

**CITY OF FRANKLIN
PLAN COMMISSION MEETING AGENDA
FRANKLIN CITY HALL COUNCIL CHAMBERS
9229 WEST LOOMIS ROAD-FRANKLIN, WISCONSIN
7:00 PM, Thursday, January 8, 2015**

I. Call to Order & Roll Call

II. Approval of Minutes

- A. Regular Meeting Thursday, December 18, 2014**

III. Public Hearings & Business Items (Action may be taken on any item)

- A. Steven C. Valenti, d/b/a Color and Design Studio LLC (The Color and Design Studio by Valenti Providing Metal Repair, Modifications, Fabricating, Paint Restoration and Refinishing for Classic, Collector and Special Interest Vehicles, Within the Existing Building)**

Property: 9760 South 60th Street; Tax Key No. 899-9993-004

Zoning: M-1 Limited Industrial District

Regarding: 1. **(Special Use) (Public Hearing)** A RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS FOR THE APPROVAL OF A SPECIAL USE FOR AN AUTO BODY SHOP BUSINESS USE UPON PROPERTY LOCATED AT 9760 SOUTH 60TH STREET

- B. Victory of the Lamb, Inc. (Parking and Overnight Occupation of up to 6 Recreational Vehicles by Workers of the Builders for Christ 501(3)(c) Organization for the Purpose of and During the Construction of the Victory of the Lamb, Inc. Church)**

Property: 11120 West Loomis Road; Tax Key No. 889-9989-000

Zoning: I-1 Institutional District

Regarding: 1. **(Temporary Use)** A RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS FOR THE APPROVAL OF A TEMPORARY USE FOR PARKING AND OVERNIGHT OCCUPATION OF RECREATIONAL VEHICLES BY WORKERS OF THE BUILDERS FOR CHRIST 501(3)(C) ORGANIZATION FOR THE PURPOSE OF AND

DURING THE CONSTRUCTION OF THE VICTORY
OF THE LAMB, INC. CHURCH UPON PROPERTY
LOCATED AT 11120 WEST LOOMIS ROAD

C. Mike Lowery, President of Lowery Plastics, Incorporated d/b/a Premier Plastics (Relocation of a 31 Foot by 7 Inch Silo for Storing Plastic Pellets from the Current Milwaukee, Wisconsin Location to the Premier Plastics City of Franklin Facility)

Property: 9670 South 60th Street; Tax Key No. 899-9990-064

Zoning: M-1 Limited Industrial District

Regarding: 1. **(Building Move) A RESOLUTION
CONDITIONALLY APPROVING A BUILDING
MOVE (TO 9670 SOUTH 60TH STREET)**

IV. Adjournment

Notice is given that a majority of the Common Council may attend this meeting to gather information about an agenda item over which they have decision making responsibility. This may constitute a meeting of the Common Council per State ex rel. Badke v. Greendale Village Board, even though the Common Council will not take formal action at this meeting.

Notice is further given that upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information, please contact the Franklin City Clerk's office at (414) 425-7500.

**City of Franklin
Plan Commission Meeting
December 18, 2014
Minutes**

Approved
January 8, 2015

CALL TO ORDER

- I. Mayor Steve Olson called the December 18, 2014 Regular Plan Commission meeting to order at 7:30 p.m. in the Council Chambers at Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin.

Present were Commissioners David Fowler, Patricia Hogan, Scott Thinnes and City Engineer Glen Morrow. Excused were Alderwoman Susanne Mayer and Commissioner Kevin Haley. Also present were City Attorney Jesse Wesolowski, Planning Manager Joel Dietl and Senior Planner Nick Fuchs.

MINUTES

Regular Meeting of December 4, 2014

II.

- A. Commissioner Hogan moved and Commissioner Thinnes seconded approval of the December 4, 2014 minutes of the Regular meeting of the Plan Commission as presented. On voice vote, all voted 'aye'. Motion carried.

PUBLIC HEARINGS and BUSINESS ITEMS

Kieffer & Co., Inc./FF&E, LLC, Owner, (Hampton Inn & Suites Allowance of 2 "Welcome" Signs and a Directional Sign

Property: 6901 South 76th Street;
Tax Key No. 744-1001-000

Zoning: Planned Development District No. 34 (Hampton Inn and Suites Plus Mixed Use Commercial)

Regarding: 1. (Hotel Signs) A RESOLUTION APPROVING TWO "WELCOME" SIGNS AND A DIRECTIONAL SIGN FOR HAMPTON INN & SUITES

City of Franklin (Updated Changes to the Comprehensive Outdoor Recreation Plan)

Property: City-wide

Zoning: City-wide

Regarding: 1. (Comprehensive Master Plan Amendment) RESOLUTION RECOMMENDING TO THE COMMON COUNCIL ADOPTION OF THE COMPREHENSIVE OUTDOOR RECREATION PLAN: 2030 FOR THE CITY OF FRANKLIN, MILWAUKEE

III.

- A. Planning Manager Dietl presented the Sign Plan submitted Kieffer & Co., Inc. on behalf of FF&E, LLC for two non-illuminated flat cut-out letter "Welcome" wall signs and one illuminated double-faced (5 foot by 4 foot-1 inch) directional sign for property located at 6901 South 76th Street.

Commissioner Hogan moved, and Commissioner Fowler seconded, a motion to approve a resolution approving two "Welcome" signs and a directional sign for Hampton Inn & Suites. On voice vote, all voted 'aye'. Motion carried.

- B. Planning Manager Dietl presented the request for updated changes to the City of Franklin Comprehensive Outdoor Recreation Plan.

Commissioner Fowler made a motion to approve a resolution recommending to the Common Council adoption of the Comprehensive Outdoor Recreation Plan: 2030 for the City of Franklin, Milwaukee County, Wisconsin and recommending adoption of an Ordinance to amend the City of Franklin 2025 Comprehensive Master Plan to incorporate the Comprehensive Outdoor Recreation Plan: 2030 with changes as recommended by the Plan Commission.

Item III.B. (continued)

COUNTY, WISCONSIN AND
RECOMMENDING ADOPTION OF AN
ORDINANCE TO AMEND THE CITY
OF FRANKLIN 2025
COMPREHENSIVE MASTER PLAN TO
INCORPORATE THE
COMPREHENSIVE OUTDOOR
RECREATION PLAN: 2030

Seconded by Commissioner Hogan. On voice vote,
all voted 'aye'. Motion carried (4-0-2 Mayer/Haley).

ADJOURNMENT

IV. Commissioner Hogan moved and Commissioner
Fowler seconded to adjourn the Plan Commission
meeting of December 18, 2014 at 7:08 p.m. All
voted 'aye'; motion carried.

**CITY OF FRANKLIN****REPORT TO THE PLAN COMMISSION****Meeting of January 8, 2015****Special Use**

RECOMMENDATION: City Development Staff recommends approval of the proposed special use for a body shop business use upon property located at 9760 South 60th Street, subject to the conditions of approval in the attached draft resolution.

Project Name:	Valenti Classics Color & Design Studio Special Use
Project Address:	9760 South 60 th Street
Applicant:	Color & Design Studio, LLC
Owners (property):	Kahla Berczyk & Clayton Antholz
Current Zoning:	M-1 Limited Industrial District
2025 Comprehensive Master Plan	Industrial
Use of Surrounding Properties:	Industrial uses to the north, south, east and west
Applicant Action Requested:	Recommendation of approval for the proposed Special Use for Color & Design Studio, LLC to operate at 9760 South 60 th Street

INTRODUCTION:

On November 24th, 2014, Steve Valenti submitted a Special Use application on behalf of Color & Design Studio, LLC requesting approval to operate a body shop business use within a vacant building located at 9760 South 60th Street. The proposed use corresponds to Standard Industrial Classification (SIC) Title No. 7532, Top, Body, and Upholstery Repair Shops and Paint Shops, which is allowable in the M-1 Limited Industrial District as a Special Use.

Valenti Classics, Inc. has an existing 14,400 square foot facility located at 9848-9852 South 57th Street in Phase II of the Franklin Industrial Park. In 2012, the Forward Franklin Economic Development Commission granted approval of Valenti's automobile storage, refinishing, and accessory sales use.

PROJECT DESCRIPTION AND ANALYSIS:

The applicant is requesting Special Use approval to operate a body shop business use in an approximately 7,326 square foot existing building located at 9760 South 60th Street. Mr. Sopa is in negotiations to purchase this property from the current owners. The property is approximately 0.58 acres or 25,265 square feet. The applicant is not proposing any additional lighting or changes to the exterior of the building at this time. However, the applicant is proposing six new shrubs and three arborvitaes. The applicant has provided a sketch plan of the property identifying the approximate location of the proposed additional landscape plantings. In addition, the applicant has proposed changes to the interior of the building, including the addition of a Binks Model 531 Cross Draft paint booth with its own fire suppression system.

Proposed hours of operation for the business are Monday through Friday from 8:00 a.m. to 5:00 p.m. The applicant estimates five (5) employees will work at this location.

Staff estimates the Landscape Surface Ratio of the site at approximately 18%, which does not comply with the M-1 Minimum Landscape Surface Ratio of 0.40. Furthermore, the side yard setback is approximately ten (10) feet, which is nonconforming to the minimum required twenty (20) foot side yard setback of the M-1 District.

Parking:

Table 15-5.0203 of the City of Franklin Unified Development Ordinance (UDO) does not provide off-street parking requirements for body shops. According to Section 15-5.0203(B) of the UDO, "Parking spaces for permitted uses not listed in Table 15-5.0203 shall be provided in accordance with requirements designated by the Plan Commission upon recommendation of the City Planner". This subject property has a parking lot consisting of thirteen (13) off-street parking spaces, located at the rear of the building. Staff believes the proposed use will be adequately served by the existing off-street parking spaces on site. One of the off-street parking spaces is marked as reserved for persons with disabilities, which meets the requirements of Section 15-5.0202(I)(3) of the (UDO). During a site inspection of the property, Staff observed broken and cracked pavement. Therefore, Staff recommends the applicant repair all of the broken asphalt and cracks in the parking lot, prior to issuance of an Occupancy Permit.

Section 15-3.0701(A) and (C) of the UDO contains the General Standards and Considerations that must be examined for each proposed Special Use prior to granting approval. The applicant has provided a written response to each of the seven standards within the project narrative, which is included in your packet.

STAFF RECOMMENDATION:

City Development Staff recommends approval of the proposed special use for a body shop business use upon property located at 9760 South 60th Street, subject to the conditions of approval in the attached draft resolution.

RESOLUTION NO. 2015-_____

A RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS FOR
THE APPROVAL OF A SPECIAL USE FOR AN AUTO BODY SHOP BUSINESS USE
UPON PROPERTY LOCATED AT 9760 SOUTH 60TH STREET
(STEVEN C. VALENTI, D/B/A COLOR AND DESIGN STUDIO LLC, APPLICANT)

WHEREAS, Steven C. Valenti, d/b/a Color and Design Studio LLC having petitioned the City of Franklin for the approval of a Special Use within an M-1 Limited Industrial District under Standard Industrial Classification Title No. 7532 "Top & body repair & paint shops", to allow for an auto body shop business use (providing metal repair, modifications, fabricating, paint restoration and refinishing for classic, collector and special interest vehicles, within the existing building) upon property located at 9760 South 60th Street, bearing Tax Key No. 899-9993-004, more particularly described as follows:

Lot 4 of Certified Survey Map No. 1231, being part of the Northwest 1/4 of Section 26, Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin; and

WHEREAS, such petition having been duly referred to the Plan Commission of the City of Franklin for a public hearing, pursuant to the requirements of §15-9.0103D. of the Unified Development Ordinance, and a public hearing having been held before the Plan Commission on the 8th day of January, 2015, 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 Steven C. Valenti, d/b/a Color and Design Studio 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:

STEVEN C. VALENTI, D/B/A COLOR AND DESIGN STUDIO LLC – SPECIAL USE
RESOLUTION NO. 2015-_____

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1. That this Special Use is approved only for the use of the subject property by Steven C. Valenti, d/b/a Color and Design Studio LLC, successors and assigns, as an auto body shop business use, which shall be developed in substantial compliance with, and operated and maintained by Steven C. Valenti, d/b/a Color and Design Studio LLC, pursuant to those plans City file-stamped December 29, 2014 and annexed hereto and incorporated herein as Exhibit A.
2. Steven C. Valenti, d/b/a Color and Design Studio 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 Steven C. Valenti, d/b/a Color and Design Studio LLC auto body shop business, 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 Steven C. Valenti, d/b/a Color and Design Studio LLC, and the auto body shop business use for the property located at 9760 South 60th Street: (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. Broken asphalt and cracks in the parking lot shall be repaired, prior to issuance of an Occupancy Permit by the Building Inspection Department.

BE IT FURTHER RESOLVED, that in the event Steven C. Valenti, d/b/a Color and Design Studio 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.

STEVEN C. VALENTI, D/B/A COLOR AND DESIGN STUDIO LLC – SPECIAL USE
RESOLUTION NO. 2015-_____

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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 _____, 2015.

