

CITY OF FRANKLIN
PLAN COMMISSION MEETING*
FRANKLIN CITY HALL COUNCIL CHAMBERS
9229 W. LOOMIS ROAD, FRANKLIN, WISCONSIN
AGENDA
THURSDAY, JUNE 23, 2016, 7:00 P.M.

- A. **Call to Order and Roll Call**
- B. **Approval of Minutes**
 - 1. Approval of regular meeting of June 9, 2016.
- C. **Public Hearing Business Matters** (action may be taken on all matters following the respective Public Hearing thereon)
 - 1. **UNIFIED DEVELOPMENT ORDINANCE TEXT AMENDMENT RELATED TO RELIGIOUS ORGANIZATIONS USES .** Unified Development Ordinance Text Amendment application by Root River Church Inc., to amend the Unified Development Ordinance text at Table 15-3.0603 Standard Industrial Classification Title No. 8661 “Religious organizations” to allow for such Use as a Permitted Use City-wide in the B-3 Community Business District. **A PUBLIC HEARING IS SCHEDULED FOR THIS MEETING UPON THIS MATTER.**
 - 2. **TUCKAWAY PINES CONDOMINIUM DEVELOPMENT.** Special Use Amendment application by Wayne E. Foster, Butler Creek Properties, LLC, for construction of 6 two-unit buildings within the Tuckaway Pines Condominium development (Buildings 0, 1, 2, 5, 10 and 11). Most recent Special Use approval was granted for 44 units. 23 units have been constructed and applicant is proposing construction of 12 additional units for a total of 35 units, a reduction of 9 units, upon property zoned R-8 Multiple-Family Residence District, addresses and Tax Key Nos. as follows:
7556, 7558, 7560 West Tuckaway Pines Circle (Building 0), 7550, 7552, 7554 West Tuckaway Pines Circle (Building 1), 7530, 7532, 7534 West Tuckaway Pines Circle (Building 2), 7501, 7503, 7505 West Tuckaway Pines Circle (Building 5), 7543, 7545, 7547 West Tuckaway Pines Circle (Buildings 10) and 7542, 7544, 7546 West Tuckaway Pines Circle (Building 11);
804-0087-000, 804-0066-000, 804-9999-005 and 804-0075-000. **A PUBLIC HEARING IS SCHEDULED FOR THIS MEETING UPON THIS MATTER.**
- D. **Business Matters** (no Public Hearing is required upon the following matters; action may be taken on all matters)
- E. Adjournment

Franklin Plan Commission Agenda

6/23/16

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*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: July 7, 2016

City of Franklin
Plan Commission Meeting
June 9, 2016
Minutes

unapproved

Call to Order and Roll Call

- A. Mayor Steve Olson called the June 9, 2016 Regular Plan Commission meeting to order at 7:00 p.m. in the Council Chambers at Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin.

Present were, Alderman Mark Dandrea and Commissioners Kevin Haley, David Fowler and City Engineer Glen Morrow. Excused was Commissioner Patricia Hogan. Also present were Principal Planner Nick Fuchs and Planning Manager Joel Dietl.

Approval of Minutes

Regular Meeting of May 19, 2016

- B.
1. Commissioner Haley moved and Alderman Mark Dandrea seconded approval of the May 19, 2016 minutes of the regular meeting of the Plan Commission as presented. On voice vote, all voted 'aye'. Motion carried (4-0-0).

Public Hearing Business Matters
REZONING OF MILWAUKEE
COUNTY OWNED PARKS.

Rezoning and Comprehensive Master Plan Amendment applications by Milwaukee County for rezoning of 42 separate parcels from current zoning to P-1 Park District (any parcel that is also currently zoned FW Floodway District and/or FC Floodplain Conservancy District will retain same zoning along with P-1 Park District zoning), and to amend the Future Land Use Map designation for five properties.

- C.
1. Planning Manager Joel Dietl presented the request by Milwaukee County for a Comprehensive Master Plan Amendment and Rezoning applications.

The Official Notice of Public Hearing for the Rezoning request was read in to the record by Principal Planner Fuchs and the Public Hearing was opened at 8:23 p.m. and closed at 9:00 p.m.

Commissioner Fowler moved and Commissioner Haley seconded a motion to approve a resolution recommending the adoption of an ordinance to amend the City of Franklin 2025 Comprehensive Master Plan to change the City of Franklin 2025 Future Land Use Map for property bearing Tax Key No. 947-9998-000 from Residential, Recreational and Areas of Natural Resource Features use to Recreational and Areas of Natural Resource Features use, the property bearing Tax Key No. 796-9997-002 from Residential and Areas of Natural Resource Features use to Recreational and Areas of Natural Resource Features use and the properties bearing Tax Key Nos. 757-9979-000, 757-9978-000 and 757-9983-000 from Residential use to Recreational and Areas of Natural Resource Features use, pursuant to Wis. Stat. § 66.1001(4)(b). On voice vote, all voted 'aye'. Motion carried (4-0-0).

Commissioner Fowler moved to approve a motion to recommend approval of an ordinance to amend the Unified Development Ordinance (Zoning Map) to rezone certain parcels of land from R-2 Estate Single-Family Residence District, R-3 Suburban/Estate Single-Family Residence District, R-5 Suburban Single-Family Residence District, R-6 Suburban Single-Family Residence District, FW Floodway District, C-1 Conservancy District, FC Floodplain Conservancy District, Planned Development District No. 38 (Milwaukee County Farm/Hunger Task Force) and A-1 Agricultural District to P-1 Park District (any current FW Floodway District and/or FC Floodplain Conservancy District will retain same zoning along with P-1 Park District zoning), subject to the removal of the Hunger Task Force parcels. Seconded by Alderman Dandrea. On voice vote, all voted 'aye'. Motion carried (4-0-0).

PLANNED DEVELOPMENT DISTRICT NO. 13 (WAL-MART/SAM'S WHOLESALE CLUB) EXISTING WAREHOUSE SPACE CONVERSION TO A DRIVE-THROUGH SELF-STORAGE FACILITY.

Planned Development District Amendment and Special Use applications by Adam Hird, managing partner of Highland Development Ventures, LLC, to convert the existing warehouse space to the west of Hobby Lobby (in the same building) to a drive-through self-storage facility, add two outdoor vehicle storage areas and construct three buildings (totaling approximately 10,500 square feet) around the perimeter of the existing pavement area, with landscaping and repaving of parking spaces and drive aisles upon property located at 6803 South 27th Street. The proposed Planned Development District Amendment is to allow for the addition of self-storage as an allowed Special Use within the existing building at 6803-6807 South 27th Street; Tax Key Nos. 714-0001-001, 714-0002-001, 714-0003-002, 714-0004-001 and 738-9974-006.

- 2. Planning Manager Joel Dietl presented the request by Adam Hird, managing partner of Highland Development Ventures, LLC for development of a self-storage facility.

The Official Notice of Public Hearing for the Planned Development District Amendment and Special Use were read in to the record by Principal Planner Fuchs and the Public Hearing was opened at 7:07 p.m. and closed at 7:40 p.m.

- a. Commissioner Fowler moved to waive the required standards under 15-3.0352C.2., pertaining to parking. Seconded by Alderman Dandrea. On voice vote, all voted 'aye'. Motion carried (5-0-0) with the Mayor voting.
- b. Commission Fowler moved to waive the required standards under 15-3.0353B., pertaining to site furnishings. Seconded by Alderman Dandrea. On voice vote, all voted 'aye'. Motion carried (5-0-0) with the Mayor voting.
- c. Commissioner Haley moved to waive the required standards under 15-3.0353C.3., 4., and 5., pertaining to bicycle and pedestrian access, sidewalks, and facilities. Seconded by Commissioner Fowler. On voice vote, all voted 'aye'. Motion carried (5-0-0) with the Mayor voting.

- d. Commissioner Fowler moved to waive the required standards under 15-3.0353E., pertaining to bicycle and pedestrian furniture. Seconded by Alderman Dandrea. On voice vote, all voted 'aye'. Motion carried (5-0-0) with the Mayor voting.
- e. Commissioner Fowler moved to waive the required standards under 15-3.0355A.2., 3., 5., 8., and 9., pertaining to building character and design standards. On voice vote, all voted 'aye'. Motion carried (5-0-0) with the Mayor voting.
- f. Commissioner Fowler moved to waive the required standards under 15-3.0355B.1., 3., 4., 5., 6., 7., 8., and 9., pertaining to design standards for non-residential buildings 20,000 square feet or less in area. On voice vote, all voted 'aye'. Motion carried (5-0-0) with the Mayor voting.

Alderman Dandrea moved and Commissioner Haley seconded approval of a motion to recommend approval of an ordinance to amend §15-3.0418 of the Unified Development Ordinance Planned Development District No. 13 (Wal-Mart/Sam's Wholesale Club), Section 2., to add self-storage as an allowed Special Use within the existing building at 6803, 6805 and 6807 South 27th Street. On voice vote, all voted 'aye'. Motion carried (4-0-0).

Commissioner Fowler moved and City Engineer Morrow seconded approval of a motion to recommend approval of a resolution imposing conditions and restrictions for the approval of a Special Use for a self-storage facility use upon property located at 6803 South 27th Street, subject to striking Conditions No. 10 and No. 20 and removing the requirement for decorative lighting in Condition No. 16. On voice vote, all voted 'aye'. Motion carried (4-0-0).

PUBLIC (FEDERAL, STATE, COUNTY, AND CITY OWNED) STREETS, SIDEWALKS AND TRAILS CONSTRUCTION EXEMPTION FROM THE NATURAL RESOURCE FEATURES PROTECTION STANDARDS UNIFIED DEVELOPMENT ORDINANCE TEXT AMENDMENT.

- 3. Planning Manager Dietl presented the Unified Development Ordinance Text Amendment Application for the exemption of public streets, sidewalks and trails from natural resource features protection standards.

The Official Notice of Public Hearing was read into the record by Principal Planner Fuchs and the Public Hearing was opened at 9:30 p.m. and closed at 9:35 p.m.

Unified Development Ordinance Text Amendment application by the City of Franklin, to add a footnote to Table 15-4.0100 to provide that all public (Federal, State, County, and City owned) streets, sidewalks and trails construction shall conditionally not be subject to the Natural Resource Features Protection Standards following the review and approval of an application therefore by the Common Council.

Commissioner Fowler moved to recommend approval of an ordinance to amend the Unified Development Ordinance text to add a footnote to Table 15-4.0100 to provide that all public (Federal, State, County, and City owned) streets, sidewalks and trails construction shall conditionally not be subject to the natural resource features protection standards following the review and approval of an application therefore by the Common Council. On voice vote, all voted 'aye'. Motion carried (4-0-0).

Business Matters

PLACEMENT AND RECONSTRUCTION OF A HISTORIC 1880'S BARN IN LIONS LEGEND PARK HISTORICAL COMPLEX. Site Plan Amendment application by the Franklin Historical Society, for the placement and reconstruction of a historic 1880's barn donated by the Wendt family, and construction of a limestone demonstration patio area, for property zoned I-1 Institutional District, FW Floodway District and R-8 Multiple-Family Residence District, located at 8038 South Legend Drive; Tax Key No. 802-9995-001.

D.

1. Planning Manager Joel Dietl presented the request by the Franklin Historical Society, for the placement and reconstruction of a historic 1880's barn donated by the Wendt family, and construction of a limestone demonstration patio area, for property zoned I-1 Institutional District, FW Floodway District and R-8 Multiple-Family Residence District, located at 8038 South Legend Drive.

Commissioner Morrow moved and Commissioner Fowler seconded a motion to approve a resolution amending the site plan for property located at 8038 South Legend Drive to allow for the placement and reconstruction of a historic 1880's barn and construction of a limestone demonstration patio area in Lions Legend Park historical complex. On voice vote, all voted 'aye'. Motion carried (4-0-0).

GARDEN PLAZA WEEKLY FARMER'S MARKET. Temporary Use application by Michelle Pendergast, owner of Tesoro Salon & Spa, for a weekly farmer's market (on vacant property located to the north of the Garden Plaza Shopping Center parking lot) with vendors providing fruits, vegetables, flowers, handmade items and a food truck, on Sundays, from June 5, 2016 through October 23, 2016, from 10:00 a.m. to 2:00 p.m., for property zoned B-3 Community Business District, located at approximately South Whitnall Edge Road and 6516-6572 South Lovers Lane Road; , Tax Key No. 705-8997-003.

2. Planning Manager Dietl stated that the applicant withdrew the application. No action needed, none taken.

Adjournment

- E.** Alderman Dandrea moved and Commissioner Haley seconded to adjourn the Plan Commission meeting of June 9, 2016 at 9:41p.m. All voted 'aye'. Motion carried. (4-0-0).

