



CITY OF FRANKLIN



REPORT TO THE PLAN COMMISSION

Meeting of October 5, 2017

Special Use Amendment

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

Project Name:	Woodland Prairie Special Use
Project Location:	Approximately 6700-6792 S. Prairiewood Lane
Property Owner:	Rick & Ron Development, LLC and AJM Investments 2, LLC
Applicant:	Rick & Ron Development, LLC
Agent:	Ron Wambach, Manager
Current Zoning:	R-8 Multiple-Family Residence District
2025 Comprehensive Plan:	Residential – Multi-Family
Use of Surrounding Properties:	Commercial land (zoned M-1 District) to the north and west, single-family residential to the south and single-family and multi-family residential to the east
Applicant’s Action Requested:	Approval of the Special Use Amendment for the Woodland Prairie Condominium development

Project Description/Analysis

Please note:

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

On August 24, 2017, the applicant filed a Special Use Amendment Application for the Woodland Prairie Condominium development located at 6700-6792 S. Prairiewood Lane. Specifically, the applicant is requesting to reduce the number of condominium units from 44 units to 32 units.

The original site plan included 13 buildings (two 6-unit, five 4-unit and six 2-unit buildings). The proposed site plan includes 15 buildings consisting of all 2-unit buildings, except for Building No. 4, which has already been constructed as a 4-unit building. Building Nos. 7, 8 and 9 have also already been constructed and are all 2-unit buildings. A summary table is below for review.

Original Building Number	Constructed	Original Number of Units	Proposed
1	Proposed	4	Three 2-unit buildings (6 units total) (Building Nos. 1, 2 and 3)
2	Proposed	4	
3	Proposed	6	Two 2-unit buildings (4 units total) (Building Nos. 14 and 15)
4	Yes	4	4

5	Proposed	2	2
6	Proposed	2	2
7	Yes	2	2
8	Yes	2	2
9	Yes	2	2
10	Proposed	2	2
11	Proposed	4	2
12	Proposed	4	2
13	Proposed	6	2
Total		44	32

In addition to the density and site plan changes, the applicant is also proposing two new building types for Building Nos. 2, 10, 11, 12 and 13 and Building Nos. 1 and 14. Building Nos. 1 and 14 are similar to the exterior of the existing Building No. 9, but with a different floor plan. Detailed building elevations are attached. Otherwise, building materials, landscaping and lighting are consistent with the previously approved Special Use. As the grading and erosion control plans will be modified due to the site plan changes, staff recommends that the applicant submit a final grading and erosion control plan for Engineering Department review and approval, prior to issuance of a Building Permit. Staff also recommends that a detailed structural analysis be submitted for the proposed retaining wall, for Engineering Department review and approval, prior to issuance of a Building Permit.

Additionally, staff would note that Building No. 15 is located adjacent to a wetland and directly abuts the 50-foot wetland setback. As such, the wetland location was re-delineated by Dave Meyer of Wetland & Waterway Consulting, LLC to confirm that the building would not encroach into the wetland setback. Mr. Meyer is a Wisconsin Department of Natural Resources Assured Delineator.

The modifications will also require a Condominium Plat Application, which the applicant intends to submit following Special Use Amendment approval. Therefore, staff recommends that approval of the Special Use Amendment be contingent upon City of Franklin approval of a Condominium Plat Application and recording of the Condominium Plat with the Milwaukee County Register of Deeds, prior to issuance of a Building Permit.

STAFF RECOMMENDATION

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

RESOLUTION NO. 2017-_____

A RESOLUTION TO AMEND RESOLUTION NO. 2006-6217 IMPOSING
CONDITIONS AND RESTRICTIONS FOR THE APPROVAL OF A SPECIAL USE FOR
WOODLAND PRAIRIE CONDOMINIUMS (FORMERLY CARLETON CREEK
CONDOMINIUMS) LOCATED AT 6700-6799 SOUTH PRAIRIEWOOD LANE TO
REDUCE THE NUMBER OF CONDOMINIUM UNITS FROM 44 UNITS TO 32 UNITS
(RICK & RON DEVELOPMENT, LLC, APPLICANT)

WHEREAS, Rick & Ron Development, LLC having petitioned the City of Franklin for the approval of an amendment to Resolution No. 2006-6217, conditionally approving a Special Use for Woodland Prairie Condominiums development to allow for a 44 unit residential community use, upon property located at 6700-6799 South Prairiewood Lane, such property being zoned R-8 Multiple-Family Residence District, more particularly described as follows:

BEING A PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 5 AND A PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWN 5 NORTH, RANGE 21 EAST, CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN, bounded and described as follows: BEGINNING at a 6"x6"x36" concrete monument with a SEWRPC brass cap marking the Northwest corner of the Southwest 1/4 of Section 5, Town 5 North, Range 21 East; thence North 88°21'33" East, along the North line of said Southwest 1/4 of Section 5, 531.50 feet to the Westerly right-of-way line of State Trunk Highway "100"(also known as S. Lovers Lane Road); thence Southeasterly along the arc of a curve, which is the Westerly right-of-way line of State Trunk Highway "100", 371.70 feet, said curve having a radius of 2221.83 feet, whose center is to the Southwest and whose chord bears South 09°10'04" East, 371.26 feet; thence South 89°13'30" West, 217.64 feet; thence South 02°05'30" East, 287.00 feet to the Northerly right-of-way line of W. Cortez Road; thence South 88°24'30" West along the Northerly right-of-way line of W. Cortez Road, 378.11 feet to the West line of said Southwest 1/4 of Section 5; thence North 00°24'00" West, along said West line 351.60 feet; thence North 88°29'31" West and parallel to the North line of said Southeast 1/4 of Section 6, 945.06 feet; thence North 00°23'21" West, 300.15 feet to the North line of said Southeast 1/4 of Section 6; thence South 88°29'31" East along the North line of the Southeast 1/4 of Section 6, 945.00 feet to the place of beginning. Excepting the Prairiewood Lane Right of Way. Said tract of land containing 12.59 acres or 548,420 square feet of land; Tax Key Nos.: 747-0038-000 through 747-0081-000. (The proposed amendment encompasses the entirety of and is the same bounded property as is in the existing Woodland Prairie Condominiums condominium plat; the

RICK & RON DEVELOPMENT, LLC – AMENDMENT TO SPECIAL USE
RESOLUTION NO. 2017-_____

Page 2

range of existing addresses and tax key numbers above are for the existing 44 units, which are intended to be reduced to 32 units [one 4 unit building and thirty-one 2 unit buildings].); and

WHEREAS, such proposed amendment being for the purpose of reducing the number of condominium units within Woodland Prairie Condominiums from 44 units to 32 units (The original site plan included 13 buildings (two 6 unit, five 4 unit and six 2 unit buildings).), to revise the site plan to include 15 buildings consisting of all 2 unit buildings, except for Building No. 4, which has already been constructed as a 4 unit building, as well as a building type addition and associated landscaping and lighting changes; 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 5th day of October, 2017, and the Plan Commission thereafter having determined to recommend that the proposed amendment to Special Use be approved, subject to certain conditions, and the Plan Commission further finding that the proposed amendment to Special Use upon such conditions, pursuant to §15-3.0701 of the Unified Development Ordinance, will be in harmony with the purposes of the Unified Development Ordinance and the Comprehensive Master Plan; that it will not have an undue adverse impact upon adjoining property; that it will not interfere with the development of neighboring property; that it will be served adequately by essential public facilities and services; that it will not cause undue traffic congestion; and that it will not result in damage to property of significant importance to nature, history or the like; and

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

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Common Council of the City of Franklin, Wisconsin, that the petition of Rick & Ron Development, 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 Rick & Ron Development, LLC, successors and assigns, for the Woodland Prairie Condominiums development condominium units reduction, site plan revision, building type addition and landscaping and lighting changes, which shall be developed in substantial compliance with and constructed, operated and

RICK & RON DEVELOPMENT, LLC – AMENDMENT TO SPECIAL USE
RESOLUTION NO. 2017-_____

Page 3

maintained by Rick & Ron Development, LLC, pursuant to those plans City file-stamped September 25, 2017 and annexed hereto and incorporated herein as Exhibit A.

2. Rick & Ron Development, 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 Woodland Prairie Condominiums development condominium units reduction, site plan revision, building type addition and landscaping and lighting changes 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 Rick & Ron Development, LLC and the Woodland Prairie Condominiums development condominium units reduction, site plan revision, building type addition and landscaping and lighting changes project for the properties located at 6700-6799 South Prairiewood Lane: (i) being in compliance with all applicable governmental laws, statutes, rules, codes, orders and ordinances; and (ii) obtaining all other governmental approvals, permits, licenses and the like, required for and applicable to the project to be developed and as presented for this approval.
4. A final grading and erosion control plan shall be submitted for Engineering Department review and approval, prior to the issuance of a Building Permit.
5. A detailed structural analysis shall be submitted for the proposed retaining wall, for Engineering Department review and approval, prior to the issuance of a Building Permit.
6. The approval granted hereunder is conditional upon City of Franklin approval of a Condominium Plat Application and recording of the Condominium Plat with the Milwaukee County Register of Deeds, prior to the issuance of a Building Permit.

7. [other conditions, etc.]

BE IT FURTHER RESOLVED, that in the event Rick & Ron Development, 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.

RICK & RON DEVELOPMENT, LLC – AMENDMENT TO SPECIAL USE
RESOLUTION NO. 2017-_____

Page 4

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 Resolution No. 2006-6217, 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 _____.

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 _____, 2017.

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2017.

APPROVED:

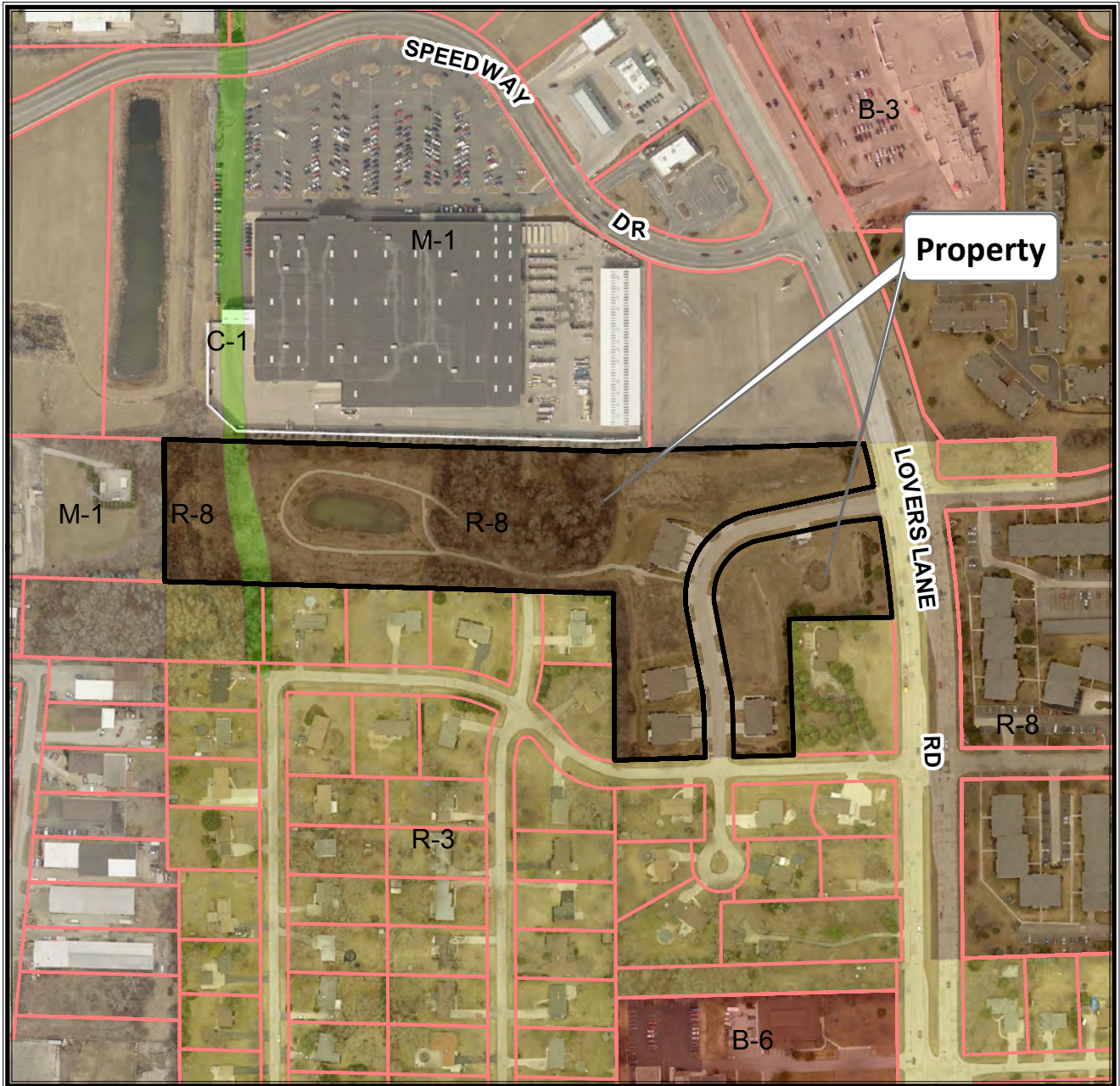
Stephen R. Olson, Mayor

ATTEST:

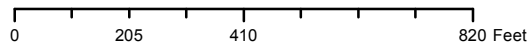
Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____

6700-6799 S. Prairiewood Lane
TKNs: Varies

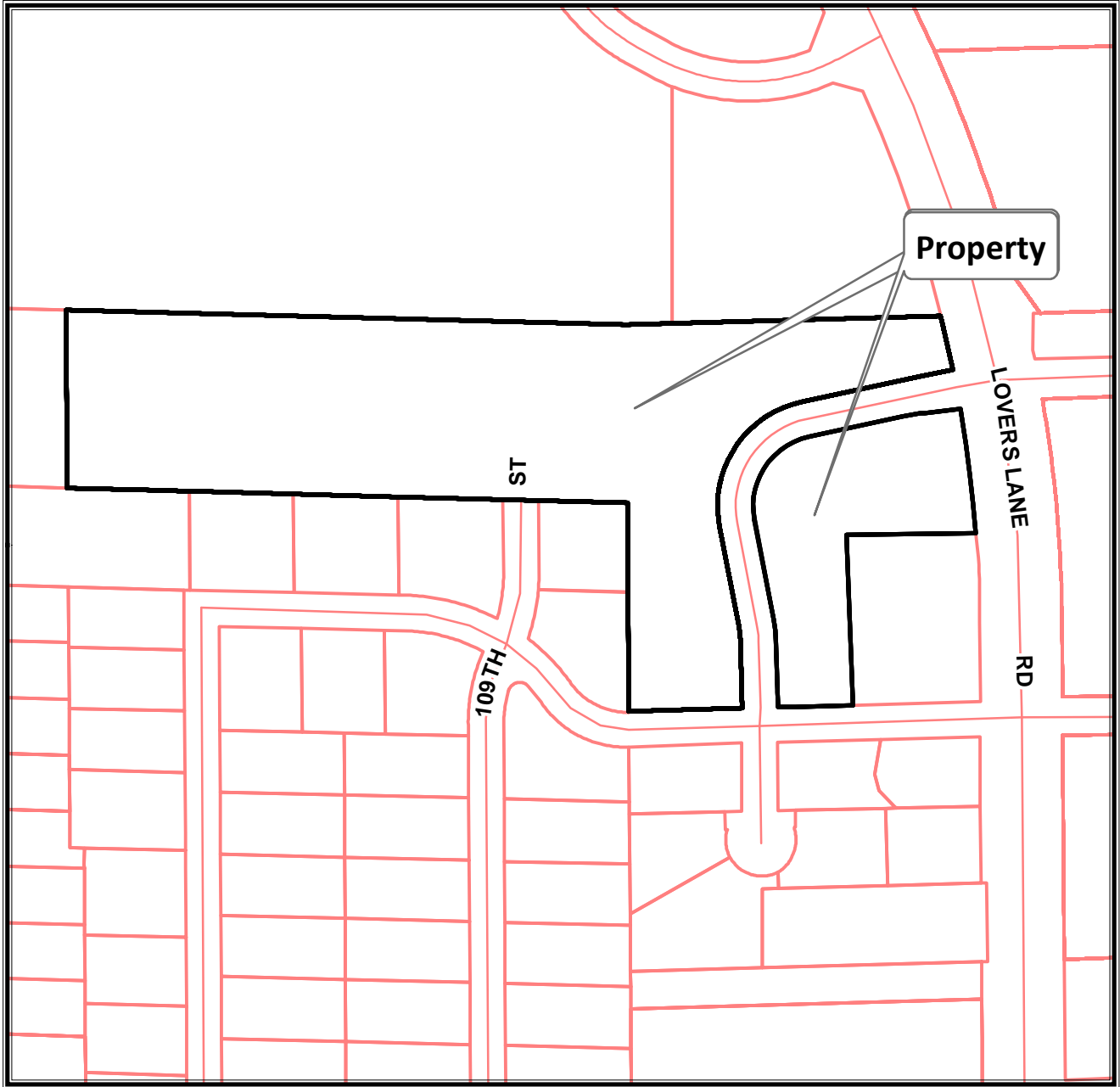


Planning Department
(414) 425-4024

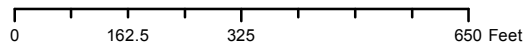


This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. This map is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes.

6700-6799 S. Prairiewood Lane
TKNs: Varies



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.



DIVISION 15-3.0700 SPECIAL USE STANDARDS AND REGULATIONS

SECTION 15-3.0701 GENERAL STANDARDS FOR SPECIAL USES

- A. ***General Standards.*** No special use permit shall be recommended or granted pursuant to this Ordinance unless the applicant shall establish the following:
1. **Ordinance and Comprehensive Master Plan Purposes and Intent.** The proposed use and development will be in harmony with the general and specific purposes for which this Ordinance was enacted and for which the regulations of the zoning district in question were established and with the general purpose and intent of the City of Franklin Comprehensive Master Plan or element thereof.

Response: This development is zoned R-8 and the proposal complies with that zoning and actually reduces the density.

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

Response: This development will not adversely affect the adjacent properties, the character of the area or the Public Health , safety, morals, comfort, and general welfare and not substantially diminish and impair property values within the community or neighborhood. The development by completing the development will actually enhance the current value of the surrounding properties.

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

Response: The Public Road is already improved and complete and the reduction in density will not interfere with any surrounding development

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

Response: Since the Public Road and infrastructure is in place and the existing buildings are already being served there is adequate Public Facilities.

5. **No Traffic Congestion.** The proposed use and development will not cause undue traffic

Franklin
AUG 24 2017
Development

congestion nor draw significant amounts of traffic through residential streets. Adequate measures will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

Response: The reduction in density will actually reduce traffic and any perceived congestion from the previously approved development.

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

Response: The proposed development is within the previously approved and improved area and there should not be any destruction of significant features.

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

Response: This development conforms to all City standards.

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

Response: The change from larger building to all two unit buildings fits within the current Special Use Permit.

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

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

Response: The current condominium owners are all in favor of the reduction in density and the development of only two unit buildings.

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

Response: This project is already approved and partially constructed and occupied and this is just a reduction in the total number of units.

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

Response:

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

Response: This is not an incompatible use with the surrounding residential area.



SPECIAL USE / SPECIAL USE AMENDMENT APPLICATION

Complete, accurate and specific information must be entered. Please Print.

Applicant (Full Legal Name[s]):

Name: Ron Wambach
Company: Rick & Ron Development LLC
Mailing Address: 15198 West Las Brisas On
City / State: Sun City West AZ Zip: 85375
Phone: 632-559-0815
Email Address: rjwambach@gmail.com

Applicant is Represented by: (contact person)(Full Legal Name[s])

Name: Robert Williams
Company: TDI Associates, Inc.
Mailing Address: N8 W22350 Johnson Drive Suite B-4
City / State: Waukesha WI Zip: 53186
Phone: 262-409-2534
Email Address: bob.w@tdiae.com

Project Property Information:

Property Address: approximately 6727 South Lovers Lane Road (STH100)
Property Owner(s): Ron Wambach and Nicholas Rezny
Mailing Address: same as above and 2019 N Mount Blvd
City / State: same as above & Milwaukee WI Zip: 53208
Email Address: rjwambach@gmail.com & nrezny@yahoo.com

Tax Key Nos: _____
Existing Zoning: R-8 Multi-family
Existing Use: 2 unit and 4 Unit Multi-family Condominiums
Proposed Use: 2 Unit Condominiums
Future Land Use Identification: _____

*The 2025 Comprehensive Master Plan Future Land Use Map is available at: <http://www.franklinwi.gov/Home/Resources/Documents/Maps.htm>

Special Use/Special Use Amendment submittals for review must include and be accompanied by the following:

- This Application form accurately completed with original signature(s). Facsimiles and copies will not be accepted.
- Application Filing Fee, payable to City of Franklin:
 - \$1500, New Special Use over 4,000 square feet
 - \$1000 Special Use Amendment
 - \$750, New Special Use under 4,000 square feet
- Legal Description for the subject property (WORD.doc or compatible format).
- One copy of a response to the General Standards, Special Standards (if applicable), and Considerations found in Section 15-3.0701(A), (B), and (C) of the Unified Development Ordinance available at www.franklinwi.gov.
- Seven (7) complete **collated** sets of Application materials to include:
 - One (1) original and six (6) copies of a written Project Summary, including description of any new building construction and site work, interior/exterior building modifications or additions to be made to property, site improvement costs, estimate of project value and any other information that is available.)
 - Three (3) **folded** full size, drawn to scale copies (at least 24" x 36") of the Site Plan/Site Plan Amendment package. (The submittal should include only those plans/items as set forth in Section 17-7.0101, 15-7.0301 and 15-5.0402 of the Unified Development Ordinance that are impacted by the development. (e.g., Site Plan, Building Elevations, Landscape Plan, Outdoor Lighting Plan, Natural Resource Protection Plan, etc.)
 - Four (4) **folded** reduced size (11"x17") copies of the Site Plan/Site Plan Amendment package.
- One colored copy (11"x17") of the building elevations, if applicable.
- Three copies of the Natural Resource Protection Plan and report, if applicable (see Section 15-4.0102 & 15-7.0201 of the UDO).
- Email (or CD ROM) with all plans/submittal materials. Plans must be submitted in both Adobe PDF and AutoCAD compatible format (where applicable).

- Upon receipt of a complete submittal, staff review will be conducted within ten business days.
- Special Use/Special Use Amendment requests require Plan Commission review, a Public Hearing and Common Council approval.

The applicant and property owner(s) hereby certify that: (1) all statements and other information submitted as part of this application are true and correct to the best of applicant's and property owner(s)' knowledge; (2) the applicant and property owner(s) has/have read and understand all information in this application; and (3) the applicant and property owner(s) agree that any approvals based on representations made by them in this Application and its submittal, and any subsequently issued building permits or other type of permits, may be revoked without notice if there is a breach of such representation(s) or any condition(s) of approval. By execution of this application, the property owner(s) authorize the City of Franklin and/or its agents to enter upon the subject property(ies) between the hours of 7:00 a.m. and 7:00 p.m. daily for the purpose of inspection while the application is under review. The property owner(s) grant this authorization even if the property has been posted against trespassing pursuant to Wis. Stat. §943.13.

(The applicant's signature must be from a Managing Member if the business is an LLC, or from the President or Vice President if the business is a corporation. A signed applicant's authorization letter may be provided in lieu of the applicant's signature below, and a signed property owner's authorization letter may be provided in lieu of the property owner's signature[s] below. If more than one, all of the owners of the property must sign this Application).

Signature: Property Owner

Name & Title (PRINT)

Date: _____

Signature: Property Owner

Name & Title (PRINT)

Date: _____

Signature: Applicant

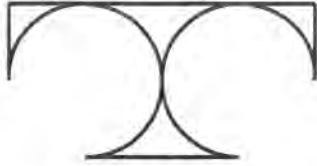
Name & Title (PRINT)

Date: _____

Signature: Applicant's Representative

Name & Title (PRINT)

Date: _____



TDI ASSOCIATES, INC.

ARCHITECTS ENGINEERS

PLANNERS

EMPLOYEE OWNED

N8 W22350 JOHNSON DR., SUITE B-4, WAUKESHA, WI 53186

PHONE 262/409-2530

FAX 262/409-2531

Woodland Prairie Condominiums Project Summary

This proposed project would reduce the total number of approved units on this site to 32, down from 44 previously approved. The remaining buildings to be built will be changed to be all two unit buildings.

There would be a two new models added with a larger building floor plan area to increase the size of those proposed units to provide for a larger condominium for the current market place. The exteriors of the buildings are intended to maintain the high quality of the existing buildings.



