

City of Franklin
Economic Development Commission (EDC)

Franklin City Hall — Lower Level Conference Room

9229 W. Loomis Road, Franklin, Wisconsin

Monday, October 24, 2016 – 6:30 p.m.

MEETING AGENDA

- I. Call to Order, Roll Call and Pledge of Allegiance
- II. Citizen Comment Period
- III. Approval of Meeting Minutes
 - A. September 26, 2016 Meeting
- IV. Announcements (No action to be taken)
 - A. Announcements relating to Economic Development
- V. Business Matters
 - A. Business Appreciation Event Report
 - B. Proposed rezoning of land for commercial and business park uses near 27th Street between Oakwood and County Line Roads
 - C. Room Tax Spending and Creation of a Tourism Commission
- VI. Next Meeting Date – November 28, 2016
- VII. Adjournment

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

Notice is given that upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information, please contact the Franklin City Clerk's Office at 414-425-7500.

City of Franklin
Economic Development Commission (EDC)
Franklin City Hall — Hearing Room
9229 W. Loomis Road, Franklin, Wisconsin
Monday, September 26, 2016 – 6:30 p.m.
MEETING MINUTES

I. Call to Order, Roll Call and Pledge of Allegiance

The September 26, 2016 meeting of the Franklin Economic Development Commission (EDC) was called to order by Chairman Haskins at 6:31 P.M. Commissioners present were Ald. Barber and Commissioners Haskins, Litynski, Soto and Cool. Commissioners Dausman and Haas were excused.

II. Citizen Comment Period

The floor was open to citizen comment. The comment period was closed.

III. Approval of Meeting Minutes

Motion made (Barber) to approve the minutes of the August 22, 2016 meeting. Motion seconded (Dausman). Motion carried: 5 Ayes, 0 Noes.

IV. Announcements relating to Economic Development (No action to be taken): None

V. Business Matters

A. Ballpark Commons Update

Discussion occurred among members. No action taken.

B. Business Appreciation Event Committee Report

Discussion occurred among members. No action taken.

C. Discussion of Proposed Rezoning for Business Park near 27th Street between Oakwood and County Line Roads

Discussion occurred among members. No action taken.

VI. Next Meeting Date – October 24, 2016

VII. Adjournment: Ald. Barber moved and Commissioner Litynski seconded a motion to adjourn the meeting at 7:15 P.M. Motion carried: 5 Ayes, 0 Noes.

<p style="text-align: center;">Approval</p>	<p style="text-align: center;">Commission Action Sheet</p>	<p style="text-align: center;">MEETING DATE 10/24/16</p>
<p style="text-align: center;">REPORTS & RECOMMENDATIONS</p>	<p style="text-align: center;">Proposed Rezoning of land for commercial and business park uses near 27th Street between Oakwood and County Line Roads</p>	<p style="text-align: center;">ITEM NUMBER</p>
<p>With the exception of the South 27th Street Corridor Plan and the City’s 2025 Comprehensive Master Plan, the City has long envisioned these lands to be used for industrial and business park uses. This includes prior comprehensive plans, the Tichnor Plan and further City study conducted in 2014/15, referencing the location as “Area D”. With prior encouragement by the Economic Development Commission as part of discussions of vacant and development land at the May 23, 2015 meeting, discussion of rezoning this land has occurred between the Economic Development Director and various City officials.</p> <p>On October 2, 2016, the Plan Commission recommended amending the comprehensive plan and rezoning the land for commercial and business park uses. The Common Council took action at their October 18, 2016 meeting to amend the comprehensive plan accordingly. The Council will continue to consider the rezoning request, with intentions to take action on the item in November.</p> <p>The enclosed <u>draft</u> ordinance would create Planned Development District 39 (PDD) which would allow business park and commercial uses. Higher design standards, supportive of commercial uses are encouraged for properties fronting 27th Street. Design standards and uses off of 27th Street would be slightly higher than in Franklin’s existing business park. Further refinement from the Council is expected, but the draft ordinance is offered for review.</p> <p style="text-align: center;">COMMISSION ACTION REQUESTED</p> <p style="text-align: center;">Motion to support the proposed rezoning of land for commercial and business park uses near 27th Street between Oakwood and County Line Roads, with details and refinement subject to further consideration by the Franklin Common Council.</p>		

Economic Development: AMH

ORDINANCE NO. 2016-_____

AN ORDINANCE TO CREATE SECTION 15-3.0444 OF THE CITY OF FRANKLIN UNIFIED DEVELOPMENT ORDINANCE ESTABLISHING PLANNED DEVELOPMENT DISTRICT NO. 39 (MIXED USE BUSINESS PARK) AND TO REZONE PROPERTY FROM B-7 SOUTH 27TH STREET MIXED USE OFFICE DISTRICT, RC-1 CONSERVATION RESIDENCE DISTRICT, FW FLOODWAY DISTRICT, FC FLOODPLAIN CONSERVANCY DISTRICT, C-1 CONSERVANCY DISTRICT, AND SOUTH 27TH STREET DESIGN OVERLAY DISTRICT TO PLANNED DEVELOPMENT DISTRICT NO. 39, FW FLOODWAY DISTRICT AND FC FLOODPLAIN CONSERVANCY DISTRICT (WITHIN THE SOUTH 27TH STREET CORRIDOR AREA LYING SOUTH OF WEST OAKWOOD ROAD)

WHEREAS, a petition for zoning change having been filed to change the zoning on 29 properties from B-7 South 27th Street Mixed Use Office District, RC-1 Conservation Residence District, FW Floodway District, FC Floodplain Conservancy District, C-1 Conservancy District and South 27th Street Design Overlay District to a Planned Development District, FW Floodway District and FC Floodplain Conservancy District, such parcels being located within the South 27th Street Corridor Area lying south of West Oakwood Road, and such lands being specifically located as listed in Table 1 in Section 1 below; and

WHEREAS, a Public Hearing was held before the Plan Commission on the 6th day of October, 2016, and the Plan Commission having reviewed the Planned Development District No. 39 petition and having found that the proposed Planned Development District conforms to the standards for adoption of a Planned Development District, and having recommended to the Common Council that the creation of Planned Development District No. 39 (Mixed Use Business Park) be approved; and

WHEREAS, the Common Council having considered the petition and having concurred with the recommendation of the Plan Commission and having determined that the proposed Planned Development District No. 39 is consistent with the 2025 Comprehensive Master Plan of the City of Franklin, Wisconsin, and contains more than 3 acres; and

WHEREAS, the Common Council having reviewed the petition and recommendation following the Public Hearing and having determined that the adoption of an ordinance to create Planned Development District No. 39 will promote the health, safety and welfare of the Community.

