

CITY OF FRANKLIN
COMMITTEE OF THE WHOLE MEETING*
MONDAY, SEPTEMBER 30, 2013, 6:30 P.M.
COMMON COUNCIL CHAMBERS, FRANKLIN CITY HALL
9229 W. LOOMIS ROAD, FRANKLIN, WISCONSIN
AGENDA

- I. Call to Order and Roll Call

- II. Business
 - A. Concept review for a proposed self storage mini warehousing development (6951 S. Lovers Lane Road) (Alex Simic, applicant)

 - B. Review of Mayor's Recommended 2014 Budget (including all funds, departments, revenues, expenditures, and activities).

 - C. An Ordinance to Amend the Municipal Code to Provide for Additional Aldermanic Positions for the Membership of the Forward Franklin Economic Development Committee (Mayor Taylor); (referred to this meeting at the September 3, 2013 Common Council meeting upon agenda item G.7.); this item is subject to a motion made and seconded, at the September 17, 2013 Common Council meeting upon agenda item G.3., to reconsider the referral of and therefore this item, with discussion and action upon the motion to occur at the October 1, 2013 Common Council meeting.

- III. Adjournment

*Notice is given that a majority of the Forward Franklin Economic Development Commission and Plan Commission may attend this meeting to gather information about an agenda item over which the Forward Franklin Economic Development Commission and Plan Commission has decision-making responsibility. This may constitute a meeting of the Forward Franklin Economic Development Commission and Plan Commission per State ex rel. Badke v. Greendale Village Board, even though the Forward Franklin Economic Development Commission and Plan Commission will not take formal action at this meeting.

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

MEMORANDUM

TO: MAYOR TOM TAYLOR AND FRANKLIN COMMON COUNCIL
FROM: CRAIG HASKINS, CHAIRMAN FORWARD FRANKLIN EDC
SUBJECT: STORAGE MASTER PROPOSAL FOR 6951 S LOVERS LANE
DATE: 9/23/13
CC: FORWARD FRANKLIN ECONOMIC DEVELOPMENT COMMITTEE

Today I toured the Storage Master facility at 2601 S Moorland Road in New Berlin with the company's CEO Alex Simic. Mr. Simic is proposing a facility for Franklin with similar aesthetics of his New Berlin facility at the location of the shuttered Hugo's restaurant. The proposal would take a vacant building on a busy road and convert it to a storage facility that doesn't look like an ordinary storage facility. By now, you've had a chance to review the plans so I will not bore you with descriptions. I will remind you the New Berlin facility is on a very busy stretch of Moorland Road and Mr. Simic would happily provide a reference from the City of New Berlin on how his company has been a good citizen there. In Franklin, the proposed plans do not exactly meet the criteria for the current zoning. However, Mr. Simic is requesting a reasonable amendment to those criteria that the city should consider.

The property's use for the past decade has been as a restaurant under several different operators according to Mr. Simic. His company would operate this as a sharp looking storage facility that would likely double the tax revenue from the property. Mr. Simic has lined up his financing for the project and it appears to be shovel-ready. Franklin would see an almost immediate positive impact. Mr. Simic tells me he has spoken to the neighbors and is ready to do whatever it takes to fit in peacefully in the same way he satisfied the neighbors in New Berlin. Franklin's citizens would also benefit from an additional storage facility, especially considering the amenities its users will enjoy. Lastly, the additional commercial tax base would help the City move closer to its 70/30 goal that we so often like to talk about.

While the FFEDC has not met to make a proposal (thanks again to quorum issues), it will take up this project at its next meeting. In the meantime, please make reasonable suggestions to Mr. Simic so that he can get this up to the high Franklin standards in a reasonable amount of time.

As always, I'm reachable for further comments or for any assistance the Council needs at (262) 412-8899 or craig@knightbarry.com.

<p style="text-align: center;">APPROVAL</p> <p><i>Slw</i></p>	<p style="text-align: center;">REQUEST FOR COMMITTEE OF THE WHOLE ACTION</p>	<p style="text-align: center;">MEETING DATE</p> <p style="text-align: center;">9/30/13</p>
<p style="text-align: center;">REPORTS & RECOMMENDATIONS</p>	<p style="text-align: center;">CONCEPT REVIEW FOR A PROPOSED SELF STORAGE MINI WAREHOUSING DEVELOPMENT (6951 SOUTH LOVERS LANE ROAD) (ALEX SIMIC, APPLICANT)</p>	<p style="text-align: center;">ITEM NUMBER</p> <p style="text-align: center;"><i>II.4.</i></p>

Introduction

On September 23, 2013, the applicant filed a Concept Review Application with the Department of City Development for a proposed self storage facility development. The development is being proposed on property located at 6951 South Lovers Lane Road, formerly occupied by the Hugo's Steakhouse restaurant and Jakob's Pub. The subject parcel, bearing tax-key No. 747-9992-001, has an area of approximately 4.38 acres and is zoned B-5 Highway Business District.

