

CITY OF FRANKLIN
PLAN COMMISSION MEETING*
FRANKLIN CITY HALL COUNCIL CHAMBERS
9229 W. LOOMIS ROAD, FRANKLIN, WISCONSIN
AGENDA
THURSDAY, MAY 17, 2018, 7:00 P.M.

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

B. **Approval of Minutes**

1. Approval of regular meeting of May 3, 2018.

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

1. **MCDONALD'S RESTAURANT REMODEL AND SITE WORK.** Special Use Amendment application by McDonald's USA, LLC for remodeling the interior public areas and the entire exterior of the existing McDonald's restaurant, construction of a small addition to the building along the drive-thru on the south side of the restaurant, replacement of the pavement and re-striping the area around the perimeter of the building, additional landscape plantings and revision of the accessible entrance, upon property zoned B-3 Community Business District, located at 7501 West Rawson Avenue; Tax Key No. 756-9993-010. **A PUBLIC HEARING IS SCHEDULED FOR THIS MEETING UPON THIS MATTER.**

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

1. **TORBENSON SHOWS LLC HOLIDAY CRAFT AND GIFT EXPO AT THE MILWAUKEE COUNTY SPORTS COMPLEX.** Temporary Use application by James C. Torbenson/Torbenson Shows LLC, for a holiday craft and gift expo at the Milwaukee County Sports Complex located at 6000 West Ryan Road, on November 23, 2018, from 9:00 a.m. to 5:00 p.m., November 24, 2018 from 9:00 a.m. to 5:00 p.m. and November 25, 2018 from 10:00 a.m. to 4:00 p.m., on property zoned P-1 Park District, FC Floodplain Conservancy District and FW Floodway District; Tax Key Nos. 852-9999-001 and 882-9987-001.
2. **MENARDS WAREHOUSE AND ASSOCIATED OUTDOOR STORAGE YARD ADDITION.** Site Plan Amendment and Land Combination applications by Menard, Inc., for the construction of an approximately 22,670 square foot warehouse and approximately 23,084 square foot associated outdoor storage yard to the east of the existing Menards store and existing warehouse, enclosure of the overhang area on the south and east side of the existing building, fence extension and landscaping relocation

Franklin Plan Commission Agenda

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[the Land Combination is being requested to combine Lots 2 and 3 of Certified Survey Map No. 7699 to accommodate the new warehouse and associated outdoor storage yard], for property zoned M-1 Limited Industrial District and C-1 Conservancy District, located at 10925 West Speedway Drive; Tax Key Nos. 704-1007-000 and 704-1010-001.

E. Adjournment

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

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

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

REMINDERS:

Next Regular Plan Commission Meeting: June 7, 2018

City of Franklin
Plan Commission Meeting
May 3, 2018
Minutes

Unapproved

A. Call to Order and Roll Call

Mayor Steve Olson called the May 3, 2018 regular Plan Commission meeting to order at 7:00 p.m. in the Council Chambers at Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin.

Present were Commissioners Patricia Hogan, Adam Burckhardt, David Fowler, Alderman Dandrea and Assistant City Engineer Sara Arnold. Excused was Commissioner Kevin Haley. Also present were City Attorney Jesse Wesolowski, Planning Manager Joel Dietl and Principal Planner Nick Fuchs.

B. Approval of Minutes

1. Regular Meeting of April 19, 2018.

Commissioner Fowler moved and Commissioner Hogan seconded approval of the April 19, 2018 minutes of the regular meeting of the Plan Commission as corrected. On voice vote, all voted 'aye'. Motion carried (5-0-1).

C. Public Hearing Business Matters

1. PLANNED DEVELOPMENT DISTRICT NO. 29 (WELLNESS CENTER –MARK E. CARSTENSEN INC.) ORDINANCE TERMS AND USES AMENDMENTS FOR INNOVATIVE HEALTH & FITNESS FIELDHOUSE BUILDING CONSTRUCTION.

Planned Development District Amendment application by Scott Cole, owner of Innovative Health & Fitness Building, LLC, for: construction of a 25,500 square foot Fieldhouse building to support intermural sports, training and rehabilitation, consisting of a training area, sports courts, a management office, reception and required toilet facilities, at the north side of the property immediately adjacent to the existing Wellness Center (Fieldhouse building will be connected to the existing Wellness Center Via a link for movement between the

Planning Manager Joel Dietl presented the request by Scott Cole, owner of Innovative Health & Fitness Building, LLC, for: construction of a 25,500 square foot Fieldhouse building to support intermural sports, training and rehabilitation, consisting of a training area, sports courts, a management office, reception and required toilet facilities, at the north side of the property immediately adjacent to the existing Wellness Center (Fieldhouse building will be connected to the existing Wellness Center Via a link for movement between the structures); to expand the list of Permitted Uses and activities within the existing Wellness Center, including but not limited to spa services, physician services, a full restaurant, child care, bar, etc., and to allow building setbacks of 15 feet and 20 feet to the north and east property lines, respectively, to accommodate construction of the proposed Fieldhouse building at 8800 South 102nd Street, property zoned Planned Development District No. 29.

Commissioner Hogan moved and Commissioner Fowler seconded a motion to postpone and continue the subject matter and public hearing to the June 7, 2018 Plan Commission meeting. On voice vote, all voted 'aye'. Motion carried (5-0-1).

structures); to expand the list of Permitted Uses and activities within the existing Wellness Center, including but not limited to spa services, physician services, a full restaurant, child care, bar, etc., and to allow building setbacks of 15 feet and 20 feet to the north and east property lines, respectively, to accommodate construction of the proposed Fieldhouse building at 8800 South 102nd Street, property zoned Planned Development District No. 29 (Wellness Center – Mark E. Carstensen Inc.), bearing Tax Key No. 846-9987-002.

D. Business Matters

1. RAINBOW CHILD CARE CENTER, INC. CONSTRUCTION.

Site Plan application by 814 Development, LLC for construction of an approximately 10,782 square foot commercial child care facility (anticipated capacity of 104 students), an outdoor playground area with multiple structures, an approximately 15' X 15' canopy tent structure and a concrete splash pad and 41 off-street parking stalls, with hours of operation for the center from 6:00 a.m. to 6:30 p.m., on Lot 2 of Certified Survey Map No. 9014, located at 7363 South 27th Street, zoned B-4 South 27th Street Mixed- Use Commercial District and South 27th Street Design Overlay District; Requested Waivers of South 27th Street Design Overlay District Standards:

a. 15-3.0353B. Coordination of site furnishings (lighting and site furnishings [benches, trash receptacles, bicycle racks, etc.] shall compliment the character of the building, and provide an attractive and strong relationship with adjoining properties and the public sidewalk).

b. 15-3.0353C.5. Pedestrian

Planning Manager Joel Dietl presented the request by 814 Development, LLC for construction of an approximately 10,782 square foot commercial child care facility (anticipated capacity of 104 students), an outdoor playground area with multiple structures, an approximately 15' X 15' canopy tent structure and a concrete splash pad and 41 off-street parking stalls, with hours of operation for the center from 6:00 a.m. to 6:30 p.m., on Lot 2 of Certified Survey Map No. 9014, located at 7363 South 27th Street, zoned B-4 South 27th Street Mixed- Use Commercial District and South 27th Street Design Overlay District.

Commissioner Fowler moved and Commissioner Burckhardt seconded a motion to waive the required standards under 15-3.0353B. pertaining to site furnishings. On voice vote, all voted 'aye'. Motion carried (5-0-1).

Commissioner Fowler moved and Alderman Dandrea seconded a motion to waive the required standards under 15-3.0353C.5. pertaining to pedestrian considerations.. On voice vote, all voted 'aye'. Motion carried (5-0-1).

Commissioner Hogan moved and Commissioner Burckhardt seconded a motion to waive the required standards under 15-3.0353E. pertaining to bicycle and pedestrian amenities. On voice vote, all voted 'aye'. Motion carried (5-0-1).

Commissioner Fowler moved and Alderman Dandrea seconded a motion to waive the required standards under 15-3.0353F.2. pertaining to landscaping. On voice vote, all voted 'aye'. Motion carried (5-0-1).

considerations (pedestrian walkways from building entrances to public sidewalks or pedestrian/bike facilities).

c. 15-3.0353E. Bicycle and pedestrian amenities required (integrated bicycle parking and pedestrian furniture in appropriate quantities and location).

d. 15-3.0353F.2. Landscaping (screen fences and/or landscaped buffers at property edges, particularly where commercial and light industrial properties adjoin residential properties).

e. 15-3.0355B.8.d. Pedestrian Accessibility (buildings located at the intersection of two streets shall utilize a corner entrance to the building unless this requirement is waived by the Plan Commission).

2. WILLIAM F. ZIMMERMANN LAND DIVISION. Certified Survey Map application by William F. Zimmermann for division of an existing 8.15 acre parcel into four lots to allow for future single-family residential homes, for property zoned R-6 Suburban Single-Family Residence District and C-1 Conservancy District, located at 8029 South 35th Street.

E. Adjournment

Commissioner Fowler moved and Commissioner Hogan seconded a motion to waive the required standards under 15-3.0355B.8.d. pertaining to pedestrian accessibility and to delete Condition No. 9 from the resolution. All voted 'aye'. Motion carried (5-0-1).

Commissioner Fowler moved and Alderman Dandrea seconded a motion to approve a Resolution approving a Site Plan for construction of Rainbow Child Care Center, a commercial child care facility with an outdoor playground area and off-street parking stalls (at approximately 7363 South 27th Street) and delete the last sentence in Condition No. 6 in the resolution that starts with the word “Alternatively” and goes to the end of the paragraph. On voice vote, all voted 'aye'. Motion carried (5-0-1).

Planning Manager Joel Dietl presented the request by William F. Zimmermann for division of an existing 8.15 acre parcel into four lots to allow for future single-family residential homes, for property zoned R-6 Suburban Single-Family Residence District and C-1 Conservancy District, located at 8029 South 35th Street.

Mr. William Zimmerman indicated that he could wait one month and did not object to the application being tabled.

Commissioner Hogan moved and Commissioner Fowler seconded a motion to table and refer this item back to staff. On voice vote, all voted 'aye'. Motion carried (6-0-1).

Commissioner Hogan moved and Commissioner Burckhardt seconded to adjourn the Plan Commission meeting of May 3, 2018 at 7:53 p.m. All voted 'aye'; motion carried. (5-0-1).

Item C.1.

City Development Staff recommends that the proposed Special Use be tabled to the June 7, 2018 Plan Commission meeting to provide proper notice to surrounding neighbors, and to allow staff time to complete a review of the applicant's submittal.