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

APPROVED:

Stephen R. Olson, Mayor

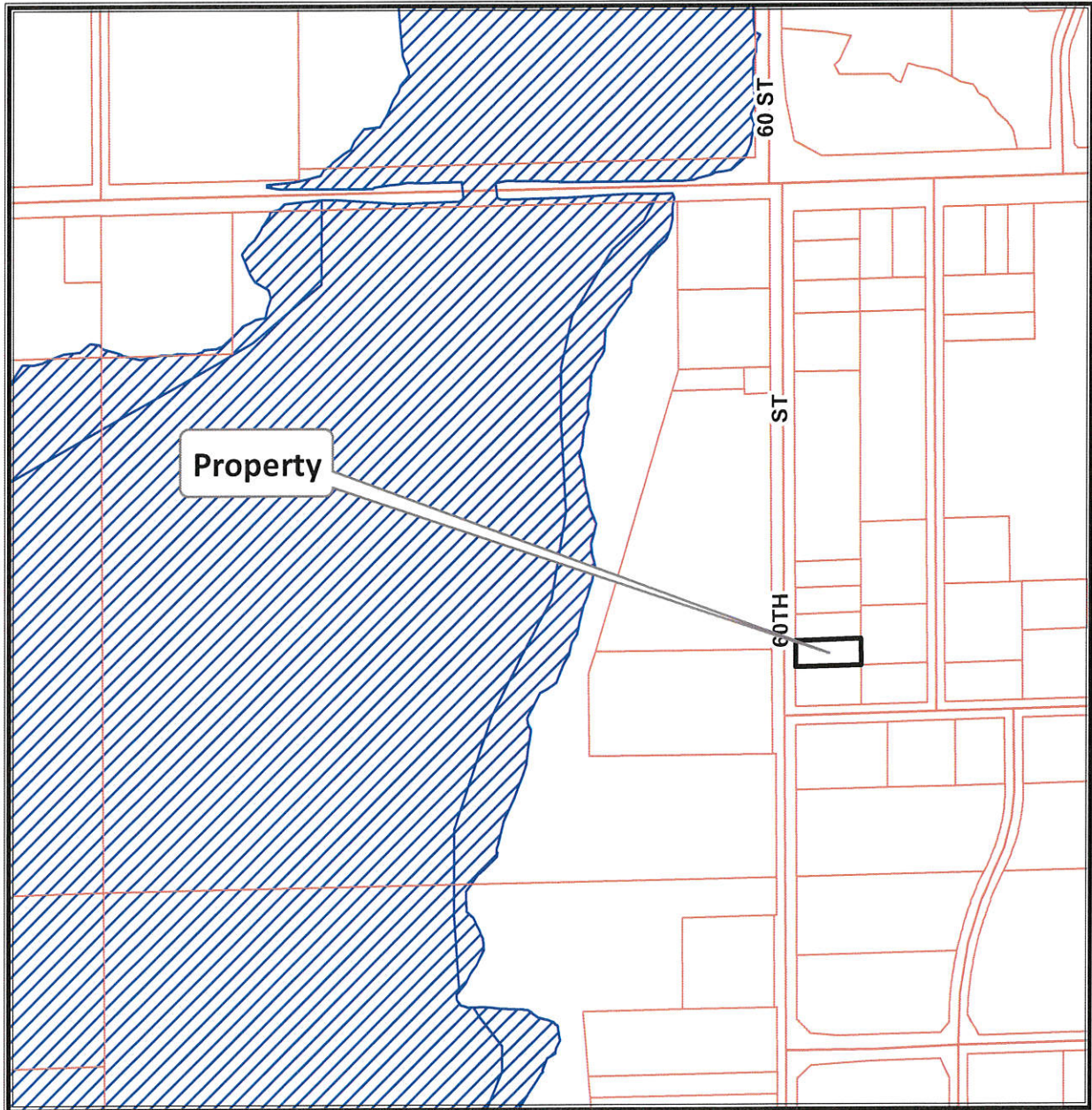
ATTEST:

Sandra L. Wesolowski, City Clerk

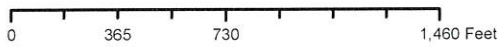
AYES _____ NOES _____ ABSENT _____



9760 South 60th Street
899-9993-004



Planning Department
(414) 425-4024



2013 Aerial Photo

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



9760 South 60th Street
899-9993-004



Planning Department
(414) 425-4024



2013 Aerial Photo

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

Project Narrative

Since moving our business into the Franklin Business Park almost 2 ½ years ago we have been making great strides towards achieving our initial goal to become one of the premier classic car service and restoration facilities in the Midwest. In our 9848 S. 57th Street facility we offer basic service work to complete show quality restorations. The growth of our company has created the need for expansion and we are looking to add another location to handle the body and paint restoration portion. The Color and Design Studio by Valenti will be unique in that there is no other facility like it in Wisconsin. This division will assist customers with the color selection of paints and designs for body as well as perform metal repair, modifications, fabricating, paint restoration and ultra high quality refinishing in a clean and orderly environment. Our focus will be on classic, collector and special interest vehicles on a low volume limited basis versus your typical modern car collision center. The proposed site is 9760 S. 60th Street.

Our proposal for the existing building at 9760 S. 60th Street will not involve any modifications or additions to the existing footprint. The only visible difference on the outside will be the vent for the paint booth, make up air unit and any other required venting or ducts. The interior will be modified as follows and include the removal of existing offices at west end of building, keep existing bathrooms, install an NFPA 13 Compliant Fire Sprinkler system throughout building with approximately 55 heads sched 10 and 40 black steel pipes. We will then erect a division wall and there will be no ceilings as pictured in renderings. The division wall will be constructed of non-combustible materials and would have a double door for access of cars for display and or storage. The interior walls will be Pro-Rib UL Class "A" fire rated Steel Panels attached to steel studs. This facility will be The Color and Design Studio by Valenti, which will assist customers with the color selection of paints and designs for body as well as perform metal repair, modifications, fabricating, paint restoration and ultra high quality refinishing in a clean and orderly environment. Our focus will be on classic, collector and special interest vehicles on a low volume limited basis. A Binks Model 531 Cross Draft paint booth will be installed with its own fire suppression system with approximately 8 extra hazard sprinkler heads. See attached details of Paint Booth and Sprinkler System.

The hours of operation will be Monday – Friday 8:00am – 5:00pm and there will be approximately five employees ultimately working in this facility with an area to work on approximately seven cars. Garbage receptacles will be kept indoors and hauled off to other location. We are estimating the opening date to be in February 2015 and are really looking forward to launching this company in Franklin, WI.

DIVISION 15-3.0700

SPECIAL USE STANDARDS AND REGULATIONS

SECTION 15-3.0701

GENERAL STANDARDS FOR SPECIAL USES

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

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

Response: Correct, the proposed use and development will follow the comprehensive master plan.

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

Response: Correct, there will be no adverse or detrimental effects upon adjacent properties.

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

Response: Correct, there will be no interference.

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

Response: Correct, there are adequate public facilities.

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

Response: Correct, there will be no traffic congestion.

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

Response: Correct, there will be no destruction of significant features.

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

Response: Correct, our use will be compliant with standards imposed and applicable regulations.

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

Response: We will establish compliance with special standards.

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

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

Response: We will provide an invaluable service to the restoration hobby by performing metal repair, fabrication, paint restoration and refinishing in a clean and orderly environment with a primary focus on classic, collector and special interest vehicles.

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

Response: This proposed site is ideal due to it's proximity to Valenti Classics Restoration facility (as we will collaborate on projects) both for logistics and

customer convenience.

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

Response: There will be no modifications to the building, site or landscaping. A vent will be installed through the roof for the paint booth and proper procedures will be followed as well as a vent for the make up air unit.

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

Response: This will not establish a precedent of incompatible use in surrounding area.

Franklin
 DEC 29 2014
 City Development

COLOR AND DESIGN STUDIO LLC

EXTERIOR RENOVATION

FRANKLIN, WISCONSIN 53132

9760 S. 60th STREET

SAFETY

GENERAL RESPONSIBILITY

All contractors and/or individuals must provide a Certificate of Insurance for Liability and Workman's Comp.

Subcontractor shall take all reasonable safety precautions with respect to his Work, shall comply with all safety measures indicated by the General Contractor and with all applicable laws, ordinances, rules, regulations and orders of any governmental agency or political subdivision for the safety of persons or property. The Subcontractor shall report immediately to the General Contractor any injury to any of the Subcontractor's employees at the site.

The following list of general safety requirements are to be enforced to protect the Owner, Architects, Engineer's, and General Contractor's personnel from serious injury.

Barriers: Barriers and adequate signs are required to keep personnel away from hazardous areas such as excavations, overhead work, etc.

Temporary Lighting: Construction areas are to be lighted to a level of at least five (5) foot candles.

Floor and Roof Openings: Floor and roof openings must be protected with standard guardrails or General Contractor approved adequate covers which are securely fastened.

Open-sided Floors, Platforms Etc.: Open-sided floors, platforms, runways, etc., more than six (6) feet above adjacent walking-working surfaces must be equipped with standard guardrails.

Wall Openings: Wall openings must be protected by a substantial barrier where the opening is less than three (3) feet above the floor and where there is a drop of more than four (4) feet.

Material Storage: No storage is permitted within six (6) feet of floor or roof openings. Storage of materials must be approved prior to storage, by the General Contractor.

Ladders: Ladders must be free of any broken rungs or other defects, must have proper shoes, be used at the proper pitch, be tied off at the top with suitable strength material and must have kickers extending 36 inches above the landing area.

Scaffolds: Standard guardrails and toe boards are required on all scaffolds and platforms more than six (6) feet high. Where scaffolds or platforms span aisles or cuts/entrances, suitable protection from falling objects must be provided.

Stairways: All stairways whether temporary or permanent must be equipped with railing and handrails.

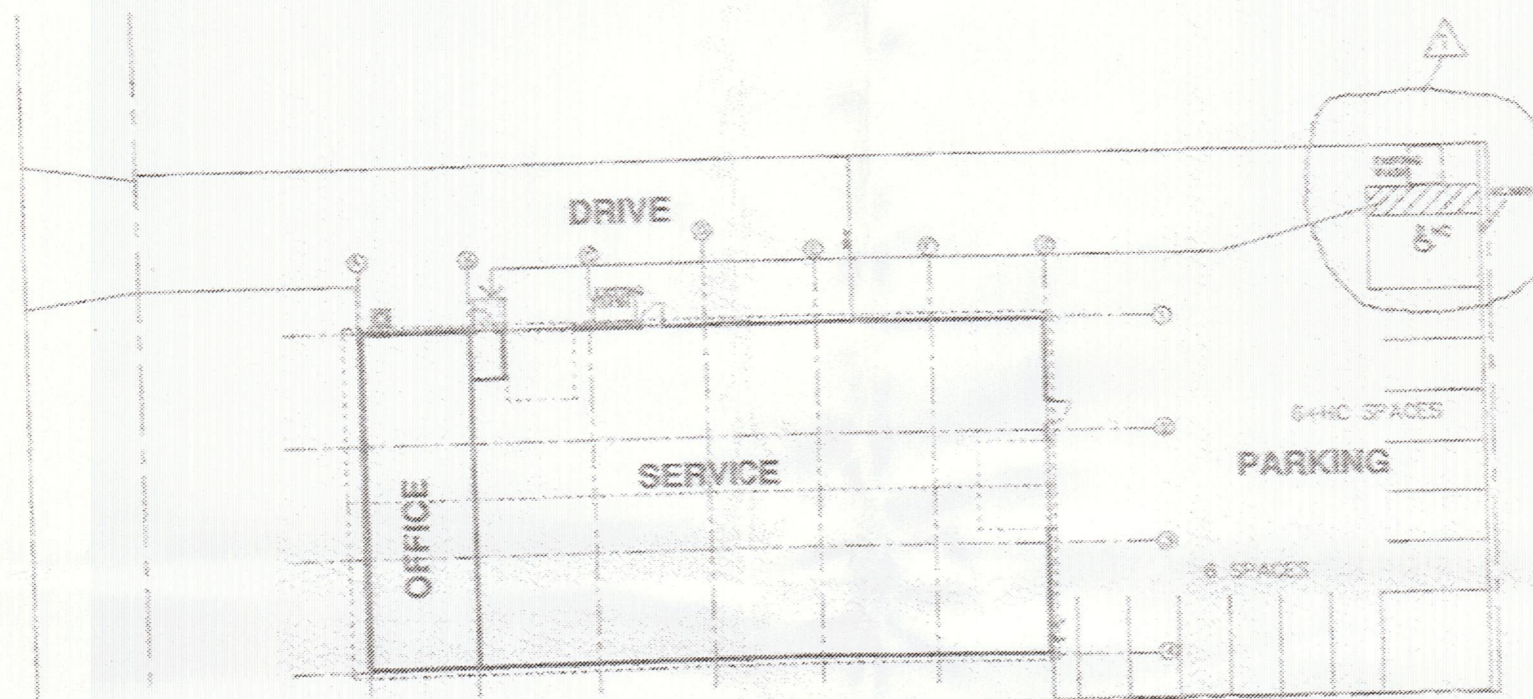
Welding Tanks: Cylinders of oxygen and acetylene both in use and in storage shall be handled in accordance with applicable OSHA safety codes.

Guarding of Moving Parts: Moving equipment such as drive belts, pulleys, gears, etc., must be properly guarded.

Liquefied Petroleum Gases: Storage, use and handling of LPG be in accordance with good safety practice.

Flammable Liquids: Storage, use and handling must be in accordance with good safety practice.

SOUTH 60th STREET



SITE PLAN

1"=20'-0"



CALL
 DIGGERS HOTLINE
 CALL 3 WORK DAYS
 PRIOR TO EXCAVATION
 1-800-242-8581
 MILWAUKEE 4142 229-1181

INDEX

- T-1 INDEX, SITE PLAN & SECTION
- A-1 FIRST FLOOR PLAN
- A-2 ELEVATIONS & DETAILS
- A-3 SPECIFICATIONS & DETAILS

PROJECT DESCRIPTION

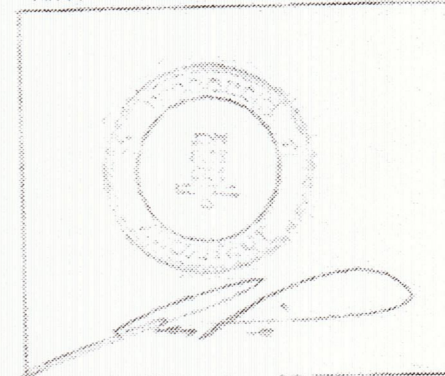
A NEW MASONRY MAINSOT, MAN DOORS, WINDOWS AND PIPE GUARDS, HANDICAP MODIFICATIONS AT ENTRY.