6713 6713 S Prairie Wood Ln

 Exit Street View



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[Report a problem](#)

42°55'18.15" N 88°02'51.64" W elev 803 ft eye alt 811 ft

6713

Exit Street View



[Report a problem](#)

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Google earth

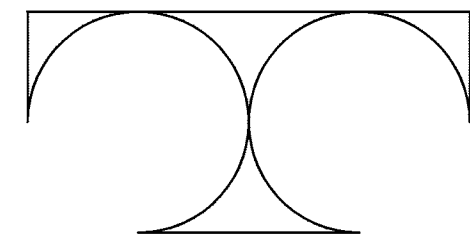
42°55'17.05" N 88°02'56.13" W elev 810 ft eye alt 812 ft

PROJECT :

WOODLAND PRAIRIE CONDOMINIUMS

CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN
TWO UNIT CONDOMINIUMS

ARCHITECT :



TDI ASSOCIATES, INC.
ARCHITECTS, ENGINEERS, PLANNERS
N8 W23350 JOHNSON DRIVE, SUITE B4
WAUKESHA, WI 53186
(262) 437-0400

PLAN INDEX

TI PLAN INDEX

SITE PLANS

C2.0 SITE DEVELOPMENT PLAN

C3.0 SITE GRADING PLAN

L1.0 OVERALL LANDSCAPING PLAN

L2.0 DETAILED UNIT LANDSCAPE PLAN

L2.1 DETAILED UNIT LANDSCAPE PLAN

BUILDINGS 1 & 14

A1.1 FLOOR PLAN

A2.0 ELEVATIONS

A2.1 ELEVATIONS

BUILDINGS 2, 10, 11, 12 & 13

A4 FLOOR PLAN

A1.1 ELEVATIONS

A5 ELEVATIONS

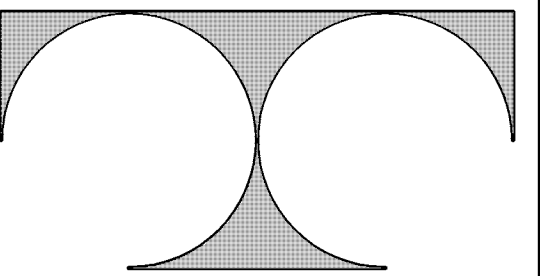
A5-13 ELEVATIONS BUILDING 13 ONLY

BUILDINGS 3, 5, 6, & 15

A1.1 FLOOR PLAN

A2.0 ELEVATIONS

A2.1 ELEVATIONS



TDI ASSOCIATES, INC.
ARCHITECTS, ENGINEERS, PLANNERS

N8 W23350 JOHNSON DRIVE, SUITE B4
WAUKESHA, WISCONSIN 53186
PHONE 262-437-0400 FAX 262-437-0401

WOODLAND PRAIRIE CONDOMINIUMS

FRANKLIN, WISCONSIN

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Sheet Title
TITLE SHEET

Revisions

Issued Date:

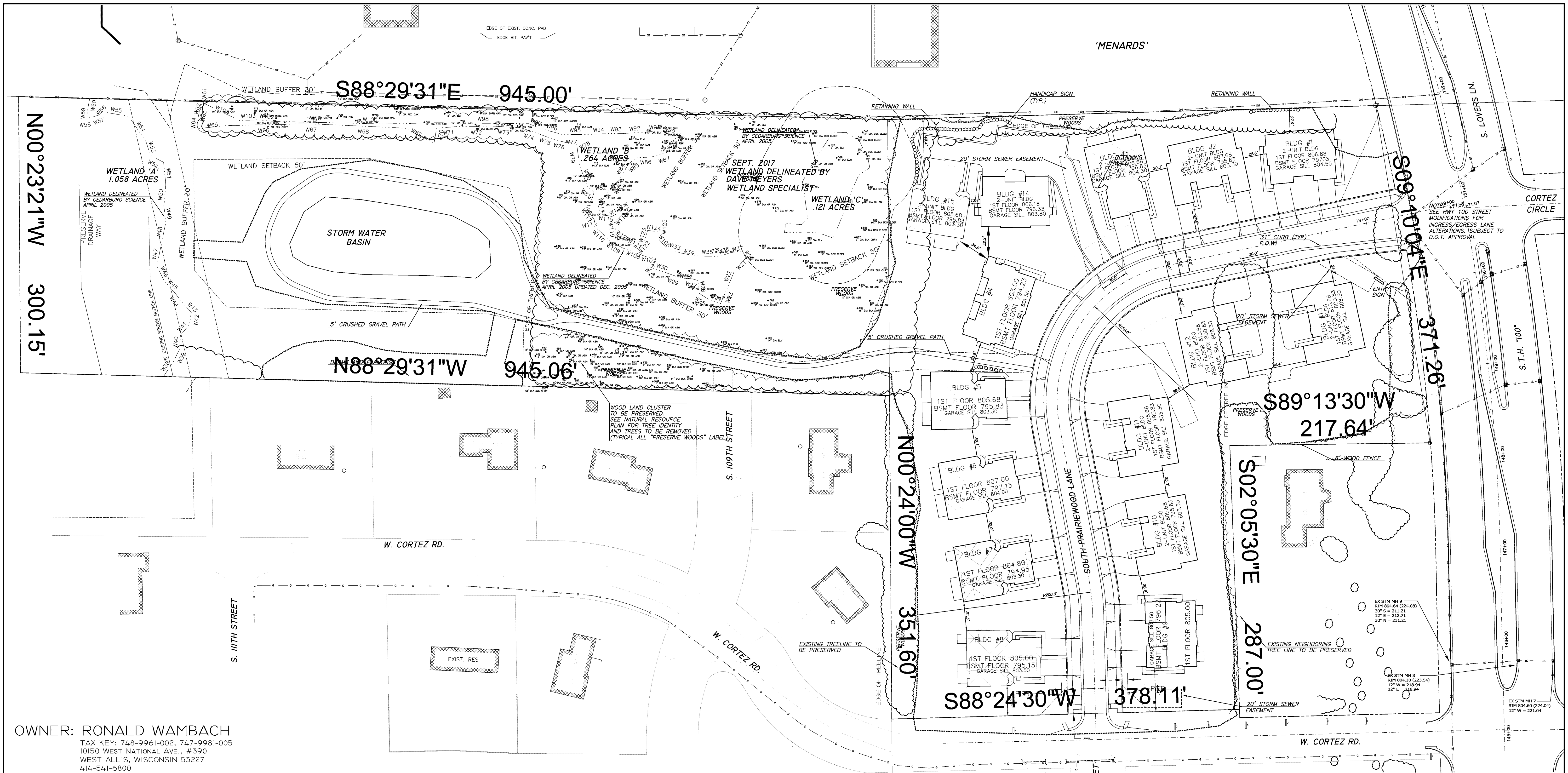
Date: 09-25-17

Job NO.: 17-362.000

Drawn By: ONL

Sheet No.

T-1



OWNER: RONALD WAMBACH
 TAX KEY: 748-9961-002, 747-9981-005
 10150 WEST NATIONAL AVE., #390
 WEST ALLIS, WISCONSIN 53227
 414-541-6800

DEVELOPER: RICK & RON DEVELOPMENT LLC.
 C/O RON WAMBACH
 10150 WEST NATIONAL AVE., #390
 WEST ALLIS, WISCONSIN 53227
 414-541-6800

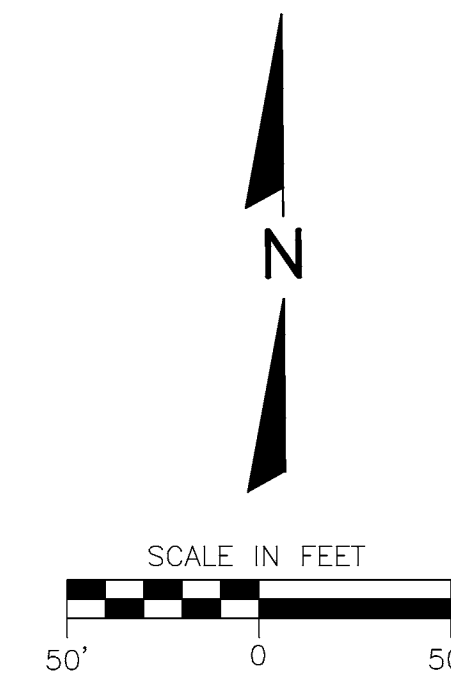
SITE INTENSITY CALCULATIONS

TOTAL GROSS SITE =	13.71 ACRES
PROPOSED PUBLIC R.O.W. =	1.11 ACRES
BASE SITE =	12.60 ACRES
OPEN SPACE RATIO AT 35% =	4.41 ACRES
REQUIRED PRESERVED AREAS =	4.13 ACRES
NET BUILDABLE SITE =	8.19 ACRES
MAX. NET DENSITY (8.00 UNITS/ACRE) =	65 UNITS
MAX. GROSS DENSITY (6.10 UNITS/ACRE) =	76 UNITS
PERMITTED DWELLING UNITS	65 UNITS
PROPOSED DWELLING UNITS	32 UNITS
NET DENSITY =	3.90 UNITS/ACRE
IMPERVIOUS AREA (BASE SITE)	3.30 ACRES
OPEN SPACE (BASE SITE)	9.30 ACRES (73.8%)

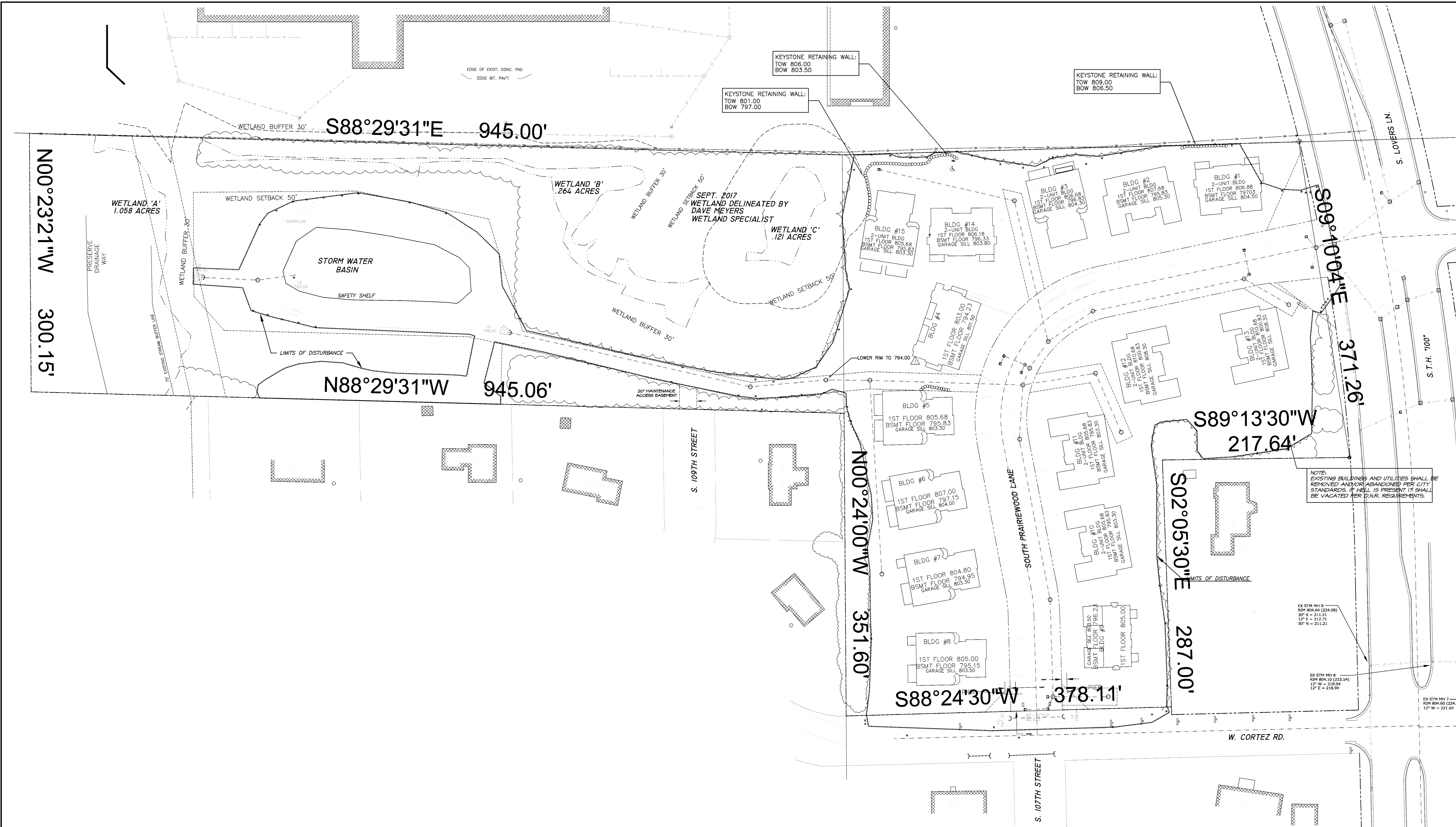
CURRENT ZONING: R-8
 PROPOSED ZONING: R-8

HATCHED BUILDINGS ARE EXISTING TOTAL OF 10 UNITS

SETBACK TABLE		
SETBACK FOR OR FROM	R-8 ZONING DISTANCE REQUIRED	DISTANCE PROVIDED
FRONT YARD	30'	50' S. LOVER'S LANE 24' S. PRAIRIEWOOD LANE 30' W. CORTEZ ROAD
SIDE YARD	20'	BETWEEN BUILDINGS 30'
REAR YARD	30'	30' (24' TO MENARDS PROPERTY)
WETLAND BUFFER	30'	30'
WETLAND	50'	50'



REVISIONS:		<p>TDI ASSOCIATES, INC. ARCHITECTS, ENGINEERS, PLANNERS</p>	<p>OWNERSHIP OF DOCUMENTS</p> <p>This document, and the ideas and design incorporated herein, are the instruments of professional service, to the sole property of TDI Associates, Inc., and shall not be used in whole or in part for any other project or purpose without the expressed written authorization of TDI Associates, Inc.</p>
NOTE	DATE		
<p>CITY OF FRANKLIN, WI WOODLAND PRAIRIE CONDOMINIUMS SITE DEVELOPMENT PLAN</p>		<p>SCALE: HORZ 1" = 50' JOB NO: 06-538.000 DATE: 9-25-2017</p> <p>DESIGNED BY: REW DRAWN BY: ROB CHECKED BY: REW</p> <p>APPROVED BY: _____ CITY ENGINEER DATE: _____ SHEET C-2.0</p>	



NOTE: EXISTING BUILDINGS AND UTILITIES SHALL BE REMOVED AND/OR ABANDONED PER CITY STANDARDS. IF WELL IS PRESENT IT SHALL BE VACATED PER DNR REQUIREMENTS.

EX STM M1 9
RIM 804.64 (224.08)
30° S = 211.21
12° E = 212.71
30° N = 211.21

EX STM M1 8
RIM 804.10 (223.54)
12° W = 218.94
12° E = 218.94

EX STM M1 7
RIM 804.50 (224.1)

REVISIONS:	NOTE	DATE

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WALDEEN, WISCONSIN 53198
PHONE 262-437-9400 FAX
262-437-9401

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ARCHITECTS, ENGINEERS, PLANNERS

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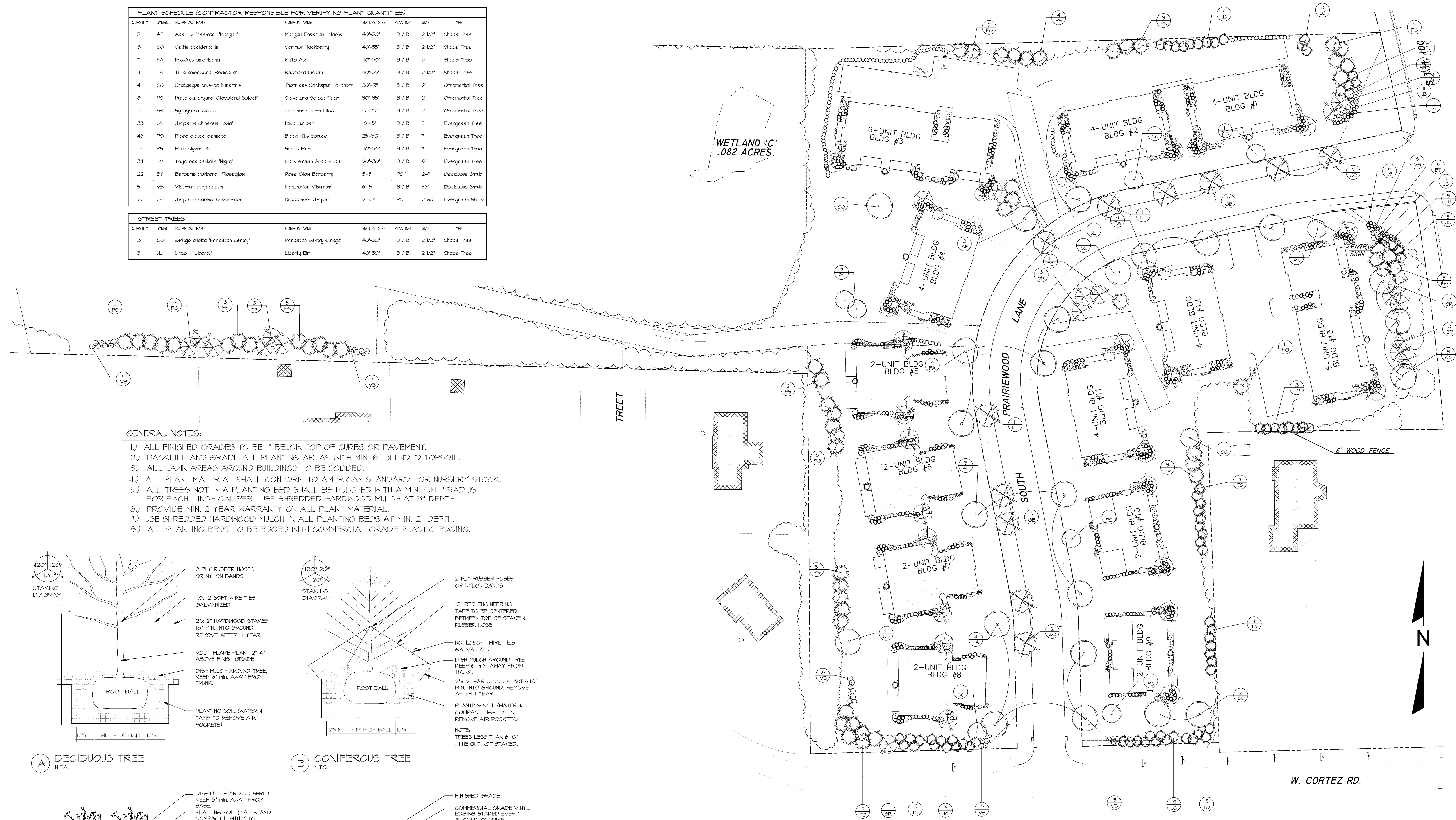
CITY OF FRANKLIN, WI
WOODLAND PRAIRIE CONDOMINIUMS
MASTER GRADING PLAN

SCALE: HORZ 1" = 50' JOB NO: 17-362.000 DATE: 8-21-2017
DESIGNED BY: REW DRAWN BY: REW CHECKED BY: REW
APPROVED BY: CITY ENGINEER DATE SHEET C-3.0



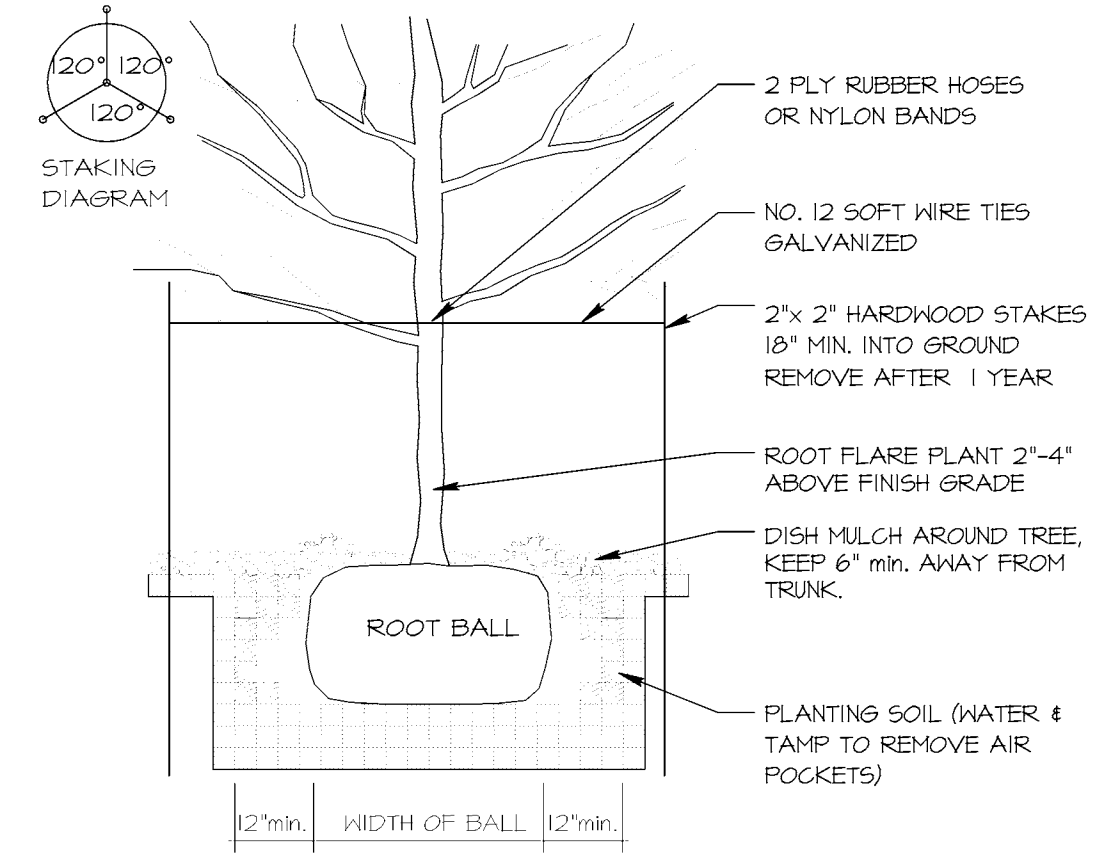
PLANT SCHEDULE (CONTRACTOR RESPONSIBLE FOR VERIFYING PLANT QUANTITIES)						
QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	MATURE SIZE	PLANTING SIZE	TYPE
5	AF	Acer x freemanii 'Morgan'	Morgan Freemanii Maple	40'-50'	B / B	2 1/2" Shade Tree
8	CO	Celtis occidentalis	Common Hackberry	40'-55'	B / B	2 1/2" Shade Tree
7	FA	Fraxinus americana	White Ash	40'-50'	B / B	3" Shade Tree
4	TA	Tilia americana 'Redmond'	Redmond Linden	40'-55'	B / B	2 1/2" Shade Tree
4	CC	Crataegus crus-galli 'Inermis'	Thornless Cockspur Hawthorn	20'-25'	B / B	2" Ornamental Tree
8	PC	Pyrus calleryana 'Cleveland Select'	Cleveland Select Pear	30'-35'	B / B	2" Ornamental Tree
15	SR	Syringa reticulata	Japanese Tree Lilac	15'-20'	B / B	2" Ornamental Tree
38	JC	Juniperus chinensis 'lowa'	Iowa Juniper	10'-15'	B / B	5' Evergreen Tree
46	PS	Picea glauca densata	Black Hills Spruce	25'-30'	B / B	7' Evergreen Tree
13	PS	Pinus sylvestris	Scots Pine	40'-50'	B / B	7' Evergreen Tree
34	TO	Thuja occidentalis 'Nigra'	Dark Green Arborvitae	20'-30'	B / B	6' Evergreen Tree
22	BT	Berberis thunbergii 'Roseglow'	Rose Glow Barberry	3'-5'	POT	24" Deciduous Shrub
51	VB	Viburnum burjaeticum	Manchurian Viburnum	6'-8'	B / B	36" Deciduous Shrub
22	JS	Juniperus sabina 'Broadmoor'	Broadmoor Juniper	2' x 4'	POT	2 Gal Evergreen Shrub

STREET TREES						
QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	MATURE SIZE	PLANTING SIZE	TYPE
8	GB	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	40'-50'	B / B	2 1/2" Shade Tree
3	UL	Ulmus x 'Liberty'	Liberty Elm	40'-50'	B / B	2 1/2" Shade Tree

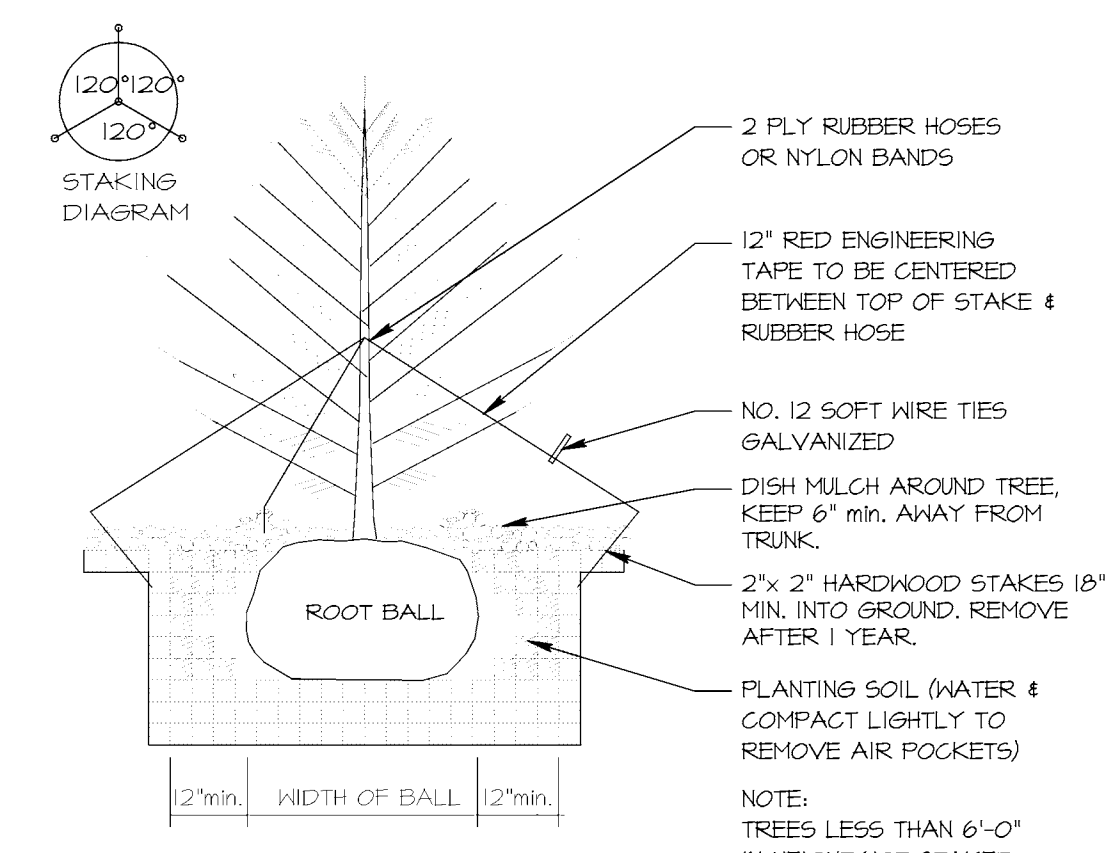


GENERAL NOTES:

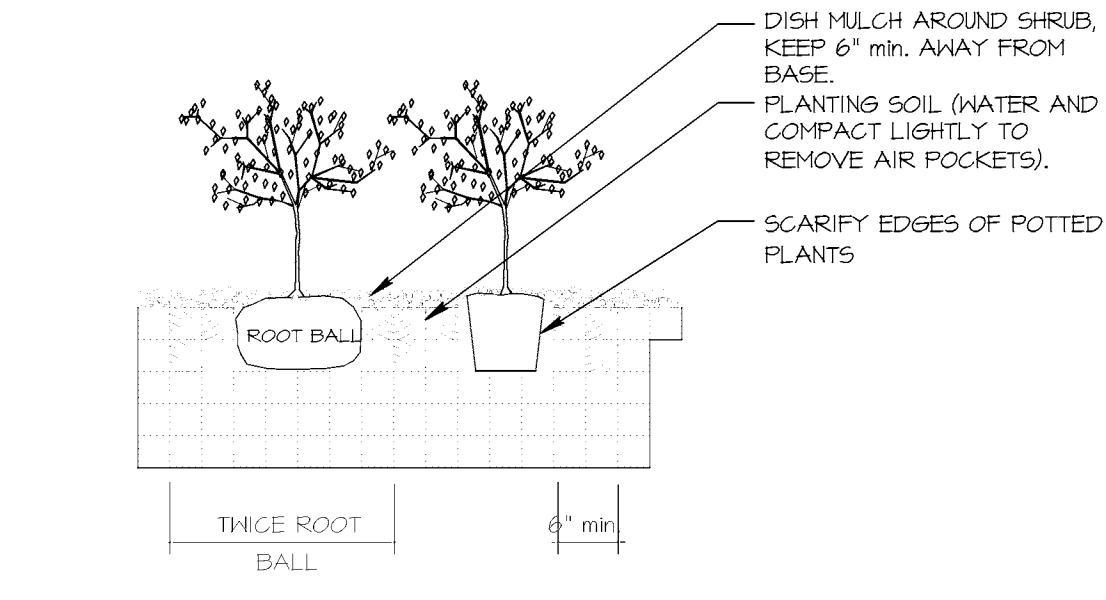
- 1.) ALL FINISHED GRADES TO BE 1" BELOW TOP OF CURBS OR PAVEMENT.
- 2.) BACKFILL AND GRADE ALL PLANTING AREAS WITH MIN. 6" BLENDED TOPSOIL.
- 3.) ALL LAWN AREAS AROUND BUILDINGS TO BE SODDED.
- 4.) ALL PLANT MATERIAL SHALL CONFORM TO AMERICAN STANDARD FOR NURSERY STOCK.
- 5.) ALL TREES NOT IN A PLANTING BED SHALL BE MULCHED WITH A MINIMUM 1" RADIUS FOR EACH 1 INCH CALIPER. USE SHREDDED HARDWOOD MULCH AT 3" DEPTH.
- 6.) PROVIDE MIN. 2 YEAR WARRANTY ON ALL PLANT MATERIAL.
- 7.) USE SHREDDED HARDWOOD MULCH IN ALL PLANTING BEDS AT MIN. 2" DEPTH.
- 8.) ALL PLANTING BEDS TO BE EDGED WITH COMMERCIAL GRADE PLASTIC EDGING.