RESOLUTION NO. 2018-_____

SPECIAL USE AMENDMENT TO ALLOW FOR RESTAURANT BUILDING
REMODELING AND SITE WORK FOR THE EXISTING MCDONALD'S DRIVE-
THROUGH RESTAURANT PREVIOUSLY APPROVED AS PART OF A ZONING
PERMIT APPROVAL, PROPERTY LOCATED AT 7501 WEST RAWSON AVENUE
(MCDONALD'S USA, LLC, APPLICANT)

WHEREAS, McDonald's USA, LLC, having petitioned the City of Franklin for the approval of a Special Use Amendment to allow for restaurant building remodeling and site work for the existing McDonald's drive-through restaurant, previously approved as part of a Zoning Permit approval authorizing a McDonald's restaurant with drive-through window, on May 28, 1987 and conditional approval of a Special Use thereafter, for extended hours of operation, by Resolution No. 2011-6713, dated April 19, 2011, upon property located at 7501 West Rawson Avenue, such property being zoned B-3 Community Business District, more particularly described as follows:

Parcel 4 of Certified Survey Map No. 4828, being a division of a part of the Northwest 1/4 of the Northwest 1/4 of Section 10, in Township 5 North, Range 21 East, in the City of Franklin, County of Milwaukee, State of Wisconsin, recorded on October 14, 1986, Reel 1974, Images 636 to 638 inclusive, as Document No. 5973440; Tax Key No. 756-9993-010; and

WHEREAS, such proposed amendment being for the purpose of remodeling the interior public areas and the entire exterior of the existing McDonald's restaurant, construction of a small addition to the building along the drive-thru on the south side of the restaurant, replacement of the pavement and re-striping the area around the perimeter of the building, additional landscape plantings and revision of the accessible entrance; 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 May, 2018, and the Plan Commission thereafter having determined to recommend that the proposed amendment to Special Use be approved, subject to certain conditions, and the Plan Commission further finding that the proposed amendment to Special Use upon such conditions, pursuant to §15-3.0701 of the Unified Development Ordinance, will be in harmony with the purposes of the Unified Development Ordinance and the Comprehensive Master Plan; that it will not have an undue adverse impact upon adjoining property; that it will not interfere with the development of neighboring property; that it will be served adequately by essential public facilities and services; that it will not cause undue traffic congestion; and that it will not result in damage to property of significant importance to nature, history or the like; and

MCDONALD'S USA, LLC – AMENDMENT TO SPECIAL USE
RESOLUTION NO. 2018-_____

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

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Common Council of the City of Franklin, Wisconsin, that the petition of McDonald's USA, LLC, for the approval of an amendment to Special Use for the property particularly described in the preamble to this Resolution, be and the same is hereby approved, subject to the following conditions and restrictions:

1. That this amendment to Special Use is approved only for the use of the subject property by McDonald's USA, LLC, successors and assigns, for the McDonald's USA, LLC restaurant building remodel and site work project, which shall be developed in substantial compliance with and constructed, operated and maintained by McDonald's USA, LLC, pursuant to those plans City file-stamped _____, 2018 and annexed hereto and incorporated herein as Exhibit A.
2. McDonald's USA, LLC, successors and assigns, shall pay to the City of Franklin the amount of all development compliance, inspection and review fees incurred by the City of Franklin, including fees of consultants to the City of Franklin, for the McDonald's USA, LLC restaurant building remodel and site work project, within 30 days of invoice for same. Any violation of this provision shall be a violation of the Unified Development Ordinance, and subject to §15-9.0502 thereof and §1-19. of the Municipal Code, the general penalties and remedies provisions, as amended from time to time.
3. The approval granted hereunder is conditional upon McDonald's USA, LLC and the McDonald's USA, LLC restaurant building remodel and site work project for the property located at 7501 West Rawson Avenue: (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. [other conditions, etc.]

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

MCDONALD'S USA, LLC – AMENDMENT TO SPECIAL USE
RESOLUTION NO. 2018-_____

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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 an amendment to such Special Use Permit as is contemplated by §15-9.0103 of the Unified Development Ordinance, and that all of the terms and conditions of the Zoning Permit authorizing a McDonald's restaurant with drive-through window approved on May 28, 1987 and Special Use Resolution No. 2011-6713, not specifically and expressly amended by or in direct conflict with this Resolution, shall remain in full force and effect.

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

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 _____, 2018.

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2018.

APPROVED:

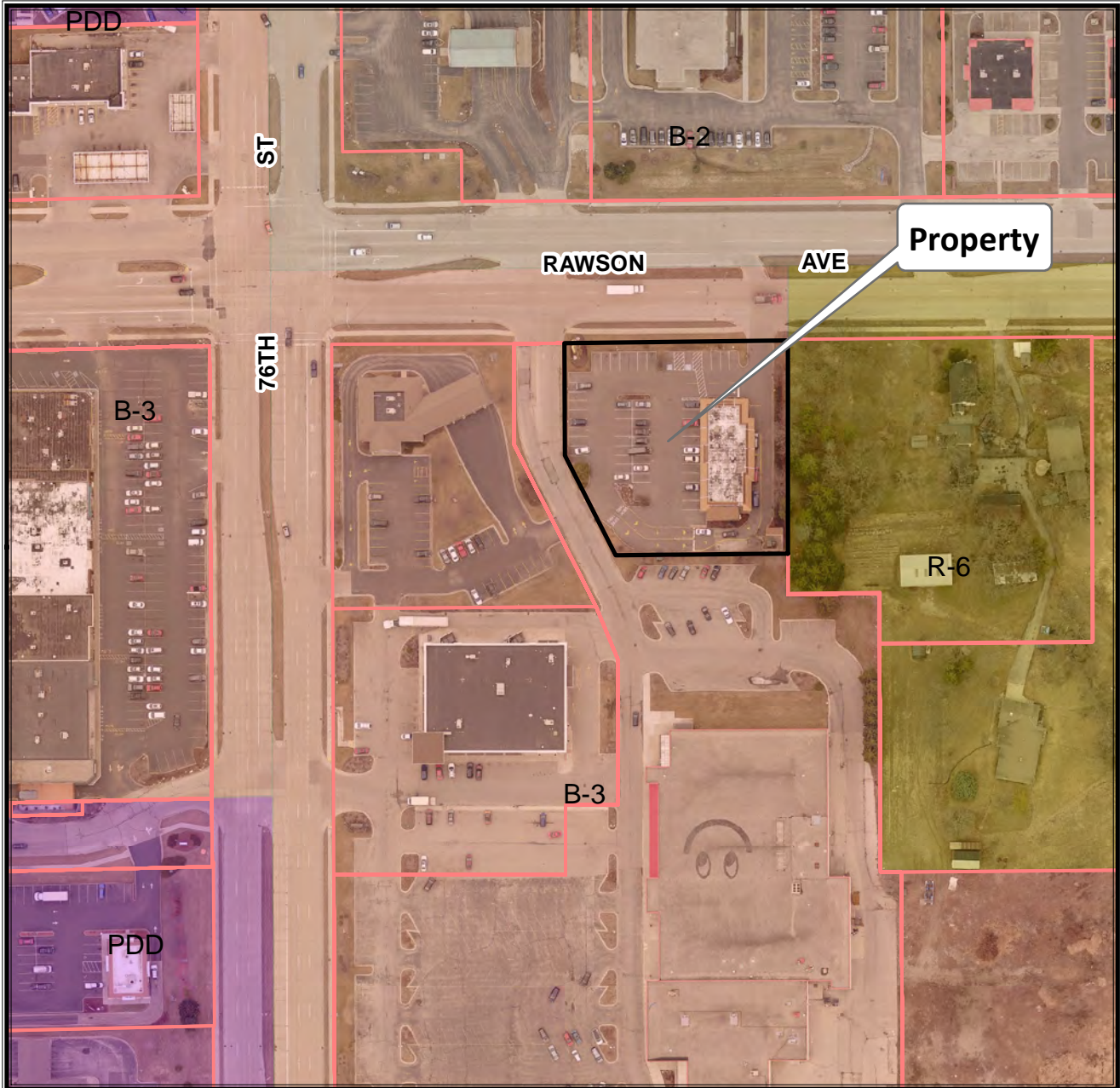
Stephen R. Olson, Mayor

ATTEST:

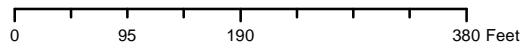
Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____

7501 W. Rawson Ave.
TKN: 756 9993 010

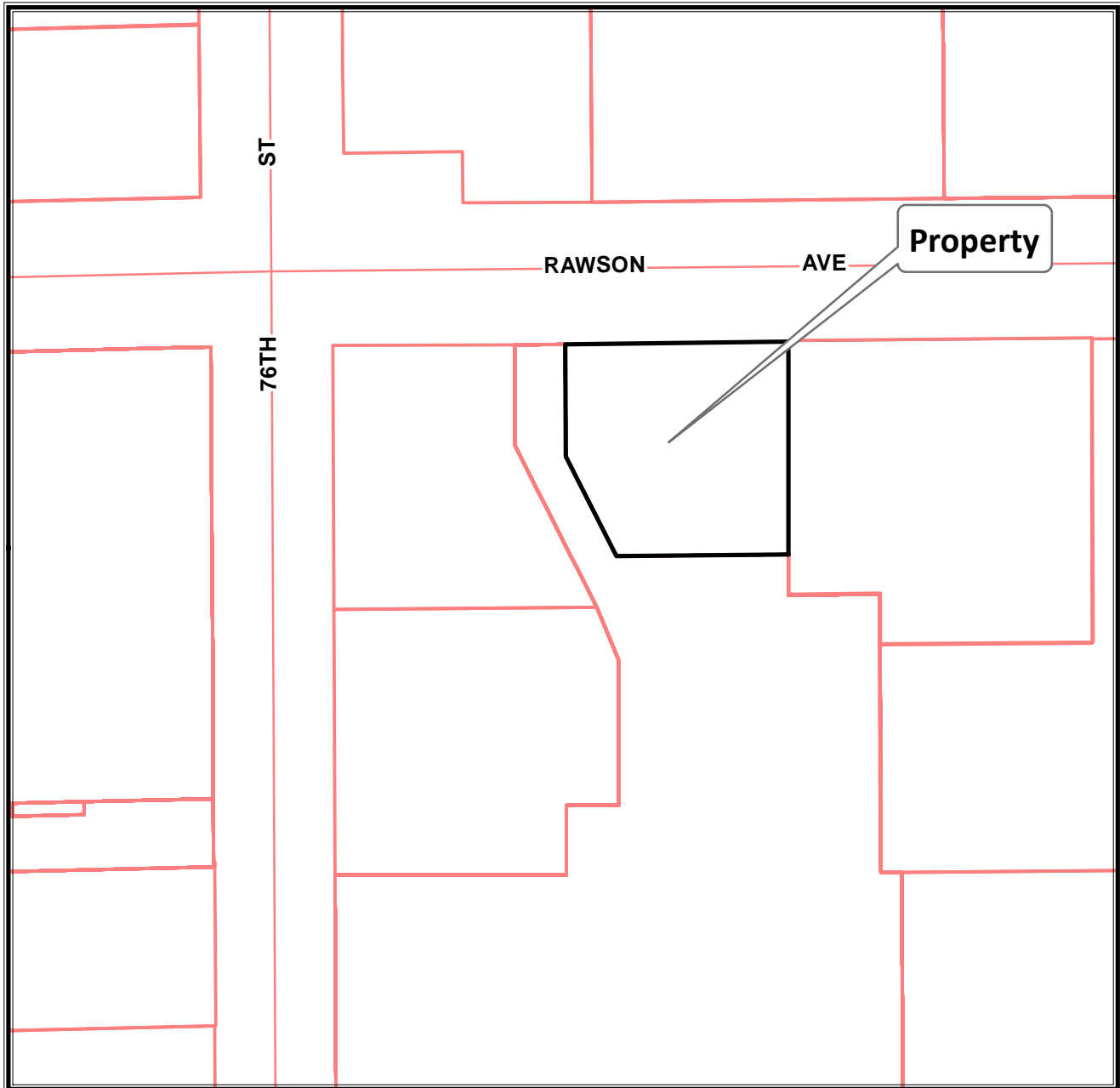


Planning Department
(414) 425-4024

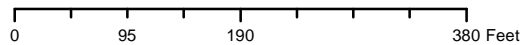


This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. This map is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes.

