

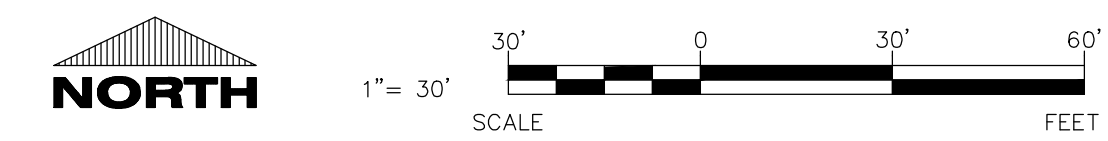
Hydrologic Soil Group

Hydrologic Soil Group— Summary by Map Unit — Milwaukee and Waukesha Counties, Wisconsin (WI62)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
AsA	Ashkum silty clay loam, 0 to 2 percent slopes	C/D	4.6	27.0%
BIA	Blount silt loam, 1 to 3 percent slopes	C/D	2.0	12.0%
EsA	Elliott silt loam, 1 to 3 percent slopes	C/D	4.8	28.6%
MeB	Markham silt loam, 2 to 6 percent slopes	C	1.2	7.3%
MzdB	Morley silt loam, 2 to 6 percent slopes	C	0.1	0.3%
MzdB2	Morley silt loam, 2 to 6 percent slopes, eroded	C	4.0	23.6%
Totals for Area of Interest			16.6	100.0%

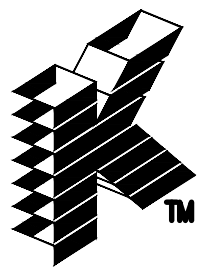


SOIL MAP AND LEGEND

GRADING, UTILITIES AND EROSION CONTROL PLAN



PRELIMINARY DRAWING - NOT FOR CONSTRUCTION



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PROPOSED BUILDING FOR:
MATT TALBOT RECOVERY SERVICES, INC.
FRANKLIN, WISCONSIN

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PRELIMINARY PLAN DATE
FEBRUARY 5, 2015
MARCH 6, 2015
MAY 11, 2015

PROJECT MANAGER: N. LAURENT

ARCHITECT: D. SCHULZ

DRAWN BY: M. FRANZEN

EXPEDITOR: _____

SUPERVISOR: _____

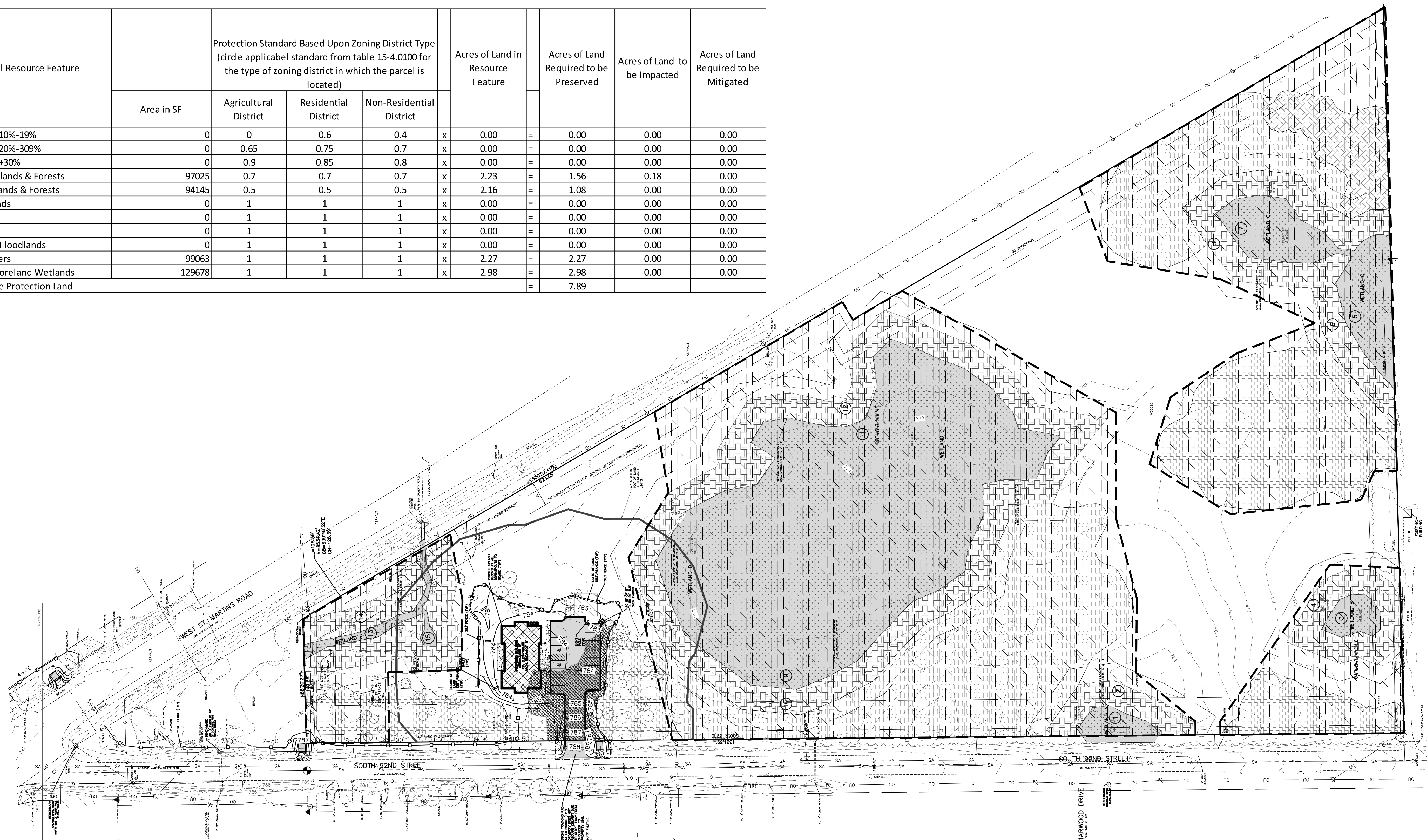
PRELIMINARY NO: _____

CONTRACT NO: _____

DATE: _____

SHEET: **C1.3**

Natural Resource Feature	Area in SF	Protection Standard Based Upon Zoning District Type (circle applicabel standard from table 15-4.0100 for the type of zoning district in which the parcel is located)			Acres of Land in Resource Feature	Acres of Land Required to be Preserved	Acres of Land to be Impacted	Acres of Land Required to be Mitigated		
		Agricultural District	Residential District	Non-Residential District						
Steep Slopes 10%-19%	0	0	0.6	0.4	x	0.00	=	0.00	0.00	0.00
Steep Slopes 20%-309%	0	0.65	0.75	0.7	x	0.00	=	0.00	0.00	0.00
Steep Slopes +30%	0	0.9	0.85	0.8	x	0.00	=	0.00	0.00	0.00
Matrue Woodlands & Forests	97025	0.7	0.7	0.7	x	2.23	=	1.56	0.18	0.00
Young Woodlands & Forests	94145	0.5	0.5	0.5	x	2.16	=	1.08	0.00	0.00
Lakes and Ponds	0	1	1	1	x	0.00	=	0.00	0.00	0.00
Streams	0	1	1	1	x	0.00	=	0.00	0.00	0.00
Shore Buffer	0	1	1	1	x	0.00	=	0.00	0.00	0.00
Floodplains / Floodlands	0	1	1	1	x	0.00	=	0.00	0.00	0.00
Wetland Buffers	99063	1	1	1	x	2.27	=	2.27	0.00	0.00
Wetland & Shoreland Wetlands	129678	1	1	1	x	2.98	=	2.98	0.00	0.00
Total Resource Protection Land							=	7.89		