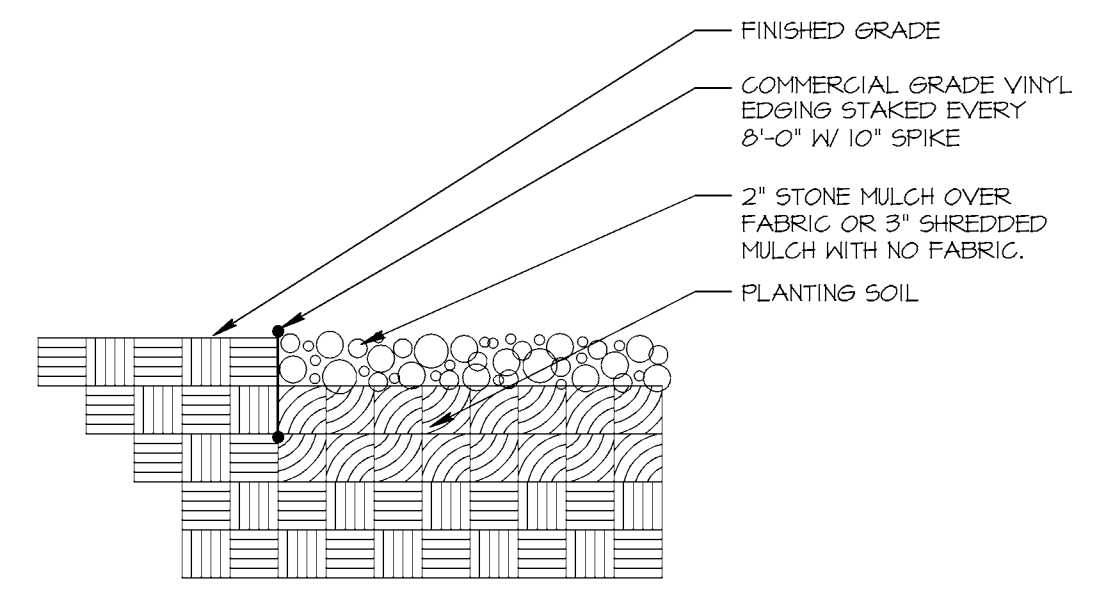
A DECIDUOUS TREE
N.T.S.



B CONIFEROUS TREE
N.T.S.



C SHRUB PLANTING
N.T.S.



D PLANTING EDGE
N.T.S.

MINIMUM PLANTING CALCULATIONS
44 DWELLING UNITS

44 UNITS x 1.5 SHADE TREE = 66 SHADE TREES REQUIRED
 44 UNITS x 1 EVERGREEN TREE = 44 EVERGREEN TREES REQUIRED
 44 UNITS x 1 DECORATIVE TREE = 44 DECORATIVE TREES REQUIRED
 44 UNITS x 3 SHRUBS = 132 SHRUBS REQUIRED

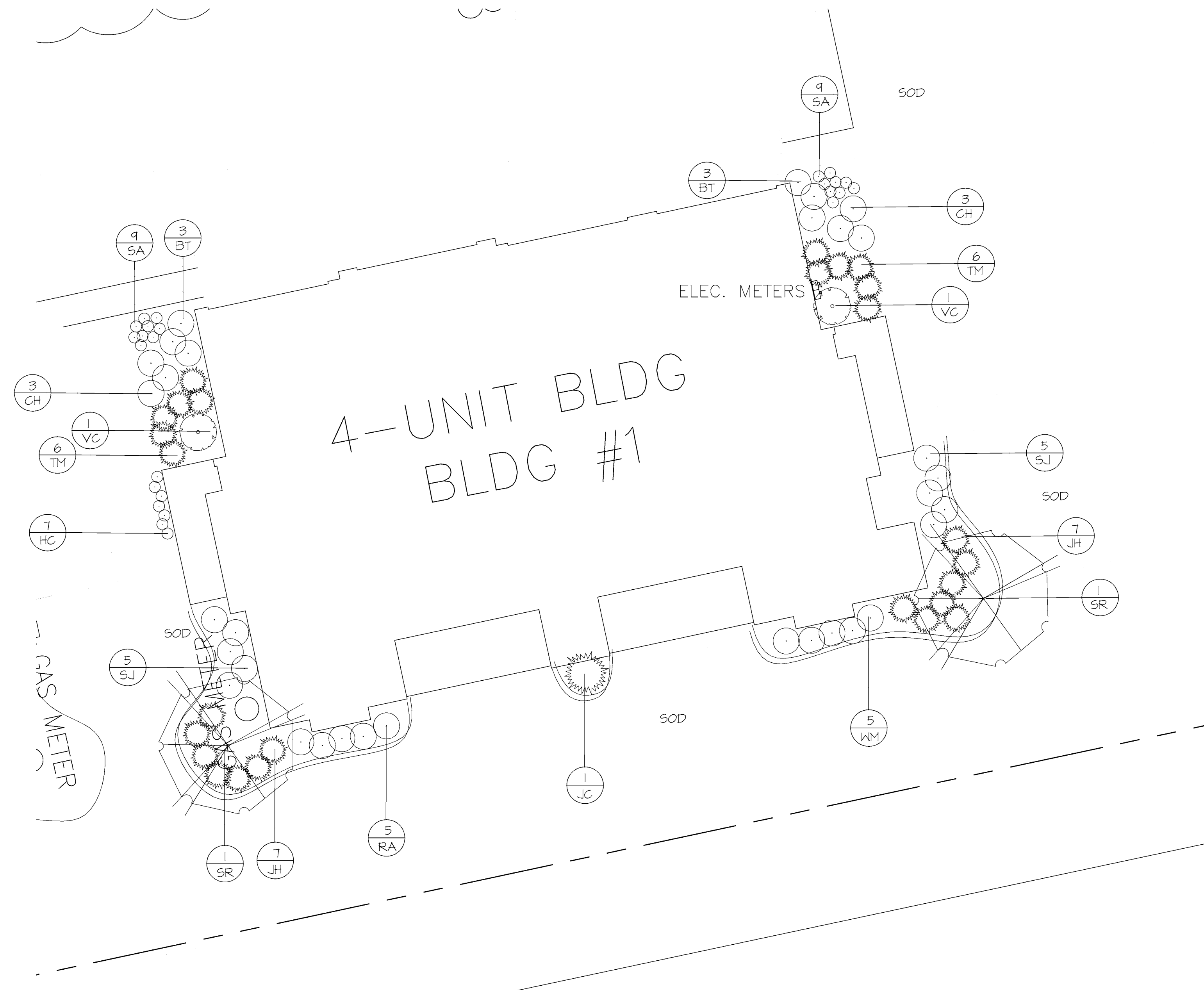
OVER 100 TREES WERE SAVED ON SITE FOR A CREDIT OF 100 SHADE TREES

24 SHADE TREES PROPOSED + 100 CREDIT = 124 TOTAL
 131 EVERGREEN TREES PROPOSED
 27 DECORATIVE TREES (Site) & 26 DECORATIVE TREES (Foundation) = 53 TOTAL
 95 PROPOSED SHRUBS (Site Plantings)
 853 PROPOSED SHRUBS (Foundation Plantings)
 180 SHRUBS PLANTED AT 36" HEIGHT
 331 PROPOSED PERENNIALS (Foundation Plantings)

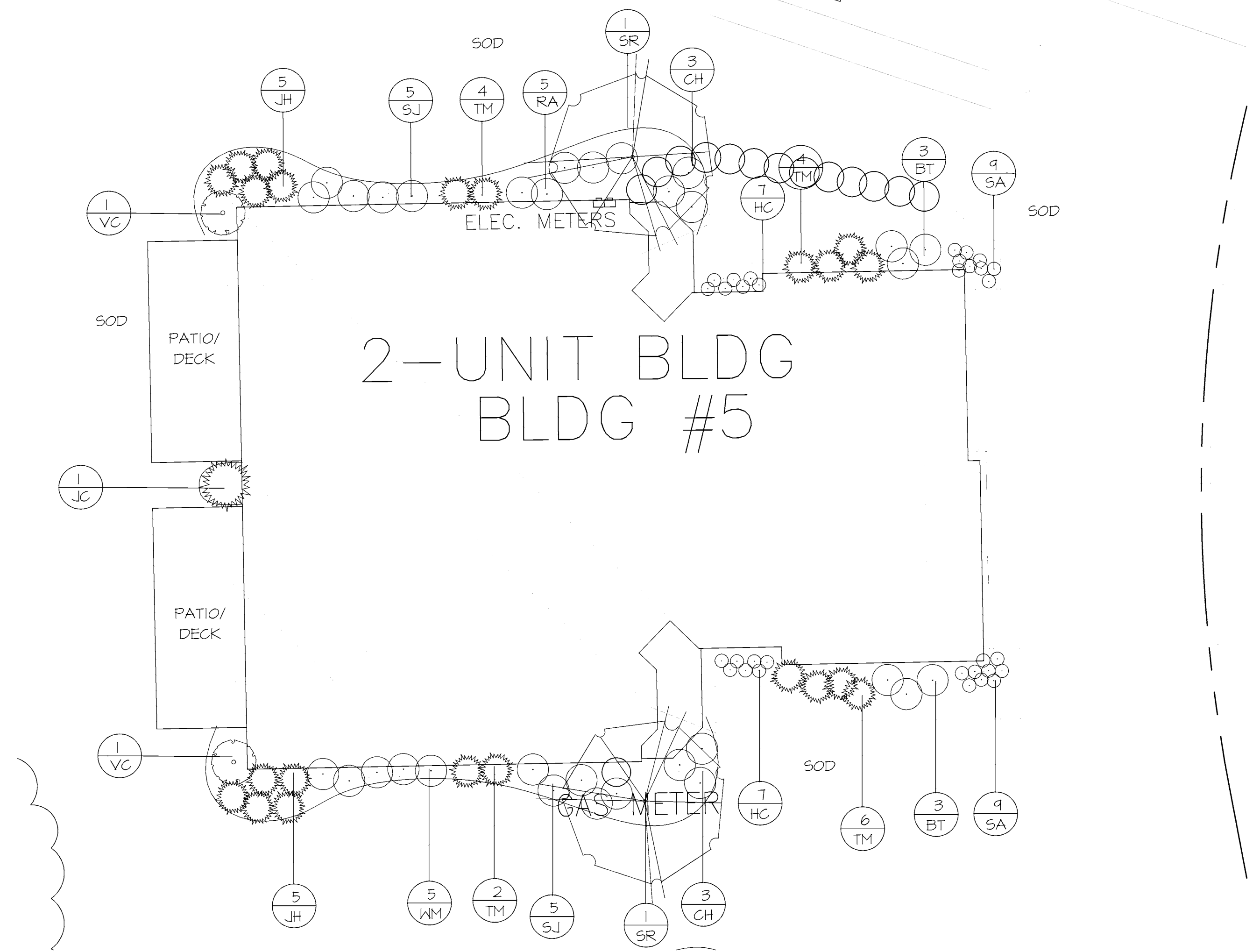


REVISIONS:		
DATE	BY	ECR
12-27-2006	ROB	

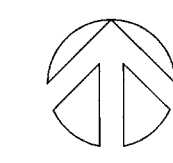
TDI ASSOCIATES, INC All Rights Reserved 18 WOODS JOHNSON DRIVE, SUITE 104 WILKES-BARE, WISCONSIN 53190 PHONE: 262.437.0400 FAX: 262.437.0401		OWNERSHIP OF DOCUMENTS This document, and the ideas and design incorporated herein, are an instrument of professional service, the sole property of TDI Associates, Inc., and is not to be used in whole or in part for any other project or purpose without the expressed written authorization of TDI Associates, Inc.
CITY OF FRANKLIN, WI WOODLAND PRAIRIE CONDOMINIUMS MASTER LANDSCAPING PLAN		
SCALE: HORZ 1" = 40'	JOB NO: 03-330.000	DATE: 11-21-2006
DESIGNED BY: ROB	DRAWN BY: ROB	CHECKED BY: ROB
APPROVED BY:	CITY ENGINEER	DATE
		SHEET L-1.0

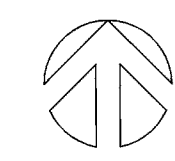


4-UNIT BLDG
BLDG #1



2-UNIT BLDG
BLDG #5

 **BUILDING #5, #6, #7, & #8 LANDSCAPE PLAN**
SCALE: 1"= 10'-0"

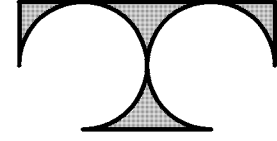
 **BUILDING #1, #2, #4, #11 & #12 LANDSCAPE PLAN**
SCALE: 1"= 10'-0"

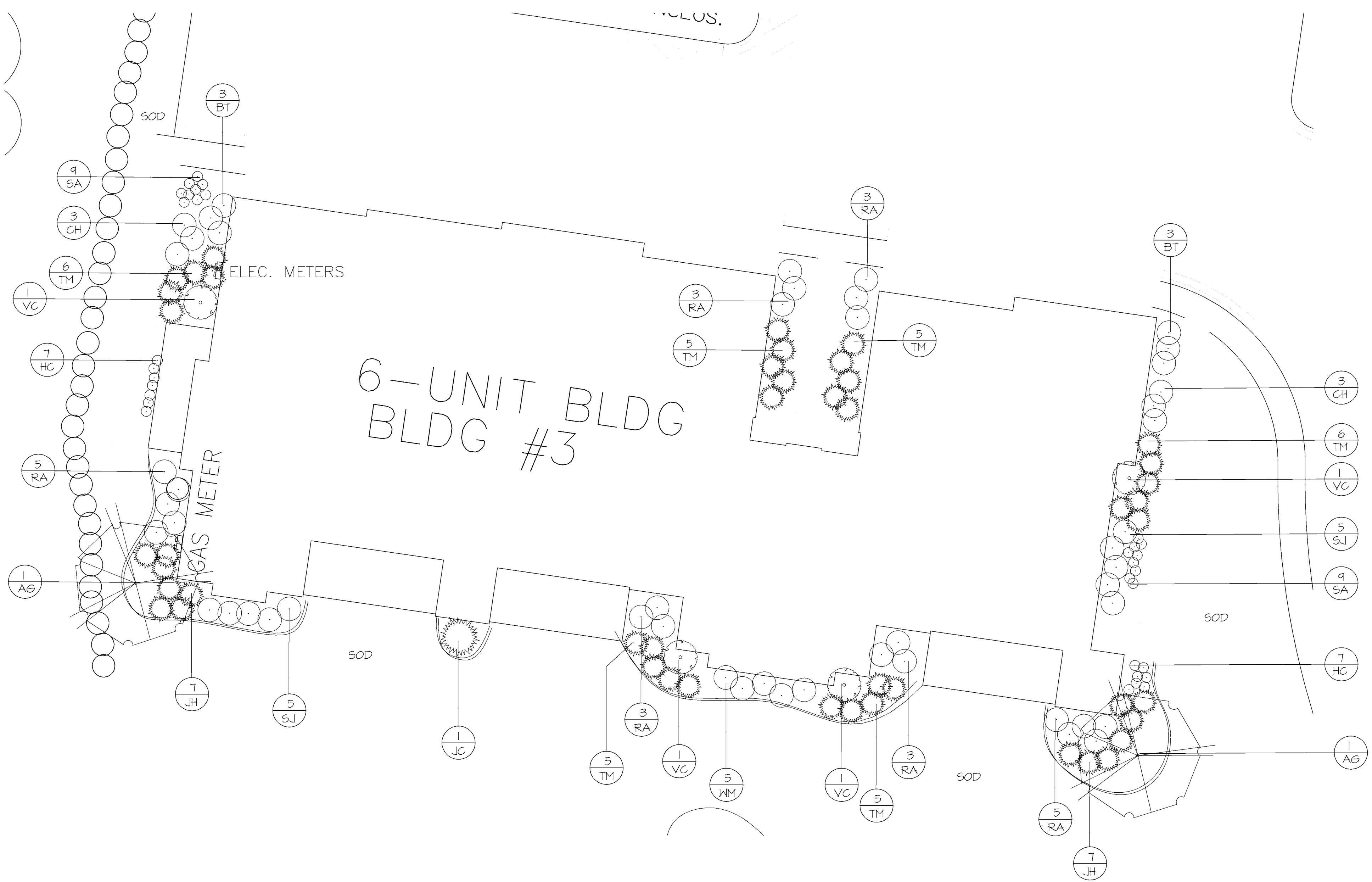
PLANT SCHEDULE						
QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	MATURE SIZE	PLANTING	SIZE
2	SR	<i>Syringa reticulata</i> 'Ivory Silk'	Ivory Silk Lilac	20'-25'	B / B	2"
6	BT	<i>Berberis thunbergii</i> 'Rose Glow'	Rose Glow Barberry	3'-5'	POT	24"
6	CH	<i>Cotoneaster</i> x 'Hessii'	Hesse Cotoneaster	1'-2'	POT	2 Gal
5	RA	<i>Ribes alpinum</i>	Alpine Currant	3'-4'	POT	36"
10	SJ	<i>Spiraea japonica</i> 'Froebellii'	Froebellii Spirea	3'-4'	POT	24"
2	VC	<i>Viburnum carlesii</i>	Koreanspice Viburnum	4'-6'	POT	36"
5	WM	<i>Weigella</i> 'Minuet'	Minuet Weigella	2'-3'	POT	24"
1	JC	<i>Juniperus chinensis</i> 'Iowa'	Iowa Juniper	10'-15'	B / B	5'
14	JH	<i>Juniperus horizontalis</i> 'Blue Chip'	Blue Chip Juniper	1' x 4'	POT	2 Gal
12	TM	<i>Taxus media</i> 'Tautoni'	Tauton yew	3'-5'	POT	24"
7	HC	<i>Hemerocallis</i> x 'Cherry Cheeks'	Cherry Cheeks Daylily	18"	POT	4 1/2"
18	SA	<i>Sedum</i> x 'Autumn Joy'	Autumn Joy Sedum	18"	POT	4 1/2"

PLANT SCHEDULE						
QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	MATURE SIZE	PLANTING	SIZE
2	SR	<i>Syringa reticulata</i> 'Ivory Silk'	Ivory Silk Lilac	20'-25'	B / B	2"
6	BT	<i>Berberis thunbergii</i> 'Rose Glow'	Rose Glow Barberry	3'-5'	POT	24"
6	CH	<i>Cotoneaster</i> x 'Hessii'	Hesse Cotoneaster	1'-2'	POT	2 Gal
5	RA	<i>Ribes alpinum</i>	Alpine Currant	3'-4'	POT	36"
10	SJ	<i>Spiraea japonica</i> 'Froebellii'	Froebellii Spirea	3'-4'	POT	24"
2	VC	<i>Viburnum carlesii</i>	Koreanspice Viburnum	4'-6'	POT	36"
5	WM	<i>Weigella</i> 'Minuet'	Minuet Weigella	2'-3'	POT	24"
1	JC	<i>Juniperus chinensis</i> 'Iowa'	Iowa Juniper	10'-15'	B / B	5'
10	JH	<i>Juniperus horizontalis</i> 'Blue Chip'	Blue Chip Juniper	1' x 4'	POT	2 Gal
12	TM	<i>Taxus media</i> 'Tautoni'	Tauton yew	3'-5'	POT	24"
14	HC	<i>Hemerocallis</i> x 'Cherry Cheeks'	Cherry Cheeks Daylily	18"	POT	4 1/2"
18	SA	<i>Sedum</i> x 'Autumn Joy'	Autumn Joy Sedum	18"	POT	4 1/2"



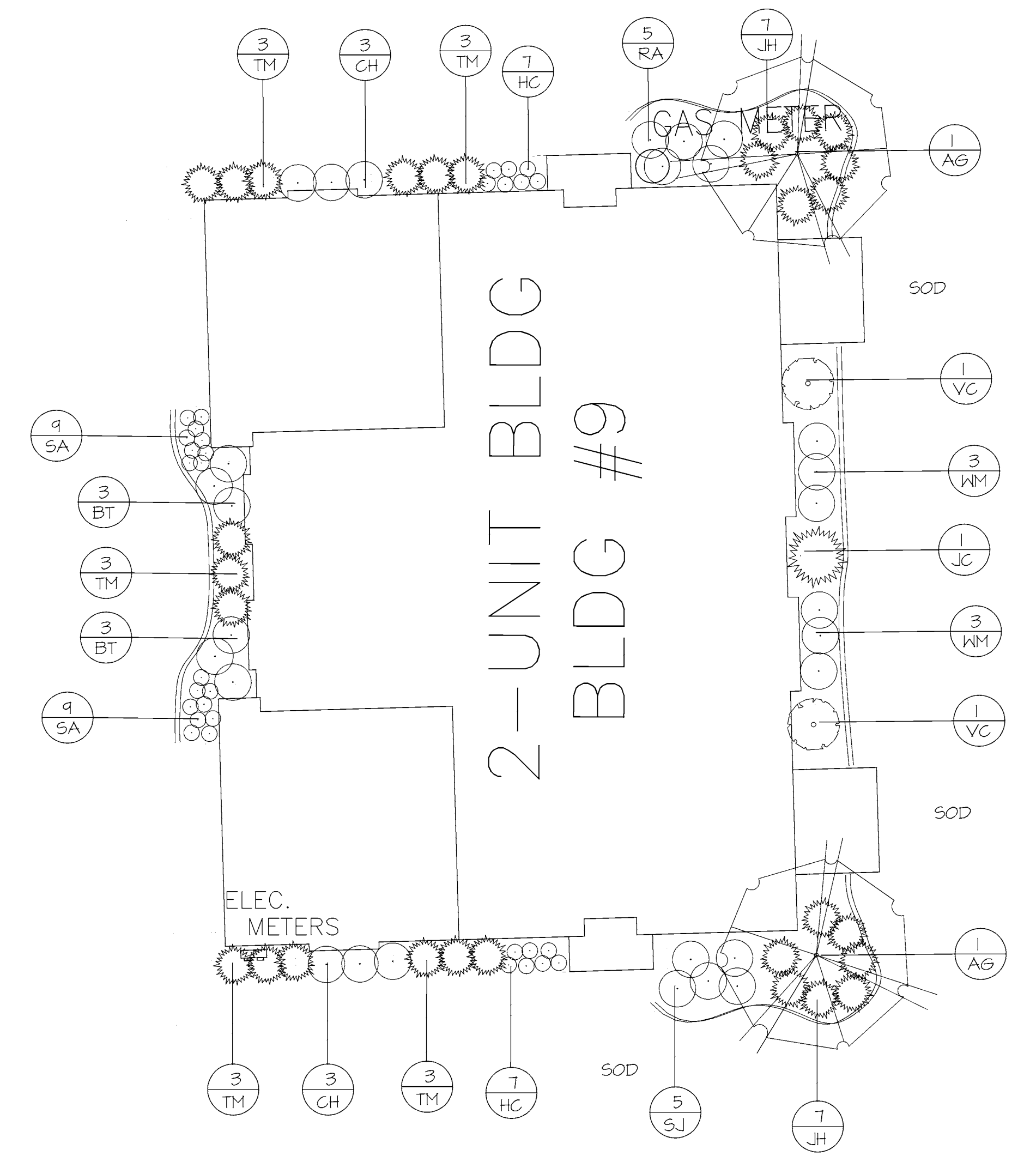
CALL DIGGERS HOTLINE
1-800-242-8811
TOLL FREE

REVISIONS: <table border="1"> <tr> <th>NOTE</th> <th>DATE</th> </tr> <tr> <td>ECR</td> <td>12-27-06</td> </tr> <tr> <td>BLDG. #5</td> <td>3-26-10</td> </tr> </table>	NOTE	DATE	ECR	12-27-06	BLDG. #5	3-26-10	 <small>TDI ASSOCIATES, INC. ARCHITECTS, ENGINEERS, PLANNERS</small>	<small>OWNERSHIP OF DOCUMENTS This document, and the ideas and design incorporated herein, are an instrument of professional service, the sole property of TDI Associates, Inc., and is not to be used in whole or in part for any other project or purpose without the expressed written authorization of TDI Associates, Inc.</small>
	NOTE	DATE						
ECR	12-27-06							
BLDG. #5	3-26-10							
CITY OF FRANKLIN, WI WOODLAND PRAIRIE CONDOMINIUMS BUILDING LANDSCAPING PLANS								
SCALE: HORZ 1" = 10'		JOB NO: 03-330.000	DATE: 11-21-2006					
DESIGNED BY: ROB	DRAWN BY: ROB	CHECKED BY: ROB						
APPROVED BY:		CITY ENGINEER	DATE					
		SHEET	L-2.0					



BUILDING #3 & #13 LANDSCAPE PLAN
SCALE: 1" = 10'-0"

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	MATURE SIZE	PLANTING	SIZE
2	AG	Amelanchier grandiflora 'Princess Diana'	Princess Diana	20'-25'	B / B	2"
6	BT	Berberis thunbergii 'Rose Glow'	Rose Glow Barberry	3'-5'	POT	24"
6	CH	Cotoneaster x 'Hessli'	Hesse Cotoneaster	1'-2'	POT	2 Gal
22	RA	Ribes alpinum	Alpine Currant	3'-4'	POT	36"
10	SJ	Spiraea japonica 'Froebellii'	Froebellii Spirea	3'-4'	POT	24"
4	VC	Viburnum carlesii	Koreanspice Viburnum	4'-6'	POT	36"
5	WM	Weigelia 'Minvet'	Minvet Weigelia	2'-3'	POT	24"
1	JC	Juniperus chinensis 'Iowa'	Iowa Juniper	10'-15'	B / B	5'
14	JH	Juniperus horizontalis 'Blue Chip'	Blue Chip Juniper	1' x 4'	POT	2 Gal
32	TM	Taxus media 'Tautoni'	Tauton yew	3'-5'	POT	24"
14	HC	Hemerocallis x 'Cherry Cheeks'	Cherry Cheeks Daylily	18"	POT	4 1/2"
18	SA	Sedum x 'Autumn Joy'	Autumn Joy Sedum	18"	POT	4 1/2"