The parcel is bounded by a single-family residential use to the north; the Whitnall View Motel and a vacant B-5 District zoned property to the south; single-family residential to the east; and single-family residential and the Whitnall Grove Condominium development to the west. The subject property is identified as "Commercial" and "Areas of Natural Resource Features" in the City of Franklin 2025 Comprehensive Master Plan.

Project Description

The property currently consists of the former restaurant building and volleyball courts. There is driveway access to South Lovers Lane Road on the northeast corner of the property and also existing cross-access with the motel property to the south with access to South Lovers Lane Road. There is a known woodland located on the north and west sides of the property. The applicant has indicated that 70% or more of the woodland will be preserved and serve as a buffer from the residential uses to the north and west. The existing impervious surface of the site is about 75,000 square feet, the development proposes to add about 20,800 square feet of impervious surface, for a total of about 95,900 square feet of impervious surface (about 50% of the entire site). The applicant is not showing any storm water management facilities onsite, but indicated they will comply with any applicable storm water retention standards.

The applicant is proposing to raze the restaurant building to construct an approximate 80,000 square foot, single-story building with a partially exposed basement (40,000 square foot building footprint). The building is 18-feet in height from the front grade. The building will be under the 30-foot maximum height requirement of the B-5 District where the basement is exposed. The building will primarily consist of a fiber cement product. The finishes will vary and include standstone, brick, block and stone. The proposed building meets all B-5 District setbacks. The site will also contain wrought iron security fencing and gates adjacent to South Lovers Lane. 52 parking spaces are proposed, including 6 handicapped accessible spaces which complies with Table 15-5.0202(I)(1) of the UDO. Per Table 15-5.0203 of the UDO requires a standard parking ratio of 1 parking space per 10 storage units. Staff anticipates the parking ratio will be met. The applicant has indicated that they will provide security lighting in compliance with UDO standards.

The applicant has indicated that the maximum net and gross floor area ratios of the B-5 District will not be met by the proposed building and site plan. The applicant is requesting to utilize ratios similar to that those allowed in the M-1 District. Section 15-3.0701 of the UDO - General Standards for Special Uses, more specifically Section 15-3.0701A.7., allows the Plan Commission and Common Council to modify specific zoning district regulations. Therefore, under the Special Use process the applicant may request a modification to the district regulations. Section 15-3.0701A.7 of the UDO is below.

“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.”

The applicant proposed that tenants utilizing the facility would be allowed to access their units between 7:00 a.m. and 7:00 p.m. every day of the year. The business would be staffed between 9:00 a.m. and 5:00 p.m. Monday through Friday and from 8:00 a.m. to 4:00 p.m. on Saturdays. No outdoor storage of tenant vehicles is proposed. However, the applicant has previously indicated that outside storage of its own vehicles and of its own portable self storage containers may occur.

According to the applicant, the development will have the following benefits:

1. The resulting property value of the proposed development is approximately \$2.2 million;
2. The development will more than double the annual tax revenue of the property for the City;
3. The City will be closer to meeting its 70/30 goal; and
4. The development addresses a self storage need in Franklin.

The applicant has also provided a letter and an email from individuals expressing support of his business (see attached).