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

SECTION 1: §15-3.0102 (Zoning Map) of the Unified Development Ordinance of the City of Franklin, Wisconsin, is hereby amended to provide that the zoning district

designation for the properties described below be changed from B-7 South 27th Street Mixed Use Office District, RC-1 Conservation Residence District, FW Floodway District, FC Floodplain Conservancy District, C-1 Conservancy District and South 27th Street Design Overlay District to Planned Development District No. 39 (Mixed Use Business Park), FW Floodway District and FC Floodplain Conservancy District, Planned Development District No. 39 being as is created under SECTION 2 of this Ordinance:

That part of the Northeast 1/4, Southeast 1/4 and all that part of Northeast 1/4, Southeast 1/4, and the Southwest 1/4 of Section 36, Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin, bounded and described as follows:

Commencing at the Northeast corner of Northeast 1/4 of Section 36 also the place of beginning of the land to be described; thence S 00° 11' 55" E, along the East line of said 1/4 Section, 2658.94 feet to the East 1/4 corner section monument; thence S 00° 25' 34" E, along the East section line of the Southeast 1/4 of said Section, 2655.53 to the Southeast corner section monument; thence S 88° 57' 44" W along the South section line of Southeast 1/4 of said Section, 2619.46 to the South 1/4 corner section monument; thence S 88° 35' 08" W along the South section line of the Southwest 1/4 of said Section, 42.90 feet to the section corner monument; thence S 88° 35' 08" W along the South line of the Southwest 1/4 of said Section, 2588.10 feet to the Southwest corner section monument; thence N 00° 21' 45" W along the West section line of the Southwest 1/4 of said Section, 2644.21 feet to the West 1/4 corner section monument; thence N 88° 36' 18" E, along the North section line of the Southwest 1/4 of said Section, 1808.39 feet to West line of the East fifty (50) acres of the Northwest 1/4 of said Section; thence N 00° 20' 45" W, along the West line of the East fifty (50) acres of the Northwest 1/4 of said Section, 2651.28 feet to the North section line of the Northwest 1/4 of said Section; thence N 88° 27' 28" E along the North section line of the Northwest 1/4 of said Section, 821.90 feet to the North 1/4 corner section monument; thence N 88° 34' 33" E, along the North section line of the Northeast 1/4 of said Section, 2624.35 feet to the point of beginning.

Containing in all 504 acres of land, more or less.

Table 1: Planned Development District No. 39					
Taxkey Number	Address	Property Owner	Current Zoning	Proposed Zoning	Acreage
950 9997 001	3617 W OAKWOOD RD	WENDT LORRAINE C SURVIVOR'S TRUST 10%	South 27 th Street Design Overlay District, B-7, C-1	PDD 39	48.90
951 9994 001	0 W OAKWOOD RD	JAMS-4 LLC	South 27 th Street Design Overlay District, B-7, C-1	PDD 39	73.30

951 9996 005	0 S 27TH ST	JAMS-4 LLC	South 27 th Street Design Overlay District, B-7	PDD 39	10.62
951 9996 008	10601 S 27TH ST	CON-WAY CENTRAL EXPRESS	South 27 th Street Design Overlay District, B-7	PDD 39	28.86
951 9995 000	10467 S 27TH ST	SPENCER, MARILYN REVOCABLE TRUST OF 2007	South 27 th Street Design Overlay District, B-7	PDD 39	0.71
951 9997 001	10511 S 27TH ST	JAMS-4 LLC	South 27 th Street Design Overlay District, B-7	PDD 39	0.83
951 9998 000	10521 S 27TH ST	JAMS-4 LLC	South 27 th Street Design Overlay District, B-7	PDD 39	0.71
951 9996 007	10563 S 27TH ST	ACKER, DELORES M	South 27 th Street Design Overlay District, B-7	PDD 39	1.40
951 9996 017	0	WISCONSIN ELECTRIC POWER CO,	South 27 th Street Design Overlay District, B-7	PDD 39	3.41
951 9996 016	3400 W ELM RD	WISCONSIN ELECTRIC POWER CO,	South 27 th Street Design Overlay District, B-7	PDD 39	2.15
951 9996 015	3310 W ELM RD	BTL HOLDINGS, LLC	South 27 th Street Design Overlay District, B-7	PDD 39	4.27
951 9996 013	3240 W ELM RD	WEST PROPERTIES INC	South 27 th Street Design Overlay District, B-7	PDD 39	4.26
951 9996 009	10613 S 27TH ST	AMERICAN FREIGHTWAYS CORP	South 27 th Street Design Overlay District, B-7	PDD 39	13.48
951 9996 002	10627 S 27TH ST	BEST DISPOSAL SYSTEMS	South 27 th Street Design Overlay District, B-7	PDD 39	4.72
951 9999 001	10627 S 27TH ST	WASTE MANAGMENT OF WIS INC	South 27 th Street Design Overlay District, B-7	PDD 39	1.29
979 9997 000	3617 W ELM RD	BILLER HAROLD B	South 27 th Street Design Overlay District, RC-1, C-1	PDD 39	79.79
978 9996 007	3151 W ELM RD	BORCHARDT, KAREN E	South 27 th Street Design Overlay District, B-7	PDD 39	15.66
978 9996 008	3131 W ELM RD	SRM FRANKLIN, LLC	South 27 th Street Design Overlay District, B-7	PDD 39	11.38
978 9996 006	3001 W ELM RD	WASTE MGMT OF WIS INC	South 27 th Street Design Overlay District, B-7	PDD 39	2.76
978 9996 001	2901 W ELM RD	KUHN, DONALD & GAIL	South 27 th Street Design Overlay District, B-7	PDD 39	2.76
978 9993 001	10741 S 27TH ST	H A & H HOLDINGS LLC	South 27 th Street Design Overlay District, B-7, C-1	PDD 39	5.92
978 9991 001	2731 W ELM RD	H A & H HOLDINGS LLC	South 27 th Street Design Overlay District, B-7	PDD 39	1.05

978 9994 000	10771 S 27TH ST	H A & H HOLDINGS LLC	South 27 th Street Design Overlay District, B-7	PDD 39	0.55
978 9995 000	10791 S 27TH ST	10791 SOUTH 27TH STREET LLC	South 27 th Street Design Overlay District, B-7	PDD 39	0.69
979 9998 000	0 W SOUTH COUNTY LINE RD	GERASOPOULOS, PETER & JUDITH	South 27 th Street Design Overlay District, RC-1	PDD 39	43.63
979 9999 000	3548 W SOUTH COUNTY LINE RD	MLG INVESTMENTS 2002 LLC A WIS LMTD LIAB	South 27 th Street Design Overlay District, RC-1	PDD 39	34.86
978 9997 000	10885 S 27TH ST	FOX GLEN CORPORATE CENTRE LLC	South 27 th Street Design Overlay District, B-7, C-1, FC	PDD 39, FC	57.94
978 9998 000	11027 S 27TH ST	FOX GLEN CORPORATE CENTRE LLC	South 27 th Street Design Overlay District, B-7, C-1, FC, FW	PDD 39, FC, FW	25.64
978 9999 001	0 W SOUTH COUNTY LINE RD	FOX GLEN CORPORATE CENTRE LLC	South 27 th Street Design Overlay District, B-7, C-1, FC, FW	PDD 39, FC, FW	22.43