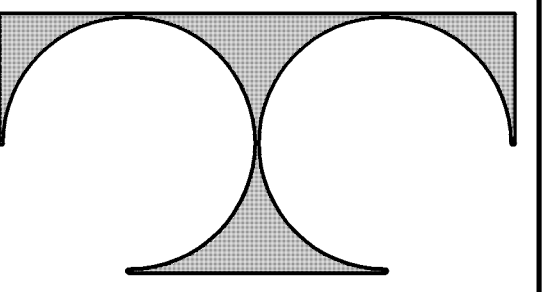


BUILDING #9 & #10 LANDSCAPE PLAN
SCALE: 1" = 10'-0"

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	MATURE SIZE	PLANTING	SIZE
2	AG	Amelanchier grandiflora 'Princess Diana'	Princess Diana	20'-25'	B / B	2"
6	BT	Berberis thunbergii 'Rose Glow'	Rose Glow Barberry	3'-5'	POT	24"
6	CH	Cotoneaster x 'Hessli'	Hesse Cotoneaster	1'-2'	POT	2 Gal
5	RA	Ribes alpinum	Alpine Currant	3'-4'	POT	36"
5	SJ	Spiraea japonica 'Froebellii'	Froebellii Spirea	3'-4'	POT	24"
2	VC	Viburnum carlesii	Koreanspice Viburnum	4'-6'	POT	36"
6	WM	Weigelia 'Minvet'	Minvet Weigelia	2'-3'	POT	24"
1	JC	Juniperus chinensis 'Iowa'	Iowa Juniper	10'-15'	B / B	5'
14	JH	Juniperus horizontalis 'Blue Chip'	Blue Chip Juniper	1' x 4'	POT	2 Gal
15	TM	Taxus media 'Tautoni'	Tauton yew	3'-5'	POT	24"
14	HC	Hemerocallis x 'Cherry Cheeks'	Cherry Cheeks Daylily	18"	POT	4 1/2"
18	SA	Sedum x 'Autumn Joy'	Autumn Joy Sedum	18"	POT	4 1/2"



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DATE	BY		
12-27-06	ECR	CITY OF FRANKLIN, WI WOODLAND PRAIRIE CONDOMINIUMS BUILDING LANDSCAPING PLANS	
SCALE: HORZ 1" = 10'		JOB NO: 03-330.000 DATE: 11-21-2006	
DESIGNED BY: ROB	DRAWN BY: ROB	CHECKED BY: ROB	
APPROVED BY:		CITY ENGINEER DATE	
		SHEET L-2.1	



TDI ASSOCIATES, INC.
ARCHITECTURE, ENGINEERING, PLANNING

N8 W22350 JOHNSON DRIVE, SUITE B4
WAUKESHA, WISCONSIN 53186
PHONE 262-409-2530 FAX 262-409-2531

WOODLANDS PRAIRIE CONDOMINIUMS
BUILDING 1 & 14

FRANKLIN, WISCONSIN

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Sheet Title

FIRST FLOOR PLAN

Issued For: _____ Date: _____

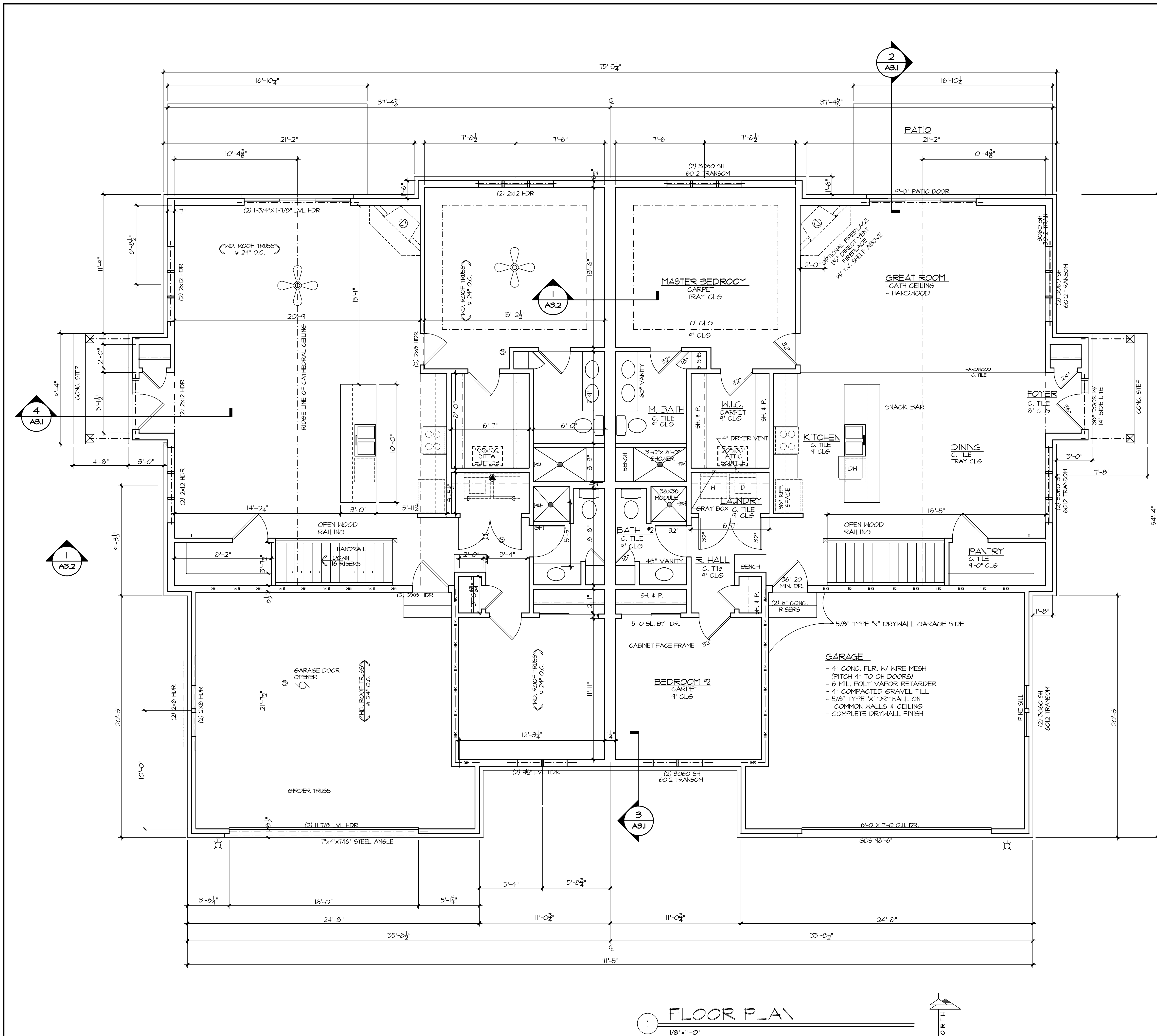
Date: 09-25-17

Job NO.: 17-362.001

Drawn By: REW

Sheet No.

A1.1

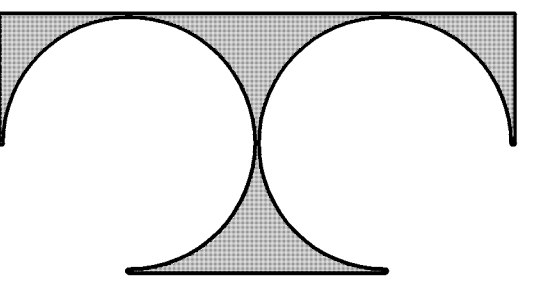


First Floor Plan

1/4" = 1'-0"

Left Unit
First Floor Area: = 1,491 Sq.Ft.
Garage Area: = 477 Sq.Ft.

Right Unit
First Floor Area: = 1,491 Sq.Ft.
Garage Area: = 477 Sq.Ft.



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WOODLANDS PRAIRIE CONDOMINIUMS
BUILDING 1 # 14

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Sheet Title
ELEVATIONS

Issued For: _____ Date: _____

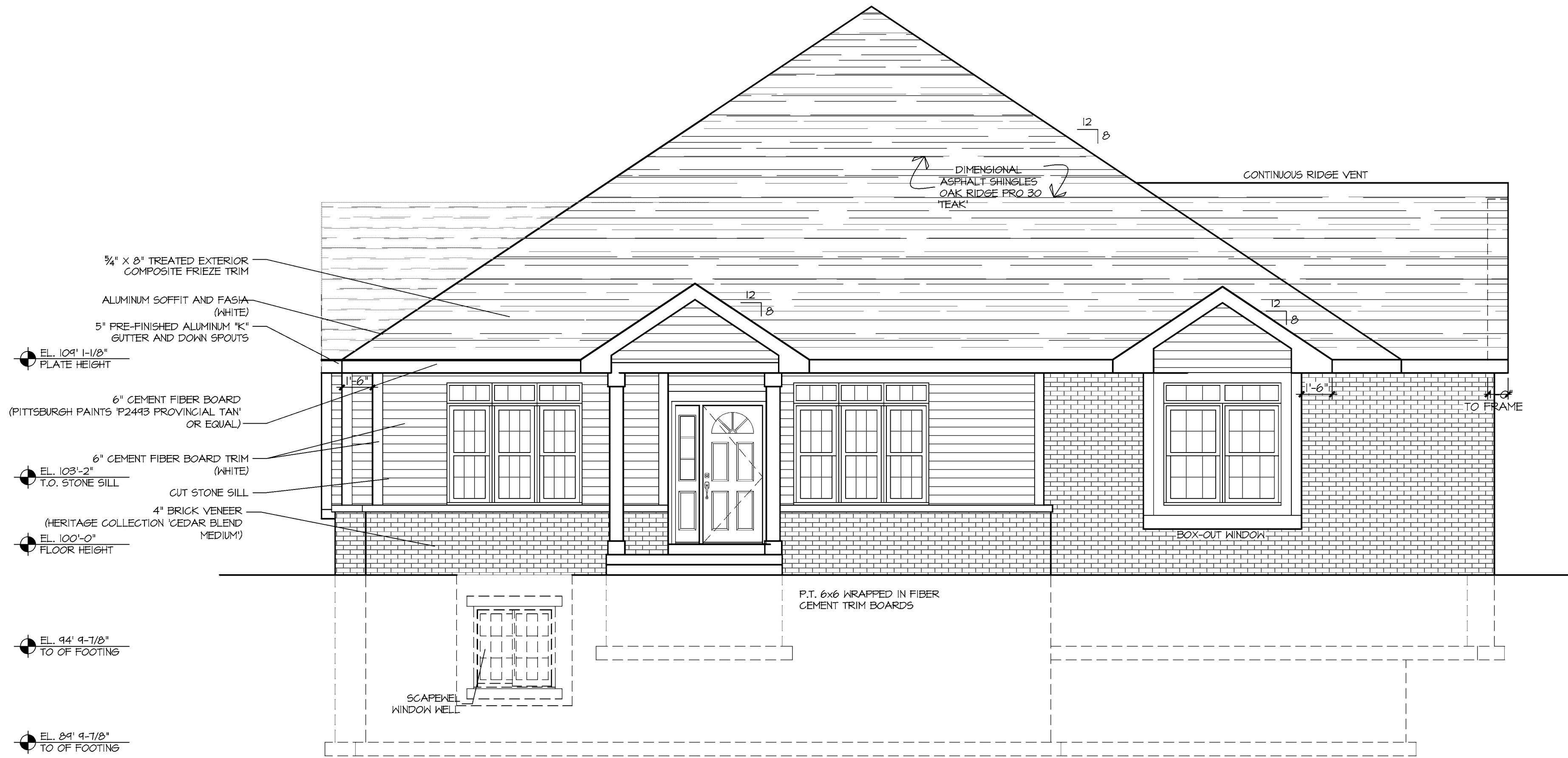
Date: **09-25-17**

Job NO.: **17-362.001**

Drawn By: **REW**

Sheet No.

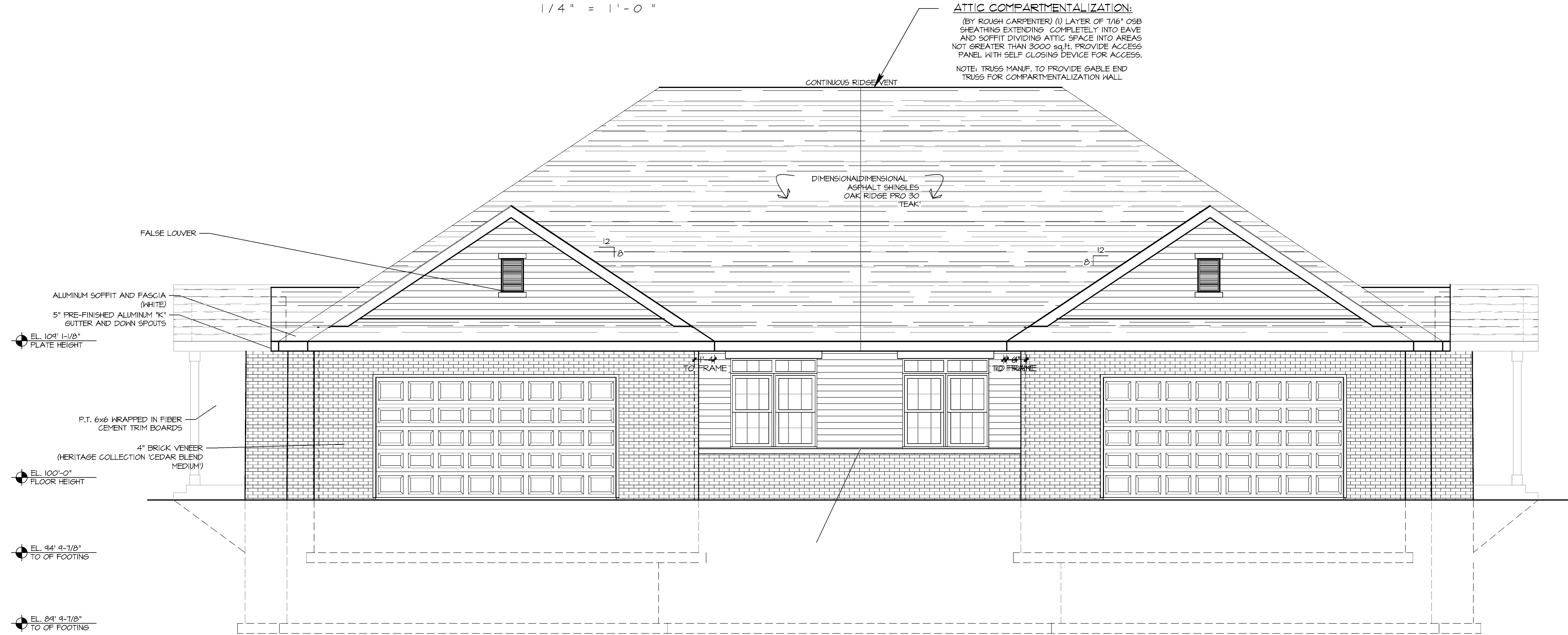
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Left Side Elevation

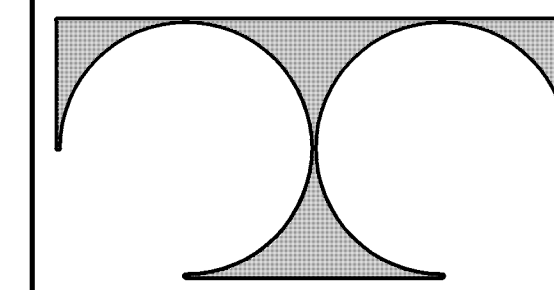
1/4" = 1'-0"

ATTIC COMPARTMENTALIZATION:
(BY ROUGH CARPENTER) (1) LAYER OF 1/16" OSB SHEATHING EXTENDING COMPLETELY INTO EAVE AND SOFFIT DIVIDING ATTIC SPACE INTO AREAS NOT GREATER THAN 3000 sq.ft. PROVIDE ACCESS PANEL WITH SELF CLOSING DEVICE FOR ACCESS.
NOTE: TRUSS MANUF. TO PROVIDE GABLE END TRUSS FOR COMPARTMENTALIZATION WALL



Front Elevation

1/4" = 1'-0"



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WAUKESHA, WISCONSIN 53186
PHONE 262-409-2530 FAX 262-409-2531

WOODLANDS PRAIRIE CONDOMINIUMS
BUILDING 1 & 14

FRANKLIN, WISCONSIN

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Sheet Title
ELEVATIONS

Issued For: _____ Date: _____

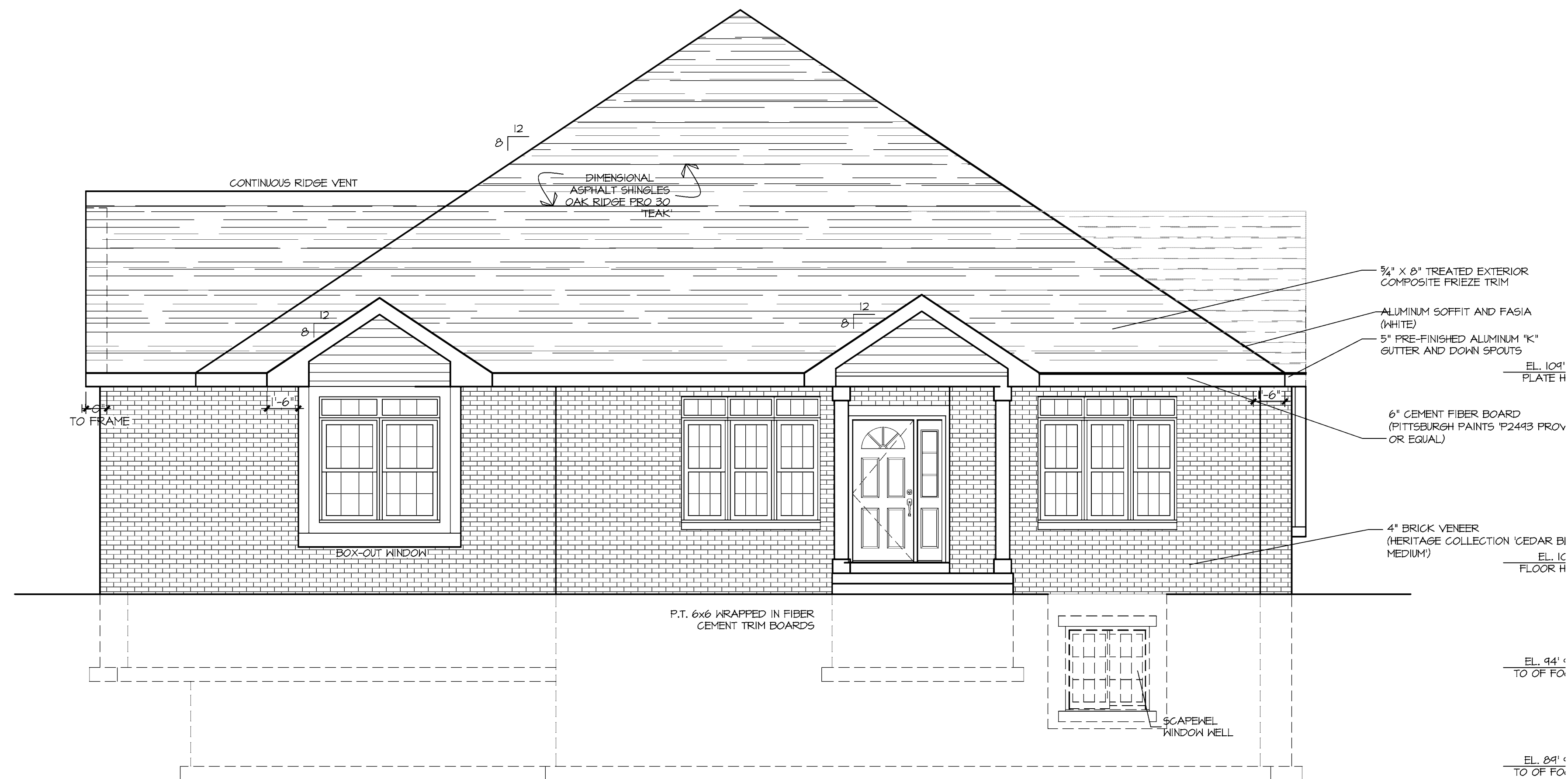
Date: **09-25-17**

Job NO.: **17-362.001**

Drawn By: **REW**

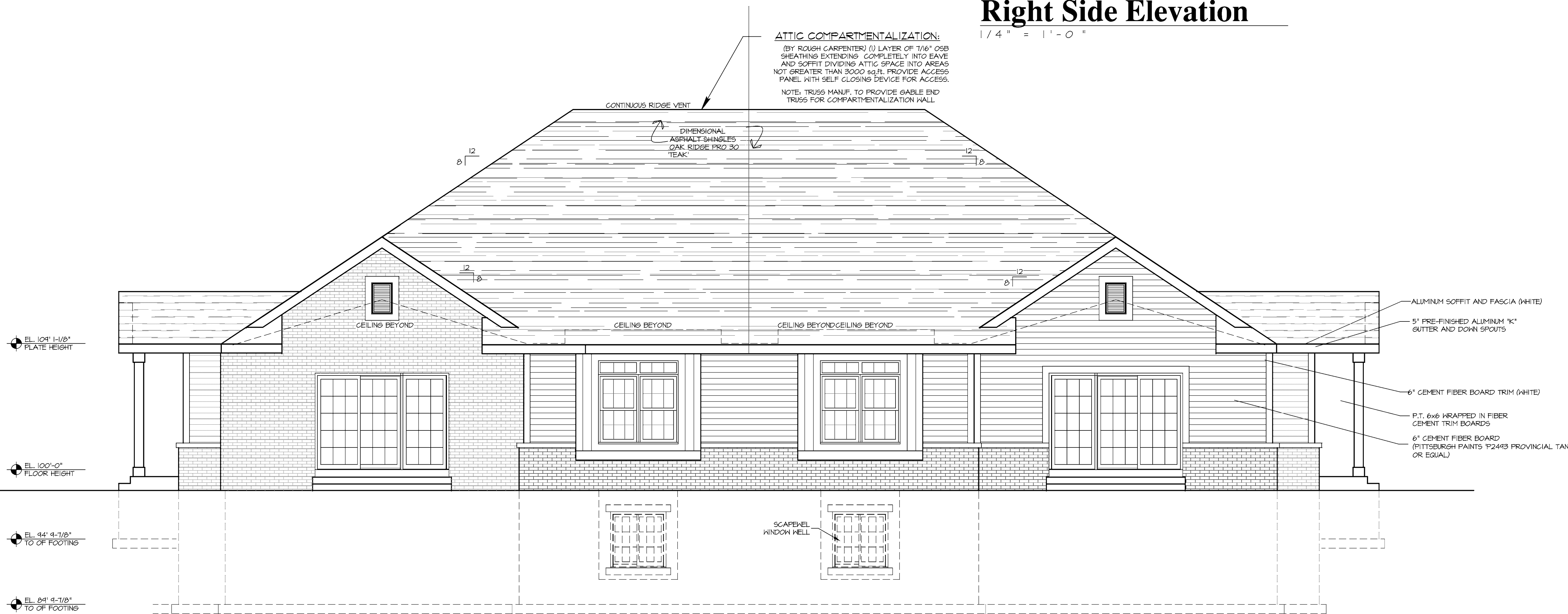
Sheet No.

A2.2

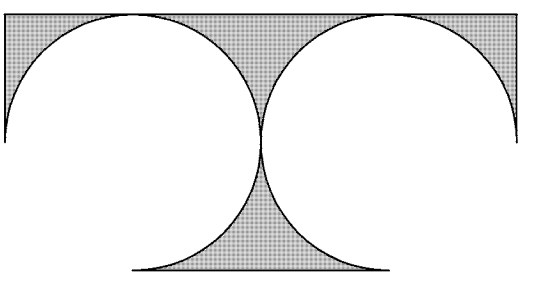


Right Side Elevation
1/4" = 1'-0"

ATTIC COMPARTMENTALIZATION:
(BY ROUGH CARPENTER) (1) LAYER OF 1/16" OSB SHEATHING EXTENDING COMPLETELY INTO EAVE AND SOFFIT DIVIDING ATTIC SPACE INTO AREAS NOT GREATER THAN 3000 sq.ft. PROVIDE ACCESS PANEL WITH SELF CLOSING DEVICE FOR ACCESS.
NOTE: TRUSS MANUF. TO PROVIDE GABLE END TRUSS FOR COMPARTMENTALIZATION WALL.



Rear Elevation
1/4" = 1'-0"



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ARCHITECTS, ENGINEERS, PLANNERS

N8 W22350 JOHNSON DRIVE, SUITE B4
WAUKESHA, WISCONSIN 53186
PHONE 262-437-0400 FAX 262-437-0401

WOODLAND PRAIRIE CONDOMINIUMS
Duplex Building #2, 10, 11, 12 #13

FRANKLIN, WISCONSIN

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Sheet Title
FLOOR PLAN

Revisions

Issued Date:

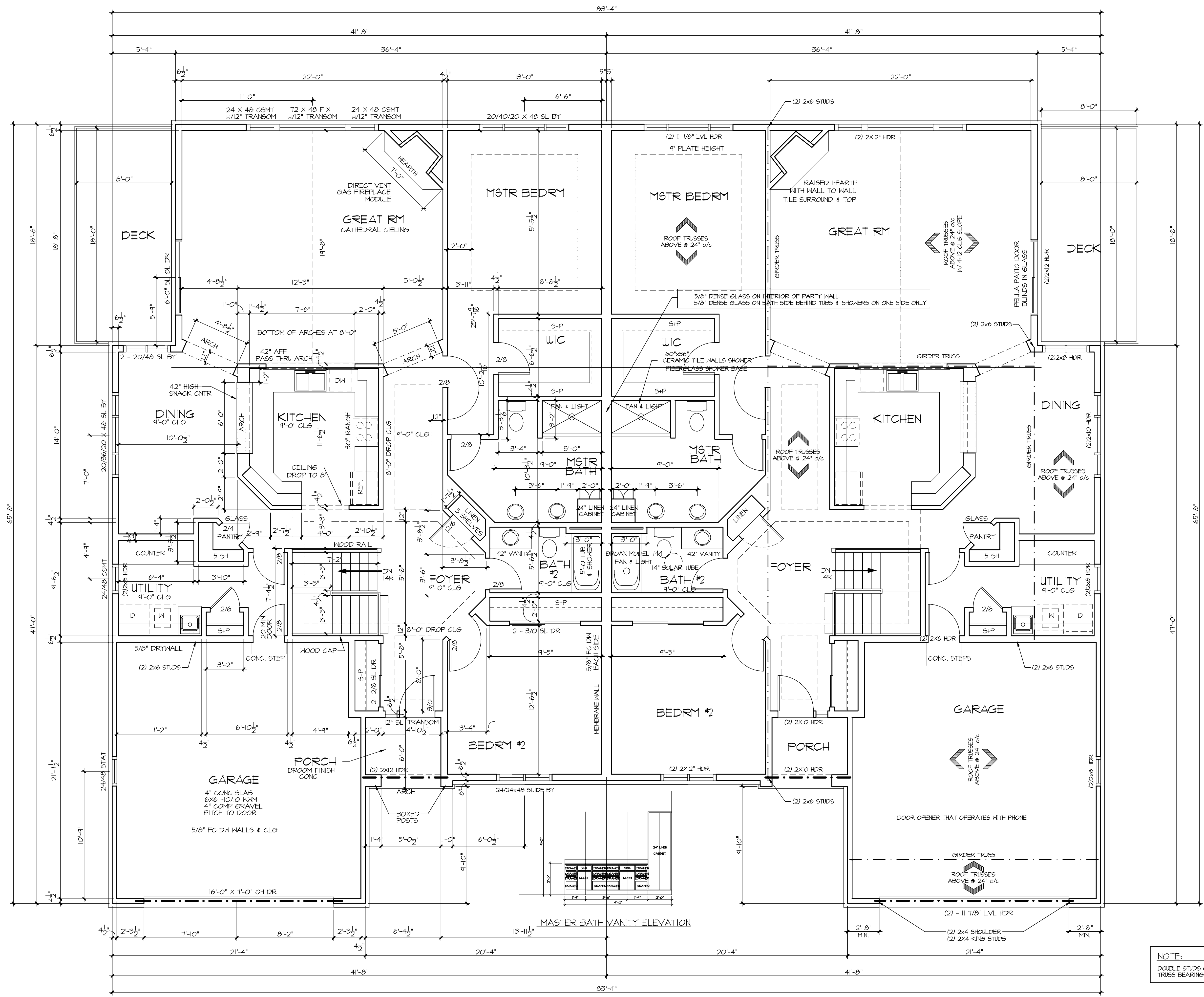
Date: **SEPTEMBER 26, 2017**

Job NO.: **17-362.002**

Drawn By: **REW**

Sheet No.

