CITY OF FRANKLIN
COMMON COUNCIL MEETING**
FRANKLIN CITY HALL COUNCIL CHAMBERS
9229 W. LOOMIS ROAD, FRANKLIN, WISCONSIN
AGENDA*
TUESDAY, JANUARY 21, 2014, 6:30 P.M.

A. Call to Order and Roll Call

B. 1. Citizen Comment Period
2. Announcements from Mayor Taylor of upcoming community events & news items:
a. Letter from Dr. Steve Patz, Superintendent Franklin Public Schools, requesting that the Common Council approve the ordinance relating to impact fees.

C. Approval of Minutes
1. Approval of regular meeting of January 7, 2014.

D. Hearings

E. Organizational Business

F. Letters and Petitions

G. Reports and Recommendations
1. Wireless Emergency Network Service (WENS) Contract between the City of Franklin and Inspiron Logistics with appearance by Scott Dettling, President of Inspiron Logistics. The Common Council may enter closed session in accordance with Wis. Stats. 19.85(1)(e) for consideration of deliberating or negotiating a service contract and conducting public business which requires a closed session for competitive or bargaining reasons, in order to consider amendment of the terms of the service contract, up to and including consideration of termination of the contract, and/or in accordance with Wis. Stats. 19.85(1)(g) to confer with legal counsel for the governmental body concerning strategy to be adopted by the body with respect to litigation in which the City is likely to become involved in relation to consideration of said contract termination, and may reenter open session at the same place thereafter to act on such matters discussed therein as it deems appropriate.
2. Ordinance to amend the Unified Development Ordinance Text at Table 15-3.0603 Standard Industrial Classification Title No. 4225 "General warehousing and storage" to allow for such use as a special use in the B-5 Highway Business District (Storage Master, LLC, applicant).
3. Resolution imposing conditions and restrictions for the approval of a Special Use for a self storage facility use upon property located at 6951 S. Lovers Lane Road (Storage Master, LLC, applicant).
4. Ordinance to amend §92-9 of the Municipal Code pertaining to impact fees for the purpose of exempting public schools from application of each of the various impact fees.
5. Request from the Parks Commission for the Common Council to direct the Engineering Department to prepare a final site plan, to scale, for Pleasant View Neighborhood Park showing the actual location of park facilities, ball fields, trails, etc., based on the site concept plan as detailed in the Comprehensive Outdoor Recreation Plan 2025 and/or to request assistance from an engineering consultant as necessary.

6. Agreements with the Franklin Historical Society and ownership of historical structures in Lions Legend Park.
7. Selection of alternate design for the reconstruction of S. North Cape Road (full length).
8. Resolution authorizing certain officials to execute a Local/Municipal Agreement (LMA) for a highway improvement project with Milwaukee County for the reconstruction of South 76th Street from 600' north of W. High Street to Carter Boulevard.
9. Resolution authorizing certain officials to approve an agreement with Milwaukee County for the maintenance of a new traffic signal resulting from the reconstruction of S. 76th Street at the intersection of S. 76th Street and W. Imperial Drive/W. Brunn Drive.
10. Resolution authorizing certain officials to approve an agreement with Milwaukee County for the maintenance of a new traffic signal resulting from the reconstruction of S. 76th 0Street at the intersection of S. 76th Street and W. Drexel Avenue.
11. Resolution authorizing certain officials to approve an agreement with Milwaukee County for the maintenance of a new traffic signal resulting from the reconstruction of S. 76th Street at the intersection of S. 76th Street and W. Puetz Road.
12. Resolution authorizing officials to execute an engineering services proposal for the proposed construction of a new water and wastewater operation and maintenance facility.
13. Approval of a job description revision for Assistant Mechanic.
14. Lease agreement for new Sharp MX-3140N Inspection Department copier.
15. Franklin Senior Citizens Travel Program update for 2013 year end.

H, Licenses and Permits

1. Miscellaneous Licenses.

I. Bills

1. Vouchers and Payroll approval.

J. Adjournment

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

**Notice is given that a majority of the Forward Franklin Economic Development Commission and Plan Commission may attend this meeting to gather information about an agenda item over which the Forward Franklin Economic Development Commission and Plan Commission has decision-making responsibility. This may constitute a meeting of the Forward Franklin Economic Development Commission and Plan Commission per State ex rel. Badke v. Greendale Village Board, even though the Forward Franklin Economic Development Commission and Plan Commission will not take formal action at this meeting.

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

REMINDERS:

January 23	Plan Commission	7:00 p.m.
February 3	Committee of the Whole	6:30 p.m.
February 4	Common Council	6:30 p.m.
February 18	Spring Primary Election	7:00 a.m.-8:00 p.m.

B.2.a.

FRANKLIN PUBLIC SCHOOLS

RECEIVED
CITY OF FRANKLIN
2014 JAN 16 AM 11:15

January 13, 2014

Dear Mayor Taylor,

I would ask that this letter serve as a formal request to have the Franklin City Council *approve* the resolution that would waive the Impact Fees assessed to the Franklin Public Schools related to the current construction project underway at Franklin High School. We would ask that the fees be retroactively returned to the School District.

In previous conversations with you, I expressed our sincere desire to create a positive working relationship with the City and you have been most receptive and accommodating throughout all of our conversations and requests. I believe the positive relationship that has been developed between us extends far beyond the City and School District. The community's passage of the referendum to improve our schools is a testament to their support for our School District and the importance of the School District to the City of Franklin. We take great pride in our schools and know that the community also shares in this belief.

It is also our belief that when the current ordinance was created there was no intention for this rule to be applied to the School District. Since we are like-minded governmental entities, the needs and expectations of our constituents are very much aligned with our purpose. The current Ordinance states that any new development(s) applies to business and residential properties, to which the School District is identified as neither of these. I believe individuals who served on the committee which developed this ordinance in the early 90's can attest to it's intent in support of the District's position and request.

When our construction project is completed it will bring an everlasting sense of pride to the City of Franklin and the students who attend our schools. Our request to have fees waived was also done in Greendale, Brown Deer and numerous other communities throughout the state. The partnership that exists in those communities is an example of two significant entities working together for the betterment of our community.

Our schools have been, and will continue to be, accessible to our community and utilized for the benefit of our residents and students alike. We sincerely hope the Council will support the Resolution to waive the Impact Fees and continue to support Franklin Public Schools.

Sincerely,

Steve Patz

Dr. Steve Patz, Superintendent

Cc: Franklin Common Council Members

Education and Community Center • 8255 West Forest Hill Avenue • Franklin, WI 53132 • Phone (414) 529-8220 • Fax (414) 529-8230

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CITY OF FRANKLIN
COMMON COUNCIL MEETING
JANUARY 7, 2014
MINUTES

ROLL CALL	A.	The regular meeting of the Common Council was held on January 7, 2014 and called to order at 6:30 p.m. by Mayor Tom Taylor in the Franklin City Hall Council Chambers, 9229 W. Loomis Road, Franklin, Wisconsin. On roll call, the following were in attendance: Aldermen Mark Dandrea, Daniel M. Mayer, Kristen Wilhelm, Steve Taylor, Doug Schmidt, and Ken Skowronski (arrived at 6:44 p.m.). Also present were City Engineer John M. Bennett, Director of Administration Mark Luberda, City Attorney Jesse Wesolowski, and City Clerk Sandi Wesolowski.
CITIZEN COMMENT	B.1.	Citizen comment period was opened at 6:35 p.m. and closed at 6:35 p.m.
EAGLE SCOUT	B.2.a.	Mayor Taylor presented a Proclamation to Jeffrey Norman Roettgen, Eagle Scout.
ROOT-PIKE WATERSHED	B.2.b.	Mayor Taylor noted a letter from Root-Pike Watershed Initiative Network thanking the City of Franklin for partnering in 2013.
APPROVAL OF MINUTES-12/17/13	C.1.	Alderman Taylor moved to approve the minutes of the regular meeting of December 17, 2013. Seconded by Alderman Mayer. All voted Aye; motion carried.
PUBLIC HEARING EXEMPTING PUBLIC SCHOOLS FROM IMPACT FEES	D.1.	A public hearing was held regarding proposed amendments to §92-9 of the Municipal Code pertaining to impact fees for the purpose of exempting public schools from application of each of the various impact fees and to suspend for 2014 automatic annual rate increases for each of the various impact fees rates.
ORD. 2014-2128 EXEMPTING PUBLIC SCHOOLS FROM IMPACT FEES	G.1.	Alderman Wilhelm moved to table to the January 21, 2014 Common Council meeting for additional information, AN ORDINANCE TO AMEND §92-9 OF THE MUNICIPAL CODE PERTAINING TO IMPACT FEES FOR THE PURPOSE OF EXEMPTING PUBLIC SCHOOLS FROM APPLICATION OF EACH OF THE VARIOUS IMPACT FEES, and further direct staff to contact Mr. Bill Mielke. Seconded by Alderman Taylor. All voted Aye; motion carried. Alderman Taylor moved to adopt Ordinance No. 2014-2128, AN ORDINANCE TO SUSPEND FOR 2014 AUTOMATIC ANNUAL RATE INCREASES FOR EACH OF THE VARIOUS IMPACT FEE RATES as amended. Seconded by Alderman Wilhelm. All voted Aye; motion carried.

RES. 2014-6955 TRANSFER OF DEVELOPER'S RIGHTS HAMPTON INN & SUITES	G.2.	Alderman Mayer moved to adopt Resolution No. 2014-6955, A RESOLUTION AUTHORIZING THE ASSIGNMENT OR TRANSFER OF THE DEVELOPER'S RIGHTS AND OBLIGATIONS UNDER THE DEVELOPMENT AGREEMENT FOR HAMPTON INN & SUITES MILWAUKEE/FRANKLIN TO FF&E, LLC. Seconded by Alderman Wilhelm. All voted Aye; motion carried.
RES. 2014-6956 OPPOSITION TO 2013 ASSEMBLY BILL 522	G.3.	Alderman Taylor moved to adopt Resolution No. 2014-6956, A RESOLUTION IN OPPOSITION TO 2013 ASSEMBLY BILL 522 REQUIRING LOCAL MUNCIPALITIES TO SHARE PAYMENTS IN LIEU OF TAXES RECEIVED FROM TAX EXEMPT ENTITIES WITH OVERLYING TAXATION JURISDICTIONS. Seconded by Alderman Dandrea. All voted Aye; motion carried.
PROPERTY REASSESSMENTS	G.4.	City Assessor Mark Link provided an update on State required property reassessments including geographic distribution of tax valuation increases. Alderman Wilhelm moved to suspend the regular order of business to allow Gerald Kopczynski, 3957 W. Madison Boulevard, to speak. Seconded by Alderman Schmidt. All voted Aye; motion carried. Alderman Taylor, seconded by Alderman Schmidt, moved to return to the regular order of business. All voted Aye; motion carried.
ORD. 2014-2129 BLIGHT PREVENTION ON UNOCCUPIED DWELLING STRUCTURE	G.5.	Alderman Wilhelm vacated her seat at 8:10 p.m. Alderman Taylor moved to adopt Ordinance No. 2014-2129, AN ORDINANCE TO AMEND THE MUNICIPAL CODE TO PROVIDE FOR THE PREVENTION OF BLIGHT CREATED BY THE BOARDING UP OF WINDOWS UPON UNOCCUPIED DWELLING STRUCTURES, as amended. Seconded by Alderman Schmidt. All voted Aye; motion carried.
GRANT FROM AMERICAN TRANSMISSION COMPANY, LLC	G.6.	Alderman Schmidt moved to accept a $500 non-matching grant from American Transmission Company, LLC, to be used for the purchase of ash tree replacements within City right-of-way, with a letter of commendation to be sent to Street Superintendent Jerry Schaefer from Mayor Taylor. Seconded by Alderman Mayer. Alderman Wilhelm returned to her seat at 8:13 p.m. On the vote for the main motion, all voted Aye; motion carried.
EXTENSION OF W. EVERGREEN ST. FOR PROPOSED PLEASANT VIEW PARK	G.7.	Alderman Wilhelm moved to authorize staff to work with the area Alderperson and set-up an informational meeting with the area residents abutting the existing W. Evergreen Street for a selected date in February, and to include staff review for installation of the parking lot along with the project and to seek funding sources to address the parking lot. Seconded by Alderman Taylor. All voted Aye; motion carried.

S. 76TH ST. & W. RYAN RD. SEWER PROJECT	G.8.	Alderman Taylor moved to approve the Finance Committee recommendation on South 76th Street and West Ryan Road project financing that financing is available for the project now, but absent any new development agreement or proposal, that completing the engineering and easement work to get the project construction ready might be a valuable interim step with a less upfront cost and then leave open other alternatives for the permanent financing in addition to the one presented, such as Tax Increment Financing or other method. Seconded by Alderman Dandrea. Upon voice vote, Alderman Wilhelm abstained. Motion carried.
REPORT ON 2013 TID #3 AND #4	G.9.	Alderman Taylor moved to place on file the report on Tax Incremental Financing Districts No. 3 and No. 4 results for calendar year 2013. Seconded by Alderman Mayer. Alderman Mayer vacated his seat. On the vote for the main motion, all voted Aye; motion carried.
CLAIM- BESSIE VAN DINTER	G.10.	Alderman Taylor moved to deny the claim of Bessie Van Dinter (c/o Anna Wilkowski) for sustained damages to her condominium front door on November 21, 2013 due to the need for the Franklin Fire and Police Departments to forcibly gain access to the residence at 6464 Whitnall Edge Drive in Franklin after several unsuccessful attempts of contacting the homeowner to stop a water leak, pursuant to Wisconsin Statute 893.80(1g), based upon and in concurrence with the insurance adjuster that the investigation revealed that the City of Franklin was not negligent or liable for this incident and should have discretionary immunity. Seconded by Alderman Dandrea. All voted Aye; motion carried. Alderman Mayer returned to his seat at 8:40 p.m.
MISCELLANEOUS LICENSES	H.1.	Alderman Taylor moved to grant the following licenses: Operator license to Alexander Proeber, 8405 Nicholson Rd., Caledonia, with a warning letter from the City Clerk; Operator license to Jaime Petricek, 5569 S. 41st St., Greenfield; Taxi Driver license to Rajdeep Grewal, 6508 S. 27th St., Oak Creek; and Taxi Driver and Vehicle license to Harpreet Singh, 3824 S. 16th St., Milwaukee; and held the operator's license application for Jonathan Ceron-Rodriguez, 1633 S. 37th St., Milwaukee, for appearance. Seconded by Alderman Dandrea. All voted Aye; motion carried.
VOUCHERS AND PAYROLL	I.1.	Alderman Schmidt moved to approve net general checking account City vouchers in the range of Nos. 150445 through 150675 in the amount of $1,431,243.95 dated December 27, 2013 through January 3, 2014. Seconded by Alderman Taylor. On roll call, all voted Aye. Motion carried.

VOUCHERS AND PAYROLL- CONTINUED

Alderman Mayer moved to approve net payroll dated December 27, 2013 in the amount of $366,937.79 (estimate previously approved at $354,000.00) and payments of the various payroll deductions in the amount of $220,267.04 (estimate previously approved at $218,000.00) plus any City matching payments, where required. Seconded by Alderman Schmidt. On roll call, all voted Aye. Motion carried.

Alderman Dandrea moved to approve net payroll dated January 10, 2014 in the amount of $355,830.56 and payroll deductions and City matching payments of $206,178.00. Seconded by Alderman Mayer. On roll call, all voted Aye. Motion carried.

Alderman Schmidt moved to approve property tax refunds in the range of Nos. 12001 through Nos. 12211 in the amount of $90,557.24 dated December 27 through December 30, 2013. Seconded by Alderman Mayer. On roll call, all voted Aye. Motion carried.

Alderman Skowronski moved to approve $14,275.00 in additional requests. Seconded by Alderman Mayer. On roll call, all voted Aye. Motion carried.

ADJOURNMENT J. Alderman Taylor moved to adjourn the meeting at 8:45 p.m. Seconded by Alderman Mayer. All voted Aye; motion carried.

APPROVAL	REQUEST FOR COUNCIL ACTION	MEETING DATE
Slw MWT		01/21/2014
REPORTS & RECOMMENDATIONS	Wireless Emergency Network Service (WENS) Contract between the City of Franklin and Inspiron Logistics with Appearance by Mr. Scott Dettling, President of Inspiron Logistics	ITEM NUMBER G.1.

At their December 3, 2013 meeting, the Common Council moved to direct the Director of Administration to contact Inspiron Logistics chief executive and/or designee to request that he appear in person to explain and provide assurances that the Emergency Alert System is working properly and to guarantee in writing that there will never be a future failure of the emergency alert system for Franklin.

Mr. Scott Dettling, Founder and President of Inspiron Logistics, will be in attendance at the January 21, 2014 Common Council meeting to discuss this matter. Below is the previous backup information for this item that was provided at the December 2, 2013 Committee of the Whole Meeting.

The City of Franklin contracts with Inspiron Logistics for the provision of a wireless emergency network service (WENS) with the primary function of providing tornado alerts to residents who sign up for the notification. The City provides other notifications as well, but the tornado watch and warning notifications are the only ones that are scheduled to automatically go off in response to the issuance of the alert by the National Weather Service.

On the morning of Sunday, November 17th, the National Weather Service issued a Tornado Watch and later that morning a Tornado Warning. The National Weather Service indicated that the Tornado Warning was "radar indicated" and that no funnel cloud was, in fact, witnessed. On Monday morning, November 18th, I became aware that the WENS system did not function as intended. My investigation revealed that an operator error by the service provider caused the prepared alerts for the emergency weather notification to be in "inactive" status. The immediate issue has been resolved and the system is now "active" and functioning. Additionally, a programming correction has been instituted to ensure the same operator error could not be repeated.

The Common Council may go into closed session in accordance with Wis. Stats. 19.85(1)(e) for consideration of deliberating or negotiating a service contract and conducting public business which requires a closed session for competitive or bargaining reasons, in order to consider amendment of the terms of the service contract, up to and including consideration of termination of the contract, and/or in accordance with Wis. Stats. 19.85(1)(g) to confer with legal counsel for the governmental body concerning strategy to be adopted by the body with respect to litigation in which the City is likely to become involved in relation to consideration of said contract termination.

COUNCIL ACTION REQUESTED

As determined by the Common Council, OR

A motion to enter into closed session in accordance with Wis. Stats. 19.85(1)(e) for consideration of deliberating or negotiating a service contract and conducting public business which requires a closed session for competitive or bargaining reasons, in order to consider amendment of the terms of the service contract, up to and including consideration of termination of the contract, and/or in accordance with Wis. Stats. 19.85(1)(g) to confer with legal counsel for the governmental body concerning strategy to be adopted by the body with respect to litigation in which the City is likely to become involved in relation to consideration of said contract termination, and may reenter open session at the same place thereafter to act on such matters discussed therein as it deems appropriate.

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APPROVAL Slw	REQUEST FOR COUNCIL ACTION	MEETING DATE 1/21/14
REPORTS & RECOMMENDATIONS	ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE TEXT AT TABLE 15-3.0603 STANDARD INDUSTRIAL CLASSIFICATION TITLE NO. 4225 "GENERAL WAREHOUSING AND STORAGE" TO ALLOW FOR SUCH USE AS A SPECIAL USE IN THE B-5 HIGHWAY BUSINESS DISTRICT (STORAGE MASTER, LLC, APPLICANT)	ITEM NUMBER G.2.

At their January 8, 2014 meeting, the Forward Franklin Economic Development Commission passed a motion recommending approval of the Storage Master requests to the Plan Commission and Common Council.

At their meeting on January 9, 2014, the Plan Commission recommended approval of an ordinance to amend the Unified Development Ordinance text at Table 15-3.0603 Standard Industrial Classification Title No. 4225 "General warehousing and storage" to allow for such use as a special use in the B-5 Highway Business District (Storage Master, LLC, applicant).

COUNCIL ACTION

A motion to adopt Ordinance No. 2014-_____ to amend the Unified Development Ordinance text at Table 15-3.0603 Standard Industrial Classification Title No. 4225 "General warehousing and storage" to allow for such use as a special use in the B-5 Highway Business District (Storage Master, LLC, applicant).

STATE OF WISCONSIN CITY OF FRANKLIN MILWAUKEE COUNTY

ORDINANCE NO. 2014-____

AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE TEXT AT TABLE 15-3.0603 STANDARD INDUSTRIAL CLASSIFICATION TITLE NO. 4225 "GENERAL WAREHOUSING AND STORAGE" TO ALLOW FOR SUCH USE AS A SPECIAL USE IN THE B-5 HIGHWAY BUSINESS DISTRICT (STORAGE MASTER, LLC, APPLICANT)

WHEREAS, Table 15-3.0603 of the Unified Development Ordinance sets forth the permitted and special uses in the nonresidential zoning districts; and

WHEREAS, Storage Masters, LLC, having applied for a text amendment to Table 15-3.0603 so as to allow for Standard Industrial Classification Title No. 4225 "General warehousing and storage" as a Special Use in the B-5 Highway Business District; and

WHEREAS, the Plan Commission having reviewed the proposed amendment to allow Standard Industrial Classification Title No. 4225 as a Special Use in the B-5 Highway Business District, and having held a public hearing on the proposal on the 9th day of January, 2014 and thereafter having recommended approval of such amendment; and

WHEREAS, the Common Council having accepted the recommendation of the Plan Commission and having determined that the proposed amendment is consistent with the 2025 Comprehensive Master Plan of the City of Franklin, Wisconsin and will serve to further orderly growth and development and promote the health, safety and welfare of the Community.

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

SECTION 1: Table 15-3.0603 of the Unified Development Ordinance of the Municipal Code of the City of Franklin, Wisconsin, only as it pertains to Standard Industrial Classification Title No. 4225 "General warehousing and storage", is hereby amended as follows: insert "S" (Special Use) in the B-5 column.

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 _____, 2014, by Alderman _____.

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

APPROVED:

_____
Thomas M. Taylor, Mayor

ATTEST:

_____
Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____

CITY OF FRANKLIN

REPORT TO THE PLAN COMMISSION

Meeting of January 9, 2014

Unified Development Ordinance and Special Use

RECOMMENDATION: Department of City Development staff recommends denial of the UDO Text Amendment and Special Use Application. If approved, staff recommends approval be subject to the conditions in the draft Special Use Resolution.

Project Name:	Storage Master UDO Text Amendment and Special Use
Project Address:	6951 South Lovers Lane Road
Applicant:	Alex Simic, Storage Master
Property Owner:	Pellmann, John (Estate of)
Current Zoning:	B-5 Highway Business District
2025 Comprehensive Plan	Commercial
Use of Surrounding Properties:	Single-family to the north, east and west and motel use and vacant B-5 zoned land to the south
Applicant Action Requested:	Approval of the UDO Text Amendment and Special Use Applications to allow for a self storage facility development

Introduction

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 13, 2013, the applicant submitted an application for a Unified Development Ordinance (UDO) Text Amendment and Special Use Application for a proposed self storage/mini-warehousing facility use at 6951 South Lovers Lane Road. The applicant is proposing to amend Table 15-3.0603 of the UDO to allow Standard Industrial Classification (SIC) Code No. 4225 General warehousing and storage in the B-5 Highway Business District. Staff recommended, and the applicant agreed, to propose the use as a Special Use in the B-5 District. A Special Use Application and detailed plans for the proposed development were submitted by the applicant to be reviewed concurrently with the UDO Text Amendment Application.

Project Description/Analysis

UDO Text Amendment:

There are four properties in the City of Franklin zoned B-5 Highway Business District, which are affected by the proposed UDO Text Amendment. The three other B-5 District properties are listed below:

1. **6991 South Lovers Lane Road (Taxkey No. 747-9992-002):** This property is located directly to the south of the subject property, is approximately 2.52-acres and is occupied by the Whitnall View Motel.
2. **0 South Lovers Lane Road (Taxkey No. 747-9992-003):** This property is located directly to the south of the subject property and the Whitnall View Motel, is approximately 3.81-acres and is currently vacant.
3. **7973 South 100th Street (Taxkey No. 800-9973-000):** This property is located approximately 1.30 miles to the south of the subject property along Highway 100, is approximately 2.44-acres and is occupied by the Silent Night Motel.

Planning Staff has concerns with the proposed UDO Text Amendment Application to allow SIC Code No. 4225, general warehousing and storage in the B-5 Highway Business District. The United States Department of Labor describes this SIC Code as "Establishments primarily engaged in the warehousing and storage of a general line of goods. The warehousing of goods at foreign trade zones is classified in Industry 4226. Field warehousing is classified in Services, Industry 7389." The Department of Labor further lists three categories of uses that are classified under SIC Code No. 4225 including "General warehousing and storage," "Miniwarehouse warehousing" and "Warehousing, self-storage."

There are currently only four properties in the City of Franklin zoned B-5 Highway Business District; however, the City may desire in the future to utilize the B-5 District zoning for other properties adjacent to U.S. or State Trunk designated highways. Permitting storage and warehousing facilities in the B-5 District may limit the future use of the district in other areas of the City as storage and warehousing may not be harmonious with surrounding uses. Furthermore, the use is not compatible with the B-5 District intent, which describes the district being for automobile-oriented sales and service establishments. More appropriately, storage and warehousing uses are currently allowed and should be located in the M-1 District.

Special Use:

The Special Use Application requests approval of a self-storage facility consisting of climate controlled and ambient temperature storage units within three separate buildings. The development primarily includes storage units that are accessed from the interior, however, there are several units with exterior overhead doors along the north elevation of the larger building and the two smaller buildings consist only of exterior accessible units.

Storage Master will have office hours from 9:00 a.m. to 5:00 p.m. Monday through Friday, 8:00 a.m. to 4:00 p.m. on Saturdays, and closed on Sundays. Tenants are able to access their storage units every day of the year between 7:00 a.m. and 7:00 p.m. The applicant has noted that they anticipate 20 to 25 visitors to the site during an average business day.

Site Plan:

The subject parcel has an area of approximately 4.42-acres. Existing site improvements consist of an approximately 4,000 square foot building, a large parking lot, two volleyball courts and a monument sign. The building is currently vacant and was formerly occupied by Hugo's restaurant and Jakob's Pub. The applicant is proposing to raze the existing building and eliminate the volleyball courts.

The proposed site plan consists of three self storage buildings. The buildings contain mini warehousing units in a variety of sizes ranging from 5-feet by 5-feet to 10-feet by 25-feet. The buildings are labeled "A," "B" and "C" on Sheet S-1 of the plans submitted by the applicant. The site plan also includes a black wrought iron metal fence. The fence is six feet in height.

Building "A" is the main building on the property and has a footprint of 41,788 square feet. The first floor includes 240 storage units and the basement level contains 258 storage units. The outbuildings, Building "B" and "C" include 13 and 11 units, respectively. Building "B" has an area of 3,245 square feet. Building "C" has an area of 2,750 square feet. In total, the property will have 522 storage units as outlined below.

Unit Size	***Building "A" 1st Floor***	***Building "A" Basement***	***Building "B"***	***Building "C"***
5' x 5'	2	5	-	-
5' x 10'	33	22	-	-
5' x 15'	9	35	-	-
10' x 10'	64	58	-	-
10' x 15'	81	113	-	-
10' x 20'	51	25	-	-
10' x 25'	-	-	13	11
Total Units (522)	**240**	**258**	**13**	**11**

The applicant is not proposing any outside storage areas, storage of tenant/client vehicles or waste containers. The applicant intends to park three moving trucks onsite. The trucks will be parked on the west side (rear) of the property. The trucks are 14-foot box trucks, 22-feet in total length, have a height of 10'-4" with a manufactured gross vehicle weight of 12,000 pounds. Section 15-5.0202G.3. requires that any vehicle over 8,000 pounds rated Gross Vehicle Weight (GVW) may be parked overnight with Special Use approval. Staff became aware of the truck weight during the staff review and comment period, after the public hearing notice had been published. As such, that part of the requested use was not properly noticed, and therefore, *staff recommends that the use of parking vehicles exceeding 8,000 pounds manufactured GVW as part of this approval shall be subject to the further review and approval process as set forth under the Addendum hereto, and shall be then allowed and evidenced by and upon the attested approval thereof.*

The applicant also indicated that portable storage units will be kept onsite. The portable storage units will be either 7-feet by 14-feet, 8-feet by 18-feet or 8-feet by 24-feet. The applicant indicated a "few" of these units may be stored onsite at any given time. When onsite, the portable storage units will be located within parking spaces on the west side of the property.

The site currently consists of approximately 77,345 square feet of impervious surface. The applicant indicates that the development would add 21,740 square feet of additional impervious surface for a total of 99,085 square feet of impervious surface and approximately 93,640 square feet of greenspace, resulting in an Landscape Surface Ratio (LSR) of approximately 0.4859 or 48.59%. The B-5 District requires a minimum LSR of 0.4; therefore, this standard is met.

Access:

The site plan includes a 30-foot wide drive aisle around the entire main building, wide enough for a 66-foot truck to maneuver through the site. There is currently one access point from South Lovers Lane Road and two cross-access locations to the property to the south to access the property. The site plan maintains the access to South Lovers Lane Road and consolidates the cross-access to the south into a single, larger cross-access. A "Shared Access Easement" location is illustrated on the Site Plan (Sheet S-1). *Staff recommends that the applicant shall submit a cross-access agreement for access to the property to the south, prior to issuance of an Occupancy Permit*. In addition, there is a curb cut to South Lovers Lane Road that is shared between the subject property and the motel property to the south.

It is also important to note that while the Wisconsin Department of Transportation plans for the reconstruction of Highway 100 envision maintaining the shared access between these two properties to Highway 100, it does envision eliminating the access to Highway 100 located further south (acreoss from Phyllis Lane). Loss of such access will make it more difficult for trucks leaving the site and wishing to go north on Highway 100 to negotiate the median crossing. Staff is concerned that some of that truck traffic may utilize Phyllis Lane to travel north.

Parking:

Table 15-5.0203 of the UDO requires a Standard Parking Ratio of 1 space per 10 storage units. The site contains 522 storage units; therefore, 53 parking spaces are required. The applicant is providing 55 parking spaces, an increase of 3.64%, which does not require any additional approvals, as it is less than a 10% increase from the Standard Parking Ratio. Sixteen 10-foot by 20-foot (200 square feet) parking spaces are proposed in front of the building adjacent to South Lovers Lane Road. Eighteen 10-foot by 25-foot (250 square feet) parking spaces are provided around the perimeter of the improved site area. In addition, Twenty-one 10-foot by 23-foot (230 square feet) parallel parking spaces are provided on the north and south side of the main building. All parking space sizes exceed Section 15-5.0202B. of the UDO requires, which states that the size of each parking space shall be not less than 180 square feet nor less than 9-feet in width.

Three ADA accessible parking spaces are provided adjacent to the front of the main building, which complies with ADA standards and Table 15-5.0202(I)(1) of the UDO, which requires a minimum of three accessible parking spaces for off-street parking lots with 51 to 75 parking spaces.

Landscaping:

Table 15-5.0302 of the UDO requires one canopy/shade tree, one evergreen tree, one decorative tree and one shrub for every five provided parking spaces. A 20% increase is also required as the property abuts less intense residential uses per Section 15-5.0302C.1. of the UDO.

Since the applicant is providing 55 parking spaces on the property, 14 plantings of each type are required, which includes the 20% increase. The Landscape Plan includes 15 canopy/shade trees, 25 evergreen trees, 15 decorative trees and 26 shrubs, which exceeds the minimum number of plantings required. Furthermore, the applicant is not requesting credit for any existing plantings onsite.

The Landscape Plan indicates a planting guaranty of 2-years provided by the landscape contractor per Section 15-5.0303G.3. of the UDO. The Landscape Plan also illustrates, on Sheet L-3, hose bibs located within a minimum of 100-feet from all proposed plantings, which complies with Section 15-5.0303D of the UDO.

Lighting:

The applicant has provided a Lighting Plan with photometrics as well as cut sheets for all lighting provided. The Lighting Plan provides 4 pole lights and 29 building lights. The four pole lights are located along the east end of the front parking area. The lights have an overall height of 22 feet. The maximum footcandles at the front (east) property line is 2.0.

The 29 LED wall pack building light fixtures are located along all sides of the main building. Buildings "B" and "C" do not contain any building lights. Footcandle levels at the north and west property line are at 0.0. The maximum footcandles along the south elevation is 1.6.

Overall, light levels range from 10.2 to 0.0 footcandles. The Lighting Plan is in conformance with Division 15-5.0400 of the UDO.

Architecture:

The primary building materials and features specified for the proposed buildings include Nichiha fiber cement products and metal panels. The fiber cement finishes will emulate sandstone, stacked stone and brick appearances. Staff suggests utilizing actual brick and stone veneer products on the east elevation of Building "A," and extending the fiber cement finishes along the entire south elevation of Building "A."

Building "A". The north elevation consists of a total of twenty-seven 8' x 8' overhead doors and one 12' x 16' overhead door. The south elevation has two 12' x 12' overhead doors, one 12' x 16' overhead door and two approximately 5' x 8' overhead doors.

The peak height of Building "A" is 23'-0" measured from the lowest grade (i.e. the dip in the middle of the property) to the peak. The height from the typical first floor grade to the peak of the building is 17'-6". The B-5 District allows a maximum principal building height of 1-story or 30-feet.

Building "B" consists entirely of vertical metal wall panels. Building "C" primarily consists of the vertical metal wall panels, however, the east elevation and portion of the north elevation contain the Nichiha products and design consistent with the front elevation of the Building "A." The peak height of buildings "B" and "C" is 12 feet.

Signage:

The applicant has illustrated signage on the plans for reference only. All signs will require separate review and approval by the Architectural Review Board and issuance of a Sign Permit from the Inspection Department. A note indicating such is included on the plans.

Stormwater Management:

As previously noted, the applicant is adding an additional 21,740 square feet of impervious surface, which is under the half-acre standard for providing an onsite stormwater retention facility. *Staff recommends that the applicant shall obtain final approval of the stormwater management plan from the City Engineer, prior to issuance of a Building Permit.* The Engineering Department must confirm that less than a half acre of impervious surface is being added as well as verify that the capacity of the receiving storm sewer in Highway 100 is sufficient to accommodate the storm runoff from the proposed development.

The Assistant City Engineer has also expressed concern that should the receiving storm sewer become clogged that water could easily backup into the lower level of the main building, and suggests that a high capacity sump pump and/or waterproof doors be considered at this location.

Natural Resource Protection Plan and Conservation Easement:

A letter from Nielsen Madsen & Barber S.C., Civil Engineers and Land Surveyors, dated December 24, 2013 was submitted indicating that the property does not contain steep slopes, lakes or ponds, streams, shore buffers, floodplains/floodways, wetlands and shoreland wetlands and wetland buffers based upon best available information.

The property contains a mature woodland, which carries a 70% protection standard per Table 15-4.0100 of the UDO. The mature woodland has an area of 80,452.48 square feet. The NRPP illustrates protecting 57,300.93 square feet or 71.22% of the woodland. The remaining mature woodland area will be placed in a Conservation Easement. *Staff recommends submittal of a separate written Conservation Easement agreement for Common Council review and approval and recording with Milwaukee County*. Fifteen additional trees, outside of the mature woodland, will be removed.