SECTION 2: §15-3.0444 of the Unified Development Ordinance of the City of Franklin, Wisconsin, is hereby created to read as follows:

**Section 15-3.0444 PLANNED DEVELOPMENT DISTRICT NO. 39
(Mixed-use Business Park)**

A. **Mixed-use Business Park Exhibits.** This Planned Development District shall be constructed, operated and maintained in conformance with the following listed Exhibits, all containing matters approved hereunder or by the separate approval of the Common Council as set forth below, and all applicable terms and provisions of the Municipal Code and the Unified Development Ordinance not enumerated herein and not contrary to the terms or provisions of this Ordinance, including, but not limited to such permits as are required under Division 15-8.0200 Construction, Division 15-8.0300 Construction Site Erosion Control and Division 15-8.0600 Stormwater Management.

The plans contained in the following listed Exhibits are only of sufficient detail as to satisfy the Plan Commission and the Common Council as to the general character, scope, and appearance of the District, pursuant to the general approval requirements of §15-9.0208E.7.b.(1) of the Unified Development Ordinance. Such preliminary plans conceptually designate the pattern of the proposed streets, and the size and arrangement of individual building sites. All development within the District is subject to and conditioned upon the submittal and approval of more specific and detailed plans as each stage of development progresses, pursuant to §15-9.0208E.7.b.(2) and all other applicable

terms and provisions of the Unified Development Ordinance, all other applicable rules, laws, codes and regulations, and the terms and provisions of this Ordinance.

1. **Exhibit A:** PDD No. 39 Site Figure.
2. **Exhibit B:** Wetlands Map (northern portion).
3. **Exhibit C:** Wetlands Map (southern portion).
4. **Exhibit D:** Conceptual Development Plan.

B. Mixed-use Business Park District Intent. It is the intent of the Planned Development District No. 39 to facilitate the development of a high-quality office, light industrial, and commercial mixed use area and:

1. All development within Planned Development District No. 39 shall comply with the zoning and land division standards and requirements of the Unified Development Ordinance, including but not limited to Division 15-3.0700 Special Uses, Division 15-3.0800 Accessory and Temporary Uses and Structures, Division 15-3.1100 Hazard Abatement Performance Standards, Division 15-4.0100 Natural Resources, Division 15-5.0100 Design Standards for Land Divisions, Division 15-5.0200 Traffic, Off-Street Parking and Loading, and Highway Access, Division 15-5.0300 Required Landscaping, Division 15-5.0400 Lighting Standards, and Division 15-7.0100 Site Plan, except as otherwise specifically set forth within this Ordinance.
2. Accommodate the clustering of buildings on parcels of land under individual or multiple ownership.
3. Provide for an arrangement of business, administrative, research and development, technology, office, medical, commercial, and light industrial uses that are compatible in function, form and operation.
4. Apply high-quality architectural and site design considerations whenever new principal and/or accessory structures are constructed.
5. Provide a safe, interconnected, and pedestrian-friendly network of public streets, private roads, sidewalks and trails throughout the District, and through this network, with the surrounding community.
6. Provide sufficient off-street parking for all uses and properties which allows and encourages shared parking arrangements through the use of easements and other similar agreements.
7. Be served by public sanitary sewer and water supply facilities.

8. Encourage redevelopment of the existing businesses along West Elm Road through the implementation of greater flexibility toward allowed uses and design standards determinations.
9. A Permitted Use lawfully existing and established with an existing principal building within the area of this Mixed-use Business Park District prior to and upon the effective date of this Ordinance, October __, 2016, shall remain as such Permitted Use and a conforming use; provided, however, that any future addition, expansion and/or enlargement to the use and/or amendment to any site plan for the use, may be permitted and/or granted only upon the consideration of all applicable standards for the review and approval of such permits and site plans, and the Mixed-use Business Park District Intent and District Standards in this Section.
10. A Special Use lawfully existing and established within the area of this Mixed-use Business Park District prior to and upon the effective date of this Ordinance, October __, 2016, shall remain as such Special Use and a conforming use; provided, however, that any future amendment to the Special Use Permission, may be granted only upon the consideration of all applicable standards for the review and approval of Special Uses, and the Mixed-use Business Park District Intent and District Standards in this Section.

Section 15-3.0444A Gateway Area

- A. **Gateway Area Intent.** It is the intent of Planned Development District No. 39 to establish a Gateway Area along South 27th Street as part of the Mixed-use Business Park. The Gateway area excludes most light industrial uses but allows research and development and technology uses, and encourages administrative, office, medical, and commercial uses which would service and enhance the overall Mixed-use Business Park as well as the surrounding community. This area would:
1. Encompass all lots and parcels within approximately 1,000 feet of South 27th Street as may exist at the time of subsequent land division and/or development/redevelopment approvals.
 2. Require that future land divisions be limited, such that no new lots are created that are smaller than 40,000 square feet in size.
 3. Require two-story buildings, and encourage taller buildings.
 4. Encourage multi-tenant mixed use buildings and sites.
 5. Require special use approval for all new buildings greater than 40,000 square feet in area and/or taller than three stories, whether single-tenant or multi-tenant spaces.

6. Require cross-access for both pedestrian and vehicular circulation between adjacent parcels at the time of any new development or redevelopment. In cases where existing development on adjacent parcels, not under common ownership, does not allow for the actual construction of connecting driveways, sidewalks, etc., it shall be sufficient in most cases to provide the appropriate cross-access easements to be utilized at the point in time when the adjacent parcel undergoes development or redevelopment that would facilitate the completion of the connection. The City may require a letter of credit sufficient to ensure the construction of the future pedestrian and vehicular connection when actual construction is not taking place at the time of site plan approval.

B. Gateway Area Permitted, Accessory, Special and Prohibited Uses.

1. **Gateway Area Permitted Uses.** The following are permitted uses in the Gateway Area portion of Planned Development District No. 39:
 - a. Office/light industrial corporate headquarters, herein defined as a place consisting of one or more multi-story buildings in close proximity to one another where a company's executive offices, direct support staff, and key facilities and operations are located and which is specifically designed with numerous centralized and shared support facilities, internal functions, and amenities--such as parking, collaborative office spaces and research facilities, conference centers, data centers, high speed communication systems--specifically intended to sustain and support the principal Gateway Area allowed (permitted and special) use(s).
 - b. Administrative, professional, business and general offices.
 - c. Medical, dental and animal offices and clinics including physical, occupational, and massage therapy.
 - d. Commercial, convenience uses such as insurance and financial institutions (not including payday loan, title loan, check cashing, etc. agencies), eating and drinking establishments, travel agencies, automobile rental and leasing agencies, dry cleaners (not including on-site dry cleaning), etc.
 - e. Commercial, retail uses such as clothing stores, grocery stores, furniture stores, garden centers, greenhouses, nurseries, sporting goods stores, retail sales of goods (not including dollar stores, variety stores, pawn shops, resale shops, cash into gold stores, adult oriented businesses, etc.), etc.
 - f. Business service uses, such as employment agencies, photocopy centers, photography studios, mailing services, publishing services, etc.
 - g. Hotels.
 - h. Passive park and recreation facilities such as trails, picnic areas, playfields, etc.
 - i. Temporary Uses/Extraordinary Entertainment & Special Events as permitted by the Unified Development Ordinance and Municipal Code.