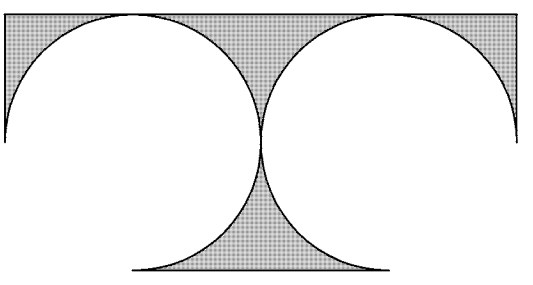
A-4



UNIT "A"
AREA: 1965 S.F.

UNIT "B"
AREA: 1965 S.F.

1 FLOOR PLAN
1/4" = 1'-0"



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Sheet Title
BUILDING ELEVATIONS

Revisions

Issued Date:

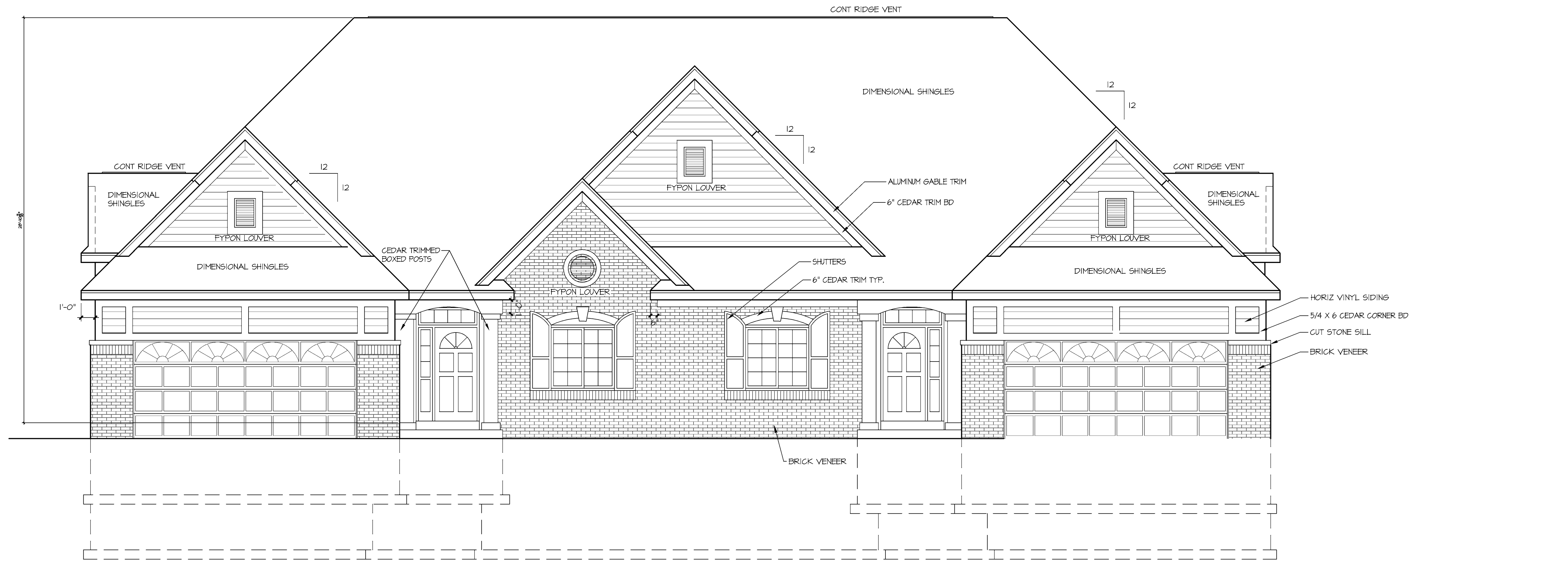
Date: **SEPTEMBER 26, 2017**

Job NO.: **17-362.002**

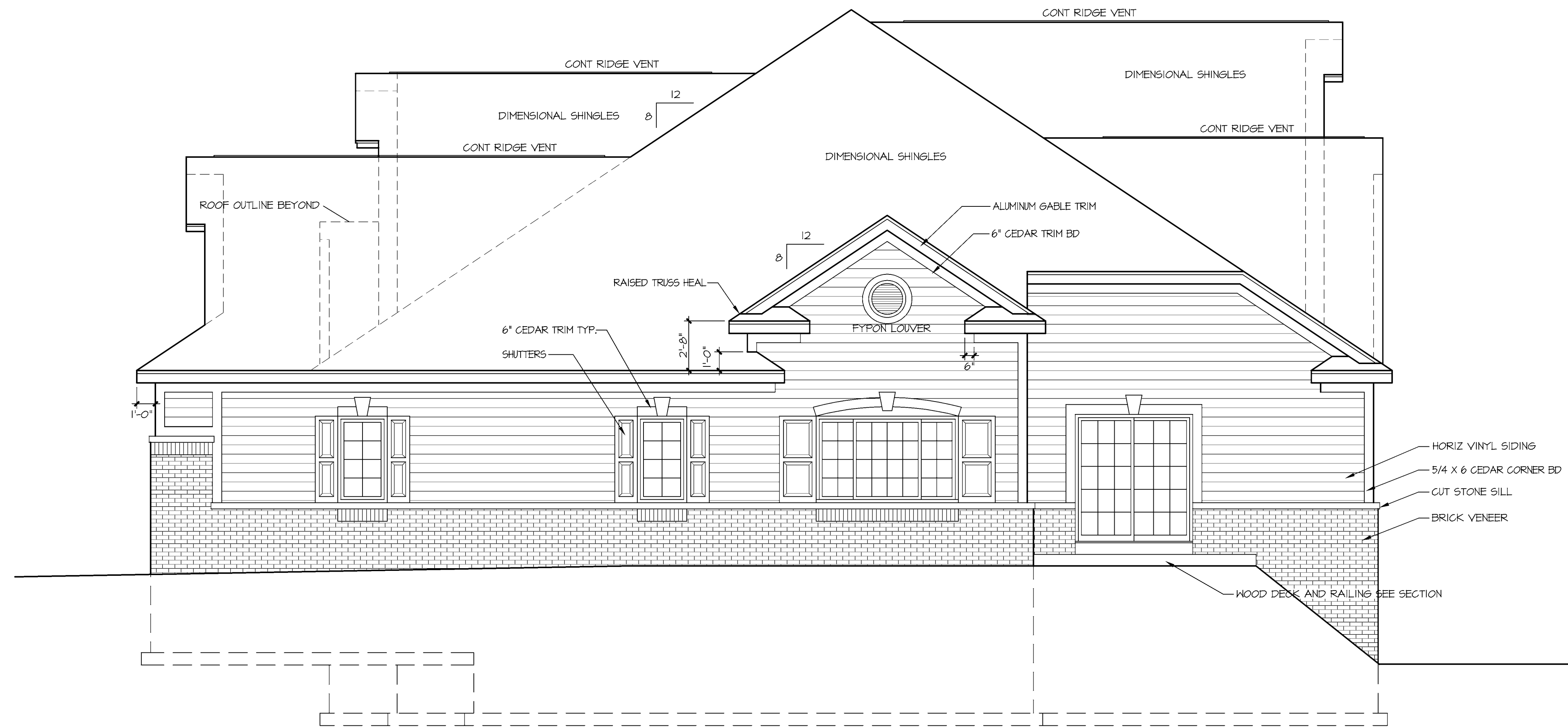
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Sheet No.

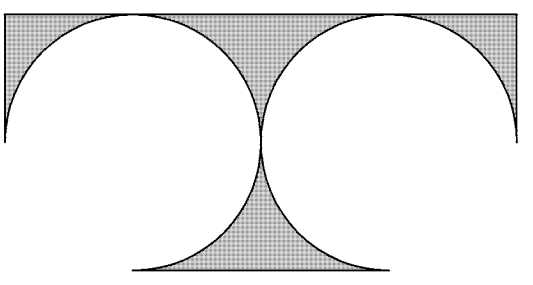
A-1



1 FRONT ELEVATION
1/4" = 1'-0"



2 RIGHT ELEVATION
1/4" = 1'-0"



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Sheet Title
BUILDING ELEVATIONS

Revisions

Issued Date:

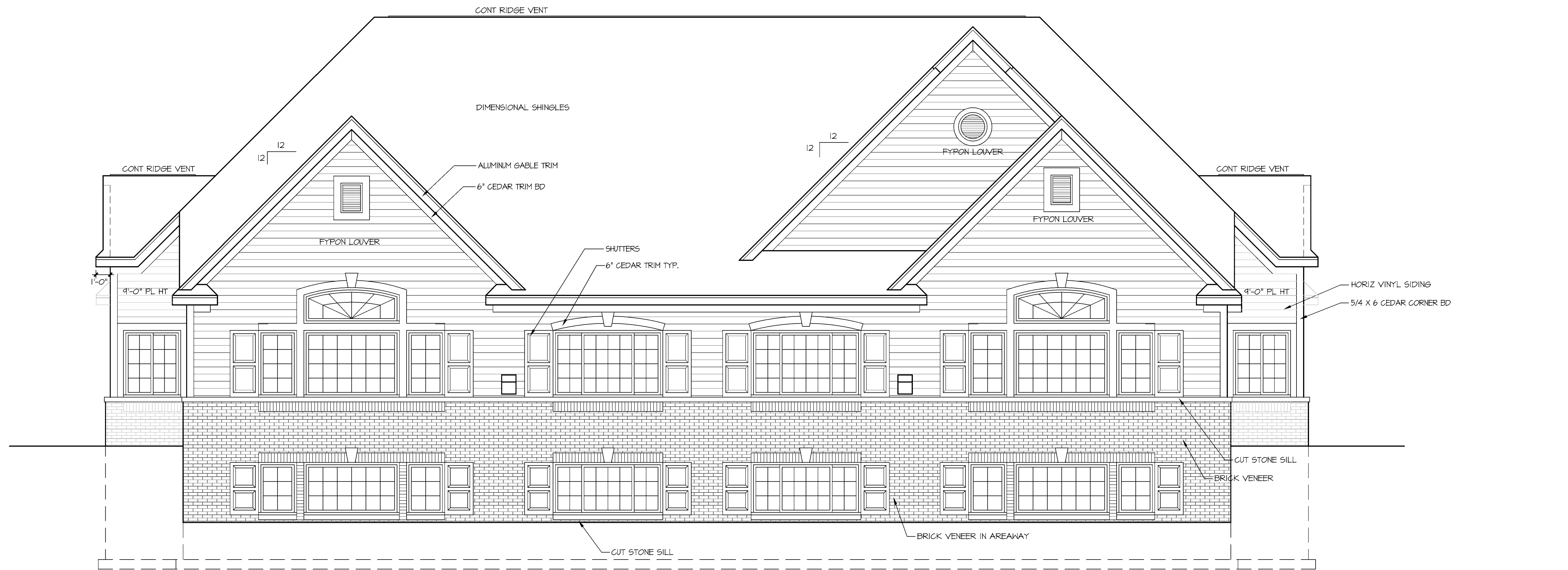
Date: **SEPTEMBER 26, 2017**

Job NO.: **17-362.002**

Drawn By: **REW**

Sheet No.

A-5

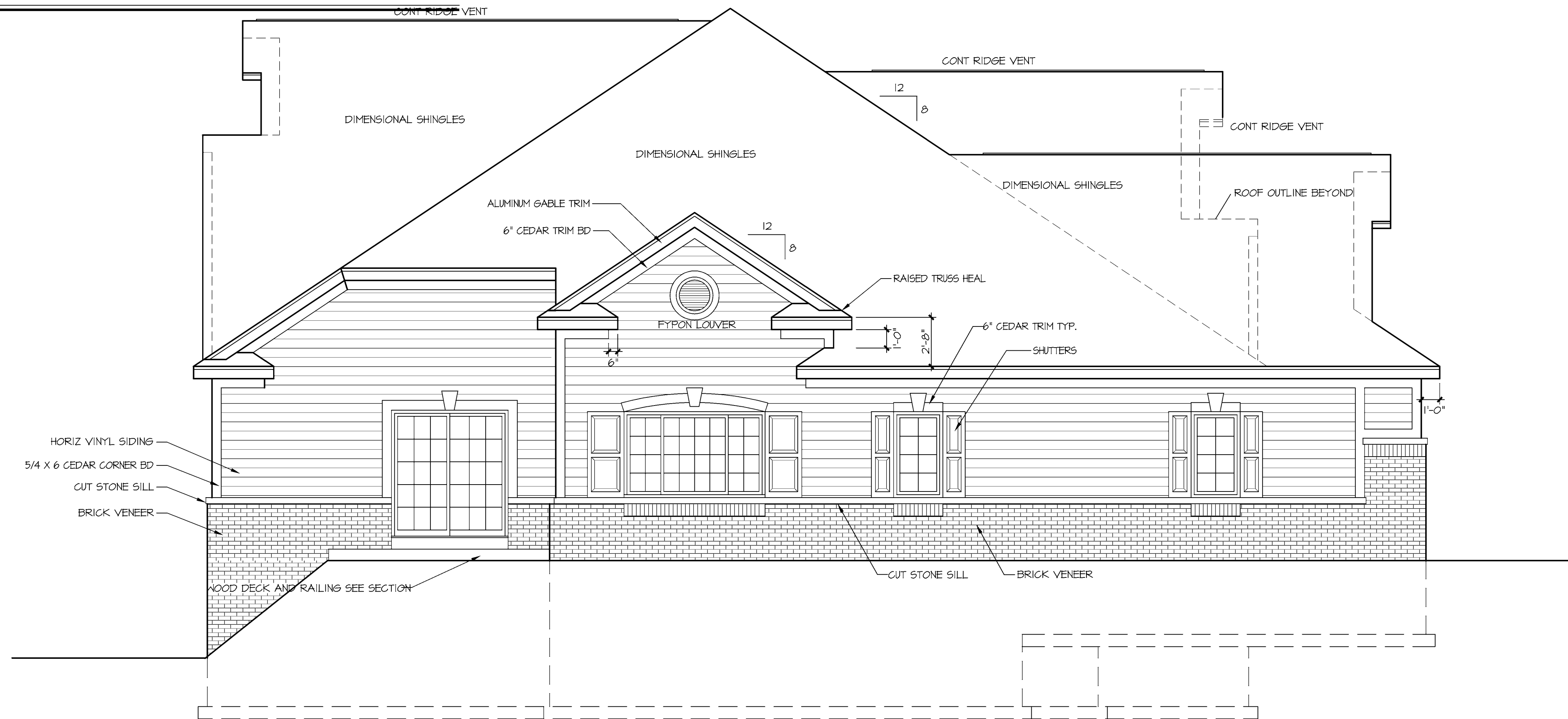


1 REAR ELEVATION

1/4" = 1'-0"

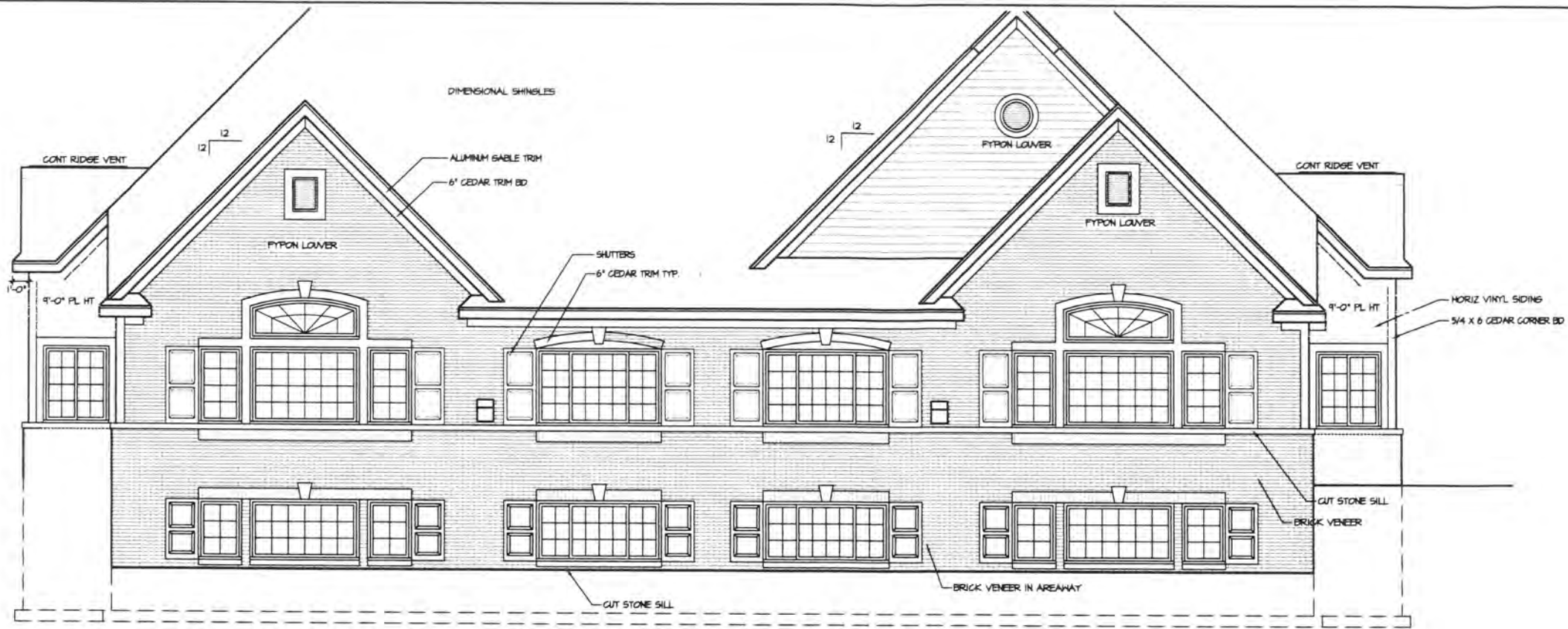
1 REAR ELEVATION

1

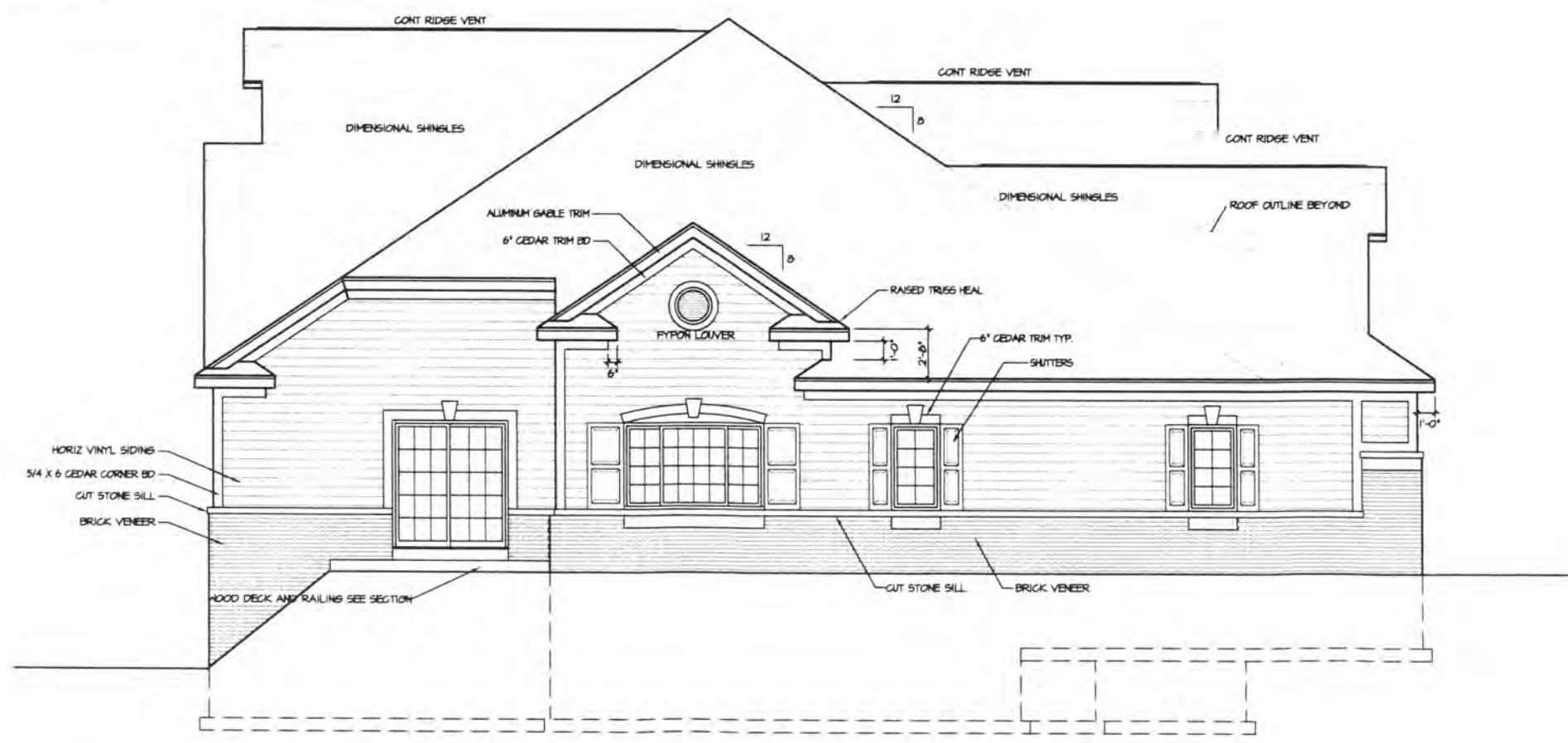


2 LEFT SIDE ELEVATION

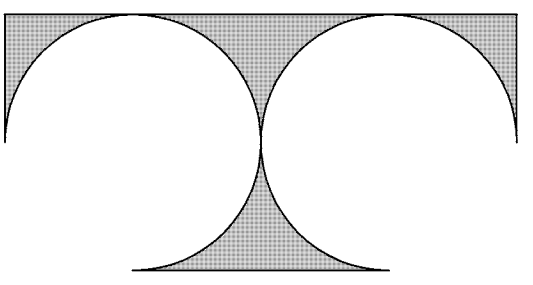
1/4" = 1'-0"



1 REAR ELEVATION BUILDING 13 ONLY
1/4" = 1'-0"



2 LEFT SIDE ELEVATION
1/4" = 1'-0"



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Duplex Building #3, 5, 6 & 15

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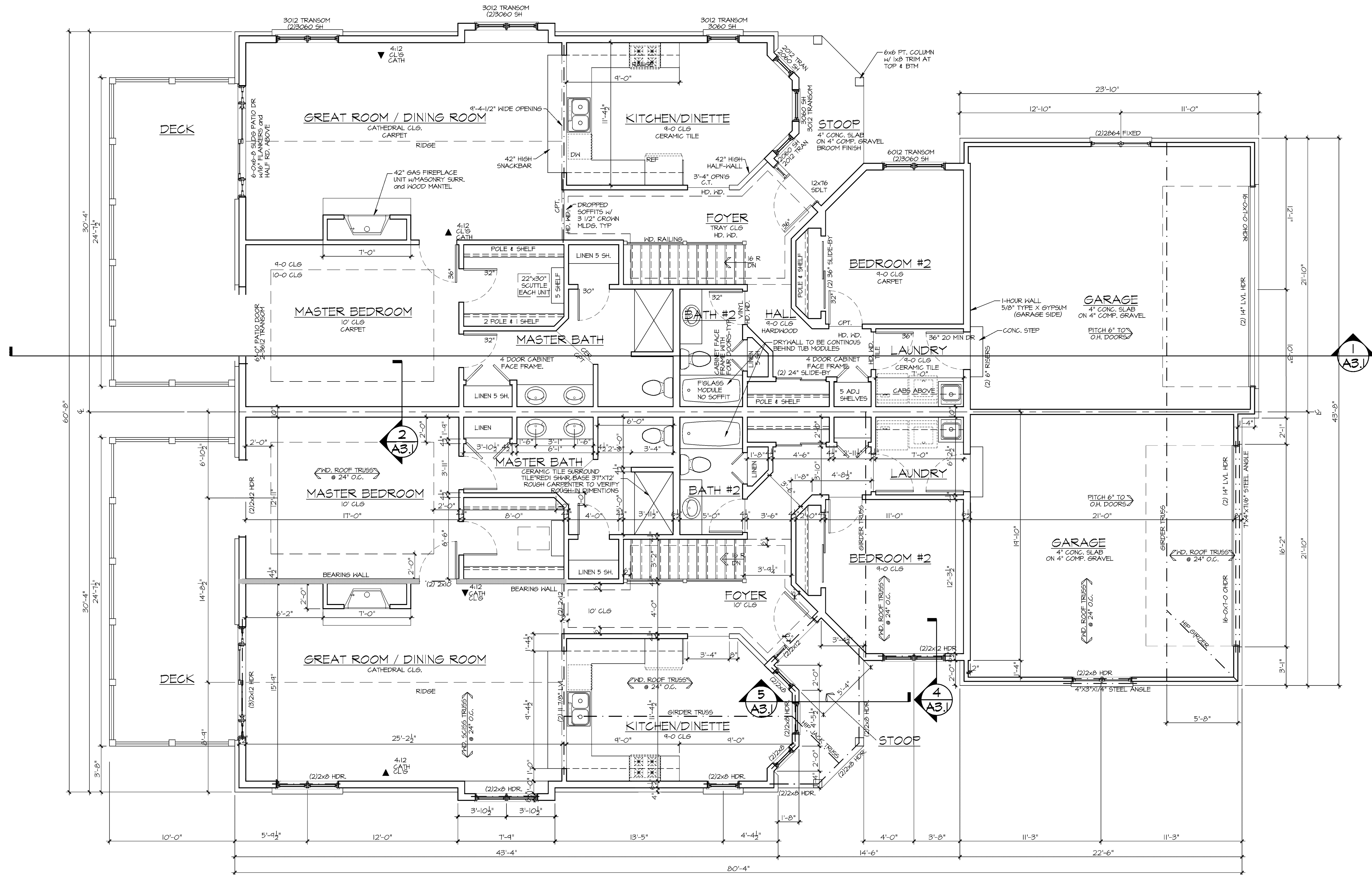
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Sheet Title
FLOOR PLAN

Revisions

Issued Date:	
Date:	SEPT. 25, 2017
Job NO.:	17-362.006
Drawn By:	REW
Sheet No.	

