

with the 2-lot option subsequently chosen by the applicant as likely having the least amount of such impacts, and that there was some interest by some of the adjacent property owners for additional development of their properties, but that no final decisions or timeframes had been reached.

PROJECT DESCRIPTION AND ANALYSIS:

The applicant will be constructing a cul-de-sac from the exiting dead end of South 80th Street to access the proposed lots. Lot 1 will have double frontage as it abuts West Hilltop Lane to the north. The proposed cul-de-sac includes an island and a location for two mailboxes, which conforms to City of Franklin and Board of Public Works recommended standards. The driveways and homes will add approximately 19,291 square feet or 0.44 acres of new impervious surface.

Public sanitary sewer and water service is located immediately to the south and will be provided to the subject lots. At the request of the Engineering Department, the applicant will prepare a water main easement for City approval extending from the proposed cul-de-sac to Hilltop Lane in the event that the City wishes to extend the water main in the future. Storm water management facilities are not required for development of the two homes as long as the amount of new impervious surface is under a half acre.

Section 15-7.0201 of the UDO requires the submission of a Natural Resource Protection Plan for all Certified Survey Map (CSM) requests. As such, Wetlands and Waterway Consulting, LLC delineated the wetlands on October 21, 2014. As previously mentioned, the majority of the property is also wooded. The applicant chose to consider the entire site mature woodland, except for a small area on the northwest corner of the site that does not contain trees, opposed to providing a detailed tree survey. Trees within wetland and wetland buffer areas were not counted within woodland impact calculations (as those areas require a more restrictive protection standard). The site also contains steep slopes (10-19%).

The applicant is proposing to disturb 1.96 acres of the 6.54 acres of mature woodlands onsite, which is an impact of approximately 30%. Table 15-4.0100 of the UDO requires a protection standard of 70% for mature woodlands; therefore, the applicant is within the disturbance limits for residential development per Part 4 of the UDO. There are no proposed impacts to steep slopes, shore buffer, wetlands, wetland buffers or wetland setbacks.

Due to previous impacts and violations with other properties when conservation easement exists on individual parcels (opposed to outlots), staff suggests that the applicant mark the limits of the conservation easement onsite with signage, boulders or some other type of identification. Staff notes that these particular lots do have large yard areas, which should make violations less likely to occur.

Staff recommends the following:

- 1. The Natural Resource Protection Plan shall be subject to review by a consultant of the City's choosing, with all costs of said review being the responsibility of the applicant. Furthermore, the applicant shall address all consultant comments to the satisfaction of*

the Planning Manager, prior to recording the Certified Survey Map with Milwaukee County.

2. The applicant submit a written Conservation Easement for Common Council approval and recording with the Milwaukee County Register of Deeds at the time the Certified Survey Map is recorded.

COMPREHENSIVE MASTER PLAN CONSISTENCY:

Pursuant to Wisconsin State Statute 66.1001 “Consistent with means furthers or does not contradict the objectives, goals, and policies contained in the comprehensive plan.”

It can be noted that the Comprehensive Master Plan (CMP) identifies the future land use for the subject area as Institutional and Areas of Natural Resources. In this regard, it can be noted that the CMP envisioned that the subject property, along with the property located immediately to the west, could potentially be the site of a future public school, based upon input provided by Franklin School District representatives at that time. However, it is staff’s understanding that the School District may not be interested in that property at this time.

Pursuant to the Unified Development Ordinance Section 15-9.0309 Minor Land Division (Certified Survey Map), “The Certified Survey Map shall be reviewed by the Plan Commission for conformance with this Ordinance and all other ordinances, rules, regulations, adopted regional, County, or City of Franklin Comprehensive Master Plans or adopted plan components which affect it.”

Therefore, staff recommends that the City amend the Comprehensive Master Plan Future Land Use Map to change the future land use designation from Institutional and Areas of Natural Resource Features to Residential and Areas of Natural Resource Features.

STAFF RECOMMENDATION:

City Development Staff recommends approval of the proposed Certified Survey Map, subject to the conditions in the draft resolution.

RESOLUTION NO. 2015-_____

A RESOLUTION CONDITIONALLY APPROVING A 2 LOT CERTIFIED
SURVEY MAP, BEING PART OF THE NORTHEAST 1/4 AND THE
NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP
5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN,
MILWAUKEE COUNTY, WISCONSIN
(HORIZON RESOURCE GROUP LLC, APPLICANT)
(APPROXIMATELY 9150 SOUTH 80TH STREET)

WHEREAS, the City of Franklin, Wisconsin, having received an application for approval of a certified survey map, such map being part of the Northeast 1/4 and the Northwest 1/4 of the Southeast 1/4 of Section 21, Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin, more specifically, of the property located at approximately 9150 South 80th Street, bearing Tax Key No. 885-9996-000, Horizon Resource Group LLC, applicant; said certified survey map having been reviewed by the City Plan Commission and the Plan Commission having recommended approval thereof pursuant to certain conditions; and

WHEREAS, the Common Council having reviewed such application and Plan Commission recommendation and the Common Council having determined that such proposed certified survey map is appropriate for approval pursuant to law upon certain conditions.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Common Council of the City of Franklin, Wisconsin, that the Certified Survey Map submitted by Horizon Resource Group LLC, as described above, be and the same is hereby approved, subject to the following conditions:

1. That any and all objections made and corrections required by the City of Franklin, by Milwaukee County, and by any and all reviewing agencies, shall be satisfied and made by the applicant, prior to recording.
2. That all land development and building construction permitted or resulting under this Resolution shall be subject to impact fees imposed pursuant to §92-9. of the Municipal Code or development fees imposed pursuant to §15-5.0110 of the Unified Development Ordinance, both such provisions being applicable to the development and building permitted or resulting hereunder as it occurs from time to time, as such Code and Ordinance provisions may be amended from time to time.
3. Each and any easement shown on the Certified Survey Map shall be the subject of separate written grant of easement instrument, in such form as provided within the

HORIZON RESOURCE GROUP LLC – CERTIFIED SURVEY MAP
RESOLUTION NO. 2015-_____

Page 2

City of Franklin Design Standards and Construction Specifications and such form and content as may otherwise be reasonably required by the City Engineer or designee to further and secure the purpose of the easement, and all being subject to the approval of the Common Council, prior to the recording of the Certified Survey Map.

4. Horizon Resource Group LLC, successors and assigns, and any developer of the Horizon Resource Group LLC 2 lot certified survey map project, 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, 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.
5. The approval granted hereunder is conditional upon Horizon Resource Group LLC and the 2 lot certified survey map project for the property located at approximately 9150 South 80th 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.
6. The Natural Resource Protection Plan shall be subject to review by a consultant of the City's choosing, with all costs of said review being the responsibility of the applicant. Furthermore, the applicant shall address all consultant comments to the satisfaction of the Planning Manager, prior to recording the Certified Survey Map with Milwaukee County.
7. The applicant shall submit a written Conservation Easement for Common Council approval and recording with the Milwaukee County Register of Deeds at the time the Certified Survey Map is recorded.
8. The City shall amend the Comprehensive Master Plan Future Land Use Map to change the future land use designation from Institutional and Areas of Natural Resource Features to Residential and Areas of Natural Resource Features.
9. [other conditions, etc.]

BE IT FURTHER RESOLVED, that the Certified Survey Map, certified by owner, The Equitable Bank, S.S.B., be and the same is hereby rejected without final approval and without any further action of the Common Council, if any one, or more than one of the above

HORIZON RESOURCE GROUP LLC – CERTIFIED SURVEY MAP
RESOLUTION NO. 2015-_____

Page 3

conditions is or are not met and satisfied within 180 days from the date of adoption of this Resolution.

BE IT FINALLY RESOLVED, that upon the satisfaction of the above conditions within 180 days of the date of adoption of this Resolution, same constituting final approval, and pursuant to all applicable statutes and ordinances and lawful requirements and procedures for the recording of a certified survey map, the City Clerk is hereby directed to obtain the recording of the Certified Survey Map, certified by owner, The Equitable Bank, S.S.B., with the Office of the Register of Deeds for Milwaukee County.

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

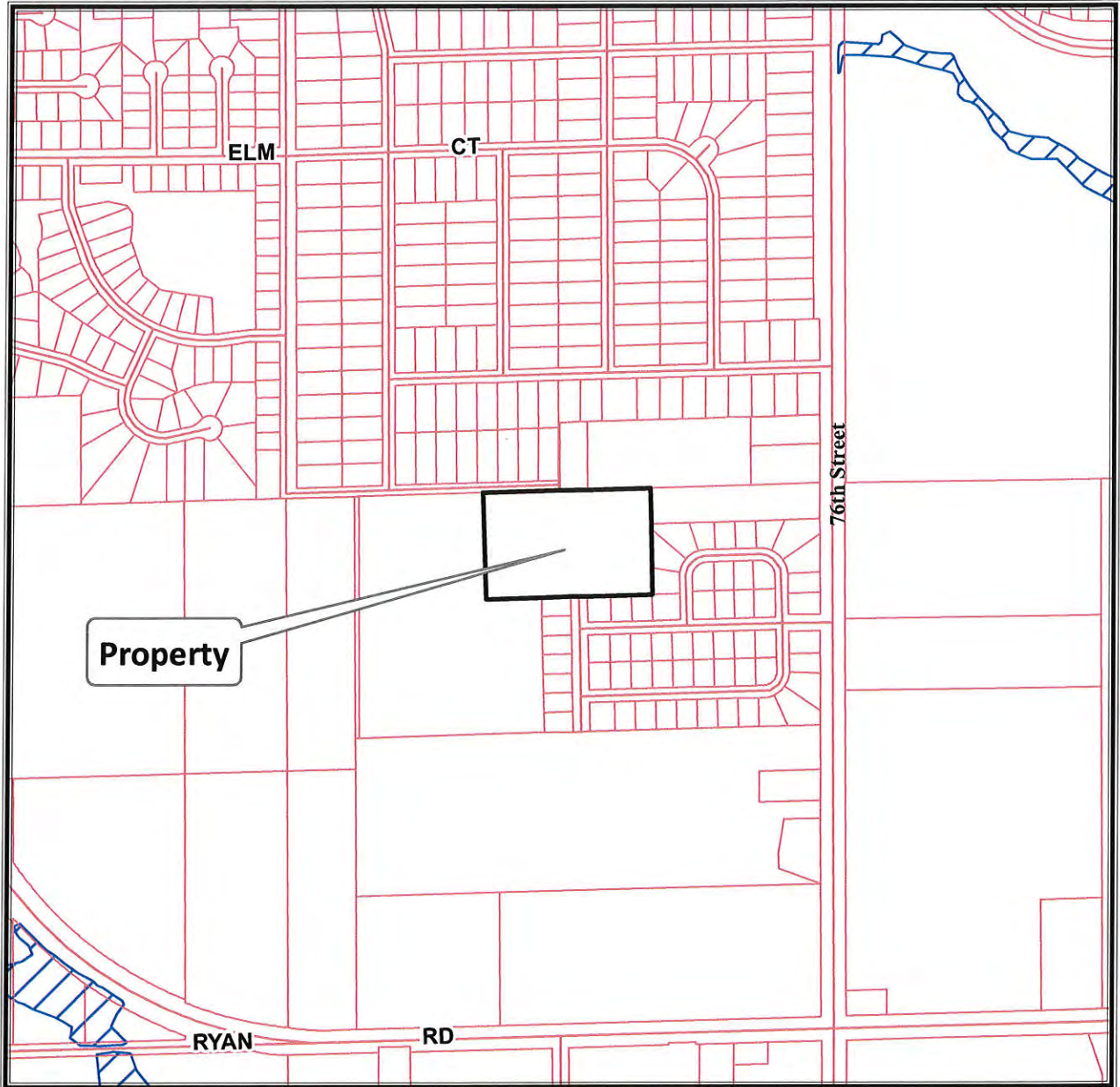
ATTEST:

Sandra L. Wesolowski, City Clerk

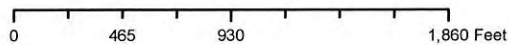
AYES _____ NOES _____ ABSENT _____



~9150 South 80th Street
TKN 885-9996-000



Planning Department
(414) 425-4024



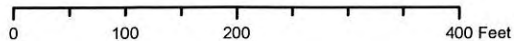
This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. This map is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes.



~9150 South 80th Street
TKN 885-9996-000



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.

3-4-2015

Nick Fuchs
Senior Planner
Department of City Development
9229 W. Loomis Road, Franklin, WI 53132

Franklin

JUN 29 2015

City Development

Dear Nick,

Thank you for the opportunity to work with you over the past year on this property. I have enjoyed working with you, your staff as well as engineering personnel.

The property consists of approximately 10 acres that we are proposing to divide into two fully improved lots of 5 acres each. Sewer would be provided to the north and water from a water main extension from the south.

This property has been extremely difficult to work with given the nature of the natural resources on the site. Mature woodlands, wetlands, and steep slopes are abundant on the property and extremely challenging to work with. Initially, our desire was to develop 5 to 7 fully improved lots. But after conversations with planning staff and engineering as well as our own environmental consultants, most came to the conclusion that that a 2 lot CSM would be most effective way to develop the site due to the low impact nature of the development.

The proposal as submitted meets all the requirements of the UDO including wetland buffers, mature woodlands and steep slopes and does not require any mitigation or variances. Additionally, for proper planning of emergency vehicles and plow vehicles on 80th street, we are proposing a cul-de-sac that would be paid for by the developer and turned over to the City of Franklin. Furthermore, at the request of engineering, we have provided an easement for a future water main extension if the City was so inclined to make the connection.

We look forward to working with you on this property and finalizing this plan soon.

Sincerely,

Joseph Grascch
Horizon Resource Group, LLC

June 29, 2015

Mr. Joseph Grasc
Horizon Resource Group
6705 W. Holmes Avenue
Greenfield, WI 53220

Franklin

JUN 29 2015

City Development

Re: Horizon – Franklin 2 Lot CSM

Dear Mr. Grasc:

We have revised the Certified Survey Map, Natural Resource Protection Plan and Site Engineering Plans based upon review letters from Milwaukee County, Franklin Engineering and Franklin Planning as noted below.

Milwaukee County comments dated March 10, 2015

- *Verify owner and record necessary deed into public record to clear up ownership issue.*

Horizon Resource Group, LLC has purchased the property, and shown on face of the CSM.

- *Verify square footage and acres.*

CSM has been revised to show correct square footage of Lot 1 area.

- *Will the City of Franklin accept dedicated area?*

CSM has been revised to include notation of City of Franklin “Dedication Accepted” within the Common Council signature.

Franklin Engineering comments dated March 13, 2015

- *Resolve the technical omissions and deficiencies identified by Milwaukee County. City comments may be revised to reflect changes required by Milwaukee County.*

CSM has been revised as identified above.

- *Show wetland table in a separate sheet.*

CSM has been revised to include wetland dimensions and areas.

- *Show the phrase “Land is served by Sanitary Sewer and Water”.*

CSM (sheet 2) has been revised to include the above note.

- *Submit a separate legal document for the proposed 20’ water main easement for review and approval.*

Separate Easement Exhibit with Legal Description has been prepared.

Deliver excellence, vision, and responsive service to our clients.

Mr. Joseph Grasc
Page 2 / June 29, 2015

- ***Extend the existing water main, approximately 130' in length to meet the location of the proposed water main easement that runs in between the two lots.***

The proposed water main extension has been revised as requested.

- ***Submit a plan and profile for the proposed extension of water and sewer.***

A plan and profile for the proposed sanitary sewer and water main extension has been added as requested.

- ***Extend the existing 5' sidewalk for both lots. Must meet the UDO Section 15-5.0103.***

The existing sidewalk has been extended into Lot 1 and a ramp has been added to connect the cul-de-sac. We understand that the owner of Lot 1 will be responsible for snow removal of this sidewalk.

- ***Soil boring test for the structural site is highly recommended. The Engineer should submit a certification for files attesting that the site met soil bearing capacity to hold the building structure.***

We understand that Horizon Resource Group will retain a geotechnical engineer to conduct this work.

- ***Design the driveways to accommodate passage during emergencies.***

The driveways have been designed at 12' of pavement as requested by Horizon Resource Group.

- ***Install equalizer culvert on driveways to connect wetlands.***

Equalizer culverts have been added as requested. It is our understanding that these will be installed by the owners of Lot 1 and Lot 2 during construction of their homes.

- ***Show the total area of the proposed impervious surface. If impervious surface exceeds one-half acre, a storm water management facility will be required for this development.***

Impervious area calculations have been added as requested.

- ***Prepare a Development Agreement and Letter of Credit for public improvements. Said Development Agreement and Letter of Credit must also be approved by the City Common Council and City Attorney prior to construction.***

We understand that Horizon Resource Group will be preparing these documents.

- ***Design cul-de-sac in accordance with technical memorandum dated 5/24/13.***

The cul-de-sac has been revised in accordance with the desired engineering department standards.

Mr. Joseph Grasch
Page 3 / June 29, 2015

Franklin Planning comments dated March 18, 2015

- *Please provide the following information on the face of the CSM per Section 15-7.0702 of the UDO: building setbacks; property owner; zoning district; protected natural resource features.*

CSM has been revised to include illustration of building setback lines, current property owner, zoning (R-3 Suburban/Estate), and Conservation Easement for protected natural resource features.

- *City of Franklin standards for cul-de-sacs attached.*

The cul-de-sac has been revised in accordance with the desired engineering department standards.

- *Staff recommends submittal of a project narrative that discusses the project in detail and describes whether the woodland areas to be disturbed will be completely cleared or if efforts will be made to identify and preserve large, mature trees when possible.*

A project narrative has been added to the NRPP as requested.

- *Please submit the attached NRPP Consultant Information form and two hard copies of the NRPP map, wetland delineation report and any other materials completed as part of the Natural Resource Protection Plan. Please provide staff with an electronic copy of the plans.*

An executed copy of the Consultant Information form and the wetland delineation has been added to the NRPP as requested. Two hard copies and one electronic copy are included at this time.

- *Please label the source for steep slope and shore buffer locations on the NRPP map.*

This information has been added to the NRPP map as requested.

- *In the Natural Resource Data table, please replace "WOODLANDS – WETLANDS & BUFFER AREAS" with "WOODLANDS – OUTSIDE OF WETLAND & BUFFER AREAS" or something similar to clarify that trees within wetlands and wetland buffers were not counted.*

The data table has been revised as requested.

- *Please add the steep slope and woodland calculations to the NRPP map, indicating the percentage of the resource to be disturbed and the percentage to be protected within the Conservation Easement.*

This information has been added to the NRPP map as requested.

- *Wetlands and wetland buffers are not included within the Site Intensity and Capacity Calculation Worksheets. Please submit revised worksheets.*

This information has been added as requested. Revised worksheets are included at this time.

Mr. Joseph Grasc
Page 4 / June 29, 2015

- ***Please illustrate the Conservation Easement boundary on the CSM and label accordingly. Please also show the woodland boundary, steep slopes and shore buffer on the CSM, in addition to wetland and wetland buffer boundaries.***

CSM has been revised to include Conservation Easement boundary, Woodland boundary, 75' Shore Buffer, Wetlands, and Wetland buffer.