Conclusion

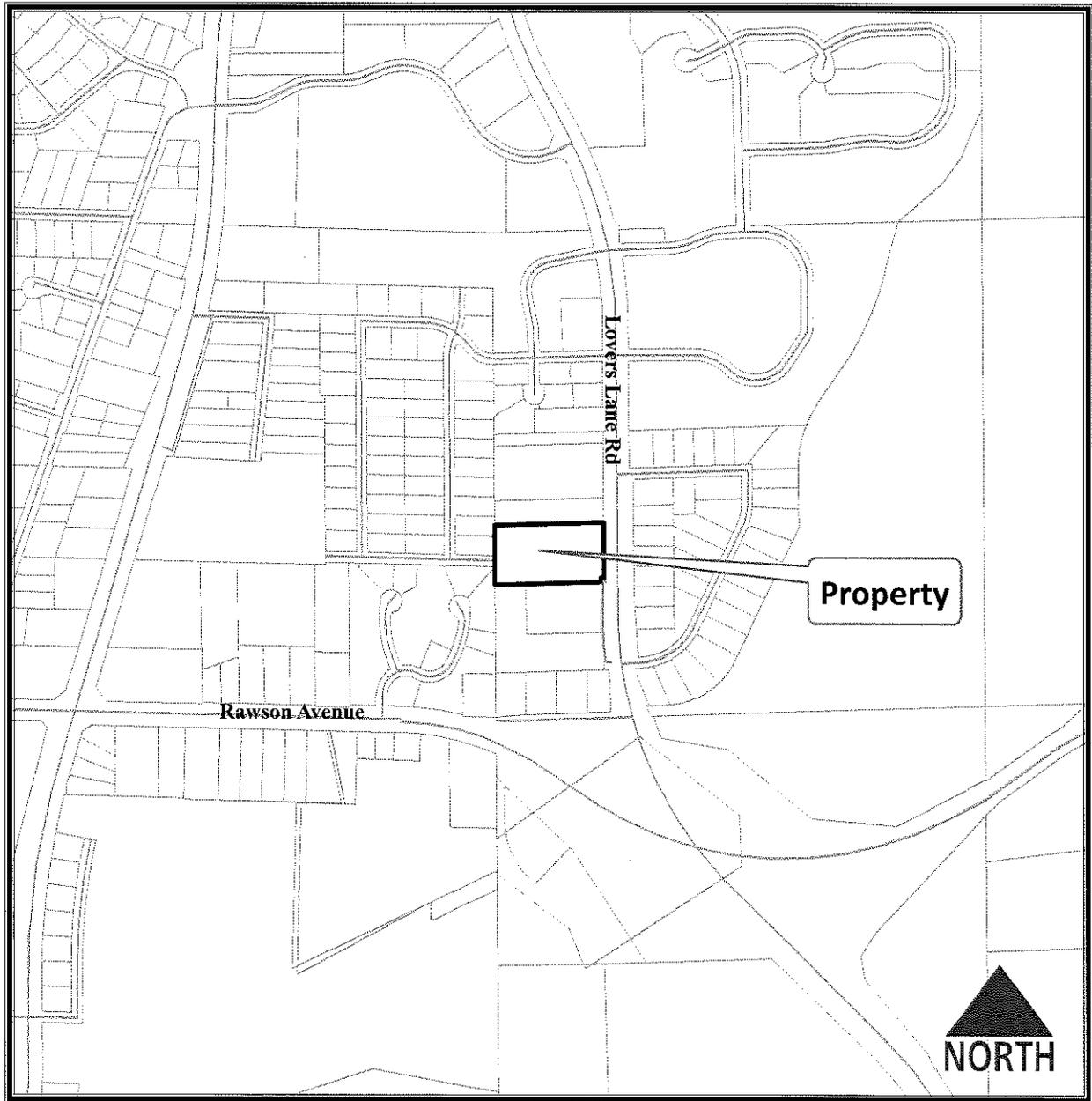
The subject development will require a Unified Development Ordinance Text Amendment to amend Table 15-3.0603 of the UDO to allow Standard Industrial Classification Code No. 4225 General warehousing and storage in the B-5 Highway Business District. Staff suggested, and the applicant agreed, to amend the use table to allow SIC Code No. 4225 as a Special Use in the B-5 District; therefore, a Special Use Application will also be required. Furthermore, a detailed Natural Resource Protection Plan is required with submittal of a Special Use Application.

COUNCIL ACTION REQUESTED

Provide direction to the applicant regarding the proposed self storage mini warehousing development (6951 South Lovers Lane Road) (Alex Simic, Applicant).



6951 South Lovers Lane Road



Planning Department
(414) 425-4024

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Miles

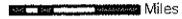
This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. This map is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes.



6951 S. Lovers Lane Road



Planning Department
(414) 425-4024

00.00306 0.012 0.018
 Miles

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.

From: tom2563@att.net
To: jamesandlindab@aol.com
Cc: [Joel Dietl](#); [Nick Fuchs](#); [Sandi Wesolowski](#)
Subject: Re: Storage Master Recommendation
Date: Monday, September 23, 2013 9:47:44 PM

Sir,

Thank you for your message. I will send a copy of your message to our Planning Manager for inclusion in the packets for the Aldermen at their Committee of the Whole meeting.

Tom Taylor

Tom Taylor

Sent from my iPad

On Sep 21, 2013, at 10:33 AM, jamesandlindab@aol.com wrote:

Dear Mr. Thomas M. Taylor,

Alex Simic asked if I would provide a recommendation for his request to develop a Storage Master facility in Franklin. I am a member of Cub Scout Pack 183. The Pack had been looking for a few years for a place to store equipment and gear it had purchased. Earlier this year Storage Master provided a storage unit for the Pack at a cost of \$1 per year. Mr. Simic's generosity has saved the Pack around a thousand dollars this year. His support will allow the Pack to continue to provide the Cub Scout experience at a reduced cost to the parents.

