

CITY OF FRANKLIN
PLAN COMMISSION MEETING*
FRANKLIN CITY HALL COUNCIL CHAMBERS
9229 W. LOOMIS ROAD, FRANKLIN, WISCONSIN
AGENDA
THURSDAY, JULY 23, 2015, 7:00 P.M.

A. **Call to Order and Roll Call**

B. **Approval of Minutes**

1. Approval of regular meeting of July 9, 2015.

C. **Public Hearing Business Matters** (action may be taken on all matters following the respective Public Hearing thereon)

1. **RAWSON PUB BAR/RESTAURANT WITH OUTDOOR ENTERTAINMENT/CONCERTS.** Rezoning and Special Use applications by Steven D. Schweitzer (property owner) (property currently zoned M-2 General Industrial District; above application is for rezoning to B-2 General Business District; drinking places require Special Use approval in the B-2 District), to allow for a bar/restaurant with outdoor entertainment/concerts business use, with applications-related site development to include construction of a building addition for a kitchen on the southeast corner of the existing Rawson Pub building, the addition of a shed at the south end of the pub parking lot and installation of a dumpster enclosure, upon property located at 5621 West Rawson Avenue; Tax Key No. 758-9990-000. **A PUBLIC HEARING IS SCHEDULED FOR THIS MEETING UPON THE REZONING AND SPECIAL USE APPLICATIONS.**

D. **Business Matters** (no Public Hearing is required upon the following matters; action may be taken on all matters)

1. **KAYLA'S PLAYGROUND OVERNIGHT CAMPING TO SECURE CONSTRUCTION SITE.** Temporary Use application by the City of Franklin, for placement of a recreational vehicle and one other vehicle in the existing parking lot in Franklin Woods Nature Center Special Park, for overnight camping to provide 24 hour site security during the construction of Kayla's Playground at Franklin Woods Nature Center Special Park located at 3723 West Puetz Road, on property zoned P-1 Park District; Tax Key No. 854-9936-000.
2. **FUTURE RETAIL DEVELOPMENT IN THE AREA OF SOUTH 76TH STREET AND WEST RAWSON AVENUE/WEST LOOMIS ROAD.** City staff will present maps, plans and financial information for the development as were provided to the Common Council at its June 10, 2015 special meeting, for public information and consideration by the Plan Commission.

3. **FUTURE MIXED-USE BUSINESS LIGHT INDUSTRIAL, COMMERCIAL, RESIDENTIAL AND NATURE CONSERVATION PUBLIC PARK DEVELOPMENT IN THE AREA OF WEST LOOMIS ROAD AND WEST RYAN ROAD.** City staff will present maps, plans and financial information for the development as were provided to the Common Council at its June 10, 2015 special meeting, for public information and consideration by the Plan Commission.

4. **FUTURE BUSINESS PARK DEVELOPMENT IN THE AREA OF SOUTH 27TH STREET AND WEST COUNTY LINE ROAD.** City staff will present maps, plans and financial information for the development as were provided to the Common Council at its June 10, 2015 special meeting, for public information and consideration by the Plan Commission.

E. Adjournment

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

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

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

REMINDERS:

Next Regular Plan Commission Meeting: August 6, 2015

City of Franklin
Plan Commission Meeting
July 9, 2015
Minutes

unapproved

Call to Order and Roll Call

- A. Mayor Steve Olson called the July 9, 2015 Regular Plan Commission meeting to order at 7:02 p.m. in the Council Chambers at Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin.

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

Approval of Minutes

Regular Meeting of June 18, 2015.

- B.
1. Commissioner Hogan moved and Commissioner Thinnes seconded approval of the June 18, 2015 minutes of the Regular meeting of the Plan Commission as presented. On voice vote, all voted 'aye'. Motion carried.

Public Hearing Business Matters

BLOCKTON'S KIDDIE RESALE SHOP. Special Use application by LaQueesha R. Blockton, d/b/a Blockton's Kiddie Resale Shop [to be incorporated] to operate a children's resale shop selling children's used clothing, furniture, toys and educational resources, with childcare services (supervised children's activities while parents shop), for property zoned B-3 Community Business District, located at 7170 South 76th Street; Tax Key No. 756-9993-021.

- C.
1. Planning Manager Dietl presented the application for Special Use in the B-3 Community Business District by LaQueesha R. Blockton to operate a children's resale shop selling children's used clothing, furniture, toys and educational resources, with supervised children's activities while parents shop.

Senior Planner Fuchs read the Official Notice of Public Hearing for the Special Use in to the record. The Public Hearing was opened at 7:03 p.m. and closed at 7:04 p.m.

Commissioner Thinnes made a motion to recommend approval of a resolution imposing conditions and restrictions for the approval of a Special Use for a children's resale shop use upon property located at 7170 South 76th Street. Commissioner Haley seconded the motion. On voice vote, all voted 'aye'. Motion carried.

PLEASANT VIEW ELEMENTARY SCHOOL BASKETBALL COURT ADDITION/RELOCATION. Natural Resource Features Special Exception application for Franklin Public Schools, for the purpose of allowing for grading and paving within approximately 1,160 square feet of the 50-foot Wetland Setback on the Pleasant View Elementary School property, located at 4601 West Marquette Avenue, such property being zoned I-1

2. Planning Manager Dietl presented the application by Franklin Public Schools for a Natural Resource Special Exception to allow for grading and paving within approximately 1,160 square feet of the 50-foot Wetland Setback to create 2 separate asphalt paved basketball courts on the Pleasant View Elementary School property located at 4601 West Marquette Avenue.

Senior Planner Fuchs read the Official Notice of Public Hearing for the Natural Resource Special

Item C.2. (continued)

Institutional District (Tax Key No. 788-9980-000), to allow for the expansion of the asphalt pavement area behind the school to install 2 basketball hoops, and to relocate 2 basketball hoops, to create 2 separate basketball courts on the Pleasant View Elementary School property.