- ***Please submit a draft Conservation Easement document for staff review. Please note that the written Conservation Easement document requires Common Council approval and must be recorded with Milwaukee County.***

We understand that Horizon Resource Group will be preparing these documents.

- ***Staff recommends that the limits of the Conservation Easement be marked onsite with signage, boulders or some other type of identification.***

This information has not been added as requested by Horizon Resource Group.

Please feel free to contact our office if you have any questions.

Sincerely,
R.A. Smith National, Inc.



Christopher Hitch
Senior Project Manager

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.	9.67 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.	- 0 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 " <i>Site Intensity and Capacity Calculations</i> " for a proposed residential use, subtract (-) the land proposed for nonresidential uses; <i>or</i> In the case of " <i>Site Intensity and Capacity Calculations</i> " for a proposed nonresidential use, subtract (-) the land proposed for residential uses.	- 0 acres
STEP 5:	Equals "Base Site Area"	= 9.67 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.

Franklin
JUN 29 2015
City Development

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 <u>0.63</u>	<u>0.38</u>
20-30%	0.65	0.75	0.70	X _____	_____
+ 30%	0.90	0.85	0.80	X _____	_____
Woodlands & Forests:					
Mature	0.70	0.70	0.70	X <u>6.54</u>	<u>4.58</u>
Young	0.50	0.50	0.50	X _____	_____
Lakes & Ponds	1	1	1	X _____	_____
Streams	1	1	1	X _____	_____
Shore Buffer	1	1	1	X _____	_____
Floodplains/Floodlands	1	1	1	X _____	_____
Wetland Buffers	1	1	1	X <u>1.63</u>	<u>1.63</u>
Wetlands & Shoreland Wetlands	1	1	1	X <u>1.33</u>	<u>1.33</u>
TOTAL RESOURCE PROTECTION LAND (Total of Acres of Land in Resource Feature to be Protected)					7.92

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

SECTION 15-3.0504

CALCULATION OF SITE INTENSITY AND CAPACITY FOR RESIDENTIAL USES

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

Table 15-3.0504

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

<p>STEP 1:</p>	<p>CALCULATE MINIMAL REQUIRED ON-SITE OPEN SPACE</p> <p>Take <i>Base Site Area</i> (from Step 5 in Table 15-3.0502): <u>9.67</u></p> <p>Multiple by Minimum <i>Open Space Ratio (OSR)</i> (see specific residential zoning district OSR standard): X <u>0.30</u></p> <p>Equals MINIMUM REQUIRED ON-SITE OPEN SPACE = <u>2.90</u> acres</p>	
<p>STEP 2:</p>	<p>CALCULATE NET BUILDABLE SITE AREA:</p> <p>Take <i>Base Site Area</i> (from Step 5 in Table 15-3.0502): <u>9.67</u></p> <p>Subtract <i>Total Resource Protection Land</i> from Table 15-3.0503) or <i>Minimum Required On-Site Open Space</i> (from Step 1 above), whichever is greater: <u>- 7.92</u></p> <p>Equals NET BUILDABLE SITE AREA = <u>1.75</u> acres</p>	
<p>STEP 3:</p>	<p>CALCULATE MAXIMUM NET DENSITY YIELD OF SITE:</p> <p>Take <i>Net Buildable Site Area</i> (from Step 2 above): <u>1.75</u></p> <p>Multiple by Maximum <i>Net Density (ND)</i> (see specific residential zoning district ND standard): X <u>2.48</u></p> <p>Equals MAXIMUM NET DENSITY YIELD OF SITE = <u>4</u> D.U.s</p>	
<p>STEP 4:</p>	<p>CALCULATE MAXIMUM GROSS DENSITY YIELD OF SITE:</p> <p>Take <i>Base Site Area</i> (from Step 5 of Table 15-3.0502): <u>9.67</u></p> <p>Multiple by Maximum <i>Gross Density (GD)</i> (see specific residential zoning district GD standard): X <u>1.736</u></p> <p>Equals MAXIMUM GROSS DENSITY YIELD OF SITE = <u>17</u> D.U.s</p>	
<p>STEP 5:</p>	<p>DETERMINE MAXIMUM PERMITTED D.U.s OF SITE:</p> <p>Take the <i>lowest</i> of Maximum Net Density Yield of Site (from Step 3 above) or Maximum Gross Density Yield of Site (from Step 4 above): <u>4</u> D.U.s</p>	

Table 15-3.0203

R-3 SUBURBAN/ESTATE SINGLE-FAMILY RESIDENCE DISTRICT DEVELOPMENT STANDARDS

Type of Standard	Permitted Use "Conventional Subdivision"	Special Use "Open Space Subdivision"	
		Option 1	Option 2
Minimum Open Space Ratio and Maximum Density			
Open Space Ratio (OSR)	0	0.15	0.3
Gross Density (GD)	1.718	1.769	1.736
Net Density (ND)	1.718	2.081	2.48
Lot Dimensional Requirements			
Minimum Lot Area (s.f.)	20,000	16,000	13,000
Minimum Lot Width at Setback Line (feet)	100 110 – corner	95 110 – corner	90 105 – corner
Minimum Front Yard (feet)	45	40	35 (c)
Minimum Side Yard (feet)	10 (c)	10 (c)	10 (c)
Minimum Side Yard on Corner Lot (feet)	35 (c)	30 (c)	25 (c)
Minimum Rear Yard (feet)	30 (c)	30 (c)	30 (c)
Minimum Shore Buffer (feet)	75	75	75
Minimum Wetland Buffer (feet)	30	30	30
Minimum Wetland Setback (feet)	50	50	50
Maximum Lot Coverage (maximum percent of lot area)	0.15	0.2	0.2
Minimum Total Living Area per Dwelling Unit (D.U.)			
1-Story D.U. 3 Bedrooms	1,700 s.f.	1,700 s.f.	1,700 s.f.
1-Story D.U. >3 Bedrooms	150 s.f. (a)	150 s.f. (a)	150 s.f. (a)
1-Story D.U. if Basement is < 600 Square Feet	250 s.f. (b)	250 s.f. (b)	250 s.f. (b)
Multi-Story D.U. 3 Bedrooms	2,000 s.f. – total 1,100 s.f. – 1st floor	2,000 s.f. – total 1,100 s.f. – 1st floor	2,000 s.f. – total 1,100 s.f. – 1st floor
Multi-Story D.U. >3 Bedrooms	100 s.f. (a)	100 s.f. (a)	100 s.f. (a)
Multi-Story D.U. if Basement is < 600 Square Feet	250 s.f. (b)	250 s.f. (b)	250 s.f. (b)
Maximum Building Height			
Principal Structure (stories/ft.)	2.5/30	2.5/30	2.5/30
Accessory Structure (stories/ft.)	1.0/15	1.0/15	1.0/15

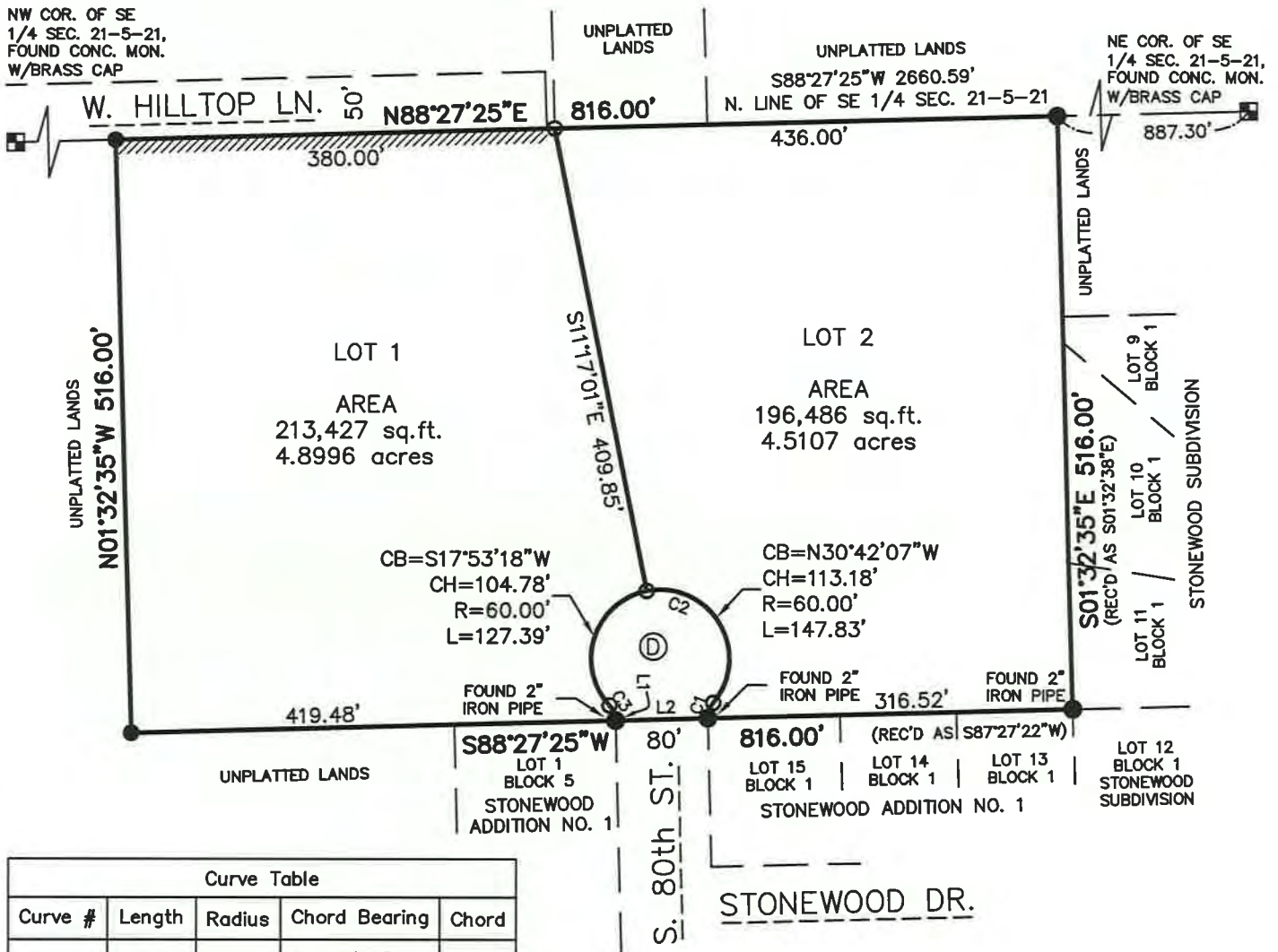
- (a) Add to minimum required building floor area for each bedroom in excess of three (3)
- (b) Add to minimum required first floor area for each dwelling unit which has a basement less than 600 s.f.
- (c) See Section 15-5.0108 for increased setback requirements along arterial streets and highways.

CERTIFIED SURVEY MAP NO. _____

A division of lands, being a part of the Northeast 1/4 and the Northwest 1/4 of the Southeast 1/4 of Section 21, Town 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin.

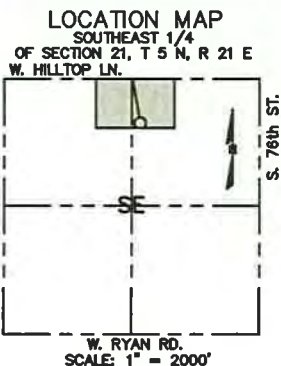
- INDICATES 1" IRON PIPE (FOUND), UNLESS NOTED
- INDICATES SET 1.315" O.D. IRON PIPE AT LEAST 18" IN LENGTH, 1.68 LBS. PER LINEAL FOOT.
- Ⓧ INDICATES AREA DEDICATED TO THE CITY OF FRANKLIN FOR STREET PURPOSES
- ▨ DENOTES DIRECT VEHICULAR ACCESS RESTRICTION

ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.
 ALL BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE SE 1/4 OF SECTION 21, T 5 N, R 21 E, WHICH BEARS S88°27'25"W
 SEE SHEET 2, 3, AND 4 FOR WETLAND LINES, BUFFERS, SETBACKS, EASEMENTS AND CONTOURS



Curve Table				
Curve #	Length	Radius	Chord Bearing	Chord
C1	14.45	20.00	N19°10'35"E	14.14
C2	275.22	60.00	S88°28'18"W	90.00
C3	14.45	20.00	S22°13'59"E	14.14

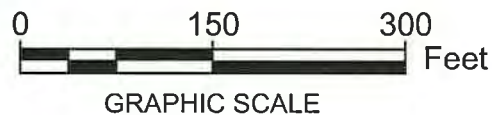
Line Table		
Line #	Direction	Length
L1	S1°31'42"E	0.02
L2	S88°27'25"W	80.00



FEB. 18, 2015
 REVISED JUNE 29, 2015

OWNER/SUBDIVIDER:
 HORIZON RESOURCE GROUP, LLC
 6705 W. HOLMES AVE.
 GREENFIELD, WI 53220

ZONING:
 R-3 SUBURBAN/ESTATE
 SINGLE-FAMILY RESIDENCE DISTRICT



R.A. Smith National, Inc.

*Beyond Surveying
 and Engineering*

16745 W. Bluemound Road, Brookfield WI 53005
 262-781-1000 Fax 262-797-7373 www.rasmithnational.com
 Appleton, WI Orange County, CA Pittsburgh, PA

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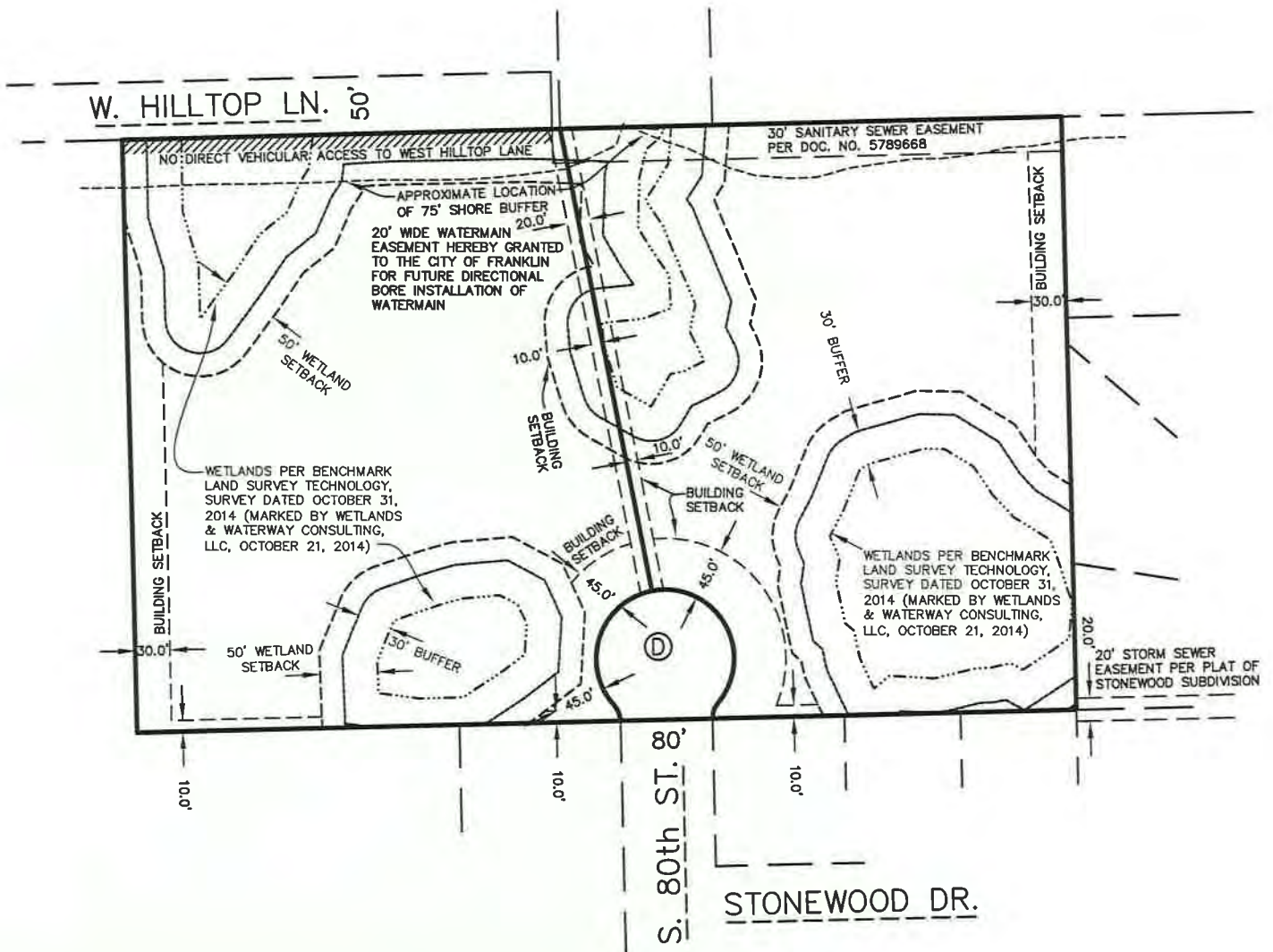
CERTIFIED SURVEY MAP NO. _____

A division of lands, being a part of the Northeast 1/4 and the Northwest 1/4 of the Southeast 1/4 of Section 21, Town 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin.