Comprehensive Master Plan Consistency:

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

Comprehensive Master Plan. The City of Franklin 2025 Comprehensive Master Plan (CMP) identifies the subject property as Commercial and Areas of Natural Resource Features. The

surrounding future land uses are Commercial, Residential, Residential-Multi-Family and Areas of Natural Resource Features.

Staff does not believe the proposed use is consistent with the 2025 Comprehensive Master Plan, as the Future Land Use Map designates the property as "Commercial", and storage and warehousing uses are more industrial in nature. Moreover, adjacent properties abutting South Lovers Lane Road are also designated "Commercial." The proposed use may adversely impact future development of those properties.

In addition, staff believes that conversion of the subject property from a former restaurant use to a proposed self-storage/mini-warehousing use is contrary to many of the findings set forth in Chapter 4: Economic Development of the CMP. More specifically:

- Pursuant to the Franklin City Planning Survey (conducted in 2005), the most desired type of business expressed by survey respondents was dining establishments.
- Pursuant to Table 4.7: Businesses Requested & Suggested by Franklin Residents (compiled by staff during the preparation of the comprehensive master plan), restaurants were the most frequently suggested business.
- Pursuant to the City Retail Analysis, Food Services & Drinking Places is one of the three largest retail opportunities in Franklin (meaning that the residents of Franklin are significantly underserved by the existing supply of such businesses within the City).
- Pursuant to Table 4.13: Planning Area Analysis, a demand exists for more restaurants in almost every portion of the City, including the subject northwestern portion of the City (Planning Area A).

The applicant has indicated, and staff generally concurs, that the use is consistent with the 70/30 goal of the City.

Staff Recommendation

Based upon the preceding information, Department of City Development staff recommends denial of the UDO Text Amendment and Special Use Application. If approved, staff recommends approval be subject to the conditions in the draft Special Use Resolution.

APPROVAL	REQUEST FOR COUNCIL ACTION	MEETING DATE
Slw		01/21/14
REPORTS & RECOMMENDATIONS	RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS FOR THE APPROVAL OF A SPECIAL USE FOR A SELF STORAGE FACILITY USE UPON PROPERTY LOCATED AT 6951 SOUTH LOVERS LANE ROAD (STORAGE MASTER, LLC, APPLICANT)	ITEM NUMBER G.3.

At their January 8, 2014 meeting, the Forward Franklin Economic Development Commission passed a motion recommending approval of the Storage Master requests to the Plan Commission and Common Council.

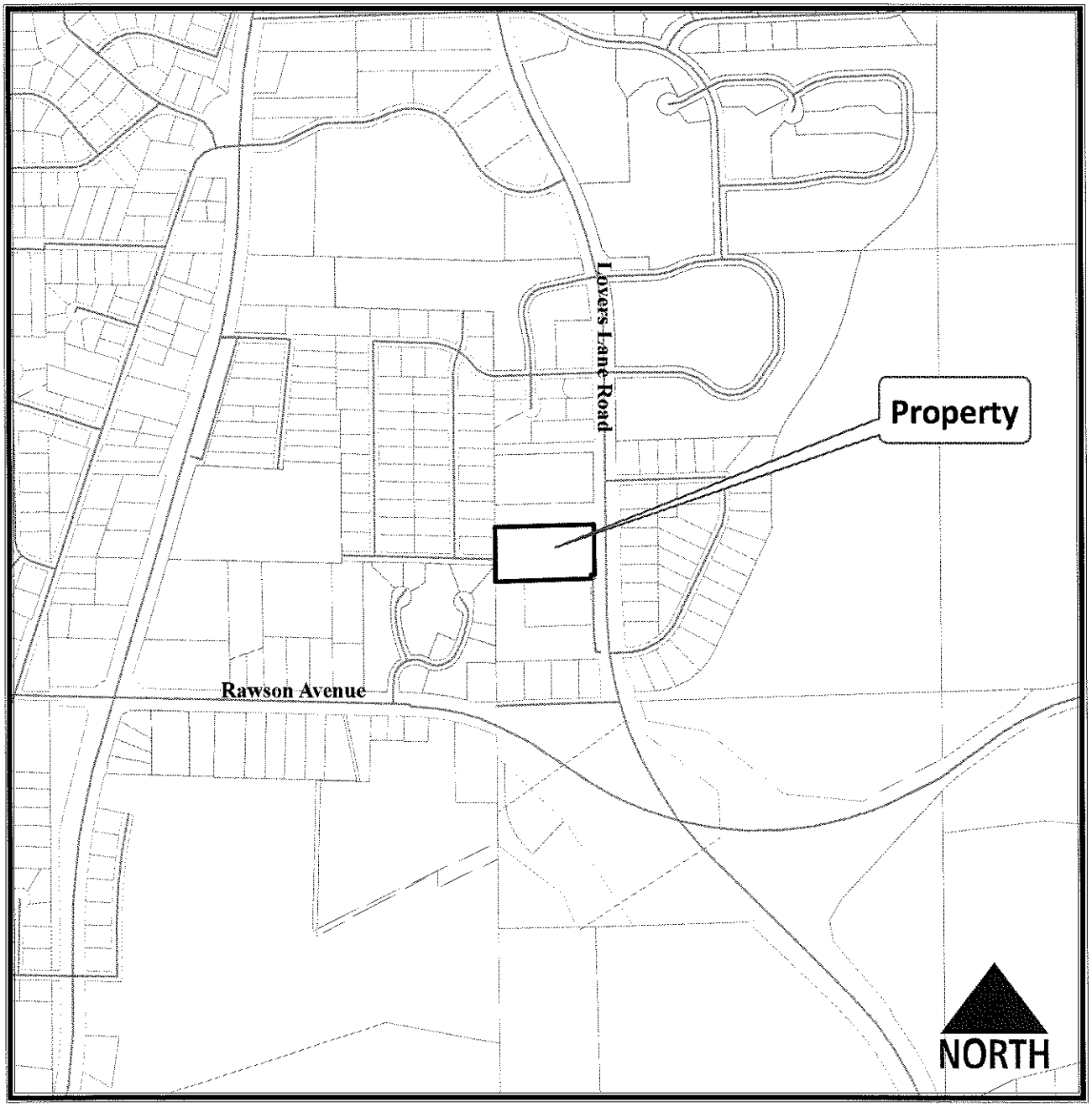
At its January 9, 2014 meeting, the Plan Commission recommended approval of a resolution imposing conditions and restrictions for the approval of a special use for a self storage facility use upon property located at 6951 South Lovers Lane Road (Storage Master, LLC, Applicant), subject to the conditions as stated by the City Engineer. The City Engineer requested that approval be conditioned upon Engineering Department approval of the stormwater management plan and Wisconsin Department of Transportation review and approval of the proposed development, primarily relating to access and traffic impacts to South Lovers Lane Road (Highway 100). These requirements are addressed in conditions No. 6 and 8 in the attached resolution, respectively. The motion carried with a 4-3 vote.

COUNCIL ACTION REQUESTED

A motion to adopt Resolution No. 2014-_____, a resolution imposing conditions and restrictions for the approval of a special use for a self storage facility use upon property located at 6951 South Lovers Lane Road (Storage Master, LLC, Applicant).

City of Franklin

6951 S. Lovers Lane Road



Planning Department
(414) 425-4024

00.02 0.04 0.08 0.12
Miles

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.

STATE OF WISCONSIN CITY OF FRANKLIN MILWAUKEE COUNTY

RESOLUTION NO. 2014-_____

A RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS FOR THE APPROVAL OF A SPECIAL USE FOR A SELF STORAGE FACILITY USE UPON PROPERTY LOCATED AT 6951 SOUTH LOVERS LANE ROAD (STORAGE MASTER, LLC, APPLICANT)

WHEREAS, Storage Master, LLC having petitioned the City of Franklin for the approval of a Special Use within a B-5 Highway Business District under Standard Industrial Classification Title No. 4225 "General warehousing and storage", to allow for a self storage facility use upon property located at 6951 South Lovers Lane Road, bearing Tax Key No. 747-9992-001, more particularly described as follows:

> Being Parcel One (1) of Certified Survey map No.5403. recorded on April 18, 1990, Reel 2439, Images 869 to 872 inclusive, as Document No. 6371353, being part of the Southwest One-quarter (1/4) of the Southwest One-quarter (1/4) of Section Five (5), Township Five (5) North, Range Twenty-one (21) East, in the City of Franklin, County of Milwaukee, State of Wisconsin more completely described as follows:
>
> Beginning at the most Northeasterly corner of said Parcel One (1); thence with the East line of said Certified Survey Map No. 5403 S00°24'00"E, 300.00' to a found iron pipe; thence with the South line of said CSM S88°06'31"W, 20.00' to a found iron pipe; thence S00°24'55"E, 24.91' to a found PK Nail; thence with the South line of said Parcel 1 S88°22'31"W, 573.07' to a found iron pipe; thence with the West Line of said Parcel 1 N00°24'10"W, 325.03' to a found iron pipe; thence with the North line of said Parcel 1, N88°22'40"E, 593.08' to a found iron rod being the point of beginning. Said Parcel 1 contains 4.14 acres more or less; 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 9th day of January, 2014, and the Plan Commission thereafter having determined to recommend that the proposed Special Use be approved, subject to certain conditions, and the Plan Commission further finding that the proposed Special Use upon such conditions, pursuant to §15-3.0701 of the Unified Development Ordinance, will be in harmony with the purposes of the Unified Development Ordinance and the Comprehensive Master Plan; that it will not have an undue adverse impact upon adjoining property; that it will not interfere with the development of neighboring property; that it will be served adequately by essential public facilities and services; that it will not cause undue traffic congestion; and that it will not result in damage to property of significant importance to

nature, history or the like; and

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

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Common Council of the City of Franklin, Wisconsin, that the petition of Storage Master, LLC, 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 Storage Master, LLC, successors and assigns, as a self storage facility use, which shall be developed in substantial compliance with, and operated and maintained by Storage Master, LLC, pursuant to those plans City file-stamped December 30, 2013 and annexed hereto and incorporated herein as Exhibit A.

2. Storage Master, LLC, 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 Storage Master, LLC self storage 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 Storage Master, LLC, and the self storage facility use for the property located at 6951 South Lovers Lane Road: (i) being in compliance with all applicable governmental laws, statutes, rules, codes, orders and ordinances; and (ii) obtaining all other governmental approvals, permits, licenses and the like, required for and applicable to the project to be developed and as presented for this approval.

4. The use of parking vehicles exceeding 8,000 pounds manufactured Gross Vehicle Weight as part of this approval shall be subject to the further review and approval process as set forth under the Addendum hereto, and shall be then allowed and evidenced by and upon the attested approval thereof.

5. A cross-access agreement for access to the property to the south shall be submitted for the review and approval of the Department of City Development, prior to the issuance of an Occupancy Permit.

6. Applicant shall obtain final approval of the stormwater management plan from the City Engineer, prior to the issuance of a Building Permit.

7. A separate written Conservation Easement agreement shall be submitted for Common Council review and approval and recording with Milwaukee County Register of Deeds, prior to the issuance of a Building Permit.

8. Applicant shall obtain approval from the Wisconsin Department of Transportation of the proposed development, prior to issuance of a Building Permit.

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

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

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

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

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

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

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

APPROVED:

_____
Thomas M. Taylor, Mayor

ATTEST:

_____
Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____

Addendum to self storage facility use Special Use Permit to allow for parking vehicles exceeding 8,000 pounds manufactured Gross Vehicle Weight

Public Hearing was held before the Plan Commission on the ____ day of _____, 2014.

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

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

APPROVED:

_____
Thomas M. Taylor, Mayor

ATTEST:

_____
Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____

Storage Master LLC

Wisconsin's Low Cost Self Storage!

December 30, 2013

City of Franklin Common Council and Plan Commission
9229 W Loomis Rd
Franklin, WI 53132

Dear All,

Storage Master, LLC is interested in purchasing and redeveloping the property located at 6951 S. Lovers Lane, Franklin, WI 53132 ("PROPERTY"). The PROPERTY has remained vacant for years, and several restaurants have tried and failed to operate a viable business at this location over the last decade. Storage Master would like to convert the PROPERTY into a modern and aesthetically attractive self storage facility with 521 units spread over three buildings, including: a building with a 3,245 sq. ft. footprint, a second building with a 2,750 sq. ft. footprint and a third building with an approximately 41,788 sq. ft. footprint. The project is likely to incur $1.8 million of construction costs, which in addition to $580,000 purchase price, would result in a developed property value of $2.38 million. No outside storage of tenant vehicles or waste containers would be permitted on the site. The dense tree line on the West and North sides of the PROPERTY, together with extensive landscaping, would substantially shield neighbors' views of the facility. Storage Master has spoken to several of the surrounding PROPERTY neighbors, and none, have so far mentioned any objection to the proposed project.

The proposed development promises to deliver several benefits such as:

1. **Nearly tripling the annual tax revenue from this property to $58,724 from $19,987 in 2012, an increase that approximates the salary of a public health nurse.**

2. **Enabling the City of Franklin to move towards its goal of achieving its desired 70/30 residential/business ratio goal to relieve tax pressure on residents of Franklin (the City is currently at a 77/23 ratio)**

3. **Addressing an unmet self storage need in the community that is likely to become more acute as the City of Franklin continues to grow.**

4. **Introducing climate controlled self storage to the City of Franklin (the existing operators only offer cold storage)**

The facility would be managed by 3 retail storage professionals during normal office hours of 9 am to 5 pm Monday through Friday, and from 8 am to 4 pm on Saturdays. Storage Master's office would be closed on Sundays. Tenants would be able to access their units every day of the year from 7 am to 7pm. Storage Master would have a 3 moving trucks and a few portable units on site. They would be parked in the rear of the facility behind the perimeter fencing over-night.

Storage Master proposes using a UDO Text Amendment and Special Use permit to facilitate the proper zoning for the project, and provide an opportunity to address compatibility uses with adjacent uses and properties.

Storage Master has already spent in excess of $45,000 to ensure that the proposed development will meet the City of Franklin Standards, Codes and Ordinances. Storage Master has brought together a team of civil engineers, architects, lighting engineers and landscaping professionals that have met with several City of Franklin departments including the Mayor, Common Council members, the Fire Department, the Planning Department and members of the Plan Commission. The Storage Master development team has worked hard to listen to their comments, understand their potential concerns, and mitigate any adverse impacts of the proposed development project. The site does not contain any of the protected natural resource features found in Table 15-4.0100 of the UDO other than the mature woodland shown on Sheet L-1.

Storage Master has paid close attention to the following considerations in developing the proposed site:

Public Benefit

There is a severe shortage of self storage space in the City of Franklin. Residents often have to travel five miles or more to neighboring communities and pay higher rents to lease storage units. Storage Master would like to meet this need by developing the most attractive and modern facility in the State. It would make it more convenient for Franklin residents to rent space, lower their cost, and shorten their travel times. Additionally, Storage Master would build larger units and climate controlled units to address the lack of and/or absence of these storage spaces in Franklin

Alternative Locations

Over the past 5 years, Storage Master has evaluated more than 50 potential sites in Franklin. It's analysis suggested that these potential locations were either too small, contained unresolved environmental issues, had significant wetlands and/or were not zoned correctly for self storage. Furthermore, Storage Master seeks to develop larger facilities with aesthetically attractive retail store fronts. This requires locations with good drive by traffic to justify the higher investment.

Storage Master LLC
Wisconsin's Low Cost Self Storage!

Mitigation of adverse impacts

Storage Master plans to use naturally colored masonry and stone and brick products on the East side of the proposed buildings facing Lovers Lane. This should help the buildings to blend into the natural environment, while creating an interesting retail looking store front. Extensive landscaping will help to screen the proposed buildings from view and give it a softer feel. LED exterior lighting will be strategically placed to obtain a sufficient amount of lumens around the immediate perimeter of the buildings and parking spaces, while eliminating the potential glare to neighboring properties and drivers passing by. The site will be graded and have sufficiently sized catch basins and drainage pipes installed to ensure that snow and storm water runoff is directed into the existing sewer system.

Establishment of Precedent of Incompatible uses in the surrounding Area

There are very few parcels zoned B-5 in Franklin, and as a result, approving this project would not result in a significant increase of self storage facilities in the City limits. Self storage is a very quiet business which is compatible with the residential housing on the North and West boundaries of the property. Storage Master would only expect to receive 20 to 25 visitors to the facility during an average business day. Many tenants only visit the facility to sign their initial lease when moving in, and then again to move out after 9 to 12 months. Each tenant will be required to enter a unique code into a key pad to open the electronically controlled gates. The facility would have advanced security including infrared security cameras providing 24 hour digital video surveillance, wrought iron fencing and power operated security gates as shown on the site plan, restricted key pad-only access, extra wide drive aisles, and security lighting.

Storage Master is Wisconsin's second largest self storage operator with more than 2,400 units and 450,000 square feet of storage space on 25 acres of land. The Company is a locally owned family business that prides itself on being Wisconsin's premiere self storage operator. Storage Master also founded and operates a portable self storage business called Self Storage on Wheels. Additional information on these two companies can be found at www.storagemaster.com and www.selfstorageonwheels.com. All of Storage Master's facilities are state of the art. They are well maintained and are equipped with the latest security features including perimeter fencing, computer controlled key pad entry, electronically operated gate access, CCTV surveillance and full time, on site professional management.

Storage Master LLC
Wisconsin's Low Cost Self Storage!

While Storage Master strives to make a profit, it also is very community and civic minded, Storage Master has worked with local fire officials for years to run Toys for Tots campaigns, has sponsored local little league teams and has provided complimentary rental units to Boy Scout troops and other not for profit organizations.

Best regards,

Alex Simic
CEO
Storage Master, LLC

ARCHITECTURAL ASSOCIATES LTD

ARCHITECTURE
INTERIOR DESIGN
FACILITIES PLANNING

5801 WASHINGTON AVE
OFFICE SUITE NO. 203
RACINE, WI 53406

PHONE (262) 886-1700
FAX (262) 886-5885
WWW.AALTD.COM

December 30, 2013

TO: **CITY OF FRANKLIN WISCONSIN - DEPARTMENT OF CITY DEVELOPMENT**

FR: **JOHN C. MURPHY AIA**

RE: **RESPONSES TO 12/23/13 DEPARTMENT OF CITY DEVELOPMENT COMMENTS RELATIVE TO THE PROPOSED STORAGE MASTER DEVELOPMENT ON HIGHWAY 100, LOVERS LANE (FORMER HUGO STEAKHOUSE SITE)**

CC: **ALEX SIMIC and RON THUROW at Storage Master LLC**
TED JUERISSON AIA, CHARLES SAUTNER ASLA, ALISE STEED AIA at Architectural Associates Ltd.

The following responds to the items enumerated in the attached Department of City Development memo of December 23, 2013:

PLANNING DEPARTMENT ITEMS:

1. ZONING: Self storage is a much needed service in Franklin and there is a significant shortage of units available to local residents. There are not any suitable M1 zoned sites currently available in Franklin that either have sufficient size, or are free from environmental or wetlands issues to develop self-storage.

2. ZONING: Self storage is a commercial business and Storage Master intends to build retail looking buildings. This should help to encourage future commercial development. Furthermore, the North and West property boundaries consist of residential neighbors who would likely prefer a quiet business such as self storage on the site.

3. SURROUNDING PROPERTY OWNERS: Storage Master has worked closely with the alderman and has approached neighbors about its development plans.

4. NUMBER OF SELF STORAGE UNITS: A 5' x 10' storage unit has been added to the Floor Plan-First Floor adjacent to the office space and stairs (northeast side of building).

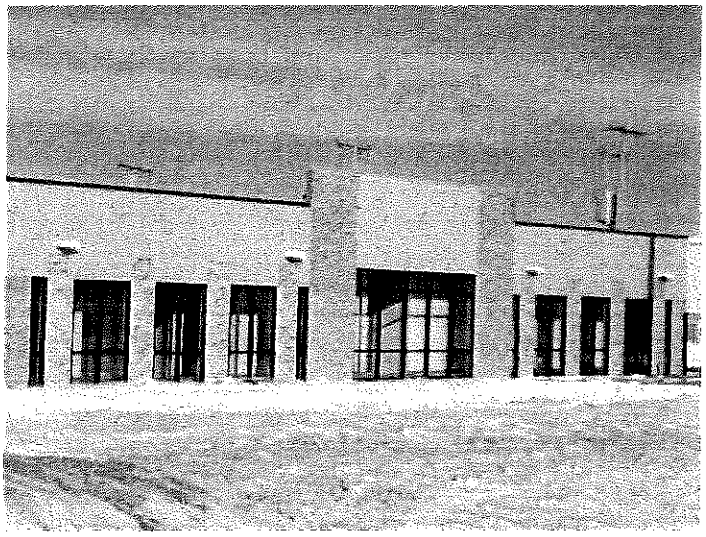
5. NUMBER OF SELF STORAGE UNITS: Storage Master believes there are 521 units proposed. The site plan submitted on 12/13/13 contained 520 units. There are two toilets in the office area that resemble units but are not. Perhaps these were inadvertently included in your calculations. However, the addition of a 5' x 10' unit on the first floor (your 12/23/13 comment, item #4) brings the total number of units to 521.

6. SIGNAGE: Signage was shown for reference only, and depicts existing signage on the property. Storage Master intends to seek a separate review and approval for signage.

7. GENERAL STANDARDS FOR SPECIAL USES: See separate attached document (as directed) for responses to the General Standards for Special Uses outlined in Section 15-3.0701 of the UDA and 15-3.0703T of the UDO.

8. BUILDING HEIGHT: Height in question is 23 '-0" measured at the south elevation.

9. BUILDING MATERIALS: The proposed Nichiha products are masonry in appearance and used by Retailers nationwide. See http://www.nichiha.com/gallery/building-type/National%20Brands for examples. Storage Master would prefer to use these materials. Below please find a recent development by Storage Master using the proposed products.

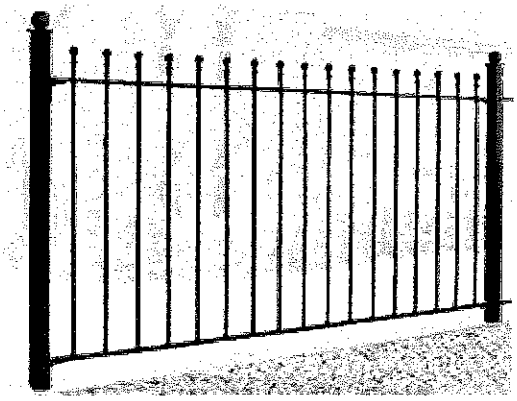


10. MOVING TRUCKS STORED ON SITE: Storage Master uses Isuzu 14 ft. box trucks. They are 22 ft. in length bumper to bumper, are 10 ft. 4 inches high and have a GVW of 12,000 lbs. They will be parked on the far West side of the property overnight. See Attachment.

11. PORTABLE STORAGE UNITS: Storage Master typically rents portable units to tenants who like to keep the units at their residence or place of business. A few portable units may be parked on site at any given time, in parking spaces located on the West side of the property, when they are not being rented. The portable units come in three sizes: 7 x 14 ft., 8 x 18 ft., 8 x 24 ft. The trailers are licensed in WI. See Attachment or Visit www.selfstorageonwheels.com for further information.

12. OUTSTIDE STORAGE: No outside storage has been proposed by Storage Master for its own or potential customer usage.

13. FENCE STYLE: Below please find a picture of the proposed wrought iron fence.



14. FENCE HEIGHT: The wrought iron fence is proposed to be 6 ft. high. The fence location is indicated on the site plan

15. SEMI-TRUCK TRAFFIC: Storage Master would expect one semi-truck visit every 90 days. More than 95% of Storage Masters tenant's use its Free 14 ft. box trucks, and more than 95% of its tenants are moving from within the state. Storage Master will rent to tenants moving from out of state who tend to use moving companies with 53 ft. trucks to relocate items. However, this would be a rare occurrence, and the site has been designed to accommodate large trucks. Storage Master does not believe that these moving companies, with drivers equipped with GPS, would use any other road except Hwy 100 to accomplish their move. Internal drives are planned to accommodate these semi-trucks.

16. ROOF-TOP HVAC UNITS: Rooftop units will be installed. Four are anticipated. They will be shielded from the East by the parapet wall and screened from view on other sides to comply with Franklin codes and Ordinances.

17. NATURAL RESOURCE FEATURES: Nielsen, Madsen and Barber, conducted a thorough field survey of the property. The site does not contain any of the protected natural resource features found in Table 15-4.0100 of the UDO other than the mature woodland shown on Sheet L-1. (See Exhibit A). This statement has also been included in the Narrative cover letter.

18. SITE INTENSITY AND CAPACITY CALCULATION WORKSEETS: Please see Exhibit B for the completed Site Intensity and Capacity Calculation worksheets.

19. DIMENSIONS OF BUILDING AND PARKING SETBACKS: Designated setbacks are labeled on the site plan.

20. ZONING INDICATIONS: The existing zoning district designation has been labeled on the site plan.

21. Landscape buffers are labeled on the landscape design sheets.

ENGINEERING DEPARTMENT COMMENTS: None received, but advised by Franklin Planning Department not to postpone submittal.

FIRE DEPARTMENT COMMENTS:

1. ALARM SYSTEM: Storage Master intends to install a monitored fire alarm system as it does at its other locations.

POLICE DEPARTMENT COMMENTS: No concerns were identified.

Moving Van & Truck Attachment to Response Letter, 12-30-13 Items 10 & 11

EXHIBIT " A "

Nielsen Madsen & Barber S.C.
Civil Engineers and Land Surveyors

December 24, 2013

Alex Simic
Storage Master
2601 South Moorland Road
New Berlin, WI 53151

RE: 6951 South Lovers Lane
Franklin, Wisconsin
Natural Resource Protection Plan

Alex,

I was on this site personally to perform approximately 30 percent of the topographic survey work completed by my office.

In response to the Department of City Development staff comments (No. 17, Planning Department), of December 23, 2013 I offer the following:

Per Section 15-4.0100 of the UDO this site does **NOT** contain:

- Steep slopes - based on our topographic survey.
- Lakes or ponds - based on my personal observation
- Streams - based upon my personal observation
- There are no shore buffers as there are no ponds, lakes or streams.
- Floodplains, Floodways or Floodlands - based upon the current FEMA FIRM map available for this area.
- Wetlands and shoreland wetlands - based upon a review of the DNR's Surface Water Data Viewer, which indicates no mapped wetlands.
- Wetland buffers as there are no wetlands.

Please contact me if there are any questions.

Sincerely,

Mark R Madsen P.E., R.L.S.
President

1458 Horizon Blvd, Suite 200, Racine, WI 53406
Ph: (262) 634-5588 * Fax: (262) 634-5024
www.nmbsc.net

STORAGE MASTER – FRANKLIN, WI - DECEMBER 12, 2013
B-5 ZONING DISTRICT RATIOS
PREPARED BY ARCHITECTURAL ASSOCIATES LTD.

EXHIBIT " B "

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

STEP 1:	Indicate the total gross site area (in acres) as determined by an actual on-site boundary survey of the property.	4.41 acres
STEP 2:	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.	- .035 acres
STEP 3:	Subtract (-) land which, as a part of a previously approved development or land division, was reserved for open space.	- 0 acres
STEP 4:	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
STEP 5:	Equals "Base Site Area"	= 4.375 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.

— INGRESS/EGRESS EASEMENT = .035 ACRE

STORAGE MASTER – FRANKLIN, WI - DECEMBER 12, 2013
B-5 ZONING DISTRICT RATIOS
PREPARED BY ARCHITECTURAL ASSOCIATES LTD.

EXHIBIT " B "

SECTION 15-3.0505 CALCULATION OF SITE INTENSITY AND CAPACITY FOR NONRESIDENTIAL USES

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

Table 15-3.0505

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

STEP 1:	**CALCULATE MINIMUM REQUIRED LANDSCAPE SURFACE:** Take ***Base Site Area*** (from Step 5 in Table 15-3.0502): 4.375 AC. Multiple by Minimum ***Landscape Surface Ratio (LSR)*** (see specific zoning district LSR standard): X 0.4 Equals **MINIMUM REQUIRED ON-SITE LANDSCAPE SURFACE** =	1.75 acres
STEP 2:	**CALCULATE NET BUILDABLE SITE AREA:** Take ***Base Site Area*** (from Step 5 in Table 15-3.0502): 4.375 AC Subtract ***Total Resource Protection Land*** from Table 15-3.0503) or ***Minimum Required Landscape Surface*** (from Step 1 above), whichever is greater: - 1.75 Equals **NET BUILDABLE SITE AREA** =	2.625 acres
STEP 3:	**CALCULATE MAXIMUM NET FLOOR AREA YIELD OF SITE:** Take ***Net Buildable Site Area*** (from Step 2 above): 2.625 Multiple by Maximum ***Net Floor Area Ratio (NFAR)*** (see specific nonresidential zoning district NFAR standard): X .44 Equals **MAXIMUM NET FLOOR AREA YIELD OF SITE** =	1.155 acres
STEP 4:	**CALCULATE MAXIMUM GROSS FLOOR AREA YIELD OF SITE:** Take ***Base Site Area*** (from Step 5 of Table 15-3.0502): 4.375 Multiple by Maximum ***Gross Floor Area Ratio (GFAR)*** (see specific nonresidential zoning district GFAR standard): X .26 Equals **MAXIMUM GROSS FLOOR AREA YIELD OF SITE** =	1.138 acres
STEP 5:	**DETERMINE MAXIMUM PERMITTED FLOOR AREA OF SITE:** Take the ***lowest*** of Maximum Net Floor Area Yield of Site (from Step 3 above) or Maximum Gross Floor Area Yield of Site (from Step 4 above): (Multiple results by 43,560 for maximum floor area in square feet):	1.138 acres (49571 s.f.)

EXHIBIT " B "

PROTECTION LAND

Natural Resource Feature	Protection Standard Based Upon Zoning District Type (circle applicable standard from Table 15-4.0100 for the type of zoning district in which the parcel is located)			Acres of Land in Resource Feature	
	Agricultural District	Residential District	Non-Residential District.		
Steep Slopes:					
10-19%	0.00	0.60	0.40	X -0- =	-0-
20-30%	0.65	0.75	0.70	X -0- =	-0-
+ 30%	0.90	0.85	0.80	X -0- =	-0-
Woodlands & Forests:					
Mature	0.70	0.70	0.70	X 1.61 AC. =	1.127 AC.
Young	0.50	0.50	0.50	X -0- =	-0-
Lakes & Ponds	1	1	1	X =	-0-
Streams	1	1	1	X =	-0-
Shore Buffer	1	1	1	X =	-0-
Floodplains/Floodlands	1	1	1	X =	-0-
Wetland Buffers	1	1	1	X =	-0-
Wetlands & Shoreland Wetlands	1	1	1	X =	-0-
TOTAL RESOURCE PROTECTION LAND (Total of Acres of Land in Resource Feature to be Protected)					

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

City of Franklin
Department of City Development

Date:	December 23, 2013
To:	Alex Simic, Storage Master, LLC
From:	Department of City Development
RE:	Storage Master facility development staff comments – UDO Text Amendment and Special Use

Please be advised that City Staff has reviewed the above applications. Department comments are as follows for the Storage Master Unified Development Ordinance Text Amendment and Special Use Applications date-stamped by the City of Franklin on December 13, 2013.

Planning Department

1. Please note that Planning Staff has concerns with the proposed UDO Text Amendment Application to allow storage and warehousing facilities in the B-5 Highway Business District. As you have stated in the project narrative, there are few properties in the City zoned B-5; however, the City may desire to utilize the B-5 District zoning for other properties adjacent to U.S. or State Trunk designated highways. Permitting storage and warehousing facilities in the B-5 District may limit the future use of the district in other areas of the City as storage and warehousing may not be harmonious with surrounding uses. Furthermore, the use is not compatible with the B-5 District intent, being for automobile-oriented sales and service establishments. More appropriately, storage and warehousing uses are currently allowed and should be located in the M-1 District.
2. In addition, staff is concerned that the use is not consistent with the 2025 Comprehensive Master Plan. The Future Land Use Map designates the property as "Commercial." Storage and warehousing uses are more industrial in nature; therefore, the proposed use is not consistent with the Comprehensive Master Plan. Moreover, adjacent properties abutting South Lovers Lane Road are also designated "Commercial." The proposed use may adversely impact future development of those properties.
3. Was a neighborhood meeting held to present the proposed development to the surrounding property owners? If not, I recommend discussing the need for such a meeting with the Alderperson of the district.
4. Sheet A=1.1, Floor Plan-First Floor, is missing a 5' x 10' storage unit on the interior adjacent to the office space and stairs (northeast side of building). The site plan illustrates five 5' x 10' units in this area and the floor plan only shows four units. Please revise for consistency.
5. The project narrative indicates 520 units spread over three buildings. Per the plans there are 522 units. Please revise to be consistent.
6. On the elevations and Landscape Plan, please note that signs are shown for reference only and require separate review and approval.
7. In a separate document, please provide responses to the General Standards for Special Uses outlined in Section 15-3.0701 of the UDO and 15-3.0703T. of the UDO (see attached).
8. What is the height from the lowest exposed grade to the peak of Building "A.?"
9. Staff suggests utilizing brick and stone, opposed to all fiber cement products.

10. What size are the three moving trucks that are stored onsite (in length and manufactured Gross Vehicle Weight)? Is there a specific location where these trucks will be primarily parked overnight? If so, please label the truck parking area on the Site Plan.
11. Please further describe the portable storage units kept onsite. Where are these kept? What are the dimensions of the portable storage units? Please show the location of the storage units on the Site Plan.
12. Please note that staff anticipates recommending that outdoor storage not be allowed. Outdoor storage includes items stored by the property/business owner in addition to clients and customers of the business.
13. Please provide cut sheet/details for the wrought iron fence that shows the style of fence proposed.
14. Please indicate the height of the fence on the Site Plan.
15. How much semi-truck traffic is anticipated entering and exiting the site per day? Staff is concerned that larger trucks heading north on South Lovers Lane Road will not be able to complete a U-turn to head south to access the storage facility. Vehicles may choose to use Phyllis Lane and Herda Place to turn around and head south, which would have an adverse impact on those residential property owners.
16. Please submit a mechanical plan. If ground level, the location of mechanical units should be illustrated on the site plan. If rooftop, a rooftop mechanical plan must be submitted. This plan should illustrate how the mechanicals are fully screened from public view. For example, the height of mechanicals and the height of parapets could be shown. Line of site drawings may also be submitted to confirm that mechanical equipment is fully screened.
17. Who conducted a field survey of the site for protected natural resource features, determining that steep slopes, lakes and ponds, streams, shore buffers, floodplain/floodways, wetlands and shoreland wetlands and wetland buffers are not located on the subject property? The plans or project narrative must include a statement that the site does not contain any of the protected natural resource features found in Table 15-4.0100 of the UDO other than the mature woodland shown on Sheet L-1.
18. Please complete the attached Site Intensity and Capacity Calculation worksheets.
19. On the Site Plans, please graphically indicate and dimension all building and parking setbacks required by the B-5 Highway Business District per Section 15-7.0103M. of the UDO.
20. Please indicate the zoning district (B-5 Highway Business District) on the Site Plan per Section 15-7.0103Z. of the UDO.
21. Staff recommends a 30-foot Landscape Bufferyard be provided adjacent to residentially zoned properties. The Bufferyard should be depicted on the plans per Sections 15-5.0301C., 15-5.0301D. and 15-5.0302C. of the UDO.