AREA OF EXISTING BUILDING: 7,326sqft
 EXISTING BUILDING VOLUME: 109,890cuft

NOTES

1. Although every effort has been made in checking and preparing these plans for accuracy, all measurements must be checked, verified and the responsibility for all errors and omissions on the part of the contractor shall be assumed by the contractor.
2. All work on this project is to be completed by the latest date or time specified by the local authorities.
3. All work shall be performed in accordance with applicable building standards and industry standards.
4. Details are as shown unless otherwise noted.
5. All construction shall be responsible for all and any damage to existing structures caused either directly or indirectly by this project.
6. Verify all dimensions before any construction is started. The contractor shall be responsible for checking or re-checking all dimensions on site throughout to check the quality of work performed.
7. The contractor shall not be responsible for demolition, hauling, materials, equipment, access, or structures, or for utility excavations and programs in connection with the work and the contractor shall be responsible for the contractor's failure to carry out the work in accordance with the contract documents.
8. The contractor shall be responsible for obtaining all permits, licenses, approvals, or structures, or for utility excavations and programs in connection with the work and the contractor shall be responsible for the contractor's failure to carry out the work in accordance with the contract documents.
9. The contractor shall be responsible for obtaining all permits, licenses, approvals, or structures, or for utility excavations and programs in connection with the work and the contractor shall be responsible for the contractor's failure to carry out the work in accordance with the contract documents.
10. It is assumed that all previous work on this building has been performed under permit and open according to the rules of the city.

ARCHITECT SEAL #A-6165



Peine Design, LLC
 8023 Carter Avenue
 Wauwatosa, WI 53225
 Tel: (414) 254-2222
 Fax: (414) 254-2222

RICHARD SCHALK, PE
 STRUCTURAL ENGINEER
 1186 RIDGEMAN ROAD
 BROOKFIELD, WI 53005
 Tel: (414) 778-2222
 Fax: (414) 778-2222

KELMANN CORPORATION
 12011 W. DEARBORN AVE.
 PO BOX 28464
 WAUWATOSA, WI 53228
 Tel: (414) 778-2222
 Fax: (414) 778-2222

COLOR AND DESIGN STUDIO LLC
 1000 S. 10th STREET
 MILWAUKEE, WISCONSIN 53233
 ATTN: STEVE VALENTI
 262-460-7212

DOCTOR'S OXYGEN SERVICE
 EXTERIOR RENOVATION
 9760 S. 60th STREET
 FRANKLIN, WISCONSIN 53132
 INDEX, SITE PLAN & SECTION

JOB NO.

DATE
 12/23/2014

SHEET NO.

T-1

REVISED 12/23/14

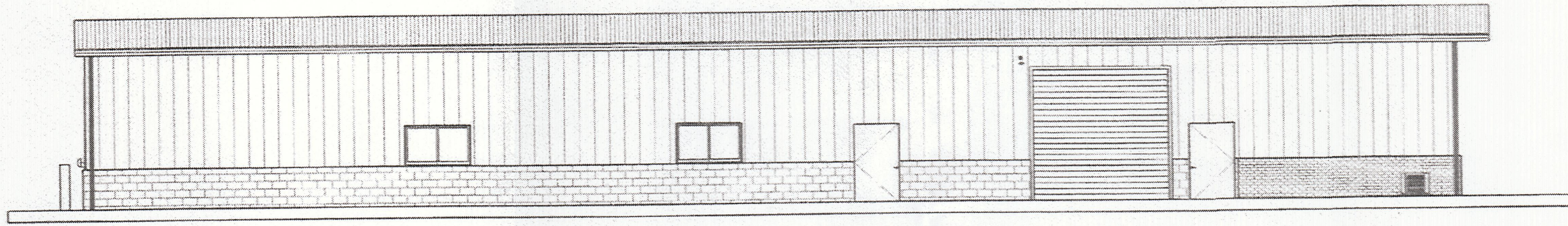
KELMANN CORPORATION

(414) 774-3799

COLOR AND DESIGN STUDIO LLC
 9760 S. 60TH STREET
 FRANKLIN, WI 53132

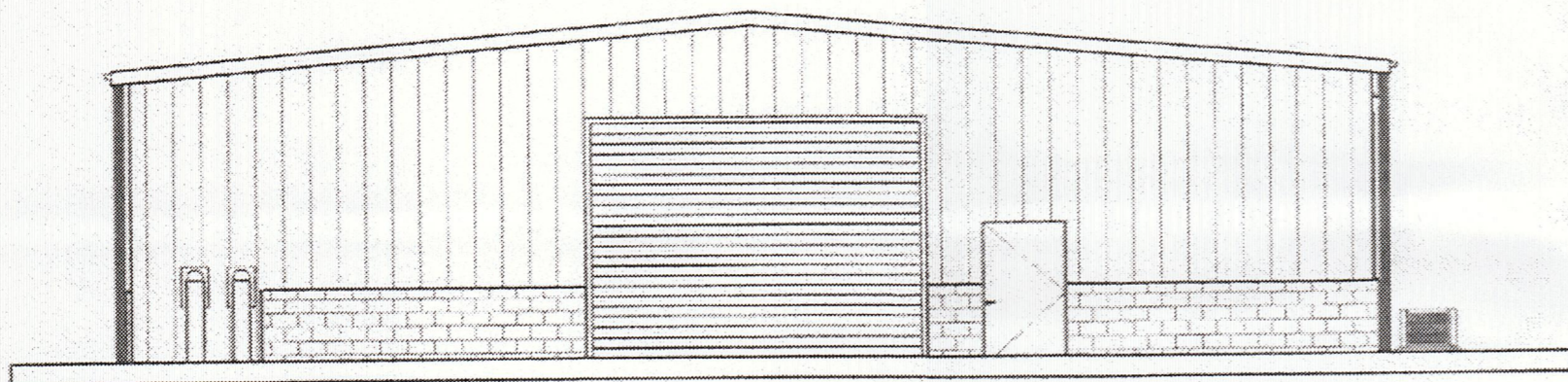
DESIGN BY:
 JWH

12/23/2014



NORTH ELEVATION

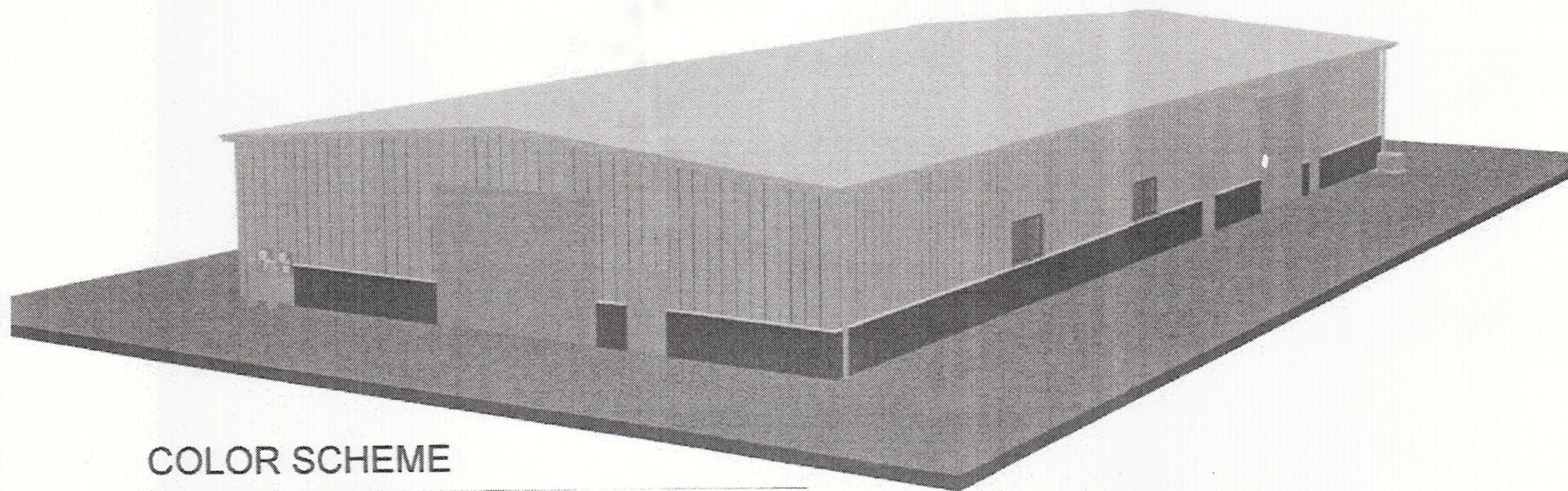
SCALE: 1/8" = 1'-0"



EAST ELEVATION

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

ITEM	COLOR SELECTION
Split Face Block (New)	SW 6083 Sable
Bedford Stone Cap (New)	Natural (Unfinished)
Brick Veneer	Natural (Unfinished)
Bedford Stone Cap	Natural (Unfinished)
Steel Siding, Fascia, & Soffit	SW 6080 Utterly Beige
Gutters & Downspouts	SW 6080 Utterly Beige
Service Doors (New)	SW 6079 Diverse Beige
Bollards @ SE Corner (New)	SW 6080 Utterly Beige
Windows (New)	Wintech Window Bronze Finish



COLOR SCHEME

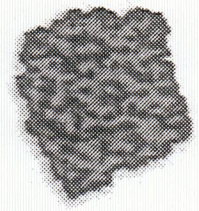
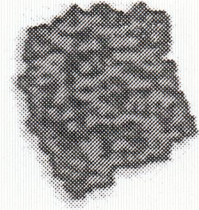
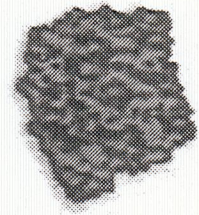
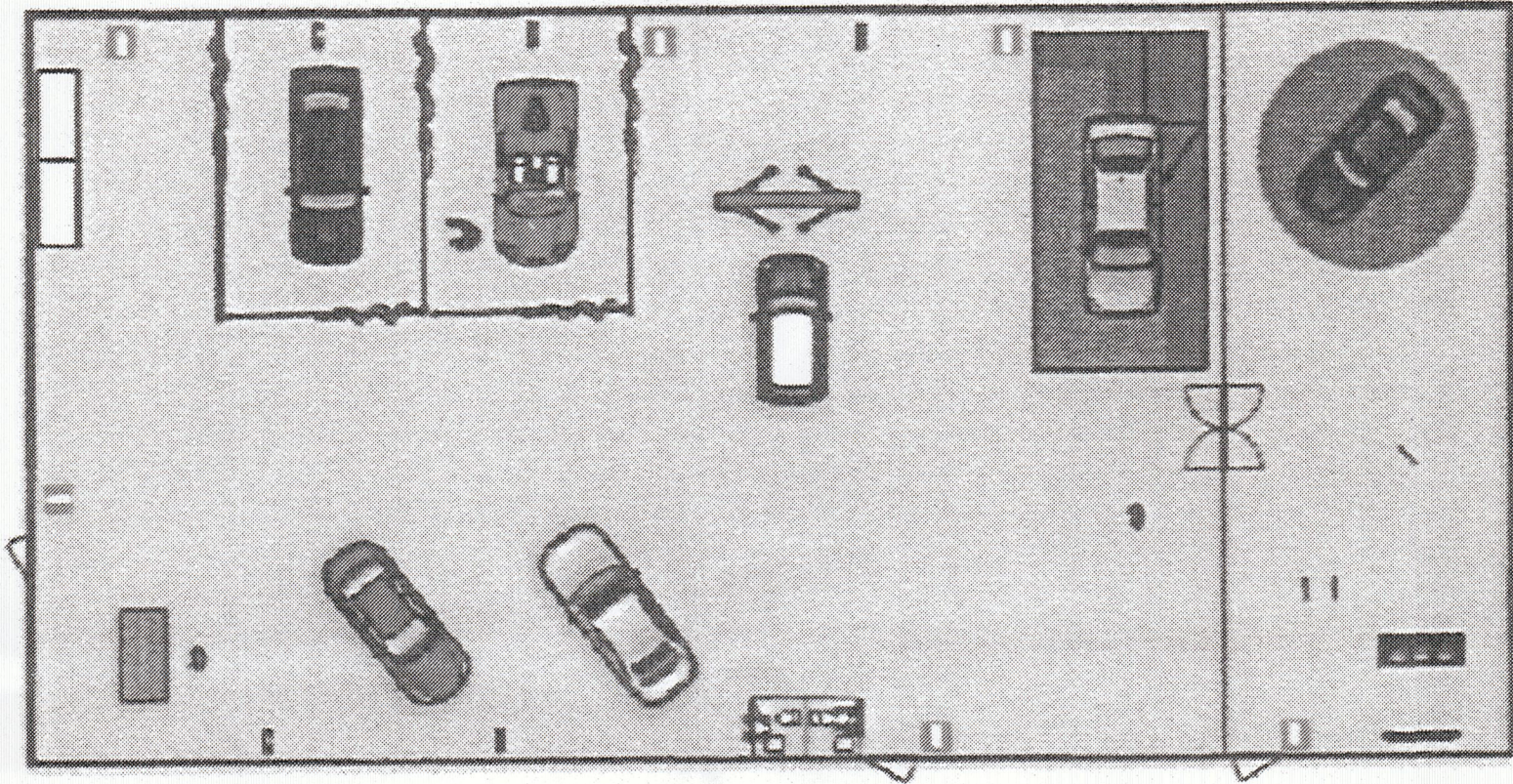
APPROXIMATE - REFER TO SHERWIN WILLIAMS
 SAMPLES FOR EXACT COLORS