DRAFT

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

Meeting of June 23, 2016

Unified Development Ordinance Text Amendment

RECOMMENDATION: City Development Staff recommends denial of the proposed Unified Development Ordinance Text Amendment to Table 15-3.0603 to allow Standard Industrial Classification Title No. 8661 Religious Organizations as a permitted use in the B-3 Community Business District.

Project Name:	SIC Code No. 8661 to the B-3 District
Project Address:	N/A
Applicant:	Root River Church, Inc.
Owners (property):	N/A
Current Zoning:	N/A
2025 Comprehensive Master Plan:	N/A
Use of Surrounding Properties:	N/A
Applicant Action Requested:	Recommendation of approval for the proposed Unified Development Ordinance Text Amendment to add SIC Code No. 8661 as a permitted use in the B-3 District.

INTRODUCTION:

On May 17, 2016, Root River Church, Inc. submitted an application for a Unified Development Ordinance (UDO) Text Amendment to amend Table 15-3.0603 to allow Standard Industrial Classification Title No. 8661 Religious Organizations as a Permitted Use in the B-3 Community Business District.

If the UDO Text Amendment is approved, the applicant Root River Church, Inc., anticipates moving into the Orchard View shopping center at 7140-7240 South 76th Street.

PROJECT DESCRIPTION AND ANALYSIS:

Table 15-3.0603 of the Unified Development Ordinance sets forth those uses, which are permitted and special uses in all nonresidential zoning districts in the City of Franklin. Use designations are based on the Standard Industrial Classification (SIC) Manual (1987, or latest edition) published by the Executive Office of the President, Office of Management and Budget.

The SIC manual describes SIC Title No. 8661 Religious Organizations as:

“Establishments of religious organizations operated for worship, religious training or study, government or administration of an organized religion, or for promotion of religious activities. Other establishments maintained by religious organizations, such as

educational institutions, hospitals, publishing houses, reading rooms, social services, and secondhand stores, are classified according to their primary activity. Also included in this industry are religious groups which reach the public through radio or television media. Establishments of such religious groups which produce taped religious programming for television are classified in Industry 7812, and those which produce live religious programs are classified in Industry 7922. Establishments of such groups which operate radio or television stations are classified in Communications, Major Group 48.”

The following specific uses are associated with SIC Title No. 8661 and included in the description:

- Churches
- Convents
- Monasteries
- Religious instruction, provided by religious organizations
- Religious organizations
- Shrines, religious
- Temples

Review of the City’s Unified Development Ordinance indicates that SIC Code 8661 Religious Organizations is allowed (as a permitted use, see attached Table 15-3.0603) within five existing zoning districts:

- the I-1 Institutional District (which is specifically intended for public and quasi-public uses including religious organizations);
- the CC Civic Center District (which is specifically intended to promote mixed uses including institutional uses); and
- those zoning districts which are intended primarily for office/mixed uses (B-6 Professional Office District, B-7 South 27th Street Mixed Use Office District, and the OL-1 Office Overlay District).

Staff can also note that vacant land and/or vacant tenant spaces often and currently exist within some of the lands zoned I-1, CC, B-6, B-7 and OL-1.

Furthermore, staff finds that the proposed use is not complementary to the B-3 District Intent, which is set forth below for review. The B-3 District envisions retail sales and customer service establishments that are compatible in function. Staff believes that complementary uses would include those that provide a synergy with, and generates more vehicular and pedestrian traffic for, existing businesses. Religious organizations would generally generate little traffic throughout the week and during normal business hours, except for the typical weekend church services. Furthermore, there is little synergy between religious organizations and other retail business uses. The proposed use would likely not help attract additional retailers to B-3 zoned shopping centers.

Section 15-3.0303 B-3 Community Business District

A. **District Intent.** The B-3 Community Business District is intended to:

1. Accommodate the needs of a much larger consumer population than served by the B-1 Neighborhood Shopping District.
2. Provide for relatively large groupings of retail sales and customer service establishments in a community-serving shopping area.
3. Accommodate the clustering of buildings on parcels of land under individual or multiple ownership.
4. Provide for an arrangement of retail trade establishments that are compatible in function and operation.
5. Provide on-site parking for customer automobiles combined with a pedestrian-oriented shopping environment.

Staff would further note its concern that the proposed text amendment would allow religious organizations, irrespective of size and impact upon adjacent businesses and the surrounding neighborhood, as a permitted use in all B-3 zoned districts (see attached map of B-3 properties in Franklin), not solely at Orchard View Shopping Center.

COMPREHENSIVE MASTER PLAN CONSISTENCY:

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

Wisconsin State Statute 66.1001 also requires that “...if a local governmental unit enacts or amends any of the following ordinances, the ordinance shall be consistent with that local governmental unit’s comprehensive plan:...City of village zoning ordinances enacted or amended under s. 62.23(7)...”

Staff would note that from land use, planning, and zoning standpoints, many religious organizations: would not complement existing businesses with increased vehicular or pedestrian traffic during normal business hours; nor attract other retail business uses; would occupy tenant space or land primarily intended for more compatible commercial uses; and may be tax exempt.

Therefore, addition of religious organizations to the B-3 zoning district would not be consistent with certain elements of the City’s Comprehensive Master Plan including but not limited to:

- The Economic Development Principle, which includes “stabilize and expand a diverse tax base.”
- The following Economic Development goals, objectives and policies:
 - “that it remain the goal of the Common Council to obtain the 70/30 ratio of residential to commercial assessed valuation.”
 - “to allow for various types of development, as long as the value provides a high increment to the City, thereby helping to decrease the tax burden.”
- The Land Use Principle, which includes “To enhance the quality of life for present and future generations by providing economic growth through the highest quality of residential, recreational, and business development in Southeastern Wisconsin.”
- The following Land Use goals and objectives:
 - “Encourage high quality commercial, retail, and office development in appropriate locations.”

- “Direct retail centers and other high-intensity and community and regional scale commercial development, other than those specifically identified in the Land Use Plan, to major traffic arterials.”

STAFF RECOMMENDATION:

Department of City Development staff recommends denial of the proposed Unified Development Ordinance Text Amendment to Table 15-3.0603 to allow Standard Industrial Classification Title No. 8661 Religious Organizations as a permitted use in the B-3 Community Business District.

ORDINANCE NO. 2016-_____

AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE TEXT AT
TABLE 15-3.0603 STANDARD INDUSTRIAL CLASSIFICATION TITLE NO. 8661
“RELIGIOUS ORGANIZATIONS” TO ALLOW FOR SUCH USE AS A PERMITTED USE
IN THE B-3 COMMUNITY BUSINESS DISTRICT
(ROOT RIVER CHURCH INC., APPLICANT)

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

WHEREAS, Root River Church Inc. having applied for a text amendment to Table 15-3.0603, Standard Industrial Classification Title No. 8661 “Religious organizations”, to allow for such use as a Permitted Use in the B-3 Community Business District; and

WHEREAS, the Plan Commission having reviewed the proposed amendment to allow for Standard Industrial Classification Title No. 8661 “Religious organizations” as a Permitted Use in the B-3 Community Business District, and having held a public hearing on the proposal on the 23rd day of June, 2016 and thereafter having recommended approval of such amendment; and

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

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

SECTION 1: Table 15-3.0603 of the Unified Development Ordinance of the Municipal Code of the City of Franklin, Wisconsin, only as it pertains to: Standard Industrial Classification Title No. 8661 “Religious organizations”, is hereby amended as follows: insert “P” (Permitted Use) in the B-3 column.

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

SECTION 3: All ordinances and parts of ordinances in contravention to this

ordinance are hereby repealed.

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

Introduced at a regular meeting of the Common Council of the City of Franklin this ____ day of _____, 2016, by Alderman _____.

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this ____ day of _____, 2016.

APPROVED:

Stephen R. Olson, Mayor

ATTEST:

Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____

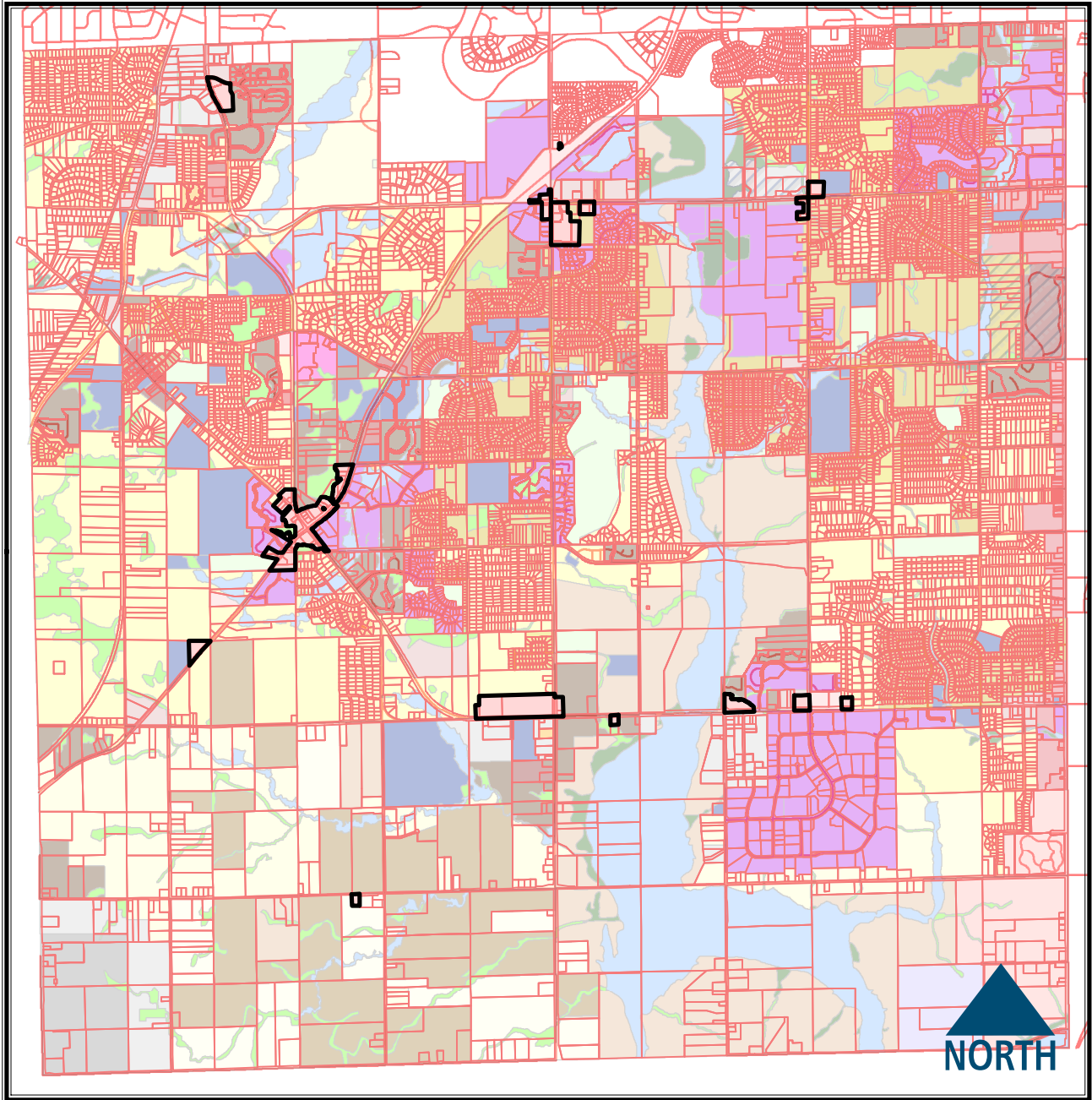
Table 15-3.0603 (continued)

