

APPROVAL	REQUEST FOR COUNCIL ACTION	MEETING DATE May 6, 2014
REPORTS AND RECOMMENDATIONS	An Ordinance to Amend §10.23 of the Municipal Code of the City of Franklin, Wisconsin, to Provide for Consistent Finite Terms for Appointed Elected Official and Non-Elected Official Board and Commission and Committee Members and to Extend the Potential De Facto Status of Such Members within The First 100 Days of the First Term of a New Mayor	ITEM NUMBER G.2.

The Mayor requests the Common Council consideration of the above. Attached is a draft of the proposed ordinance amendment, the primary purpose of which is to provide an extra 60 days for a new first term Mayor to appoint board, commission and committee members. In addition, the draft amendment provides further clear detail with regard to "de facto" status of members (without changing the substance of the existing Code) and also would amend the Code to provide the same 60 day time limit for appointed Council members serving on boards, commissions and committees as is set forth for non-elected officials.

The current Municipal Code provides as follows:

§ 10-23. Appointment of members; terms.

A. Unless otherwise specifically provided, members of boards and commissions shall be appointed by the Mayor subject to Council confirmation. Terms begin May 1, unless otherwise provided. Each nominee for membership to any board or commission submitted for Common Council confirmation shall be voted upon by the Common Council separately and not together with any other appointee.

B. Notwithstanding anything to the contrary set forth within this Municipal Code:

(1) All members of boards and commissions and committees appointed by the Mayor without Common Council confirmation shall serve at the pleasure of the Mayor, and all members of boards and commissions and committees appointed by the Mayor and confirmed by the Common Council or appointed by the Common Council shall serve at the pleasure of the Common Council;

(2) The term of any Common Council member appointed to a board or commission or committee shall expire, without regard to the appointment and qualification of any successor, upon the expiration of the respective term of elected office during which the Common Council member was appointed, or earlier upon the vacancy of such office; and

(3) The term of any nonelected official member appointed to a board or commission or committee shall expire, without regard to the appointment and qualification of any successor, upon the expiration of 60 calendar days after the date of the expiration of the member's term.

C. This section does not apply to the terms of office of members of the Community Development Authority of the City of Franklin, Wisconsin, as they are regulated pursuant to § 66.1335(2)(b), Wis. Stats.

COUNCIL ACTION REQUESTED

A motion to adopt An Ordinance to Amend §10.23 of the Municipal Code of the City of Franklin, Wisconsin, to Provide for Consistent Finite Terms for Appointed Elected Official and Non-Elected Official Board and Commission and Committee Members and to Extend the Potential De Facto Status of Such Members within The First 100 Days of the First Term of a New Mayor.

ORDINANCE NO. 2014-_____

AN ORDINANCE TO AMEND §10.23 OF THE MUNICIPAL CODE OF THE CITY OF FRANKLIN, WISCONSIN, TO PROVIDE FOR CONSISTENT FINITE TERMS FOR APPOINTED ELECTED OFFICIAL AND NON-ELECTED OFFICIAL BOARD AND COMMISSION AND COMMITTEE MEMBERS AND TO EXTEND THE POTENTIAL DE FACTO STATUS OF SUCH MEMBERS WITHIN THE FIRST 100 DAYS OF THE FIRST TERM OF A NEW MAYOR

WHEREAS, §15 of 2009 Wis. Act 173, effective March 30, 2010, created § 62.09(5)(e) of the statutes to read: "Persons serving in appointive offices shall serve until their respective successors are appointed and qualify, unless otherwise provided by ordinance"; and

WHEREAS, the aforesaid legislation pertained to the status of a board or commission or committee member following the expiration of the member's term without the appointment and qualification of a successor, the general legal understanding in Wisconsin having been that such members are "de facto" members, whose actions under such status were valid against challenge, which understanding was codified in Wis. Stat. § 62.09(5)(e); and

WHEREAS, the Common Council adopted Ordinance No. 2010-2018 on August 17, 2010, limiting such "de facto" status by ordinance as authorized by Wis. Stat. § 62.09(5)(e), limiting the term of an appointed Common Council member elected official as it may extend beyond the expiration of the board, commission or committee term to that member's term of elected office or its vacancy, and limiting the terms of non-elected appointees' "de facto" status to the expiration of 60 calendar days after the date of the expiration of the member's term; and

WHEREAS, the Common Council having determined that the "de facto" status of appointed elected officials should be consistent with that as provided for non-elected board, commission and committee members, and further, that during the first term of a newly-elected Mayor, the 60 day time limit upon such de facto status should be extended to 120 days.

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

SECTION 1: §10.23.B.(2) of the Municipal Code of the City of Franklin, Wisconsin, is hereby amended to read as follows:

“Any *de facto* status under Wis. Stat. § 62.09(5)(e), following the appointed term of any Common Council member appointed to a board or commission or committee shall expire and terminate upon the earliest of the appointment and qualification of a successor, the expiration of the respective term of elected office during which the Common Council member was appointed, the vacancy of such elected office, or the expiration of 60 calendar days after the date of the expiration of the appointed board, commission or committee membership term. Should the foregoing 60 day time limit expire within the first 100 days after the election of a new Mayor for a first mayoral term of office, such time limit shall be extended to 120 calendar days after the date of the expiration of the appointed board, commission or committee membership term.”

SECTION 2: §10.23.B.(3) of the Municipal Code of the City of Franklin, Wisconsin, is hereby amended to read as follows:

“Any *de facto* status under Wis. Stat. § 62.09(5)(e), following the appointed term of any non-elected official member appointed to a board or commission or committee shall expire and terminate upon the earlier of the appointment and qualification of a successor or the expiration of 60 calendar days after the date of the expiration of the appointed board, commission or committee membership term. Should the foregoing 60 day time limit expire within the first 100 days after the election of a new Mayor for a first mayoral term of office, such time limit shall be extended to 120 calendar days after the date of the expiration of the appointed board, commission or committee membership term.”

SECTION 3: The terms and provisions of this ordinance are severable. Should any term or provision of this ordinance be found to be invalid by a court of competent jurisdiction, the remaining terms and provisions shall remain in full force and effect.

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

SECTION 5: This ordinance shall take effect and be in force from and after that date which is 30 days after its passage and publication.

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

ORDINANCE NO. 2014-_____

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Passed and adopted by a majority vote of the members-elect of the Common Council at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2014.

APPROVED:

ATTEST:

Stephen R. Olson, Mayor

Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____

<p style="text-align: center;">APPROVAL</p> <p style="text-align: center;"><i>Slw</i></p>	<p style="text-align: center;">REQUEST FOR COUNCIL ACTION</p>	<p style="text-align: center;">MEETING DATE</p> <p style="text-align: center;">May 6, 2014</p>
<p style="text-align: center;">REPORTS AND RECOMMENDATIONS</p>	<p>An Ordinance to Amend Ordinance No. 2013-2120, An Ordinance Adopting the 2014 Annual Budget, to Provide for General Fund Budgets Transfers for Fiscal Year 2014</p>	<p style="text-align: center;">ITEM NUMBER</p> <p style="text-align: center;"><i>G.3.</i></p>

The next item on this meeting's Agenda regards a proposed professional services agreement with Ticknor & Associates, Inc. The proposed estimated cost thereof is \$38,500.00. The Director of Finance and Treasurer reports that the 2014 Budget did not anticipate this project, and that the Unrestricted Contingency Reserve fund was exhausted earlier this year with the snow removal efforts. The Director of Finance and Treasurer recommends the following changes be made to the 2014 Budget upon Common Council review:

1. The Legal Dept. appropriation of \$30,500 for additional legal services be removed;
2. The Restricted Contingency appropriation (Originally at \$950,000) be reduced \$8,000; and
3. The Economic Development Other Professional Services budget be Increased \$38,500.

A draft ordinance is attached hereto accordingly.

COUNCIL ACTION REQUESTED

A motion to adopt An Ordinance to Amend Ordinance No. 2013-2120, An Ordinance Adopting the 2014 Annual Budget, to Provide for General Fund Budgets Transfers for Fiscal Year 2014.

STATE OF WISCONSIN

CITY OF FRANKLIN

MILWAUKEE COUNTY

ORDINANCE NO. 2014-_____

AN ORDINANCE TO AMEND ORDINANCE NO. 2013-2120, AN ORDINANCE ADOPTING THE 2014 ANNUAL BUDGET, TO PROVIDE FOR GENERAL FUND BUDGETS TRANSFERS FOR FISCAL YEAR 2014

WHEREAS, the Common Council of the City of Franklin adopted the 2014 Annual Budgets for the General Fund; and

WHEREAS, the Common Council desires to update a economic development study completed by Ticknor in March, 2000; and

WHEREAS, economic development opportunities should be planned to provide for orderly growth of the City; and

WHEREAS, the 2014 Budget did not anticipate or provide for an update of the prior study; and

WHEREAS, the Budget Appropriation Units will be adjusted for the items listed below.

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

SECTION 1: That certain appropriations in the 2014 Annual Budget for the respective funds of the City of Franklin be adjusted as follows:

General Fund	Legal	Attorney fees – additional Services	30,500	Reduce
	Unclassified	Restricted Contingency	8,000	Reduce
	Economic Dev	Other Professional Service	38,500	Increase

SECTION 2: Pursuant to Wis. Stat. § 65.90(5)(a), the City Clerk is directed to publish a Class 1 notice of this budget amendment within ten days of adoption of this Ordinance.

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

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

ORDINANCE NO. 2014-____
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APPROVED:

Stephen R. Olson, Mayor

ATTEST:

Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____

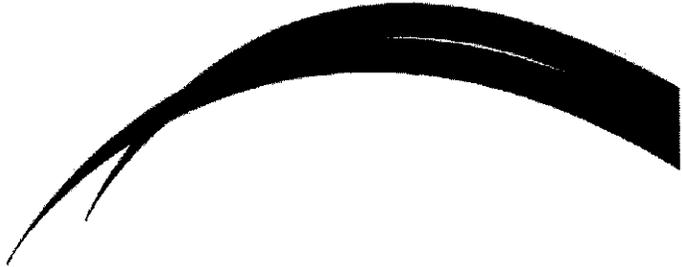
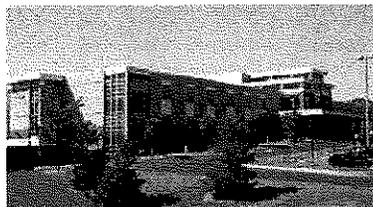
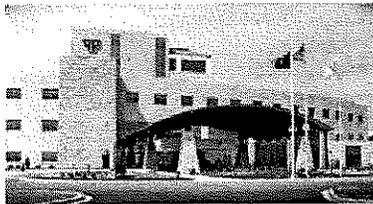
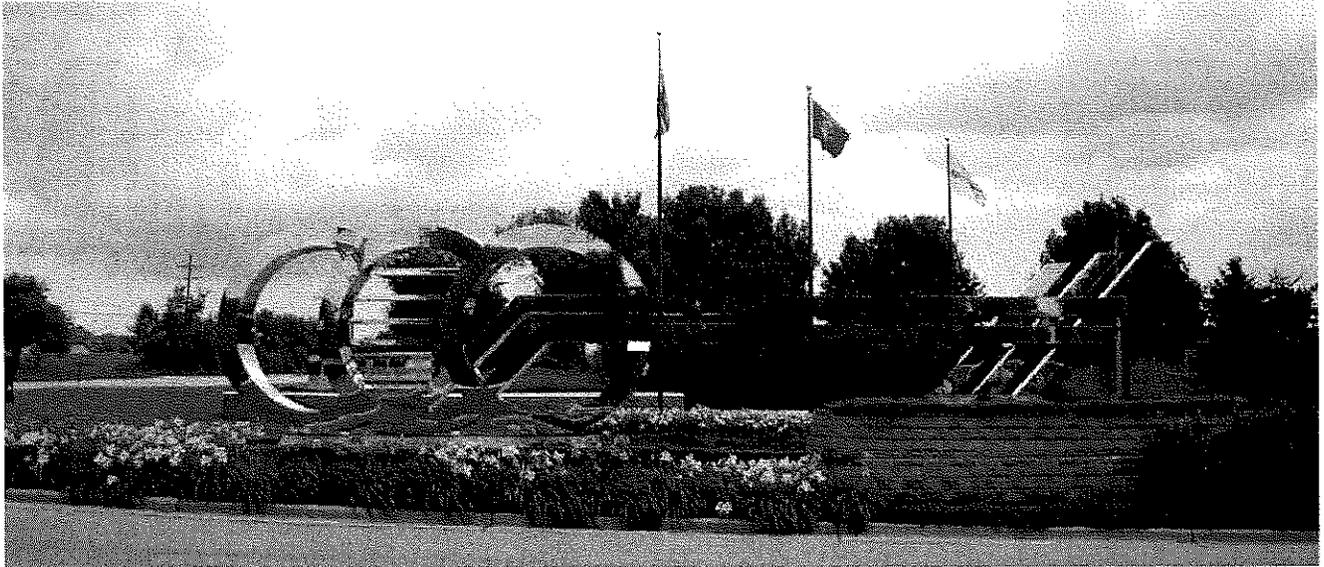
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<p>APPROVAL</p> <p><i>Slw</i></p>	<p>REQUEST FOR COUNCIL ACTION</p>	<p>MEETING DATE</p> <p>May 6, 2014</p>
<p>REPORTS AND RECOMMENDATIONS</p>	<p>Franklin First Development Strategic Plan (Ticknor 2000): all Plan components update services agreement, with economic development consultant Ticknor & Associates, Inc.</p>	<p>ITEM NUMBER</p> <p><i>G.4.</i></p>

The Mayor requests the Common Council consideration of the above. Attached is a copy of the proposal. Funding for the services would be decided by Council action on the proposed budget amendment ordinance immediately preceding this item on this meeting's agenda.

COUNCIL ACTION REQUESTED

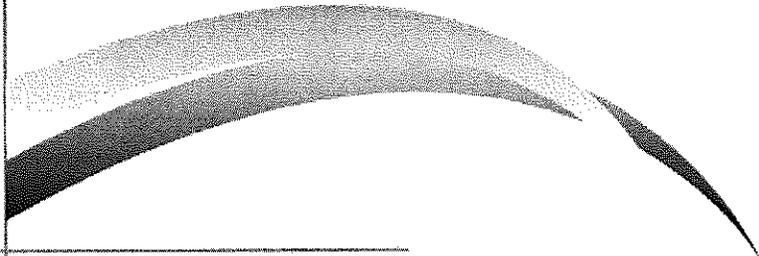
A motion to accept the proposal of Ticknor & Associates, Inc. in the estimated amount of \$38,500.00, for the provision of services to update the Franklin First Development Strategic Plan (Ticknor 2000), in the form and content as annexed hereto, to direct the City Attorney to incorporate same into the applicable standard City terms form contract, and to authorize the Mayor, City Clerk and Director of Finance and Treasurer to execute and deliver the same.



City of Franklin, Wisconsin

***Economic Development
Strategic Plan Update***

May 2nd, 2014



Prepared by: Ticknor & Associates

May 2, 2014

City of Franklin
9229 W. Loomis Rd.
Franklin, WI 53132

Project Purpose

The City of Franklin wishes to examine the market and planning feasibility for developing new office and industrial parks and to update the best places for greater office, industrial and retail development.

Thank you for inviting this proposal to update the 1999-2000 Ticknor & Associates Franklin Economic Development Strategic Plan and build upon the R.A. Smith Franklin First Strategic Plan for site development, in which we also participated.

Franklin remains a strong economic development competitor with enviable demographics and five major non-residential development corridors. The Franklin Business Park has been one of Wisconsin's most successful industrial developments. The community is also now home to the Northwestern Mutual Life campus.

Success produces quality jobs for Franklin residents and diversifies the local tax base.

Now is an opportune time to consider future development potential and ways for the City to further stimulate high-standard quality non-residential development.

Project Team

Our team brings market understanding, process savvy, and facilitation and communications skills that will be very important to this project.

We also have the key advantage of having worked very extensively with Franklin on similar assignments in 1999-2000, projects that have had lasting value for the City.

Tom Ticknor will lead this project as he did in 2000, conducting the market analysis, handling interviews and community listening, quarterbacking our strategic recommendations, and reporting to the Council and community.

- He knows economic development from the business perspective, having served as the head of the Fantus Consultant global development advisory practice and tracking the development results from his many Ticknor & Associates client relationships.

- He has experience gained from conducting more than 250 economic development projects, working in such important quality suburbs as: Bellevue, WA; Prince William County, VA; Plainfield, IN; Plano, TX; and Bloomington, MN.
- His work is well known in Franklin.

Jim McComb, President of McComb Group, Ltd., will update our prior retail analysis.

- Jim has more than thirty five years of retail development, retail analysis, and marketing research.
- Corporate consulting clients include Homart Development, CIGNA Investments, and LucasFilms Ltd.
- Community clients have included Bloomington, Minnesota, Wausau, and Madison as well as his past assignment for Franklin.

Lee Brown, President of Teska Associates, Inc., will handle the planning aspects of this update.

- With more than thirty-five years of professional experience in planning, Lee has a diverse background in comprehensive community planning, urban design, development regulations and real estate economics and is particularly adept at facilitating public/private partnerships for community revitalization.
- His client list includes the City of Greensboro, NC, the City of Elkhorn, WI, the Village of Glencoe, IL, the City of Lake Forest, IL.
- He served as the first Community Development Director for the City of Monona, WI during the period of its most significant growth of business and industry.
- Lee is the current President of the American Institute of Certified Planners.

Ticknor & Associates co-located with Teska Associates during its early years, and Tom and Lee have worked jointly on a number of projects. McComb Group, Ltd was a subcontractor to Ticknor & Associates and to RA Smith for the 1999-2000 Franklin work.

The three consultants will coordinate their Franklin fieldwork during a simultaneous initial field visit and produce a unified final set of recommendations.

Project Tasks

1. Contract Finalization/Franklin Oversight and Administration

The City will designate a Project Review Task Force, including appropriate members of the Common Council, the Community Development Authority, and other key civic leaders to guide the process and serve as a sounding board.

The City will also appoint a lead staff person to work with the consultants to provide local information, coordinate local interviews and meetings, and monitor project progress.

Staff will provide absorption data for Franklin commercial and industrial property, conclusions from any local business retention and expansion programs, and any metropolitan real estate absorption and competitive business park information that they are aware of.

Staff will also work with Tom Ticknor to amend the proposal, if desired, and devise a preliminary schedule.

2. Background Review

The consulting team will review 2000 Ticknor & Associates report and the ensuing planning/engineering studies conducted by R.A. Smith (now Smith National), the Franklin Economic Resource Guide and any other key pertinent City information.

Lee Brown will review the City's Master Plan and development review process as they pertain to commercial, industrial and retail development.

3. Project Kick-Off Meeting

The Project Review Team and three consultants will conduct a two hour project kick-off meeting to review project goals, timing, key persons to interview, priorities for public meetings, proposed work product, and critical project success factors from the City standpoint.

4. Development Briefing & Tour

Appropriate City personal will meet with the consulting team to review key development trends and discuss critical present and high-potential office park, industrial park, and retail development sites, first through maps/aerial photos and reviewing the work product from the 2000 studies (including any City updates), then through a comprehensive driving tour.

5. Retail Analysis

Since 2000 Franklin's population has grown from 29,494 to more than 35,500. Housing units have increased from 10,602 to more than 13,600. The city has remained a highly educated and prosperous area. And significant retail development has occurred.

Jim McComb will visit and evaluate existing retail areas and nearby competition and review demographic characteristics for the Franklin area for 2000, 2010, 2014 and 2019, including trends in population, households, average and median household income.

He will then hold a debriefing meeting with City officials at the end of the fieldwork.

6. Planning Analysis

Lee Brown will review and comment on the conceptual site plans from the 2000/01 RA Smith Franklin First site development project and ensuing relevant office, industrial, or major retail development plans.

He will discuss his assessment with appropriate City staff.

7. Further Real Estate Market Analysis

Tom Ticknor will coordinate City staff provided information regarding the absorption of industrial, office and retail space within Franklin.

He will consider the regional context by touring immediately competitive commercial and industrial properties with City staff, examining site data on the seven-county Choose Milwaukee website, and examining exiting secondary market absorption data.

This task will also include telephone and/or personal interviews with approximately six commercial and industrial brokers and other economic developers active within your immediate market, including the Milwaukee 7 Regional Economic Development Partnership.

This will form the basis for estimating the range of future absorption potential.

8. Local Development Policy Perspectives

Tom Ticknor primarily and Lee Brown secondarily will conduct approximately twelve interviews with key local elected officials, key CDA members, and individuals who have advanced major local development proposals.

9. Three Public Input Meetings

The consultants and the Project Review Task Force will jointly decide upon the agendas, timing, and location for three evening public meetings regarding site development. Staff will publicize the meetings and reach out to key stakeholders, such as owners, business groups, and potential developers.

Tom Ticknor will lead each of these, with Lee Brown participating selectively.

10. Interim Report to the Project Review Task Force

Tom Ticknor and Lee Brown will present interim findings to the Task Force for their review, comment and recommendation.

11. Final Report and Public Presentation

The consulting team will prepare a concise report and recommendations addressing market trends, estimated range of future absorption, the best sites for further office and industrial park and major retail development, and key next steps for the City.

We will offer a draft for review and comment by selected staff and, if desired, some or all members of the Project Review Task Force.

After suitable revisions, Tom Ticknor and Lee Brown will give a public presentation to the Task Force and invited guests.

12. Availability for Further Assignments

Each consulting team member would be available to work with the City and subsequent planning, civil engineering, and legal consultants to implement recommendations for future commercial and industrial site development.

- Tom Ticknor played this role with engineering and planning consultants in 2000.
- Jim McComb could develop a full retail analysis that the City could use for retail recruitment.
- Lee Brown could serve as an objective outside planning consultant.