7501 W. Rawson Ave.
TKN: 756 9993 010



Planning Department
(414) 425-4024



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





May 07, 2018

City of Franklin
9229 West Loomis Road
Franklin WI, 53132

Re: McDonald's 7501 West Rawson Avenue – Written Project Summary

The following is the written project summary regarding the remodeling of the existing McDonald's, located at 7501 West Rawson Avenue.

McDonald's Business Operation:

McDonald's is a fast food restaurant that offers sit down dining for 77 patrons and also offers drive-thru service. The lobby and drive-thru are open from 5am to 11pm Sunday through Monday and 5am to 12am Friday and Saturday. The restaurant typically has 7 to 8 employees working during a typical shift.

This project is part of the McDonald's Core 16 - Major Remodel Program.

Site related revisions include:

- Removing and replacing the paving and re-stripping the area around the perimeter of building.
- Revising the accessible entrance to site.
- Adding new exterior signage.
- Adding additional trees, plants and shrubs.
- Painting existing shed and adding standing seam metal roof.

Revisions to the exterior of the building are as follow:

- The existing mansard roof will be cut back flush with the existing exterior walls.
- New E.I.F.S. walls will be constructed above the window height and will extend to the top of the existing parapet.
- The lower portion of the building will be re-painted.
- A horizontal band of prefinished corrugated steel will be added near the top of the parapet wall.
- New tile covered brand walls will be added to the North and West sides.
- A standing seam metal roof will be added to the back of the building. Color to match shed roof.
- Canopies/ trellises will be added to the North, West and East sides of the building. Materials will be anodized and painted aluminum.
- There will be a 22.25sf building addition at the Drive-Thru.

The reason for the addition is that the drive-thru windows are currently about 32' apart. McDonalds new design standard requires that the distance between the centerlines of the drive-thru windows be at least 40'-0". An addition is required because there is a jog in the existing building just past the rear drive-thru window, which does not allow the window to be moved without an addition.

All of the public areas of the building, including the toilet rooms are being remodeled. No changes will be made to the kitchen area.

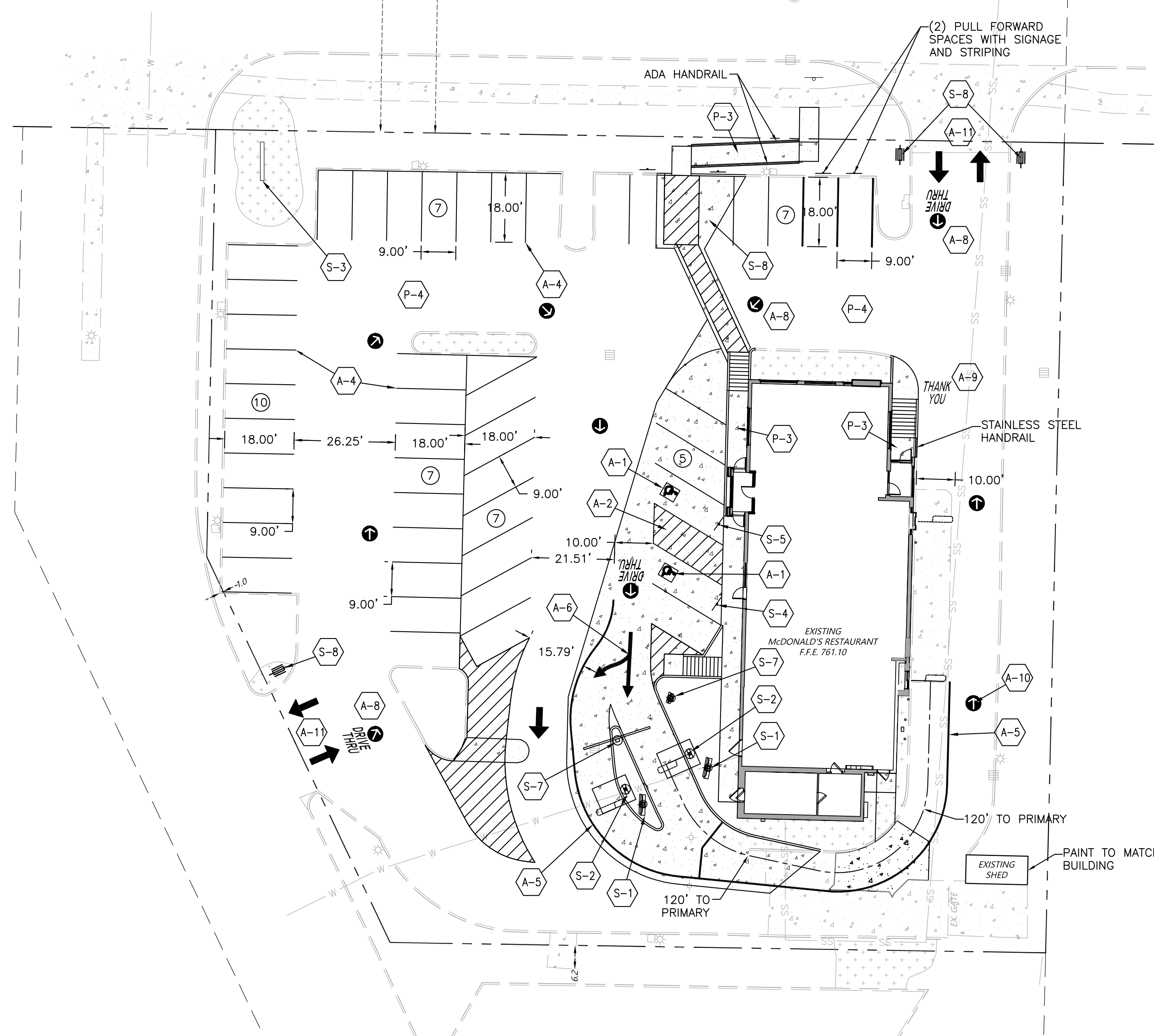
The total construction budget for this project is \$518,000.00.

311 East Chicago Street
Suite 310
Milwaukee, WI 53202

p. 414-276-1760
f. 414-276-1764

www.sha-a2k.com

**W. RAWSON AVE.
C.T.H. BB**



GENERAL NOTES:

1. THE MAJOR ROAD SIGNS AND BASES AND ALL INSTALLATION IS PART OF THE SIGN CONTRACTOR'S PACKAGE. CONDUIT AND WIRE TO THE SIGNS INSTALLED BY GC AND COST PAID BY THE OPERATOR. THE CONCRETE BASE FOR THE SIGN IS INCLUDED AS PART OF THE SIGN COST AND PAID FOR BY THE OPERATOR.
2. ENTRANCE AND EXIT SIGNS, DRIVE-THRU MENU BOARDS AND FLAGPOLES, INCLUDING THE INSTALLATION, ARE PART OF THE SIGN CONTRACTOR'S PACKAGE. BASES AND WIRING TO THE SIGNS AND CONDUIT ARE INSTALLED BY GC AND COSTS PAID BY THE OPERATOR.
3. LOT LIGHTING SUPPLIER NOTE: LIGHT FOR AMERICAN FLAG ILLUMINATION TO BE LOCATED ON BUILDING NEAR THE FLAG WHEN REQUIRED.
4. BASES FOR FLAGPOLES ARE BY THE GENERAL CONTRACTOR. ANCHOR BOLTS ARE BY OTHERS.
5. PROPOSED UTILITIES ARE SHOWN IN SCHEMATIC ONLY. EXACT LOCATIONS SHALL BE DETERMINED TO ALLOW FOR THE MOST ECONOMICAL INSTALLATION.
6. THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES TO DETERMINE EXACT POINT OF SERVICE CONNECTION AT EXISTING UTILITY. REFER TO THE BUILDING ELECTRICAL AND PLUMBING DRAWINGS FOR UTILITY SERVICE ENTRANCE LOCATIONS, SIZES, AND CIRCUITING.
7. ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE BENCHMARK AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR AT GROUND BREAK.
8. FINISH WALK AND CURB ELEVATIONS SHALL BE 6" ABOVE FINISH PAVEMENT.
9. ALL LANDSCAPE AREAS SHALL BE ROUGH GRADED TO 6" BELOW TOP OF ALL WALKS AND CURBS. FINISH GRADING, LANDSCAPING, AND SPRINKLER SYSTEMS ARE BY THE OWNER/OPERATOR.
10. LOT LIGHTING CONCRETE FOOTINGS TO CONFORM WITH THE SOILS REPORT RECOMMENDATIONS FOR THIS PARTICULAR SITE.
11. THE GEN. CONTRACTOR SHALL CONFIRM WHICH TYPE OF FOUNDATION IS TO BE USED BY THE SIGN COMPANY INSTALLING THE ON-SITE ROAD SIGN PRIOR TO POURING ANY ADJACENT CURBS AND PAVEMENT.
12. SEE MENU BOARD DETAIL SHEETS (SD-1.0 & SD-1.2) FOR CONDUIT SIZES. VERIFY BOARD LOCATIONS AND ANGLES WITH PROJECT MANAGER.
13. SEE SITE DETAILS SD-1.1 FOR LOT STRIPING INFORMATION AND SPECIFICATIONS.
14. ALL CONCRETE WALKS TO BE 4" THICK AND BROOM FINISHED.
15. BASES, ANCHOR BOLTS, CONDUIT, AND WIRING FOR ALL OTHER SIGNS ARE BY THE GENERAL CONTRACTOR.
16. ANY WORK PERFORMED IN THE STATE R.O.W. SHALL BE PER DOT GUIDELINES AND STANDARD SPECIFICATIONS.
17. ALL EXPOSED CONCRETE CORNERS TO BE CHAMFERED AND/OR TO HAVE RADIUS.
18. ALL EXPOSED CONCRETE CURBS, SIDEWALK, SLABS, PAVEMENT AND FOUNDATIONS SHALL BE TREATED WITH AN AQUORON CONCRETE TREATMENT AS MANUFACTURED BY AQUORON, OR APPROVED EQUIVALENT.
19. THE COMPACTION REQUIREMENTS FOR ALL FILL MATERIAL(S) PLACED ANYWHERE ON MCDONALD'S CORPORATION PROPERTY SHALL BE 100% OF THE STANDARD PROCTOR (ASTM D-698).
20. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF ANY REMAINING SITE IMPROVEMENTS PRIOR TO CONSTRUCTION.
21. ALL JOINTS WHERE NEW PAVEMENT ADJOINS EXISTING PAVEMENT SHALL BE SAW CUT, TO INSURE A STRAIGHT CLEAN LINE, OR WILL BE CARRIED TO THE NEXT EXPANSION JOINT ON DOT R.O.W. WHERE FEASIBLE.
22. ALL CURB RADII 5' UNLESS NOTED OTHERWISE.
23. ALL CURB FACES AND PAVEMENT ELEVATIONS SHALL MATCH ADJOINING CURBING AND PAVEMENT EXACTLY.
24. STABILIZE AND GRASS ALL SLOPES TO PREVENT EROSION, AND SOD OR HYDRO-SEED SLOPES OVER 2:1 UNLESS OTHER WISE SPECIFIED. SEE GRADING PLAN.
25. ALL DIMENSIONS ARE GIVEN TO THE FACE OF CURB.
26. CONTRACTOR TO USE TOPOGRAPHIC SURVEY IN CONJUNCTION WITH THIS SITE PLAN FOR LOCATION AND SIZES OF EXISTING FEATURES.
27. IF CONCRETE DRIP APRONS ARE USED IN PARKING STALLS AGAINST A RETAINING WALL, GC TO PROVIDE 1/2" EXPANSION JOINT BETWEEN DRIP APRON AND WALL.

