

CITY OF FRANKLIN  
COMMON COUNCIL MEETING  
FRANKLIN CITY HALL COUNCIL CHAMBERS  
9229 WEST LOOMIS ROAD, FRANKLIN WISCONSIN  
AGENDA\*  
TUESDAY, FEBRUARY 17, 2015  
6:30 PM

- A. Call to Order and Roll Call
- B.
  - 1. Citizen Comment Period
  - 2. Mayoral Announcements:
    - (a) Proclamation - Thomas Wesolowski (Eagle Scout Court of Honor).
    - (b) Proclamation – Pride in Premises Award (Sacred Heart Seminary and School of Theology).
    - (c) Proclamation – Pride in Premises Award (Zimmerman Ventures, LLC-The Rock).
    - (d) Proclamation – Business of the Year Award (Dental Associates of Franklin).
    - (e) Proclamation – Business of the Year Award (Krsko Chiropractic Clinic).
- C. Approval of minutes of regular meeting of February 3, 2015.
- D. Hearings – Proposed ordinance to amend the City of Franklin 2025 Comprehensive Master Plan to change the Future Land Use Map use designation for property located at approximately 9201 West Drexel Avenue, from Mixed Use and Areas of Natural Resource Features Use to Residential-Multi-Family Use and Areas of natural Resource Features use (The LaSalle Group, Inc., Applicant).
- E. Organizational Business
- F. Letters and Petitions
- G. Reports and Recommendations
  - 1. Franklin Senior Citizens, Inc. program update.
  - 2. Franklin Senior Citizens travel program update for 2014 Year End.
  - 3. An Ordinance to amend the City of Franklin 2025 Comprehensive Master Plan to Change the City of Franklin 2025 Future Land use map for property located at approximately 9201 West Drexel Avenue from mixed use and areas of natural resource features use to Residential – Multi-Family use and areas of natural resource features use (approximately 6.9 acres) (The LaSalle Group, Inc., Applicant).
  - 4. A Resolution imposing conditions and restrictions for the approval of a Special Use for a 46 unit Community Based Residential Facilities multi-family memory care residence facility use upon property located at approximately 9201 West Drexel Avenue (The LaSalle Group, Inc., Applicant).
  - 5. Standards, Findings and Decision of the City of Franklin Common Council upon the Application of the LaSalle Group, Inc., for a Special Exception to certain natural resource provisions of the City of Franklin Unified Development Ordinance.
  - 6. Consideration of City sponsorship and request for authorization for staff to prepare the City Planning and Zoning related applications necessary for approval of an All-Accessible

- and All-Inclusive Playground and Park Nature Center proposed to be located at approximately 11120 West Loomis Road.
7. Request for the Common Council to initiate the review and recommendation process for the official naming of the All-Accessible and All-Inclusive Playground and Park Nature Center proposed to be located at approximately 11120 West Loomis Road.
  8. A Resolution imposing conditions and restrictions for the approval of a Special Use for a light commercial construction contractor business use upon property located at 11113 West Forest Home Avenue (Ogden Construction Group, LLC, Applicant).
  9. Introduction of a Resolution to vacate approximately 1.8290 acres of right-of-way which extends approximately 60 feet along Whitnall Edge Road between South 108<sup>th</sup> Street and West Forest Home Avenue adjacent to property located at 6421, 6431-6435 and 6455 South 108<sup>th</sup> Street, 11131 West Forest Home Avenue and property adjacent to West Forest Home Avenue bearing tax key no. 704-9980-002.
  10. Introduction of a Resolution to vacate an approximately 0.467 acres or 20,344 square foot right-of-way which extends from West Allwood Drive through properties located at 10819, 10835, 10847 and 10836 West Allwood Drive.
  11. Wisconsin Economic Development Corporation's Certified Sites Program (Economic Development Commission).
  12. A Resolution of acceptance of the dedication of right-of-way at the southeasterly corner of Outlot 1 of recorded subdivision Avian Estates (approximately West Puetz Road and West Avian Court).
  13. A Resolution to sign Local/County Agreement for a Highway Improvement with Milwaukee County for South 68<sup>th</sup> Street (CTH A) from West Ryan Road (STH 100) to 1285 feet south of West Puetz Road and to authorize payment of \$18,572.50.
  14. A Resolution awarding a contract to the low bidder, MJ Construction, Inc. in the amount of \$235,911 for the relay of water main on West Scepter Circle and West Scepter Court.
  15. Budget preparation timetable for the 2016 budget and scheduling of a special Common Council meeting for September 22, 2015.

H. Licenses and Permits  
Miscellaneous Licenses

I. Bills  
Vouchers and Payroll approval

J. Adjournment

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

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

REMINDERS:

March 3	Common Council	6:30 p.m.
March 5	Plan Commission	7:00 p.m.
March 17	Common Council	6:30 p.m.

B. 2.

# City of Franklin Proclamation

## CERTIFICATE OF ACHIEVEMENT

### THOMAS JOHN WESOLOWSKI

Whereas, the development of our youth, both boys and girls is greatly enhanced by active participation in scouting, and

Whereas, Thomas Wesolowski by study, hard work and perseverance, has successfully progressed through various ranks in scouting, and

Whereas, such dedication and industriousness has resulted in Thomas Wesolowski earning the highest award in scouting that of Eagle Scout, and

Whereas, Thomas Wesolowski's achievement has broadened his knowledge and experience and will help him in all of his future endeavors, and

Whereas, Thomas Wesolowski's parents, his scouting leaders, friends, and the community are proud of his achievement.

**NOW, THEREFORE**, I, Mayor Stephen R. Olson on behalf of the Common Council and the residents of the City of Franklin do hereby present this Certificate of Achievement to Thomas Wesolowski on the occasion of his becoming an Eagle Scout and ask all residents of Franklin to join me in congratulating Thomas Wesolowski on this outstanding achievement.

Dated this 15<sup>th</sup> day of February, 2015 in Franklin, Wisconsin.

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

# City of Franklin Proclamation

Whereas, the South Suburban Chamber of Commerce holds an annual awards dinner recognizing local businesses and business leaders, and

Whereas, the Pride in Premises Award is given to a company who has demonstrated great care for their physical environment, for their buildings and surroundings, and

Whereas, Sacred Heart Seminary and School of Theology, located at 7335 S. 100th Street in Franklin, serves about 120 seminarians and other students from around the world, and

Whereas, sited on 80 acres, the iconic round chapel, topped by a crown, forms the main architectural feature of the facility that was completed in 1968 and considered a showpiece of the Mid-Century Architectural Movement, and

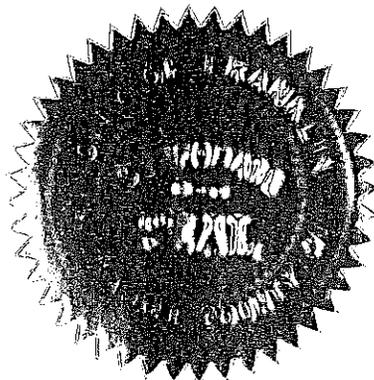
Whereas, key exterior features of the Sacred Heart campus include a serene shrine with a statue of Jesus bearing an image of the Sacred Heart amid flowing water and a garden of flowering plants and shade trees, a small arboretum with walkways and benches among native grasses and shrubs, as well as an expansive mature hardwood forest through which Tess Corners Creek (a headwater of the Root River) flows that provides prime wildlife habitat in the Franklin neighborhood for deer, foxes, turkeys, hawks, butterflies, and many other creatures, and

Whereas, the South Suburban Chamber of Commerce has named Sacred Heart Seminary and School of Theology as a finalist of the 2014 Pride in Premises Award.

Now Therefore, I, Stephen R. Olson, Mayor of the City of Franklin, Wisconsin, congratulate Sacred Heart Seminary and School of Theology for its care and pride and urge all citizens of the City of Franklin and the surrounding communities to join in commemorating and recognizing Sacred Heart Seminary and School of Theology for this great achievement.

Dated: February 4, 2015

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



# City of Franklin Proclamation

Whereas, the South Suburban Chamber of Commerce holds an annual awards dinner recognizing local businesses and business leaders, and

Whereas, the Pride in Premises Award is given to a company who has demonstrated great care for their physical environment, for their buildings and surroundings, and

Whereas, Mike Zimmerman of Zimmerman Ventures, LLC embraced the challenge of transforming the former 142-acre landfill site and ski hill property located at 7900 Crystal Ridge Road into what is now The Rock Sports Complex by investing more than \$7 million in upgrading the ski hill and lodge, adding six baseball fields, BMX biking facilities, and snow tubing, with another six baseball fields expected to be added in the future, and

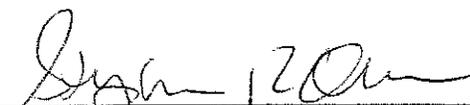
Whereas, The Rock Sports Complex features an Umbrella Bar with a commanding view of the property and surrounding community, a fire pit and outdoor seating with plantings, a waterfall and pond that compliments family and community events such as concerts and family movie nights, and the long driveway to the top of the Rock features a roundabout, native grasses, flowers, and trees, and

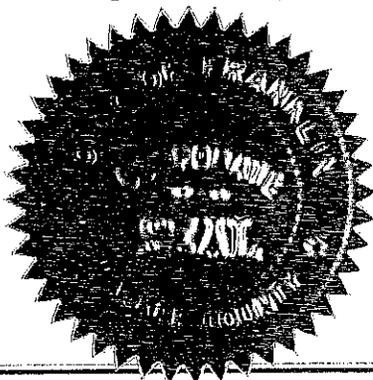
Whereas, The Rock Sports Complex is truly a transformed property not only in its beauty but also in its many functions, and

Whereas, the South Suburban Chamber of Commerce has named The Rock Sports Complex as the winner of the 2014 Pride in Premises Award.

Now Therefore, I, Stephen R. Olson, Mayor of the City of Franklin, Wisconsin, congratulate The Rock Sports Complex for its care and pride and urge all citizens of the City of Franklin and the surrounding communities to join in commemorating and recognizing The Rock Sports Complex for this great achievement.

Dated: February 4, 2015

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



# City of Franklin Proclamation

Whereas, the South Suburban Chamber of Commerce holds an annual awards dinner recognizing local businesses and business leaders, and

Whereas, the Business of the Year Award is given to a company for their success, their contributions to the local community, and their contributions to the community at large, and

Whereas, Dr. Thomas Manos opened the state-of-the-art Dental Associates of Franklin in 2011, where they provide a range of family dental services from general to specialty dentistry and focus on delivering excellent care that is affordable, accessible, and personalized, and

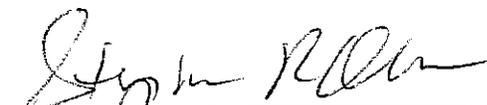
Whereas, Dental Associates prides itself on being a good community partner where they have partnered with area colleges to put together a training program for students pursuing a career in dental assisting; Dental Associates participates in "Children's Dental Health Month" visiting elementary schools, daycare centers, YMCA's, and preschools to teach children the importance of dental health and to show them how to properly take care of their teeth; Dental Associates proudly participates annually in the national "Give Kids a Smile Day" providing general dental services to underserved children; and Dental Associates participated in "Operation Gratitude" in 2014 where they bought back Halloween candy for \$1 per pound, and the donated candy was then sent to troops serving in the military, and

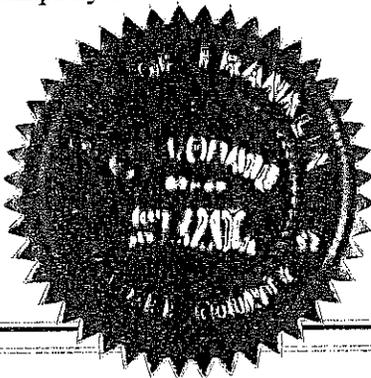
Whereas, in 2012 Dental Associates was awarded a 3-year accreditation by the Association of Ambulatory Health Care (AAAHC) as a dental home – being one of only three dental centers in the state with accreditation status by the AAAHC and the only dental center who has achieved accreditation as a dental home, meaning Dental Associates is accredited in all aspects and specialties of dentistry, and

Whereas, the South Suburban Chamber of Commerce has named Dental Associates of Franklin as the winner of the 2014 Business of the Year Award.

Now Therefore, I, Stephen R. Olson, Mayor of the City of Franklin, Wisconsin, congratulate Dental Associates of Franklin for its achievements and urge all citizens of the City of Franklin and the surrounding communities to join in commemorating and recognizing Dental Associates of Franklin for its exemplary service to Greater Milwaukee and its support of our community.

Dated: February 4, 2015

  
Stephen R. Olson, Mayor



# City of Franklin Proclamation

Whereas, the South Suburban Chamber of Commerce holds an annual awards dinner recognizing local businesses and business leaders, and

Whereas, the Business of the Year Award is given to a company for their success, their contributions to the local community, and their contributions to the community at large, and

Whereas, Krsko Chiropractic Clinic in Franklin, owned by Dr. Christine Krsko for almost 40 years, carries on the tradition of her father's business that has served the Milwaukee area for nearly 70 years, and

Whereas, Krsko Chiropractic Clinic is committed to improving the quality of life for Franklin and the surrounding areas by treating all ages and conditions, providing a beautiful and calming environment with state-of-the-art rehabilitation and treatment equipment, and participating in continuing education training to stay abreast of the newest treatment protocols and clinical changes so that all patients receive specific and individualized care, and

Whereas, Krsko Chiropractic Clinic continually gives back to the community by donating their time and services in exchange for patient donations to various non-profit organizations or in exchange for food donations for their annual food drive, and by sponsoring and/or participating in the annual Franklin Civic Celebration, National Night Out event, as well as by continuing to participate in local fairs and events to educate the population about the benefits of chiropractic care, and

Whereas, the South Suburban Chamber of Commerce has named Krsko Chiropractic Clinic as a finalist for the 2014 Business of the Year Award.

Now Therefore, I, Stephen R. Olson, Mayor of the City of Franklin, Wisconsin, congratulate Krsko Chiropractic Clinic for its achievements and urge all citizens of the City of Franklin and the surrounding communities to join in commemorating and recognizing Krsko Chiropractic Clinic for its exemplary service to Greater Milwaukee and its support of our community.

Dated: February 4, 2015

  
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Stephen R. Olson, Mayor



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C.

CITY OF FRANKLIN  
COMMON COUNCIL MEETING  
FEBRUARY 3, 2015  
MINUTES

- ROLL CALL                    A.            The regular meeting of the Common Council was held on February 3, 2015 and called to order at 6:30 p.m. by Mayor Steve Olson in the Franklin City Hall Council Chambers, 9229 W. Loomis Road, Franklin, Wisconsin. On roll call, the following were in attendance: Alderman Mark Dandrea, Alderman Dan Mayer, Alderwoman Kristen Wilhelm, Alderwoman Janet Evans, Alderman Doug Schmidt and Alderwoman Susanne Mayer. Also present were City Engineer Glen Morrow, Dir. of Administration Mark Luberda, City Attorney Jesse A. Wesolowski and City Clerk Sandra Wesolowski.
  
- CITIZEN COMMENT            B.1.            Citizen comment period was opened at 6:34 p.m. and closed at 6:34 p.m.
  
- MAYOR ANNOUNCEMENTS    B.2.a.            Mayor Olson announced the Intergovernmental Cooperation Committee meeting on February 9, 2015 will be held in Franklin.
  
- B.2.b.            Mayor Olson reminded Common Council members of the South Suburban Chamber of Commerce Dinner on February 4, 2015.
  
- B.2.c.            Mayor Olson presented a Proclamation designating May 2, 2015 as Arbor Day.
  
- APPROVAL OF MINUTES            C.1.            Alderwoman Wilhelm moved to approve the minutes of the regular meeting of January 20, 2015. Seconded by Alderman D. Mayer. All voted Aye; motion carried.
  
- WIS DOT 27<sup>TH</sup> ST.            F.1.            Mayor Olson noted a letter from the Wisconsin Department of Transportation regarding the 27<sup>th</sup> Street Improvement Project.
  
- LETTERS FROM FRANKLIN FIRE DEPT    F.2./F.3.            Alderman D. Mayer moved to acknowledge and place on file a letter of commendation from the Franklin Fire Department which was presented to Lieutenant Anthony Psichulis, and Firefighter/Paramedics Richard Carlsen, Robert Kurtz, and Sean Behrens for their heroic actions on October 24, 2014, and a letter of recognition presented to Firefighter/Paramedics Thomas Hensiak, Richard Carlsen, Dustin Lofy and Sean Behrens from the Franklin Fire Department for their exemplary actions on December 1, 2014. Seconded by Alderman Dandrea. Upon voice vote, unanimous Aye; motion carried.
  
- CONSENT AGENDA                    Alderman D. Mayer moved to approve the following consent agenda items:

- DONATIONS G.1.a) Accept the donation of \$50 from Renee Fuller and \$25 from Kim Dandrea for "Operation Fit Franklin";
- ENVIRONMENTAL ENVIRONMENTAL G.1.b) Authorize two members of the Environmental Commission to  
COMM. TRAINING attend the "WI Master Naturalist Volunteer Training" course at Wehr Nature Center.  
Approval of the consent agenda was seconded by Alderwoman Evans. All voted Aye; motion carried.
- 2015 EMERGENCY G.2. Alderwoman Wilhelm moved to authorize the Police Department  
VEHICLE PREEMPTION to expend \$50,000 from the Capital Improvement Fund for the 2015 Emergency Vehicle Preemption project and for the proper City officials to execute an Agreement with the State of Wisconsin Department of Transportation regarding said project. Seconded by Alderwoman S. Mayer. All voted Aye; motion carried.
- RES. 2015-7060 G.3. Alderman D. Mayer moved to adopt Resolution 2015-7060, A  
CONSERVATION RESOLUTION AUTHORIZING CERTAIN OFFICIALS TO  
EASEMENT AT 12321 W. ACCEPT A CONSERVATION EASEMENT FOR AND AS  
RAWSON AVE. PART OF THE REVIEW AND APPROVAL OF A CERTIFIED  
SURVEY MAP FOR PROPERTY LOCATED AT 12321 WEST  
RAWSON AVENUE (ALFRED L. BLOCK, OWNER).  
Seconded by Alderman Schmidt.  
Alderman D. Mayer withdrew his motion and Alderman Schmidt withdrew his second.  
Alderwoman S. Mayer then moved to adopt Resolution 2015-7060, A RESOLUTION AUTHORIZING CERTAIN OFFICIALS TO ACCEPT A CONSERVATION EASEMENT FOR AND AS PART OF THE REVIEW AND APPROVAL OF A CERTIFIED SURVEY MAP FOR PROPERTY LOCATED AT 12321 WEST RAWSON AVENUE (ALFRED L. BLOCK, OWNER) as amended and subject to review and approval by the Department of City Development and technical corrections by the City Attorney. Seconded by Alderwoman Evans. All voted Aye; motion carried.
- RES. 2015-7061 G.4. Alderman Dandrea moved to adopt Resolution No. 2015-7061, A  
EHLERS & ASSOCIATES, RESOLUTION TO APPOINT EHLERS & ASSOCIATES, INC.  
INC. AS DISSEMINATION AGENT FOR THE CITY OF  
FRANKLIN CONTINUING DISCLOSURE REQUIRED  
UNDER SECURITIES AND EXCHANGE COMMISSION  
RULE 15c2-12, subject to staff notifying the Common Council prior to any renewal. Seconded by Alderwoman Evans. All voted Aye; motion carried.

- RES. 2015-7062  
AMEND RES. 2013-6920  
AUTHORITY FOR  
DISBURSEMENT
- G.5. Alderwoman Evans moved to adopt Resolution No. 2015-7062, A RESOLUTION AMENDING RESOLUTION 2013-6920 GRANTING LIMITED SPECIFIC AUTHORITY FOR DISBURSEMENT IN ADVANCE OF REVIEW OF VOUCHER LISTINGS. Seconded by Alderman Dandrea. All voted Aye; motion carried.
- RES. 2015-7063  
AMEND CITY DEFINED  
CONTRIBUTION  
RETIREMENT PLAN
- G.6. Alderman Dandrea moved to adopt Resolution No. 2015-7063, A RESOLUTION TO AMEND THE CITY OF FRANKLIN DEFINED CONTRIBUTION RETIREMENT PLAN TO AMEND "SECTION 5.06-LOANS TO PARTICIPANTS" TO AMEND THE LIMITATIONS TO ONE LOAN IN ANY 12-MONTH PERIOD AND TO ONLY ONE LOAN AT A TIME. Seconded by Alderman D. Mayer. All voted Aye; motion carried.
- RECOMMENDATIONS  
FROM THE COMMITTEE  
OF THE WHOLE
- G.7. Upon recommendation of the Committee of the Whole:
- a) No action was taken on a presentation from Wheaton Franciscan Healthcare Presentation regarding Healing Garden, Walking Trail and Chapel at South 76<sup>th</sup> Street and West Rawson Avenue;
  - b) No action was taken on a Concept Review for a Proposed Bowling Center/Sports Bar/Banquet Hall at 7220 West Rawson Avenue;
  - c) No action was taken on a presentation from Franklin Area Parents and Students United;
  - d) Alderwoman S. Mayer moved to table the possible Comprehensive Master Plan update or replacement of the City of Franklin Unified Development Ordinance until the April 6, 2015, Committee of the Whole meeting with the Department of Community Development to present benefits and issues with three options for Item 1. Seconded by Alderman Dandrea. All voted Aye; motion carried.
- CLOSED SESSION  
FUTURE BUSINESS  
PARK DEVELOPMENT,  
RETAIL DEVELOPMENT  
AND MIXED USE
- G.8. On a motion by Alderman Dandrea, closed session was entered at 7:33 p.m. pursuant to Wis. Stat. § 19.85(1)(e), for market competition and bargaining reasons, to deliberate and consider terms relating to the potential acquisition and development of property within the City for future business park development, future retail development and future mixed-use business light industrial, commercial, residential, nature conservation and all-inclusive playground public park development, service, product and potential investment proposals for such purpose(s) and the investing of public funds and governmental actions in relation thereto and to effect such development, including service, product

and potential investment contract terms and provisions, and including the terms and provisions of potential development agreement(s) for the development of property within a tax incremental district for future business park development, future retail development and future mixed-use business light industrial, commercial, residential, nature conservation and all-inclusive playground public park development, and to reenter open session at the same place thereafter to act on such matters discussed therein as it deems appropriate. Seconded by Alderwoman Wilhelm. On roll call, all voted Aye; motion carried.

Open session was reentered at 10:32 p.m.

LICENSES AND  
PERMITS

H.1.

Alderman Dandrea moved to approve the following:

Grant Class B Combination (Reserve) license to Hudson Burger, LLC, Kimberly Olsen, Agent (d/b/a Milwaukee Burger Company), 6421 S. 27th St. subject to compliance with all City Code requirements; and

Grant Operator's license to Cheri Gaedtke, 8037 W. High St., Franklin, with a warning letter from the City Clerk; and

Grant Operators' licenses Michael Anders, S70W13749 Tess Corners Dr., Muskego; Virginia Bennett, W140S9287 Boxhorn Dr., Muskego; Dawn Boneck, W127S6823 Jaeger Pl., Muskego; Jennifer Castillo, 5601 Castle Ct., #202, Racine; Harbans Kaur, 2999 W. Yorkshire Cir., Franklin; Lisa Krueger, 7718 W. Howard Ave., #2, Milwaukee; Margaret Mooney, 7449 S. Riverview Rd., Franklin; Laura Rogers, 3105 W. Marigold Ave., #1, Greenfield; Jennifer Schrank, 9100 W. Concordia Ave., Milwaukee; Patricia Schultz, 3929 S. Ahmedi Ave., St Francis; Monika Szczerba, 4036 S. 58th St., Milwaukee; Denise Widenski, 7335 S. Quincy Ave., Oak Creek; Deanna Zettel, 7123 W. Windlake Rd., Wind Lake, and

Hold Operator's license application of Kayla Fleury, 2145 S. 102nd St., West Allis, for appearance; and

Deny Operator's license for Barbara Warren, 719 Marshall Ave., South Milwaukee, due to felony conviction; and

Grant Special Class B Beer license to St. Martin of Tours Parish School (Jeanne Johnson), Spaghetti Dinner on 2/21/2015, 7933 S. 116th St., and

Grant Combination "Class A" Change of Agent, Kevin Butler to Kwik Trip #857, 10750 W. Speedway Dr.

Seconded by Alderwoman Evans. All voted Aye; motion carried.

VOUCHERS AND  
PAYROLL

I.1.

Alderwoman Evans moved to approve net general checking account City vouchers in the range of Nos. 155210 through 155368 in the amount of \$1,132,205.86 dated January 21, 2015

through February 2, 2015. Seconded by Alderman D. Mayer. On roll call, all voted Aye. Motion carried.

Alderman Schmidt moved to approve net payroll dated January 23, 2015 in the amount of \$365,660.76 and payments of the various payroll deductions in the amount of \$367,248.54 plus any City matching payments where required. Seconded by Alderwoman S. Mayer. On roll call, all voted Aye; motion carried.

Alderwoman S. Mayer moved to approve net payroll dated February 6, 2015 estimated at \$382,000.00 and payments of the various payroll deductions estimated at \$230,000.00 plus any City matching payments where required. Seconded by Alderman Schmidt. On roll call, all voted Aye. Motion carried.

Alderman Schmidt moved to approve property tax refunds in the range of Nos. 14710 through 14791 in the amount of \$28,499.96 dated January 16, 2015 through January 29, 2015. Seconded by Alderman Dandrea. On roll call, all voted Aye. Motion carried.

ADJOURNMENT

J.

Alderman Schmidt moved to adjourn the meeting at 10:33 p.m. Seconded by Alderman Dandrea. All voted Aye; motion carried.

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D.

CITY OF FRANKLIN  
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT THE COMMON COUNCIL OF THE CITY OF FRANKLIN will conduct a public hearing on Tuesday, February 17, 2015, at 6:30 p.m., or as soon thereafter as the matter may be heard, in the Common Council Chambers at the Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin 53132, to hear public comment regarding a proposed ordinance to amend the City of Franklin 2025 Comprehensive Master Plan to change the Future Land Use Map use designation for property located at approximately 9201 West Drexel Avenue, from Mixed Use and Areas of Natural Resource Features Use to Residential-Multi-Family Use and Areas of Natural Resource Features Use (The LaSalle Group, Inc., applicant). The property which is the subject of this application bears tax key no. 794-9994-003, consisting of approximately 6.9 total acres of land. This public hearing is being held pursuant to the requirements of Wis. Stat. § 66.1001(4)(d). The public is invited to attend the public hearing and to provide input. The proposed ordinance to amend the City of Franklin 2025 Comprehensive Master Plan is available and open for inspection by the public in the Office of the City Clerk at Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin 53132, during normal business hours. The proposed draft ordinance is also available and open for inspection by the public at the Franklin Public Library, 9151 West Loomis Road, Franklin, Wisconsin 53132, during normal business hours. In addition, the draft ordinance is available for review at [www.franklinwi.gov](http://www.franklinwi.gov). Any questions or comments about the proposed amendment to the Comprehensive Master Plan may be directed to Joel Dietl, City of Franklin Planning Manager, at 414-425-4024.

Dated this 8th day of January, 2015.

Sandra L. Wesolowski  
City Clerk

N.B. Class I

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<p><b>APPROVAL</b></p> <p><i>Slw</i> </p>	<p><b>REQUEST FOR COUNCIL ACTION</b></p>	<p><b>MEETING DATE</b></p> <p><b>2/17/2015</b></p>
<p><b>REPORTS &amp; RECOMMENDATIONS</b></p>	<p><b>Franklin Senior Citizens, Inc. Program Update</b></p>	<p><b>ITEM NUMBER</b></p> <p><i>G.1.</i></p>

The Common Council, at their January 20, 2015 meeting, requested that Fred Knueppel, President of Franklin Senior Citizens, Inc., be invited to attend and give a status update on the Franklin Senior Citizens, Inc. organization. Attached is correspondence from Mr. Fred Knueppel summarizing past and current membership as well as activities and events attended by the organization.

Due to the more stringent requirements by HUD for what can be used as "Public Service" Community Development Block Grant (CDBG) funds through Milwaukee County, the Franklin Senior Citizens, Inc. program activities are no longer funded through the Milwaukee County CDBG funds. Their activities are funded strictly through the City's general "Recreation" operating fund. For 2015 (and several past budget years), \$10,000 was adopted for supporting the Franklin Senior Citizens, Inc. activities; which include funding one half of the cost of their monthly business meeting luncheon at Clifford's Supper Club, a monthly social luncheon at Brenwood Park Senior Apartments (minus the Seniors co-pay of \$2 each), and miscellaneous operating supply costs and IT tech room support services.

For 2014, \$8,748.97 was expended from the \$10,000 City adopted budget for Senior Citizen Activities. A general breakout is as follows: Monthly Business Luncheon, \$6,052.50; Monthly Social Luncheon, \$1,794.30; Supplies and Other Expenses, \$902.17.

Mr. Fred Knueppel and Mr. Casper Green (Vice President) will both be in attendance at the February 17, 2015 Common Council meeting.

**COUNCIL ACTION REQUESTED**

This item is being provided at the direction of the Common Council for its information. No action is being requested.

# FRANKLIN SENIOR CITIZENS INC.

Our Forty year history is a distinguished history of seniors over the age of 55, performing community volunteering, local leadership and supportive relationships that have enhanced the dignity and independence of our Franklin Elders. We stand proudly "on the shoulders" of those who have preceded us since the first meeting of our organization on May 19, 1971 when our name was "Franklin Golden Agers". After two months, our founders changed the name to "Senior Citizens of Franklin" By December 1971, we had 64 members.

Throughout our Forty year history, meetings were held at City Hall, Mitchell Savings and Loan, Fire House #2, Franklin High School, Niko's, Crystal Ridge, Root River Lanes, Wiley-Herda Legion Post, Brenwood Senior Apartments currently as we have grown, Clifford's in Hales Corners.

The Senior Travel Program for Franklin residents began informally in 1978.

In 2002 a Walking Club was established at the Milwaukee County Sports Complex 60<sup>th</sup> & Ryan Road. Where any Milwaukee County resident can walk with our senior members indoors or outside on the Oak Leaf Trail they start Thursdays @ 9-11am, and there is coffee, dessert, and conversation after walking

While active in our City Fourth of July parades since 1976, the years have been filled with picnics, volunteering, mutual support, travel, and help for the needy and sponsoring of youth in leadership opportunities.

In 2001 we incorporated as a tax-exempt 501(c)3 not for profit corporation and our name changed to "Franklin Senior Citizen's, Incorporated."

Today our membership exceeds 140 members and we are Strong and Still Growing.

For Information on joining The Franklin seniors please call our membership Chairperson,

Currently- Beverly Key at 421-2226 or email at [keyb@sbcglobal.net](mailto:keyb@sbcglobal.net)

Fred Knueppel, President, 414-421-2603

Casper Green, Vice President 414-421-6727

# FRANKLIN SENIORS ACTIVITIES CALENDAR 2015

**MEETINGS and LUNCHEONS: FIRST WEDNESDAY OF EACH MONTH AT 11:00 AM**

Clifford's Supper Club - 10148 W. Forest Home Ave. in Hales Corners (guest speakers, entertainment & more)

**SOCIAL: THIRD WEDNESDAY OF EACH MONTH AT 12:00 NOON**

Brentwood Park Senior Apartments - 9501 W. Loomis Rd. in Franklin (light lunch, cards and games)

**BREAKFAST SOCIAL: FOURTH TUESDAY OF EACH MONTH AT 9:00 A.M. TO 11:00 AM**

Pantheon Restaurant - 76th Street and Rawson Ave. in Franklin

**FRANKLIN SENIORS WALKING CLUB: EVERY THURSDAY FROM 9:00 AM TO 11:00 AM**

Milwaukee Sports Complex - 6000 W. Ryan Road in Franklin

Contact Russ Sepanski at 414-425-7984 for more information

## JANUARY 2015

7	Wed	Luncheon Meeting
21	Wed	Card Social
27	Tues	Breakfast Social
28	Wed	Fireside "Sensational 70's"
each	Thurs	Walking Club

## FEBRUARY 2015

4	Wed	Luncheon Meeting
11	Wed	"Slice of Wisconsin Culture"
18	Wed	Card Social
24	Tues	Breakfast Social
each	Thurs	Walking Club

## MARCH 2015

4	Wed	Luncheon Meeting
18	Wed	Card Social
24	Tues	Breakfast Social
25	Wed	Fireside "Wizard of Oz"
each	Thurs	Walking Club

## APRIL 2015

1	Wed	Luncheon Meeting
15	Wed	Card Social
22	Wed	"Proudly Made in Wisconsin"
28	Tues	Breakfast Social
each	Thurs	Walking Club

## MAY 2015

6	Wed	Luncheon Meeting
13	Wed	Fireside "All Shook Up"
20	Wed	Card Social
26	Tues	Breakfast Social
each	Thurs	Walking Club

## JUNE 2015

3	Wed	Luncheon Meeting
10	Wed	"Wonderful West Bend"
17	Wed	Card Social
23	Tues	Breakfast Social
each	Thurs	Walking Club

**COMING ATTRACTIONS - COME AND JOIN THE FUN!**  
**FIRESIDE DINNER THEATRE, GAMBLING TRIPS ... AND SO MUCH MORE!**

**LUNCHEON RESERVATIONS** can be made from one meeting until Friday noon before the next meeting.  
**NO RESERVATIONS** will be taken after that time.