SIC		B-1	B-2	B-3	B-4	B-5	B-6	B-7	CC	VB	I-1	P-1	M-1	M-2	BP	OL-1	OL-2	A-1	A-2	M-3	L-1	PDD
806	Hospitals																					
8062	General medical & surgical hospitals							S			P				P	S						
8063	Psychiatric hospitals							P			P				P	S						
8069	Specialty hospitals except psychiatric							P			P				P	S						
807	Medical and Dental Laboratories																					
8071	Medical laboratories		P	P				P	S				P	P	P	P	S					
8072	Dental laboratories		P					P		S			P	P	P	P	S					
808	Home Health Care Services																					
8082	Home health care services		P	P	P	P		P	S								P	S				P
809	Health and Allied Services, not elsewhere classified																					
8092	Kidney dialysis centers		S				P	P	S		P				P	P	S					P
8093	Specialty outpatient clinics, not elsewhere classified		S				P	P	S		P				P	P	S					P
8099	Health and allied services, not elsewhere classified		S		S		P	P	S		P				P	P	S					P
81	LEGAL SERVICES																					
811	Legal Services																					
8111	Legal Services	P	P	P	P		P	P	P	P					P	P	P					P
82	EDUCATIONAL SERVICES																					
821	Elementary and Secondary Schools																					
8211	Elementary and secondary schools										P											
822	Colleges and Universities																					
8221	Colleges and universities										P											
8222	Junior colleges										P											
823	Libraries																					
8231	Libraries										P											
824	Vocational Schools										P											
8243	Data processing schools		P		P			S/A							P	A	P					
8244	Business and secretarial schools		P		P			S/A			P		S		S	A	P					
8249	Vocational schools, not elsewhere classified		P		P			S/A			P		S	S		A	P					
829	Schools & Educational Services, not elsewhere classified																					
8299	Schools & educational services, not elsewhere classified				P			S			S		S	S								
83	SOCIAL SERVICES																					
832	Individual and Family Services																					
8322	Individual and family services		P	P			S		P				P		S		P					S
833	Job Training and Related Services																					
8331	Job training and related services		P		P		P	S/A	P				P	P		A	P					P
835	Child Day Care Services																					
8351	Child day care services		S	S	P		S	S/A	S				S		S	A	S					S
836	Residential Care																					
8361	Residential care																					S
839	Social Services, not elsewhere classified																					
8399	Social services, not elsewhere classified		P	P					P								S					S
84	MUSEUMS, BOTANICAL, ZOOLOGICAL GARDENS																					
841	Museums and Art Galleries																					
8412	Museums and art galleries		P	P					P	S	P				P		P					
842	Botanical and Zoological Gardens																					
8422	Botanical and zoological gardens										P											
86	MEMBERSHIP ORGANIZATIONS																					
861	Business Associations																					
8611	Business associations		P	P			P	P	P						P	P	P					P
862	Professional Organizations																					
8621	Professional organizations		P	P			P	P	P						P	P	P					P
863	Labor Organizations																					
8631	Labor organizations		P	P			P	P	P						P	P	P					
864	Civic and Social Associations																					
8641	Civic and social associations		P	P	P		P	P	P						P	P	P					
865	Political Organizations																					
8651	Political organizations		P	P			P	P	P						P	P	P					
866	Religious Organizations																					
8661	Religious organizations				P		P	P	P		P					P						
869	Membership Organizations, not elsewhere classified																					
8699	Membership organizations, not elsewhere classified		P	P			S	S	P						S	S	P					P
87	ENGINEERING & MANAGEMENT SERVICES																					
871	Engineering & Architectural Services																					
8711	Engineering services		P		P		P	P	S	P					P	P	S					
8712	Architectural services		P		P		P	P	P	P					P	P	P					
8713	Surveying services		P		P		P	P	S	P					P	P	S					
872	Accounting, Auditing, & Bookkeeping																					
8721	Accounting, auditing, & bookkeeping		P		P		P	P	P	P					P	P	P					
873	Research and Testing Services																					
8731	Commercial physical research				S		S	S	S						S	S	S					
8732	Commercial nonphysical research				S		S	S	S						S	S	S					
8733	Noncommercial research organizations				S		S	S	S						S	S	S					
8734	Testing laboratories												P	P								
874	Management and Public Relations																					
8741	Management services		P		P		P	P	P	S					P	P	P					
8742	Management consulting services		P		P		P	P	P						P	P	P					

(Permitted Use = P, Special Use = S, Not Permitted = Blank)



City of Franklin B-3 Community Business District Zoning



Planning Department
(414) 425-4024

0 3,350 6,700 13,400 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.



Franklin

JUN 13 2016

City Development

June 7, 2016

Greetings from Root River Church,

This letter accompanies our application for Unified Development Ordinance Text Amendment to outline our desire to rent Unit 14 in the southeast corner of Orchard View Shopping Center for the purpose of the worship of the Almighty God.

We at Root River Church, in seeking a location to plant our new fellowship of the Assemblies of God, felt compelled to establish a place of worship in the City of Franklin. After spending quite some time studying the demographics of Franklin and surrounding municipalities, we found the ideal location for our fellowship to be at the intersection of 76th and Rawson Ave. Our MissionInsite study, based on a 5 mile radius reach, found that the area of influence of Root River Church would be the entirety of the communities of Franklin, Greendale, Greenfield, and Hales Corners. It further found that portions of Oak Creek, New Berlin, and Muskego also fall into that 5 mile area of influence. The total estimated population from which Root River Church may reasonably expect to draw is 155,254. Church locations are destinations within a community. This means that people from the surrounding communities who are drawn to Root River Church's services are willing to pass multiple churches to attend the one that best fits their expression of worship. This will result in increased revenue for the City of Franklin by capturing money which would otherwise be spent in their local communities.

IMPACT

The positive impacts churches have on any given community are well documented.

- According to Ram Cnaan, Professor of Social Policy at Penn State, an average sized church congregation can bring between \$5,00-\$10,000 per adherent per year of additional business into a city. Root River Church expects to have an average weekly attendance of approximately 125 people by the end of 2016 and approximately 200 by the end of 2017. When adding up the revenues generated by the attendance of our adherents to several church sponsored weekly events to revenue generated by weddings, funerals, conferences, and other events the impact will be quite significant. Based on Cnaan's findings, gas stations, restaurants, drug stores and other service industries in the area may reasonably expect to see a minimum of \$625,000 of new revenue generated by the presence of Root River Church in 2017 and significantly more the following year.
- The average small church invests around \$115,009 a year into its community providing services such as elderly care, addiction recovery programs, after school mentoring and many other programs. In addition, most churches give at least 10% of their budgets back to missions and outreach efforts within their own community (Boddie, et al. 2001).
- Churches are statistically proven to decrease crime rates, particularly decreasing levels of assault, burglary, larceny (Bainbridge 1989), and drug use (Fagan 2006).



Operations Pastor Josh Blackson of Elevation Church in Charlotte, NC conducted a survey of local businesses that shared a shopping center location with the church to determine how the merchants were impacted by the church's presence. The survey found the following:

- 87% of respondents indicated that they had experienced an increase in customer traffic.
- 90% reported an increase in sales.
- 85% claimed they had seen an increase in repeat customers.
- None of the respondents indicated any negative impact on their business.

There is no reason to believe that the impact on the Orchard View Shopping Center and surrounding merchants would be any less favorable. Because of the surrounding infrastructure, neither the current shopping center tenants nor those travelling on Rawson Ave or 76th Street should expect that the presence of the church will pose any inconvenience. At any given time, in excess of 65% of the parking spaces of the Orchard View Shopping Center are vacant so parking should not be problematic.

Consistency with Comprehensive Master Plan

On page 1-6 of the introduction of the City of Franklin's Comprehensive Master Plan, it is wisely noted that "It is necessary to look beyond only the physical attributes of growth in order to obtain the successful implementation of the Comprehensive Master Plan. Healthy communities grow in all three areas [social, economic, and physical], and a balance should be achieved to provide a quality environment for residents." Unfortunately, in the more than 400 pages that comprise the City's Master Plan, the only references to churches are purely historical. Churches are a perfect fit for the fulfillment of the social aspect of the Master Plan. This is especially true of Root River Church. We are committed to serving the City of Franklin not only by providing spiritual instruction and growth, but practically through providing services to all age groups and by community involvement. In fact, Root River Church has been in attendance at meetings of the Civic Celebration Commission and plans to volunteer throughout the event. We plan to have a robust teen program run by a group of leaders with great experience and leadership qualities. We intend to have trained and qualified counselors, available by appointment, to offer counselling free of charge to those who are in need. Clearly, there is significant social value in adding churches in the City of Franklin.

In addressing the Land Use Design Policies, chapter 5 of the Comprehensive Master Plan under the section titled *Commercial Policy*, describes the Activities and Uses of Commercial Property on page 5-71 Paragraph D stating that the City of Franklin will "Encourage mixed uses. Mixed uses within individual buildings, within individual developments, and between adjacent developments shall be allowed." It goes on to declare that "While a mix of commercial uses is envisioned to be the most common example of mixed use within the City, a mix of compatible residential, commercial and/or business uses may often be appropriate as well." In order to maintain the integrity of the social aspect of the strategy and compliance with the Religious Land Use and Institutionalized Persons Act of 2000, the placement of Root River Church in the Orchard View Shopping Center seems to be remarkably consistent



with the City's Master Plan. This speaks loudly of the City's desire to "encourage mixed uses" and to "look beyond the physical attributes of growth" to communicate to the citizens of this community that the leadership is serious about its social development as well.

INTENT

Root River Church will conduct weekly services on Sundays commencing September 11, 2016 at 10:00 am. Services may be expected to last for approximately 70 minutes. As previously stated, we expect weekly attendance to average 125 people by the end of 2016. With a vigorous outreach plan and community service, we expect that number to increase to 200 people by the end of 2017. For this reason, we intend to negotiate a lease term of 2-3 years to occupy Unit 14 of the Orchard View Shopping Center at 7140 S. 76th St. with O'Malley Investments. It is our intent to divide the space allowing for 2 to 3 classrooms for the care of children from birth through 5th grade during church services. There will also be separate services for students from 6th through 12th grades on a separate night of the week. This will likely take place either Wednesday or Friday evenings. It should be expected that there will also be other group gatherings and activities, such as men's, women's, and seniors' groups taking place throughout the week. We expect to conduct some sort of group gathering at least 4 times per week. As other needs arise within the community additional efforts will be taken to accommodate those needs to the extent that it is consistent with the theology, vision, and mission of Root River Church to do so.

According to the City's Principle Planner, the proposed use is classified under SIC 8661 Religious Organizations. Table 15-3.063 of the Unified Development Ordinance lists the permitted uses under the B-3 Commercial column for SIC 86 Membership Organizations on page 3-94. Included in these permitted uses are: Business Associations, Professional Organizations, Labor Organizations, Civic and Social Associations, Political Organizations, and "Membership organizations not elsewhere classified." The only organization type listed as Not Permitted under this section of the table is Religious Organizations, SIC 8661.

Based on the information outlined in this project narrative and to the benefit of the City of Franklin, it is the intent of Root River Church through this Application for Text Amendment to the Unified Development Ordinance to respectfully ask that Standard Industrial Classification No. 8661: Religious Organizations be allowed as a Permitted Use under Table 15-3.0603 of the City of Franklin's Unified Development Ordinance.

Sincerely,

A handwritten signature in black ink that reads "Scott Harms". The signature is written in a cursive style with a large, looped "S" at the beginning.

Scott Harms

Table 15-3.0603 (continued)

SIC	NO	STANDARD INDUSTRIAL CLASSIFICATION TITLE	B-1	B-2	B-3	B-4	B-5	B-6	CC	VB	I-1	P-1	M-1	M-2	BP	A-1	A-2	M-3	L-1	PDD
	806	Hospitals																		
	8062	General medical & surgical hospitals									P									
	8063	Psychiatric hospitals									P									
	8069	Specialty hospitals except psychiatric									P									
	807	Medical and Dental Laboratories																		
	8071	Medical laboratories		P	P								P	P	P					
	8072	Dental laboratories		P						S			P	P	P					
	808	Home Health Care Services																		
	8082	Home health care services		P	P	P	P													P
	809	Health and Allied Services, not elsewhere classified																		
	8092	Kidney dialysis centers		S				P			P				P					P
	8093	Specialty outpatient clinics, not elsewhere classified		S				P			P				P					P
	8099	Health and allied services, not elsewhere classified		S				P			P				P					P
	81	LEGAL SERVICES																		
	811	Legal Services																		
	8111	Legal Services	P	P	P	P		P	P	P					P					P
	82	EDUCATIONAL SERVICES																		
	821	Elementary and Secondary Schools																		
	8211	Elementary and secondary schools									P									
	822	Colleges and Universities																		
	8221	Colleges and universities									P									
	8222	Junior colleges									P									
	823	Libraries																		
	8231	Libraries									P									
	824	Vocational Schools									P									
	8243	Data processing schools		P											P					
	8244	Business and secretarial schools		P							P		S		S					
	8249	Vocational schools, not elsewhere classified		P							P		S	S						
	829	Schools & Educational Services, not elsewhere classified																		
	8299	Schools & educational services, not elsewhere classified									S		S	S						
	83	SOCIAL SERVICES																		
	832	Individual and Family Services																		
	8322	Individual and family services		P	P			S							S					S
	833	Job Training and Related Services																		
	8331	Job training and related services		P				P					P	P						P
	835	Child Day Care Services																		
	8351	Child day care services		S	S			S					S		S					S
	836	Residential Care																		
	8361	Residential care			P															S
	839	Social Services, not elsewhere classified																		
	8399	Social services, not elsewhere classified		P	P															S
	84	MUSEUMS, BOTANICAL, ZOOLOGICAL GARDENS																		
	841	Museums and Art Galleries																		
	8412	Museums and art galleries		P	P					S	P				P					
	842	Botanical and Zoological Gardens																		
	8422	Botanical and zoological gardens									P									
	86	MEMBERSHIP ORGANIZATIONS																		
	861	Business Associations																		
	8611	Business associations		P	P			P							P					P
	862	Professional Organizations																		
	8621	Professional organizations		P	P			P							P					P
	863	Labor Organizations																		
	8631	Labor organizations		P	P			P							P					
	864	Civic and Social Associations																		
	8641	Civic and social associations		P	P			P							P					
	865	Political Organizations																		
	8651	Political organizations		P	P			P							P					
	866	Religious Organizations																		
	8661	Religious organizations						P			P									
	869	Membership Organizations, not elsewhere classified																		
	8699	Membership organizations, not elsewhere classified		P	P			S							S					P
	87	ENGINEERING & MANAGEMENT SERVICES																		
	871	Engineering & Architectural Services																		
	8711	Engineering services		P				P	S	P					P					
	8712	Architectural services		P				P	S	P					P					
	8713	Surveying services		P				P	S	P					P					
	872	Accounting, Auditing, & Bookkeeping																		
	8721	Accounting, auditing, & bookkeeping		P				P	P	P					P					
	873	Research and Testing Services																		
	8731	Commercial physical research				S		S							S					
	8732	Commercial nonphysical research				S		S							S					
	8733	Noncommercial research organizations				S		S							S					
	8734	Testing laboratories											P	P						
	874	Management and Public Relations																		
	8741	Management services		P				P	S	S					P					
	8742	Management consulting services		P				P	S						P					

(Permitted Use = P, Special Use = S, Not Permitted = Blank)



CITY OF FRANKLIN



REPORT TO THE PLAN COMMISSION

Meeting of June 23, 2016

Special Use Amendment

RECOMMENDATION: Department of City Development staff recommends approval of the Special Use Amendment, subject to the conditions in the draft resolution.