Timeline & Projected Hours

We are prepared to begin this assignment within ten business days of contract authorization. Provided that the schedule works for Task Force and public meetings and for summer vacations, we target completion approximately three months after project initiation.

Estimated Schedule and Task Scope

Task	Timing (Week)	Ticknor	Teska	McComb Group
1. Issue Contract/Start-Up Information	1			
2. Background Review	1	4	2	2
3. Kick-Off Meeting	3	6	2	2
4. Development Briefing/Tour	3	14	4	4
5. Retail Analysis	3-4	1		12
6. Planning Analysis	3-4	2	9	
7. Market Analysis	3-6	24	1	1
8. Local Policy Perspective	3-6	12	4	
9. Three Public Meetings	6-8	12	6	
10. Interim Report/Discussion	10	8	5	2
11. Final Report & Presentation	12	36	7	5
Estimated Total Hours		119	40	28

Fees & Contact Authorization

Professional services and transportation for this scope of work cost \$38,500.

We request a retainer of \$6,000 upon contract authorization, followed by monthly billings based upon hours and costs to date, subject to a \$6,000 hold back until final completion of this scope.

We are happy to revise the scope if changes better suit your needs. If you have any questions or suggested modification, please contact Tom Ticknor at 847-732-5363.

You can accept this proposal by signing below or by appending this proposal to the appropriate City professional services contract.

It would be a pleasure to work with you again on this interesting and important project.

Authorized and Accepted by:

(Name, Title, Date)

APPROVAL <i>Slw</i>	REQUEST FOR COUNCIL ACTION	MEETING DATE May 6, 2014
REPORTS AND RECOMMENDATIONS	Subject matter task referral to the Forward Franklin Economic Development Committee for the study of and report upon potential retail/restaurant/quality of life/entertainment new development within the City and the areas likely for such development, to include, but not be limited to consideration of the subject matter as is set forth in Chapter 4: Economic Development of the City of Franklin 2025 Comprehensive Master Plan, the Franklin First Development Plan (R.A. Smith 2001), and Phase 2: Retail Development Potential of the Franklin First Development Strategic Plan (Ticknor 2000) (and as may be available updates thereto) upon the subject matter	ITEM NUMBER <i>6.5.</i>

The Mayor and the Common Council President request the Common Council consideration of the above.

COUNCIL ACTION REQUESTED

A motion to refer to the Forward Franklin Economic Development Committee the task of the study of and report upon potential retail/restaurant/quality of life/entertainment new development within the City and the areas likely for such development, to include, but not be limited to consideration of the subject matter as is set forth in Chapter 4: Economic Development of the City of Franklin 2025 Comprehensive Master Plan, the Franklin First Development Plan (R.A. Smith 2001), and Phase 2: Retail Development Potential of the Franklin First Development Strategic Plan (Ticknor 2000) (and as may be available updates thereto) upon the subject matter.

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APPROVAL <i>Slw</i>	REQUEST FOR COUNCIL ACTION	MEETING DATE May 6, 2014
REPORTS AND RECOMMENDATIONS	Subject matter task referral to the Community Development Authority for the study of and report upon potential business park and/or industrial park new development within the City and the areas likely for such development, to include, but not be limited to consideration of the subject matter as is set forth in Chapter 4: Economic Development of the City of Franklin 2025 Comprehensive Master Plan, the Franklin First Development Plan (R.A. Smith 2001), and Phase 1: Office/Industrial Market Analysis and Phase 4: Economic Development of the Franklin First Development Strategic Plan (Ticknor 2000) (and as may be available updates thereto) upon the subject matter	ITEM NUMBER <i>G.6.</i>

The Mayor and the Common Council President request the Common Council consideration of the above.

COUNCIL ACTION REQUESTED

A motion to refer to the Community Development Authority the task of the study of and report upon potential business park and/or industrial park new development within the City and the areas likely for such development, to include, but not be limited to consideration of the subject matter as is set forth in Chapter 4: Economic Development of the City of Franklin 2025 Comprehensive Master Plan, the Franklin First Development Plan (R.A. Smith 2001), and Phase 1: Office/Industrial Market Analysis and Phase 4: Economic Development of the Franklin First Development Strategic Plan (Ticknor 2000) (and as may be available updates thereto) upon the subject matter.

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<p style="text-align: center;">APPROVAL</p> <p style="text-align: center;"><i>Slw</i></p>	<p style="text-align: center;">REQUEST FOR COUNCIL ACTION</p>	<p style="text-align: center;">MEETING DATE</p> <p style="text-align: center;">05/06/14</p>
<p style="text-align: center;">REPORTS & RECOMMENDATIONS</p>	<p style="text-align: center;">RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS FOR THE APPROVAL OF A SPECIAL USE FOR A CREDIT UNION USE UPON PROPERTY LOCATED AT 7750 SOUTH LOVERS LANE ROAD (BUILDING 8, LOT 3 WITHIN THE SHOPPES OF WYNDHAM VILLAGE DEVELOPMENT) (SUMMIT CREDIT UNION, APPLICANT)</p>	<p style="text-align: center;">ITEM NUMBER</p> <p style="text-align: center;"><i>6.7.</i></p>

At its April 3, 2014, meeting, following a properly noticed public hearing, the Plan Commission approved the following motion: motion to put the item over to the next Plan Commission meeting and the public hearing continued as such, and staff to provide pictures and location to neighboring properties.

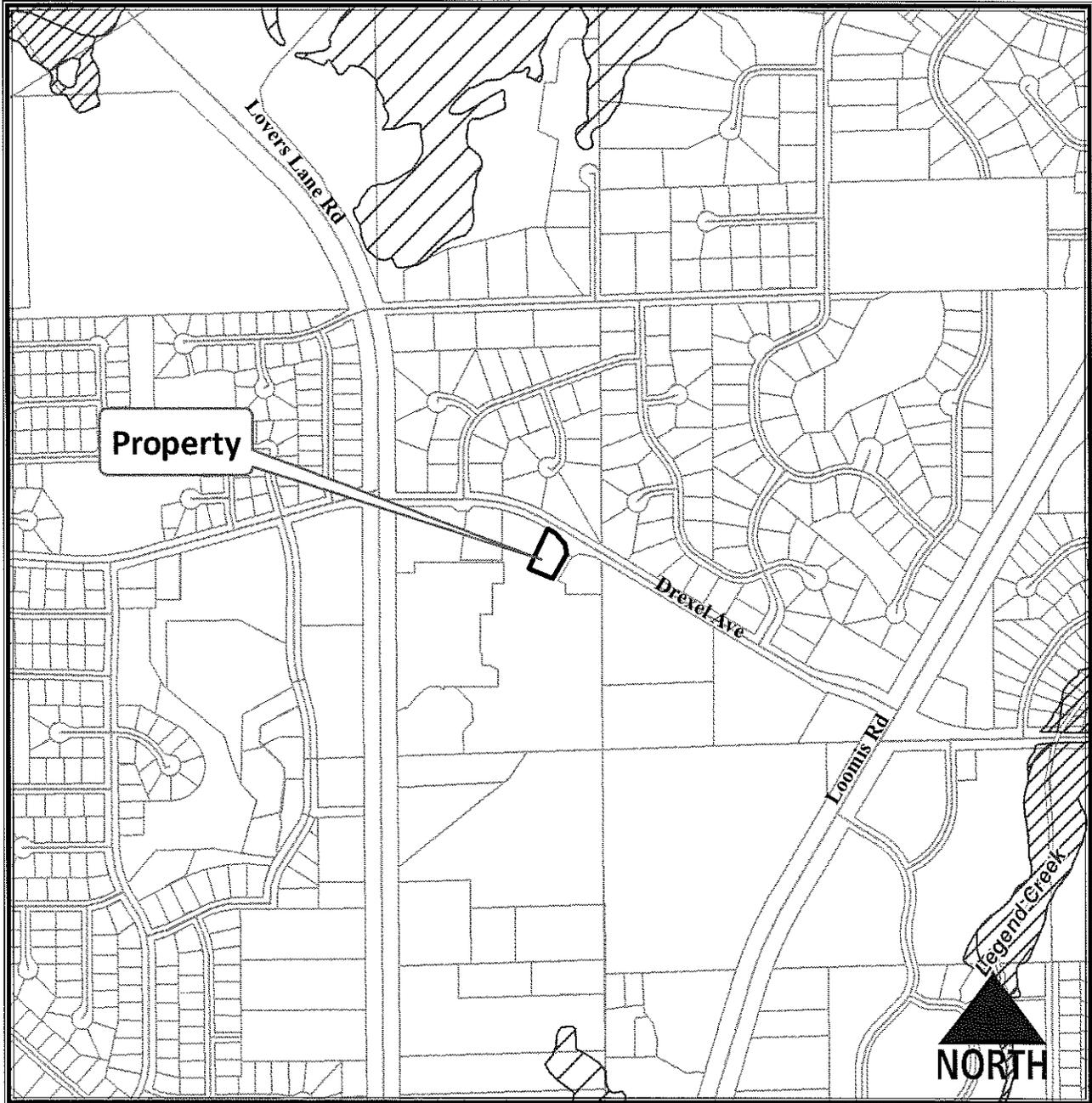
At its April 17, 2014, meeting, following the continuation of the public hearing, the Plan Commission recommended approval of a resolution imposing conditions and restrictions for the approval of a Special Use for a credit union use upon property located at 7750 South Lovers Lane Road (Building 8, Lot 3 within the Shoppes of Wyndham Village development) (Summit Credit Union, Applicant).

COUNCIL ACTION REQUESTED

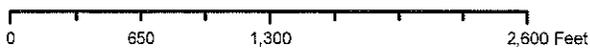
A motion to adopt Resolution No. 2014-_____, a resolution imposing conditions and restrictions for the approval of a credit union use upon property located at 7750 South Lovers Lane Road (Building 8, Lot 3 within the Shoppes of Wyndham Village development) (Summit Credit Union, Applicant)



7750 South Lovers Lane Road
TKN 794-9999-008



Planning Department
(414) 425-4024



2013 Aerial Photo

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

RESOLUTION NO. 2014-_____

A RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS
FOR THE APPROVAL OF A SPECIAL USE FOR A CREDIT UNION USE UPON
PROPERTY LOCATED AT 7750 SOUTH LOVERS LANE ROAD (BUILDING 8, LOT 3
WITHIN THE SHOPPES OF WYNDHAM VILLAGE DEVELOPMENT)
(SUMMIT CREDIT UNION, APPLICANT)

WHEREAS, Summit Credit Union having petitioned the City of Franklin for the approval of a Special Use within a CC City Civic Center District under Standard Industrial Classification Title No. 6061 "Federal credit unions (with drive through facilities)", to allow for a credit union use, upon property located at 7750 South Lovers Lane Road (building 8, Lot 3 within the Shoppes of Wyndham Village development), bearing Tax Key No. 794-9999-008, more particularly described as follows:

Lot 3 of Certified Survey Map No. 8567 recorded in the Office of the Register of Deeds for Milwaukee County, Wisconsin, on November 21, 2013, as Document No. 10315111. Being a redivision of Lot 1 of Certified Survey Map No. 8000, being a redivision of Parcel 1 of Certified Survey Map No. 5762, Certified Survey Map No. 377, and lands in the Southwest 1/4 and Northwest 1/4 of the Southeast 1/4 of Section 8, Township 5 North, Range 21 East. Said land being in the City of Franklin, County of Milwaukee, State of Wisconsin (0.851 acres); 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 3rd day of April, 2014, and the Plan Commission thereafter having determined to recommend that the proposed Special Use be approved, subject to certain conditions, and the Plan Commission further finding that the proposed Special Use upon such conditions, pursuant to §15-3.0701 of the Unified Development Ordinance, will be in harmony with the purposes of the Unified Development Ordinance and the Comprehensive Master Plan; that it will not have an undue adverse impact upon adjoining property; that it will not interfere with the development of neighboring property; that it will be served adequately by essential public facilities and services; that it will not cause undue traffic congestion; and that it will not result in damage to property of significant importance to nature, history or the like; and

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

SUMMIT CREDIT UNION – SPECIAL USE
RESOLUTION NO. 2014-_____

Page 2

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Common Council of the City of Franklin, Wisconsin, that the petition of Summit Credit Union, for the approval of a Special Use for the property particularly described in the preamble to this Resolution, be and the same is hereby approved, subject to the following conditions and restrictions:

1. That this Special Use is approved only for the use of the subject property by Summit Credit Union, successors and assigns, as a credit union use, which shall be developed in substantial compliance with, and operated and maintained by Summit Credit Union, pursuant to those plans City file-stamped March 26, 2014 and annexed hereto and incorporated herein as Exhibit A.
2. Summit Credit Union, successors and assigns, shall pay to the City of Franklin the amount of all development compliance, inspection and review fees incurred by the City of Franklin, including fees of consults to the City of Franklin, for the Summit Credit Union facility, 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 Summit Credit Union, and the credit union use for the property located at 7750 South Lovers Lane Road (building 8, Lot 3 within the Shoppes of Wyndham Village development): (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. Applicant shall submit Summit detailed plans for the proposed sunshades to the Department of City Development for review and approval, prior to the issuance of a Building Permit.
5. Parking lot lighting fixtures and light poles shall be black in color to match the existing lighting within the Shoppes at Wyndham Village development.

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

SUMMIT CREDIT UNION – SPECIAL USE
RESOLUTION NO. 2014-_____

Page 3

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

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

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

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

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

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

APPROVED:

Stephen R. Olson, Mayor

ATTEST:

Sandra L. Wesolowski, City Clerk

YES _____ NOES _____ ABSENT _____



REPORT TO THE PLAN COMMISSION

Meeting of April 3, 2014

Special Use and Master Sign Program Amendment (for the Shoppes at Wyndham Village development)

RECOMMENDATION: Department of City Development staff recommends approval of the Special Use and Master Sign Program, subject to the conditions of approval in the attached draft resolutions.

Project Name:	Summit Credit Union Special Use
Project Location:	7750 South Lovers Lane Road
Property Owner:	Franklin-Wyndham, LLC
Applicant:	Summit Credit Union
Agent:	Peter Tan, Strang, Inc.
Current Zoning:	CC Civic Center District
2025 Comprehensive Plan:	Mixed Use and Areas of Natural Resource Features
Use of Surrounding Properties:	Single-family residential to the north, single-family and vacant land zoned R-8 Multiple-Family Residence District to the south, Risen Savior Lutheran Church and vacant R-8 District land to the east and a gasoline service station and single-family zoned land to the west
Applicant's Action Requested:	Recommendation to the Common Council for approval of the proposed Special Use.

Introduction and Background:

Please note:

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

On March 11, 2014, Mr. Peter Tan of Strang, Inc. submitted a Special Use application on behalf of Summit Credit Union requesting approval to operate a credit union use upon property located at 7750 South Lovers Lane Road (Building 8, Lot 3, within the Shoppes at Wyndham Village development). The proposed credit union use corresponds to Standard Industrial Classification Title No. 6061, Federal Credit Union (with drive-through facilities), which is allowed in the CC City Civic Center District as a Special Use.

It can be noted that this parcel was recently created, through a Certified Survey Map approved by the City on October 1, 2013.

It can also be noted that the Master Site Plan, dated May 16, 2007 did envision a bank at this location, although Condition No. 9 of Resolution No. 2011 approving the Site Plan for the Shoppes

at Wyndham Village development stated, "That future reviews and approvals, including site plan amendments or Special Use approvals are and may be necessary for proposed Buildings 4, 6, and 8."

Project Description and Analysis:

The applicant is requesting Special Use approval to construct and operate an approximately 3,550 square foot credit union (with drive-through facilities) at 7750 South Lovers Lane Road, which is Building 8, Lot 3, within the Shoppes at Wyndham Village development. The property is approximately 0.85 acres or 37,046 square feet.

Architecture:

According to the applicant's architect, "The design of this branch is the result of rethinking the old notion of the "stuffy" financial institution, instead creating openness and transparency with forward-looking architecture. The material palette of shimmering black ironspot brick and silver metallic metal juxtaposed with splashes of bright color create a contemporary, energetic feel." As part of the energetic feel of the building, the applicant is proposing sunshades along the southeastern elevation of the building, which will feature images of "happy people." The applicant, with agreement from Department of City Development staff, is requesting that the sunshade images not be considered signage as they contain no text, logos or overt advertisements. The applicant's project narrative depicts an example of similar sunshades at an existing Summit Credit Union, but does not have details of what the sunshades will look like at the Franklin-branch. *Staff recommends the applicant submit detailed plans for the proposed sunshades to the Department of City Development for review and approval, prior to issuance of a Building Permit.*

While the proposed architecture of the credit union is not similar to that of the existing buildings at the Shoppes of Wyndham Village, staff is not recommending any changes to further match those buildings at this time. In consideration of the Summit Credit Union on its own, staff has no objections to the proposed architecture. Staff advises however, that the Plan Commission consider its architectural compatibility in relation to the architecture of the adjacent buildings, as well as its location within the overall shopping center to determine if this variation is acceptable. Consideration may be given to incorporating colors, materials or architectural styles of the adjacent buildings to further a harmonious theme throughout the development. For example, the Plan Commission may contemplate requiring brick and accent materials that match the color of the adjacent buildings, while allowing the differing architectural style.

It can also be noted that the CC City Civic Center District intent does state, "Employ superior building, site, and landscape design standards than most other areas of the City since the uses in the CC City Civic Center District will convey the image of all of the City of Franklin to both residents and visitors."

Proposed hours of operation for the lobby of the credit union are 8:00 a.m. to 5:00 p.m. Monday through Friday and from 8:00 a.m. to 12:00 p.m. on Saturday. The credit union will be closed on Sunday. Proposed hours of operation for the drive-through ATM will be 24 hours a day, seven days a week.

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

Parking:

Table 15-5.0203 of the City of Franklin Unified Development Ordinance (UDO) defines requirements for off-street parking. According to this section, a financial institution would require five (5) off-street parking spaces per 1,000 square feet of gross floor area (GFA). If one applies this standard, then the proposed 3,550 square foot credit union would be required to provide a minimum of eighteen (18) off-street parking spaces.

The applicant is proposing seventeen (17) total off-street parking spaces, which represents a 6% reduction from the required eighteen (18) off-street parking spaces. According to Section 15-5.0203 of the UDO, the minimum standard parking ratio may not be exceeded by 25%. Therefore, the Common Council may approve the proposed 6% reduction as part of Summit Credit Union's Special Use. One (1) of the off-street parking spaces is handicap accessible, which meets minimum requirements of Table 15-5.0202(I)(1) of the (UDO).

Lighting:

The applicant is proposing silver poles and silver KIM Archtype LED parking lot luminaires, which meet the exterior lighting standards of Section 15-5.0401 of the UDO. However, the proposed lighting is different from the parking lot lighting at Pick'N Save, Target and Buildings 4, 5 and 7 of the Shoppes of Wyndham Village development, which have either ECULUME DECTA18 metal halide lighting. According to the applicant the proposed lighting has a modern look, which matches the architecture of the credit union better than the existing lighting within the Shoppes at Wyndham Village development. Staff recommends the parking lot lighting fixtures and light poles be black in color to match the existing lighting within the Shoppes at Wyndham Village development. In addition, staff suggests the parking lot lighting and poles for the Summit Credit Union match the style of the existing lighting within the Shoppes at Wyndham Village development.

Landscaping:

Pursuant to the CC City Civic Center District development standards set forth in Table 15-3.0307A of the Unified Development Ordinance (UDO), footnote (b) states that the minimum Landscape Surface Ratio (LSR) for individual parcels can be below 40% if a cumulative LSR of 40% or more is maintained in perpetuity for the entire development. Due to site constraints from the need to layout the credit union's drive-through aisles, the applicant is proposing to utilize the Alternative Minimum Landscape Surface Ratio per Section 15-5.0302(E) of the UDO. Therefore, the resulting Landscape Surface Ratio for the property will be 36%. In addition, most of the existing landscape plantings on the site will be preserved to maintain continuity with the rest of the Shoppes at Wyndham development. The applicant has included hose bibs locations for irrigation.

Signage:

The applicant submitted a Master Sign Program Amendment for the Shoppes at Wyndham Village development along with the Special Use Application. Summit Credit Union is requesting approval of four wall signs. The wall signs labeled "1a" and "1b" have an area of 50.68 square feet each and

the signs labeled “2a” and “2b” are 40.76 square feet each. Therefore, the four signs have a total area of 182.88 square feet. The proposed signs are internally illuminated, individual channel letters mounted on a raceway. The letters are white during the day and illuminated white at night. There is color variation in the logo.

The original Shoppes at Wyndham Village Master Sign Program, approved via Resolution No. 2008-2, stated, “Future buildings 6 and 8 signage requires a Master Sign Program Amendment. Note that the maximum square footage of allowed signage for these buildings has been calculated in the MSP.”

The Shoppes at Wyndham Village Master Sign Program allows white channel letters mounted on raceways with color variation in the logo, as the applicant is requesting. However, the maximum size for an individual wall sign is 35 square feet. In addition, the proposed building footprint and architecture is different than the anticipated building for this area of the development. As such, a Master Sign Program Amendment for the proposed signs sizes and locations is needed.

Staff recommends that illumination of Summit Credit Union signs shall be prohibited after 10:00 p.m., consistent with the Master Sign Program for the Shoppes at Wyndham Village development and that the applicant shall obtain a Sign Permit from the Inspection Department, for Summit Credit Union.

Staff Recommendation:

Department of City Development staff recommends approval of the Special Use and Master Sign Program, subject to the conditions of approval in the attached draft resolutions.