- j. Those uses found to be similar to the above permitted uses under the terms of §15-2.0210 of the Unified Development Ordinance.

Review and approval required. Permitted uses are subject to site plan review and approval under the terms of §15-7.0100 of the Unified Development Ordinance.

2. **Gateway Area Accessory Uses.** The following are accessory uses in the Gateway Area portion of Planned Development District No. 39.

- a. The following uses, when incidental and subordinate in area, extent, and purpose to a permitted use:
 - i. Fitness and child care facilities.
 - ii. Retail stores and showrooms.
 - iii. Indoor recreation and entertainment (not including adult oriented businesses).
 - iv. Vehicle service and/or wash stations.
 - v. Indoor warehouse, distribution, and storage.
 - vi. Truck docks and loading/unloading areas.
 - vii. Accessory structures such as storage tanks, storage buildings, electric vehicle charging stations, etc.
- b. Those general accessory uses allowed within Section 15-3.0803 of the Unified Development Ordinance except for agricultural equipment storage, open storage, and stables.
- c. Those uses found to be similar to the above accessory uses under the terms of Section 15-2.0210 of the Unified Development Ordinance.

Review and Approval required. Accessory uses are subject to zoning compliance permit review and approval under the terms of Section 15-9.0102 of the Unified Development Ordinance.

3. **Gateway Area Special Uses.** The following are special uses in the Gateway Area portion of Planned Development District No. 39:

- a. Nonhazardous and nonpolluting technology facilities and operations including but not limited to:
 - i. Research and development facilities.
 - ii. Analytical, scientific, testing and medical laboratories and facilities.
- b. Custom manufacturing such as small craft distilleries/wineries/breweries (with required associated eating and/or drinking service), artisan studios such as custom jewelry and woodworking shops, bakery, etc. (with associated retail sales), etc.

- c. Hospitals, surgical and medical (not including nursing homes, assisted living facilities, community living arrangements, etc.)
- d. Animal grooming and daycare (not including boarding facilities, kennels, or overnight stays).
- e. Libraries, museums, parks.
- f. Drive through facilities.
- g. Business, professional, technical, and trade schools.
- h. Active park and recreation facilities such as playgrounds, ballfields, ball courts, etc
- i. Small scale public and private services and utilities such as communication antennas and towers, satellite dishes, solar energy systems, wind energy systems.
- j. Those uses found to be similar to the above special uses under the terms of §15-2.0210 of the Unified Development Ordinance.

Review and Approval required. Special uses are subject to special use review and approval under the terms of §§15-3.0701 and 15-3.0703 and site plan review and approval under the terms of §15-7.0100 of the Unified Development Ordinance.

4. **Gateway Area Prohibited Uses.** The following uses shall be prohibited in the Gateway Area portion of Planned Development District No. 39, including when proposed as accessory to a Permitted or a Special Use:
- a. Commercial, heavy uses such as wholesale and retail sale of home and building supplies and/or construction equipment, wholesale clubs, warehouse outlets, etc.
 - b. Mini-warehousing.
 - c. Hazardous and potentially hazardous and/or polluting industrial, manufacturing, technology operations and facilities.
 - d. Truck terminals and freight transfer facilities.
 - e. Junk and salvage facilities.
 - f. Animal processing operations and facilities.
 - g. Recycling and incineration operations and facilities.
 - h. Outdoor manufacturing, testing, processing, or similar activities.
 - i. Outdoor storage.
 - j. Residential uses.
 - k. Hazardous materials processing, handling, treatment and storage operations and facilities.

1. All other uses not listed as a permitted use, special use or accessory use within this Ordinance.

C. **Gateway Area Development Standards.** The Gateway Area portion of Planned Development District No. 39 is further intended to have the following development standards:

**Table 15-3.0444A
GATEWAY AREA DEVELOPMENT STANDARDS**

Type of Standard	Standard
Landscape Surface Ratio and Floor Area	
Minimum Landscape Surface Ratio (LSR)	0.25
Lot Dimensional Requirements	
Minimum Lot Area (s.f.)	40,000
Minimum Lot Width at Setback Line (feet)	150
Minimum Front Yard (feet)	40
Minimum Side Yard (feet)	15
Minimum Side Yard on Corner Lot (feet)	30
Minimum Rear Yard (feet)	25
Upon approval of Site Plans, the Plan Commission may waive the minimum building setbacks from the interior lot line of a property within the Gateway Area zoned PDD No. 39 when abutting another property zoned PDD No. 39. The Plan Commission shall consider the applicable standards for Site Plans, Special Uses, Land Combinations, and Land Division applications in making such determinations.	
Maximum Building Height	
Principal Structure (stories/ft.)	3.0/45
Accessory Structure (stories/ft.)	1.0/35
The stated maximum height regulations may be increased pursuant to the granting of a Special Use permit.	

D. **Gateway Area Design Standards.** The Gateway Area portion of Planned Development District No. 39 is further intended to have the Design Standards as set forth in the separate document entitled “Planned Development District No. 39: Design Standards”. The purpose of said “Planned Development District No. 39: Design Standards” shall be to create a high-quality office, light industrial, and commercial mixed-use development. Planned Development District No. 39: Design Standards is hereby adopted by reference,

and as may hereinafter be amended from time to time, and shall be given the same force and effect as if set forth herein in full. A copy of the Planned Development District No. 39: Design Standards is on file in the Department of City Development.

Section 15-3.0444B Business Park Area

A. **Business Park Area Intent.** It is the intent of the Planned Development District No. 39 to establish a Business Park extending from Oakwood Road southward to South County Line Road and from South 27th Street westward to the Root River Parkway (excluding the Gateway area along South 27th Street) which generally excludes commercial uses, allows certain nonhazardous and nonpolluting light manufacturing and light industrial uses, and encourages research and development, technology, administrative, office, and medical uses.

