will be provided to you when that information becomes available.

**Checklist of Conditions**

1. Development of the site shall be in substantial conformance with the Site Plan bearing City file stamp of March 26, 2014.

Detailed plans for the proposed sunshades shall be submitted to Planning staff for review and approval prior to the issuance of a Building Permit.

Parking lot lighting fixtures and light poles shall be black in color to match the existing lighting within the Shoppes of Wyndham Village development.

Any other significant changes, as determined by the Department of City Development, must be submitted to Planning staff for review and consideration prior to issuance of a Building Permit.

2. Implementation of all lighting, landscaping, architecture, parking, etc. as appropriate per the approved plan(s) must be completed prior to issuance of an Occupancy Permit. *An onsite inspection to confirm its completion must be made by the Department of City Development prior to issuance of an Occupancy Permit. The owner/applicant must schedule the onsite inspection with the Department of City Development at least one week in advance of the anticipated inspection.*
3. Outdoor storage, outdoor display of merchandise, encroachment into the protected natural resource features, etc. as appropriate is prohibited on the site.

**Checklist of Other Permits or Approvals**

In addition to the conditions noted above, you may also be required to obtain the following permits or approvals from the City of Franklin. Please contact the noted City departments immediately to confirm any such permits and approvals:

1. Soil Erosion Control Permit (Engineering Department, 414-425-7510). Required prior to any land disturbing activities, including but not limited to clearing, grading, filling, excavating, etc.
2. Pre-Utility/Construction Meeting (Inspection Department, 414-425-0084). A meeting with the Inspection Department is required prior to any utility or construction work.
3. Building Permit (Inspection Department, 414-425-0084). Required prior to construction or alteration of any structure, including but not limited to footings and foundations, building additions, accessory structures, fences, etc.
4. Sign Permit (Inspection Department, 414-425-0084). Required prior to placement and/or construction of any exterior signage, including but not limited to wall signs, monument signs, etc.
5. Fire Inspection (Fire Department, 414-425-1420). Required prior to issuance of an Occupancy Permit, including all aspects of the fire suppression system such as hydrants, emergency access, sprinkler systems, etc.
6. Pre-Occupancy Meeting (Inspection Department, 414-425-0084). Please contact the Inspection Department immediately after issuance of a Building Permit to determine if a Pre-Occupancy Meeting is required
7. Occupancy Permit (Inspection Department, 414-425-0084). Required prior to use/tenancy of the subject building(s).

Please note that your Special Use approval is only valid for one year from the date of approval, (*i.e. May 6, 2014*) unless an Occupancy Permit is issued and a use commences within that period.

Please contact me at 414-425-4024 or via email at [nfuchs@franklinwi.gov](mailto:nfuchs@franklinwi.gov) if you have any questions or comments regarding this letter.

Sincerely,



Nicholas J. Fuchs  
Senior Planner  
Department of City Development

Cc: Development Review Team members (via email)  
Jeremy Eppler (via email) [Jeremy.Eppler@summitcreditunion.com](mailto:Jeremy.Eppler@summitcreditunion.com)

**DRAFT**

A RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS  
FOR THE APPROVAL OF A SPECIAL USE FOR A CREDIT UNION USE UPON  
PROPERTY LOCATED AT 7750 SOUTH LOVERS LANE ROAD (BUILDING 8, LOT 3  
WITHIN THE SHOPPES OF WYNDHAM VILLAGE DEVELOPMENT)  
(SUMMIT CREDIT UNION, APPLICANT)

---

WHEREAS, Summit Credit Union having petitioned the City of Franklin for the approval of a Special Use within a CC City Civic Center District under Standard Industrial Classification Title No. 6061 "Federal credit unions (with drive through facilities)", to allow for a credit union use, upon property located at 7750 South Lovers Lane Road (building 8, Lot 3 within the Shoppes of Wyndham Village development), bearing Tax Key No. 794-9999-008, more particularly described as follows:

Lot 3 of Certified Survey Map No. 8567 recorded in the Office of the Register of Deeds for Milwaukee County, Wisconsin, on November 21, 2013, as Document No. 10315111. Being a redivision of Lot 1 of Certified Survey Map No. 8000, being a redivision of Parcel 1 of Certified Survey Map No. 5762, Certified Survey Map No. 377, and lands in the Southwest 1/4 and Northwest 1/4 of the Southeast 1/4 of Section 8, Township 5 North, Range 21 East. Said land being in the City of Franklin, County of Milwaukee, State of Wisconsin (0.851 acres); 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 3rd day of April, 2014, 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 received such Plan Commission recommendation and also having found that the proposed Special Use, subject to conditions, meets the standards set forth under §15-3.0701 of the Unified Development Ordinance.

**DRAFT**

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Common Council of the City of Franklin, Wisconsin, that the petition of Summit Credit Union, 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 Summit Credit Union, successors and assigns, as a credit union use, which shall be developed in substantial compliance with, and operated and maintained by Summit Credit Union, pursuant to those plans City file-stamped March 26, 2014 and annexed hereto and incorporated herein as Exhibit A.
2. Summit Credit Union, 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 Summit Credit Union facility, 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 Summit Credit Union, and the credit union use for the property located at 7750 South Lovers Lane Road (building 8, Lot 3 within the Shoppes of Wyndham Village development): (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. Applicant shall submit Summit detailed plans for the proposed sunshades to the Department of City Development for review and approval, prior to the issuance of a Building Permit.
5. Parking lot lighting fixtures and light poles shall be black in color to match the existing lighting within the Shoppes at Wyndham Village development.

BE IT FURTHER RESOLVED, that in the event Summit Credit Union, 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.

**DRAFT**

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

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

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

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

Introduced at a regular meeting of the Common Council of the City of Franklin this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

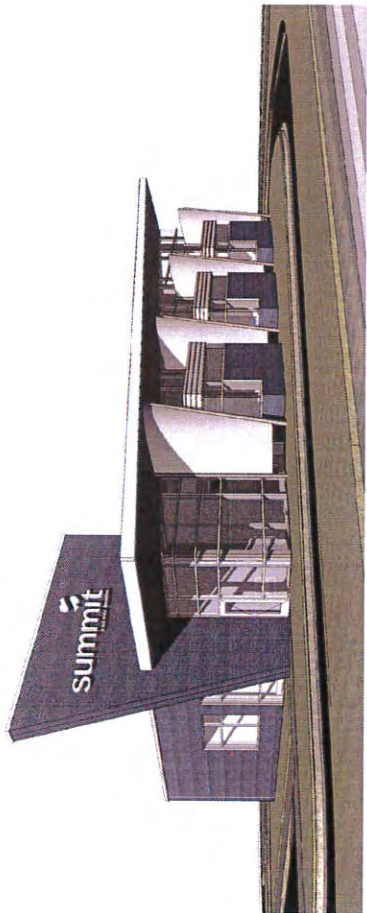
APPROVED:

\_\_\_\_\_  
Stephen R. Olson, Mayor

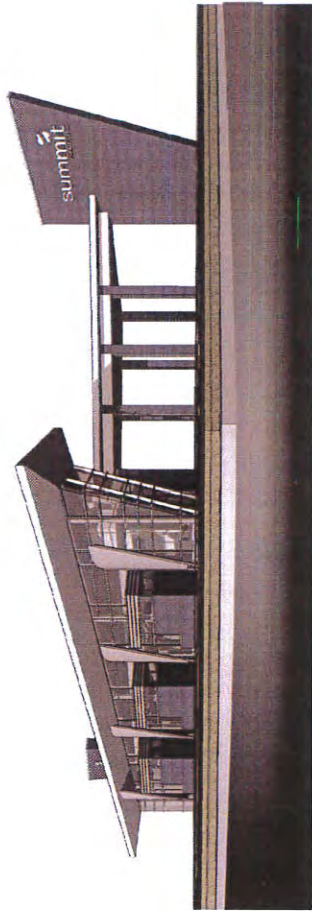
ATTEST:

\_\_\_\_\_  
Sandra L. Wesolowski, City Clerk

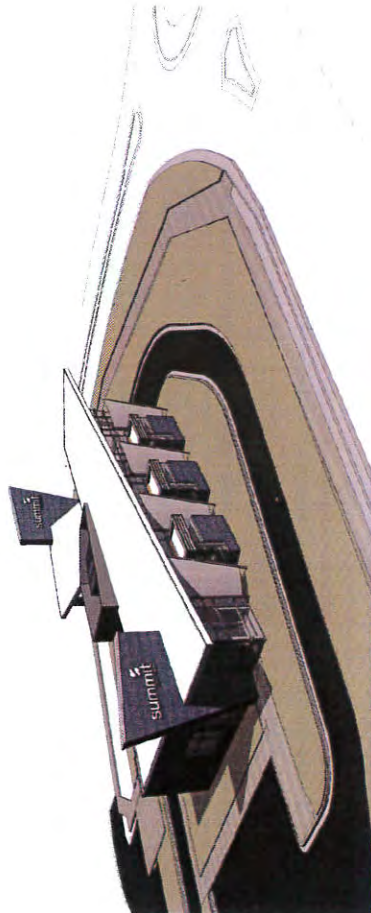
YES \_\_\_\_\_ NOES \_\_\_\_\_ ABSENT \_\_\_\_\_



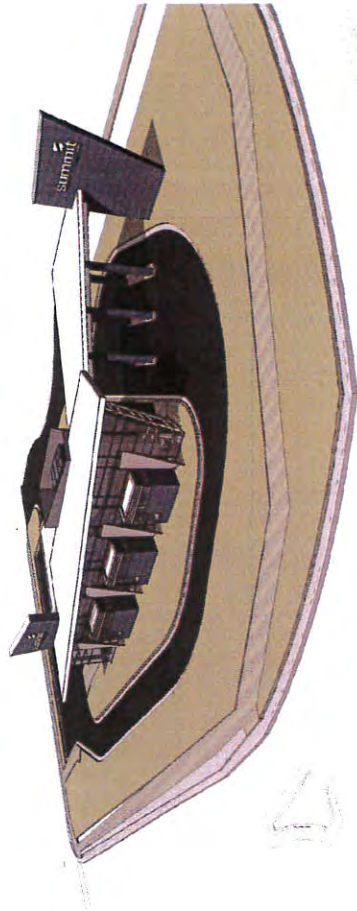
SOUTH PERSPECTIVE VIEW



EAST PERSPECTIVE VIEW



SOUTH AERIAL VIEW



EAST AERIAL VIEW

Franklin

MAR 26 2014

City Development

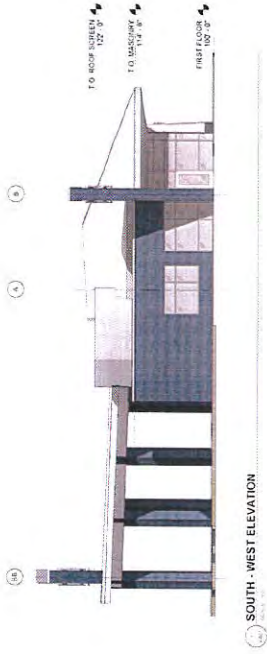


STRANG

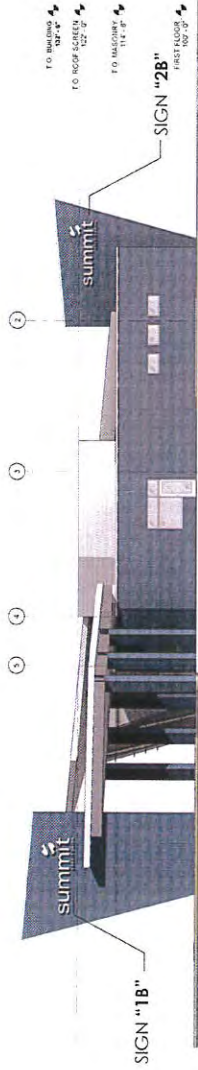
SUMMIT CREDIT UNION - FRANKLIN BRANCH

APPROVED  
@PC APRIL 17, 2014

SCHEDULE OF EXTERIOR FINISHES		FINISH / COLOR
NAME		
LOCATION		
DATE		
DESCRIPTION		
FINISH		
REMARKS		



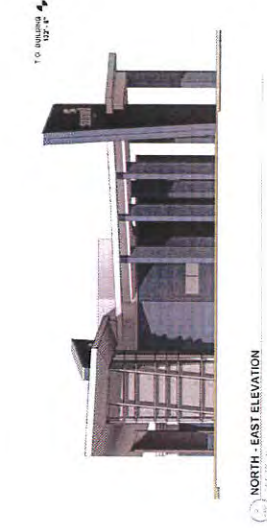
SOUTH - WEST ELEVATION



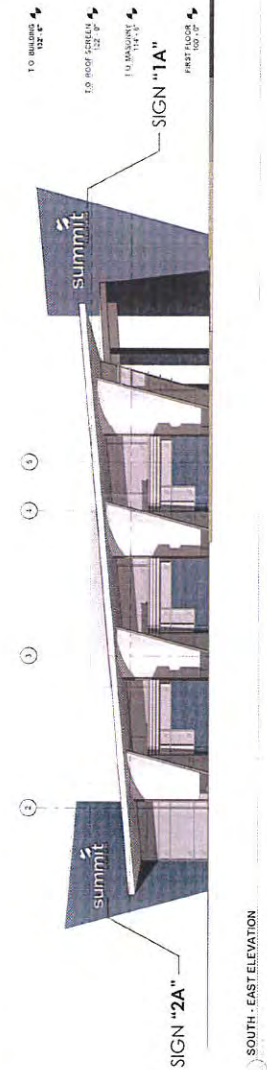
NORTH - WEST ELEVATION



EAST ELEVATION

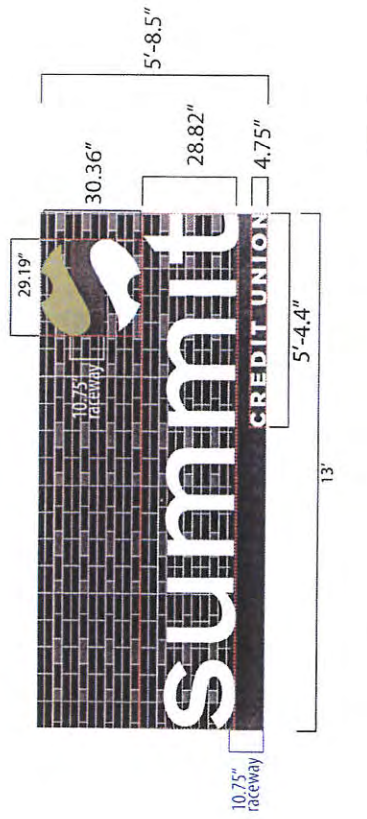


NORTH - EAST ELEVATION

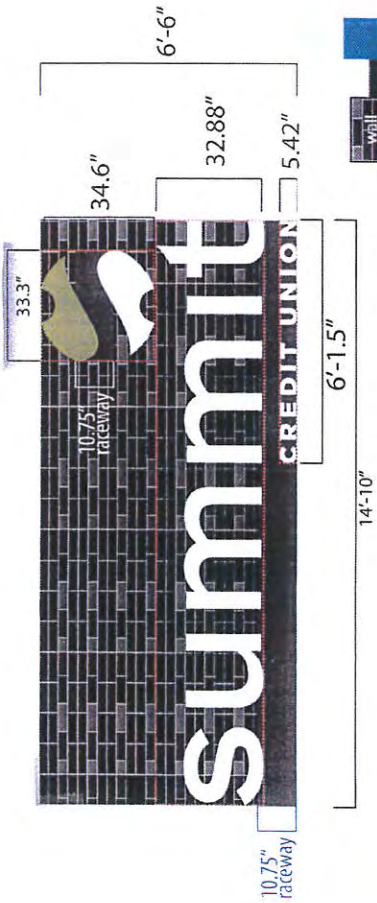
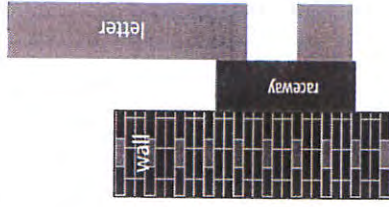