FLOOR PLAN

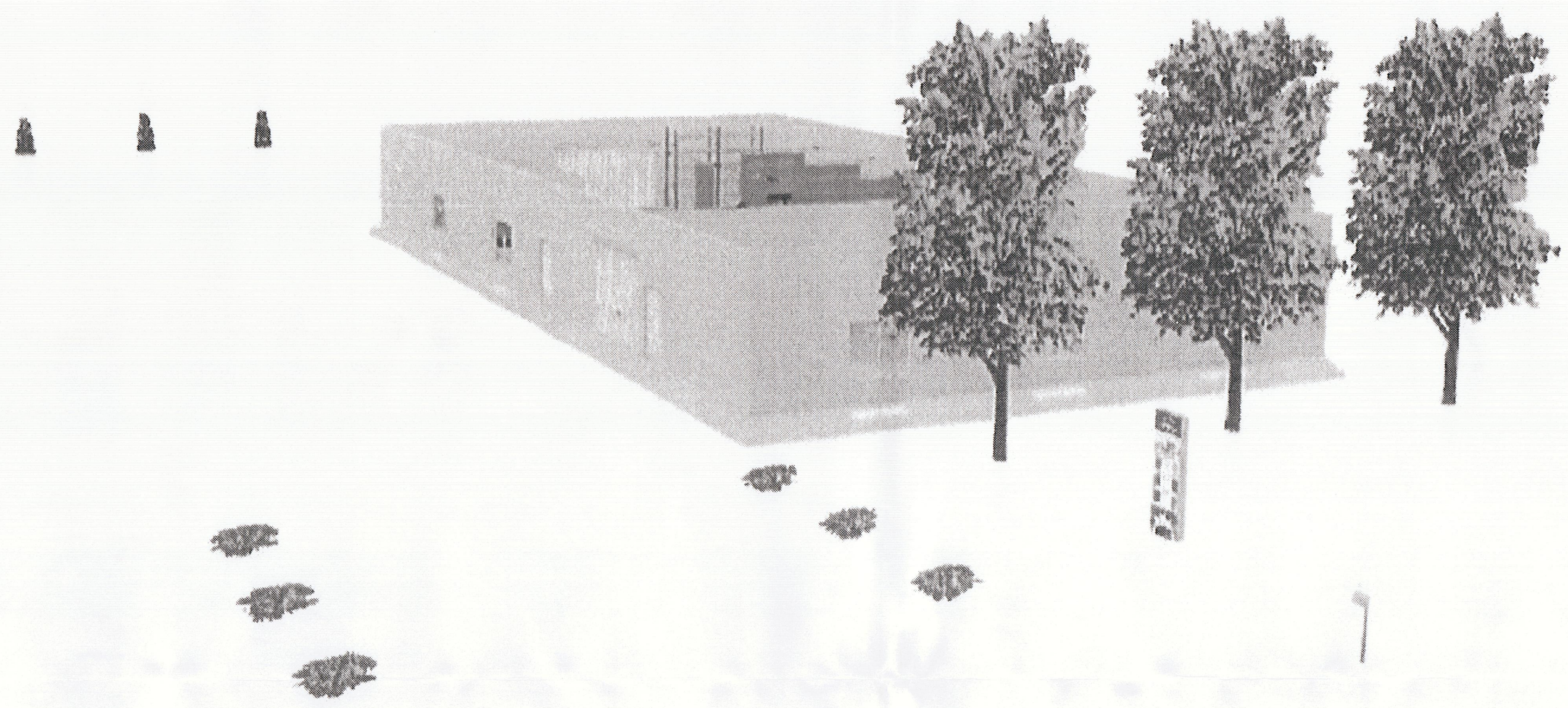
0ft

60ft

120ft



PROPOSED LANDSCAPE




CITY OF FRANKLIN

REPORT TO THE PLAN COMMISSION

Meeting of January 8, 2015

Temporary Use

RECOMMENDATION: Planning Development staff recommends denial of a Temporary Use for the Victory of the Lamb Church to allow up to six recreational vehicles to be parked onsite from May 22, 2015 to September 8, 2015 to serve as lodging for Builders for Christ to participate in the construction of the Victory of the Lamb Church located at 11120 West Loomis Road.

Project Name:	Victory of the Lamb Temporary Parking/Lodging
Project Address:	11120 West Loomis Road
Property Owner:	Victory of the Lamb Inc.
Applicant:	Ben Kuerth, Pastor, Victory of the Lamb Church
Zoning:	I-1 Institutional District
Use of Surrounding Properties:	Agricultural to the north, agricultural and conservancy to the west, residential to the south, and commercial to the east.
Comprehensive Plan:	Institutional
Applicant Action Requested:	Approval of a Temporary Use for the Victory of the Lamb Church to allow up to six recreational vehicles to be parked onsite from May 22, 2015 to September 8, 2015 to serve as lodging for Builders for Christ to participate in the construction of the Victory of the Lamb Church

INTRODUCTION:

On December 16, 2014, Ben Kuerth, Pastor of the Victory of the Lamb Church, submitted a Temporary Use application for the Victory of the Lamb Church property located at 11120 West Loomis Road. The applicant is proposing to allow up to six recreational vehicles to be parked onsite from May 22, 2015 to September 8, 2015 to serve as lodging for Builders for Christ to participate in the construction of the Victory of the Lamb Church.

According to the applicant, Builders for Christ is a volunteer construction work force that has volunteered to assist with the construction of the church. As shown in the applicant's materials, the recreational vehicles/campers will be parked near the southwest corner of the property and will be provided with a temporary holding tank for sewage disposal and with a temporary electrical service connection for electricity. The applicant further indicates that the site will be equipped with sewage, water, and electrical service as required by the City.

The applicant is also requesting review and consideration of this matter as quickly as possible because a decision on this matter is a critical piece of the bidding process for the construction of the church. To expedite this review, this staff report was prepared simultaneously with receipt of the comments from

the various City departments (rather than such comments being provided to the applicant prior to preparation of the staff report as is typically done).

BACKGROUND:

The recently approved Site Plan for the subject property permits the Victory of the Lamb Church, the Kayla's Krew All-Inclusive and All-Accessible playground, and associated parking. Overnight lodging and parking of recreational vehicles, even on a temporary basis, was not contemplated as part of that approval.

Although not defined elsewhere in the UDO, Ordinance No. 2008-6482, which was adopted as the City's floodplain zoning ordinance, defines campground as "Any parcel of land which is designed, maintained, intended or used for the purpose of providing sites for nonpermanent overnight use by 4 or more camping units, or which is advertized or represented as a camping area." And defines camping unit as "Any portable device, no more than 400 square feet in area, used as a temporary shelter, including but not limited to a camping trailer, motor home, bus, van, pick-up truck, tent or other mobile recreational vehicle."

Pursuant to Table 15-3.0603 of the Unified Development Ordinance (UDO), camps are only allowed as a permitted use in the P-1 zoning district, and campgrounds (rental, for recreational vehicles) are only allowed as a Special Use in the P-1 zoning district. It can be further noted that as a Special Use, campgrounds have numerous standards and conditions which must be met, as set forth in UDO Section 15-3.0703F., Detailed Standards for Special Uses in Nonresidential Districts.

Furthermore, in regard to overnight parking, it can be noted that the UDO Section 15-5.0202G., Off-Street Parking Requirements, states that "Any vehicle over 8,000 pounds rated Gross Vehicle Weight may be parked in districts not previously mentioned in the normal course of business in conjunction with a commercial or industrial use of the property; however, any overnight parking shall be allowed only with a Special Use."

It can also be noted that Ms. Mary Kay Buratto, Planning Manager of the City of Franklin, by letter dated August 11, 2003, to Ms. Susan Baldwin, Director of the Milwaukee County Department of Parks, Recreation and Culture, stated that "The Common Council informed Mr. Takerian during the meeting that neither the A-1 Agricultural District zoning (which the County Sports Complex is zoned) or any other zoning district allows temporary campsites as a permitted or special use."

As such, it is clear that the proposed temporary parking/lodging is for most intents and purposes the same as camping and overnight parking as described above, which are only contemplated as special uses in a few rare situations. Sound planning practice would also dictate that such uses, even on a temporary basis, could have associated with them significant adverse health, safety, and aesthetic aspects, which would warrant thorough review, consideration, and standards, if allowed at all.

ANALYSIS:

Section 15-3.0804 of the Unified Development Ordinance (UDO) states "A Temporary Use is an activity that is short-term in nature, will be conducted for only a specified limited period of time, and for a specific use that is not the permanent use of the property, and which use though not already expressly authorized to be an actual use on the property, is incidental to or accessory to and compatible with and will not adversely affect adjoining properties." This section further states, "The Zoning Administrator and designees of the City Planning Department may refer any application for a

Temporary Use Permit to the Plan Commission for review and approval, where the Zoning Administrator or designee of the City Planning Department determines that the application involves an issue of interpretation as to whether the proposed temporary use is incidental or accessory to the existing use of the property, or is a use which is compatible, as required herein, or that there is a question as to whether the proposed temporary use may adversely affect adjoining property due to the nature of, size or area of, noise, debris, lighting, or the like or other resultant from the proposed temporary use. Plan Commission review and approval is required for any proposed temporary use of a type not specifically listed below.”

The subject uses are not listed as temporary uses within Section 15-3.0804 of the UDO and therefore staff has determined that it does require Plan Commission review and approval.

Planning Department staff finds that the temporary overnight parking/lodging for approximately 15 weeks at the Victory of the Lamb is not accessory to, incidental to, or compatible with the approved use of the property, adjacent properties, or zoning district. As previously noted, overnight lodging or camping is not an allowed use in the I-1 zoning district. Staff is also concerned about the potential adverse health, safety, and aesthetic aspects of overnight parking and lodging at a construction site. These concerns include but are not limited to:

- proper sewage and garbage disposal;
- proper potable water and electricity;
- safe access to, from, and between the temporary parking/lodging area and the construction site;
- proximity to a construction site;
- maintenance of a safe, clean and aesthetic site at all times;
- possibility of non-construction personnel at the site and their associated safety risks;
- possibility of non-construction related activities at the site such as campfires, parties, and other outdoor activities and their associated safety risks; and
- the length of time and time of year the temporary parking/lodging will be present (i.e. nearly four months, beginning in a potentially wet season).

Staff suggests that the applicant arrange for overnight lodging in nearby hotels and motels.

Attached please find additional staff comments from the Health Department, Fire Department, and Police Department. In general, it can be noted that while the Police Department has no issues with the proposed uses, the Fire Department notes that if such use is approved, an access road to the site of the building and of the overnight parking/lodging area must be provided, maintained, and accessible for an engine and ambulance. The Health Department indicates that such uses would be treated as a campground from the standpoint of the state regulations which the Department administers, and indicates that if the Temporary Use is approved, that additional approvals would be required, and lists some of the information that must be provided, and some the concerns that may be present.

STAFF RECOMMENDATION:

Planning Development staff recommends denial of a Temporary Use for the Victory of the Lamb Church to allow up to six recreational vehicles to be parked onsite from May 22, 2015 to September 8, 2015 to serve as lodging for Builders for Christ to participate in the construction of the Victory of the Lamb Church located at 11120 West Loomis Road.

Should the Planning Department be supportive of the proposed use, staff would suggest that the Plan Commission encourage the applicant to apply for a Unified Development Ordinance Text Amendment,

to establish temporary camping as a potential Temporary Use, subject to such standards as City staff, the Plan Commission, and the Common Council should determine.

However, should the Plan Commission wish to approve the requested Temporary Use, staff would recommend the following conditions:

- The applicant shall address all concerns and conditions of the Fire Department prior to the initiation of the subject use of this property.
- The applicant shall address all concerns and conditions, and obtain all necessary permits and approvals, from the Health Department prior to the initiation of the subject use of this property.
- The applicant shall provide a Site Plan to the Planning Department for staff review and approval prior to the initiation of the subject use of this property, such Site Plan to include but not be limited to: depiction of detailed safety lighting and fencing; depiction of the location of improved parking surfaces (which shall be installed prior to the subject use and maintained at all times); preparation of a phasing plan (to coordinate the use of the temporary parking/lodging area with the construction of the permanent parking lot and other nearby site improvements); and the provision and proper location of all garbage dumpsters, portable toilets, utility connections, etc.
- All accessory and temporary structures such as garbage dumpsters, portable toilets, fences, etc., and any areas of temporary storage, shall be maintained in a safe and aesthetic condition at all times.
- Campfires, fireworks, parties, and other similar outside events are prohibited.

RESOLUTION NO. 2015-_____

A RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS
FOR THE APPROVAL OF A TEMPORARY USE FOR PARKING AND OVERNIGHT
OCCUPATION OF RECREATIONAL VEHICLES BY WORKERS OF THE BUILDERS
FOR CHRIST 501(3)(C) ORGANIZATION FOR THE PURPOSE OF AND DURING THE
CONSTRUCTION OF THE VICTORY OF THE LAMB, INC. CHURCH UPON
PROPERTY LOCATED AT 11120 WEST LOOMIS ROAD
(VICTORY OF THE LAMB, INC., APPLICANT)

WHEREAS, Victory of the Lamb, Inc. having petitioned the City of Franklin for the approval of a Temporary Use to allow for parking and overnight occupation of up to 6 recreational vehicles by workers of the Builders for Christ 501(3)(c) organization for the purpose of and during the construction of the Victory of the Lamb, Inc. Church upon property located at 11120 West Loomis Road; and

WHEREAS, the Plan Commission having found that the proposed Temporary Use, subject to conditions, meets the standards set forth under §15-3.0804 of the Unified Development Ordinance.

NOW, THEREFORE, BE IT RESOLVED, by the Plan Commission of the City of Franklin, Wisconsin, that the petition of Victory of the Lamb, Inc. for the approval of a Temporary 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. The approval granted hereunder shall allow for such use from May 22, 2015 to September 8, 2015 (110 days), and all approvals granted hereunder expiring on September 8, 2015, for the parking and overnight occupation of recreational vehicles by workers of the Builders for Christ 501(3)(c) organization for the purpose of and during the construction of the Victory of the Lamb, Inc. Church use.
2. The Applicant shall provide a detailed map depicting the specific site location and boundaries of the Temporary Use approved hereunder.
3. The applicant shall address all concerns and conditions of the City of Franklin Fire Department prior to the initiation of the subject use of this property.
4. The applicant shall address all concerns and conditions, and obtain all necessary permits and approvals from the City of Franklin Health Department, prior to the initiation of the subject use of this property.