Sincerely,

James Beckley
Pack 183 Advancement Coordinator
Webelos I Den Leader



NEW BERLIN POLICE DEPARTMENT

Joseph Rieder
Chief of Police

Phone: 262.782.6640
FAX: 262.782.9033

September 19, 2013

Thomas M. Taylor
Mayor, City of Franklin
9229 W. Loomis Road
Franklin, WI 53132

Re; New Berlin Storage Master

Dear Mayor Taylor,

I was recently contacted by Mr. Alex Simic, owner of Storage Master LLC located at 2601 S. Moorland Road in the City of New Berlin. Mr. Simic said he was interested in locating a facility in the City of Franklin, but a concern was expressed about the potential for an increase in criminal activity brought about by the nature of this type of business.

In the nine years Storage Master LLC has been in our City, the New Berlin Police Department has responded to the sort of calls typically associated with any business such as an occasional false alarm or 911 misdial. Our records reflect only one reported theft. Such low incidences of property crimes like theft and burglary are likely due to the effective security measures on their property including controlled access to the buildings, an alarm system, and an abundance of security cameras. Overall, the existence of Storage Master LLC in New Berlin has not placed an undue burden on police resources.

As an aside, while aesthetics may not be of concern as it relates to police response, the buildings and property are very well kept. It is evident Mr. Simic and his staff take pride in their business.

Please do not hesitate to contact me if you have any questions or concerns. I can be reached directly at 262-780-8102, or via e-mail at rieder@nbpolice.org

Thank you.

Sincerely,

Joseph Rieder
Chief of Police



CONCEPT REVIEW APPLICATION

(Complete, accurate and specific information must be entered, including full legal names. Please Print.)

Date: 9/23/13

Property Owner(s)/Legal Entity: JOHN PELLMANN Applicant (Legal Business Owner Name): STORAGE MASTER

Address: 16745 W BLUENOOD RD, STE 302 Address: 2601 S MORGAN RD
 City: BROOKFIELD State: WI Zip: 53005 City: NEW BERLIN State: WI Zip: 53151
 Phone: 414 305 8302 Fax: 414 453-7106 Phone: 262 720 8545 Fax: _____
 Email Address: mpellm@5370@aol.com Email Address: ALEX@StorageMaster.Com

Project/Development Name: STORAGE MASTER FRANKLIN
 Project Description: SELF STORAGE FACILITY
 Project Property Address: 16951 S LOWERS LANE Project Tax Key Not(s): 747 999 2001
 Existing Zoning: B-5 Proposed Zoning (if applicable): B-5 Existing Use: RESTAURANT
 Proposed Use (if applicable): SELF STORAGE 2025 CMP Land Use Identification* Commercial
* The 2025 CMP Future Land Use Map is available at
http://www.franklinwi.gov/DefaultOffice/Use/Planning/2025CMP/2025CMP_City_ID2025Use_Map_091713.pdf

All Concept Review submittals must include and be accompanied by the following:

- This Application form accurately completed with original signatures (facsimiles and copies will not be accepted)
- Application Filing Fee \$250, payable to the City of Franklin
- Three copies of a Project Narrative (i.e., a detailed description of the project)
- Ten 8.5 x 11 inch or 11 x 17 inch copies of a Preliminary Site/Development Plan of the subject property(ies) and City Development map identifying the subject property and immediate vicinity, including existing and proposed contours, existing and proposed structures, existing and proposed zoning, existing and proposed infrastructure and utilities (approximate locations only), and existing and proposed site conditions/site constraints (i.e., approximate locations of public road access, easements, rights of way, natural resources/green space and drainage issues/concerns, etc.)
- Ten 8.5 x 11 inch or 11 x 17 inch copies of the building elevations

- A meeting will be scheduled with the Planning Department prior to Application submittal
- When review of a complete submittal, staff review will be conducted within five business days.
- Concept Review requests are reviewed by the Committee of the Whole. The Committee of the Whole meets the first Monday of every month.

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) waive this authorization when if the property has been posted against trespassing pursuant to Wis. Stat. § 941.15.

(The applicant's signature must be from a Managing Member of the business, 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 of the owners of the property must sign this Application.)