Exception. The Public Hearing was opened at 7:11 p.m. and closed at 7:12 p.m.

Commissioner Haley motioned to recommend approval of the Franklin Public Schools Natural Resource Features Special Exception pursuant to the Standards, Findings and Decision recommended by the Plan Commission and Common Council consideration of any Environmental Commission recommendations, subject to the mitigation plan being coordinated with the Alderperson and neighbor to the east. Seconded by Commissioner Hogan. On voice vote, all voted 'aye'. Motion carried.

KRONES, INC. DEVELOPMENT IMPROVEMENTS; PACKAGING MACHINERY USES UNIFIED DEVELOPMENT ORDINANCE TEXT AMENDMENT. Unified Development Ordinance Text Amendment and Site Plan Amendment application by Krones, Inc., to amend the Unified Development Ordinance text at Table 15-3.0603 Standard Industrial Classification Title No. 3565 "Packaging machinery" to allow for such Use as a Permitted Use in the M-1 Limited Industrial District, and for construction of a new entrance and lobby addition and new employee entrance to the existing Krones, Inc. building, and modifications to the parking lot, ingress/egress and landscaping for property located at 9600 South 58th Street; Tax Key No. 899-9990-067.

- 3. Planning Manager Dietl presented the application by Krones, Inc. for approval of a Unified Development Ordinance Text Amendment and Site Plan amendment for construction of an addition and exterior building alterations and modifications to the parking lot, ingress/egress and landscaping for property located at 9600 South 58th Street.

Senior Planner Fuchs read the Official Notice of Public Hearing for the Text Amendment to Table 15-3.0603 Standard Industrial Classification Title No. 3565 "Packaging machinery" to allow for such Use as a Permitted Use in the M-1 Limited Industrial District. The Public Hearing was opened at 7:23 p.m. and closed at 7:23 p.m.

Commissioner Hogan motioned to recommend approval of an ordinance to amend the Unified Development Ordinance text at Table 15-3.0603 to allow Standard Industrial Classification Title No. 3565 "Packaging machinery" to allow for such use as a Permitted Use in the M-1 Limited Industrial District. Seconded by Commissioner Haley. On voice vote, all voted 'aye'. Motion carried.

Commissioner Hogan moved, and seconded by Commissioner Thinner, to approve a resolution amending the site plan for property located at 9600 South 58th Street to allow for building, parking lot, ingress/egress and landscaping modifications. On voice vote, all voted 'aye'. Motion carried (4-0-1 Fowler).

Business Matters

HORIZON RESOURCE GROUP LLC RESIDENTIAL LAND DIVISION.

Certified Survey Map application by Horizon Resource Group LLC, for division of an existing lot into 2 lots with a proposed cul-de-sac extending from South

D.

- 1. Planning Manager Dietl presented the application for Certified Survey Map by Horizon Resource Group LLC for property located at approximately 9150 South 80th Street.

Commissioner Haley made a motion to recommend

Item D.1. (continued)

80th Street for access, for property zoned R-3 Suburban/Estate Single-Family Residence District located at approximately 9150 South 80th Street; Tax Key No. 885-9996-000.

approval of a resolution conditionally approving a 2 lot Certified Survey Map, being a 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. Seconded by Commissioner Hogan. On voice vote, all voted 'aye'. Motion carried.

RAWSON PUB LIVE OUTDOOR MUSICAL ENTERTAINMENT.

Temporary Use application by Steven D. Schweitzer (owner of Rawson Pub, Inc.) for a band performance on the outdoor patio, for property zoned M-2 General Industrial District located at 5621 West Rawson Avenue; Tax Key No. 758-9990-000.

2. Planning Manager Dietl presented the Temporary Use application by Steven D. Schweitzer to allow for an outdoor band performance on the outdoor patio in the rear of Rawson Pub, on Saturday, July 11, 2015 from 6:00 p.m. to 11:00 p.m.

Commissioner Hogan moved to approve 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. Seconded by Commissioner Haley. On voice vote, all voted 'aye'. Motion carried (4-0-1 Fowler).

VERDURE PARK OFFICE DEVELOPMENT SIGNAGE. Master Sign Program Amendment application by Blind Squirrel Development, LLC to allow for signage changes within the office development, for property zoned B-2 General Business District, OL-2 General Business Overlay District, FC Floodplain Conservancy District and FFO Floodplain Fringe Overlay District, located at 5600-5610 West Rawson Avenue; Tax Key Nos. 741-9998-002 (5600 West Rawson Avenue), 741-9998-001 (5602 West Rawson Avenue) and 741-9998-003 (5610 West Rawson Avenue).

3. Planning Manager Dietl presented the request for Master Sign Program amendment by Blind Squirrel Development, LLC for property located at 5600-5610 West Rawson Avenue.

Commissioner Thinner moved to approve a resolution approving an amendment to the Master Sign Program for Verdure Park-5600 single-story professional multi-tenant office building development. Seconded by Commissioner Haley. On voice vote, all voted 'aye'. Motion carried (4-0-1 Fowler).

Adjournment

- E. Commissioner Hogan moved and Commissioner Haley seconded to adjourn the Plan Commission meeting of July 9, 2015 at 8:04 p.m. All voted 'aye'; motion carried.

Item C.1.

Please note that Item C.1., Rawson Pub Bar/Restaurant with Outdoor Entertainment Concerts, is not included in your packets. Staff requests this item be tabled to allow the applicant more time to work with Staff and to prepare a Plan Commission submittal.



CITY OF FRANKLIN



REPORT TO THE PLAN COMMISSION

Meeting of July 23, 2015

Temporary Use

RECOMMENDATION: Planning Department staff recommends approval of a Temporary Use to allow overnight occupation and parking for one recreational vehicle/motor home from September 21, 2015 through September 28, 2015 to serve as site security during the construction of Kayla's Playground at the Franklin Woods Nature Center Special Park located at 3723 West Puetz Road.