SOUTH - EAST ELEVATION

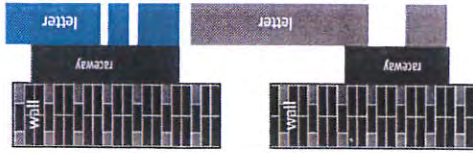
THIS DOCUMENT IS THE PROPERTY OF STRANG ARCHITECTURE AND SHALL BE KEPT IN CONFIDENCE. IT IS TO BE USED ONLY FOR THE PROJECT AND LOCATION SPECIFICALLY IDENTIFIED HEREIN. ANY REPRODUCTION OR TRANSMISSION OF THIS DOCUMENT IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN PERMISSION OF STRANG ARCHITECTURE IS STRICTLY PROHIBITED.



SIGN 2A + 2B



SIGN 1A + 1B



SUMMIT CREDIT UNION FRANKLIN

BUILDING WALL SIGNS -  
INTERIALLY LIT RACEWAY SIGNS





**From:** [Nick Fuchs](#)  
**To:** "Peter Tan"  
**Cc:** [Jeremy Eppler \(Jeremy.Eppler@summitcreditunion.com\)](mailto:Jeremy.Eppler@summitcreditunion.com); [Larry K. Libman \(LLibman@axley.com\)](mailto:LLibman@axley.com); [Larry Barton](#); [Orrin Sumwalt](#); [Joel Dietl](#)  
**Subject:** RE: Franklin, WI - Summit Credit Union Revised Drawings  
**Date:** Thursday, May 22, 2014 1:27:21 PM  
**Attachments:** [Summit Credit Union Revised Elevations \(5-15-14\).pdf](#)

---

This email serves to inform you that the architectural modifications described below (per your email) and illustrated on the attached revised elevations for Summit Credit Union are approved. The modifications shall be in substantial conformance with the attached plans, City file-stamped May 15, 2014, on file with the Department of City Development. Please contact the Building Inspection Department (414-425-0084) for Permitting requirements prior to commencement of work. All other conditions and plans approved as part of the Special Use approval for Summit Credit Union remain in effect.

1. With the goal of bringing the building into compliance with the agreed upon architecturally compatible theme for the Shopping Center, the proposed brick has been revised to be Belden Kingsport, which is exactly the red/maroon brick that is used on the Target building.
2. Cast stone accent bands in a limestone color at window sill height and at window head height have been added to reflect the similar accent bands on the Target building.
3. The height of the northern brick pier (the highest point of the building) has been reduced to 30'.

Please contact me if you have any questions about this approval. Thanks.

Nick Fuchs  
Senior Planner  
Department of City Development  
9229 W. Loomis Road, Franklin, WI 53132  
Phone: (414) 425-4024  
Fax: (414) 427-7691

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**From:** Peter Tan [<mailto:Tan@strang-inc.com>]  
**Sent:** Monday, May 19, 2014 11:03 AM  
**To:** Nick Fuchs; Joel Dietl  
**Cc:** Jeremy Eppler ([Jeremy.Eppler@summitcreditunion.com](mailto:Jeremy.Eppler@summitcreditunion.com)); Larry K. Libman ([LLibman@axley.com](mailto:LLibman@axley.com)); Larry Barton; Orrin Sumwalt  
**Subject:** RE: Franklin, WI - Summit Credit Union Revised Drawings

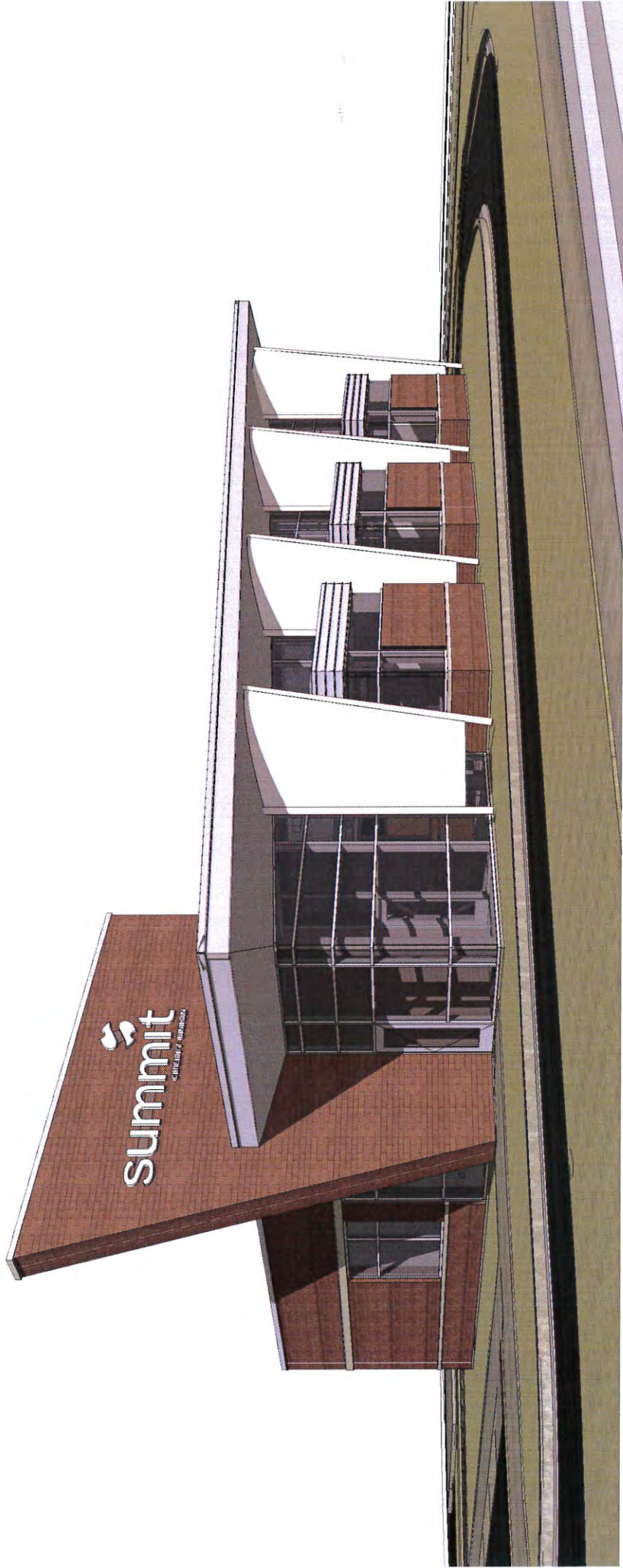
Nick,

The sunshade details will be finalized at the time of the application for a building permit, which is in the future. Therefore, we would like to request that the City of Franklin review the proposed architectural changes right away, and separately from the sunshade design.