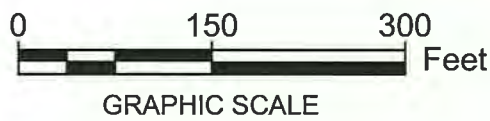
Ⓣ INDICATES AREA DEDICATED TO THE CITY OF FRANKLIN FOR STREET PURPOSES

LAND IS SERVED BY SANITARY SEWER AND WATER

ZONING:
R-3 SUBURBAN/ESTATE SINGLE-FAMILY RESIDENCE DISTRICT



FEB. 18, 2015
REVISED JUNE 29, 2015



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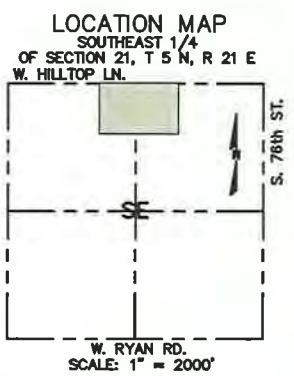
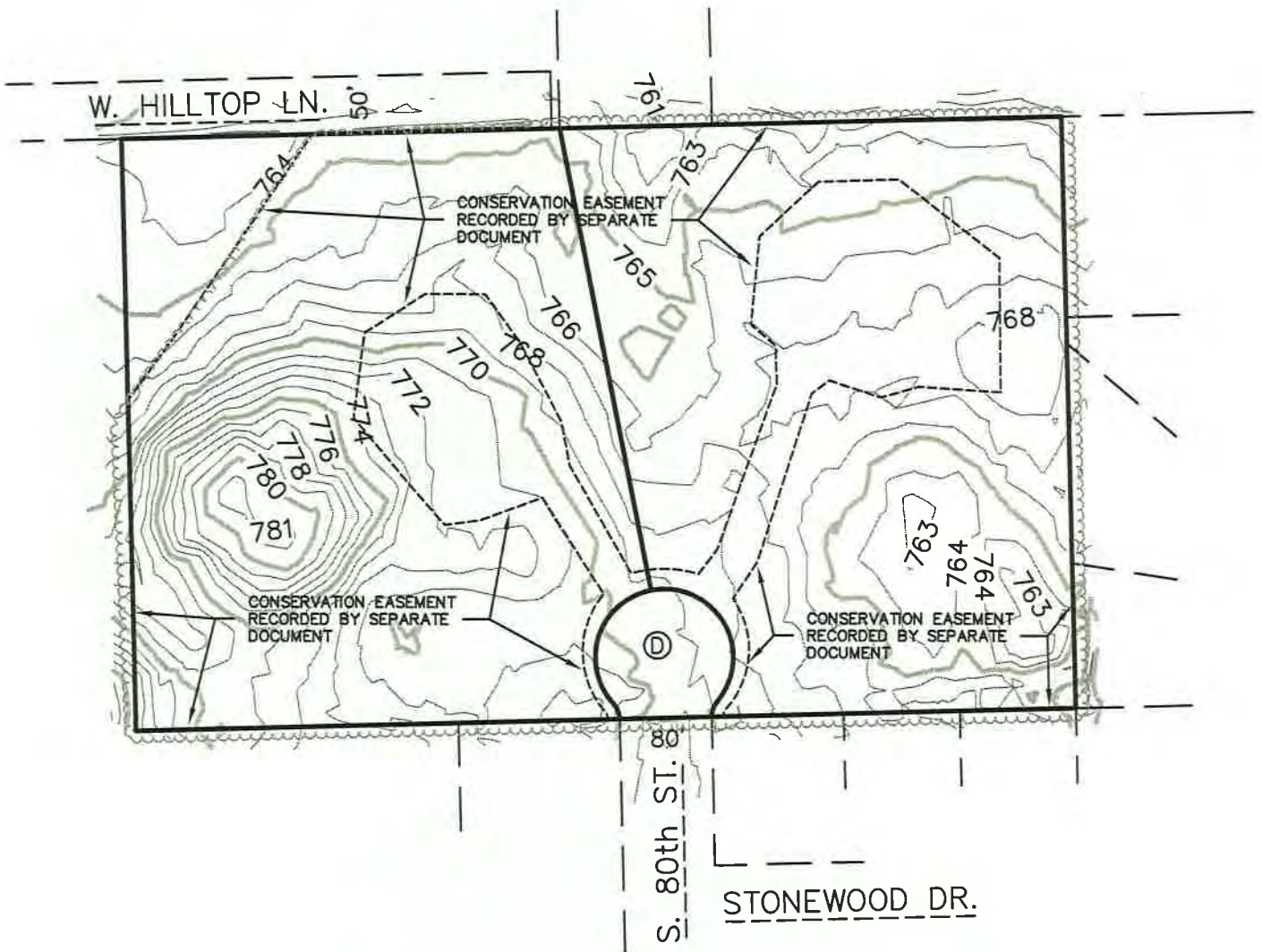
16745 W. Bluemound Road, Brookfield WI 53005
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S:\5166313\dwg\
CS120L15.dwg/SHEET 2

CERTIFIED SURVEY MAP NO. _____

A division of lands, being a part of the Northeast 1/4 and the Northwest 1/4 of the Southeast 1/4 of Section 21, Town 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin.

- Ⓧ INDICATES AREA DEDICATED TO THE CITY OF FRANKLIN FOR STREET PURPOSES
- ~ INDICATES WOOD LAND BOUNDARY



FEB. 18, 2015
REVISED JUNE 29, 2015

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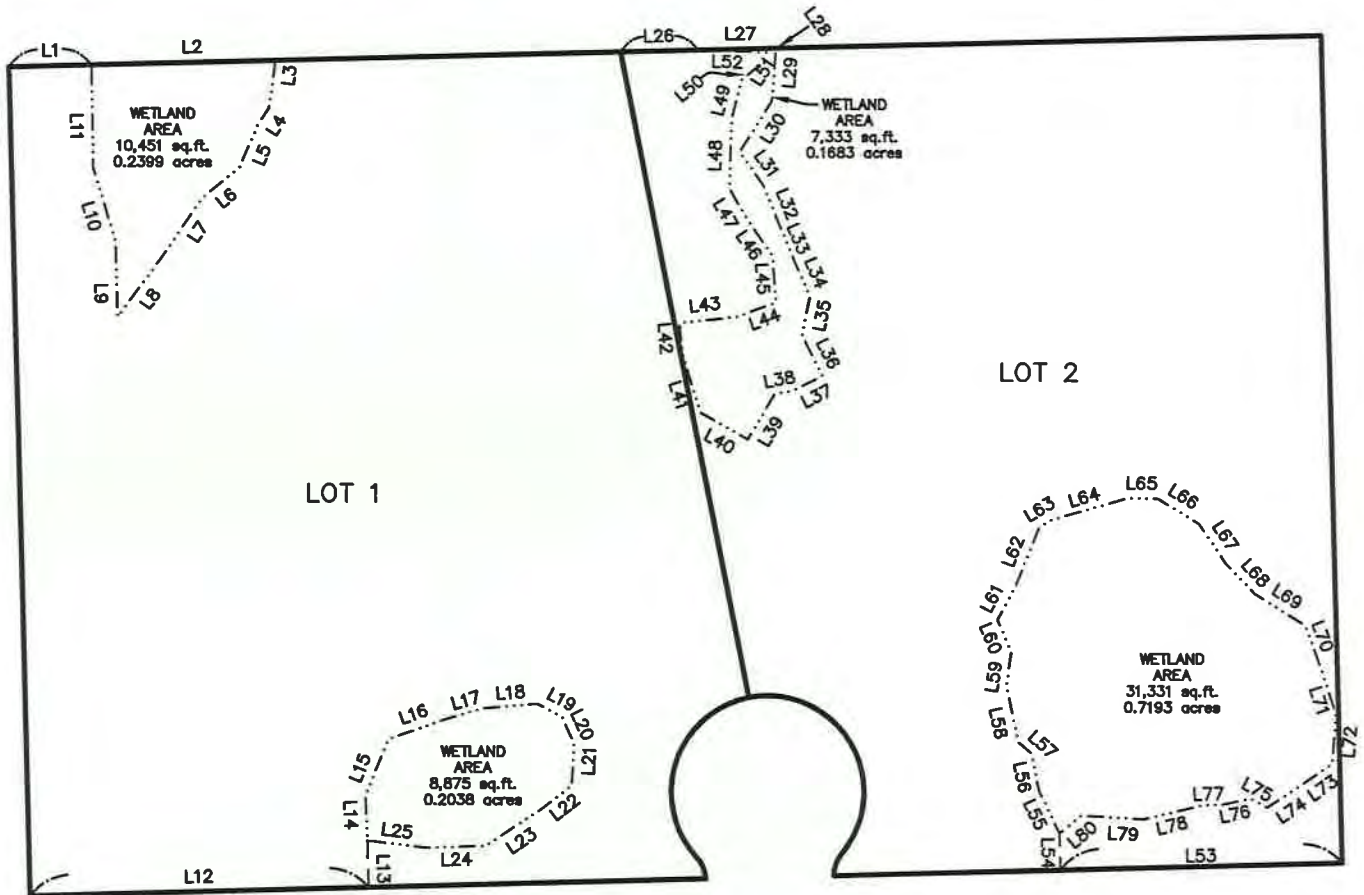
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CS120L15.dwg\SHEET 3



GRAPHIC SCALE

CERTIFIED SURVEY MAP NO. _____

A division of lands, being a part of the Northeast 1/4 and the Northwest 1/4 of the Southeast 1/4 of Section 21, Town 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin.



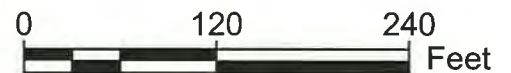
Line #	Direction	Length
L1	N88°27'25"E	51.22
L2	S88°27'25"W	380.00
L3	S7°46'13"W	30.06
L4	S32°24'20"W	13.33
L5	S23°07'50"W	28.25
L6	S50°44'35"W	30.27
L7	S33°54'46"W	42.47
L8	S36°28'33"W	47.71
L9	N1°38'17"W	46.95
L10	N16°50'43"W	47.78
L11	N1°05'24"W	64.06
L12	N88°27'25"E	209.93
L13	S1°32'35"E	29.22
L14	N2°28'55"W	27.88
L15	N21°58'35"E	37.93
L16	N70°49'49"E	40.98
L17	N74°14'12"E	21.54
L18	N85°02'05"E	32.98
L19	S61°49'34"E	17.63
L20	S24°49'43"E	17.95
L21	S3°09'48"W	26.39
L22	S52°21'15"W	23.42
L23	S56°15'23"W	41.91
L24	S88°08'17"W	37.61
L25	N82°44'18"W	36.21
L26	N88°27'25"E	47.98
L27	N88°27'25"E	48.29

Line #	Direction	Length
L28	S36°23'20"E	0.53
L29	S4°32'13"W	32.88
L30	S32°12'03"W	37.36
L31	S35°35'51"E	25.11
L32	S22°11'18"E	24.81
L33	S23°08'02"E	16.85
L34	S22°42'57"E	34.11
L35	S11°58'35"W	23.64
L36	S25°50'41"E	28.82
L37	S63°03'44"W	19.94
L38	S79°45'03"W	11.61
L39	S30°57'07"W	33.09
L40	N60°32'45"W	33.88
L41	N17°04'42"W	38.06
L42	N5°13'12"W	19.52
L43	N84°01'14"E	35.69
L44	N69°23'37"E	25.96
L45	N3°48'10"W	28.74
L46	N34°32'09"W	29.76
L47	N30°03'46"W	20.20
L48	N1°34'46"E	42.38
L49	N13°25'27"E	25.75
L50	N49°34'46"E	12.69
L51	N33°23'54"E	11.17
L52	N88°04'51"W	42.71
L53	S88°27'25"W	175.51
L54	N1°32'35"W	22.63

Line #	Direction	Length
L55	N25°42'26"W	29.37
L56	N11°51'55"W	23.73
L57	N48°30'51"W	10.96
L58	N12°12'03"W	35.61
L59	N8°26'52"E	20.89
L60	N22°40'38"W	21.89
L61	N27°28'44"E	24.93
L62	N21°48'46"E	38.82
L63	N58°55'59"E	9.08
L64	N74°07'04"E	49.30
L65	S88°46'06"E	18.75
L66	S58°33'49"E	29.84
L67	S33°51'05"E	29.46
L68	S43°17'11"E	26.25
L69	S58°09'46"E	37.30
L70	S20°35'29"E	20.85
L71	S18°33'32"E	37.25
L72	S4°11'50"W	31.26
L73	S55°15'34"W	21.94
L74	S56°37'56"W	26.72
L75	N62°33'43"W	11.92
L76	S78°07'35"W	18.46
L77	S87°57'02"W	11.80
L78	S76°22'37"W	37.43
L79	N86°45'10"W	39.26
L80	S49°46'01"W	17.33



FEB. 18, 2015
REVISED JUNE 29, 2015



GRAPHIC SCALE

R.A. Smith National, Inc.

*Beyond Surveying
and Engineering*

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262-781-1000 Fax 262-797-7373 www.rasmithnational.com
Appleton, WI Orange County, CA Pittsburgh, PA

S:\5166313\Drawg\
CS120L15.dwg\SHEET 4

CERTIFIED SURVEY MAP NO. _____

A division of lands, being a part of the Northeast 1/4 and the Northwest 1/4 of the Southeast 1/4 of Section 21, Town 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN }
 :SS
WAUKESHA COUNTY }

I, ERIC R. STURM, Professional Land Surveyor, do hereby certify:

THAT I have surveyed, divided and mapped a division of lands, being a part of the Northeast 1/4 and the Northwest 1/4 of the Southeast 1/4 of Section 21, Town 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin, bounded and described as follows:

COMMENCING at the Northeast corner of said 1/4 Section; thence South 88°27'55" West along the North line of said 1/4 Section 887.30 feet to the point of beginning of lands to be described; thence South 01°32'35" East 516.00 feet to a point on the North line of Stonewood Addition No. 1 Subdivision; thence South 88°27'25" West along said North line 816.00 feet to a point; thence North 01°32'35" West 516.00 feet to a point on the North line of said 1/4 Section; thence North 88°27'25" East along said North line 816.00 feet to the point of beginning.

Containing 421,056 square feet or 9.6661 acres.

THAT I have made such survey, land division and map by the direction of HORIZON RESOURCE GROUP, LLC, owner.

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

THAT I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and the City of Franklin Unified Development Ordinance Division-15 in surveying, dividing and mapping said lands.

DATE FEBRUARY 18, 2015  *Eric R. Sturm* (SEAL)
REVISED
JUNE 29, 2015 ERIC R. STURM,
PROFESSIONAL LAND SURVEYOR S-2309

CERTIFIED SURVEY MAP NO. _____

A division of lands, being a part of the Northeast 1/4 and the Northwest 1/4 of the Southeast 1/4 of Section 21, Town 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin.

CORPORATE OWNER'S CERTIFICATE

HORIZON RESOURCE GROUP, LLC a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, certify that said corporation caused the land described on this map to be surveyed, divided, dedicated and mapped as represented on this map in accordance with the requirements of the City of Franklin Municipal Code.

HORIZON RESOURCE GROUP, LLC, does further certify that this map is required by S.236.10 or 236.12 to be submitted to the following for approval or objection: City of Franklin

WITNESS the hand and seal of HORIZON RESOURCE GROUP, LLC, has caused these presents to be signed by

_____, its _____, this _____ day of _____, 2015.

HORIZON RESOURCE GROUP, LLC

JOSEPH GRASCH

STATE OF WISCONSIN }
 :SS
_____ COUNTY }

PERSONALLY came before me this _____ day of _____, 2015, the above named JOSEPH GRASCH, to me known to be the person who executed the foregoing instrument, and to me known to be such president of said corporation and acknowledged that he executed the foregoing instrument as such officer, by its authority.

_____(SEAL)
Notary Public, State of Wisconsin
My commission expires _____

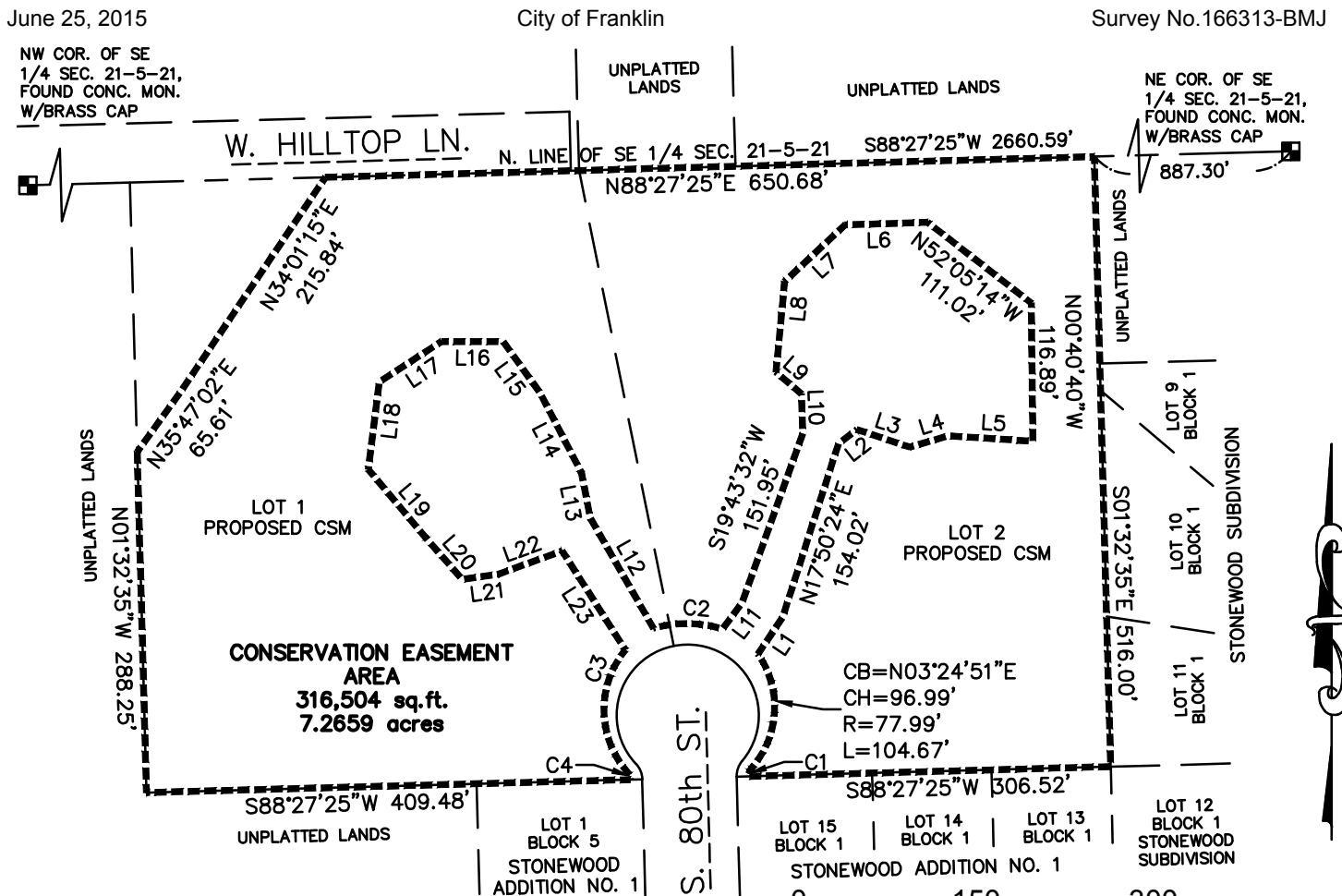


FEB. 18, 2015
REVISED JUNE 29, 2015

EXHIBIT A CONSERVATION EASEMENT

Part of the Northeast 1/4 and the Northwest 1/4 of the Southeast 1/4 of Section 21, Town 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin, bounded and described as follows:

Commencing at the Northeast corner of said 1/4 Section; thence South 88°27'55" West along the North line of said 1/4 Section 887.30 feet to the point of beginning of lands to be described; thence South 01°32'35" East 516.00 feet to a point on the North line of Stonewood Addition No. 1 Subdivision; thence South 88°27'25" West along said North line 306.52 feet to a point; thence Northeasterly 7.22 feet along the arc of a curve whose center lies to the Southeast, whose radius is 10.00 feet and whose chord bears North 19°11'02" East 7.07 feet to a point; thence Northeasterly 104.67 feet along the arc of a curve whose center lies to the Northwest, whose radius is 77.99 feet and whose chord bears North 03°24'51" East 96.99 feet to a point; thence North 33°41'14" East 37.75 feet to a point; thence North 17°50'24" East 154.02 feet to a point; thence North 52°45'09" East 19.36 feet to a point; thence South 71°45'39" East 47.25 feet to a point; thence North 73°37'04" East 33.81 feet to a point; thence South 86°20'04" East 71.80 feet to a point; thence North 00°40'40" West 116.89 feet to a point; thence North 52°05'14" West 111.02 feet to a point; thence South 88°14'51" West 69.99 feet to a point; thence South 46°51'19" West 70.01 feet to a point; thence South 05°24'14" West 76.96 feet to a point; thence South 49°22'52" East 28.14 feet to a point; thence South 02°06'43" East 33.65 feet to a point; thence South 19°43'32" West 151.95 feet to a point; thence South 36°56'49" West 27.69 feet to a point; thence Northwesterly 59.20 feet along the arc of a curve whose center lies to the South, whose radius is 102.51 feet and whose chord bears North 89°28'11" West 58.38 feet to a point; thence North 29°49'22" West 107.58 feet to a point; thence North 10°57'07" West 38.78 feet to a point; thence North 27°25'28" West 76.67 feet to a point; thence North 35°49'20" West 52.84 feet to a point; thence North 89°48'55" West 52.13 feet to a point; thence South 57°01'37" West 62.85 feet to a point; thence South 07°06'41" West 74.56 feet to a point; thence South 40°02'34" East 75.87 feet to a point; thence South 41°15'16" East 46.31 feet to a point; thence North 82°07'54" East 30.58 feet to a point; thence North 69°58'27" East 57.87 feet to a point; thence South 32°32'04" East 99.20 feet to a point; thence Southeasterly 112.14 feet along the arc of a curve whose center lies to the East, whose radius is 79.93 feet and whose chord bears South 00°52'19" East 103.17 feet to a point; thence Southeasterly 7.25 feet along the arc of a curve whose center lies to the Southwest, whose radius is 10.00 feet and whose chord bears South 22°10'01" East 7.09 feet to a point on the North line of said Subdivision; thence South 88°27'25" West along said North line 409.48 feet to a point; thence North 01°32'35" West 288.25 feet to a point; thence North 35°47'02" East 65.61 feet to a point; thence North 34°01'15" East 215.84 feet to a point on the North line of said 1/4 Section; thence North 88°27'25" East along said North line 650.68 feet to the point of beginning. Containing 316,504 square feet or 7.2659 acres.