<input checked="" type="checkbox"/> <u>Madison Regional Office</u> 161 Horizon Drive, Suite 101 Verona, WI 53593 p 608.848.5060 f 608.848.2255	<input type="checkbox"/> <u>Milwaukee Regional Office</u> N22 W22931 Nancys Court, Suite 3 Waukesha, WI 53186 p 262.513.0666 f 262.513.1232	<input type="checkbox"/> <u>Kenosha Regional Office</u> 6520 67 th Street Kenosha, WI 53142 p 262.925.8367 f 262.925.8362	<input type="checkbox"/> <u>Fox Valley Regional Office</u> 3215 W. Lawrence Street Suite 6 Appleton, WI 54914 p 920-733-2800 f 920-733-2801
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Memorandum

www.jsdinc.com

To: Nick Fuchs – Senior Planner
 From: Wade P. Wyse
 Re: Summit Credit Union – Franklin
 JSD Project #: 14-6078
 Date: 2014/03/10
 cc: Peter Tan, AIA, NCARB, LEED AP

This Memo addresses the response to the General Standards, Special Standards, and Considerations found in Section 15-3.0701(A), (B), and (C) of the UDO as required for Special Use Applications. In general the Standards and Considerations have been met as part of the Shoppes of Wyndham Village Shopping Center General Development Plan. Specifically, please note the following:

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.

This project shall comply.

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.

This project shall comply.

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.

This project shall comply.

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.

This project shall comply.

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.

This project shall comply.

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.

This project shall comply.

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.

This project shall comply.

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 15-0703 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.

This project shall comply.

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.

The proposed financial institution shall provide service that is in the interest of public convenience for the proposed location.

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.

The proposed site is well suited for the proposed project.

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.

There are not any known adverse impacts anticipated due to the proposed development.

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.

This project does not establish precedent of incompatible uses in the surrounding area.



March 10, 2014 (Revised per Staff Comments, March 26, 2014)

Project Narrative

**Summit Credit Union
7750 Lovers Lane Road
Franklin, Wisconsin**

Franklin

MAR 26 2014

City Development

Design Intent

The site and building is designed in response to Summit Credit Union's desire for a highly visible facility that reaches out to the community, while being responsive to the integrity of its contextual fabric. The massing and design composition of the building is such that it presents a pleasing face to the public realm on the north, east and south sides of the site. The drive-up canopy design is fully integrated into the overall design composition of the facility. The canopy preserves the street edge on West Drexel Avenue by continuing the line of the street façade between the Summit building and the existing building to the west.

The design of this branch is the result of rethinking the old notion of the "stuffy" financial institution, instead creating openness and transparency with forward-looking architecture. The material palette of shimmering black ironspot brick and silver metallic metal juxtaposed with splashes of bright color create a contemporary, energetic feel. A colorful and light-filled interior creates an informal and welcoming atmosphere for the branch. Below is the Summit Branch at Greenfield Ave. in West Allis, showing the proposed material palette.

ARCHITECTURE
ENGINEERING
INTERIOR DESIGN





Floor-to-ceiling windows allow for much of the building to rely on natural daylighting. To underscore Summit's commitment to sustainability, large southeast facing vertical sail-shaped fabric sunshades reduce solar heat gain and glare on the east facing curtainwall of the branch and provide cool, diffuse daylighting to the interior. The colorful graphics on the fabric and dynamic trapezoidal shape of these sunshades also provide a fun and inviting character to the branch. Below is an example of the type of proposed graphics on the fabric of the sunshades. Summit Credit Union will not be able to make a final decision on the actual images on the sunshades at the present time. Therefore, we are requesting approval of the concept of using photographs of "happy people" without any text or overt advertising, so that it would not be considered signage. Our desire is that, with the conceptual approval that these images are not considered signage, the final approval of these images in the future will simply be an administrative approval by Planning Staff.



Summit Credit Union Yellowstone Branch in Madison, Wisconsin.

The screening of exterior mechanical and electrical equipment is fully integrated into the design of the building and site. Rooftop equipment is screened by ribbed metal screen walls and ground mounted equipment is screened by evergreen shrubs.

As a member-owned cooperative, Summit Credit Union believes they have an obligation to do what is best for its members, and collectively be good citizens of the community. The unique design and architecture of the Summit Credit Union Franklin Branch clearly represents the credit union's mission and vision into the future.

Signage

Proposed wall signs are shown for reference only and require separate review and approval by the Architectural Review Board and issuance of a Sign Permit by the Building Inspection Department.

Project Timetable and Estimated Value

The project timetable has not been determined yet, and the estimated value of the proposed building and development is confidential.



Existing Dumpster Enclosure

Summit Credit Union intends to share the use of the existing dumpster enclosure with Building No. 7.

Description of Building Use:

Operational characteristics will be those of a typical financial institution. Three drive-through teller aisles will serve credit union members from their autos. The building will have a walk-in lobby for credit union members who wish to conduct business with a teller or financial adviser, and for people wishing to become members of the credit union.

For walk-in customers, the lobby will be open from approximately 8:00 am until 5:00 pm Monday through Friday and from 8:00 am to noon on Saturday.

The drive-through teller lanes will be open from approximately 7:00 am to 6:00 pm Monday through Friday and from 8:00 am to noon on Saturday.

An ATM machine on the outer-most drive-through lane will be available at all times. (ATM Hours indicated)

Parking:

Car parking: 17 stalls. We are requesting approval of a 6% reduction to 17, from the required 18 spaces, which is within the 25% reduction allowed in Section 15-5.0203 of the UDO, as part of Summit's Special Use.

Bicycle parking: ~~4~~² stalls provided near primary building entrance for staff and customers.

Site Lighting

Site lighting luminaire fixture mounting height is at the top of the 20' poles. In lieu of the existing site lighting for the Shoppes at Wyndham Village, we are requesting approval of the luminaires, and the silver metallic color of the fixtures and poles, because they would match the proposed building.

Landscape Design

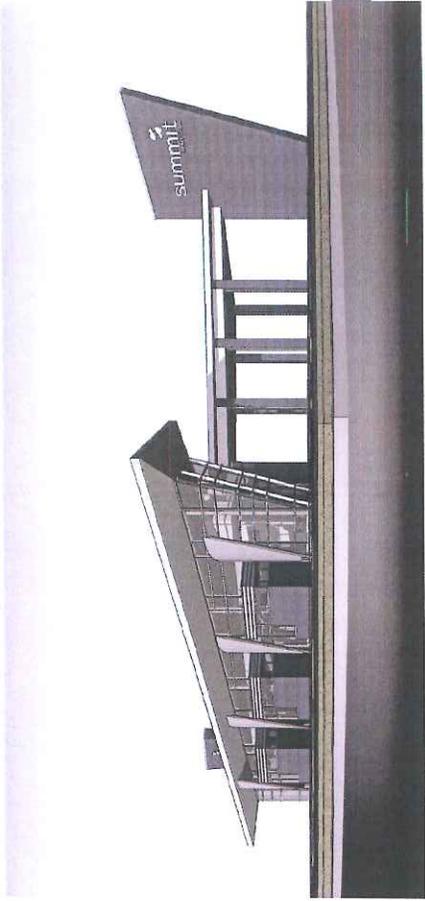
Most of the existing street trees have been preserved to maintain the continuity of landscaping on the site. Landscape shrubs screen the drive-up from the street. Evergreen shrubs screen the ground mounted mechanical and electrical equipment.

Storm Water Management

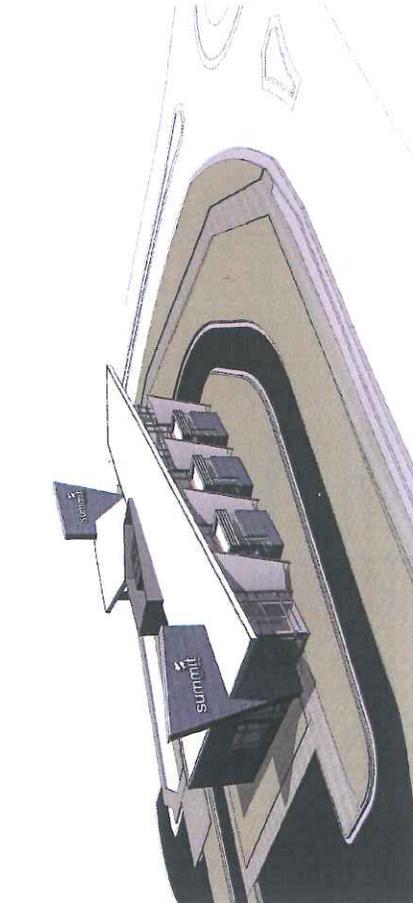
The storm water runoff from the site will be captured and conveyed within an on-site storm sewer system. The site system discharges into the public storm water management system for discharge into the regional stormwater treatment basin associated with the Shoppes of Wyndham Village Shopping Center to the south of the site. This regional basin provides the required storm water management treatment for the site.



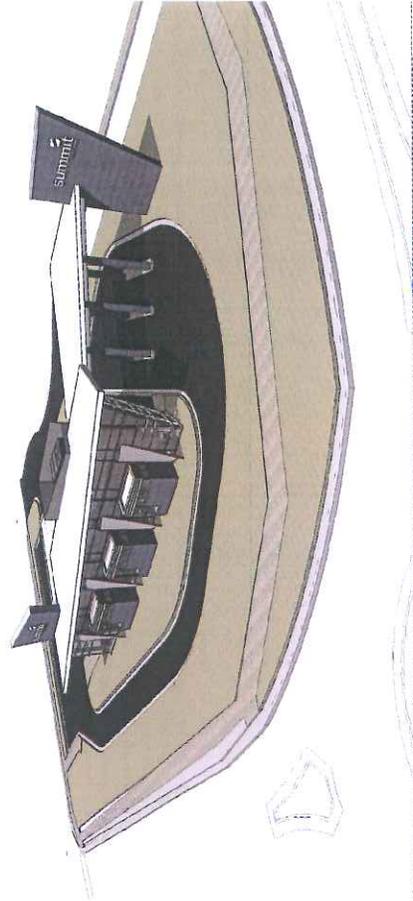
SOUTH PERSPECTIVE VIEW



EAST PERSPECTIVE VIEW



SOUTH AERIAL VIEW



EAST AERIAL VIEW

Franklin

MAR 26 2014

City Development



STRANG

SUMMIT CREDIT UNION - FRANKLIN BRANCH

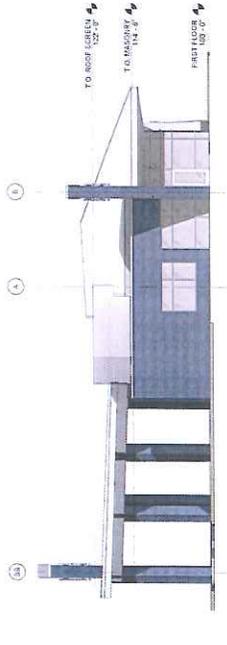


STRANG

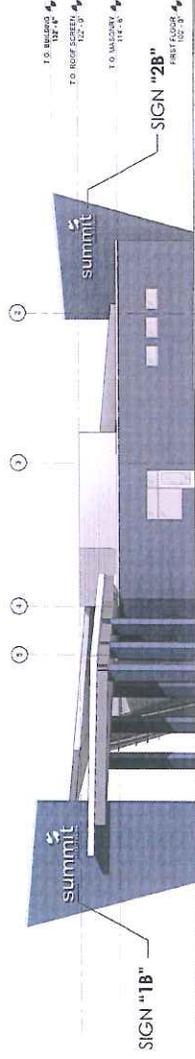
ARCHITECTURE
INTERIOR DESIGN

STRANG, LLC
6411 HERRING POINT ROAD
GREENSBORO, NC 27409

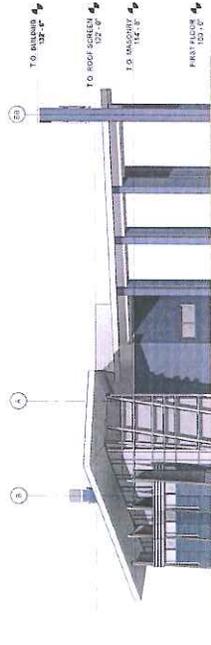
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GLASS	LOW E MIRRORING GLASS
WOOD	EXTERIOR GRADE
ROOFING	ASPH/FLT SHINGLES
PAINT	EXTERIOR GRADE
CONCRETE	EXTERIOR GRADE
STAINLESS STEEL	EXTERIOR GRADE
BRASS	EXTERIOR GRADE
STEEL	EXTERIOR GRADE
GLASS	LOW E MIRRORING GLASS
ALUMINUM	ANODIZED ALUMINUM
WOOD	EXTERIOR GRADE
ROOFING	ASPH/FLT SHINGLES
PAINT	EXTERIOR GRADE
CONCRETE	EXTERIOR GRADE
STAINLESS STEEL	EXTERIOR GRADE
BRASS	EXTERIOR GRADE
STEEL	EXTERIOR GRADE



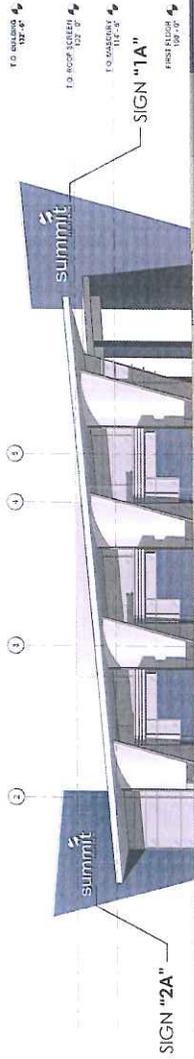
SOUTH - WEST ELEVATION



NORTH - WEST ELEVATION



EAST ELEVATION



SOUTH - EAST ELEVATION

PREPARED BY: JLD
DATE: 03/14/14
RESPONSE DATE: 03/14/14

DRAWN: JLD
CHECKED: JLD
DATE: 03/14/14
PROJECT NO: 1401010
PROJECT FILE: 1401010

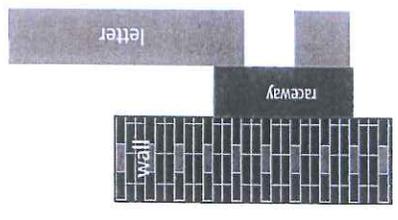
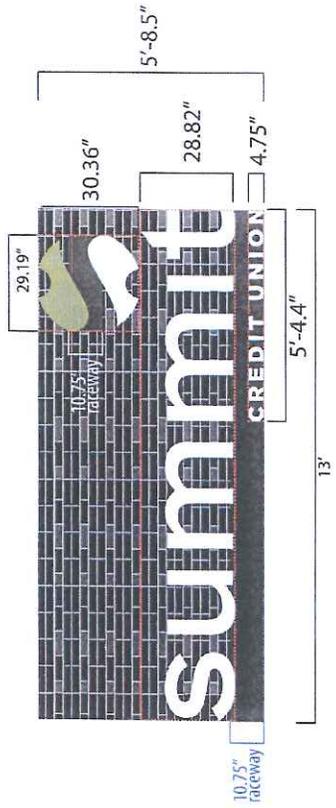
SUMMIT
CREDIT UNION
- FRANKLIN

SHEET NAME
EXTERIOR
ELEVATIONS

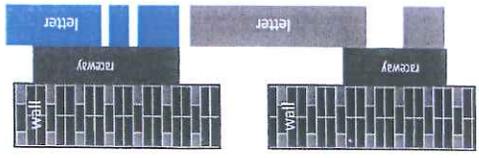
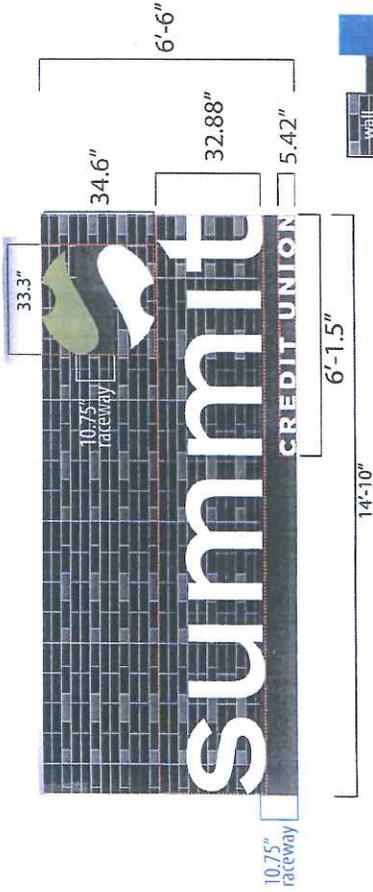
SHEET NO.

A401

NOTES: SEE ALL NOTES ON SHEETS 1401010 AND 1401011 FOR MATERIALS, FINISHES, AND BY THE ARCHITECT'S OFFICE AND APPROVAL. ALL WORK SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND REQUIREMENTS OF THE CONTRACT DOCUMENTS.



SIGN 2A + 2B



SIGN 1A + 1B

SUMMIT CREDIT UNION FRANKLIN

BUILDING WALL SIGNS -
INTERNALLY LIT RACEWAY SIGNS



Type:
Job:
Catalog number:

Approvals:

Mtg.	Fixture	Electrical Module	Finish	Options	Optional
/	/	/	/	/	Vertical
See page 2					Slipfitter Mount
					See page 4

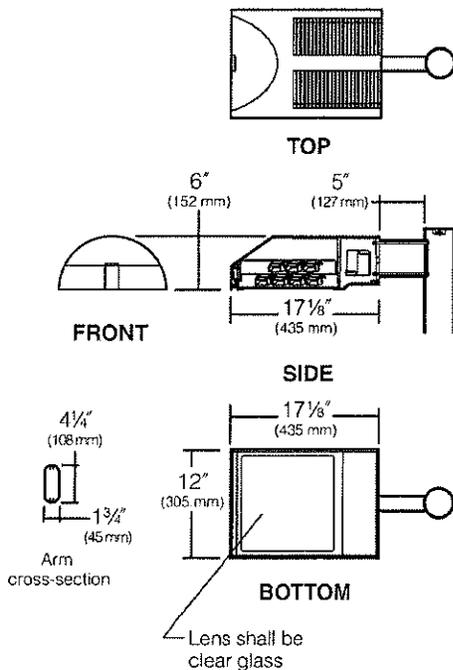
Select pole from Kim Arms and Poles Selection Guide. If pole is provided by others indicate O.D. for arm fitting.

Date:
Page: 1 of 6

Specifications

SAR-LED

60 Light Emitting Diodes
Total System Watts = 66W
Maximum Weight = 30 lbs.



Housing: One-piece die-cast, low copper (<0.6% Cu) aluminum alloy with integral cooling ribs over the optical chamber and electrical compartment. Solid barrier wall separates optical and electrical compartments. Double-thick wall with gussets on the support-arm mounting end. Housing forms a half cylinder with 55° front face plane providing a recess to allow a flush single-latch detail. All hardware is stainless steel or electro-zinc plated steel.

Lens Frame: One-piece die-cast, low copper (<0.6% Cu) aluminum alloy lens frame with 1" minimum depth around the gasket flange. Integral hinges with stainless steel pins provide no-tool mounting and removal from housing. Single die-cast aluminum cam-latch provides positive locking and sealing of the optical chamber by a one-piece extruded and vulcanized silicone gasket to provide an IP66 rating for the optical module. Clear 3/16" thick tempered glass lens retained by eight steel clips with full silicone gasketing around the perimeter.

Electronic Module: All electrical components are UL and CSA recognized, mounted on a single plate and factory prewired with quick-disconnect plugs. Module includes a driver, thermal control device and surge protector. Electrical module attaches to housing with no-tool hinges and latches, accessible by opening the lens frame only. Driver is rated for -40°F starting and has a 0-10V dimming interface for multi-level illumination options.

Optical Module: Precision, replaceable PicoEmitters are positioned to achieve directional control toward desired task. The entire EmitterDeck fastens to the housing as a one-piece module.

Support Arm: One-piece extruded aluminum with internal bolt guides and fully radiussed top and bottom. Luminaire-to-pole attachment is by internal draw bolts, and includes a pole reinforcing plate with wire strain relief. Arm is circular cut for specified round pole.

Optional Wall Mounting: Fixture mounted to poured concrete walls only. A modified support arm is provided with side access to allow field splices within the arm. A wall embedment bracket is provided to accept draw bolts, and a trim plate covers the wall-embedded junction box. All wall mount components are finished to match the fixture.

Finish: Each luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured, triglycidal isocyanurate (TGIC) polyester powdercoat finish. Standard colors include (BL) Black, (DB) Dark Bronze, (WH) White, (PS) Platinum Silver, (SG) Stealth Gray, (LG) Light Gray, and (CC) Custom Color (Include RAL#).

Listed To: UL 1598 Standard for Luminaires - UL 8750 Standard for Safety for Light Emitting Diode (LED) Equipment for use in Lighting Products and CSA C22.2#250.0 Luminaires.

Warranty: Kim Lighting warrants The Archetype LED products ("Product(s)") sold by Kim Lighting to be free from defects in material and workmanship for (i) a period of five (5) years for metal parts, (ii) a period of ten (10) years for exterior housing paint finish(s), (iii) a period of six (6) years for LED Light Engines (PicoEmitters) and, (iv) a period of five (5) years for LED power components (LED Driver, LifeShield® device, Surge Protector), from the date of sale of such goods to the buyer as specified in Kim Lighting shipment documents for each product.

CAUTION: Fixtures must be grounded in accordance with national, state and/or local electrical codes. Failure to do so may result in serious personal injury.



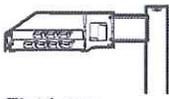
Patent Pending

KIM LIGHTING RESERVES THE RIGHT TO CHANGE SPECIFICATIONS WITHOUT NOTICE.