**Franklin**

MAY 15 2014

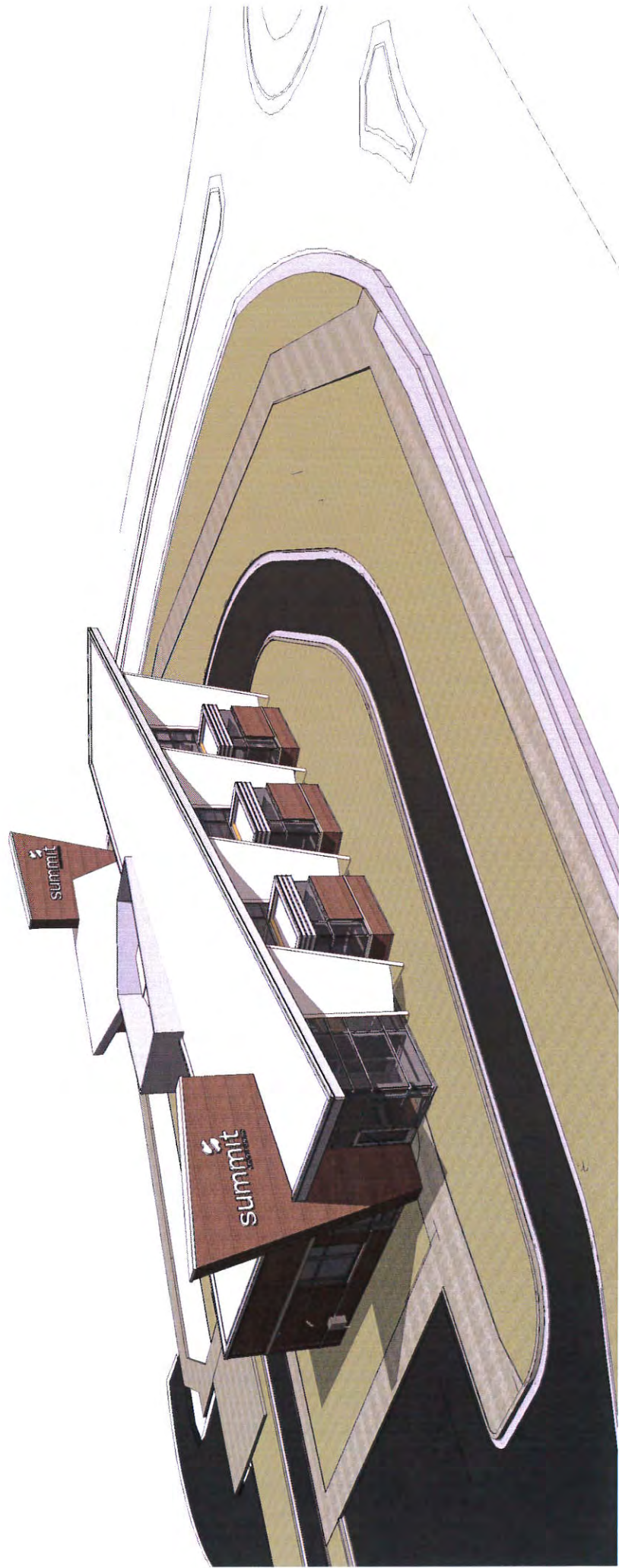
**City Development**



**Franklin**

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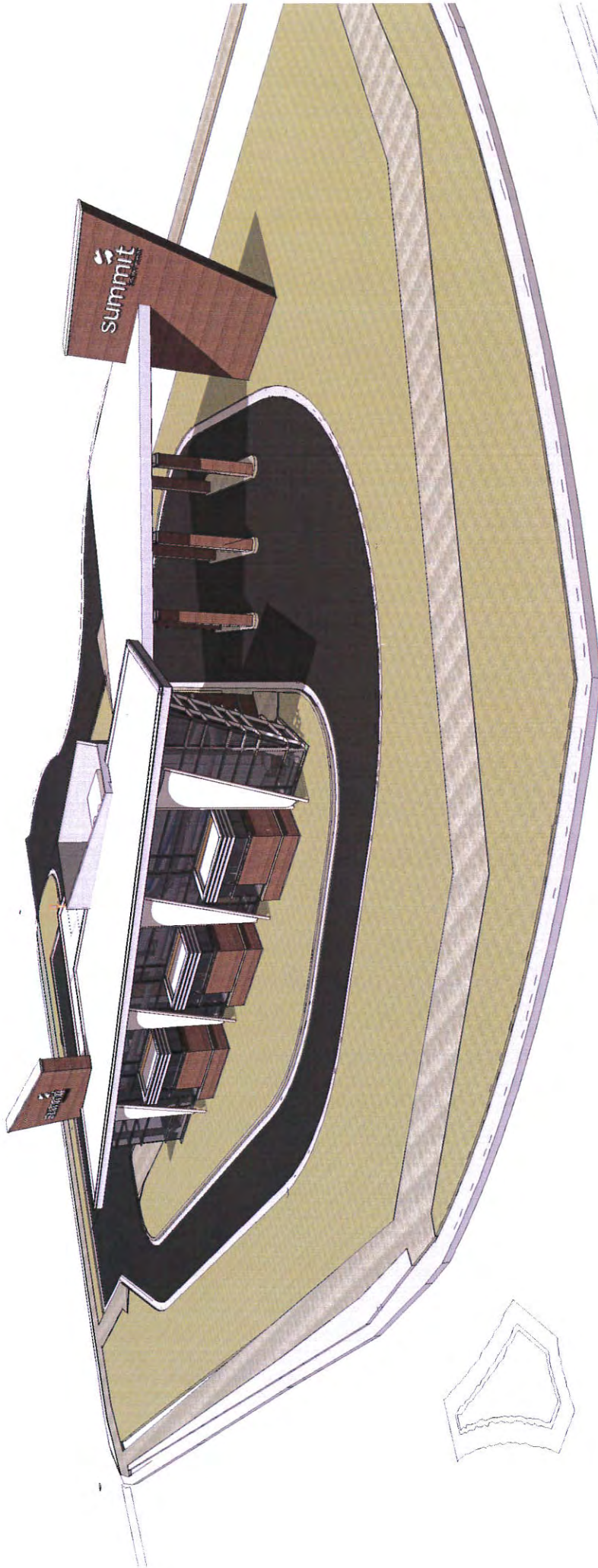
**City Development**



Franklin

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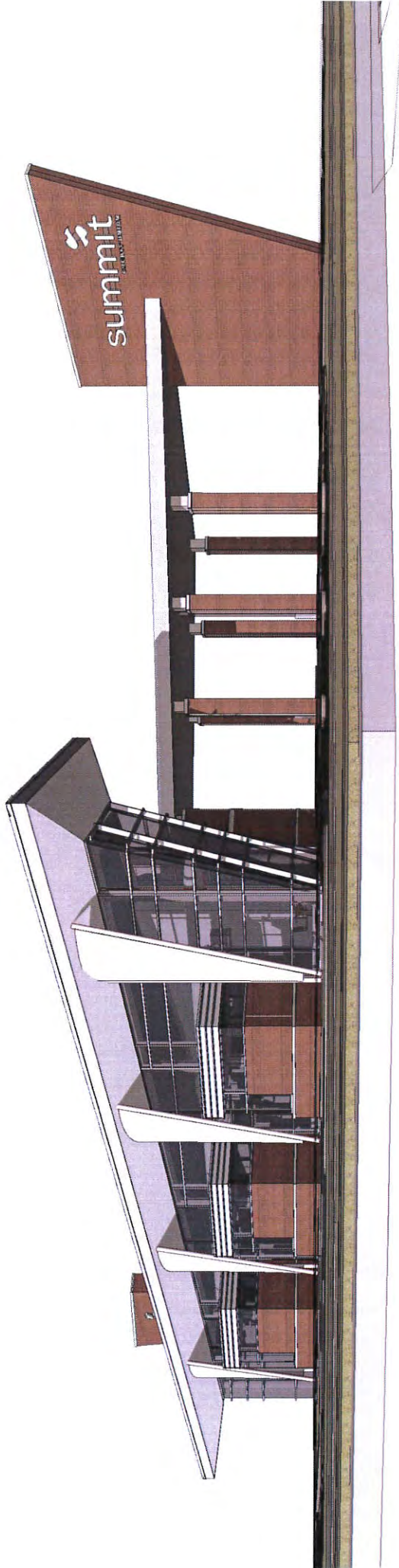
City Development