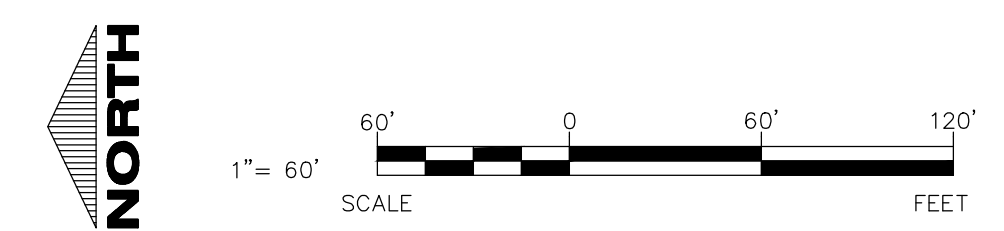
LEGEND

	YOUNG WOODLANDS		WETLAND BUFFER
	MATURE WOODLANDS		DELINEATED WETLANDS
	MATURE WOODLAND IMPACT AREA (0.22 ACRES)		CONSERVATION EASEMENT AREA

PROPOSED CONSERVATION EASEMENT AREAS:
 WETLANDS PRESERVED 2.98 AC (100%)
 WETLAND BUFFER PRESERVED 2.27 AC (100%)
 YOUNG WOODLAND PRESERVED 2.16 AC (100%)
 MATURE WOODLANDS PRESERVED 1.62 AC (73%)
 OTHER AREAS PRESERVED 1.77 AC
 TOTAL CONSERVATION EASEMENT AREA = 10.80 AC

NOTES:
 SEE NRPP REPORT DATED 5-11-2015 FOR ADDITIONAL INFORMATION AS REQUIRED.
 SEE WETLAND DELINEATION REPORT FOR ADDITIONAL INFORMATION AS REQUIRED.

FIGURE 2
 NATURAL RESOURCES PROTECTION PLAN



PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

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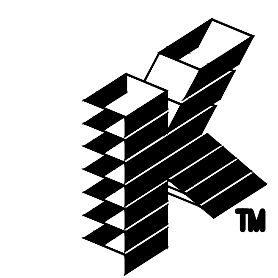
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FRANKLIN, WISCONSIN

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PRELIMINARY PLAN DATE	FEBRUARY 5, 2015
	MARCH 6, 2015
PROJECT MANAGER:	N. LAURENT
ARCHITECT:	D. SCHULZ
DRAWN BY:	M. FRANZEN
EXPEDITOR:	-----
SUPERVISOR:	-----
PRELIMINARY NO:	-----
CONTRACT NO:	-----
DATE:	-----
SHEET:	C1.4