Signature of Property Owner: [Signature] Signature of Applicant: [Signature]
 Name and Title: John H. Pellmann Name and Title: M. Alex Simic, CEO
 Date: 9/18/13 Date: 9/23/13

Signature of Property Owner: _____
 Name and Title: _____
 Date: _____

Project Contact Name: ALEX SIMIC
 Company: STORAGE MASTER
 Phone: 262 720 8545
 Email: ALEX@StorageMaster.Com



Franklin

SEP 23 2013

City Development

September 23, 2013

Thomas M. Taylor
Mayor, City of Franklin
9229 W Loomis Rd
Franklin, WI 53132

Dear Mayor Taylor,

Storage Master, LLC is interested in purchasing and redeveloping the property located at 6951 S. Lovers Lane, Franklin, WI 53132 ("PROPERTY"). The PROPERTY has remained vacant for years, and several restaurants have tried and failed to operate a viable business at this location over the last decade. Storage Master would like to convert the PROPERTY into a modern and aesthetically attractive self storage facility with an approximately 40,000 sq. ft. footprint and a basement. The project is likely to incur \$1.6 m of construction costs, which in addition to \$580,000 purchase price, would result in a developed property value of \$2.2 million. The dense tree line on the West and North sides of the PROPERTY would largely shield those neighbors' views of the facility. Storage Master has spoken to several of the surrounding PROPERTY neighbors, and none, have so far mentioned any objection to the proposed project.

The proposed development promises to deliver several benefits such as:

1. More than doubling the annual tax revenue from this property to \$53,790 from \$19,987 in 2012, an increase that approximates the salary of a public health nurse.
2. Enabling the City of Franklin to move towards its goal of achieving its desired 70/30 residential/business ratio goal to relieve tax pressure on residents of Franklin (the City is currently at a 77/23 ratio)
3. Addressing an unmet self storage need in the community that is likely to become more acute as the City of Franklin continues to grow
4. Introducing climate controlled self storage to the City Franklin (the existing operators only offer cold storage)



Storage Master proposes using a Conceptual Review, UDO Text Amendment and Special Use permit to facilitate the proper zoning for the project, and provide an opportunity to address compatibility uses with adjacent uses and properties. Storage Master is also seeking to apply the NFAR and GFAR ratios currently being used for warehousing/self storage in Franklin.

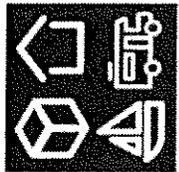
Storage Master is Wisconsin's second largest self storage operator with more than 2,400 units and 450,000 square feet of storage space on 24 acres of land. The Company is a locally owned family business that prides itself on being Wisconsin's premiere self storage operator. Storage Master also founded and operates a portable self storage business called Self Storage on Wheels. Additional information on these two companies can be found at www.storage-master.com and www.selfstorageonwheels.com. All of Storage Master's facilities are state of the art. They are well maintained and are equipped with the latest security features including perimeter fencing, computer controlled key pad entry, electronically operated gate access, CCTV surveillance and full time, on site professional management.

Storage Master would manage the facility with 3 full time staff from 9 am to 5 pm Monday through Friday and from 8 am to 4 pm on Saturdays. Tenants would be allowed to access their units from 7 am to 7 pm every day of the year. No outside storage of tenant vehicles would be allowed.

While Storage Master strives to make a profit, it also is very community and civic minded. The Company has worked with local fire officials to run Toys for Tots campaigns, has sponsored local little league teams and has provided complimentary rental units to Boy Scout troops and not for profit organizations.

Best regards,

Alex Simic
CEO
Storage Master, LLC



Storage Master^{LLC}

Wisconsin's Low Cost Self Storage!

Storage Master is Wisconsin's 2nd largest and "best run" self storage operator

Vision

- Wisconsin's leading self storage company offering:
 - Exceptional perceived value
 - Outrageous customer service
 - A Fun and rewarding work environment
 - Predictable and steadily increasing cash flows

Expansion Strategy

- Add a new facility/new units every 24-36 Months

Facilities

- 4 Locations
- 450,000 sq. ft. of space
- 2,426 units in a variety of sizes ranging from 4x8 to 12x40