Engineering Department Comments

Engineering Department comments will be forwarded as soon as they are received. If you would like to check the status, please contact the Engineering Department at 414-425-7510.

Fire Department Comments

After review of the plans, the Fire Department has the following comments:

> In addition to the sprinkler system and standpipe system, a monitored alarm system will also be required.

Police Department Comments

The Franklin Police Department has no police concerns reference Storage Master Property Development (UDO Text Amendment & Special Use) for the property located at 6951 South Lovers Lane Rd.

ARCHITECTURAL ASSOCIATES LTD

ARCHITECTURE
INTERIOR DESIGN
FACILITIES PLANNING

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December 30, 2013

TO: **CITY OF FRANKLIN WISCONSIN - DEPARTMENT OF CITY DEVELOPMENT**

FR: **JOHN C. MURPHY AIA**

RE: **RESPONSE TO ITEM #7 REGARDING GENERAL STANDARDS FOR SPECIAL USES OF THE REQUESTED RESPONSES TO 12/13/29 DEPARTMENT OF CITY DEVELOPMENT COMMENTS RELATIVE TO THE PROPOSED STORAGE MASTER DEVELOPMENT ON HIGHWAY 100, LOVERS LANE (FORMER HUGO STEAKHOUSE SITE)**

CC: **ALEX SIMIC and RON THUROW at Storage Master LLC**
TED JUERISSON AIA, CHARLES SAUTNER ASLA, ALISE STEED AIA at Architectural Associates Ltd.

The following responds to item #7 and was directed to be separate from the other Planning Department comments. Please also see the Storage Master Cover Letter addressing these many of these items.

SECTION 15-3.0701

A. General Standards:

1. **Ordinance and Comprehensive Master Plan Purposes and Intent:** The proposed self-storage use and development will appear to be retail or office type occupancy and will be in harmony with the Franklin Ordinance and Master Plan and also provide an important resource that residents are currently seeking outside of Franklin.

2. **No Undue Adverse Impact:** The proposed use and development is complementary to surrounding property owners and will have no adverse or detrimental effect to the Franklin area or the character of Franklin.

3. **No Interference with Surrounding Development:** The proposed use and development will not dominate or interfere with the use and development of neighboring property functionally or aesthetically, and will actually support the surrounding uses and zoning classifications.

4. **Adequate Public Facilities:** The proposed development will be adequately served by the existing essential public facilities and services and will actually cause less of a drain on public facilities while increasing tax revenue to Franklin to support public facilities.

5. **No Traffic Congestion:** Traffic for this development will be minimal and provide less use than most any other occupancy or zoning classification with less than 25 vehicles per day.

6. **No Destruction to Significant Features:** The proposed use and development retains large portions of woodlands and supplements it with generous additional landscaping in excess of Franklin's requirements.

7. **Compliance with Standards:** This special use development is planned and designed to conform to all applicable regulations of as guided and directed by the Franklin Department of City Development and the Franklin Common Council's input.

B. **Special Standards for specified Special Uses:** Storage Master LLC and Architectural Associates Ltd. have endeavored to provide full compliance with all special standards identified by Franklin for this proposed development. If anything remains unclear or needs further definition, we request it be identified so it can be corrected to Franklin's satisfaction.

C. **Considerations:** Storage Master LLC recognizes that Franklin's Plan Commission and the Common council shall consider the following items and has addressed each in their pursuit and planning of this proposed development and use.

1. **Public Benefit:**

   a. This development will nearly triple annual tax revenues from this property to $58,724 from $19,987 in 2012, an increase that approximates the salary of a public health nurse for Franklin.

   b. This development enables the City of Franklin to move toward its goal of achieving its desired 70/30 residential/business ratio goal to relieve tax pressure on residents. (The City is currently at a 77/23 ratio.)

   c. Addresses an unmet self-storage need in the community that is likely to become more acute as the City of Franklin continues to grow.

   d. Introduces climate controlled self-storage to the City of Franklin. (The existing operators only offer cold storage.)

   e. Enhance the image of Franklin's Highway 100 streetscape with the proposed well landscaped and attractive Storage Master facility.

   f. Provide local convenience, cost effectiveness, more options of unit sizes, and climate controlled units to residents searching for self-storage facilities

2. **Alternative Locations:** Storage Master has evaluated more than 50 sites in Franklin. Its analysis determined other sites were too small, contained unresolved environmental issues, had wetlands and/or were not zoned correctly for self-storage. Furthermore, Storage Master seeks to develop larger facilities with aesthetically attractive retail store fronts. This requires locations with good drive by traffic to justify the higher investment.

3. **Mitigation of Adverse Impacts:** You can see with your review of the proposed development drawings and renderings that Storage Master's proposed development includes a well-designed and planned building design and site that is complementary to the area with generous landscaping and accessibility. It will be a good neighbor to all surrounding uses.

4. **Establishment of Precedent of Incompatible Uses in the Surrounding Area:** No precedent or encouragement of more intensive or incompatible uses is to be generated because of this proposed development. In fact this well designed facility and site should promote more quality development along this highway.

T. **Mini-Warehouses:** Storage Master's facilities will meet the following Franklin requirements:

1. **Limitations on Use of Facilities:** Storage Master's facilities shall be used only for the storage of materials or articles and shall not be used for assembly, fabrication, processing, or repair.

2. **Services and Sales Activities Prohibited:** Storage Master's facilities shall prohibit services or sales to be conducted from any storage unit. Garage sales and/or flea market type activities are prohibited.

3. **Practice Rooms, Meeting Rooms, and Residences Prohibited:** Storage Master shall prohibit such activities.

4. **Outdoor Storage Prohibited:** Storage Master shall prohibit outdoor storage.

5. **Storage of Explosive or Highly Flammable Material Prohibited:** Storage Master shall prohibit such materials.

ARCHITECTURAL ASSOCIATES LTD

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FACILITIES PLANNING

5801 WASHINGTON AVENUE
RACINE, WI 53406-4057

PHONE (262) 886-1700
FAX (262) 886-5885

December 30, 2013

RE: DESCRIPTION of PROPOSED DEVELOPMENT FOR STORAGE MASTER LLC at 6951 South Lover's Lane, FRANKLIN, WISCONSIN

1. EXISTING SITE AREA: 192,725+/- SF or 4.41 acres
2. OVERAL DIMENSIONS: 593′ east/west x 325′ north/south
3. LANDSCAPE: Existing includes north and west portions of site that are heavily wooded. Proposed will retain 71.22% or more of wooded areas.
4. EXISTING BUILDING: Restaurant with two floor levels to be removed.
5. IMPERVIOUS AREA
   Existing at: 77,345 SF
   Proposed: 99,085 SF (Not requiring a retainage pond)
6. ZONING: B-5 Highway Business District w/ Special Use Application.
7. SET BACKS PROPOSED:
   Front yard setback at 100′, required at 100' from Highway 100 R.O.W.
   South side yard at 65′ or more (varies), required at 20'
   Rear yard at 148′, required at 40' plus preservation of trees
   North side yard at 68′, required at 20' plus preservation of trees
8. ENTRANCE TO SITE: Two existing entry drives to remain each at approximately 24' wide.
9. PARKING PROPOSED:
   (55) spaces shown on site plan including (4) ADA spaces
   Edge of parking to property lines varies from 20′ to 83′
10. PROPOSED BUILDING:
    Building "A" : 41,788 SF First floor (plus 41,788 SF Basement)
    Building "B" : 3245 SF
    Building "C" : 2750 SF
    Total S.F.Footprint = 47783 SF
    - Reinforced concrete foundation and floors.
    - Light gauge steel framing building structure for first floor.
    - Galvalume metal standing seam roofing at ¼″ to 12″ slope.
11. ARCHITECTURAL:
    Building "A" East Elevation: (Primary view from Highway 100)
    - Brick & stone-like finishes.
    - Cap flashing and trim in black metal finish.
    - Glass windows with black anodized aluminum frames and doors
    - Accent band feature strips in dark bronze color.
    - Trim and features in black metal finishes.

    Basement-Building "A" South Elevation : Mostly below grade level and concealed by landscaping.Small portion exposed on south side.
    - Brick & stone –like finishes
    - Stucco-like metal panel finishes.
    - Pre-finished metal panels on foundation where exposed.
    - Sand color finish on roll-up doors and walls.

    Building "B": (Mostly concealed by landscape& existing woods)
    - Stucco-like metal panel finish.(All elevations)
    - Trim and features in black paint and metal.
    - Sand color finish on roll-up doors and walls

    Building "C": (Mostly concealed by landscape& existing woods)
    - Brick & stone like finishes (East and north elevations)
    - Stucco-like metal panel finish.(West & south elevations)
    - Trim and features in black paint and metal.
    - Sand color finish on roll-up doors and walls.
12. SIGNAGE: To be presented in the future to Architectural Review Board.

13. BUILDING HEIGHT:	East elevation : 18'.(at highest point) Only a small portion of basement level is exposed on south side.
14. STORM DRAINAGE:	See Nielsen Madsen & Barber civil design sheets.
15. RECYCLING CONTAINERS:	None allowed on site by Storage Master
16. FENCING:	Wrought iron security fencing and gates proposed for east portion of site.
17. SITE LIGHTING:	Security lighting provided in accordance with Franklin standards to avoid disturbing neighbors. See Czarnecki Engineering photometric plan .
18. NOISE & TRAFFIC:	Very minimal to negligible (See Storage Master narrative)
19. CLIMATE CONTROL	Various storage units and sizes are available with or without climate control.
20. FIRE PROTECTION	Fire protection measures are incorporated as requested by the Franklin Fire Department including an alarm system, standpipe locations and an NFPA sprinkler system.

ARCHITECTURAL ASSOCIATES LTD

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January 3, 2014

TO: **CITY OF FRANKLIN WISCONSIN –DEPARTMENT OF CITY DEVELOPMENT**

FR: **TED JUERISSON AIA**

RE: **RESPONSE TO 1/2/14 CITY OF FRANKLIN ENGINEERING COMMENTS RELATIVE TO THE PROPOSED STORAGE MASTER DEVELOPMENT ON HIGHWAY 100, LOVERS LANE (FORMER HUGO STEAKHOUSE SITE)**

CC: **ALEX SIMIC and RON THUROW at Storage Master LLC**
JOHN MURPHY AIA, CHARLES SAUTNER ASLA, ALISE STEED AIA at Architectural Associates LTD
MARK MADSEN at Nielsen, Madsen & Barber S.C.

Please also see the attached Nielsen, Madsen & Barber "Area Calculation Exhibit" (dated 12-11-13) showing impervious, green area and disturbed area square footage calculations.

The project team has been in contact with John Kanzenbach, P.E. project manager for Wisconsin D.O.T. for the final design of the WIS 100 project from St. Martins Road to College Ave. (Currently scheduled for 2019 construction.) We have seen a final Plat for the involved parcel and plan view for the area with the changes to the southern access shared point. Currently plans are at approximately 60% (draft) and they have indicated there could be some changes throughout the rest of the design. We will remain in contact with them for infrastructure coordination as our project proceeds.

Team Responses To Engineering Comments In Bold Face Type Below:

1. The design engineer shall demonstrate by computation that the proposed site development does not create an additional one half acre of impervious surface. **See attached NMB calculations and drawing indicating surface area category calculation**

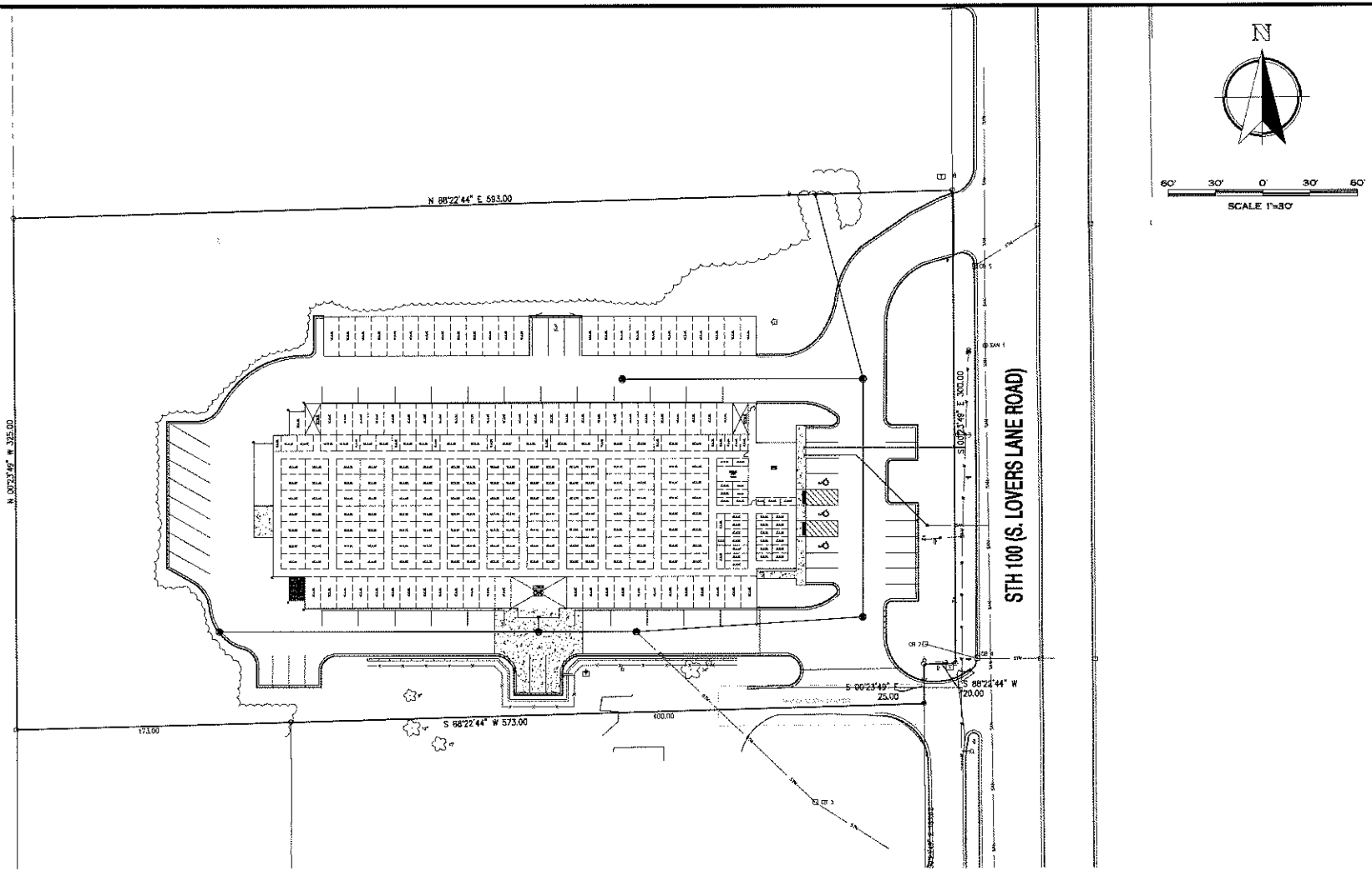
2. The City of Franklin fire department may require the installation of site hydrants for fire protection. If so, the feeder main and hydrants shall be placed in a 20 foot wide easement dedicated to the City of Franklin. Future care and maintenance of the system will be the responsibility of the City. A water main plan and profile sheet would be required. **The Fire Department has confirmed that additional fire hydrants would not be required.**

3. Revised driveway connection to State Highway 100 shall be approved by the Wisconsin Department of Transportation. A copy of the conditional approval letter from the State to be sent to Franklin Engineering. **The revised driveway connection will be designed according to applicable D.O.T. standards and the approval document will be forwarded when received.**

4. Will a median opening by required in the divided highway? **No median opening will be required.**

5. Is the capacity of the receiving storm sewer in WDOT STH 100 sufficient to accommodate the storm runoff from this site? **We are draining less area to the D.O.T. storm sewer than before. The project team recognizes the infrastructure limitations and will work within them for a successful project. Engineering features of this project will be designed to meet those limitations.**

6. Owner to provide a cross access easement for the property to the south. **Attached is a copy of the recorded Certified Survey Map which shows the existing 24 foot ingress and egress easement at the southeast corner of the property.**



EXISTING IMPERVIOUS AREA - 77,345 SF
EXISTING GREEN AREA - 114,836 SF
PROPOSED IMPERVIOUS AREA - 99,085 SF
PROPOSED GREEN AREA - 93,096 SF
ADDITIONAL IMPERVIOUS AREA - 21,740 SF
ADDITIONAL DISTURBED AREA - 39,608 SF

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

Nielsen Madsen & Barber S.C.
Civil Engineers and Land Surveyors
1458 Horizon Blvd. Suite 200, Racine, WI. 53406
Tele: (262)634-5588 Fax: (262)634-5024
Website www.nmbsc.net

AREA CALCULATION EXHIBIT
FOR
STORAGE MASTER, LLC.
CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN

NO.	REVISION	BY	DATE

PROJ. MGR: MRM
DRAFTED: ALJ
DATE: 12-11-2013
CHECKED: MRM
DATE: 12-11-2013

2013.0124.01

SHEET 1 OF 1

Wednesday, December 11, 2013 1:56:58 PM

REEL 2439 IMAG 869

6371353

REGISTER'S OFFICE
Milwaukee County, WI
RECORDED AT 9 20 AM
APR 18 1990
REEL 2439 IMAGE 872

CERTIFIED SURVEY MAP NO. 5403

6371353
RECORD 10.00

REGISTER OF DEEDS

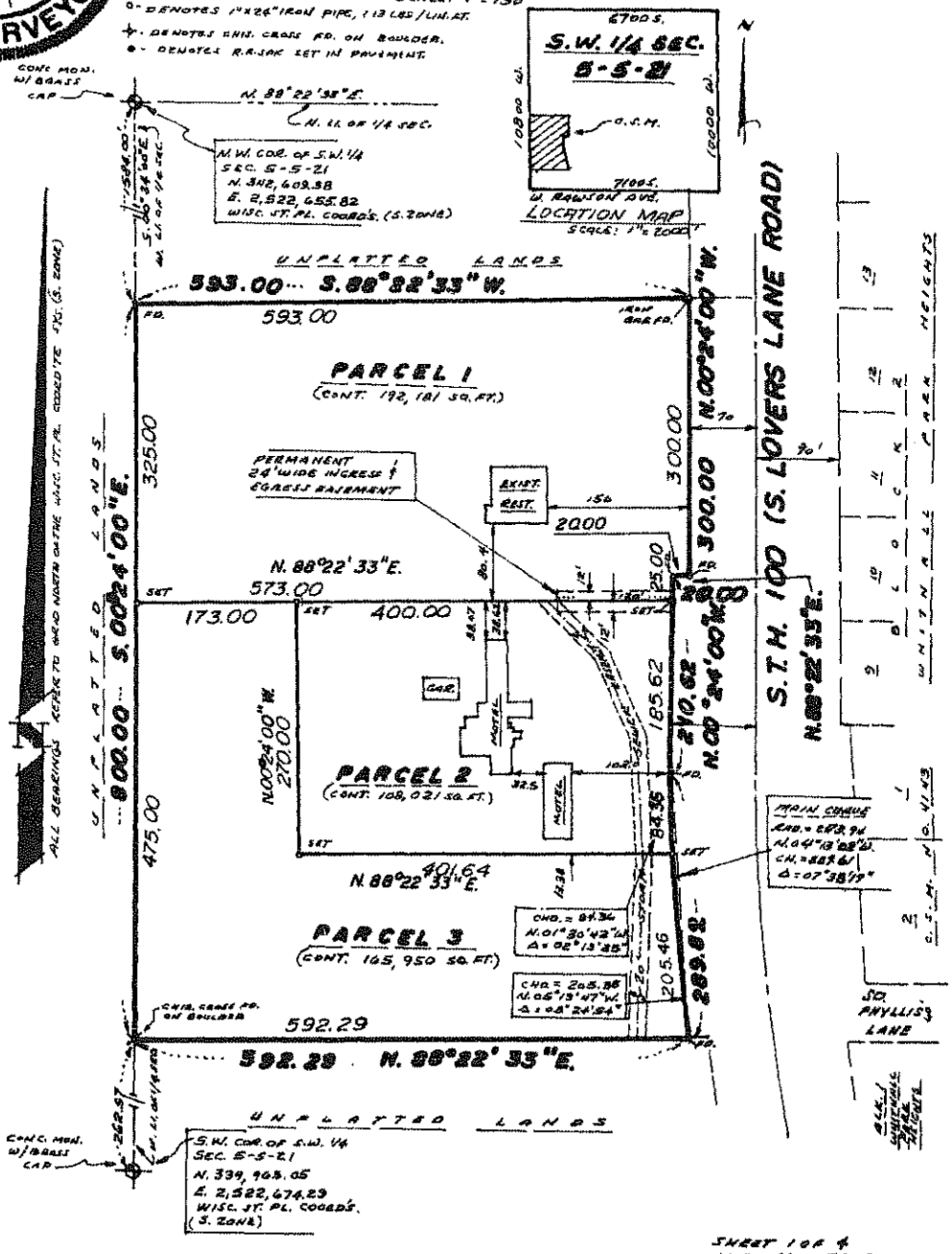
BEING A PART OF THE S.W. 1/4 OF THE S.W. 1/4 OF SECTION 5, TOWN 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISC.

WISCONSIN LAND SURVEYOR

INMAN SURVEY & ASSOCIATES, INC.
11221 W FOREST HOME AVE
HALES CORNERS WISCONSIN 53130
PHONE 425 2060

GRAPHIC SCALE
0 25 50 75 150 300 450
SCALE: 1" = 150'

O - DENOTES 1"x24" IRON PIPE, 1.13 LBS/LIN. FT.
+ - DENOTES CHIS. CROSS FD. ON BOULDER.
● - DENOTES R.R. SPIKE SET IN PAVEMENT.



SHEET 1 OF 4
JOB NO. 17809

10.00

REEL 2439 IMAG 870

CERTIFIED SURVEY MAP NO. 5423.

being a part of the S.W.1/4 of the S.W. 1/4 of Section 5, Town 5 NOrth, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN) SS
MILWAUKEE COUNTY)

I, RANDOLPH L. RAFALSKI, registered land surveyor, hereby certify: THAT I have surveyed, divided and mapped a part of the S.W.1/4of the S.W. 1/4 of Section 5, Town 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin, bounded and described as follows: Commencing at the Northwest corner of said 1/4 Section, thence S.00°24'00"E., along the west line of said 1/4 Section, 1584.00 feet to the point of beginning of the lands to be described; thence continuing S.00°24'00"E., along said west line, 800.00 feet to a point; thence N.88°22'33"E., and parallel with the north line of said 1/4 Section, 592.28 feet to a point on the westerly right-ofoway line of S.T.H. 100 and point of curve; thence northwesterly, 289.82 feet along the arc of a curve, center lying to the east, whose radius is 2173.94 feet, along a chord bearing N.04°13'02"W., 289.61 feet to a point; thence N.00°24'00"W., and parallel with the west line of said 1/4 Section, 210.62 feet to a point; thence N.88°22'33"E., and parallel with the north line of said 1/4 Section, 20.00 feet to a point; thence continuing along the westerly right-of-way line of S.T.H. 100, N.00°24'00"W., 300.00 feet to a point; thence S.88°22'33"W., and parallel to the west line of said 1/4 Section, 593.00 feet to the point of beginning.

THAT I have surveyed, divided and mapped the above described lands by the direction of NIKOLAS H.MARKOS and MARY N. MARKOS, his wife, oners of said land.

THAT such map is a correct representation of the exterior boundaries of the lands described and the land division thereof made.

THAT I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the land division ordinance of the City of Franklin, in surveying, dividing and mapping the same.

Dated: January 22nd, 1990.

WISCONSIN RANDOLPH L. RAFALSKI S-1758 HALES CORNERS, WI LAND SURVEYOR

Randolph L. Rafalski
RANDOLPH L. RAFALSKI, RLS 1758

OWNERS CERTIFICATE

AS OWNERS we hereby certify that we have caused the lands described aboce to be surveyed, divided, and mapped as represented on this plat in accordance with the provisions of Chapter 236 of the Wisconsin Statutes and Chapter No. 21 of the City of Franklin Municipal Code of Ordinances.

WITNESS the hand and seal of said owners on this 5th day of March, 1990.

REEL 2439 IMAG 871

CERTIFIED SURVEY MAP NO. 5403.

being a part of the S.W. 1/4 of the S.W. 1/4 of Section 5, Town 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin.

In the presence of:

_____ NIKOLAS H. MARKOS

_____ MARY N. MARKOS

STATE OF WISCONSIN)
MILWAUKEE COUNTY) SS PERSONALLY came before me this 5th day of March, 1990, the above named NIKOLAS H. MARKOS, and MARY N. MARKOS, his wife, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

(SEAL)

Notary public, Milwaukee County, Wisc.

NOTARY PUBLIC PATRICIA A. REILLY STATE OF WISCONSIN

My commission expires 5/31/92.

CONSENT OF MORTGAGEE

FIRST WISCONSIN-SOUTHGATE, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, and mapping of the lands described above, and does hereby consent to the above certificate of NIKOLAS H. MARKOS and MARY N. MARKOS, his wife, owners.

IN WITNESS WHEREOF, the said FIRST WISCONSIN-SOUTHGATE has caused these presents to be signed by K. Orlowski, its President, and countersigned by Christine A. Steinmiller, its Secretary/Cashier, at Franklin, Wisconsin, and its corporated seal hereunto affixed on this 8th day of March, 1990.

In the presence of :

FIRST WISCONSIN-SOUTHGATE

_____ President

Countersigned:

_____ Secretary/Cashier

STATE OF WISCONSIN)
MILWAUKEE COUNTY) SS PERSONALLY came before me this 8th day of March, 1990, the above named K. Orlowski, President, and Christine A. Steinmiller, Secretary/Cashier of the above named corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its aurhority.

(SEAL)

Notary public, Milwaukee County, Wisc.

My commission expires Notary Public, State of Wisconsin Cathleen Albanese Commission Expires August 11, 1991

Sheet 3 of 4
Job No.17809

REEL 2439 IMAG 872

CERTIFIED SURVEY MAP NO 5403.

being a part of the S.W. 1/4 of the S.W. 1/4 of Section 5, Town 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin.

COMMON COUNCIL APPROVAL

APPROVED by the Common Council of the City of Franklin, on this 4th day of April, 1990, by Resolution NO. 90-3454.
Signed on this 5th day of April, 1990.

MAYOR

CITY CLERK/
ADMINISTRATOR

This instrument was drafted by Randolph L. Rafalski

Sheet 4 of 4
Job No.17809

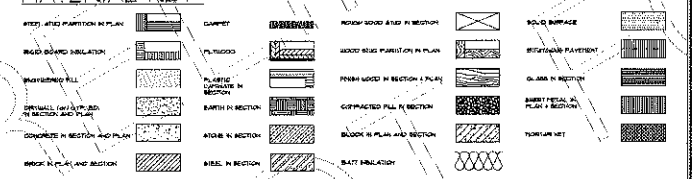
NEW BUILDING
for:
STORAGE MASTER LLC.

6951 S. LOVERS LANE ROAD
FRANKLIN , WI .
53132

ABBREVIATIONS KEY:

A.B.	ANCHOR BOLT	FLASH	FLASHING	O.D.	OUTSIDE DIAMETER
A.C.	ALTERNATING CURRENT	FL	FLOOR	O.F.	OUTSIDE FACE
ACST.	ACOUSTICAL CEILING PANEL	F.D.	FLOOR DRAIN	O.A.	OUTSIDE AIR
ACT	ACOUSTICAL CEILING TILE	FLUOR	FLUORESCENT	P.T.	PRESSURE TREATED
A.P.	ACCESS PANEL	FTG.	FOOTING	P	PAINT
ADJ.(D)	ADJUSTABLE	FOUND	FOUNDATION	P.A.F.	POWER ACTUATED FASTENER
ADD	ADDITION OR ADDENDUM	FURR	FURRING	PART.	PARTITION, PARTIALLY
ADH	ADHESIVE			PERF	PERFORATED
ADJ	ADJUSTABLE	GAL.	GALLON	PERM.	PERMANENT
ADM	ADMIXTURE	GALV	GALVANIZED	PF	PRE-FINISHED
A/C	AIR CONDITIONING	G.I.	GALVANIZED IRON	PL.-BT	PLASTER
ALT	ALTERNATE	GA	GAUGE	PL	PLATE
ALUM.	ALUMINUM	GEN	GENERAL	PLBG	PLUMBING
APPD	APPROVED	GL	GLASS	PLYWD	PLYWOOD
APPROX.	APPROXIMATE	GOVT	GOVERNMENT	PL. LAM	PLASTIC LAMINATE
@	AT	GR	GRADE	POL.	POLISH, POLISHED
		GYP	GYPSUM	P.S.F.	POUNDS PER SQUARE FOOT
BDRY	BOUNDARY	G.W.B.	GYPSUM WALL BOARD	P.S.I.	POUNDS PER SQUARE INCH
BRG	BEARING			P.T.M.	PATCH TO MATCH
B.T.	BITUMINOUS	HDWE	HARDWARE	PR	PAIR
BLK	BLOCK	HDWD	HARDWOOD	PRE-FAB.	PRE-FABRICATED
BLDG	BUILDING	HT	HEIGHT	PROP	PROPERTY
BD	BOARD	H.M.	HOLLOW METAL	P.T.	PORCELAIN TILE
BLVD	BOULEVARD	HORIZ	HORIZONTAL	QUAN	QUANTITY
BM	BEAM	H.C.	HOLLOW CORE	QTY	QUANTITY
BMK	BENCH	IN	INCH	QT	QUARRY TILE
BLDG	BUILDING	INC	INCORPORATED	RECEPT	RECEPTACLE
BTM.	BOTTOM	INCAN	INCANDESCENT	REC	RECESSED
CAB.	CABINET	INCL	INCLUDE, INCLUDING	REF	REFRIGERATOR
CI.	CAST IRON	INFO	INFORMATION	REG	REGISTER
C.B.	CATCH BASIN	I.D.	INSIDE DIAMETER	REINF	REINFORCING
C.I.G.	CEILING	I.F.	INSIDE FACE	REQ'D	REQUIRED
CEM	CEMENT	INSUL	INSULATION	RET	RETURN
℄	CENTER LINE	INT	INTERIOR	REV	REVISED
CER	CERAMIC	INV	INVERT	RGH.	RIGHT HAND
C	CHANNEL			R	RISER
CGL	COLUMN	JAN	JANITOR	RD.	ROOF DRAIN
CONC	CONCRETE	JT	JOINT	RM	ROOM
CONST	CONSTRUCTION	JNT	JOINT	RUD.	ROUGH OPENING
CONTR	CONTRACTOR	K	THOUSAND	RUB	RUBBER
COR	CORRIDOR	K.I.P.	CAST IRON PIPE	RSB	RESILIENT
C.J.	CONTROL JOINT	KIT	KITCHEN	R.T.	RESILIENT TILE
CU.	CUBIC	K.O.	KNOCK OUT	SCHED	SCHEDULE
C.F.M.	CUBIC FEET PER MINUTE			SECT	SECTION
CYL.	CYLINDER	L	ANGLE	SERV	SERVICE
C.M.U.	CONCRETE MASONRY UNIT	LAB	LABORATORY	S.S.	STAINLESS STEEL
CPT	CARPET	LAD	LADDER	SHT	SHEET
CONC.	CONCRETE	LAM	LAMINATED, LAMINATE	SIM	SIMILAR
C.T.	CERAMIC TILE	LAV	LAVATORY	SPEC	SPECIFICATION
CVD	COVED	LBS (#) #	POUNDS	STD	STANDARD
C.F.	CURBFACE	LDG	LANDING	STL	STEEL
DAMP	DAMPPROOFING	LAV.	LAVATORY	STOR	STORAGE
DBL	DOUBLE	LH	LEFT HAND	S.T.C.	SOUND TRANSMISSION COEFF.
DET	DETAIL	LIB	LIBRARY	STRUCT	STRUCTURAL
DIA	DIAMETER	LT	LIGHT	SUSP	SUSPENDED
DIF	DIFFERENT	LOV	LAVAS	SW	SWITCH
DIM	DIMENSION	LG	LONG	S.O.	SOLID CORE
DIN	DINING	LOUV	LOUVER	STRAIN	STRAIN
D.W.	DISHWASHER	MAHOG	MAHOGANY	SEAL(ED)	SEAL(ED)
DIST	DISTANCE	MH	MANHOLE	S.V.F.	STAINED AND VARNISHED
DIV.	DIVISION OR REPEAT	MFGR	MANUFACTURER	STRP	STRIPE
DOV	DOVETAIL	MK	MARK		
DR	DOOR	MAS	MASONRY	TEL	TELEPHONE
DN	DOWN	M.O.	MASONRY OPENING	TEMP	TEMPERATURE
D.A.	DOWNSPOUT	MAT	MATERIAL	TERR	TERRAZZO
DWG	DRAWING	MAX	MAXIMUM	TEX	TEXTURED
D.F.	DRINKING FOUNTAIN	MECH	MECHANICAL	THRESH	THRESHOLD
DUPL.	DUPLICATE OR DUPLICATE	MEMB	MEMBRANE	T & G	TONGUE AND GROOVE
DPTH	DEPTH	MTL	METAL	T & B	TOP AND BOTTOM
DTL	DETAIL	MIN	MINIMUM	T.O.S.	TOP OF SLAB ELEVATION
EA	EACH	MISC	MISCELLANEOUS	T.O.C.	TOP OF CONCRETE
EL. (or) ELEV	ELEVATION	MOD	MODULE	T.O.R.	TOP OF ROOFING ELEVATION
ELEC	ELECTRIC	MLDG	MOLDING	T.O.W.	TOP OF WALL
ENGR	ENGINEER	MTG	MOUNTING	TYP	TYPICAL
EQ	EQUAL	MULL	MULLION	UL	UNDERWRITERS LABORATORY
EQUIP	EQUIPMENT	NRC	NOISE REDUCTION COEFF.	UP	UNFINISHED
EXC	EXCAVATE	NOM	NOMINAL	UTL	UTILITY
EXH	EXHAUST	N	NORTH		
EX	EXISTING	N.I.C.	NOT IN CONTRACT	VAR	VARIABLE
EXP	EXPOSED STRUCT.	N.T.S.	NOT TO SCALE	VENT	VENTILATION OR VENTILATOR
EXP	EXPANSION	NO. (or) #	NUMBER	VERT	VERTICAL
EXT	EXTERIOR			VEST	VESTIBULE
E.P.A.	EPOXY FLOOR FINISH	OBS	OBSCURE	VCT	VINYL COMPOSITION TILE
E.W.C.	ELECTRIC WATER COOLER	OPP.	OPPOSITE	VIT	VITREOUS
FAB	FABRICATE	O.C.	ON CENTER	VOL	VOLUME
FT	FEET OR FOOT	OPG	OPENING	V.G.B.	VINYL COATED GYPSUM BD.
FIN	FINISH	OPPR.	OPPOSITE	WD	WOOD
F.E.	FIRE EXTINGUISHER	O TO O	OUT TO OUT	WVDG	WINDOW

MATERIAL KEY:



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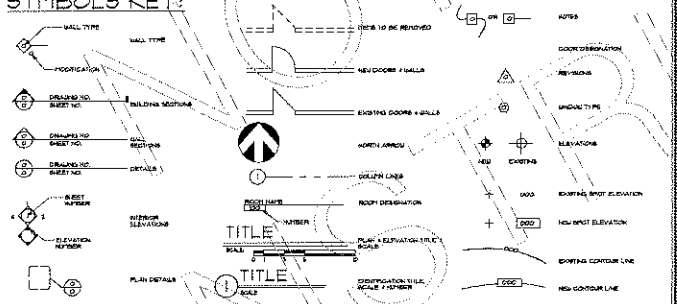

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CIVIL ENGINEERING CONSULTANT:

NIELSEN,MADSEN & BARBER, S.C.
1458 HORIZON BLVD.
RACINE, WISCONSIN 53406
PHONE: 262-634-5588 FAX: 262-634-5024

ELECTRICAL ENGINEERING CONSULTANT:

CZARNECKI ENGINEERING,INC.
1121 MARLIN COURT
WAUKESHA, WISCONSIN 53186-1464
PHONE: 262-513-2020

CODE INFORMATION:

APPLICABLE CODES: WISCONSIN COMMERCIAL BUILDING CODE - IBC 2009

OCCUPANCY TYPE: S-1 STORAGE - LOW HAZARD

SPRINKLERED CONSTRUCTION: PER NFPA 13

CONSTRUCTION TYPE: TYPE II

MAXIMUM BUILDING HEIGHT ALLOWABLE PER 2009 IBC 504.2: 75 FEET

NEW BUILDING AREA: (1) STORY & (1) BASEMENT

EXTERIOR WALL FIRE-RESISTANCE RATING REQUIRED: 0 HOURS

ARCHITECT'S STAMP

LOCATION MAP

N.T.S.