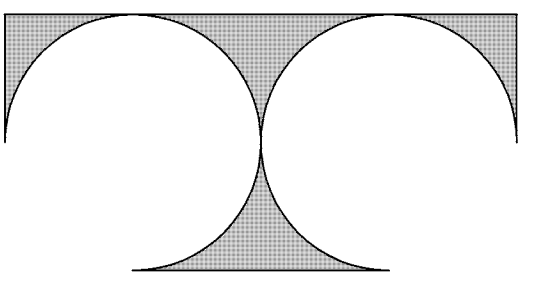
A1.1



1 FIRST FLOOR PLAN-1600 SQ. FT.
1/4" = 1'-0"

1 FLOOR PLAN
1/4" = 1'-0"

ROUGH CARPENTER:
ANY & ALL SOFFITS AND CEILING DOWN FRAMING SHALL BE
DRAFTSTOPPED FROM WALL CAVITIES



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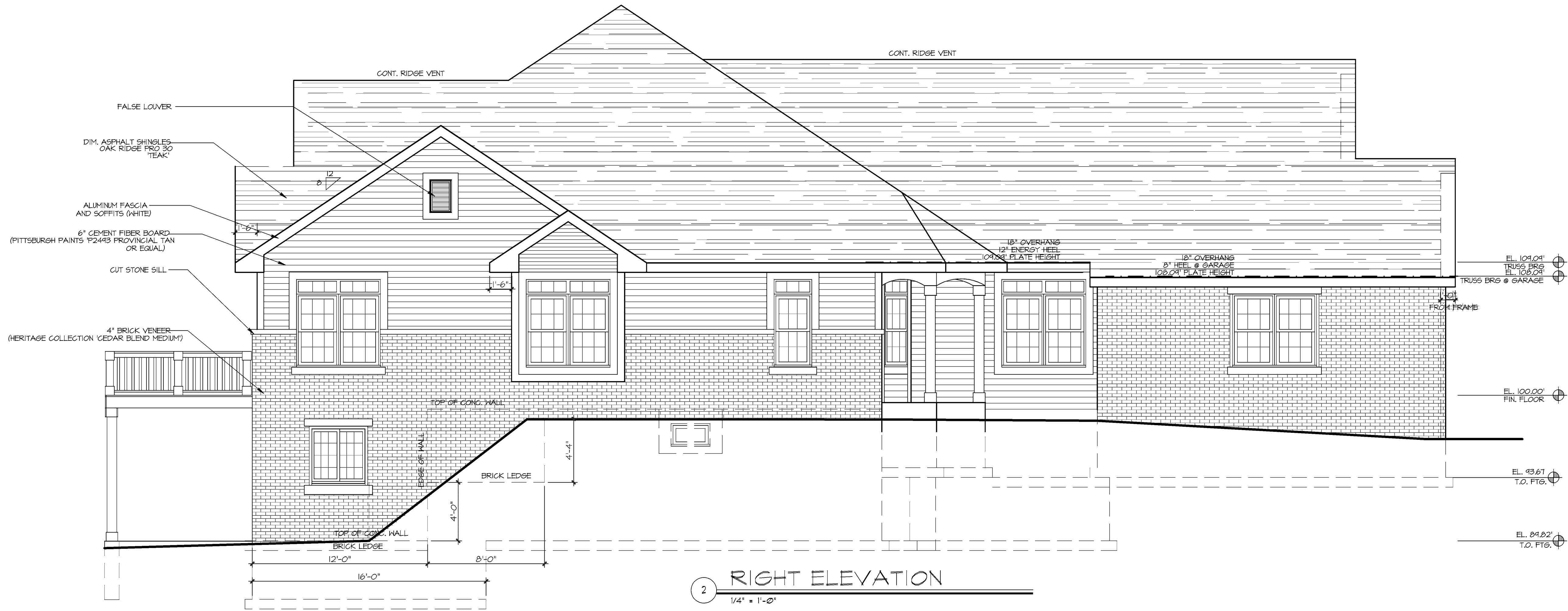
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Sheet Title
BUILDING ELEVATIONS

Revisions

Issued Date:
Date: **SEPT. 25, 2017**
Job NO.: **17-362.006**
Drawn By: **REW**
Sheet No.

A2.1

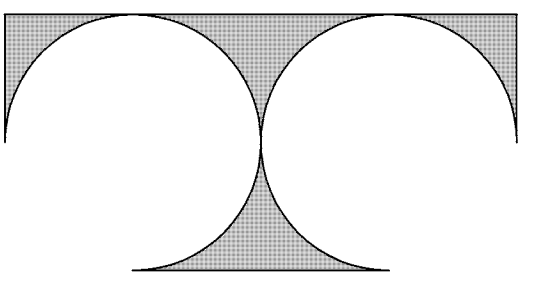


2 RIGHT ELEVATION
1/4" = 1'-0"



1 FRONT ELEVATION
1/4" = 1'-0"

WINDOW NOTE:
WINDOW SIZES SHOWN ON FLOOR PLAN
ARE UNIT SIZES IN INCHES. VERIFY ALL
WINDOW SIZES W/ SPECIFIC MANUFACTURE.



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Sheet Title
BUILDING ELEVATIONS

Revisions

Issued Date:
Date: **SEPT. 25, 2017**
Job NO.: **17-362.006**
Drawn By: **REW**
Sheet No.

A2.2



2 LEFT ELEVATION
1/4" = 1'-0"



1 REAR ELEVATION
1/4" = 1'-0"

WINDOW NOTE:
WINDOW SIZES SHOWN ON FLOOR PLAN
ARE UNIT SIZES IN INCHES. VERIFY ALL
WINDOW SIZES W/ SPECIFIC MANUFACTURE.



CITY OF FRANKLIN
REPORT TO THE PLAN COMMISSION

Meeting of October 5, 2017

Temporary Use

RECOMMENDATION: City Development Staff recommends approval of a Temporary Use for Buffalo Bill’s autumn outdoor market and amusement event use located at 9612 West Oakwood Road, subject to the conditions of approval in the attached resolution.

Project Name:	Buffalo Bill’s Temporary Use
Project Address:	9612 West Oakwood Road
Property Owner:	William K. and Roselinda Hinkel
Applicant:	William K. Hinkel
Zoning:	A-2 Prime Agricultural District
Use of Surrounding Properties:	Single-family residential to the north, agricultural zoned land, residential and commercial (Franklin Meats) to the south, agricultural zoned land to the east and single-family residential and vacant land (zoned P-1 Park District) to the west
Comprehensive Plan:	Residential and Areas of Natural Resource Features
Applicant Action Requested:	Approval of a Temporary Use for the sale of pumpkins and decorative gourds and other amusement type activities at 9612 W. Oakwood Road

Project Description and Analysis:

Please note:

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

On September 7, 2017, the applicant filed a Temporary Use Application with the Department of City Development requesting approval to allow for the sale of pumpkins and decorative gourds as well as other amusement type activities, including a corn maze, corn play area and pedal cars for property located at 9612 W. Oakwood Road.

The property is zoned A-2 Prime Agricultural District and is currently used for agricultural purposes and Buffalo Bill’s Christmas Trees sales. The applicant is proposing to expand those operations to include the seasonal activities mentioned above.

The applicant has provided details regarding fencing and a tent/canopy associated with these activities. Note that the fencing and tent are temporary and will be removed following the expiration of the temporary use. The proposed dates of operation are from October 6, 2017 to October 28, 2017. Hours of operations are from 3:00 p.m. to 6:00 p.m. on Wednesdays, Thursdays and Fridays and from 10:00 a.m. to 6:00 p.m. on Saturdays and Sundays.

The applicant intends to utilize the existing gravel driveway for access and parking. According to the applicant, approximately 37 cars may be parking along the east side of the drive.

It should be noted that the applicant chose to apply for a temporary use and may do the same in following years; however, if the use continues long-term, the applicant may submit a Special Use Application to receive a permanent approval for these activities to occur on an annual basis.

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 City of Franklin Unified Development Ordinance (UDO); therefore, staff has determined that the request requires Plan Commission review and approval.

Staff recommends approval, subject to the following conditions:

1. The Temporary Use approval shall expire on October 28, 2017.
2. The applicant shall comply with the following Fire Department staff comments:
 - a. Tents must meet the following conditions/requirements:
 - i. Tents must be certified to be constructed of fire retardant materials,
 - ii. “NO SMOKING” signs must be posted in each tent,
 - iii. A 10# ABC type fire extinguisher is required in each tent used for cooking, eating, or assembly.
 - iv. No LP gas or charcoal grills are allowed in or under tents,
 - v. Vehicles must be a minimum of 20 (twenty) feet from any tent (unless prior approval is obtained from the Fire Chief),
 - vi. The ground area enclosed by the tent, and a radius of 10 (ten) feet outside of the tent must be cleared of combustible/flammable materials (i.e., trash, leaves, and dry vegetation),
 - vii. Tents must be placed a minimum of 10 (ten) feet apart,
 - viii. Flammable or combustible liquids must be a minimum of 50 (fifty) feet from any tent.
 - ix. Exits must be marked and exit paths kept clear.
 - x. Tents placed adjacent to buildings shall not block or impede exit path from any building.

- b. All extension cords (if used) must be 3-wire (grounded), be approved for outdoor use, and be unplugged when not in use.

Staff Recommendation:

City Development Staff recommends approval of a Temporary Use for Buffalo Bill's autumn outdoor market and amusement event use located at 9612 West Oakwood Road, subject to the conditions of approval in the attached resolution

RESOLUTION NO. 2017-_____

A RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS
FOR THE APPROVAL OF A TEMPORARY USE FOR AN AUTUMN
OUTDOOR MARKET AND AMUSEMENT EVENT UPON PROPERTY
LOCATED AT 9612 WEST OAKWOOD ROAD
(BUFFALO BILL’S FARM)
(WILLIAM HINKEL AND ROSELINDA HINKEL, APPLICANTS)

WHEREAS, William Hinkel and Roselinda Hinkel having petitioned the City of Franklin for the approval of a Temporary Use to allow for the sale of pumpkins and decorative gourds as well as other amusement type activities, including a corn maze, corn play area and pedal cars, upon property located at 9612 West Oakwood Road (Buffalo Bill’s Farm), with dates of operation from October 6, 2017 through October 28, 2017, on Wednesday, Thursday and Friday from 3:00 p.m. to 6:00 p.m., and Saturdays and Sundays from 10:00 a.m. to 6:00 p.m.; 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 William Hinkel and Roselinda Hinkel for the approval of a Temporary Use to allow for an autumn outdoor market and amusement event, 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 from October 6, 2017 through October 28, 2017, on Wednesday, Thursday and Friday from 3:00 p.m. to 6:00 p.m., and Saturdays and Sundays from 10:00 a.m. to 6:00 p.m., and all approvals granted hereunder expiring on October 28, 2017.
2. The applicant shall comply with the following Fire Department staff comments:
 - a. Tents must meet the following condition/requirements:
 - i. Tents must be certified to be constructed of fire retardant materials.
 - ii. “NO SMOKING” signs must be posted in each tent.
 - iii. A 10 pound ABC type fire extinguisher is required in each tent used for cooking, eating or assembly.
 - iv. No LP gas or charcoal grills are allowed in or under tents.

WILLIAM HINKEL AND ROSELINDA HINKEL – TEMPORARY USE
RESOLUTION NO. 2017-_____

Page 2

- v. Vehicles must be a minimum of 20 (twenty) feet from any tent (unless prior approval is obtained from the Fire Chief).
 - vi. The ground area enclosed by the tent, and a radius of 10 (ten) feet outside of the tent must be cleared of combustible/flammable materials (i.e., trash, leaves and dry vegetation).
 - vii. Tents must be placed a minimum of 10 (ten) feet apart.
 - viii. Flammable or combustible liquids must be a minimum of 50 (fifty) feet from any tent.
 - ix. Exits must be marked and exit paths kept clear.
 - x. Tents placed adjacent to buildings shall not block or impede exit path from any building.
- b. All extension cords (if used) must be 3-wire (grounded), be approved for outdoor use, and be unplugged when not in use.

3. [other conditions, etc.]

Introduced at a regular meeting of the Plan Commission of the City of Franklin this _____ day of _____, 2017.

Passed and adopted at a regular meeting of the Plan Commission of the City of Franklin this _____ day of _____, 2017.

APPROVED:

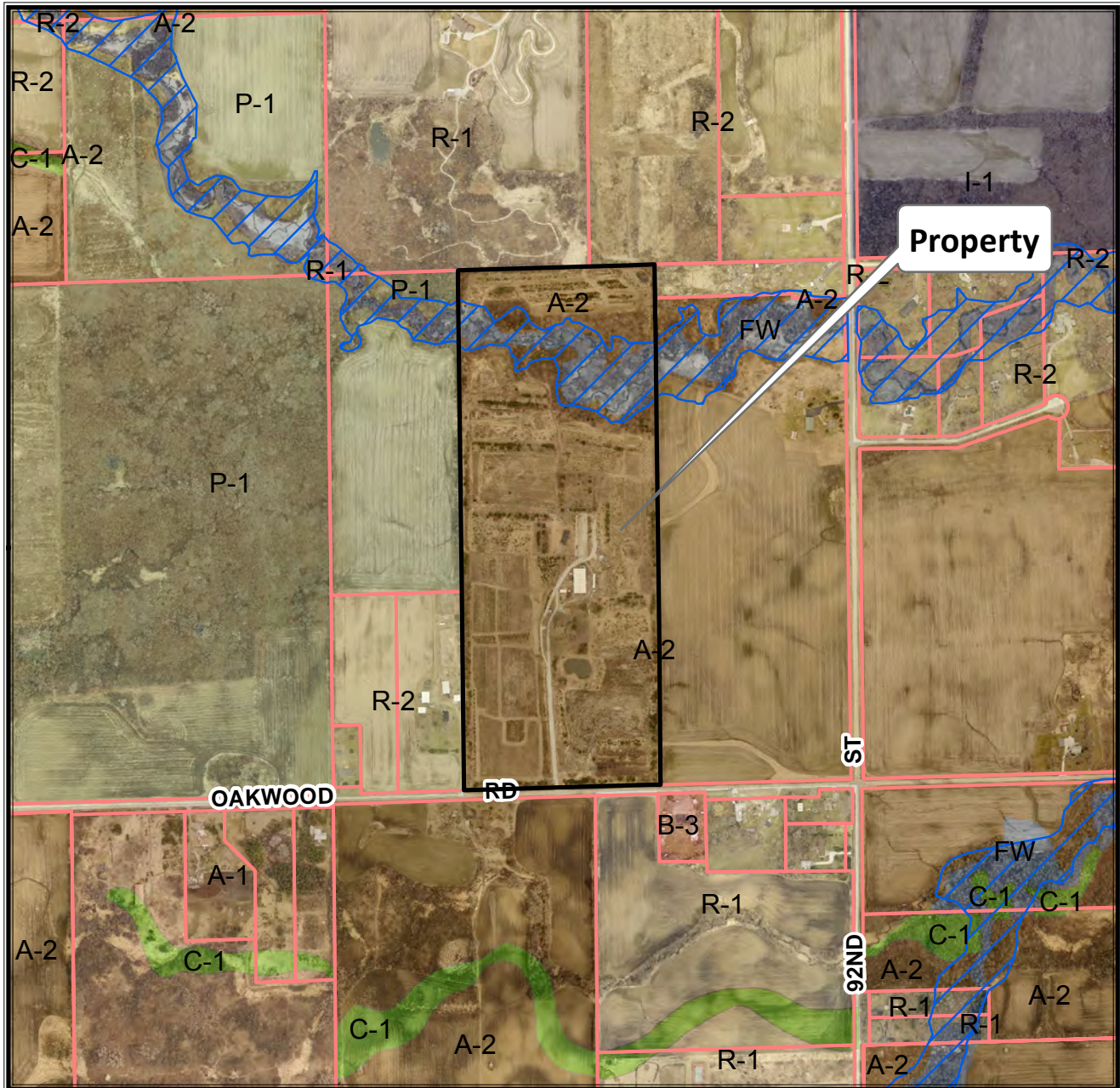
Stephen R. Olson, Chairman

ATTEST:

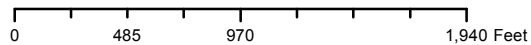
Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____

9612 W. Oakwood Road
TKN: 936 9997 000

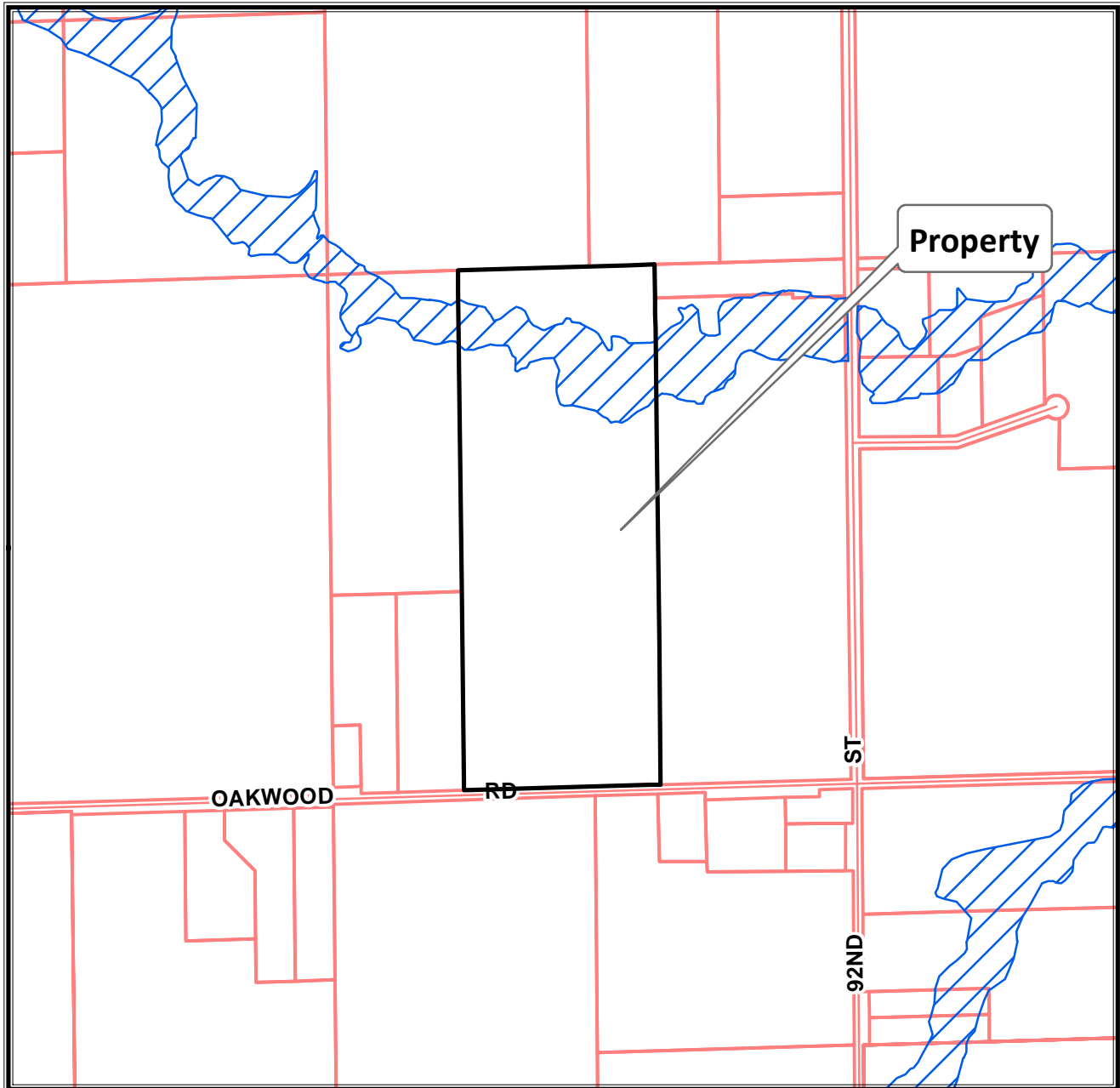


Planning Department
(414) 425-4024

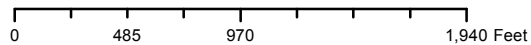


This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. This map is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes.

9612 W. Oakwood Road
TKN: 936 9997 000



Planning Department
(414) 425-4024



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





TEMPORARY USE APPLICATION

Complete, accurate and specific information must be entered. Please Print.

Applicant
Name: William Hinkel (Full Legal Name[s]):
Company: Buffalo Bill's Farm
Mailing Address: 9612 W Oakwood Rd
City/State: Franklin WI Zip: 53132
Phone: (414) 427-5155
Email Address: buffalobillsfarm@yahoo.com

Applicant is Represented by (contact person)
Name: William Hinkel (Full Legal Name[s]):
Company: Buffalo Bill's Farm
Mailing Address: 9612 W Oakwood Rd
City/State: Franklin WI Zip: 53132
Phone: (414) 427-5155
Email Address: buffalobillsfarm@yahoo.com

Project Property Information:
Property Address: 9612 W. Oakwood Rd
Property Owner(s): William and Roselinda Hinkel
Mailing Address: 9612 W Oakwood Rd
City/State: Franklin WI Zip: 53132
Email Address: buffalobillsfarm@yahoo.com

Tax Key Nos: 936-9997-000
Existing Zoning: A2
Existing Use: Agriculture
Proposed Use: Agriculture on site sales

Temporary Use Type (Check One):

* Indicates that the Temporary Use is allowed without the issuance of a Temporary Use Permit.

- Commercial Temporary Outdoor Sales
- Temporary Miscellaneous Outdoor Sales
- Christmas Tree Sales Lot
- Concrete Batch/Asphalt Reprocessing Plants
- Other: _____

- Dumpsters for Construction Sites*
- Model Homes, Model Dwelling Units, & Pre-Construction Sales Offices*
- Temporary Roadside Stands for the Sale of Agricultural Products*
- Public Interest and Special Events*
- Construction Trailers/Temporary Mobile Offices*

Temporary Use Application submittals for review must include and be accompanied by the following:

- This Application form accurately completed with original signature(s). Facsimiles and copies will not be accepted.
- Application Filing Fee, payable to City of Franklin: \$50
- Seven (7) complete collated sets of Application materials to include:
 - One (1) original and six (6) copies of a written Project Narrative, including detailed description of the project.
 - Seven (7) folded, scaled copies, of the Site Plan. (See Section 15-3.0804 of the Unified Development Ordinance for information that must be denoted on each respective plan or included with the submittal, and for additional information on the review and approval process.)

<http://www.franklinwi.gov/Home/Planning/UnifiedDevelopmentOrdinanceUDO.htm>

- * Upon receipt of a complete submittal, staff review will be conducted within ten business days.
- * Plan Commission review and approval may be required Section 15-3.0804 of the Unified Development Ordinance.
- * Submittal of Application for review is not a guarantee of approval. Approval of Temporary Use does not exclude potential requirement for additional licenses or permits. For information on other licenses or permits that may be required, contact the City Clerk's office at (414) 425-7500, the Health Department at (414) 425-9101, and the Building Inspection Department at (414) 425-0084.

The applicant and property owner(s) hereby certify that: (1) all statements and other information submitted as part of this application are true and correct to the best of applicant's and property owner(s)' knowledge; (2) the applicant and property owner(s) has/have read and understand all information in this application; and (3) the applicant and property owner(s) agree that any approvals based on representations made by them in this Application and its submittal, and any subsequently issued building permits or other type of permits, may be revoked without notice if there is a breach of such representation(s) or any condition(s) of approval. By execution of this application, the property owner(s) authorize the City of Franklin and/or its agents to enter upon the subject property(ies) between the hours of 7:00 a.m. and 7:00 p.m. daily for the purpose of inspection while the application is under review. The property owner(s) grant this authorization even if the property has been posted against trespassing pursuant to Wis. Stat. §943.13.

(The applicant's signature must be from a Managing Member if the business is an LLC, or from the President or Vice President if the business is a corporation. A signed applicant's authorization letter may be provided in lieu of the applicant's signature below, and a signed property owner's authorization letter may be provided in lieu of the property owner's signature[s] below. If more than one, all of the owners of the property must sign this Application).

William Hinkel
Signature - Property Owner
William Hinkel - Owner
Name & Title (PRINT)
Date: 9-7-17

William Hinkel
Signature - Applicant
William Hinkel - Applicant
Name & Title (PRINT)
Date: 9-7-17

Signature - Property Owner
Name & Title (PRINT)
Date: _____

Signature - Applicant's Representative
Name & Title (PRINT)
Date: _____

Buffalo Bill's Farm

9612 W. Oakwood Rd.
Franklin, WI 53132
(414) 427-5155

Overview of proposed business:

Growing pumpkins and decorative gourds on our farm for sale to the public during the Fall season. Customers will have the opportunity to visit the farm to pick their own pumpkins or gourds, or choose from prepicked pumpkins and gourds. Minimal family oriented and educational activities to enhance the customer's fun experience. Activities to include a small walk-through corn maze (3/4 acre approximately) a corn play area containing shelled corn and the possibility of 2-4 pedal cars designated for use by younger children.

Proposed Dates of Operation:

Opening: Friday, October 6, 2017
Closing: Saturday, October 28, 2017

Proposed Hours of Operation:

Wednesdays, Thursdays, Fridays 3:00 P.M. to 6:00 P.M.
Saturdays, Sundays 10:00 A.M. to 6:00 P.M.
(No new entries into pumpkin field or corn maze after 5:00 P.M.)

Proposed Activities:

Pumpkin picking
Prepicked pumpkins available
Small corn maze
Corn play area (shelled corn) covered with 20' x 18' tent canopy
Pedal cars (possibly)

Facilities:

Portable toilet with hand washing station

Fire extinguishers: (2) 3-A: 40-B: C

(2) 3 gallon capacity each filled with pressurized water

One of each type will be located at the entry/exit area by the cashier; one of each type will also be located by the corn play area containing the shelled corn. All employees will be trained as to the location and proper use of these fire extinguishers.

"No Smoking" signs will be posted at entrance to farm, entrance to corn maze, entrance to shelled corn play area and online

"No Alcohol/Drugs" on property policy posted online.

"No Pets Allowed" (except service animals) posted at entrance to farm and online.

Garbage cans: (2) will be located in customer area.