SITE DATA		
STREET LOCATION: 7501 WEST RAWSON AVENUE, FRANKLIN, WI 53132		
CURRENT SITE AREA: 1.00 AC. (46,687 S.F.)		
ZONING: B-3 COMMUNITY BUSINESS		
ZONING REQUIREMENTS	EXISTING	PROPOSED
PARKING COUNT	53	43

STRIPING LEGEND	PROPOSED SIGNS
A-1 ADA ACCESSIBLE STALL WHITE STRIPING W/B/LUE SYMBOL PER ADA REQUIREMENTS	S-1 ODMB MENU BOARD
A-2 HANDICAP ACCESSIBLE AISLE-4" WHITE STRIPES @ 45°, 2' O.C.	S-2 TWIN POLE CANOPY
A-3 5' WIDE PEDESTRIAN ACCESS AISLE WITH WHITE 4" WHITE STRIPES @ 45°, 2' O.C.	S-3 EXISTING POLE SIGN TO REMAIN
A-4 4" WHITE PARKING STRIPE OR STRIPED AREA - 4" WHITE STRIPES @ 45°, 2' O.C.	S-4 MUTCD SIGN R7-8 - HANDICAP PARKING SIGN
A-5 6" YELLOW DRIVE-THRU STRIPE	S-5 MUTCD SIGN R7-8 & R7-8a - ADA VAN ACCESSIBLE HANDICAP PARKING
A-6 DOUBLE HEADED ARROW	S-6 DOUBLE GATEWAY SIGN
A-7 <RESERVED>	S-7 ODMB PRE-BROWSE BOARD
A-8 "DRIVE-THRU" W/ARROW PAVEMENT MARKING	S-8 NEW DIRECTIONAL SIGN
A-9 "THANK YOU" PAVEMENT MARKING PLACED 30' FROM CL OF CASH BOOTH WINDOW	
A-10 PARKING LOT ARROWS @ 40'-60' (52' IDEAL)	
A-11 INGRESS/EGRESS ARROWS	

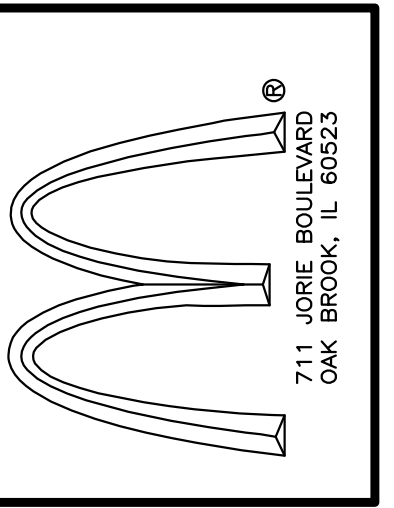
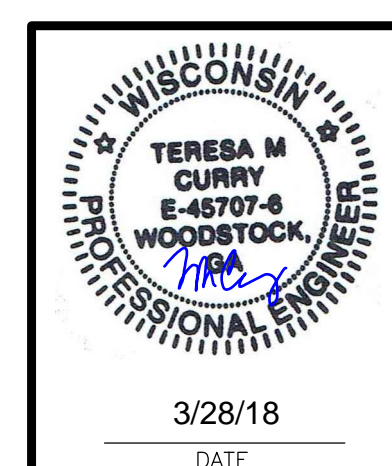
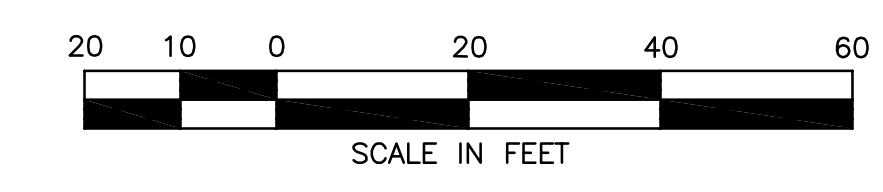
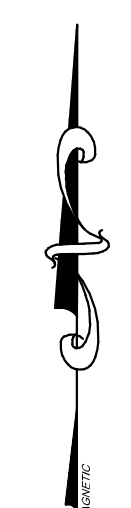
PROPOSED CONCRETE CURBS, GUTTERS, PADS AND PAVING ON SITE			
KEY	DESCRIPTION	SPECIFICATION	QTY.
P-1	CONCRETE PAVING	6" THK. 4,000 PSI CONCRETE WITH FIBERMESH	4,456 SF
P-2	STANDING CURB	6" x 18" 4,000 PSI CONCRETE WITH FIBERMESH	277 LF
P-3	CONCRETE SIDEWALK	4" THK. 4,000 PSI CONCRETE	983 SF
P-4	MILL AND OVERLAY	2" OVERLAY	22,850 SF

CONCRETE PAVING SPECS.

3500 P.S.I. WITH FIBER MESH:
 -USE MIN. 480 LBS. OF CEMENT
 -ADD FIBERMESH REINFORCEMENT TO CEMENT OR OWNER APPROVED EQUIVALENT. DOSAGE RATE SHALL BE AT MANUFACTURERS FULL RECOMMENDED DOSAGE.
 -ACCEPTABLE AIR CONTENT 3%-6%.
 -MAX AGGREGATE SIZE OF 1 1/2"
 -MAX SLUMP OF 3"-4"

4000 P.S.I. WITH FIBER MESH:
 -USE MIN. 517 LBS. OF CEMENT
 -ADD FIBERMESH REINFORCEMENT TO CEMENT OR OWNER APPROVED EQUIVALENT. DOSAGE RATE SHALL BE AT MANUFACTURERS FULL RECOMMENDED DOSAGE.
 -ACCEPTABLE AIR CONTENT 3%-6%.
 -MAX AGGREGATE SIZE OF 1 1/2"
 -MAX SLUMP OF 3"-4"

PROJECT MANAGER RESERVES THE RIGHT TO REQUEST A COMPACTION TEST AND/OR A CORE SAMPLE. IF TESTS PROVE CORRECT, PER ABOVE SPECIFICATION, TEST WILL BE AT THE EXPENSE OF MCDONALD'S CORPORATION OTHERWISE THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR TESTING FEES AND MATERIAL REPLACEMENT.



NO.	DATE	DESCRIPTION	REVISIONS
4			
3			
2			
1			



SITE PLAN

PROJECT NAME: **MCDONALD'S RESTAURANT**
 7501 WEST RAWSON AVENUE, FRANKLIN, WI 53132 SITE CODE: 048-0219

CLIENT: **MCDONALD'S CORPORATION**
 711 JORIE BOULEVARD, OAK BROOK, IL 60523

PROJECT NO.: MCD01700244	PROJ. MGR.: TMC
DATE: 3/28/18	DRWN. BY: xxx
SCALE: AS NOTED	CHKD. BY: TMC
DRAWING SERIES: SITE	
SHEET NO. C-2.0	



CITY OF FRANKLIN



REPORT TO THE PLAN COMMISSION

Meeting of May 17, 2018

Temporary Use

RECOMMENDATION: City Development Staff recommends approval of a Temporary Use for the Holiday Craft & Gift Exposition, to be held November 23 – November 25, 2018 at the Milwaukee County Sports Complex, located at 6000 West Ryan Road.

Project Name:	Holiday Craft & Gift Exposition
Project Address:	6000 West Ryan Road
Property Owner:	Milwaukee County
Applicant:	Torbenson Shows, LLC
Agent:	Jim Torbenson
Zoning:	P-1 Park District; FW Floodway District, FC Floodplain Conservancy District;
Use of Surrounding Properties:	Agriculture and recreational uses to the north and east, residential uses to the south and east, and floodplain and open space uses to the west.
Comprehensive Plan:	Park District
Applicant Action Requested:	Approval of a Temporary Use for the Holiday Craft & Gift Exposition to be held at the Milwaukee County Sports Complex November 23 – November 25, 2018.

INTRODUCTION:

Please note:

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

On March 26, 2018, Mr. Jim Torbenson filed a Temporary Use Application with the Department of City Development, requesting approval to use the Milwaukee County Sports Complex located at 6000 West Ryan Road for a Holiday Craft & Gift Exposition. The applicant is proposing to hold the event from 9:00 AM to 5:00 PM on Friday, November 23; from 9:00 A.M. to 5:00 P.M. on Saturday, November 24; and from 10 A.M. to 4:00 P.M. on Sunday, November 25. Setup is scheduled from 6:00 A.M. to 8:00 P.M. on Wednesday, November 21st. Take down is scheduled to be completed by 8:00 P.M. on Sunday, November 25th.

According to the applicant, the Holiday Craft & Gift Exposition offers unique crafts made and sold by vendors, along with holiday-themed gifts. The Holiday Craft & Gift Exposition was held for nearly forty consecutive years during the same weekend at the Wisconsin State Fairgrounds until it moved to the Milwaukee County Sports Complex in 2012.

HISTORY:

The City of Franklin previously worked with Milwaukee County on a Memorandum of Understanding regarding authorized uses available on the subject property and a more efficient process for the governmental review of applications for such uses. Non-sports related or “miscellaneous” events are currently subject to obtaining an Extraordinary Entertainment and Special Event License, if required by the City Clerk’s office, and/or a Temporary Use Permit. The Plan Commission has previously granted Temporary Use approvals for several events proposed at the Milwaukee County Sports Complex, including the following: Wisconsin Grandsons of Liberty “Tea Party” Program, Ahmadiyya Movement in Islam Annual Retreat, the Shee Yee Community Festival, IMS Barter event and Milwaukee Hmong New Year Celebration.

CURRENT POLICY:

Section 15-3.0804 of the Unified Development Ordinance (UDO) states “A Temporary Use is an activity that is short-term in nature, will be conducted for only a specified limited period of time, and for a specific use that is not the permanent use of the property, and which use though not already expressly authorized to be an actual use on the property, is incidental to or accessory to and compatible with and will not adversely affect adjoining properties.” This section further states, “The Zoning Administrator and designees of the City Planning Department may refer any application for a Temporary Use Permit to the Plan Commission for review and approval, where the Zoning Administrator or designee of the City Planning Department determines that the application involves an issue of interpretation as to whether the proposed temporary use is incidental or accessory to the existing use of the property, or is a use which is compatible, as required herein, or that there is a question as to whether the proposed temporary use may adversely affect adjoining property due to the nature of, size or area of, noise, debris, lighting, or the like or other resultant from the proposed temporary use. Plan Commission review and approval is required for any proposed temporary use of a type not specifically listed below.”