NORTH

SUBMITTAL FOR: CITY OF FRANKLIN	
SPECIAL USE APPLICATION	
REVISIONS FOLLOWING STAFF COMMENTS	
DECEMBER 27, 2013	
SUBMITTAL FOR: CITY OF FRANKLIN	
SPECIAL USE APPLICATION	
DECEMBER 11, 2013	

ARCHITECTURAL ASSOCIATES LTD
ARCHITECTURE INTERIOR DESIGN FACILITIES PLANNING
5601 WASHINGTON AVE • SUITE 203 • RACINE, WI 53406 • PHONE (262) 886-7700 • FAX (262) 886-6988

A NEW FACILITY for:
STORAGE MASTER LLC
6951 S. LOVERS LANE ROAD FRANKLIN, WISCONSIN 53132

DATE	12-21-13
PROJECT	13-1814
SHEET	T-1

Last Saved: 12/27/2013
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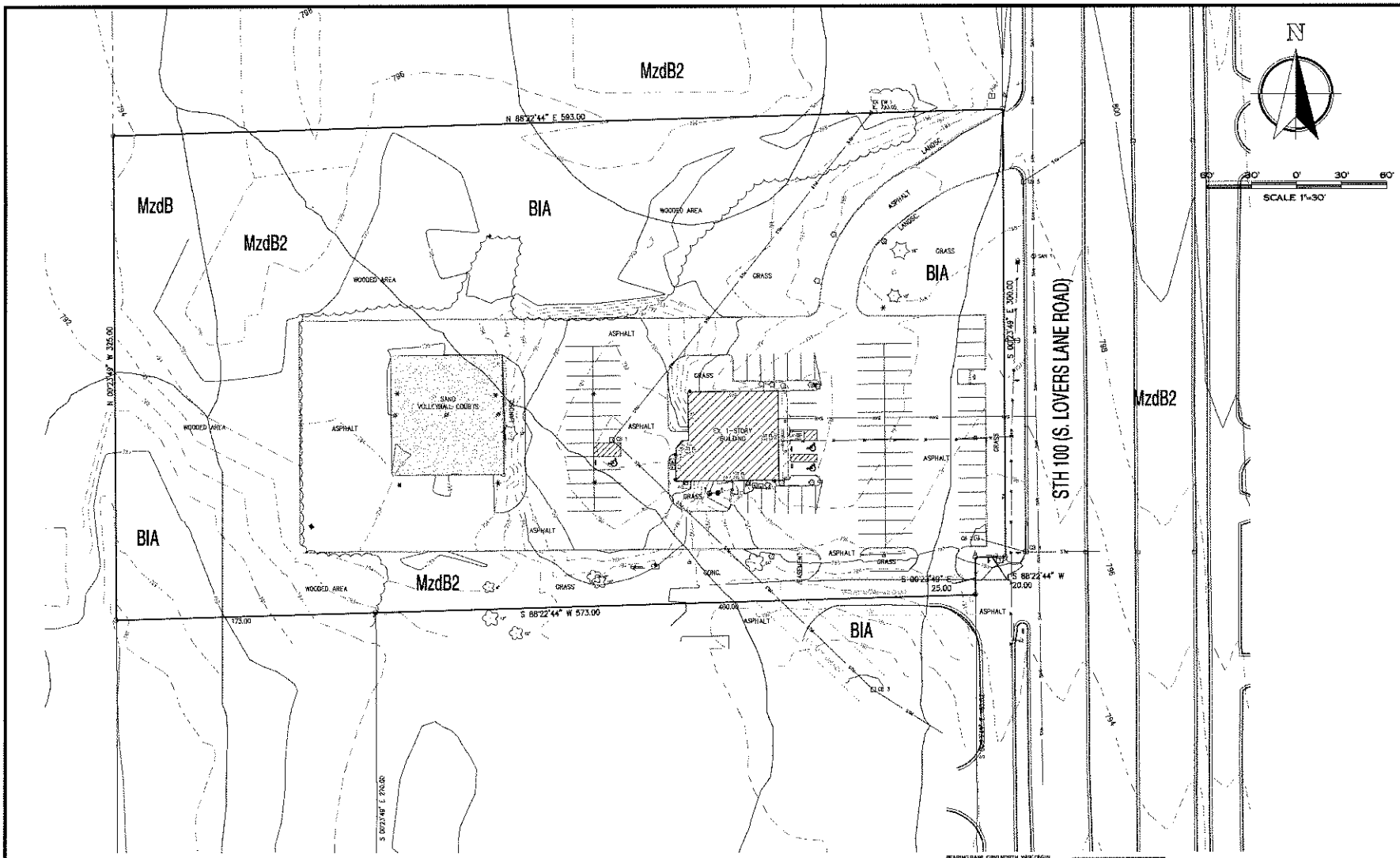
Plotted: 12/27/2013



EXISTING UTILITY DATA

CB 1 RIM 787.57 IE 15" NE 783.92 IE 21" SE 783.92	CB 4 RIM 794.63 IE 10" W 790.08 IE 12" E 790.33	SAN 1 RIM 797.29 IE 8" N 782.59 IE 8" S 782.59
CB 2 RIM 794.84 IE 10" E 790.09	CB 5 RIM 797.68 IE 12" NE 794.06	
CB 3 RIM 789.59 IE 21" NW 781.83 IE 21" SE 781.19		

UTILITY NOTE

THE EXACT LOCATION OF UNDERGROUND STRUCTURES OR FACILITIES SHOWN ON THE PLANS ARE BASED ON AVAILABLE RECORDS AT THE TIME OF PREPARATION AND ARE NOT GUARANTEED TO BE COMPLETE OR CORRECT. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITIES 72 HOURS PRIOR TO CONSTRUCTION TO DETERMINE THE EXACT LOCATION OF ALL FACILITIES AND TO PROVIDE ADEQUATE PROTECTION DURING THE COURSE OF THE WORK.

BEARING BASE: GRID NORTH, WISCONSIN COORDINATE SYSTEM, SOUTH ZONE, BASED UPON NAD 1927.

ALL ELEVATIONS REFER TO NATIONAL GEODETIC DATUM OF 1929.

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

LEGEND:

- CATCH BASIN
- STM — STORM SEWER
- DOWNSPOUT
- ELECTRIC METER
- POWER POLE
- GUY WIRE
- SANITARY MANHOLE
- SAN — SANITARY SEWER
- CLEAN OUT
- HYDRANT
- WATER VALVE
- —W— WATER MAIN
- FLOOD LIGHT
- TELEPHONE PEDESTAL
- VOLLYBALL POLE
- LIGHT POLE
- GAS METER
- SIGN
- MISC. MANHOLE
- DECIDUOUS TREE
- CONIFEROUS TREE
- BUSH
- MAILBOX
- HVAC
- FOUND IRON PIPE
- "PK" NAIL FOUND
- HAND RAIL
- —Y— FENCE

Nielsen Madsen & Barber S.C.
Civil Engineers and Land Surveyors
1458 Horizon Blvd, Suite 200, Racine, WI, 53406
Tele (262)634-5588 Fax (262)634-5024
Website www.nmbsc.net

EXISTING CONDITIONS FOR STORAGE MASTER, LLC.

CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN

NO.	REVISION	BY	DATE
1	ISSUED FOR APPROVAL	MRM	12-11-13

PROJ. MGR: MRM
DRAFTED: MMM
DATE: 12-6-2013
CHECKED: AJ
DATE: 12-9-2013

2013.0124.01

SHEET C-1

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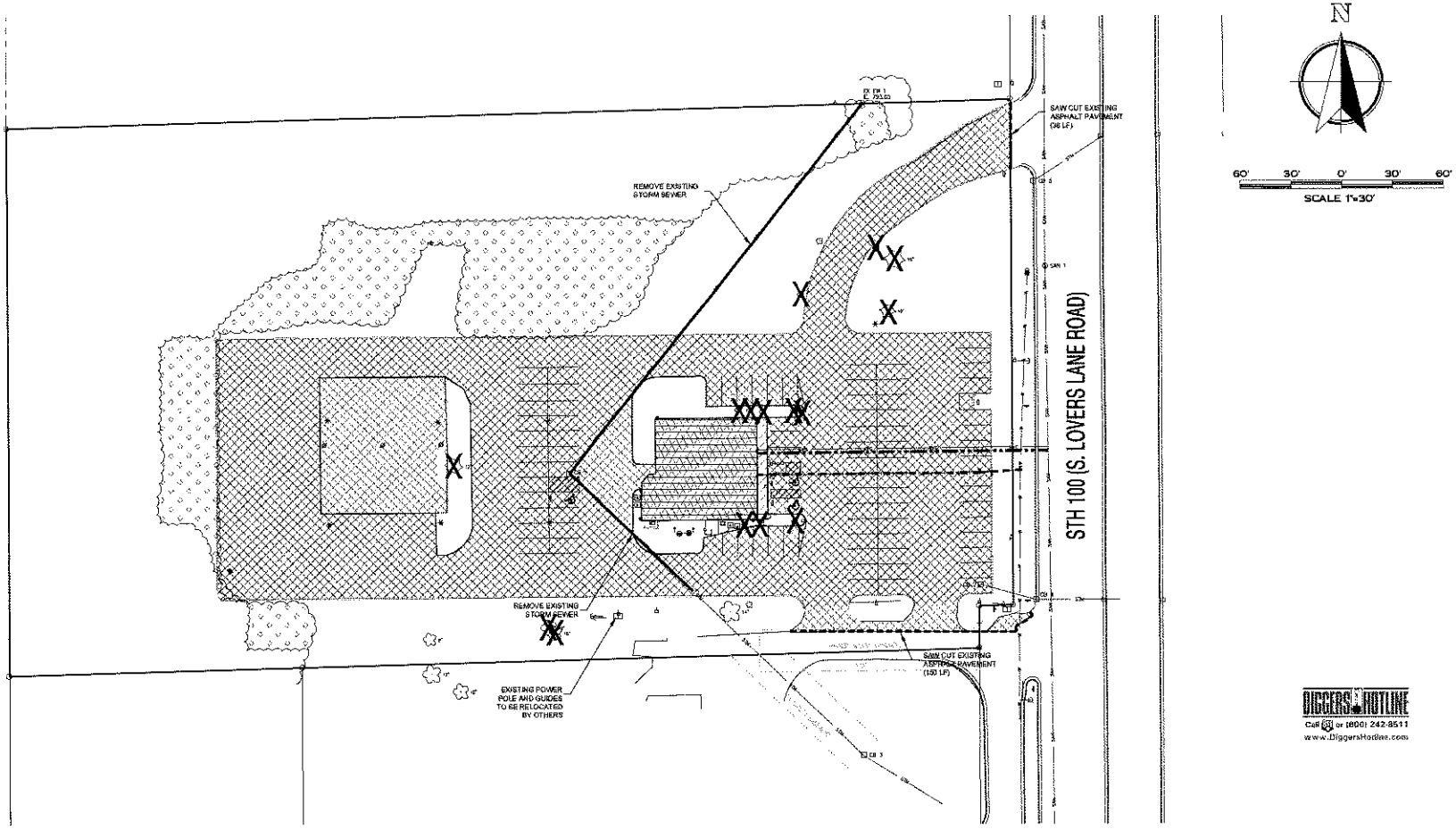


DEMOLITION PLAN LEGEND

- SANITARY SEWER REMOVAL/ABANDONMENT (SEE PLAN)
- WATERMAIN REMOVAL (SEE PLAN)
- STORM SEWER REMOVAL (SEE PLAN)
- TREE REMOVAL
- BUILDING TO BE RAZED
- ASPHALT PAVEMENT REMOVAL
- CONCRETE SIDEWALK REMOVAL
- TREE/BRUSH REMOVAL

Nielsen Madsen & Barber S.C.
Civil Engineers and Land Surveyors
1458 Horizon Blvd, Suite 200, Racine, WI 53406
Tele: (262)634-5588 Fax: (262)634-3024
Website www.nmbsc.net

SITE DEMOLITION PLAN
FOR
STORAGE MASTER, LLC.
CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN

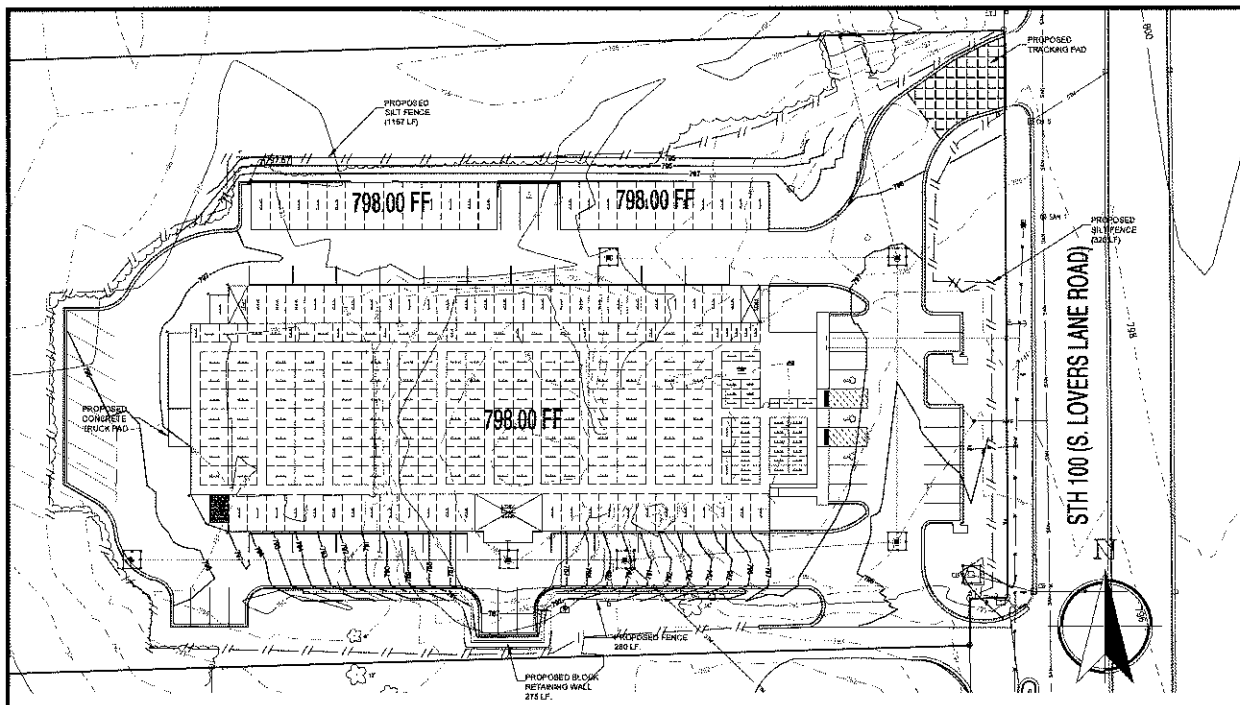
NO.	REVISION	BY	DATE
1	ISSUED FOR APPROVAL	MRM	12-11-13

PROJ. MGR: MRM
DRAFTED: MMM
DATE: 12-6-2013
CHECKED: BJ
DATE: 12-6-2013

2013.0124.01

SHEET
C-2

Wednesday, December 11, 2013 3:47:57 PM



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www.Diggersdotline.com

GENERAL NOTES

EROSION CONTROL, EARTHWORK, SITE GRADING AND PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "STATE OF WISCONSIN, STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION", 2009 EDITION, HEREIN REFERRED TO AS THE "STATE SPECIFICATIONS".

EROSION CONTROL

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

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

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

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

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

ALL PROPOSED STORM SEWER STRUCTURES AND ADJACENT EXISTING STORM INLETS SHALL HAVE A LAYER OF GEOTEXTILE FABRIC (TYPE "FF") INSTALLED BETWEEN THE FRAME & GRATE TO PREVENT SEDIMENT OR SILT FROM ENTERING THE SYSTEM. THE FILTER FABRIC SHALL BE INSPECTED BY THE CONTRACTOR AND REPLACED IF NECESSARY EVERY 14 DAYS AND AFTER EACH RAINFALL.

A MINIMUM 30' WIDE X 50' LONG TRACKING PAD (3-6 INCH STONE) SHALL BE INSTALLED AT THE ENTRANCE TO THE SITE (AS SHOWN) TO PREVENT SOIL FROM BEING TRACKED ONTO ADJACENT PAVEMENTS AND PUBLIC ROADS. INSTALLATION AND MAINTENANCE OF THE TRACKING PAD SHALL BE PERFORMED ACCORDING TO WDNR TECHNICAL STANDARD 1057. ALL TRACKED SOIL FROM THE CONSTRUCTION SITE SHALL BE COLLECTED FROM PAVED STREETS AT THE END OF EACH WORKING DAY. PERIODIC STREET SWEEPING SHALL BE CONDUCTED BY THE CONTRACTOR TO KEEP THE PUBLIC AND/OR PRIVATE ROADWAYS FREE OF DUST AND DIRT.

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

SITE GRADING & SUB-GRADE PREPARATION

ALL EXISTING TOPSOIL AND OTHER NON-STRUCTURAL MATERIAL WITHIN THE PROPOSED BUILDING PAD, PAVEMENT SECTIONS AND STRUCTURAL FILL AREAS SHALL BE STRIPPED AND STOCKPILED AT A LOCATION DETERMINED BY THE CONTRACTOR AND OWNER.

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

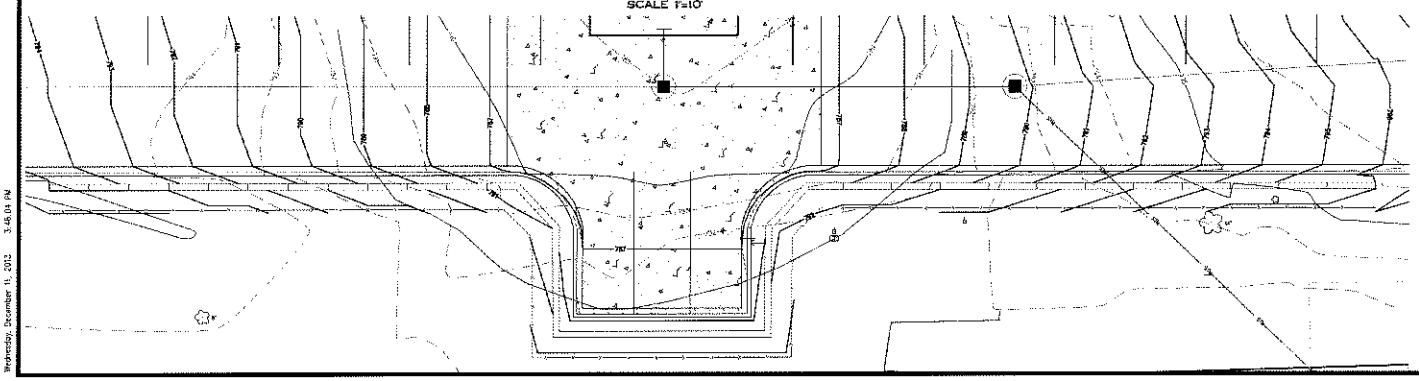
UPON COMPLETION OF THE GRADING AND COMPACTION OF THE SUBGRADE, A PROOF ROLL SHALL BE CONDUCTED BY THE CONTRACTOR ON ALL SUBGRADES TO RECEIVE DENSE AGGREGATE BASE COURSE. THE CONTRACTOR SHALL PROVIDE A FULLY LOADED QUAD-AXLE TRUCK (18 TON MINIMUM LOAD) TO PERFORM THE PROOF ROLL. CONTRACTOR SHALL COORDINATE THE PROOF ROLL WITH THE OWNER OR HIS REPRESENTATIVES TO ENSURE THEY ARE PRESENT.

TEMPORARY SEEDING IS REQUIRED FOR ALL STOCKPILES AND OTHER EXPOSED LAND AREAS IF NOT UTILIZED WITHIN 30 DAYS. AT THE COMPLETION OF THE PAVEMENT WORK, RE-SPREAD SALVAGED TOPSOIL TO PROVIDE A MINIMUM SIX-INCH (6") LAYER IN ALL LANDSCAPE AND LAWN AREAS. ALL DISTURBED AREAS SHALL BE SEEDED, FERTILIZED AND MULCHED IN ACCORDANCE WITH SECTIONS 627, 629 AND 630 OF THE "STATE SPECIFICATIONS" OR RESTORED PER SPECIFIC DETAILS IN THE SITE LANDSCAPE PLAN.

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

RETAINING WALL DETAIL

SCALE 1"=10'



GRADING AND EROSION CONTROL

- EROSION MAT (CLASS I - TYPE "A")
- 692 — EXISTING CONTOURS
- 702 — PROPOSED CONTOURS
- SILT FENCE
- RIPRAP W/GEOTEXTILE FABRIC (TYPE "R")
- STORM INLET PROTECTION

Nielsen Madsen & Barber S.C.
Civil Engineers and Land Surveyors
1458 Horizon Blvd, Suite 200, Racine, WI 53406
Tele (262)634-5588 Fax (262)634-5024
Website www.nmbsc.net

GRADING AND EROSION CONTROL PLAN
FOR
STORAGE MASTER, LLC.
CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN

NO.	REVISION	BY	DATE
1	ISSUED FOR APPROVAL	MJRM	12-11-13

PROJ. MGR: MJRM
DRAFTED: MMM
DATE: 12-6-2013
CHECKED: ALJ
DATE: 12-06-2013

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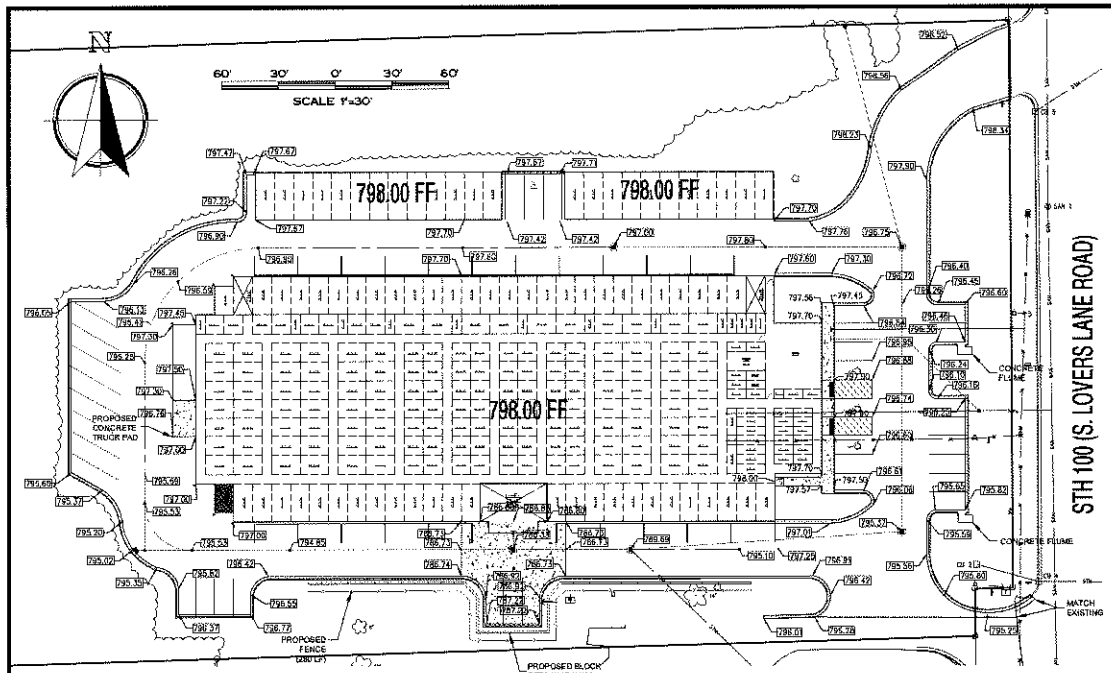


PAVEMENT SPECIFICATIONS

DENSE AGGREGATE BASE COURSE SHALL MEET THE REQUIREMENTS OF SECTION 305 OF THE "STATE SPECIFICATIONS". THE COMPLETED BASE SHALL BE EITHER TEN (10") SIX (6") INCHES OR FIVE (5") TOTAL IN ACCORDANCE WITH THE "TYPICAL SECTIONS & CONSTRUCTION DETAILS" SHEET(S) OF THE PLAN SET AND SHALL BE CONSTRUCTED IN FOUR-INCH (4") LIFTS ACCORDING TO SUBSECTION 305.3.2.2 OF THE "STATE SPECIFICATIONS".

ASPHALTIC CONCRETE PAVEMENT SHALL BE WISC DOT TYPE E-0.3 MEETING THE REQUIREMENTS OF SECTION 460 OF THE "STATE SPECIFICATIONS". PAVEMENT SHALL BE INSTALLED IN TWO (2) LIFTS IN ACCORDANCE WITH THE "TYPICAL SECTIONS & CONSTRUCTION DETAILS" SHEET(S) OF THE PLAN SET. A TACK COAT SHALL BE INSTALLED BETWEEN THE LOWER AND UPPER COURSES IN ACCORDANCE WITH SECTION 455.3.2 OF THE "STATE SPECIFICATIONS".

" EACH LAYER SHALL BE COMPACTED TO THE EXTENT REQUIRED FOR STANDARD COMPACTION IN SUBSECTION 301.3.4.2 OF THE "STATE SPECIFICATIONS". COMPACTION EQUIPMENT SHALL BE IN ACCORDANCE WITH SUBSECTION 325.3(4)2 OF THE "STATE SPECIFICATIONS".

CONCRETE FOR SIDEWALKS, CURB & GUTTER AND LOADING DOCK APRONS SHALL BE GRADE A-FA, AIR-ENTRAINED, AS SPECIFIED IN SUBSECTION 501.3.1 OF THE "STATE SPECIFICATIONS". ALL EXTERIOR CONCRETE SHALL BE "READY-MIXED" AND RECEIVE A BROOM FINISH. ALL CONCRETE WORK SHALL BE CURED IN ACCORDANCE WITH THE REQUIREMENTS OF SUBSECTION 416.3.16 OF THE "STATE SPECIFICATIONS"

"PRIVATE" CONCRETE SIDEWALKS SHALL BE FIVE INCHES (5") IN THICKNESS ON FIVE INCHES (5") OF DENSE AGGREGATE BASE COURSE AND BE CONSTRUCTED IN ACCORDANCE WITH THE "TYPICAL SECTIONS & CONSTRUCTION DETAILS" SHEET(S) OF THE PLAN SET.

CONCRETE CURB AND GUTTER SHALL BE 20" VERTICAL FACE CURB CONFORMING TO THE "TYPICAL SECTION & CONSTRUCTION DETAILS" SHEET(S) OF THE PLAN SET AND SECTION 601 OF THE "STATE SPECIFICATIONS". ALL CURB & GUTTER SHALL BE "REVERSE PAN CURB" OR "STANDARD CURB" AS INDICATED BY THE LEGEND BELOW AND INSTALLED IN A MANNER TO SHED ALL STORM WATER RUNOFF TOWARDS THE DRAINAGE STRUCTURES.

20" VERTICAL FACE (REVERSE PAN) CONCRETE CURB & GUTTER

20" VERTICAL FACE CONCRETE CURB & GUTTER

CONCRETE PAVEMENT (LOADING DOCK APRON) SHALL BE EIGHT-INCH (8") PAVEMENT ON SIX INCHES (6") OF DENSE AGGREGATE BASE COURSE IN ACCORDANCE WITH THE "TYPICAL SECTIONS & CONSTRUCTION DETAILS" SHEET(S) OF THE PLAN SET.

CONTRACTION JOINTS SHALL BE AT TEN-FOOT (10') INTERVALS FOR CURB AND GUTTER AND FIVE-FOOT (5') INTERVALS FOR FIVE-FOOT (5') WIDE SIDEWALK. CONTRACTION JOINTS FOR LOADING DOCK APRONS SHALL BE IN A GRID PATTERN NO GREATER THAN 12' X 12' OR PER THE ARCHITECTURAL PLANS.

EXPANSION JOINTS SHALL BE PLACED AS OUTLINED IN SUBSECTION 601.3.6 OF THE "STATE SPECIFICATIONS". FILLER MATERIAL FOR EXPANSION JOINTS SHALL BE 1/2" FIBER MATERIAL.

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

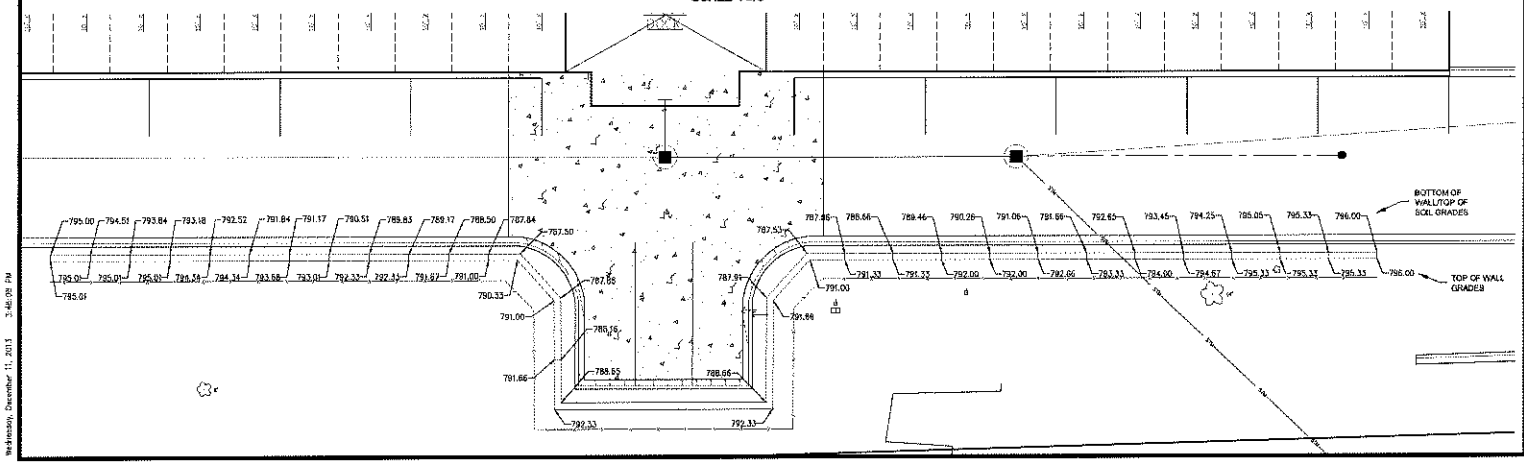
PARKING LOT STRIPING, DIRECTIONAL ARROWS AND HANDICAPPED ACCESSIBLE SYMBOLS SHALL BE INSTALLED WITH WISC DOT APPROVED TRAFFIC PAINT (WHITE) IN ACCORDANCE WITH SECTION 646 OF THE "STATE SPECIFICATIONS". ALL PARKING STRIPING SHALL BE FOUR INCHES (4") IN WIDTH AND SHALL BE INSTALLED AT THE LOCATIONS SHOWN ON THE PLANS OR AS DIRECTED BY THE OWNER.

GRADING / EROSION CONTROL LEGEND

- EROSION MAT (CLASS I - TYPE "B")
- MEDIUM RIP RAP W/ GEOTEXTILE FABRIC TYPE "B"
- GRAVEL TRACKING PAD
- DRAINAGE ARROWS
- SILT FENCE
- STORM INLET PROTECTION
- 804.00 FINISHED ASPHALT GRADES
- 804.00 FINISHED SIDEWALK/CONCRETE GRADES
- 702 PROPOSED CONTOURS
- 702 EXISTING CONTOURS

RETAINING WALL DETAIL

SCALE 1"=10'



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PAVEMENT GRADING PLAN FOR STORAGE MASTER, LLC.

CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN

NO.	REVISION	BY	DATE
1	ISSUED FOR APPROVAL	MRM	12-11-13

PROJ. MGR: MRM
DRAFTED: MMM
DATE: 12-6-2013
CHECKED: AJJ
DATE: 12-6-2013

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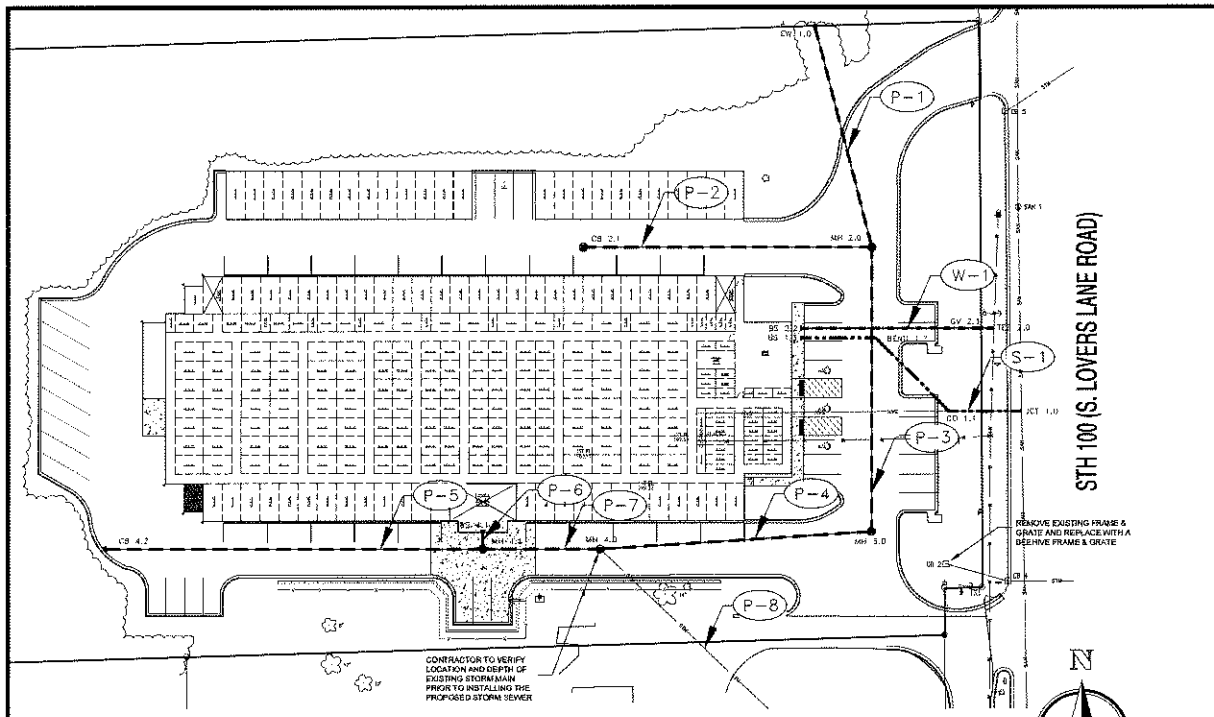

STORM SEWER DESIGN

P-1:	122'	- 15" STM	@ 1.46%
P-2:	152'	- 10" STM	@ 1.04%
P-3:	151'	- 18" STM	@ 1.04%
P-4:	144'	- 18" STM	@ 4.23%
P-5:	195'	- 10" STM	@ 2.08%
P-6:	10'	- 18" STM	@ 0.26%
P-7:	62'	- 15" STM	@ 0.26%
P-8:	158'	- 21" STM	@ 0.84% (EX)

EX EW 1.0
IE. 15" (SE) 793.05±

EX CB 3
RIM 789.59±
IE. 21" (NW) 781.89±
IE. 15" (SE) 781.19±

BUILDING STUB 4.1
IE. 16" (S) 783.67

CB 2.1
RIM 797.00
IE. 10" (E) 793.36

CB 4.2
RIM 794.98
IE. 10" (E) 787.68

STM MH 3.0
RIM 795.37
IE. 18" (N) 789.60
IE. 18" (W) 789.60

STM MH 4.0
RIM 790.05
IE. 18" (E) 783.55
IE. 15" (W) 783.27
IE. 21" (SE) 783.22

STM MH 4.1
RIM 786.55
IE. 15" (E) 783.59
IE. 10" (W) 783.59

STM MH/CB 2.0
RIM 796.75
IE. 15" (NW) 791.27
IE. 10" (W) 791.27
IE. 18" (S) 791.17

EXISTING UTILITY DATA

CB 1
RIM 787.57
IE. 15" NE 783.92
IE. 21" SE 783.92

CB 2
RIM 794.84
IE. 16" E 790.89

CB 3
RIM 789.59
IE. 21" NW 781.89
IE. 21" SE 781.19

CB 4
RIM 794.63
IE. 10" W 790.98
IE. 12" E 790.33

CB 5
RIM 797.88
IE. 12" NE 794.08

SAN 1
RIM 797.29
IE. 8" N 782.58
IE. 8" S 782.59

WATERMAIN DESIGN

W-1: 102' - 4" WM @ 0.00%

TEE 2.0
I.E. 6" (N/S) 790.50±
I.E. 4" (W) 790.58

GATE VAVE 2.1
I.E. 4" (E/W) 790.58

BUIDING STUB 2.2
I.E. 4" (E) 790.56

SANITARY DESIGN

S-1: 133' - 4" PVC @ 1.04%

JUNCTION 1.0
I.E. 8" (N/S) 782.20±
I.E. 4" (E) 782.50

CLEAN OUT 1.1
RIM 798.00
I.E. 4" (E/NW) 782.90

BEND 1.2
I.E. 4" (S/NW) 783.46

BUILDING STUB 1.3
I.E. 4" (E) 783.86

GENERAL NOTES

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

CONTRACTOR SHALL CONTACT DIGGER'S HOTLINE A MINIMUM OF 72 HOURS BEFORE THE START OF CONSTRUCTION TO IDENTIFY ADJACENT UNDERGROUND UTILITIES. THE LOCATION OF EXISTING PRIVATE UTILITIES MAY NOT BE SHOWN ON THE PLANS AND SHOULD BE LOCATED BY THE OWNER PRIOR TO CONSTRUCTION

ANY WATER PUMPED FROM PITS, TRENCHES, WELLS OR PONDS SHALL BE TREATED FOR SEDIMENT REMOVAL PRIOR TO DISCHARGE OFF-SITE. PUMPING OPERATIONS SHALL BE IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1061. PUMPED WATER CAN BE TREATED IN RETENTION BASINS, FILTER BAGS, STONE FILTERS OR BY OTHER WDNR APPROVED METHODS. QUALITY OF PUMPED WATER SHALL BE CONTINUOUSLY MONITORED DURING PUMPING OPERATIONS.

THE EXACT LOCATION OF ALL BUILDING LATERALS, ROOF DRAIN RISERS AND DOWNSPOUTS (IF APPLICABLE) SHALL BE PER THE ARCHITECTURAL OR MECHANICAL DRAWINGS.

STORM SEWER SPECIFICATIONS

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

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

* THE STORM SEWER SYSTEM (P1 -P8) WAS SIZED ACCORDING TO SPS TABLE 382.30-4 "MAXIMUM CAPACITY OF STORM WATER HORIZONTAL CONVEYANCE PIPING FOR CONCRETE, ASTM C76 AND ASTM C14". ANY MATERIAL APPROVED BY THE CITY OF FRANKLIN AND THE WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICE MAY BE USED AT THE SLOPES AND SIZES DESIGNED.

STORM SEWER, ROOF DRAIN AND STORM BUILDING SEWER PIPE AND TUBING MATERIALS SHALL CONFORM TO COMM 84.30 OF THE WISCONSIN ADMINISTRATIVE CODE. REINFORCED CONCRETE PIPE (RCP) AND POLYVINYL CHLORIDE (PVC) MATERIALS SHALL BE SELECTED FROM TABLE 84.30-6. CORRUGATED HIGH DENSITY POLYETHYLENE (HDPE) PIPE MATERIAL (IF SELECTED) SHALL MEET THE REQUIREMENTS OF AASHTO M-252 FOR 4"-10" DIAMETER SIZES AND AASHTO M294 FOR 12"-48" DIAMETER SIZES.

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

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

A 10-GAUGE TRACER WIRE SHALL BE INSTALLED THE ENTIRE LENGTH OF ALL PRIVATE STORM SEWERS, ROOF DRAINS AND STORM BUILDING SEWER LATERALS PER SPS 382.36(7)(d)10. THE TRACER WIRE SHALL BE EXTENDED TO THE SURFACE AT THE BUILDING WALL AND ALL OTHER SYSTEM LIMITS (FOR EACH SYSTEM INSTALLED) AND ENCLOSED IN A RISER BOX WITH "STORM" ON THE COVER.

STORM SEWER MANHOLES (MH) AND CATCH BASINS (CB) SHALL BE 48" AND 42" DIAMETER REINFORCED CONCRETE STRUCTURES, RESPECTIVELY, IN ACCORDANCE WITH CITY OF FRANKLIN SPECIFICATIONS, UNLESS OTHERWISE STATED ON THE PLANS.

ALL MANHOLES INSTALLED IN PAVED SURFACES SHALL BE FURNISHED WITH A NEENAH R-2560, TYPE "B" FRAME & GRATE. ALL MANHOLES AND CATCH BASINS INSTALLED WITHIN CURB & GUTTER SECTIONS SHALL BE FURNISHED WITH A NEENAH R-3010 TYPE "L" FOR VERTICAL FACE CURB & GUTTER. ALL CATCH BASINS INSTALLED IN LAWN AREAS SHALL BE FURNISHED WITH A NEENAH R-2560, TYPE "EA" FRAME & GRATE.

ALL CATCH BASINS AND INLET MANHOLES SHALL BE FURNISHED WITH A MINIMUM 12" SUMP.

ALL STORM SEWERS, CATCH BASINS, MANHOLES AND INLETS SHALL BE CONSTRUCTED WITH WATER AND GAS TIGHT JOINTS IN CONFORMANCE WITH SPS 384.40.

ANY AND ALL EXISTING SIDEWALKS, CURBS OR PAVEMENTS DISTURBED TO INSTALL UNDERGROUND UTILITIES SHALL BE SAWCUT AT THE NEAREST JOINT AND REPLACED IN KIND PER CITY OF FRANKLIN SPECIFICATIONS.

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

STORM WATER MAINTENANCE PLAN

THE STORM WATER DRAINAGE / WATER QUALITY SYSTEM BEING INSTALLED AS PART OF THIS DEVELOPMENT SHALL BE INSPECTED ON A SEMIANNUAL BASIS.

AS PART OF THE INSPECTION, ANY SILT, SEDIMENT OR DEBRIS BUILT UP IN THE BOTTOM OF THE STRUCTURE SHALL BE REMOVED AND DISPOSED OF.

IF EXCESSIVE AMOUNTS OF SEDIMENT ARE PRESENT, THE MAINTENANCE SCHEDULE SHALL BE ADJUSTED ACCORDINGLY OR A PAVEMENT SWEEPING PROGRAM ESTABLISHED TO MINIMIZE THE SEDIMENT LOADING ENTERING THE STORM WATER DRAINAGE/WATER QUALITY SYSTEM.

THE PROPERTY OWNER IS ULTIMATELY RESPONSIBLE FOR ENSURING THAT THE STORM WATER LEAVING THE SITE IS AS CLEAN AS PRACTICABLE.

UTILITY PLAN LEGEND

- SANITARY SEWER (SEE PLAN)
- WATERMAIN (SEE PLAN)
- STORM SEWER (SEE PLAN)

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STORM SEWER DESIGN PLAN
FOR
STORAGE MASTER, LLC.
CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN

NO.	REVISION	BY	DATE
1	ISSUED FOR APPROVAL	MRM	12-11-13

PROJ. MGR. MRM
DRAFTED: MRM
DATE: 12-11-2013
CHECKED: AJJ
DATE: 12-9-2013

2013.0124.01

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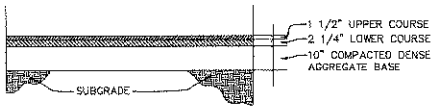
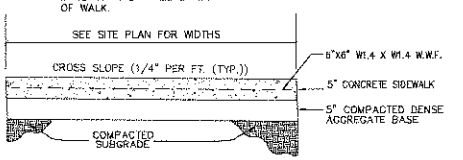
Wednesday, December 11, 2013 3:46:12 PM

14" PAVEMENT SECTION (TYPICAL)
- 4" HMA PAVEMENT, WISDOT, TYPE E-0.3
  - * 1 1/2" THICK UPPER COURSE (9.5 mm GRADATION), PG 64-22 OR PG 58-28
  - * 2 1/2" THICK LOWER COURSE (19.0 mm GRADATION), PG 64-22 OR PG 58-28
- 10" COMPACTED DENSE AGGREGATE BASE
  - * 1 1/4" GRADATION (PER SECTION 305.2.2.1 OF THE "STATE SPECIFICATIONS")
  - * BASE COURSE SHALL EXTEND A MINIMUM OF 12 INCHES BEYOND THE EDGE OF PAVEMENT OR BACK OF CURB.



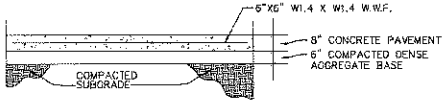
ASPHALT PAVEMENT SECTION
NOT TO SCALE

10" PAVEMENT SECTION (TYPICAL)
- 5" CONCRETE SIDEWALK (PER SECTION 602 OF THE "STATE SPECIFICATIONS")
  - * ALL CONCRETE SHALL BE GRADE A-FA, AIR-ENTRAINED, 6-BAG MIX WITH A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 3,500 PSI.
- 5" COMPACTED DENSE AGGREGATE BASE
  - * 3/4" GRADATION (PER SECTION 305.2.2.1 OF THE "STATE SPECIFICATIONS")
  - * BASE COURSE SHALL EXTEND A MINIMUM OF 6 INCHES BEYOND THE EDGE OF WALK.



5" CONCRETE SIDEWALK SECTION
NOT TO SCALE

14" PAVEMENT SECTION (TYPICAL)
- 8" CONCRETE PAVEMENT (PER SECTION 415 OF THE "STATE SPECIFICATIONS")
  - * ALL CONCRETE SHALL BE GRADE A-FA, AIR-ENTRAINED, 6-BAG MIX WITH A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 3,500 PSI.
- 6" COMPACTED DENSE AGGREGATE BASE
  - * 1 1/4" GRADATION (PER SECTION 305.2.2.1 OF THE "STATE SPECIFICATIONS")
  - * BASE COURSE SHALL EXTEND A MINIMUM OF 12 INCHES BEYOND THE EDGE OF PAVEMENT OR BACK OF CURB.



NOTE: ALL 8" CONCRETE PAVEMENT SHALL INCLUDE 6"X6" W1.4 X W1.4 W.W.F.

CONCRETE PAVEMENT TYPICAL SECTION
NOT TO SCALE

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INSTALLATION NOTES

TYPE B & C
TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.

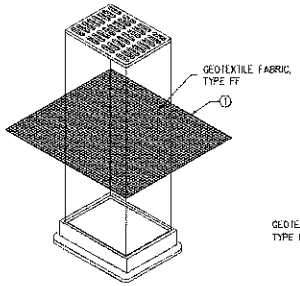
GENERAL NOTES

MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE WI DOT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

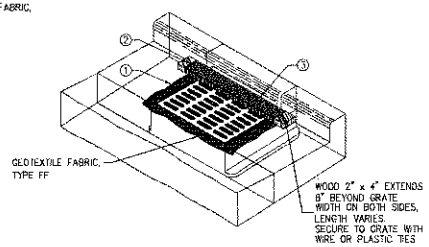
(1) FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.

(2) FOR INLET PROTECTION, TYPE C (WITH CURB BOX), AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES.

(3) THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2X4.

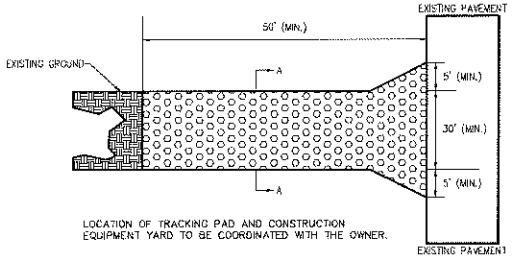


INLET PROTECTION, TYPE B (WITHOUT CURB BOX)
(CAN BE INSTALLED IN ANY INLET WITHOUT A CURB BOX)



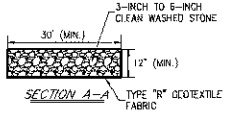
INLET PROTECTION, TYPE C (WITH CURB BOX)
(CAN BE INSTALLED IN ANY INLET WITH A CURB BOX)

TYPICAL STORMWATER INLET PROTECTION DETAIL
NOT TO SCALE



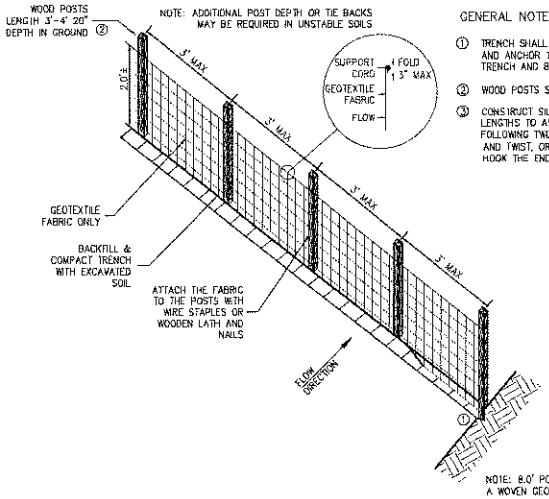
LOCATION OF TRACKING PAD AND CONSTRUCTION EQUIPMENT YARD TO BE COORDINATED WITH THE OWNER.

PLAN VIEW



NOTE: TRACKING MATS SHALL BE INSPECTED DAILY. DEFICIENT AREAS SHALL BE REPAIRED OR REPLACED IMMEDIATELY

TRACKING PAD DETAIL
NOT TO SCALE



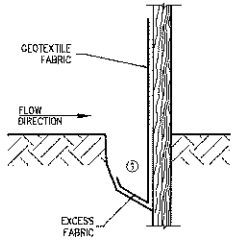
NOTE: 8.0' POST SPACING ALLOWED IF A WOVEN GEOTEXTILE FABRIC IS USED.

GENERAL NOTES – SILT FENCE

(1) TRENCH SHALL BE A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.

(2) WOOD POSTS SHALL BE A MINIMUM SIZE OF 1½" x 1½" OF OAK OR HICKORY.

(3) CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ONE OF THE FOLLOWING TWO METHODS: A) TWIST METHOD -- OVERLAP THE END POSTS AND TWIST, OR ROTATE, AT LEAST 180 DEGREES, B) HOOK METHOD -- HOOK THE END OF EACH SILT FENCE LENGTH.



TYPICAL SILT FENCE DETAIL
NOT TO SCALE

Nielsen Madsen & Barber S.C.
Civil Engineers and Land Surveyors
1458 Horizon Blvd. Suite 200, Racine, Wisconsin 53406
Tele: (262)634-5588 Fax: (262)634-5024
Website www.nmbsc.net

TYPICAL SECTIONS AND CONSTRUCTION DETAILS
FOR
STORAGE MASTER, LLC
CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN

NO.	REVISION	BY	DATE
1	ISSUED FOR APPROVAL	MMM	12-11-13

PROJ. MGR: MMM
DRAFTED: MMM
DATE: 12-6-2013
CHECKED: AJJ
DATE: 12-9-2013

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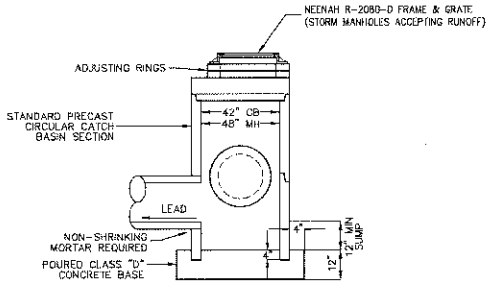
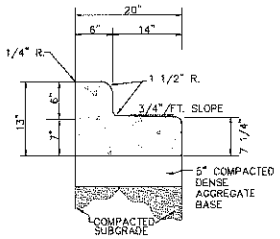


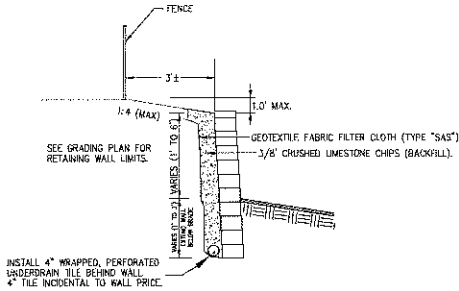
42" DIAMETER STANDARD CATCH BASIN
48" DIAMETER STANDARD STORM MANHOLE

NOT TO SCALE



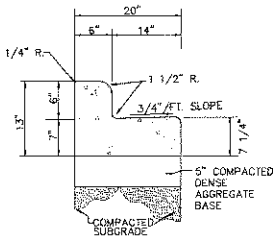
20" VERTICAL FACE CURB AND GUTTER REVERSE PAN

NOT TO SCALE



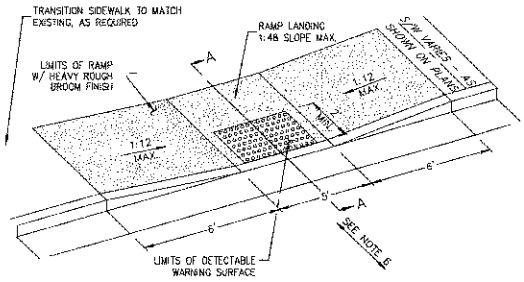
BLOCK RETAINING WALL DETAIL
INSTALLATION PER MANUFACTURE

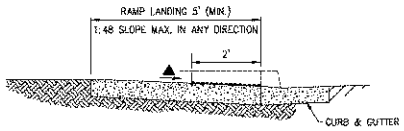
NOT TO SCALE



20" VERTICAL FACE CURB AND GUTTER

NOT TO SCALE

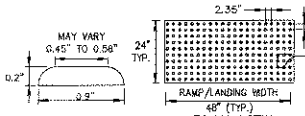




SECTION A–A

NOTES

1. THIS WORK WILL CONSIST OF FURNISHING ALL MATERIAL, EQUIPMENT AND LABOR NECESSARY FOR THE PLACEMENT OF DETECTABLE WARNING DEVICES, COMPLETE AND READY FOR SERVICE AT ALL NEW SIDEWALK CURB RAMPS.
2. THE DEVICES SHALL COMPLY WITH THE DETECTABLE WARNINGS ON WALKING SURFACES SECTION OF THE AMERICANS WITH DISABILITIES ACT (TITLE 49 CFR TRANSPORTATION, PART 37.9 STANDARDS FOR ACCESSIBLE TRANSPORTATION FACILITIES, APPENDIX A, SECTION 4.29.2 DETECTABLE WARNINGS ON WALKING SURFACES.)
3. DETECTABLE WARNING SURFACES SHALL EXTEND 24 INCHES (610 MM) MINIMUM IN THE DIRECTION OF TRAVEL, AND THE FULL WIDTH OF THE CURB RAMP FLUSH SURFACE (GENERALLY 48 INCHES WIDE).
   A. THE DETECTABLE WARNING SURFACE SHALL BE LOCATED SO THAT THE EDGE NEAREST THE CURB LINE IS 6 INCHES (150 MM) MINIMUM AND 8 INCHES (205 MM) MAXIMUM FROM THE SURFACE OF THE CURB LINE.
   B. DOMES SHALL BE ALIGNED ON A SQUARED GRID, ALIGNED IN ROWS PARALLEL AND PERPENDICULAR TO THE PREDOMINANT DIRECTION OF TRAVEL. DOMES MUST NOT BE SKEWED DIAGONALLY TO THE DIRECT OF TRAVEL.
4. AVAILABLE MANUFACTURERS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, MANUFACTURERS OFFERING PROJECTS THAT MAY BE INCORPORATED IN THE WORK INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:
   A. "METAPANEL" MANUFACTURED BY METADOME, LLC OR "NEENAH DETECTABLE WARNING PLATE" MANUFACTURED BY NEENAH FOUNDRY COMPANY OR PRE-APPROVED EQUAL.
      a. THE COLOR OF THE DETECTABLE WARNING FIELD SHALL BE SELECTED BY THE OWNERS & ARCHITECT (STANDARD COLOR IS FEDERAL YELLOW).
5. THE SPECIFICATIONS OF THE CONCRETE SEALANT AND RELATED MATERIALS SHALL BE IN STRICT ACCORDANCE WITH THE GUIDELINES SET BY THEIR RESPECTIVE MANUFACTURERS.



ELEVATION

PLAN VIEW

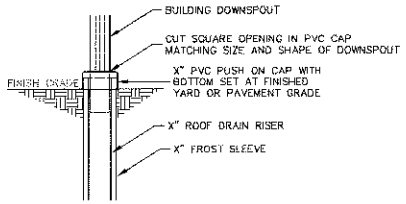
SHALL BE A SQUARE GRID, EQUAL IN BOTH DIRECTIONS. DOMES SHALL BE ALIGNED IN THE DIRECTION OF PEDESTRIAN TRAVEL AND DIRECTED TOWARD RAMP ON OPPOSITE SIDE OF STREET.

TRUNCATED DOME DETECTABLE WARNING

ACCESSIBLE RAMP INTEGRAL CURB DETECTABLE WARNING SURFACE

(TO BE INSTALLED ON ALL PRIVATE RAMPS)

NOT TO SCALE



ROOF DRAIN RISER DETAIL

NOT TO SCALE

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

Nielsen Madsen & Barber S.C.
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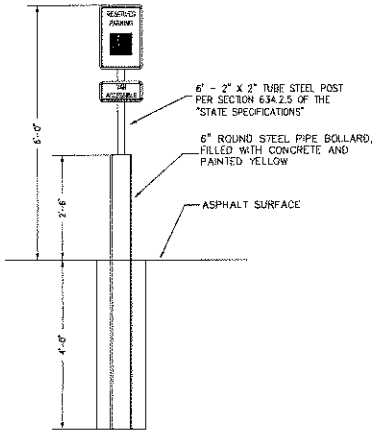
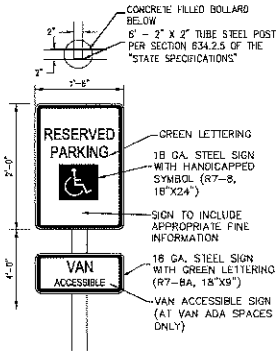


POST DETAIL (ADA SIGNS)
NOT TO SCALE



SIGN A DETAIL
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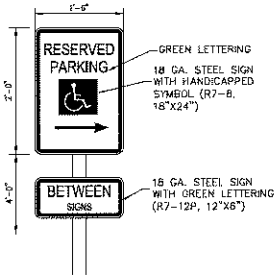

SIGN B DETAIL
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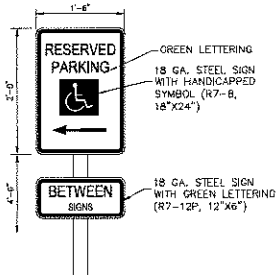

SIGN C DETAIL
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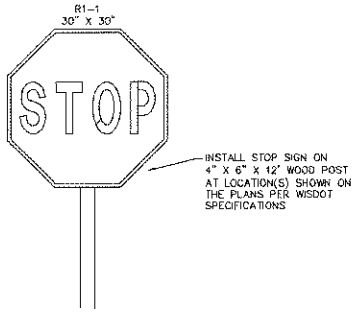

STOP SIGN DETAIL
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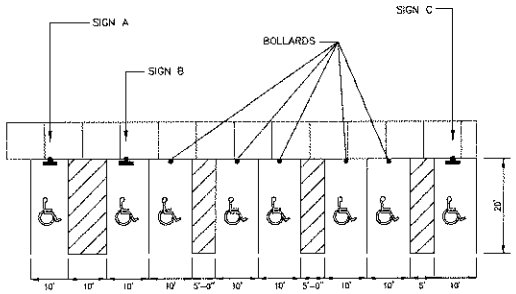
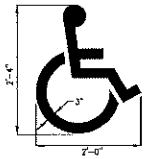
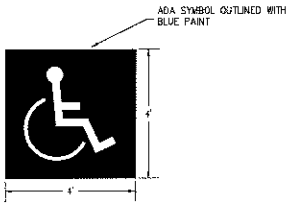


ADA PARKING STALL TYPICAL DIMENSIONS
NOT TO SCALE



HANDICAPPED SYMBOL
NOT TO SCALE



ADA MARKING DETAIL
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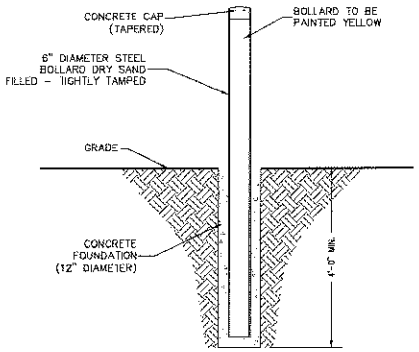

BOLLARD DETAIL
NOT TO SCALE

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CHECKED: ALJ
DATE: 12-9-2013

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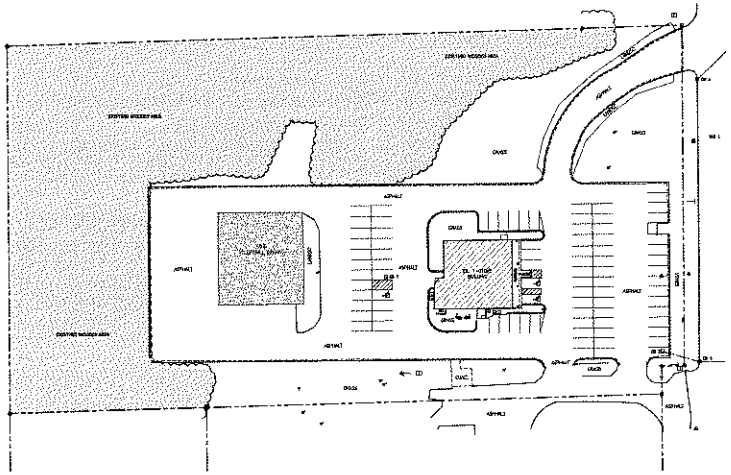
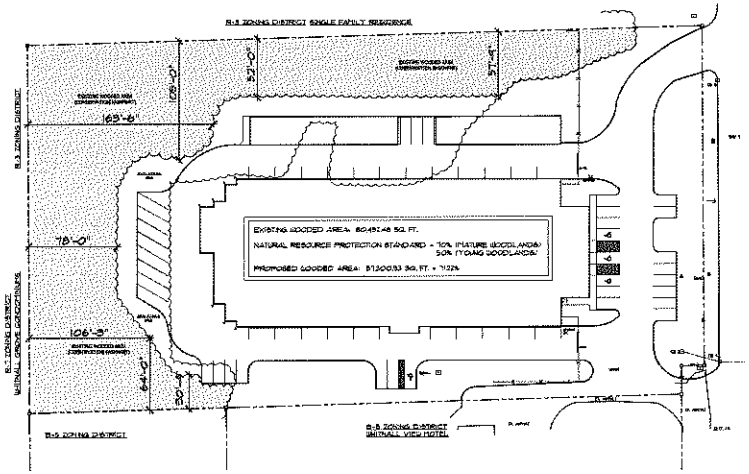
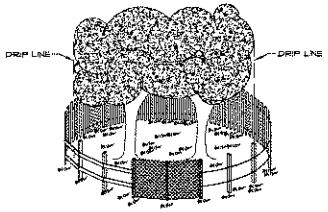


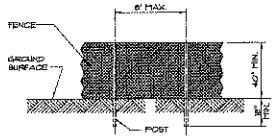
EXISTING WOODED AREA: 80,452.48 SQ. FT.



PROPOSED WOODED AREA: 57,300.93 SQ. FT.



SIDE VIEW



POST AND FENCE DETAIL

1 TREE PROTECTION FENCING
N.T.S.

TREE PROTECTION NOTES

PRIOR TO ANY LAND DISTURBANCE ACTIVITY, BARRICADES SHALL BE ERECTED AROUND ALL TREES TO BE PROTECTED. THE BARRICADES SHALL REMAIN IN PLACE AND IN GOOD CONDITION THROUGHOUT THE CONSTRUCTION AND LAND DISTURBANCE ACTIVITY. IF IMPROVEMENTS ARE TO BE LOCATED WITHIN THE TREE PROTECTION ZONE, CLEARING BY MACHINERY WILL BE ALLOWED, BUT ONLY IN THE AREA AND TO THE EXTENT NECESSARY TO INSTALL THE IMPROVEMENTS.

UNLESS OTHERWISE APPROVED BY THE CITY FORESTER, REQUIRED TREE PROTECTIVE BARRICADES SHALL BE INSTALLED NO CLOSER THAN FIVE (5) FEET FROM THE TRUNK OR AT THE EDGE OF THE DRIPLINE, WHICHEVER IS GREATER, TO SHIELD ALL TREES OR GROUPS OF TREES TO BE PROTECTED. THE UPRIGHT POSTS SHALL BE EITHER STANDARD STEEL POSTS OR WOOD POSTS WITH A MINIMUM CROSS-SECTIONAL AREA OF 3.0 SQ. IN. THE FENCE MAY BE EITHER 4'0" HIGH SNOW FENCE, 4'0" HIGH PLASTIC MESH FENCING OR ANY OTHER MATERIAL AS APPROVED BY THE ENGINEER AND/OR INSPECTOR. THE MAXIMUM DISTANCE ALLOWED BETWEEN UPRIGHT POSTS IS EIGHT (8) FEET. "DO NOT ENTER" SIGNS SHALL BE POSTED ON ALL BARRICADES.

THERE SHALL BE NO CLEANING OR STORAGE OF EQUIPMENT WITHIN A DESIGNATED TREE PROTECTION ZONE. THE OWNER, DEVELOPER OR AGENT SHALL NOT PERMIT THE PLACEMENT OF CONSTRUCTION MATERIALS, DEBRIS OR FILL NOR CAUSE OR PERMIT DISPOSAL OF WASTE MATERIALS SUCH AS PAINTS, OILS, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR ANY OTHER HARMFUL MATERIAL WITHIN THE DRIPLINE OF ANY PROTECTED TREE.

DEVELOPER / ARCHITECT INFO

DEVELOPER: STORAGE MASTER, LLC
ALEX MITIC, CEO
7401 SOUTH VOGELAND ROAD
NEW BERLIN, WISCONSIN 53151
PHONE (262) 804-6500 OR (262) 786-8666
MOBILE (262) 720-8643
E-MAIL: ALEX@STORAGE-MASTER.COM

ARCHITECT: ARCHITECTURAL ASSOCIATES, LTD
JOHN MURPHY, AIA, ARCHITECT, PRESIDENT
5401 WASHINGTON AVENUE
RACINE, WISCONSIN 53406
PHONE (262) 886-7100
MOBILE (262) 497-9401
E-MAIL: JOHN@AALTD.COM

LANDSCAPE ARCHITECT: ARCHITECTURAL ASSOCIATES, LTD.
CHARLIE BAUTHER, ASLA
E-MAIL: CHARLIE@AALTD.COM

LANDSCAPE CALCULATIONS

LOT AREA: 4.36 ACRES +/-

ZONING: B-5 HIGHWAY BUSINESS DISTRICT

PROPOSED USE: STORAGE FACILITY

NUMBER OF STORAGE UNITS: 521

REQUIRED PARKING SPACES: 1 PER 10 STORAGE UNITS + 521 UNITS / 10 = 52.1 PARKING SPACES (USE 53 PARKING SPACES)

PARKING SPACES PROVIDED = 55

MAXIMUM NUMBER OF STANDARD PLANT UNITS: COMMERCIAL USE

TYPE	MINIMUM QUANTITY REQUIRED
CANOPY/SHADE TREES	1 PER 5 PROVIDED PARKING SPACES
EVERGREENS	1 PER 5 PROVIDED PARKING SPACES
DECORATIVE TREES	1 PER 5 PROVIDED PARKING SPACES
SHRUBS	1 PER 5 PROVIDED PARKING SPACES

THEREFORE - 55 PARKING SPACES / 5 = 11 PLANTS FOR EACH TYPE

BUFFERYARDS: INCREASE THE MINIMUM QUANTITIES BY 20%.
(11) X 20% = 2.2 ADDITIONAL PLANTS PER TYPE
(USE 3 ADDITIONAL PLANTS PER TYPE)

TOTAL NUMBER OF PLANTS PER PLANT TYPE (MINIMUM) = 14

BUFFERYARD - MINIMUM NUMBER OF STANDARD PLANT UNITS REQUIRED:

CANOPY/SHADE TREES 2.5" CALIPER = 14
EVERGREENS 4 FEET TALL = 14
DECORATIVE TREES 1.5" CALIPER = 14
SHRUBS 3 FEET TALL = 14

NUMBER OF STANDARD PLANT UNITS (PROVIDED):

CANOPY/SHADE TREES 2.5" CALIPER = 15
EVERGREENS 4-FOOT TALL = 15
DECORATIVE TREES 1.5" CALIPER = 15
SHRUBS 3-FOOT TALL = 24

MINIMUM NUMBER OF DIFFERENT SPECIES REQUIRED PER PLANT TYPE = 3

NUMBER OF DIFFERENT SPECIES PER PLANT TYPE (PROVIDED):

CANOPY/SHADE TREES	3 DIFFERENT SPECIES
EVERGREENS	4 DIFFERENT SPECIES
DECORATIVE TREES	3 DIFFERENT SPECIES
SHRUBS	3 DIFFERENT SPECIES

NATURAL RESOURCE PROTECTION CALCULATIONS

LOT AREA: 4.4 ACRES (192,161 SF.) +/-

ZONING: B-5 HIGHWAY BUSINESS DISTRICT

PROPOSED USE: STORAGE FACILITY

NATURAL RESOURCE FEATURE: WOODLANDS AND FORESTS (MATURE)

EXISTING AREA OF WOODLANDS AND FORESTS: 80,452.48 SF.