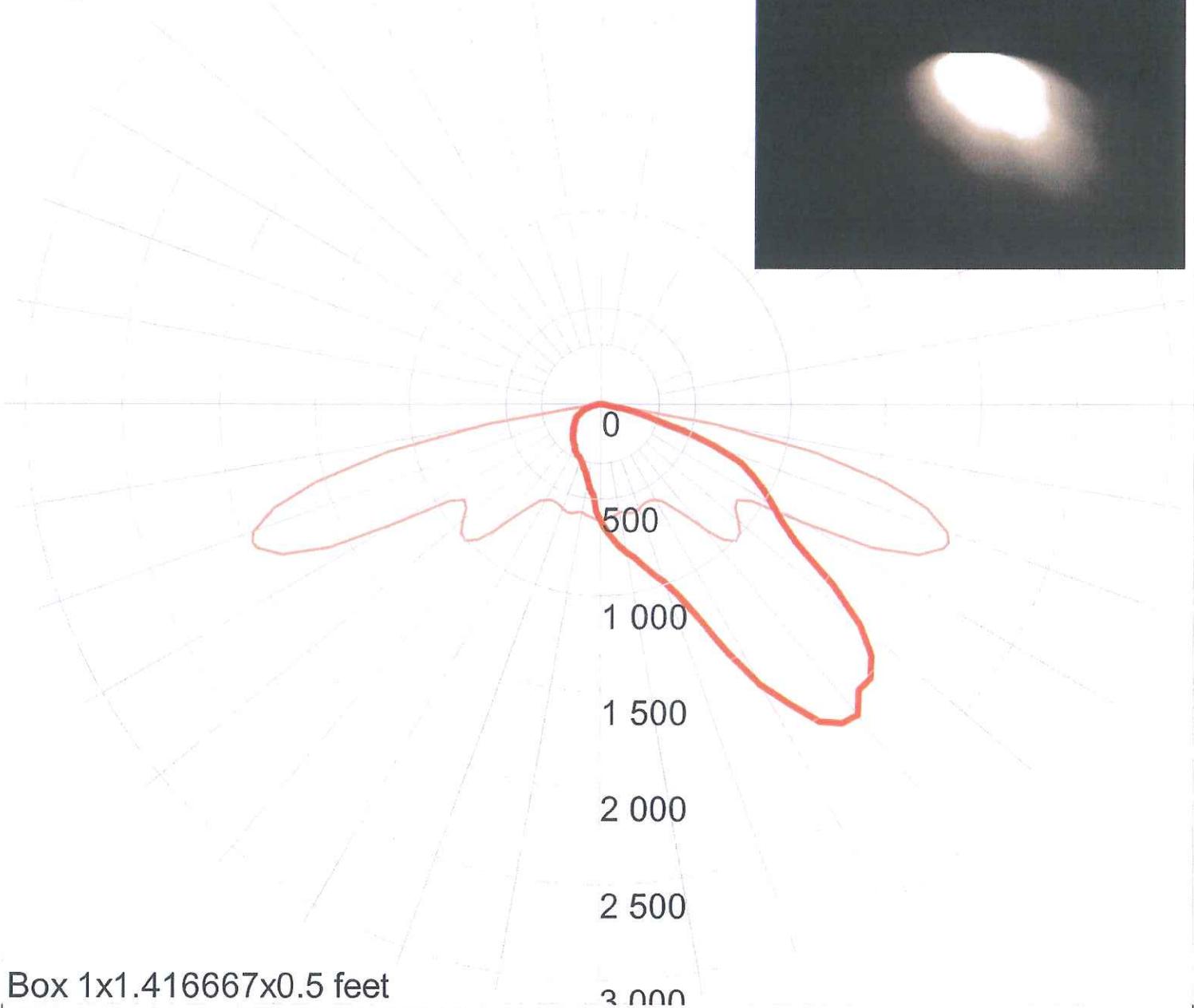
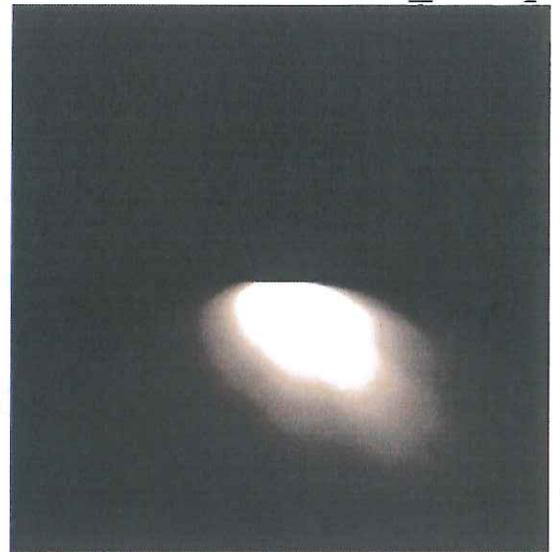
Type:
Job:



Standard Features

<p>Mounting 3SY configuration is available for round poles only.</p>	<p>Plan View:</p> <div style="display: flex; justify-content: space-around; align-items: center;">        </div> <p>EPA: 0.7 1.4 1.2 1.9 1.9 2.5</p> <p>Cat. No.: <input type="checkbox"/> 1SA <input type="checkbox"/> 2SB <input type="checkbox"/> 2SL <input type="checkbox"/> 3ST <input type="checkbox"/> 3SY <input type="checkbox"/> 4SC <input type="checkbox"/> 1W</p>
<p>Fixture Cat. No. designates fixture and optic</p>  <p style="text-align: center;">Flat Lens</p>	<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p>SAR x</p> <p>Housing Size: SAR</p> <p>Distribution:</p> <p><input type="checkbox"/> 2 = Type II Full Cutoff</p> <p><input type="checkbox"/> 3 = Type III Full Cutoff</p> <p><input type="checkbox"/> 4 = Type IV Full Cutoff</p> <p><input type="checkbox"/> 5 = Type V Square Full Cutoff</p> <p><input type="checkbox"/> L = Type L Left Full Cutoff</p> <p><input type="checkbox"/> R = Type R Right Full Cutoff</p> </div> <div style="width: 45%;"> <p>E35</p> <p>E35 = 350mA</p> </div> </div> <div style="border: 1px solid red; padding: 5px; margin-top: 10px;"> <p style="text-align: center;">Light Distribution:</p> <div style="display: flex; justify-content: space-around;">    </div> <p style="text-align: center;">Type II Type III Type IV Forward Throw</p> <div style="display: flex; justify-content: space-around; margin-top: 10px;">    </div> <p style="text-align: center;">Type V Type R Type L Square Right Left</p> </div>
<p>Electrical Module</p>	<p>Cat. Nos. for Electrical Modules available:</p> <div style="display: flex; justify-content: space-around;"> <div style="width: 30%;"> <p>60L xK</p> <p>Source: 60L = 60 LED's</p> <p>Color Temperature:</p> <p><input type="checkbox"/> 3K = 3000K</p> <p><input type="checkbox"/> 4K = 4200K</p> <p><input type="checkbox"/> 5K = 5100K</p> <p><input type="checkbox"/> 2K = 580nm - Amber</p> </div> <div style="width: 30%;"> <p>x</p> <p>Voltage:</p> <p><input type="checkbox"/> 120 = 120V</p> <p><input type="checkbox"/> 208 = 208V</p> <p><input type="checkbox"/> 240 = 240V</p> <p><input type="checkbox"/> 277 = 277V</p> <p><input type="checkbox"/> 347 = 347V²</p> <p><input type="checkbox"/> 480 = 480V²</p> </div> </div> <p><small>²Due to current unavailability of 347V and 480V drivers, specification of these voltages may feature an integral step-down transformer.</small></p>
<p>Finish TGIC powder coat.</p>	<p>Color: Black Dark Bronze Light Gray Stealth Gray Platinum Silver White Custom Color¹</p> <p>Cat. No.: <input type="checkbox"/> BL <input type="checkbox"/> DB <input type="checkbox"/> LG <input type="checkbox"/> SG <input type="checkbox"/> PS <input type="checkbox"/> WH <input type="checkbox"/> CC</p> <p><small>¹Custom colors subject to additional charges, minimum quantities and extended lead times. Consult representative. Custom color description: _____</small></p>

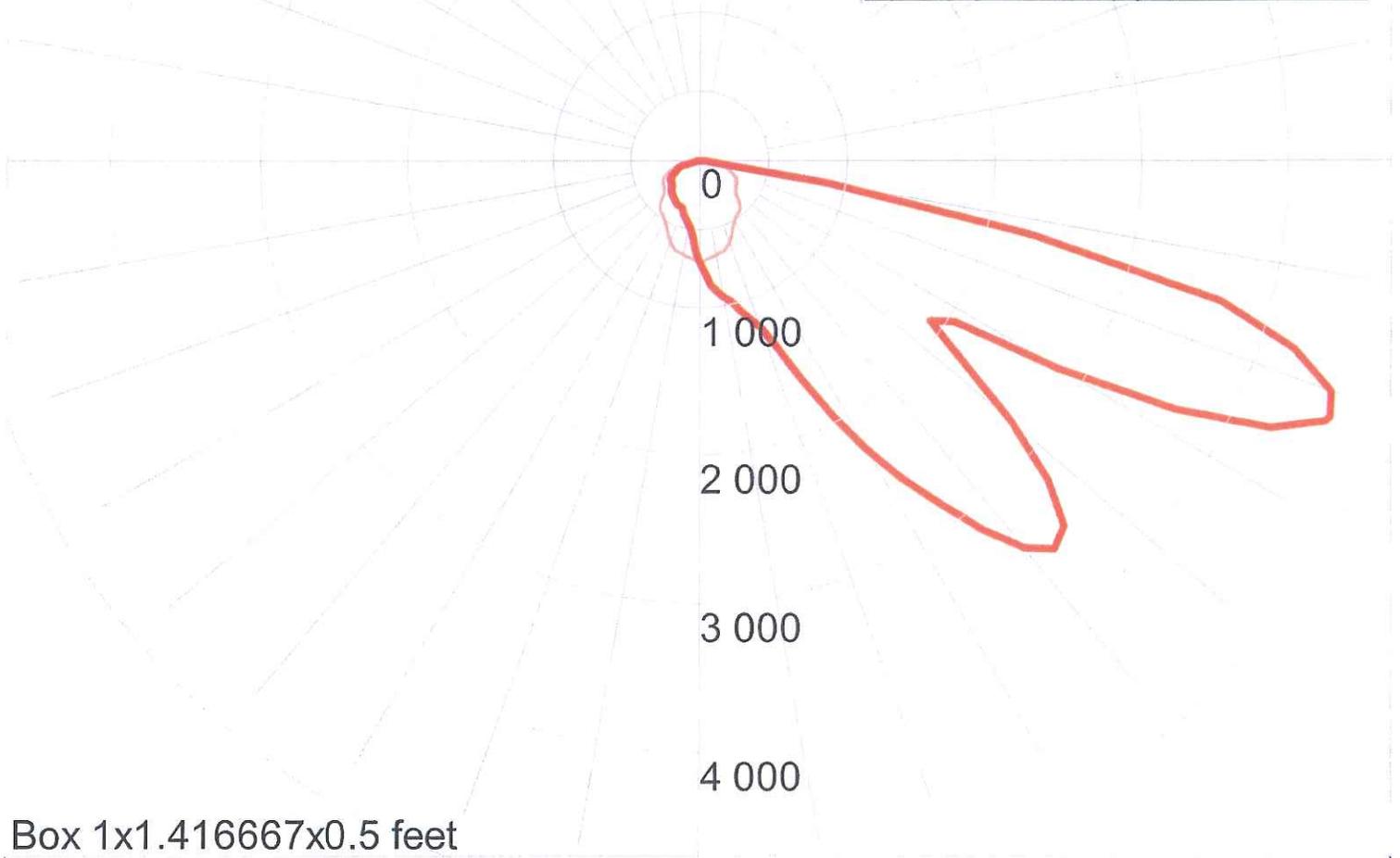
Lamp=1 lm
Max=3 063 cd
Power=63 W
Multiplier=0.001
Degrees=0



Box 1x1.416667x0.5 feet
Manufacturer: KIM LIGHTING
Luminaire catalog: SAR3E35-60L4K
Luminaire: ARCHETYPE LED
Lamp: 60 DIODES. 4200K.

FIXTURE TYP3

Lamp=1 lm
Max=4 619 cd
Power=63 W
Multiplier=0.001
Degrees=0



Box 1x1.416667x0.5 feet

Manufacturer: KIM LIGHTING

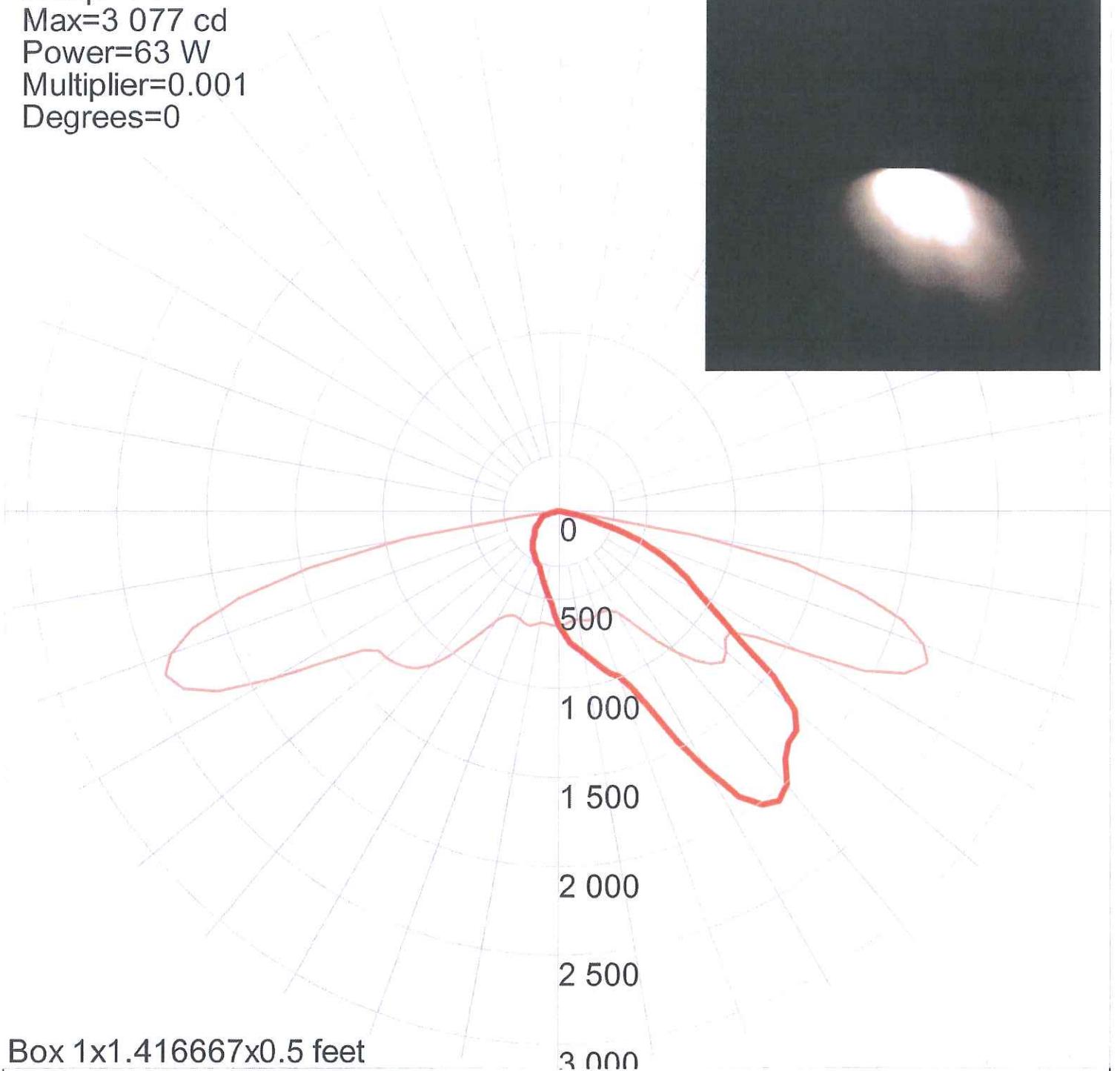
Luminaire catalog: SAR4E35-60L4K

Luminaire: ARCHETYPE LED

Lamp: 60 DIODES. 4200K.

FIXTURE TYP4

Lamp=1 lm
Max=3 077 cd
Power=63 W
Multiplier=0.001
Degrees=0



Box 1x1.416667x0.5 feet

Manufacturer: KIM LIGHTING

Luminaire catalog: SAR2E35-60L4K

Luminaire: ARCHETYPE LED

Lamp: 60 DIODES. 4200K.

FIXTURE TYP2



FIXTURE "BOLL"

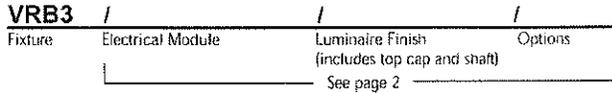
VRB3 LED Round Bollard

Single Function, Vandal-Resistant, Aluminum Shaft

revision 6/29/11 • kl_vrb3led_spec.pdf

Type:
Job:
Catalog number:

Approvals:

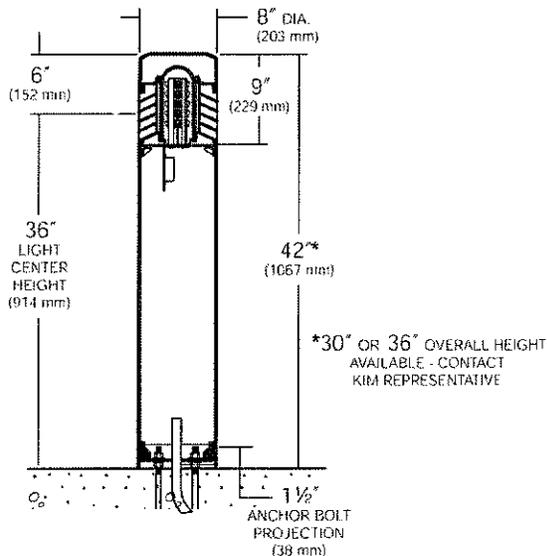


Date:
Page: 1 of 2

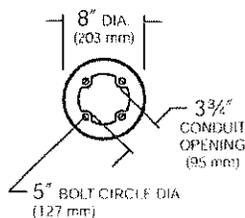
Specifications

VRB-LED Models
10 - 20 Diodes

VRB3 - Single Function Luminaire (Aluminum Shaft)
Maximum weight: 30 lb



BASE PLAN VRB ALUMINUM SHAFT



Flat Top Cap: One-piece sand-cast $\frac{3}{16}$ " minimum thickness, secured to louvers by concealed allen screws in keyhole slots. For relamping access, allen screws shall not require complete removal.

Louvers: Aluminum die-cast with vertical support ribs at 90° intervals. Horizontal louver blades shall have a 1L" depth, a 65° upward pitch and provide light source cutoff above horizontal. Louver assembly shall be secured to shaft by four internal stainless steel tie rods.

Lamp Enclosure: One-piece tempered molded glass with internal flutes and full gasketing at bottom edge.

Fixture Head: Allows flow-through ventilation around and above the lamp enclosure.

Shaft: One-piece extruded aluminum, .125" wall thickness with a heavy cast aluminum twist-lock anchor base concealed within the shaft. Concealed set screws shall lock shaft onto the cast anchor base.

Electronic Module: All electrical components are either UL or ETL recognized, mounted on a single plate and factory prewired with quick disconnect plugs. Driver is rated for -40°F starting and has a 0-10V dimming interface for multi-level illumination options.

Optical Module: Each LED equipped with a directional optic for maximum beam angle projecting through louver stack spacings. LED boards to be mounted to an anodized inter-locking heat sink extrusion. (Type I) two 5-LED boards for a total of 10-LED. (Type III) three 5-LED boards for a total of 15-LED. (Type V) four 5-LED boards for a total of 20-LED. Available in 3500K and 5100K color temperatures.

Anchor Bolts: Four $\frac{3}{8}$ " x 10" + 2" zinc plated L-hooks, each with two nuts, washers and a rigid pressed board template.

Finish: TGIC thermoset polyester powder coat paint, 2.5 mil nominal thickness, applied over a titanated zirconium conversion coating; 2500 hour salt spray test endurance rating. Standard colors are Black, Dark Bronze, Light Gray, Stealth Gray™, Platinum Silver, or White. Custom colors are available.

CAUTION: Fixtures must be grounded in accordance with national, state and/or local codes. Failure to do so may result in serious personal injury.