9612 W Oakwood Rd
Franklin, WI

Turn around area, 180°
turn into a second
driveway

Driveway and Parking

Approx. 37 car parking east side
of driveway (10')

Left 2 lanes for entry/exit (20')

30' wide area currently
consists of 3", 1" and
TB stone

447' x 30' For entrance/exit
and one row of parallel
parking

Pond will be
fenced

Pumpkins

204' W
416' L

208' W Pumpkins
40' L

46' W Sunflower display

97' L Sunflower display

46' W
106' L

Corn Maze

157' W
183' L
168' W

Stop
sign

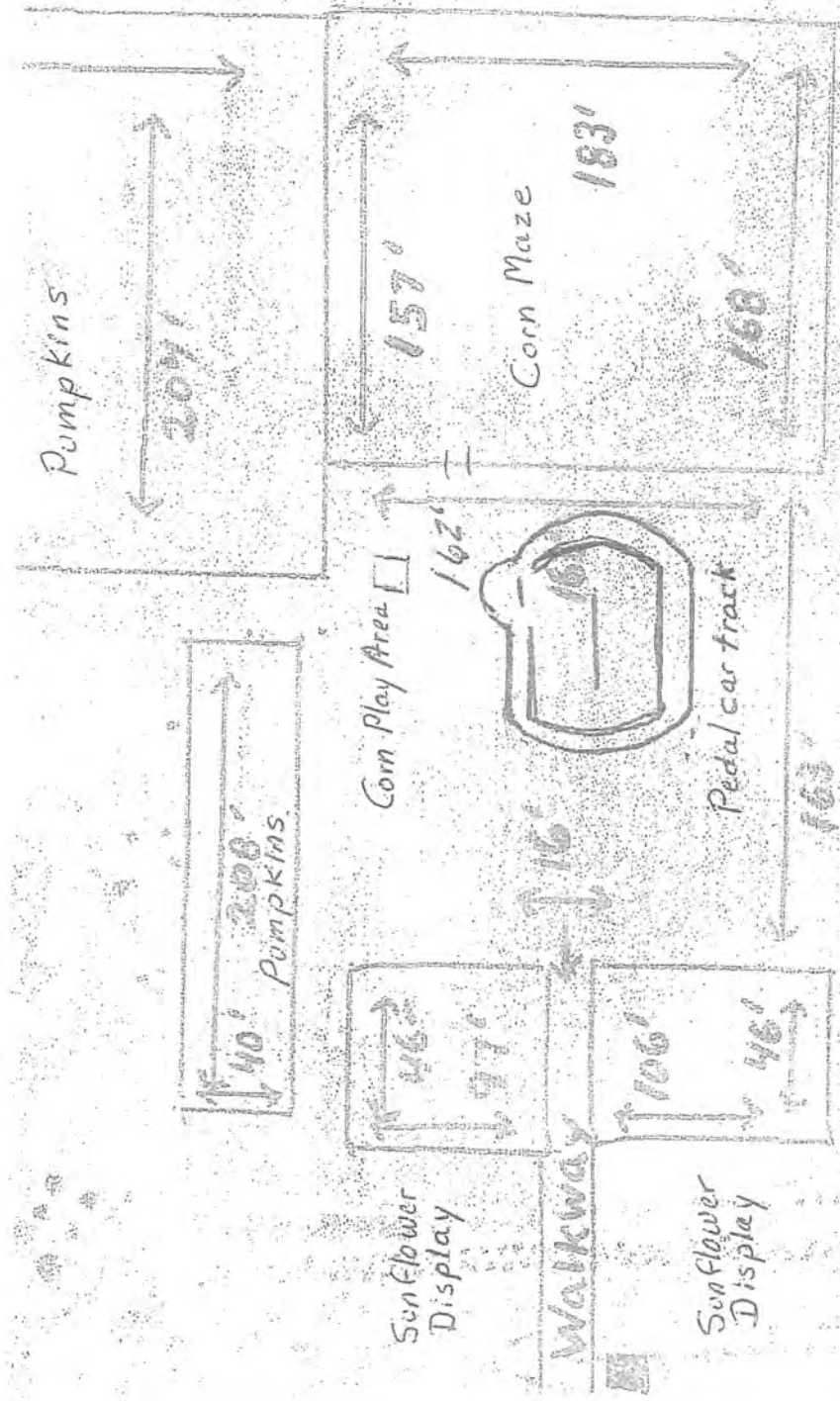
16' wide
Walkway

Oakwood Road →

W11450 OA

Scale:
10.4' = .1 cm





Scale:
 2.8" = 1cm

CORN MAZE

Details

The path through the corn maze will be approximately 5' in width.

The corn maze is designed to be a fun as well as educational activity. There will be an educational farm/agricultural related question posted at each intersection in the maze.

If the person answers the question correctly, they will be led on the path through the maze where they will end up at the next question.

If the person answers the question incorrectly, they will be led on the path through the maze leading to a dead end. They will need turn around, go back to where their last question was, and continue along the correct path (the path they did not initially take) allowing them to continue on through the maze to the next question.

Answers to all questions in the corn maze will be posted at the entrance area to the maze.

SHELLED CORN PLAY AREA

Details

Shelled corn play area 12' x 12' x 11 1/4" high with shelled corn being approximately 6" deep within area

Exterior frame: 2" x 12" x 12' boards

Menards SKU 1111943 Model No. 1111943

Shelled corn area lined with heavy duty tarp containing up to 6" of shelled corn. Liner to be held in place on exterior with 1" x 2" furring strips.

1" x 2" Furring Strips Menards SKU 1031515 Model No. 1031515

Shelled corn play area to be covered by tent canopy for rain protection

Fire extinguisher (3-A: 40-B:C) located in shelled corn play area

FENCING

Details

Orange and green 4' tall snow/safety fence held up by 5 1/2' T-posts being placed 10' on center with safety T-post caps installed on top

100' rolls orange barrier/snow fence

Menards SKU 1719536 Model No. 1719536

100' rolls green barrier/snow fence

Menards SKU 1719472; Model No. 1719472

Steel T-posts 5 1/2' tall

Menards SKU 1712876 Model No. 1712876

T-Post safety caps

UPC 812389005169 Safe-T-Post Caps

Fencing that will surround pond will be removed at the time the temporary use permit expires.

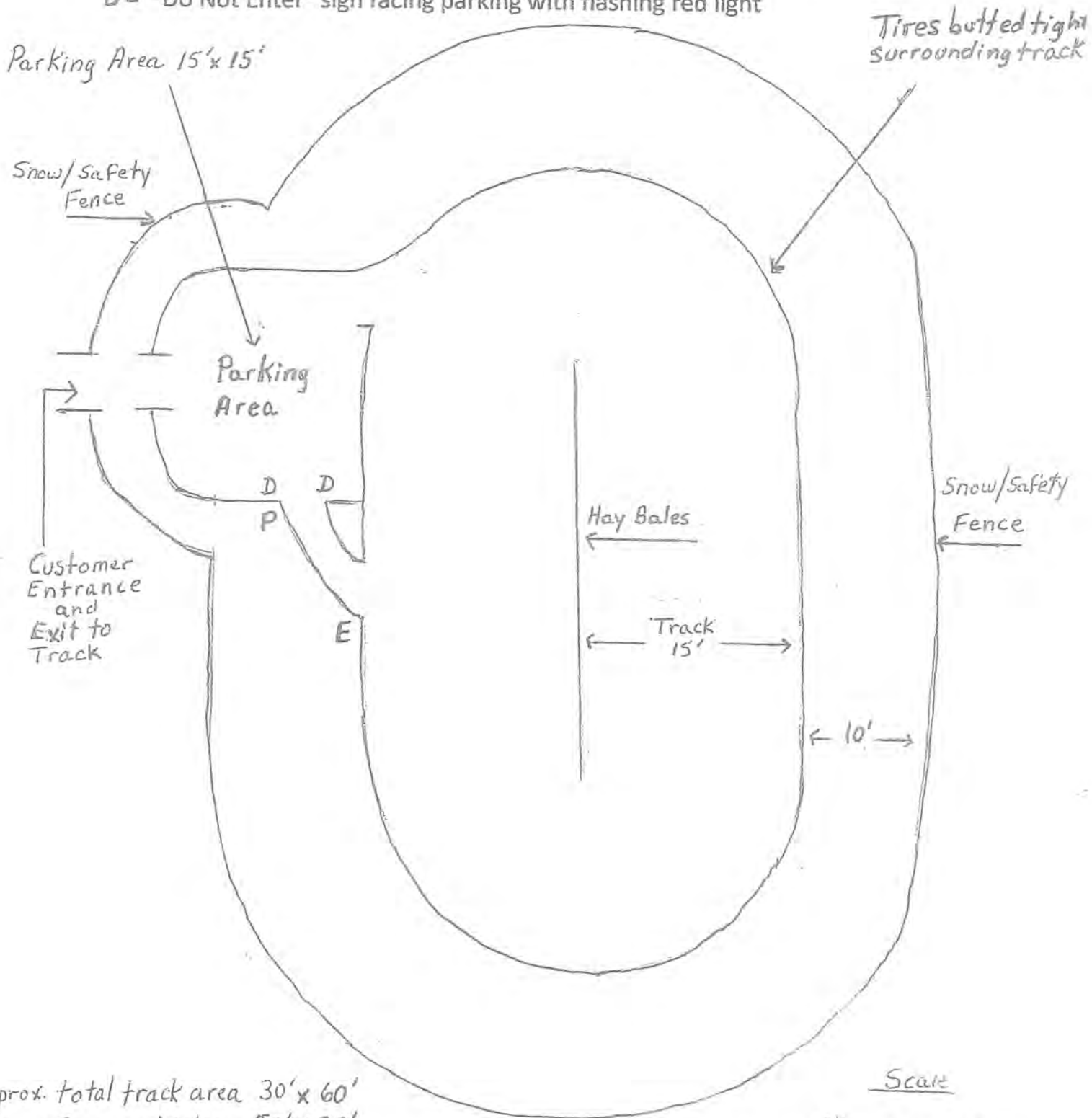
PEDAL CAR TRACK

P = Parking sign with arrow facing track directing drivers to parking

E = Exit sign with arrow facing track directing drivers to exit

X = Directional arrow sign facing parking with flashing green light

D = "Do Not Enter" sign facing parking with flashing red light



Approx. total track area 30' x 60'
Approx. fence perimeter 50' x 80'

Scale
1" = approx 10'

TENT CANOPY COVERING SHELLLED CORN PLAY AREA

Details

TENT

20' L x 18' W x 11" H (See attached sheet)

ANCHOR

4" x 40" Earth Anchor (See attached sheet)

TENT ANCHOR ROPE

1/2" 3 strand twisted construction nylon rope; 6,400 lb. tensile strength; 704 lb. working load

We will be using a rolling hitch knot as the center and end tie downs using 4" x 40" earth anchors buried 35" down into the ground.

Tent canopy will be a minimum of 150 feet from any vehicles.

"No Smoking" sign posted at tent canopy.

Fire extinguisher (3-A: 40-B:C) located at tent canopy.



ShelterLogic Super Max Commercial Outdoor Canopy — 20ft.L x 18ft.W x 11ft.H, Model# 26773

Item# 252387 ★★★★★ 16 Reviews



Was \$429.99
Sale \$389⁹⁹
Save \$40.00

- Heavy-duty 2in. / 5.1cm dia. all-steel (8 Leg) frame
- Dupont™ thermoset baked on powder-coated finish prevents chipping, peeling, rust and corrosion Quick and easy set-up with built-in slip together swedged tubing
- Wide foot plates on every leg ensure easy access to secure anchor points
- Fitted, fully valanced polyethylene cover
- 100% waterproof with advanced engineered, triple-layer and rip stop fabric features

[View Shipping + Delivery Estimates](#)

Tap image

Product Summary

The ShelterLogic™ ultra-strong SUPER MAX canopy is the perfect seasonal storage or event solution, providing more shade area than standard models. Big commercial-duty canopy features ultra-sturdy frame and waterproof, heat-sealed, commercial-grade cover. Sized big enough for vehicles, boats, camping, decks and patios, pool areas, special and corporate events, seasonal shade and protection.

What's Included

(1) Powder-coated steel frame (1) Polyethylene cover SL bungee fasteners (8) Footplates Temporary anchors

Features + Benefits

Waterproof UV-treated polyethylene ripstop fabric

Treated with fade blockers and anti-aging and anti-fungal



Powder-coat finish prevents chipping, peeling and rust corrosion

- Heavy-duty 2in. / 5.1cm dia. all-steel (8 Leg) frame
- Dupont™ thermoset baked on powder-coated finish prevents chipping, peeling, rust and corrosion Quick and easy set-up with built-in slip together swedged tubing
- Wide foot plates on every leg ensure easy access to secure anchor points
- Fitted, fully valanced polyethylene cover
- 6.5-oz. per sq. meter (pm²) polyethylene material
- UV-treated inside and out with added fade blockers, anti-aging and anti-fungal agents
- Patented Twist Tite™ tensioning squares up frames and tightens down covers
- Anchoring recommended

- 100% waterproof with advanced engineered, triple-layer and rip stop fabric features






- Includes feet caps and instructions

Key Specs

Item#	252387	Center Height (ft., in.)	11, 2
Brand	ShelterLogic	Valance	Yes
Manufacturer's Warranty	1 year Limited Warranty	Frame Material	Powder-coat steel
Ship Weight	191.4 lbs	Frame Thickness (in.)	2
Dimensions L x W x H (ft.)	20 x 18 x 11	Legs (qty.)	8
Canopy Color	White	Fastener Type	Bungee
Canopy Style	House	Fastening Hardware Included	Yes
Canopy Material	Polyethylene	Anchors Included	No
Material Weight (oz. per sq. m)	6.5		
UV Inhibitors	Yes		

Compare with Most Popular Canopies

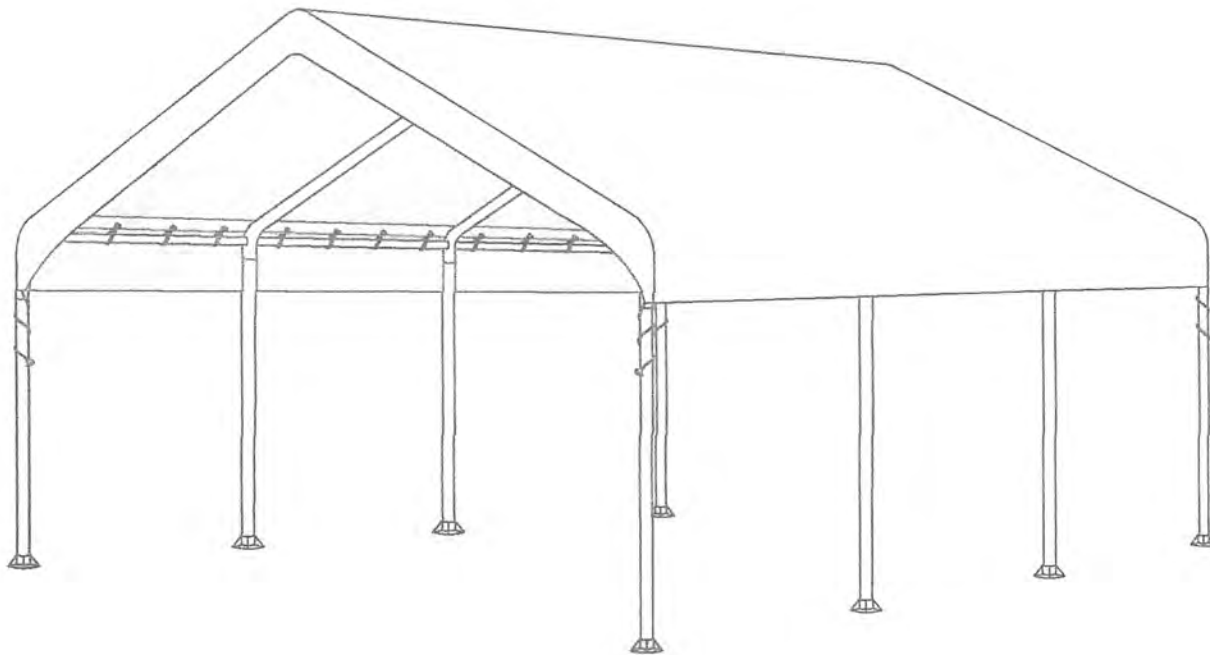
Currently Viewing

				
ShelterLogic MaxAP Outdoor Canopy Tent — 10ft. x 10ft., 4-Leg, Model# 23521	ShelterLogic MaxAP Outdoor Canopy Tent — 20ft. x 10ft., 6-Leg, Model# 25757	ShelterLogic Super Max 10Ft.W Deluxe Canopy — 20ft.L x 10ft.W x 9ft 6in.H, 2in. Frame, 8-Leg, Model# 55424	ShelterLogic Super Max Commercial Outdoor Canopy — 26ft.L x 12ft.W x 9ft. 8in.H, Tan, Model# 252360	ShelterLogic Super Max Commercial Outdoor Canopy — 20ft.L x 18ft.W x 11ft.H, Model# 26773
★★★★★ (12) Item# 55417	★★★★★ (85) Item# 55418	★★★★★ (5) Item# 55424	★★★★★ (11) Item# 252360	★★★★★ (16) Item# 252387
Factory Shipped — Estimated Delivery: 5 - 7 Business Days	In Stock Online	Factory Shipped — Estimated Delivery: 5 - 7 Business Days	In Stock Online	Backordered Online — ships in 2 - 5 Business Days
Was \$109.99 Sale \$99.99 Save \$10.00	Was \$199.99 Sale \$99.99 Save \$100.00	Was \$299.99 Sale \$279.99 Save \$20.00	Was \$369.99 Sale \$339.99 Save \$30.00	Was \$429.99 Sale \$389.99 Save \$40.00
Dimensions L x W (ft.)	20 x 10	20 x 10 x 9 1/2	26 x 12 x 9	20 x 18 x 11
Dimensions L x W x H (ft.)	10 x 10 x 9	-	-	-
Canopy Color	White	White	Tan	White
Canopy Style	Peak	-	House	House
Canopy Material	Waterproof polyethylene	Water-resistant polyethylene	Polyethylene	Polyethylene
Material Weight (oz. per sq. m)	5	5	6.5	6.5
UV Inhibitors	Yes	Yes	Yes	Yes
Center Height (ft., in.)	9, 8	9, 8	9, 8	11, 2
Valance	Yes	Yes	Yes	Yes
Frame Material	Powder-coat steel	Powder-coat steel	Powder-coat steel	Powder-coat steel
Frame Thickness (in.)	1 3/8	1 3/8	2	2
Legs (qty.)	4	6	10	8
Fastener Type	-	Bungee	Bungee	Bungee
Fastening Hardware Included	-	-	Yes	Yes
Anchors Included	No	No	No	No

18' x 20'

SUPER MAX CANOPY

Assembly Instructions



DESCRIPTION	MODEL #
18' x 20' Super Max Canopy - 8 Leg - White	26773

RECOMMENDED TOOLS



Please read instructions **COMPLETELY** before assembly. This shelter **MUST** be securely anchored. THIS IS A TEMPORARY STRUCTURE AND NOT RECOMMENDED AS A PERMANENT STRUCTURE.

Before you start: 2+ individual recommended for assembly, approximate time 2 hr.



150 Callender Road
Watertown, CT 06795
www.shelterlogic.com

ATTENTION:

This shelter product is manufactured with quality materials. It is designed to fit the ShelterLogic® LLC custom fabric cover included. ShelterLogic® LLC Shelters offer storage and protection from damage caused by sun, light rain, tree sap and animal - bird excrement. Please anchor this ShelterLogic® LLC structure properly. See manual for more anchoring details. Proper anchoring, keeping cover tight and free of snow and debris is the responsibility of the consumer. This shelter is not recommended for severe weather conditions. Please read and understand the installation detail, warnings and cautions prior to beginning installation. If you have any questions call the customer service number listed below. Please refer to the warranty card inside this package.

DANGER:

Prior to installation, consult with all local municipal codes regarding installation of temporary shelters. Choose the location of your shelter carefully. **DANGER: Keep away from electrical wires.** Check for overhead utility lines, tree branches or other structures. Check for underground pipes or wires before you dig. DO NOT install near roof lines or other structures that could shed debris onto your shelter. DO NOT hang objects from the roof or support cables.



WARNING:

Risk of fire. DO NOT smoke or use open flame devices (including grills, fire pits, deep fryers, smokers or lanterns) in or around the shelter. DO NOT store flammable liquids (gasoline, kerosene, propane, etc.) in or around your shelter. Do not expose top or sides of the shelter to open fire or other flame source.



CAUTION:

Use CAUTION when erecting the frame. Use safety goggles during installation. Secure and bolt together overhead poles during assembly. Beware of pole ends.

PROPER ANCHORING AND INSTALLATION OF FRAME:

PROPER ANCHORING OF THE FRAME IS THE RESPONSIBILITY OF THE CONSUMER.

ShelterLogic® LLC is not responsible for damage to the unit or the contents from acts of nature. Any shelter that is not anchored securely has the potential to fly away causing damage, and is not covered under the warranty. Periodically check the anchors to ensure stability of shelter. ShelterLogic® LLC cannot be responsible for any shelter that blows away. **NOTE:** Your shelter's cover can be quickly removed and stored prior to severe weather conditions. If strong winds or severe weather is forecast in your area, we recommend removal of cover.

REPLACEMENT PARTS, ASSEMBLY, SPECIAL ORDERS:

Genuine ShelterLogic® LLC replacement parts and accessories are available from the factory, including anchoring kits for nearly any application, replacement covers, wall and enclosure kits, vent and light kits, frame parts, zippered doors and other accessories. All items are shipped factory direct to your door.

QUESTIONS - CLAIMS - SPECIAL ORDERS? CALL OUR CUSTOMER SERVICE HOTLINE:

U.S. CUSTOMER SERVICE: 1-800-524-9970 INTERNATIONAL CUSTOMER SERVICE: 001-860-945-6442 CANADA CUSTOMER SERVICE: 1-800-559-6175

HOURS OF OPERATION: MON-FRI 8:30AM-8:00PM EST, SAT-SUN 8:30AM-5:00PM EST.

CARE AND CLEANING:

A tight cover ensures longer life and performance. Always maintain a tight cover. Loose fabric can accelerate deterioration of cover fabric. Immediately remove any accumulated debris from the roof structure with a broom, mop or other soft-sided instrument. Use extreme caution when removing debris from cover- always remove from outside the structure. DO NOT use hard-edged tools or instruments like rakes or shovels to remove debris. This could result in punctures to the cover. DO NOT use bleach or harsh abrasive products to clean the fabric cover. Cover is easily cleaned with mild soap and water.



WARRANTY:

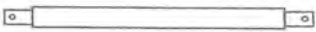
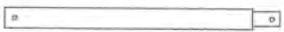


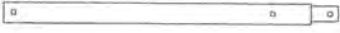





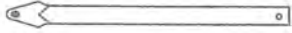


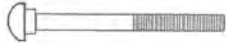






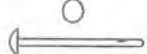

This shelter carries a full limited warranty against defects in workmanship. ShelterLogic® LLC warrants to the Original Purchaser that if properly used and installed, the product and all associated parts, are free from manufacturer's defects for a period of:

1 YEAR FOR COVER FABRIC, END PANELS AND FRAMEWORK

Warranty period is determined by date of shipment from ShelterLogic® LLC for factory direct purchases or date of purchase from an authorized reseller. (please save a copy of your purchase receipt). If this product or any associated parts are found to be defective or missing at the time of receipt, ShelterLogic® LLC will repair or replace, at it's option, the defective parts at no charge to the original purchaser. Replacement parts or repaired parts shall be covered for the remainder of the Original Limited Warranty Period. All shipping costs will be the responsibility of the customer. Parts and replacements will be sent C.O.D. You must save the original packaging materials for shipment back. If you purchased from a local dealer, all claims must have a copy of original receipt. After purchase, please fill out and return warranty card for product registration. Please see warranty card for more details.

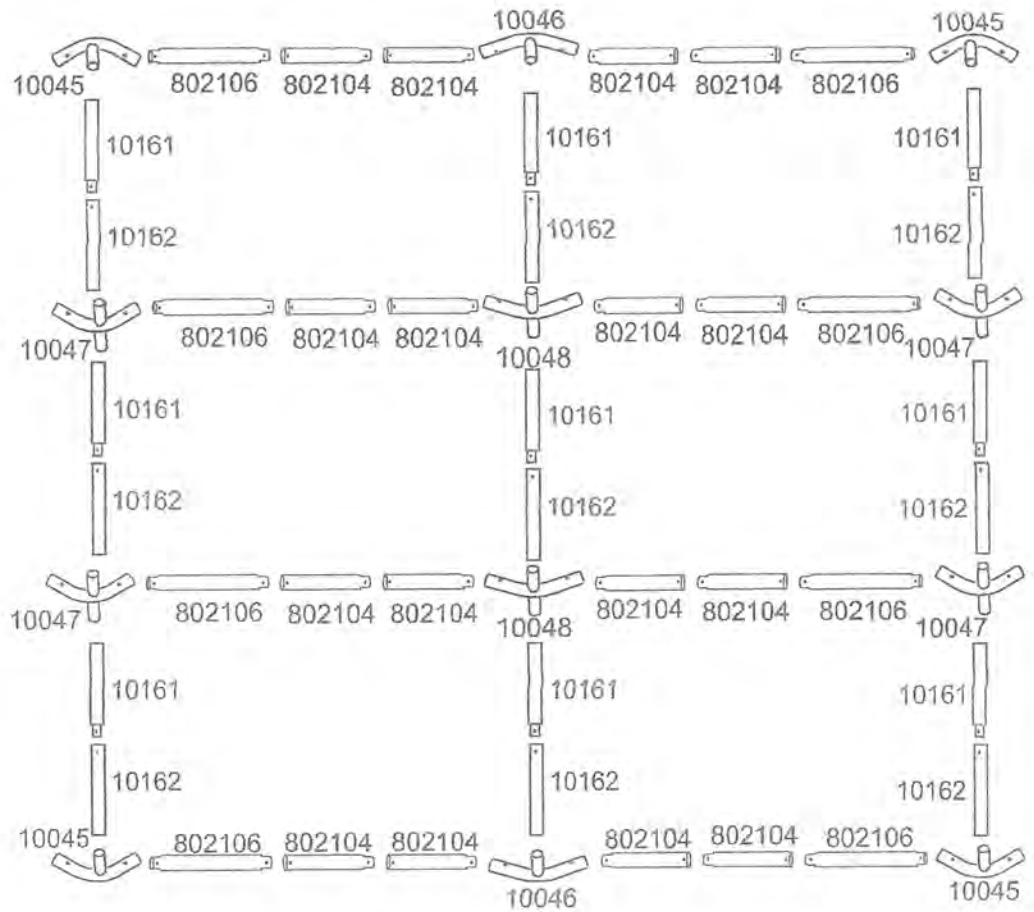
Covered by U.S. Patents and patents pending: 6,871,614; 6,994,099; 7,296,584; D 430,306; D 415,571; D 414,564; D 409,310; D 415,572

18' x 20' Super Max Canopy - 8 Leg - Parts List - Model #26773

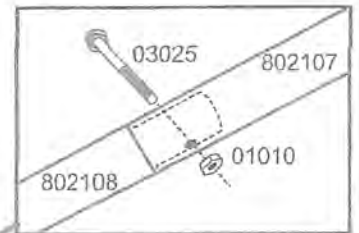
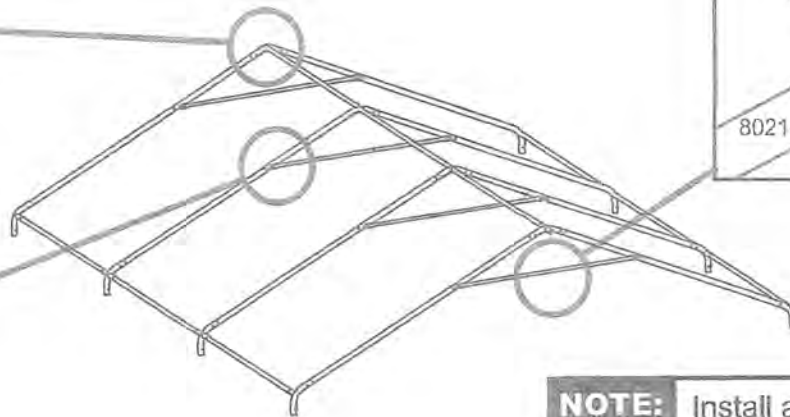
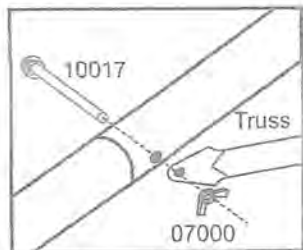
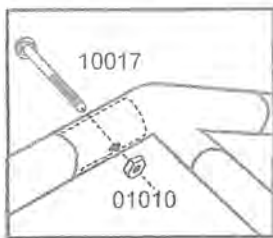
Description of Parts:		Quantity	Part #
	35.5" Swedged Rafter Poles	8	802106
	38.5" Swedged Rafter Poles	16	802104
	40" Cross Rails	9	10161
	40" Cross Rails	9	10162
	39 3/8" Leg Poles	8	802109
	39 3/8" Leg Poles	8	802110
	3-Way Peak Connectors (Top bend, shallow bend)	2	10046
	4-Way Peak Connectors	2	10048
	3-Way Frame Corners (Side bend, sharp bend)	4	10045
	4-Way Frame Connectors	4	10047
	39 5/8" Truss Bar - flat end	4	802107
	39 5/8" Truss Bar - swedged end	4	802108
	Bolt 1/4" x 1 1/2"	4	03025
	Bolt 1/4" x 2 1/2"	24	10017
	Nut 1/4"	20	01010
	Wing Nut 1/4"	8	07000
	TwistTite™ Set (Bungee with "S" hook)	4	10056
	Bungee Cords	24	10066
	Polyethylene Fabric Cover (White)	1	10159
	Foot Plates	8	10050
	Short Pins with Rings - 1/4" x 2 1/4"	4	10051
	Long Pins with Rings - 1/4" x 2 7/8"	8	10052
	Anchors	8	10431

1. LAY OUT ROOF FRAME

Assembly is easiest if you lay out the roof parts as shown in the location you intend to erect the shelter. Start by assembling the center peak then assemble each side.