B. **Business Park Area Permitted, Accessory, Special and Prohibited Uses.**

1. **Business Park Area Permitted Uses.** The following are permitted uses in the Business Park Area of Planned Development District No. 39:

- a. Office/light industrial corporate headquarters, herein defined as a place consisting of one or more multi-story buildings in close proximity to one another where a company's executive offices, direct support staff, and key facilities and operations are located and which is specifically designed with numerous centralized and shared support facilities, internal functions, and amenities--such as parking, collaborative office spaces and research facilities, conference centers, data centers, high speed communication systems--specifically intended to sustain and support the principal Business Park Area allowed (permitted and special) use(s).
- b. Administrative, professional, business, and general offices.
- c. Nonhazardous and nonpolluting industrial, manufacturing, and technology facilities and operations including but not limited to:
 - i. Research and development facilities.
 - ii. Testing laboratories and facilities.
 - iii. Light manufacturing, assembly, testing, and repair of component devices, equipment, and systems.
 - iv. Pharmaceutical and medical laboratories and facilities.
 - v. Printing, blueprinting, photocopying, film processing.
 - vi. Food and beverage processing.
- d. Passive park and recreation facilities such as trails, picnic areas, playfields, etc.
- e. Public and private utility facilities such as fire and police stations, sewage and water facilities, communication facilities, park and trail facilities.

- f. Small scale public services and utilities such as communication antennas and towers, satellite dishes, solar energy systems, wind energy systems.
- g. Temporary Uses/Extraordinary Entertainment & Special Events as permitted by the Unified Development Ordinance and Municipal Code.
- h. Those uses found to be similar to the above permitted uses under the terms of §15-2.0210 of the Unified Development Ordinance.

Review and approval required. Permitted uses are subject to site plan review and approval under the terms of §15-7.0100 of the Unified Development Ordinance.

2. **Business Park Area Accessory Uses.** The following uses, when incidental and subordinate in area, extent, and purpose to a permitted use, shall be accessory uses in the Business Park Area of Planned Development District No. 39.

- a. Indoor warehouse, distribution, and storage.
- b. Truck docks and loading/unloading areas.
- c. Vehicle service and/or wash stations.
- d. Fitness and child care facilities.
- e. Retail stores and showrooms.
- f. Accessory structures such as storage tanks, storage buildings, electric vehicle charging stations.
- g. Those uses found to be similar to the above accessory uses under the terms of Section 15-2.0210 of the Unified Development Ordinance.

Review and Approval required. Accessory uses are subject to zoning compliance permit review and approval under the terms of Section 15-9.0102 of the Unified Development Ordinance.

3. **Business Park Area Special Uses.** The following are special uses in the Business Park Area of Planned Development District No. 39:

- a. Medical, dental and animal offices and clinics including physical, occupational, and massage therapy.
- b. Custom manufacturing such as small craft breweries/wineries/distilleries, creation of prototypes, testing equipment, ceramic studios, custom jewelry and wood working shops, light assembly of prefabricated components, etc.
- c. Other light manufacturing and light industrial uses with low levels of noise, odors, vibrations, particulate emissions, etc.
- d. Warehouse, distribution and storage.
- e. Drive through facilities.
- f. Business, professional, technical, and trade schools.

- g. Active park and recreation facilities such as playgrounds, ballfields, ball courts, etc.
- h. Those uses found to be similar to the above special uses under the terms of §15-2.0210 of this Ordinance.

Review and Approval required. Special uses are subject to special use review and approval under the terms of §§15-3.0701 and 15-3.0703 and site plan review and approval under the terms of §15-7.0100 of the Unified Development Ordinance.

4. **Business Park Area Prohibited Uses.** The following uses shall be prohibited in the Business Park Area of Planned Development District No. 39 (including when proposed as accessory to a Permitted or a Special Use unless otherwise stated in this Ordinance):

- a. Mini-warehousing.
- b. Gasoline service station, car wash.
- c. Hazardous and/or potentially hazardous or polluting industrial, manufacturing, technology operations and facilities.
- d. Truck terminals and freight transfer facilities.
- e. Junk and salvage facilities.
- f. Animal processing operations and facilities.
- g. Recycling and incineration operations and facilities.
- h. Automobile sales, service, and repair.
- i. Outdoor manufacturing, testing, processing, or similar activities.
- j. Outdoor storage.
- k. Residential uses.
- l. Hazardous materials processing, handling, treatment and storage operations and facilities.
- m. All other uses not listed as a permitted use, special use or accessory use within this Ordinance.

C. **Business Park Area Development Standards.** The Business Park Area of Planned Development District No. 39 is further intended to have the following development standards:

**Table 15-3.0444B
BUSINESS PARK AREA DEVELOPMENT STANDARDS**

Type of Standard	Standard
Landscape Surface Ratio and Floor Area	
Minimum Landscape Surface Ratio (LSR)	0.25
Lot Dimensional Requirements	
Minimum Lot Area (s.f.)	43,560
Minimum Lot Width at Setback Line (feet)	150
Minimum Front Yard (feet)	30
Minimum Side Yard (feet)	10
Minimum Side Yard on Corner Lot (feet)	25
Minimum Rear Yard (feet)	25
Parking and Driveway Setbacks	
Abutting any public right-of-way (feet)	15
Not abutting a public right-of-way (feet) Note: one side yard may be at least 10 feet if both site yards are at least 30 feet	10
Maximum Building Height	
Office Principal Structure (stories/ft.)	4.0/60
Other Principal Structure (stories/ft.)	Not appli./45
Accessory Structure (stories/ft.)	1.0/35
The stated maximum height regulations may be increased pursuant to the granting of a Special Use permit.	

D. **Business Park Area Design Standards.** The Business Park Area portion of Planned Development District No. 39 is further intended to have the Design Standards as set forth in the separate document entitled “Planned Development District No. 39: Design Standards”. The purpose of said “Planned Development District No. 39: Design Standards” shall be to create a high-quality office, light industrial, and commercial mixed-use development. Planned Development District No. 39: Design Standards is hereby adopted by reference as currently enacted, and as hereinafter amended from time to time, and shall be given the same force and effect as if set forth herein in full. A copy of the Planned Development District No. 39: Design Standards is on file in the Department of City Development.

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

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

SECTION 5: This ordinance shall take effect and be in force from and after its passage and publication.