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MARCH 6, 2015
MAY 11, 2015

PROJECT MANAGER: N. LAURENT

ARCHITECT: D. SCHULZ

DRAWN BY: M. FRANZEN

EXPEDITOR: _____

SUPERVISOR: _____

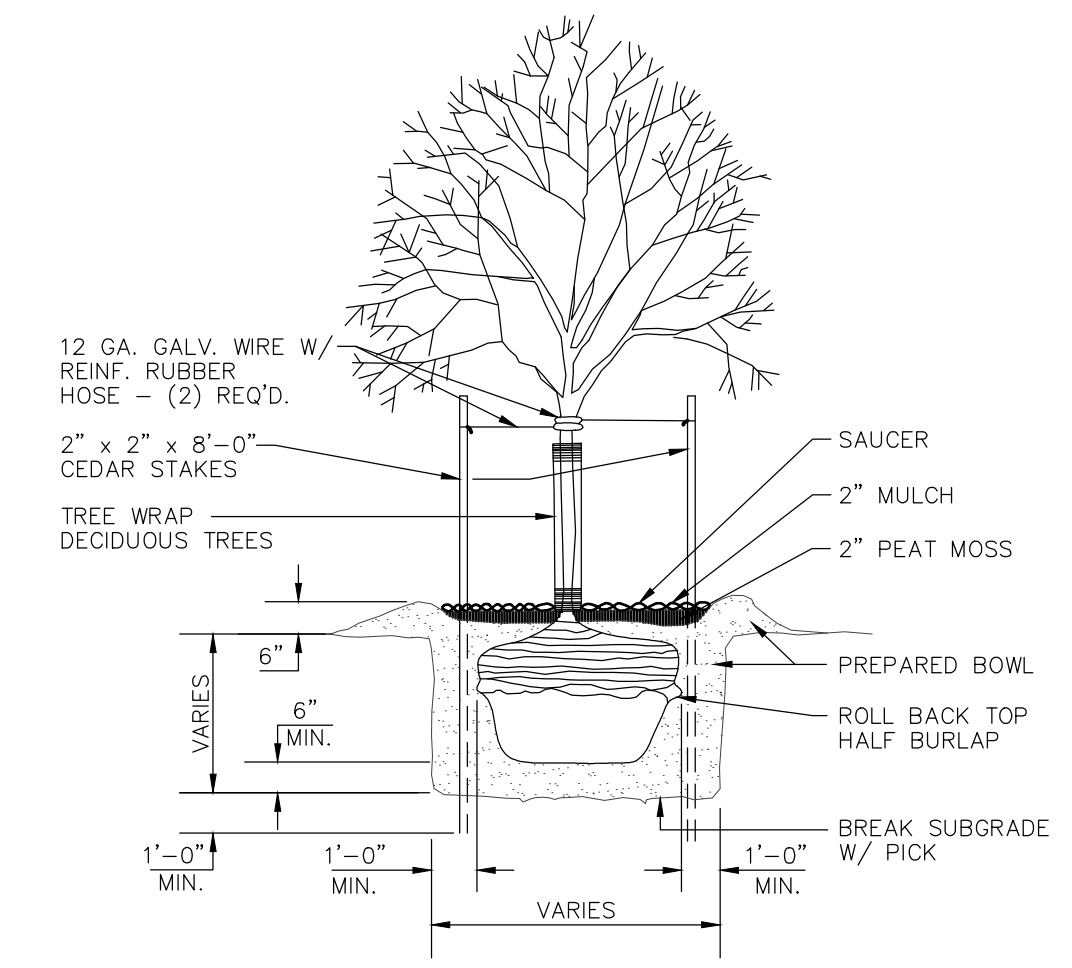
PRELIMINARY NO: _____

CONTRACT NO: _____

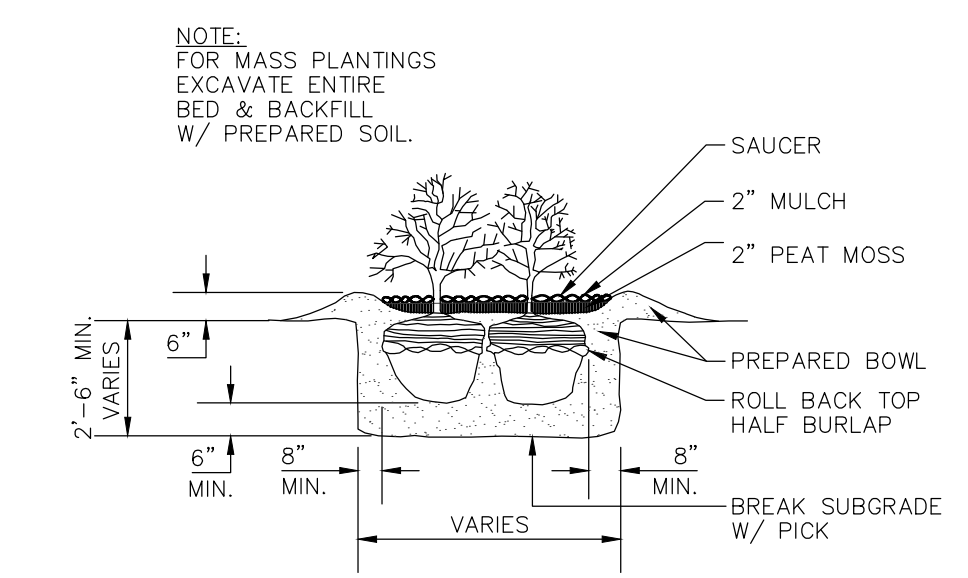
DATE: _____

SHEET: **C1.5**

LANDSCAPING NOTES				
SYMBOL	COMMON NAME	BOTANICAL NAME	PLANTED SIZE	QUANTITY
DECIDUOUS SHRUBS				
⊗	Weigela Carnival	Weigela Florida 'courtaior'	24"	4
⊗	Barberry Concorde	Berberis thunbergii concorde	24"	4
⊗	Rhododendron	Rhododendron haaga	15"-18"	6
EVERGREEN SHRUBS				
⊗	Pfitzer Juniper	Juniperus chinensis 'Pfitzeriana'	12"-15"	4
⊗	Russian Cypress	Microbiota decussata	12"-15"	4
PERENNIALS				
✱	Daylilies 'Stella de Oro'	Hemerocallis 'Stella de Oro'	1 gal pot	4
✱	Hostas	Hostas 'Royal Standard'	1 gal pot	8
✱	Blue Autumn Aster	Aster 'blue autumn'	1 gal pot	2

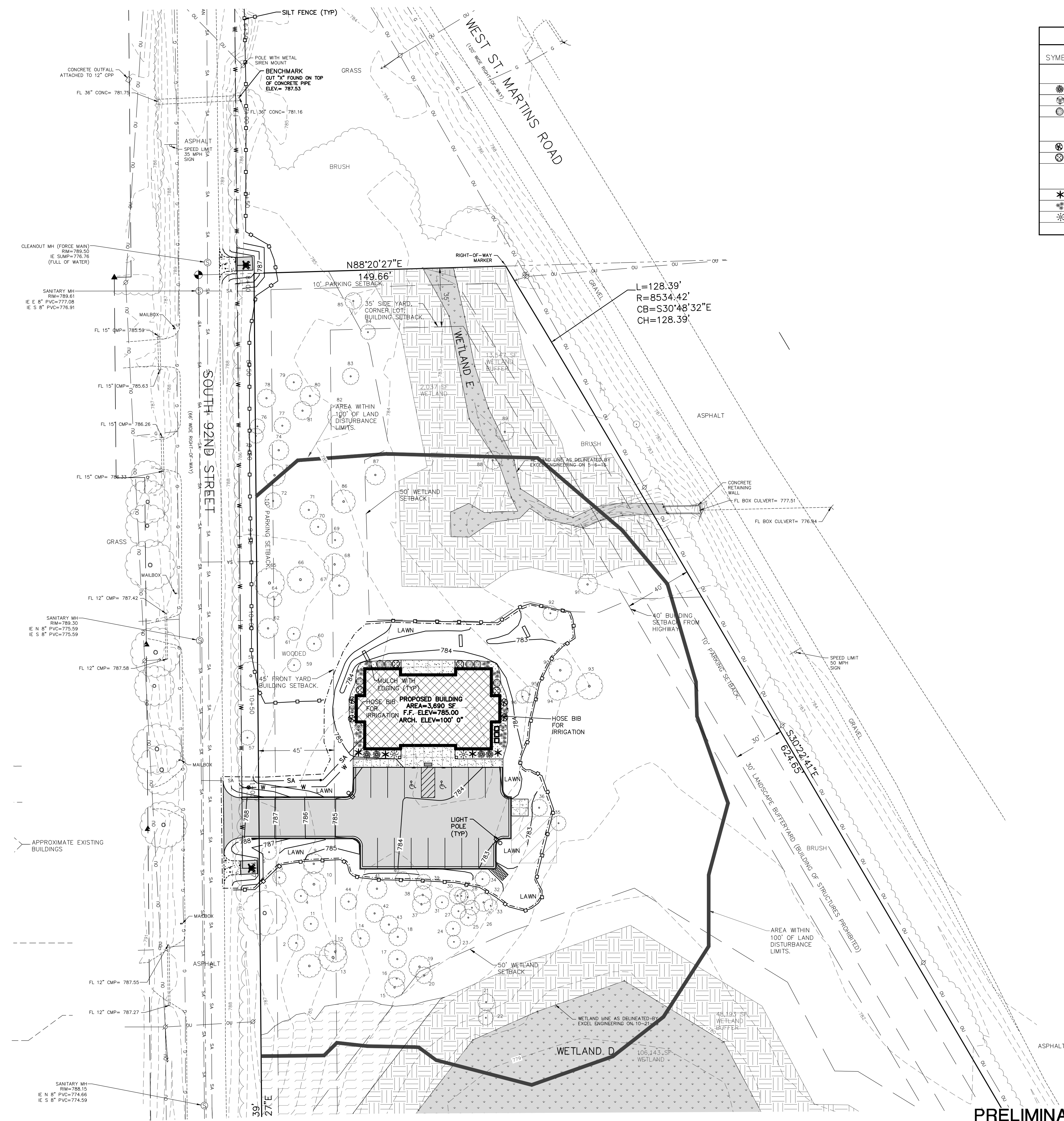
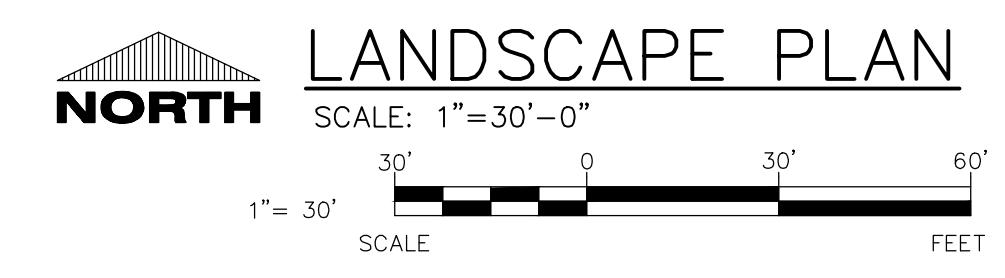