Project Name:	Kayla's Playground at Franklin Woods Park Temporary Use
Project Location:	3723 West Puetz Road
Property Owner:	City of Franklin
Applicant:	Glen Morrow, City Engineer, City of Franklin
Zoning:	P-1 Park District
Use of Surrounding Properties:	Single-family residential to the south, areas of natural resources and public park land to the east and west, and areas of natural resources and single-family residential to the north
2025 Comprehensive Plan:	Recreational and Areas of Natural Resource Features
Applicant's Action Requested:	Approval of a Temporary Use to allow overnight occupation and parking for one recreational vehicle/motor home from September 21, 2015 through September 28, 2015 to serve as site security during the construction of Kayla's Playground at the Franklin Woods Park

INTRODUCTION:

Please note:

Staff recommendations are underlined, in italics, and are included in the draft resolution.

On June 26, 2015, City Engineer Glen Morrow submitted a Temporary Use application for Kayla's Playground at the Franklin Woods Park property located at 3723 West Puetz Road. The applicant is requesting approval to allow overnight occupation and parking for one recreational vehicle/motor home from September 21, 2015 through September 28, 2015 to serve as overnight site security during the construction of Kayla's Playground at the Franklin Woods Nature Center Special Park located at 3723 West Puetz Road.

For informational purposes only, the applicant's project narrative and site map also includes many details of the proposed pre-build and community-wide volunteer build for Kayla's Playground.

BACKGROUND:

The Common Council, at its March 26, 2015 meeting took the following action, “move to proceed with the development of Kayla’s Playground at the Franklin Woods site”. The Plan Commission, at its May 7, 2015 meeting, approved with conditions a Site Plan for Kayla’s Playground at Franklin Woods. The Common Council, at its May 19, 2015 meeting, approved with conditions a Natural Resource Special Exception for Kayla’s Playground at Franklin Woods to allow development of the playground within wetland buffers, wetland setbacks, shore buffer, and mature woodlands. The Kayla’s Playground project has also been the subject of regular status reports to the Common Council.

PROJECT DESCRIPTION:

According to the applicant, up to three people will stay overnight in the recreational vehicle/motor home which will be used to provide around the clock security for the construction site, as well as facilitate the check-in/check-out of volunteers and serve as a first aid station during the day. As shown in the applicant’s materials, the recreational vehicle/motor home will be parked in the existing parking lot. The applicant indicates that these individuals will use the adjacent onsite portable toilets for sewage disposal, the recreational vehicles’ water supply for potable water, and will have a temporary electrical service connection for electricity.

The applicant has also indicated: that all requirements of the Fire Department will be addressed; that there are no permits or approvals needed from the Health Department; and pursuant to requests by the Parks Commission, that access to the parking lot and construction site will be restricted and that construction fencing will be used to prevent people using the existing trails from entering these areas.

Although the applicant has indicated that security or safety lighting will not be provided, in order to avoid lighting concerns with adjacent properties, staff can note that there is an existing street light at the intersection of Puetz Road and the parking lot driveway.

PROJECT ANALYSIS:

The recently approved Site Plan for the subject property permits Kayla’s Playground and associated parking lot changes, but overnight occupation and parking of recreational vehicles, even on a temporary basis, was not contemplated as part of that approval.

It can be noted that while overnight parking was contemplated in the UDO (as a special use in a few rare situations), that overnight occupation/camping was not contemplated at all. Sound planning practice would dictate that such uses, even on a temporary basis, could have associated with them potential adverse health, safety, and aesthetic issues, which would warrant thorough review, consideration, and standards.

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

Planning Department staff finds that the temporary overnight occupation and parking for one recreational vehicle for up to three individuals for up to eight nights, in order to provide around the clock security during the community-wide volunteer construction of Kayla’s Playground may be accessory to, incidental to, and compatible with the approved use of the property as a public park.

It can be noted that while the Police Department has no issues with the proposed use, the Fire Department did note a few concerns with access to the site, the need for a fire inspection, etc., which have been noted in the applicant’s revised project narrative.

STAFF RECOMMENDATION:

Planning Department staff recommends approval of a Temporary Use to allow overnight occupation and parking for one recreational vehicle/motor home for up to three individuals from September 21, 2015 through September 28, 2015 to serve as site security during the construction of Kayla’s Playground at the Franklin Woods Nature Center Special Park located at 3723 West Puetz Road with the following conditions:

- The applicant shall address all concerns and conditions of the Fire Department prior to the initiation of the subject use of this property.
- All accessory and temporary structures such as garbage dumpsters, portable toilets, fences, etc., and any areas of temporary storage, shall be maintained in a safe and aesthetic condition at all times.
- Campfires, fireworks, parties, and other similar events are prohibited.

RESOLUTION NO. 2015-_____

A RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS FOR THE APPROVAL OF A TEMPORARY USE FOR OVERNIGHT CAMPING TO PROVIDE SITE SECURITY DURING CONSTRUCTION OF KAYLA'S PLAYGROUND UPON PROPERTY LOCATED AT 3723 WEST PUETZ ROAD (FRANKLIN WOODS NATURE CENTER SPECIAL PARK)
(CITY OF FRANKLIN, APPLICANT)

WHEREAS, the City of Franklin having petitioned for the approval of a Temporary Use to allow for placement of a recreational vehicle and one other vehicle in the existing parking lot in Franklin Woods Nature Center Special Park, for overnight camping to provide 24 hour site security during the construction of Kayla's Playground at Franklin Woods Nature Center Special Park, upon property located at 3723 West Puetz Road, from September 21, 2015 through September 28, 2015; 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 the City of Franklin for the approval of a Temporary Use to allow for overnight camping during the construction of Kayla's Playground at Franklin Woods Nature Center Special Park, for the property particularly described in the preamble to this Resolution, be and the same is hereby approved, subject to the following conditions and restrictions:

1. The approval granted hereunder shall allow for such use from September 21, 2015 through September 28, 2015, and all approvals granted hereunder expiring on September 29, 2015.
2. The applicant shall address all concerns and conditions of the City of Franklin Fire Department prior to the initiation of the subject use of this property.
3. All accessory and temporary structures such as garbage dumpsters, portable toilets, fences, etc., and any areas of temporary storage shall be maintained in a safe and aesthetic condition at all times.
4. Campfires, fireworks, parties and other similar events are prohibited.
5. [other conditions, etc.]