**LUNCHEON RESERVATIONS** can be made by calling Marge Gebert at 425-5041

**DECORATIONS:** Pat Sepanski: 425-7984

**DO YOU HAVE A QUESTION ABOUT A TRIP?** Call Shirley Bird at 425-4502  
**Fred Kneupel, President: 414-421-2603**

## HOW DO I JOIN?

It's easy! Walk right in to the Milwaukee County Sports complex on Thursday morning at 9:00 AM and talk to one of our volunteers. Fill out the membership form, pay a small one-time fee of \$5.00 which includes a club t-shirt and start walking.



If you have any questions, please call  
Russ Sepanski at 414-425-7984

Name \_\_\_\_\_

Address \_\_\_\_\_

Phone: ( ) \_\_\_\_\_

Disclaimer: I understand that the Franklin Seniors Walking Club is not responsible for any injury while participating in club activities and that I should consult my physician prior to beginning any type of exercise program.

## FREQUENTLY ASKED QUESTIONS

### *Can I bring a friend?*

The club is open to all Milwaukee County residents age 55 and older.

### *Do I need my physician's approval?*

It is always best to check with your physician before beginning any exercise program.

### *I can barely get around – how am I going to keep up?*

Walk at your own pace – there is never a push to do more than you are able.

### *I walk with a cane or walker - how can I do this?*

While the outdoor trail may not suit your needs, the sports complex has a level floor and is handicap accessible.

### *Who keeps track of my miles?*

You do ... the honor system. Report your weekly totals whenever you walk with the club and we will track your total miles.

### *How much will this cost to join?*

There is a one-time fee of \$5.00 – and that includes a club t-shirt.

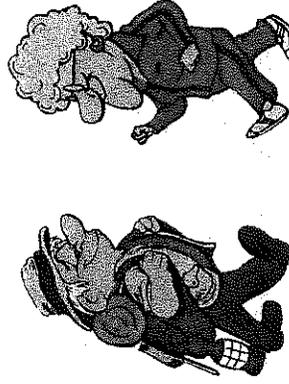
### *Does the club travel to other locations?*

Always a possibility – we are open to suggestions!

### *Can I come to The Sports Complex on days other than when the club meets?*

The sports complex has offered us use of the facilities on Thursdays only but the Root River Parkway Trail is open 7 days a week.

# FRANKLIN SENIORS WALKING CLUB



*Taking the first step to better health*

## WHAT'S IT ALL ABOUT?

We are a group of local area senior citizens, age 55 and older, who believe in the importance of regular physical activity and enjoy a social atmosphere.



## WHY SHOULD I JOIN?

Walking is a gentle, low-impact exercise that is accessible to just about everyone. When done regularly, walking has many health benefits including:

- Manage Weight.
- Improve your mood.
- Stay strong and fit.
- Improve your sleep patterns.
- Lower "bad" cholesterol and raise "good" cholesterol.
- Lower blood pressure.
- Improved memory
- Reduce the risk of heart disease and stroke.

Most people look at exercise as work, but when shared with other people and great conversation, it becomes a walk in the park! Take the first step and join our group of over 200 members on the road to fitness.

## WHERE DO YOU MEET?

The Club currently meets each Thursday from 9:00am - 11:00 am at the Milwaukee County Sports Complex located at 60<sup>th</sup> and Ryan Road in Franklin where you have the option of walking indoors at the Sports Complex or outdoors along the scenic paved Root River Parkway trail. The Sports Complex is handicap accessible and the smooth indoor walking area provides an excellent place for those with special needs



## SET YOUR OWN GOALS

There is never any pressure to do more than you are able! You set your own pace and choose how far and how long you want to walk each day.

As an added incentive, many of our members keep track of how far they walk – whenever the walk. By purchasing an inexpensive walking pedometer from your local retailer, you can keep track of how far you have walked during the week and then bring in your weekly totals and we will track your progress. Tracking your miles is just one way to see the results of taking one step at a time.

## WALK ON YOUR OWN

While the club meets weekly, we also encourage our members to walk on their own during the week.

- Walk in your neighborhood
- Walk the Root River Parkway Trails
- Walk the many trails in area parks
- Invite friends and neighbors to join you
- Share your favorite locations with other club member
- Set a good example for your children or grandchildren
- Walk in area shopping malls



## ANYTHING ELSE?

After walking on Thursday, join fellow club members for cookies, coffee and great conversation in the cafeteria.

We also hold several special events throughout the year to celebrate our success such as our annual summer picnic or a pot luck dinner during the holidays.

# WANTED:

## Fun Loving Seniors – *55 and over and a Franklin resident*



***Make new friends while having a great time!***

- **Join *Franklin Seniors Organization*** – \$15 yearly membership.
- **Monthly Business Luncheon** with speakers and entertainment. ***First luncheon is free*** at Clifford's Supper Club with paid membership.
- **Breakfast Socials**
- **Monthly Day Trips** to places such as *Fireside Theatre*, casinos and museums.
- **Monthly Socials** with card games and a light lunch.
- Learn from professionals regarding medical, financial and safety topics at luncheons.
- **Join the Franklin Walking Club** – stay healthy! Contact Russ Sepanski at 414-425-7984.
- **Visit the Aurora Health Care Wellness Table** (*every other month*) for a free blood pressure check and medical information.

**For more information on Franklin Seniors membership, contact President Fred Kneuppel at 414-421-2603 or [fredkn@hotmail.com](mailto:fredkn@hotmail.com) or Beverly Key at 414-421-2226 or [keyb@sbcglobal.net](mailto:keyb@sbcglobal.net).**

***Don't wait!***



# Milwaukee County



## Department on Aging

**Stephanie Sue Stein**  
Director  
(414)289-5950

### Milwaukee County Commission on Aging

*Milwaukee County  
Commission on Aging*

**Viola "Vi" Hawkins**  
Chairperson

**Alvin C. Hill, Jr.**  
Vice Chair

**Debra J. Jupka**  
Secretary

**Steve F. Taylor**  
County Supervisor

Maria Castrejon-Pérez  
Patsy Delgado  
Paul Fairchild  
Bob Haase  
Gwen T. Jackson  
*Commissioner Emeritus*  
Lynnea Katz-Petted  
Mary Kepler  
Fred Knueppel  
Sylvan Leabman  
Gary Mikolajczyk  
Nengmay S. Vang  
Johnny C. White, Jr.  
Barbara Wyatt Sibley

Advocacy Committee  
Commissioner Bob Haase, Chair  
Monday, February 2, 2015  
1:30 – 3:00 p.m.  
Marcia Coggs Human Service Building  
Conference Room 104  
1220 W. Vliet St., Milwaukee, WI 53205

### AGENDA

- I. Call to Order
- II. Review and approval of Meeting Minutes from Monday, January 5, 2014
- III. INFORMATIONAL ITEM (20 minutes)  
Review of 2015 Priority Policy Items
- IV. INFORMATIONAL ITEM (20 minutes)  
Presentation by Sherrie Tussler, Executive Director, Hunger Task Force-  
"Proposed changes to FoodShare and the impact on older adults"
- V. INFORMATIONAL ITEM (20 minutes)  
Presentation by Eric Peterson, Milwaukee County Executive's Office -  
"State and Federal Legislative Update"
- VI. Federal Office Updates – (5 minutes)
- VII. Milwaukee County Department on Aging update – (5 minutes)
- VIII. Other Business by the Committee – (5 minutes)
- IX. Other Business by the Public – (5 minutes)
- X. Adjourn

1220 West Vliet Street | Suite 302 | Milwaukee, WI 53205

Aging Resource Center: (414) 289-6874 | TOLL FREE: 1-866-229-9695 | TRS: 7-1-1 | [www.county.milwaukee.gov/aging](http://www.county.milwaukee.gov/aging)

The mission of the Milwaukee County Department on Aging is to affirm the dignity and value of older adults in this county by supporting their choices for living in, and giving to, our community.

Milwaukee County Department on Aging affirms the dignity and value of older adults by supporting their choices for living in and giving to our community.

For information on and referrals to these programs or for help with any aging issue call:

### Information and Assistance

Social workers available to answer questions about aging issues - 7 AM - 5:30 PM Monday through Friday and 24/7 for non medical emergencies.

### Transportation

Eligible elders can get rides to medical appointments, grocery shopping, meal sites and for other needs.

### Home Delivered Meals

Hot, nutritious meals delivered Monday through Friday to homebound elders unable to cook for themselves or who have no one to prepare meals for them.

### Senior Meal Program

Well balanced, hot, nutritious meals served at dining sites around Milwaukee County. Meal sites also offer opportunities to take part in social, recreational and educational activities.

### Adult Day Care

For persons in need of supervision and assistance during the day. These programs provide meals, medication monitoring and socialization.

### Senior Centers

Social, recreational, health and educational programs at community sites around Milwaukee County. Five sites have senior fitness centers.

## The Aging Resource Center of Milwaukee County

Suite 300  
1220 W. Vliet Street  
Milwaukee, WI 53205

**(414) 289 - 6874**

Telecommunication Relay  
Service (TRS): 711

Toll Free: 1 - 866 - 229 - 9695

Email:  
[aging\\_webinfo@milwaukeecountywi.gov](mailto:aging_webinfo@milwaukeecountywi.gov)

Website  
[www.county.milwaukee.gov/aging](http://www.county.milwaukee.gov/aging)

Your link to  
services  
support  
and opportunities  
to serve

7 AM - 5:30 PM Mon - Fri  
24/7 for non medical emergencies



APRC

### Legal and Benefits Counseling

Assistance with health insurance claims, Social Security, Medicare, SSI, Medicaid and other legal questions.

### Telephone Reassurance

Link to a service that provides a daily call to check on well being of older adults who live alone.

### Neighborhood Services

Links to participating churches, synagogues, neighborhood groups and volunteers that provide friendly visitors, help with shopping, transportation and other services.

### Respite Care

Temporary, short term, in-home relief to caregivers. Allows time out from full time caregiving responsibilities.

### Elder Abuse Reporting System

Callers can anonymously report suspected elder abuse or neglect. Investigation of cases throughout Milwaukee County.

### Long Term Care Service and Support

Options for help with personal care, housekeeping, financial management services, snow shoveling, lawn care and household chores.

<b>APPROVAL</b> 	<b>REQUEST FOR COUNCIL ACTION</b>	<b>MEETING DATE</b>  <b>2/17/2015</b>
<b>REPORTS &amp; RECOMMENDATIONS</b>	<b>Franklin Senior Citizens Travel Program Update for 2014 Year End</b>	<b>ITEM NUMBER</b> <i>B.2.</i>

To fulfill the June 19, 2007 directive of the Common Council requesting that an update of the Franklin Seniors Travel Program be prepared semi-annually, with Mrs. Shirley Bird, Tour Director, reporting in January and July of each year, attached is correspondence from Mrs. Shirley Bird on 2014 trip statistics and activities. (Note: the Common Council, at their 1/20/2015 meeting, authorized to extend the reporting period for the 2014 year-end CDBG Seniors Travel Program to the 2/17/2015 Council Meeting.)

Twelve (12) trips were taken in 2014 totaling \$9,800. Of this total amount, \$3,400 was paid by Milwaukee County Community Development Block Grant (CDBG) Funds and \$6,400 was expended from the \$6,600 Senior Travel Program Budget for 2014 (\$5,000 + \$1,600 carryover from 2013).

Note that the CDBG program restrictions limit the application of certain trip costs to the CDBG program. This leads to some annual fluctuation in the amount of CDBG and City dollars attributed to the program. As such, an "even split" between City and CDBG funding should be considered an intended or average result.

### COUNCIL ACTION REQUESTED

This item is being provided at the direction of the Common Council for its information. No action is being requested.

*Shirley J. Bird*  
8904 S. 81st Street  
Franklin, WI 53132  
414-425-4502

RECEIVED  
CITY OF FRANKLIN  
2015 FEB 12 PM 1:02

January 20, 2015

Honorable Mayor and members of the City of Franklin Common Council  
9229 W. Loomis Road  
Franklin, WI 53132

RE: 2014 Franklin Senior Travel Program

Ladies and Gentlemen:

2014 was a very successful and positive year for the City of Franklin Senior Travel Program.

In the calendar year of 2014, the Franklin Senior Travel Program organized twelve different trips, with very good participation from Franklin residents, both non-club and club members.

### **2014 Travel Program Statistics**

#### **1. Participation**

- A total of 484 people took trips through the senior travel program in 2014.  
(See Attachment #1)
- Of that number, 218 were Franklin residents and club members, 243 were Franklin non-member residents, and 23 were non-city residents.
- 207 different people took trips through the program in 2014.
- 104 people went on at least one trip in 2014.
- 103 people went on one or more trips.
- There were 122 men on the 12 trips and 362 women on the trips.
- Special needs people requiring walkers, canes and wheelchairs participated in trips throughout the year. 13 handicapped men and 57 handicapped women.
- Of the 23 non-Franklin residents that took trips, I collected \$230.00 for 23 non-residents, i.e. \$10 extra per person, per trip. This extra money collected from these non-residents was used to offset senior travel trip expenses. There were no trips where the bus money was included in the trip price. (See attachment #2)

## 2. Phone Calls and Advertising

- 96 phone calls were received requesting trip flyers and questions regarding the program during 2014. From those phone calls, 88 Franklin residents booked trips.
- The Travel Program is advertised in several locations during the year. These include the Franklin Recreation Department's Guide, the City newsletter, the City of Franklin government access TV channel under "News and Events". (See Attachment #3)

### 2014 Budget

- The 2014 bus budget for the Travel Program was \$10,000.00. The actual cost of the 12 trips to the City of Franklin totaled \$9,800.00 under budget by \$200.00 (See Attachment #4)

### So ... What's New for 2015?

- Using the budget number of \$10,000.00 for 2015, 12 trips have been planned and scheduled, with more possible, depending on budget constraints.
- A list of trips for January through June 2015 is published in the current City Newsletter.
- 2015 trips include the Fireside dinner theatre, A Slice of Wisconsin Culture in Kiel & Denmark, Wisconsin Case Manufacturing Operations & Caterpillar Global Mining, West Bend Co., Oneida & Menominee Nations, Amish Community of Bonduel, WI and much more.

If you should have questions regarding the Franklin Seniors Travel Program, please contact me at any time.

Sincerely,



Shirley J. Bird

Franklin Seniors Tour Coordinator

Enclosures

## 2014 TRIP PARTICIPANTS - FRANKLIN SENIORS

### TRIP DATES

	January 22, 2014	February 15, 2014	March 18, 2014	April 9, 2014	May 20, 2014	June 11, 2014	July, 30 2014	August 13, 2014	September 24, 2014	October 22, 2014	November 12, 2014	December 6, 2014	6 Months Total	Annual Total
Total Participants	51	38	28	46	49	41	31	52	29	41	26	52	253	484
Franklin Residents Club Member	21	25	8	20	23	21	13	28	7	18	13	21	118	218
Non Club Member Franklin Resident	28	13	19	25	24	14	16	24	18	21	12	29	123	243
Non Franklin Resident	2	0	1	1	2	6	2	0	4	2	1	2	12	23
Men on Trip	11	13	10	12	14	8	8	12	8	10	6	10	68	122
Women on Trip	40	25	18	34	35	33	23	40	21	31	20	42	185	362
Hanidcapped Men on Trip	1	1	0	2	1	0	1	3	0	2	1	1	5	13
Hanidcapped Women on Trip	6	3	4	6	6	4	3	5	3	7	4	6	29	57

## 2014 FRANKLIN SENIORS TRIP EXPENSES RECAP

(23) Non Franklin Resident people paid \$10.00 extra - \$230.00

(0) Non Franklin Resident people paid \$0.00 extra - Included in trip price

(23) Non Franklin Resident Total - \$230.00

DATE	DESCRIPTION	CHECK #	AMOUNT
January 8, 2014	None	None	None
February 5, 2014	None	None	None
March 5, 2014	Minuteman Press (Copies / Flyers)	1902	\$20.20
April 7, 2014	Shirley Bird (Reimbursed Stamps & Office Supplies Jan. - Mar. 2014)	1909	\$57.00
May 7, 2014	Minuteman Press (Copies)	1916	\$13.60
May 12, 2014	Minuteman Press (Typeset Calendar & Copies)	1918	\$29.25
June 4, 2014	Minuteman Press (Copies / Flyers)	1925	\$18.40
June 9, 2014	Minuteman Press (Letter Copies Common Council)	1926	\$51.68
July, 2014	None	None	None
August 6, 2014	Minuteman Press (Copies / Flyers)	1939	\$6.65
Sept 30, 2014	Shirley Bird (Reimbursed for Stamps July 2 & Sept. 23, 2014)	1953	\$58.80
October 1, 2014	Minuteman Press (Copies / Flyers)	1954	\$12.20
October 8, 2014	Minuteman Press (5 Fireside Trips 2015 Flyers + Typesetting)	1955	\$97.50
November 1, 2014	None	None	None
December 1, 2014	None	None	None
<b>TOTAL EXPENSES FOR 2014</b>			<b>\$365.28</b>
<b>Less extra money collected for non residents</b>			<b>(\$230.00)</b>
<b>Balance from Franklin Seniors checking account</b>			<b>\$135.28</b>

**Youth Basketball Clinic**  
Co-ed 1st Grade

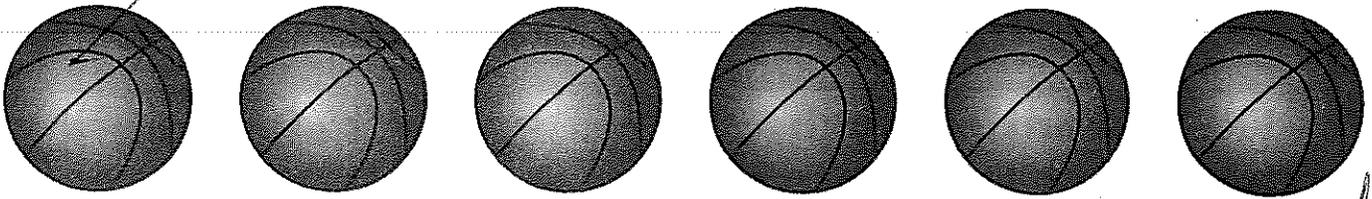
This program is very similar to the 5-6 year old program. The atmosphere will be work hard and have fun! This is not a league but rather a skill learning class. By the end of the session your child will have a better knowledge of dribbling, passing, rules and positions, good sportsmanship and teamwork.

**MEETS:** Tuesdays, April 14 – May 19  
**TIME:** 5:45 – 6:40 PM **CODE:** SY129A-2  
**FEE:** Franklin Resident ..... \$34  
 Non-Resident ..... \$51  
**LOCATION:** Ben Franklin School – Gym  
**ENROLLMENT:** Min. 15 Max. 25  
**INSTRUCTOR:** Tom Niemiec

**Youth Basketball Clinic**  
Co-ed 2nd Grade

This program is very similar to the 5-6 year old program. The atmosphere will be work hard and have fun! This is not a league but rather a skill learning class. By the end of the session your child will have a better knowledge of dribbling, passing, rules and positions, good sportsmanship and teamwork.

**MEETS:** Tuesdays, April 14 – May 19  
**TIME:** 6:50 – 7:45 PM **CODE:** SY129B-2  
**FEE:** Franklin Resident ..... \$34  
 Non-Resident ..... \$51  
**LOCATION:** Ben Franklin School – Gym  
**ENROLLMENT:** Min. 15 Max. 25  
**INSTRUCTOR:** Tom Niemiec



**SENIOR CITIZENS**

Received  
Dec 1, 2014.

See specific Senior Citizen information about the Monthly Luncheon and Monthly Social on our website [www.franklin.k12.wi.us](http://www.franklin.k12.wi.us), Recreation tab, and then Additional Programs/classes tab.

**CITY OF FRANKLIN SENIOR TRAVEL PROGRAM**

**RESERVATIONS:**  
 Must be a Franklin resident and 55 years of age or older. Reservations: accepted on a **first come first served basis. No phone reservations. Full payment guarantees your reservation.**

**REFUNDS**  
 No refunds given after the deadline unless your ticket can be resold.

**NON RESIDENT**  
 Non residents of Franklin may participate in tours **if space is available after deadline of the trip.** The cost is \$10 more, if space is available.

**INSURANCE**  
 The City of Franklin or The Franklin Senior Citizen, Inc. Club does not provide medical insurance or hospitalization coverage for people participating in tours or activities.

**CANCELLATIONS**  
 Tours may be cancelled due to weather or lack of interest.

**ALL TRIPS HAVE LIMITED SEATING. Trips depart from the NE corner of Pick 'n Save parking lot at 76th & Rawson.**

Questions or more information on trips, call  
**Shirley Bird, 425-4502**

**JANUARY 28**

*The Sensational 70's* – Lunch and Show at the Fireside Dinner Theater.

Resident ..... \$66 Non-Resident ..... \$76

**Reservation Deadline: December 12**

**FEBRUARY 11**

*A Slice of Wisconsin Culture - an interactive theatre experience at the "Palace of Reif Mills Dinner Theatre" – Denmark, WI – Start the day with a stop at Abler Art Glass in Kiel and see a glass blowing studio. Next we're off to the "Palace of Reif Mills Dinner Theatre"*

for a buffet lunch and the show "A Slice of Wisconsin Culture" which combines comedy, drama, audience participation and great music, which takes a look at the state of Wisconsin.

Resident ..... \$55 Non-Resident ..... \$65

**Reservation Deadline: January 5**

**MARCH 25**

*"Wizard of Oz"* – Lunch and Show at the Fireside Dinner Theater

Resident ..... \$66 Non-Resident ..... \$76

**Reservation Deadline: February 16**

**APRIL 22**

*Proudly Made in Wisconsin – South Milwaukee & Racine, WI* – Tour the two-floor museum on the grounds of the Caterpillar Global Mining Company's manufacturing complex in South Milwaukee and view the Bucyrus mining machines that are preserved in heritage exhibits. A buffet lunch will be served at The Summit Restaurant in Racine. Next we will tour Case Manufacturing Operations in Racine. The facility is home to the Case Magnum series tractors & cotton pickers. (Factory Tour is a 2 hour and 30 minute walking tour.)

Resident ..... \$55 Non-Resident ..... \$65

**Reservation Deadline: April 1**

**MAY 13**

*"All Shook Up"* – Lunch and Show at the Fireside Dinner Theater

Resident ..... \$66 Non-Resident ..... \$76

**Reservation Deadline: April 6**

The Franklin Senior Citizen Club is open to ALL Franklin Residents who are 55 years of age or older. Membership Fee is \$15 per year. For information, contact Fred Knueppel 414-421-2603.

**Franklin Senior Walking Club**

**Meets:** 9:00 – 11:00 AM every Thursday at Milwaukee Sports Complex, 60th and Ryan Road

**Dues:** \$5.00 (includes T-shirt)

**Contact:** Russ Sepanski at 414-425-7984

Sports/Camps

# Franklin Senior Citizens Club

Open to Franklin Residents 55 Years of Age & Older



## Becoming a Member

The Franklin Senior Citizens Club is open to all Franklin residents who are 55 years of age or older. Activities include luncheons, holiday parties, guest speakers, movies, card playing, and social camaraderie. Annual dues are \$15 per person. A **business meeting luncheon** is held the first Wednesday of each month at 11 a.m. at Clifford's Supper Club, 10418 W. Forest Home Avenue, Hales Corners. A **social luncheon** is held the third Wednesday of each month at Noon at Brenwood Park Senior Apartments, 9501 W. Loomis Road, Franklin. For more information or reservations, contact Fred Knueppel at 421-2603.

## Franklin Seniors Walking Club

Meets 9 a.m. to 11 a.m. every Thursday at Milwaukee County Sports Complex, 6000 W. Ryan Road. Dues: \$5 (includes T-shirt). Contact Russ Sepanski at 425-7984 for more details.

**Elder Link**—24-hour resource center for older adults. Call 289-6874 for senior or family care and meal site information.



## City of Franklin Senior Travel Program

Looking to meet new friends and enjoy traveling? Then the Franklin Senior Travel Program is for YOU!

### January—May 2015 Trips

**Jan. 28** "The Sensational 70's"—Fireside Theater  
Lunch and show at the Fireside Dinner Theater, Fort Atkinson. **RSVP Deadline: December 12th.**  
**Cost: \$66 Resident / \$76 Non-Resident.**

**Feb. 11** "A Slice of Wisconsin Culture"—Palace of Reif Mills Dinner Theatre, Denmark, WI  
First stop—tour Abler Art Glass in Kiel, a glass blowing studio. Next, its off to the Palace of Reif Mills Dinner Theatre for the show "A Slice of Wisconsin Culture" which combines comedy, drama, audience participation, and great music that takes a look at the State of Wisconsin. Buffet lunch menu of baked chicken, potatoes, sweet and sour green beans, and cherry crisp.  
**RSVP Deadline: January 5th.**  
**Cost: \$55 Resident / \$65 Non-Resident.**

**Mar. 25** "Wizard of Oz"—Fireside Dinner Theater  
Lunch and show at the Fireside Dinner Theater, Fort Atkinson. **RSVP Deadline: February 16th.**  
**Cost: \$66 Resident / \$76 Non-Resident.**

**April 22** Proudly Made in WI—Milwaukee & Racine  
Tour the 2-floor museum on the grounds of the Caterpillar Global Mining Company's manufacturing complex in South Milwaukee and view the Bucyrus mining machines that are preserved in heritage exhibits. Enjoy a buffet lunch of sliced round of beef, pork loin, potatoes, corn, rice pilaf, and dessert at The Summit Restaurant in Racine. Next tour Case Manufacturing Operations in Racine, home to the Case Magnum Series tractors and cotton pickers. (Factory tour is a 2-1/2 hour walking tour).  
**RSVP Deadline: April 1st.**  
**Cost: \$55 Resident / \$65 Non-Resident.**

**May 13** "All Shook Up"—Fireside Dinner Theater  
Lunch and show at the Fireside Dinner Theater, Fort Atkinson.  
**RSVP Deadline: April 6th.**  
**Cost: \$66 Resident / \$76 Non-Resident.**

**Reservations:** Open to Franklin residents who are 55 years of age and older. Accepted on a first-come/first-served basis. No phone reservations; full payment guarantees your reservation. **Refunds:** No refunds are given after the RSVP deadline unless ticket can be resold. **Non-Resident:** Non-residents may participate in tours if space is available after the deadline date of the trip. All trips have limited seating. Non-residents pay an additional \$10 cost. **Insurance:** The City of Franklin and the Franklin Senior Citizens Club do not provide medical insurance or hospitalization coverage for those participating in tours or activities. **Cancellations:** Tours may be cancelled due to weather or lack of registrations.

*Trips depart from the Northeast corner of Pick 'N Save parking lot at 76th Street & Rawson Avenue (unless otherwise noted).*

*Contact Shirley Bird, Tour Director, at 425-4502 with questions.*

## 2014 BUS BUDGET - FRANKLIN SENIORS

Date Range	Bus Trip Description	Bus Cost	Date Paid	Check #	By Whom	Budget Balance
1/22/2014	Fireside "Solid Gold 60's"	\$800.00	11/27/2013	150181	City of Franklin	\$10,000.00
2/15/2014	Dorf Fashing Celebration	\$750.00	1/30/2014	150905	City of Franklin	\$9,200.00
3/18/2014	Chicago Spires & Steeples	\$900.00	2/13/2014	151065	City of Franklin	\$8,450.00
4/9/2014	Fireside "Mary Poppins"	\$800.00	2/13/2014	151064	City of Franklin	\$7,550.00
5/20/2014	Fox River Cruise	\$900.00	3/27/2014	151571	City of Franklin	\$6,750.00
6/11/2014	All in the Bag	\$925.00	5/1/2014	151926	City of Franklin	\$5,850.00
7/30/2014	Wandering Tree Estate	\$725.00	5/29/2014	152275	City of Franklin	\$4,925.00
8/13/2014	Fireside "Smokey Joe's Cafe"	\$800.00	6/26/2014	152625	City of Franklin	\$4,200.00
9/24/2014	Presidential Day in Dixon	\$1,025.00	8/7/2014	153011	City of Franklin	\$3,400.00
10/22/2014	Fireside "Les Miserables"	\$800.00	9/4/2014	153437	City of Franklin	\$2,375.00
11/12/2014	Rosewood Manor	\$725.00	10/2/2014	153817	City of Franklin	\$1,575.00
12/6/2014	L.M. Montgomery Xmas	\$650.00	10/2/2014	153818	City of Franklin	\$850.00
						\$200.00

<p style="text-align: center;"><b>APPROVAL</b></p> <p style="text-align: center;"><i>Slw</i></p>	<p style="text-align: center;"><b>REQUEST FOR COUNCIL ACTION</b></p>	<p style="text-align: center;"><b>MEETING DATE</b></p> <p style="text-align: center;"><b>02/17/15</b></p>
<p style="text-align: center;"><b>REPORTS &amp; RECOMMENDATIONS</b></p>	<p style="text-align: center;"><b>ORDINANCE TO AMEND THE CITY OF FRANKLIN 2025 COMPREHENSIVE MASTER PLAN TO CHANGE THE CITY OF FRANKLIN 2025 FUTURE LAND USE MAP FOR PROPERTY LOCATED AT APPROXIMATELY 9201 WEST DREXEL AVENUE FROM MIXED USE AND AREAS OF NATURAL RESOURCE FEATURES USE TO RESIDENTIAL – MULTI-FAMILY USE AND AREAS OF NATURAL RESOURCE FEATURES USE (APPROXIMATELY 6.9 ACRES) (THE LASALLE GROUP, INC., APPLICANT)</b></p>	<p style="text-align: center;"><b>ITEM NUMBER</b></p> <p style="text-align: center;"><i>G, 3,</i></p>

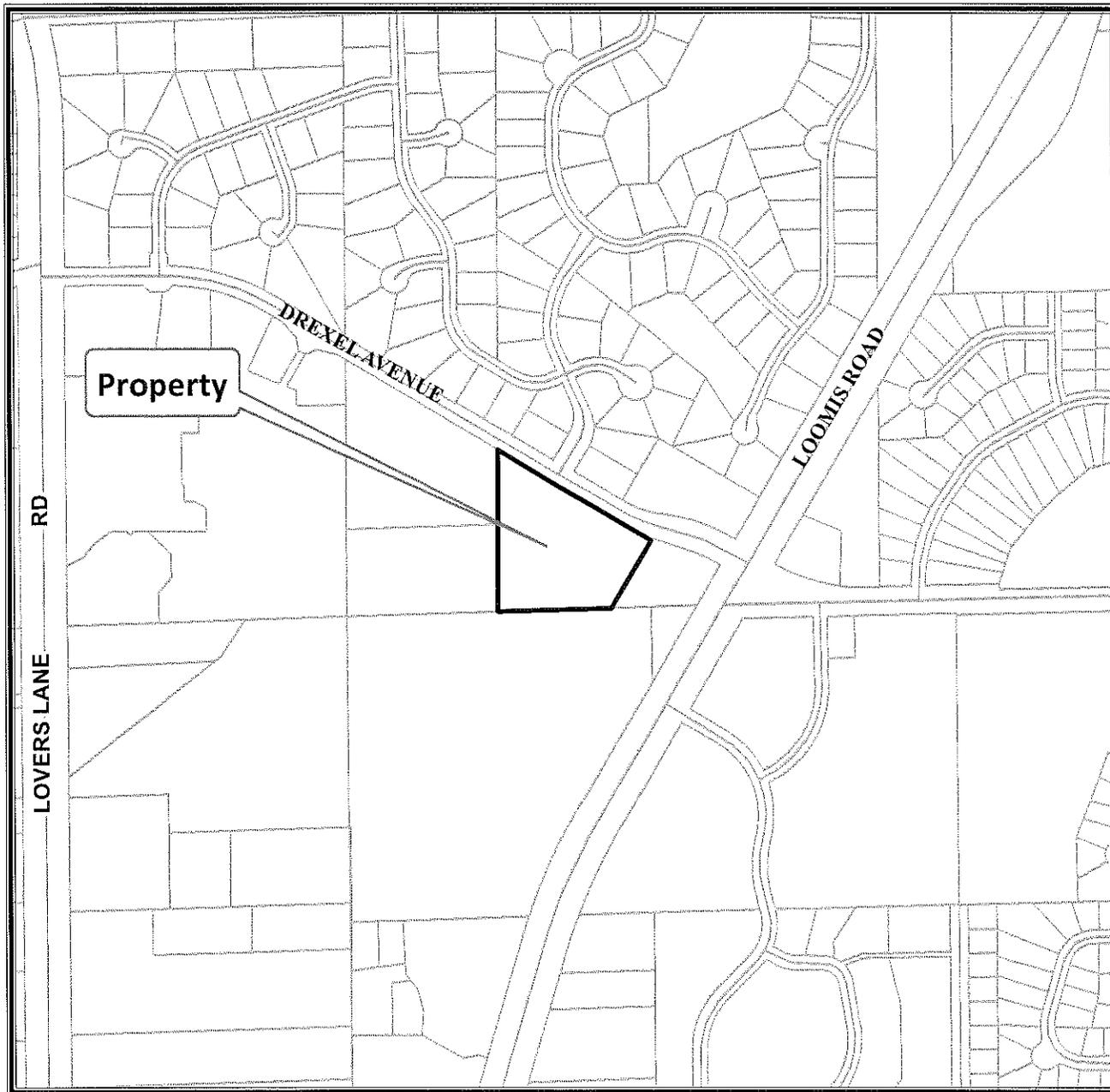
At its February 5, 2015, meeting the Plan Commission recommended approval of an ordinance to amend the City of Franklin 2025 Comprehensive Master Plan to change the City of Franklin 2025 Future Land Use Map for property located at approximately 9201 West Drexel Avenue from Mixed Use and Areas of Natural Resource Features use to Residential – Multi-Family use and Areas of Natural Resource Features use (approximately 6.9 acres) (The LaSalle Group, Inc., applicant).