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

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

APPROVED:

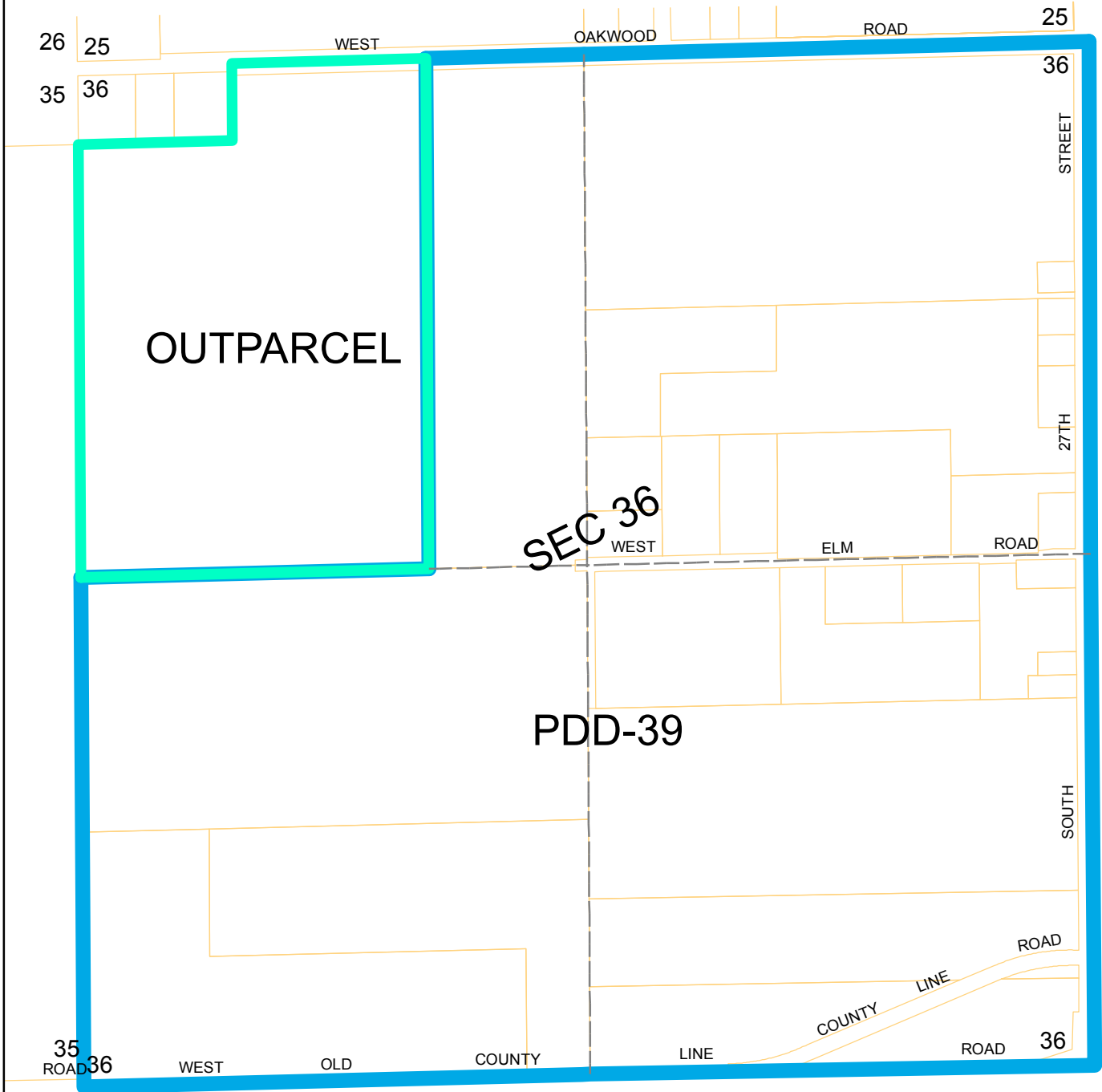
Stephen R. Olson, Mayor

ATTEST:

Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____

SECTION 36, TOWNSHIP 5 NORTH, RANGE 21 EAST,
IN THE CITY OF FRANKLIN,
MILWAUKEE COUNTY, WISCONSIN



Legend

-  OUTPARCEL
-  PDD-39

Exhibit A: PDD No. 39 Site Figure



Wetland Staked by SEWRPC
on 6/11/2015

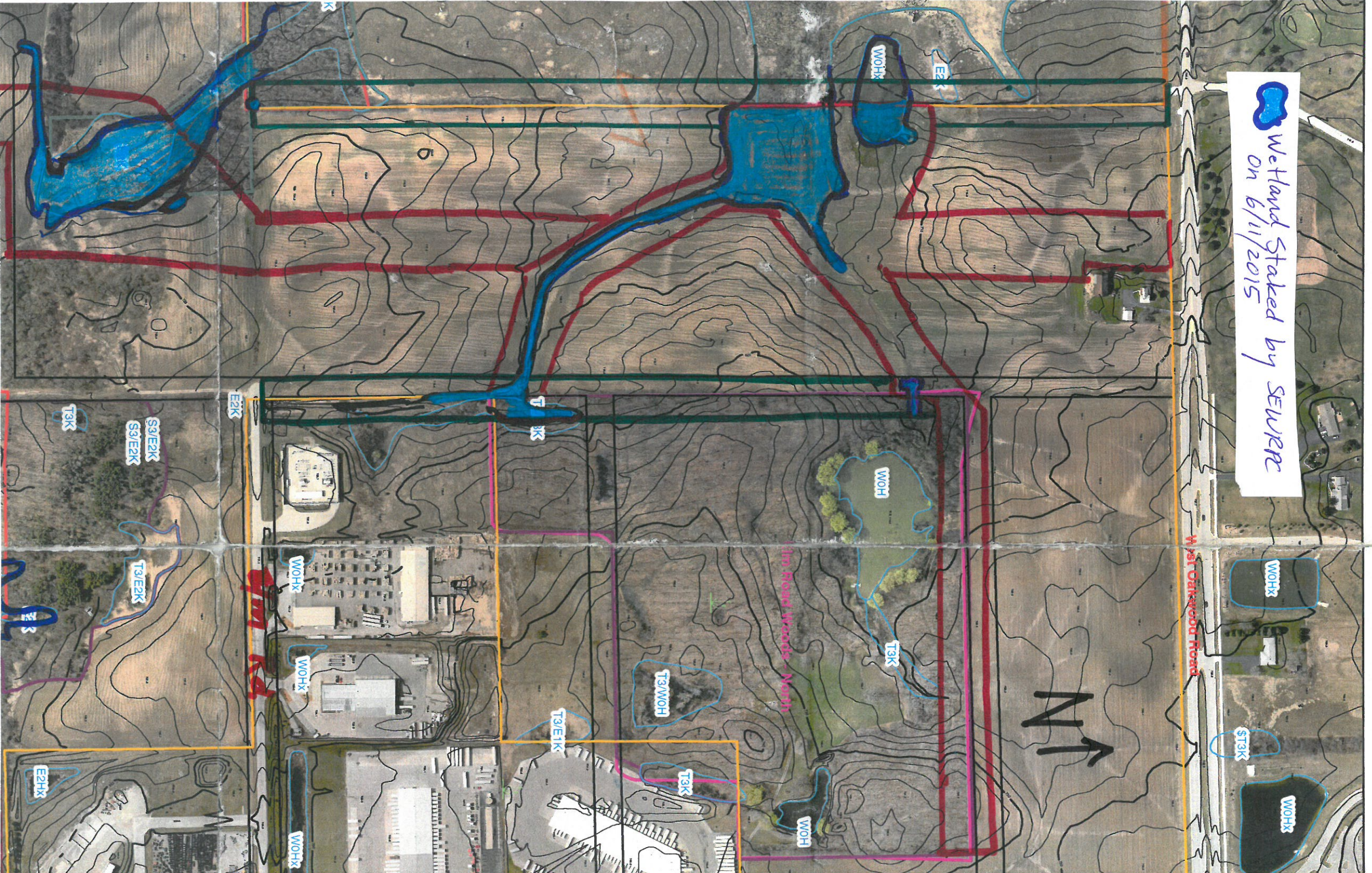


Exhibit B: Wetlands Map (northern portion)