VICTORY OF THE LAMB, INC. – TEMPORARY USE
RESOLUTION NO. 2015-_____

Page 2

5. The applicant shall provide a Site Plan to the Planning Department for staff review and approval prior to the initiation of the subject use of this property, such Site Plan to include but not be limited to: depiction of detailed safety lighting and fencing; depiction of the location of improved parking surfaces (which shall be installed prior to the subject use and maintained at all times); preparation of a phasing plan (to coordinate the use of the temporary parking/lodging area with the construction of the permanent parking lot and other nearby site improvements); and the provision and proper location of all garbage dumpsters, portable toilets, utility connections, etc.
6. All accessory and temporary structures such as garbage dumpsters, portable toilets, fences, etc., and any areas of temporary storage, shall be maintained in a safe and aesthetic condition at all times.
7. Campfires, fireworks, parties, and other similar outside events are prohibited.
8. [other conditions, etc.]

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

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

APPROVED:

Stephen R. Olson, Chairman

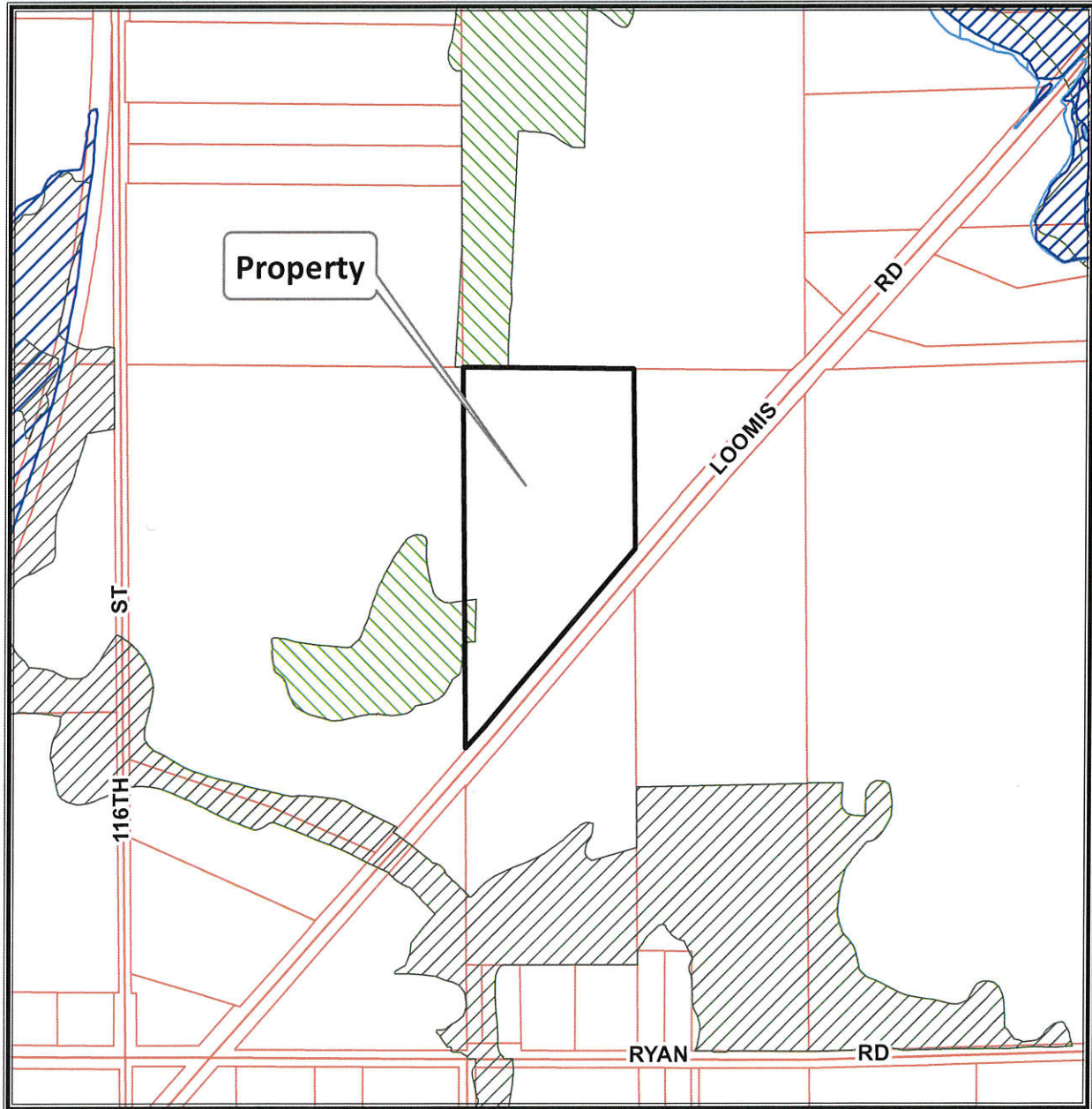
ATTEST:

Sandra L. Wesolowski, City Clerk

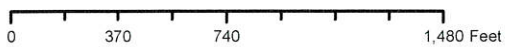
AYES _____ NOES _____ ABSENT _____



TKN 889-9989-000
11120 West Loomis Road



Planning Department
(414) 425-4024



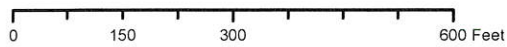
2013 Aerial Photo

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

TKN 889-9989-000
11120 West Loomis Road



Planning Department
(414) 425-4024



2013 Aerial Photo

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

December 16th, 2014

Planning Department
City of Franklin
9229 West Loomis Rd
Franklin, WI 53132

Franklin

DEC 16 2014

City Development

Re: Temporary Use Application

Dear Ladies & Gentlemen,

The purpose of this letter is to explain our request for a temporary use application at the site where we plan to build our new church at 11120 W. Loomis Rd in Franklin.

As you are aware, we received unanimous approval at the December 4th Planning Commission meeting to proceed with our church construction. We are in the major fundraising portion of this project now, and part of our budgeting process includes grants and "in kind" services from various organizations.

Builders for Christ (BFC) is a volunteer construction work force that is made up of seasoned veterans in the construction industry, who have offered to assist in our construction process. They offer the cornerstone necessary to help reduce construction costs by providing volunteer labor for the project. Without this assistance, it would put a significant additional burden on our young congregation to raise the additional monies necessary to complete the construction. The volunteers of BFC view their work as a time for fellowship and joy in seeing the Lord's Kingdom grow.

Hence the request is made to allow the Builders for Christ to utilize a portion in the rear of our property to park up to 6 self-contained recreational vehicles or campers for the purpose of lodging during their portion of the reconstruction process, which would be May 22nd –September 8th, 2015. A site map is enclosed that highlights the area on the property that these vehicles and campers will be parked. The site will be equipped as per the City of Franklin requirements relating to sanitary, water and electrical requirements. Further, the following information is provided regarding BFC volunteers:

- The average age is 68-70 years old, eliminating the thought that youth may inhabit the proposed 'camp site'.
- The site will be used for the express purpose of sleeping during the nighttime hours only, with no loud music.

Respectfully, approval of this appeal is critical because of the timing necessary to complete the bidding process for church construction, and the significant impact the BFC volunteers will have on our ability to afford our new Ministry Center.

Respectfully Submitted,

Victory of the Lamb Lutheran Church
7707 W. Plainsview Dr.
Franklin, WI 53132

Franklin

DEC 16 2014

City Development

KORB TREDO ARCHITECTS

PROJECT:
History of the Lamb
Lutheran Church
Inhabited Trust Property
Franklin, WI 53132

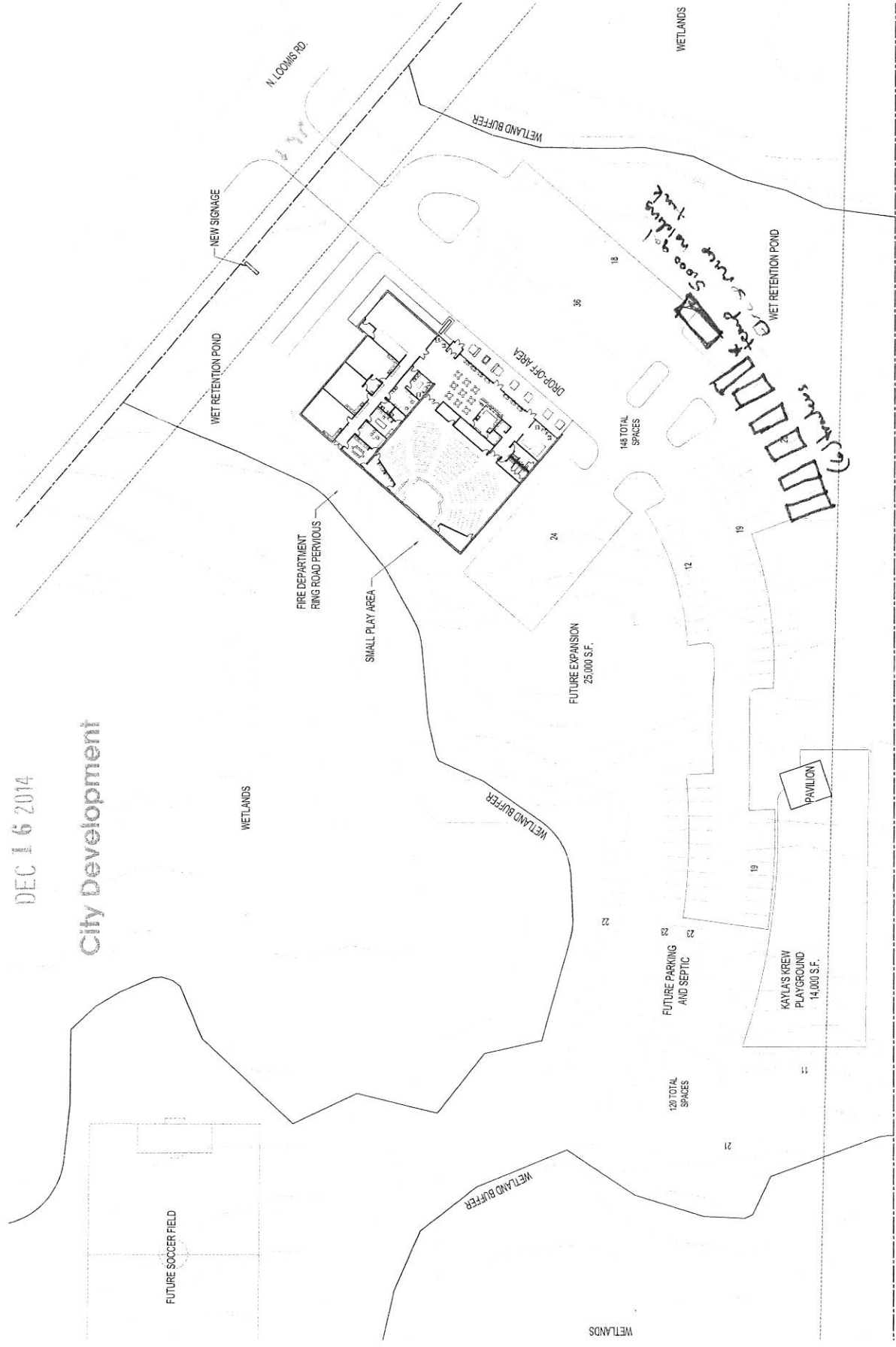
ARCHITECT:
Korb Tredo Architects
759 N. Milwaukee St.
Milwaukee, WI 53228

CONSTRUCTION MANAGER:

REVISION	DATE

DESIGN NO.: 1403
SCALE: AS NOTED
PROJECT NUMBER: 1403-01-01
DATE: 10/06/14

SHEET NO.:
OF:
TITLE:
DATE:



1 SITE PLAN
1" = 20'
MAR 2014 2014



Joel Dietl

From: Bill Wucherer
Sent: Thursday, December 18, 2014 10:46 AM
To: Nick Fuchs
Cc: Joel Dietl; Angela Beyer
Subject: Victory of the Lamb Campground
Attachments: Campgrounds Chapter DHS 178.pdf

The Temporary Use application for Victory of the Lamb Lutheran Church does qualify as a CAMPGROUND. The health department, as an agent for the WI Department of Health, would license and inspect this facility/activity. Attached is the applicable WI Adm. Rule that we would follow. At this time there are no campgrounds in the City of Franklin. We have been state agents for 5 years and during that period we have had no campgrounds in the city. This is new territory for us.

Temporary Use permits should include an understanding of the campground license fees that are established by the state. The permit fee is \$175.00 and the Preinspection fee is \$380.00. The adm. rule does not have an exemption of a non-profit or church organization. We will need a campground plan that establishing the physical layout per code. The primary concerns that the plan and layout must address include: toilets, sewage disposal, garbage and refuse, fire protection, potable water. Essentially, DHS 178 must be followed. We will available for consultation which is part of the preinspection fee. Likewise, we will coordinate with the city building and fire inspectors should their respective departments be involved. We are confident that we can be helpful to the congregation as they build new church.

The construction period does coincide with a very busy time of year for health department inspection/license renewals. The License Committee would anticipate that all other (non-campground) health department licenses would be prepared for approval by May 19, 2015 but no later than June 2nd. In addition, we have calculated that as many as 9 new or change-of-owner licensed establishments are in process at this time. The sooner we can receive a campground application with fees, the sooner we can craft a campground plan. Keep us in-the-loop.