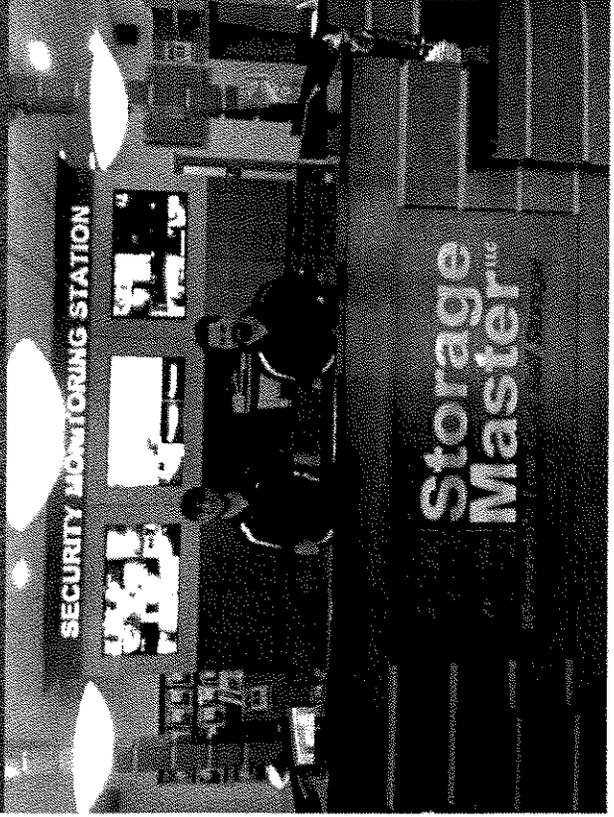
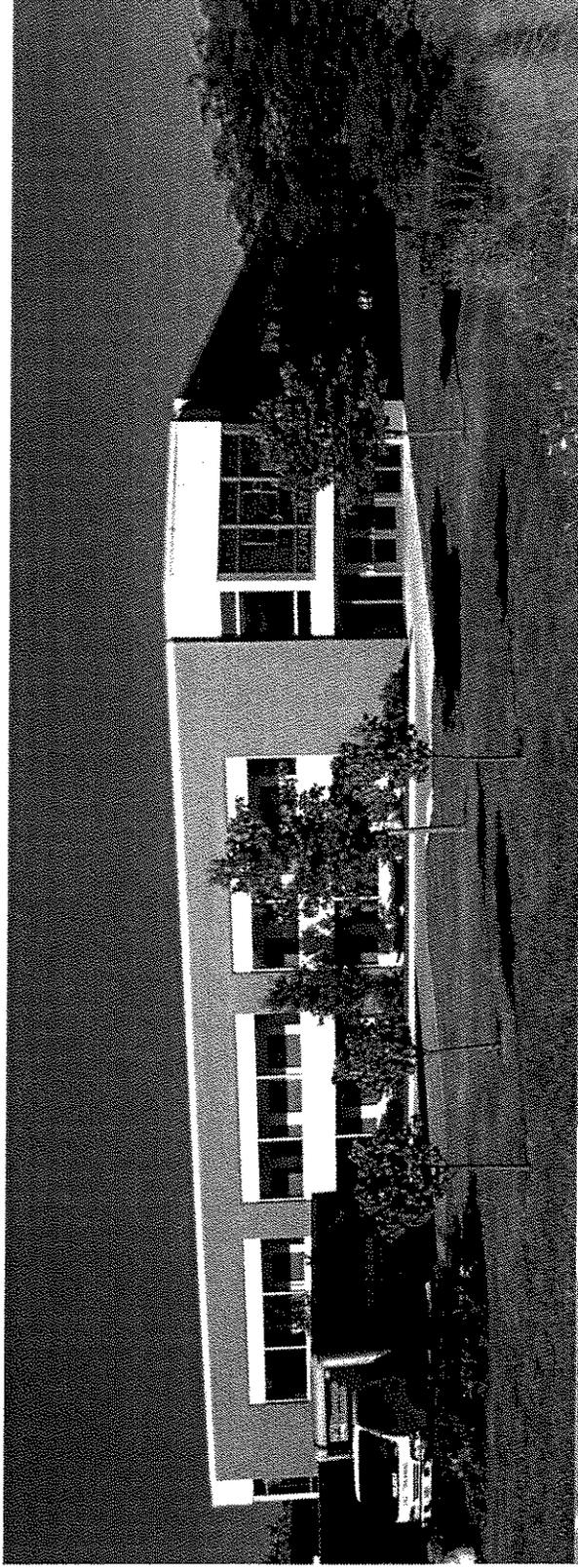
Headquarters

- 2601 S. Moorland Road, New Berlin, WI 53150
- (262) 786-8886
- www.storagemaster.com