Project Name:	Tuckaway Pines Condominiums Special Use Amendment
Project Address:	7556, 7558, 7560 West Tuckaway Pines Circle (Building 0), 7550, 7552, 7554 West Tuckaway Pines Circle (Building 1), 7530, 7532, 7534 West Tuckaway Pines Circle (Building 2), 7501, 7503, 7505 West Tuckaway Pines Circle (Building 5), 7543, 7545, 7547 West Tuckaway Pines Circle (Buildings 10) and 7542, 7544, 7546 West Tuckaway Pines Circle (Building 11)
Applicant:	Wayne Foster, Butler Creek LLC
Property Owner:	North Shore Bank FSB
Current Zoning:	R-8 Multiple-Family Residence District
2025 Comprehensive Plan	Residential – Multi-Family
Use of Surrounding Properties:	Recreational and Residential
Applicant Action Requested:	Approval of the Special Use Amendment Application for the proposed building additions

Introduction

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 May 20, 2016, the applicant submitted a Special Use Amendment Application to amend the Special Use for the Tuckaway Pines Condominium development. The applicant is proposing to complete the project by constructing Buildings 0, 1, 2, 5, 10 and 11 as two-unit buildings. Previously, these buildings were approved as three-unit buildings. In addition, the applicant is proposing to eliminate Building 12, which was also a three-unit building.

The applicant intends to file a Condominium Plat Application for these proposed changes following approval of the Special Use Amendment Application. As part of the approval of this Special Use, staff recommends that a Condominium Plat be approved by the City of Franklin per Division 15-7.0600 of the Unified Development Ordinance and recorded with the Milwaukee County Register of Deeds, prior to issuance of a Building Permit.

The original condominium plat was approved by Resolution No. 2001-5145 and amended by Resolution 2001-5317, Resolution 2005-5865 and 2006-6091. The original plat that was approved had 12 buildings (two 6-unit buildings and ten 4-unit buildings) for a total of 52 units. The density was reduced to 47-units in 2005 via Resolution No. 2005-5865. The most recent approval of Tuckaway Pines Condominiums, Resolution No. 206-6091, was for a 44 unit residential community. 23 units have been constructed and the applicant is proposing 12 additional units for a total of 35, a reduction of 9 units.

The applicant provided a letter dated November 30, 2015 from the Condominium Association indicating general support of the changes and completion of the condominium development.

Staff met with three members of the Condominium Association regarding the project on June 16, 2016. As the letter states, there is general support for the project changes; however, these particular board members did discuss concerns regarding the storm water pond, the size of Building No. 5 (they would prefer a three-unit, opposed to a two-unit building) and a lack of some architectural features.

Further in this report, staff has made recommendations related to storm water management and architecture that may in part address and satisfy these concerns. Staff has no objections to changing Building No. 5 to a three or even four-unit building; however, staff only notes this as a suggestion the Plan Commission and Common Council may want to consider.

Project Description/Analysis

Site Plan:

The Tuckaway Pines Condominium development consists of several parcels. The parcels that are part of this application include:

- Taxkey No. 804-0087-000, 2.20 acres
 - 7556, 7558, 7560 W. Tuckaway Pines Circle (Building 0)
 - 7550, 7552, 7554 W. Tuckaway Pines Circle (Building 1)
 - 7530, 7532, 7534 W. Tuckaway Pines Circle (Building 2)
- Taxkey No. 804-0066-000, 1.52 acres
 - 7501, 7503, 7505 W. Tuckaway Pines Circle (Building 5)
 - Also contains existing Building No. 6, 7511, 7513, 7515, 7517 W. Tuckaway Pines Circle
- Taxkey No. 804-0075-000, 1.97 acres
 - 7543, 7545, 7547 W. Tuckaway Pines Circle (Building 10)
- Taxkey No. 804-9999-005, 1.25 acres
 - 7542, 7544, 7546 W. Tuckaway Pines Circle (Buildings 11)
 - Also contains the location for the previously proposed Building No. 12 at 7522, 7524, 7526 W. Tuckaway Pines Circle

The buildings will be placed in generally the same location as previously illustrated in 2006; however, the footprint of the buildings will change from three-unit buildings to two-unit

buildings. Minor grading changes, curb cut locations and utility modifications will also occur. The most significant site plan change is the elimination of Building No. 12, which was the easternmost building within the middle of Tuckaway Pines Circle. The applicant has indicated that their preference is to not try to fit a third building in this small area.

The applicant's engineer, in the attached letter, requested that additional engineering plans (e.g. grading and erosion control) not be required at this time as the applicant is only constructing the remainder of the buildings. The applicant noted that they would provide necessary engineering plans at the time of Building Permit. Staff recommends that the applicant shall submit a grading, erosion control and utility plan for review and approval by the Engineering Department, prior to issuance of a Building Permit.

In review of the site plan, Engineering Staff discovered an outstanding issue stemming from approval of a right-of-way vacation in 2005 where the necessary utility easements were not put in place. The right-of-way that was vacated was located at the entrance from South 76th Street, extending about 15-feet into the greenspace of Tuckaway Pines Circle. The area is shown on the site plan and notes it as "Former W. Tuckaway Pines Circle." As the utilities within the private roadway are not within an easement, staff recommends the area that was previously right-of-way, vacated in 2005 via Resolution No. 2005-5973, be recorded as a utility easement to connect to the existing utility easements along West Tuckaway Pines Circle. Furthermore, the applicant shall show this area as a utility easement on the future Condominium Plat and record a separate written easement document with the Milwaukee County Register of Deeds prior to issuance of a Building Permit.

Architecture:

The applicant has provided an architectural elevation of the front and a side of the proposed two-unit buildings. Color renderings were also included in the Plan Commission packets. The applicant has indicated their intent is to closely match and resemble the architectural detail, colors and materials of the existing buildings. To better accomplish this goal, staff recommends the following architectural improvements:

1. Soldier coursing shall be provided at the base of the building to match existing buildings and at top of brick.
2. Brick shall extend half way up the building on the rear elevation to match existing buildings.
3. Window treatments shall be added to match the existing buildings.
4. All siding other than those portions in brick or stone shall be a fiber cement siding product to match the existing buildings.
5. Elevations shall be revised to add decorative louvers similar to the existing buildings
6. Decks shall be covered and include brick clad deck posts.
7. The garage doors shall match that of the existing buildings.

As stated, the applicant only provided renderings of the buildings and two architectural elevations. Staff also recommends that architectural elevations be provided for all building

elevations to be reviewed and approved by Department of City Development staff, prior to issuance of a Building Permit.

Parking:

Each unit consists of a two-car attached garage. As originally approved, there are eight visitor parking spaces along West Tuckaway Pines Circle.

Landscaping:

A landscape plan was not provided by the applicant at this time. Staff recommends that the applicant submit a Landscape Plan for review and approval by the Plan Commission, prior to issuance of a Building Permit.

Lighting:

The applicant is adding two light poles as shown on the attached Lighting Plan, which matches the original approval. Building lighting will also be included to match that of existing building.

Natural Resource Protection Plan:

Wetlands were delineated in October of 2000 by Graef, Anhalt, Schloemer & Associates (now Graef). Two Conservation Easements exist to protect wetlands onsite. Those easements were recorded with the Milwaukee County Register of Deeds on December 22, 2003 and are shown on the attached Site Plan. These wetlands and easement areas are not located immediately adjacent to any of the proposed buildings.

Staff finds evidence of a wetland in the northwest corner of the development, between South 76th Street and Building 0. There is also a navigable stream adjacent to the development and the 75-foot buffer likely extends onto the property. The applicant's engineer, who was also the original engineer of the project, has provided a letter (attached) indicating that the wetland area was part of the original storm water management plan and is exempt from natural resource protection standards, thus a delineation should not be required.

Staff recommends that the applicant submit an updated Natural Resource Protection Plan to verify that all protected natural resource features, including but not limited to wetlands, continue to be entirely located within the existing Conservation Easements. Furthermore, staff recommends that the northwest corner of the site be delineated and placed within a Conservation Easement or a letter be provided from the Wisconsin Department of Natural Resources stating that the wetland is exempt from natural resource protection requirements.

Signage:

No signage is proposed.

Storm water management:

The Tuckaway Pines Condominium development was originally developed with two storm water retention ponds. A pond is located within Tuckaway Pines Circle and the other pond is adjacent to S. 76th Street, south of Building No. 9.

The amount of impervious surface is being reduced as the proposed buildings are smaller than originally approved. To ensure that the storm water facilities were properly constructed and functioning, staff recommends that the applicant and/or Condominium Association provide the Engineering Department with revised storm water calculations and that the existing storm water ponds be certified and surveyed for approval by the Engineering Department, prior to issuance of a Building Permit.

The applicant has indicated that they would like to add a water feature to the retention pond within the greenspace of Tuckaway Pines Circle. That may or may not be allowed dependent upon the depth of the pond. Staff recommends that the water feature be subject to review and approval by the Engineering Department.

Staff Recommendation

Department of City Development staff recommends approval of the Special Use Amendment, subject to the conditions in the draft resolution.

RESOLUTION NO. 2016-_____

A RESOLUTION TO AMEND RESOLUTION NOS. 2001-5145, 2001-5317, 2005-5865 AND 2006-6091 IMPOSING CONDITIONS AND RESTRICTIONS FOR THE APPROVAL OF A SPECIAL USE FOR A 44 UNIT RESIDENTIAL COMMUNITY USE LOCATED AT WEST TUCKAWAY PINES CIRCLE TO ALLOW FOR CONSTRUCTION OF SIX TWO-UNIT BUILDINGS (BUILDINGS 0, 1, 2, 5, 10 AND 11) WITHIN THE TUCKAWAY PINES CONDOMINIUM DEVELOPMENT TO BE LOCATED AT 7556, 7558, 7560 WEST TUCKAWAY PINES CIRCLE (BUILDING 0), 7550, 7552, 7554 WEST TUCKAWAY PINES CIRCLE (BUILDING 1), 7530, 7532, 7534 WEST TUCKAWAY PINES CIRCLE (BUILDING 2), 7501, 7503, 7505 WEST TUCKAWAY PINES CIRCLE (BUILDING 5) AND 7522-7547 WEST TUCKAWAY PINES CIRCLE (BUILDINGS 10 AND 11)
(WAYNE E. FOSTER, BUTLER CREEK PROPERTIES, LLC, APPLICANT)

WHEREAS, Wayne E. Foster, Butler Creek Properties, LLC having petitioned the City of Franklin for the approval of an amendment to Resolution Nos. 2001-5145, 2001-5317, 2005-5865 and 2006-6091, conditionally approving a Special Use to allow for a 44 unit residential community use, upon property located at West Tuckaway Pines Circle, such property being zoned R-8 Multiple-Family Residence District, more particularly described as follows:

Buildings 0, 1, 2, 5, 10 and 11 of the Third Addendum to Tuckaway Pines Condominium Plat, Parcel 1 of Certified Survey Map No. 7110, recorded as Document No. 8309116, Milwaukee County Register of Deeds, being all that part of the Northwest Quarter (NW 1/4) and the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section 15, Town 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin, being more particularly described as follows: Commencing at the northwest corner of said Northwest Quarter (NW 1/4); thence South 00°29'52" East along the west line of said Northwest Quarter (NW 1/4) 897.375 (RECORDED AS 897.310) feet; thence North 89°26'25" East 60.000 feet to the east right-of-way line of South 76th Street and the place of beginning of the lands hereinafter described; thence continuing North 89°26'25" East 805.561 feet; thence South 03°19'57" West 324.763 feet; thence South 33°43'05" West 364.331 feet to the north line of COUNTRY CLUB ESTATES, being a subdivision of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of said Section 15; thence South 89°26'55" West along said north line 579.000 feet to said east right-of-way line; thence North 00°29'52" West along said east line 624.984 feet to the place of beginning; and

WHEREAS, such proposed amendment being for the purpose of constructing 6 two-

WAYNE E. FOSTER, BUTLER CREEK PROPERTIES, LLC – AMENDMENT TO
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unit buildings within the Tuckaway Pines Condominium development (Buildings 0, 1, 2, 5, 10 and 11) (Initial Special Use approval was granted for 44 units, with 23 units having been constructed. Applicant is proposing construction of 12 additional units for a total of 35 units, a reduction of 9 units.), addresses and Tax Key Nos. as follows: 7556, 7558, 7560 West Tuckaway Pines Circle (Building 0), 7550, 7552, 7554 West Tuckaway Pines Circle (Building 1), 7530, 7532, 7534 West Tuckaway Pines Circle (Building 2), 7501, 7503, 7505 West Tuckaway Pines Circle (Building 5) and 7522-7547 West Tuckaway Pines Circle (Buildings 10 and 11); 804-0087-000, 804-0066-000, 804-9999-005 and 804-0075-000; and

WHEREAS, such petition having been duly referred to the Plan Commission of the City of Franklin for a public hearing, pursuant to the requirements of §15-9.0103D. of the Unified Development Ordinance, and a public hearing having been held before the Plan Commission on the 23rd day of June, 2016, and the Plan Commission thereafter having determined to recommend that the proposed amendment to Special Use be approved, subject to certain conditions, and the Plan Commission further finding that the proposed amendment to Special Use upon such conditions, pursuant to §15-3.0701 of the Unified Development Ordinance, will be in harmony with the purposes of the Unified Development Ordinance and the Comprehensive Master Plan; that it will not have an undue adverse impact upon adjoining property; that it will not interfere with the development of neighboring property; that it will be served adequately by essential public facilities and services; that it will not cause undue traffic congestion; and that it will not result in damage to property of significant importance to nature, history or the like; and

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

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Common Council of the City of Franklin, Wisconsin, that the petition of Wayne E. Foster, Butler Creek Properties, LLC for the approval of an amendment to Special Use for the property particularly described in the preamble to this Resolution, be and the same is hereby approved, subject to the following conditions and restrictions:

1. That this amendment to Special Use is approved only for the use of the subject property by Wayne E. Foster, Butler Creek Properties, LLC, successors and assigns, for the Tuckaway Pines Condominium development building construction, which shall be developed in substantial compliance with and constructed, operated and maintained by Wayne E. Foster, Butler Creek Properties, LLC, pursuant to those plans City file-stamped June 15, 2016 and annexed hereto and incorporated

WAYNE E. FOSTER, BUTLER CREEK PROPERTIES, LLC – AMENDMENT TO
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herein as Exhibit A.

2. Wayne E. Foster, Butler Creek Properties, LLC, successors and assigns, shall pay to the City of Franklin the amount of all development compliance, inspection and review fees incurred by the City of Franklin, including fees of consultants to the City of Franklin, for the Tuckaway Pines Condominium development building construction project, within 30 days of invoice for same. Any violation of this provision shall be a violation of the Unified Development Ordinance, and subject to §15-9.0502 thereof and §1-19. of the Municipal Code, the general penalties and remedies provisions, as amended from time to time.
3. The approval granted hereunder is conditional upon Wayne E. Foster, Butler Creek Properties, LLC and the Tuckaway Pines Condominium development building construction project for the properties located at 7556, 7558, 7560 West Tuckaway Pines Circle (Building 0), 7550, 7552, 7554 West Tuckaway Pines Circle (Building 1), 7530, 7532, 7534 West Tuckaway Pines Circle (Building 2), 7501, 7503, 7505 West Tuckaway Pines Circle (Building 5) and 7522-7547 West Tuckaway Pines Circle (Buildings 10 and 11): (i) being in compliance with all applicable governmental laws, statutes, rules, codes, orders and ordinances; and (ii) obtaining all other governmental approvals, permits, licenses and the like, required for and applicable to the project to be developed and as presented for this approval.
4. A Condominium Plat shall be approved by the City of Franklin per Division 15-7.0600 of the Unified Development Ordinance and recorded with the Milwaukee County Register of Deeds, prior to issuance of a Building Permit.
5. The applicant shall submit a grading, erosion control and utility plan for review and approval by the Engineering Department, prior to issuance of a Building Permit.
6. The area that was previously right-of-way, vacated in 2005 via Resolution No. 2005-5973, shall be recorded as a utility easement to connect to the existing utility easements along West Tuckaway Pines Circle. Furthermore, the applicant shall show this area as a utility easement on the future Condominium Plat and record a separate written easement document with the Milwaukee County Register of Deeds prior to issuance of a Building Permit.
7. The applicant shall submit revised elevations for review and approval by Department of City Development staff that incorporates the following architectural enhancements:
 - a. Soldier coursing shall be provided at the base of the building to match existing buildings and at top of brick.
 - b. Brick shall extend half way up the building on the rear elevation to match existing buildings.

WAYNE E. FOSTER, BUTLER CREEK PROPERTIES, LLC – AMENDMENT TO
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- c. Window treatments shall be added to match the existing buildings.
 - d. All siding other than those portions in brick or stone shall be a fiber cement siding product to match the existing buildings.
 - e. Elevations shall be revised to add decorative louvers similar to the existing buildings
 - f. Decks shall be covered and include brick clad deck posts.
 - g. The garage doors shall match that of the existing buildings.
8. Architectural elevations shall be provided for all building elevations to be reviewed and approved by Department of City Development staff, prior to issuance of a Building Permit.
 9. The applicant shall submit a Landscape Plan for review and approval by the Plan Commission, prior to issuance of a Building Permit.
 10. The applicant shall submit an updated Natural Resource Protection Plan to verify that all protected natural resource features, including but not limited to wetlands, continue to be entirely located within the existing Conservation Easements. Furthermore, the northwest corner of the site shall be delineated and placed within a Conservation Easement or a letter be provided from the Wisconsin Department of Natural Resources stating that the wetland is exempt from natural resource protection requirements.
 11. The applicant and/or Condominium Association shall provide the Engineering Department with revised storm water calculations and the existing storm water ponds shall be certified and surveyed for approval by the Engineering Department, prior to issuance of a Building Permit.
 12. Water features within retention ponds shall be subject to review and approval by the Engineering Department.
 13. [other conditions, etc.]

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

BE IT FURTHER RESOLVED, that any violation of any term, condition or restriction of this Resolution is hereby deemed to be, and therefore shall be, a violation of the

WAYNE E. FOSTER, BUTLER CREEK PROPERTIES, LLC – AMENDMENT TO
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RESOLUTION NO. 2016-_____

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

BE IT FURTHER RESOLVED, that this Resolution shall be construed to be an amendment to such Special Use Permit as is contemplated by §15-9.0103 of the Unified Development Ordinance, and that all of the terms and conditions of Resolution Nos. 2001-5145, 2001-5317, 2005-5865 and 2006-6091, not specifically and expressly amended by or in direct conflict with this Resolution, shall remain in full force and effect.

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

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

Introduced at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2016.

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2016.

APPROVED:

Stephen R. Olson, Mayor

WAYNE E. FOSTER, BUTLER CREEK PROPERTIES, LLC – AMENDMENT TO
SPECIAL USE
RESOLUTION NO. 2016- _____
Page 6

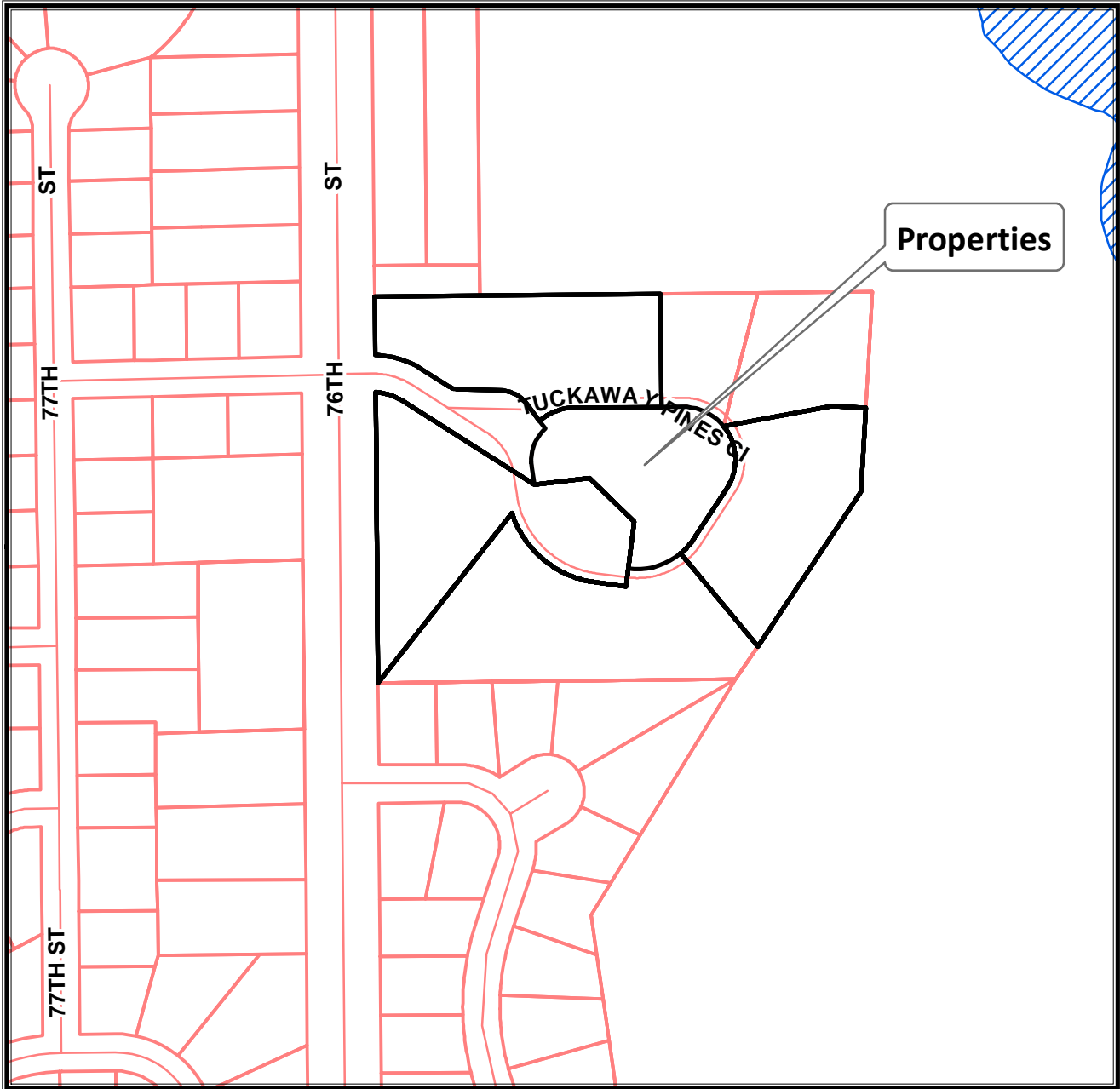
ATTEST:

Sandra L. Wesolowski, City Clerk

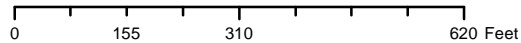
AYES _____ NOES _____ ABSENT _____

Tuckaway Pines Circle

TKN: 804 0087 000; 804 0066 000; 804 9999 005; 804 0075 000



Planning Department
(414) 425-4024

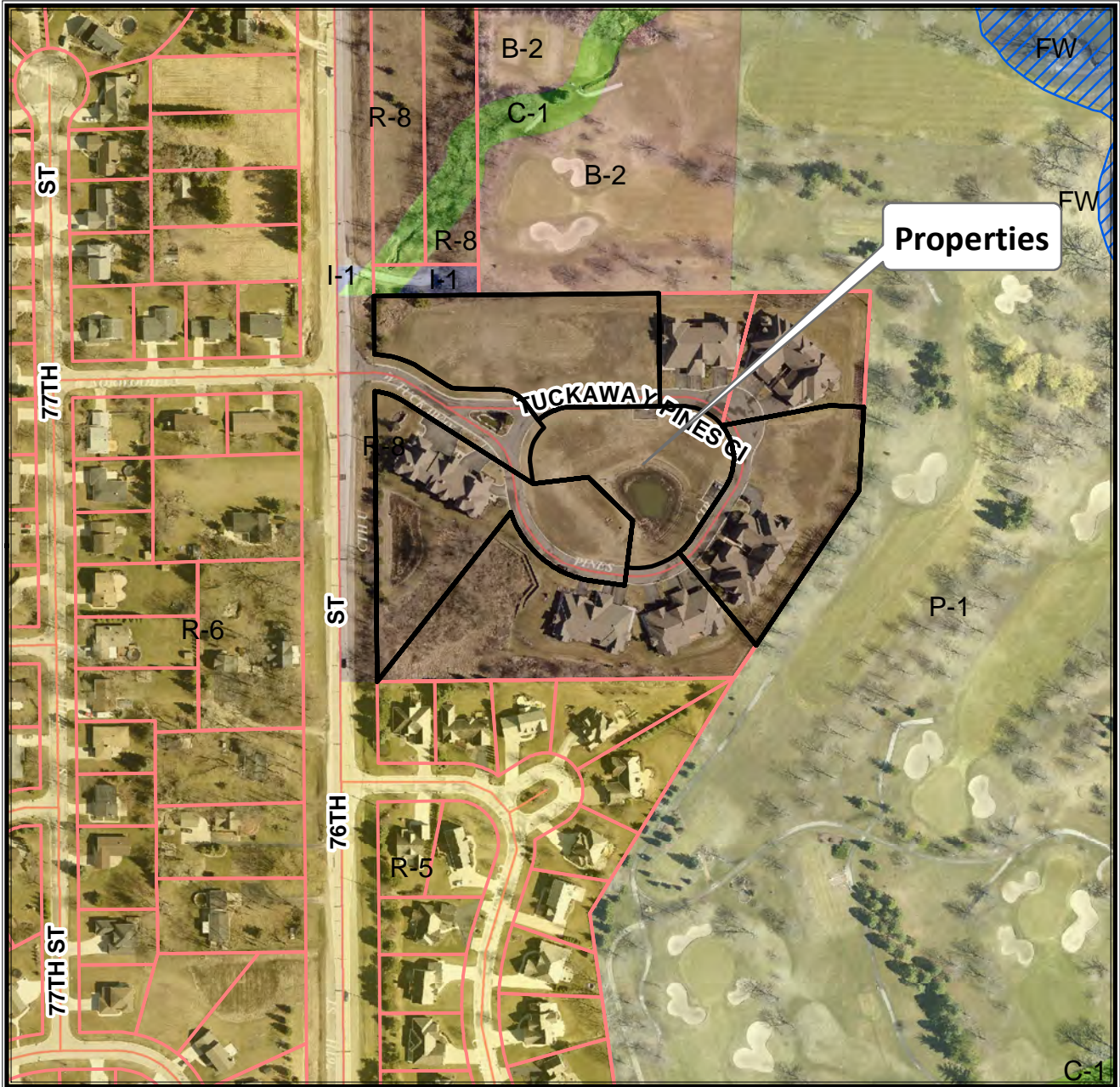


This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. This map is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes.

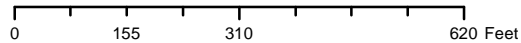


Tuckaway Pines Circle

TKN: 804 0087 000; 804 0066 000; 804 9999 005; 804 0075 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.

May 13, 2016

Tuckaway Pines Condominiums Project Summary Special Use Amendment

It is our desire to complete Tuckaway Pines Condominiums with the support of all owners. We propose to amend the original plan from three to two family buildings as follows:

1. Building (6) two family building for a total of 12 units per the proposed revised site plan (buildings 0, 1, 2, 5, 10, 11).
2. Amend the Condominium documents as follows:
 - a) Reduce the total number of units from 38 to 35.
 - b) All units will contribute equally (new and existing) to maintain the administrative costs and common area which includes common roadways, parking, entrance, and grounds.
 - c) Establish a separate capital reserve account to maintain the new units.

It will be necessary to obtain the approval of all owners and lenders and file an amended condominium plat.

These units would closely resemble the existing units by ~~matching architectural detail,~~ colors and materials. They would be ranch units approximately 1,900 sq. ft on the main level with walkout/exposed lower levels. We would offer the option to complete the lower level. The anticipated price range is \$450,000 to \$550,000.

DIVISION 15-3.0700 SPECIAL USE STANDARDS AND REGULATIONS

SECTION 15-3.0701 GENERAL STANDARDS FOR SPECIAL USES

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

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

Response:

This is an amendment previously established.

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

Response:

Previously approved.

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

Response:

This will complete and enhance neighboring property

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

Response:

Already provided

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

Response:

Previously Addressed

Franklin

JUN 15 2016

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

Response:

No destruction or loss

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

Response:

Project to be completed to standards which exist and be compatible to existing buildings.

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

Response:

Previously approved

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

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

Response:

This is a completion of Tuckaway Pines Condominiums and will add value to existing units.

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

Response:

N/A

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

through building design, site design, landscaping, and screening.

Response:

N/A

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

Response:

N/A

June 15, 2016

Kalvin K. Klimeck, P.E., R.L.S
Pioneer Engineering & Surveying
3902 C.T.H. "B"
Johnson Creek, Wisconsin 53038
(920) 699-3330
fax 699-3332

Mr. Nick Suchs
City of Franklin
9229 W. Loomis Road
Franklin, Wisconsin 53132
(414) 425-4024

Dear Nick,

As briefly discuss on the phone on the 13th of June, I was the original design engineer for the Tuckaway Pines development which was originally designed for Icon Development. Furthermore I continue as the engineer and surveyor for the needs of Mr. Foster for the conclusion of said development.

It is my understanding that the City of Franklin is requiring a full Environmental Resources Plan.

In 2000 when we developed the original plans for the conversion of the school into a condominium development, we performed a wetland delineation of the entire site. The delineator was Graef, Anhalt & Schloemer. Two wetlands were located and mapped on all documents. At that time, there were no young or mature woodlands to contend with, nor were there any steep slopes present on the site.

The site was designed and the initial submittal of plans were on May 1, 2001 and the latest revision number 5 was on March 25, 2002. The site was constructed per the approved plans. Construction included all grading operations, installation of sewer and water, and the construction of curb & gutter and pavement. As part of the engineering plans and specifications, there was also a storm water management report. Upon review and confirmation of the storm water management report by your engineering staff, you will see that in the northwest corner of the property there was constructed a small storm water detention pond to manage the drainage of from the roofs of some of the buildings. I have attached a portion of the grading plan with this memo. The grading plan shows the detention pond, the inlet pipe, the outlet pipe and the emergency overflow. Upon your engineers review, you will determine that this area was designed as a function of storm water management and should be exempted from any environmental protection areas due to its storm water management value.

In conclusion to the above, I am requesting that the City of Franklin dismiss the requirement of a full Environmental Resource Plan because the majority of the site has been developed and buildings were constructed, together with the appropriate exemption from including the northwest corner of the site from any kind of environmental protection because this area should be exempted.

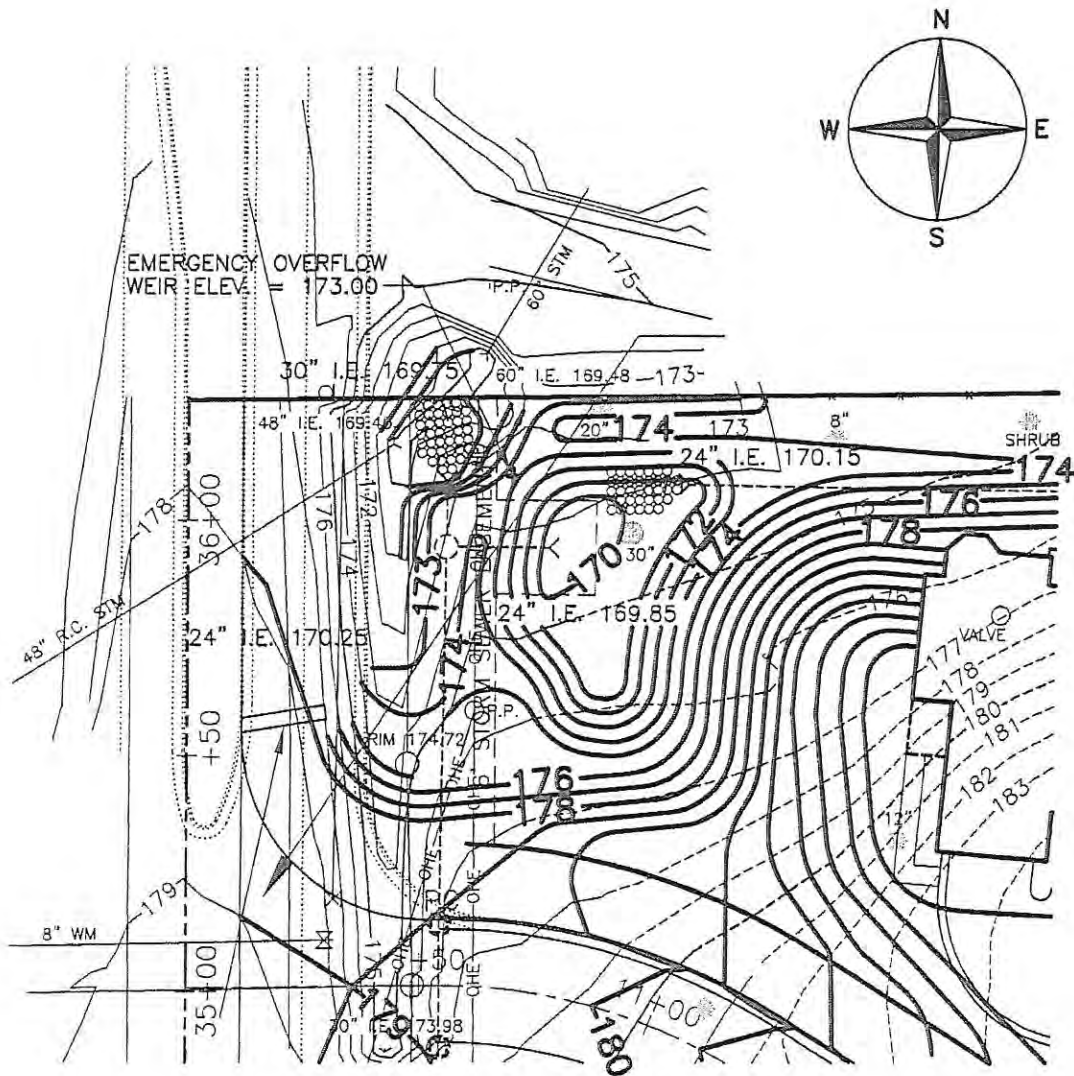
The next issue that I would like to discuss is any requirements for additional engineering plans for the conclusion of the development. Upon construction of the development, Icon constructed the majority of the buildings. Mr. Foster is only desiring the ability to construct the remainder of the buildings with a building that he feels is marketable today. Therefore, I am requesting that the City of Franklin's Planning and Engineering departments allows Mr. Foster to apply for building permits for his buildings. Appropriate erosion control such as silt fencing and inlet protection would be shown on the Plat of Survey for each building. He has the right to disturb less than 1 acre of land at any given time without a DNR permit. I think the only items which is of need of additional engineering are the plumbing plans for downspout locations and sizing for each building (storm sewer), possible sanitary sewer and water lateral modifications as necessary together with adjusted driveway curb cuts and modifications to the parking area east of Building 11. All of these modifications would be submitted to your engineering department for review, comment and approval prior to any commencement of construction activity.

This concludes my list of questions and/or concerns. Please respond.

Respectfully submitted.
PIONEER ENGINEERING & SURVEYING, LLC.

KALVIN K. KLIMECK, P.E.
c:\ws\1500\1502\1502cf1

GRADING EXHIBIT FROM THE APPROVED PLANS ILLUSTRATING DETENTION POND IN THE NORTHWEST CORNER OF THE SITE



DATED: JUNE 15, 2016

**PIONEER ENGINEERING
AND SURVEYING, L.L.C.**
CONSULTANTS IN SUBDIVISIONS
AND COMMERCIAL DEVELOPMENTS
3902 C.T.H. "B"
JOHNSON CREEK, WI. 53038
(414) 851-0480 E-MAIL: kalpioneereng@tda.net

November 30, 2015

We support the proposed redevelopment and completion of Tuckaway Pines Condominiums by O'Malley Investments. The proposed completion reduces the number of units to 13 units consisting of five (2) family and one (3) family building utilizing compatible building materials as feasible for a uniform project.