TREE PLANTING DETAIL
NO SCALE

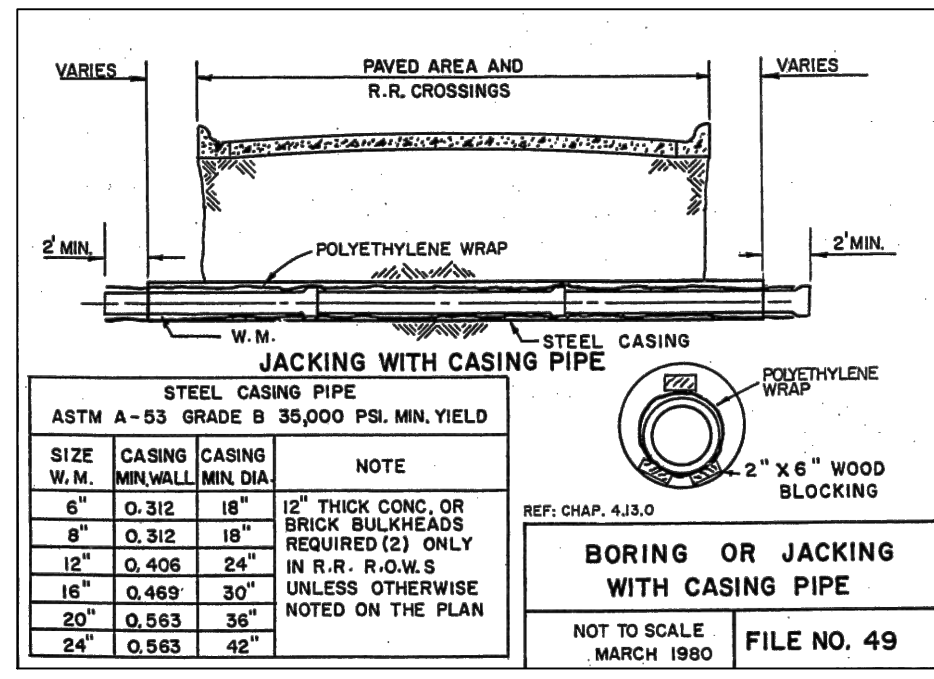


SHRUB PLANTING DETAIL
NO SCALE

NOTES:
PER SECTION 15-7.0301J AREAS OF DEVELOPMENT DESIGNATED AS LANDSCAPE EASEMENT AREAS SHALL BE MAINTAINED BY THE PROPERTY OWNER AND KEPT FREE OF ALL DEBRIS, RUBBISH, WEEDS, AND TALL GRASS BY THE PROPERTY OWNER.
PER SECTION 15-5.0301 (B) 1 OF THE CITY OF FRANKLIN UDO, RESIDENTIAL DEVELOPMENT ON EXISTING LOTS OF RECORD IN THE R-3 DISTRICT ARE EXEMPT FROM LANDSCAPING REQUIREMENTS.



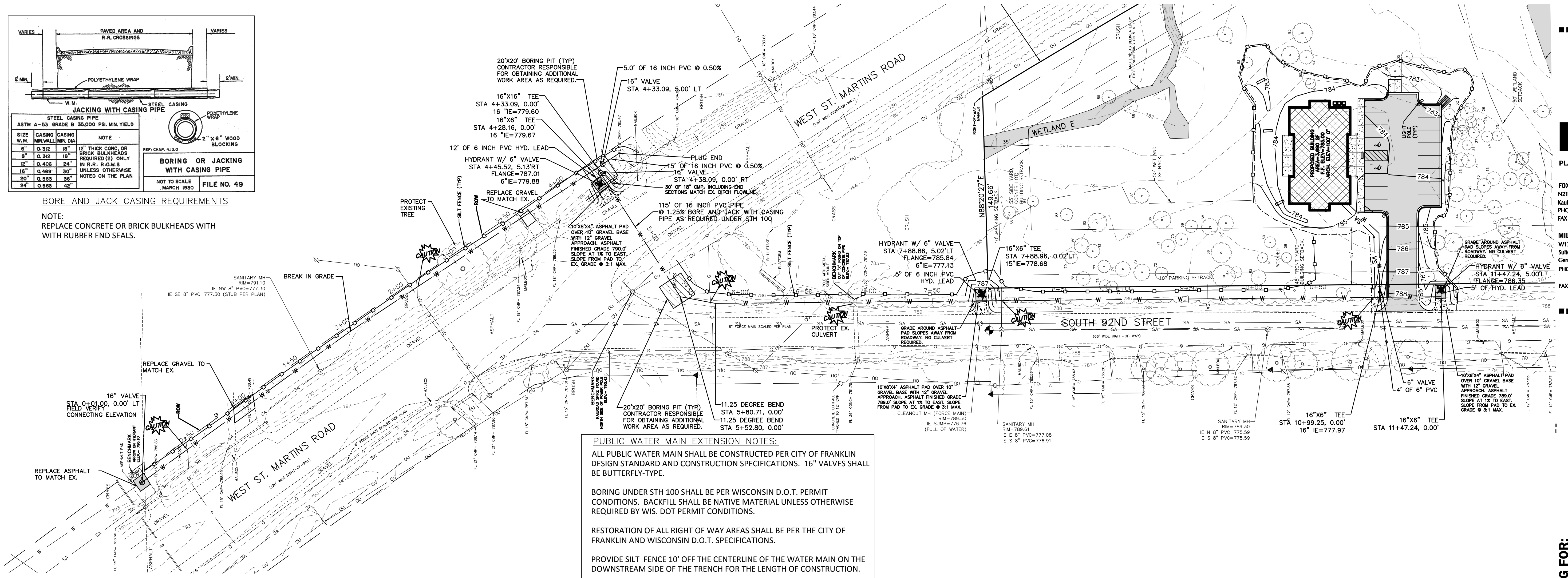
PRELIMINARY DRAWING - NOT FOR CONSTRUCTION



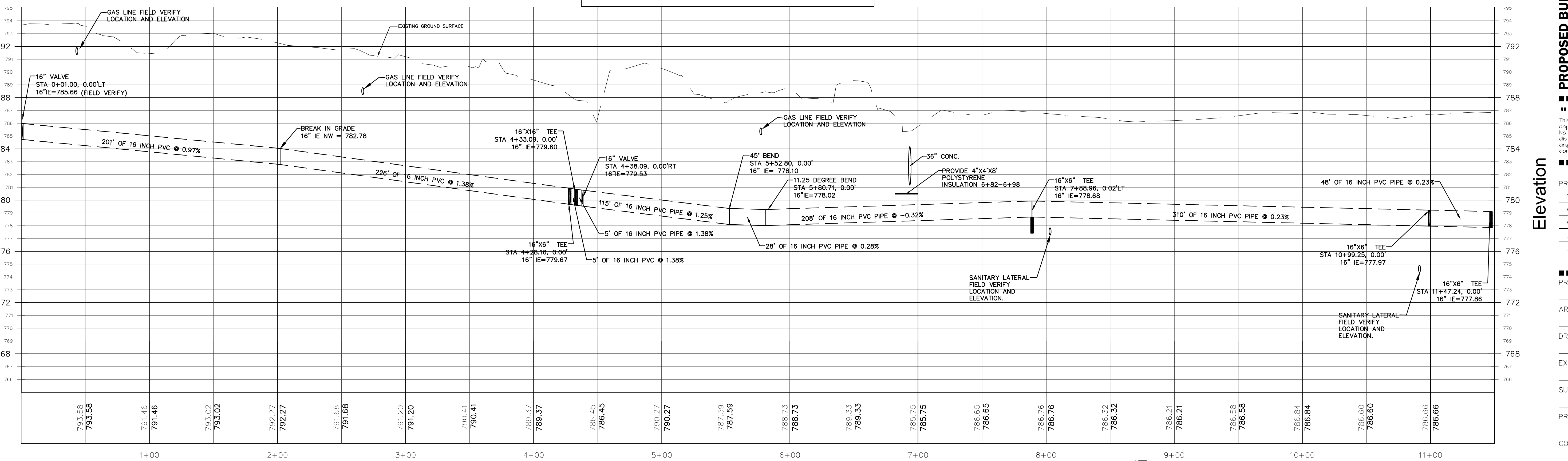
JACKING WITH CASING PIPE

NOTE: REPLACE CONCRETE OR BRICK BULKHEADS WITH RUBBER END SEALS.