PROTECTION STANDARD REQUIRED: 70% = 56,306.74 SF.

AREA OF WOODLANDS PROTECTED: 57,300.93 SF. = 71.2%

SNOW STORAGE AREA CALCS

TOTAL AREA OF PARKING AREAS, LOADING AREAS AND ACCESS DRIVES = 92,237.13 SQ. FT.

REQUIRED ON-SITE SNOW STORAGE AREA STANDARD = 10%

REQUIRED SNOW STORAGE AREA = (92,237.13 SF) x (.1) = 9,223.71 SQ. FT.

SNOW AREAS INDICATED ON PLAN = 9,946 SQ. FT.

ARCHITECTURAL ASSOCIATES LTD
ARCHITECTURE
INTERIOR DESIGN
FACILITIES PLANNING
5401 WASHINGTON AVE · SUITE 200 · RACINE, WI 53406 · PHONE (262) 886-7100 · FAX (262) 886-8885

A NEW STORAGE FACILITY FOR:
STORAGE MASTER, LLC
6351 SOUTH LOVERS LANE FRANKLIN, WISCONSIN 53132

DATE
12-11-13

PROJECT
13-1814

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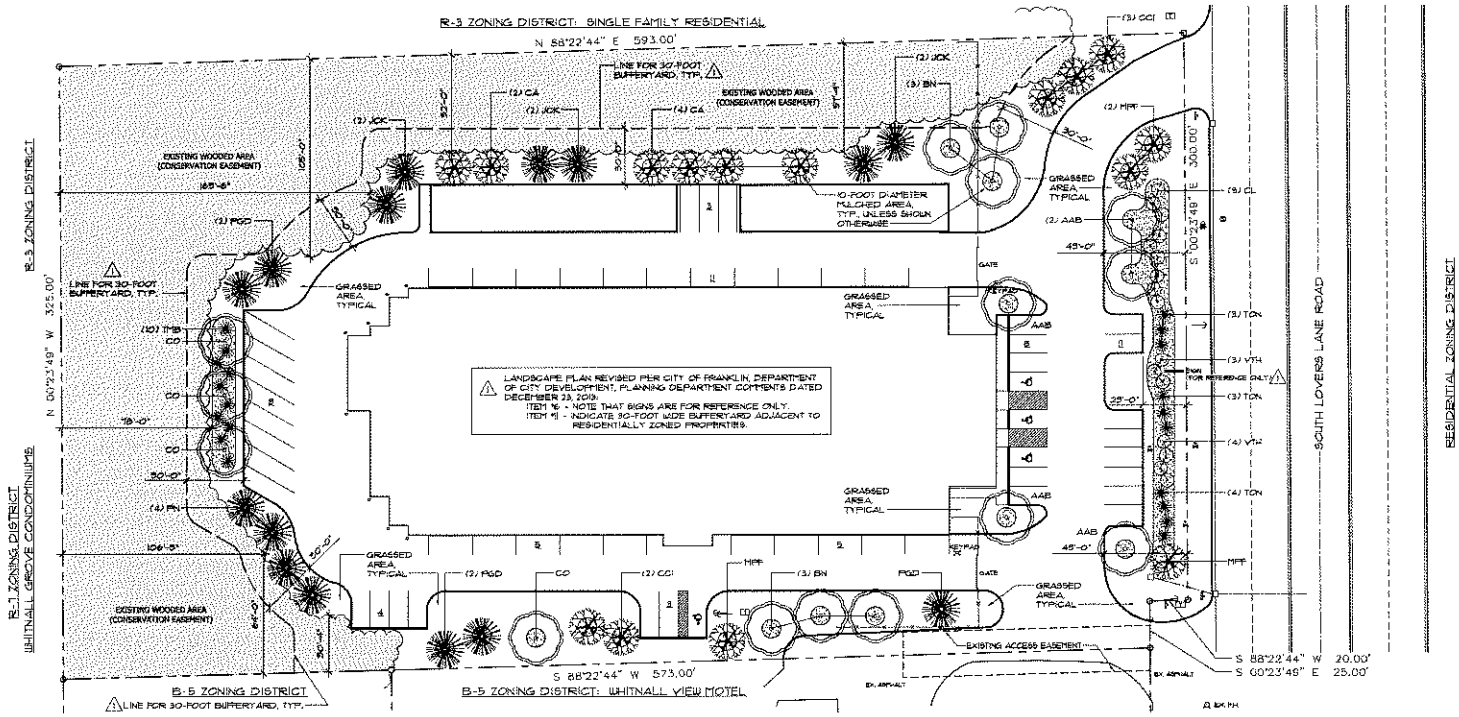

LANDSCAPE PLAN

SCALE: 1" = 30'-0"

PLANTING NOTES

ALL PLANTS ARE TO BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH. SHALL BE SOUND, HEALTHY AND VIGOROUS, WELL-BRANCHED AND DENSELY FOLIATED WHEN IN LEAF. THEY SHALL BE FREE OF DISEASE AND INSECT PESTS, EGGS OR LARVAE. THEY SHALL HAVE A HEALTHY, WELL-DEVELOPED ROOT SYSTEM. DIMENSIONS OF TRUNKS AND HEADS SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION. ALL PLANT MATERIALS SHALL BE HANDLED PROPERLY SO THAT THE ROOT BALLS ARE NOT LOOSENED OR ALLOWED TO DRY OUT AND TRUNKS AND BRANCHES ARE NOT BRUISED, SCRAPED OR OTHERWISE DAMAGED.

IT IS THE RESPONSIBILITY OF THE LANDSCAPE INSTALLER TO HAVE ALL UNDERGROUND UTILITIES LOCATED BY DIGGERS HOTLINE PRIOR TO PLANT MATERIAL INSTALLATION.

1) BREAK PLANTING PIT WALLS WITH A HOE OR OTHERWISE SCARIFY THE SURFACE OF THE PLANTING PIT WALLS.
2) REMOVE BURLAP FROM THE TOP THIRD OF THE ROOT BALL AND ENSURE THAT ALL BURLAP IS BURIED SEVERAL INCHES BELOW THE FINAL SOIL LEVEL.
3) REMOVE ALL PLASTIC TWINE, PLASTIC ROOT BALL WRAP AND METAL CAGE ROOT BALL BASKETS FROM THE PLANTING PIT.
4) BACKFILL PLANTING PIT WITH ORIGINAL SOIL. ADD TOPSOIL TO THE PLANTING PIT, AS REQUIRED, TO ELIMINATE AIR POCKETS. ADD BACKFILL IN 6IN (15 CM) NOM LAYERS AND WATER UNTIL SETTLED. DO NOT TAMP WATER-SATURATED SOIL.
5) THE ROOT COLLAR SHALL BE LEVEL OR UP TO 1" TO 2" ABOVE FINISH GRADE, BUT NEVER LOWER.
6) PLANTS SHALL BE SET IN THE CENTER OF THE PLANTING PIT PLUMB AND STRAIGHT, AND SHALL BE THE SAME AT THE END OF THE PLANTING OPERATION.
7) TREE GUYING AND STAKING SHALL ONLY BE DONE WHEN NECESSARY. NOTE THE SPECIFIC CONDITIONS ENCOUNTERED AND WITH THE APPROVAL OF THE LANDSCAPE ARCHITECT.
8) TREE WRAP SHALL ONLY BE USED WHEN NECESSARY FOR THE SPECIFIC CONDITIONS AND WITH THE APPROVAL OF THE LANDSCAPE ARCHITECT.
9) ALL PLANTS SHALL BE SPRAYED WITH "WILT-PRUF" OR AN APPROVED EQUAL ANTI-DESICCANT. APPLY SPRAY PER MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.
10) PRUNE ALL DEAD WOOD, SUCKERS AND ALL BROKEN OR BADLY BRUISED BRANCHES IN ACCORDANCE WITH THE STANDARDS OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE.
11) PROVIDE A 10-FT. (THREE) DIAMETER MULCH BED AROUND EACH TREE. INCLUDE A GREEN SHREDDED MULCH AND VINYL EDGING.
12) ALL PLANTING BEDS, AS OUTLINED ON THE PLAN, SHALL HAVE A 2" TO 3" LAYER OF RIVER-RUN STONE MULCH OVER LANDSCAPE FABRIC. USE BORDER WITH HEAVY-DUTY BLACK VINYL EDGING.
13) UNLESS OTHERWISE STATED ALL PLANTING SHALL CONFORM TO THE PLANTING SPECIFICATION GUIDELINES ESTABLISHED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE.
14) PLANTINGS SHALL BE GUARANTEED TO BE IN A HEALTHY AND FLOURISHING CONDITION FOR A PERIOD OF TWO (2) YEARS.
15) THE LANDSCAPE CONTRACTOR SHALL VERIFY THE PLANT QUANTITIES ON THE PLAN.

HYDRO-SEEDING / SODDING NOTES

THE REMAINDER OF SITE DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE HYDRO-SEEDED OR SODDED.

PROVIDE AND INSTALL 3" TO 4" OF TOPSOIL FOR ALL NEWLY SEEDED AND / OR SODDED AREAS. THE TOPSOIL SHALL BE IN A PULVERIZED CONDITION AND HAVE A pH RANGE OF 6.0 TO 7.0.

HYDRO-SEED WITH A SEED / FERTILIZER / MULCH MIX. INCLUDE A NON-ASPHALTIC TACKIFIER.

THE GRASS SEED SHALL BE, OR EQUIVALENT TO, THE WISCONSIN DEPARTMENT OF TRANSPORTATION SEED MIX NO:
KENTUCKY BLUEGRASS - 35%
RED FESCUE - 30%
HARD FESCUE - 20%
PERENNIAL RYEGRASS - 15%
APPLY SEED AT THE RATE OF 2 LBS. PER 1000 SQUARE FEET.

THE STRAW MULCH SHALL BE DRY, CLEAN, FOLDED, AND SEED-FREE. WHEAT, OAT OR THRESHED STRAW OF GRASS, RYE, OATS OR BARLEY THAT IS SUBSTANTIALLY FREE OF NOXIOUS WEED SEEDS AND OTHER OBJECTIONAL FOREIGN MATTER.

STRAW MULCH SHALL BE APPLIED UNIFORMLY TO FORM A CONTINUOUS BLANKET, 1.5-INCH IN LOOSE THICKNESS OVER THE SEED.

THE FERTILIZER SHALL BE A COMMERCIAL GRADE COMPLETE FERTILIZER CONSISTING OF FAST- AND SLOW-RELEASE NITROGEN. THE COMPOSITION SHALL BE EQUIVALENT TO THE WISCONSIN D.O.T. FERTILIZER TYPE A:
NITROGEN - 9% BY WEIGHT
PHOSPHORUS - 9% BY WEIGHT
POTASSIUM - 9% BY WEIGHT

SATISFACTORY TURF: A HEALTHY, UNIFORM, CLOSE STAND OF ESTABLISHED GRASS, FREE OF WEEDS AND SURFACE IRREGULARITIES, WITH COVERAGE EXCEEDING 90% OVER ANY 10 SQUARE FEET AND BARE SPOTS NOT EXCEEDING 4 INCHES BY 4 INCHES IN AREA.

PLANTING SCHEDULE

	QTY	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	ROOTS	MATURE SIZE	COMMENTS
SHADE TREES	9	AAB	AUTUMN BLAZE MAPLE	ACER x FREEMANII 'AUTUMN BLAZE'	2.5" CALIPER	BALLED & BURLAPPED	50'-60' HT. 40'-50' SPREAD	
	6	BN	RIVER BIRCH	BETULA NIGRA	2.5" CALIPER	BALLED & BURLAPPED	40'-60' HT. 30'-40' SPREAD	
	4	CO	COMMON HACKBERRY	CELTIS OCCIDENTALIS	2.5" CALIPER	BALLED & BURLAPPED	40'-60' HT. 40'-50' SPREAD	
LARGE EVERGREENS	6	JCK	KEISKEEN JUNIPER	JUNIPERUS CHINENSIS 'KEISKEEN'	6-FOOT HEIGHT	BALLED & BURLAPPED	15'-20' HT. 6'-20' SPREAD	
	5	PGD	BLACK HILLS SPRUCE	PICEA GLAUCA DENSATA	6-FOOT HEIGHT	BALLED & BURLAPPED	20'-40' HT. 10'-20' SPREAD	
	4	PN	AUSTRIAN PINE	PINUS NIGRA	6-FOOT HEIGHT	BALLED & BURLAPPED	50'-60' HT. 20'-40' SPREAD	
	10	TON	DARK-LEAVED ARBORVITAE	THUJA OCCIDENTALIS 'NIGRA'	6-FOOT HEIGHT	BALLED & BURLAPPED	6'-18' HT. 3'-6' SPREAD	
DECORATIVE TREES	6	CA	PAGODA DOGWOOD	CORNUS ALTERNIFOLIA	1.5" CALIPER	CG / B&B	15'-25' HT. 20'-25' SPREAD	
	5	CGI	THORNLESS COCKSPUR HAWTHORN	CRATAEGUS CRUS-GALLI INERMIS	1.5" CALIPER	CG / B&B	20'-30' HT. 20'-30' SPREAD	
	4	RPF	PRAIRIE FIRE CRABAPPLE	MALUS 'PRAIRIE FIRE'	1.5" CALIPER	CG / B&B	15'-20' HT. 15'-20' SPREAD	
SHRUBS	9	CL	HEDGE COTONEASTER	COTONEASTER LUCIDUS	4-FOOT HEIGHT	CG / B&B	6'-10' HT. 6'-10' SPREAD	
	20	TMB	BROWN'S YEW	TAXUS x MEDIA 'BROWNII'	4-FOOT HEIGHT	BALLED & BURLAPPED	6'-10' HT. 6'-12' SPREAD	
	7	VTH	HAHS APPLE CRANSBERRYBUSH VIBURNUM	VIBURNUM TRILOBUM 'HAHS'	4-FOOT HEIGHT	CG / B&B	6'-8' HT. 6'-12' SPREAD	

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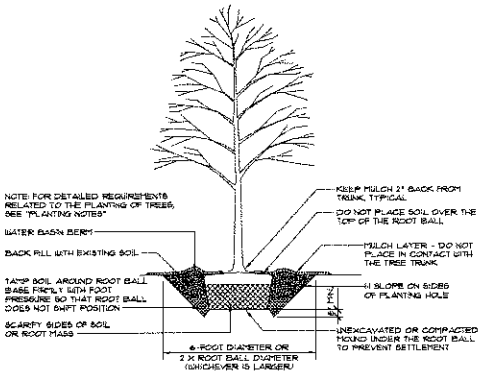
A NEW STORAGE FACILITY for:
STORAGE MASTER, LLC
6951 SOUTH LOVERS LANE FRANKLIN, WISCONSIN 53132

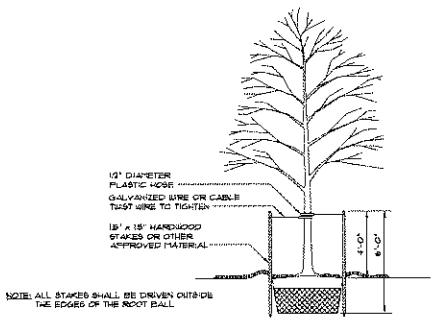
DATE
12-27-13
12-11-13

PROJECT
13-1814

SHEET
L-2



1 TREE PLANTING DETAIL
N.T.S.



NOTE: ALL STAKES SHALL BE DRIVEN OUTSIDE THE EDGES OF THE ROOT BALL

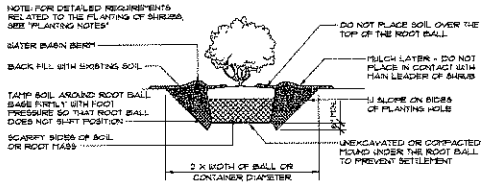
WIRE OR CABLE SIZES SHALL BE AS FOLLOWS: TREES UP TO 2 1/2" CALIPER = 14 GAUGE
TREES OVER 2 1/2" CALIPER = 12 GAUGE

TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. PLASTIC HOSE SHALL BE LONG ENOUGH TO ACCOMMODATE 1 1/2" OF GROWTH AND BUFFER ALL BRANCHES FROM THE WIRE. TUCK ANY LOOSE ENDS OF THE WIRE OR CABLE INTO THE WIRE WRAP SO THAT NO SHARP ENDS ARE LEFT EXPOSED.

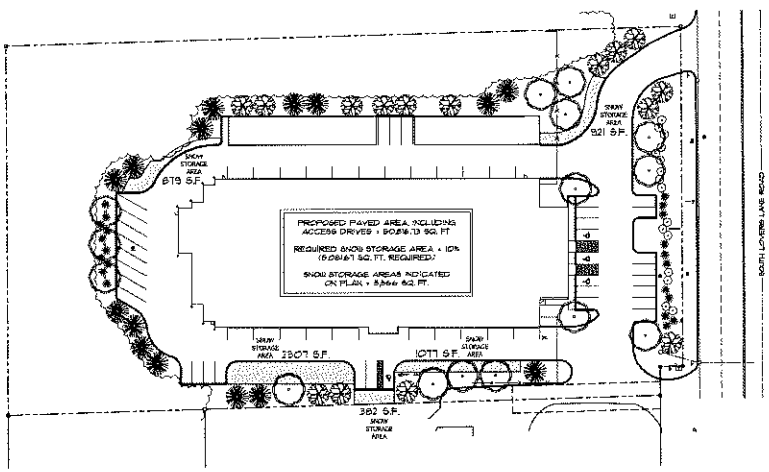
STAKES SHALL BE REMOVED NO LATER THAN THE END OF THE FIRST GROWING SEASON AFTER PLANTING.

TREES NORMALLY DO NOT NEED TO BE STAKED AND STAKING CAN BE HARMFUL TO THE TREE. STAKING SHOULD BE DONE ONLY WITH THE APPROVAL OF THE LANDSCAPE ARCHITECT, IF IT IS EXPECTED THAT THE TREE WILL NOT BE ABLE TO SUPPORT ITSELF. STAKING MAY BE ADVISABLE FOR TREES LOCATED IN A PLACE OF EXTREMELY WINDY CONDITIONS OR WITH THEIR ROOT BALLS IN VERY SANDY OR VERY WET CLAY SOIL.

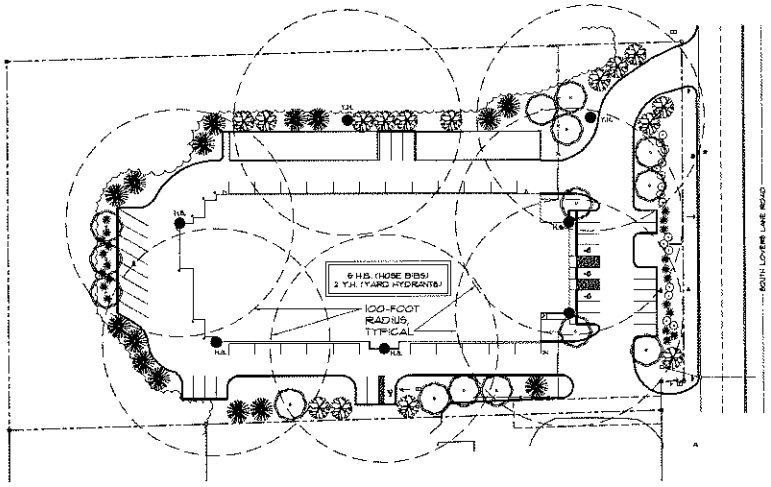
2 TREE STAKING DETAIL
N.T.S.



3 SHRUB PLANTING DETAIL
N.T.S.



REQUIRED SNOW STORAGE AREA



REQUIRED HOSE BIBS / YARD HYDRANTS

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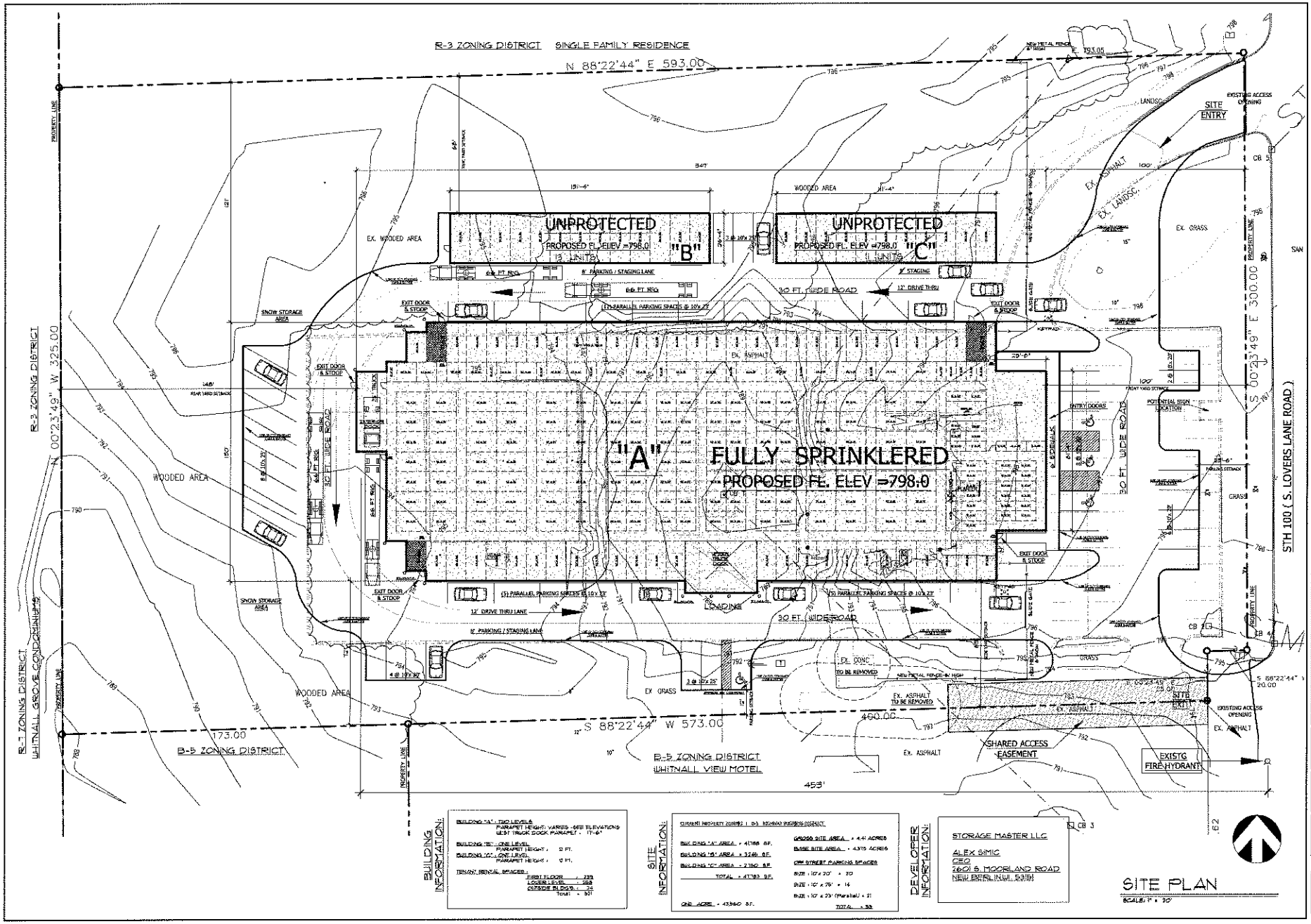

BUILDING INFORMATION:

BUILDING "A" - TWO LEVELS
PARAPET HEIGHT, VARIES - SEE ELEVATIONS
SEMI TRUCK DOCK PARAPET - 17'-6"

BUILDING "B" - ONE LEVEL
PARAPET HEIGHT : 12 FT.

BUILDING "C" - ONE LEVEL
PARAPET HEIGHT : 12 FT.

TENANT RENTAL SPACES :

FIRST FLOOR	239
LOWER LEVEL	334
OUTSIDE BLDGS.	24
Total	597

SITE INFORMATION:

CURRENT PROPERTY ZONING : B-5 HIGHWAY BUSINESS DISTRICT

BUILDING "A" AREA	= 41788 S.F.
BUILDING "B" AREA	= 5246 S.F.
BUILDING "C" AREA	= 7780 S.F.
TOTAL	= 47783 S.F.
ONE ACRE	= 43560 S.F.

GROSS SITE AREA	= 4.41 ACRES
BASE SITE AREA	= 4.375 ACRES

ON STREET PARKING SPACES

SIZE : 10' x 20'	= 20
SIZE : 10' x 26'	= 14
SIZE : 10' x 23' (Parallel)	= 21
TOTAL	= 55

DEVELOPER INFORMATION:

STORAGE MASTER LLC
ALEX SIMIC
CEO
2601 S. MOORLAND ROAD
NEW BERLIN, WI. 53151

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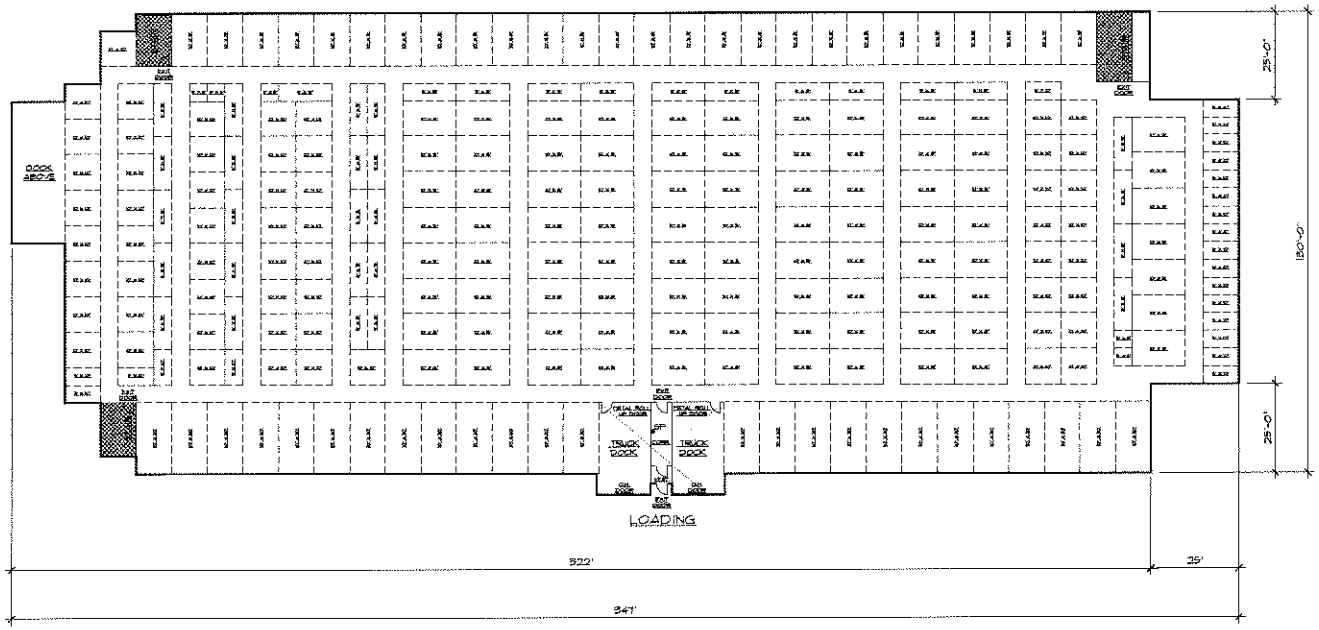

ABBREVIATIONS

F.D.C. = FIRE DEPARTMENT CONNECTION

S.P. = STAND PIPE

FLOOR PLAN-BASEMENT LEVEL

SCALE: 1/16" = 1'-0"

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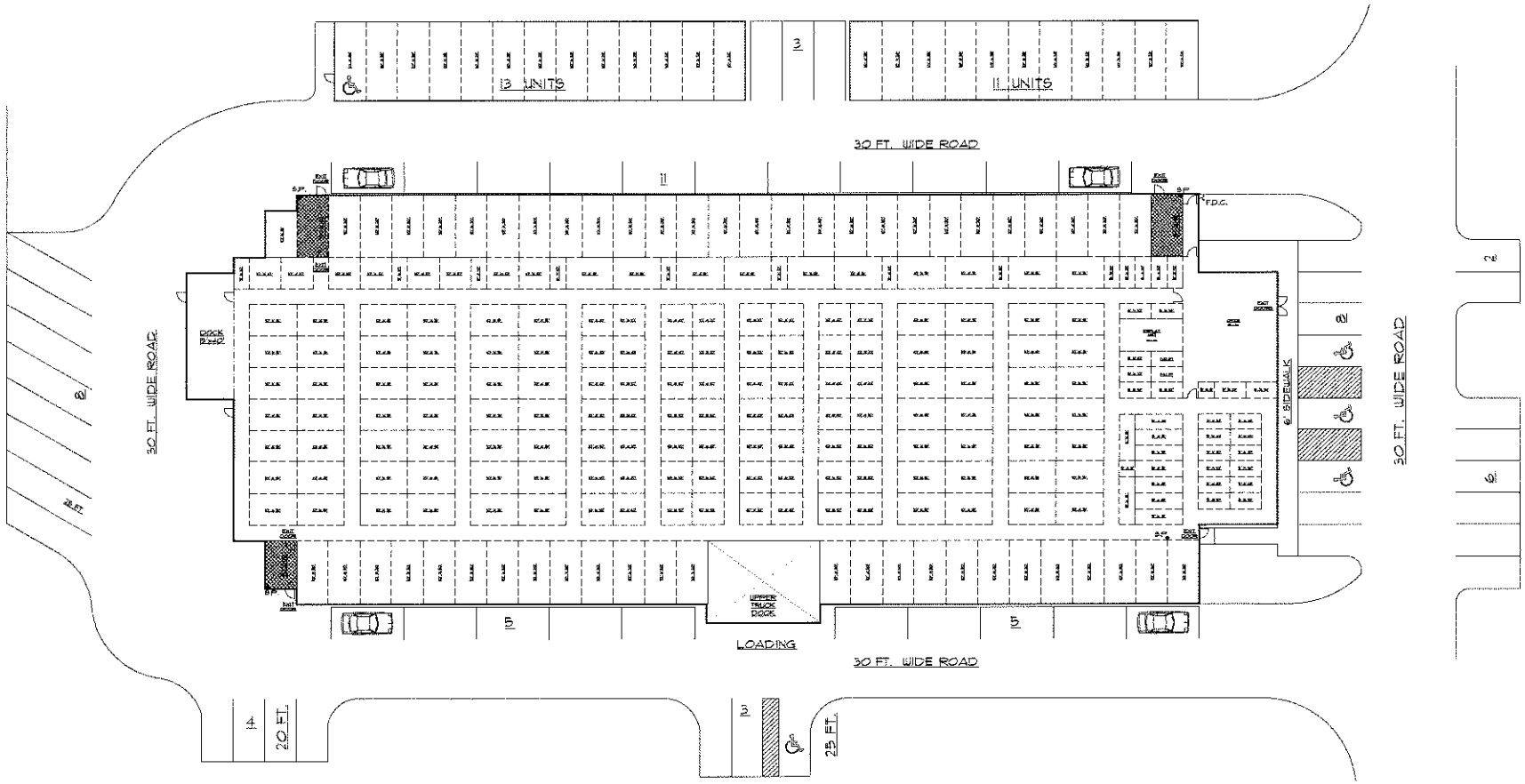

ABBREVIATIONS

F.D.C = FIRE DEPARTMENT CONNECTION

S.P. = STAND PIPE

FLOOR PLAN-FIRST FLOOR

SCALE: 1/16" = 1'-0"

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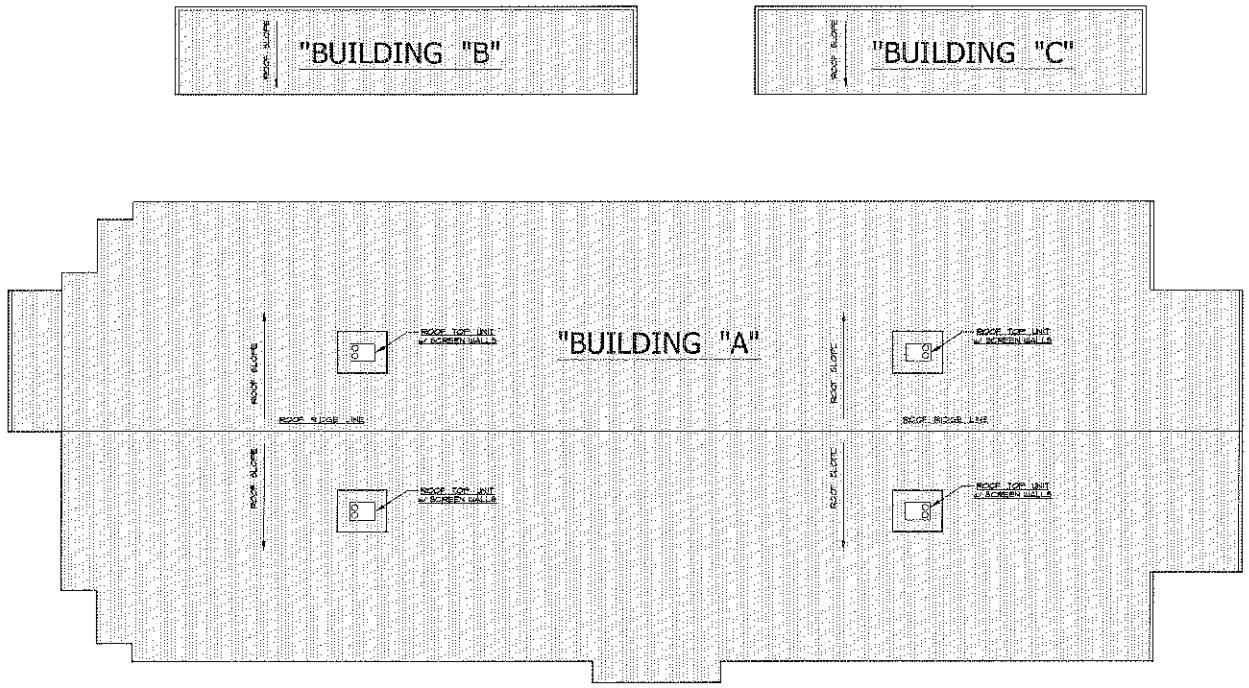

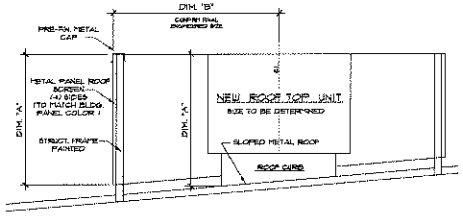

1 TYP. ROOF CURB / SCREEN DETAIL

SCALE: 1/2" = 1'-0"

(NOTE: SEE ROOF PLAN FOR LOCATIONS)

ROOF PLAN NOTES :

- ROOF TOP MECHANICAL UNITS WILL BE FULLY SCREENED - SCREEN HEIGHTS & WIDTHS TO BE ADJUSTED BASED ON FINAL UNIT SIZE SELECTION.