Line Table					
Line #	Direction	Length	Line #	Direction	Length
L1	N33°41'14"E	37.75	L13	N10°57'07"W	38.78
L2	N52°45'09"E	19.36	L14	N27°25'28"W	76.67
L3	S71°45'39"E	47.25	L15	N35°49'20"W	52.84
L4	N73°37'04"E	33.81	L16	N89°48'55"W	52.13
L5	S86°20'04"E	71.80	L17	S57°01'37"W	62.85
L6	S88°14'51"W	69.99	L18	S7°06'41"W	74.56
L7	S46°51'19"W	70.01	L19	S40°02'34"E	75.87
L8	S5°24'14"W	76.96	L20	S41°15'16"E	46.31
L9	S49°22'52"E	28.14	L21	N82°07'54"E	30.58
L10	S2°06'43"E	33.65	L22	N69°58'27"E	57.87
L11	S36°56'49"W	27.69	L23	S32°32'04"E	99.20
L12	N29°49'22"W	107.58			

Curve Table				
Curve #	Length	Radius	Chord Bearing	Chord
C1	7.22	10.00	N19°11'02"E	7.07
C2	59.20	102.51	N89°28'11"W	58.38
C3	112.14	79.93	S0°52'19"E	103.17
C4	7.25	10.00	S22°10'01"E	7.09

R.A. Smith National, Inc.

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262-781-1000 Fax 262-797-7373 www.rasmithnational.com
Appleton, WI Orange County, CA Pittsburgh, PA

EXHIBIT A

WATERMAIN EASEMENT

Situated on South 80th Street, in the City of Franklin, Milwaukee County, Wisconsin.

Part of the Northeast 1/4 and the Northwest 1/4 of the Southeast 1/4 of Section 21, Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin, bounded and described as follows:

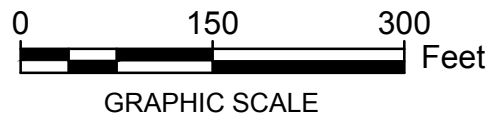
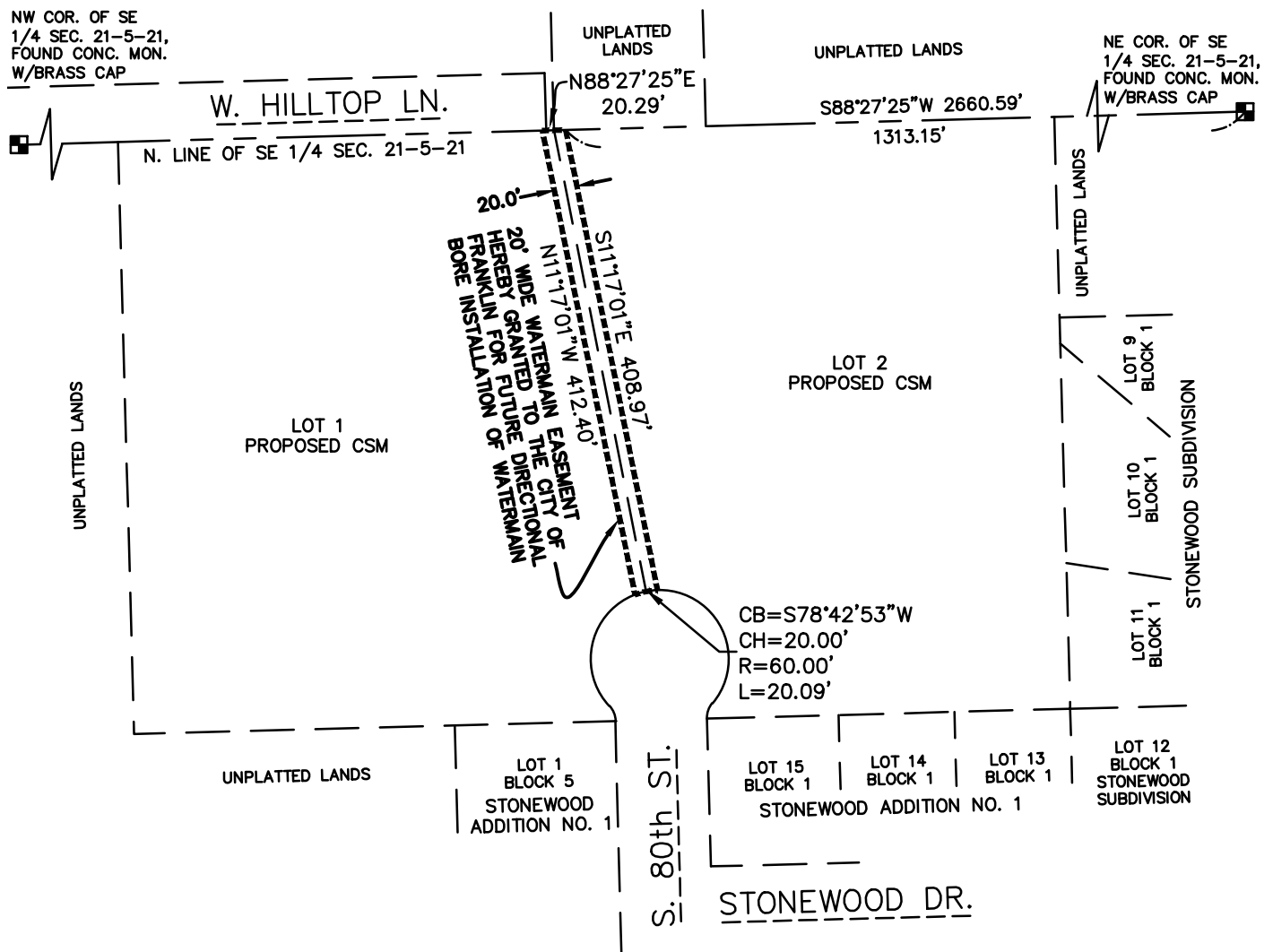
Commencing at the Northeast corner of said 1/4 Section; thence South $88^{\circ}27'25''$ West along the North line of said 1/4 Section 1313.15 feet to the point of beginning of lands to be described; thence South $11^{\circ}17'01''$ East 408.97 feet to a point on the cul-de-sac of South 80th Street; thence Southwesterly 20.09 feet along said cul-de-sac and the arc of a curve whose center lies to the South, whose radius is 60.00 feet and whose chord bears South $78^{\circ}42'53''$ West 20.00 feet to a point; thence North $11^{\circ}17'01''$ West 412.40 feet to a point on the North line of said 1/4 Section; thence North $88^{\circ}27'25''$ East along said North line 20.29 feet to the point of beginning.

Containing 8,203 square feet or 0.1883 acres.

June 23, 2015

City of Franklin

Survey No.166313-BMJ

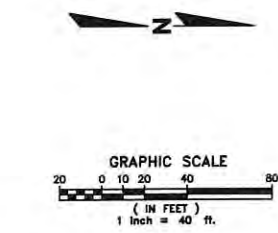
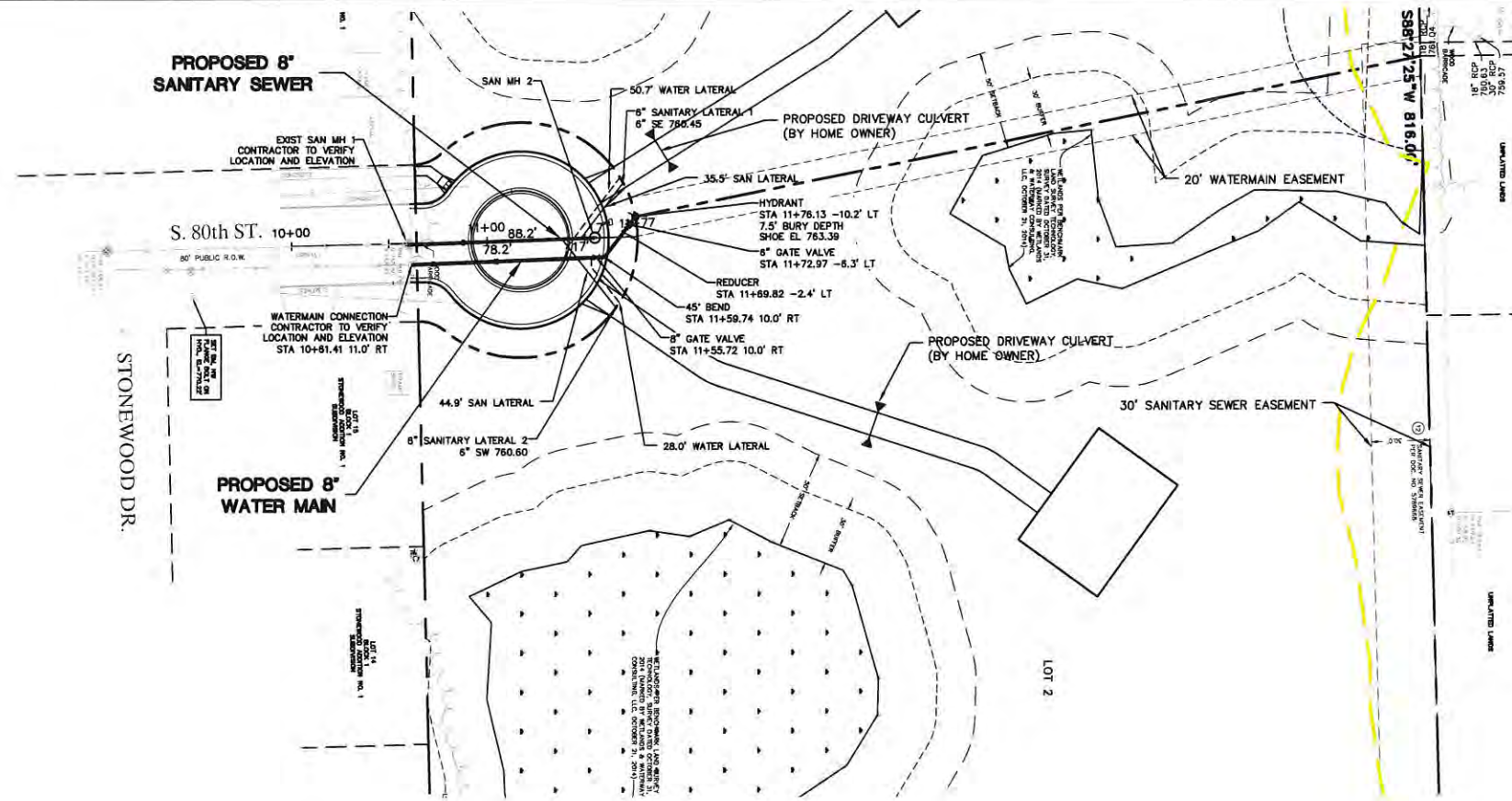


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Appleton, WI Orange County, CA Pittsburgh, PA

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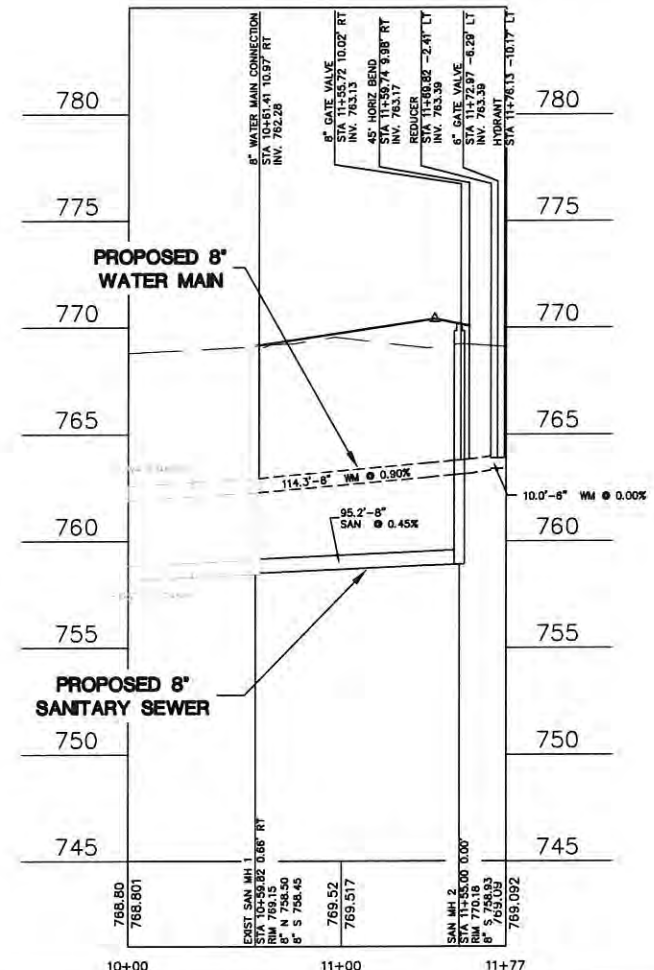
DIGGERS HOTLINE
 Toll Free (800) 242-8511
 Milwaukee Area (262) 432-7910
 Hearing Impaired TDD (800) 542-2289
 www.DiggersHotline.com

THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

R.A.SMITH NATIONAL, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A.SMITH NATIONAL.

ALL PROPOSED UTILITY IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION AND THE CITY OF FRANKLIN DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS.

- NOTES:**
1. ALL SANITARY MANHOLES SHALL BE 48" IN DIAMETER UNLESS OTHERWISE NOTED.
 2. ALL SANITARY LATERALS SHALL BE 8" DIAMETER PVC SDR 35 @ 0.0208 FT/FT.
 3. ALL WATER LATERALS SHALL BE 1 1/4" HDPE PIPE.
 4. GRANULAR BACKFILL SHALL BE USED UNDER PAVEMENT, EXTENDING FIVE FEET OUT FROM THE EDGE OF PAVEMENT. SPOIL BACKFILL MAY BE USED IN TRENCHES OUTSIDE OF PAVEMENT AREAS.



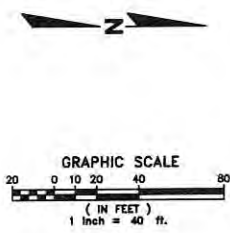
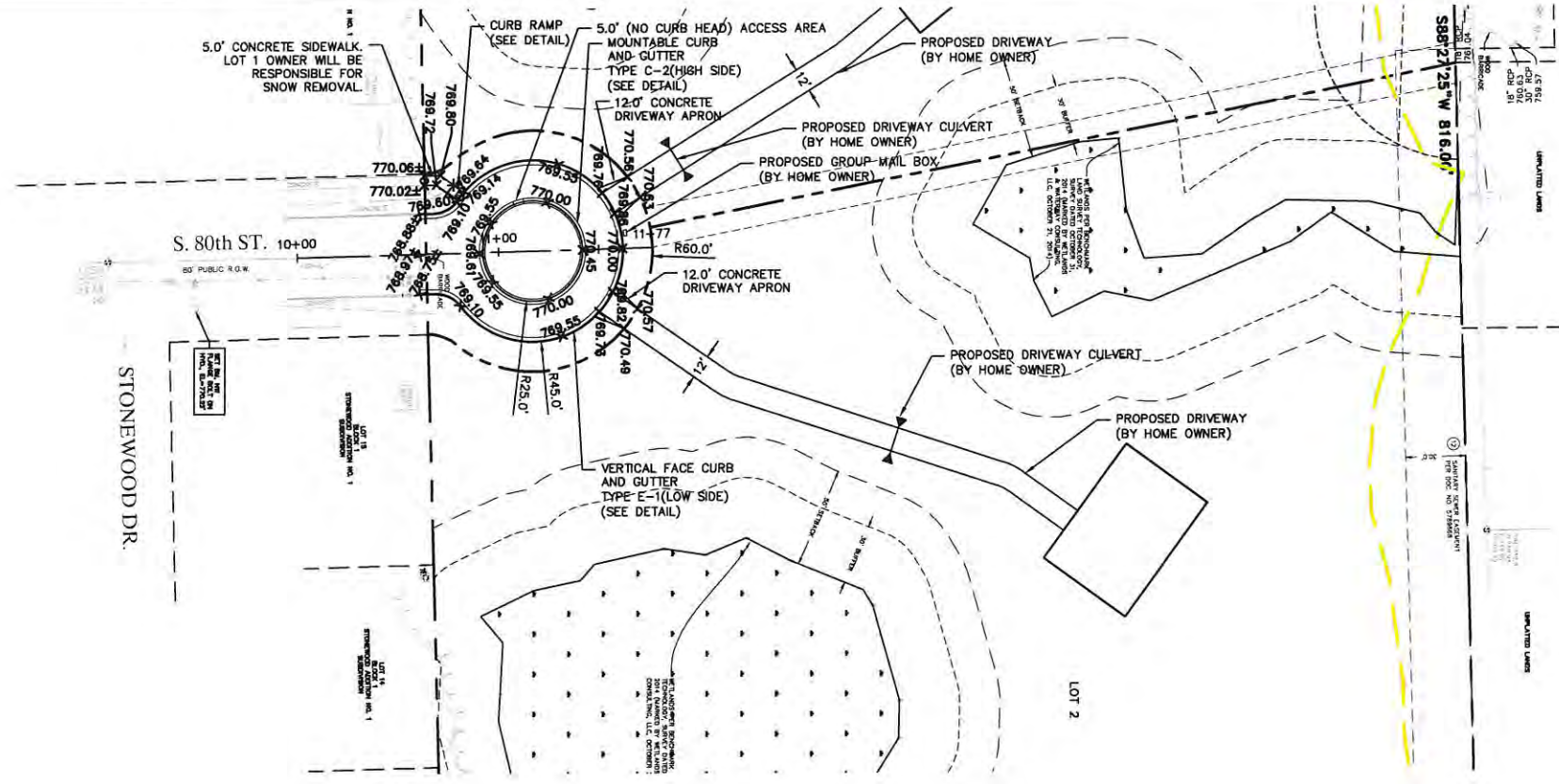
DATE	DESCRIPTION