**COUNCIL ACTION REQUESTED**

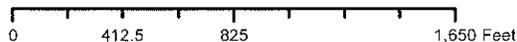
A motion to adopt Ordinance No. 2013-\_\_\_\_\_, an ordinance to amend the City of Franklin 2025 Comprehensive Master Plan to change the City of Franklin 2025 Future Land Use Map for property located at approximately 9201 West Drexel Avenue from Mixed Use and Areas of Natural Resource Features use to Residential – Multi-Family use and Areas of Natural Resource Features use (approximately 6.9 acres) (The LaSalle Group, Inc., applicant).



9201 West Drexel Avenue  
TKN 794-9994-003



Planning Department  
(414) 425-4024



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

STATE OF WISCONSIN

CITY OF FRANKLIN

MILWAUKEE COUNTY

*[Draft 1-8-15]*

ORDINANCE NO. 2015-\_\_\_\_\_

AN ORDINANCE TO AMEND THE CITY OF FRANKLIN 2025  
COMPREHENSIVE MASTER PLAN TO CHANGE THE CITY OF FRANKLIN  
2025 FUTURE LAND USE MAP FOR PROPERTY LOCATED AT APPROXIMATELY  
9201 WEST DREXEL AVENUE FROM MIXED USE AND AREAS OF NATURAL  
RESOURCE FEATURES USE TO RESIDENTIAL-MULTI-FAMILY USE AND  
AREAS OF NATURAL RESOURCE FEATURES USE  
(APPROXIMATELY 6.9 ACRES)  
(THE LASALLE GROUP, INC., APPLICANT)

---

WHEREAS, pursuant to Wis. Stat. §§ 62.23(2) and (3) and 66.1001(4), the City of Franklin is authorized to prepare and adopt and to amend a comprehensive plan as defined in Wis. Stat. §§ 66.1001(1)(a) and 66.1001(2); and

WHEREAS, The LaSalle Group, Inc. has applied for an amendment to the Comprehensive Master Plan to change the City of Franklin 2025 Future Land Use Map designation for property located at approximately 9201 West Drexel Avenue from Mixed Use and Areas of Natural Resource Features Use to Residential-Multi-Family Use and Areas of Natural Resource Features Use; and

WHEREAS, the Plan Commission of the City of Franklin by a majority vote of the entire Commission on February 5, 2015, recorded in its official minutes, has adopted a resolution recommending to the Common Council the adoption of the Ordinance to Amend the City of Franklin 2025 Comprehensive Master Plan to change the City of Franklin 2025 Future Land Use Map for property located at approximately 9201 West Drexel Avenue from Mixed Use and Areas of Natural Resource Features Use to Residential-Multi-Family Use and Areas of Natural Resource Features Use; and

WHEREAS, the City of Franklin held a public hearing upon this proposed Ordinance, in compliance with the requirements of Wis. Stat. § 66.1001(4)(d); the Common Council having received input from the public at a duly noticed public hearing on February 17, 2015; and

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

SECTION 1:           The City of Franklin 2025 Comprehensive Master Plan is hereby amended to change the City of Franklin 2025 Future Land Use Map designation for property located at approximately 9201 West Drexel Avenue from Mixed Use and Areas of Natural Resource Features Use to Residential-Multi-Family Use and Areas of Natural Resource

ORDINANCE NO. 2015-\_\_\_\_\_

Page 2

Features Use. Such property is more particularly described within Resolution No. 2015-\_\_\_\_\_ of even-date herewith.

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

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

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

Introduced at a regular meeting of the Common Council of the City of Franklin this \_\_\_\_\_ day of \_\_\_\_\_, 2015, by Alderman \_\_\_\_\_.

Passed and adopted by a majority vote of the members-elect of the Common Council at a regular meeting of the Common Council of the City of Franklin this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

APPROVED:

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

ATTEST:

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

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

STATE OF WISCONSIN

CITY OF FRANKLIN  
PLAN COMMISSION

MILWAUKEE COUNTY

RESOLUTION NO. 2015-003

A RESOLUTION RECOMMENDING THE ADOPTION OF AN  
ORDINANCE TO AMEND THE CITY OF FRANKLIN 2025  
COMPREHENSIVE MASTER PLAN TO CHANGE THE CITY OF FRANKLIN  
2025 FUTURE LAND USE MAP FOR PROPERTY LOCATED AT APPROXIMATELY  
9201 WEST DREXEL AVENUE FROM MIXED USE AND AREAS OF NATURAL  
RESOURCE FEATURES USE TO RESIDENTIAL – MULTI-FAMILY USE AND AREAS  
OF NATURAL RESOURCE FEATURES USE, PURSUANT TO  
WIS. STAT. § 66.1001(4)(b)

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WHEREAS, pursuant to Wis. Stat. §§ 62.23(2) and (3) and 66.1001(4), the City of Franklin is authorized to prepare and adopt and to amend a comprehensive plan as defined in Wis. Stat. §§ 66.1001(1)(a) and 66.1001(2); and

WHEREAS, pursuant to Wis. Stat. § 66.1001(4)(b), the Plan Commission may recommend the amendment of the Comprehensive Master Plan to the Common Council by adopting a resolution by a majority vote of the entire Commission, which vote shall be recorded in the official minutes of the Plan Commission; and

WHEREAS, The LaSalle Group, Inc. has applied for an amendment to the Comprehensive Master Plan to change the City of Franklin 2025 Future Land Use Map designation for property located at approximately 9201 West Drexel Avenue, from Mixed Use and Areas of Natural Resource Features Use to Residential – Multi-Family Use and Areas of Natural Resource Features Use, such property bearing Tax Key No. 794-9994-003, more particularly described as follows:

That part of the East 1/2 of the East 1/2 of the Southeast 1/4 of Section 8, and part of the Southwest 1/4 of Section 9, Town 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin, which is bounded and described as follows:

Commencing at the Southeast corner of said Southeast 1/4 Section; thence South 88°09'29" West along the South line of said 1/4 Section 169.86 feet to the point of beginning of the lands to be described;

Thence continuing South 88°09'29" West along said South line 490.97 feet to a point on the West line of the East 1/2 of the East 1/2 of said Southeast 1/4 Section; thence North 00°11'57" West along said West line 697.00 feet to a point on the South line of West Drexel Avenue; thence South 59°29'08" East along said South line 646.63 feet to a point; thence Southeasterly along said South line

RESOLUTION NO. 2015 -003

Page 2

118.81 feet along the arc of a curve whose center lies to the Northeast whose radius is 545.00 feet and whose chord bears South 65°43'50.5" East 118.57 feet to a point; thence South 71°58'33" East 6.39 feet to a point on the West line of Parcel 1 of Certified Survey Map No. 4122; thence South 30°30'52" West along said West line 350.75 feet to the point of beginning; and

WHEREAS, the Plan Commission having determined that the proposed amendment, in form and content as presented to the Commission on February 5, 2015, is consistent with the Comprehensive Master Plan's goals, objectives and policies and in proper form and content for adoption by the Common Council as an amendment to the 2025 Comprehensive Master Plan, subject to such modifications the Common Council may consider reasonable and necessary, following public hearing, in order to protect and promote the health, safety and welfare of the City of Franklin.

NOW, THEREFORE, BE IT RESOLVED, by the Plan Commission of the City of Franklin, Wisconsin, that the application for and the proposed ordinance to amend the City of Franklin 2025 Comprehensive Master Plan to change the City of Franklin 2025 Future Land Use Map designation for property located at approximately 9201 West Drexel Avenue, from Mixed Use and Areas of Natural Resource Features Use to Residential – Multi-Family Use and Areas of Natural Resource Features Use, be and the same is hereby recommended for adoption and incorporation into the 2025 Comprehensive Master Plan by the Common Council.

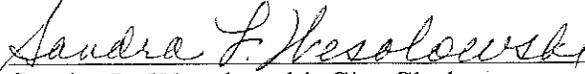
Introduced at a regular meeting of the Plan Commission of the City of Franklin this 5th day of February, 2015.

Passed and adopted at a regular meeting of the Plan Commission of the City of Franklin this 5th day of February, 2015.

APPROVED:

  
\_\_\_\_\_  
Stephen R. Olson, Chairman

ATTEST:

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

AYES 5 NOES 0 ABSENT 1 (Hogan)

# FUTURE LAND USE MAP AMENDMENT

## AUTUMN LEAVES FRANKLIN, WISCONSIN

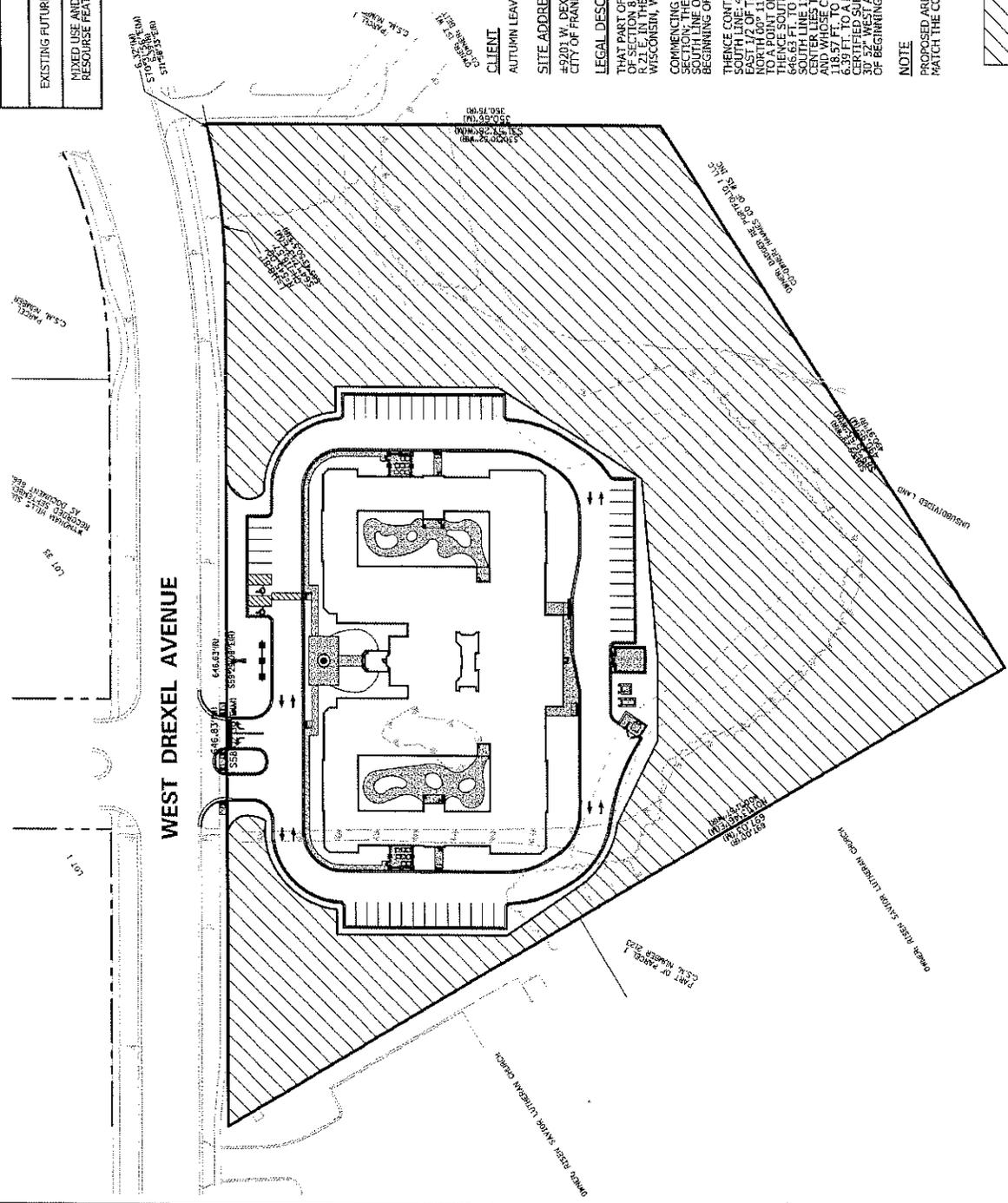
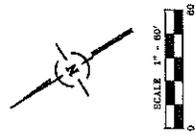
**CONSULTING ENGINEERS**  
**SITE DEVELOPMENT ENGINEERS**  
**LAND SURVEYORS**

9575 W. Higgins Road, Suite 700,  
Rosemont, Illinois 60018  
Phone: (847) 696-4060 Fax: (847) 696-4065  
JOB NO: 8251



DATE: 01/15/15

EXISTING FUTURE LAND USE	PROPOSED FUTURE LAND USE
MIXED USE AND NATURAL RESOURCE FEATURES	RESIDENTIAL - MULTI-FAMILY AND NATURAL RESOURCE FEATURES



Franklin  
JAN 2 8 2015  
City Development

**CLIENT**  
AUTUMN LEAVES

**SITE ADDRESS**  
45201 W. DREXEL AVE.  
CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN

**LEGAL DESCRIPTION**  
THAT PART OF THE EAST 1/2 OF THE EAST 1/2 OF THE SE 1/4 OF SECTION 8, AND PART OF THE SW 1/4 OF SECTION 9, T 5 N, R 21 E, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN, WHICH IS BOUNDED AND DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTHEAST CORNER OF SAID SE 1/4 SECTION; THENCE SOUTH 68° 09' 29" WEST ALONG THE BEGINNING OF THE LOTS TO BE DESCRIBED, TO THE POINT OF BEGINNING; THENCE SOUTH 88° 09' 29" WEST ALONG SAID SOUTH LINE 496.51 FT. TO A POINT ON THE WEST LINE OF THE SOUTH LINE 496.51 FT. TO A POINT ON THE WEST LINE OF THE SOUTH LINE 11° 57' WEST ALONG SAID WEST LINE 697.00 FT. TO A POINT ON THE SOUTH LINE OF WEST DREXEL AVENUE; THENCE SOUTH 59° 29' 08" EAST ALONG SAID SOUTH LINE 118.81 FT. TO A POINT ON THE ARC OF A CURVE WHOSE CENTER LIES TO THE NORTHEAST WHOSE RADIUS IS 545.00 FT. AND WHOSE CHORD BEARS SOUTH 65° 43' 50.9" EAST AND WHOSE BEARING TO THE POINT OF BEGINNING IS S 65° 43' 50.9" E 118.81 FT. TO A POINT ON THE WEST LINE OF THE CERTIFIED SURVEY MAP NO. 4122; THENCE SOUTH 30° 30' 52" WEST ALONG SAID WEST LINE 350.75 FT. TO THE POINT OF BEGINNING.

**NOTE**  
PROPOSED AREAS OF NATURAL RESOURCE FEATURES ARE TO MATCH THE CONSERVATION EASEMENT AREA.



PROPOSED CONSERVATION EASEMENT



## CITY OF FRANKLIN



## REPORT TO THE PLAN COMMISSION

Meeting of February 5, 2015

**Comprehensive Master Plan Amendment, Special Use and Natural Resource Special Exception**

**RECOMMENDATION:** Department of City Development staff recommends denial of the Comprehensive Master Plan Amendment, Special Use and Natural Resource Special Exception. However, if approved, staff recommends approval be subject to the conditions set forth in the attached draft resolutions.

<b>Project Name:</b>	Autumn Leaves CBRF
<b>Project Location:</b>	9201 West Drexel Avenue
<b>Property Owner:</b>	Preserve Apartments LLC
<b>Applicant:</b>	The LaSalle Group, Inc.
<b>Agent:</b>	Jason Glover, Regional Development Director
<b>Current Zoning:</b>	R-8 Multiple-Family Residence District & C-1 Conservancy 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, Aurora St. Luke's Health Center to the south, U.S. Bank to the east and Risen Savior Lutheran Church to the west
<b>Applicant's Action Requested:</b>	Approval of applications related to the proposed CBRF (memory care) development

### Introduction and Background

Please note:

- Staff recommendations are *underlined, in italics* and are included in the draft ordinance.
- Staff suggestions are only underlined and are not included in the draft ordinance.

On December 26, 2014, The LaSalle Group, Inc. file a Comprehensive Master Plan (CMP) Amendment, Special Use and Natural Resource Special Exception (NRSE) for a multi-family Community Based Residential Facility (CBRF) upon property located at 9201 West Drexel Avenue. The subject CBRF development will be specifically used as a memory care residence for people with dementia and Alzheimer's.

- Comprehensive Master Plan Amendment Application: The CMP Amendment Application requests to amend the Future Land Use designation for the subject property from "Mixed Use" and "Areas of Natural Resource Features" to "Residential – Multi-Family" and "Areas of Natural Resource Features."

The existing Areas of Natural Resource Features designation would be amended to match the Conservation Easement area as shown on the attached plans.

- Special Use: Per Table 15-3.0602 of the Unified Development Ordinance (UDO), Community Living Arrangements (serving 16 or more persons) are allowed in the R-8 Residence District as a Special Use. The applicant has indicated that the facility will be licensed by the State of Wisconsin as a CBRF. The applicant intends to apply for the State license following City approvals. As such, *staff recommends that Special Use approval shall be conditioned upon the applicant receiving a license from the State of Wisconsin Department of Health Services to operate a Community Based Residential Facility*. The subject development as proposed would be similar in use to the Elizabeth Residence facility located at 9329 and 9355 South 48<sup>th</sup> Street in Franklin, which use includes memory care and is a State licensed CBRF.

The applicant is requesting the R-8 zoning district Special Use Option 2 in order to construct a higher density development.

- Natural Resource Special Exception: The development will impact wetlands, wetland buffers and wetland setbacks; therefore, the applicant has submitted a NRSE Application along with a mitigation plan, which is discussed further in this report.

## **Project Description/Analysis**

### **Special Use**

The applicant is requesting approval to develop a 46 unit, 54 bed memory care residence facility. The proposed single-story building has an area of approximately 37,835 square feet and has a peak height of 25'-0".

### **Site Plan**

The subject property has a base site area of approximately 6.91 acres, containing approximately 2.57 acres of protected natural resource features. The proposed project would contain 2.486 acres of impervious surface (and 4.431 acres greenspace), resulting in an Open Space Ratio (OSR) of 0.64, which complies with the R-8 District Special Use Option 2 minimum of 0.25.

In addition to the principal building, the site contains a storage shed and dumpster enclosure, which will be constructed of face brick to match the main building. The wall height of the dumpster enclosure will be 7'-4". The storage building has a peak height of 15.75 feet. This exceeds the R-8 District maximum height requirement of 15-feet; however, per Section 15-3.0701A.7. of the UDO (below), the standard may be modified by the Common Council pursuant to the recommendations of the Plan Commission. As the storage building would be located behind the main building, with little visibility along Drexel Avenue, staff has no objection to the proposed height.

**Compliance with Standards.** The special use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified by the Common Council pursuant to the recommendations of the

Plan Commission. The proposed use and development shall comply with all additional standards imposed on it by the particular provision of this Division and Ordinance authorizing such use.

The plans show ground mechanicals on either side of the building, which are screened by a seven foot high fiberglass fence. Residential District standards limit fence heights to six feet; however, Section 15-3.0900 of the UDO allows the Plan Commission to approve a greater height for special structures that do not detract from the design of the principal structure provided the special structure is an integral part of the principal structure. Staff does not object to the proposed height in order to fully screen the mechanical equipment. Staff recommends that the applicant utilize the same brick that is on the building to screen the ground mechanicals, opposed to the fencing.

The property is accessible from West Drexel Avenue. The applicant is proposing an ingress/egress location that is directly across from Wyndham Hills Parkway. Staff suggests cross-access be constructed to the property to the east, U.S. Bank, and future cross-access be reserved and shown on the site plan to the property to the west, Risen Savior Lutheran Church. The applicant does not wish to provide the cross-access in order to keep the infiltration basins as shown, to not add the additional impervious surface, and to not further impact any environmentally sensitive areas of the site.

The Site Plan currently includes a sidewalk around the front half of the building, but does not have any other pedestrian type amenities. Staff recommends, and the applicant has agreed, to submit a revised site plan providing a concrete path from the building to the storm water pond and place a minimum of two benches adjacent to the storm water pond.

The site plan includes a 30-foot landscape bufferyard as the property abuts a less intense use (single-family) on the north side of West Drexel Avenue. The applicant is proposing to keep the sign, flagpoles and seven parking spaces within this area. Staff recommends that only the handicapped accessible parking be allowed within the bufferyard. Staff suggests that the five non-handicapped parking stalls be relocated to another portion of the site.

#### Parking:

Table 15-5.0203 of the Unified Development Ordinance requires a Standard Parking Ratio of 1 space per bedroom for "Group Homes or Institutional Residential not within a residential neighborhood." As previously stated, the Autumn Leaves development contains 54 beds; therefore, 54 parking spaces are required. The proposed Site Plan consists of 49 parking spaces. The applicant has indicated that they require a minimum of 34 parking spaces for this type of facility. Staff has no objections to the quantity of parking provided.

Two ADA parking stalls are provided, in conformance with UDO standards.

#### Landscaping:

Table 15-5.0302 of the UDO requires one planting of each type (canopy/shade tree, evergreen tree, decorative tree and shrub) per five provided parking spaces for Commercial, Office, Institutional and Similar Uses. With 49 parking spaces provided, a minimum of 10 plantings of each type are required.

If the development were considered a multi-family development, 1.5 canopy/shade trees per dwelling unit, 1 decorative tree per dwelling unit, 1 evergreen per dwelling unit and 3 shrubs per dwelling unit would be required. Therefore, a total of 69 canopy/shade trees, 46 evergreen trees, 46 decorative trees and 138 shrubs would be required for the proposed 46 unit development.

The applicant is providing 30 canopy/shade trees, 38 evergreens, 32 decorative trees. The exact number of shrubs provided has not yet been calculated. According to the applicant and per the landscape plan submitted, the shrubs will exceed the required number of plantings.

Staff recommends that a small landscaped berm be constructed along the north side of the property south of the Drexel Avenue right-of-way, that the existing vegetation on the northeast corner of the site be removed and replaced with additional landscaping, and that additional landscaping be placed at the northwest corner of the site. It should be noted that this might require a slightly smaller bio-swale area(s).

The applicant has provided hose bibs on the buildings for irrigation. Areas for snow storage are illustrated on the Landscape Plans as well.

Staff recommends that the proposed plantings within City right-of-way be subject to approval by the Board of Public Works and Engineering Department. The applicant is aware of this required step.

#### Outdoor Lighting:

The applicant is proposing pole lights within the parking and drive areas of the site as well as building lighting per the plans provided. The photometric plan is in conformance with UDO lighting standards.

#### Natural Resource Protection Plan and Natural Resource Special Exception

The applicant has submitted a Natural Resource Protection Plan. The site contains several protected resources including: steep slopes, wetlands, wetland buffers and wetland setback.

The development is disturbing approximately 6,022 square feet of wetlands, 50,870 square feet of wetland buffers and 15,479 square feet of wetland setback. Steep slopes are also impacted; however, the disturbances are within the protection standards of Table 15-4.0100 of the UDO.

The applicant has submitted a Natural Resource Special Exception Application requesting approval of the proposed impacts to protected natural resource features. With that application, the applicant is proposing to partner with the Milwaukee Area Land Conservancy (MALC) to provide off-site mitigation to compensate for the impacts to natural resource features described above. The mitigation is proposed at a property owned by MALC, known as the Legend Creek Charity Prairie site, which is located directly to the west of the Prairie Grass Preserve Subdivision at the west end of Prairie Grass Way in Franklin. The site is within the same watershed as the Autumn Leaves property and is a total of 23-acres. The Legend Creek Charity Prairie site was donated by developer Bill Charity and is a premier prairie, Oak Savanna, and wetland complex with rare plant species, and is one of the last unplowed prairies located in Milwaukee County. The applicant and MALC are in the process of drafting a memorandum of understanding to

outline the restoration of natural resource features on this property, which will be paid for by the developer, The LaSalle Group, Inc. A draft agreement is attached that details the proposed restoration works to be completed by MALC.

Staff recommends submittal of a detailed mitigation plan outlining the envisioned mitigation and restoration practices and the amount to be paid by The LaSalle Group, Inc. to the Milwaukee Area Land Conservancy for such wetland creation and/or restoration efforts by the Milwaukee Area Land Conservancy, and future maintenance and management thereof, for mitigation purposes to compensate for wetland, wetland buffer and wetland setback impacts resulting from the proposed Autumn Leaves Community Based Residential Facility memory care residence development, within the approximately 23-acre property known as the Legend Creek Carity Prairie adjacent to the Prairie Grass Preserve Subdivision at the west end of Prairie Grass Way in the City of Franklin, for Plan Commission recommendation, and approval of such plan by the Common Council, prior to issuance of a Building Permit.

Staff also recommends the submittal of a Conservation Easement for review and approval by the Common Council and recording with the Milwaukee County Register of Deeds, prior to issuance of an Occupancy Permit.

In addition, staff recommends that the applicant show the Conservation Easement on a revised set of plans to be submitted to the Department of City Development. The applicant is open to including the swale seed mix areas shown on the landscape plan within the conservation easement to help compensate for natural resource areas that will be disturbed on the property. Staff is supportive of including these areas; however, would note that these areas would have to be kept natural and not maintained as mowed or manicured landscaped areas. The use of these areas would be very restrictive under the City's typical conservation easement language.

Staff is also suggesting consideration of retaining walls to lessen the amount of impact to the wetland buffer on the south side of the site. Staff is further suggesting that any invasive species along the perimeter of the remaining wetland on the south side of the site be removed, replaced with native shrubs, and such maintained for a minimum of three years.

At their January 28, 2015 meeting, the Environmental Commission approved a motion recommending approval of the NRSE and proposed mitigation plan, including staff's recommendations.

#### Architecture:

The building is primarily comprised of face brick veneer with stone veneer banding along the base of the building. Other materials include fiber cement siding and asphalt shingles. Staff recommends that the applicant provide revised elevations that include full stone walls on the south elevation at the gabled roof locations. The applicant has indicated agreement with this recommendation.

#### Signage:

The applicant is showing a monument sign on the site plan for reference. Building signage is not proposed. All signage is subject to separate review and approval and a sign permit through the Inspection Department.

The applicant is also proposing three flag poles adjacent to West Drexel Avenue. The center flag pole is 35 feet in height and will be for the American flag. The flag poles on either side will contain the State of Wisconsin flag and an Autumn Leaves flag and will be 30 feet in height. Per the Municipal Code, flags other than United States, State of Wisconsin, Milwaukee County or City of Franklin require Common Council approval. Staff has no objections to these flags.

Stormwater Management:

The applicant is proposing two infiltration basins that will discharge into a larger stormwater management pond. The infiltration basins are in addition to the standard storm water management requirements and are proposed to further improve water quality on the site as part of mitigating for other natural resource impacts.

The Engineering Department is currently reviewing the preliminary storm water management plans. The applicant will provide a final stormwater management plan and stormwater management agreement with the final engineering plans. Staff recommends that the applicant submit to the Engineering Department, for review and approval, a final storm water management plan, prior to Building Permit.

**Comprehensive Master Plan Amendment**

- *Consistent with, as defined by Wisconsin State Statute, means “furthers or does not contradict the objectives, goals, and policies contained in the comprehensive plan.”*

The property is currently designated as Mixed Use and Areas of Natural Resource Features on the City’s 2025 Future Land Use Map. The applicant is proposing to amend that designation to Residential – Multi-Family and Areas of Natural Resource Features. The Areas of Natural Resource Features will be amended to match the conservation easement area.

The Economic Development chapter of the Comprehensive Master Plan identified this area as:

- a Potential Sites Future Development area as shown on Map 4.1;
- part of the Loomis Road/Hwy 36 Commercial Corridor (prepared by the Economic Development Commission) as shown on Map 4.2;
- part of the City Civic Area (as originally proposed in the City’s 1992 Comprehensive Master Plan) as shown on Map 4.4;
- and states that it is envisioned that such areas “will adequately address the need for business development sites in the short and medium term.”

This area was also identified as part of Area I (Civic Center) and envisioned for future commercial uses, in the *Franklin First, Strategies to Bring Balance to Franklin’s Tax Base* report, prepared by Ticknor & Associates in March 2000.

Staff would also note that development of this site for a residential/institutional use of the type herein proposed would not be a significant benefit to the existing and future retail uses within the Shoppes of Wyndham Village center. The proximity of this site, and its pedestrian and vehicular connections to the Shoppes of Wyndham Village, provides an opportunity to further enhance the

viability of the shopping center, particularly if such uses were mixed use or office in nature (as is proposed in the Comprehensive Master Plan and in the other documents noted above).

Staff therefore believes that conversion of this area from Mixed Use to Multi-Family Residential is not consistent with the following goals, and objectives of the Comprehensive Master Plan:

- the 70/30 Tax Base Goal;
- Encourage high quality commercial, retail and office development in appropriate locations.
- Decrease homeowners tax burden through quality non-residential development.
- Accommodate (where appropriate) mixed-use development within identified districts and commercial areas.

### **Staff Recommendation**

Department of City Development staff recommends denial of the proposed project as it is not consistent with the City's Comprehensive Master Plan.

However, should the City wish to approve the proposed project, staff's recommendations in regard to the Special Use and the Natural Resource Special Exception have been included within the draft resolutions.

<p style="text-align: center;"><b>APPROVAL</b></p> <p style="text-align: center;"><i>Slw</i></p>	<p style="text-align: center;"><b>REQUEST FOR COUNCIL ACTION</b></p>	<p style="text-align: center;"><b>MEETING DATE</b></p> <p style="text-align: center;">02/17/15</p>
<p style="text-align: center;"><b>REPORTS &amp; RECOMMENDATIONS</b></p>	<p style="text-align: center;"><b>RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS FOR THE APPROVAL OF A SPECIAL USE FOR A 46 UNIT COMMUNITY BASED RESIDENTIAL FACILITIES MULTI-FAMILY MEMORY CARE RESIDENCE FACILITY USE UPON PROPERTY LOCATED AT APPROXIMATELY 9201 WEST DREXEL AVENUE (THE LASALLE GROUP, INC., APPLICANT)</b></p>	<p style="text-align: center;"><b>ITEM NUMBER</b></p> <p style="text-align: center;"><i>G.4</i></p>

At its February 5, 2015, meeting, the Plan Commission recommended approval of a resolution imposing conditions and restrictions for the approval of a Special Use for a 46 unit Community Based Residential Facilities multi-family memory care residence facility use upon property located at 9201 West Drexel Avenue (The LaSalle Group, Inc., applicant).

The Plan Commission's approved motion recommended revising Condition No. 4 to allow the applicant to begin site work prior to receiving their State license to operate a Community Based Residential Facility and also struck a condition stating, "Only the handicapped accessible parking shall be allowed within the bufferyard."

The attached Special Use resolution reflects the recommended Plan Commission changes. The attached materials also include revised elevations, adding stone to the front elevation, to address Condition No. 12 of the attached resolution.

Furthermore, the applicant has revised the plans to include sunrooms located within the interior of the courtyards. With this addition, the proposed development still meets all R-8 District standards. Upon further review of the City's sign regulations, it appears that the project's signage should be considered as part of the special use and should be subject to staff's review and approval pursuant to the City's monument sign standards.

**COUNCIL ACTION REQUESTED**

A motion to adopt Resolution No. 2015-\_\_\_\_\_, a resolution imposing conditions and restrictions for the approval of a Special Use for a 46 unit Community Based Residential Facilities multi-family memory care residence facility use upon property located at 9201 West Drexel Avenue (The LaSalle Group, Inc., applicant).