The subject use is not a listed temporary use within Section 15-3.0804 of the UDO. In addition, the existing Special Use for the Milwaukee County Sports Complex only permits an indoor multi-purpose recreational and soccer facility, offices for the Wisconsin Soccer Association, outdoor fields, accessory parking, and park and concession facilities. Therefore, staff has determined that the request requires Plan Commission review and approval.

ANALYSIS:

As previously mentioned, the show will offer unique crafts made and sold by vendors, along with holiday-themed gifts. The applicant expects approximately 250 exhibitors and approximately 7,500 – 9,500 patrons over the course of the three-day event.

Parking/Circulation:

The Milwaukee County Sports Complex completed a parking lot reconstruction project in 2012. The Sports Complex now has approximately 551 standard-size striped parking spaces and fourteen (14) ADA accessible striped spaces. According to previous applications, Milwaukee County can provide space for an additional 150 parking spaces on site and along the road, for a total of 700 spaces. In 2013 a portion of South 60th Street was transferred from Milwaukee County to the City after it was reconstructed. After speaking with the Police Department and Department of Public Works on the subject of parking along the City’s portion of South 60th Street, Staff recommends the Franklin Police Department post the east side of South 60th Street from Ryan Road to approximately 300 feet north of

Forest View Court with “Temporary No Parking” signs for the duration of the November 27th -29th, 2015, Holiday Craft & Gift Exposition.

According to the applicant, parking at least year’s event was adequate and there were no issues with traffic congestion during the three day event. However, Staff recommends the applicant contact the Milwaukee County Sheriff’s Department if parking demand exceeds parking capacity, or if vehicle stacking on the access driveway becomes congested and blocks emergency access to the facility.

STAFF RECOMMENDATION:

City Development Staff recommends approval of a Temporary Use for the Holiday Craft & Gift Exposition, to be held November 23 – November 25, 2018 at the Milwaukee County Sports Complex, located at 6000 West Ryan Road.

RESOLUTION NO. 2018-_____

A RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS FOR THE
APPROVAL OF A TEMPORARY USE FOR A HOLIDAY CRAFT AND GIFT EXPO
FOR PROPERTY LOCATED AT 6000 WEST RYAN ROAD
(MILWAUKEE COUNTY SPORTS COMPLEX)
(JAMES C. TORBENSON/TORBENSON SHOWS LLC, APPLICANT)

WHEREAS, James C. Torbenson/Torbenson Shows LLC having petitioned the City of Franklin for the approval of a Temporary Use to allow for a holiday craft and gift expo, upon property located at 6000 West Ryan Road (Milwaukee County Sports Complex), for the dates of November 23, 2018, from 9:00 a.m. to 5:00 p.m., November 24, 2018, from 9:00 a.m. to 5:00 p.m. and November 25, 2018, from 10:00 a.m. to 4:00 p.m. (set up will take place on November 21, 2018 and the Sports Complex will be vacated by 8:00 p.m. on November 25, 2017.); and

WHEREAS, the Plan Commission having found that the proposed Temporary Use, subject to conditions, meets the standards set forth under §15-3.0804 of the Unified Development Ordinance.

NOW, THEREFORE, BE IT RESOLVED, by the Plan Commission of the City of Franklin, Wisconsin, that the petition of James C. Torbenson/Torbenson Shows LLC for the approval of a Temporary Use to allow for a holiday craft and gift expo, for the property particularly described in the preamble to this Resolution, be and the same is hereby approved, subject to the following conditions and restrictions:

1. The approval granted hereunder shall allow for such use on November 23, 2018, from 9:00 a.m. to 5:00 p.m., November 24, 2018, from 9:00 a.m. to 5:00 p.m. and November 25, 2018, from 10:00 a.m. to 4:00 p.m. (set up will take place on November 21, 2018 and the Sports Complex will be vacated by 8:00 p.m. on November 25, 2018), and all approvals granted hereunder expiring at 4:00 p.m. on November 25, 2018.
2. The Franklin Police Department shall post the east side of South 60th Street from Ryan Road to approximately 300 feet north of Forest View Court with temporary “No Parking” signs for the duration of the November 23rd – 25th, 2018, Holiday Craft & Gift Exposition.
3. The applicant shall contact the Milwaukee County Sherriff’s Department if parking demand exceeds parking capacity, or if vehicle stacking on the access driveway becomes congested and blocks emergency access to the facility.

JAMES C. TORBENSON/TORBENSON SHOWS LLC – TEMPORARY USE
RESOLUTION NO. 2018-_____

Page 2

Introduced at a regular meeting of the Plan Commission of the City of Franklin this _____ day of _____, 2018.

Passed and adopted at a regular meeting of the Plan Commission of the City of Franklin this _____ day of _____, 2018.

APPROVED:

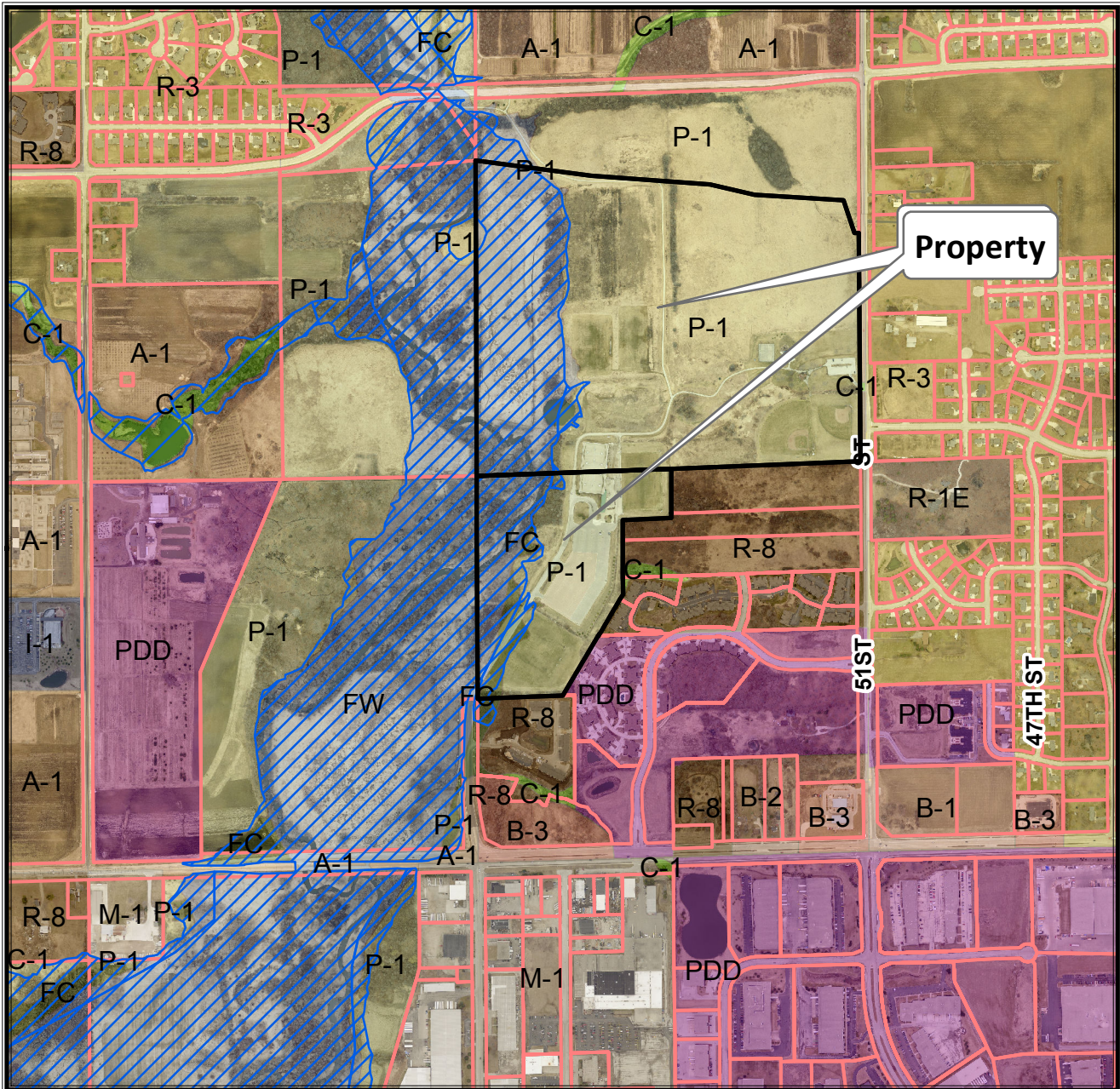
Stephen R. Olson, Chairman

ATTEST:

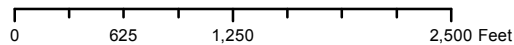
Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____