William M. Wucherer RN/Health Officer
Director of Health & Social Services
bwucherer@franklinwi.gov
(414) 425-9101

From: [Gaylord Hahn](#)
To: [General Planning](#)
Subject: Comments/PD/GH/ re: 11120 W. Loomis Rd (Victory of the Laqmb Inc.)
Date: Wednesday, December 17, 2014 10:37:58 AM

The Franklin Police Department has no issues with the Temporary Use application to allow up to six recreational vehicles parked onsite to serve as lodging for the volunteer builders from May 22, 2015 to September 8, 2015 for the Victory of the Lamb Church at 11120 W. Loomis Rd.

Insp. Gaylord Hahn

From: [Ron Mayer](#)
To: [General Planning](#)
Cc: [Adam Remington](#); [Gordon Jepsen](#); [Ron Mayer](#)
Subject: Comments FDRM 11120 W. Loomis Road
Date: Wednesday, December 17, 2014 12:52:55 PM

The Fire Department has the following concern regarding the Temporary Use request.

- Access road to building and RVs must be maintained and accessible for an engine / ambulance during construction.

Ron Mayer
Assistant Chief
Franklin Fire Department
414-425-1420

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

Meeting of January 8, 2015

Building Move

RECOMMENDATION: City Development Staff recommends approval of the Building Move application to allow for an approximately 32 feet tall and 12 feet in diameter silo for storing plastic pellets to be moved from Milwaukee, Wisconsin, to 9670 South 60th Street, subject to the conditions outlined in the attached resolution.

Project Name:	Premiere Plastics Building Move
Project Address:	9670 South 60 th Street
Applicant:	Lowery Plastics, Inc.
Zoning:	M-1 Limited Industrial District
Use of Surrounding Properties:	Industrial (North, South, East, and West)
2025 Comprehensive Plan:	Industrial
Action Requested:	Approval of the Building Move

Introduction:

On December 18, 2014, the applicant submitted a Building Move Application to allow for an approximately 32 feet tall and 12 feet in diameter silo for storing plastic pellets to be moved from 3201 South 20th Street, Milwaukee, Wisconsin to 9670 South 60th Street in Phase 1 of the Franklin Industrial Park. The Wisconsin Uniform Building Code, incorporated into the Municipal Code at §92-2, requires at Section 30.07(8), that a building move receive Plan Commission review.

Project Description/Analysis:

Please note:

- Staff recommendations are *underlined and in italics*, and are included in the attached resolution.

On December 23, 2014, Lowery Plastics, Inc. dba Premier Plastics was issued a Zoning Compliance Permit by the Department of City Development for Plastic Extrusion Manufacturing under Standard Industrial Classification Title No. 3089 Plastics Products, Not Elsewhere Classified, which is allowed as a permitted use in the M-1 Limited Industrial District.

Lowery Plastics, Inc. dba Premiere Plastics is seeking approval to allow for an approximately 32 feet tall and 12 feet in diameter silo for storing plastic pellets to be moved from the company's previous location at 3201 South 20th Street, Milwaukee, Wisconsin, to their newly leased space

located at 9670 South 60th Street in Phase I of the Franklin Industrial Park. According to the applicant's project narrative, the silo will house plastic pellets, which in combination with reground plastic chips will be converted into plastic sheets for use in the thermoforming process at the company's primary facility located at 9680 South Oakwood Park Drive in the Franklin Business Park. The northern portion of the existing building on the property is occupied by Advanced Chemical Systems, Inc., with an address of 9640 South 60th Street.

The applicant is proposing to place the silo at the southeast corner of the existing building to minimize the view of the silo from the South 60th Street right-of-way and thus the general public. The existing rear yard setback of the building is approximately 50 feet. Based on the proposed location, there is ample room for the 12 foot diameter silo to comply with the minimum required 15-foot rear yard setback of the M-1 Limited Industrial District. As can be seen in a picture provided by the applicant, the proposed silo is currently very rusty. However, Staff understands it can be difficult to paint in cold weather. Therefore, Staff recommends the applicant paint the silo on or before May 31, 2015.

The M-1 Limited Industrial District has a maximum allowable building height of 1.0 story/25 feet for accessory structures. However, Section 15-3.0901B of the UDO states that, "special structures including manufacturing equipment and necessary appurtenances" are exempt from the height limitations of the UDO; provided the special structure is an integral part of and does not detract from the design of the principal structure. According to the applicant, the proposed silo is an integral part of the company's manufacturing process.

In addition to the Building Move Permit, the applicant has also submitted a Minor Site Plan Amendment Application to the Department of City Development. If the proposed building move is approved by the Plan Commission, then Staff will administratively approve a Minor Site Plan Amendment for the addition of the silo, which is categorized as a general site plan change by Section 15-7.0107A(5) of the UDO.

Section 30.07(5) of Wisconsin Uniform Building Code states that, "No permit shall be issued to move a building within or into the municipality and to establish it upon a location within the said municipality until the Building Inspector has made an investigation of such building at the location from which it is to be moved and is satisfied from such investigation that said building is in a sound and stable condition and of such construction that it will meet the requirements of this building code in all respects." At the time of this writing, the Building Inspector has not yet made an inspection of the subject silo. Therefore, Staff recommends this approval be subject to an inspection of the silo by the City Building Inspector and issuance of a Building Move and Building Permit from the Building Inspection Department. Also, Staff recommends the applicant submit a bond to the City of Franklin in the amount of \$ 25,000.00, as is required by Section 30.07(8)(a) of the Wisconsin Uniform Building Code, prior to the issuance of the permit to be issued by the Inspection Department. Finally, Staff recommends the building move and location of the approximately 32 feet tall and 12 feet in diameter silo be completed by the applicant on or before February 28, 2015.

Staff Recommendation:

City Development Staff recommends approval of the Building Move application to allow for an approximately 32 feet tall and 12 feet in diameter silo for storing plastic pellets to be moved from

Milwaukee, Wisconsin, to 9670 South 60th street, subject to the conditions outlined in the attached resolution.

STATE OF WISCONSIN

CITY OF FRANKLIN
PLAN COMMISSION

MILWAUKEE COUNTY
[Draft 1-2-15]

RESOLUTION NO. 2015-_____

A RESOLUTION CONDITIONALLY APPROVING A BUILDING MOVE
(TO 9670 SOUTH 60TH STREET)
(MIKE LOWERY, PRESIDENT OF LOWRY PLASTICS, INCORPORATED D/B/A
PREMIER PLASTICS, APPLICANT)

WHEREAS, Mike Lowery, President of Lowry Plastics, Incorporated d/b/a Premier Plastics having applied to move an approximately 32 feet tall and 12 feet in diameter silo for storing plastic pellets from Milwaukee, Wisconsin, to the property located at 9670 South 60th Street; and

WHEREAS, the Wisconsin Uniform Building Code, incorporated into the Municipal Code at §92-2., requires at Section 30.07(8), that a building move receive Plan Commission review and that no building move permit shall be issued unless it has been found as a fact by the Plan Commission, after an examination of the application for the permit which shall include exterior elevations of the building and accurate photographs of all sides and views of the same and in case it is proposed to alter the exterior of said building, plans and specifications of such proposed alterations and after a view of the building proposed to be moved and of the site at which it is to be located, that the exterior architectural appeal and functional plans of the building to be moved or moved and altered, will not be so at variance with either the exterior architectural appeal and functional plan of the buildings already constructed or in the course of construction in the immediate surrounding area or in the character of the applicable district established by the zoning ordinances of the municipality or any ordinance amendatory thereof or supplementary thereto, as to cause a substantial depreciation in the property values of said area within said applicable district.

WHEREAS, the Plan Commission having made such review and examination, accordingly.

NOW, THEREFORE, BE IT RESOLVED, by the Plan Commission of the City of Franklin, Wisconsin, that the building move application of Mike Lowery, President of Lowry Plastics, Incorporated d/b/a Premier Plastics, City file-stamp dated December 18, 2014, be and the same is hereby approved, the Plan Commission hereby finding that that the exterior architectural appeal and functional plans of the building to be moved is not at variance with either the exterior architectural appeal and functional plan of the buildings already constructed in the immediate surrounding area or in the character of the M-1 Limited Industrial District, and will not cause a substantial depreciation in the property values of said area within said District, subject to the following conditions:

MIKE LOWERY, PRESIDENT OF LOWRY PLASTICS, INCORPORATED D/B/A
PREMIER PLASTICS – BUILDING MOVE
RESOLUTION NO. 2015-_____

Page 2

1. The building shall be moved and located pursuant to such plans City file-stamp dated December 29, 2014, attached hereto and incorporated herein.
2. The applicants shall submit a bond to the City of Franklin in the amount of \$25,000.00, as is required by Section 30.07(8)(a) of the Wisconsin Uniform Building Code, prior to the issuance of the permit to be issued by the Inspection Department.
3. The building move and location of the approximately 32 feet tall and 12 feet in diameter silo shall be completed by the applicants on or before February 28, 2015.
4. This approval is subject to an inspection of the silo by the City Building Inspector and issuance of a building move and building permit by the Inspection Department.
5. The silo shall be painted on or before May 31, 2015.

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

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

APPROVED:

Stephen R. Olson, Chairman

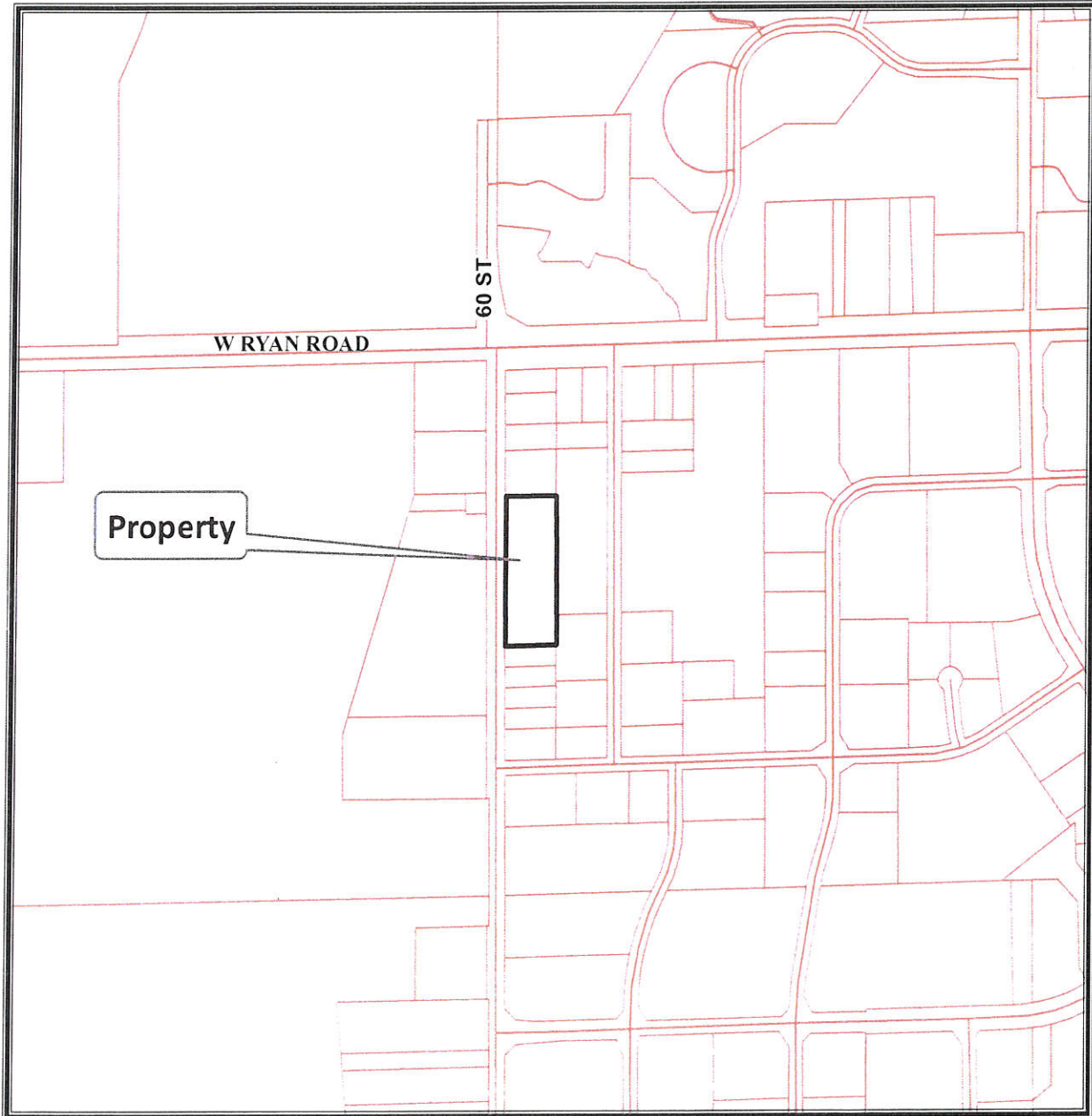
ATTEST:

Sandra L. Wesolowski, City Clerk

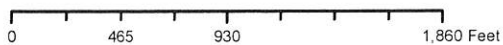
AYES _____ NOES _____ ABSENT _____



9640-9670 South 60th Street
TKN 899-9990-064



Planning Department
(414) 425-4024

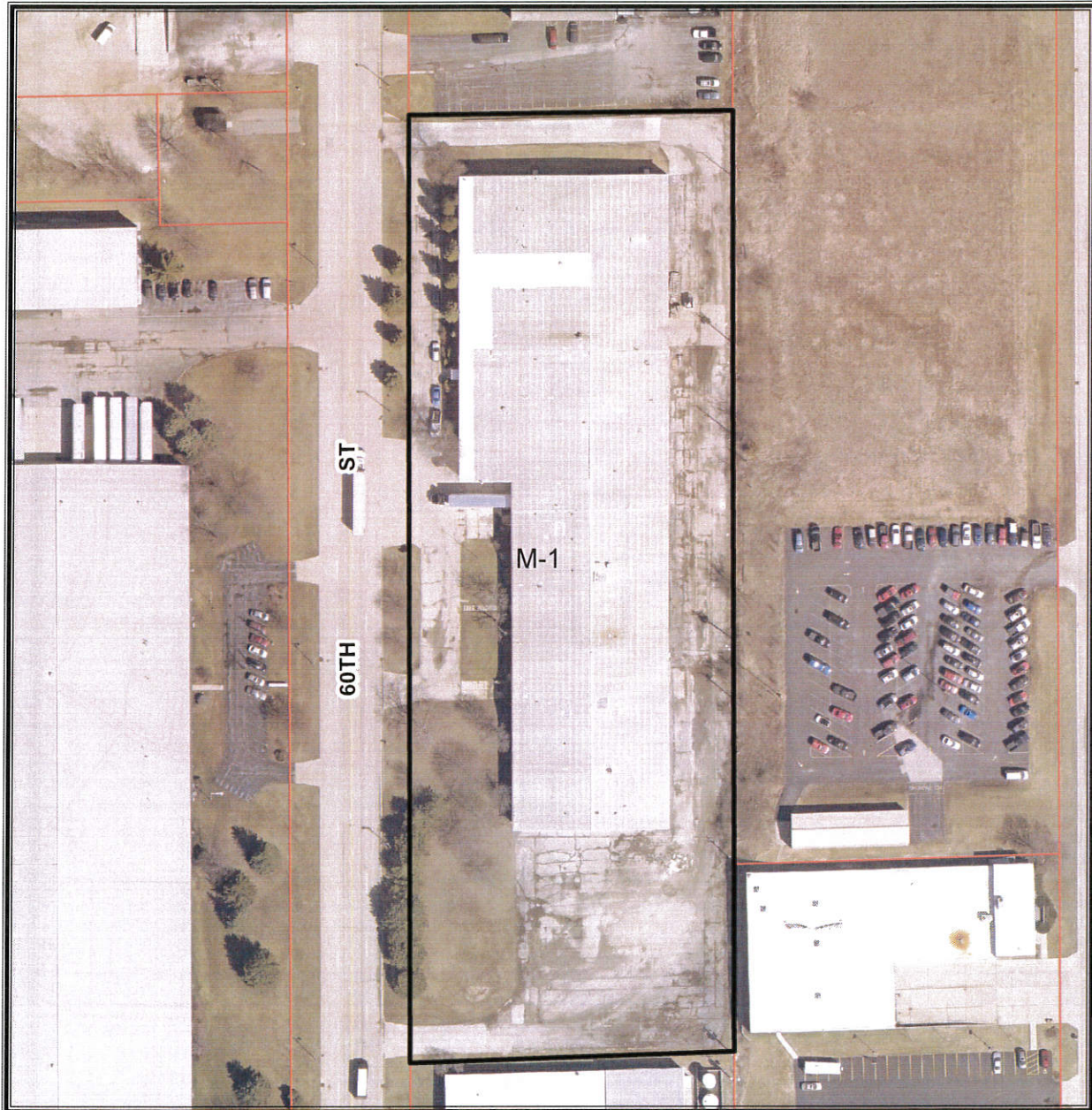


2013 Aerial Photo

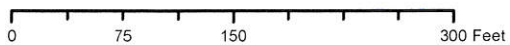
This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. This map is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes.



9640-9670 South 60th Street
TKN 899-9990-064



Planning Department
(414) 425-4024



2013 Aerial Photo

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



9680 S. Oakwood Park Dr.
Franklin, WI 53132
Phone: (414) 423-5940
Fax: (414) 423-5930

CUSTOM THERMOFORMERS

Franklin

DEC 29 2014

December 29, 2014

City Development

To Whom It May Concern:

The operation in the proposed building at 9670 South 60th Street, Franklin WI 53132 will convert plastic pellets and reground chips into plastic sheet for use in the thermoforming process at Premier Plastics on South Oakwood Drive.

The plastic pellets used in this process arrive in bulk and are most economically stored in a silo. That is the intended use of the proposed silo on the site at the rear of the southeast corner of the building. Pellets will be delivered once or twice a week in bulk trucks.

The silo is approximately 31 feet tall and 12 feet in diameter. It will be installed on a 13x13 foot (169 square feet) new concrete pad with a footing specifically engineered for this silo. It is being moved from the current location at 3201 South 20th Street in Milwaukee. The silo will be painted prior to being installed. Paved access to the silo will be maintained and accessible for emergency use. Setback from the rear of the pad to the East lot line is approximately 35 feet.

Some space in the building will also be used to store aluminum tools for Premier Plastics and finished goods.

Sincerely,

A handwritten signature in black ink, appearing to read "Mike Lowery", with a long, sweeping underline that extends to the right.

Mike Lowery

President



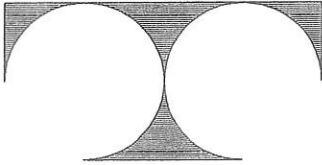
STRUCTURAL CALCULATIONS

Dec 12, 2014
PROJECT NO. 14-478

PROJECT:

A & R Technical Products, LLC
9670 S. 60th Street
FRANKLIN, WI

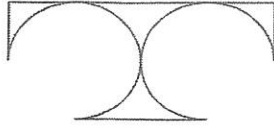
ENGINEER:



TDI ASSOCIATES, INC.

ARCHITECTS, ENGINEERS, PLANNERS
N8 W22350 JOHNSON DRIVE SUITE B4
WAUKESHA, WISCONSIN 53186
(262) 409-2530 OFFICE
(262) 409-2531 FAX

Robert Williams
12-12-14



Footing Design- Point Load & Moment

Knowns

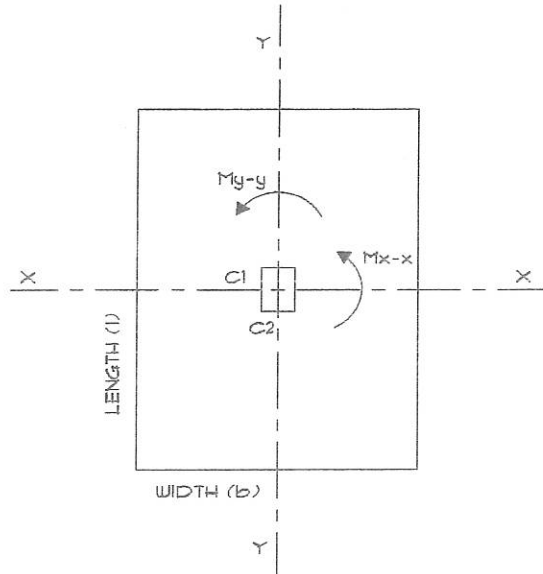
Vertical Load- combined	P (k)	252
Moment (x-x) dead	M_{xd} (k-ft)	0
Moment (x-x) live	M_{xl} (k-ft)	96
Moment (y-y) dead	M_{yd} (k-ft)	0
Moment (y-y) live	M_{yl} (k-ft)	96
Column dim- l	c1 (in)	110
Column dim- b	c2 (in)	110
Conc. C stress	f'_c (ksi)	3
Allowed Steel stress	f_y (ksi)	60
Soil Pressure	q_a (ksf)	3

Factors (1.2DL + 1.6LL), use P*1.49

Vertical Load- Ult.	P_u (k)	375.48
Moment (x-x) -Ult.	M_{ux} (k-ft)	96
Moment (y-y) -Ult.	M_{uy} (k-ft)	96

Dimensions

Estimate A	-A (ft)	100.80
(1.2* P/ q_a)		
Length	l (ft)	13
Width	b (ft)	13
Area	A (ft ²)	169
Section Mod. (x-x)	S_x (ft ³)	366.17
Section Mod. (y-y)	S_y (ft ³)	366.17
Soil P (max)	q_{max} (ksi)	2.02
Soil P (min)	q_{min} (ksi)	0.97
Factored Soil P (max)	q_{umax} (ksi)	2.75
Factored Soil P (min)	q_{umin} (ksi)	1.70
Depth	h (in)	16
Comp. Line	d (in)	11.875
Conc. Volume	ft ³	225.333333



Loads applied at center of footing- Using ACI-318-02

Beam Shear- length

b (base) = width	inches	156
Edge Dist = 1/2l-.5c1-d	inches	11.13
$V_u = q_u \cdot (\text{area to edge})$	kips	33.10
$V_n = V_u / .85$	kips	38.94
$V_c = 2 \cdot (f'_c)^{1/2} \cdot b \cdot d$	kips	202.93

O.K.

Beam Shear- width

b (base) = length	inches	156
Edge Dist = 1/2b-.5c1-d	inches	11.13
$V_u = q_u \cdot (\text{area to edge})$	kips	33.10
$V_n = V_u / .85$	kips	38.94
$V_c = 2 \cdot (f'_c)^{1/2} \cdot l \cdot d$	kips	202.93

O.K.

Punching Shear

b_o	inches	487.5
A_o	sq. in.	14853.52
$V_u = q_u \cdot ((l \cdot b) - A_o)$	kips	146.31
$V_n = V_u / .85$	kips	172.12
$V_c = 4 \cdot (f'_c)^{1/2} \cdot b_o \cdot d$	kips	1268.32

O.K.

Bending- A_s Req-d

Edge Dist Length= 1/2l-.5c1	feet	1.92
Edge Dist Width= 1/2b-.5c2	feet	1.92
$M_{ux} = q_u \cdot \text{area} \cdot 1/2 \text{ dist.} \cdot 1.33$	k-ft	87.21
As- Long direction (bending)	in ²	1.65
Min As (temp. & shrinkage)	in ²	4.49
As Required- long direction	in ²	4.49
$M_{uy} = q_u \cdot \text{area} \cdot 1/2 \text{ dist.} \cdot 1.33$	k-ft	87.21
As -short direction (bending)	in ²	1.65
Min As (temp. & shrinkage)	in ²	4.49
As Required- short direction	in ²	4.49

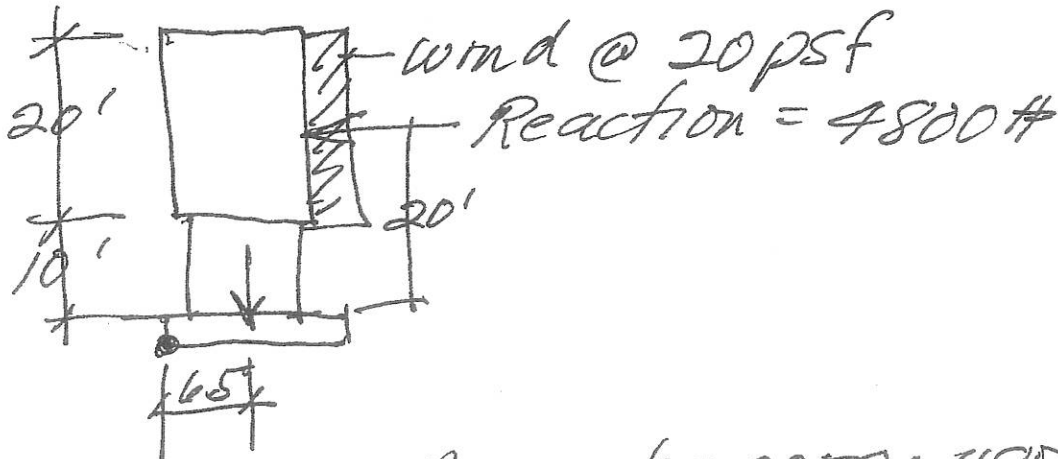
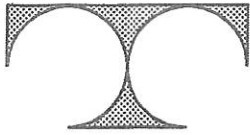
O.K.

Choose Bars and Spacing- Long Direction

Bar designation	6	O.K.
# of bar layers (top & bottom?)	1	
Development Length (inches)	in	32.86 <Edge Dist.
# of bars required	11.0	
Total area of bars	in ²	4.84
Spacing Distance (inches)	in	15.30 O.K.
ϕ Mn of the design ($\phi = .9$)	k-ft	250.69

Choose Bars and Spacing- Short Direction

Bar designation	6	O.K.
# of bar layers (top & bottom?)	1	
Development Length	in.	32.86 <Edge Dist.
# of bars required	11.0	
Total area of bars	in ²	4.84
Spacing Distance	in	15.30 O.K.
ϕ Mn of the design ($\phi = .9$)	k-ft	250.69



$$\text{Overturning Moment} = 20 \text{ FT} \times 4800 \# \\ = 96 \text{ FT. Kips}$$

Check Resisting Moment

$$13' \times 13' \times 1.334' \times 150 \#/\text{FT}^3 = 33,816 \#$$

$$M_R = 6.5 \times 33,816 = 219,809 \text{ FT. \#}$$

$$219,809 > 1.5 \times 96,000 \text{ okay.}$$

Check Anchor Bolts

$$\text{Uplift} = M_{OT} / (12 + 2(9) + 2(3)) \\ = (96,000) / (36) = 2667 \#$$

$$\text{Each Bolt pair Capacity} = \frac{2(1'')^2 (\pi) \times 2,600 \text{ PSI}}{4}$$

$$\text{Each Pair 1" Dia. Anchor Bolts Capacity} \\ \text{is } 33,929 \# > 2667 \# \text{ okay}$$