R.A. Smith National
Beyond Surveying and Engineering
 www.rasmithnational.com

HORIZON - FRANKLIN 2 LOT CSM
 CITY OF FRANKLIN, WISCONSIN
 SANITARY SEWER & WATER MAIN
 PLAN AND PROFILE

PRELIMINARY
 NOT FOR
 CONSTRUCTION

© COPYRIGHT 2015 R.A. Smith National, Inc.
DATE: 06/29/2015
SCALE: 1" = 40'
JOB NO. 3140237
PROJECT MANAGER: CHRISTOPHER D. HITCH, P.E.
DESIGNED BY: DJM
CHECKED BY: CDH
SHEET NUMBER C200



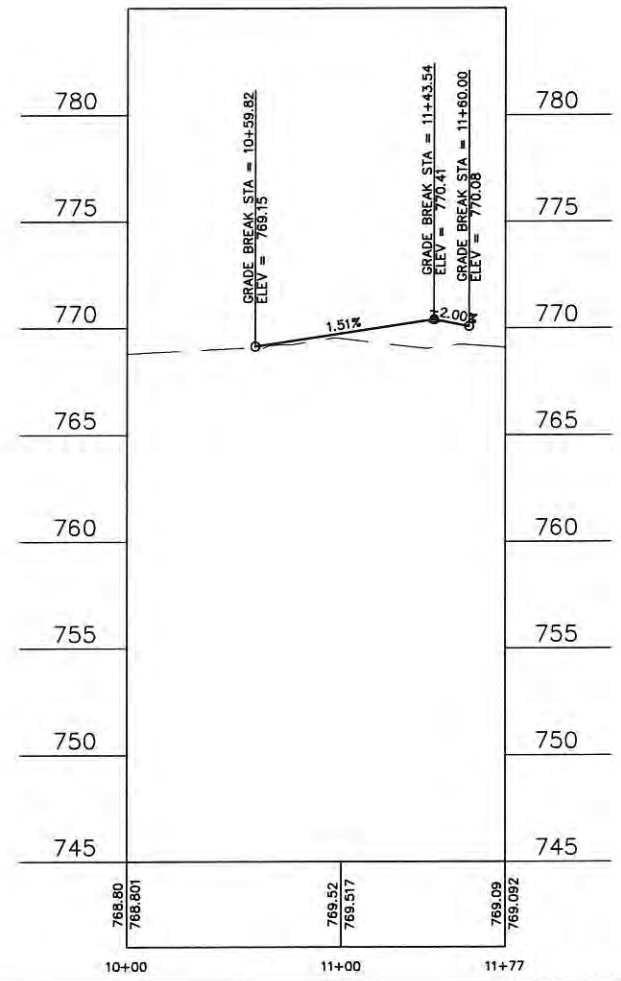
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R.A.SMITH NATIONAL, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A.SMITH NATIONAL.

NOTES:

1. ALL CURB SPOT GRADES AND DIMENSIONS ARE TO THE FLOWLINE OF THE CURB & GUTTER.



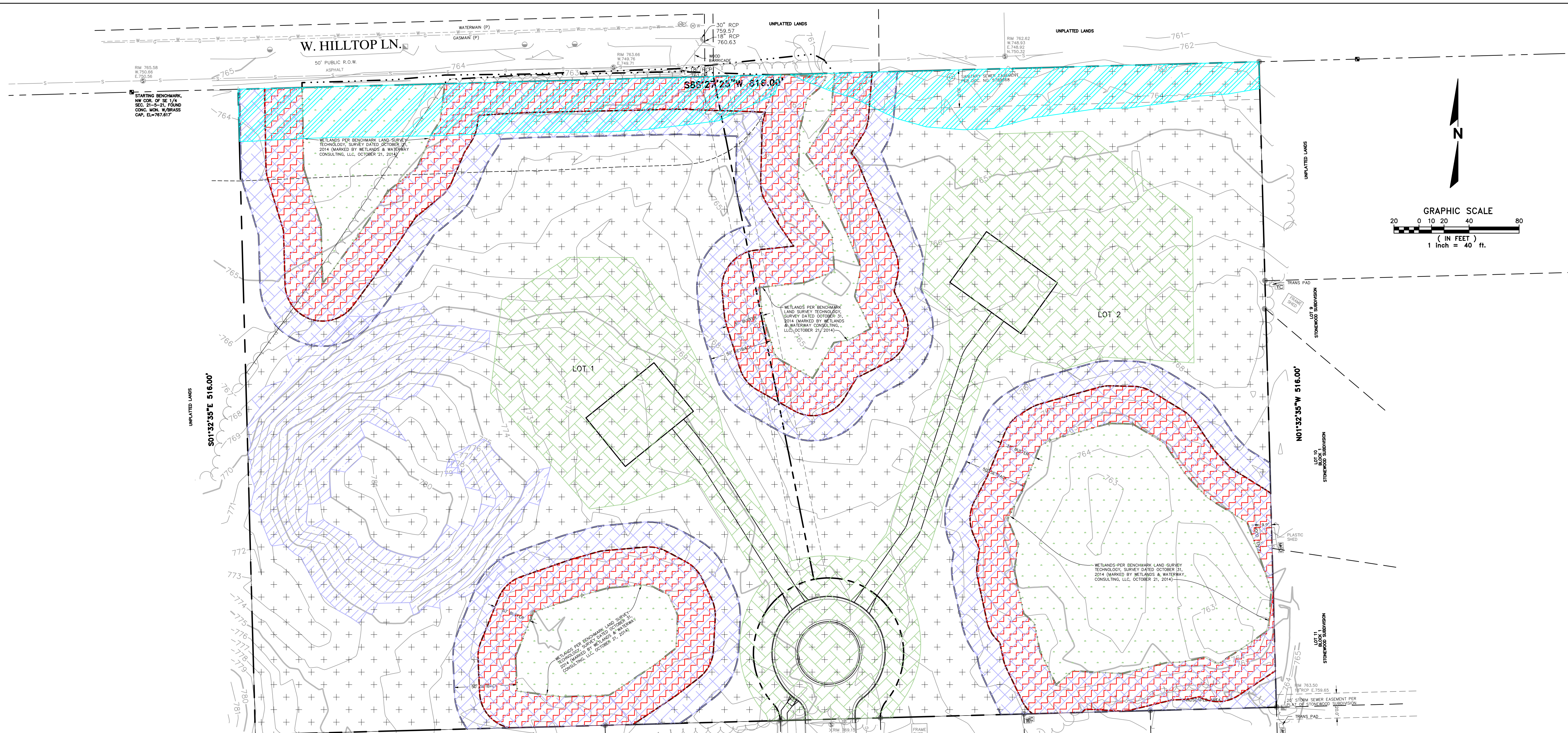
DATE	DESCRIPTION

R.A. Smith National
Beyond Surveying and Engineering
 www.rasmithnational.com

HORIZON - FRANKLIN 2 LOT CSM
 CITY OF FRANKLIN, WISCONSIN
 PAVING
 PLAN AND PROFILE

PRELIMINARY
 NOT FOR
 CONSTRUCTION

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DATE: 06/29/2015
SCALE: 1" = 40'
JOB NO. 3140237
PROJECT MANAGER: CHRISTOPHER D. HITCH, P.E.
DESIGNED BY: DJM
CHECKED BY: CDH
SHEET NUMBER C300



NATURAL RESOURCE DATA			
DESCRIPTION	AREA (SQ.FT.)	AREA (ACRES)	PATTERN
BASE SITE AREA	421,056	9.67	
WOODLANDS	402,013	9.23	
WOODLANDS - OUTSIDE OF WETLANDS & BUFFER AREAS	285,092	6.54 (100.0%)	+ + +
WETLANDS	57,990	1.33	- - -
WETLAND BUFFER	70,954	1.63	[Red Hatched Pattern]
WETLAND SETBACK	118,042	2.71	[Blue Hatched Pattern]
STEEP SLOPE AREA 10-19% (FROM RASN TOPOGRAPHIC MAP)	27,275	0.63	[Green Hatched Pattern]
SHORE BUFFER	28,899	0.66	[Cyan Hatched Pattern]
WOODLAND IMPACT	85,508	1.96 (30.0%)	[Green Hatched Pattern]
STEEP SLOPE AREA 10-19% IMPACT	---	---	[Red Hatched Pattern]
WETLAND IMPACT	---	---	[Red Hatched Pattern]
WETLAND BUFFER IMPACT	---	---	[Red Hatched Pattern]
WETLAND SETBACK IMPACT	---	---	[Red Hatched Pattern]
SHORE BUFFER IMPACT	---	---	[Red Hatched Pattern]

PROPOSED BUILDING SETBACKS R-5	
MIN. FRONT	35 FT
MIN. SIDE	10 FT
MIN. REAR	30 FT
MIN. WETLAND BUFFER	30 FT
MIN. WETLAND SETBACK	50 FT
MIN. SHORE BUFFER	75 FT

DATE	DESCRIPTION

R.A. Smith National
Beyond Surveying and Engineering
 www.rasmithnational.com

HORIZON - FRANKLIN 2 LOT CSM
 CITY OF FRANKLIN, WISCONSIN
NATURAL RESOURCE PROTECTION PLAN

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THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

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DATE: 06/29/2015
SCALE: 1" = 40'
JOB NO. 3140237
PROJECT MANAGER: CHRISTOPHER D. HITCH, P.E.
DESIGNED BY: DJM
CHECKED BY: CDH
SHEET NUMBER
1 OF 1



CITY OF FRANKLIN
REPORT TO THE PLAN COMMISSION

Meeting of July 9, 2015

Temporary Use

RECOMMENDATION: City Development Staff recommends approval of a Temporary Use for live outdoor music on July 11, 2015 at The Rawson Pub, located at 5621 West Rawson Avenue subject to the conditions set forth in the draft resolution.

Project Name:	Rawson Pub Temporary Use
Project Address:	5621 West Rawson Avenue
Property Owner:	Steven D. Schweitzer
Applicant:	Steven D. Schweitzer
Zoning:	M-2 General Industrial District
Use of Surrounding Properties:	Verdure Park commercial development to the north, ABRA Auto Body and Glass to the east, the Payne & Dolan quarry to the south and a parking lot for the bar on land owned by Payne & Dolan to the west.
Comprehensive Plan:	Commercial
Applicant Action Requested:	Approval of a Temporary Use for live outdoor music on the patio at The Rawson Pub July 11, 2015.

INTRODUCTION AND PROJECT DESCRIPTION:

Please note:

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

On June 22, 2015, Mr. Steve Schweitzer filed a Temporary Use Application with the Department of City Development, requesting approval to have live music on the patio of the Rawson Pub located at 5621 West Rawson Avenue.

Specifically, the applicant is proposing to have a local band, Failure to Launch, perform from 6:00 p.m. to 11:00 p.m. on Saturday July 11th on the outdoor patio in the rear of The Rawson Pub bar. According to the applicant, the proposed live music will be amplified. However, the band will be facing towards the southwest, which is the direction of the Payne & Dolan quarry (see the attached maps for the approximate location where the band will be set up).

PROJECT ANALYSIS:

Parking:

The Rawson Pub has approximately 52 off-street parking spaces on site and another 66 off-street spaces in an adjacent parking lot leased from Payne and Dolan, Inc. Therefore, the bar is served by a total of 118 off-street parking spaces. Staff feels the existing parking is adequate and will accommodate any minor increase in traffic generated by the proposed temporary use.

Staff Comments:

The Franklin Police and Fire Departments have reviewed the subject proposal and have indicated that they do not have any concerns or comments.

Hours of Operation:

In regard to other similar outdoor music events, the time at which the City has required the music to stop has varied based on a number of factors including but not limited to: the request of the applicant; the day(s) of the week the event will be held; the proximity to residential development; previous complaints; and the size of the event. Generally, however, the time at which these events have been required to stop have ranged from between 10:00 p.m. to 12:00 a.m.

While the applicant has indicated that the live outdoor music will be located behind the building and facing to the southwest towards the Payne & Dolan quarry, existing businesses are located immediately adjacent to the subject area, the nearest residential property is approximately 500 feet to the northeast, and the nearest residentially zoned properties are approximately 1,600 feet to the northeast and approximately 1,600 feet to the east. It can also be noted that the berm associated with the quarry is located approximately 200 feet to the south and approximately 300 feet to the west. It is possible that this berm could reflect some of the noise from the live outdoor music back to the north and east.

Therefore, staff suggests that the live outdoor music conclude at 10:30 p.m. rather than the applicant's proposed 11:00 p.m.

CURRENT POLICY:

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 use is not a listed temporary use within Section 15-3.0804 of the UDO. Furthermore, as the proposed outdoor music will be amplified, there is a question as to whether or not noise from the proposed temporary use may adversely affect adjoining properties. Therefore, staff has determined that the request requires Plan Commission review and approval.

STAFF RECOMMENDATION:

City Development Staff recommends approval of a Temporary Use for live outdoor music on July 11, 2015 at The Rawson Pub, located at 5621 West Rawson Avenue subject to the following conditions:

- *That the area to be utilized for the live outdoor music event shall be limited to the existing patio on the south side of the building and that the associated speakers face toward the southwest.*
- *That the live outdoor music event shall comply with all City noise ordinance requirements and standards.*

RESOLUTION NO. 2015-_____

A RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS
FOR THE APPROVAL OF A TEMPORARY USE FOR LIVE OUTDOOR
MUSICAL ENTERTAINMENT UPON PROPERTY LOCATED AT 5621
WEST RAWSON AVENUE
(STEVEN D. SCHWEITZER (RAWSON PUB, INC.), APPLICANT)

WHEREAS, Steven D. Schweitzer (Rawson Pub, Inc.) having petitioned the City of Franklin for the approval of a Temporary Use to allow for an outdoor band performance, upon property located at 5621 West Rawson Avenue (the outdoor patio in the rear of Rawson Pub), on Saturday, July 11, 2015, from 6:00 p.m. to 11:00 p.m.; 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 Steven D. Schweitzer (Rawson Pub, Inc.) for the approval of a Temporary Use to allow for an outdoor band performance, 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 on Saturday, July 11, 2015, from 6:00 p.m. to 11:00 p.m., and all approvals granted hereunder expiring at 11:00 p.m. on July 11, 2015.
2. The area utilized for the live outdoor music event shall be limited to the existing patio on the south side of the building and that the associated speakers face toward the southwest.
3. The live outdoor music event shall comply with all City noise ordinance requirements and standards.

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.

STEVEN D. SCHWEITZER (RAWSON PUB, INC.) – TEMPORARY USE
RESOLUTION NO. 2015-_____

Page 2

APPROVED:

Stephen R. Olson, Chairman

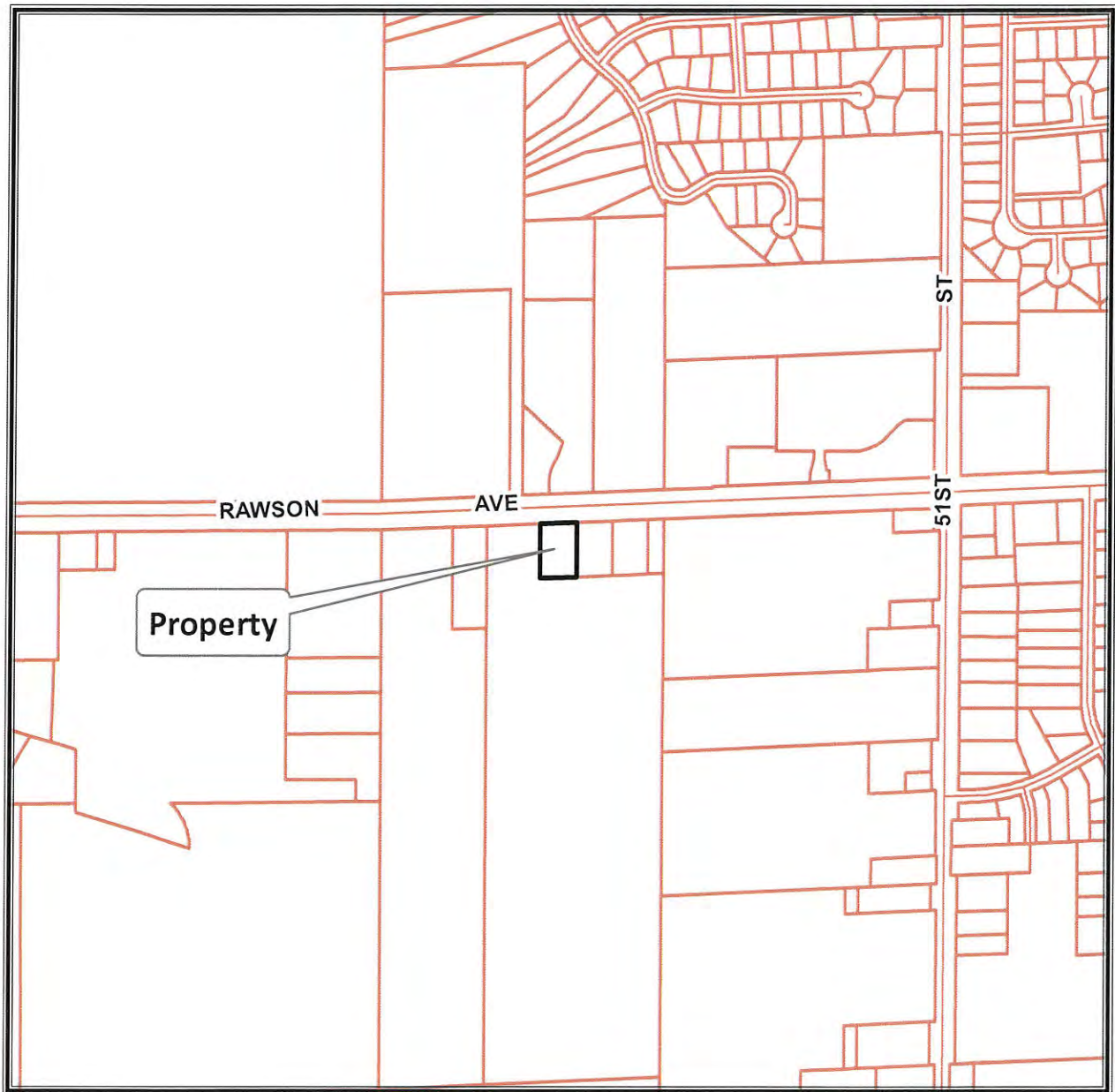
ATTEST:

Sandra L. Wesolowski, City Clerk

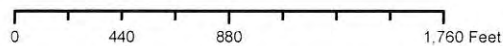
AYES _____ NOES _____ ABSENT _____



5621 W. Rawson Avenue
TKN 758-9990-000



Planning Department
(414) 425-4024



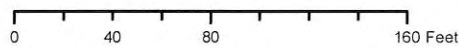
This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. This map is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes.