6000 W. Ryan Road
TKN: 852 9999 001 & 882 9987 001



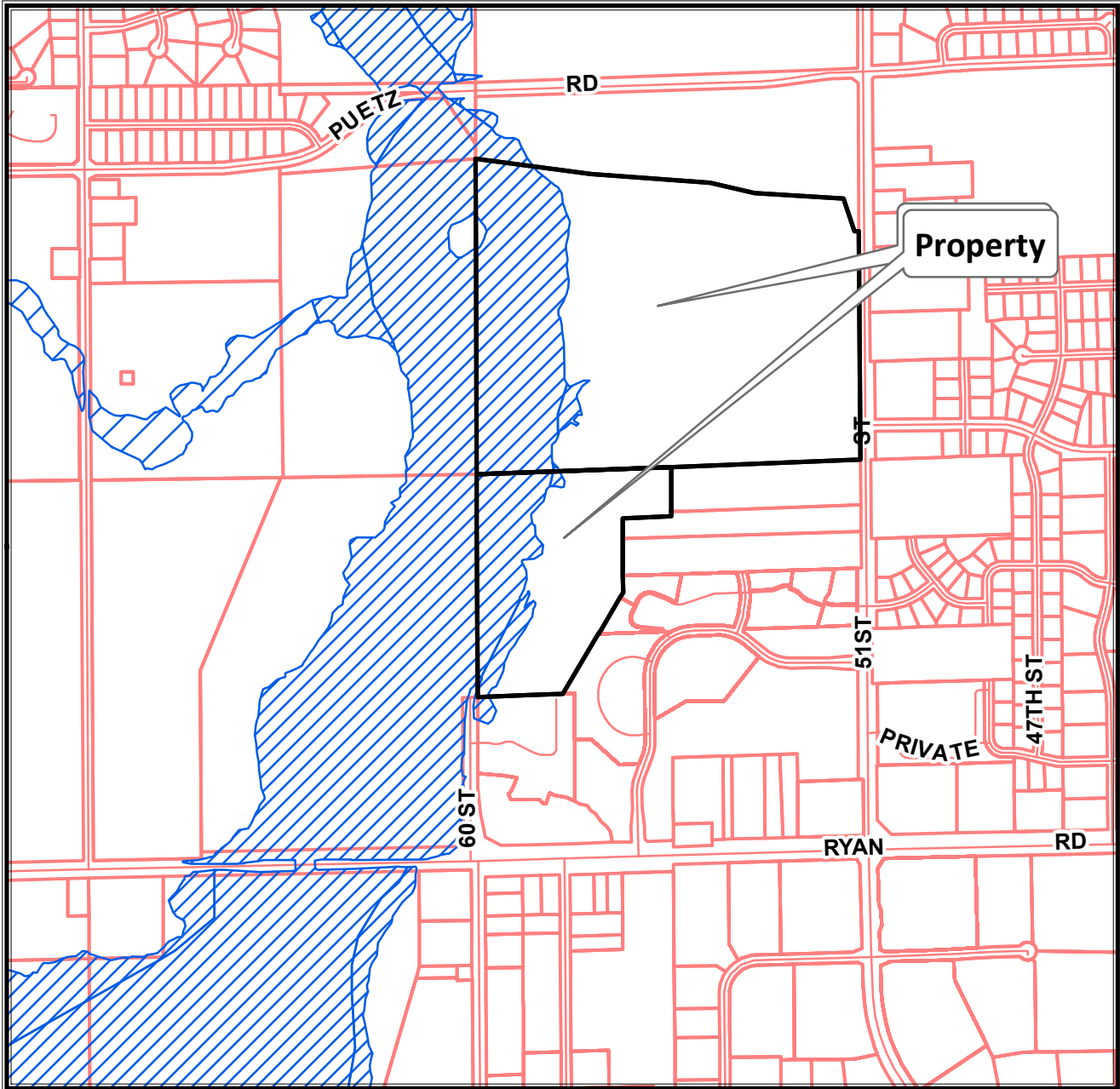
Planning Department
(414) 425-4024



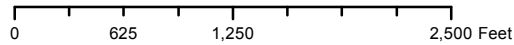
This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. This map is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes.



6000 W. Ryan Road
TKN: 852 9999 001 & 882 9987 001



Planning Department
(414) 425-4024



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

Dear Franklin Planning Commission,

I am applying for a temporary use permit in order to rent the Milwaukee County Sports Complex at 6000 W Ryan Road for a Holiday Craft and Gift Expo to be held over Thanksgiving weekend, 2018.

The Holiday Craft and Gift Expo is an ongoing show and sale involving unique crafts made and sold by vendors, along with Holiday themed gifts. The show has been running consecutively for nearly forty years at Wisconsin State Fair grounds on that same weekend before moving to the Franklin Sports Complex.

This would be our fifth year at the Franklin Sports Complex with the hope to continue to grow the event. We have an aggressive advertising campaign that includes TV, radio, and newspaper ads running a week prior and throughout the show weekend.

I have been involved in running the Milwaukee RV and Camper show at State Fair for twenty- five years along with coordinating the Holiday Craft Fair for the last seven.

We utilize a professional exposition vendor who provides colorful booth backdrops, electrical hookups, and rents tables and chairs to our vendors.

Parking at the Sports Complex has been more than adequate for the shopping crowds these last six years. The Milwaukee County Sheriff's Department was on premise and provided excellent security. We have, once again, called the Milwaukee County Sheriff's office to ask for their added security during the show dates.

The Holiday Craft and Gift Expo will be a family themed show, catering mostly to Black Friday shoppers and people looking for unique decorations and gifts for the Christmas holidays. The show runs Friday, November 23rd from 9-5, Saturday, November 24th 9-5, and Sunday November 25th 10-4. Move in begins Wednesday, November 21st, with the building closed Thursday for Thanksgiving. We will vacate the Sports Complex completely Sunday night by eight PM.

The Holiday Craft and Gift Expo draws between 7,500 to 9,500 patrons depending on weather and economy. On site TV coverage these last two years has helped that draw. I believe the show has been a great use for the Sports Complex, for Franklin, and hope to make the Holiday Craft and Gift Expo an annual Franklin event.

Best Regards,

Jim Torbenson
Holiday Craft and Gift Expo

Franklin

MAR 26 2018

City Development

**CITY OF FRANKLIN****REPORT TO THE PLAN COMMISSION****Meeting of May 17, 2018****Site Plan Amendment and Land Combination**

RECOMMENDATION: Department of City Development staff recommends approval of the Site Plan Amendment and the Land Combination for Menards subject to the recommended conditions of approval in the attached draft resolutions.

Project Name:	Menards Site Plan Amendment and Land Combination
Project Address:	Approximately 10925 West Speedway Drive
Applicant:	Menard Inc.
Agent:	Tyler Edwards, Menard Inc.
Zoning:	M-1 Limited Industrial District
Use of Surrounding Properties:	Menards Outlots, Bank, and Gas Station to the North; Menards Vacant Commercial Outlots to the East and West; and Multi-family/Single-family Residential to the South.
Comprehensive Plan:	BP Business Park District
Action Requested:	Site Plan approval from the Plan Commission, and recommendation to the Common Council for approval of the proposed Land Combination.

INTRODUCTION:

On February 21, 2018, the applicant submitted for a Site Plan Amendment (to construct an approximately 22,670 square foot warehouse east of the existing warehouse) and for a Land Combination (to combine Lots 2 and 3 of Certified Survey Map No. 7699) to accommodate construction of the proposed warehouse.

BACKGROUND AND ANALYSIS:

Site Plan: In addition to the new warehouse, the applicant is also proposing to enclose the southeastern corner of the main building, add a new lighted yard area between the existing and proposed warehouses, and place landscaping around the north, east, and south sides of the new building.

Review of the Staff Comments dated March 2, 2018 and the revised the plans included within the Plan Commission packet indicates that the following staff comments have been addressed:

- UDO Site Plan comments #1, #2, and #3;
- Staff recommendation site plan comments #1, #2;

- Staff recommendation parking comment #4;
- Staff recommendation landscape plan comments #6 1 and 2;
- Staff recommendation architectural comment #10; and
- Engineering staff comments #14, #15, and #16.

The remaining staff comments have been included within the draft Site Plan Amendment resolution as recommended conditions of approval.

Staff would suggest the following:

- Installation of a sidewalk along STH 100 along the eastern boundary of the subject property, to connect to the existing sidewalks on Speedway Drive and Prairiewood Lane.
- Installation of additional landscaping along the southern boundary of the subject property, extending from the proposed warehouse to STH 100.

Land Combination: Staff has no objection or proposed changes to the proposed Land Combination.

CONCLUSION:

City Development staff recommends approval of the Site Plan Amendment and Land Combination subject to the conditions of approval in the attached draft resolutions.

RESOLUTION NO. 2018-____

A RESOLUTION AMENDING THE SITE PLAN FOR PROPERTY
LOCATED AT 10925 WEST SPEEDWAY DRIVE TO ALLOW
FOR CONSTRUCTION OF AN APPROXIMATELY 22,670 SQUARE
FOOT WAREHOUSE AND APPROXIMATELY 23,084 SQUARE FOOT
ASSOCIATED OUTDOOR STORAGE YARD TO THE EAST OF THE
EXISTING MENARDS STORE AND EXISTING WAREHOUSE, ENCLOSURE
OF THE OVERHANG AREA ON THE SOUTH AND EAST SIDE OF THE
EXISTING BUILDING, FENCE EXTENSION AND LANDSCAPING RELOCATION
(TAX KEY NOS. 704-1007-000 AND 704-1010-001)
(MENARD, INC., APPLICANT)

WHEREAS, Menard, Inc. having applied for an amendment to the Site Plan for the property located at 10925 West Speedway Drive, such Site Plan having been previously approved on July 24, 2003, by Resolution No. 2003-016, and amended thereafter by Resolution No. 2007-04, on January 25, 2007; and

WHEREAS, such proposed amendment proposes construction of an approximately 22,670 square foot warehouse and approximately 23,084 square foot associated outdoor storage yard to the east of the existing Menards store and existing warehouse, enclosure of the overhang area on the south and east side of the existing building, fence extension and landscaping relocation, and the Plan Commission having reviewed such proposal and having found same to be in compliance with and in furtherance of those express standards and purposes of a Site Plan review pursuant to Division 15-7.0100 of the Unified Development Ordinance.

NOW, THEREFORE, BE IT RESOLVED, by the Plan Commission of the City of Franklin, Wisconsin, that the Site Plan for Menard, Inc., dated _____, 2018, as submitted by Menard, Inc., as described above, be and the same is hereby approved, subject to the following conditions:

1. Menard, Inc., successors and assigns and any developer of the Menards warehouse and associated outdoor storage yard construction, overhang enclosure, fence extension and landscaping relocation project shall pay to the City of Franklin the amount of all development compliance, inspection and review fees incurred by the City of Franklin, including fees of consults to the City of Franklin, for the Menards warehouse and associated outdoor storage yard construction, overhang enclosure, fence extension and landscaping relocation project, within 30 days of invoice for same. Any violation of this provision shall be a violation of the Unified Development Ordinance, and subject to §15-9.0502 thereof and §1-19. of the

MENARD, INC. - SITE PLAN AMENDMENT
RESOLUTION NO. 2018-_____

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Municipal Code, the general penalties and remedies provisions, as amended from time to time.

2. The approval granted hereunder is conditional upon Menard, Inc. and the Menards warehouse and associated outdoor storage yard construction, overhang enclosure, fence extension and landscaping relocation project for the property located at 10925 West Speedway Drive: (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.
3. The Menards warehouse and associated outdoor storage yard construction, overhang enclosure, fence extension and landscaping relocation project shall be developed in substantial compliance with the plans City file-stamped _____, 2018.
4. The applicant shall submit the required site intensity and capacity and Landscape Surface Ratio calculations for Department of City Development review and approval prior to the issuance of a Building Permit.
5. The applicant shall revise the Lighting Plan to clearly identify the type and location of all proposed outdoor lighting, including cut sheets, light cut-off types, and associated details of the light fixtures, as well as revision of the photometric plan as may be needed, for Department of City Development review and approval prior to the issuance of a Building Permit.
6. The applicant shall prepare a Parking Analysis clearly identifying the amount of parking required by the Unified Development Ordinance, the amount provided, and incorporating technical documentation that actual parking demand is less than the required amount, for Department of City Development review and approval prior to the issuance of a Building Permit.
7. The applicant shall revise the Landscape Plan to clearly identify the required planting heights and sizes for Department of City Development review and approval prior to the issuance of an Occupancy Permit.
8. The applicant shall revise the Warehouse Elevations to include a green soldier course band along the east and north elevations of the proposed warehouse (to match the north elevation of the main Menards building) for Department of City Development review and approval prior to the issuance of a Building Permit.
9. The applicant shall provide detailed plans of the proposed retaining walls, meeting all City of Franklin standards and specifications, for Engineering Department review and approval prior to the issuance of a Building Permit.