- ROOF PITCH TO BE 1/4" PER FOOT

ROOF PLAN

SCALE: 1/16" = 1'-0"

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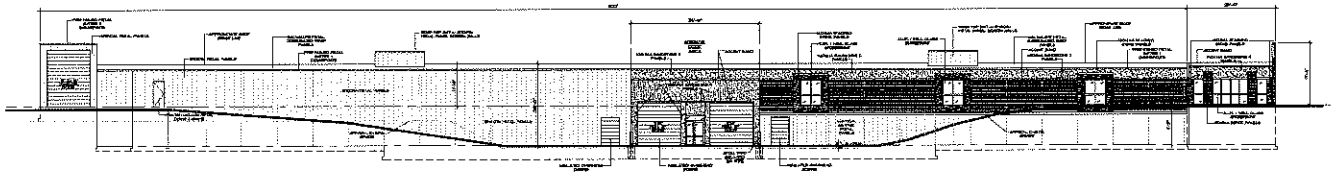
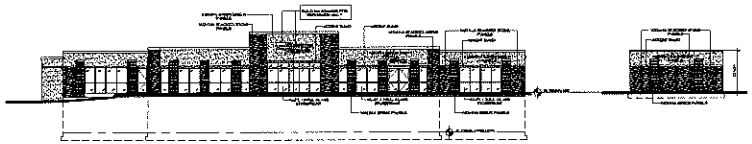
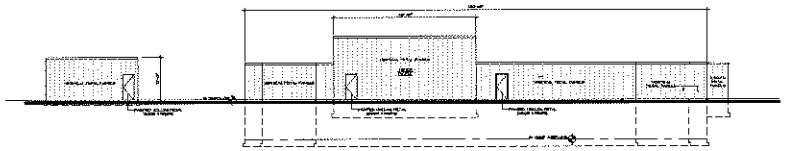


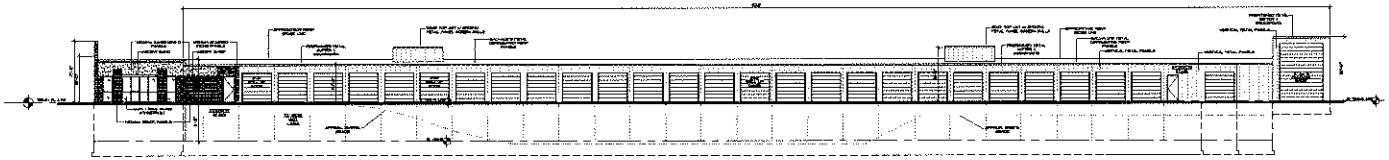
1 SOUTH ELEVATION - BLDG. "A"
SCALE: 1/16" = 1'-0" (NOTE: SEE 1A2/A3.1 FOR FULL SIZE NOTES AND DIMS)



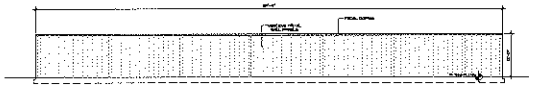
2 EAST ELEVATIONS-BLDG "A" & BLDG. "C"
SCALE: 1/16" = 1'-0" (NOTE: SEE 2/A3.3 FOR FULL SIZE NOTES AND DIMS)



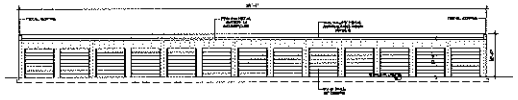
3 WEST ELEVATIONS - BLDG. "B" & "A"
SCALE: 1/16" = 1'-0" (NOTE: SEE 1A3.3 FOR FULL SIZE NOTES AND DIMS)



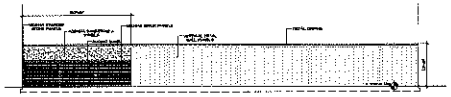
4 NORTH ELEVATION - BLDG. "A"
SCALE: 1/16" = 1'-0" (NOTE: SEE 2/3/A3.3 FOR FULL SIZE NOTES AND DIMS)



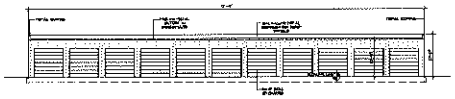
5 NORTH ELEVATION - BUILDING "B"
SCALE: 1/16" = 1'-0" (NOTE: SEE 1A3.3 FOR FULL SIZE NOTES AND DIMS)



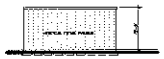
6 SOUTH ELEVATION - BUILDING "B"
SCALE: 1/16" = 1'-0" (NOTE: SEE 2/A3.3 FOR FULL SIZE NOTES AND DIMS)



7 NORTH ELEVATION - BUILDING "C"
SCALE: 1/16" = 1'-0" (NOTE: SEE 5/A3.3 FOR FULL SIZE NOTES AND DIMS)



8 SOUTH ELEVATION - BUILDING "C"
SCALE: 1/16" = 1'-0" (NOTE: SEE 6/A3.3 FOR FULL SIZE NOTES AND DIMS)



9 WEST ELEVATION - BUILDING "C"
SCALE: 1/16" = 1'-0" (NOTE: SEE 6/A3.3 FOR FULL SIZE NOTES AND DIMS)

ELEVATION NOTES :

-EXTERIOR WALL SIGNAGE - SIGNAGE SHOWN IS FOR REFERENCE ONLY . ALL PROJECT SIGNAGE SHALL BE REVIEWED BY THE CITY OF FRANKLIN ARCHITECTURAL REVIEW BOARD

-ROOF TOP MECHANICAL UNITS WILL BE FULLY SCREENED . SCREEN HEIGHTS & WIDTHS TO BE ADJUSTED BASED ON FINAL UNIT SIZE SELECTION.

-FLOOR ELEVATION 100 = GRADE ELEVATION 86.0
SEE CIVIL SITE PLAN FOR FLOOR ELEVATION ASSIGNMENTS

-ROOF PITCH TO BE 1/4" PER FOOT

ELEVATION MATERIALS

NICHIHA " SANDSTONE II WALL PANELS"
-COLOR : DESERT BEIGE
-THICKNESS 3/4"

NICHIHA " KURA STONE " WALL PANELS
-STACKED STONE
-COLOR : DESERT
-THICKNESS 1 3/8"

NICHIHA " CANYON RIDGE WALL PANELS"
-COLOR : "MAUVE BREUN"
-THICKNESS 3/8"

NICHIHA WALL PANELS FASHIONS TRIM
-COLOR : "MAGNESITE"
-.032 ALUMINUM
-PETERSEN ALUMINUM OR EQUAL

NICHIHA TOP OF WALL COPING
-COLOR : "BLACK" (KYNAR)
-.032 ALUMINUM
-PETERSEN ALUMINUM OR EQUAL

ANODIZED ALUMINUM STOREFRONT & DOORS
-COLOR : "BLACK"
-KAWNEER CO OR EQUAL

VERIFY FINISH SELECTIONS W/ OWNER.

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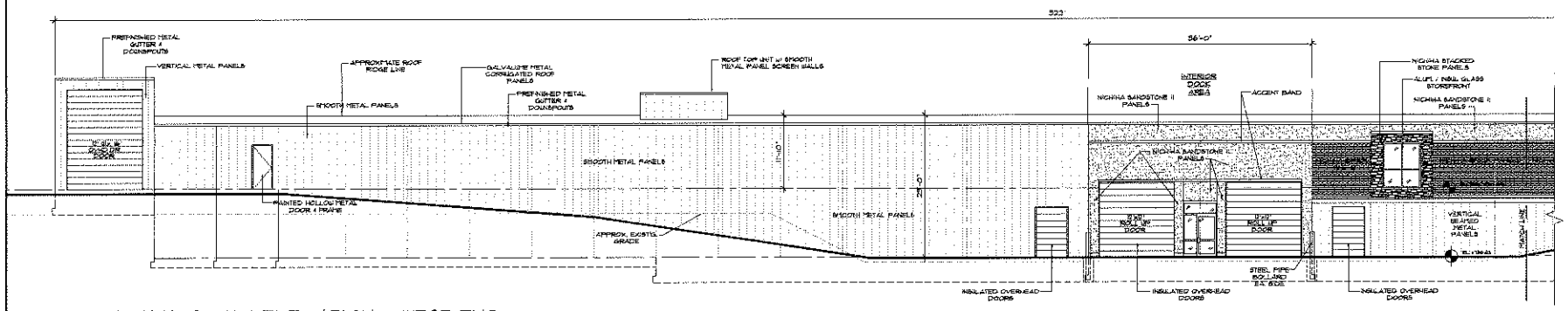
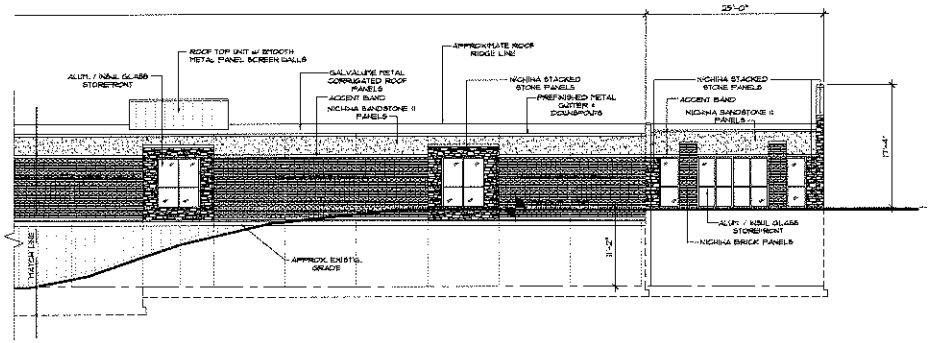


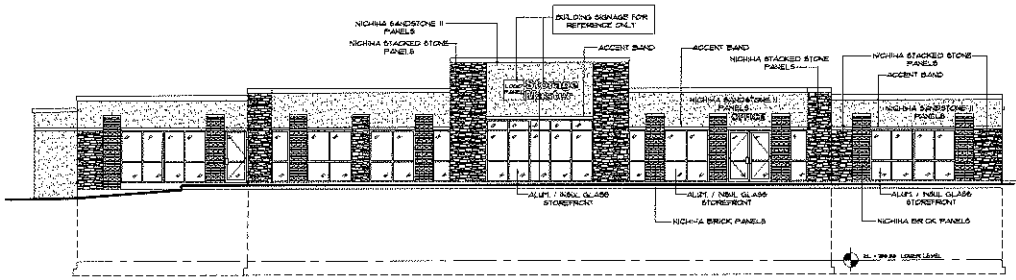
1 PARTIAL SOUTH ELEVATION - WEST END

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



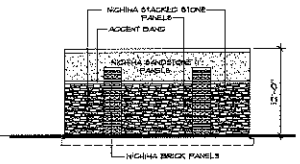
2 PARTIAL SOUTH ELEVATION -EAST END

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



3 EAST ELEVATION-BUILDING "A"

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



4 EAST ELEVATION-BUILDING "C"

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

ELEVATION NOTES :

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-FLOOR ELEVATION 100 = GRADE ELEVATION 853.0
SEE CIVIL SITE PLAN FOR FLOOR ELEVATION ASSIGNMENTS

-ROOF PITCH TO BE 1/4" PER FOOT

ELEVATION MATERIALS

NICHIHA " SANDSTONE II WALL PANELS:
-COLOR : CEMENT BEIGE
-THICKNESS 3/4"

NICHIHA " NUBA STONE " WALL PANELS:
-STACKED STONE
-COLOR : CEMENT
-THICKNESS 1 3/8"

NICHIHA " CANYON BRICK "WALL PANELS:
-COLOR : "BUILT BROWN"
-THICKNESS 3/8"

NICHIHA WALL PANEL FLASHING & TRIM:
-COLOR : "SANDSTONE"
-.032 ALUMINUM
-PETERSEN ALUMINUM OR EQUAL

NICHIHA TOP OF WALL COPING:
-COLOR : "BLACK" (MATCHING)
-.032 ALUMINUM
-PETERSEN ALUMINUM OR EQUAL

ANODIZED ALUMINUM STOREFRONT & DOORS:
-COLOR : "BLACK"
-KAWNEER CO. OR EQUAL

VERIFY FINISH SELECTIONS W/ OWNER

PRELIMINARY
NOT FOR CONSTRUCTION

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PROJECT
13-1814

SHEET
A3.1

Last Saved: 12/27/2013
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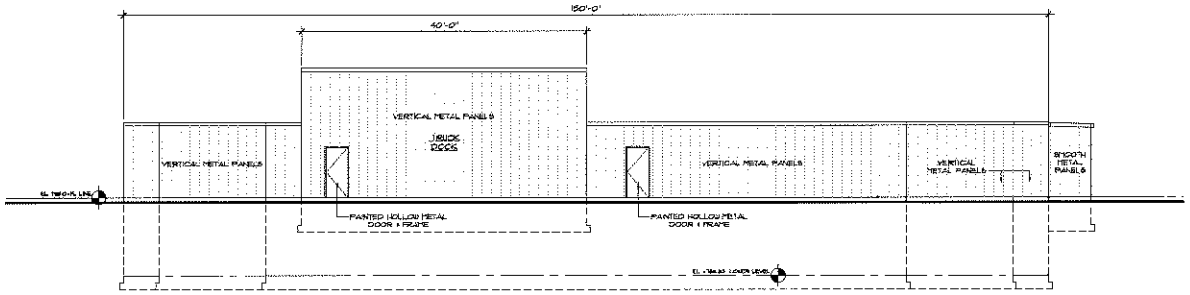
Plotted: 12/27/2013



1 WEST ELEVATION-BUILDING "A"
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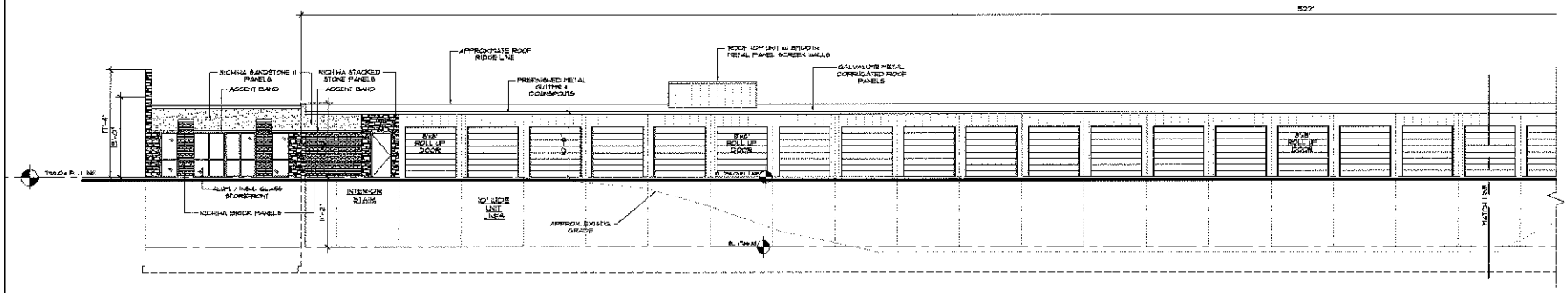
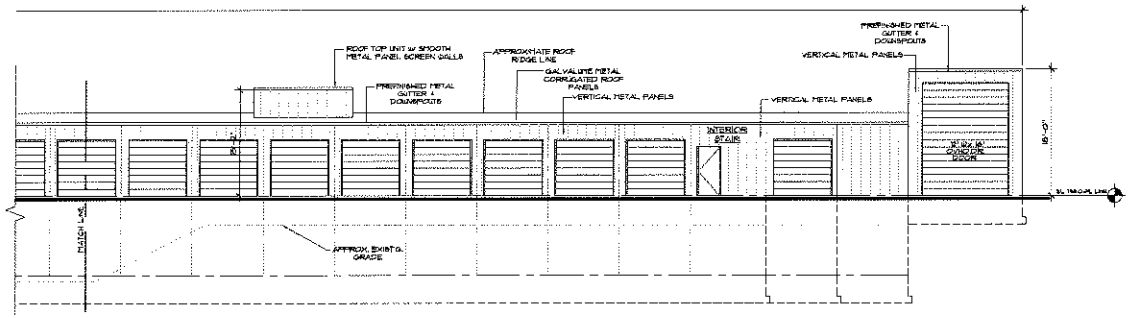


2 PARTIAL NORTH ELEVATION - BUILDING "A" - EAST END
SCALE: 1/8" = 1'-0"



3 PARTIAL NORTH ELEVATION - BUILDING "A" - WEST END
SCALE: 1/8" = 1'-0"

ELEVATION NOTES :

- EXTERIOR WALL SIGNAGE - SIGNAGE SHOWN IS FOR REFERENCE ONLY. ALL PROJECT SIGNAGE SHALL BE REVIEWED BY THE CITY OF FRANKLIN ARCHITECTURAL REVIEW BOARD
- ROOF TOP MECHANICAL UNITS WILL BE FULLY SCREENED - SCREEN HEIGHTS & WIDTHS TO BE ADJUSTED BASED ON FINAL UNIT SIZE SELECTION.
- FLOOR ELEVATION 100 = GRADE ELEVATION 853.0 SEE CIVIL SITE PLAN FOR FLOOR ELEVATION ASSIGNMENTS
- ROOF PITCH TO BE 1/4" PER FOOT

ELEVATION MATERIALS

NICHIHA "SANDSTONE II" WALL PANELS
- COLOR : DESERT BEIGE
- THICKNESS 3/4"

NICHIHA "KURA STONE" WALL PANELS
- STACKED STONE
- COLOR : DESERT
- THICKNESS 1 3/8"

NICHIHA "CANYON BRICK" WALL PANELS
- COLOR : "SHALE BROWN"
- THICKNESS 5/8"

NICHIHA WALL PANEL FLASHING & TRIM
- COLOR : "SANDSTONE"
- .032 ALUMINUM
- PETERSEN ALUMINUM OR EQUAL

NICHIHA TOP OF WALL COPING
- COLOR : "BLACK" (KYNAR)
- .032 ALUMINUM
- PETERSEN ALUMINUM OR EQUAL

ANODIZED ALUMINUM STOREFRONT & DOOR
- COLOR : "BLACK"
- KAWNEER CO. OR EQUAL

VERIFY FINISH SELECTIONS W/ OWNER

PRELIMINARY
NOT FOR CONSTRUCTION

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A NEW FACILITY for:
STORAGE MASTER LLC
6951 S. LOVER'S LANE ROAD FRANKLIN, WISCONSIN 53132

DATE
12-27-13

PROJECT
13-1814

SHEET
A3.2

Last Saved: 12/27/2013 Printed: 12/27/2013
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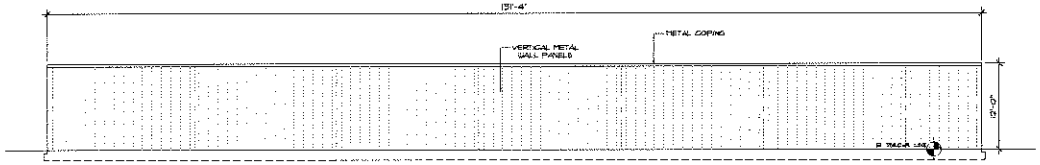

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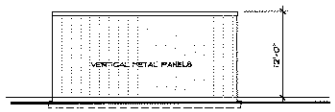

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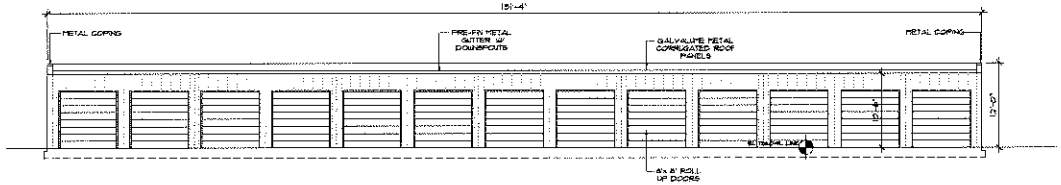

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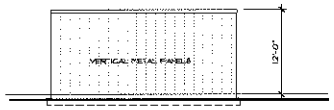

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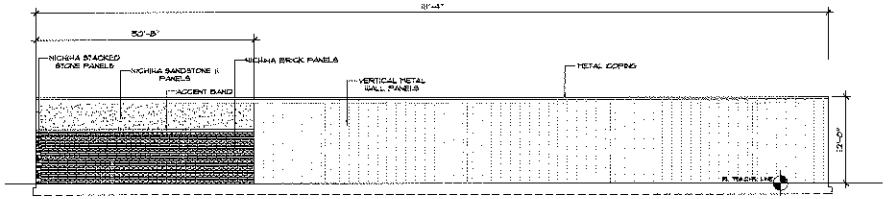

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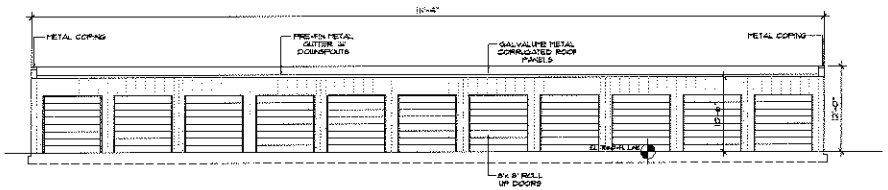
SCALE: 1/8" = 1'-0"



6 SOUTH ELEVATION - BUILDING "C"
SCALE: 1/8" = 1'-0"

ELEVATION NOTES :

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- FLOOR ELEVATION 100 = GRADE ELEVATION 853.0 ; SEE CIVIL SITE PLAN FOR FLOOR ELEVATION ASSIGNMENTS
- ROOF PITCH TO BE 1/4" PER FOOT

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NICHIHA " SANDSTONE II " WALL PANELS:
- COLOR : DESERT EDGE
- THICKNESS 3/4"

NICHIHA " KURA STONE " WALL PANELS:
- STACKED STONE
- COLOR : DUNES
- THICKNESS 7 5/8"

NICHIHA " CANYON BRICK " WALL PANELS:
- COLOR : " SMALE BROWN "
- THICKNESS 3/8"

NICHIHA WALL PANEL FLASHING & TRIM:
- COLOR : " SANDSTONE "
- .032 ALUMINUM
- PETERSEN ALUMINUM OR EQUAL

NICHIHA TOP OF WALL COPING:
- COLOR : " BLACK (KYNAR)
- .032 ALUMINUM
- PETERSEN ALUMINUM OR EQUAL

ANODIZED ALUMINUM STOREFRONT & DOORS:
- COLOR : " BLACK "
- KAWNEER CO. OR EQUAL

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NOT FOR CONSTRUCTION

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A NEW FACILITY for
STORAGE MASTER LLC
6951 S. LOVERS LANE ROAD FRANKLIN WISCONSIN 53132

DATE 12-27-13
PROJECT 13-1814
SHEET A3.3

Last Saved: 12/27/2013
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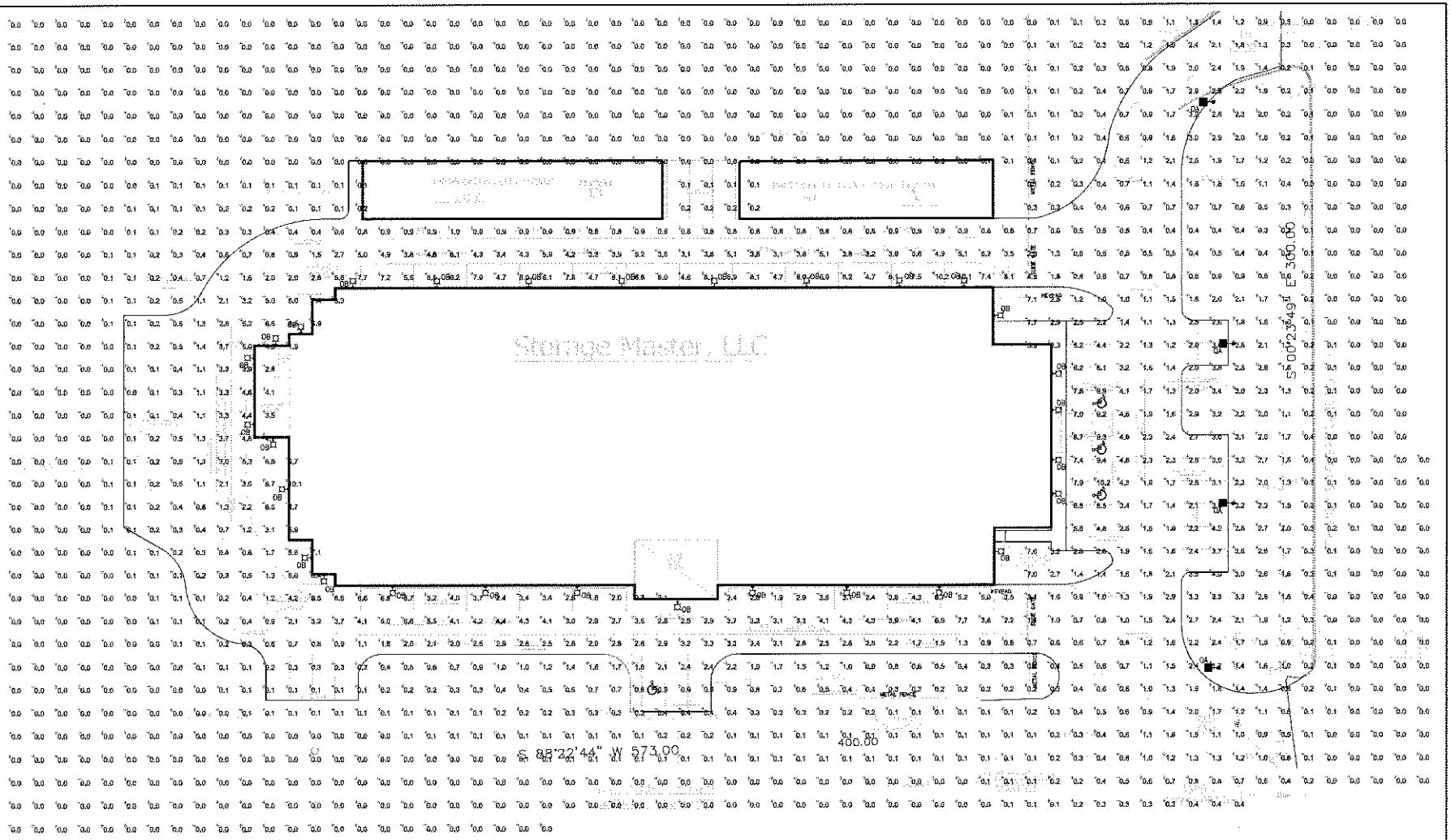

LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	DA	4	ARE-EDG-SA/V-1246-530-35K/K (SA/A) CONFIGURED FROM ARE-EDG-SA/V-1246-530-35K/K (SA/A) CONFIGURED FROM ARE-EDG-SA/V-1246-530-35K/K (SA/A)	CONFIGURED FROM Area Edge Area, Type IV Medium w/ Partial BLS, 30 LEDs, 700mA, 4000K	CONFIGURED FROM 30ct White LEDs Vertical Beam Up Fixtures	ARE-EDG-SA/V-1246-530-35K/K CONFIGURED.IES	Absolute	1.00	127
	EB	23	SEC-EDG-SA/B-1246-530-40K (SA/A) CONFIGURED FROM SEC-EDG-SA/B-1246-530-40K (SA/A) CONFIGURED FROM SEC-EDG-SA/B-1246-530-40K (SA/A)	CONFIGURED FROM 40 LED TYPE III MEDIUM 700mA AREA LUMINAIRE WITH BACKLIGHT SHIELD	CONFIGURED FROM FORTY WHITE LIGHT EMITTING DIODES (LEDS), VERTICAL BASE-UP	SEC-EDG-SA/B-1246-530-40K CONFIGURED.IES	Absolute	1.00	172

SITE PLAN

SCALE: 1" = 20'

STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	0.6 fc	10.2 fc	0.0 fc	N/A	N/A

CZARNECKI ENGINEERING INCORPORATED
10 FRANKLIN COURT, SUITE B - WAUKESHA, WI 53186
VOICE: (262) 513-3010 FAX: (262) 513-3023
WEB PAGE: www.czengineering.com

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ARCHITECTURE
INTERIOR DESIGN
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5800 WASHINGTON AVE - SUITE 202 - RACINE, WI 53406 - PHONE (262) 886-1700 - FAX (262) 886-0685

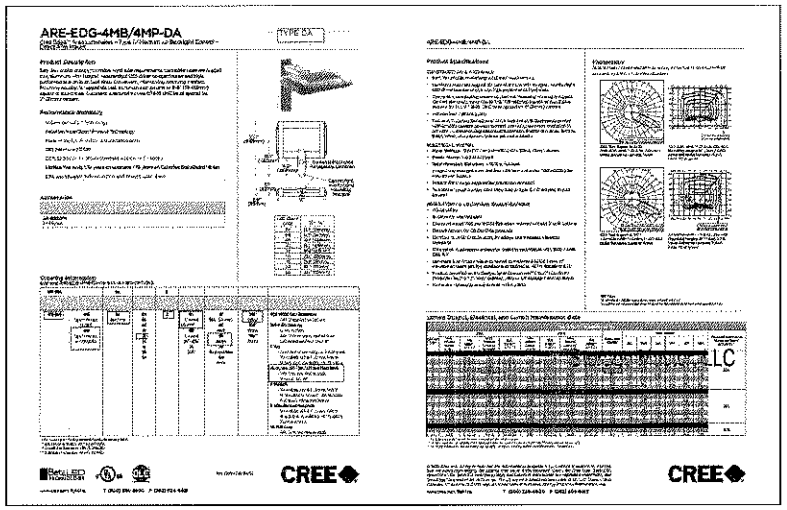
A NEW FACILITY for:

6951 S. LOVER'S LANE ROAD FRANKLIN, WISCONSIN 53132

DATE

PROJECT 13-1514

SHEET



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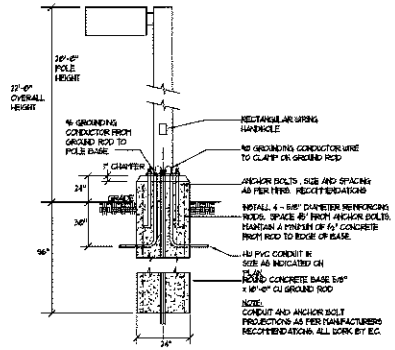
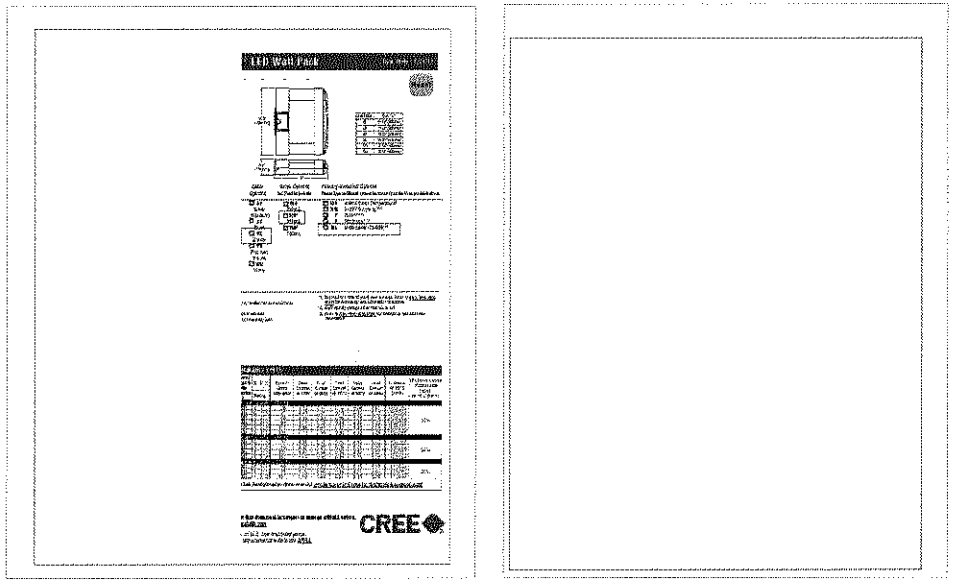


POLE BASE DETAIL - TYPE "OA"
NOT TO SCALE



FIXTURE TYPE 'OB'

CZARNECKI ENGINEERING INCORPORATED
101 HARLEM COURT, SUITE B - BAUKESHA, WI 53186
VOICE: (262) 853-2000 FAX: (262) 853-2075
WEB PAGE: www.czeng.com

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INTERIOR DESIGN
FACILITIES PLANNING
5901 WASHINGTON AVE • SUITE 204 • RACINE, WI 53406 • PHONE (262) 886-1700 • FAX (262) 886-5865

A NEW STORAGE FACILITY for:
6951 SOUTH LOVERS LANE FRANKLIN, WISCONSIN 53132

DATE
12-10-13

PROJECT
13-1814

SHEET
E2

APPROVAL	REQUEST FOR COUNCIL ACTION	MEETING DATE
Slw MWL		01/21/2014
REPORTS & RECOMMENDATIONS	An Ordinance to Amend §92-9 of the Municipal Code Pertaining to Impact Fees for the Purpose of Exempting Public Schools from Application of Each of the Various Impact Fees	ITEM NUMBER G.4.

This item was laid over from the Common Council meeting of January 7, 2014 for the purpose of gathering additional information. The following items address the requested information.

1. Dr. Patz indicates that "In the referendum process, after final design (for both questions on the referendum ballot) etc., an amount of $50,000 was budgeted for building permit fees with the anticipation that those fees would be waived." In conversation he also noted that the District did not distinguish impact fees from plan review or construction permitting fees, all of which were treated as one issue.

2. Dr. Patz also indicated that "Impact fees were not something that the construction firm or architects have dealt with in any of their school projects.... $50,000 was budgeted with the anticipation of fees being waived." He noted that the "Fee amount of $50,000 was budgeted but was to be taken out of the project's total budget."