REF. CHAP. 4.13.0
BORING OR JACKING WITH CASING PIPE
NOT TO SCALE
MARCH 1980
FILE NO. 49



PUBLIC WATER MAIN EXTENSION NOTES:
 ALL PUBLIC WATER MAIN SHALL BE CONSTRUCTED PER CITY OF FRANKLIN DESIGN STANDARD AND CONSTRUCTION SPECIFICATIONS. 16" VALVES SHALL BE BUTTERFLY-TYPE.
 BORING UNDER STH 100 SHALL BE PER WISCONSIN D.O.T. PERMIT CONDITIONS. BACKFILL SHALL BE NATIVE MATERIAL UNLESS OTHERWISE REQUIRED BY WIS. DOT PERMIT CONDITIONS.
 RESTORATION OF ALL RIGHT OF WAY AREAS SHALL BE PER THE CITY OF FRANKLIN AND WISCONSIN D.O.T. SPECIFICATIONS.
 PROVIDE SILT FENCE 10' OFF THE CENTERLINE OF THE WATER MAIN ON THE DOWNSTREAM SIDE OF THE TRENCH FOR THE LENGTH OF CONSTRUCTION.
 ALL OTHER EROSION CONTROL SHALL BE PER CITY OF FRANKLIN SPECIFICATIONS.



WATER MAIN STA 0+00-STA 9+50
 PROFILE VERTICAL: 1"=4'-0"
 PROFILE HORIZ.: 1"=40'-0"
 SCALE: 1"=40' FEET
PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

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PROPOSED BUILDING FOR:

MATT TALBOT RECOVERY SERVICES, INC.

WISCONSIN
 FRANKLIN,

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PRELIMINARY PLAN DATE
 FEBRUARY 5, 2015
 MARCH 6, 2015
 MAY 11, 2015

PROJECT MANAGER: N. LAURENT

ARCHITECT: D. SCHULZ

DRAWN BY: M. FRANZEN

EXPEDITOR: _____

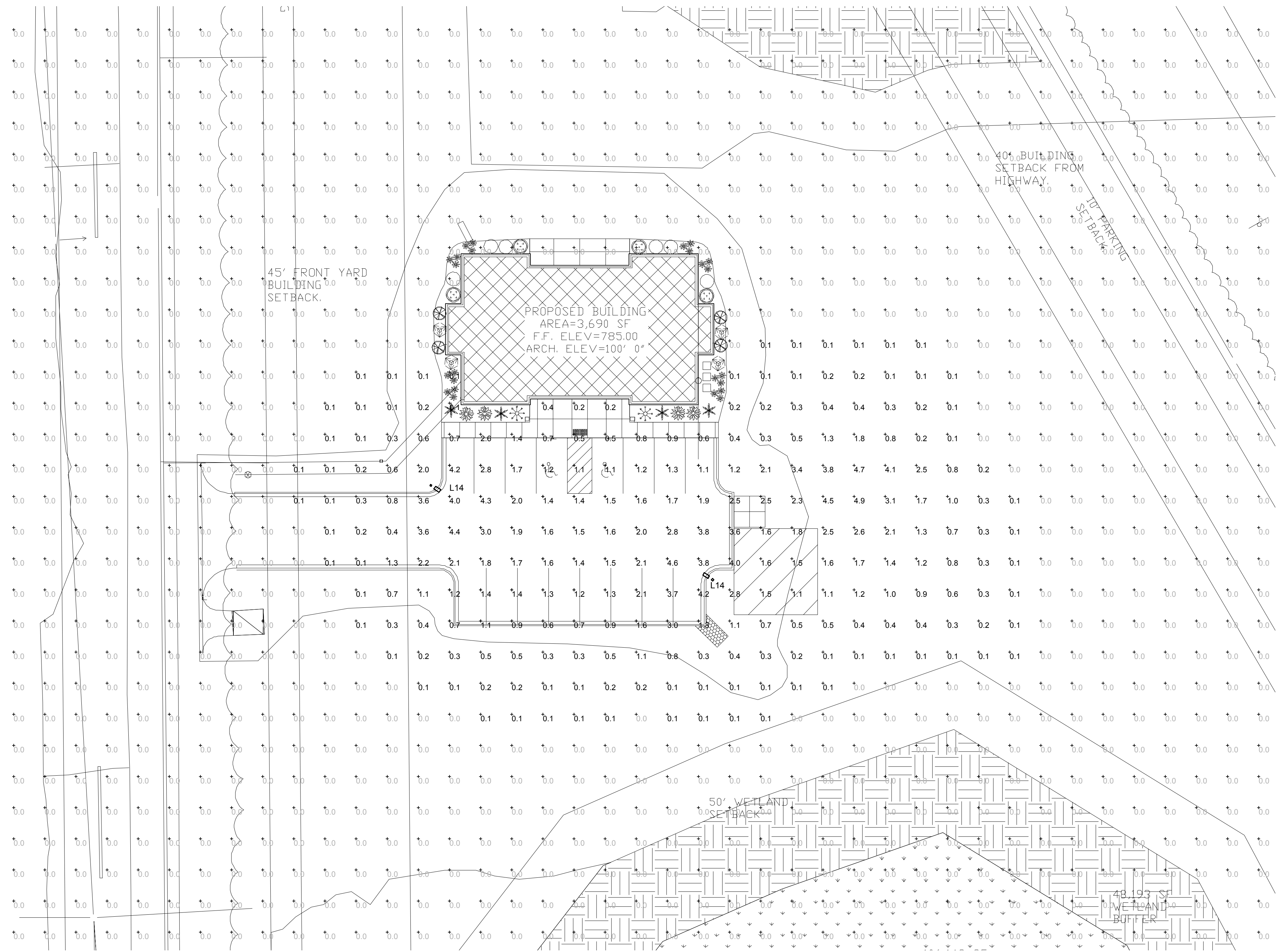
SUPERVISOR: _____

PRELIMINARY NO: _____

CONTRACT NO: _____

DATE: _____

SHEET: **PP1**



SITE PHOTOMETRIC LIGHTING PLAN

SCALE: 1" = 20'



Symbol	Label	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage
□	L14	2	GLEON-AE-02-LED-E1-14FT	GALLEON LED AREA AND ROADWAY LUMINAIRE (2) 70 CRI, 4000K, 1A LIGHTSQUARES WITH 16 LEDS EACH AND TYPE II FORWARD THROW OPTICS. ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS CREATED USING IAB LUMEN STANDARDS IN GONIOPHOTOMETER WITH TEST DISTANCE OF 28.75 FEET		32	329,3876	0.81	107

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	0.2 fc	4.9 fc	0.0 fc	N/A	N/A
PARKING AREA	X	2.0 fc	4.6 fc	0.6 fc	7.7:1	3.3:1

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PROPOSED BUILDING FOR:

MATT TALBOT RECOVERY SERVICES, INC.