MENARD, INC. - SITE PLAN AMENDMENT
RESOLUTION NO. 2018-_____

Page 3

10. The applicant shall provide cut sheets and other associated details of the proposed B6.12 C&G w/fence (the fence on the north side between the two warehouse buildings) to confirm that the proposed fence matches the existing decorative black fence along Speedway Drive, for Department of City Development review and approval prior to the issuance of an Occupancy Permit.
11. The applicant shall obtain approval of a final stormwater management plan meeting all City of Franklin, Milwaukee Metropolitan Sewerage District and Wisconsin Department of Natural Resources standards and specifications, and obtaining all other permits and approvals, for Engineering Department review and approval prior to the issuance of a Building Permit.
12. The applicant shall revise the Stormwater Pollution Prevention Plan to clearly identify the construction site entrance, regular site cleanup, etc. for Engineering Department review and approval prior to the issuance of a Building Permit.
13. All signage shall be subject to review and approval by the Architectural Review Board and issuance of a Sign Permit from the Inspection Department.

14. [other conditions, etc.]

BE IT FURTHER RESOLVED, by the Plan Commission of the City of Franklin, Wisconsin, that the Menards warehouse and associated outdoor storage yard construction, overhang enclosure, fence extension and landscaping relocation as depicted upon the plans City file-stamped _____, 2018, attached hereto and incorporated herein, shall be developed and constructed within one year from the date of adoption of this Resolution, or this Resolution and all rights and approvals granted hereunder shall be null and void, without any further action by the City of Franklin; and the Site Plan for the property located at 10925 West Speedway Drive, as previously approved, is amended accordingly.

Introduced at a regular meeting of the Plan Commission of the City of Franklin this _____ day of _____, 2018.

Passed and adopted at a regular meeting of the Plan Commission of the City of Franklin this _____ day of _____, 2018.

APPROVED:

Stephen R. Olson, Chairman

MENARD, INC. - SITE PLAN AMENDMENT
RESOLUTION NO. 2018-_____

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ATTEST:

Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____

RESOLUTION NO. 2018-_____

A RESOLUTION CONDITIONALLY
APPROVING A LAND COMBINATION FOR
TAX KEY NOS. 704-1007-000 AND 704-1010-001
(10925 WEST SPEEDWAY DRIVE)
(MENARD, INC., APPLICANT)

WHEREAS, the City of Franklin, Wisconsin, having received an application for approval of a proposed land combination (combination of Lots 2 and 3 of Certified Survey Map No. 7699) for Menard, Inc. to accommodate construction of an approximately 22,670 square foot warehouse and approximately 23,084 square foot associated outdoor storage yard to the east of the existing Menards store and existing warehouse located at 10925 West Speedway Drive; bearing Tax Key Nos. 704-1007-000 and 704-1010-001, more particularly described as follows:

Lots 2 and 3 of Certified Survey Map 7699, part of the Northwest quarter of Section 5 and the Northeast quarter of Section 6, Township 5 North, Range 21 East of the Fourth Principal Meridian in the City of Franklin, Milwaukee County, Wisconsin.

WHEREAS, the Plan Commission having reviewed such application and recommended approval thereof and the Common Council having reviewed such application and Plan Commission recommendation and the Common Council having determined that such proposed land combination is appropriate for approval pursuant to law upon certain conditions, all pursuant to §15-9.0312 of the Unified Development Ordinance, Land Combination Permits.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Common Council of the City of Franklin, Wisconsin, that the proposed land combination for Menard, Inc., as submitted by Menard, Inc., as described above, be and the same is hereby approved, subject to the following conditions:

1. Menard, Inc., 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 Menard, Inc. land combination project, within 30 days of invoice for same. Any violation of this provision shall be a violation of the Unified Development Ordinance, and subject to §15-9.0502 thereof and §1-19. of the Municipal Code, the general penalties and remedies provisions, as amended from time to time.
2. The approval granted hereunder is conditional upon Menard, Inc. and the land

MENARD, INC. – LAND COMBINATION
RESOLUTION NO. 2018-_____

Page 2

combination project for the property located at 10925 West Speedway Drive: (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.

3. [other conditions, etc.]

Introduced at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2018.

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2018.

APPROVED:

Stephen R. Olson, Mayor

ATTEST:

Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____

City of Franklin

Department of City Development

Date: March 2, 2018

To: Tyler Edwards, Real Estate Representative

From: City Development Staff

RE: Staff Comments - Menards Site Plan Amendment and Land Combination

Please be advised that City Staff has reviewed the above applications. Department comments are as follows for the Site Plan Amendment and Land Combination Applications submitted to the Department of City Development by Menard, Inc. and City file-stamped February 21, 2018.

Unified Development Ordinance (UDO) Requirements

Site Plan

1. Please remember to indicate all dates of revision per Section 15-7.0103-D of the UDO on future submittals.
2. Please indicate the width of all right-of-ways and label "ROW" as required by Section 15-7.0103-L of the UDO. Specifically, West Speedway Drive, which has a 66' wide ROW. ***Please add the R.O.W. width for STH '100' South Lovers Lane Road.***
3. Please provide a landscape plan per Section 15-7.0103(R) and 15-7.0300 which illustrates your proposed plantings.
4. Please submit site intensity and capacity calculations as required by Section 15-7.0103-S of the UDO. Attached please find the site intensity and capacity calculation worksheets. ***Please note these are different than the LSR calculations on the Site Plan.***
5. Please provide a lighting plan per Section 15-7.0103(W) of the UDO. Lighting standards can be found in Division 15-5.0400 of the UDO.

Staff Recommendations

Site Plan

1. Please remove the note on the Site Plan that states, "NEW LOT 3C 95,021 SQ.FT. 2.18 ACRES", as you have chosen to combine all of Lot 3 with Lot 2 of CSM No. 7699.
2. Please relabel "Existing Lot 3c" as "Existing Lot 3 of CSM No. 7699"

Parking

3. Section 15-5.0203 of the UDO defines requirements for off-street parking. Per this section, a Hardware, Paint or Home Improvement use would require 3.5 spaces per 1,000 square feet of gross floor area (GFA).

Floor Area, Gross (For Determining Requirements for Off-Street Parking and Off-Street Loading). The floor area shall mean the sum of the gross horizontal areas of the several floors of the buildings or portion thereof, devoted to such use, including accessory storage areas located within selling or working space, such as counters, racks, or closets, and any basement floor area devoted to retailing activities, to the production or processing of goods, or to business or professional offices. However, floor area for purposes of measurement for off-street parking spaces shall not include: floor area devoted primarily to storage purposes (except as otherwise noted herein); floor area devoted to off-street parking or loading facilities, including aisles, ramps, and maneuvering space, or basement floor area other than area devoted to retailing activities, to the production or processing of goods, or to business or professional offices.

As Menards is not meeting the City's minimum parking ratio, and Menards is not proposing more parking to meet this requirement, please request a parking reduction from the Plan Commission per Section 15-5.0203(B) of the UDO.

4. Your parking calculation only includes the 159,100 square foot "heated store area". Please adjust this number based on the total area devoted to retailing activities. This will likely include the 10,888 square foot "new heated special order area", 24,423 square foot "garden center area" and the 4,224 square foot "new shipping area".
5. Please add the sites existing total off-street parking spaces and a comparison of the number of existing accessible parking spaces (to per Table 15-5.0202(I)(1)) to your parking table.

Landscape Plan

6. Staff recommends the landscaping on the South side of the proposed development area be increased (with evergreens) to match the existing landscaping along the South property line. Please note this is a landscape bufferyard as it abuts a residential zoning district. Therefore, the landscaping along the south lot line shall meet the requirements of Section 15-3.0302(C) of the UDO.

C. BUFFERYARD. When development abuts or is across a street from a residential zoning or use, or a less intense use such as a church or school, the following bufferyard requirements apply:

1. The minimum quantity of plantings required in Table 15-5.0302 increases by twenty (20) percent.

2. Emphasis shall be on placing the increased amount of plantings within the bufferyard, except where preservation of existing plant material does not allow additional plantings.
3. Evergreens and arborvitae are required within the buffer yard with a minimum planting height of six (6) feet.
7. Please demonstrate that you are meeting the minimum Landscape Surface Ratio (LSR) of 0.4 for the M-1 Limited Industrial District, per Table 15-3.0309 of the UDO. *Does your calculation include Lot 3 of CSM No. 7699 and the proposed new improvements?*
- 8.

Lighting Plan

9. Please submit a Final Lighting Plan meeting the requirements of Division 15-5.0400 of the UDO. Specifically, the Plan shall include all of the Lighting Plan Elements found in Section 15-5.0402(B) of the UDO.

Lighting Plan Elements. A Lighting Plan submitted pursuant to this Ordinance shall have, at a minimum, the following elements:

1. A catalog page, cut sheet, or photograph of the luminaire including the mounting method.
2. A photometric data test report of the proposed luminaire graphically showing the lighting distribution at all angles vertically and horizontally around the luminaire.
3. A plot plan, drawn to a recognized engineering or architectural scale, indicating the location of the luminaire(s) proposed, mounting and/or installation height in feet, the overall illumination levels (in footcandles) and uniformities on the site, and the illumination levels (in footcandles) at the property boundary lines. This may be accomplished by means of an isolux curve or computer printout projecting the illumination levels.
4. A graphic depiction of the luminaire lamp (or bulb) concealment and light cut-off angles.

Architectural

10. Staff recommends reorienting the proposed accessory structure so the associated outdoor storage yard is internal to the development and screened by the building's mass from the view of STH '100' South Lovers Lane Road. Essentially, the recommended orientation would match the layout of the existing accessory structure and outdoor storage yard, with the rear of the proposed accessory structure facing STH '100' South Lovers Lane Road.

11. Staff recommends the east elevation of the proposed 22,670 square foot accessory structure (facing STH '100') be constructed of 4" face brick (mountain red) with a green soldier course band to match the north elevation of the main Menards building.
12. Please pictures of the proposed materials in your Plan Commission submittal.
13. Is the proposed four (4) foot wall associated with the wrought iron fence a retaining wall? If so, then please see Section 6.9 of the City's Design Standards & Construction Specifications for retaining walls.