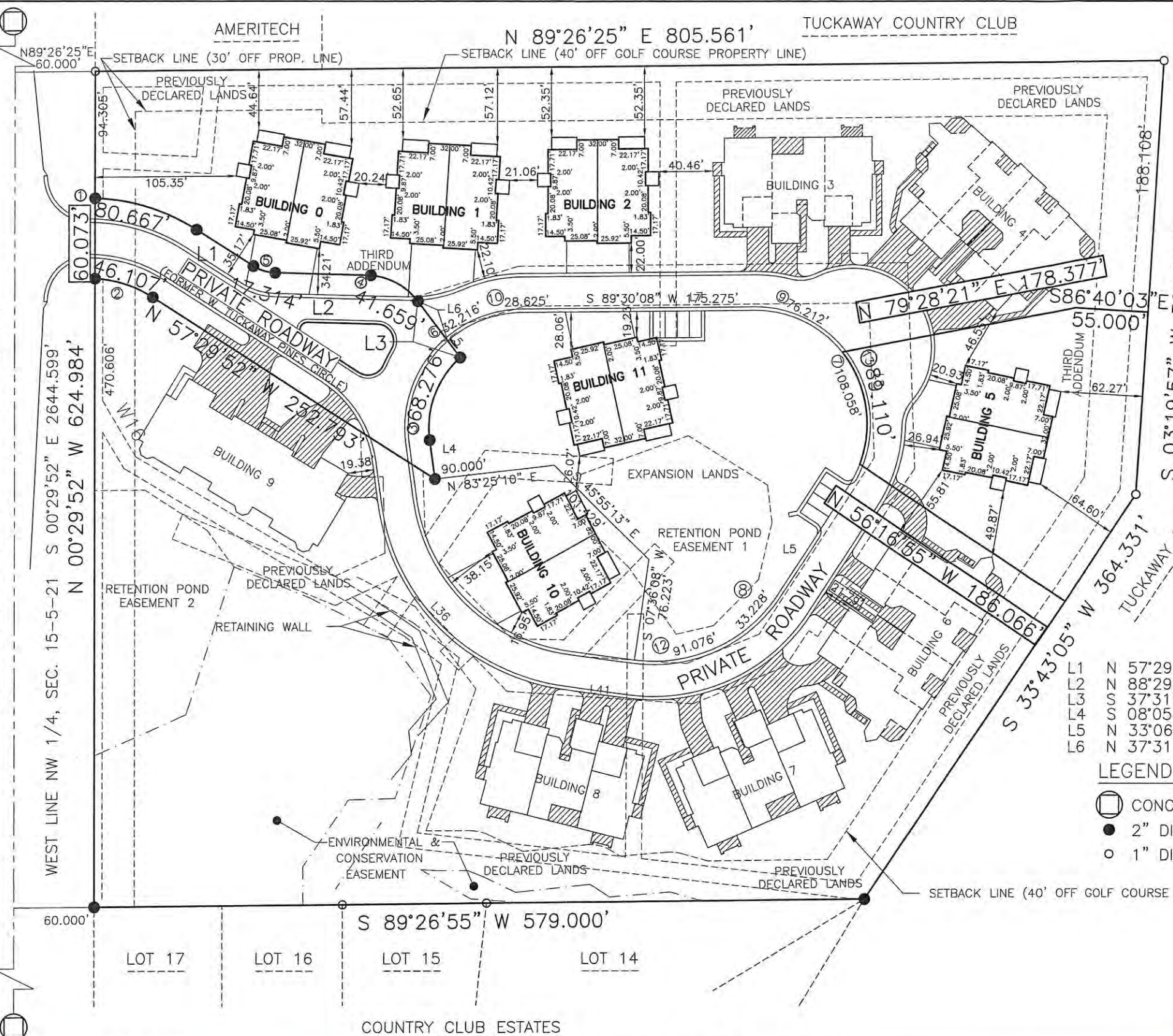
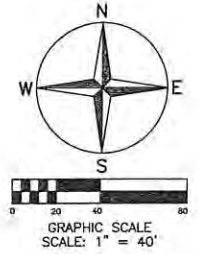
Specifically we support:

- Site plan with two buildings in the center area, building 5, and buildings 0, 1, and 2 as presented.
- Changing the ownership proportionately consisting of the 23 existing units and proposed 13 to be constructed. Total of 36 units.
- Establishing a capital account for building maintenance for the units to be constructed separate from existing capital account. It is understood the capital account would be for building maintenance and all common area maintenance would be shared equally with all units.

This is a motion in support with the understanding the special use permit for Tuckaway Pines Association would have to be amended and approved by the City of Franklin and an addendum to the Tuckaway Condominium Association Articles approved by all current residents.

NORTHWEST CORNER OF THE NORTHWEST QUARTER (NW 1/4), SEC. 15-5-21 CONC. MON. W/BRASS CAP-FOUND N 334.967.07 E 2,533,309.51

S. 76TH STREET



LEGEND:

- CONC. MON. W/ BRASS CAP-FD.
- 2" DIA. IRON PIPE-FOUND.
- 1" DIA. IRON PIPE-FOUND.

SOUTHWEST CORNER OF THE NORTHWEST QUARTER (SW 1/4), SEC. 15-5-21 CONC. MON. W/BRASS CAP-FOUND N 332,322.76 E 2,533,332.49

Franklin

JUN 15 2016

City Development

NO.	REVISIONS	BY	DATE
1	BUILDING 5	KKK	5-13-16
2	SITE PLAN REVISIONS	KKK	6-14-16
3	SITE PLAN REVISIONS	KKK	6-15-16

DESIGNED BY:
K. K. KLIMECK

DRAWN BY:
K. K. KLIMECK

CHECKED BY:
K. K. KLIMECK

SCALE:
1" = 40' HORIZ.

DATE:
NOV. 17, 2015



PIONEER ENGINEERING AND SURVEYING, LLC.
 CONSULTANTS IN SUBDIVISIONS AND COMMERCIAL DEVELOPMENTS
 3902 C.T.H. "B"
 JOHNSON CREEK, WI. 53038
 CELL 414 651-0490 E-MAIL: klpioneereng@tds.net

TUCKAWAY PINES
 ANTICIPATED REVISIONS BY
 WAYNE FOSTER

MUNIC. PROJ. NO.	PIONEER PROJ. NO.
CITY OF FRANKLIN APPROVED BY:	PIONEER SHT. NO.
CITY OF FRANKLIN DATE	PIONEER FILE NO.

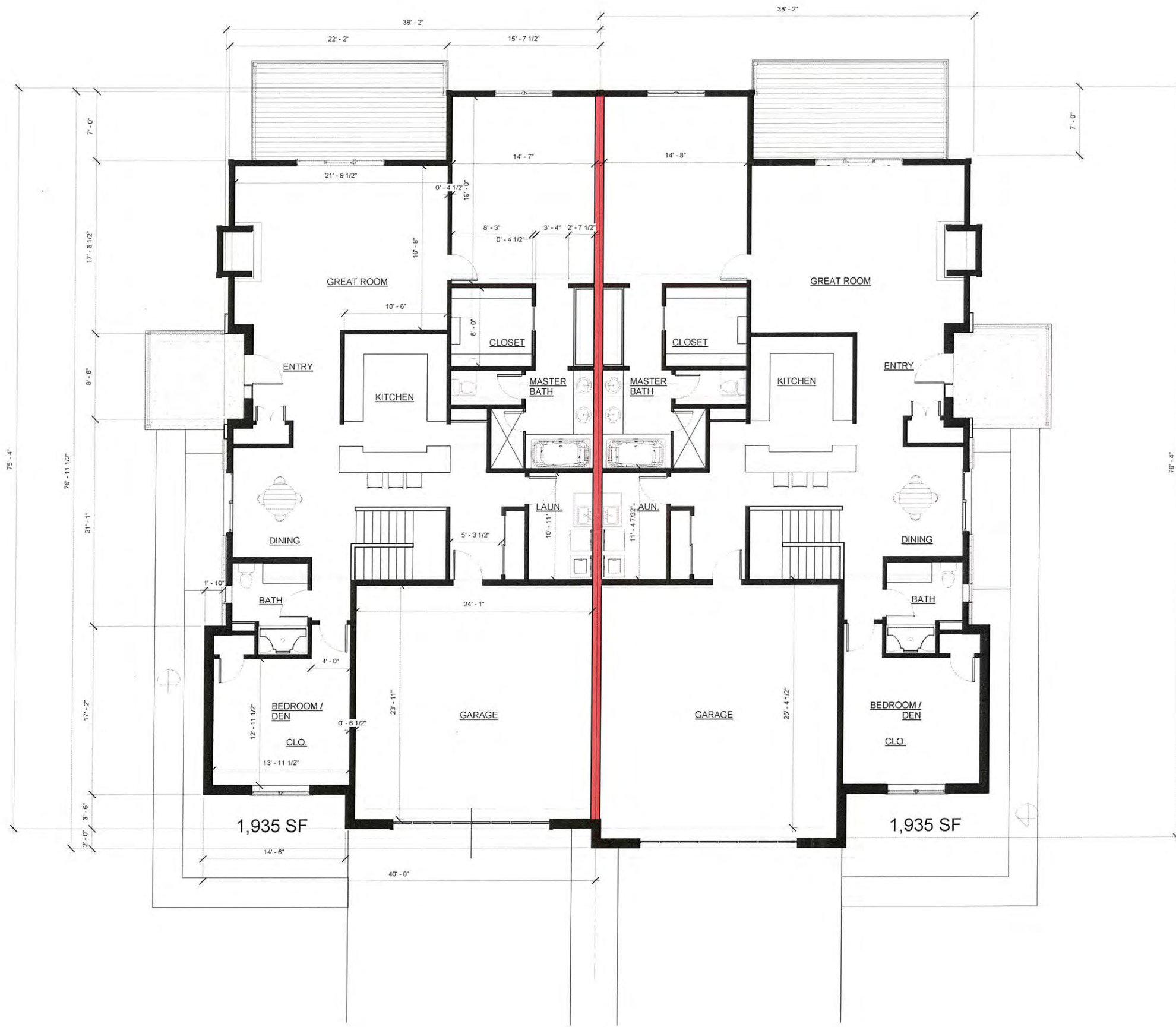
D:\0013\COND0016



Franklin

JUN 15 2016

City Development



1 FIRST FLOOR PLAN
3/16" = 1'-0"

Timothy E. Seidel
Architect
530 Cymric Court
Wales, WI 53183-9423
(262) 968-5580
tseidelarchitect@gmail.com

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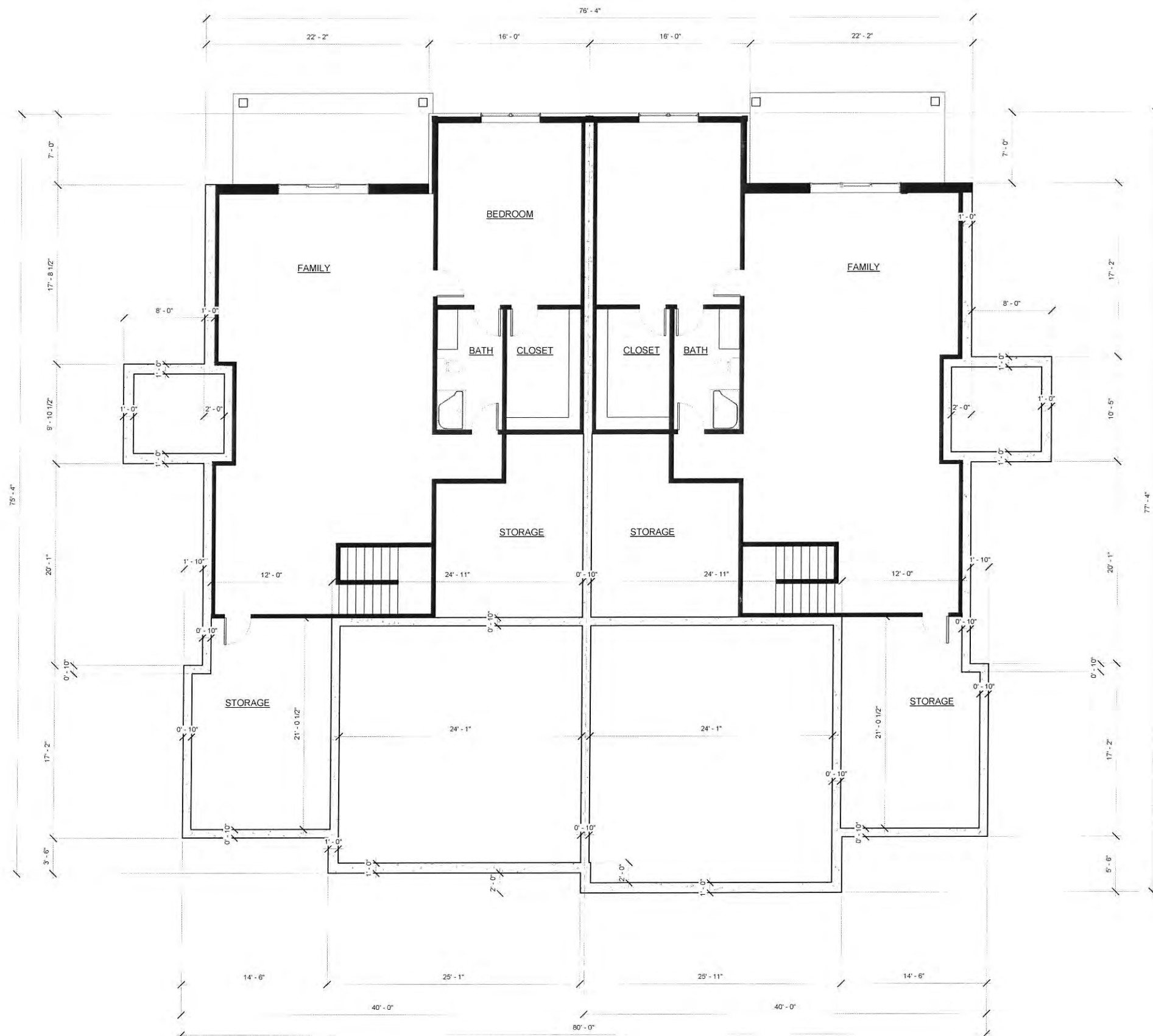
TUCKAWAY PINES
2 FAMILY