5621 W. Rawson Avenue
TKN 758-9990-000



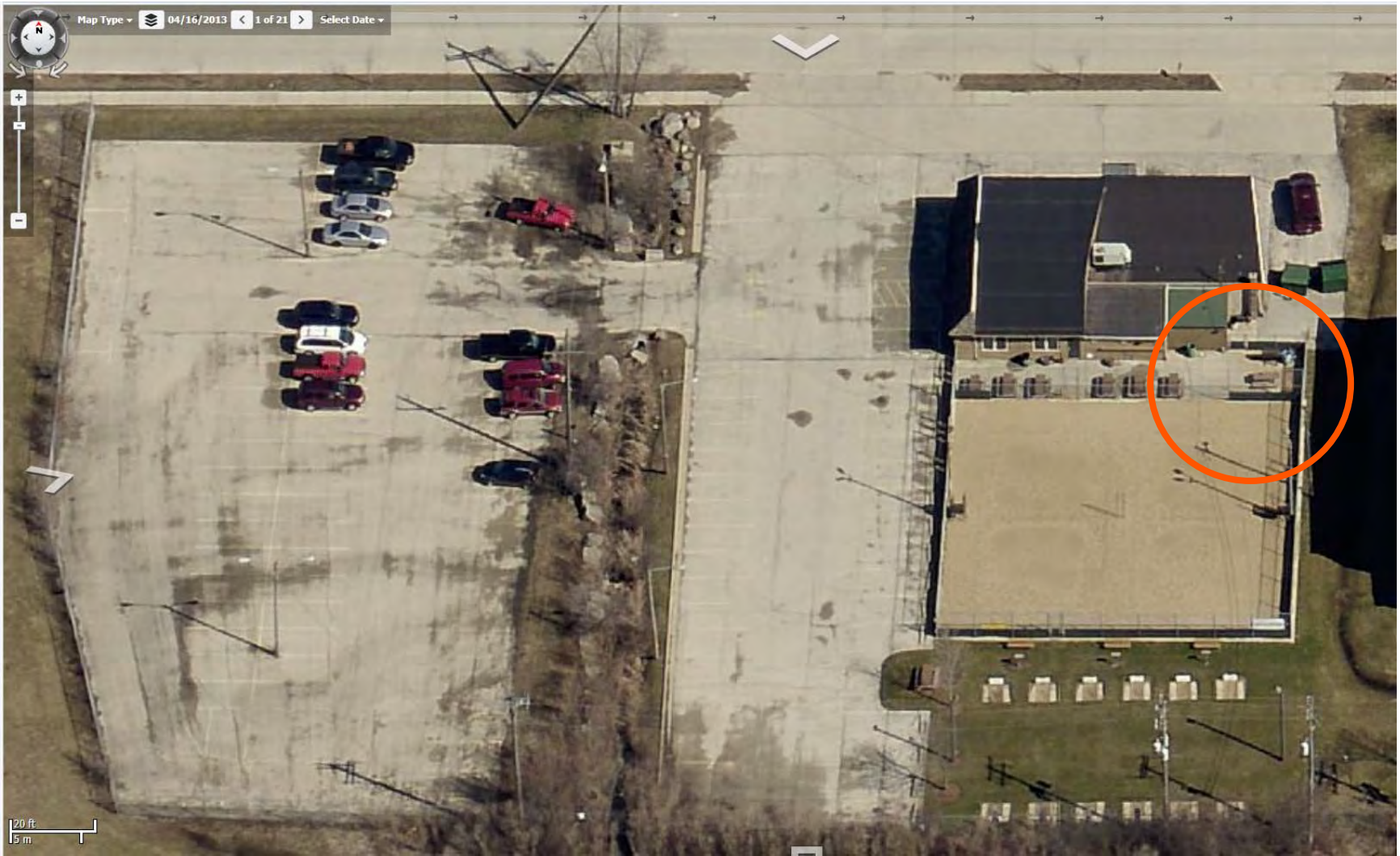
Planning Department
(414) 425-4024



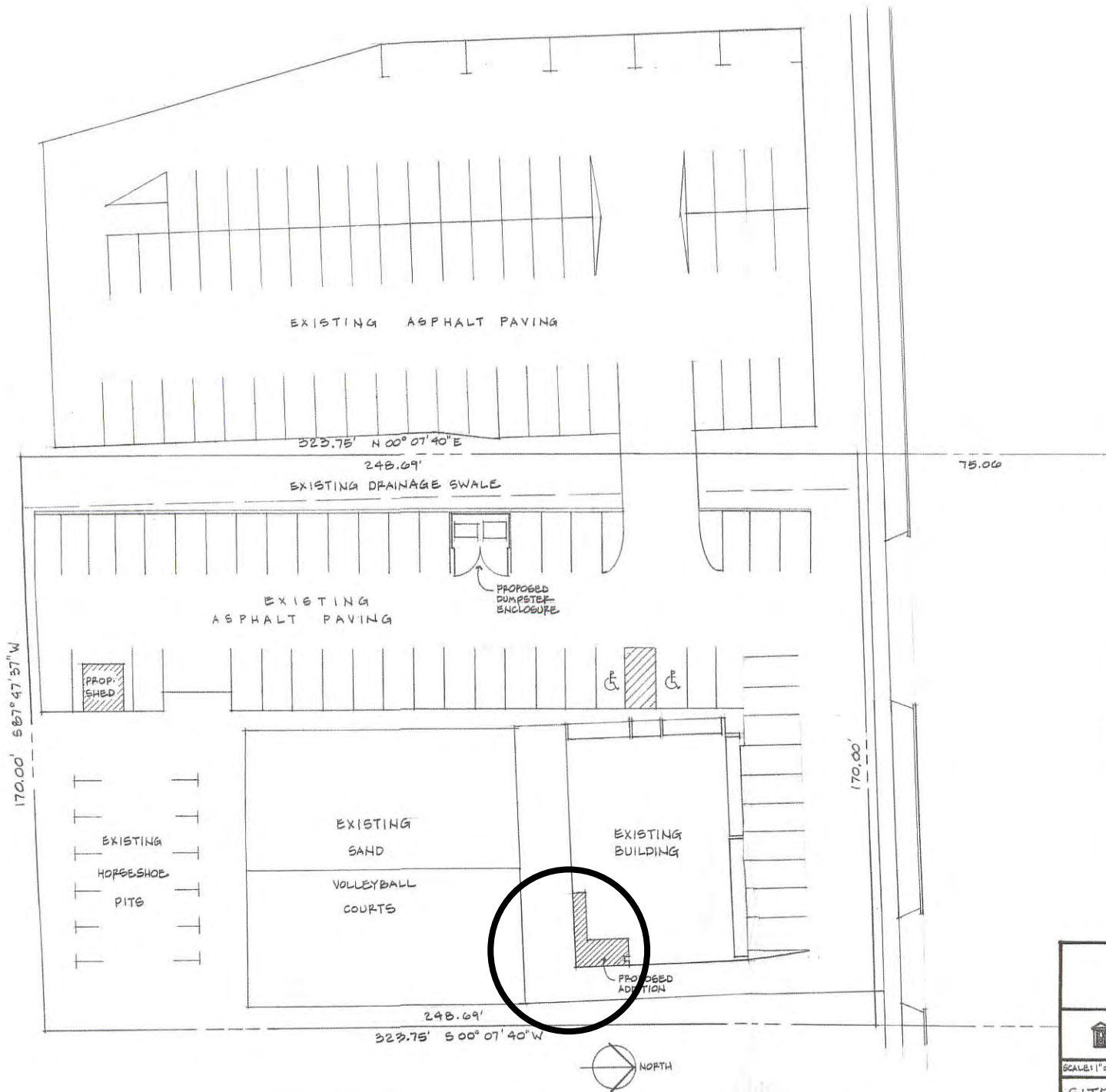
This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. This map is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes.



2013 Aerial Photo



Oblique Orthophoto (View from South)



Franklin
 JUN 9 2015
 City Development

RAWSON PUB 5621 W. RAWSON AVE. FRANKLIN, WI 53132		
RICHARD W. BEISSER, ARCHITECT 951 N. 31st Street Milwaukee, Wisconsin 53208		
SCALE: 1" = 20.0'	DATE: JUNE 5, 2015	DR: RWB/BEISSER
SITE PLAN		SHEET NO. 1

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

Meeting of July 9, 2015

Master Sign Program Amendment

RECOMMENDATION: City Development Staff recommends approval of the Master Sign Program Amendment for the Verdure Park development located at 5600-5610 West Rawson Avenue, subject to the conditions in the attached draft resolution.

Project Name:	Verdure Park Master Sign Program Amendment
Project Address:	5600-5610 West Rawson Avenue
Applicant:	Innovative Signs, Inc.
Owners (property):	Blind Squirrel Holdings LLC
Current Zoning:	B-2 General Business District and OL-2 General Business Overlay District
Use of Surrounding Properties:	Single-family residential to the north, M-2 zoned property and the quarry to the south, mini warehousing to the east and W Brothers Trucking to the west
Applicant Action Requested:	Approval of the proposed Master Sign Program Amendment

Introduction and Project Description:

Please note:

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

On June 2, 2015, the applicant submitted an application for a Master Sign Program Amendment for the Verdure Park (formerly known as Fountains of Franklin) development at 5600-5610 West Rawson Avenue. The Master Sign Program for the Fountains of Franklin development was originally approved at the March 20, 2008 Plan Commission meeting via Resolution No. 2008-05.

The applicant is requesting the Master Sign Program Amendment due to proposed modifications to the architecture of the buildings. As such, the allowable sign areas have been modified from the buildings and sign areas previously approved as part of the Fountains of Franklin development. The applicant is also proposing to amend the master identification and monument signs portions of the MSP as well as other changes described below.

Proposed Changes

The previous developer proposed a Master Identification Sign that would serve as an archway across the entrance drive. Additionally, two monument signs were located adjacent to West

Rawson Avenue in front of Buildings E and F. The applicant is now proposing a Master Identification Sign that would be located within the boulevard of the entrance drive. The applicant is requesting that the approval include an option to add an electronic message board to that sign. No other master identification signs or monument signs are proposed.

The proposed master identification sign does not meet the base requirements under Section 210-9G.(4) of the Franklin Sign Code:

(4) Architecture of master identification signs. Master identification signs must be architecturally integrated with the principal building on the property. The following considerations must be made when designing a master identification sign:

(a) The base of the sign must be constructed of masonry products. The tone and texture of the base shall reflect the principal building construction as close as possible. The base of the sign must be equal or larger in width to the sign face.

Per Section 210-9H.(4), “Master identification signs may deviate from the requirements set forth in Subsection G(4) and G(5) of this section.” As staff does not object to the design of the sign, *staff recommends that the Plan Commission approve the master identification sign as presented by the applicant, subject to the Master Sign Program narrative being amended accordingly to include the special exception request.* Alternatively, if the Plan Commission prefers to require a masonry base, the condition noted above should be deleted and replaced with a condition stating that the applicant shall revise the design of the proposed master identification sign to include a masonry base as required by Section 210-9G.(4)(a) of the Franklin Sign Code.

In addition, the placement of wall signs will be modified. The previously approved MSP allowed wall signs on the following building elevations:

- on the south side of Building A
- on the north and east sides of Building B
- on the south and east side of Building C
- on the north, south and west sides of Building D
- on all four sides of buildings E and F

The applicant is now proposing that each tenant for Buildings B, C, D, E and F will be allowed two wall signs with end cap tenants of these buildings being allowed a third sign. Wall signs were also originally proposed as individual letters to be mounted on raceways. The applicant is now proposing individual letters or connected script letters to be mounted directly to the building. The applicant has indicated that channel letters may be used, but no box signs or raceways are allowed.

Furthermore, the applicant is proposing that all signs be white acrylic and aluminum returns and trim caps shall be a Duranodic Bronze color with color variation allowed in the logo. Previously the MSP stated that the wall signs shall be predominately one single color to be determined by

the landlord and a maximum of one-third of the tenants may vary from the determined color. Color variation was allowed in the logo for all signs under the original MSP.

The applicant is proposing that the square footage of tenant wall signs be based upon tenant frontage by multiplying 1.5 times the linear feet of frontage. This was not a specification contained within the original MSP.

The applicant is also proposing additional language relating to the mounting of signs. For example, requiring that all fasteners, hangers, brackets, etc. be concealed from public view. Generally, these are technical type standards for how signs are to be mounted.

The Plan Commission originally approved three special exceptions (summarized below):

1. Exception to allow two monument signs
2. Exception to allow monument signs to be located less than 500 feet apart.
3. Exception granted to increase the total amount of signage from the permitted 1,308 square feet to 1,773 square feet, which is an increase of 465 square feet of sign area or 35.5%.

The first two exceptions above are no longer needed. The applicant is proposing to further increase the allowable sign area for the development as follows:

- Exception to increase the total amount of signage from the permitted 1,308 square feet to 2,346 square feet, which is an increase of 1,038 square feet of sign area or 79%.

Other than noted above, the MSP sections outlined below remain the same.

- Approval Procedure
- Applicability of sign, zoning, and Municipal Codes
- Professionally Prepared
- General requirements for placement of wall signs is the same
- Temporary, window, and other signs
- Traffic regulatory, directional, and information signs
- Prohibited signs

The original MSP contained several conditions. Many of which are no longer applicable. The conditions are listed below with staff comments in bold.

- Sign text and logos shall be placed within the applicable allowable sign zone consistent with the following guidelines
 - a) The vertical orientation of the wall sign within the allowable sign zone shall be evenly balanced relative to a horizontal line running through the horizontal center of the allowable sign zone.
 - b) Wall signs may be centered over the tenant entrance, centered relative to an architectural element, or centered over the tenant space as mutually determined by the landlord and Department of City Development.

- c) Each wall sign shall be placed and sized in a manner such that it does not interfere with architectural elements
- d) Wall signs may be placed so as to create balance across the façade of a given building.
- e) For elevations other than the primary entrance elevation, a wall sign may be positioned within the allowable sign zone such that it is closest to the primary entrance elevation.

Not required as a condition as the requirements are part of and contained within the MSP plans and documentation

- Tenant wall sign text shall be predominately one single color throughout the development. The color is to be determined by the landlord and a maximum of one-third of the tenants may vary from the determined color, where reasonably required by a tenant's corporate branding. Color variations may exist in the tenant's logo portion of the sign.

A condition related to the proposed sign color allowance is not required as it is already part of the MSP.

- Text located within the tenant panels on the monument signs shall be white in color and not encroach closer than two inches from the edge of the individual tenant panel. Color variations may exist in the tenant's logo portion of the sign.

Not needed as a condition as the standards are contained within the MSP.

- Each tenant is allowed a maximum of one sign per building façade and must be located within their tenant space.

Sign areas are described in the MSP.

- The vertical height of the logo portion of a tenant's wall sign shall not exceed 50% of the vertical height of the text and area of the logo shall not exceed 20% of the total square foot area of the sign.

Staff believes this previous requirement may be overly restrictive. This condition was likely included to prevent a business from installing a sign that is just the company's logo in order to utilize different colors within the sign. If this is a concern, staff suggests language be added to the MSP that is more general and less restrictive, such as simply requiring that the area of the logo shall not exceed 50% of the total area of the sign.

- Exhibit 11, Building A, allowable sign zones are contingent upon approval of a Site Plan Amendment for the architectural modifications to the building.

This condition relates to the previously proposed Azana Spa building, thus it is no longer applicable.

- The text and logo of the Master Identification sign shown in Exhibit 4 shall be duplicated on the back of the sign.

Not needed as the plans indicate the Master Identification Sign as a double-sided sign.

- The Master Identification Archway requires Fire Department review and approval prior to Common Council review.

The archway is not proposed.

- Any modification to the Master Identification Archway is subject to Plan Commission review and approval through a Master Sign Program Amendment.

The archway is not proposed.

- The Master Identification Archway is required to be installed prior to the issuance of any Occupancy Permits for the fourth building completed on the site.

The archway is not proposed.

- The steel tubing on the Master Identification Archway shall be maintained in the color as shown in Exhibit 4.

The archway is not proposed.

- The north elevation of Building C and south elevation of Building B are allowed one permanent window sign near the doorway identifying the store location. The window sign shall be a maximum of four square feet in size.

No window signs currently proposed.

- Sign allocation of wall sign area shall be in accordance with Exhibit 7.

Not necessary as sign area allocation is specified in the MSP materials.

- Address numbers be placed at each individual storefront. These numbers shall be a minimum of five inches and located on the transom window above the main entrance. Any deviations must be approved by Staff.

This requirement is stated within the MSP documents.

- The address numbers located on the monument signs shall specify the entire address range of the development and not just a single address.

The Master Identification sign includes the address range for the development.

- The graphic scales shall be removed from Exhibits 1 and 12 through 16 as these drawings are not shown to scale.

Not applicable to the current proposal.

- Exhibit 5 allowable sign zones shall be superseded by the allowable sign zones represented in Exhibit 15.

No longer applicable.

- The City of Franklin Master Sign Program document shall be incorporated into the Master Sign Program criteria submitted by the applicant and is enforceable as such.

Applicant's plan submittal contains all the same information; therefore, a reference to the applicant's plan submittal is sufficient and a separate staff document is not needed.

- Modified the Master Sign Program document to allow tenant wall signs to be placed on a raceway or the letters mounted directly to the building façade.

Raceways not proposed.

- Modified the Master Sign Program document to allow Azana Salon and Spa a maximum of forty-five (45) inch letters.

Not applicable.

- Modified Master Sign Program document to allow thirty-six (36) inch letters to be allowed within Allowable Sign Zones four feet or more in height. Allowable Sign Zones less than four feet in height may have a maximum of thirty (30) inch letters.

Not applicable with current building architecture and allowable sign areas.

The applicant has provided an elevation for the building that was recently constructed. As future buildings are proposed, a MSP Amendment may be required as the building elevations will not be consistent with the current building. If staff determines that a future building's design and architecture is similar to the current building and the MSP criteria can apply, a MSP Amendment may not be required.

Staff recommends approval of the proposed Master Sign Program Amendment, subject to the following conditions:

- Staff recommends adding a requirement under “Tenant Wall Signs” within the Master Sign Program narrative stating that sign text shall be limited to the business name and principal service offered in order to restrict signs from containing phone numbers, emails, individual product advertisements, etc.

Staff Recommendation:

City Development Staff recommends approval of the Master Sign Program Amendment for the Verdure Park development located at 5600-5610 West Rawson Avenue, subject to the conditions in the attached draft resolution.

RESOLUTION NO. 2015- _____

A RESOLUTION APPROVING AN AMENDMENT TO THE
MASTER SIGN PROGRAM FOR VERDURE PARK–5600 SINGLE-STORY
PROFESSIONAL MULTI-TENANT OFFICE BUILDING DEVELOPMENT
(5600-5610 WEST RAWSON AVENUE)
(BLIND SQUIRREL DEVELOPMENT, LLC, APPLICANT)

WHEREAS, Blind Squirrel Development, LLC, having petitioned the City of Franklin for the approval of an amendment to Resolution No. 2008-5, conditionally approving a Master Sign Program for the former Fountains of Franklin, LLC Commercial Retail Center, upon property located at 5610 West Rawson Avenue, to allow for a Master Identification Sign within the boulevard of the entrance drive of the development, with an option to add an electronic message board to the sign, allowance for two wall signs each for the tenants in Buildings B, C, D, E and F, with end cap tenants of these buildings being allowed a third sign, and allowance for individual letters or connected script letters mounted directly to the building, allowance for all signage to be white acrylic and aluminum returns and Duranodic Bronze color aluminum returns and trim caps with color variation allowed in the logo, allowance for the square footage of tenant wall signs to be based upon tenant frontage by multiplying 1.5 times the linear feet of frontage, language additions related to mounting of signs and allowance for a 79% increase in the total amount of signage, from the permitted 1,308 square feet to 2,346 square feet, for Verdure Park – 5600 Single-Story Professional Multi-Tenant Office Building Development, located at 5600-5610 West Rawson Avenue, and such application having been reviewed by City staff and the application and staff recommendations and suggested considerations having been reviewed by the Plan Commission at its meeting on July 9, 2015; and

WHEREAS, the Plan Commission having determined that the Blind Squirrel Development, LLC amendment to Master Sign Program application, together with those staff recommendations and suggested considerations meets the purposes and intent of §210-9. of the Municipal Code of the City of Franklin and will promote the health, safety and welfare of the Community.