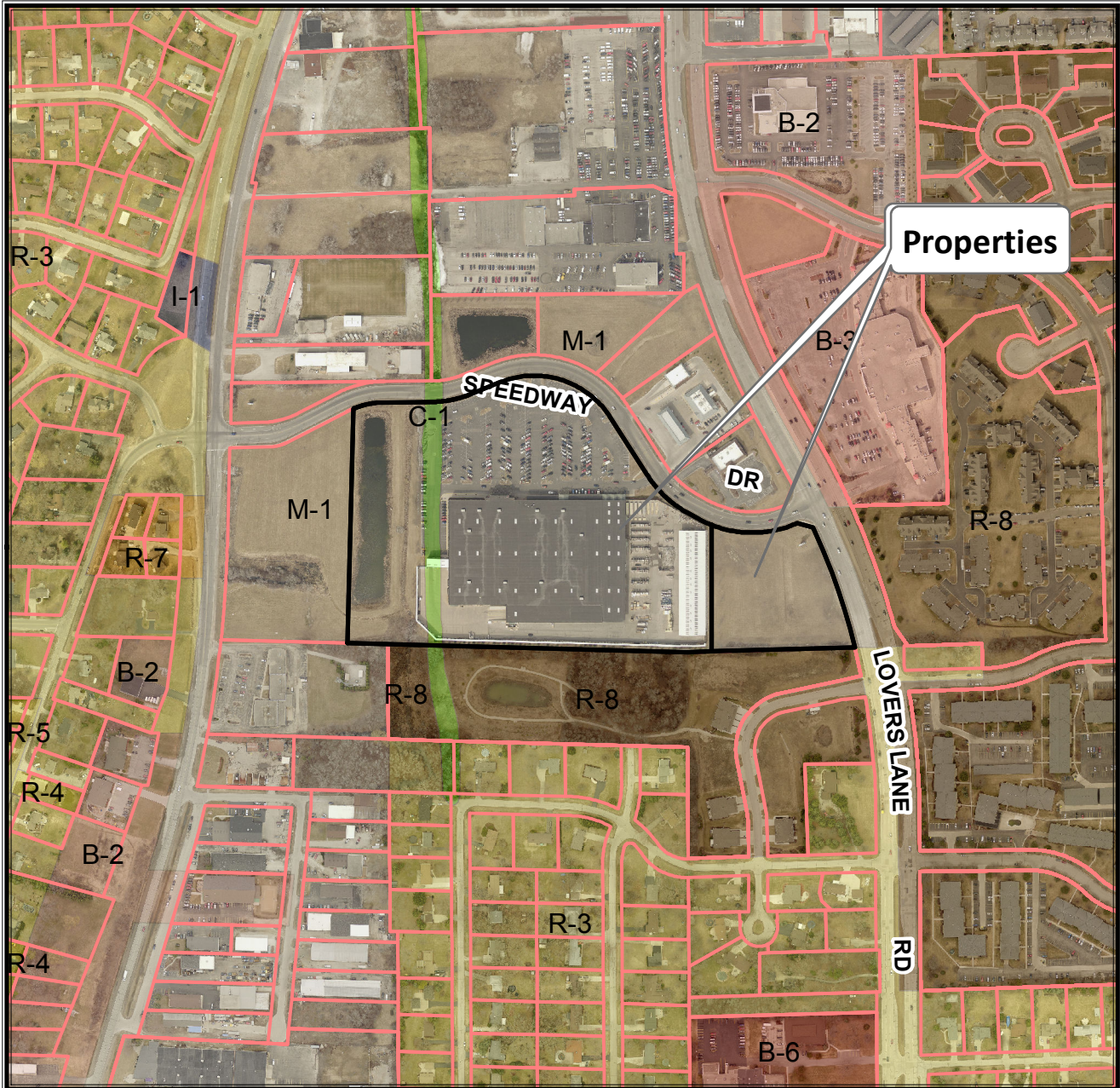
Engineering Staff Comments

14. While the routing documentation and Sheet C1.1 indicate a proposed building size of 22,670 square feet, the Stormwater Addendum dated October 27, 2017, indicates 20,273 square feet. This inconsistency must be resolved.
15. While the routing documentation indicates a proposed outdoor storage yard size of 23,084 square feet, the Stormwater Addendum indicates 24,305 square feet. This inconsistency must be resolved.
16. Subtracting the Proposed Building Area from the Future Building Area (Stormwater Addendum) does not calculate out to the value given for Remaining Future Building Area. This inconsistency must be resolved.
17. The Stormwater Addendum indicates that the storm water management as originally constructed was oversized to accommodate the proposed increase in impervious area. When the above comments are revised, the engineer must also revise the Addendum to detail this claim (including original design areas and construction areas to date). Sheets from the original Storm Water Management and Erosion Control Plan (final revision date December 5, 2003) must be attached as necessary so that the Addendum is a stand-alone document for future reference.
18. Due to the increase in impervious area, it appears that the flow to the two existing manholes at the northern limits of the proposed construction will be increasing. Existing and proposed flows to the two manholes described, plus the existing road inlet downstream of the two structures, shall be calculated and submitted for review. If the flow is increasing, the engineer must demonstrate that all structures can handle the increase in flow.
19. It appears that the project will be disturbing more than one acre. Unless the previous WRAPP permit is still valid, a new WRAPP must be obtained from the DNR and on file with the City prior to any land disturbance or building construction.

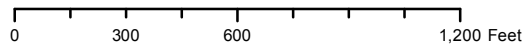
Fire Department Staff Comments

24. The Fire Department has no comments/concerns regarding the zoning changes. Fire protection/suppression required if and as indicated per IBC/State DSFS. Additional fire hydrants may be required.

10925 W. Speedway Drive
TKN: 704 1007 000
TKN: 704 1010 001

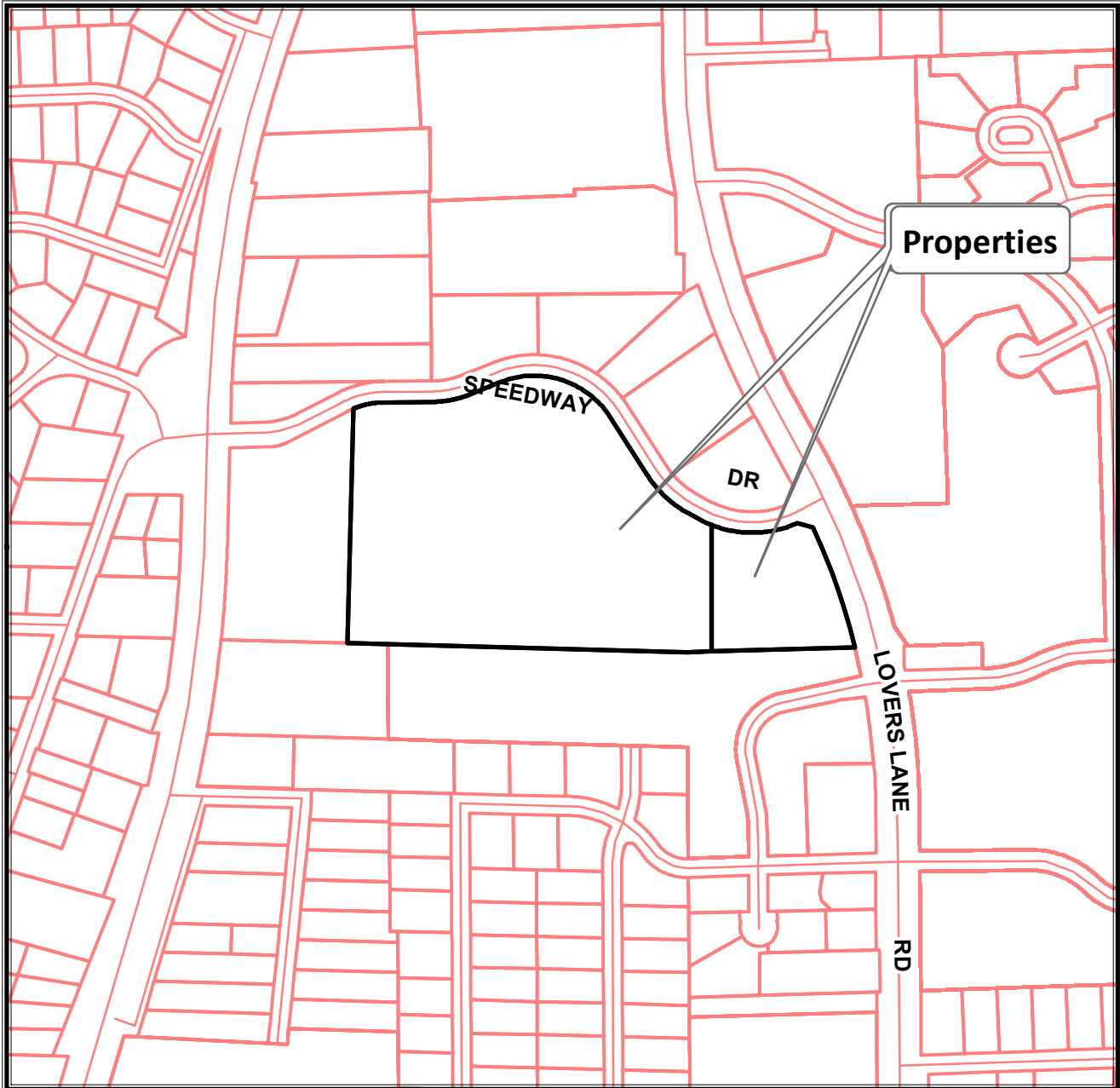


Planning Department
(414) 425-4024

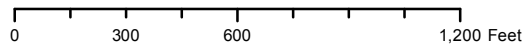


This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. This map is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes.

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NORTH
2017 Aerial Photo

Table 15-3.0505

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

<p>STEP 1:</p>	<p>CALCULATE MINIMUM REQUIRED LANDSCAPE SURFACE:</p> <p>Take <i>Base Site Area</i> (from Step 5 in Table 15-3.0502): <u>22.56</u></p> <p>Multiple by Minimum <i>Landscape Surface Ratio (LSR)</i> (see specific zoning district LSR standard): X <u>0.3</u></p> <p>Equals MINIMUM REQUIRED ON-SITE LANDSCAPE SURFACE = <u>6.77</u> acres</p>	
<p>STEP 2:</p>	<p>CALCULATE NET BUILDABLE SITE AREA:</p> <p>Take <i>Base Site Area</i> (from Step 5 in Table 15-3.0502): <u>22.56</u></p> <p>Subtract <i>Total Resource Protection Land</i> from Table 15-3.0503 or <i>Minimum Required Landscape Surface</i> (from Step 1 above), whichever is greater: <u>- 6.77</u></p> <p>Equals NET BUILDABLE SITE AREA = <u>15.79</u> acres</p>	
<p>STEP 3:</p>	<p>CALCULATE MAXIMUM NET FLOOR AREA YIELD OF SITE:</p> <p>Take <i>Net Buildable Site Area</i> (from Step 2 above): <u>15.79</u></p> <p>Multiple by Maximum <i>Net Floor Area Ratio (NFAR)</i> (see specific nonresidential zoning district NFAR standard): X <u>.85</u></p> <p>Equals MAXIMUM NET FLOOR AREA YIELD OF SITE = <u>13.42</u> acres</p>	
<p>STEP 4:</p>	<p>CALCULATE MAXIMUM GROSS FLOOR AREA YIELD OF SITE:</p> <p>Take <i>Base Site Area</i> (from Step 5 of Table 15-3.0502): <u>22.56</u></p> <p>Multiple by Maximum <i>Gross Floor Area Ratio (GFAR)</i> (see specific nonresidential zoning district GFAR standard): X <u>.42</u></p> <p>Equals MAXIMUM GROSS FLOOR AREA YIELD OF SITE = <u>9.48</u> acres</p>	
<p>STEP 5:</p>	<p>DETERMINE MAXIMUM PERMITTED FLOOR AREA OF SITE:</p> <p>Take the <i>lowest</i> of Maximum Net Floor Area Yield of Site (from Step 3 above) or Maximum Gross Floor Area Yield of Site (from Step 4 above):</p> <p>(Multiple results by 43,560 for maximum floor area in square feet):</p>	<p align="right">acres</p> <p align="center"><u>(412,949 s.f.)</u></p>