CITY OF FRANKLIN – TEMPORARY USE
RESOLUTION NO. 2015-_____

Page 2

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

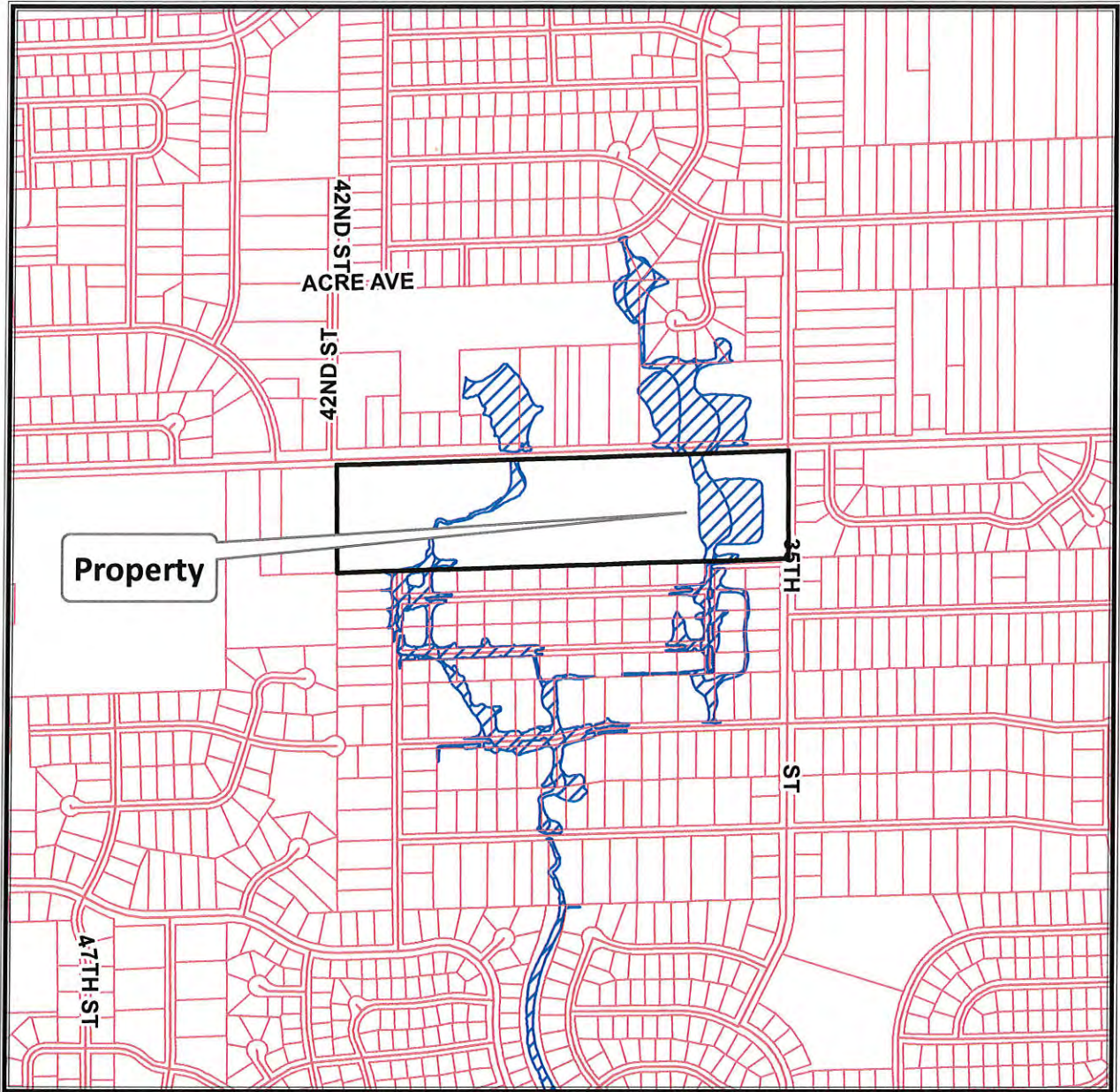
ATTEST:

Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____



Franklin Woods/Kaylas Playground 3723 W. Puetz Road



Planning Department
(414) 425-4024

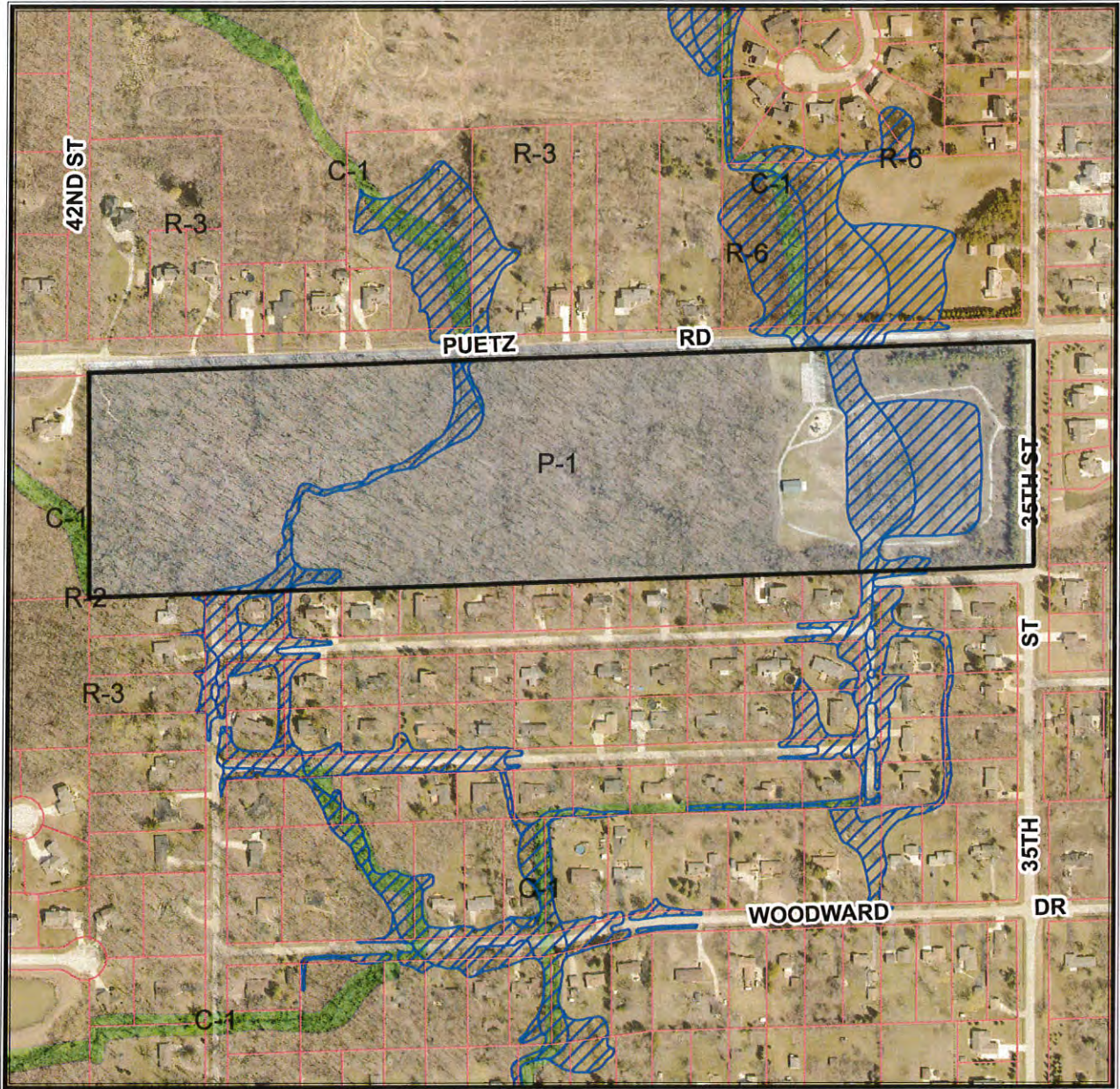
0 550 1,100 2,200 Feet



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.



Franklin Woods/Kaylas Playground 3723 W. Puetz Road



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

0 270 540 1,080 Feet



2013 Aerial Photo

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

PROJECT NARRATIVE

This application is to facilitate a community-wide set of volunteers to construct a project known as Kayla's Playground at the Franklin Woods Nature Preserve (S. 35th Street and W. Puetz Road). September 2-4 (Wednesday – Friday) and September 22-27 (Tuesday – Sunday), 2015. The attached diagram shows the anticipated locations of the temporary and permanent structures.

The Site will be very busy with up to 300 volunteers per day. It will be an active construction site as they construct an all inclusive and all accessible playground. Paid professionals (Play By Design) will be on site to oversee that work and site are conducted in safe conditions. As needed, construction fencing will be utilized to prevent access to unsafe locations during the build.

A 40-foot HC storage container will be delivered on-site sometime after August 24 and is expected to be removed on or around Tuesday September 28. This lockable storage unit will be used to house materials and tools for the build.

From Monday September 21 to Tuesday September 28, a 30-foot, self-contained class A motor home will be used to: facilitate the checking in/out of volunteers; provide a first aid station; and house round the clock security for up to three people. Another vehicle will accompany the motor home to allow for miscellaneous off-site errands. Having persons on site at all hours will discourage visitors from entering the active construction site for safety and security reasons. City parks are not open 24 hours. Even during normal open hours, volunteers will be present to prevent access from non construction personnel who are using the trail system.

At the July 13 Parks Commission meeting, it was voted to restrict the park during this time to the trail through the woods and around the south and east sides of the wetland. Access to the parking lot, the construction site, the shelter, and the green space south of the shelter will be restricted to signed-in volunteers and City personnel during construction activities.

During the build, up to three tents (20'x40') will be used for providing meals to volunteers. These tents will be set up on or around September 21 and be removed September 28. Franklin Health Department has verified that neither inspection nor a permit is required from them. The tents will comply with the Franklin Fire Department Comments:

- a. Tents must be certified to be constructed of fire retardant materials,
- b. "NO SMOKING" signs must be posted in each tent,
- c. A 10# ABC type fire extinguisher is required in each tent,
- d. No LP gas or charcoal grills are allowed in or under tents,
- e. Vehicles must be a minimum of 20 (twenty) feet from any tent (unless prior approval is obtained from the Fire Chief),

- f. The ground area enclosed by the tent, and a radius of 10 (ten) feet outside of the tent must be cleared of combustible/flammable materials (i.e., trash, leaves, and dry vegetation),
- g. Tents must be placed a minimum of 10 (ten) feet apart,
- h. Flammable or combustible liquids must be a minimum of 50 (fifty) feet from any tent.

For Sanitation, the project includes a restroom facility but scheduling does not allow the construction prior to the playground. Approximately nine portable toilet facilities with four wash stations will be set up on two occasions to accommodate both build dates. The first occurrence will be on or before Monday September 1 and will be removed on or after September 5. The second occurrence will be on or before September 21 and will be removed on or before Wednesday September 30.

For Potable Water needs, the motor home has 75 gallons of potable water that will supplement any bottled water supplies.

WE Energies is setting a temporary electric panel that will provide electricity for the construction, as well as the motor home. All extension cords (if used) must be 3-wire (grounded), be approved for outdoor use, and be unplugged when not in use.