NOW, THEREFORE, BE IT RESOLVED, by the Plan Commission of the City of Franklin, Wisconsin, that the Blind Squirrel Development, LLC amendment to Master Sign Program application be and the same is hereby approved, subject to the Blind Squirrel Development, LLC amendment to Master Sign Program application and plans City file-stamped on July 1, 2015, together with the following additional conditions, which conditions shall be incorporated into the Master Sign Program – Verdure Park – 5600 Single-Story Professional Multi-Tenant Office Building Development:

BLIND SQUIRREL DEVELOPMENT, LLC – MASTER SIGN PROGRAM
AMENDMENT

RESOLUTION NO. 2015-_____

Page 2

1. Blind Squirrel Development, LLC, successors and assigns, and any developer of the Blind Squirrel Development, LLC Master Sign Program, 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 Blind Squirrel Development, LLC Master Sign Program, 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.
2. The Master Identification Sign is approved as presented by the applicant, subject to the Master Sign Program narrative being amended accordingly to include the special exception request from §210-9G.(4)(a) of the Franklin Sign Code.
3. Applicant shall add a requirement under “Tenant Wall Signs” within the Master Sign Program narrative stating that sign text shall be limited to the business name and principal service offered in order to restrict signs from containing phone numbers, emails, individual product advertisements, etc.

4. [other conditions, etc.]

BE IT FURTHER RESOLVED, that all terms and conditions of Resolution No. 2008-5, not specifically and expressly amended by or in direct conflict with this Resolution, shall remain in full force and effect.

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

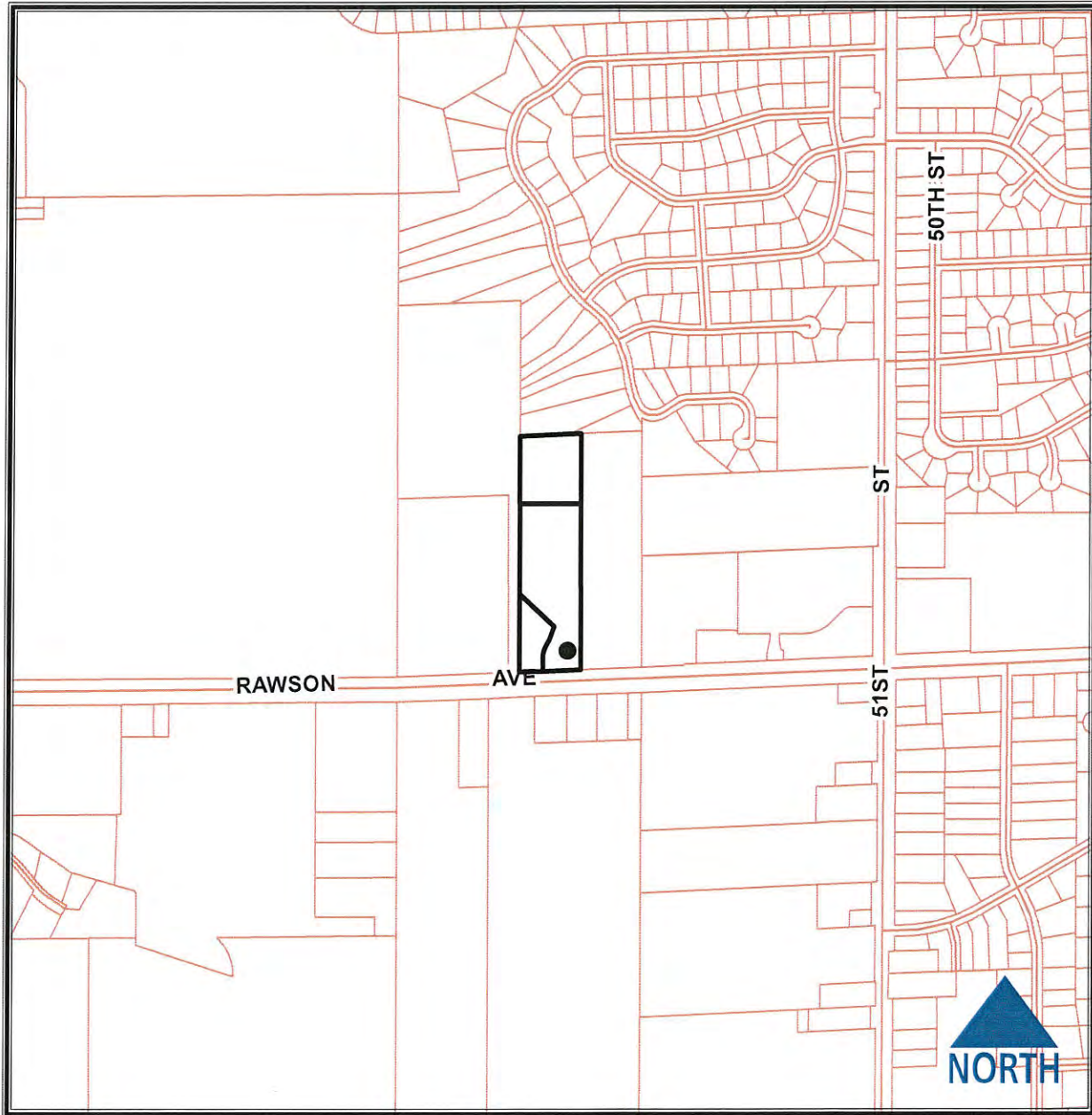
ATTEST:

Sandra L. Wesolowski, City Clerk

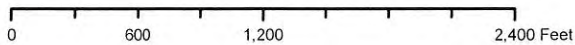
AYES ____ NOES ____ ABSENT ____



Verdure Park 5600 West Rawson Avenue



**Planning Department
(414) 425-4024**

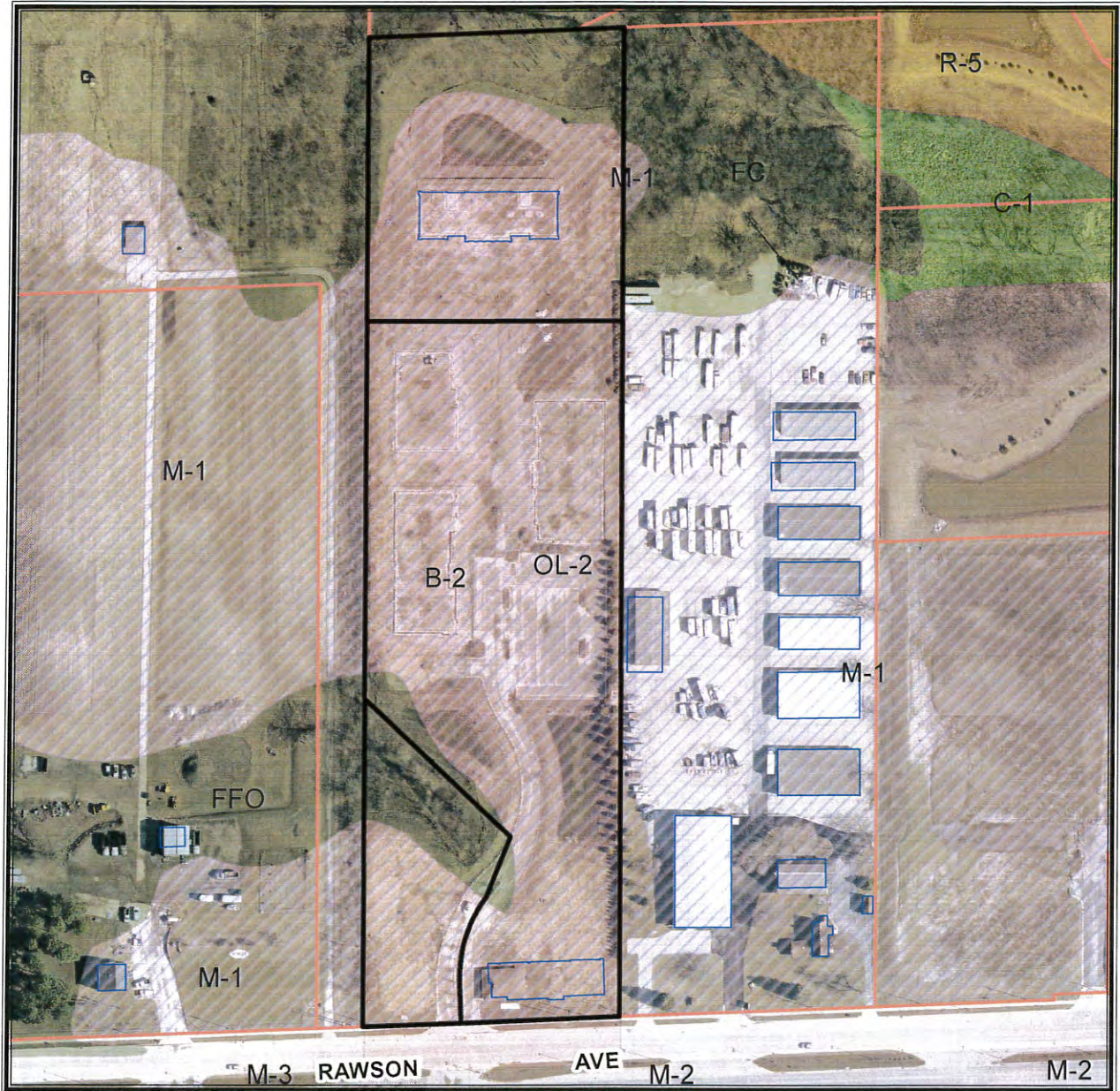


2013 Aerial Photo

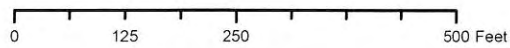
This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. This map is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes.



Verdure Park ~5600 West Rawson Avenue



Planning Department
(414) 425-4024



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



City of Franklin-Master Sign Program

As required by the City of Franklin Municipal Code- Section 210-9 (Ordinance No. 2007-1934)

Project Name: Verdure Park Office Development

Property Address: 5600-5610 Rawson Avenue

Current Zoning: B-2/OL-2 General Business Overlay District

Applicant Name: Blind Squirrel Development LLC

Contact Person: Eric Highum

Applicant Address: N54 W17030 Autumn View Lane

City: Menomonee Falls **State:** WI **Zip:** 53051

Phone: 262-501-4535

Intent

This document comprises the Master Sign Program (MSP) for the Verdure Park Office Development located at 5600-5610 West Rawson Avenue. The Verdure Park is a development consisting of six separate buildings that are designed to work together as one unified development. The intent of the MSP is to set forth a theme as to placement, lettering style, color and related design considerations of signs, while at the same time reducing sign clutter. No sign shall be erected, placed, painted, or maintained, except in conformance with the MSP.

Background Information

The subject Verdure Park Office Development is zoned B-2 General Business District and OL-2 General Business Overlay District and is subject to the OL-2 District standards and specific plan approvals of the City of Franklin Plan Commission and Common Council.

Approval Procedure

Amendments to this document require Plan Commission review and approval in the form of a Master Sign Program Amendment. Any future signage outside the requirements of the master sign program shall not be permitted without the applicant receiving approval of a master sign program amendment from the Plan Commission.

When considering an application for an amendment to a Master Sign Program, the Plan Commission may, at its discretion, require amendment to any other requirement or condition of the Master Sign Program and shall not be limited to the items contained in the application for amendment to the Master Sign Program.

Franklin

JUL 1 2015

City Development

Separate Sign Permits are required for each individual sign throughout the development and will be issued by the Inspection Department. Prior to application, the tenant shall obtain initial approval from the Owner of Verdure Park Office Development and the application must bear the signature and/or stamp of the appropriate Verdure Park Office Development representative(s). Additional requirements apply as noted in Section 210-9© below:

“Each individual sign proposed in accordance with an approved master sign program must be applied for and permitted separately in accordance with the City of Franklin Sign Code, and in no event shall any recommendation or approval of a master sign program be deemed an approval of or a permission to construct any particular sign under that program. All applications for permits for such signs must be filed with the Inspection Department for approval under the terms and conditions of the previously approved master sign program, except the application must specify in exact terms any sign characteristics which the master sign program considered in general or nonspecific terms or measurements. The Building Inspector may approve or deny such application or may forward the application to the Plan Commission for its denial, approval, or approval with conditions or modifications, including but not limited to modification of the previously approved master sign program, provided such modification was duly noticed and the master sign program application fee is paid.”

Applicability of Sign, Zoning, and Municipal Codes

Conflict. If any provision, sentence, or clause of the Master Sign Program as approved herein, or as maybe amended from time to time, is found to be in conflict with the requirements of the Municipal Code of the City of Franklin, including but not limited to Chapter 210- Signs and Billboards, the requirements of the Municipal Code shall prevail.

Severability. If any provision, sentence, or clause of the Master Sign Program as approved herein, or as maybe amended from time to time, is declared invalid or unenforceable, such invalidity or unenforceability shall not affect the whole Master Sign Program, but the whole, remaining Master Sign Program shall be construed and enforced accordingly and such provision, sentence, or clause shall be severable.

Enforcement. If the City fails to enforce any requirement of the Master Sign Program or fails exercise any right or remedy available under this Master Sign Program or the Municipal Code of the City of Franklin, including but not limited to Chapter 210- Signs and Billboards, that failure shall not be construed as a waiver of any requirement, right, or remedy and shall not restrict the City from enforcing any such requirement or exercising any such right or remedy.

Professionally Prepared

All signs and sign plans shall be “professionally” prepared and demonstrate materials, color selection, and craftsmanship. Applications to the City of Franklin Inspection Department for sign permits shall include professionally rendered imagery and dimension scale drawings and shall depict the type of light source, all materials, and colors.

Verdure Park Office Development Sign Types

Master Identification Sign(s)

The Master Identification sign location is shown in Exhibit 1 on the Site Plan and further discussed in the rendering in Exhibit 2.

Note that the Master Identification sign square footage has not been included in the square footage calculations by the applicant per section 210-9-G(5)(d) of the Franklin Sign Code, which does not require the area of Master Identification signs to count towards the maximum total signage area allowed for a Master Sign Program.

The Master Identification Sign(s) Theme, Color, Size, and Style shall meet the following guidelines.

- a) The monument master identification sign shall use the same building materials at base as adjacent buildings.
- b) The color and style of the text and cabinet for the main identification sign will complement the signage of adjacent buildings.
- c) A minimum of 50% of the master identification sign will be devoted to center identification. The remaining 50% allows for advertising for individual tenants on the electronic message center.
- d) The master identification sign will have the option of including an electronic message center sign. The messages displayed on the electronic sign will not change more frequently than 20 seconds each. The messages displayed on the electronic sign will not include any flashing images or animations.

The Location of the Master Identification Sign will meet the following guidelines

- a) The monument master identification sign will be located outside of vision triangle, and proper distance from east/west property lines for benefit of future properties.
- b) The master identification sign shall be setback a minimum of three feet from all property lines.

Tenant Wall Signs

With the approval of the landlord each tenant will be allowed to erect a wall-mounted identification signs which will comply with the size requirements stated in the city of Franklin sign code and the restrictions set forth in this master sign plan. Two wall signs will be allowed for buildings B, C, D, E, and F to allow for visibility on multiple facades. End cap tenants of buildings B, C, D, E, and F will be allowed a maximum of three signs. The third sign will be allowed on the side of the building to provide visibility to those entering the development. Exhibit 3 shows building elevations and allowable sign zones where signs may be placed. Exhibits 4 and 5 shows the sign specifications allowable by the master sign plan.

Sign text and logos shall be placed within the applicable allowable sign zone consistent with the following guidelines.

- a) The vertical orientation of the wall sign within the allowable sign zone shall be evenly balanced relative to a horizontal line running through the horizontal center of the allowable sign zone.
- b) Wall signs may be centered over the tenant entrance, centered relative to an architectural element, or centered over the tenant space as mutually determined by the landlord and Department of City Development.
- c) Each wall sign shall be placed and sized in a manner such that it does not interfere with architectural elements.
- d) Wall signs may be placed so as to create balance across the façade of a given building.
- e) For elevations other than the primary entrance elevation, a wall sign may be positioned within the allowable sign zone such that it is closest to the primary entrance elevation.

All wall signs shall be mounted in conformance with applicable codes and consistent with the following guidelines.

- a) All fasteners, hangers, brackets, transformers, conduit, and wiring will be concealed from public view.
- b) All fasteners will be of non-corrosive material such as aluminum, stainless steel, or cadmium plated so as not to stain the fascia. All holes and fasteners will be fully filled and covered with silicone caulk to aid rust prevention and prevent water penetration through the fascia. The proper number and size of fasteners are to be used to support each mounted sign. Care is to be taken during installation to minimize damage to the fascia and other adjacent materials and surfaces.

All wall signs style, materials, color, and illuminations shall be consistent with the following guidelines.

- a) Tenant walls signs must be individual letters directly attached to the building façade or connected script letters without background attached to the building façade. Channel signs including the tenant logo may be used to supplement the main tenant sign. Approval will be granted by the landlord and the city of Franklin. No box signs allowed. No raceways allowed.
- b) Letter faces to be a minimum of 3/16" acrylic for conformity of overall appearance. Letters to be made of minimum .063 aluminum backs and returns, and trimmed with 1" trim around the acrylic edge. Maximum projection from building not to exceed 12".
- c) For conformity of overall appearance letters shall consist of white acrylic and aluminum returns and trim caps shall be a Duranodic Bronze color. Color trademark or logo/graphic will be allowed in order for tenants to maximize brand recognition.
- d) All wall signs must be lighted. Letters must be internally LED illuminated (with translucent faces and light sources completely concealed). Illumination levels shall comply with the city of Franklin code.
- e) Electrical service, wiring and time clock to be furnished and installed by tenant at tenant's expense. All electrical service charges paid for by tenant. All components and their

installation to comply with all city of Franklin ordinance and code. All electrical work must be performed by a licensed electrician.

- f) Sign text will be limited to the business name and principal service provided.

The size and square footage of a tenant wall sign shall be consistent with the following guidelines.

- a) Final size and specific locations of tenants and their sign requirements are unknown. The larger the tenant space the greater tenant wall sign allowance they will require. Square Footage of tenant wall signage will be based on tenant frontage and multiplying it by 1.5 times that frontage amount. Buildings B, C, D, E, and F will require 100% additional signage, above the 1.5 times, due to the multiple exposures of these buildings.