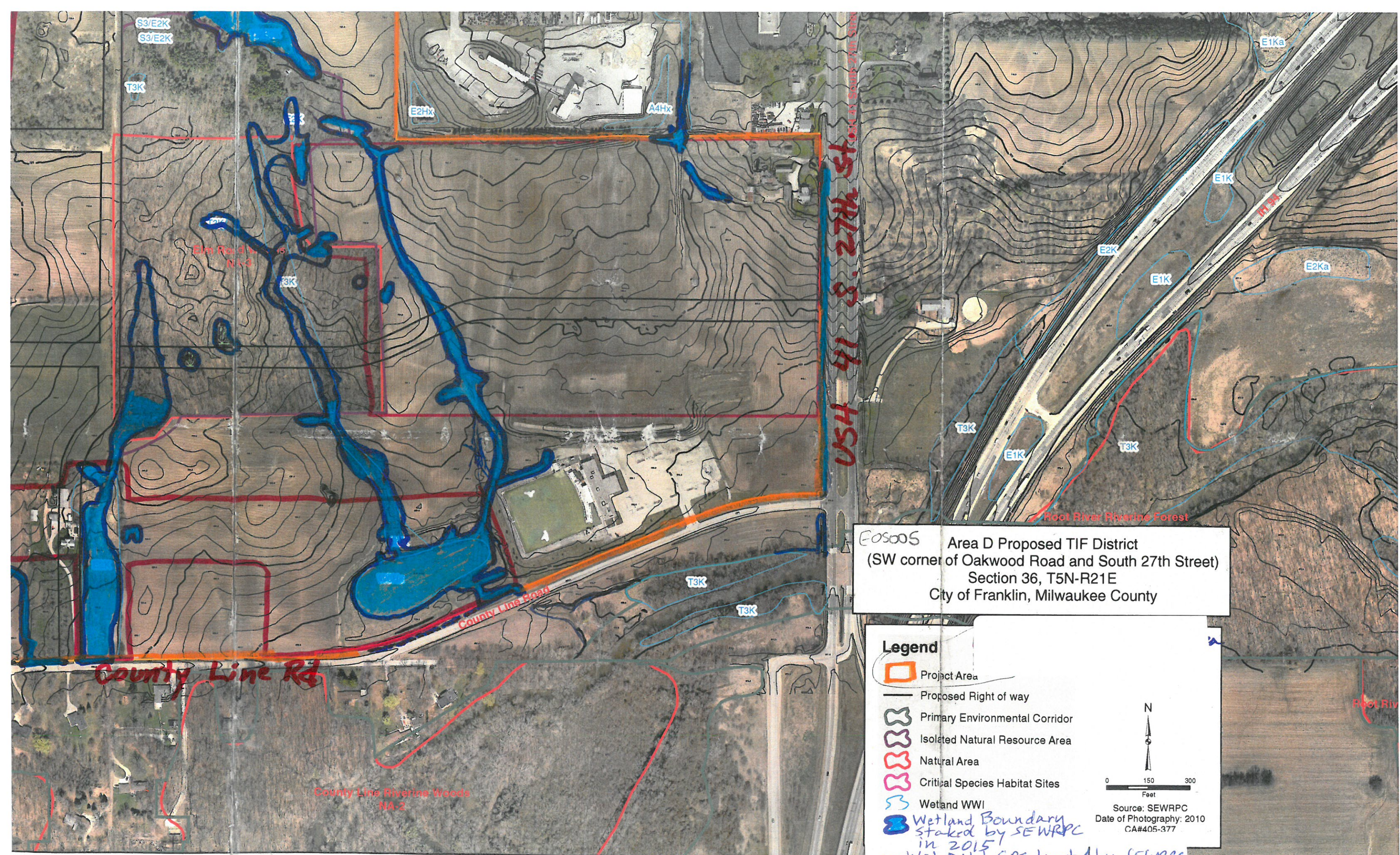
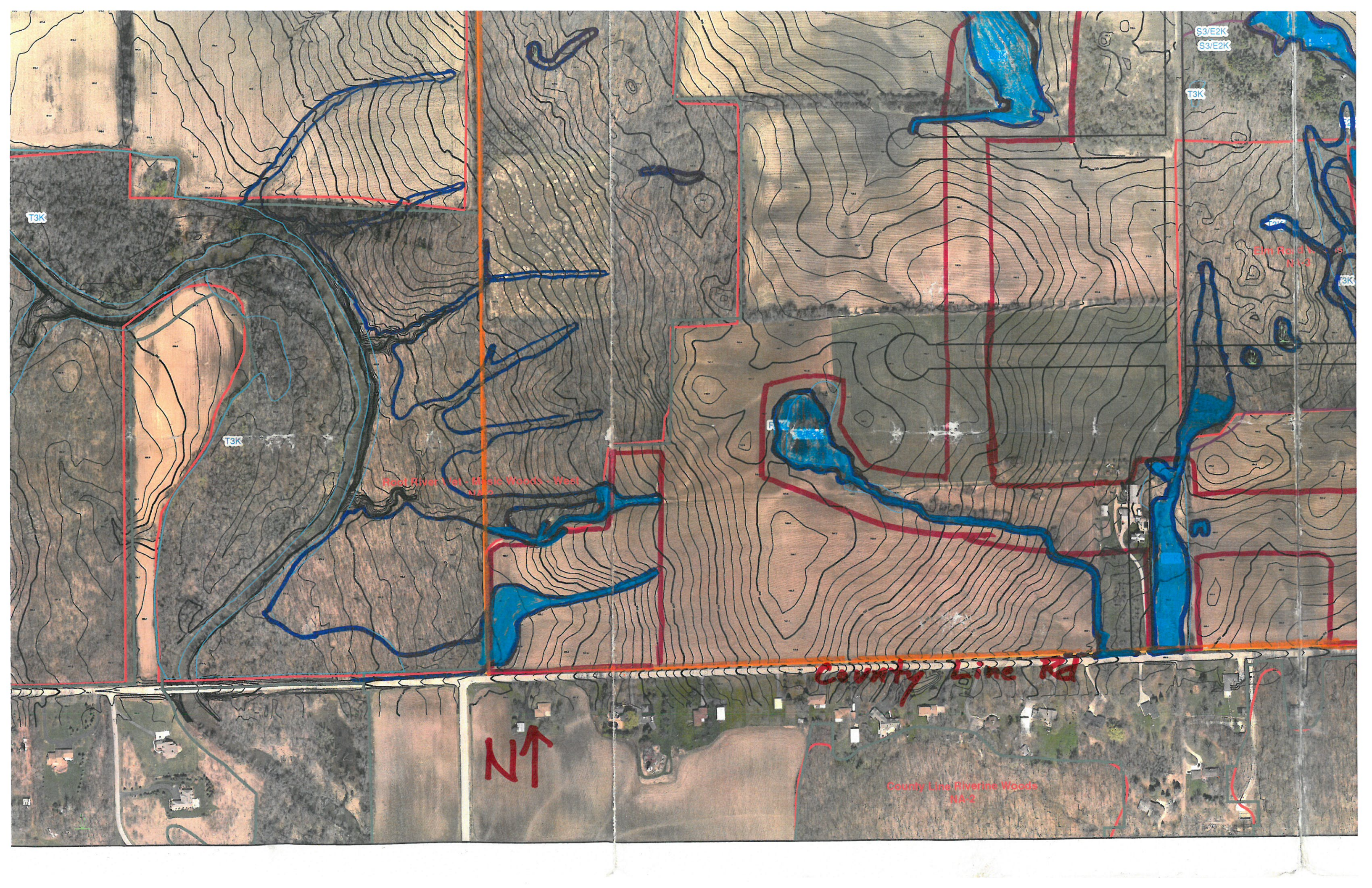