**Franklin**

MAY 15 2014

**City Development**



MAY 15 2014

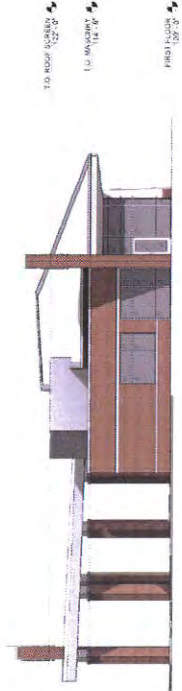
City Development



STRANG

ARCHITECTURE  
ENGINEERING  
INTERIOR DESIGN  
STRANG INC. 3000 KUMAR  
MADISON WI 53704-3300

NAME	SCHEDULE OF EXTERIOR FINISHES	FINISH / COLOR
1. ROOF SCAFFOLD	1. TO ROOF SCAFFOLD	122'-0"
2. MASONRY	2. TO MASONRY	114'-8"
3. FIRST FLOOR	3. FIRST FLOOR	100'-0"



SOUTH ELEVATION



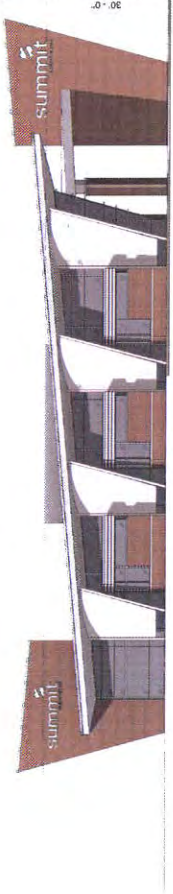
WEST ELEVATION



NORTH ELEVATION



NORTH - EAST ELEVATION



EAST ELEVATION

DRAWING SET 50  
COPYRIGHT STRANG INC. 2014

DRAWN JZ  
CHECKED PT  
DATE 2014.05.13  
PROJECT NO. 20120048  
PROJECT TITLE

SUMMIT  
CREDIT UNION  
- FRANKLIN

SHEET NAME  
EXTERIOR  
ELEVATIONS

SHEET NO.

A401



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

Meeting of April 23, 2015

**Planning Department 2014 Annual Report**

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**RECOMMENDATION:** No action required, for informational purposes only.

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**Project Name:** Planning Department 2014 Annual Report  
**Project Address:** City-wide  
**Applicant:** City of Franklin  
**Applicant Action Requested:** No action required.

---

**Introduction:**

The Planning Department has prepared the attached Annual Report that documents the Department's activities during the previous calendar year. It is intended that this Annual Report be presented to the Common Council and the Plan Commission for informational purposes. Subsequent to presentation to the Common Council and the Plan Commission, it is intended that the Annual Report be placed on the Planning Department's webpage.

Data collected for the Annual Report will also be of assistance in ongoing department work programming efforts, and will be of assistance in the preparation of the department's annual budget documents.

**Description/Analysis**

In summary, it can be noted that in 2014:

- The number of Concept Reviews, Building Permit reviews, Special Uses and Special Use Amendments, Minor Site Plan Amendments, Zoning Compliances, and easement reviews were above historic averages.
- The number of Site Plans was consistent with historic averages.
- The number of UDO Text Amendments, Comprehensive Master Plan Amendments, Rezoning reviews, Planned Development Districts, Certified Survey Maps, Natural Resource Special Exceptions, Site Plan Amendments, and variances were below historic averages.

In addition, it can be noted that the Planning Department continued to staff and provide significant assistance to numerous boards and commissions, including in particular the Complete Streets and Connectivity and Quarry Monitoring Committees. Furthermore, and consistent with the past few years, the Planning Department continues to provide economic development assistance to numerous boards and commissions including the Community Development Authority and Economic Development Commission.





## Planning Department Annual Report: 2014

**Prepared for:**

Mayor Stephen R. Olson  
City of Franklin Common Council  
City of Franklin Plan Commission

**Prepared by:**

City of Franklin Planning Department

***City of Franklin Vision Statement:*** The City of Franklin's vision is to enhance the quality of life for present and future generations by providing economic growth through the highest quality of residential, recreational, and business development in Southeastern Wisconsin. *(Adopted by the Common Council April 25, 2009, and included by reference in the City of Franklin 2025 Comprehensive Master Plan)*

***City of Franklin 70/30 Goal:*** That it remain a goal of the Common Council to obtain the 70/30 ratio of residential to commercial assessed valuation. *(Motion passed by the Common Council June 29, 2005, included by reference in the City of Franklin 2025 Comprehensive Master Plan in 2009, and reaffirmed by the Council at its September 3, 2013 meeting.)*

### INTRODUCTION

The City of Franklin's Planning Department oversees planning and zoning activities and is responsible for administration of the Unified Development Ordinance and implementation of the Comprehensive Master Plan. The Department's role includes the dissemination of this information to the public and coordination with other City departments, boards, commissions, public officials, and applicants to ensure the timely review of projects.

Specifically, the Planning Department is responsible for providing planning, zoning, and development-related support to the Mayor and Common Council and primary staff support to the Plan Commission, the Board of Zoning and Building Appeals, the Environmental Commission, the Franklin Complete Streets & Connectivity Committee, the Quarry Monitoring Committee, and the Parks Commission. The Department also provides assistance to the City Attorney's Office for the Community Development Authority and the Forward Franklin Economic Development Committee.

Many of the activities of the Planning Department result in ordinances and/or resolutions that are adopted by the Common Council and are incorporated into the City's rules and regulations. It can be noted that in 2014, 19 percent of the ordinances adopted by the Common Council were for projects researched/prepared by the Department (6 of 32), and 26 percent of the resolutions approved by the Common Council were for projects researched/prepared by the Department (25 of 96).

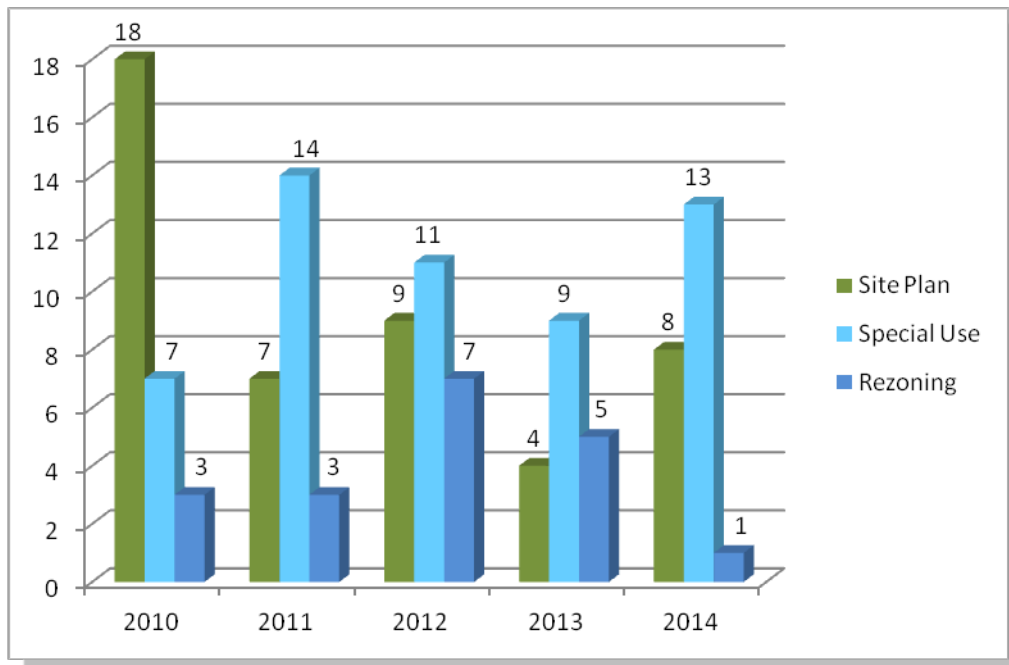
In 2014, the projects reviewed by the Planning Department, that carried forward with construction and development, had an estimated combined building construction value of about \$25.0 million. This compares to \$32.6 million of development proposed in 2013, \$26.8 million of development proposed in 2012, \$18.7 million in 2011 and about \$23.5 million in 2010.