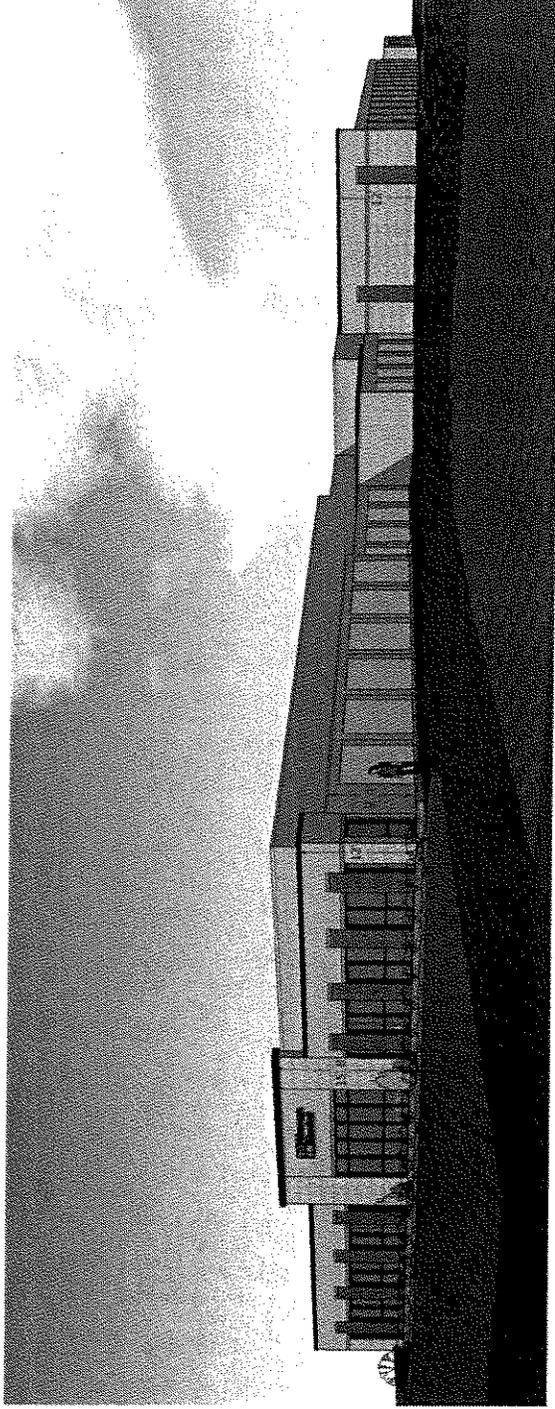
Ownership

- M Alexander Simic is the sole owner

Storage Master Facility on Moorland Rd



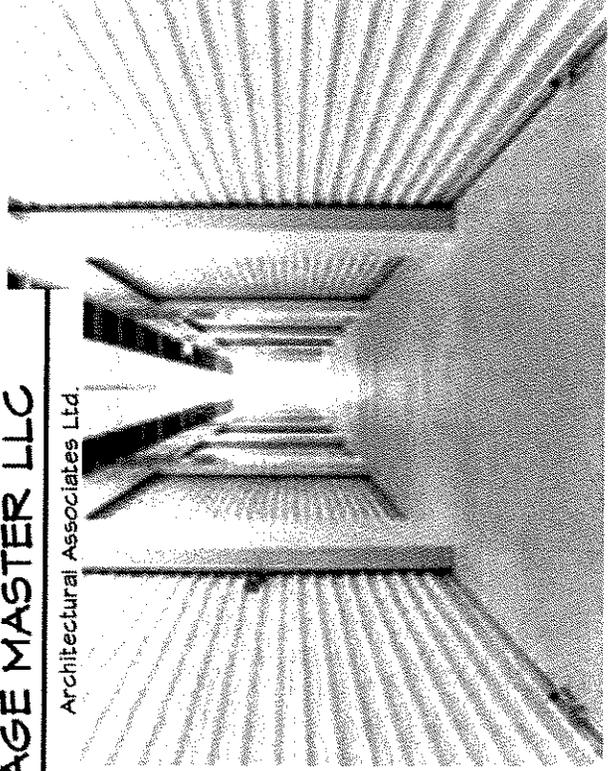
New Development & Internal Hallways



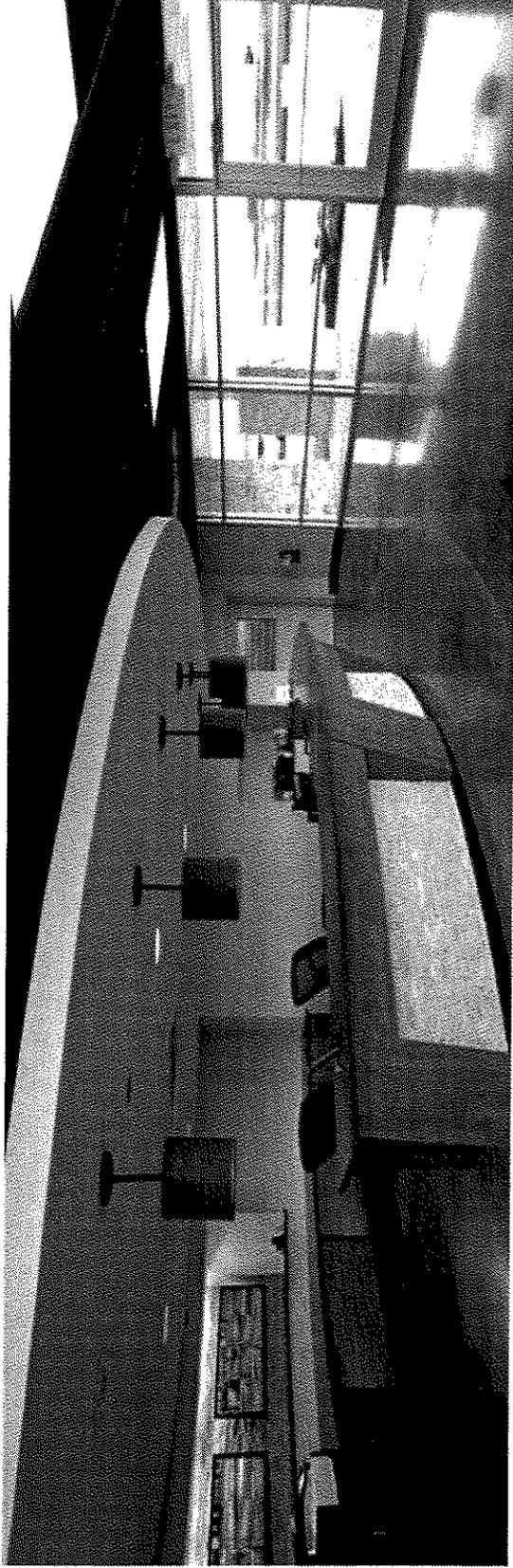
PROPOSED NEW FACILITY FOR STORAGE MASTER LLC

16500 W. Glendale Dr., New Berlin, Wisconsin 53151

Architectural Associates Ltd.



Proposed Office for Lovers Lane

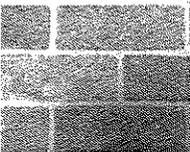


Material List for Storage Master Façade

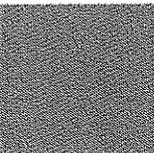
6951 South Lovers Lane, Franklin, Wisconsin



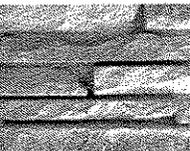
Product: Nichiha Panel Sandstone II
Color: Desert Beige



Product: Nichiha Panel CanyonBrick
Color: Shale Brown



Product: Nichiha Panel Architectural Block Series
Color: Gray
(Alternate: paint thin band this color)



Product: Nichiha Stacked Stone panels
Color: Desert

September 23, 2013

**RE: PRELIMINARY DESCRIPTION of PROPOSED DEVELOPMENT FOR
STORAGE MASTER LLC at 6951 South Lover's Lane, FRANKLIN, WISCONSIN**

1. EXISTING SITE AREA: 192,725+/- SF or 4.42 acres
2. OVERAL DIMENSIONS: 593' east/west x 325' north/south
3. LANDSCAPE: Existing includes north and west portions of site that are heavily wooded. Proposed will retain 70% or more of wooded areas.
4. EXISTING BUILDING: Restaurant with two floor levels to be removed.
5. IMPERVIOUS AREA
Existing at: 75,096 SF
Proposed: 95,937 SF