A primary objective will be to maintain a safe, clean and aesthetic site at all times. Volunteers will be used to constantly monitor site of refuse and dispose in two 10-20 yard dumpsters for generated refuse during the build. Likewise they are expected to be on site on or before Monday September 21 and will be removed on or before Wednesday September 30.

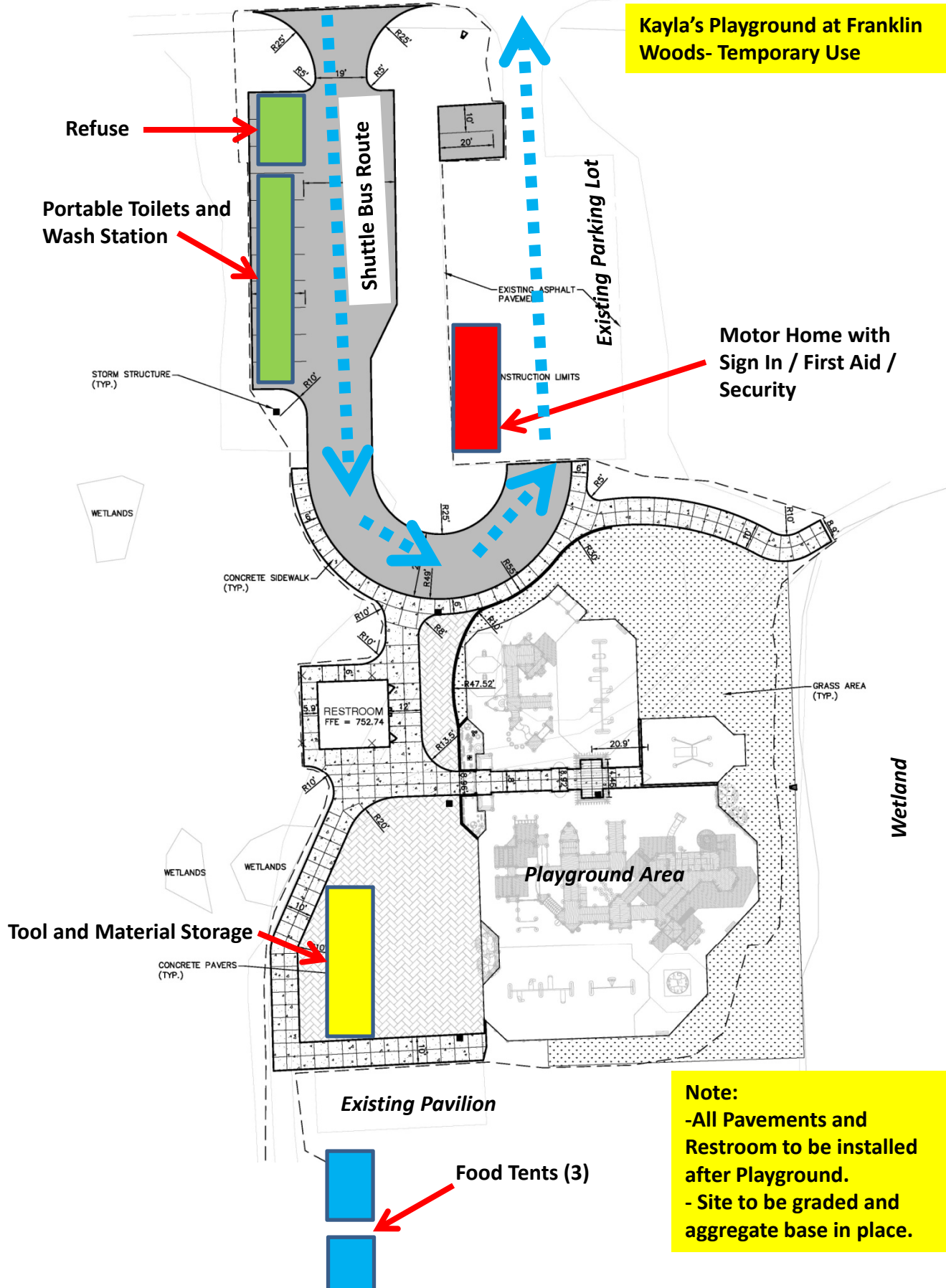
A "fire lane and/or driveway for emergency vehicle access must be maintained and be clear of parked vehicles at all times. To facilitate parking for the number of volunteers, a shuttle service (potentially Milwaukee Food Tours) will be provided during the build September 2-4 (Wednesday – Friday) and September 22-27 (Tuesday – Sunday). The offsite lot is at the southwest corner of 27th & Puetz and is expected to house over 200 cars. The property is owned by BMO Harris Bank, N.A. and M&I Regional Properties, LLC and the City will make the provisions (ie driveway culverts) to park the cars and make restoration after September 27.

The three persons staying overnight in the mobile home will utilize the portable toilets. They will not need to access the rest of the site except for security patrol, if needed. To minimize disturbance to neighbors, the site will not be lighted unless a security incident is warranted. Plan Commission should note that there will not be any non-construction related activities at the site such as campfires, parties, and other outdoor activities permitted during the build dates.

A fire inspection will be conducted on the entire site setup prior to the start of the event.

W. PUETZ ROAD

Kayla's Playground at Franklin Woods- Temporary Use



Refuse

Portable Toilets and Wash Station

Shuttle Bus Route

STORM STRUCTURE (TYP.)

WETLANDS

CONCRETE SIDEWALK (TYP.)

RESTROOM
FFE = 752.74

EXISTING ASPHALT PAVEMENT

Existing Parking Lot

CONSTRUCTION LIMITS

Motor Home with Sign In / First Aid / Security

GRASS AREA (TYP.)

Wetland

Playground Area

Tool and Material Storage

CONCRETE PAVERS (TYP.)