This report provides a summary of the Planning Department's activities during 2014 related to the review of permits and applications, special projects, and community growth issues. To put the activity in some perspective, the report also contains information from previous years.

## ZONING AND LAND DIVISION ACTIVITIES

The number of all zoning and land division related projects reviewed in 2014 increased to its highest total of the past ten years, with Department internal review and approvals increasing significantly. (Total figures from Project Tracking Table.)

**Figure 1: Number of Applications**



## Site Plans

The minor site plan amendment process to allow for administrative (Planning Manager) approval of eligible minor changes to an approved Site Plan, approved via Ordinance No. 2010-2022, resulted in 19 applications in 2014 (up from 16 in 2013 and higher than the preceding years).

Site Plans and Site Plan Amendments heard at the Plan Commission increased to eight in 2014 (from four in 2013). It is appropriate to note that site plan review is often included as an integral part of other types of planning applications, such as Special Use permit and Planned Development District amendment reviews. Notable projects in 2014 included:

Victory of the Lamb, Inc. applied for a 16,000 square foot church facility, worship, and education center. Phase I completion and grand opening is tentatively scheduled for November 2015.

**Development cost estimate: not yet determined**



*Victory of the Lamb Phase I Worship Center  
11120 West Loomis Road*



*Verdure Park  
5608 West Rawson Avenue*

Blind Squirrel Development, LLC received Phase I Site Plan approval in March 2014 for an approximate 6,800 square foot single-story multi-tenant professional office building at 5608 West Rawson Avenue along one of Franklin's busiest corridors.

**Development cost estimate: ~600,000**

## Special Uses

The number of Special Use and Special Use amendments applied for in 2014 totaled 13. Notable projects reviewed and approved in 2014 included:

January 2014 saw approval of a Special Use request by Storage Master, LLC for construction of a self storage facility of approximately 42,300 square feet and redevelopment of the property at 6951 South Lovers Lane Road (following an amendment to the Unified Development Ordinance text at Table 15-3.0603 Standard Industrial Classification Title No. 4225 "General Warehousing and Storage" to allow such use as a Special Use in the B-5 Highway Business District).

**Redevelopment cost estimate: ~\$1,860,000**



*Storage Master, 6951 South Lovers Lane Road*



*Academy of Performing Arts  
10001 West St. Martins Road*

Redevelopment of the property located at 10001 West St. Martins Road (Stacy M. Tuschl, owner), was approved in April 2014 for The Academy of Performing Arts. The renovation of, and addition to, the existing approximate 8,300 square foot building and site will enhance the Crossroads Trade area of Franklin.

**Redevelopment cost estimate: ~\$390,000**



*Summit Credit Union  
7750 South Lovers Lane Road*

Summit Credit Union obtained Special Use and site plan approval in May 2014 for construction of an approximate 3,600 square foot building with drive-through facility at 7750 South Lovers Lane Road within the Shoppes at Wyndham Hills development.

**Development cost estimate: not yet determined**

Other Special Use applications included: approval of a professional baseball stadium use at 7900 West Crystal Ridge Drive (The Rock Sports Complex, LLC); an expansion of the City of Franklin Water and Waste Water operation and maintenance facility at 5550 West Airways Avenue (City of Franklin); approval of a business use at 10179 South 57th Street (Galland Henning NoPak, Inc.); and approval of a business use at 6321 South 108th Street (Ewald Chrysler Jeep Dodge, LLC). It can be noted a Special Use was denied by the City for an application for a business use at 7220 West Rawson Avenue (Elder Sanctuary, LLC).

## **Rezoning**

Requests for property rezoning in 2014 dropped to a five year low with a single request.

In March 2014 Rick Przybyla, of Creative Homes, Inc. gained approval to rezone a 0.13 acre site located at approximately 7901 West Imperial Drive from I-1 Institutional District to R-6 Suburban Single-Family Residence District and to combine it with the R-6 Residence District property to the south, to create a buildable residential lot. Further applications for a Certified Survey Map (approved and recorded) and Preliminary Subdivision Plat (under review) involving the property and two adjacent properties were also received.

## Planned Development Districts

Three requests for amendments to Planned Development Districts were submitted in 2014, of which two were approved.

- Franklin Senior Housing, Inc. received approval to amend Planned Development District No. 22 (Clare Meadows) to provide for a one lot Certified Survey Map land division to create a single lot of record status for the area of the property supporting the existing 3-story 30 unit senior independent living apartment building for the property located at 7704 South 51st Street. (Ordinance No. 2014-2145)
- H.O.L.I.E., Inc. received approval to amend Planned Development District No. 21 (Brenwood Park) to allow for the construction of a multi-family senior housing apartment development consisting of 69 apartment units in a 3-story, approximately 77,100 square foot building for property located at 9260 West Highland Park Avenue. ***Development cost estimate: \$6.5 million.*** (Ordinance No. 2013-2159)
- Burke Properties applied for, but did not receive approval, to amend Planned Development District No. 25 (Woodland Trails Condominiums), to allow for the change from condominiums to a market-rate apartment development consisting of 106 apartment units for property located at approximately 51st Street and Cobblestone Way.

## Certified Survey Map, Land Combination and Subdivision Plat Activity

The number of applications for land division via Certified Survey Map remains consistent with the past few years. Four Certified Survey Map applications were received and approved in 2014. Notable projects include:

- Developer Creative Homes, Inc. proposed and received Certified Survey Map approval to reconfigure 3 residential lots to four buildable lots. This will enable the developer to continue with an application for a single-family residential subdivision, Faithway Reserve, upon the largest parcel. Two of the created lots are currently buildable at this time, another contains an existing home.
- Applicants Donald and Catherine Statza received approval to subdivide their property at 9045 South 76th Street into 2 buildable single-family lots.
- Alfred L. Block received approval to divide an existing outlot that is entirely comprised of natural resources into two separate outlots. According to the applicant, the outlots will be sold to adjacent property owners that do not wish to develop the property. The lands will be protected via a Conservation Easement agreement.
- Franklin Senior Housing, Inc., which purchased the parcel at 7704 South 51st Street, received approval of a land division for Francis Woods Condominiums Phase 2.

No requests for Land Combination were received in 2014.

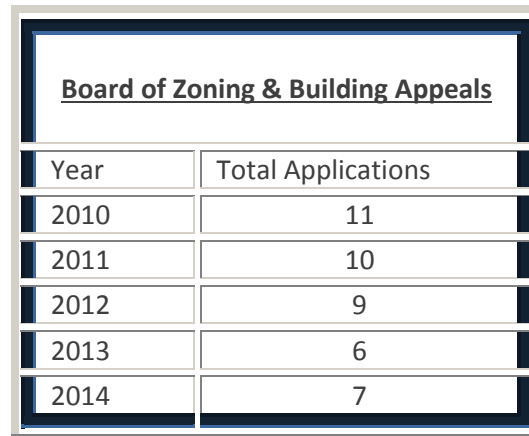
A Preliminary Plat for a 7 lot single-family residential development was received in 2014. This project was the subject of a rezoning as noted earlier in this report for Creative Homes, Inc. The proposed development, Faithway Reserve, is currently under review.

### **Board of Zoning & Building Appeals**

The number of applications to the Board of Zoning & Building Appeals in 2014 increased to 7 from 6 in 2013.

Applications to the Board of Zoning and Building Appeals for 2014 included 2 requests to exceed the maximum lot coverage standard on a residential lot for new home construction, and 4 requests to vary setback and location requirements for accessory structures and building construction/additions. One request to allow for the installation of a fence in the rear yard abutting a street on a corner lot failed to receive approval.

**Figure 2**



<b><u>Board of Zoning &amp; Building Appeals</u></b>	
<b>Year</b>	<b>Total Applications</b>
2010	11
2011	10
2012	9
2013	6
2014	7

### **Unified Development Ordinance Text Amendments**

Review and recommendation of text amendments to the Unified Development Ordinance are one of the specific tasks assigned to the Planning Department. These are generally significant as they often reflect a revision of the parameters by which development may occur in Franklin. Three amendments were approved in 2014 (one of which was requested in 2013 but was approved in 2014).