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

A RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS  
FOR THE APPROVAL OF A SPECIAL USE FOR A 46 UNIT COMMUNITY  
BASED RESIDENTIAL FACILITIES MULTI-FAMILY MEMORY CARE  
RESIDENCE FACILITY USE UPON PROPERTY LOCATED AT  
APPROXIMATELY 9201 WEST DREXEL AVENUE  
(THE LASALLE GROUP, INC., APPLICANT)

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WHEREAS, The LaSalle Group, Inc. having petitioned the City of Franklin for the approval of a Special Use in a R-8 Multiple-Family Residence District and C-1 Conservancy District, to allow for the development of an approximately 37,835 square foot, single story, 46 unit (54 beds) State licensed Community Based Residential Facilities multi-family memory care residence facility use, upon property located at approximately 9201 West Drexel Avenue, bearing Tax Key No. 794-9994-003, more particularly described as follows:

That part of the East 1/2 of the East 1/2 of the Southeast 1/4 of Section 8, and part of the Southwest 1/4 of Section 9, Town 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin, which is bounded and described as follows:

Commencing at the Southeast corner of said Southeast 1/4 Section; thence South 88°09'29" West along the South line of said 1/4 Section 169.86 feet to the point of beginning of the lands to be described;

Thence continuing South 88°09'29" West along said South line 490.97 feet to a point on the West line of the East 1/2 of the East 1/2 of said Southeast 1/4 Section; thence North 00°11'57" West along said West line 697.00 feet to a point on the South line of West Drexel Avenue; thence South 59°29'08" East along said South line 646.63 feet to a point; thence Southeasterly along said South line 118.81 feet along the arc of a curve whose center lies to the Northeast whose radius is 545.00 feet and whose chord bears South 65°43'50.5" East 118.57 feet to a point; thence South 71°58'33" East 6.39 feet to a point on the West line of Parcel 1 of Certified Survey Map No. 4122; thence South 30°30'52" West along said West line 350.75 feet to the point of beginning; and

WHEREAS, such petition having been duly referred to the Plan Commission of the City of Franklin for a public hearing, pursuant to the requirements of §15-9.0103D. of the Unified Development Ordinance, and a public hearing having been held before the Plan Commission on the 5th day of February, 2015, and the Plan Commission thereafter having determined to recommend that the proposed Special Use be approved, subject to certain

THE LASALLE GROUP, INC. – SPECIAL USE  
RESOLUTION NO. 2015-\_\_\_\_\_

Page 2

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.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Common Council of the City of Franklin, Wisconsin, that the petition of The LaSalle Group, Inc., for the approval of a Special Use for the property particularly described in the preamble to this Resolution, be and the same is hereby approved, subject to the following conditions and restrictions:

1. That this Special Use is approved only for the use of the subject property by The LaSalle Group, Inc., successors and assigns, as a Community Based Residential Facilities multi-family memory care residence facility use under Option 2 in Table 15-3.0209A R-8 Multiple-Family Residence District Development Standards, Special Use: Multiple-Family Attached Dwelling Units with More Than Two D.U.s per Structure, (requiring in part a minimum of 25% open space upon the property), which shall be developed in substantial compliance with, and operated and maintained by The LaSalle Group, Inc., pursuant to those plans City file-stamped \_\_\_\_\_, 2015 and annexed hereto and incorporated herein as Exhibit A.
2. The LaSalle Group, Inc., successors and assigns, shall pay to the City of Franklin the amount of all development compliance, inspection and review fees incurred by the City of Franklin, including fees of consults to the City of Franklin, for The LaSalle Group, Inc. Community Based Residential Facilities multi-family memory care residence facility development, within 30 days of invoice for same. Any violation of this provision shall be a violation of the Unified Development Ordinance, and subject to §15-9.0502 thereof and §1-19. of the Municipal Code, the general penalties and remedies provisions, as amended from time to time.
3. The approval granted hereunder is conditional upon The LaSalle Group, Inc., and the Community Based Residential Facilities multi-family memory care residence facility use under Option 2 in Table 15-3.0209A R-8 Multiple-Family Residence District Development Standards, Special Use: Multiple-Family Attached Dwelling Units with

THE LASALLE GROUP, INC. – SPECIAL USE  
RESOLUTION NO. 2015-\_\_\_\_\_

Page 3

More Than Two D.U.s per Structure, (requiring in part a minimum of 25% open space upon the property), for the property located at approximately 9201 West Drexel Avenue: (i) being in compliance with all applicable governmental laws, statutes, rules, codes, orders and ordinances; and (ii) obtaining all other governmental approvals, permits, licenses and the like, required for and applicable to the project to be developed and as presented for this approval.

4. The approval granted hereunder is subject to the applicant receiving, prior to issuance of an Occupancy Permit, and thereafter at all times maintaining a license from the State of Wisconsin Department of Health Services to operate a Community Based Residential Facility.
5. Ground mechanicals shall be screened by way of the same brick required for the principal building and not by fencing.
6. Applicant shall submit a revised site plan providing a concrete path from the building to the storm water pond and place a minimum of two benches adjacent to the storm water pond.
7. Applicant shall construct a small landscaped berm along the north side of the property south of the Drexel Avenue right-of-way, remove the existing vegetation on the northeast corner of the site and replace it with additional landscaping, and place additional landscaping at the northwest corner of the site, with the specifications for all of the foregoing to be approved prior to installation by the Department of City Development.
8. The proposed plantings within City right-of-way shall be subject to approval by the Board of Public Works and Engineering Department.
9. Applicant shall submit a detailed off-site mitigation plan outlining the applicant's envisioned mitigation and restoration practices and the amount to be paid by The LaSalle Group, Inc. to the Milwaukee Area Land Conservancy for wetland creation and/or restoration efforts by the Milwaukee Area Land Conservancy, and future maintenance and management thereof, for mitigation purposes to compensate for wetland, wetland buffer and wetland setback impacts resulting from the proposed Autumn Leaves Community Based Residential Facility memory care residence development, within the approximately 23-acre property known as the Legend Creek Charity Prairie adjacent to the Prairie Grass Preserve Subdivision at the west end of Prairie Grass Way in the City of Franklin, for Plan Commission recommendation, and approval of such plan by the Common Council, prior to the issuance of a Building Permit.

THE LASALLE GROUP, INC. – SPECIAL USE  
RESOLUTION NO. 2015-\_\_\_\_\_

Page 4

10. Applicant shall submit a Conservation Easement for review and approval by the Common Council and recording with the Milwaukee County Register of Deeds, prior to the issuance of an Occupancy Permit.
11. Applicant shall submit a revised set of plans to the Department of City Development that depicts the Conservation Easement boundary.
12. Applicant shall provide revised elevations that include full stone walls on the south elevation at the gabled roof locations.
13. Applicant shall submit to the Engineering Department, for review and approval, a final storm water management plan, prior to the issuance of a Building Permit.
14. The accessory building height shall not exceed 15.75 feet, which height limit is hereby approved per Section 15-3.0701A.7. of the Unified Development Ordinance.
15. The installation and presentation of an Autumn Leaves flag, as depicted upon the plans submitted by the applicant, is hereby approved.

BE IT FURTHER RESOLVED, that in the event The LaSalle Group, Inc., successors or assigns, or any owner of the subject property, does not comply with one or any of the conditions and restrictions of this Special Use Resolution, following a ten (10) day notice to cure, and failure to comply within such time period, the Common Council, upon notice and hearing, may revoke the Special Use permission granted under this Resolution.

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

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

BE IT FURTHER RESOLVED, pursuant to §15-9.0103G. of the Unified Development Ordinance, that the Special Use permission granted under this Resolution shall be null and void upon the expiration of one year from the date of adoption of this Resolution,

THE LASALLE GROUP, INC. – SPECIAL USE  
RESOLUTION NO. 2015-\_\_\_\_\_

Page 5

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 \_\_\_\_\_, 2015.

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

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

**DIVISION 15-3.0700**

**SPECIAL USE STANDARDS AND REGULATIONS**

**SECTION 15-3.0701**

**GENERAL STANDARDS FOR SPECIAL USES**

A. ***General Standards.*** No special use permit shall be recommended or granted pursuant to this Ordinance unless the applicant shall establish the following:

1. **Ordinance and Comprehensive Master Plan Purposes and Intent.** The proposed use and development will be in harmony with the general and specific purposes for which this Ordinance was enacted and for which the regulations of the zoning district in question were established and with the general purpose and intent of the City of Franklin Comprehensive Master Plan or element thereof.

*Response: Yes, the proposed use and development of this site will be in harmony with the existing zoning ordinance, fits well within the surrounding uses, and is being developed as a low intensity site that will create a compatible transition between the adjacent properties and the natural resources surrounding this site, including the large wetland to the south.*

2. **No Undue Adverse Impact.** The proposed use and development will not have a substantial or undue adverse or detrimental effect upon or endanger adjacent property, the character of the area, or the public health, safety, morals, comfort, and general welfare and not substantially diminish and impair property values within the community or neighborhood.

*Response: The proposed use and development will not have an undue adverse impact, and it will improve the area by providing a use that is needed and currently underserved in the area. The proposed use is a compatible element with the surrounding properties including the family oriented residential subdivision to the north, the ministry opportunities with the church to the west and the low density financial and professional institutions to the east.*

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

*Response: The property will not dominate the immediate vicinity or interfere with the development of neighboring properties. The single story building is proposed as a low intensity development that will blend well with the surrounding properties.*

4. **Adequate Public Facilities.** The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities including public water supply system and sanitary sewer, police and fire protection, refuse disposal, public parks, libraries, schools, and other public facilities and utilities or the applicant will provide adequately for such facilities.

*Response: Yes, all public facilities and services have been verified to be existing within or adjacent to the subject property.*

5. **No Traffic Congestion.** The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets. Adequate measures will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

*Response: No, the proposed development will not have adverse effects on traffic congestion in this area. Given that our residents are unable to drive, our traffic impacts are low, and limited to staff and visiting family members. Adequate design has been provided to provide safe and efficient ingress and egress.*

6. **No Destruction of Significant Features.** The proposed use and development will not result in the destruction, loss, or damage of any natural, scenic, or historic feature of significant importance.

*Response: Please refer to the Natural Resource Special Exception application with regards to the natural resource impacts. No other scenic, historic, or other significant features are applicable to the site.*

7. **Compliance with Standards.** The special use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified by the Common Council pursuant to the recommendations of the Plan Commission. The proposed use and development shall comply with all additional standards imposed on it by the particular provision of this Division and Ordinance authorizing such use.

*Response: Special use is required due to the property zoning. The proposed use and development will comply with applicable provisions and standards of the zoning district.*

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

*Response: We recognize that a special use permit may have special standards or provisions associated with it. We shall comply with all possible standards and provisions in order to receive the special use permit.*

- C. Considerations.** In determining whether the applicant's evidence establishes that the foregoing standards have been met, the Plan Commission and the Common Council shall consider the following:

1. **Public Benefit.** Whether and to what extent the proposed use and development at the particular location requested is necessary or desirable to provide a service or a facility that is in the interest of the public convenience or that will contribute to the general welfare of the neighborhood or community.

*Response: The project will have a positive public benefit by providing memory care to local residents. Our research has shown memory care to be underserved for this community.*

2. **Alternative Locations.** Whether and to what extent such public goals can be met by the location of the proposed use and development at some other site or in some other area that may be more appropriate than the proposed site.

*Response: The focus of our site search was in this portion of the City of Franklin. Based on surrounding uses and our site location characteristics this is the best location for our use.*

3. **Mitigation of Adverse Impacts.** Whether and to what extent all steps possible have been taken to minimize any adverse effects of the proposed use and development on the immediate vicinity through building design, site design, landscaping, and screening.

*Response: The single story development incorporates design of extensive landscape and water quality elements including bioswales, infiltration basins, retention basins, and native vegetation. The building is designed to blend well with the neighboring properties, and landscaping is provided to screen the parking lots from offsite areas. The water quality elements will provide an effective transition between the natural background and the surrounding developments.*

4. **Establishment of Precedent of Incompatible Uses in the Surrounding Area.** Whether the use will establish a precedent of, or encourage, more intensive or incompatible uses in the surrounding area.

*Response: The proposed use is compatible with the surrounding developments. It will not establish a precedent for incompatible developments or incompatible uses in the area.*





**MICHAEL  
ARONSON**

ASSISTED LIVING  
RESIDENTIAL LANDSCAPE  
DESIGN

ALUMNI LEAVES  
The Usable Group, Inc.  
www.usablegroup.com

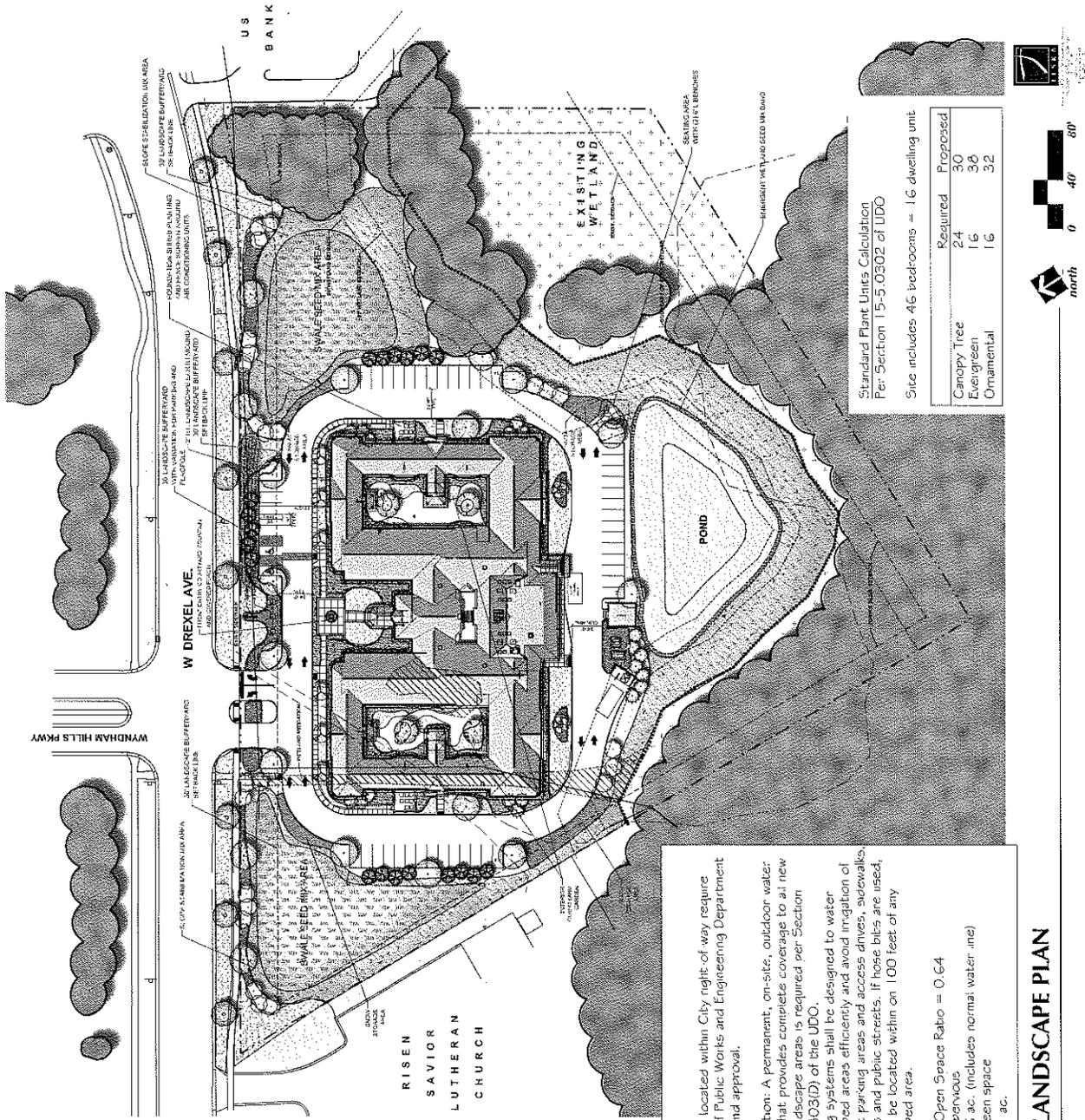
**AUTUMN LEAVES  
ASSISTED LIVING**  
WISCONSIN



**L-2**

**PLANT SCHEDULE:**

- 1. **PROPOSED LANDSCAPE**
- 2. **PLANTING SPECIES**
- 3. **PLANTING SPECIES**
- 4. **PLANTING SPECIES**
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- 50. **PLANTING SPECIES**



Standard Plant Units Calculation  
Per Section 15-5.0302 of UDO

Site includes 46 bedrooms = 16 dwelling unit

	Required	Proposed
Canopy Tree	24	30
Evelgreen	16	36
Ornamental	16	32

- Notes**
1. Trees located within City right-of-way require Board of Public Works and Engineering Department review and approval.
  2. Irrigation: A permanent, on-site, outdoor water supply that provides complete coverage to all new living landscape areas is required per Section 15-5.0303(D) of the UDO. Watering systems shall be designed to water landscaped areas efficiently and avoid irrigation of adjacent parking areas and access drives, sidewalks, buildings and public streets. If hose bibs are used, they will be located within on 100 feet of any landscaped area.
  3. Site Open Space Ratio = 0.64  
Total impervious = 2.486 ac. (includes normal water: me)  
Total green space = 4.431 ac.

**SITE LANDSCAPE PLAN**









**MICHAEL ARENSEN**  
ARCHITECT  
1000 UNIVERSITY AVENUE  
SUITE 100  
MADISON, WISCONSIN 53706  
TEL: 608.263.1234  
WWW.MICHAELARENSEN.COM

**AUTUMN LEAVES**  
The Laddery Group, Inc.  
www.ladderygroup.com

**AUTUMN LEAVES ASSISTED LIVING**  
FRANKLIN WISCONSIN  
EXTERIOR ELEVATIONS

NO.	DATE
1	10/15/2014
2	11/10/2014
3	12/15/2014
4	01/15/2015
5	02/15/2015
6	03/15/2015
7	04/15/2015
8	05/15/2015
9	06/15/2015
10	07/15/2015
11	08/15/2015
12	09/15/2015
13	10/15/2015
14	11/15/2015
15	12/15/2015

DESIGNED BY	ARCHITECT
NO.	DATE
1	10/15/2014
2	11/10/2014
3	12/15/2014
4	01/15/2015
5	02/15/2015
6	03/15/2015
7	04/15/2015
8	05/15/2015
9	06/15/2015
10	07/15/2015
11	08/15/2015
12	09/15/2015
13	10/15/2015
14	11/15/2015
15	12/15/2015

**A6**

**EXTERIOR MATERIAL LEGEND**

CONCRETE	CONCRETE
BRICK	BRICK
STONE	STONE
WOOD	WOOD
GLASS	GLASS
ROOFING	ROOFING
PAINT	PAINT

**EXTERIOR MATERIAL SCHEDULE**

MATERIAL	MANUFACTURER	NAME	STYLE #
CONCRETE	CONCRETE	CONCRETE	CONCRETE
BRICK	BRICK	BRICK	BRICK
STONE	STONE	STONE	STONE
WOOD	WOOD	WOOD	WOOD
GLASS	GLASS	GLASS	GLASS
ROOFING	ROOFING	ROOFING	ROOFING
PAINT	PAINT	PAINT	PAINT

**TYPICAL CONSTRUCTION NOTES**

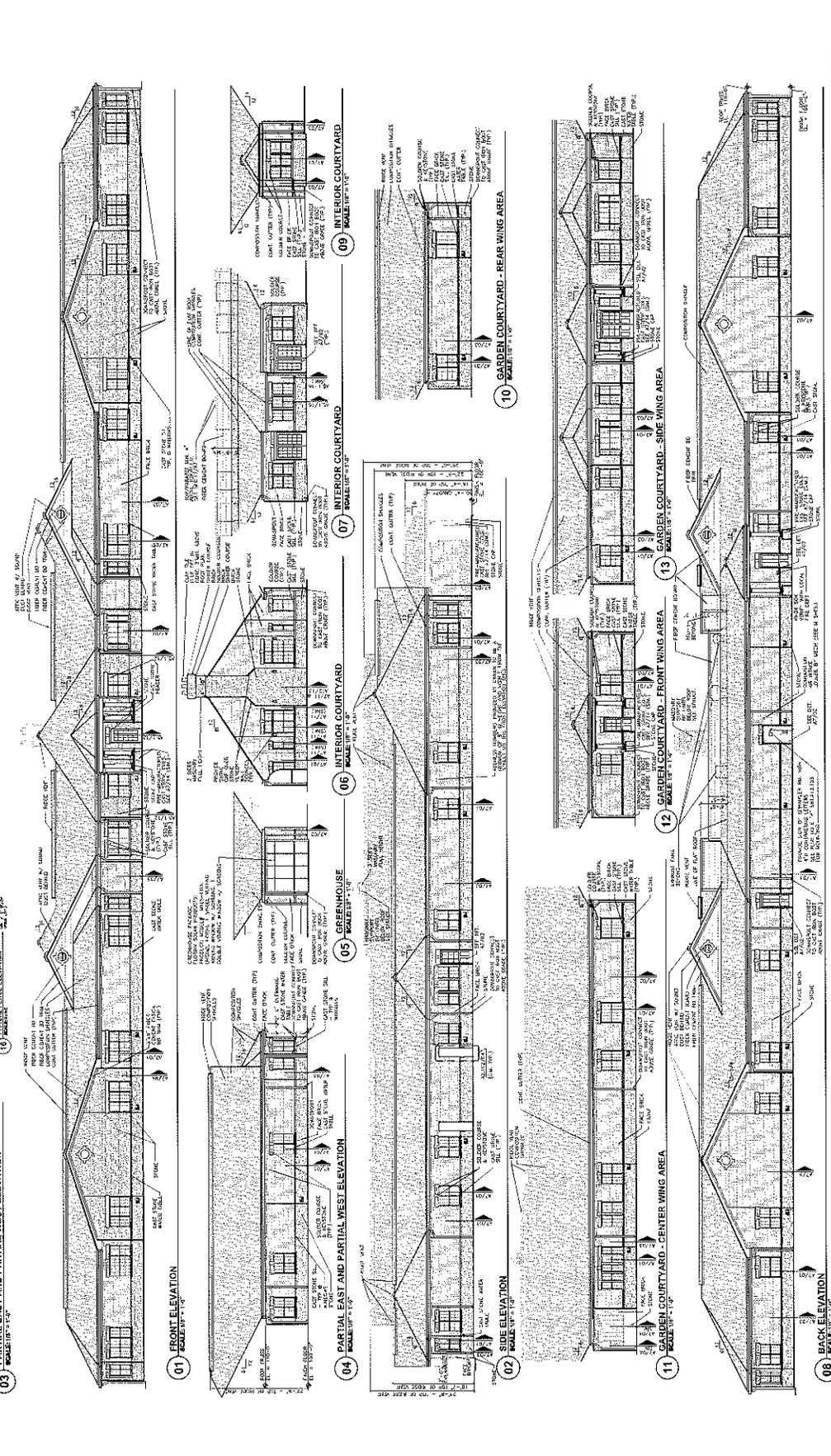
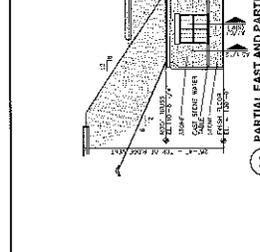
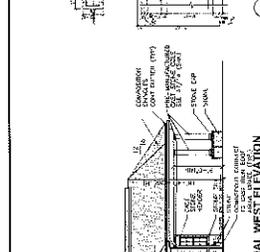
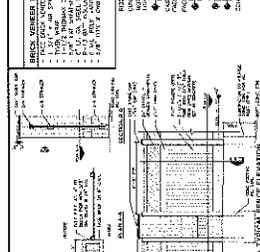
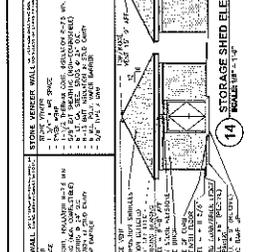
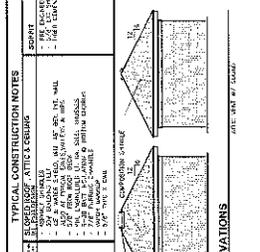
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.

2. ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.

3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.

5. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.



0' 5' 10' 20' 40' 80'





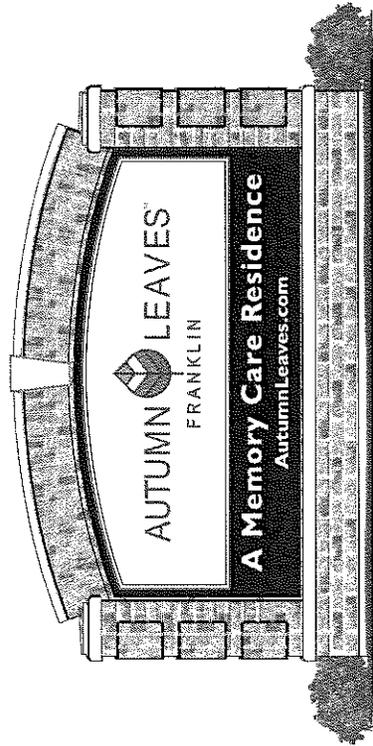
**MICHAEL ARENSON**  
 ASSISTED LIVING  
 FRANKLIN, WISCONSIN  
 1000 W. WISCONSIN AVENUE  
 FRANKLIN, WI 53128  
 TEL: 262.238.1111  
 WWW.AUTUMNLEAVES.COM

**AUTUMN LEAVES ASSISTED LIVING FRANKLIN WISCONSIN**

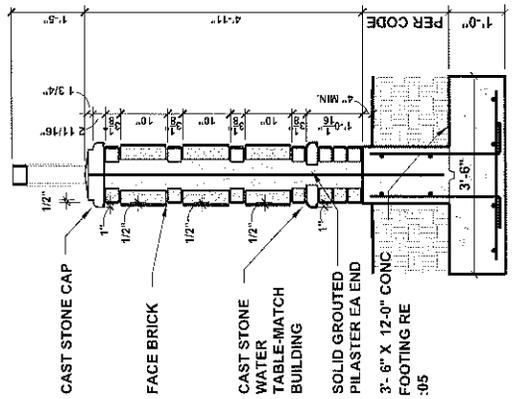
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 SHEET TOTAL: \_\_\_\_\_ DATE: \_\_\_\_\_  
 PROJECT NAME: \_\_\_\_\_  
 PROJECT ADDRESS: \_\_\_\_\_  
 PROJECT CITY: \_\_\_\_\_  
 PROJECT STATE: \_\_\_\_\_  
 PROJECT ZIP: \_\_\_\_\_

**APPROVED BY:** \_\_\_\_\_  
 DATE: \_\_\_\_\_  
**DESIGNED BY:** \_\_\_\_\_  
 DATE: \_\_\_\_\_  
**CHECKED BY:** \_\_\_\_\_  
 DATE: \_\_\_\_\_

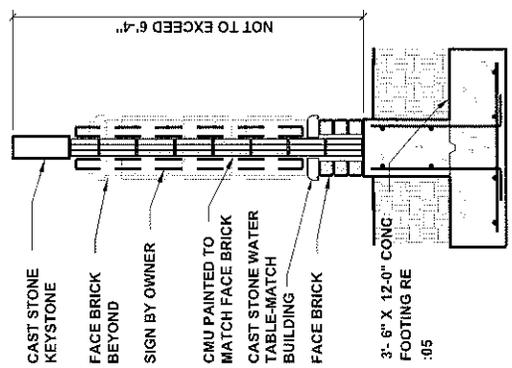
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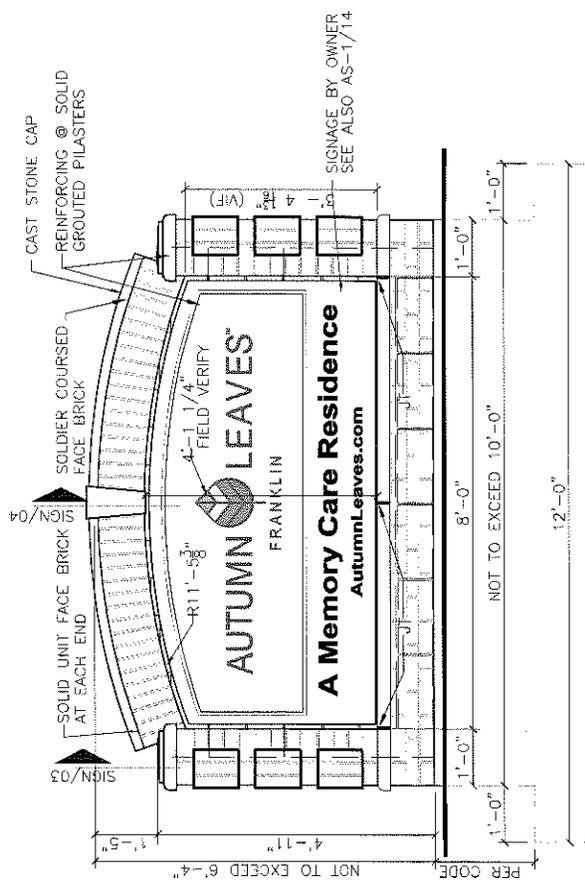
**01 SIGNAGE ELEVATION**  
 SCALE: NTS (NORTH & SOUTH ELEVATIONS)



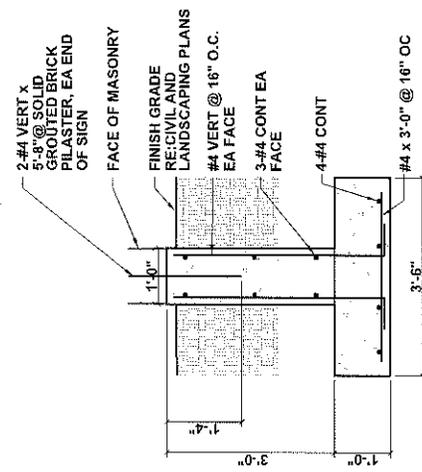
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 SCALE: 1" = 1'-0"



**04 SIGN SECTION**  
 SCALE: 1" = 1'-0"



**02 SIGN ELEVATION**  
 SCALE: 1" = 1'-0"



**05 SIGN SECTION**  
 SCALE: 1" = 1'-0"



MICHAEL ARENSON

300 DIXIE BLVD.

WILSONVILLE, OHIO 45395

TEL: 513.263.1234

FAX: 513.263.1235

WWW.MICHAELARENSON.COM

Autumn Leaves

The Leslie Group, Inc.