Listings and Ratings		
UL, or ETL to UL Standards 1598 & 8750 ¹	25C Ambient	
IP46 Rated	FS = Fully Shielded ²	

¹ Suitable for wet locations

² Dark Sky Legislation Compliant

KIM LIGHTING RESERVES THE RIGHT TO CHANGE SPECIFICATIONS WITHOUT NOTICE

Type:

Job:

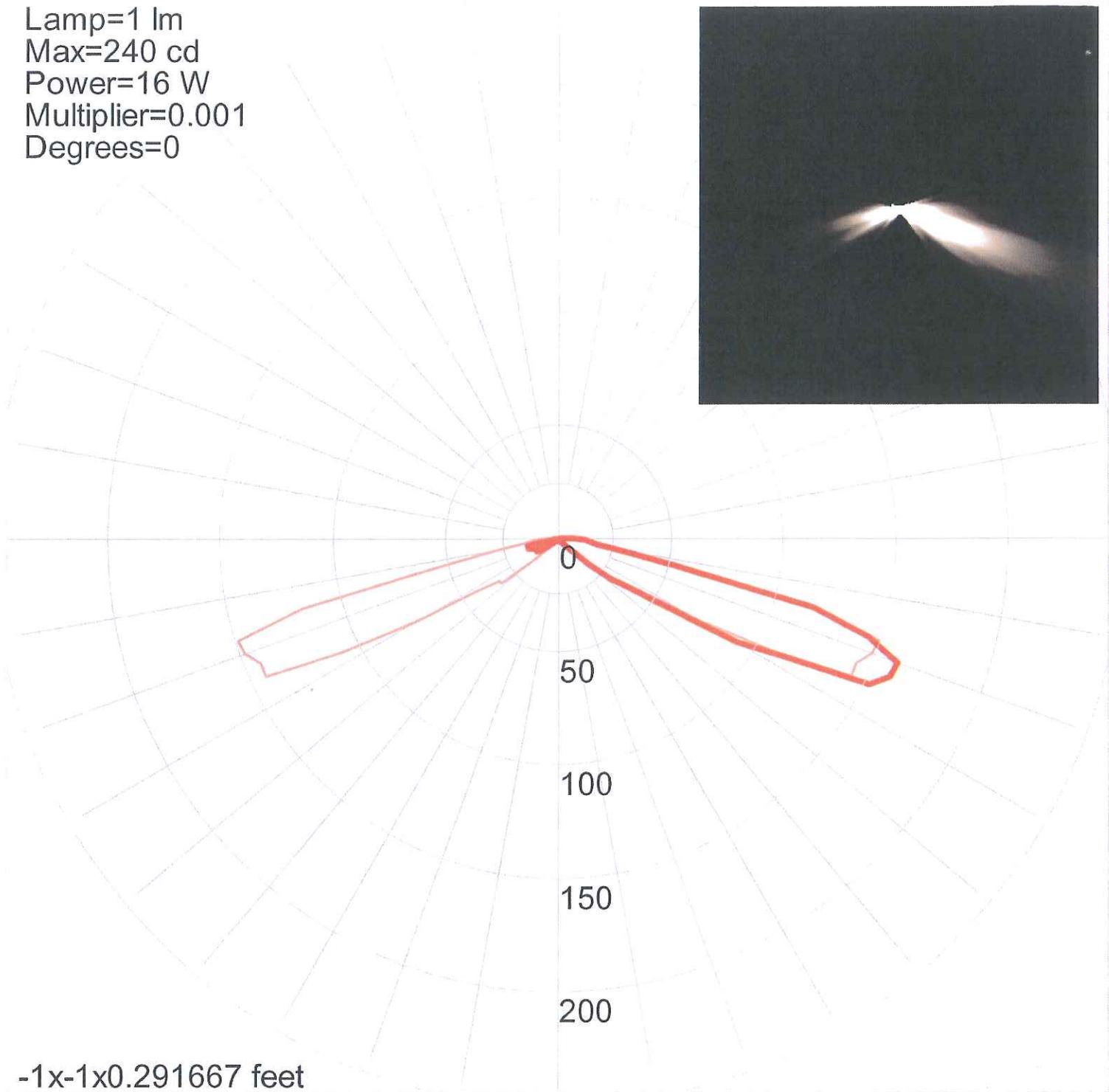
Page: 2 of 2



Standard and Optional Features

Fixture	Cat. No. VRB3 Single Function, Aluminum Shaft, Flat Top																
Electrical Module LED = Light Emitting Diode	<p>Cat. Nos. for LED Electrical Modules available:</p> <div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> <p>xL</p> <p>Source:</p> <p><input type="checkbox"/> 10L= 10 LED (IES Type I)</p> <p><input type="checkbox"/> 15L= 15 LED (IES Type III)</p> <p><input type="checkbox"/> 20L= 20 LED (IES Type V)</p> </div> <div style="text-align: center;"> <p>xK</p> <p>Color Temperature:</p> <p><input type="checkbox"/> 3K = 3500K</p> <p><input type="checkbox"/> 5K = 5100K</p> </div> <div style="text-align: center;"> <p>x</p> <p>Voltage:</p> <p><input type="checkbox"/> UV</p> <p>Universal Voltage shall range from 120V-277V</p> </div> </div> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <thead> <tr> <th>FIXTURE</th> <th>TOTAL SYSTEM WATTS</th> <th>VOLT</th> <th>OPERATING AMPS</th> </tr> </thead> <tbody> <tr> <td>VRB3 - 10 LED</td> <td>12</td> <td>120 / 208 / 240 / 277</td> <td>.10 / .05 / .05 / .04</td> </tr> <tr> <td>VRB3 - 15 LED</td> <td>18</td> <td>120 / 208 / 240 / 277</td> <td>.15 / .09 / .08 / .07</td> </tr> <tr> <td>VRB3 - 20 LED</td> <td>24</td> <td>120 / 208 / 240 / 277</td> <td>.20 / .12 / .10 / .09</td> </tr> </tbody> </table>	FIXTURE	TOTAL SYSTEM WATTS	VOLT	OPERATING AMPS	VRB3 - 10 LED	12	120 / 208 / 240 / 277	.10 / .05 / .05 / .04	VRB3 - 15 LED	18	120 / 208 / 240 / 277	.15 / .09 / .08 / .07	VRB3 - 20 LED	24	120 / 208 / 240 / 277	.20 / .12 / .10 / .09
FIXTURE	TOTAL SYSTEM WATTS	VOLT	OPERATING AMPS														
VRB3 - 10 LED	12	120 / 208 / 240 / 277	.10 / .05 / .05 / .04														
VRB3 - 15 LED	18	120 / 208 / 240 / 277	.15 / .09 / .08 / .07														
VRB3 - 20 LED	24	120 / 208 / 240 / 277	.20 / .12 / .10 / .09														
Finish TGIC thermoset polyester powder coat paint applied over a titanated zirconium conversion coating on fixture and shaft.	<p>Color: Black Dark Bronze Light Gray Stealth Gray™ Platinum Silver White Custom Color¹</p> <p>Cat. No.: <input type="checkbox"/> BL <input type="checkbox"/> DB <input type="checkbox"/> LG <input type="checkbox"/> SG <input type="checkbox"/> PS <input type="checkbox"/> WH <input type="checkbox"/> CC</p> <p>NOTE: Black and Dark Bronze colors will produce slightly less louver brightness than Light Gray or White.</p> <p>¹Custom colors subject to additional charges, minimum quantities and extended lead times. Consult representative. Custom color description: _____</p>																

Lamp=1 lm
Max=240 cd
Power=16 W
Multiplier=0.001
Degrees=0



-1x-1x0.291667 feet

Manufacturer: KIM LIGHTING

Luminaire catalog: VRB1-15LED-3500K

Luminaire: VANDAL RESISTANT ROUND BOLLARD LED

Lamp: 15 LEDS. 3500K LUMELIDS BY PHILIPS

FIXTURE "BOLL"

application

- The LED Mini Wall Light offers a compact, low profile design that is perfect for low mounting applications where aesthetics and performance are desired. The unit is excellent for security, perimeter, or decorative lighting in areas such as building facades, entrances, pathways, and alleys.

construction/finish

- Die cast aluminum housing designed for excellent thermal transfer to extend component life.
- Button photo control is optional.
- Silicone gasketing provides protection against moisture.
- Mounts directly to 3-1/2" octagon or 4" square outlet box.
- Polyester powder finish for impact, corrosion and UV resistance.
- Frosted tempered glass lens is thermal and impact resistant.
- Quick mount wall plate for easy installation.
- Components are RoHS compliant.
- LED light engine and driver are field replaceable.

electrical

- Certified to meet UL 1598 standards for wet location and 40°C ambient.

warranty

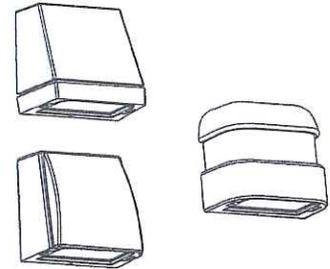
- 5 Year Limited Warranty.

FIXTURE "WALL"

WL-43200
rev. 2.7/14/11

Wall Light

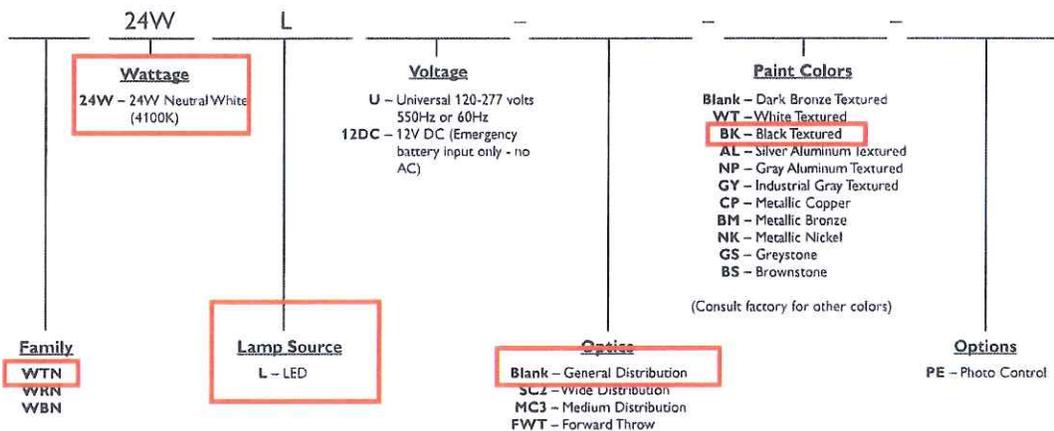
WTN,WRN,WBN
LED Mini Wall Light



Specifier's Reference

Project
Type
Model No.
Comments

Green Choice: WTN24WLU-MC3



Accessories (Order Separately)

To use as a 12VDC emergency head, combine with mcPhilben emergency units below. See mcPhilben spec sheets for detailed information.

- CTXR12L72WRL - 12V 72W Lead acid battery
- CTXR12N24WRL - 12V 24W Nicad battery
- CTXR12N48WRL - 12V 48W Nicad battery

General Notes:

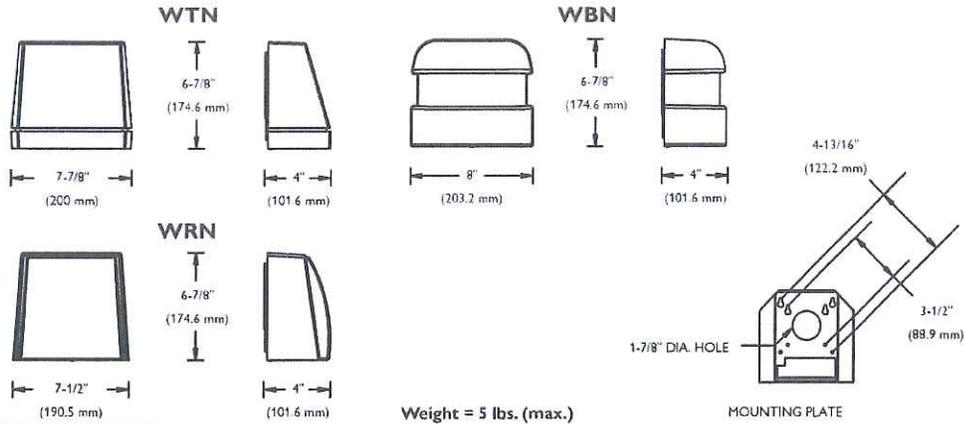
All options are factory installed.
All accessories are field installed.
Data subject to change without notice.

Predicted L₇₀ Lifetime:

25°C Ambient - >60,000 hours
40°C Ambient - 50,000 hours
(based upon LED manufacturer's supplied LM-80 data and in-situ laboratory testing).

PHILIPS
Day-Brite

dimensions



photometry

<p>Catalog No. WRN24WLU-FWT Test No. 28523 Wattage 21 Lumens 454 Tilt Angle 0° Mounting Height 8 Feet</p>	<p>Units shown in terms of mounting height Initial Footcandles Shown</p>
<p>Catalog No. WRN24WLU-MC3 Test No. 28524 Wattage 22 Lumens 518 Tilt Angle 0° Mounting Height 8 Feet</p>	<p>Units shown in terms of mounting height Initial Footcandles Shown</p>
<p>Catalog No. WRN24WLU-SC2 Test No. 28525 Wattage 21 Lumens 577 Tilt Angle 0° Mounting Height 8 Feet</p>	<p>Units shown in terms of mounting height Initial Footcandles Shown</p>
<p>Catalog No. WRN24WLU Test No. 29290 Wattage 27 Lumens 883 Tilt Angle 0° Mounting Height 8 Feet</p>	<p>Units shown in terms of mounting height Initial Footcandles Shown</p>

Light Level Multiplying Factors

Mounting Height	Multiplier
15'	0.28
12'	0.44
10'	0.64
8'	1.00

Note:
 Photometric values based on tests performed in compliance with LM-79.



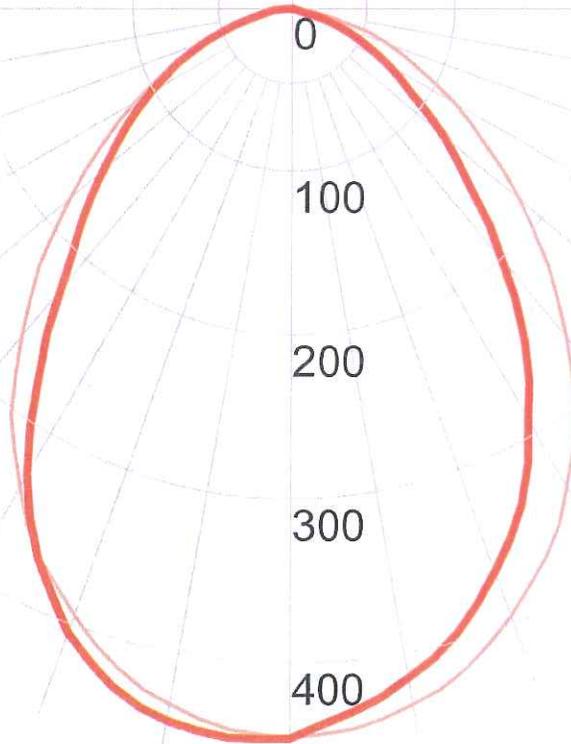
©2011 Philips Day-Brite
 All rights reserved.
 776 South Green Street • Tupelo, MS 38804
 p. 800.234.1890 • f. 662.841.5501 • www.daybrite.com
 Canadian Division
 189 Bullock Drive • Markham, Ontario L3P 1W4
 p. 905.294.9570 • f. 905.294.9811

Contact Factory for Additional Configurations.
 Specifications are subject to change without notice.
 Consult website for latest version of this spec sheet.



Some luminaires use fluorescent or high intensity discharge (HID) lamps that contain small amounts of mercury. Such lamps are labeled, "Contain Mercury" and/or the symbol "HG". Lamps that contain mercury must be disposed of in accordance with local requirements. Information regarding lamp recycling and disposal can be found at www.lamprecycle.org

Lamp=1 lm
Max=451 cd
Power=27 W
Multiplier=0.001
Degrees=0



Rect 0.25x0.5 feet

Manufacturer: PHILIPS DAY-BRITE

Luminaire catalog: WRN24WLU

Luminaire: PHILIPS DAY-BRITE WTN/WRN/WBN LED MINI WALL LIGHT

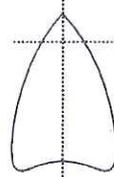
Lamp: 24WLED

FIXTURE "WALL"



FIXTURE "DOWN"

Luminaire Type:
Catalog Number
(autopopulated):



Gotham Architectural Downlighting
LED Downlights

4" Evo®
Open Reflector

Solid-State Lighting



FEATURES

OPTICAL SYSTEM

- Self-flanged semi-specular, matte-diffuse or specular lower reflector
- Patented Bounding Ray™ optical design (U.S. Patent No. 5,800,050)
- 45° cutoff to source and source image
- Top-down flash characteristic

MECHANICAL SYSTEM

- 16-gauge galvanized steel construction; maximum 1-1/2" ceiling thickness
- Telescopic mounting bars maximum of 32" and minimum of 15", preinstalled, 4" vertical adjustment
- Toolless adjustments post installation
- Junction box capacity: 8 (4 in, 4 out) 12AWG rated for 90°C
- Light engine and driver accessible through aperture

ELECTRICAL SYSTEM

- Fully serviceable and upgradeable lensed LED light engine
- 70% lumen maintenance at 60,000 hours based on IESNA LM-79-2008
- 120-277VAC, 50/60Hz power supply with 0-10V dimming (10-100%)
- Overload and short circuit protected
- LEDs tested under LM80

LISTINGS

- Fixtures are CSA certified to meet US and Canadian standards; wet location, covered ceiling

WARRANTY

- 5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

ORDERING INFORMATION

EXAMPLE: EVO 35/10 4AR 120

Series	Color temperature	Nominal lumen values	Aperture/Trim color	Distribution	Finish	Voltage
EVO	27/ 2700 K	06 600 lumens	4AR Clear	(blank) 1.0 s/mh	(blank) Semi-specular	120
	30/ 3000 K	10 1000 lumens	4PR Pewter	MU Medium (0.8 s/mh)	LD Matte diffuse	277
	35/ 3500 K	14 1400 lumens	4WTR Wheat	WD Wide (1.5 s/mh)	LS Specular	347
	41/ 4100 K	18 1800 lumens	4GR Gold			
		20 2000 lumens	4WR ¹ White			

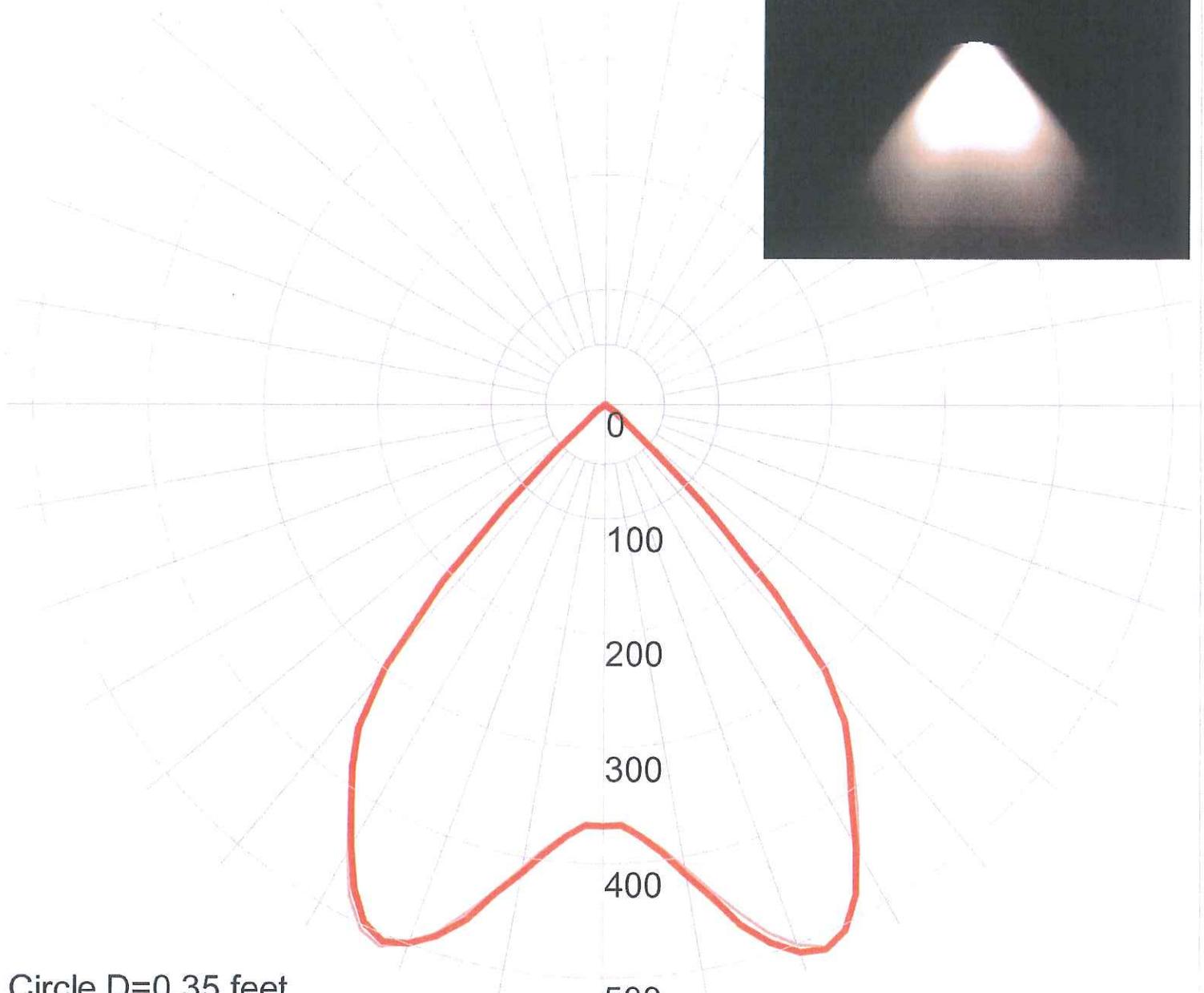
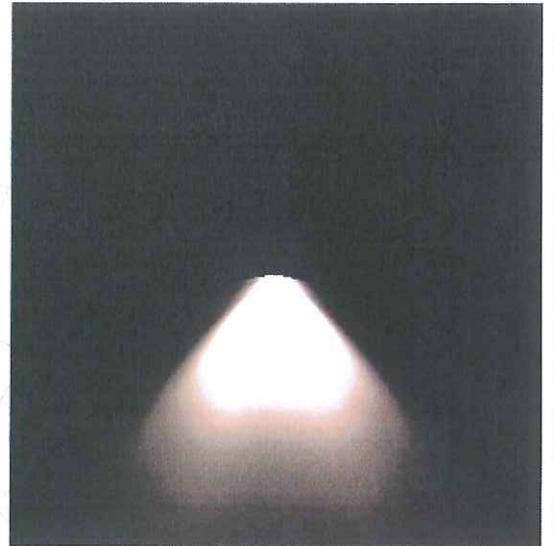
Driver	Options
(blank) ² 0-10V dimming driver. Minimum dimming level 10%	SF Single fuse
ECOS2 ⁴ Lutron® Hi-Lume® 2-wire forward-phase dimming driver. Minimum dimming level 1%	RRL RELOC®-ready luminaire connectors enable a simple and consistent factory installed option across all ABL luminaire brands. Refer to RRL for complete nomenclature.
ECOS3 ^{2,3} Lutron® Hi-Lume® 3-wire or EcoSystem® dimming driver. Minimum dimming level 1%	NEPP ⁵ Interface for Sensor Switch® nLight® network provided with integral power supply. Refer to IN-623-01 . Not for use with emergency options.
	NSD ⁵ Sensor Switch® nLight® one 5A relay with one 0-10 VDC dimming output; requires bus power, such as nPP16 power pack. Refer to nSP5-D . Not for use with emergency options.
	TRW ⁶ White painted flange
	TRBL Black painted flange
	EL ⁷ Emergency battery pack with integral test switch
	ELR ⁷ Emergency battery pack with remote test switch
	CP ⁸ Chicago plenum
	BGTD Bodine generator transfer device

ACCESSORIES order as separate catalog numbers (shipped separately)

SCA4	Sloped ceiling adapter. Degree of slope must be specified (10D, 15D, 20D, 25D, 30D). Ex: SCA4 10D. Refer to TECH-190 .
CTA4-8 YK	Ceiling thickness adapter (extends mounting frame to accommodate ceiling thickness up to 2").
ISD BC	0-10V wallbox dimmer. Refer to ISD-BC .
NSP5 D ER KIT	Sensor Switch nLight secondary relay and dimming pack device used to switch and dim luminaires powered via an emergency circuit. Refer to NSP5 D ER KIT .