FRANKLIN, WISCONSIN

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PROJECT MANAGER: N. LAURENT
ARCHITECT: D. SCHULZ
DRAWN BY: M. FRANZEN
EXPEDITOR:
SUPERVISOR:
PRELIMINARY NO:
CONTRACT NO:
DATE:
SHEET: **PXP1**

ALTA / ACSM LAND TITLE SURVEY

SURVEYOR'S CERTIFICATE
 ALTA / ACSM Land Title Survey

To:
 (i) Burnet Title
 (ii) Milton Shinken and the Estate of Leo Shinken, deceased
 (iii) Matt Talbot Recovery Services, Inc.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSRS, and includes items 1, 2, 3, 4, 4(b), 5, 11(a), 13, 16, 17, 19 & 21 of Table A thereof. The field work was completed on March 4, 2015.

Date of Plat or Map: _____

Ryan J. Wilgreen, P.L.S. No. S-2647
 ryan.w@excelengineering.com
 Excel Engineering, Inc.
 Fond du Lac, Wisconsin 54935
 Excel Engineering Project Number: 1500680

LANDS DESCRIBED IN SCHEDULE "A" OF TITLE COMMITMENT 201415306, PREPARED BY BURNET TITLE AS AGENT FOR FIRST AMERICAN TITLE INSURANCE COMPANY, WITH AN EFFECTIVE DATE OF JANUARY 21, 2015 AND A REVISED DATE OF FEBRUARY 4, 2015.

The Land referred to herein below is situated in the County of Milwaukee, State of Wisconsin and is described as follows:

That part of the North One-half (1/2) of the Southwest One-quarter (1/4), of Section Twenty-one (21) in Township Five (5) North, Range Twenty-one (21) East, lying West of Highway 100 in the City of Franklin, County of Milwaukee, State of Wisconsin, which is bounded and described as follows, to-wit:

Beginning at the Northwest corner of the Southwest One-quarter (1/4), Section 21, Township 5 North of Range 21 East; thence North 89° 50' East along the North line of said 1/4 Section 2157.84 feet to a point which is 487.96 feet West of the Northeast corner of said 1/4 Section; thence South 0° 58' 32" West on a line 1322.38 feet to the South line of the North 1/2 of said 1/4 Section which point is 497.87 feet West of the East line of said 1/4 Section; thence South 89° 51' 32" West along the South line of the North 1/2 of said 1/4 Section 2157.43 feet to a point in the SWWest line of said 1/4 Section; thence North 0° 57' 30" East along the West line of said 1/4 Section 1321.40 feet to the point of beginning. Excepting that portion thereof conveyed by Warranty Deed recorded on June 6, 1960, in Volume 4041, on page 137, as Document Number 3812478, and further excepting that portion thereof that has been conveyed for highway purposes.

LANDS DESCRIBED AS SURVEYED:

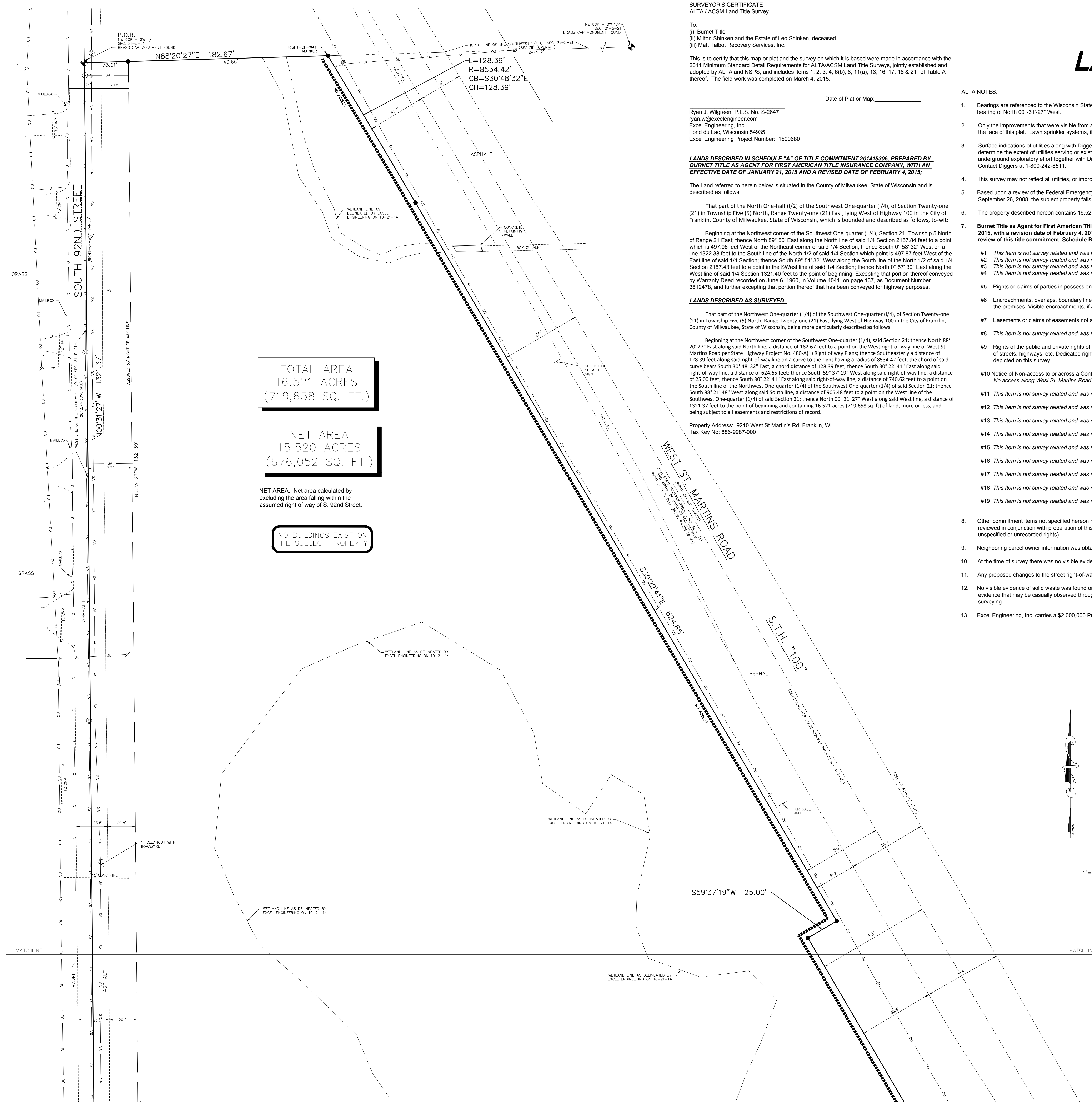
That part of the Northwest One-quarter (1/4) of the Southwest One-quarter (1/4), of Section Twenty-one (21) in Township Five (5) North, Range Twenty-one (21) East, lying West of Highway 100 in the City of Franklin, County of Milwaukee, State of Wisconsin, being more particularly described as follows:

Beginning at the Northwest corner of the Southwest One-quarter (1/4), said Section 21; thence North 88° 20' 27" East along said North line, a distance of 182.67 feet to a point on the West right-of-way line of West St. Martins Road per State Highway Project No. 480-A(1) Right of Way Plans; thence Southwesterly a distance of 128.39 feet along said right-of-way line on a curve to the right having a radius of 8534.42 feet, the chord of said curve bears South 30° 48' 32" East, a chord distance of 128.39 feet; thence South 30° 22' 41" East along said right-of-way line, a distance of 624.65 feet; thence South 59° 37' 19" West along said right-of-way line, a distance of 25.00 feet; thence South 30° 22' 41" East along said right-of-way line, a distance of 740.62 feet to a point on the South line of the Northwest One-quarter (1/4) of the Southwest One-quarter (1/4) of said Section 21; thence South 88° 21' 48" West along said South line, a distance of 905.48 feet to a point on the West line of the Southwest One-quarter (1/4) of said Section 21; thence North 00° 31' 27" West along said West line, a distance of 1321.37 feet to the point of beginning and containing 16.521 acres (719,658 sq. ft.) of land, more or less, and being subject to all easements and restrictions of record.