10000 W. 15th Ave., Suite 100

Denver, CO 80202

TEL: 303.755.1100

FAX: 303.755.1101

WWW.LESLIEGROUP.COM

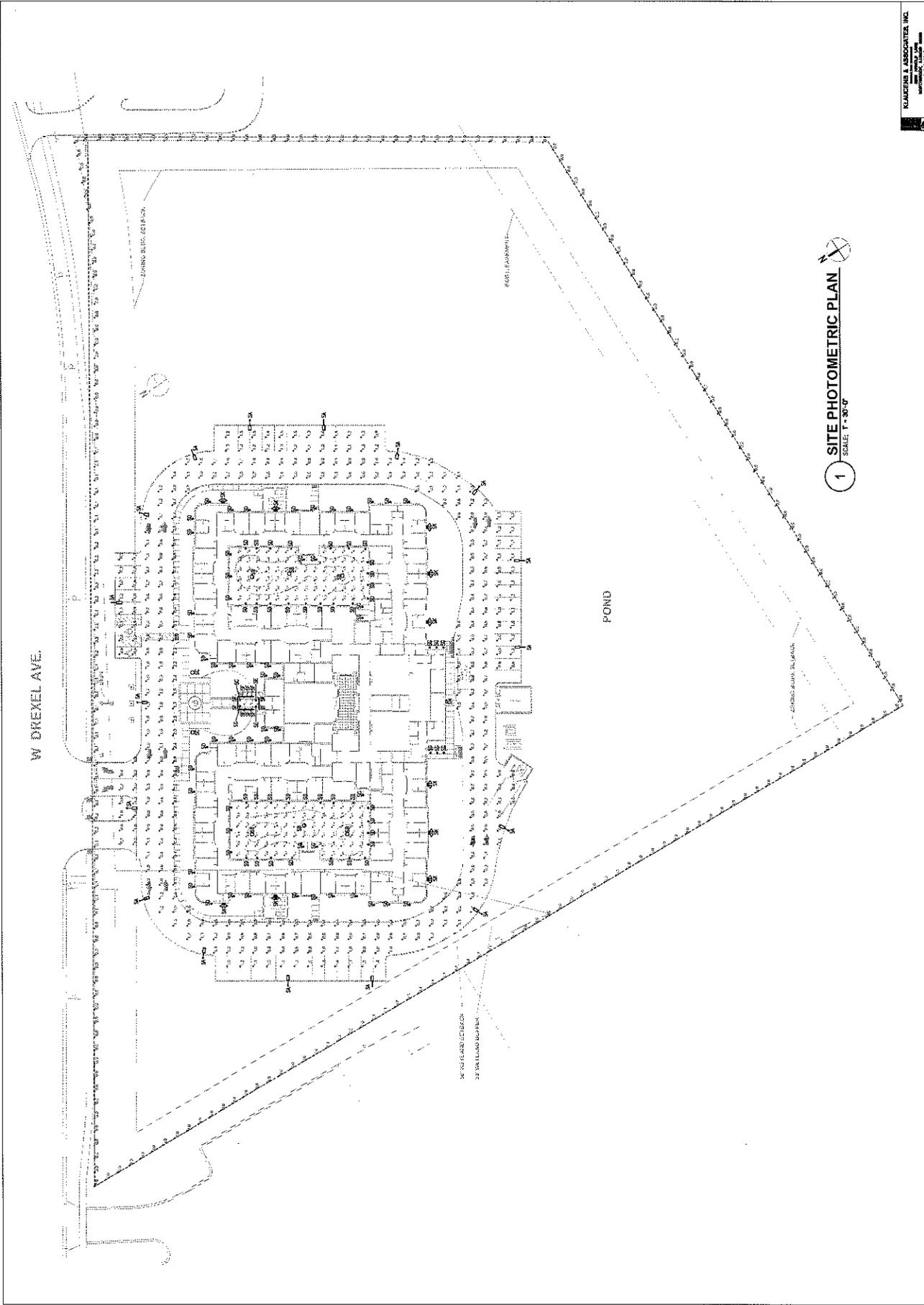
Autumn Leaves  
Assisted Living  
Franklin  
Wisconsin  
Site Photometric Plan

NO.	DESCRIPTION	DATE
1	Final	11/11/11
2	Revised	11/11/11
3	Revised	11/11/11
4	Revised	11/11/11
5	Revised	11/11/11
6	Revised	11/11/11
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100	Revised	11/11/11

PROJECT NO.	11111111
DATE	11/11/11
SCALE	1" = 30'-0"
SHEET NO.	01-101A
TOTAL SHEETS	101

SE101

KLADEN & ASSOCIATES, INC.



1 SITE PHOTOMETRIC PLAN  
SCALE: 1" = 30'-0"

KLADEN & ASSOCIATES, INC.  
11111111  
11/11/11  
1" = 30'-0"  
01-101A  
101



**MICHAEL  
ARESON**

400 BUCKLE DR.  
WEST BROOKFIELD, MASSACHUSETTS 01581  
TEL: 508-875-1111 FAX: 508-875-1112  
WWW.MICHAELARESON.COM

**AUTUMN LEAVES**

The Leaflet Group, Inc.  
10000 W. 10th Avenue, Suite 100  
Lakewood, Colorado 80226  
TEL: 303-988-7000 FAX: 303-988-7001  
WWW.AUTUMNLEAVES.COM

**AUTUMN LEAVES**  
FRANKLIN  
ASSISTED LIVING  
WISCONSIN

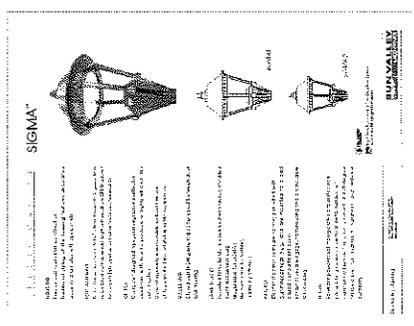
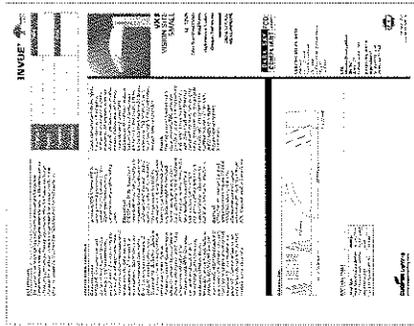
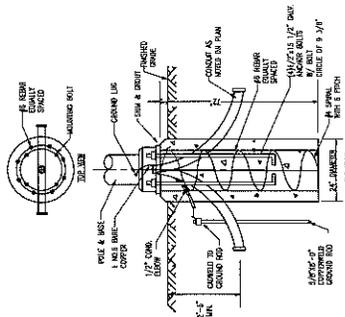
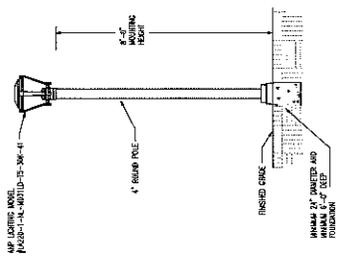
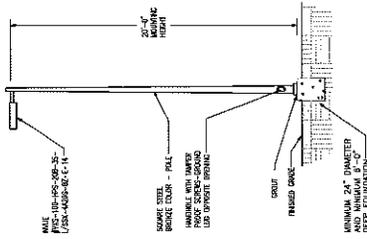
SITE DETAILS

NO. 100-100-00-01	DATE
NO. 100-100-00-02	DATE
NO. 100-100-00-03	DATE
NO. 100-100-00-04	DATE
NO. 100-100-00-05	DATE
NO. 100-100-00-06	DATE
NO. 100-100-00-07	DATE
NO. 100-100-00-08	DATE
NO. 100-100-00-09	DATE
NO. 100-100-00-10	DATE

DATE	APPROVED BY
11/15/11	SM
11/15/11	DATE
11/15/11	DATE
11/15/11	DATE

**SE102**

PROJECT NO. 100-100-00-01



**STATISTICS**

Location	Symbol	Avg	Max	Min	Max/Min	Avg/Min
BOULEVARD-EAST	+	0.0'E	0.2'E	0.0'E	N/A	N/A
BOULEVARD-WEST	+	0.0'E	0.2'E	0.0'E	N/A	N/A
COURTYARD-EAST	+	0.0'E	0.2'E	0.0'E	N/A	N/A
COURTYARD-WEST	+	0.0'E	0.2'E	0.0'E	N/A	N/A
PARKING DRIVE	+	0.0'E	0.2'E	0.0'E	N/A	N/A
PROPERTY LINE	+	0.0'E	0.2'E	0.0'E	N/A	N/A

**EXTERIOR LIGHT FIXTURE SCHEDULE**

Symbol	Label	Qty	Category	Description	Lamp	Lumens	Watt
EA	18	20	20	ALUMINUM	100W PAR38	8500	180
EB	N	20	20	ALUMINUM	100W PAR38	8500	200
EC	Z	20	20	ALUMINUM	100W PAR38	8500	200
ED	SA	20	20	ALUMINUM	100W PAR38	8500	200
EE	Z	20	20	ALUMINUM	100W PAR38	8500	200
EF	SA	20	20	ALUMINUM	100W PAR38	8500	200
EG	N	20	20	ALUMINUM	100W PAR38	8500	200
EH	SA	20	20	ALUMINUM	100W PAR38	8500	200
EJ	SA	20	20	ALUMINUM	100W PAR38	8500	200

**KUUSKIS & ASSOCIATES, INC.**  
10000 W. 10th Avenue, Suite 100  
Lakewood, Colorado 80226  
TEL: 303-988-7000 FAX: 303-988-7001  
WWW.KUUSKIS.COM



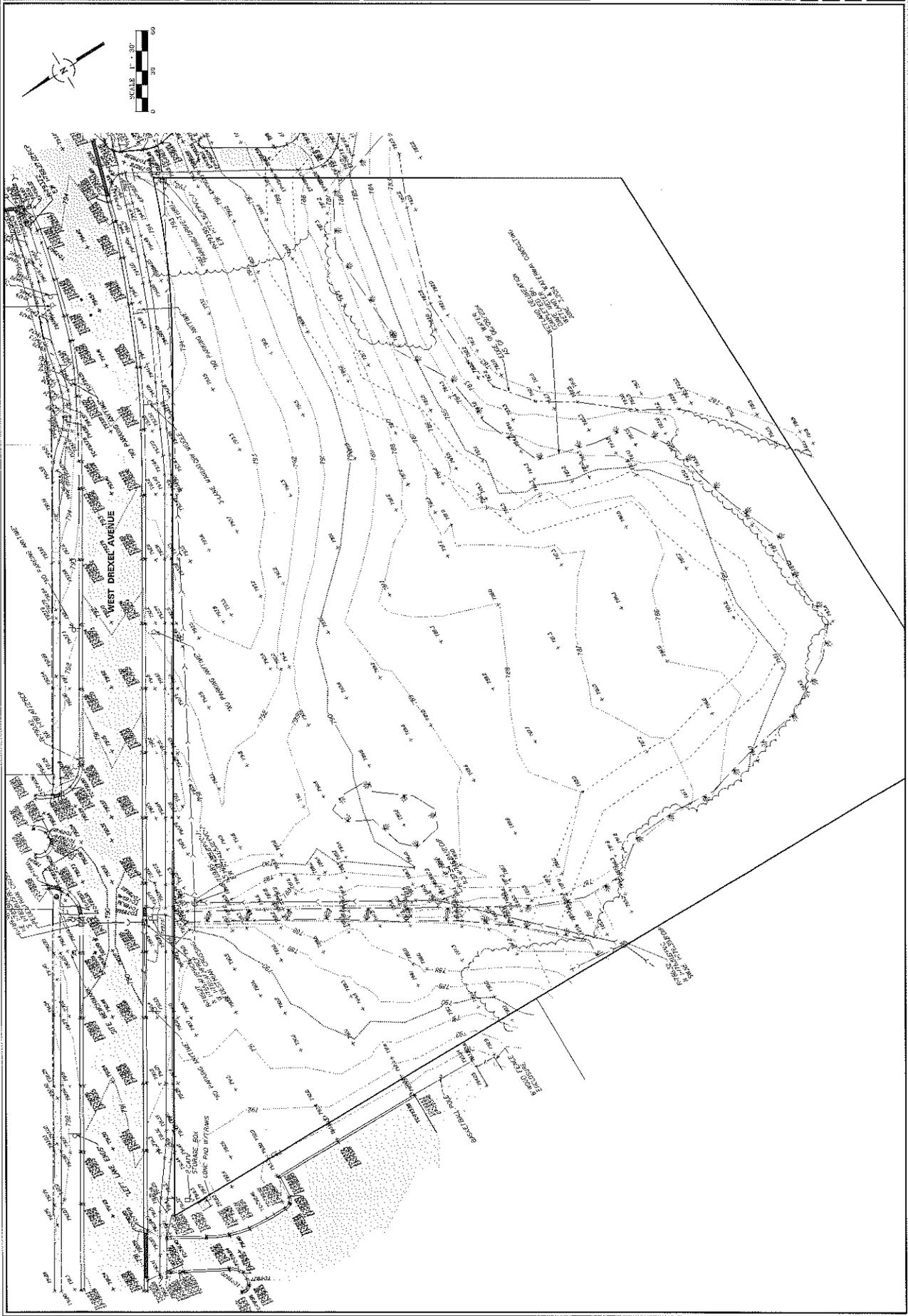


NO.	DATE	REVISIONS

EXISTING CONDITIONS  
AUTUMN LEAVES  
FRANKLIN, WISCONSIN

CONSULTING ENGINEERS  
LAND DEVELOPMENT ENGINEERS  
LAND SURVEYORS  
SERVICES, INC. 1000 N. MILWAUKEE AVENUE  
MILWAUKEE, WISCONSIN 53233

**S** SPACHCO, INC.  
 PROJECT NO. 12/23/2014  
 SHEET NO. 4381  
 DATE 12/23/14  
 3 OF 13  
 SHEET ET1







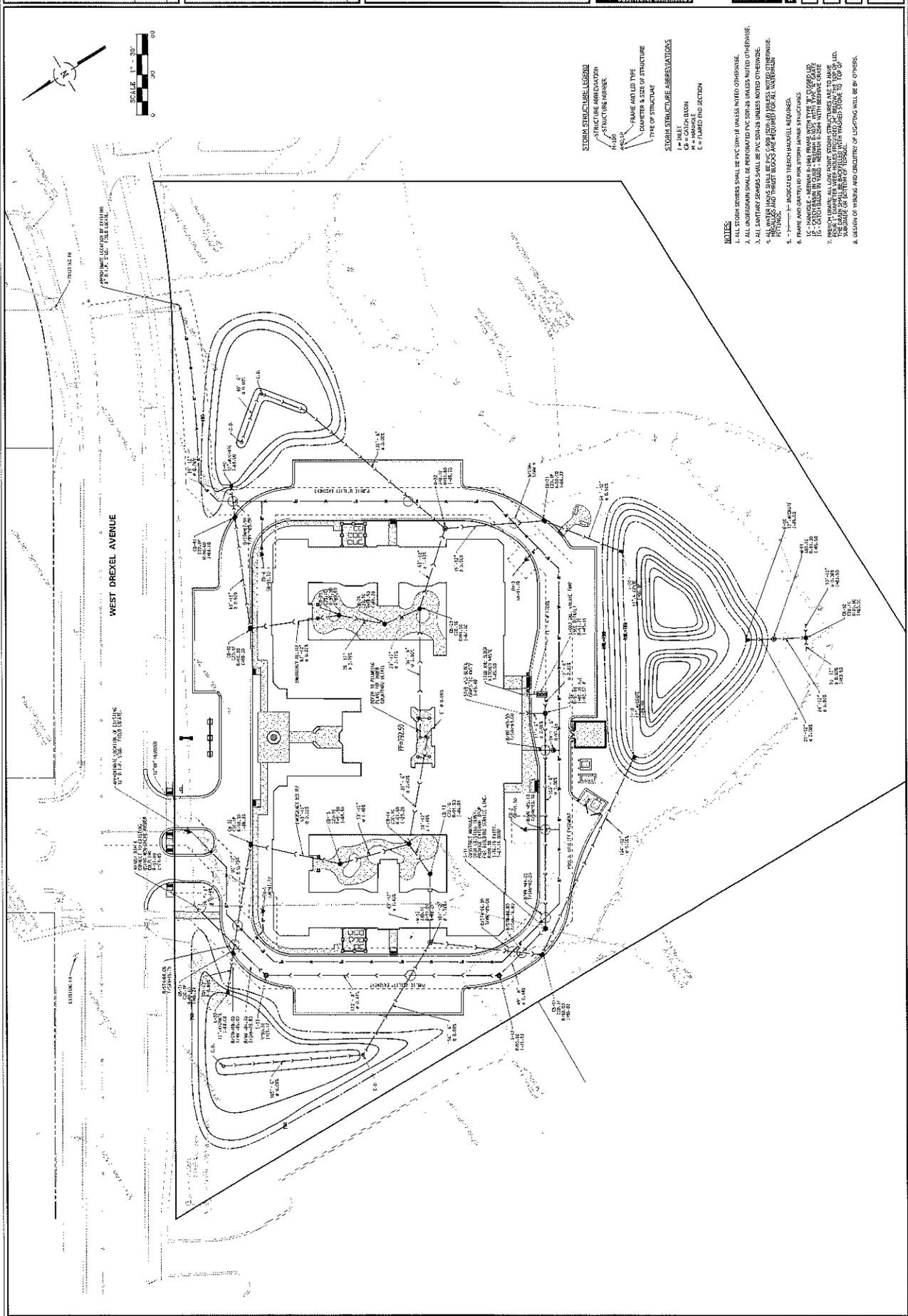
NO.	DATE	REVISIONS

**UTILITY PLAN**  
**AUTUMN LEAVES**  
**FRANKLIN, WISCONSIN**

**CONSULTING ENGINEER**  
**LAND SURVEYOR**  
**REGISTERED PROFESSIONAL ENGINEER**  
STATE OF WISCONSIN  
No. 100,000,000  
10/1/2010

**EXPANDED LINE**  
**FIELDING**  
**CONSTRUCTION**  
**NO. 100,000,000**  
**10/1/2010**  
**10/1/2010**  
**10/1/2010**  
**10/1/2010**

**SHEET**  
**01**  
**01**  
**03**



**STORM STRUCTURE ABBREVIATION**  
 S = STRUCTURE NUMBER  
 T = TYPE OF STRUCTURE  
 D = DIAMETER & SIZE OF STRUCTURE

**STORM STRUCTURE OBSERVATIONS**  
 S = STRUCTURE NUMBER  
 D = DIAMETER & SIZE OF STRUCTURE  
 T = TYPE OF STRUCTURE

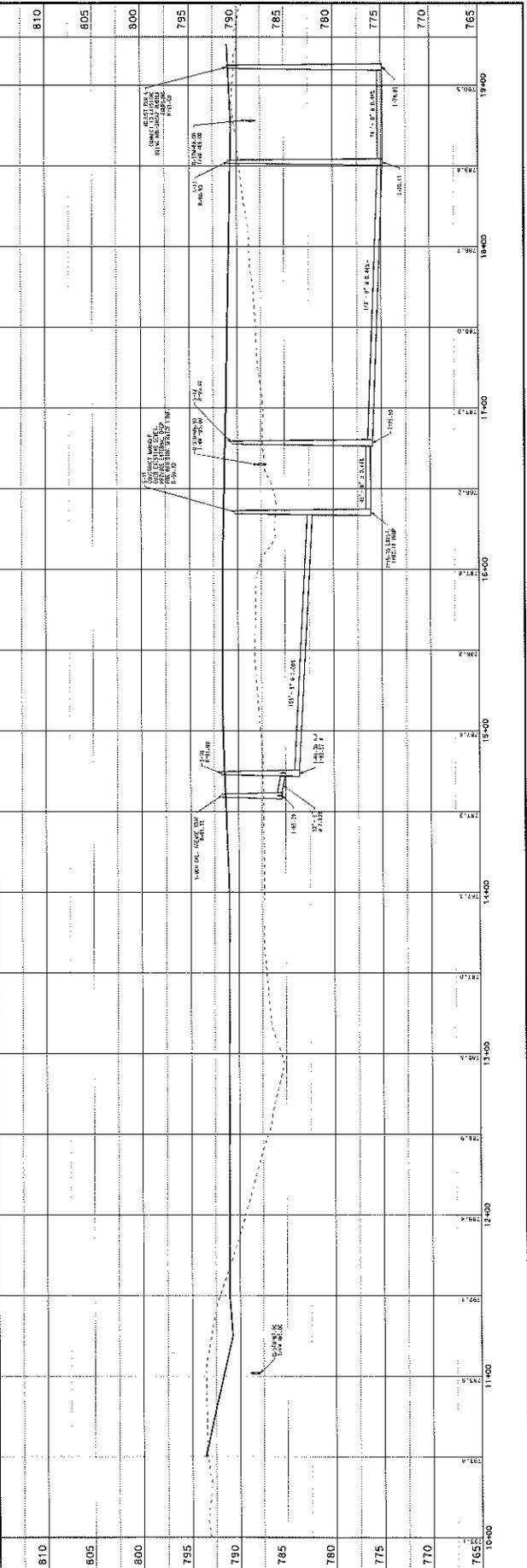
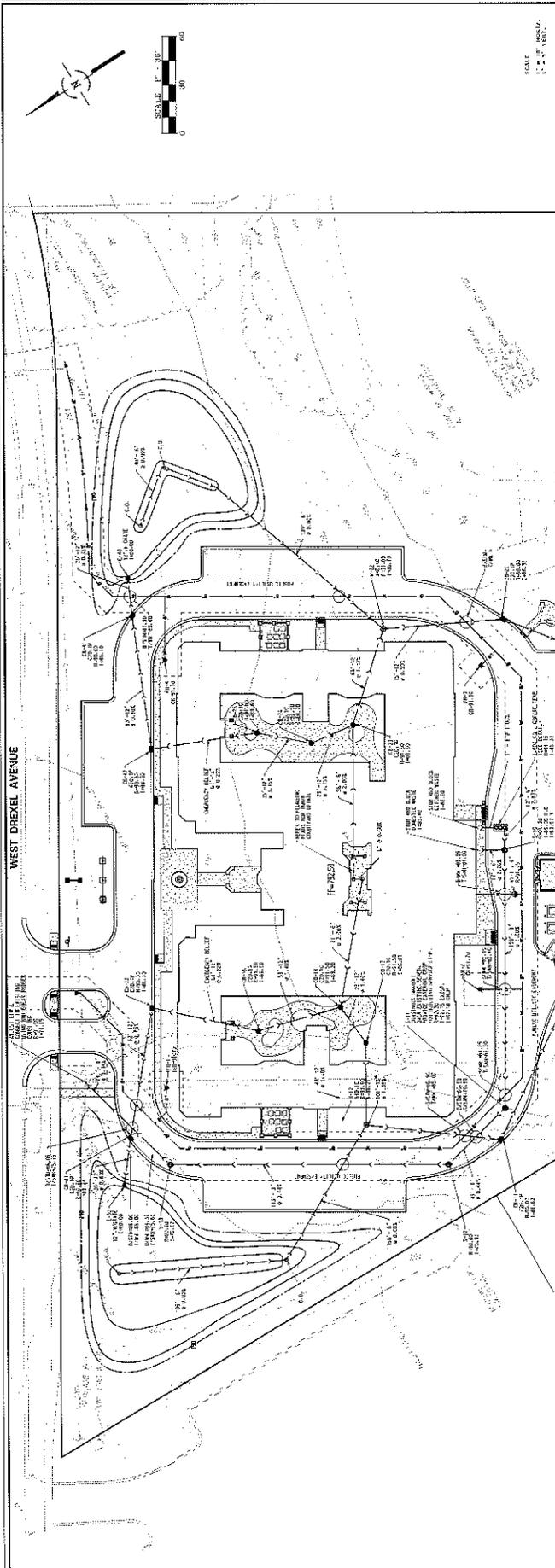
- NOTES**
1. ALL STORM SEWERS SHALL BE PVC PIPE UNLESS NOTED OTHERWISE.
  2. ALL SANITARY SEWERS SHALL BE PERMANENT PIPE UNLESS NOTED OTHERWISE.
  3. ALL WATER MAINS SHALL BE 12" OR 18" DIAMETER UNLESS NOTED OTHERWISE.
  4. ALL GAS MAINS SHALL BE 12" OR 18" DIAMETER UNLESS NOTED OTHERWISE.
  5. ALL STRUCTURES SHALL BE 12" OR 18" DIAMETER UNLESS NOTED OTHERWISE.
  6. FRAME AND GRATE FOR STORM SEWERS SHALL BE 18" X 18" UNLESS NOTED OTHERWISE.
  7. FRAME AND GRATE FOR SANITARY SEWERS SHALL BE 18" X 18" UNLESS NOTED OTHERWISE.
  8. FRAME AND GRATE FOR WATER MAINS SHALL BE 18" X 18" UNLESS NOTED OTHERWISE.
  9. FRAME AND GRATE FOR GAS MAINS SHALL BE 18" X 18" UNLESS NOTED OTHERWISE.

NO.	DATE	REVISIONS

PLAN AND PROFILES  
 AUTUMN LEAVES  
 FRANKLIN, WISCONSIN

CONSULTING ENGINEERS  
 CIVIL ENGINEERS  
 LAND SURVEYORS  
 1000 WEST WISCONSIN AVENUE  
 SUITE 200  
 MILWAUKEE, WISCONSIN 53233

**SPRUECK INC.**  
 RECORD DRAWING  
 PROJECT NO. 2023/04  
 DATE 08/23/24  
 SHEET 7 OF 13







NO.	DATE	REVISIONS

**AUTUMN LEAVES**  
FRANKLIN WISCONSIN

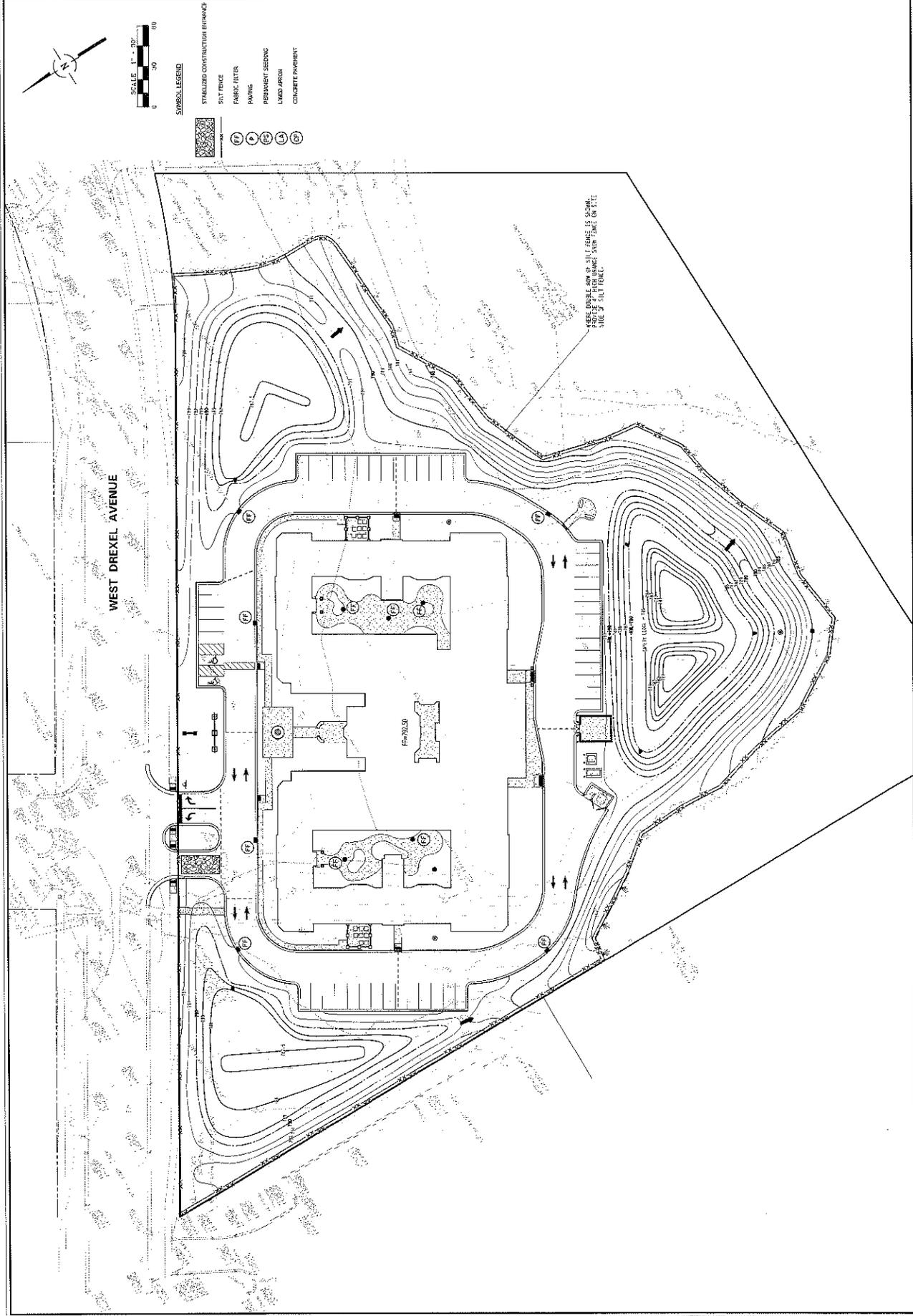
**SOIL EROSION AND SEDIMENT CONTROL PLAN**

CONSULTING ENGINEERS  
SITE DEVELOPMENT ENGINEERS  
LAND SURVEYORS

10000 W. BROADWAY, SUITE 200  
MILWAUKEE, WISCONSIN 53227  
TEL: 414.224.1100  
WWW.SWAGECO.COM

**SWAGECO INC.**

PROJECT NO.: 1222/14  
DATE: 12/22/14  
SHEET NO.: 353  
SHEET 10 OF 13



PROJECT NO. 1222/14, SHEET 10 OF 13, DATE 12/22/14





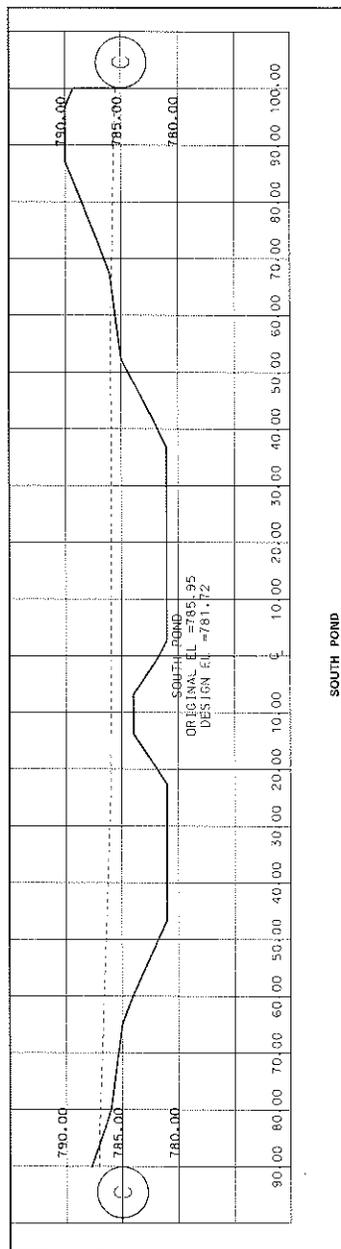
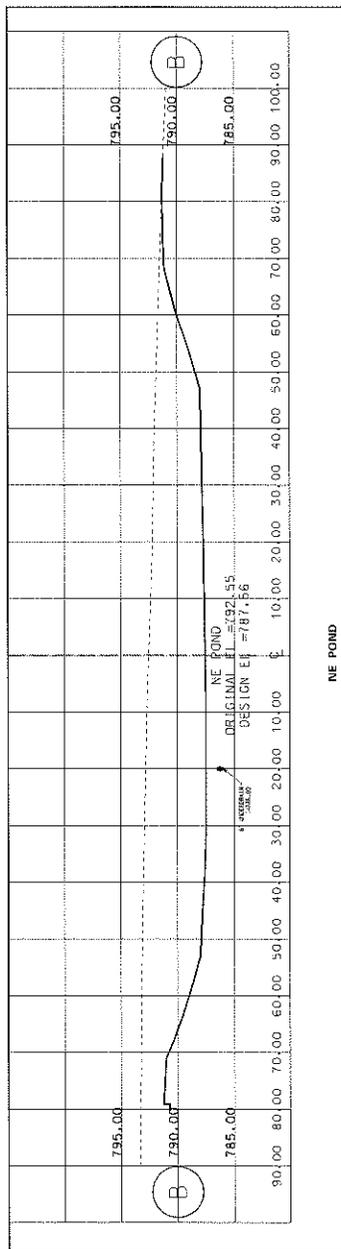
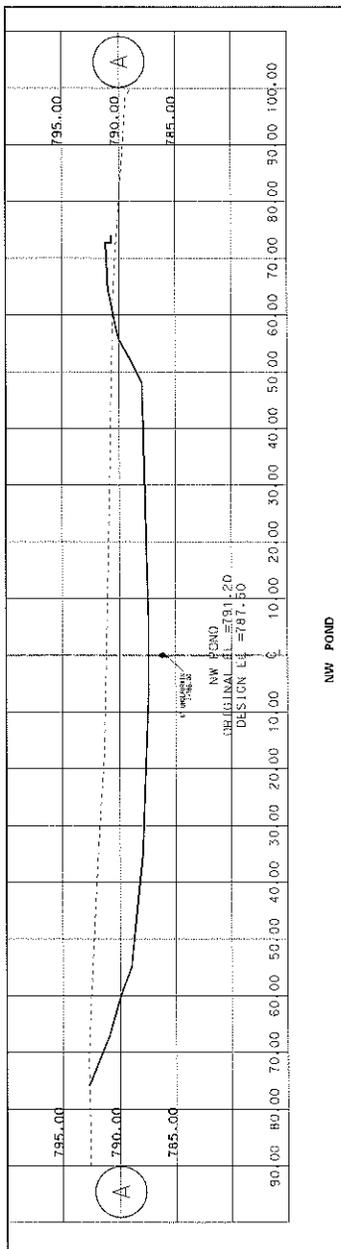
NO.	DATE	REMARKS

NO.	DATE	REMARKS

**POND CROSS SECTIONS**  
**AUTUMN LEAVES**  
 FRANKLIN, WISCONSIN

**CONSULTING ENGINEERS**  
**LAND SURVEYORS**  
 5515 W. National Ave. Suite 200  
 Franklin, WI 53120  
 Phone: (414) 425-7200  
 Fax: (414) 425-7201

**SPACER CONSULTING**  
 PROJECT NO. \_\_\_\_\_  
 DATE: 10/20/2010  
 DRAWN BY: HAZELM  
 DATE NO. 0231  
 SHEET NO. \_\_\_\_\_  
 OF \_\_\_\_\_



**BLANK PAGE**

<p style="text-align: center;"><b>APPROVAL</b></p> <p style="text-align: center;"><i>Slw</i></p>	<p style="text-align: center;"><b>REQUEST FOR COUNCIL ACTION</b></p>	<p style="text-align: center;"><b>MEETING DATE</b></p> <p style="text-align: center;">02/17/15</p>
<p style="text-align: center;"><b>REPORTS &amp; RECOMMENDATIONS</b></p>	<p style="text-align: center;"><b>STANDARDS, FINDINGS AND DECISION OF THE CITY OF FRANKLIN COMMON COUNCIL UPON THE APPLICATION OF THE LASALLE GROUP, INC. FOR A SPECIAL EXCEPTION TO CERTAIN NATURAL RESOURCE PROVISIONS OF THE CITY OF FRANKLIN UNIFIED DEVELOPMENT ORDINANCE</b></p>	<p style="text-align: center;"><b>ITEM NUMBER</b></p> <p style="text-align: center;"><i>G. 5.</i></p>

At their meeting on January 28, 2015, the Environmental Commission recommended approval of a Natural Resource Features Special Exception, for The LaSalle Group, Inc. for property located at approximately 9201 West Drexel Avenue, for the purpose of allowing for the filling, grading and paving within approximately 6,022 square feet of wetland impacts, 50,870 square feet of wetland buffer impacts and 15,479 square feet of wetland setback impacts for the proposed approximately 37,835 square feet, 46 unit (54 beds), single story, State licensed Community Based Residential Facilities multi-family memory care residence facility construction.