Lamp=1 lm
Max=515.4 cd
Power=16 W
Multiplier=1.035
Degrees=0



Circle D=0.35 feet

Manufacturer: Gotham Architectural Lighting

Luminaire catalog: EVO 41/06 4AR WD 120

Luminaire: 4" LED DOWNLIGHT, 4100K, 600 LUMENS, WIDE DISTRIBUTION

Lamp catalog: NICHIA 219A

Lamp: LED

FIXTURE "DOWN"



LEGEND (PROPOSED)

PROPOSED 15' SIDEWALK
PROPOSED 10' SIDEWALK
PROPOSED 5' SIDEWALK
PROPOSED 3' SIDEWALK
PROPOSED 1.5' SIDEWALK
PROPOSED 0.75' SIDEWALK
PROPOSED 0.375' SIDEWALK
PROPOSED 0.1875' SIDEWALK
PROPOSED 0.09375' SIDEWALK
PROPOSED 0.046875' SIDEWALK
PROPOSED 0.0234375' SIDEWALK
PROPOSED 0.01171875' SIDEWALK
PROPOSED 0.005859375' SIDEWALK
PROPOSED 0.0029296875' SIDEWALK
PROPOSED 0.00146484375' SIDEWALK
PROPOSED 0.000732421875' SIDEWALK
PROPOSED 0.0003662109375' SIDEWALK
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<p style="text-align: center;">APPROVAL</p> <p style="text-align: center;"><i>slw</i></p>	<p style="text-align: center;">REQUEST FOR COUNCIL ACTION</p>	<p style="text-align: center;">MEETING DATE</p> <p style="text-align: center;">05/06/14</p>
<p style="text-align: center;">REPORTS & RECOMMENDATIONS</p>	<p style="text-align: center;">RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS FOR THE APPROVAL OF A SPECIAL USE FOR A FUNERAL HOME AND MORTUARY CENTER (EMBALMING AND CUSTODIAL CARE) USE UPON PROPERTY LOCATED AT 7220 WEST RAWSON AVENUE (FORMER ROOT RIVER CENTER BOWLING ALLEY AND BANQUET HALL) (ELDER SANCTUARY, LLC, APPLICANT)</p>	<p style="text-align: center;">ITEM NUMBER</p> <p style="text-align: center;"><i>G.8.</i></p>

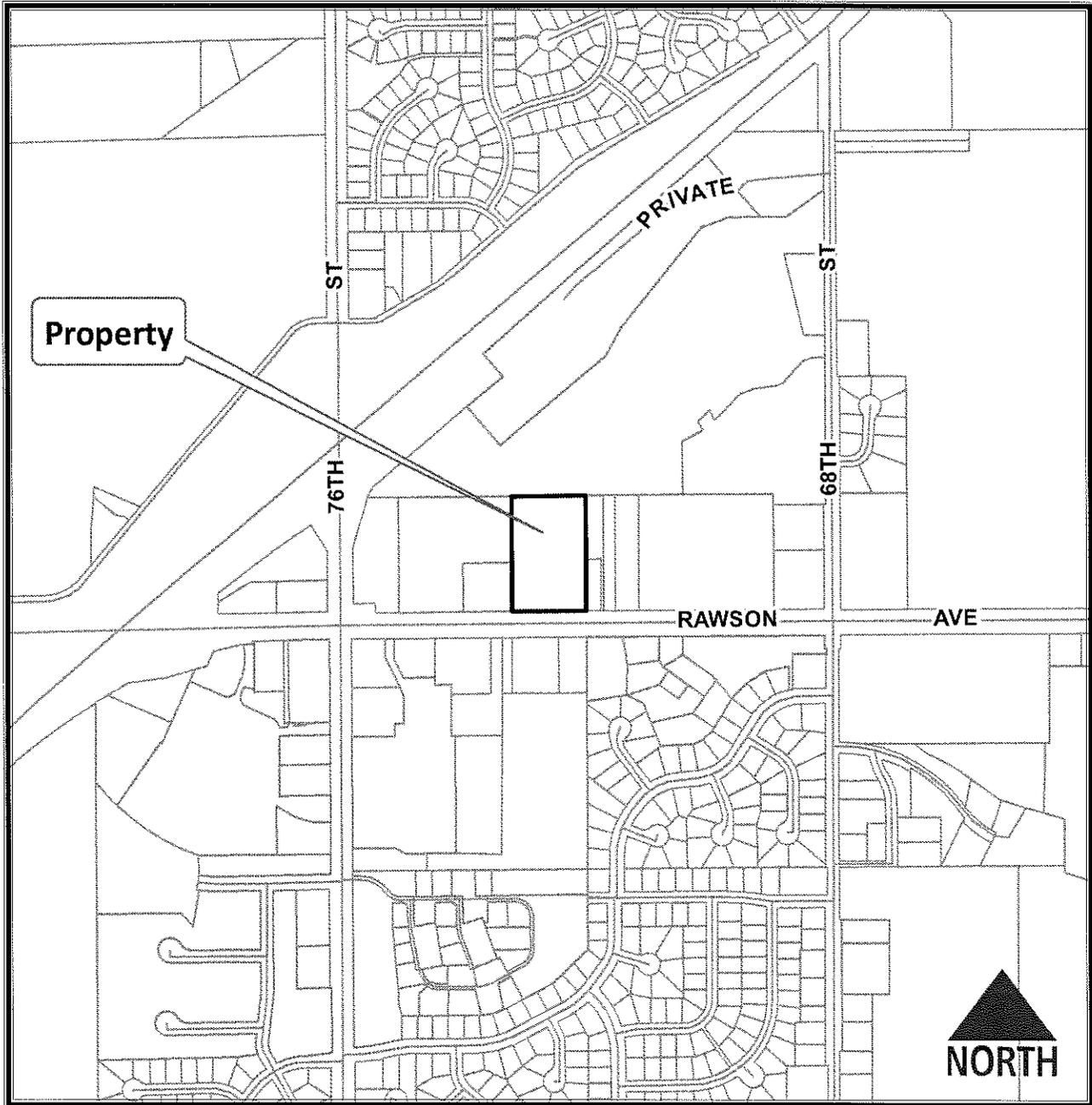
At their April 17, 2014 meeting, based upon the proposed application in part providing for only an approximate one-third of the area of the building used, leaving approximately two-thirds of the building structure unused, and the proposed use likely would only occur four days per week maximum and that there is some thought by the applicant that the use is in effect a temporary use and that perhaps a use akin to the prior use might be available through a potential buyer in the future and that the balance of the open areas on the property are not intended to be redeveloped at this time including the volleyball court area to the north; all of those factors potentially not only not being in harmony with the purposes of the Unified Development Ordinance and Comprehensive Master Plan but also with pending redevelopment plans for the entire area which include cross access between and amongst the commercial properties, and lack of access here would adversely impact upon adjoining properties and development of neighboring properties; and also to include in the factors that at the current time it is unclear whether or not the proposed use would require a further redevelopment of the physical building structure due to 24 hour per day use during the four day use as proposed, the Plan Commission recommended denial of a resolution imposing conditions and restrictions for the approval of a Special Use for a funeral home and mortuary center (embalming and custodial care) use upon property located at 7220 West Rawson Avenue (former Root River Center Bowling Alley and Banquet Hall) (Elder Sanctuary, LLC, Applicant).

COUNCIL ACTION REQUESTED

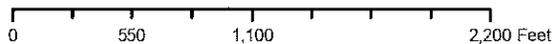
A motion to deny Resolution No. 2014-_____, a resolution imposing conditions and restrictions for the approval of a Special Use for a funeral home and mortuary center (embalming and custodial care) use upon property located at 7220 West Rawson Avenue (former Root River Center Bowling Alley and Banquet Hall) (Elder Sanctuary, LLC, Applicant).



7220 W. Rawson Avenue
TKN 743-8992-001



Planning Department
(414) 425-4024



2013 Aerial Photo

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

RESOLUTION NO. 2014-_____

A RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS
FOR THE APPROVAL OF A SPECIAL USE FOR A FUNERAL HOME AND
MORTUARY CENTER (EMBALMING AND CUSTODIAL CARE) USE UPON
PROPERTY LOCATED AT 7220 WEST RAWSON AVENUE (FORMER ROOT RIVER
CENTER BOWLING ALLEY AND BANQUET HALL)
(ELDER SANCTUARY, LLC, APPLICANT)

WHEREAS, Elder Sanctuary, LLC having petitioned the City of Franklin for the approval of a Special Use within a B-2 General Business District under Standard Industrial Classification Title No. 7261 "Funeral service and crematories", to allow for a funeral home and mortuary center (embalming and custodial care) use, upon property located at 7220 West Rawson Avenue (former Root River Center bowling alley and banquet hall), bearing Tax Key No. 743-8992-001, more particularly described as follows:

Parcel 1 of Certified Survey Map No. 4084, recorded August 24, 1981, in Reel 1397, Images 1044 to 1047 inclusive, as Document No. 5496025, being a part of the Southwest 1/4 of Section 3, Town 5 North, Range 21 East, in the City of Franklin, County of Milwaukee, State of Wisconsin, EXCEPTING therefrom those lands contained in Warranty Deed recorded as Document No. 7684686; 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 17th day of April, 2014, and the Plan Commission thereafter having determined to recommend that the proposed Special Use be approved, subject to certain conditions, and the Plan Commission further finding that the proposed Special Use upon such conditions, pursuant to §15-3.0701 of the Unified Development Ordinance, will be in harmony with the purposes of the Unified Development Ordinance and the Comprehensive Master Plan; that it will not have an undue adverse impact upon adjoining property; that it will not interfere with the development of neighboring property; that it will be served adequately by essential public facilities and services; that it will not cause undue traffic congestion; and that it will not result in damage to property of significant importance to nature, history or the like; and

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

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Common Council of

ELDER SANCTUARY, LLC – SPECIAL USE
RESOLUTION NO. 2014-_____

Page 2

the City of Franklin, Wisconsin, that the petition of Elder Sanctuary, LLC, for the approval of a Special Use for the property particularly described in the preamble to this Resolution, be and the same is hereby approved, subject to the following conditions and restrictions:

1. That this Special Use is approved only for the use of the subject property by Elder Sanctuary, LLC, successors and assigns, as a funeral home and mortuary center (embalming and custodial care) use, which shall be developed in substantial compliance with, and operated and maintained by Elder Sanctuary, LLC, pursuant to those plans City file-stamped April 4, 2014 and annexed hereto and incorporated herein as Exhibit A.
2. Elder Sanctuary, LLC, successors and assigns, shall pay to the City of Franklin the amount of all development compliance, inspection and review fees incurred by the City of Franklin, including fees of consults to the City of Franklin, for the Elder Sanctuary, LLC funeral home and mortuary center (embalming and custodial care), 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 Elder Sanctuary, LLC, and the funeral home and mortuary center (embalming and custodial care) use for the property located at 7220 West Rawson Avenue (former Root River Center bowling alley and banquet hall): (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. Use of the facility and site as a crematory use shall be prohibited.
5. Hours of operation shall be limited to between 7:00 a.m. and 12:00 a.m.
6. Holes and broken asphalt within the parking lot shall be repaired, prior to the issuance of an Occupancy Permit.
7. Loose or missing shingles along the mansard roof shall be repaired or replaced, prior to the issuance of an Occupancy Permit.
8. All fencing on the property shall be repaired and receive City Building Inspector approval as Code compliant, prior to the issuance of an Occupancy Permit.
9. All planting beds and landscaped areas shall be repaired and restored and receive Department of City Development approval as Code compliant, prior to the issuance of

ELDER SANCTUARY, LLC – SPECIAL USE
RESOLUTION NO. 2014-_____

Page 3

an Occupancy Permit.

10. The dumpster enclosure shall be repaired and a gate added and receive City Building Inspector approval as Code compliant, prior to the issuance of an Occupancy Permit.
11. The guardrail along the west and north side of the building shall be removed and concrete parking curbs or another type of barrier shall be added as necessary and receive Department of City Development approval as Code compliant, prior to the issuance of an Occupancy Permit.
12. A cross-access drive shall be paved to the commercial property to the west, unless otherwise determined to not meet slope requirements per the City Engineer, prior to the issuance of an Occupancy Permit.
13. A revised Site Plan shall be submitted to the Department of City Development, illustrating a future cross-access location on the property providing cross-access with the property to the east, prior to the issuance of an Occupancy Permit.
14. A sidewalk and pedestrian striping shall be added to connect the building entrance to the sidewalk along West Rawson Avenue, prior to the issuance of an Occupancy Permit.
15. One ADA accessible parking space shall be added adjacent to a building entrance/exit, prior to the issuance of an Occupancy Permit.
16. Additional plantings shall be added along the northern half of the west property line to further buffer the subject use from the adjacent Conservancy for Healing Heritage and Wheaton Franciscan Healthcare uses, subject to Department of City Development staff approval.

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

BE IT FURTHER RESOLVED, that any violation of any term, condition or restriction of this Resolution is hereby deemed to be, and therefore shall be, a violation of the Unified Development Ordinance, and pursuant to §15-9.0502 thereof and §1-19. of the Municipal Code, the penalty for such violation shall be a forfeiture of no more than \$2,500.00, or such other maximum amount and together with such other costs and terms as may be specified therein from time to time. Each day that such violation continues shall be a

ELDER SANCTUARY, LLC – SPECIAL USE
RESOLUTION NO. 2014-_____

Page 4

separate violation. Failure of the City to enforce any such violation shall not be a waiver of that or any other violation.

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

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

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

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

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

APPROVED:

Stephen R. Olson, Mayor

ATTEST:

Sandra L. Wesolowski, City Clerk

YES _____ NOES _____ ABSENT _____

Exhibit A

Root River Funeral Home
7220 W. Rawson Street
Franklin, Wisconsin

Franklin

APR 4 2014

Project Narrative

City Development

This building used to be a bowling alley and banquet hall with full commercial kitchen. Once acquired, it will be used as a funeral home. The majority of cliental will be Asian decent, specifically, the Hmong. Currently, there are about 20,000 Hmong residing in the city of Milwaukee and the surrounding area. Many of whom call the city of Milwaukee and Franklin as their home town. The vast majority of the population concentrated in the inner city of Milwaukee. It is only about fifteen minutes drive from Rawson Avenue to the city of Milwaukee. This building is about 23,000 square feet with large open space that is suitable to their use as a funeral home. There is a pave parking lot all around the building that has more than 289 parking stalls.

The Hmong have their own ritual to perform and organize their own group to run the funeral services. Basically, it will be family run funeral service.

The building will be lease to private group use. When someone passed away they will contact the Root River Funeral Home to do the embalming requirement and when it is time to do the services, we will deliver the deceased body to the floor and then the family took it over and perform their service ritual.

This building will be divided into two sections. The front section will be the viewing area for the group. It will be equipped with a kitchen, stove, refrigerator, walk-in cooler, tables, and chairs. The second section (where the bowling ally used to be—the East half of the building), the four lanes to the East will be removed and divided into two rooms. The Northeast corner room will become the embalming center and the larger room next to it will be the casket storage room.

There would be no modification of the exterior of the building. The facility is quite large where all the activities will happen inside the building. The building is situated on a 6 acres lot that provide sufficient parking space for all the attendees. The property to the East and to the West of this subject property has different elevation. The boundary line of the lot also has sufficient trees and shrubs to enclose the property and contain all the attendees into this property. There would be minimal hindrance to any group or the next-door neighbors. The property is well developed and would not have any interference with the surrounding development.

Root River Funeral Home
7220 W. Rawson Street
Franklin, Wisconsin

March 26th, 2014

Supplemental Letter
Project Narrative

PLANNING DEPARTMENT

Project Narrative:

- (1) There will be a total of 4 employees such as one (1) funeral director; one (1) manager; one (1) Custodial worker; (1) supporting staff worker. The improvement cost are as followed: roofing is estimated to be \$1,000.00 dollars (roof repair); \$80,000.00 dollars for the sprinklers system. The fire alarm system is estimated to be at \$7,000.00 dollars; plumbing at \$10,000.00 dollars. Other renovation cost is estimated to be \$20,000.00 dollars. Total project estimated to be at \$118,000.00 dollars.
- (2) Yes, some group will hold the funeral services 24 hours from Friday through Monday morning. There will be vehicles parked overnight and guests will stay overnight at the facility. Most people will leave the facility to hotel or back home at around 11:00 p.m. and will return to the facility in the morning about 8:00 a.m. Most people who stay in late hours after 11:00 p.m. will remain at the facility. Therefore, there will be none or only limited numbers of people exiting the facility in late hours from 12:01 a.m. through 7:00 a.m.
- (3) There will not be a crematory on site. People who utilize our facility do not prefer cremation. If cremation is desired, we will contract with other funeral home in the area to do the cremation for us.
- (4) Apologize for not knowing my direction well. I was referring to the sand volleyball area on the north end of the property. I believe there are sufficient parking spaces in this facility for our use purposes and there is no need for any additional parking in the volleyball court. However, we may convert the 4 volleyball court on the Westside of the volleyball court to be green space and only leaving the 4 volleyball courts on the East end of the volleyball court the same as sand volleyball court. We believe that we have no use for the volleyball court in general because we have plenty of parking spaces in this subject property already.

Site Plan:

- (5) I have several printouts that show the diagram of the parking lot layout. The smaller areal view of the subject property Exhibit-A shows clearly all the parking spaces except the far East side parking space/row diagram that has over grown trees interference

with the overhead view. On the areal photo Exhibit-B, shows clearly the East Parking space/row with the clear marking of parking spaces.

The smaller areal photo Exhibit-A also shows clearly the 8 volleyball courts (4 to the east end of the concession building and 4 to the west end of the concession stand.)

(6) We will use the **Root River Funeral Home** as our business name. The owner's name is Samantha Thao. We will use the 7220 W. Rawson Avenue; Franklin, WI 53132 for our business address. (15-7.0103A)

Samantha Thao (15-7.0103B)
Root River Funeral Home
7220 W. Rawson Avenue
Franklin, WI 53132

- ❖ The site plan submittal date is March 28th, 2014. (15-7.0103D)
- ❖ The subject property is 5.7 acreage according to the legal description of the city of Franklin zoning department. (15-7.0103E)
- ❖ There is no off-street parking spaces available for the subject property. West Rawson Avenue is the only street access to this property bordering the south end of the subject property. Off-Street parking is not permitted on W. Rawson Avenue. The ingress and egress and driveway is clearly shown on the areal photo on Exhibit A. (15-7.0103H)
- ❖ This is an existing building and the front signage already existed for the last 24 years. There is no alteration of the sign location, structure, and/or materials as shown on Exhibit-C and Exhibit-D. (15-7.0103I)
- ❖ The peak building height is about 22 feet and it only has one (1) story. Please refer to building elevation on Exhibit-F. (14-7013J of the UDO).
- ❖ The W. Rawson Avenue is clearly labeled as shown on areal photo on Exhibit-A at the bottom of the page. (15-7.0103K)
- ❖ All the width right-of-way is labeled from left to right (West to East) numbering from 1 through 4 and top to bottom (North to South) numbering from 5 through 6 of the subject property. Please refer to Exhibit E. (15-7.0103M)

From West through East

- ROW 1 = 17'
- ROW 2 = 17'
- ROW 3 = 30'
- ROW 4 = 28'

From North through South

- ROW 5 = 31'
- ROW 6 = 31'

❖ As indicated, this is an existing building that has been established on this site for the last 24 years. Currently, the set back are as followed: (15-7.0103M)

- Building = 117 ft from W. Rawson Avenue.
- Front yard = 40 ft including the sidewalk.
- Side Yard (East) = 29 ft to the edge of the parking lot
- Side Yard (West) = 20 ft to the edge of the parking lot
- Back Yard is not applicable because there is no structure or street to the North of the subject property.

❖ This is an existing building on this site for the last 24 years. The pedestrian sidewalks and walkways are clearly shown on Exhibit-A. (15-7.0103T of the UDO).

❖ This property is currently zone as "B-2 General Business District." (15-7.0103Z. of the UDO)

(7) All broken asphalt within the parking lot will be sealed with appropriate asphalt sealant. All faded parking lot strip will be re-striped as soon as the property is acquired.