Property Address: 9210 West St Martin's Rd, Franklin, WI
 Tax Key No: 886-9987-000

ALTA NOTES:

- Bearings are referenced to the Wisconsin State Plane Coordinate System, South Zone. The West line of the Southwest 1/4, Section 21-5-21 has a bearing of North 00°-31'-27" West.
- Only the improvements that were visible from above ground at time of survey and through a normal search and walk through of the site are shown on the face of this plat. Lawn sprinkler systems, if any, are not shown on this survey.
- Surface indications of utilities along with Digger's markings on the surveyed parcel have been shown. Offsite observations have not been made to determine the extent of utilities serving or existing on the property. Public records have not been provided for additional information. Controlled underground exploratory effort together with Diggers markings is recommended to determine the full extent of underground service and utility lines. Contact Diggers at 1-800-242-8511.
- This survey may not reflect all utilities, or improvements, if such items were not visible at the time of survey.
- Based upon a review of the Federal Emergency Management Agency Flood Insurance Rate Map Panel No. 55079C0144E with an effective date of September 26, 2006, the subject property falls within Zone "X" (Unshaded-areas determined to be outside of the 0.2% annual chance floodplain).
- The property described hereon contains 16.521 acres (719,658 sq. ft.), of land more or less.
 - Burnet Title as Agent for First American Title Insurance Company, Title Commitment No. 201415306, with an effective date of January 21, 2015, with a revision date of February 4, 2015, has been reviewed in conjunction with the preparation of this survey. Notes related to this title commitment, Schedule B-II Exceptions are as follows:**
 - This item is not survey related and was not reviewed in conjunction with the preparation of this survey.
 - This item is not survey related and was not reviewed in conjunction with the preparation of this survey.
 - This item is not survey related and was not reviewed in conjunction with the preparation of this survey.
 - This item is not survey related and was not reviewed in conjunction with the preparation of this survey.
 - Rights or claims of parties in possession not shown by the public records.
 - Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises. Visible encroachments, if any, have been identified by this survey.
 - Easements or claims of easements not shown by the public records.
 - This item is not survey related and was not reviewed in conjunction with the preparation of this survey.
 - Rights of the public and private rights of others entitled thereto in and to the use of that portion of the premises that may be within the bounds of streets, highways, etc. Dedicated right of way along with evidence of the as traveled roadway adjacent to the subject property has been depicted on this survey.
 - Notice of Non-access to or across a Controlled-access Highway, as set forth in instrument recorded April 26, 2004 as Document No. 8770265. No access along West St. Martins Road has been depicted on the survey.
 - This item is not survey related and was not reviewed in conjunction with the preparation of this survey.
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 - This item is not survey related and was not reviewed in conjunction with the preparation of this survey.
- Other commitment items not specified hereon may not have been considered relevant to an ALTA/ACSM Land Title Survey, and have not been reviewed in conjunction with preparation of this plat (i.e. Annexation agreements, Leases, Mortgages, Liens, special assessments, covenants, trusts, unspecified or unrecorded rights).
- Neighboring parcel owner information was obtained from the City of Franklin GIS website on the date of survey.
- At the time of survey there was no visible evidence of earth moving, building construction, or building additions on the subject property.
- Any proposed changes to the street right-of-way lines have not been disclosed by the City of Franklin or the current title commitment.
- No visible evidence of solid waste was found on the subject property during the time of survey. ALTA / ACSM "TABLE A", Item # 18 is limited to evidence that may be casually observed through the normal course of completing a survey without specific training beyond the practice of land surveying.
- Excel Engineering, Inc. carries a \$2,000,000 Professional Liability Insurance Policy. Certificate of Insurance will be provided upon request.



TOTAL AREA
 16.521 ACRES
 (719,658 SQ. FT.)

NET AREA
 15.520 ACRES
 (676,052 SQ. FT.)

NET AREA: Net area calculated by excluding the area falling within the assumed right of way of S. 92nd Street.

NO BUILDINGS EXIST ON THE SUBJECT PROPERTY

LEGEND:

- ▲ MAG NAIL SET
- 3/4" REBAR SET
- WEIGHING 1.50 LB./FT.
- UTILITY POLE WITH GUY WIRE
- EXISTING SIGN
- MONUMENT FOUND
- WATER VALVE IN BOX
- GAS VALVE
- EXISTING STORM SEWER AND MANHOLE
- EXISTING WATER LINE AND HYDRANT
- EXISTING UNDERGROUND ELECTRIC CABLE
- EXISTING UNDERGROUND GAS LINE
- RIGHT-OF-WAY LINE
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING SANITARY SEWER AND MANHOLE
- EXISTING OVERHEAD UTILITY LINE
- EXISTING WIRE FENCE
- CMP = CORRUGATED METAL PIPE

Scale: 1" = 30' FEET

CURRENT ZONING: R-3, Suburban/Estate Single-Family Residence District	
Land use or activity:	Vacant
Setbacks: Building:	Front: 25 feet
	Side: 20 feet (max)
	Rear: 25 feet
	Arterial Street: 40 feet
	Wetland: 50 feet
Max Building Height:	30 feet

The current zoning classification of the subject property along with setback and bulk requirements was obtained from the City of Franklin website on the date of this survey. Zoning information was not provided by the insurer as part of this survey.

OWNER:

PROJECT:
 ALTA/ACSM LAND TITLE SURVEY
 9210 WEST ST MARTINS ROAD
 FRANKLIN, WI

SHEET ISSUE:
 MARCH 9, 2015
 SEE TITLE SHEET TO CONFIRM THAT THIS SHEET HAS BEEN ISSUED FOR CONSTRUCTION

REVISIONS:
 MARCH 13, 2015

JOB NUMBER:
 1500680

SHEET

AL-1



CITY OF FRANKLIN



REPORT TO THE PLAN COMMISSION

Meeting of March 19, 2015

Site Plan

RECOMMENDATION: Department of City Development staff recommends approval of the Site Plan for the Matt Talbot Community Based Residential Facility development, subject to the conditions set forth in the attached draft resolution.

Project Name:	Matt Talbot Recovery Services, Inc. CBRF
Project Location:	9132 South 92 nd Street
Property Owner:	Shinken, Leo & Milton
Applicant:	Matt Talbot Recovery Services, Inc.
Agent:	Nathan Laurent, Keller, Inc.
Current Zoning:	R-3 Suburban/Estate Single-Family Residence District and C-1 Conservancy District
2025 Comprehensive Plan:	Areas of Natural Resource Features
Use of Surrounding Properties:	Single-family residential to the north, south and west and vacant land zoned B-2 District to the east
Applicant's Action Requested:	Approval of Site Plan Application for the construction of a 5 bedroom CBRF development

Introduction and Background

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 ordinance.

On February 12, 2015, Keller, Inc. submitted a Site Plan Application on behalf of Matt Talbot Recovery Services, Inc. for development of a five (maximum of eight) bedroom State licensed Community Based Residential Facility upon property located at 9100-9132 W. St. Martins Road. According to the applicant, this facility will serve residents recovering from alcohol and drug addictions; providing them necessary care within a small home-like environment.