At the regular meeting of the Plan Commission on February 5, 2015, following a properly noticed public hearing, the Plan Commission recommended approval of The LaSalle Group, Inc. Natural Resource Features Special Exception pursuant to the Standards, Findings and Decision recommended by the Plan Commission and Common Council consideration of any Environmental Commission recommendation.

**COUNCIL ACTION REQUESTED**

Adopt the standards, findings and decision of the City of Franklin Common Council upon the application of The LaSalle Group, Inc. for a Special Exception to Certain Natural Resource Provisions of the City of Franklin Unified Development Ordinance.

*Draft 2/12/15*

Standards, Findings and Decision  
of the City of Franklin Common Council upon the Application of The LaSalle Group,  
Inc. for a Special Exception to Certain Natural Resource Provisions of the City of  
Franklin Unified Development Ordinance

Whereas, The Lasalle Group, Inc., having filed an application dated December 26, 2014, for a Special Exception pursuant to Section 15-9.0110 of the City of Franklin Unified Development Ordinance pertaining to the granting of Special Exceptions to Stream, Shore Buffer, Navigable Water-related, Wetland, Wetland Buffer and Wetland Setback Provisions, and Improvements or Enhancements to a Natural Resource Feature; a copy of said application being annexed hereto and incorporated herein as Exhibit A; and

Whereas, the application having been reviewed by the City of Franklin Environmental Commission and the Commission having made its recommendation upon the application, a copy of said recommendation dated January 28, 2015 being annexed hereto and incorporated herein as Exhibit B; and

Whereas, following a public hearing before the City of Franklin Plan Commission, the Plan Commission having reviewed the application and having made its recommendation thereon as set forth upon the report of the City of Franklin Planning Department, a copy of said report dated February 5, 2015 being annexed hereto and incorporated herein as Exhibit C; and

Whereas, the property which is the subject of the application for a Special Exception is located at approximately 9201 West Drexel Avenue, zoned R-8 Multiple-Family Residence District and C-1 Conservancy District, and such property is more particularly described upon Exhibit D annexed hereto and incorporated herein; and

Whereas, Section 15-10.0208B. of the City of Franklin Unified Development Ordinance, as amended by Ordinance No. 2003-1747, pertaining to the granting of Special Exceptions to Stream, Shore Buffer, Navigable Water-related, Wetland, Wetland Buffer and Wetland Setback Provisions, and Improvements or Enhancements to a Natural Resource Feature, provides in part: "The decision of the Common Council upon any decision under this Section shall be in writing, state the grounds of such determination, be filed in the office of the City Planning Manager and be mailed to the applicant."

Now, Therefore, the Common Council makes the following findings pursuant to Section 15-10.0208B.2.a., b. and c. of the Unified Development Ordinance upon the application for a Special Exception dated December 26, 2014 by The LaSalle

Group, Inc., pursuant to the City of Franklin Unified Development Ordinance, the proceedings heretofore had and the recitals and matters incorporated as set forth above, recognizing the applicant as having the burden of proof to present evidence sufficient to support the following findings and that such findings be made by not less than four members of the Common Council in order to grant such Special Exception.

1. That the condition(s) giving rise to the request for a Special Exception were not self-imposed by the applicant (this subsection a. does not apply to an application to improve or enhance a natural resource feature): *but rather, the wetlands are centrally located onsite and the drainage ditch wetland was not created by the applicant and is no longer functional.*

2. That compliance with the stream, shore buffer, navigable water-related, wetland, wetland buffer, and wetland setback requirement will:

a. be unreasonably burdensome to the applicant and that there are no reasonable practicable alternatives: \_\_\_\_\_ ; or

b. unreasonably and negatively impact upon the applicant's use of the property and that there are no reasonable practicable alternatives: *The project will have an effect on the wetlands, wetland buffers and wetland setbacks. Due to the centrally located low quality pocket wetlands, this disturbance cannot be avoided. No better alternative exists for the proposed development.*

*The site plan was specifically redesigned for this site. This will be the first Autumn Leaves developed with this building and site configuration, redesigned specifically to limit and reduce the natural resource disturbances. The project has been designed as small as possible to meet the project's needs. We will not be able to develop the project for our needs without approval of the NRSE.*

3. The Special Exception, including any conditions imposed under this Section will:

a. be consistent with the existing character of the neighborhood: *The focus of our site search was in this portion of the City of Franklin. Based on surrounding uses and our site location characteristics this is the best location for our use; and*

b. not effectively undermine the ability to apply or enforce the requirement with respect to other properties: *The Special Exception will not undermine the neighboring properties; and*

c. be in harmony with the general purpose and intent of the provisions of this Ordinance proscribing the requirement: *Off-site mitigation is proposed to compensate for onsite disturbance of natural resource features; and*

d. preserve or enhance the functional values of the stream or other navigable water, shore buffer, wetland, wetland buffer, and/or wetland setback in co-existence with the development: *(this finding only applying to an application to improve or enhance a natural resource feature).*

*Biofiltration basins and native plantings will be utilized for water quality purposes and the proposed off-site mitigation will enhance a high quality natural resource area to compensate for the onsite impacts of the low quality wetlands.*

The Common Council considered the following factors in making its determinations pursuant to Section 15-10.0208B.2.d. of the Unified Development Ordinance.

1. Characteristics of the real property, including, but not limited to, relative placement of improvements thereon with respect to property boundaries or otherwise applicable setbacks: *The project meets all R-8 Multiple-Family Residence District setbacks.*

2. Any exceptional, extraordinary, or unusual circumstances or conditions applying to the lot or parcel, structure, use, or intended use that do not apply generally to other properties or uses in the same district: *The wetlands are centrally located on the property.*

3. Existing and future uses of property; useful life of improvements at issue; disability of an occupant: *The subject property is currently vacant.*

4. Aesthetics: *The site currently contains wetlands, wetland buffers, wetland setbacks and steep slopes.*

5. Degree of noncompliance with the requirement allowed by the Special Exception: *The property contains approximately 2.57 acres of natural resource features. The requested Special Exception to Natural Resource Feature Provisions is for the purpose of allowing for the filling, grading and paving within approximately 6,022 square feet of wetland impacts, 50,870 square feet of wetland buffer impacts and 15,479 square feet of wetland setback impacts.*

6. Proximity to and character of surrounding property: *The property is bounded by Single-family residential to the north, Aurora St. Luke's Health Center to the south, U.S. Bank to the east and Risen Savior Lutheran Church to the west.*

7. Zoning of the area in which property is located and neighboring area: *The property is zoned R-8 Multiple-Family District. The properties to the north are zoned R-3E Suburban/Estate Single-Family Residence District and B-6 Professional Office District. The property to the south is zoned I-1 Institutional District and C-1 Conservancy District. The property to the east is zoned B-2 General Business*

*District. The properties to the west are zoned I-1 Institutional District and R-8 Multiple-Family Residence District.*

8. Any negative affect upon adjoining property: *The development will not negatively affect the adjoining property. Furthermore, the less intense single-family use is on the opposite side of West Drexel Avenue and a 30-foot landscape buffer is provided.*

9. Natural features of the property: *The property contains 2.57 acres of protected natural resource features consisting of wetlands, wetland buffers, wetland setbacks and steep slopes.*

10. Environmental impacts: *The requested Special Exception to Natural Resource Feature Provisions is for the purpose of allowing for the filling, grading and paving within approximately 6,022 square feet of wetland impacts, 50,870 square feet of wetland buffer impacts and 15,479 square feet of wetland setback impacts.*

11. A recommendation from the Environmental Commission as well as a review and recommendation prepared by an Environmental Commission-selected person knowledgeable in natural systems: *The Environmental Commission recommendation and its reference to the report of January 28, 2015 is incorporated herein.*

12. The practicable alternatives analysis required by Section 15-9.0110C.4. of the Unified Development Ordinance and the overall impact of the entire proposed use or structure, performance standards and analysis with regard to the impacts of the proposal, proposed design solutions for any concerns under the Ordinance, executory actions which would maintain the general intent of the Ordinance in question, and other factors relating to the purpose and intent of the Ordinance section imposing the requirement: *The Plan Commission recommendation and the Environmental Commission recommendation address these factors and are incorporated herein.*

## Decision

*Upon the above findings and all of the files and proceedings heretofore had upon the subject application, the Common Council hereby grants a Special Exception for such relief as is described within Exhibit C, upon the conditions: 1) that the natural resource features upon the property to be developed be protected by a perpetual conservation easement to be approved by the Common Council prior to any development within the areas for which the Special Exception is granted; 2) that the applicant obtain all other necessary approval(s) from all other applicable governmental agencies prior to any development within the areas for which the Special Exception is granted; 3) that all development within the areas for which the Special Exception is granted shall proceed pursuant to and be governed by the approved Natural Resource Protection Plan and all other applicable plans for The LaSalle Group, Inc. and all other applicable provisions of the Unified Development*

*Ordinance. The duration of this grant of Special Exception is permanent; 4) Applicant shall submit a detailed off-site mitigation plan outlining the applicant's envisioned mitigation and restoration practices and the amount to be paid by The LaSalle Group, Inc. to the Milwaukee Area Land Conservancy for wetland creation and/or restoration efforts by the Milwaukee Area Land Conservancy, and future maintenance and management thereof, for mitigation purposes to compensate for wetland, wetland buffer and wetland setback impacts resulting from the proposed Autumn Leaves Community Based Residential Facility memory care residence development, within the approximately 23-acre property known as the Legend Creek Carity Prairie adjacent to the Prairie Grass Preserve Subdivision at the west end of Prairie Grass Way in the City of Franklin, for Plan Commission recommendation, and approval of such plan by the Common Council, prior to the issuance of a Building Permit.*

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

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

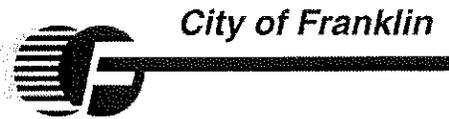
ATTEST:

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

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

# Exhibit A

Planning Department  
9229 West Loomis Road  
Franklin, Wisconsin 53132  
Email: generalplanning@franklinwi.gov



Phone: (414) 425-4024  
Fax: (414) 427-7691  
Web Site: www.franklinwi.gov

Date: 12/21/14

## NATURAL RESOURCE SPECIAL EXCEPTION APPLICATION

(Complete, accurate and specific information must be entered, including full legal names. Please Print.)

Property Owner(s)/Legal Entity: <u>The LaSalle Group, Inc.</u> Address: <u>1900 E. Golf Road, Suite 600</u> City: <u>Schaumburg</u> State: <u>IL</u> Zip: <u>60173</u> Phone: <u>713-231-4438</u> Fax: _____ Email Address: <u>jglover@lasallegroup.com</u>	Applicant (Legal Business Owner Name): <u>The LaSalle Group, Inc.</u> Address: <u>1900 E. Golf Road, Suite 600</u> City: <u>Schaumburg</u> State: <u>IL</u> Zip: <u>60173</u> Phone: <u>713-231-4438</u> Fax: _____ Email Address: <u>jglover@lasallegroup.com</u>
Project/Development Name: <u>Autumn Leaves of Franklin</u> Project Description: <u>Memeroy Care Residence - New Development</u> Project Property Address: <u>9201 W. Drexel Ave</u> Project Tax Key No(s): <u>794-9994-003</u> Existing Zoning: <u>R-8 /C-1</u> Proposed Zoning: <u>R-8</u> Existing Use: <u>Vacant Land</u> Proposed Use: <u>Assisted Living</u> 2025 CMP Land Use Identification*: <u>Mixed Use</u> * The 2025 CMP Future Land Use Map is available at: <a href="http://www.franklinwi.gov/DefaultFile/File/User/Planning/2025CMP/2025_CMP_Ch5_2025Future_Land_Use_Map5.7.pdf">http://www.franklinwi.gov/DefaultFile/File/User/Planning/2025CMP/2025_CMP_Ch5_2025Future_Land_Use_Map5.7.pdf</a>	
<b>Franklin</b> <span style="font-size: 1.2em;">DEC 26 2014</span>	
<p>All Natural Resource Special Exception submittals must include and be accompanied by the following:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> This Application form accurately completed and with original signatures (facsimiles and copies will not be accepted).</li> <li><input type="checkbox"/> Application Filing Fee: \$500, payable to the City of Franklin.</li> <li><input type="checkbox"/> Ten copies of a Project Narrative describing the project.</li> <li><input type="checkbox"/> Names and Addresses of all abutting and opposite property owners of records, as required by Section 15-9.0110(A) of the UDO*.</li> <li><input type="checkbox"/> An electronic copy of the Legal Description for the subject property.</li> <li><input type="checkbox"/> Ten 24x36 inch copies of the Plat of Survey, as required by Section 15-9.0110(B) of the UDO, collated and folded into 9 x 12 inch sets.</li> <li><input type="checkbox"/> Ten 24 x 36 inch colored copies of the Natural Resource Protection Plan (NRPP), collated and folded into 9 x 12 inch sets, and three copies of the NRPP report, if applicable. See Sections 15-4.0102 and 15-7.0201 of the UDO for information that must be denoted on or included with the NRPP.</li> <li><input type="checkbox"/> Ten copies of the completed Special Exception Question and Answer Form (from Section 15-9.0110C. of the UDO).</li> <li><input type="checkbox"/> One copy of all necessary governmental agency permits for the project or a written statement as to the status of any application for each such permit.</li> </ul> <p>* The City's Unified Development Ordinance (UDO) is available at <a href="http://www.franklinwi.gov">www.franklinwi.gov</a>.</p>	
<ul style="list-style-type: none"> <li>▪ A meeting must be scheduled with the Planning Department prior to Application submittal.</li> <li>▪ Upon receipt of a complete submittal, staff review will be conducted within ten business days.</li> <li>▪ All Natural Resource Special Exception requests require Environmental Commission and Plan Commission review, a public hearing at a Plan Commission meeting, and Common Council approval.</li> <li>▪ See Section 15-10.0208 of the UDO for Natural Resource Special Exception review and approval procedures.</li> </ul>	
<p>The applicant and property owner(s) hereby certify that: (1) all statements and other information submitted as part of this application are true and correct to the best of applicant's and property owner(s)' knowledge; (2) the applicant and property owner(s) has/have read and understand all information in this application; and (3) the applicant and property owner(s) agree that any approvals based on representations made by them in this Application and its submittal, and any subsequently issued building permits or other type of permits, may be revoked without notice if there is a breach of such representation(s) or any condition(s) of approval. By execution of this application, the property owner(s) authorize the City of Franklin and/or its agents to enter upon the subject property(ies) between the hours of 7:00 a.m. and 7:00 p.m. daily for the purpose of inspection while the application is under review. The property owner(s) grant this authorization even if the property has been posted against trespassing pursuant to Wis. Stat. §943.13.</p> <p>(The applicant's signature must be from a Managing Member if the business is an LLC, or from the President or Vice President if the business is a corporation. A signed applicant's authorization letter may be provided in lieu of the applicant's signature below, and a signed property owner's authorization letter may be provided in lieu of the property owner's signature(s) below. If more than one, all of the owners of the property must sign this Application).</p>	
Signature of Property Owner: _____ Name and Title: <u>Jason Glover, Regional Director of Development</u> Date: _____	Signature of Applicant: _____ Name and Title: <u>Jason Glover, Regional Director of Development</u> Date: _____
Signature of Property Owner: _____ Name and Title: _____ Date: _____	Project Contact Name: _____ Company: _____ Phone: _____ Email: _____

# THE LASALLE GROUP

December 22, 2014

Franklin

City of Franklin  
Mayor Olson, Alderman, Common Council, and Planning Department  
Attn: Nick Fuchs  
9229 West Loomis Road  
Franklin, Wisconsin 53132

DEC 26 2014

City Development

RE: Natural Resource Special Exception Application – Project Narrative – Autumn Leaves of Franklin – approximately 6.9 acres of land located at approximately 9201 West Drexel Avenue, Franklin, Wisconsin

Dear Mayor Olson, Alderman, Common Council, and Planning Department:

The LaSalle Group is in process of developing its Autumn Leaves of Franklin project on the 6.9 acres of land located at approximately 9201 West Drexel Avenue in Franklin, Wisconsin. Pursuant to the Natural Resource Special Exception Application requirements, please see the following information.

## Project Narrative

Autumn Leaves of Franklin will be a 1-story, approximate 37,835 SF building, containing 54 beds and providing memory care services for people with Alzheimer's and Dementia.

The project will be a cutting edge memory care community that contains various unique design elements to provide the best memory care possible. Based upon our extensive research and operation of memory care communities, this new building design includes: (i) an innovative shape to allow for efficient resident care, resident wandering, and ultimately utmost comfort for the resident, (ii) the most current resident monitoring system in the market today, (iii) an innovative memory care life engagement program, and (iv) extensive well designed common areas to enhance resident lives including courtyards, green house, bistro cafe, relaxation room, salon and spa. Further, the updated site design includes unique, comprehensive bioswale and landscape elements designed to effectively fit into the unique property surroundings.

We are the leading provider of memory care in the country and we are coming to Wisconsin to the City of Franklin.

The total all-in project cost is greater than \$10 Million and will provide over 50 construction jobs during the approximate 10 month construction period. Upon full operation, the Autumn Leaves of Franklin memory care community will provide for over 20 full time, permanent jobs. And, very importantly, we will be able to provide top level memory care for City of Franklin residents and their families. It is a private pay community. We are very good stewards to the community and our focus is on providing the best care to our residents and their families.

Per the included site layout and landscape layout diagram, the site layout contains two bioswales at the front portion of the site along with native plantings and landscaping on three sides of the building to aid in the wetlands mitigation. The bioswales contain perforated subgrade piping that will pipe the water to the detention pond located on the south side of the property. The subgrade piping will be perforated and the

[www.LaSalleGroup.com](http://www.LaSalleGroup.com)

PHONE: (214) 239-8400 • TOLL FREE: (800) 4-LASALLE • FACSIMILE: (214) 239-8401  
545 E. John Carpenter Freeway, Suite 545 • Las Colinas, TX 75062

detention pond will have a spreader in order to effectively return (versus one pinch point) the treated water back into the natural environment. The bioswales will be planted with native species in order to create an attractive setting with the plants anticipated to grow up to four feet. These bioswales will effectively filter the water, effectively return the water back to the system, and will provide a nice aesthetic. The site plan contains 49 parking spaces and a storage shed, dumpster, generator pad, and transformer pad on the south side of the building so that they are not visible from the street. The property will also contain a front entry fountain and courtyard area.

The one story building has a low impact design and our residents do not drive so we do not produce a large amount of traffic. Given the unique property surroundings and wetlands, a low impact use on the site will preserve the integrity of the area.

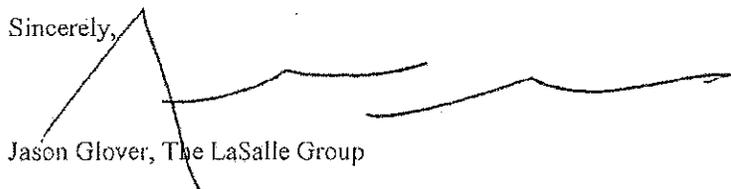
The building will be a one story building with a pitched roof. The siding will be stone, brick masonry, and cast stone. The interior of the building will contain the 54 resident rooms contained in both private and semi-private rooms. The interior of the building will also contain extensive common elements to provide a great atmosphere and program for the residents, including a living room with piano, library, cafe bistro, salon, spa, nursing area, green house, relaxation area, television room, activities room, resident dining rooms, commercial kitchen, and onsite employee offices. The building design is cutting edge and unique to allow for the residents to be able to wander and to allow for ample common area space to provide for a very nice setting. The building is well appointed with nice furniture and finishings.

Per the enclosed service and amenity list and property brochure, our Autumn Leaves of Franklin community will be staffed 24 hours per day, seven days per week and provide a home-like atmosphere for people with memory care needs. All of our licensed nurses are complimented by CNA's and other qualified caregivers on-site around the clock to assist with daily living activities that range from administering medications and monitoring health status to activities and exercise. Our program allows our residents to maintain their own identity and preserve their dignity while staying active.

The LaSalle Group is a family owned and operated company based in Dallas, Texas with its initial roots in Chicago, Illinois. Through our direct subsidiaries, we develop, construct, own, and operate Autumn Leaves memory care communities. We are a top level provider of memory care in the country. We have been in the senior living and memory care industry for 14 years and there are over 35 Autumn Leaves communities throughout the country.

We are coming to the City of Franklin in Wisconsin with a cutting edge, leading memory care program that will effectively incorporate various site layout elements to fit into the unique property surroundings. We are a low impact use which is beneficial to the integrity of the area. We will be bringing jobs to the community. And we will be able to provide top level care for City of Franklin residents and their families.

Sincerely,



Jason Glover, The LaSalle Group

Page 3

**Enclosures**

- Site Location
- Site Plan
- Landscape Site Plan
- Building Elevations
- Service and Amenity Overview and List
- Sample Property Brochure

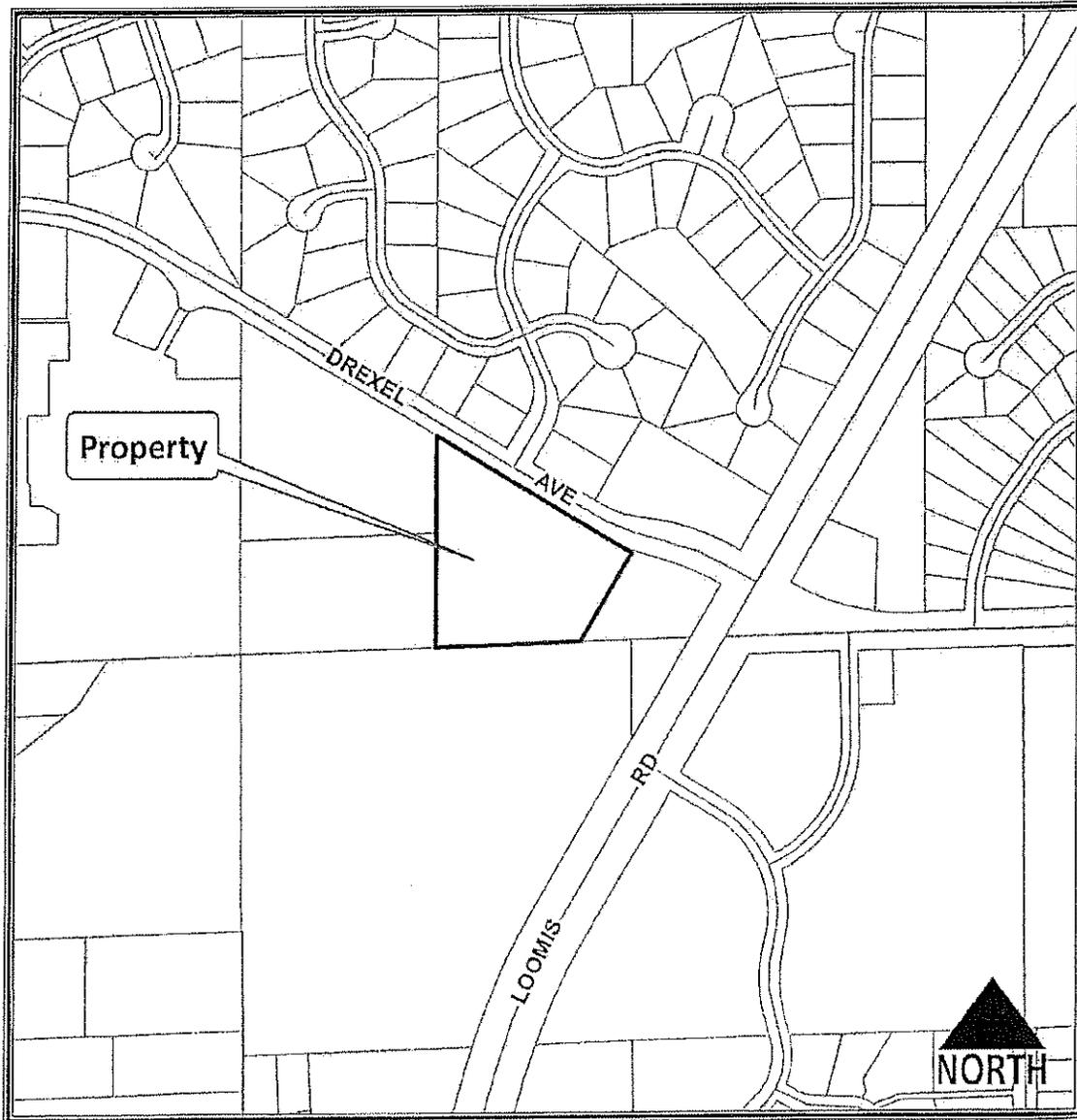




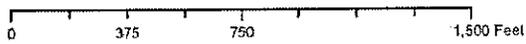


City of Franklin

TKN 794-9994-003  
Approx. 9201 West Drexel Avenue



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.*

Throughout our history, Autumn Leaves Memory Care Residences have quickly become nationally renowned for their high level of quality and innovation in the care for residents requiring assistance with acts of daily living. We have redefined the level of quality-care and respect associated with the care of this population and have set the standards that families seek for their loved ones. Our Autumn Leaves communities are staffed 24 hours per day, 7 days a week and provides a home for people with memory impairments such as Alzheimer's, and Dementia. Unlike many Assisted Living facilities which simply meet state requirements with one RN on site 8 hours a day and on call the remaining 16 hours, we are committed to providing licensed nurses on site 24 hours a day, 7 days per week. We also employ a Regional Director of Nursing whom is on call 24 hours a day 7 days a week to respond to any medical emergency that would require her attention. Additionally, all of our licensed nurses are complimented by CNA's and other qualified care givers on-site around the clock to assist with daily living activities that range from administering medications and monitoring health status to activities and exercise. What is most important to us and our business is to provide a caring homelike environment that allows residents to maintain their own identity and preserve their dignity while staying active. Some of the services we provide are:

Services and Amenities:

- Licensed nurses with specialized expertise in senior and dementia care
- Staff trained specifically for Alzheimer's and dementia-related memory care
- Emergency call response in each room
- Administration and storage of all medications
- Health monitoring
- Assistance with daily living activities including bathing, dressing, eating, toileting, hygiene, and mobility
- Daily housekeeping and laundry
- 24 hour security with monitored and magnetically locked exterior doors

Nutrition:

- Home-style cooking with freshly prepared meals made from scratch
- 3 nutritious meals prepared daily with attention to individual dietary needs
- Ongoing evaluation of nutritional needs and special dietary requirements
- Snacks available 24 hours a day
- Monitoring of weight loss/gain
- Monitoring of insulin levels for diabetics

Activities:

- Daily activities and exercise programs
- Cookouts, birthday parties and holiday/themed dinners and events
- Music and pet therapy
- Gardening
- Day-trips, outings, and supervised outdoor walks in our courtyards
- Social and educational involvement
- Scheduled entertainment
- Family incorporated activities
- Multi Denomination Religious services and Bible studies

June 2014

# AUTUMN LEAVES™

SOUTH BARRINGTON

215 Bartlett Road | Barrington, IL 60010  
AutumnLeaves.com



## Picture Yourself Here

This is the space for our "Resident of the Month." Once they've moved into our community, we will highlight one resident here every month.

The newsletter is just one way that we keep in touch with our families and let them know what's happening at Autumn Leaves. When a new resident moves in, his or her entire family becomes part of our Autumn Leaves community.

We'd love to have your family join our family!



## Visit Us Today

Let us show you how Autumn Leaves of South Barrington was designed with memory care in mind. Notice the abundant natural light, wide hallways and secure courtyard. Residents enjoy ease and freedom of movement while staying safe.

## Alzheimer's Complications

Unfortunately, people with Alzheimer's often struggle with more than memory loss. As the disease progresses, many experience additional mental, emotional and physical problems. These complications of Alzheimer's can trigger difficult behavior, especially for those with limited abilities to describe their symptoms or ask for relief.

If you're caring for a loved one at home, these complications can make your job even more stressful, but you can take steps to manage them. Here are some common complications and tips for coping:

**Infections.** Bladder infections, the flu and pneumonia often affect people with Alzheimer's. Talk with your loved one's

doctor about annual flu shots and a pneumonia shot. Cranberry juice may help ward off bladder infections. Watch for sudden behavior changes or signs of fever.

**Sleep problems.** People with Alzheimer's may feel sleepy during the day but have difficulty sleeping at night. To help, maintain a regular schedule for waking, meals and bedtime. Keep daytime naps brief. Encourage your loved one to spend time outdoors in the sunlight early in the day. Limit caffeine, alcohol and tobacco. Medications may affect sleep, too; talk with the doctor if that could be a factor.

**Bladder and bowel issues.** People with Alzheimer's have trouble controlling their bladder and bowels as the disease progresses. To help

*(Continued on page 2)*

## Crunchy Treat

Go ahead and enjoy that bowl of popcorn with your evening movie—this popular snack is rich in antioxidants and fiber. Just be sure to go lightly on the butter and salt.

## Staff

Executive Director

Barbara Schechtel

Director Sales & Marketing

Lora Ellis

**Thank You From Our Staff**

### A Tea Time Line

People have been drinking tea, made from the plant *camellia sinensis*, for thousands of years. Originally discovered in China and enjoyed for its taste and health benefits, tea soon spread to Japan and was used often during meditation. As more tea plants were discovered and cultivated, the drink became available to everyone, not just the noble and wealthy.

Similarly, when tea was introduced to Europe in the late 1600s, it was considered a beverage for the aristocratic class, as high import taxes limited the availability of tea to the common people. Around this same time, tea was popular among American colonists, but they too faced high prices due to taxes. Following the Revolutionary War, when tea was famously boycotted, the United States joined the tea trade, bringing the beverage back to the people. By the late 19th century, fine hotels and tea rooms in both the U.S. and England offered late afternoon tea services, boosting the popularity of tea parties once held by English royalty.



### The Right Clothes

As the weather warms up, you may be reorganizing your closet—putting away the heavy sweaters and winter coats, and bringing out the swimsuits and lighter clothes for summer.

You may want to do that for your loved one, too. Alzheimer's and dementia affect judgment, and that means mix-ups can happen. Your loved one may no longer be able to weigh factors like the season or the occasion. He or she may choose a heavy sweater on a sweltering day, or wear sequins for a casual outing.

Even those of us without memory loss will have trouble picking the right outfit from time to time. For people with

memory loss, an abundance of options can easily overwhelm.

You can help by simplifying the choices. Pare down your loved one's closet and leave only a limited number of appropriate choices. Put away the clothes that are out-of-season. If you find outfits your loved one will never wear—an evening gown or a business suit, for example—consider giving them away, or store them elsewhere. Make sure all of the clothes are easy to put on in the morning and take off at night.



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### Alzheimer's Complications, Continued

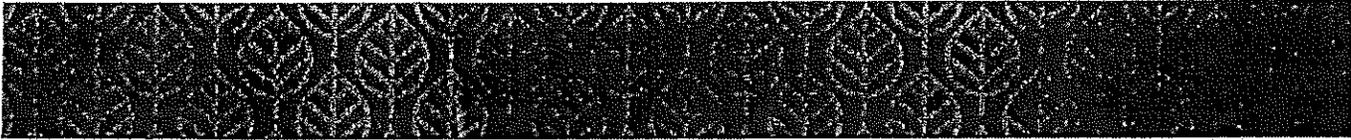
prevent accidents, take your loved one to the restroom every few hours. Stay alert for signs of needing to toilet (fidgeting, clutching clothing). Limit fluid intake at bedtime.