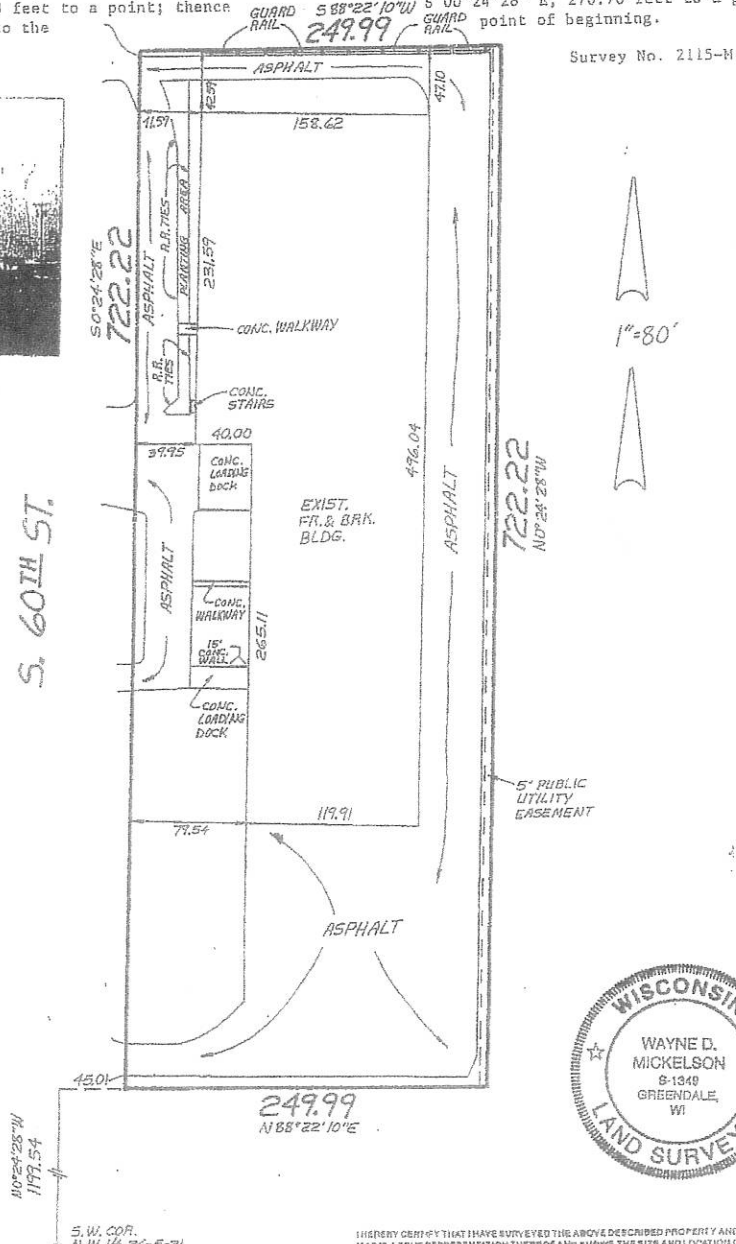
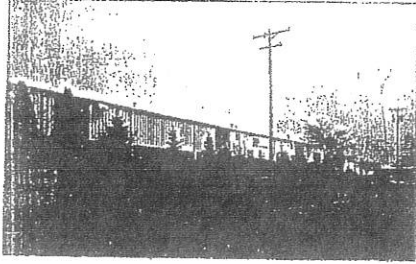
PLAT OF SURVEY

LOCATION: 9670 and 9640 South 60th Street, Franklin, Wisconsin

LEGAL DESCRIPTION:

PARCEL 1: Lot 1 of Certified Survey Map No. 2239, being a part of the Northwest 1/4 of Section 26, Township 5 North, Range 21 East, City of Franklin, County of Milwaukee, State of Wisconsin, recorded on November 29, 1973, on Reel 759, Images 364 to 366 inclusive, as Document No. 4808299. PARCEL 2: That part of Parcel 1 of Certified Survey Map No. 1896, being a part of the Northwest 1/4 of Section 26, Township 5 North, Range 21 East, City of Franklin, County of Milwaukee, State of Wisconsin, which is bounded and described as follows: Beginning at the Southwest corner of said Parcel 1; thence N 00°24'28" W, 276.18 feet, to the point of beginning of the land to be described; thence continuing N 00°24'28" W, 93.84 feet to a point; thence N 88°22'10" E, 249.99 feet to a point; thence S 00°24'28" E, 99.32 feet to a point; thence S 89°37'32" W, 249.93 feet to the point of beginning. And Parcel 1 of Certified Survey Map No. 1925, being a part of the Northwest 1/4 of Section 26, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin. PARCEL 3: That part of Parcel 1 in Certified Survey Map No. 1896, being a part of the Northwest 1/4 of Section 26, Township 5 North, Range 21 East, City of Franklin, County of Milwaukee, State of Wisconsin, which is bounded and described as follows: Beginning at the Southwest corner of said Parcel 1; thence N 00°24'28" W, 276.18 feet to a point; thence N 89°37'32" E, 249.93 feet to a point; thence S 88°22'10" W, 249.99 feet to the point of beginning.

March 31, 1995

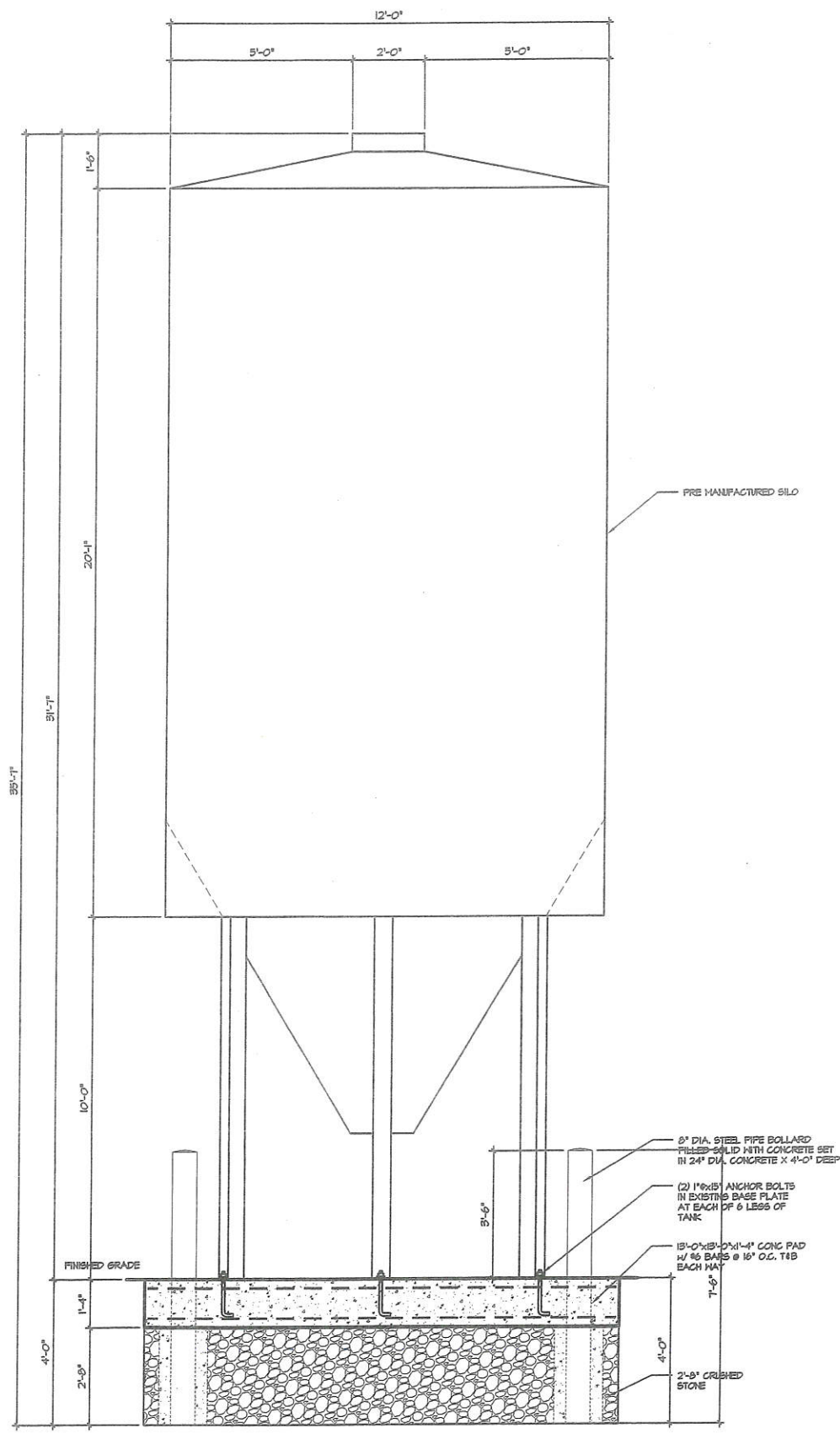


METROPOLITAN ENTERPRISES, INC.
 REGISTERED LAND SURVEYORS
 15 W. FOREST HOME AVE., SUITE 202, MALESY CORNERS, WI 53130
 PH. 629-6380 FAX 629-9767

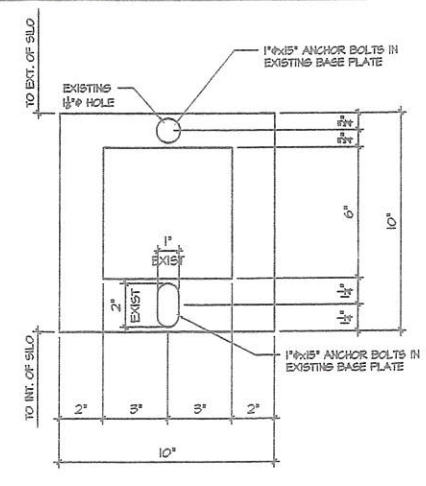
I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS AND ROADWAYS AND VISIBLE ENCROACHMENTS, IF ANY.

THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND AS TO THOSE WHO PURCHASE, MORTGAGE, OR OTHERWISE TAKE TITLE THERE TO WITHIN ONE YEAR FROM DATE HEREOF.

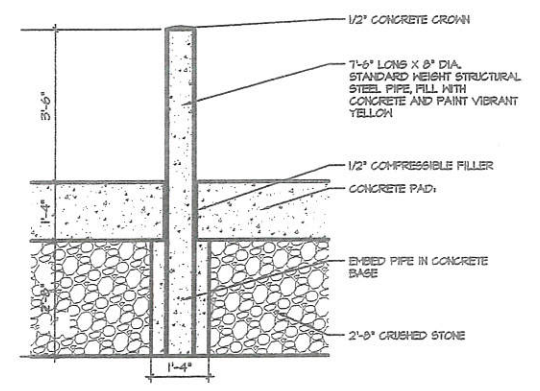
SIGNED Wayne D. Mickelson
 Wayne D. Mickelson
 Registered Land Surveyor 8-1341



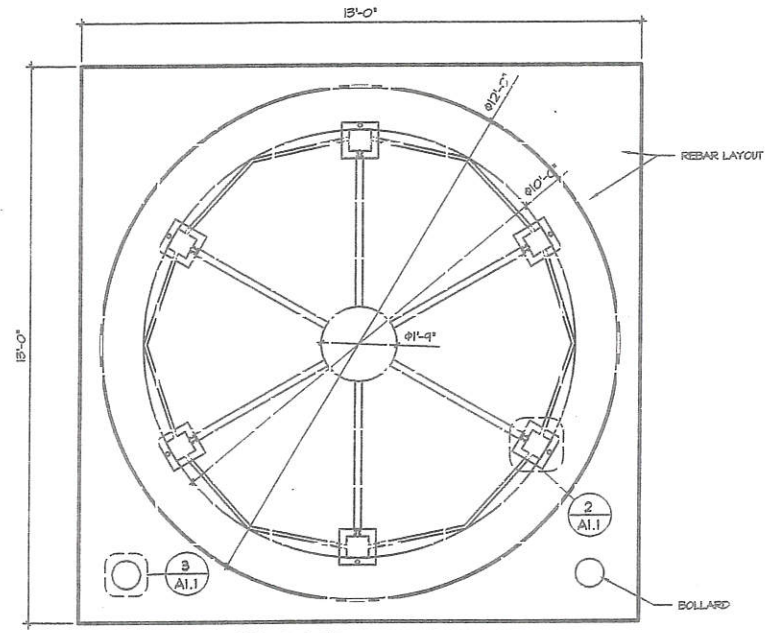
1 ELEVATION
1/2" = 1'-0"



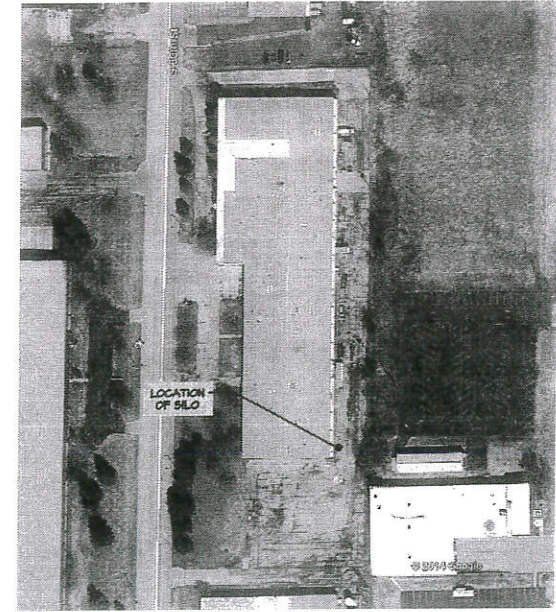
2 ANCHOR PLATE
3" = 1'-0"



3 PIPE BOLLARD DETAIL
1/2" = 1'-0"

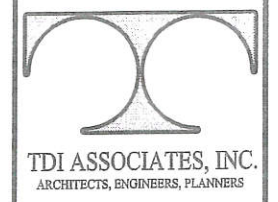


4 BASE
1/2" = 1'-0"



5 VICINITY MAP
N.T.S.

Franklin
DEC 29 2014
City Development



TDI ASSOCIATES, INC.
ARCHITECTS, ENGINEERS, PLANNERS

N8 W22550 JOHNSON DRIVE, SUITE B4
WAUKESHA, WISCONSIN 53186
PHONE 262-409-2530 FAX 262-409-2531

A & R TECHNICAL PRODUCTS
SILO PLACEMENT DRAWING
FOUNDATION PLAN FOR SILO

9670 S. 60th Street
FRANKLIN, WISCONSIN

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Sheet Title
Support Footing

Issued For: _____ Date: _____

Date: 8-8-14

Job NO.: 14478.000

Drawn By: REN

Sheet No.

A1.1