► **Ordinance No. 2014-2130**, to amend the Unified Development Ordinance text at Table 15-3.0603 Standard Industrial Classification Title No. 4225 "General Warehousing and Storage" to allow for such use as a Special Use in the B-5 Highway Business District (Storage Master, LLC, Applicant).

► **Ordinance No. 2014-2136**, to amend the Unified Development Ordinance text at Table 15-3.0603 Standard Industrial Classification Title No. 6531 "Real Estate Agents and Managers" to allow for such use as a Special Use in the B-3 Community Business District (City of Franklin, Applicant).

► **Ordinance No. 2014-2141**, to amend the Unified Development Ordinance text at Section 15-10.0102 to provide for membership upon the Plan Commission of the Assistant City Engineer in the absence of the City Engineer (City of Franklin, Applicant).

## **Miscellaneous**

### **Natural Resource Special Exceptions**

Application for Natural Resource Special Exceptions (NRSE) applied for in 2014 fell to two after an active year in 2013 (one of which was requested in 2013 but was approved in 2014).

- The City sponsored Evergreen Street extension, initiated in 2013, involved a request to cross certain wetlands to enable the construction of a paved City street to gain access to Pleasant View Neighborhood Park. The wetland crossing was approved by the Army Corps of Engineers, the Wisconsin Department of Natural Resources, and the City of Franklin in 2014.
- As part of the Site Plan review and further development of the property at 4800 West Rawson Avenue, it became necessary for Wisconsin Electric Power Company d/b/a WeEnergies to request approval of a Natural Resource Special Exception to allow approximately 6,000 square feet of paving of the wetland buffer and 12,700 square feet of wetland setback to allow for the use of the area as part of the storage yard and staging operations. Common Council approved the request August 19, 2014.

### **Concept Reviews**

Concept Reviews remain consistent with previous years with 6 applications in 2014. Notable projects included:

- The Rock Sports Complex, LLC presented a proposed professional baseball stadium at The Rock Sports Complex (Planned Development District No. 37) located at approximately 7900 West Crystal Ridge Drive.
- Federation of Croatian Societies, Inc. presented a proposed pavilion/community center and additional soccer fields at Croatian Park, located at 9100 South 76th Street.
- John O'Malley presented a concept review in March 2014 for a proposed senior/civic center at Orchard View Shopping Center, 7140 South 76th Street.
- In June 2014, The LaSalle Group, Inc. presented a proposal for a multi-family memory care residence facility development at 9201 West Drexel Avenue.
- Colliers International presented a proposal for Single-Family Residential and Commercial Development at approximately 11906 West Loomis Road.

### **Development Review Team Meetings**

Slightly more than 2013, ten Development Review Team meetings were held in 2014. These meetings are intended to provide an early opportunity for all affected parties to get together to discuss the preliminary plans of a potential project. It is also intended that any major issues or opportunities identified at this meeting could then be addressed early in the project's planning stages. Staff continued to receive positive feedback from applicants regarding this optional step of the development review process.

### **Temporary Use**

An above average number of applications for Temporary Use approvals were received and reviewed in 2014. Of the 16 application requests for Temporary Uses in 2014, seven of the requests were administratively approved by staff, while nine of the proposals were reviewed by the Plan Commission. Some notable examples included: the annual request by Home Depot U.S.A., Inc. for outdoor seasonal sales of plant goods and commodity bagged goods at 6489 South 27th Street; Gus's Mexican Cantina continued to sponsor a seasonal weekly car show at 6514 South Lovers Lane Road; and Torbenson Shows, LLC continued the Holiday Craft & Gift Expo during the Thanksgiving weekend at the Milwaukee Sports Complex at 6000 West Ryan Road.

Notable examples of new requests approved by Plan Commission in 2014 included:

- Vinton Construction Company petitioned to allow for a temporary concrete batch plant at 9410 South 76th Street.
- Hmong/American Friendship Association, Inc. petitioned for the approval to allow for a Hmong 2014 New Year Celebration at the Milwaukee County Sports Complex, 6000 West Ryan Road.

### **Zoning Compliance Permit**

Zoning Compliance permit requests in 2014 increased to 54. Notable examples for zoning compliance permits to locate within, relocate, or expand operations in existing commercial/retail sites included:

- Indian Buffet, 7107 South 76th Street, *Indian Restaurant*   **Opened: March 2014**
- Children's Hospital of WI, 7322 West Rawson Avenue, *Pediatric Primary Care Medical Clinic*,  
**Development Cost Estimate: \$52,000**   **Opened: September 2014**
- C-Graphic LLC, 9980 South Oakwood Park Drive, *Screen and Digital Printing*, **Development Cost Estimate: \$17,400**   **Opened: August 2014**
- Dollar Tree, 7150 South 76th Street, *Dollar Store/Retail*, **Development Cost Estimate: \$102,000**  
**Opening 2015**

### **Building Permits**

Slightly less than the 2013 level of 90, Planning Department staff reviewed 83 building permits in 2014 to verify consistency with their applicable projects previously approved by the Common Council or Plan Commission.



### **Zoning Enforcement**

Zoning enforcement actions/complaints filed with the Planning Department increased from 26 in 2013 to 36 in 2014. It is important to note that a significant commitment of staff time is required in the research and resolution of most zoning enforcement actions.

## **PLANNING ACTIVITIES**

In addition to the zoning, land division, and ordinance revision related responsibilities noted earlier in this report, the Planning Department is also charged with the duty of helping guide the City's long-range planning activities. While this duty is often associated with implementation of the recommendations contained within the City's Comprehensive Master Plan, other similarly important tasks are often assigned to the Department as noted below.

### **Comprehensive Master Plan**

Adopted on October 21, 2009, the City of Franklin 2025 Comprehensive Master Plan is a guide to direct future actions of the City as they may relate to planning, zoning, land division, and official mapping. The Department reviewed two applications for amendments to the City of Franklin 2025 Comprehensive Master Plan in 2014.

► **Ordinance No. 2015-XXXX**, to incorporate updated changes to the Comprehensive Outdoor Recreation Plan pertaining to the addition of a specialized recreational area with an all-accessible and all-inclusive playground and conservancy lands, the addition of trailway to the City's existing trail network and updated population (City of Franklin, Applicant). (Approved at Common Council January 6, 2015.)

► An application by Franklin Square, LLC to change the Future Land Use map use designation for property located at approximately 51st Street and Cobblestone Way from Residential Use and Areas of Natural Resource Features to Residential-Multi-Family Use and Areas of Natural Resource Features (proposed Lot 2) and from Residential Use and Areas of Natural Resource Features to Commercial Use and Areas of Natural Resource Features (proposed Lot 3) was not adopted at the January 6, 2015 Common Council meeting.

### **Economic Development Initiatives**

To maintain the City's competitiveness the City has assigned a high priority to economic development related efforts and initiatives. In November of 2014, the Mayor and Common Council approved resolutions to enter into contracts with certain consultants to explore economic development initiatives in three areas of the City,

commonly referred to as Areas A, D and G. Department of City Development staff was assigned and continues to play an active role in managing and coordinating these projects.

The City also entered into a contract with Buxton Company to provide community retail recruitment consulting services. With direction from the Economic Development Commission, Department of City Development staff is assisting the EDC and Buxton with these retail recruitment efforts.

In addition to the projects noted above, the Planning Department maintains various databases and the Business page of the City's website, and provides economic development related assistance to various boards, commissions, and other interested parties. Examples of such efforts in 2014 include:

- Continued to respond to data requests from parties representing companies looking to expand or build within or relocate to a southeastern Wisconsin community such as Franklin. These data requests are often confidential and time sensitive, and are sometimes anonymous. In many instances, these data requests require a significant amount of staff time and/or coordination with other agencies or city departments.
- Continued to provide information and data to the Community Development Authority and the Economic Development Commission to assist with their efforts towards those initiatives assigned to them.
- Planning Department staff attended the 2014 Wisconsin Economic Development Association Fall Regional Conference to continue to expand upon the Department's knowledge of economic development related tools, programs, strategies and practices. A Wisconsin legislative update and Tax Incremental Financing District update was also provided.