*Falls.* People with Alzheimer's are more likely to lose their balance and fall. Remove any objects that might trip your loved one, such as extension cords or loose rugs. Make sure that stairways have handrails, place non-skid strips in the bathtub and install night lights.

*Agitation and aggression.* Your loved one may fidget, shout, throw things, or try to hit

someone. Try to stay calm. Keep the person's surroundings as quiet as possible. Check for causes of discomfort that might have triggered the outburst: pain, fatigue, or a need to use the restroom.

Autumn Leaves communities are carefully designed to help minimize and manage these complications. Our hallways are wide and have handrails to help prevent falls. Staff members are trained to recognize signs of complications and to calm residents should they become agitated. Our buildings have abundant natural light during the day and dimmer light in the evening, promoting better sleep.



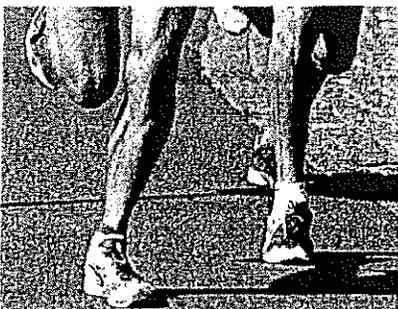
### The Longest Day

For those of us affected by Alzheimer's disease, June 21 has three meanings: it's the summer solstice, the first day of summer and it's the day when people from around the world mark "The Longest Day" to help fight Alzheimer's.

On The Longest Day, teams come together to honor the strength, passion and endurance of those facing Alzheimer's with a day of activity. Participants enjoy activities, like running, hiking, cycling, cooking, gardening or golfing.

The event raises awareness and funds for the Alzheimer's Association, the world's largest nonprofit funder of Alzheimer's research and a source of care and support for families affected by Alzheimer's.

Alzheimer's disease is the sixth-leading cause of death in the United States. More than 5 million Americans are living with the disease, with some 15.5 million family and friends providing care. In 2013, the cost of caring for people with Alzheimer's in the United States was about \$203 billion.



### Father's Day

At Autumn Leaves, we're looking forward to visits from family members on Sunday, June 15, in honor of Father's Day. Here's a little history on how the holiday got started.

The first Father's Day celebration took place in 1910 at the YMCA in Spokane, Wash. Founder Sonora Smart Dodd wanted to honor her father, William Jackson Smart, a Civil War veteran and a single parent who raised six children.

The holiday gained momentum in the 1930s, when manufacturers of ties, tobacco pipes and other traditional gifts for dad began promoting Father's Day. In 1966, President Lyndon B. Johnson issued the first presidential proclamation designating the third Sunday in June as Father's Day. Six years later, President Richard Nixon signed it into law.

Now, Father's Day is a "second Christmas" for retailers of men's gifts. The National Retail Federation estimates that the average person spent almost \$120 on dad in 2013.

### Family Ties

What do you give dad for Father's Day? Traditionally, the iconic gift was a necktie.

But ties may be going the way of vinyl record albums soon. Since the words "casual Friday" entered the lexicon, sales of men's neckties have tumbled, from their peak of \$1.8 billion in 1995 to as low as \$500-\$600 million in recent years.

Why? Fewer men are wearing ties to work. Even President Barack Obama turns up often in tie-less dress shirts and blazers. And gadgets are eclipsing ties as favorite Father's Day gifts. Consumers spent an estimated \$1.7 billion on electronic gadgets for Father's Day last year, almost as much as the \$1.8 billion spent for clothing of all types for Father's Day gifts.



But ties may be turning a corner. Sales to young men, ages 18 to 34, are seeing an uptick, and some retailers say they're doing brisk business in bow ties.

### Autumn Leaves Blog!

Visit our blog to learn more about Autumn Leaves.

[AutumnLeaves.com/blog](http://AutumnLeaves.com/blog)

### Message From the Executive Director

Summer is almost here! And you can certainly see the signs of summer everywhere at Autumn Leaves.

When you visit, be sure to explore our interior courtyard and garden with your loved one. Chances are you'll discover your own favorite spot.

At our Autumn Leaves' communities, many residents enjoy gardening in the courtyard, or taking walks outdoors. The courtyard is designed specifically so that residents may enjoy the outdoors, getting fresh air and exercise without the risk of wandering off or getting lost.

When you visit our garden, take a few minutes to just enjoy the beauty of the season and the blossoming flowers. This is the time of year to stop and smell the roses! We hope you'll do just that.

Barbara Schechtel  
Executive Director  
Autumn Leaves of  
South Barrington



### Tip of the Month

People with dementia can forget to drink enough, and often lose the ability to read the body's symptoms of thirst. This can cause serious problems, especially in hot weather. Encourage your loved one to drink often, and offer foods high in fluid content, like soups and smoothies.



"Thank you for all the care you give Mother. You make her smile and laugh, which is so precious to me. I deeply appreciate all you do!"

Jackie - Oswego, IL



## The Autumn Leaves Difference

Autumn Leaves is an assisted living community dedicated solely to memory care. We are staffed with certified community managers and nurses who are trained specifically to care for those living with dementia and Alzheimer's. Most assisted living communities offer general assisted services but Autumn Leaves is different. We are focused on memory care only.

Your loved one is surrounded by a thoroughly trained staff since every member of our team, from the housekeeper to the chef, has received dementia training within the first 60 days of joining our family, and on-going training throughout the year. They learn how to read our resident's nonverbal cues and to anticipate needs to address them in a timely manner. This added level of training ensures your loved one a safe and comfortable environment.

We invite you to visit any of our Autumn Leaves communities so that you can experience the Autumn Leaves difference for yourself.

## Autumn Leaves Locations

Call and schedule a visit with any of our locations to experience the Autumn Leaves difference in memory care. For more information and to see a virtual tour of one of our communities, visit [AutumnLeaves.com](http://AutumnLeaves.com).

### CHICAGO, IL COMMUNITIES

**Autumn Leaves of Bolingbrook**  
351 Lily Cache Lane | Bolingbrook, IL 60440  
(630) 759-0797 | ID# 5104283

**Autumn Leaves of Crystal Lake**  
495 Alexandra Boulevard | Crystal Lake, IL 60014  
(815) 459-7800 | ID# 5102865

**Autumn Leaves of Glen Ellyn**  
190 Geneva Road | Glen Ellyn, IL 60137  
(888) 662-8886 | ID# Pending

**Autumn Leaves of Orland Park**  
8021 W. 151st Street | Orland Park, IL 60462  
(708) 403-2400 | ID# 5103293

**Autumn Leaves of Oswego**  
900 Douglas Road | Oswego, IL 60543  
(331) 454-7540 | ID# 5103962

**Autumn Leaves of St. Charles**  
10 N. Peck Road | St. Charles, IL 60175  
(630) 485-4510 | ID# 5103970

**Autumn Leaves of South Barrington**  
215 Bartlett Road | South Barrington, IL 60010  
(847) 844-1205 | ID# Pending

**Autumn Leaves of Vernon Hills**  
500 Atrium Drive | Vernon Hills, IL 60061  
(847) 996-1000 | ID# 5102949

*We have additional communities in Texas, Oklahoma, and Georgia.*

AUTUMN LEAVES™

[AutumnLeaves.com](http://AutumnLeaves.com) | (888) 662-8886

AUTUMN LEAVES™

BETTER MEMORY CARE. BY DESIGN.



## Our Legacy Of Care

For over 15 years our family has been providing quality care to those with Alzheimer's and other forms of dementia. We specifically train our caregivers and staff to understand the unique needs of each individual we are privileged to care for. As leaders in the industry, we also know how crucial it is to design an environment where our residents can thrive and feel at home.

Our care team is dedicated to knowing our residents as individuals and to provide care as they would for a member of their own family. When a resident moves into Autumn Leaves, they are family.

## Quality Care You Can Trust

We are dedicated to providing a safe and secure home for your loved one. Our expertly trained nursing staff is on duty 24 hours a day, seven days a week, to ensure individualized care in a safe and nurturing environment.



## A Nurturing Environment

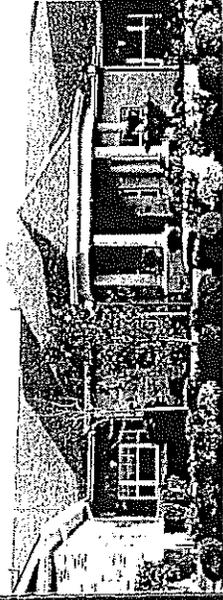
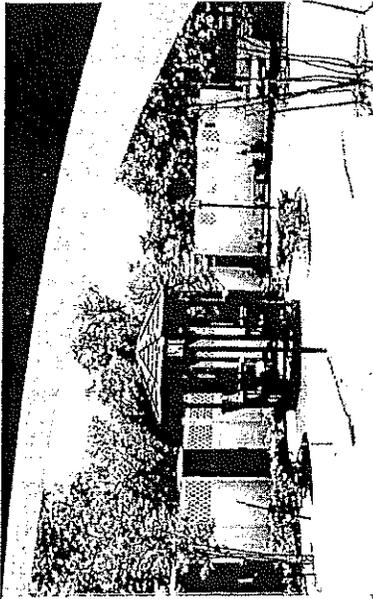
Our communities are designed and built from the ground up to provide the best possible environment for those with memory loss. With our years of experience and extensive research, we have been able to meticulously plan our communities to ensure the comfort and safety of our residents.

Our experience has shown that social interaction and activities play a vital role in your loved one's mental and physical well-being. With this in mind, we have researched and designed the Autumn Leaves Inspired Connections® program that is tailored to specifically fit our residents' unique personalities and preferences. You can rest assured that your loved one's days are filled with enjoyable activities and meaningful friendships.

Our floor plan layout, the wide hallways, the abundance of natural light, and secure courtyards and walking paths have all been designed to provide ease of movement, minimize confusion, and encourage social interaction. Keeping current with the latest advancements in dementia care, we are able to implement programs and introduce technologies to improve our residents' quality of life.

My experience with Autumn Leaves has been wonderful from day one...There is no cure for this terrible disease, but there is hope here at Autumn Leaves. I thank God every day for all these people here at Autumn Leaves for giving me a little more happy time with my Mom.

Jan - St. Charles, IL



## Natural Resource Special Exception Question and Answer Form.

- I. Questions to be answered by the Applicant. Items on this application to be provided in writing by the Applicant shall include the following, as set forth by Section 15-9.0110C. of the UDO:
  - a. Indication of the section(s) of the UDO for which a Special Exception is requested. We are requesting Special Exception for Wetland Fill, Wetland Buffer disturbance, and a minor impact to the Wetland Setback.
  - b. Statement regarding the Special Exception requested, giving distances and dimensions where appropriate. We are requesting a special exception to include the filing of 6022 sq. ft. of wetland and an intrusion into the 30 foot buffer and 50 foot setback from wetlands for grading. The grading includes 23,346 sq. ft. of intrusion into the 30 ft. buffer and 3,505 sq. ft. into the additional 20 ft. setback. In addition, 1,987 sq. ft. of steep slopes between 10—19% will be impacted in the southeast portion of the site. This area is completely within the 30 ft. setback from the wetlands. An area of 6,745 sq. ft. of steep slopes greater than 20% will also be impacted adjacent to the wetland ditch on the west side of the site.
  - c. Statement of the reason(s) for the request. The proposed site plan has been painstakingly reworked to provide the best possible compromise between the required features of the development with a focus on increasing water quality and protection of natural resources while minimizing resource disturbance or loss to the maximum extent practical. We have positioned the building, reconfigured the parking lot, set elevations, and proposed water quality and vegetative enhancements far above anything that has ever been proposed on one of our developments. Unfortunately, because more than one-third of the existing site is covered by protected resources, a small fraction must be impacted in order to move forward with the project. We are only impacting 0.138 Acres of existing wetland, or 2% of total site area.
  - d. Statement of the reasons why the particular request is an appropriate case for a Special Exception, together with any proposed conditions or safeguards, and the reasons why the proposed Special Exception is in harmony with the general purpose and intent of the Ordinance. In addition, the statement shall address any exceptional, extraordinary, or unusual circumstances or conditions applying to the lot or parcel, structure, use, or intended use that do not apply generally to other properties or uses in the same district, including a practicable alternative analysis as follows:

- 1) Background and Purpose of the Project.
  - (a) Describe the project and its purpose in detail. Include any pertinent construction plans.           The purpose of this project is to provide the residents of Franklin with the highest standard of memory care available in the country while providing an overall improvement to the environment on and around the site.
  
  - (b) State whether the project is an expansion of an existing work or new construction.   New construction of a 54-bed Assisted Living Memory Care residence.
  
  - (c) State why the project must be located in or adjacent to the stream or other navigable water, shore buffer, wetland, wetland buffer, and/or wetland setback to achieve its purpose.   The project is not wetland dependent. The development of the property, however, will encompass the filling of 0.138 acres (6,022 S.F.) of wetlands. Unfortunately, the wetlands are centrally located on the site and development of the site could not happen without their disturbance. A wetland delineation was conducted on this property by Wetland & Waterway Consulting, LLC in June, 2014. The wetland requested to be filled is 2,072 sq. ft. of lowland shrubby area occupying an isolated pocket on the central-west side of the site and 3,950 sq. ft. of a disturbed drainage ditch that is no longer functional, also on the central-west side of the site.

- 2) Possible Alternatives.
- (a) State all of the possible ways the project may proceed without affecting the stream or other navigable water, shore buffer, wetland, wetland buffer, and/or wetland setback as proposed. The project will have an effect on the wetlands and buffer. Due to the centrally located low quality pocket wetlands, this disturbance cannot be avoided. No better alternative exists for the proposed development.
  - (b) State how the project may be redesigned for the site without affecting the stream or other navigable water, shore buffer, wetland, wetland buffer, and/or wetland setback. The site plan was specifically redesigned for this site. This will be the first Autumn Leaves developed with this building and site configuration, redesigned specifically to limit and reduce the natural resource disturbances.
  - (c) State how the project may be made smaller while still meeting the project's needs. The project has been designed as small as possible to meet the project's needs.
  - (d) State what geographic areas were searched for alternative sites. The focus of our site search was in this portion of the City of Franklin. Based on surrounding uses and our site location characteristics this is the best location for our use.
  - (e) State whether there are other, non-stream, or other non-navigable water, non-shore buffer, non-wetland, non-wetland buffer, and/or non-wetland setback sites available for development in the area.  
Not known
  - (f) State what will occur if the project does not proceed. We will not be able to develop the project for our needs.

3) Comparison of Alternatives.

- (a) State the specific costs of each of the possible alternatives set forth under sub.2., above as compared to the original proposal and consider and document the cost of the resource loss to the community.

We based our site plan on natural resource protection and limitation of loss. We have developed this plan to provide an overall increase in water quality discharging the site and stormwater management 50% greater than is required by City ordinance. Because our proposed design significantly exceeds the City ordinance requirements related cost reduction alternatives are not applicable.

- (b) State any logistical reasons limiting any of the possible alternatives set forth under sub. 2., above.

The site was design to significantly exceed City requirements. Therefore, alternatives are not applicable.

- (c) State any technological reasons limiting any of the possible alternatives set forth under sub. 2., above.

The site was design to significantly exceed City requirements. Therefore, alternatives are not applicable.

- (d) State any other reasons limiting any of the possible alternatives set forth under sub. 2., above.

The site was design to significantly exceed City requirements. Therefore, alternatives are not applicable.

- 4) Choice of Project Plan. State why the project should proceed instead of any of the possible alternatives listed under sub.2., above, which would avoid stream or other navigable water, shore buffer, wetland, wetland buffer, and/or wetland setback impacts.

Alternatives are not applicable. The site was designed to significantly exceed City requirements.

- 5) Stream or Other Navigable Water, Shore Buffer, Wetland, Wetland Buffer, and Wetland Setback Description. Describe in detail the stream or other navigable water shore buffer, wetland, wetland buffer, and/or wetland setback at the site which will be affected, including the topography, plants, wildlife, hydrology, soils and any other salient information pertaining to the stream or other navigable water, shore buffer, wetland, wetland buffer, and/or wetland setback.

Refer to the wetland delineation report for wetland descriptions. Call out the graded area as a previously graded and filled portion of the site dominated primarily by Kentucky bluegrass, wild strawberry, and other upland grasses and forbs.

6) Stream or Other Navigable Water, Shore Buffer, Wetland, Wetland Buffer, and Wetland Setback Impacts. Describe in detail any impacts to the following functional values of the stream or other navigable water, shore buffer, wetland, wetland buffer, and/or wetland setback:

- a) Diversity of flora including State and/or Federal designated threatened and/or endangered species.
- b) Storm and flood water storage.
- c) Hydrologic functions.
- d) Water quality protection including filtration and storage of sediments, nutrients or toxic substances.
- e) Shoreline protection against erosion.
- f) Habitat for aquatic organisms.
- g) Habitat for wildlife.
- h) Human use functional value.
- i) Groundwater recharge/discharge protection.
- j) Aesthetic appeal, recreation, education, and science value.
- k) Specify any State or Federal designated threatened or endangered species or species of special concern.
- l) Existence within a Shoreland.
- m) Existence within a Primary or Secondary Environmental Corridor or within an Isolated Natural Area, as those areas are defined and currently mapped by the Southeastern Wisconsin Regional Planning Commission from time to time.

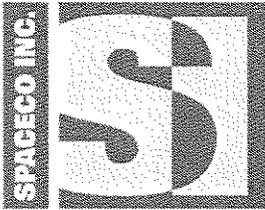
In consulting the WIDNR publication entitled "Wetland Functional Values" (PUBL-WZ-026 93), the potential functional value provided by these two complexes is wildlife habitat. It does not appear that water quality protection, aesthetics, floral diversity, flood protection, shoreline protection, groundwater recharge, or groundwater discharge are functional values. It is important to note that the limited floral diversity and size of the wetland restricts its ability to provide high quality wildlife habitat. Fauna living in this area and seeking wetland habitat almost

certainly utilize the larger wetland complex located on the south end of the parcel. The fauna that do use these two complexes are likely to use it on a transient rather than a permanent basis.

A Secondary Environmental Corridor is mapped on this site. It encompasses the large wetland complex to the south of the parcel but does not include the ditch and isolated wetland pocket that will be filled.

- 7) Water Quality Protection. Describe how the project protects the public interest in the waters of the State of Wisconsin.

The project, as proposed, will have no effect on any waters of the State of Wisconsin.



9575 W. Higgins Road, Suite 700, Rosemont, Illinois 60018  
Phone: (847) 696-4060 Fax: (847) 696-4065

CONSULTING ENGINEERS  
SITE DEVELOPMENT ENGINEERS  
LAND SURVEYORS

**Statement of Governmental Agency Permit Status:**

We have contacted the DNR and Corps regarding the proposed project. Both strongly recommend that we receive, at a minimum, a preliminary approval from the City of Franklin prior to officially applying for their permits.

The DNR has stated that they do not want a pre-application meeting. Because we are under 10,000 S.F. of wetland impact, we qualify for a General permit which does not require a pre-application meeting. The Corps has no requirements for a pre-application meeting regardless of the size of impact.

**DIVISION 15-3.0500    SITE INTENSITY AND CAPACITY CALCULATIONS**

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

- A.    **Recognition of Natural Resource Features.** This Ordinance recognizes that landforms, parcel size and shape, and natural resource features vary from site to site and that development regulations must take into account these variations. The maximum density or intensity of use allowed in any zoning district is controlled by the various district standards set forth for each of the various zoning districts of this Ordinance.
- B.    **When Natural Resource Protection and Site Intensity and Capacity Calculations Are Required.** Natural resource protection is required for all development and the site intensity and capacity calculations set forth in this Division shall be made for each parcel of land to be used or built upon in the City of Franklin including all new Certified Survey Maps, Preliminary Plats, condominiums, multiple-family residential developments, all nonresidential development, and as may be required elsewhere in this Ordinance except as excluded under the provisions of Section 15-3.0501C. of the Unified Development Ordinance.
- C.    **Exclusions (When Natural Resource Protection and Site Intensity and Capacity Calculations Are Not Required).** Natural resource protection shall not be required and the site intensity and capacity calculations set forth in this Division shall not be required for the construction of single-family and two-family residential development located on non-divisible existing lots of record within existing platted Subdivisions (with an approved Final Plat), Certified Survey Maps, and Condominiums existing on August 1, 1998, the effective date of this Ordinance or for which a natural resource protection plan and site intensity capacity calculations were filed at the time of division after August 1, 1998. A Natural Resource Protection Plan shall not be required with an application for certified survey map approval where a single property zoned I-1 Institutional District is divided as a result of a public work of improvement for street extension purposes, with related public sanitary sewer and water work for which special assessment was made, into two or more parcels through the property fee acquisition by the City for the extension of the public street. The foregoing exclusions from Natural Resource Protection Plan submission requirements for certified survey map applications shall only be available upon the conditions that in lieu of the Plan submission requirement, the certified survey map application shall be accompanied by the "best available information" as to the existence of any natural resource features, such as existing topographical maps, wetland inventories, and other such inventories as may be available; and that a Natural Resource Protection Plan must be submitted upon any further development of any portion of the mapped property. A Natural Resource Protection Plan shall also not be required with an application for certified survey map approval where lots are being created from a larger surrounding parcel, with the larger in area in relation to the lots created remnant parcel being vacant, or already having being developed by the existence of a principal structure and not being the subject of current further development application, and with the only natural resources within the map area being upon the remnant parcel and being more than 500 feet away from the lots being created. The foregoing exclusion from Natural Resource Protection Plan submission requirement for certified survey map applications shall only be available upon the conditions that i) in lieu of the Natural Resource Protection Plan submission requirement, the Certified Survey Map application shall show upon its face the existence of any natural resource features, as identified in §15-4.0102, located on

the parcels of the Certified Survey Map based upon the "best available" information; (ii) that a Natural Resource Protection Plan must be submitted upon any further development of the "remnant" parcel; and iii) the following note shall be placed upon the face of such Certified Survey Map: "The Natural Resource Features identified herein are not based upon field surveys. In the event of further land division or development of a parcel herein with any such Natural Resource Feature, a complete NRPP with field surveys is required for said parcel" For the purposes of this section, the Zoning Administrator shall not require that the "best available" information be a "first source" of information, as identified in §15-4.0102A., B., C., D., and G. Notwithstanding any other provision of this Ordinance, natural resource protection and any such related Natural Resource Protection Plan, shall not be required and the site intensity and capacity calculations set forth in this Division shall not be required for any accessory use structure or accessory use development or for an addition or modification to an existing principal structure development which does not increase the existing developed structure and impervious surface area upon the parcel by more than 50% or 2,500 square feet, whichever is smaller, where natural resource feature(s) are not within 100 feet of the area to be disturbed by the new development, upon a parcel supporting an existing principal structure with an existing principal use; determination as to whether natural resource features are within 100 feet of the area to be disturbed, the boundaries of which shall be clearly identified within application materials, shall be made by the City Engineer or designee; however, if any resources identified by the Southeastern Wisconsin Regional Planning Commission in PR 176 or in PR 42, as may be amended from time to time, as Primary or Secondary Environmental Corridor and/or Isolated Natural Resources Area, are located on the site by the City Engineer or designee, but are outside of 100 feet of the area to be disturbed, a written plan shall be provided by the applicant detailing the protective measures that will be implemented to prevent such natural resource feature(s) adverse impacts, which shall be subject to approval by the Plan Commission and shall be installed as may be provided on site as detailed within the plan as a condition of application approval.

**SECTION 15-3.0502**

**CALCULATION OF BASE SITE AREA**

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

**Table 15-3.0502**

**WORKSHEET FOR THE CALCULATION OF BASE SITE AREA  
FOR BOTH RESIDENTIAL AND NONRESIDENTIAL DEVELOPMENT**

<b>STEP 1:</b>	Indicate the total gross site area (in acres) as determined by an actual on-site boundary survey of the property.	6.917 acres
<b>STEP 2:</b>	Subtract ( - ) land which constitutes any existing dedicated public street rights-of-way, land located within the ultimate road rights-of-way of existing roads, the rights-of-way of major utilities, and any dedicated public park and/or school site area.	- 0 acres
<b>STEP 3:</b>	Subtract ( - ) land which, as a part of a previously approved development or land division, was reserved for open space.	- 0 acres
<b>STEP 4:</b>	In the case of "Site Intensity and Capacity Calculations" for a proposed residential use, subtract ( - ) the land proposed for nonresidential uses; or In the case of "Site Intensity and Capacity Calculations" for a proposed nonresidential use, subtract ( - ) the land proposed for residential uses.	0 - acres
<b>STEP 5:</b>	Equals "Base Site Area"	= 6.917 acres

**SECTION 15-3.0503**

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

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

Table 15-3.0503

WORKSHEET FOR THE CALCULATION OF RESOURCE PROTECTION LAND

Natural Resource Feature	Protection Standard Based Upon Zoning District Type (circle applicable standard from Table 15-4.0100 for the type of zoning district in which the parcel is located)			Acres of Land in Resource Feature	
	Agricultural District	Residential District	Non-Residential District		
Steep Slopes: dddd				X _____	_____
10-19%	0.00	0.60	0.40	= _____	_____
20-30%	0.65	0.75	0.70	X _____	_____
+ 30%	0.90	0.85	0.80	= _____	_____
Woodlands & Forests:				X _____	_____
Mature	0.70	0.70	0.70	= _____	_____
Young	0.50	0.50	0.50	X _____	_____
Lakes & Ponds	1	1	1	= _____	_____
Streams	1	1	1	X _____	_____
Shore Buffer	1	1	1	= _____	_____
Floodplains	1	1	1	X _____	_____
Wetland Buffers	1	1	1	X <u>1.21</u>	<u>1.21</u>
Wetlands & Shoreland Wetlands	1	1	1	X <u>1.96</u>	<u>1.96</u>
TOTAL RESOURCE PROTECTION LAND (Total of Acres of Land in Resource Feature to be Protected)					<u>3.17</u>

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

**SECTION 15-3.0504 CALCULATION OF SITE INTENSITY AND CAPACITY FOR RESIDENTIAL USES**

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

Table 15-3.0209A

**R-8 MULTIPLE-FAMILY RESIDENCE DISTRICT DEVELOPMENT STANDARDS**

Type of Standard	Special Use: Single-Family Detached D.U.s and Maximum Two-Attached D.U.s (Two-Family Structures)	Special Use: Multiple-Family Attached Dwelling Units with More Than Two D.U.s per Structure	
		Option 1	Option 2
<b>Minimum Open Space Ratio and Maximum Density</b>			
Open Space Ratio (OSR)	0.00	0.35	0.25
Gross Density (GD)	5.00	6.10	8.00
Net Density (ND)	5.00	8.00	8.00
<b>Lot Dimensional Requirements</b>			
Minimum Lot Area (s.f.)	6,000	43,560	43,560
Minimum Lot Width at Setback Line (feet)	60 & 75 – corner	150	150
Minimum Front Yard (feet)	25 (e)	30 (c, e)	30 (c, e)
Minimum Side Yard (feet)	5 (e)	20 (d, e)	20 (d, e)
Minimum Side Yard on Corner Lot (feet)	15 (e)	30 (e)	30 (e)
Minimum Rear Yard (feet)	25 – D.U. & 10 – garage (e)	30 (e)	30 (e)
Minimum Shore Buffer (feet)	75	75	75
Minimum Wetland Buffer (feet)	30	30	30
Minimum Wetland Setback (feet)	50	50	50
Maximum Lot Coverage (maximum percent of lot area)	0.35	N/A	N/A
<b>Minimum Total Living Area per Dwelling Unit (D.U.) in Single-Family and Two-Family Structures</b>			
1-Story D.U. 3 Bedrooms	1,250 s.f.	N/A	N/A
1-Story D.U. >3 Bedrooms	150 s.f. (a)	N/A	N/A
1-Story D.U. if Basement is < 600 Square Feet	250 s.f. (b)	N/A	N/A
Multi-Story D.U. 3 Bedrooms	1,550 s.f. – total & 950 s.f. – 1st floor	N/A	N/A
Multi-Story D.U. >3 Bedrooms	100 s.f. (a)	N/A	N/A
Multi-Story D.U. if Basement is < 600 Square Feet	250 s.f. (b)	N/A	N/A
<b>Maximum Building Height</b>			
Principal Structure (stories/ft.)	2.5/30	3.0/45	3.0/45
Accessory Structure (stories/ft.)	Not Permitted (attached garages are required)	1.0/15	1.0/15

N/A = NOT APPLICABLE

- (a) Add to minimum required building floor area for each bedroom in excess of three (3)
- (b) Add to minimum required first floor area for each D.U. which has a basement less than 600 s.f.
- (c) Plus one (1) additional foot for each two (2) feet over thirty-five (35) feet of building height
- (d) Plus five (5) additional feet for each additional story above two (2) stories of building height.
- (e) See Section 15-5.0108 for increased setback requirements along arterial streets and highways.

Table 15-3.0504

WORKSHEET FOR THE CALCULATION OF SITE INTENSITY AND CAPACITY FOR RESIDENTIAL DEVELOPMENT

<p><b>STEP 1:</b></p>	<p><b>CALCULATE MINIMAL REQUIRED ON-SITE OPEN SPACE</b></p> <p>Take <i>Base Site Area</i> (from Step 5 in Table 15-3.0502): <u>6.917</u></p> <p>Multiple by Minimum <i>Open Space Ratio (OSR)</i> (see specific residential zoning district OSR standard): X <u>0.25</u></p> <p>Equals <b>MINIMUM REQUIRED ON-SITE OPEN SPACE</b> =</p>	<p>1.73 acres</p>
<p><b>STEP 2:</b></p>	<p><b>CALCULATE NET BUILDABLE SITE AREA:</b></p> <p>Take <i>Base Site Area</i> (from Step 5 in Table 15-3.0502): <u>6.917</u></p> <p>Subtract <i>Total Resource Protection Land</i> from Table 15-3.0503) or <i>Minimum Required On-Site Open Space</i> (from Step 1 above), whichever is greater: <u>- 3.17</u></p> <p>Equals <b>NET BUILDABLE SITE AREA</b> =</p>	<p>3.75 acres</p>
<p><b>STEP 3:</b></p>	<p><b>CALCULATE MAXIMUM NET DENSITY YIELD OF SITE:</b></p> <p>Take <i>Net Buildable Site Area</i> (from Step 2 above): <u>3.75</u></p> <p>Multiple by Maximum <i>Net Density (ND)</i> (see specific residential zoning district ND standard): X <u>8.0</u></p> <p>Equals <b>MAXIMUM NET DENSITY YIELD OF SITE</b> =</p>	<p>30 D.U.s</p>
<p><b>STEP 4:</b></p>	<p><b>CALCULATE MAXIMUM GROSS DENSITY YIELD OF SITE:</b></p> <p>Take <i>Base Site Area</i> (from Step 5 of Table 15-3.0502): <u>6.917</u></p> <p>Multiple by Maximum <i>Gross Density (GD)</i> (see specific residential zoning district GD standard): X <u>8.0</u></p> <p>Equals <b>MAXIMUM GROSS DENSITY YIELD OF SITE</b> =</p>	<p>55.34 D.U.s</p>
<p><b>STEP 5:</b></p>	<p><b>DETERMINE MAXIMUM PERMITTED D.U.s OF SITE:</b></p> <p>Take the <i>lowest</i> of Maximum Net Density Yield of Site (from Step 3 above) or Maximum Gross Density Yield of Site (from Step 4 above):</p>	<p>30 D.U.s</p>

$$54 \text{ BED} \times \frac{\text{D.U.}}{3 \text{ BED}} = 18 \text{ D.U.} < 30 \quad \checkmark$$



## MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding ("MOU") is entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2015 by and between **Autumn Leaves Development** (Developer) and **Milwaukee Area Land Conservancy, LLC** (MALC) for the purpose of documenting the duties, obligations and cost-share pertaining to the performance of Wetland and Wetland Buffer mitigation as required by the City of Franklin, WI (City).

WHEREAS, the Developer is required by the City of Franklin, WI (the City) to perform wetland and wetland buffer (upland) mitigation within the same watershed as part of a development approval, which the development process resulted in Wetland and Wetland Buffer impacts regulated by the City's Unified Development Ordinance; and

WHEREAS, the Developer asserts that any State and Federal wetland permitting agency requirements, have been met; and

WHEREAS, Carity Prairie is a premier Prairie, Oak Savanna and Wetland Complex with rare plant species that will provide the maximum public and conservation benefit possible within the watershed of impact if Wetland and Wetland Buffer mitigation is performed within its boundaries; and

WHEREAS, the Developer desires to partner with MALC to oversee the completion of \_\_\_\_\_ square feet (\_\_\_\_\_ acres) of wetland and \_\_\_\_\_ square feet (\_\_\_\_\_ acres) of wetland buffer in order to fulfill the City's watershed protection requirements; and

WHEREAS, MALC is a property owner of lands within the same impacted watershed, which qualify as suitable lands to perform Wetland and Wetland Buffer Mitigation; and

WHEREAS, MALC has agreed to assist the Developer with satisfying the required Wetland and Wetland Buffer Mitigation under certain terms; and

WHEREAS, the development is nearing commencement; accordingly, the parties wish to document each party's responsibilities to finalize the agreement.