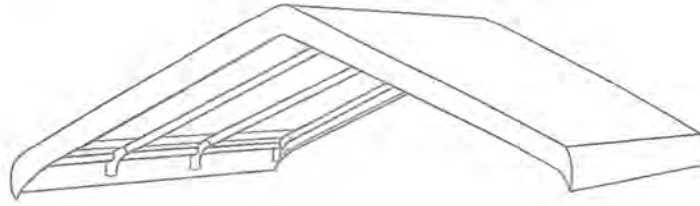
2. CONNECT ROOF FRAME



NOTE: Install all carriage bolts with the nut toward the center of the frame.

3. PLACE COVER OVER ROOF FRAME

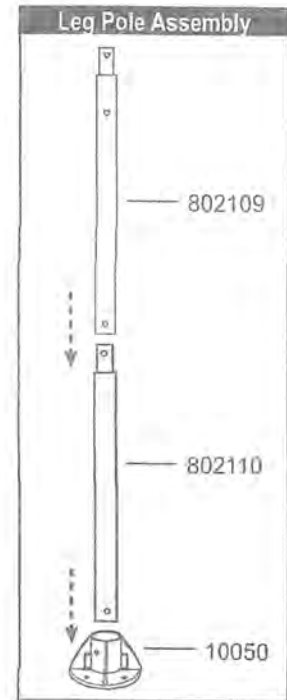
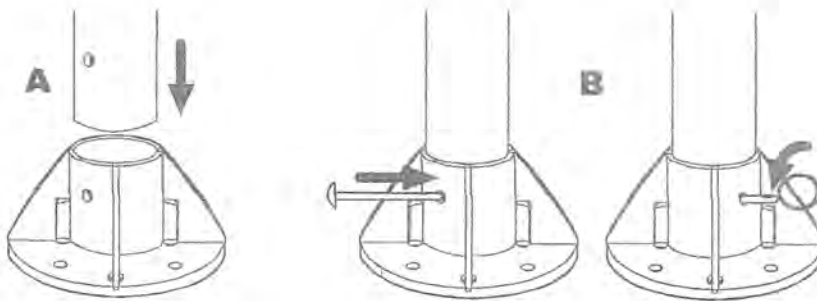
Place cover over frame so the grommetted portion is facing down. The valance will cover the frame eaves.



4. ASSEMBLE LEGS & FEET

A. Connect the leg poles (802109 & 802110), then insert into the foot plates (10050). Align holes.

B. Insert one long pin (10052) through all eight legs to secure base foot. Repeat with each leg.



5. ATTACH LEGS TO ROOF FRAME

After assembling the legs, lay them next to the canopy near each of the 3 and 4 way connectors. Attach all legs to one side first. Let the other side of roof frame rest on the ground. Repeat for opposite side.

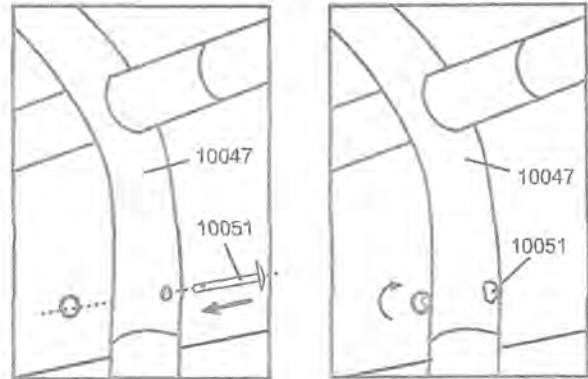
NOTE: See diagram. Insert one middle leg on one side of the frame, swaged end up. Insert the rest of the legs on that same side. Repeat for the opposite side.



6. SECURE THE MIDDLE LEGS TO ROOF FRAME

At the 4 middle legs, align the hole at the top of the assembled leg with the hole at the bottom of each 4-way connector.

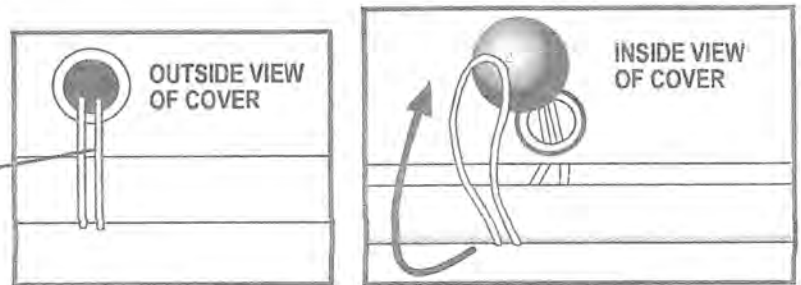
Insert a short pin (10051) through this hole to secure leg.



7. SECURE CANOPY COVER

Working from the inside, slide the bungee fasteners (10066) through the grommets.

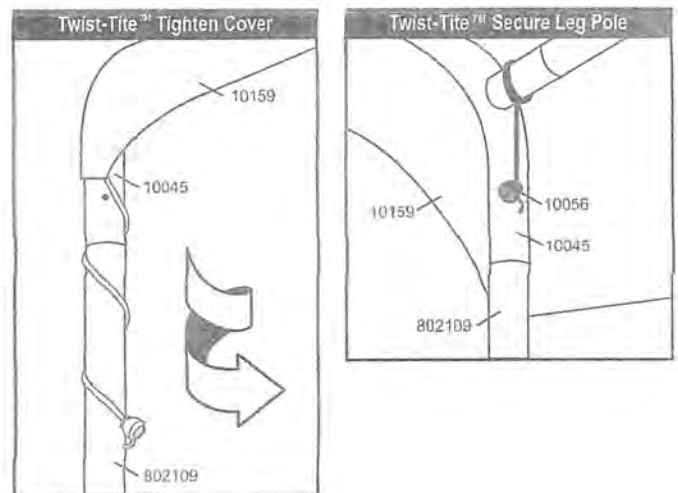
BUNGEE-BALL AND CORD HIDDEN UNDER VALANCE



8. TIGHTEN THE COVER WITH TWIST TITE™

A. Wrap the cord with plastic ball and "S" hook at the corners of the cover around the corner leg poles. Insert "S" hook into the hole of the corner leg poles. Twist each leg pole until the cover becomes tight. Twist the leg poles equally to ensure the cover stays aligned during tightening.

B. Secure the leg poles with the Twist-Tite™ Set. (10056) Wrap the bungee around the side frame connection (10045) and insert "S" hook into the leg pole hole that lines up with the corner side frame connector hole.

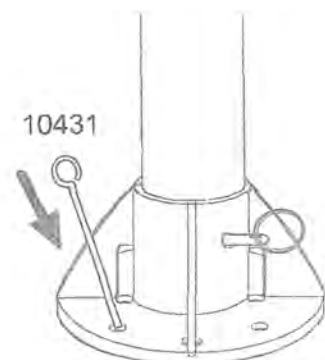


9. ANCHOR YOUR CANOPY

There are four holes on each base foot that the anchor can go into. Select a hole in each base foot. Insert each anchor into the ground until the round head is touching the base foot.

Insert one anchor into all eight base feet.

This is a temporary spike anchor. Not intended for permanent use.



Welcome to JB Rope Supply

1/2" 5-Star Nylon coilette



Item Id: NC1/2-32003

3-strand twisted construction nylon rope

Abrasion resistant

High stretch

Excellent wet/dry strength retention

Sure gripping surface

Stays flexible and easy to handle

Easy to splice

6,400 Lbs Tensile Strength

Safe Working Load 11% of Tensile

JB Rope Supply

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Niantic, CT 06357

Phone: 860-451-8163 Fax: 860-451-8178

http://www.jbrope.com/12-5-Star-Nylon-coilette_p_51.html



Select Your Store

Project Center Search All Enter SKU, Model # or Keyword

Home / Outdoors / Yard Buildings, Outdoor Storage & Accessories / Yard Building Accessories

4" x 40" Earth Anchor

Model Number: 1712764 | Menards® SKU: 1712764

EVERYDAY LOW PRICE **\$8.99**
 11% MAIL-IN REBATE **\$0.99** Valid Until 9/9/17
FINAL PRICE \$8.00 each

You Save: \$0.99 After Mail-In Rebate

*The displayed final price is your price today after mail-in rebate and is subject to the terms and time frame of the rebate. Rebate is in the form of a merchandise credit check which may only be redeemed in store. [Learn More](#)

Click image for a larger view. Hover to zoom in.

Description Specifications

Print Compare Add to Gift Registry

Description & Documents

These 4" x 40" Earth Anchors can be used in many areas around the home. With these products you can anchor sheds, fencing, support trees, etc.

- 4" x 40" shown

Dimensions: 4" x 40"
 Shipping Dimensions: 40.16 H x 3.94 W x 3.94 D
 Shipping Weight: 2.9 lbs

Specifications

Product Type: Earth Anchor	Accessory Type: Anchor
Color: Red	Material: Steel
Overall Width: 4 inch	Overall Length: 40 inch
Overall Depth: 4 inch	Weight: 2.9 pound
Maximum Weight Capacity: N/A	Manufacturer Warranty: N/A
For Use With: sheds, fencing	Includes: Anchor Only

Please Note: Prices, promotions, styles and availability may vary by store and online. While we do our best to provide accurate item availability information, we cannot guarantee in-stock status and availability as inventory is sold and received continuously throughout the day. Inventory last updated 9/5/2017 at 5:00am EST. Online orders and products purchased in-store qualify for rebate redemption. Rebates are provided in the form of a Menards® Merchandise Credit Check valid towards purchases at any Menards® retail store. Not valid for purchases on MENARDS.COM®.





CITY OF FRANKLIN



REPORT TO THE PLAN COMMISSION

Meeting of October 5, 2017

Temporary Use

RECOMMENDATION: City Development Staff recommends approval of a Temporary Use for the Holiday Craft & Gift Exposition, to be held November 24 – November 26, 2017 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 24 – November 26, 2017.

INTRODUCTION:

Please note:

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

On September 7, 2017, 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 24; from 9:00 A.M. to 5:00 P.M. on Saturday, November 25; and from 10 A.M. to 4:00 P.M. on Sunday, November 26. Setup is scheduled from 6:00 A.M. to 8:00 P.M. on Wednesday, November 22. Take down is scheduled to be completed by 8:00 P.M. on Sunday, November 26.

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 thirty-five consecutive years during the same weekend at the Wisconsin State Fairgrounds until it moved to the Milwaukee County Sports Complex 2012. According to the applicant, the 2015 event at the Milwaukee County Sports Complex was well advertised and well attended.

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 24 – November 26, 2017 at the Milwaukee County Sports Complex, located at 6000 West Ryan Road.

RESOLUTION NO. 2017-_____

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 24, 2017, from 9:00 a.m. to 5:00 p.m., November 25, 2017, from 9:00 a.m. to 5:00 p.m. and November 26, 2017, from 10:00 a.m. to 4:00 p.m. (The Sports Complex will be vacated by 8:00 p.m. on November 26, 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 24, 2017, from 9:00 a.m. to 5:00 p.m., November 25, 2017, from 9:00 a.m. to 5:00 p.m. and November 26, 2017, from 10:00 a.m. to 4:00 p.m. (The Sports Complex will be vacated by 8:00 p.m. on November 26, 2017.), and all approvals granted hereunder expiring at 4:00 p.m. on November 26, 2017.
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 24th – 26th, 2017, Holiday Craft & Gift Exposition.
3. The applicant shall 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.

Introduced at a regular meeting of the Plan Commission of the City of Franklin this

JAMES C. TORBENSON/TORBENSON SHOWS LLC – TEMPORARY USE
RESOLUTION NO. 2017-_____

Page 2

_____ day of _____, 2017.

Passed and adopted at a regular meeting of the Plan Commission of the City of Franklin this _____ day of _____, 2017.

APPROVED:

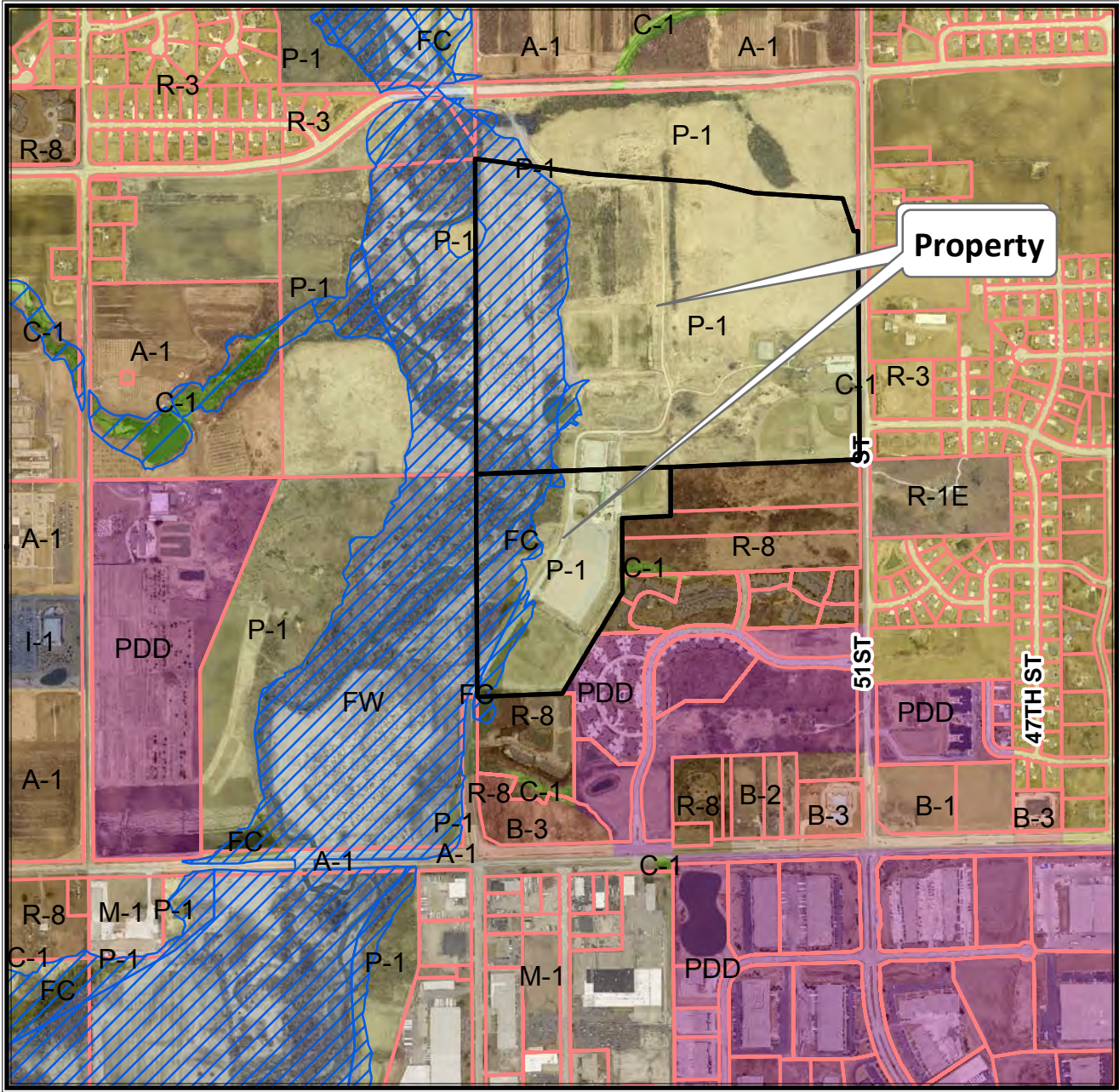
Stephen R. Olson, Chairman

ATTEST:

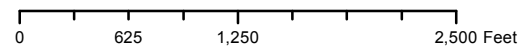
Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____

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

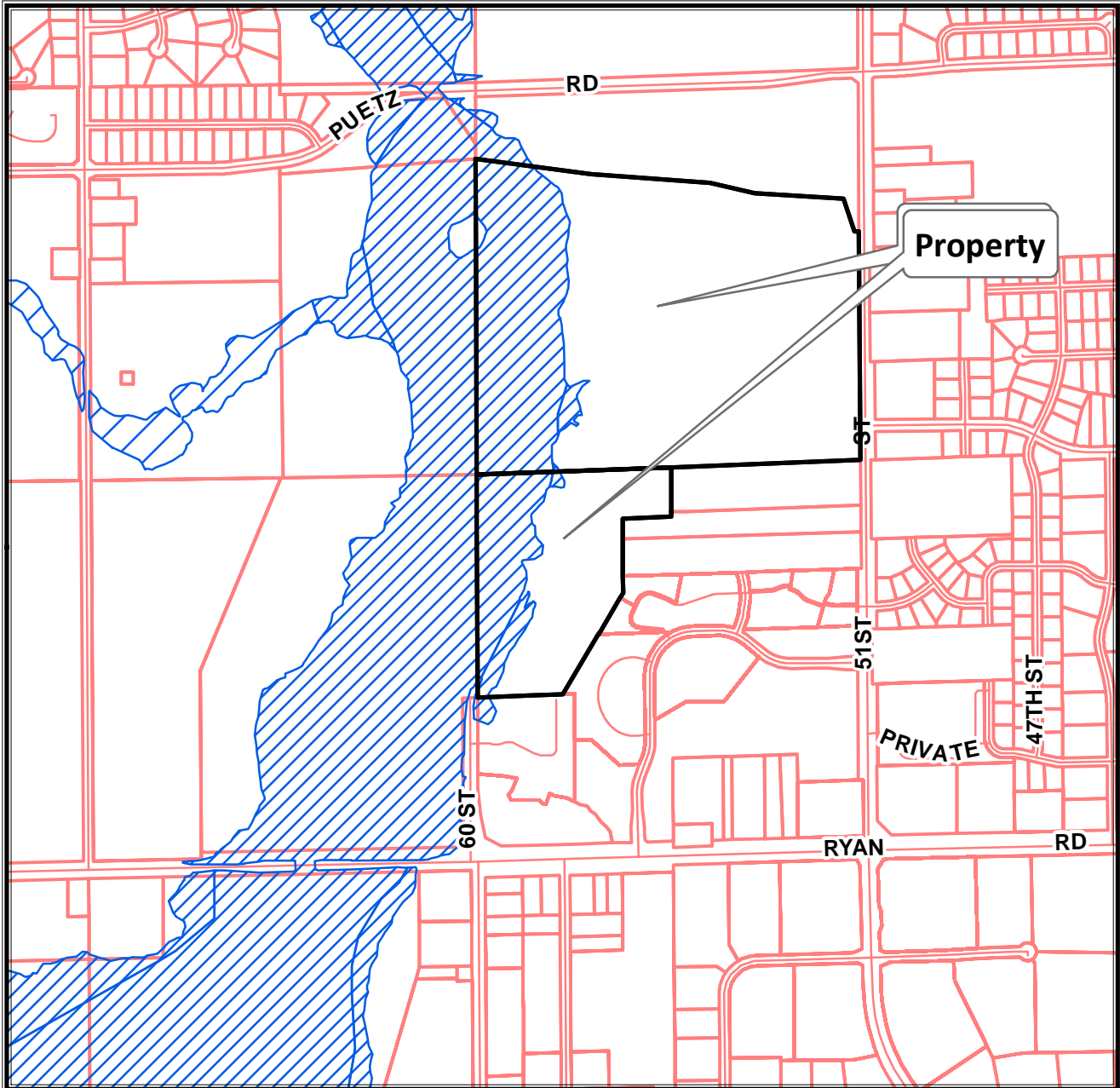


Planning Department
(414) 425-4024

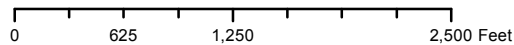


This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. This map is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes.

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.





CHRIS ABELE, MILWAUKEE COUNTY EXECUTIVE
JOHN DARGLE, JR., DIRECTOR OF PARKS, RECREATION AND CULTURE

September 1, 2017

To Whom It May Concern:

The Milwaukee County Parks and the Milwaukee County Sports Complex approves the temporary use application for Torbenson Shows (Holiday Craft and Gift Expo) to use the Milwaukee County Sports Complex from November 22nd through November 26th, 2017 for their annual craft and gift expo. The building will be used for set-up on Wednesday, November 22nd, for the show itself from Friday, November 24th through Sunday, November 26th and for tear down and load out on the evening of Sunday, November 26th

If there are any questions or concerns about the event, please do not hesitate to contact me at (414) 281-2694 or via e-mail at brian.temke@milwaukeecountywi.gov

Brian Temke
Milwaukee County Sports Complex Manager

ADDRESS

PHONE/FAX



EMAIL

WEBSITE

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, 2017.

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 fourth 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 years along with coordinating the Holiday Craft Fair for the last six.

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.

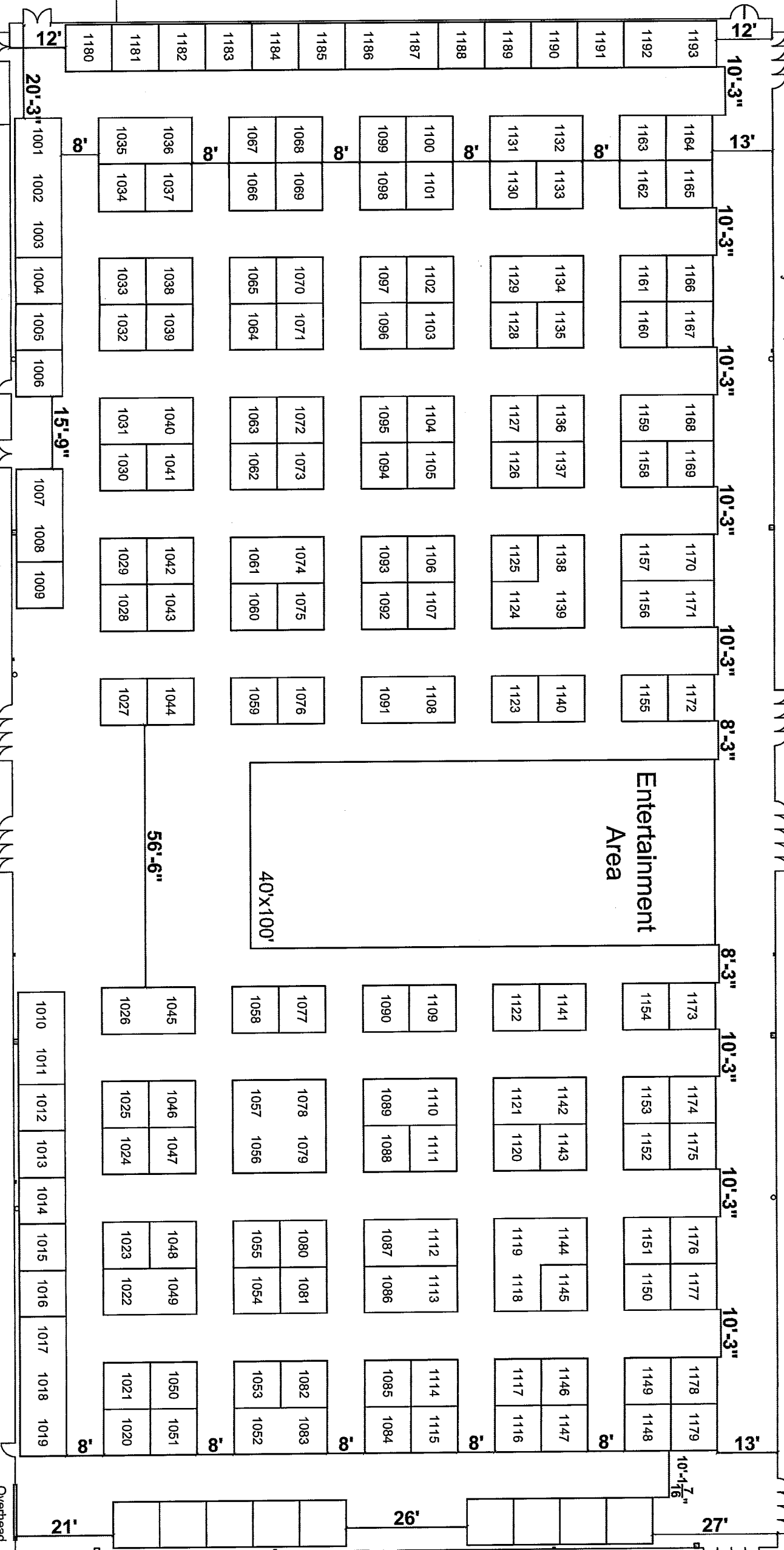
The Holiday Craft and Gift Expo will be a family themed show, catering mostly to Black Friday shoppers and people looking for unique decorations and gifts for the Christmas holidays. The show runs Friday, November 24th from 9-5, Saturday, November 25th 9-5, and Sunday November 26th 10-4. Move in begins Wednesday, November 22nd, 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
SEP 20 2017
City Development



WI Holiday Craft & Gift Expo November 28-30, 2014



Overhead Door