Exhibit C: Wetlands Map (southern portion)



S3/E2K
S3/E2K

T3K

T3K

T3K

Root River Wet - Music Woods - West
NA-2

Elm Ridge
NA-2

T3K

County Line Rd

N ↑

County Line Riverine Woods
NA-2

S3/E2K

W. Dakwood Rd
Dakwood Road

E2K

E2K

WOHx

S3/E2K

WOH

T3K

Lim Road Woods - North

WJ

T3/WOH

T3

S3/E2K

T3K

WOHx

WOHx

WOHx

SS3K

S3K

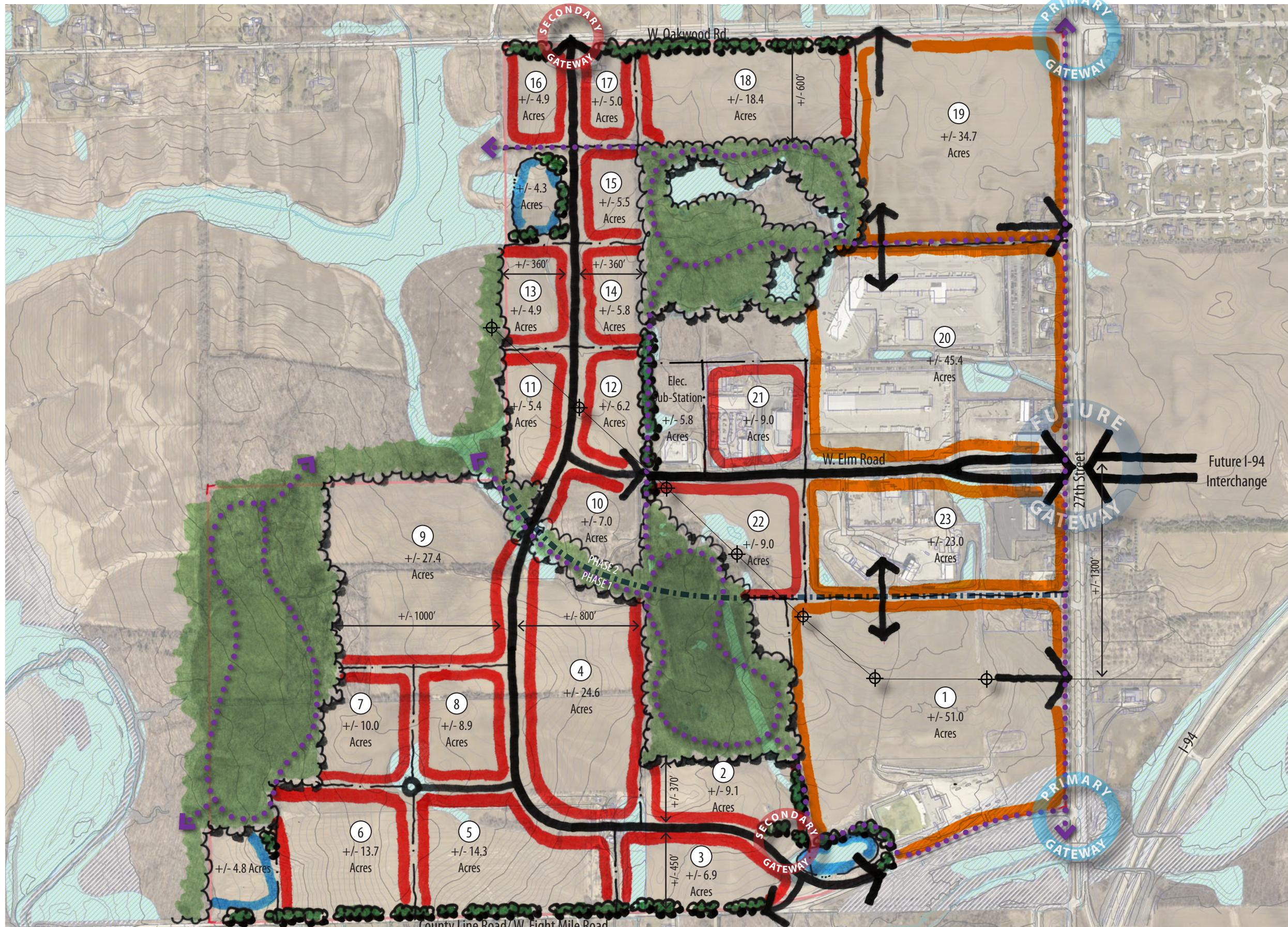
USN 41 S-27th St
412 S
14th St



Lim Rd

S3/E2K
S3/E2K

T3K



Development Data:

354.6 acres	Developable area
12.9 acres	Stormwater/Mitigation area
98.5 acres	Environmental area

466.0 acres TOTAL* (excludes ROW area)

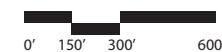
LEGEND

- Phase Line
- Roadway
- Stormwater/Mitigation Area
- Business Development
- Environmental Area
- Trails
- Electrical Tower
- Gateways

**Exhibit D:
Conceptual Development
Plan**



Concept Plan - Future Build Out
Franklin Corporate Park
Franklin, Wisconsin



ISSUE DATE: May 6, 2015
All drawings are preliminary and subject to change.
© 2015 Hitchcock Design Group

PREPARED FOR
City of Franklin

IN ASSOCIATION WITH
Ruekert • Mielke