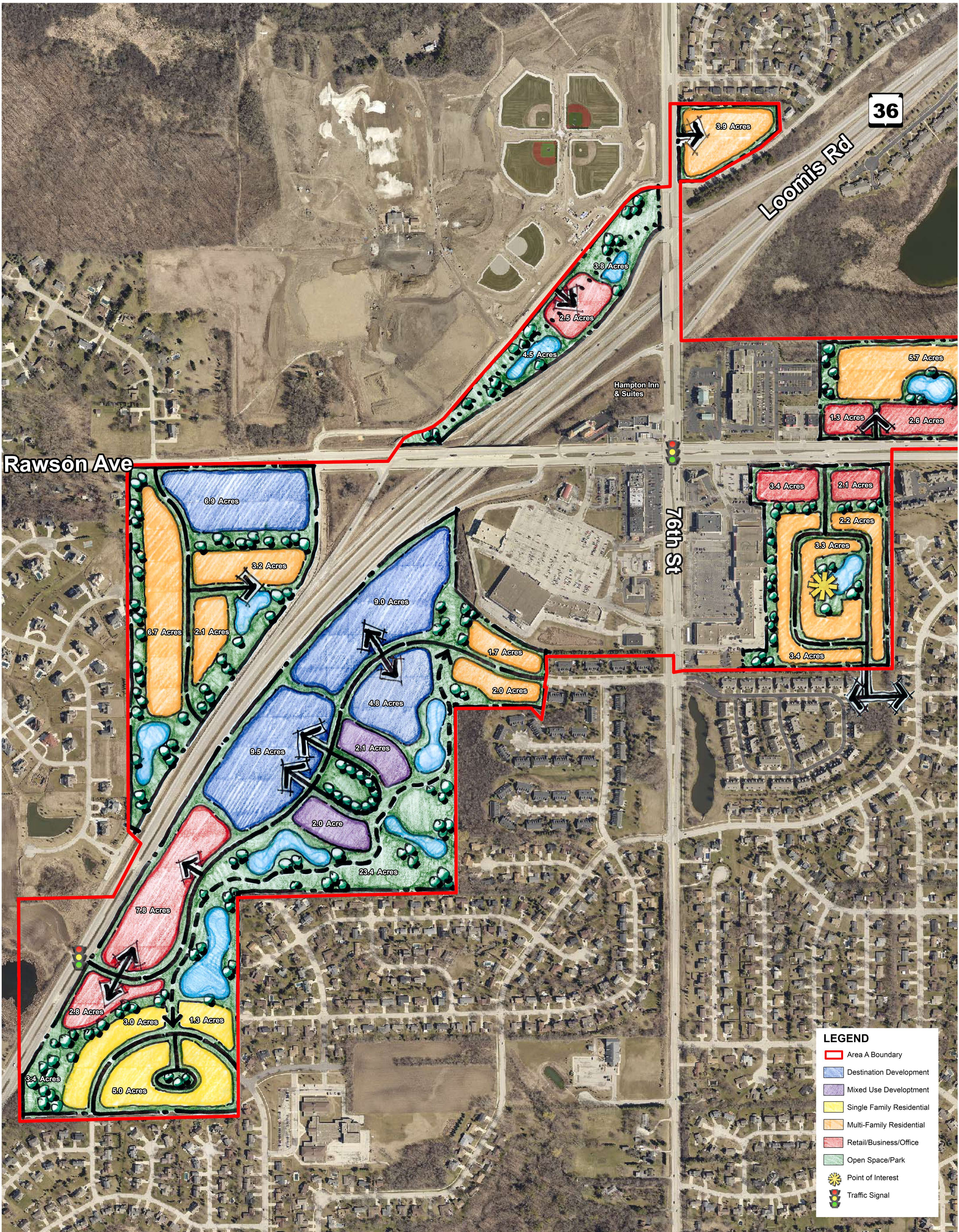
Existing Pavilion

Food Tents (3)

Note:
-All Pavements and Restroom to be installed after Playground.
- Site to be graded and aggregate base in place.

Item D.2.

Additional maps of the future development areas and plans and financial information for the future retail development in the area of South 76th Street and West Rawson Avenue/West Loomis Road are contained in the June 10, 2015 Common Council special meeting agenda packet, which is available on the City of Franklin website at <http://www.franklinwi.gov/display/router.aspx>, which lists the listening sessions to be held by various City boards and commissions.