Per Table 15-3.0602 of the Unified Development Ordinance (UDO), Community Living Arrangements (serving 8 or fewer persons) are allowed in the R-3 Residence District as a Permitted Use. The applicant has indicated that the facility will be licensed by the State of Wisconsin as a CBRF. As such, *staff recommends that approval of the Site Plan shall be conditioned upon the applicant receiving a license from the State of Wisconsin Department of Health Services to operate a Community Based Residential Facility.* Please note that a change to eight beds may only require a Building Permit for interior modifications.

Section 15-7.0101 requires Site Plans, approved by the Plan Commission, for the commencement of use or erecting a structure other than single-family and two-family dwellings. In this case, the CBRF proposed has 5 bedrooms. It is allowed (per State Statutes) in the R-3 District, but it is not a single-family or two-family dwelling, thus Site Plan approval and Plan Commission review is required.

Project Description/Analysis

The proposed CBRF development consists of a single-story building and has an area of approximately 3,690 square feet. The building has a height of 16'-6" and a peak height of 30'-0".

Site Plan

The subject property has a base site area of approximately 15.52 acres, containing a total of approximately 9.61 acres of natural resource features and approximately 7.85 acres of protected natural resources features (when subtracting the permitted woodland impacts). The proposed project would contain 13,670 square feet of impervious surface (and 662,382 square feet greenspace), resulting in an Open Space Ratio (OSR) of 0.98 (lot coverage of 0.02), which complies with the R-3 District minimum OSR of 0.00 and maximum lot coverage of 0.15.

In addition to the principal building, the site contains a half court basketball court, a dumpster enclosure and 16 parking spaces. The dumpster enclosure will consist of six foot high board on board fencing and a gate. Ground mechanicals are illustrated on the Site Plan, located on the east side of the building.

Ingress and egress to the subject development is proposed from South 92nd Street. The site plan includes a 30-foot landscape bufferyard as the property abuts a principal arterial (State Highway 100). This is not required, but was suggested by staff as it is consistent with requirements for Subdivisions, Certified Survey Maps, or Condominium Plats abutting limited access highways (Section 15-5.0102 of the UDO).

The site contains additional buildable area to the south of the proposed project area and CBRF development. The applicant has indicated that there are currently no plans for the development of the southern half of this site. As such, the applicant requested to not extend the public water main along the entire western lot line abutting South 92nd Street, contrary to City past practice. As noted in Condition No. 5 of the attached draft resolution, the Common Council, at their March 3, 2015 meeting, approved the proposed water extension for the subject development as requested.

Parking

Table 15-5.0203 of the Unified Development Ordinance requires a Standard Parking Ratio of 1 space per bedroom for "Group Homes or Institutional Residential not within a residential neighborhood." As previously stated, the subject development contains 5 beds; therefore, 5 parking spaces are required. The applicant has noted the potential to expand to 8 beds, which would then require 8 parking spaces. The proposed Site Plan consists of 16 parking spaces. This is an increase of 100% or 8 additional parking spaces. Per Section 15-5.0203, the Plan Commission may approve the requested parking, which exceeds the SPR. The project narrative indicates that 6 employees may be onsite at any given time. Staff has no objections to the quantity of parking provided.

Two ADA parking stalls are provided, in conformance with UDO standards.

Landscaping

Section 15-5.0301B of the UDO lists exemptions to landscaping standards. One of those exemptions is “**Residential Development on Existing Lots of Record in the A-1, R-1, R-1E, R-2, R-3, R-3E, R-4, R-5, R-6, R-7, and VR Districts.** Residential development on existing lots of record in the A-1, R-1, R-1E, R-2, R-3, R-3E, R-4, R-5, R-6, R-7, and VR Districts as of the date of the adoption of this Ordinance.” This is a permitted residential development on an existing R-3 zoned property; therefore this development is exempt from Division 15-5.0300 Required Landscaping standards.

However, from a land use standpoint, the use is comparable to institutional and multi-family uses and staff would suggest landscaping be provided to meet institutional land use standards. Table 15-5.0302 of the UDO requires one planting of each type (canopy/shade tree, evergreen tree, decorative tree and shrub) per five provided parking spaces for Commercial, Office, Institutional and Similar Uses. With 16 parking spaces provided, a minimum of 4 plantings of each type are required.

As a comparison, if the development were considered a multi-family development, 1.5 canopy/shade trees per dwelling unit, 1 decorative tree per dwelling unit, 1 evergreen per dwelling unit and 3 shrubs per dwelling unit would be required. A total of 8 canopy/shade trees, 5 evergreen trees, 5 decorative trees and 15 shrubs would be required for the proposed 5 unit development would then be required.

The applicant is providing foundation plantings consisting of 14 deciduous shrubs, 8 evergreen shrubs and perennials. The site is heavily wooded and a tree survey was completed extending 25 feet from the project area. The tree survey lists 97 trees with a DBH greater than eight inches. As Section 15-5.0302D. of the UDO allows credit for preserved existing plant materials, the landscaping standards could potentially be met by crediting existing plantings. The applicant would have to identify a sufficient number of plantings for each plant type.

The applicant has provided hose bibs on the buildings for irrigation. Areas for snow storage are illustrated on the Site Plan as well.

Outdoor Lighting

The applicant is proposing three pole lights. Two pole lights are located near the northwest and southeast corners of the parking lot. The third light pole is located on the north side of the basketball court. The lights have an overall height of 15-feet. The photometric plan is in conformance with UDO lighting standards.

Natural Resource Protection Plan

The applicant has submitted a Natural Resource Protection Plan. The site contains several protected resources including: mature woodlands, young woodlands, wetlands, wetland buffers and wetland setbacks.

The development is fully protecting the young woodlands, wetlands, wetland buffers and wetland setbacks. The applicant is proposing to protect 71% of the mature woodlands within a conservation easement, which is in compliance with the UDO mature woodland protection standard of 70%. The proposed development will remove 3 trees or 2.6% of the mature woodlands onsite; however, for preparation of the conservation easement, the applicant is proposing to not include undisturbed mature woodland areas along S. 92nd Street adjacent to the proposed development.

A potential, approximate 30-foot, access point exists along S. 92nd Street to access the southern half of this property as shown on the NRPP map. This access is between a protected wetland and a mature woodland area. The wetland setback encroaches within the future access location, and therefore, an NRSE Application would be required in the future to install a drive through this area. Staff suggests that the applicant include a slightly greater woodland impact to have sufficient room for a drive to access the southern half of the property from S. 92nd Street without disturbing the wetland setback.

Staff is recommending that a City consultant review the submitted NRPP for accuracy, prior to the issuance of a Building Permit. The focus of this review would include the area within 100 feet of the project boundary.

Staff also recommends the submittal of a Conservation Easement for review and approval by the Common Council and recording with the Milwaukee County Register of Deeds, prior to issuance of an Occupancy Permit.

Architecture

The building is primarily comprised of horizontal vinyl siding with a manufactured stone at the entrance on the front elevation and the center of the side elevations. The building also includes vinyl shake siding above the entrance, shutters and asphalt shingles. Staff recommends that the applicant utilize a cement siding product, opposed to vinyl siding, for staff review and approval, prior to issuance of a Building Permit.

Signage

The applicant is not proposing any signage.

Stormwater Management

Due to the amount of impervious surface added, storm water management facilities are not required.

Staff Recommendation

Department of City Development staff recommends approval of the Site Plan for the Matt Talbot Community Based Residential Facility development, subject to the conditions set forth in the attached draft resolution.