REVISIONS:

No.	Description	Date

Date: _____
Scale: As Noted
File Number: _____
Drawn: YES
Project: _____

Sheet Number:
A100







Timothy E. Seidel
 Architect
 530 Cymric Court
 Waukesha, WI 53183-9423
 (262) 968-5660
 (262) 968-5961 fax
 tseidelarchitect@twi.net

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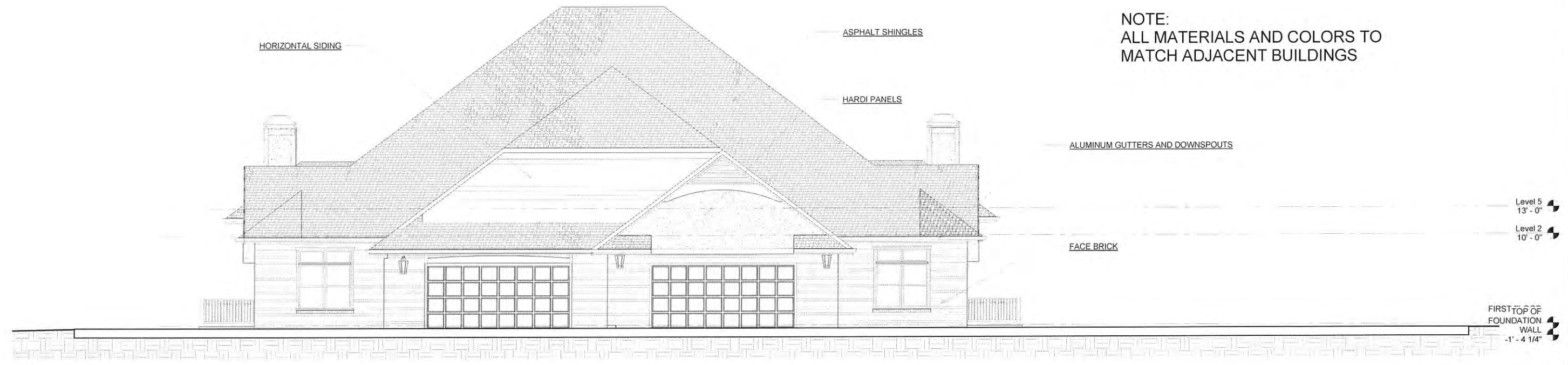
**TUCKAWAY
 2 FAMILY CONDOMINIUM**

No.	Description	Date

Date: 6.1.2016
 Scale: As Noted
 File Number:
 Drawn: TES
 Project: 201509
 Sheet Number:

A300

NOTE:
 ALL MATERIALS AND COLORS TO
 MATCH ADJACENT BUILDINGS



1 South
 3/16" = 1'-0"



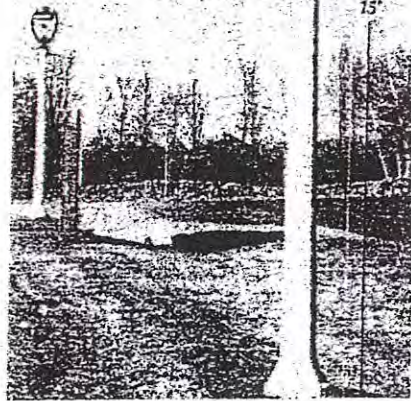
2 East
 3/16" = 1'-0"

AMERILITE Model MH-100P4

SHOWN WITH:
DB-700-15 CONCRETE POLE
EXPOSED AGGREGATE
DIRECT BURIAL

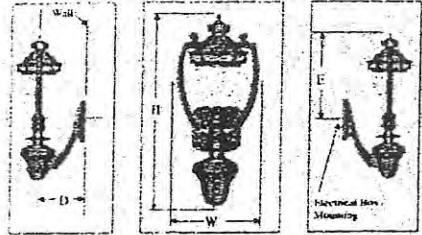
TAPCO

TRAFFIC & PARKING CONTROL COMPANY, INC.
500 Wall Street, Elm Grove, Wisconsin 53122
Everything in Traffic & Parking Since 1906
262-514-7000 800-236-0112



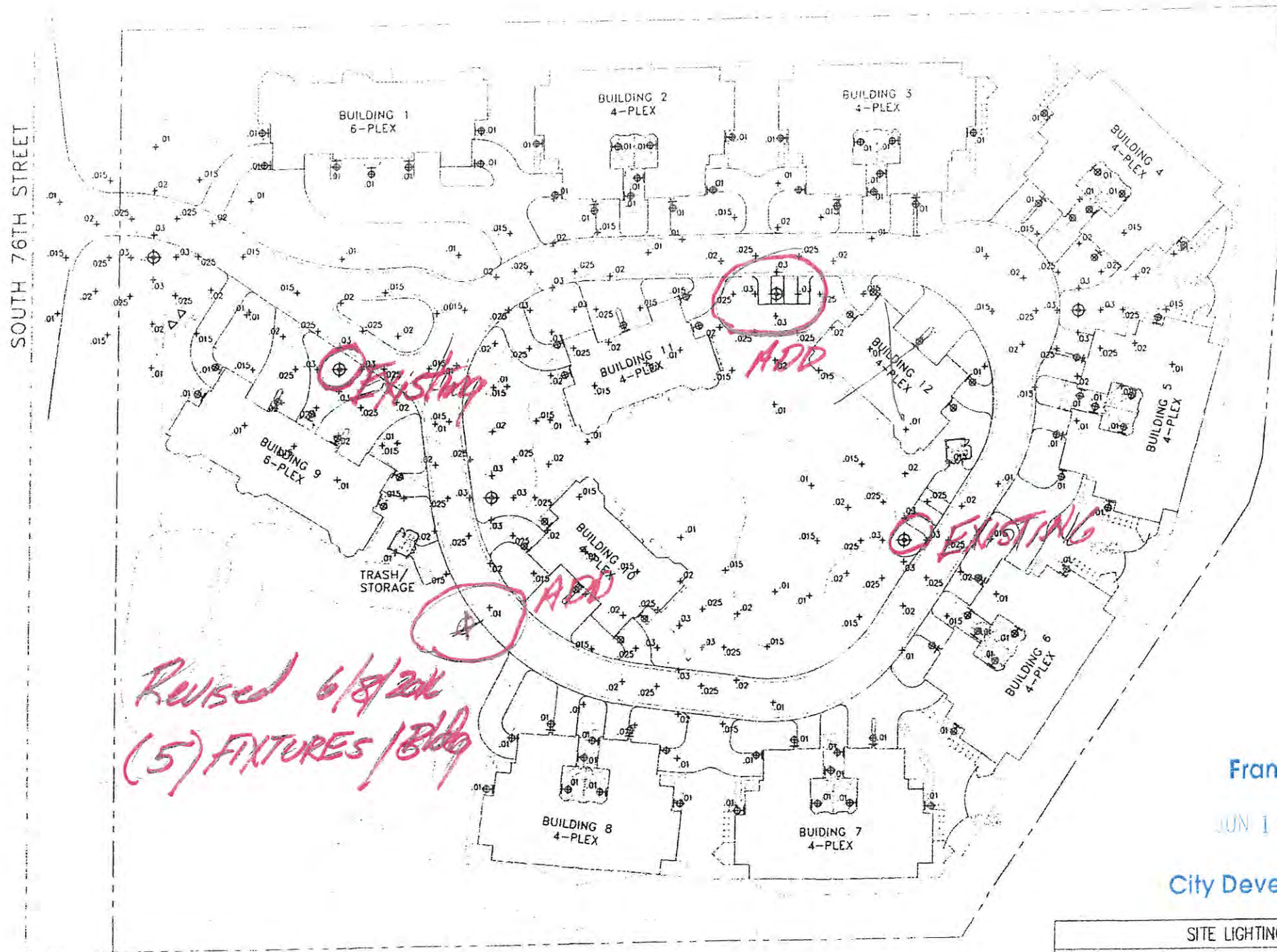
STREET LIGHT FIXTURE & POLE

Amerilite™ Wall Mount Harp Lights from TAPCO™



Model	Model #	Width	H	D	L
20" W x 18" Mount	318-401-11	18.5"	22"	12.5"	6.5"
24" W x 18" Mount	318-401-11	18.5"	22"	12.5"	6.5"
24" W x 24" Mount	318-401-11	24"	28"	12.5"	6.5"
30" W x 24" Mount	318-401-11	24"	28"	12.5"	6.5"
36" W x 24" Mount	318-401-11	24"	28"	12.5"	6.5"
42" W x 24" Mount	318-401-11	24"	28"	12.5"	6.5"
48" W x 24" Mount	318-401-11	24"	28"	12.5"	6.5"
54" W x 24" Mount	318-401-11	24"	28"	12.5"	6.5"
60" W x 24" Mount	318-401-11	24"	28"	12.5"	6.5"
66" W x 24" Mount	318-401-11	24"	28"	12.5"	6.5"
72" W x 24" Mount	318-401-11	24"	28"	12.5"	6.5"
78" W x 24" Mount	318-401-11	24"	28"	12.5"	6.5"
84" W x 24" Mount	318-401-11	24"	28"	12.5"	6.5"
90" W x 24" Mount	318-401-11	24"	28"	12.5"	6.5"
96" W x 24" Mount	318-401-11	24"	28"	12.5"	6.5"
102" W x 24" Mount	318-401-11	24"	28"	12.5"	6.5"
108" W x 24" Mount	318-401-11	24"	28"	12.5"	6.5"
114" W x 24" Mount	318-401-11	24"	28"	12.5"	6.5"
120" W x 24" Mount	318-401-11	24"	28"	12.5"	6.5"

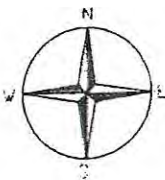
WALL LIGHT FIXTURE



Franklin

JUN 15 2016

City Development



	TAPCO AMERILITE MH-100 P4 HARP FIXTURE 70 W HPS 6400 LUMENS, 15' MEC. POLE
	TAPCO 300 WALL MOUNT - DOUBLE HARP LIGHT SUPPORT MH 3 - P1 INCANDESCENT ED WALL MOUNT PROVIDE WALL MOUNTED PHOTO-ELECTRIC LIGHT FIXTURES: NEED TO LIGHT BEYOND MOUNT 7' ABOVE GRADE @ GARAGE DOOR, OTHER COURTYARDS, (DECORATIVE FIXTURE) @ ENTRY DOOR & (DECORATIVE FIXTURE(S)) @ TERRACE/DECK
	GROUND LIGHT (FLOOD)
	FOUNTAIN - SUBMERGED LIGHT

NO.	REVISIONS	BY	DATE	DESIGNED BY	SCALE
				K. K. KLIMECK	1" = 40' HORIZ
				DRAWN BY:	
				K. K. KLIMECK	DATE:
				CHECKED BY:	NOV 30 2006
				K. K. KLIMECK	

**PIONEER ENGINEERING
AND SURVEYING, LLC.**
 CONSULTANTS IN SUBDIVISIONS
AND COMMERCIAL DEVELOPMENTS
 3502 C.H. 'B'
JOHNSON CREEK, WI 53038
 (920) 609-3330 FAX: 609-3372

TUCKAWAY PINES
SITE LIGHTING & PHOTOMETRIC PLAN

MUNIC. PROJ. NO.	PIONEER PROJ. NO.
	00-13
CITY OF FRANKLIN APPROVED BY:	PIONEER SHT. NO.
	PAGE 1 OF 1
CITY OF FRANKLIN DATE:	PIONEER FILE NO.
	00-13