### **Franklin Complete Streets & Connectivity Committee**

The Planning Department continued to staff the Franklin Complete Streets & Connectivity Committee throughout 2014. This primarily included the coordination of meetings, drafting agendas and distributing packet materials.

### **Quarry Monitoring Committee**

The Planning Department continued to staff the Quarry Monitoring Committee, coordinate the activities of the City's quarry monitoring consultant, and respond to citizen concerns and complaints in regard to the quarry during 2014. The Planning Department also: helped prepare a quarry monitoring contract with Stantec Consulting Services Inc.; helped the City Attorney's Office prepare an update of the City's Quarry Reclamation Ordinance; and undertook site visits of the quarry.

## Parks Commission

The Planning Department continued to staff the Parks commission throughout 2014. This included drafting an update to the City's Comprehensive Outdoor Recreation Plan to add a Specialized Recreation Area (special park) for an all-inclusive and all-accessible playground and adjacent conservancy lands, add 10,820 lineal feet of additional trail way to the City's existing trail network and update population data and projections to regain Franklin's eligibility for Outdoor Recreation Grants administered through the Wisconsin Department of Natural Resources.

## **ANTICIPATED PROJECTS IN 2015**

Major projects envisioned for the Planning Department in 2015 include:

- A further amendment of PDD No. 28 to allow construction of the proposed Healing Garden and Educational Trail on the Conservancy of Healing and Heritage and adjacent properties.
- The provision of assistance towards, and review of, a proposed Kayla's Krew all-inclusive and all-accessible playground and potential City park encompassing a portion of the Victory of the Lamb property and certain MMSD lands located immediately to the west.
- Review and consideration of an update of the Reclamation Plan for the Payne & Dolan quarry.
- Review of incoming projects and applications. Submittals already under review in 2015 include:
  - Valenti Classics Color and Design Studio Special Use
  - Temporary Use for Victory of the Lamb
  - Ogden Construction Group Special Use
  - Autumn Leaves Memory Care facility Comprehensive Master Plan Amendment, Special Use and Natural Resource Special Exception applications
  - Hiller Ford Special Use Amendment, Certified Survey Map and Right-of-Way Vacation applications
  - Southbrook Church Right-of-Way Vacation, Comprehensive Master Plan Amendment, Rezoning, Certified Survey Map and Site Plan Amendment
  - Matt Talbot Recovery Services, Inc. Site Plan application for a Community-Based Residential Facility
- Continued work on the economic development related initiatives identified by the Mayor and the Common Council. This will likely include:
  - Continued management and oversight of the feasibility studies for Areas A, G and D.
  - Continued retail recruitment efforts with assistance from the Buxton Company.
  - Continued compilation and update of a list of businesses within the City.

- Continued maintenance of the Business page, and economic development related tables, charts, and maps, on the City's website.
- Continued provision of assistance towards those other boards, commission, and staff working on economic development related initiatives, such as: a formalized economic incentives program; a business retention and recruitment program; creation of additional economic development strategies; and preparation of additional marketing materials.
- Continued staffing of and provision of assistance to the Quarry Monitoring Committee, including:
  - Coordination of the quarry monitoring consultant's activities.
  - Update and revision of the City's Nonmetallic Mining Reclamation Plan.
- Continued development of Planned Development District No. 37 (The Rock Sports Complex) is envisioned and may entail further Site Plan, Special Use, and/or PDD Amendment approvals from the City.
- Review of the Unified Development Ordinance to ensure that it continues to reflect the directives and policies of the City of Franklin. This may include specific UDO text amendments and/or a comprehensive revision of the Ordinance.

## **PLANNING DEPARTMENT PROJECT TRACKING**

Attached is a table compiled by Planning Department staff of the types of projects which the Department reviews. The figures documented for 2014 and for past years reflect the diversity of reviewing applications.

It can be noted that a project submitted to the Department may often consist of a number of separate applications. For example a single project could include a certified survey map, a Natural Resource Protection Plan, easements, a rezoning, and a Comprehensive Master Plan amendment. The Department tracks all applications within a project separately.

**Planning Department - Applications by Year**

<b>PLANNING DEPARTMENT Project Tracking</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>
<b>COMMON COUNCIL ORDINANCES:</b>					
UDO Text Amendments	7	5	5	3	2
CMP Amendments	4	4	3	3	2
Rezoning	3	3	5	5	1
PDD New/Amendments	0/4	0/4	2/7	0/3	0/3
<b>Total:</b>	<b>18</b>	<b>16</b>	<b>22</b>	<b>14</b>	<b>8</b>
<b>COMMON COUNCIL RESOLUTIONS:</b>					
Certified Survey Map/Land Combination	8/0	8/0	5/3	5/2	5/0
Plat – Condominium/Preliminary	0	1/0	1/0	1/1	0/1
Plat – Final	0	0	0	1	0
Plat – Preliminary Revised	0	0	0	0	0
Easements (Conservation , Cross Access, Releases)	5	4	2	9	10
Mitigation	0	0	0	1	0
Natural Resource Special Exception	2	0	2	5	1
Special Use / Special Use Amendments	6/1	11/3	8/3	9/0	11/2
Vacation-Street or ROW	0	0	0	0	0
<b>Total:</b>	<b>22</b>	<b>27</b>	<b>24</b>	<b>34</b>	<b>30</b>
<b>COMMON COUNCIL ACTION:</b>					
Concept Review	4	5	6	7	6
Determinations/Approvals not listed elsewhere	1	0	1	0	0
<b>COMMISSION RESOLUTION:</b>					
Building Move	0	0	0	0	1
Master Sign Program New/Amendments	0/1	0/1	0/1	0	0/1
Monument Sign/Signage	5	0/1	2/0	2/0	1/2
Site Plan/ Site Plan Amendments	3/15	1/6	0/9	2/2	2/6
Landscape Plan Approval	1	1	1	0	0
Accessory Use	0	0	0	0	0
Temporary Use: Dept/Commission approval	5/6	6/2	8/3	5/4	7/9
<b>Total:</b>	<b>36</b>	<b>18</b>	<b>24</b>	<b>15</b>	<b>29</b>
<b>PLAN COMMISSION ACTION:</b>					
Determinations/Approvals not listed elsewhere	0	3	0	3	2
<b>BOARD OF ZONING &amp; BLDG APPEALS:</b>					
Variances	11	10	8	6	7
Non-Conforming Use	0	0	1	0	0
Area Exception	0	0	0	0	0
<b>Total:</b>	<b>11</b>	<b>10</b>	<b>9</b>	<b>6</b>	<b>7</b>
<b>DEPARTMENT APPROVED:</b>					
Minor Site Plan Dept Approved	2	12	18	16	19
Building Permit Review	72	59	55	90	83
NRPP Reviews: Consultant/Staff review	3/5	0/5	1/5	2/8	2/15
Home Occupation	11	6	1	4	1
Zoning Compliance	57	24	44	47	54
Zoning Letter	10	14	9	7	12
Extraordinary Event Special Event	4	4	8	4	8
Complaints	29	43	36	26	36
<b>Total:</b>	<b>193</b>	<b>167</b>	<b>177</b>	<b>204</b>	<b>230</b>
<b>PROJECT TOTALS:</b>	<b>285</b>	<b>246</b>	<b>263</b>	<b>283</b>	<b>312</b>
<b>MEETINGS:</b>					
Consultation Meetings	286	231	181	168	173
Boards & Commission Meetings	125**	112**	108	93	105

n/a=Not Applicable

\*\*Corrected #

(Totals by application year)

(rev 1/12/15)med