Rawson Ave

Loomis Rd

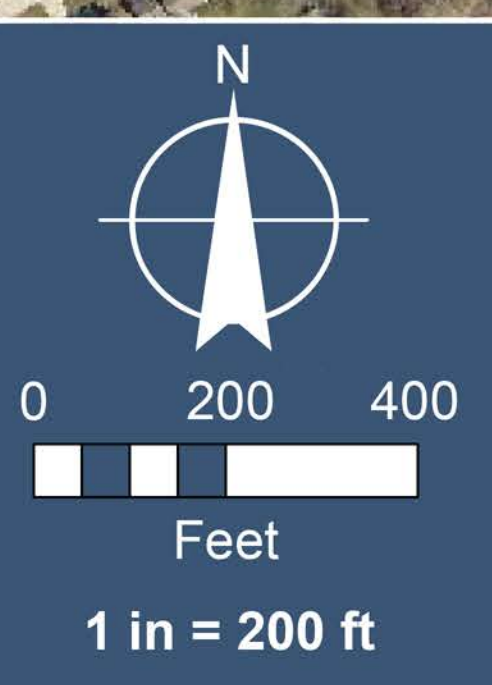
36

76th St

Hampton Inn & Suites

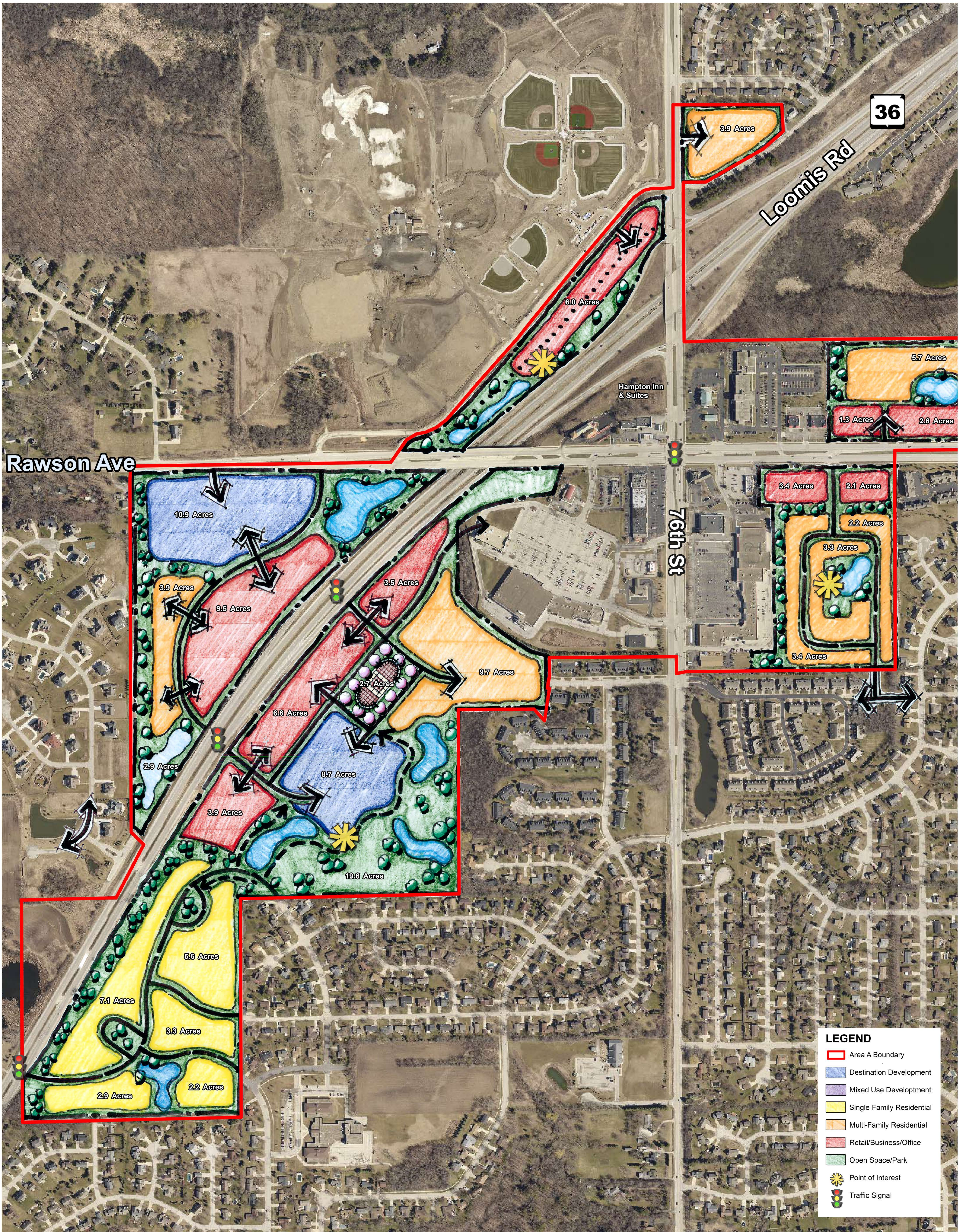
LEGEND

- Area A Boundary
- Destination Development
- Mixed Use Development
- Single Family Residential
- Multi-Family Residential
- Retail/Business/Office
- Open Space/Park
- Point of Interest
- Traffic Signal



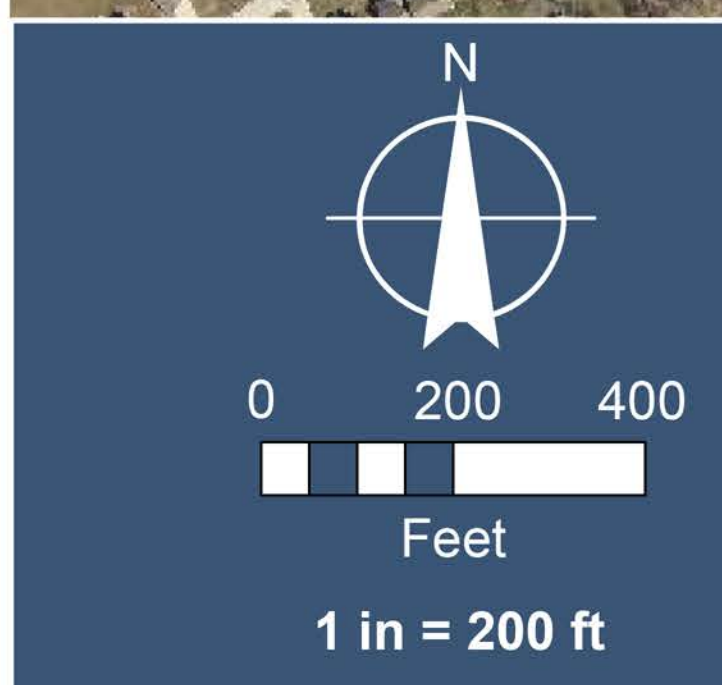
AREA A - WEST
SCHEMATIC MASTER PLAN - ALT. A
 CITY OF FRANKLIN
 MILWAUKEE COUNTY, WISCONSIN





LEGEND

- █ Area A Boundary
- █ Destination Development
- █ Mixed Use Development
- █ Single Family Residential
- █ Multi-Family Residential
- █ Retail/Business/Office
- █ Open Space/Park
- ★ Point of Interest
- 🚦 Traffic Signal



AREA A - WEST
SCHEMATIC MASTER PLAN - ALT. B
 CITY OF FRANKLIN
 MILWAUKEE COUNTY, WISCONSIN