NOW, THEREFORE, the Wetland and Wetland Buffer Mitigation responsibilities are hereby agreed and understood, by and between the Developer and MALC as follows:

1. The goal of the project is to restore native plant cover within \_\_\_\_\_ acres of wetland and \_\_\_\_\_ acres of upland inside the Carity Prairie by the project's scheduled completion date of January 2020 and encourage healthy wetland function well into the future.

Wetland and Wetland Buffer Mitigation goals include:

- a. Site preparation, including mowing as needed and one visit to herbicide existing invasive vegetation. Year 1
- b. Soil preparation, which may include raking dragging, and light tilling in preparation for a native seeding. Year 2

- c. Seed the prepared area in the second year with a mix of native wetland species suited to the site. Seed may be collected onsite or purchased from a vendor at MALC's discretion. Year 2.
- d. Install biodegradable erosion control immediately following the native seeding to protect area from erosion and provide a favorable microsite for the germination of native seed. Year 2
- e. Vegetative maintenance to promote the growth of newly planted native species and restrict the growth of invasive species. Methods may include any combination of mowing, hand cutting, selective herbicide applications, and hand pulling invasive plant species as required by conditions and at the discretion of MALC. 3 visits per year for 3 years. Years 3-5
- f. Vegetative monitoring to track the progress of the mitigation and ensure vegetation composition is making suitable progress in light of the project timeline. Year 3-5

Wetland Buffer Mitigation goals include:

- a) Site preparation including one mowing and 3 visits to herbicide existing invasive vegetation. Year 1
  - b) Soil preparation, which may include raking dragging, and light tilling in preparation for a native seeding. Year 2
  - c) Seed the prepared area in the second year with a mix of native wetland species suited to the site. Seed may be collected onsite or purchased from a vendor at MALC's discretion. Year 2
  - d) Install biodegradable erosion control immediately following the native seeding to protect area from erosion and provide a favorable microsite for the germination of native seed. Year 2
  - e) Vegetative maintenance to promote the growth of newly planted native species and restrict the growth of invasive species. Methods may include any combination of mowing, hand cutting, selective herbicide applications, and hand pulling invasive species as required by conditions and at the discretion of MALC. 3 visits per year for 3 years. Years 3-5
  - f) Vegetative monitoring to track the progress of the mitigation and ensure vegetation composition is making suitable progress in light of the project timeline. Years 3-5
2. MALC will oversee this Wetland and Wetland Buffer Mitigation project within the wetlands and the surrounding uplands within Carity Prairie.
3. The Developer agrees to provide funding to cover the wetland mitigation costs and management for the lump sum amount of \$\_\_\_\_\_ to MALC for work to be performed at Carity Prairie over the years 2015-2020. Payment from Developer is due upon final approval and permits being granted by the City, USACOE, and DNR. MALC will not commence work until payment is received in full.

4. Upon payment, MALC agrees to hire and supervise a consultant to:
- a) Perform 5-years of invasive species removal, native seed distribution and native species establishment for wetland and upland mitigation within the prairie/wetland complex located at Carity Prairie.
  - b) Discourage the growth of non-native invasive species through the use of various control measures including, but not limited to, mowing, hand pulling, seed collection, and herbicide application by licensed applicators.
  - c) Reduce non-native cover within mitigation areas to lower than 5% for each invasive species. 5 work visits per year for 5 years.
  - d) Collect native seed on-site and redistribute to the managed areas to promote the growth of local plant types, especially in areas where heavy treatment of invasive species occurs.
  - e) Perform 3 monitoring visits per year for five years to assess the efficiency of restoration work and determine if the site is meeting mitigation requirements.
  - f) Issue a Restoration Plan (1 each) and yearly progress reports (3 each)
5. The period of this MOU is \_\_\_\_\_ **through January 30, 2020.**
6. At the end of the each year, MALC will provide the City the following documentation:
- Maintenance logs/Monitoring logs
  - Total acreage impacted (includes acreage treated)
  - Brief annual progress reports submitted to the City of Franklin (3 total)
  - Photos of the project
  - Copy of any newsletter(s) highlighting the project
7. MALC agrees all measures put forth into creating this Wetland and Wetland Buffer Mitigation area need to be ongoing and continual in order to assure effective use of the Developers resources. MALC agrees to continue long-term management practices as practicable beyond the funded mitigation period.
8. MALC is not responsible for satisfying any permit conditions that may have been required by any City, State or Federal Agency as a result of the initial wetland impacts for the Autumn Leaves development.
9. MALC is not responsible for meeting any additional requirements or requests on the part of the City for work not performed under this MOU.
10. This MOU is contingent upon the City's approval, which will signifying the work performed within this MOU addresses all applicable City ordinances.

In witness whereof, the undersigned have set forth their hands and seals upon such dates as set forth below, which being the effective date of this MOU.

*Upon agreement, MALC will sign and witness two copies of this MOU and send the originals to the Developer at the address provided below. Once received, the Developer will return one original signed and notarized copy to MALC at the address provided.*

**Autumn Leaves Development**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

By: \_\_\_\_\_

Date: \_\_\_\_\_, 2015

Attest: \_  
\_\_\_\_\_  
(Print name)

Signature: \_  
\_\_\_\_\_

Date: \_\_\_\_\_, 2015

**Milwaukee Area Land Conservancy**

Milwaukee Area Land Conservancy  
c/o Don Dorsan  
P.O. Box 320304  
Franklin, WI 53132  
[malc@mkeconservancy.org](mailto:malc@mkeconservancy.org)

By: \_\_\_\_\_  
Donald Dorsan, MALC

Date: \_\_\_\_\_, 2015.

Attest: \_\_\_\_\_  
(Print name)

Signature: \_\_\_\_\_

Date: \_\_\_\_\_, 2015

## Exhibit B

### City of Franklin Environmental Commission

TO: Common Council  
DATE: January 28, 2015  
RE: Special Exception application review and recommendation  
APPLICATION: The LaSalle Group, Inc., Applicant, dated: December 26, 2014

#### **I. §15-9.0110 of the Unified Development Ordinance Special Exception to Natural Resource Feature Provisions Application information:**

1. Unified Development Ordinance Section(s) from which Special Exception is requested:

*Section 15-4.0102*

2. Nature of the Special Exception requested (description of resources, encroachment, distances and dimensions):

*The requested Special Exception to Natural Resource Feature Provisions is for the purpose of allowing for the filling, grading and paving within approximately 6,022 square feet of wetland impacts, 50,870 square feet of wetland buffer impacts and 15,479 square feet of wetland setback impacts.*

3. Applicant's reason for request:

*The proposed site plan has been painstakingly reworked to provide the best possible compromise between the required features of the development with a focus on increasing water quality and protection of natural resources while minimizing resource disturbance or loss to the maximum extent practical. We have positioned the building, reconfigured the parking lot, set elevations, and proposed water quality and vegetative enhancements far above anything that has ever been proposed on one of our developments. Unfortunately, because more than one-third of the existing site is covered by protected resources, a small fraction must be impacted in order to move forward with the project.*

4. Applicant's reason why request appropriate for Special Exception:

*The purpose of this project is to provide the residents of Franklin with the highest standard of memory care available in the country while providing an overall improvement to the environment on and around the site.*

*The project is not wetland dependent. The development of the property, however, will encompass the filling of 0.138 acres (6,022 S.F.) of wetlands. Unfortunately, the wetlands are centrally located on the site and development of the site could not happen without their disturbance. A wetland delineation was conducted on this property by Wetland & Waterway Consulting, LLC in June, 2014. The wetland requested to be filled is 2,072 sq. ft. of lowland shrubby area occupying an isolated pocket on the central-west side of the site and 3,950 sq. ft. of a disturbed drainage ditch that is no longer functional, also on the central-west side of the site.*

**II. Environmental Commission review of the §15-9.0110C.4.f. Natural Resource Feature impacts to functional values:**

1. Diversity of flora including State and/or Federal designated threatened and/or endangered species: *No significant impact on the total amount of existing flora located on the property.*
2. Storm and flood water storage: *Biofiltration basins and a storm water pond are included as part of the proposed development.*
3. Hydrologic functions: *The development impacts small pocket wetlands, one being a drainage ditch that is no longer needed.*
4. Water quality protection including filtration and storage of sediments, nutrients or toxic substances: *Water quality protection is addressed by the storm water management plan. The inclusion of biofiltration basins along with the storm water pond go above and beyond City standards and best management practices.*
5. Shoreline protection against erosion: *Erosion control measures will be implemented.*
6. Habitat for aquatic organisms: *No impact.*
7. Habitat for wildlife: *No significant stated impact.*
8. Human use functional value: *No impact.*
9. Groundwater recharge/discharge protection: *No impact.*

10. Aesthetic appeal, recreation, education, and science value: *No significant impact. Wetlands are visible from West Drexel Avenue. The biofiltration basins will have similar characteristics and aesthetic appeal as the wetlands as well as educational value related to storm water management.*

11. State or Federal designated threatened or endangered species or species of special concern: *No impact.*

12. Existence within a Shoreland: *No impact.*

13. Existence within a Primary or Secondary Environmental Corridor or within an Isolated Natural Area, as those areas are defined and currently mapped by the Southeastern Wisconsin Regional Planning Commission from time to time:

*A Secondary Environmental Corridor is mapped on this site. It encompasses the large wetland complex to the south of the parcel but does not include the ditch and isolated wetland pocket that will be filled.*

*Conclusion (1. through 13.): In consulting the WDNR publication entitled "Wetland Functional Values" (PUBL-WZ-02693), the potential functional value provided by these two complexes is wildlife habitat. It does not appear that water quality protection, aesthetics, floral diversity, flood protection, shoreline protection, groundwater recharge, or groundwater discharge are functional values. It is important to note that the limited floral diversity and size of the wetland restricts its ability to provide high quality wildlife habitat. Fauna living in this area and seeking wetland habitat almost certainly utilize the larger wetland complex located on the south end of the parcel. The fauna that do use these two complexes are likely to use it on a transient rather than a permanent basis.*

### **III. Environmental Commission review of the §15-10.0208B.2.d. factors and recommendations as to findings thereon:**

1. That the condition(s) giving rise to the request for a Special Exception were not self-imposed by the applicant (this subsection a. does not apply to an application to improve or enhance a natural resource feature):

*The wetlands are centrally located onsite and the drainage ditch wetland was not created by the applicant and is no longer functional.*

2. That compliance with the stream, shore buffer, navigable water-related, wetland, wetland buffer, and wetland setback requirement will:

a. be unreasonably burdensome to the applicants and that there are no reasonable practicable alternatives: ; or

- b. unreasonably and negatively impact upon the applicants' use of the property and that there are no reasonable practicable alternatives:

*The project will have an effect on the wetlands, wetland buffers and wetland setbacks. Due to the centrally located low quality pocket wetlands, this disturbance cannot be avoided. No better alternative exists for the proposed development.*

*The site plan was specifically redesigned for this site. This will be the first Autumn Leaves developed with this building and site configuration, redesigned specifically to limit and reduce the natural resource disturbances. The project has been designed as small as possible to meet the project's needs. We will not be able to develop the project for our needs without approval of the NRSE.*

- 3. The Special Exception, including any conditions imposed under this Section will:

- a. be consistent with the existing character of the neighborhood:

*The focus of our site search was in this portion of the City of Franklin. Based on surrounding uses and our site location characteristics this is the best location for our use; and*

- b. not effectively undermine the ability to apply or enforce the requirement with respect to other properties:

*The Special Exception will not undermine the neighboring properties; and*

- c. be in harmony with the general purpose and intent of the provisions of this Ordinance proscribing the requirement:

*Off-site mitigation is proposed to compensate for onsite disturbance of natural resource features; and*

- d. preserve or enhance the functional values of the stream or other navigable water, shore buffer, wetland, wetland buffer, and/or wetland setback in co-existence with the development (*this finding only applying to an application to improve or enhance a natural resource feature*):

*Biofiltration basins and native plantings will be utilized for water quality purposes and the proposed off-site mitigation will enhance a high quality*

*natural resource area to compensate for the onsite impacts of the low quality wetlands.*

**IV. Environmental Commission review of the §15-10.0208B.2.a., b. and c. factors and recommendations as to findings thereon:**

1. Characteristics of the real property, including, but not limited to, relative placement of improvements thereon with respect to property boundaries or otherwise applicable setbacks:

*The project meets all R-8 Multiple-Family Residence District setbacks.*

2. Any exceptional, extraordinary, or unusual circumstances or conditions applying to the lot or parcel, structure, use, or intended use that do not apply generally to other properties or uses in the same district:

*The wetlands are centrally located on the property.*

3. Existing and future uses of property; useful life of improvements at issue; disability of an occupant:

*The subject property is currently vacant.*

4. Aesthetics:

*The site currently contains wetlands, wetland buffers, wetland setbacks and steep slopes.*

5. Degree of noncompliance with the requirement allowed by the Special Exception:

*The property contains approximately 2.57 acres of natural resource features. The requested Special Exception to Natural Resource Feature Provisions is for the purpose of allowing for the filling, grading and paving within approximately 6,022 square feet of wetland impacts, 50,870 square feet of wetland buffer impacts and 15,479 square feet of wetland setback impacts.*

6. Proximity to and character of surrounding property:

*The property is bounded by Single-family residential to the north, Aurora St. Luke's Health Center to the south, U.S. Bank to the east and Risen Savior Lutheran Church to the west*

7. Zoning of the area in which property is located and neighboring area:

*The property is zoned R-8 Multiple-Family District. The properties to the north are zoned R-3E Suburban/Estate Single-Family Residence District and B-6 Professional Office District. The property to the south is zoned I-1 Institutional District and C-1 Conservancy District. The property to the east is zoned B-2 General Business District. The properties to the west are zoned I-1 Institutional District and R-8 Multiple-Family Residence District.*

8. Any negative affect upon adjoining property:

*The development will not negatively affect the adjoining property. Furthermore, the less intense single-family use is on the opposite side of West Drexel Avenue and a 30-foot landscape buffer is provided.*

9. Natural features of the property:

*The property contains 2.57 acres of protected natural resource features consisting of wetlands, wetland buffers, wetland setbacks and steep slopes.*

10. Environmental impacts:

*The requested Special Exception to Natural Resource Feature Provisions is for the purpose of allowing for the filling, grading and paving within approximately 6,022 square feet of wetland impacts, 50,870 square feet of wetland buffer impacts and 15,479 square feet of wetland setback impacts*

**V. Environmental Commission Recommendation:**

The Environmental Commission has reviewed the subject Application pursuant to §15-10.0208B. of the Unified Development Ordinance and makes the following recommendation:

1. The recommendations set forth in Sections III. and IV. Above are incorporated herein.
2. The Environmental Commission recommends approval of the Application upon the aforesaid recommendations for the reasons set forth therein.
3. The Environmental Commissions recommends that should the Common Council approve the Application, that such approval be subject to the following conditions:
  - a. *Staff recommends submittal of a detailed mitigation plan outlining the envisioned mitigation and restoration practices and the amount to be paid by The LaSalle Group, Inc. to the Milwaukee Area Land Conservancy for such wetland creation and/or restoration efforts by the Milwaukee Area Land Conservancy, and future maintenance*

*and management thereof, for mitigation purposes to compensate for wetland, wetland buffer and wetland setback impacts resulting from the proposed Autumn Leaves Community Based Residential Facility memory care residence development, within the approximately 23-acre property known as the Legend Creek Carity Prairie adjacent to the Prairie Grass Preserve Subdivision at the west end of Prairie Grass Way in the City of Franklin, for Plan Commission recommendation, and approval of such plan by the Common Council, prior to issuance of a Building Permit.*

- b. *Staff also recommends the submittal of a Conservation Easement for review and approval by the Common Council and recording with the Milwaukee County Register of Deeds, prior to issuance of an Occupancy Permit.*

The above review and recommendation was passed and adopted at a regular meeting of the Environmental Commission of the City of Franklin on the \_\_\_\_ day of \_\_\_\_\_, 2015.

Dated this 30<sup>th</sup> day of JANUARY, 2015.

  
\_\_\_\_\_  
Wesley Cannon, Chairman

Attest:

\_\_\_\_\_  
Curtis Bolton, Vice-Chairman



**CITY OF FRANKLIN**



**REPORT TO THE PLAN COMMISSION**

**Meeting of February 5, 2015**

**Comprehensive Master Plan Amendment, Special Use and Natural Resource Special Exception**

**RECOMMENDATION:** Department of City Development staff recommends denial of the Comprehensive Master Plan Amendment, Special Use and Natural Resource Special Exception. However, if approved, staff recommends approval be subject to the conditions set forth in the attached draft resolutions.

<b>Project Name:</b>	Autumn Leaves CBRF
<b>Project Location:</b>	9201 West Drexel Avenue
<b>Property Owner:</b>	Preserve Apartments LLC
<b>Applicant:</b>	The LaSalle Group, Inc.
<b>Agent:</b>	Jason Glover, Regional Development Director
<b>Current Zoning:</b>	R-8 Multiple-Family Residence District & C-1 Conservancy 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, Aurora St. Luke’s Health Center to the south, U.S. Bank to the east and Risen Savior Lutheran Church to the west
<b>Applicant’s Action Requested:</b>	Approval of applications related to the proposed CBRF (memory care) development

**Introduction and Background**

Please note:

- Staff recommendations are *underlined, in italics* and are included in the draft ordinance.
- Staff suggestions are only underlined and are not included in the draft ordinance.

On December 26, 2014, The LaSalle Group, Inc. file a Comprehensive Master Plan (CMP) Amendment, Special Use and Natural Resource Special Exception (NRSE) for a multi-family Community Based Residential Facility (CBRF) upon property located at 9201 West Drexel Avenue. The subject CBRF development will be specifically used as a memory care residence for people with dementia and Alzheimer’s.

- Comprehensive Master Plan Amendment Application: The CMP Amendment Application requests to amend the Future Land Use designation for the subject property from “Mixed Use” and “Areas of Natural Resource Features” to “Residential – Multi-Family” and “Areas of Natural Resource Features.”

The existing Areas of Natural Resource Features designation would be amended to match the Conservation Easement area as shown on the attached plans.

- Special Use: Per Table 15-3.0602 of the Unified Development Ordinance (UDO), Community Living Arrangements (serving 16 or more persons) are allowed in the R-8 Residence District as a Special Use. The applicant has indicated that the facility will be licensed by the State of Wisconsin as a CBRF. The applicant intends to apply for the State license following City approvals. As such, *staff recommends that Special Use approval shall be conditioned upon the applicant receiving a license from the State of Wisconsin Department of Health Services to operate a Community Based Residential Facility.* The subject development as proposed would be similar in use to the Elizabeth Residence facility located at 9329 and 9355 South 48<sup>th</sup> Street in Franklin, which use includes memory care and is a State licensed CBRF.

The applicant is requesting the R-8 zoning district Special Use Option 2 in order to construct a higher density development.

- Natural Resource Special Exception: The development will impact wetlands, wetland buffers and wetland setbacks; therefore, the applicant has submitted a NRSE Application along with a mitigation plan, which is discussed further in this report.

## **Project Description/Analysis**

### **Special Use**

The applicant is requesting approval to develop a 46 unit, 54 bed memory care residence facility. The proposed single-story building has an area of approximately 37,835 square feet and has a peak height of 25'-0".

### **Site Plan:**

The subject property has a base site area of approximately 6.91 acres, containing approximately 2.57 acres of protected natural resource features. The proposed project would contain 2.486 acres of impervious surface (and 4.431 acres greenspace), resulting in an Open Space Ratio (OSR) of 0.64, which complies with the R-8 District Special Use Option 2 minimum of 0.25.

In addition to the principal building, the site contains a storage shed and dumpster enclosure, which will be constructed of face brick to match the main building. The wall height of the dumpster enclosure will be 7'-4". The storage building has a peak height of 15.75 feet. This exceeds the R-8 District maximum height requirement of 15-feet; however, per Section 15-3.0701A.7. of the UDO (below), the standard may be modified by the Common Council pursuant to the recommendations of the Plan Commission. As the storage building would be located behind the main building, with little visibility along Drexel Avenue, staff has no objection to the proposed height.

**Compliance with Standards.** The special use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified by the Common Council pursuant to the recommendations of the

Plan Commission. The proposed use and development shall comply with all additional standards imposed on it by the particular provision of this Division and Ordinance authorizing such use.

The plans show ground mechanicals on either side of the building, which are screened by a seven foot high fiberglass fence. Residential District standards limit fence heights to six feet; however, Section 15-3.0900 of the UDO allows the Plan Commission to approve a greater height for special structures that do not detract from the design of the principal structure provided the special structure is an integral part of the principal structure. Staff does not object to the proposed height in order to fully screen the mechanical equipment. Staff recommends that the applicant utilize the same brick that is on the building to screen the ground mechanicals, opposed to the fencing.

The property is accessible from West Drexel Avenue. The applicant is proposing an ingress/egress location that is directly across from Wyndham Hills Parkway. Staff suggests cross-access be constructed to the property to the east, U.S. Bank, and future cross-access be reserved and shown on the site plan to the property to the west, Risen Savior Lutheran Church. The applicant does not wish to provide the cross-access in order to keep the infiltration basins as shown, to not add the additional impervious surface, and to not further impact any environmentally sensitive areas of the site.

The Site Plan currently includes a sidewalk around the front half of the building, but does not have any other pedestrian type amenities. Staff recommends, and the applicant has agreed, to submit a revised site plan providing a concrete path from the building to the storm water pond and place a minimum of two benches adjacent to the storm water pond.

The site plan includes a 30-foot landscape bufferyard as the property abuts a less intense use (single-family) on the north side of West Drexel Avenue. The applicant is proposing to keep the sign, flagpoles and seven parking spaces within this area. Staff recommends that only the handicapped accessible parking be allowed within the bufferyard. Staff suggests that the five non-handicapped parking stalls be relocated to another portion of the site.

#### Parking:

Table 15-5.0203 of the Unified Development Ordinance requires a Standard Parking Ratio of 1 space per bedroom for "Group Homes or Institutional Residential not within a residential neighborhood." As previously stated, the Autumn Leaves development contains 54 beds; therefore, 54 parking spaces are required. The proposed Site Plan consists of 49 parking spaces. The applicant has indicated that they require a minimum of 34 parking spaces for this type of facility. Staff has no objections to the quantity of parking provided.

Two ADA parking stalls are provided, in conformance with UDO standards.

#### Landscaping:

Table 15-5.0302 of the UDO requires one planting of each type (canopy/shade tree, evergreen tree, decorative tree and shrub) per five provided parking spaces for Commercial, Office, Institutional and Similar Uses. With 49 parking spaces provided, a minimum of 10 plantings of each type are required.

If the development were considered a multi-family development, 1.5 canopy/shade trees per dwelling unit, 1 decorative tree per dwelling unit, 1 evergreen per dwelling unit and 3 shrubs per dwelling unit would be required. Therefore, a total of 69 canopy/shade trees, 46 evergreen trees, 46 decorative trees and 138 shrubs would be required for the proposed 46 unit development.

The applicant is providing 30 canopy/shade trees, 38 evergreens, 32 decorative trees. The exact number of shrubs provided has not yet been calculated. According to the applicant and per the landscape plan submitted, the shrubs will exceed the required number of plantings.

Staff recommends that a small landscaped berm be constructed along the north side of the property south of the Drexel Avenue right-of-way, that the existing vegetation on the northeast corner of the site be removed and replaced with additional landscaping, and that additional landscaping be placed at the northwest corner of the site. It should be noted that this might require a slightly smaller bio-swale area(s).

The applicant has provided hose bibs on the buildings for irrigation. Areas for snow storage are illustrated on the Landscape Plans as well.

Staff recommends that the proposed plantings within City right-of-way be subject to approval by the Board of Public Works and Engineering Department. The applicant is aware of this required step.

#### Outdoor Lighting:

The applicant is proposing pole lights within the parking and drive areas of the site as well as building lighting per the plans provided. The photometric plan is in conformance with UDO lighting standards.

#### Natural Resource Protection Plan and Natural Resource Special Exception

The applicant has submitted a Natural Resource Protection Plan. The site contains several protected resources including: steep slopes, wetlands, wetland buffers and wetland setback.

The development is disturbing approximately 6,022 square feet of wetlands, 50,870 square feet of wetland buffers and 15,479 square feet of wetland setback. Steep slopes are also impacted; however, the disturbances are within the protection standards of Table 15-4.0100 of the UDO.

The applicant has submitted a Natural Resource Special Exception Application requesting approval of the proposed impacts to protected natural resource features. With that application, the applicant is proposing to partner with the Milwaukee Area Land Conservancy (MALC) to provide off-site mitigation to compensate for the impacts to natural resource features described above. The mitigation is proposed at a property owned by MALC, known as the Legend Creek Carity Prairie site, which is located directly to the west of the Prairie Grass Preserve Subdivision at the west end of Prairie Grass Way in Franklin. The site is within the same watershed as the Autumn Leaves property and is a total of 23-acres. The Legend Creek Carity Prairie site was donated by developer Bill Carity and is a premier prairie, Oak Savanna, and wetland complex with rare plant species, and is one of the last unplowed prairies located in Milwaukee County. The applicant and MALC are in the process of drafting a memorandum of understanding to

outline the restoration of natural resource features on this property, which will be paid for by the developer, The LaSalle Group, Inc. A draft agreement is attached that details the proposed restoration works to be completed by MALC.

Staff recommends submittal of a detailed mitigation plan outlining the envisioned mitigation and restoration practices and the amount to be paid by The LaSalle Group, Inc. to the Milwaukee Area Land Conservancy for such wetland creation and/or restoration efforts by the Milwaukee Area Land Conservancy, and future maintenance and management thereof, for mitigation purposes to compensate for wetland, wetland buffer and wetland setback impacts resulting from the proposed Autumn Leaves Community Based Residential Facility memory care residence development, within the approximately 23-acre property known as the Legend Creek Carity Prairie adjacent to the Prairie Grass Preserve Subdivision at the west end of Prairie Grass Way in the City of Franklin, for Plan Commission recommendation, and approval of such plan by the Common Council, prior to issuance of a Building Permit.

Staff also recommends the submittal of a Conservation Easement for review and approval by the Common Council and recording with the Milwaukee County Register of Deeds, prior to issuance of an Occupancy Permit.

In addition, staff recommends that the applicant show the Conservation Easement on a revised set of plans to be submitted to the Department of City Development. The applicant is open to including the swale seed mix areas shown on the landscape plan within the conservation easement to help compensate for natural resource areas that will be disturbed on the property. Staff is supportive of including these areas; however, would note that these areas would have to be kept natural and not maintained as mowed or manicured landscaped areas. The use of these areas would be very restrictive under the City's typical conservation easement language.

Staff is also suggesting consideration of retaining walls to lessen the amount of impact to the wetland buffer on the south side of the site. Staff is further suggesting that any invasive species along the perimeter of the remaining wetland on the south side of the site be removed, replaced with native shrubs, and such maintained for a minimum of three years.

At their January 28, 2015 meeting, the Environmental Commission approved a motion recommending approval of the NRSE and proposed mitigation plan, including staff's recommendations.

#### Architecture:

The building is primarily comprised of face brick veneer with stone veneer banding along the base of the building. Other materials include fiber cement siding and asphalt shingles. Staff recommends that the applicant provide revised elevations that include full stone walls on the south elevation at the gabled roof locations. The applicant has indicated agreement with this recommendation.

#### Signage:

The applicant is showing a monument sign on the site plan for reference. Building signage is not proposed. All signage is subject to separate review and approval and a sign permit through the Inspection Department.

The applicant is also proposing three flag poles adjacent to West Drexel Avenue. The center flag pole is 35 feet in height and will be for the American flag. The flag poles on either side will contain the State of Wisconsin flag and an Autumn Leaves flag and will be 30 feet in height. Per the Municipal Code, flags other than United States, State of Wisconsin, Milwaukee County or City of Franklin require Common Council approval. Staff has no objections to these flags.

#### Stormwater Management:

The applicant is proposing two infiltration basins that will discharge into a larger stormwater management pond. The infiltration basins are in addition to the standard storm water management requirements and are proposed to further improve water quality on the site as part of mitigating for other natural resource impacts.

The Engineering Department is currently reviewing the preliminary storm water management plans. The applicant will provide a final stormwater management plan and stormwater management agreement with the final engineering plans. Staff recommends that the applicant submit to the Engineering Department, for review and approval, a final storm water management plan, prior to Building Permit.

#### Comprehensive Master Plan Amendment

- *Consistent with, as defined by Wisconsin State Statute, means “furthers or does not contradict the objectives, goals, and policies contained in the comprehensive plan.”*

The property is currently designated as Mixed Use and Areas of Natural Resource Features on the City’s 2025 Future Land Use Map. The applicant is proposing to amend that designation to Residential – Multi-Family and Areas of Natural Resource Features. The Areas of Natural Resource Features will be amended to match the conservation easement area.

The Economic Development chapter of the Comprehensive Master Plan identified this area as:

- a Potential Sites Future Development area as shown on Map 4.1;
- part of the Loomis Road/Hwy 36 Commercial Corridor (prepared by the Economic Development Commission) as shown on Map 4.2;
- part of the City Civic Area (as originally proposed in the City’s 1992 Comprehensive Master Plan) as shown on Map 4.4;
- and states that it is envisioned that such areas “will adequately address the need for business development sites in the short and medium term.”

This area was also identified as part of Area I (Civic Center) and envisioned for future commercial uses, in the *Franklin First, Strategies to Bring Balance to Franklin’s Tax Base* report, prepared by Ticknor & Associates in March 2000.

Staff would also note that development of this site for a residential/institutional use of the type herein proposed would not be a significant benefit to the existing and future retail uses within the Shoppes of Wyndham Village center. The proximity of this site, and its pedestrian and vehicular connections to the Shoppes of Wyndham Village, provides an opportunity to further enhance the

viability of the shopping center, particularly if such uses were mixed use or office in nature (as is proposed in the Comprehensive Master Plan and in the other documents noted above).

Staff therefore believes that conversion of this area from Mixed Use to Multi-Family Residential is not consistent with the following goals, and objectives of the Comprehensive Master Plan:

- the 70/30 Tax Base Goal;
- Encourage high quality commercial, retail and office development in appropriate locations.
- Decrease homeowners tax burden through quality non-residential development.
- Accommodate (where appropriate) mixed-use development within identified districts and commercial areas.

**Staff Recommendation**

Department of City Development staff recommends denial of the proposed project as it is not consistent with the City's Comprehensive Master Plan.

However, should the City wish to approve the proposed project, staff's recommendations in regard to the Special Use and the Natural Resource Special Exception have been included within the draft resolutions.

## Exhibit D

### LEGAL DESCRIPTION

#### SURVEYOR'S PROPERTY DESCRIPTION:

THAT PART OF THE EAST 1/2 OF THE EAST 1/2 OF THE SE 1/4 OF SECTION 8,  
AND PART OF THE SW 1/4 OF SECTION 9, T 5 N, R 21 E, IN THE CITY OF FRANKLIN, MILWAUKEE  
COUNTY, WISCONSIN, WHICH IS BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SE 1/4 SECTION; THENCE SOUTH 88° 09' 29" WEST  
ALONG THE SOUTH LINE OF SAID 1/4 SECTION 169.86 FT. TO THE POINT OF BEGINNING OF THE LANDS  
TO BE DESCRIBED;

THENCE CONTINUING SOUTH 88° 09' 29" WEST ALONG SAID SOUTH LINE: 490.97 FT. TO A POINT ON THE  
WEST LINE OF THE EAST 1/2 OF THE EAST 1/2 OF SAID SE 1/4 SECTION; THENCE NORTH 00° 11' 57"  
WEST ALONG SAID WEST LINE 697.00 FT. TO A POINT ON THE SOUTH LINE OF WEST DREXEL AVENUE;  
THENCE SOUTH 59° 29' 08" EAST ALONG SAID SOUTH LINE 646.63 FT. TO A POINT; THENCE  
SOUTHEASTERLY ALONG SAID SOUTH LINE 118.81 FT. ALONG THE ARC OF A CURVE WHOSE CENTER LIES  
TO THE NORTHEAST WHOSE RADIUS IS 545.00 FT. AND WHOSE CHORD BEARS SOUTH 65° 43' 50.5" EAST  
118.57 FT. TO A POINT; THENCE SOUTH 71° 58' 33" EAST 6.39 FT. TO A POINT ON THE WEST LINE OF  
PARCEL 1 OF CERTIFIED SURVEY MAP NO. 4122; THENCE SOUTH 30° 30' 52" WEST ALONG SAID WEST  
LINE 350.75 FT. TO THE POINT OF BEGINNING.

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