Section 210-9(l) – Temporary, Window, and Other Signs

“Temporary signs, window signs, and other devices to attract attention: Any master sign program approved hereunder may be modified at any time at the discretion of the City of Franklin or the Plan Commission to prohibit, further restrict, or place requirements upon the use of, restrictions on, and standards or requirements for temporary signs, window signs, interior signs visible to the exterior, and devices intended primarily to attract attention. This subsection shall in no way limit any rights or authority the City or Plan Commission may otherwise have in relation to signs and master sign programs.”

Unless further detailed in the Master Sign Program, all temporary signs and window signs must conform to the City of Franklin Sign Code as outlined below.

“Temporary Sign- Any sign, banner pennant, valance or advertising display constructed of cloth, canvas, light fabric, cardboard, wallboard, or other light materials, with or without frames, intended to be displayed for a period not to exceed 30 days.”

Traffic Regulatory, Directional and Informational Signs

Traffic Regulatory, Directional and Informational Signs, which include signs such as “Stop”, “No-Parking”, “One-way”, “Fire Lane”, “No Skateboarding”, “Clearance X”, or other legal notices, etc., but which do not include way-finding signs (directional signs that incorporate advertising or store names), may be installed by the developer or his designee in accordance with a plan submitted to the City Development Department. Such plan may be modified from time to time as needed. The City, acting through the Planning Manager, reserves the right, based upon recommendations of the Engineering Department as appropriate, to deny such signs as requested or to require such additional signs as determined by the City. Traffic, directional, and informational signs do not require a Sign Permit Application or fee and may not include advertising.

Address numbers shall be placed at each individual storefront. These numbers shall be a minimum of five inches and located on or adjacent to the main entrance. Any deviations must be approved by staff.

Prohibited Signs

Any sign prohibited in the City of Franklin Sign code shall not be allowed under this Master Sign Program unless expressly permitted in this document.

Special Exceptions Requested

The following exception is requested by the Applicant per Section 210-9 (H)

1. Total area of signage permitted: Exception requested to increase the total amount of signage from the permitted 1,308 square feet (lineal footage of 872 x 1.5) to 2,346 square feet, which is an increase of 1038 square feet of sign area or 79%. Note that the Plan Commission may approve up to an additional 100% of sign area. In addition, the applicant is permitted a 5% increase in total sign area as recommended by Staff. Exception requested to allow two tenant wall signs for buildings B, C, D, E and F and due to multiple facades needing identification for potential clients and identification for those entering the development. End cap tenants of buildings B, C, D, E, and F will be allowed a maximum of three wall signs.

Acknowledgement of Subsection I

- a) On behalf of Verdure Park Office Development the undersigned acknowledges the authority identified in subsection 1 of chapter 210

Type/Location of Building/Development Site:

- a) A-typical, elongated, multi-tenant, 6-building retail park located on 6-lane County highway/commercial corridor

Development Size

- A) 9.5 acres (330' frontage) + 1.4 acre permanent easement (60' frontage) adjacent to west property line. Gross leasable area is approximately 70,000 SF.

Exhibits Enclosed

- Exhibit 1: Site Plan
- Exhibit 2: Main Identification Sign Rendering
- Exhibit 3: Tenant Signable Area Drawing
- Exhibit 4: Channel Letters Drawing
- Exhibit 5: Channel Letters with Accent Color Drawing
- Exhibit 6: MSP Calculations
- Exhibit 7: Sign Standards

EXHIBIT 6
Verdure Park Office Development
Master Sign Program Calculations

A. <u>Buildings</u>	<u>Building Frontage</u>		
Building A	180'		
Building B	125'		
Building C	181'		
Building D	181'		
Building E	147'		
Building F	58'		
Total		872 linear feet of frontage x 1.5 = 1,308 SF allowed	
		Allowed	Requested Special Exception
B. Tenant Wall Signs			
1. One frontage façade base SF allowed	1308 SF	----	
2. Multiple facade allowance of 50% For Buildings B, C, D, E, and F			1038 SF
Total Square feet for tenant Wall Signs		2346 SF	

EXHIBIT 7

Signage Standards

Verdure Office Development

Tenant Wall Signage

Internally illuminated channel letters, minimum size 17" and maximum 36"

Minimum .063 aluminum back

5" aluminum returns, min .040 alum.

Returns to be Duranodic Bronze

3/16" acrylic faces white in color

A logo or graphic may be allowed within the Tenant Wall Sign Allowance, color also allowed

1" Trimcap

White LED illumination

Painted finishes to be Matthews Acrylic Polyurethane

Installed center/center on building fascia.

Length of sign not to exceed 80% of store frontage.

Layout and font to be approved by Landlord & Developer prior to permit application.

Scale, color drawings are required for submittal to Landlord & Developer

Buildings B, C, D, E and F will be allowed two tenant signs due to multiple facades. End cap tenants of buildings B, C, D, E and F will be allowed the option of a third sign on the end of the building for visibility.

Temporary banners will be allowed prior to completion of signage and must be removed prior to final signage installation. Temporary banners will be allowed for 30 days. The content of temporary banners will be limited to the name and approved layout of the permanent sign.

Any deviation from the above sign standards must be approved by the Landlord & Developer in writing.

All Signage and location of installation will have to be approved by the Landlord, Developer and the Franklin Inspection Department to ensure the integrity of the sign criteria set forth.

Preferred sign vendor Innovative Signs, 21795 Doral Road, Waukesha, WI 53186

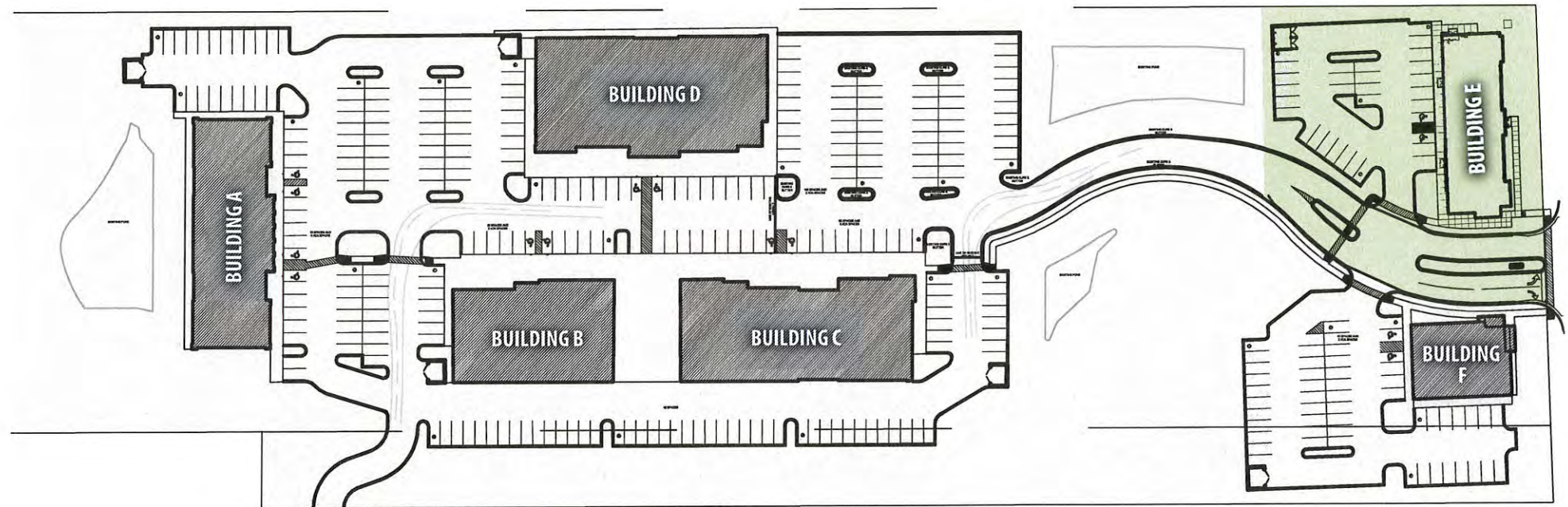
Franklin

JUL 1 2015

City Development

SITE LAYOUT Current & Future

EXHIBIT 1



Current Build

Future Build

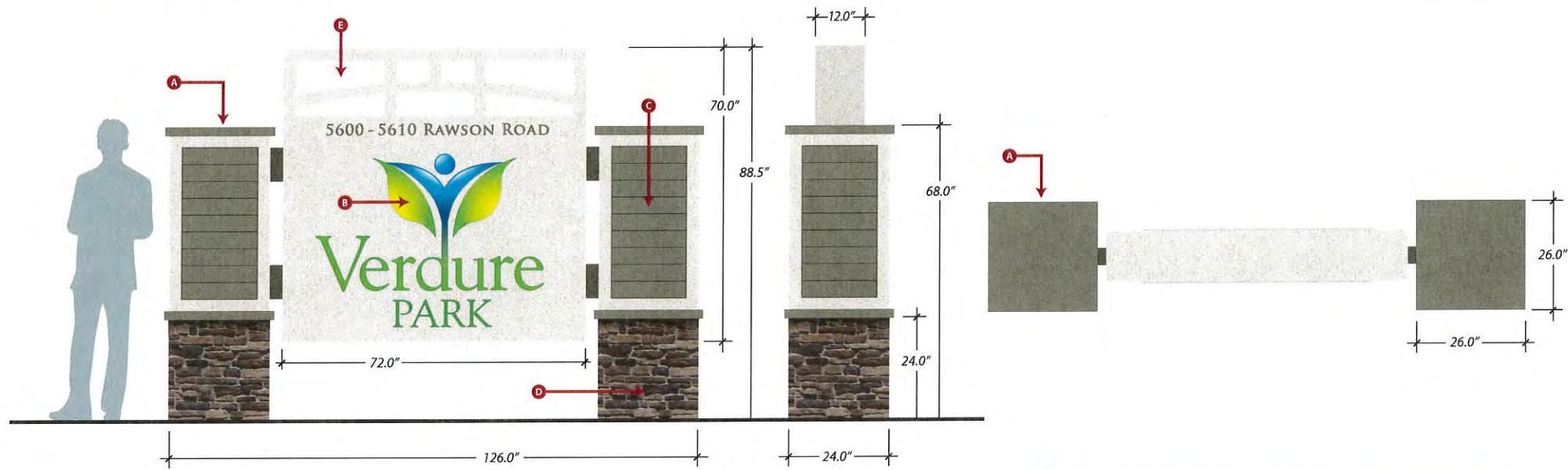


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Innovative-Signs.com
21795 Doral Rd. Suite B
Waukesha, WI

VERDURE PARK FRANKLIN, WI

MAIN MONUMENT Double Sided

EXHIBIT 2



- A** 2.0" Formed Aluminum Cap
- B** 1/2" Push Through Acrylic (translucent vinyl print on face)
- C** "Clap Board Siding" look to match building
- D** Stone Base to Match Building (specs at right)
- E** Open Spaces Formed in Cabinet (all sides closed off)
- F** White LED Illumination (double sided)

UL Listed Fabrication & Installation

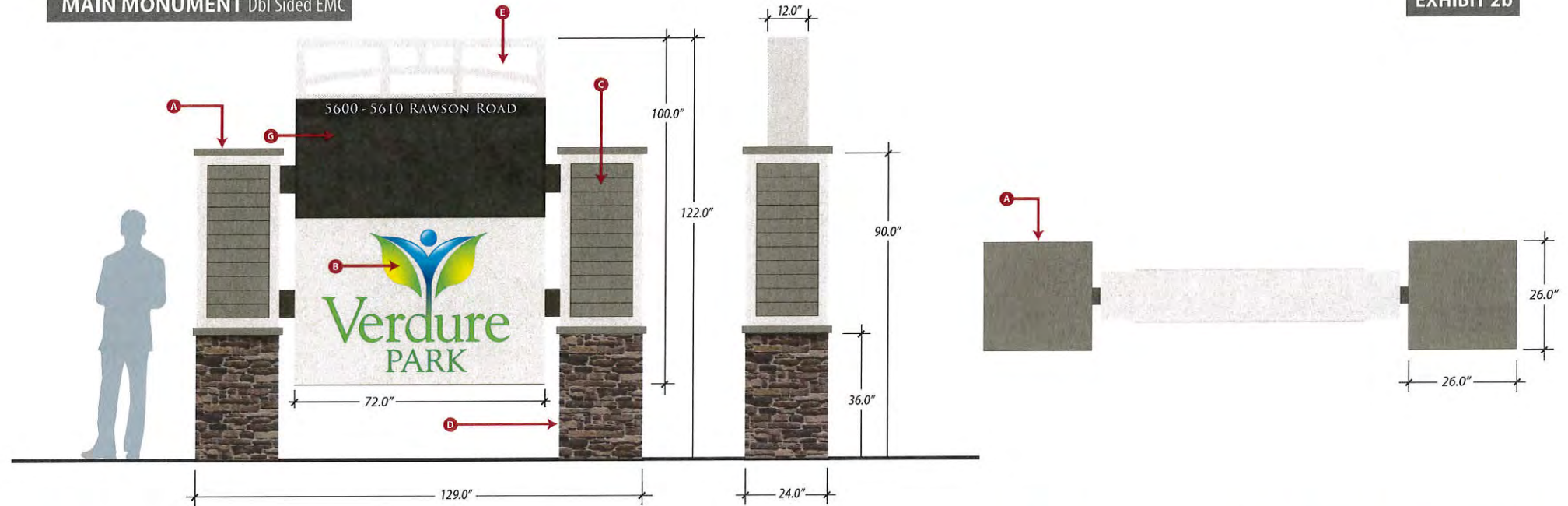


- MP1234 Beige Paint
- MP1234 Bronze Paint
- MP1234 Dark Bronze Paint
- Green CMYK
- Dark Green CMYK
- Blue Gradient CMYK



MAIN MONUMENT Dbl Sided EMC

EXHIBIT 2b



- A** 2.0" Formed Aluminum Cap
- B** 1/2" Push Through Acrylic (translucent vinyl print on face)
- C** "Clap Board Siding" look to match building
- D** Stone Base to Match Building (specs at right)
- E** Open Spaces Formed in Cabinet (all sides closed off)
- F** White LED Illumination (double sided)
- G** Full Color 32" x 72.0" Message Center (2 boards)
(address range applied to top of cabinet)

UL Listed Fabrication & Installation



Monument Stone
To Match Building Facade
EfaceStone (TBD)

- MP1234 Beige Paint
- MP1234 Bronze Paint
- MP1234 Dark Bronze Paint
- Green CMYK
- Dark Green CMYK
- Blue Gradient CMYK



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VERDURE PARK FRANKLIN, WI

SIGNABLE AREAS All Elevations

EXHIBIT 3

Buildings	Building Frontage
Building A	180'
Building B	125'
Building C	181'
Building D	181'
Building E	147'
Building F	58'

Signagble SF Calculation

SINGLE SIDE EXPOSURE - BUILDING A


$(\text{Frontage}) \times 1.5 = \text{Signable Area SF}$

Signagble SF Calculation

2 SIDE EXPOSURE - BUILDINGS B, C, D, E, F

$(\text{Frontage} \times 200\%) \times 1.5 = \text{Signable Area SF}$

Only 2 signs allowed per tenant.
3 Signs allowed for endcap tenants.

 Signable Areas



SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION



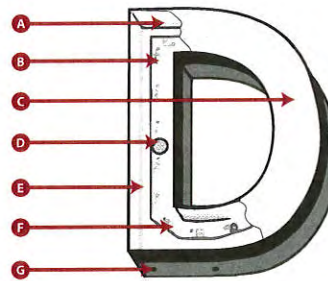
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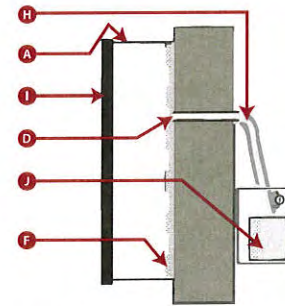
TENANT

- A** 5.0" Returns (.040 aluminum)
- B** Routed Backs (.063 aluminum)
- C** Routed 3/16" White Acrylic Face
- D** Flex Conuit Connector
- E** Clinched & Caulked Seams
- F** White LED Illumination (tape mounted)
- G** Drain Holes
- H** Flex Conduit to Transformer Box
- I** 1.0" Trim Cap
- J** Transformer With Disconnect

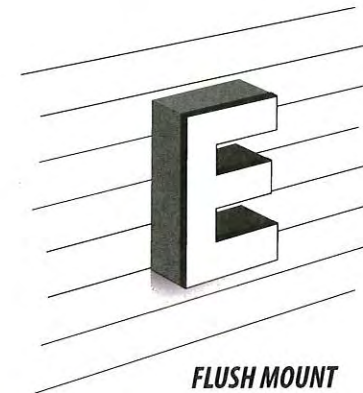
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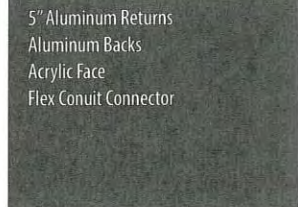
FRONT VIEW



SIDE VIEW FLUSH MOUNT



FLUSH MOUNT



-  3/16" White Acrylic Face
-  Durodic Bronze Trim Cap & Returns



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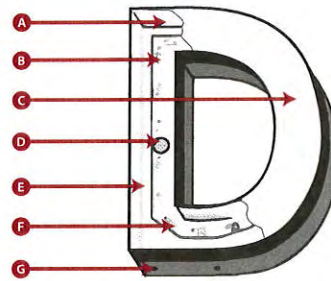
VERDURE PARK FRANKLIN, WI



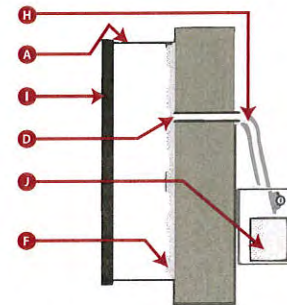
orange leaf

- A 5.0" Returns (.040 aluminum)
- B Routed Backs (.063 aluminum)
- C Routed 3/16" White Acrylic Face
- D Flex Conduit Connector
- E Clinched & Caulked Seams
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- I 1.0" Trim Cap
- J Transformer With Disconnect

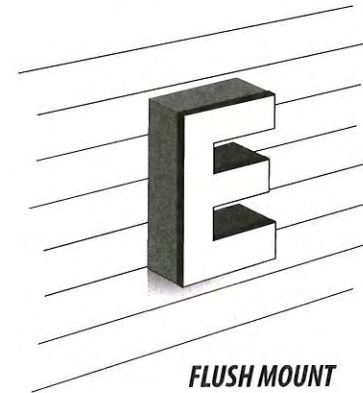
UL Listed Fabrication & Installation



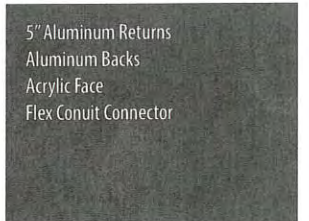
FRONT VIEW



SIDE VIEW FLUSH MOUNT



FLUSH MOUNT



5" Aluminum Returns
Aluminum Backs
Acrylic Face
Flex Conduit Connector

-  3/16" White Acrylic Face
-  Single Solid Color Translucent Vinyl (6+ Year Warranty Vinyl)
-  Duronodic Bronze Trim Cap & Returns



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