(8) The front gate of the enclosure dumpster will be made of wooden fence material purchase from Menards or Home Depot. All broken fence enclosure will be replaced with wooden board of the same or similar material as purchased as indicated in this section.

(9) All missing or loose shingles will be repaired and replaced by contractor whose winning bid of the project repair.

(10) Certainly, the broken fence will be replaced with as closest type of material as the current fences are as soon as the property is acquired.

(11) The Franklin engineering department will be consulted to properly locate the street marker of property boundary line and will be marked on the areal photo on Exhibit-A.

(12) The front Entrance of this property by W. Rawson Avenue will not be used as a Main Entrance. The Main Entrance will be the one locate on the East Side of the building. We will be consulting the Planning Department to make sure that all requirements are met and properly executed.

(13) The walkway already been striping and clearly shown on the areal photo on Exhibit-A.

(14) As indicated, this is an existing building on this site for the last 24 years. There is no alteration on any exterior structure or its landscaping.

(15) As indicated above, we do have sufficient parking space for our intended usage. We do not have any usage of the volleyball court. In the future, the left 4 volleyball courts will be converted to green space. Grass will be planted on the 4 volleyball courts on the left (West end of the Volleyball court). The 4 volleyball courts on the right will remain the same with no change. The concession stand/shelter will be modified to become a garage.

Parking:

(16) Currently, there are exactly 289 parking stall are accounted for. We only use the front building area of about 6,796 square feet to be used as a viewing area/floor area of assembly room. For simple mathematical configuration per ratio formula provided, it requires one (1) parking space per 30 square feet of floor area of assembly rooms, plus 12 queuing spaces. We divided the 6,796 sq ft by 30 sq ft. This equal to 226.53 parking spaces required.

If we added the 12 queuing space to the 226.53 that equal to 238.53 parking spaces required. We currently have 289 parking stalls. Therefore, the current parking space exceeds the requirement parking space per ratio tabulation. (15-5.0203 of the UDO)

(17) Currently, there are 289 onsite parking spaces are accounted for. The 350 parking spaces was quoted from the seller's listing brochure. As indicated on number 16 above, the ratio of floor area of assembly rooms has met and exceeded the parking spaces requirement. (5.0202(1)(1) of the UDO).

(18) Currently, there is no company vehicle on site. In the future, if our company acquire company's vehicle, we will certainly comply with this UDO requirement and any vehicle over 8,000 pound will be properly notify the Department of City Development.

Landscaping:

(19) There is no landscaping alteration on this site as it has existed for the last 24 years. (15-7.0300 of the UDO).

(20) This is an existing landscaping for the last 24 years. We have no plan to do any alteration of the existing landscaping of the property. (15-5.0302 of the UDO)

(21) No plant to make any alteration or landscaping changes. (15.5.0303 of the UDO)

(22) We will be utilizing the Volleyball courts on the north side of the subject property for Snow Storage. The Volleyball court is sufficiently filled with sand as it is a "Sand Volleyball court" and drainage will be more than sufficient. (15-5.0210)

Lighting:

(23) No new lighting is proposed. The current exterior lights are appropriate for our intended use purposes.

(24) Please refer to Exhibit-E. All the parking lot lights and the building light are shown on the areal photo on Exhibit-E with a circle marked with numbered.

(25) There are three (3) parking lot lights as shown on Exhibit E. On the east parking lot, there is one (1) parking lot lights marked (#3) as shown on the island planting. The West parking lot has two (2) parking lights marked (#1 and #2 with a circle around the post) as shown in circle with numbering.

The volleyball courts have four (4) extremely bright and high power lights. Please refer to Exhibit A.

The exterior lights around the building also marked with a circle and a number. Please refer to Exhibit E.

Signage:

(26) We have consulted Frederick Baumgart at the Inspection Department and discussed about the signage by the W. Rawson Avenue. He indicated that once we acquired the property and ready to make the name change/sign change, we have to go through the application process. The process consist of application submittal, Architecture Review Board, sign plan, and etc...

Once we are ready to make the Sign change, we will have the sign company know and go through with the process accordingly.

Other

(27) Even though some funeral services run 24 hours, most people who visit the service will only stay until 11:00 p.m or 12:00 midnight. Anyone who stays past 12 midnight usually are the family members and close relative who will remain at the site overnight. From the hours of 12:00 a.m. to 7:00 a.m there will be very minimal or non at all will leave the facility or exiting the subject property.

(28) The maximum number of people anticipated at any given time will be 150. With the 6,796 sq ft of floor area of assembly rooms, the capacity is well over 600 people. We

don't believe there will be any where near 600 people congregate at one time in this facility.

(29) A single gathering /assembly area proposed. There is only one funeral service will be held at a time.

(30) We will be operating under the name of Root River Funeral Home at this location.

(31) No, the existing storage building located directly behind the building will be used only for storage purposes. It will be use to store yard work equipments, lawn mower tractor and snow blower machines, and etc...).

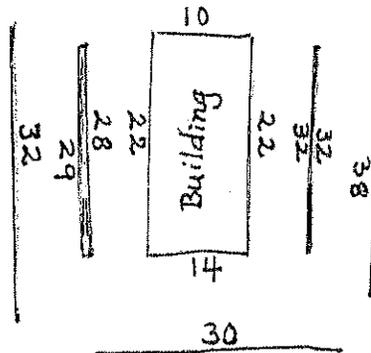
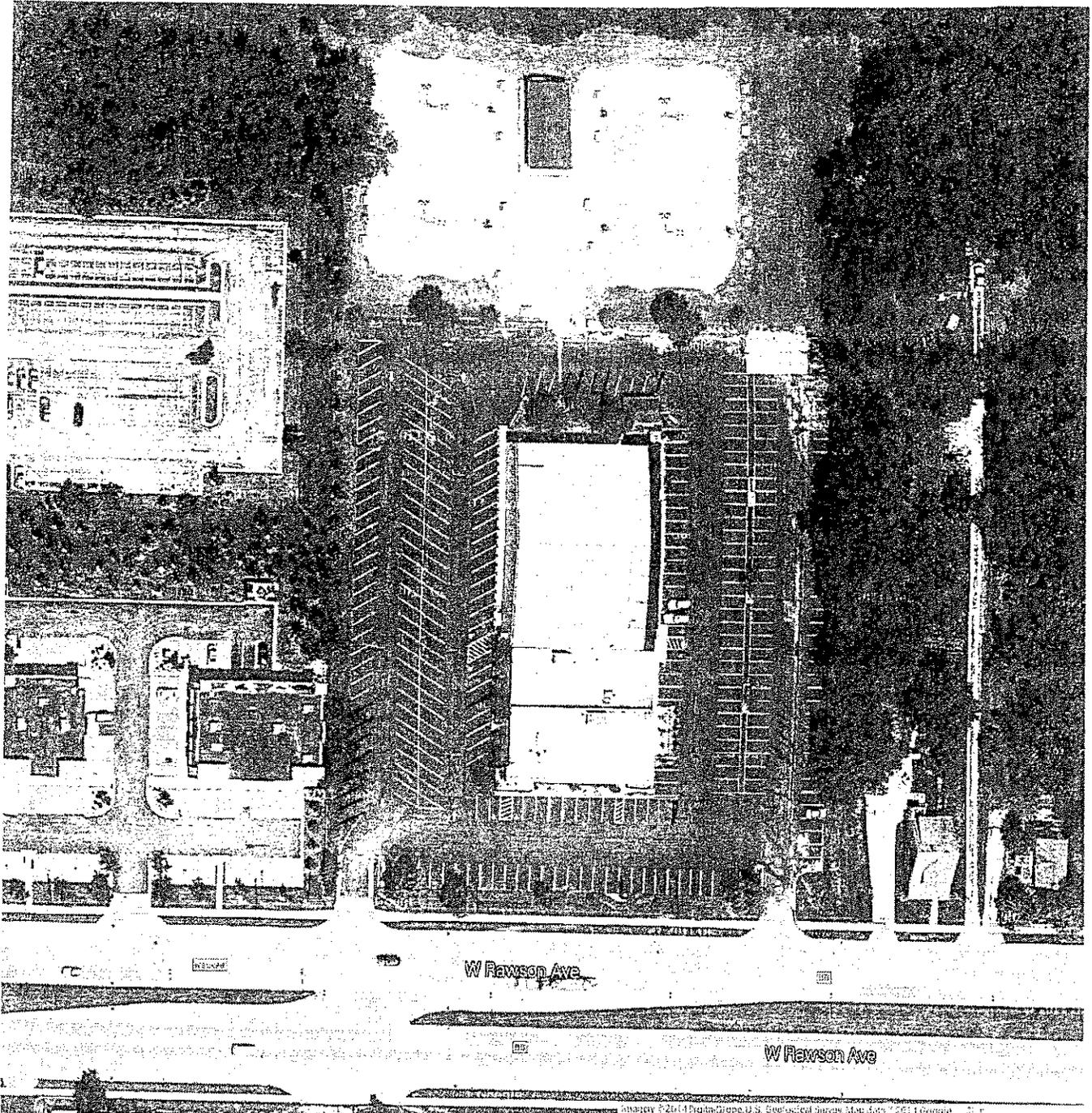
(32) The Rear Entrance will be use as an exiting door (not for public access). No, the caskets and body will be transferred through the Main Door on the East side of the building. It will be an oversize/double door access through the main door into the casket's room and the embalming center.

ENGINEERING DEPARMENT

Median opening: It would be helpful if the median is opened so we can access Rawson avenue to the East.

FIRE DEPARTMENT:

Currently, there are several bid for the Fire Alarm system project. The winning bid will be given the Fire Department Comments. They appear to know about the City of Franklin rules and regulation.

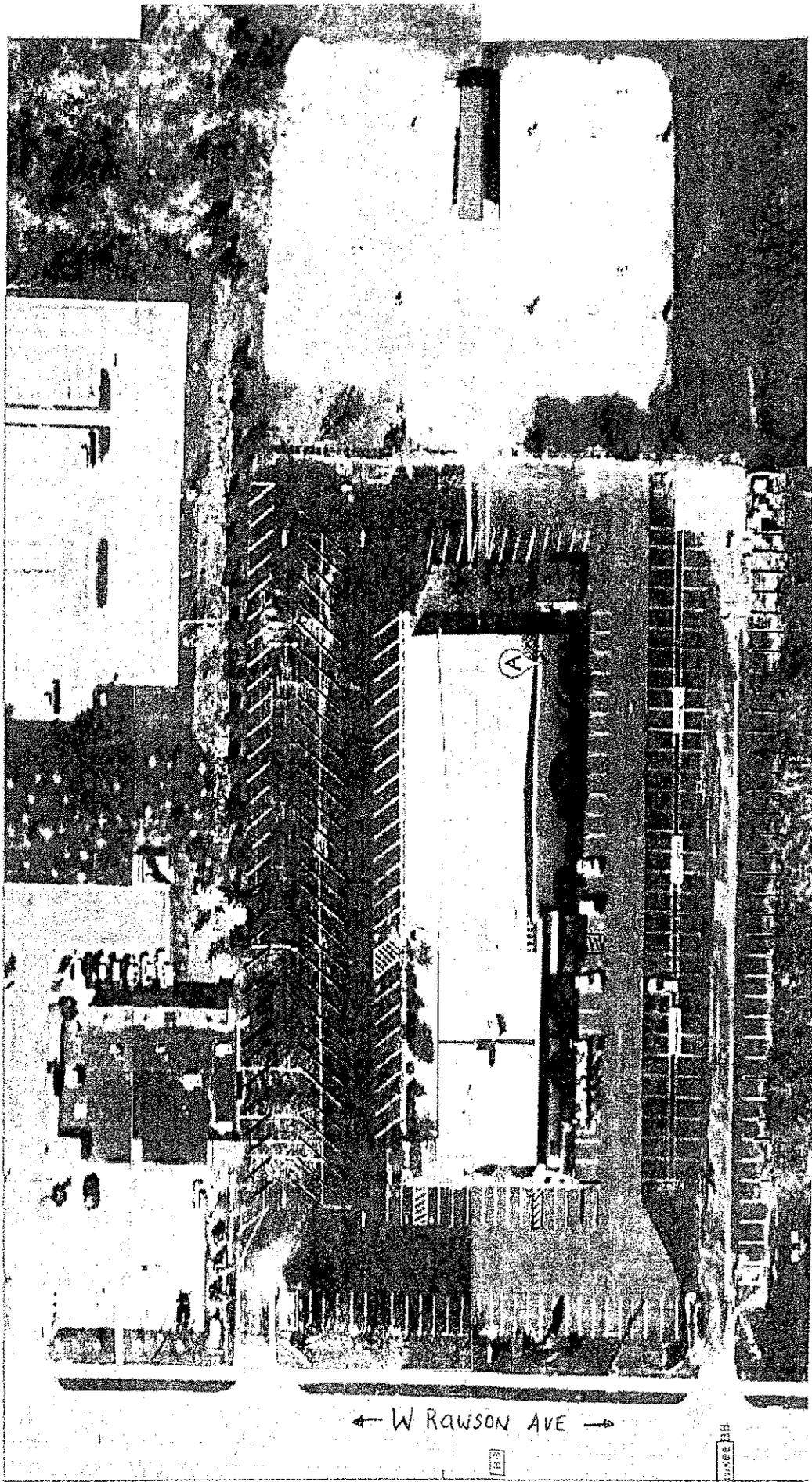


TOTAL = 289

Exhibit-B

To see all the details that are visible on the screen, use the "Print" link next to the map.