3. Bill Mielke clarified the position attributed to him relative to the legality of exempting schools from the application of impact fees. Mr. Mielke clarified that he had explained that the Wisconsin Statutes themselves did not have a provision that automatically exempted public schools or public buildings from the application of impact fees, nor do they specifically prohibit such an exemption. Mr. Mielke indicated that his statement, therefore, was intended to relay that a community must then provide for any such exemption within their local ordinance, providing that the municipality's attorney saw no obstacles under the law and further provided that such exemption continues to meet any tests or requirements of the law.

4. Following is the total amount of impact fees collected from the Franklin School District during 2013.

Franklin Public Schools Impact Fees Paid in 2013

Area		Auditorium & Classrooms	Concessions & Restroom	
Receipt No.		**88338**	**87167**	**Total**
4294	Water	44,325.00	3,940.00	48,265.00
4295	Transportation	20,061.00	921.00	20,982.00
4296	Fire	9,496.00	436.00	9,932.00
4297	Law Enforcement	17,453.00	801.00	18,254.00
TOTAL		**$91,335.00**	**$6,098.00**	**$97,433.00**
4293	Admin	$385.00	$110.00	$495.00

5. Each impact fee is calculated in accordance with the provisions of the ordinance. Per sections 92-9 D. (f), E. (f), and G. (f), the fire protection and emergency medical facilities, the law enforcement facilities, and the transportation facilities impact fees, respectively, are calculated for institutional development by multiplying the square foot of building space by the applicable annually adjusted rate per square foot. The water impact fee is generally calculated via two different methods of applying estimated average daily water usage, both of which are provided for in the ordinance (92-9 I. (2)(b)[1] and [2]). The numbers are compared as a double check of their validity. In this instance, the lower of the two was used. The park, playground and other recreational facilities impact fee only applies to residential dwelling units and was not charged in this instance. Please note that the "Admin Fee" is not actually an impact fee, it is a separate development fee established within the UDO intended to be used to provide funding for updating the impact fee studies, which is the reason we list it with impact fee charges and account for it in the Development Fund. Nonetheless, it is not an impact fee itself.

In addition to the requested information, the following information is provided on the public hearing comments. The public hearing raised a concern that might be perceived to not have been addressed within the report, namely that it is a matter of democracy and that the failure of a public school district to pay impact fees spreads that cost to residents of other school districts who had no say in the matter, thereby making such individuals, in some way, second-class citizens. This position is not a fair or accurate assessment of topic at hand because the argument has an inherent assumption which becomes its fatal, logical flaw. Arguing that exempting public schools spreads the cost of the fee to other residents presumes that the basis of the fee specifically anticipated revenue from school development projects in the first place. In reality, absent the basis of the rate calculation specifically anticipating impact fee revenue from public schools in its calculations, there is no revenue stream to replace – no cost to spread – if public schools are subsequently determined to be exempt. As noted in the report, "Ruekert & Mielke did not indicate that they specifically anticipated impact fee revenue to be generated by new public school development." As such, the information provided in the report makes it clear that the final rates previously calculated would not have changed had a public school exemption been in place prior to calculation of the rates. Therefore, there would be no spreading of the costs to others. The impact fee cannot spread to others what was not expected in the calculations in the first place. It is a fine, but important, distinction, but the result is that no second class citizens are created because no fee is being spread to other individuals by the action under consideration.

In fact, as noted in the report, the exact opposite is true. If impact fees are applied to public schools those impact fees would be passed through to all property taxpayers of the district, not just those who are the intended target of the impact fees under the ordinance and under the State Law. The report noted the following: "any impact fee charged to a public school district would effectively be passed through to all of the property taxpayers of the district thereby diluting the intended application of such fees upon developers, and, similarly, those land developers which cause growth..."

The attached ordinance has been revised to remove the language that was approved at the last meeting relative to suspending the automatic rate increase.

COUNCIL ACTION REQUESTED

Motion to adopt Ordinance No. 2014-_____, "An Ordinance to Amend §92-9 of the Municipal Code Pertaining to Impact Fees for the Purpose of Exempting Public Schools from Application of Each of the Various Impact Fees".

City of Franklin

STATE OF WISCONSIN CITY OF FRANKLIN MILWAUKEE COUNTY

ORDINANCE NO. 2014-_____

AN ORDINANCE TO AMEND §92-9 OF THE MUNICIPAL CODE PERTAINING TO IMPACT FEES FOR THE PURPOSE OF EXEMPTING PUBLIC SCHOOLS FROM APPLICATION OF EACH OF THE VARIOUS IMPACT FEES

WHEREAS, the Common Council adopted Ordinance No. 95-1341, An Ordinance Establishing Impact Fees Upon Land Development, on April 25, 1995 and the Franklin Impact Fee Task Force Impact Fees Needs Assessment – 1995 Report to the Mayor and Common Council dated March 21, 1995 recommended the periodic review by the City of impact fees established, especially if the factors affecting the volume and impact of growth change significantly; and

WHEREAS, such fees having been enacted and amended, respectively, pursuant to Ordinance No. 2002-1712, An Ordinance To Amend §92-9 of the Municipal Code Pertaining to Impact Fees, such Ordinance having been adopted pursuant to a public facility needs assessment, as contemplated by §66.0617(4), Stats., as entitled "Impact Fee Study" and as prepared by Ruekert/Mielke and dated April/2002; and

WHEREAS, such Ordinance and fees having been additionally amended in accordance with the Wisconsin Statutes and the actions of the Common Council of the City of Franklin; and

WHEREAS, a public hearing was held before the Common Council on January 7, 2014, to receive public input upon the proposed changes to the impact fee ordinance as set forth in the study amendment entitled "Amendment to the 2002 Impact Fee Study & The 2004 Impact Fee Update - December 2013;" and

WHEREAS, notice of the aforesaid public hearing was published as a Class I Notice under Ch. 985, Stats., which notice specified that the amendment to the public facility needs assessment was available for public viewing in the office of the City Clerk; said needs assessment having been so available in such office for at least 20 days prior to the public hearing; and

WHEREAS, adoption of this amendment to §92-9 of the Municipal Code pertaining to Impact Fees will have the effect of exempting public schools from application of each of the various impact fees, retroactive to January 1, 2013, which will, in part, eliminate the indirect pass through of such impact fee charges to property taxpayers of a public school system who would otherwise not be subject to such an impact fee; and

WHEREAS, the Common Council having found and determined that the proposed impact fees it considered for adoption by way of amendment to §92-9 of the Municipal Code bear a rational relationship to the need for new, expanded and improved public facilities required to serve land development; that such fees, on the basis of the prior completed facility needs analysis and as addressed by the proposed amendment, do not exceed the proportionate share of the capital costs that are required to serve land development as compared to existing uses of land within the City; that the

length of the planning period and update period are reasonable periods of time under all of the circumstances presented upon which to base, calculate, impose, and expend the proposed impact fees; and that the proposed impact fees are based upon reasonable estimates of the capital costs for new, expanded or improved public facilities and do not include amounts necessary to address existing deficiencies in public facilities.

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

SECTION 1: §92-9 K. of the Municipal Code of Franklin, Wisconsin, be amended by appending to the end thereof the following:

> "Effective January 1, 2013, public schools are exempt from application of each of the various impact fees set forth above."

SECTION 2: It is the intent of the retroactive effective dates herein that any such impact fee paid in excess of the required amount, after consideration of the applicable effective date herein, shall cause reimbursement of any excess portion of such payments made.

SECTION 3: 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 4: All ordinances and parts of ordinances in contravention to this ordinance are hereby repealed.

SECTION 5: 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 21st day of January, 2014, by Alderman_____.

PASSED AND ADOPTED at a regular meeting of the Common Council of the City of Franklin this 21st day of January, 2014.

APPROVED:

_____
Thomas M. Taylor, Mayor

ATTEST:

_____
Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____

AMENDMENT TO THE 2002 IMPACT FEE STUDY & THE 2004 IMPACT FEE UPDATE

-

DECEMBER 2013

CITY OF FRANKLIN
MILWAUKEE COUNTY, WISCONSIN

Prepared By:
Department of Administration,
City of Franklin, Wisconsin

INTRODUCTION

"In 2002, the City of Franklin hired Ruekert & Mielke, Inc. to prepare a public facilities needs assessment and impact fee study (2002 Impact Fee Study) for the construction of law enforcement and municipal court facilities and fire protection and emergency medical facilities, as well as library, park and recreation, transportation system and water system facilities. The needs assessment was prepared during February and March of 2002 in accordance with Wisconsin Statutes 66.0617, formerly Wisconsin Statutes 66.55, and was presented to the City on April 16, 2002. The City held a public hearing on the proposed impact fee ordinance on May 7, 2002. On May 7, 2002, the City adopted the impact fee ordinance imposing total impact fees in the amount of $3,809. Since then a 2004 amendment updated the law enforcement/municipal court, and fire protection and EMS impact fees. Within the 2004 update most of the analyses remained unchanged with the exception of the development projections, land use projections, and a few of the estimated project costs for the police and fire facilities." [Excerpt from the "Amendment to the 2002 Impact Fee Study & The 2004 Impact Fee Update," September 2013, as prepared by Ruekert & Mielke, Inc."]

Additionally, in 2013 Ruekert & Mielke, Inc. prepared an "Amendment to the 2002 Impact Fee Study & The 2004 Impact Fee Update," September 2013, which updated the original needs assessment to revise the land use, population, and development projections and which updated the park impact fee project lists, costs, and identified any new park projects or improvements that may be required due to new development. It then applied that revised information to an updated calculation of the parks, playgrounds, and other recreational facilities impact fee. The amendment was supplementary to and intended to be read in conjunction with the 2002 Impact Fee Study, and the 2004 amendment. The amendment acted as an updated public facility needs assessment for the Park and Recreation Facilities.

The purpose of this update is to address two items. First, addressed herein as Part 1, at the direction of the Common Council in accordance with Resolution 2013-6924, adopted November 5, 2013, the Common Council wishes to consider the exemption of public schools from application of each of the various impact fees. Second, addressed herein as Part 2, based upon the results of the 2013 amendment to the impact fee for parks, playgrounds, and other recreational facilities, it is reasonable to suspend for 2014 the annual increase in impact fee rates as provided for by §92-9 L of the Municipal Code of Franklin, Wisconsin. This amendment is supplementary to and intended to be read in conjunction with the 2002 Impact Fee Study and the 2004 and 2013 amendments. This amendment, in conjunction with the documents previously referenced, acts as an updated public facility needs assessment.

METHODOLOGY

"The public facilities needs assessment prepared in 2002 included the following, as required by Wisconsin Statutes 66.0617:

1. An inventory of existing public facilities including an identification of existing deficiencies in the quantity or quality of those public facilities, for which it was anticipated that an impact fee would be imposed.

2. An identification of new public facilities or improvements or expansions of existing public facilities that will be required because of new land development. The identification was based upon an explicitly identified level of service and standards.
3. A detailed estimate of the capital costs of providing the new public facilities or improvements or expansion previously mentioned.
4. A computation of the cost per capita of providing the new public facilities required because of new land development, and a recommended schedule of impact fees, including an estimate of the effect of imposing impact fees on the availability of affordable housing within the City."
   [Excerpt from the "Amendment to the 2002 Impact Fee Study & The 2004 Impact Fee Update," September 2013 as prepared by Ruekert & Mielke, Inc."]

As noted in the introduction, the 2013 amendment updated such sections in relation to the parks, playgrounds, and other recreational facilities impact fee and calculated a new parks, playgrounds, and other recreational facilities impact fee. Specifically, the amendment noted that it "updated the original needs assessment to revise the land use, population and development projections and update the park impact fee project lists, costs and identify any new park projects or improvements that may be required due to new development."

As such, this additional amendment to the 2002 Impact Fee Study and the 2004 Impact Fee Update, along with recommendations included in the September 2013 amendment, as adopted in October of 2013, incorporates all of the information required of a Public Facility Needs Assessment as identified in Wis. Stats 66.0617.

PART 1. EXEMPTION OF PUBLIC SCHOOLS FROM SUBJECTION TO IMPACT FEES.

As noted above, on November 5, 2013, the Common Council adopted Resolution No. 2013-6924, incorporated below, which directed that an ordinance be prepared for consideration to "provide for exemption of public school districts from application of impact fees applicable to institutional or non-residential development."

STATE OF WISCONSIN CITY OF FRANKLIN MILWAUKEE COUNTY

RESOLUTION NO. 2013-6924

A RESOLUTION DIRECTING STAFF TO INVESTIGATE AND PREPARE AN ORDINANCE EXEMPTING PUBLIC SCHOOL DISTRICTS FROM SUBJECTION TO CITY-IMPOSED IMPACT FEES AS SET FORTH IN SECTION 92-9 OF THE MUNICIPAL CODE

WHEREAS, the City of Franklin previously adopted Impact Fees related to park, playground, and other recreational facilities; fire protection and emergency medical facilities; law enforcement facilities; transportation facilities; and the Southwest Sanitary Sewer Service Area extension facilities that require developers to pay for the capital costs that are necessary to accommodate land development; and

WHEREAS, public school districts function similar to units of local government having the ability to levy property taxes and requiring the election of resident citizens to serve on the School Board and other units of government, specifically the United States, the State of Wisconsin, Milwaukee County, and the City of Franklin are exempted by local definition from paying such impact fees as may apply to institutional development; and

WHEREAS, any impact fee charged to a public school district would effectively be passed through to all of the property tax payers of the district thereby diluting the intended application of such fees upon developers, and, similarly, those land developers which cause growth and development of the public school district are already subject to impact fees through application of residential development impact fee rates; and

WHEREAS, a public school district may appeal the imposition or amount of imposition of an impact fee but failure to appeal or differences in the conclusions of such appeals could lead to inconsistent application of impact fees upon development by public school districts, which development should all be treated in a similar manner.

NOW, THEREFORE, BE IT RESOLVED that the Common Council of the City of Franklin does hereby direct the Director of Administration, with the advice and direction of the City Attorney, to prepare an ordinance revision to Section 92-9 "Impact Fees" to provide for exemption of public school districts from application of impact fees applicable to institutional or non-residential development.

BE IT FURTHER RESOLVED that, unless otherwise restricted by law, such ordinance shall be retroactive to January 1, 2013, and shall provide that or allow for any such applicable impact fees collected since that date from or on behalf of a public school district be refunded.

Introduced at a regular meeting of the Common Council of the City of Franklin this 5th day of November, 2013 by Alderman Skowronski

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this 5th day of November, 2013.

APPROVED:

Thomas M. Taylor, Mayor

ATTEST:

Sandra L. Wesolowski, City Clerk

AYES 6 NOES 0 ABSENT 0

Based on communication from Ruekert & Mielke, the City's impact fees, as currently established and applicable on a non-residential or institutional development basis, would be applied to schools "expanding for growth of student population." They noted that "if they are performing a renovation project to improve an older school or replace an outdated school this school would not be subject to impact fee charges unless there is an enlargement in student population or staff."

Upon inquiry, however, Ruekert & Mielke did not indicate that they specifically anticipated impact fee revenue to be generated by new public school development. A review of the 2002 Impact Fee Study does show that the "Governmental and Institutional" land use category is considered relative to existing and planned land uses and construction of additional floor area. This category specifically notes that it "Includes Institutional District." This distinction is relevant because the Institutional District has a broad range of facilities that are considered permitted or special uses within the district.

Section 15-3.0312 I-1 of the Unified Development Ordinance indicates that the "Institutional District is intended to: 1. Eliminate the ambiguity of maintaining, in unrelated use districts, areas which are under public or public-related ownership and where the use for public, or quasi-public

purpose, is anticipated to be permanent." As noted above, however, the district is not limited to such uses, the Institutional District has a broad range of facilities that are permitted or special uses including, but not limited to, the following: utilities, lumber yards, hardware stores, nurseries, gift shops, funeral services, dance studios, theatrical producers and services, various health care services and facilities, and convenience stores (Per Table 15-3.0603 of the Unified Development Ordinance). Additionally schools, governmental buildings, religious organizations, and libraries are included as permitted or special uses in this district. As a conclusion, it is easy to see that construction of additional square footage of floor space in the Institutional District, as contemplated in the Impact Fee Study, does not limit itself to governmental buildings, churches, schools, and the like. The additional square footage of floor space includes all of these potential other permitted and special uses that could occur with the Institutional District and which would logically be subject to impact fees.

That being the case, it is reasonable to conclude that the Impact Fee Study did not specifically consider and incorporate anticipated revenue from development of public schools.

There is also a logical consideration for the exemption of public schools from consideration of the application of impact fees. As noted by the Common Council in Resolution 2013-6924, "any impact fee charged to a public school district would effectively be passed through to all of the property taxpayers of the district thereby diluting the intended application of such fees upon developers, and, similarly, those land developers which cause growth..." Therefore, the intended cost of new development is passed directly to those causing new development under the ordinance if public school development is exempted, provided such revenue is not anticipated. In such an instance, the impact fee rates will be set at levels necessary to generate the necessary impact fee revenue from only those to whom the fee directly applies. They would not be set at a reduced level that incorporates impact fee revenue paid indirectly by non-new-growth property taxpayers of the school district. It is worth noting repeating, therefore, that the current fees as previously set were not set too low, if schools are now exempted, because there is no evidence that the anticipated revenue levels specifically anticipated or included a revenue stream from public school development.

In addition to the logical argument presented above, public school district's share a similarity with other organizations already excluded from City of Franklin impact fees levied on institutional development. Chapter 92 provides in the definition of "Institutional Development" that "The construction or modification of improvements to real property by the United States, the State of Wisconsin, Milwaukee County and the City of Franklin are not institutional development for the purposes of this section." The reasoning for this exemption is not identified, but each of these entities obtains a substantial portion of its operating revenues through taxation. A characteristic a public school district shares, whereas most developers are not taxing bodies.

Given the above discussion, there is no basis to conclude that exclusion of public schools from application of the impact fees would impact the conclusions reported in the Impact Fee Study or its subsequent update or amendment. Additionally, at the time of the preparation of this amendment, no clear statutory prohibition against an exemption of public schools from application of an impact fee was identified by the City Attorney.

PART 2. SUSPEND, FOR 2014, THE ANNUAL INCREASE IN IMPACT FEE RATES.

Section §92-9 L. of the Municipal Code of Franklin provides that "The impact fees imposed under this section shall be increased annually at the rate of 5%, with the adjustment effective January 1 of each year." The ordinance does not specify the intent of this annual increase, but it is clearly understood from the historical record that this annual increase serves to ensure that the fee remains up-to-date with costs and inflationary factors that will impact the expenditure side of impact fee related projects.

As noted in the "Introduction" above, in 2013 Ruekert & Mielke, Inc. prepared an "Amendment to the 2002 Impact Fee Study & The 2004 Impact Fee Update," September 2013. That study updated the original needs assessment to revise the land use, population and development projections. It also updated the park impact fee project lists, costs and identified any new park projects or improvements that may be required due to new development. It then applied both sets of revised information to an updated calculation of the parks, playgrounds, and other recreational facilities impact fee. The end result after amendment to the ordinance was a reduction in the parks, playgrounds, and other recreational facilities impact fee from $3,799 to $2,816 per dwelling unit for single-family or two-family residential development and from $2,534 to $1,942 per dwelling unit for multi-family residential development.

Both sets of adjustments impacted the final rates as determined in the review of the parks, playgrounds, and other recreational facilities impact fee. Obviously the final calculated fee was impacted by the park development specific data and plans. The land use, population and development projections, however, will have broader implications across all the impact fee types included in Section §92-9 of the municipal code. An amendment to each of these sections is currently contracted for and underway with Ruekert & Mielke, Inc. The parks-related fee was simply accelerated due to a specific project need; otherwise all impact fee areas would have been addressed within one amendment.

The updating of the population projections, for example, "are extremely important in the calculation of impact fees as future development is one of the driving factors in the impact fee calculation." [Excerpt from the "Amendment to the 2002 Impact Fee Study & The 2004 Impact Fee Update," September 2013.] At the same time, the Common Council has an obligation to consider and determine that a proposed impact fee bears a rational relationship to the need for new, expanded and improved public facilities. Similarly, Section §92-9 L. of the Municipal Code anticipates that the Common Council needs to determine "that the amount of fees imposed continues to represent an equitable and reasonable apportionment of the cost of public improvements and requirements generated by land development." To that end, it provides further that "Upon such considerations and for such purpose, the Common Council may make reasonable adjustments to the amount of such fees…"

Given the requirements of the statute and the expectation that the Common Council may make reasonable adjustments to the amount of such fees and in consideration of the results incorporated into the "Amendment to the 2002 Impact Fee Study & The 2004 Impact Fee Update," September 2013, as prepared by Ruekert & Mielke, Inc., it is reasonable for the Common Council to conclude that the annual increase in the impact fee rates should be suspended for 2014.

The significant reduction in the park impact fee following the recent amendment suggests that it is possible that the remaining impact fee rates will experience a need for a reduction when the study is completed. The parks study, however, did not parse out the impact of each factor on the final rate adjustment. As such, one cannot conclude the degree to which the rate change was caused by adjustments to population, land use, and development rates; nor can one conclude exactly how other factors may influence the other impact fee rates. Even though a final determination cannot be reached until an amendment for the remaining impact fees is completed in early 2014, the parks impact fee amendment results are sufficient to warrant suspending the automatic annual increase in rates pending the final results of the outstanding study. In this regard it is more reasonable to err on the side of undercharging for a brief period than it is to increase the rate on January 1st only to, potentially, reduce it shortly thereafter.

In fact, in the "Amendment to the 2002 Impact Fee Study & The 2004 Impact Fee Update," September 2013, Ruekert & Mielke notes that "the City and R/M came to an agreement that all future yearly fee escalations shall be based upon the Milwaukee CPI (Consumer Price Index)." Ruekert & Mielke suggested this course of action as a step in ensuring that "the most proper and justifiable impact fee is still in place" going forward. The park impact fee rate, therefore, was already set anticipating a lower annual rate increase than the 5% currently established in the municipal code.

In conclusion, pending completion of the impact fee review currently underway, the results of the park, playgrounds, and other recreational facilities impact fee amendment should be headed, and the annual increase in impact fee rates should be suspended for 2014.

IMPACT ON AFFORDABLE HOUSING

The exemption of public schools from application of impact fees will not impact housing affordability from that as discussed in the prior study, update, or amendment because, as discussed above, it should have no impact on the impact fee rates themselves.

The suspension of the annual, automatic 5% rate increase will not negatively impact housing affordability from that as discussed in the prior study, update, or amendment because, as discussed above and for the same reason as referenced in the "Amendment to the 2002 Impact Fee Study & The 2004 Impact Fee Update," September 2013, proposing to eliminate the 2014 annual rate increase effectively decreases the 2014 fees and fee rates, and, as such, there should be no negative effect on housing affordability.

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2014 JAN 16 AM 11:15

FRANKLIN
PUBLIC SCHOOLS

January 13, 2014

Dear Mayor Taylor,

I would ask that this letter serve as a formal request to have the Franklin City Council *approve* the resolution that would waive the Impact Fees assessed to the Franklin Public Schools related to the current construction project underway at Franklin High School. We would ask that the fees be retroactively returned to the School District.

In previous conversations with you, I expressed our sincere desire to create a positive working relationship with the City and you have been most receptive and accommodating throughout all of our conversations and requests. I believe the positive relationship that has been developed between us extends far beyond the City and School District. The community's passage of the referendum to improve our schools is a testament to their support for our School District and the importance of the School District to the City of Franklin. We take great pride in our schools and know that the community also shares in this belief.

It is also our belief that when the current ordinance was created there was no intention for this rule to be applied to the School District. Since we are like-minded governmental entities, the needs and expectations of our constituents are very much aligned with our purpose. The current Ordinance states that any new development(s) applies to business and residential properties, to which the School District is identified as neither of these. I believe individuals who served on the committee which developed this ordinance in the early 90's can attest to it's intent in support of the District's position and request.

When our construction project is completed it will bring an everlasting sense of pride to the City of Franklin and the students who attend our schools. Our request to have fees waived was also done in Greendale, Brown Deer and numerous other communities throughout the state. The partnership that exists in those communities is an example of two significant entities working together for the betterment of our community.

Our schools have been, and will continue to be, accessible to our community and utilized for the benefit of our residents and students alike. We sincerely hope the Council will support the Resolution to waive the Impact Fees and continue to support Franklin Public Schools.

Sincerely,

Steve Patz

Dr. Steve Patz, Superintendent

Cc: Franklin Common Council Members

Education and Community Center • 8255 West Forest Hill Avenue • Franklin, WI 53132 • Phone (414) 529-8220 • Fax (414) 529-8230

Randall E. Ritter
7621 Mission Hills Drive
Franklin, WI 53132-2141
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January 15, 2014

Mayor Tom Taylor

Thank you for listening to comments on the exemption of public schools from impact fees. As you approach voting on this, please consider these items.

The agenda item may say impact fees. But it's actually about democracy.

Impact is impact. Someone has to pay for it, regardless of:
a) whether the source is a private sector project or a public sector project.
b) what was or was not included in studies, reports, analysis or calculations.
c) what was or was not intended by task force members.
d) what was or was not included in the applicant's budget/plan.

If an impact fee is not collected for a project, then who pays for the impact? Before impact fees it was the taxpayers and the water/sewer bill payers who paid for it. Without the impact fee, where else would the money come from?

For the high school projects, the taxpayers will pay either way. The only question is....will it be only the taxpayers who had a vote on the projects or will it also include the taxpayers who had no vote? That's why this is about democracy, not impact fees.

Impact fees were brought to Franklin to provide a revenue source that is matched to the source of the impact. They are not to punish, penalize or deter development....only to assure the source of the impact contributes to paying for it.

For the high school projects, it is completely proper that only the taxpayers who had a vote on the projects or on the board members who authorized the projects should pay for the impact of the projects.

That is accomplished under current City policy. No change is needed. To change City policy would be to spread the cost of the impact to City residents who had no vote on the projects. That makes them second-class citizens because their taxes would be spent on the impact of projects on which others had a vote but they did not.

Cancellation of this year's automatic increase of the impact fees has been accomplished. What remains in the proposed ordinance amendment is to 1) create two classes of citizens, 2) exclude the impact of public school projects from future referenda, 3) change what costs are included in what the voters voted on in November, 2012 after those votes have been counted and 4) do so in a way that increases the total burden on the taxpayers. All of those are contrary to the democratic rights and interests of the citizens of Franklin who elected you to represent them.

Please vote "no" on the ordinance amendment.

Thank you.

Randy Ritter

Randy Ritter

1/15/2014 Copy to Atty, Adm., Engr., Clerk

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APPROVAL Sluv	REQUEST FOR COUNCIL ACTION	MEETING DATE 01/21/14
REPORTS & RECOMMENDATIONS	REQUEST FROM THE PARKS COMMISSION FOR THE COMMON COUNCIL TO DIRECT THE ENGINEERING DEPARTMENT TO PREPARE A FINAL SITE PLAN, TO SCALE, FOR PLEASANT VIEW NEIGHBORHOOD PARK SHOWING THE ACTUAL LOCATION OF PARK FACILITIES, BALL FIELDS, TRAILS, ETC., BASED ON THE SITE CONCEPT PLAN AS DETAILED IN THE COMPREHENSIVE OUTDOOR RECREATION PLAN 2025 AND/OR TO REQUEST ASSISTANCE FROM AN ENGINEERING CONSULTANT AS NECESSARY.	G. 5.

At the regular meeting of the Parks Commission on January 13, 2014, the following action was approved, "move to recommend to the Common Council that the Parks Commission fully supports and recommends extension of West Evergreen Street to the proposed parking lot in Pleasant View Neighborhood Park as previously approved in the 2014 Budget".

The following motion was also approved, "move to recommend the Common Council direct the Engineering Department to prepare a final site plan, to scale, for Pleasant View Neighborhood Park showing the actual location of park facilities, ball fields, trails, etc., based on the site concept plan as detailed in the Comprehensive Outdoor Recreation Plan 2025 and/or to request assistance from an engineering consultant as necessary".

Staff would note that the preparation of a final site plan for Pleasant View Neighborhood Park provides the opportunity to install a properly located parking lot at the same time as the extension of West Evergreen Street. Both the City Engineer and the Parks Commission support the installation of these improvements at the same time, as bidding the projects together is more efficient and could save the City money in the long run. As stated in the above motion, there is money in the City's adopted 2014 Budget for both the extension of West Evergreen Street and a parking lot at Pleasant View Neighborhood Park. There is approximately $181,700 for the installation of a parking lot at Pleasant View Neighborhood Park as part of $1,025,000 budgeted under the title, "land acquisition and development for parks". The percent of each project's cost eligible to be paid for with park impact fees can be found on the attached sheet (141) from the 2014 Proposed Budget.

COUNCIL ACTION REQUESTED

A motion to direct the Engineering Department to prepare a final site plan, to scale, for Pleasant View Neighborhood Park showing the actual location of park facilities, ball fields, trails, etc., based on the site concept plan as detailed in the Comprehensive Outdoor Recreation Plan 2025 and/or to request assistance from an engineering consultant as necessary.

Or

A motion to take action on the above item as the Common Council deems appropriate.

City of Franklin
Capital Improvement Fund - Use of Park Impact Fees
Calendar 2014 - Proposed Budget

	Expenditure	Park Fee %	Impact Fee	Other
Pleasant View Trail	244,529	59	147,809	$96,720 State Grant - City matching funds inkind
Evergreen Street - Pleasant View - Access Road	400,000	50	200,000	50% Spec Assess - balance Impact fees
North Cape Road - trail	800,000	59	472,000	59% of costs
Sewer & Water Building	3,000,000	20	300,000	Half the S&W building - Water related - 20% of that half Water Fee Elligible
Subtotal	4,444,529		1,119,809	
Park Acq & Development				
Woodview Neighborhood Park	298,109	44	131,168	
Hollcrest Neighborhood Park	298,109	44	131,168	
Lions Legend Community Park	37,538	39	14,639	
Ernie Lake Special Park	8,250	39	3,217	
Community Recreation Center Building Park	200,000	39	78,000	
Pleasant View Neighborhood Park Improvements	181,700	44	79,948	
Subtotal	1,023,706		438,140	
Grand Total			1,557,949	

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APPROVAL	REQUEST FOR COUNCIL ACTION	MEETING DATE
Sho [signature]		1/21/2014
REPORTS & RECOMMENDATIONS	Agreements with the Franklin Historical Society and Ownership of Historical Structures in Lions Legend Park	ITEM NUMBER G.6.

The Director of Administration has been working with the Franklin Historical Society (FHS) to address and resolve a couple of outstanding issues related to the current lease and lease amendment that was approved on October 15, 2013. During this process it was discovered that the 1993 lease had an error in the legal description that was attached and that the recent amendment was approved prior to the motion filling in one required blank and prior to the FHS being able to raise an objection over one of the provisions. As such, staff realized that the issue would need to return to the Common Council.

In preparing the details for this item to return to the Common Council, it became clear that the issue of ownership of the structures does not appear to ever have been fully resolved or understood. The 1993 lease, signed by both parties, indicates that the structures are the personal property of the FHS. At the same time, I recall reporting in the past that the City must own them because the City has historically insured the structures. A review of building permits over the years generally listed the City as owner and the FHS as applicant, but sometimes the City was applicant as well. Since the early 1980's there have been multiple projects where the City and FHS partnered financially in rehabilitative projects on these structures, but none of those documents clearly addressed ownership at the time. A more detailed outline of the history of the issue could be prepared, but it is probably moot if everyone is in agreement as to how to move forward.

The issue of ownership of the structures becomes critical because it determines the nature of the agreements needed between the City and FHS. The FHS reports that they have believed that the City owns the buildings. In fact, Jim Luckey, President of the FHS, reports that at their meeting of 1/13/14 the FHS discussed the topic at length and concluded that it is "the board's belief that the City should have ownership of the buildings." Again, the City has acted that way in the past by continuing to insure the structures. The issue of ownership should be definitively resolved and proper agreements should be put in place detailing the arrangements between the City and the FHS on remaining issues.

I have discussed the matter with the City Attorney and the President of the FHS, and we recommend that the Common Council direct staff to work with FHS to prepare drafts of the following documents for the Common Council's consideration in the near future. These documents then establish the relationship between and the individual authorities of the City and the FHS.

1. Ownership Agreement: An agreement that mutually terminates the current lease and has both parties acknowledge that the City owns the historical structures. The document will also indicate that to the extent that the FHS may have an ownership interest in any of the structures the FHS is donating that interest to the City. The agreement will also address which contents are inherent to the structure and transferred to the City as well.

2. An Operating and Maintenance Agreement: Once the City owns the land and structures, a lease to the FHS is not the appropriate document to extend to the FHS access to the structures for their educational

programming and other FHS related uses. The appropriate agreement would be an operating and maintenance agreement. In summary, the agreement would provide the FHS access to the facilities for their programming and organizational operations while placing upon them certain maintenance requirements. The resulting functional arrangement would be very much identical to the current arrangement. The operating and maintenance agreement would address items such as, but not limited to, the following:

- FHS access to the structures and area around the structures for programming and organizational functions and acknowledgement that the organization and its members are, essentially, operating the facility as volunteers to City.
- FHS's responsibility for routine and regular maintenance and upkeep, except mowing which the City currently does.
- The City's control over the structures and the FHS's requirement for approval for modifications to the buildings or grounds.
- FHS's primary role in making the facilities available to the public through fundraising and programming.
- FHS's primary role in fundraising to ensure long-term capital maintenance responsibilities while acknowledging the City's ability to determine to financially participate in such projects.
- FHS's primary role in recommending long-term site plan development for the area.
- Acknowledgment that all capital projects must be in compliance with State statutes on public works projects, will require Common Council authorization, and will, generally, be managed in accordance with a separate Capital Projects Agreement that will set forth the operating and fiscal responsibilities of both parties in the capital project.

3. A Capital Projects Agreement for the Barn Project: This will address that the barn project will be bid out by the City (which must happen as the size of the project establishes it as a "public works" project under the law). It will set forth FHS's role in the assisting in project oversight and design. It will establish the financial arrangements, which will likely be the FHS providing the City with a cash deposit to be held by the City in Trust as a condition of the City awarding the project. It will also identify the related items or project services for which the FHS will be responsible, recognizing that these will be items that they intend to obtain as donations and, as such, would not be part of the contractor's requirements in the bid document.

In addition to moving these items forward, the Council should direct staff to work to prepare the bid documents for the Barn project while these other documents are being drafted for the Common Council's review and consideration. It is the FHS's intent to try to have the structure completed in time for the Civic Celebrations event, which is a very aggressive time table particularly given the requirement to treat the project as a public works project.

Conclusion: Since development of these agreements will take some effort, staff did not want to begin unless the Common Council was conceptually on-board with the direction outlined herein. Approval of the motion, therefore, would not approve the agreements themselves; it would simply authorize that they be prepared for Council consideration.

COUNCIL ACTION REQUESTED

Motion to direct staff to work with the Franklin Historical Society to prepare an Ownership Agreement, an Operating and Maintenance Agreement, and a Capital Projects Agreement for the Barn Project in a form acceptable to the City Attorney and, further, to authorize Engineering prepare, in conjunction with the FHS, bid documents for the Barn Project.