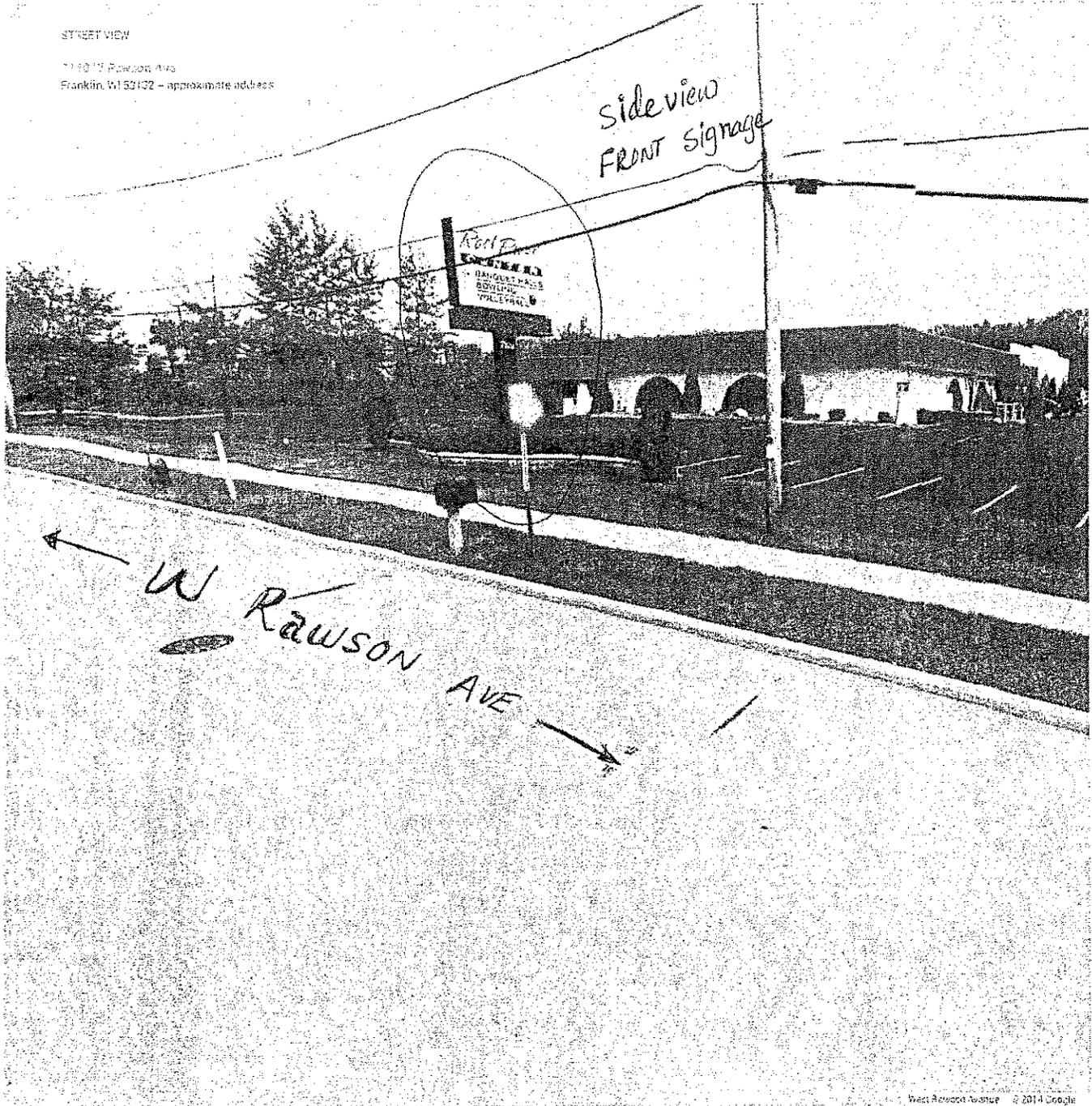
Google



STREET VIEW

7220 W Rawson Ave
Franklin, WI 53132 - approximate address

Side view
FRONT signage



West Rawson to Street © 2014 Google

Exhibit-D

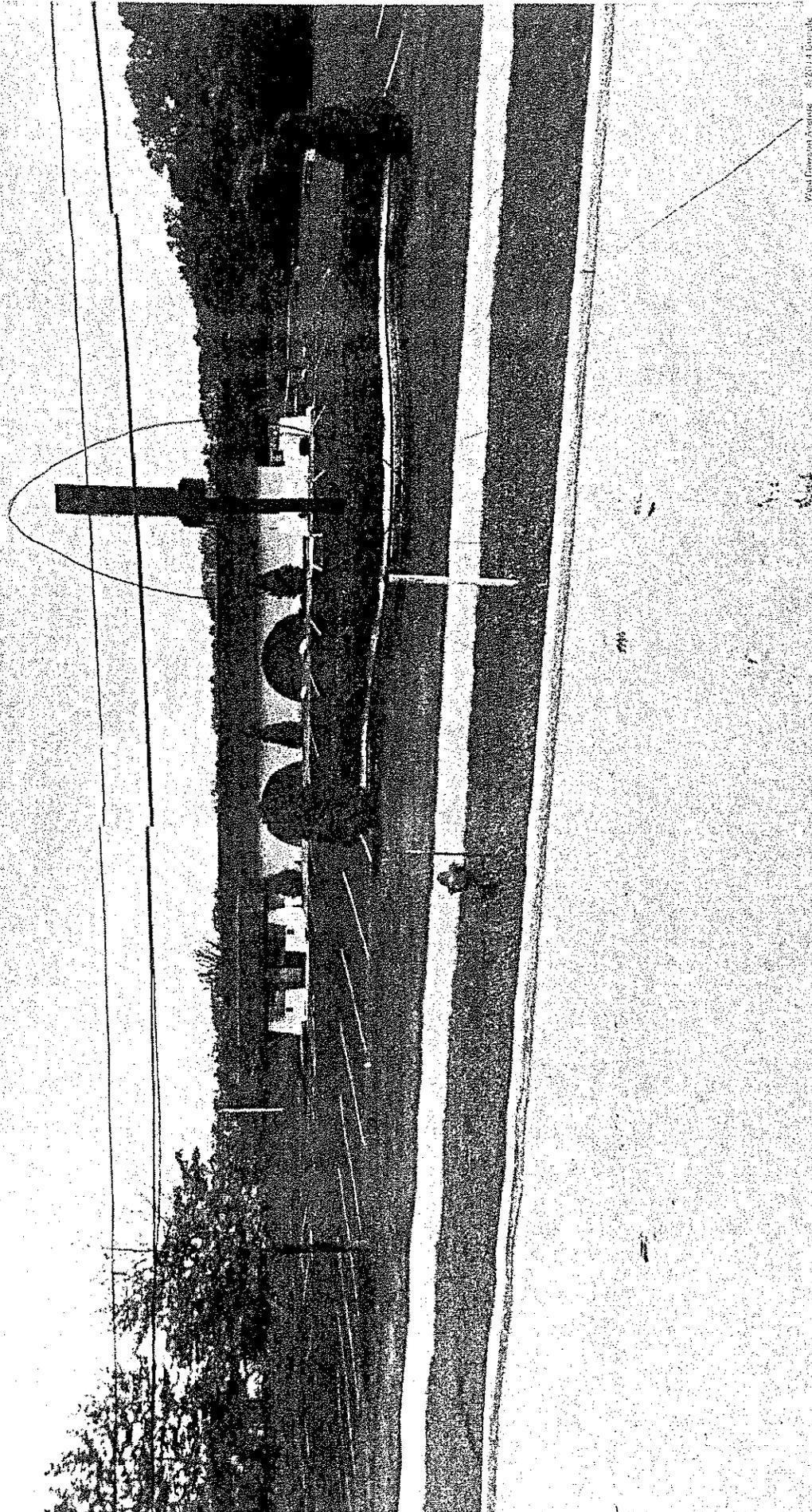
7220 W Rawson Ave - Google Maps

3/23/2014

SIBBICOM

7220 W Rawson Ave
Franklin, WI 53117 - approximate address

Front signpost

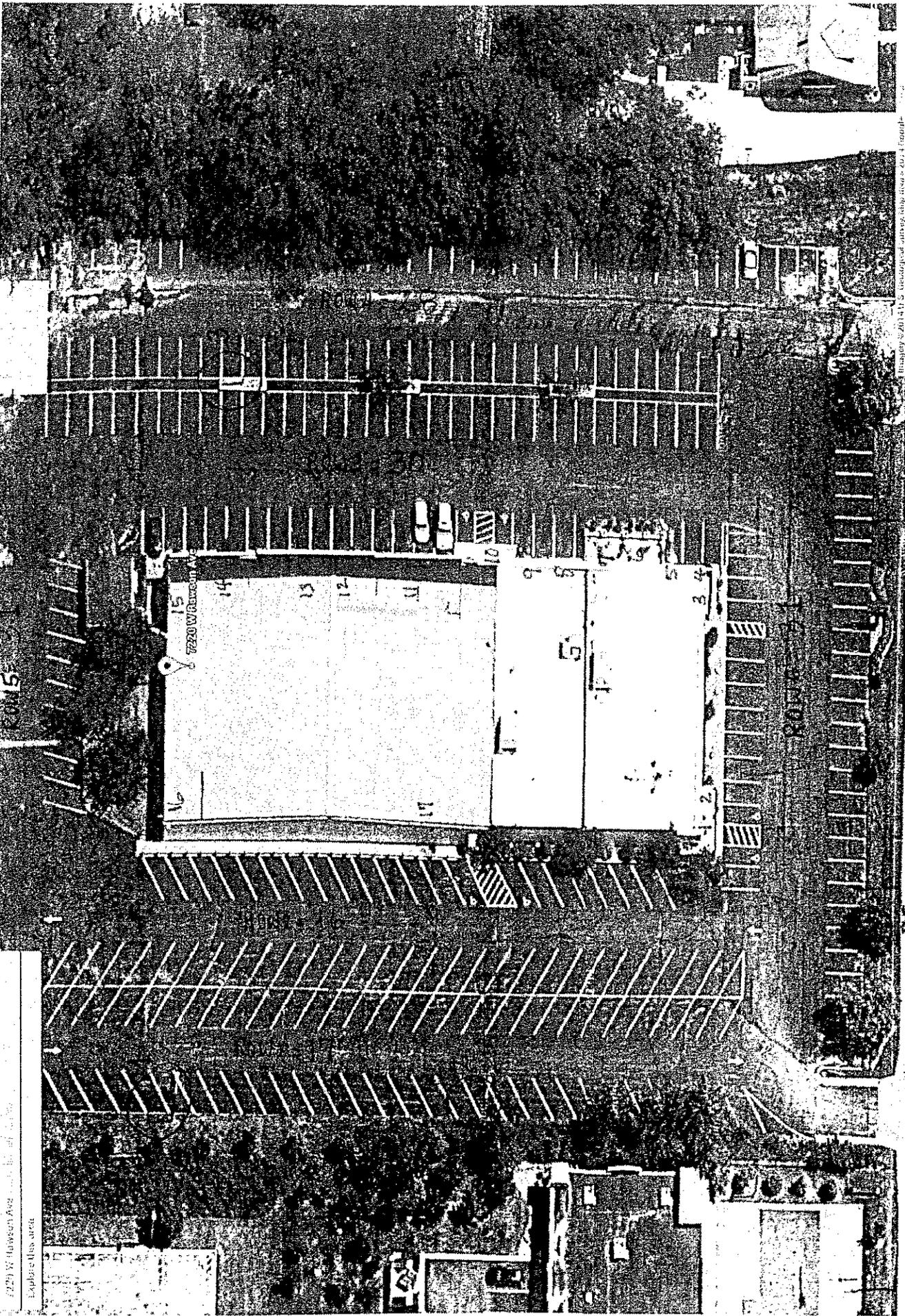


© 2014 Google

EXR10LL-E
Lighting

7220 W Rawson Ave - Google Maps

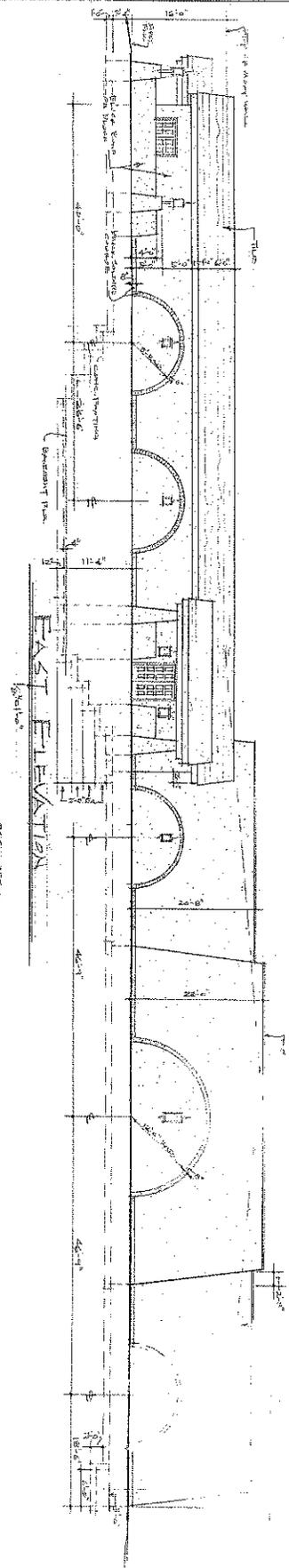
3/24/2014



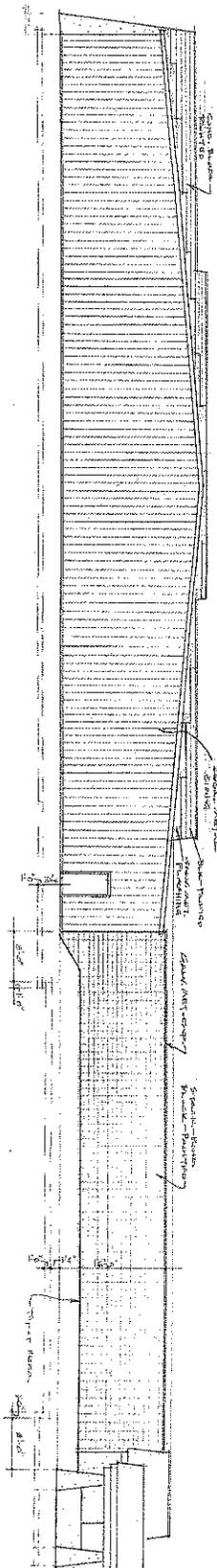
7220 W Rawson Ave
Explore this area

Imagery © 2014 A.P.S. Aerial Imagery © 2014 Google

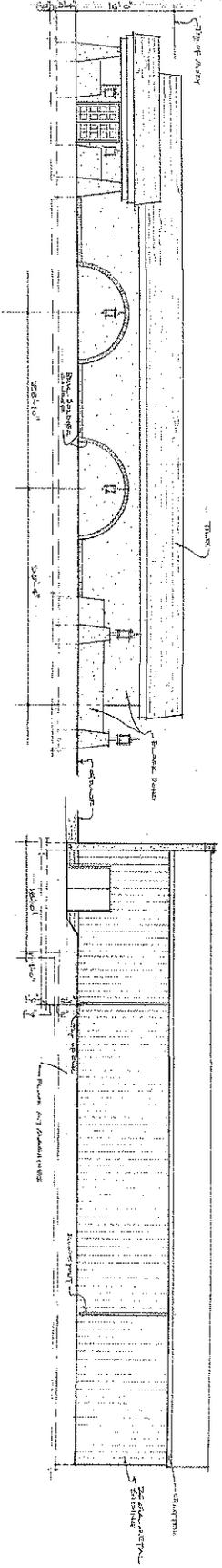
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EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION

NORTH ELEVATION

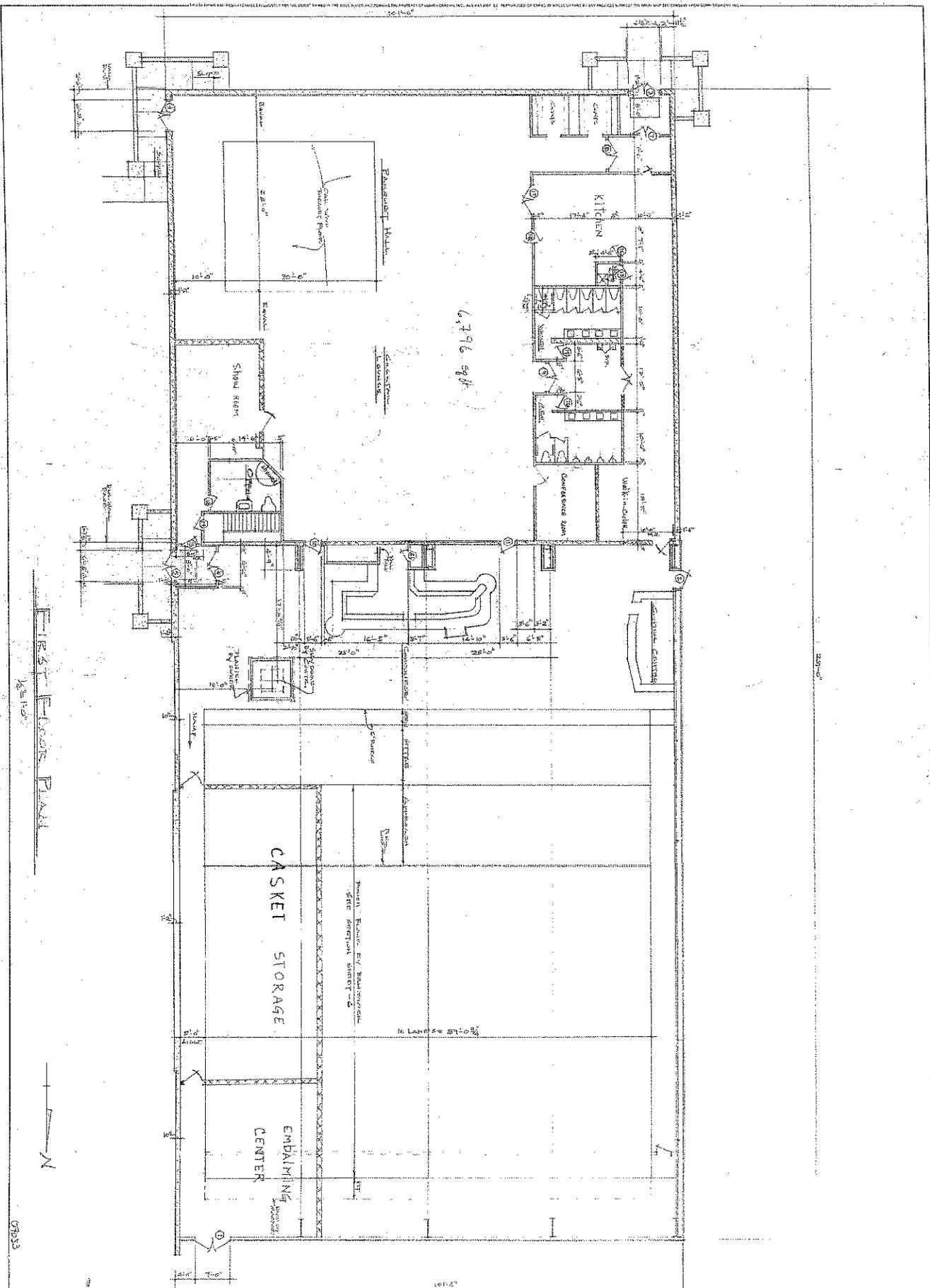
FINISHES
 AS SHOWN
 CITY DEVELOPMENT

ELEVATIONS PROJECT NAME & ADDRESS ROOT RIVER BOWLING CENTER 7200 EAGLES AVE. FRAZEEVILLE, WIS.	
DRAWN BY JCS	DATE 2/15/1980
SHEET NO. 133 TOTAL SHEETS 133	



Gohr-Schwenn Inc.

Exhibit F



FIRST FLOOR PLAN



07-53

PROJECT NAME & ADDRESS	
KAY RIVER BOWLING CENTER	
7252 RANDOLPH AVENUE	
BROOKFIELD, WIS.	
DRAWN BY	DATE
12/14	NOV. 5, 1970
PROJECT NO. 433	
SHEET NAME & NO.	
FIRST FLOOR PLAN	
SHEET 1 OF 2	



Gohr - Schwenn Inc.



CITY OF FRANKLIN



REPORT TO THE PLAN COMMISSION

Meeting of April 17, 2014

Special Use

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

Project Name:	Root River Funeral Home
Project Address:	7220 West Rawson Avenue
Applicant:	Lamont Thao, Elder Sanctuary LLC
Property Owner:	St. Nikolas Association, Inc.
Current Zoning:	B-2 General Business District
2025 Comprehensive Plan	Commercial
Use of Surrounding Properties:	Conservancy for Healing and Heritage property to the north, vacant commercial property to the south, single-family residential to the east and commercial and Wheaton Franciscan Healthcare property to the west
Applicant Action Requested:	Approval of the Special Use Application for Root River Funeral Home

Introduction

Please note:

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

On March 11, 2014, the applicant submitted a Special Use Application for Root River Funeral Home, a funeral home and mortuary center use for property located at 7220 West Rawson Avenue. The proposed business use is permitted in the B-2 General Business District as a Special Use under Standard Industrial Classification Title No. 7261 "Funeral service and crematories," which allows establishments primarily engaged in preparing the dead for burial, conducting funerals, and cremating the dead (e.g. crematories, funeral directors, funeral homes or parlors, morticians and undertakers).

The applicant is not proposing and does not intend to propose a crematory use for the property; however, because it is allowed under SIC Code Title No. 7261, staff recommends specifically prohibiting the crematory use in the approval resolution. Staff has concerns with noise, odors and emissions from such a use. Crematories release mercury, dioxin, hydrochloric acid, nitrogen oxide, sulfur dioxide, and carbon monoxide. These chemicals are stored in the body's fat and tissues and are released when the body is cremated. Mercury is often emitted from amalgam

fillings. Staff would note that the use of this type of filling is on the decline, however is still prevalent today. In general, unpleasant odor and noise may be present because of crematories.

The applicant is proposing twenty-four hour operations for certain types of funeral services. The applicant has indicated that some funeral services will be held 24 hours per day, starting Friday and ending Monday morning. Guests will stay overnight participating in funeral services/activities. No sleeping quarters or facilities are provided. The applicant has indicated that guests wishing to sleep will return home or stay at a nearby hotel. The applicant indicated that most 24-hour funeral services would have guests go home at night and return in the morning, so there will be a limited number of people at the facility between 12:00 a.m. and 7:00 a.m. As such, there will be vehicles parked overnight on the property.

The four properties to the east are zoned R-6 Suburban Single-Family Residence District. The 2025 Future Land Use Map designates the properties as Commercial and Areas of Natural Resource Features. Staff recommends limiting the hours of operation between 7:00 a.m. and 12:00 a.m. to limit conflicts between these uses.

Project Description/Analysis

Site Plan:

The subject property is approximately 5.73-acres, and was formerly occupied by the Root River Center, a bowling, banquet hall, and outdoor volleyball facility. The property currently consists of a single-story approximately 23,000 square foot building, a paved parking lot, an accessory storage building and an outdoor volleyball area consisting of eight volleyball courts and a concession and shelter building.

Staff estimates that the site contains approximately 138,588 square feet of impervious surface, not including the volleyball courts. Staff is not aware of the type of surface underneath the sand volleyball courts (i.e. whether it is pervious or impervious). This would leave approximately 111,011 square feet of area remaining as greenspace, resulting in a Landscaped Surface Ratio (LSR) of 0.44 (111,011 landscaped area/249,599 site area), which exceeds the required minimum B-2 District LSR of 0.35 or 35%.

Staff estimates the volleyball court area having an area of approximately 39,111 square feet. If the landscaped area were reduced by that amount, the resulting LSR would be 0.29 (71,900 landscaped area/249,599 site area).

As the applicant is not proposing to utilize the volleyball courts and lighting, nor the concession stand building at this time, staff suggests that the building be razed and the sand courts be removed and greenspace be added. Staff is concerned that if this area of the site is not utilized it may not be maintained properly and the building and courts may start to deteriorate.

The applicant is proposing to renovate the interior of the building and is not proposing any site changes; however, the applicant has indicated agreement to repair areas of the site and building. As such, below are staff recommendations related to the existing condition of the building and site.

- Staff recommends that holes and broken asphalt within the parking lot shall be repaired, prior to issuance of an Occupancy Permit.
- Staff recommends that loose or missing shingles along the mansard roof be repaired or replaced, prior to issuance of an Occupancy Permit.
- Staff recommends that all fencing on the property be repaired, prior to issuance of an Occupancy Permit.
- Staff recommends that all planting beds and landscaped areas be repaired and restored, prior to issuance of an Occupancy Permit. This includes replacing or repairing the railroad ties utilized for planting beds within the parking lot and the railroad tie wall on the west side of the building and removing weeds and adding mulch to landscaped beds.
- Staff recommends that the dumpster enclosure be repaired and a gate be added, prior to issuance of an Occupancy Permit. There is an existing dumpster enclosure onsite; however, it is not in good condition and there is not a gate on the front.
- Staff recommends removing the guardrail along the west and north side of the building and adding concrete parking curbs or another type of barrier as necessary, prior to issuance of an Occupancy Permit. Staff finds that the guardrail is in poor condition and not necessary.

The applicant stated that the northern portion of the site would be utilized for snow storage. The site has been functioning as currently designed for years and staff is not aware of any snow storage issues. Furthermore, areas to the east and west of the parking lot may be used for snow storage as well.

Access:

The property is accessed via two ingress/egress locations to West Rawson Avenue on the southeast and southwest corners of the property.

Staff recommends that a cross-access drive be paved to the commercial property to the west, unless otherwise determined to not meet slope requirements per the City Engineer. There is a steep grade difference between the two properties, however, staff believes cross-access is compatible between the subject uses and would provide access from the subject property west to South 76th Street. Staff anticipates requiring the commercial property to the west to pave the connection to the property line upon an application for a new tenant or any other proposed site modifications.

Staff recommends that a future cross-access location be shown on the property providing cross-access with the property to the east. As currently residential, staff is not recommending that a drive be paved up to the property line at this time. Upon redevelopment of the single-family property, when a final location can be determined, a cross-access easement will be required.

A sidewalk is located along West Rawson Avenue. Staff recommends that a sidewalk and pedestrian striping be added to connect the building entrance to the sidewalk along West Rawson Avenue, prior to issuance of an Occupancy Permit.

Parking:

Table 15-5.0203 of the UDO requires a Standard Parking Ratio (SPR) of one parking space per 30 square feet of floor area of assembly rooms, plus 12 queuing spaces for funeral homes, funeral parlors, or undertaking establishments.

The applicant anticipates a maximum of 150 people onsite at any given time. According to the applicant, the building has capacity for over 600 people. The front area of the building, approximately 6,796 square feet, will be used for assembly (i.e. viewing area). Based upon the 6,796 square feet of assembly space, 227 parking spaces are recommended, plus queuing. According to the applicant, the site currently contains 289 parking spaces exceeding the SPR. Staff believes the parking provided is sufficient for the subject use.

Six ADA accessible parking spaces are provided adjacent to the front and side entrances to the building. Table 15-5.0202(I)(1) of the UDO requires a minimum of seven accessible parking spaces for off-street parking lots with 201 to 300 parking spaces; therefore, staff is recommending that a minimum of one ADA accessible parking space be added adjacent to a building entrance/exit.

Landscaping:

Table 15-5.0302 of the UDO requires one canopy/shade tree, one evergreen tree, one decorative tree and one shrub for every five provided parking spaces.

As previously mentioned, the site contains 289 parking spaces, which would require 58 plantings of each type. The applicant did not provide an existing plant schedule; therefore, staff is not aware of the number of plantings of each type currently onsite. The applicant is also not proposing any additional landscaping. Staff believes the site does not currently conform to UDO landscape standards.

The subject property is approximately 600 feet east-southeast of the Conservancy for Healing and Heritage property and Wheaton Franciscan Healthcare. Portions of this property, including portions of the rear entrance, are visible from the Reiman Cancer Center. In addition, the subject site is much lower than those properties, thus staff is recommending additional plantings be added along the northern half of the west property line to further buffer these uses, subject to Department of City Development staff approval.

Lighting:

The applicant is not proposing any new lighting. The property contains three parking lot light poles and primarily decorative style building lighting, plus the lights for the volleyball courts. As previously stated, staff is suggesting removal of the volleyball court lights as they are not being utilized for the proposed use.

Architecture:

The applicant is not proposing any building modifications outside of minor repairs and maintenance. Staff suggests the applicant upgrade the front façade, all entrances and re-paint the

building. If the Plan Commission wishes to see architectural changes, staff anticipates requiring submittal of building elevations for Plan Commission review and approval.

Signage:

The site contains an existing pole sign. There is currently no business identification signage on the building. Signage has not been presented by the applicant. Signs are subject to separate review and approval by the Architectural Review Board and issuance of a Sign Permit through the Inspection Department.

Stormwater Management:

As the applicant is not adding impervious surface to the site, a stormwater management plan and facilities are not required.

Natural Resource Protection Plan and Conservation Easement:

The applicant is not proposing any exterior development. A potential woodland is located along the east property line. This would have to be identified and delineated in the future, if and when redevelopment of the site is proposed.

Staff reviewed the Wisconsin Department of Natural Resources Surface Water Data Viewer Map and the Southeastern Wisconsin Regional Planning Commission Regional Mapping site. The WDNR map did not show wetlands on the property, only wetland indicating soils. The SEWRPC mapping does not show any protected corridors or areas on the site. A Primary Environmental Corridor is located directly to the north, abutting the north property line.

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."*

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

Department of City Development staff finds the proposed development generally consistent with the Comprehensive Master Plan, meeting with several goals and objectives such as creating jobs, rehabilitate existing commercial structures and contributing to the tax base and 70/30 goal of the City.

Staff Recommendation

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