6. PROPOSED ZONING: B-5 Highway Business District proposed w/ special conditions and variances.
7. SET BACKS PROPOSED: Front yard setback at 100', required at 100' from Highway 100 R.O.W.
South side yard at 60' or more (varies), required at 20'
Rear yard at 115', required at 40' plus preservation of trees
North side yard at 135', required at 20' plus preservation of trees
8. ENTRANCE TO SITE: Two existing entry drives to remain each at approximately 24' wide.
9. PARKING PROPOSED: (52) spaces shown on site plan including (6) ADA spaces
Edge of parking to property lines varies from 20' to 83'
10. PROPOSED BUILDING: 40,000 SF First floor plus 40,000 SF Basement = 80,000 SF total
 - Reinforced concrete foundation and floors.
 - Light gauge steel framing building structure for first floor.
 - Galvalume metal standing seam roofing at ¼" to 12" slope.
11. ARCHITECTURAL: East Portion: (Primary view from Highway 100)
 - Brick & stone-like finishes.
 - Cap flashing and trim in bronze tone metal.
 - Feature stripes in bronze tone paint.West Portion: (Mostly concealed by landscape, forest, & wrought iron fence)
 - Stucco-like metal finish.
 - Glass windows with bronze tone aluminum frames and doors.
 - Trim and features in bronze tone paint and metal.Basement: Mostly below grade level and concealed by landscape & grade.
 - Small portion exposed on south side.
 - Stained concrete foundation where exposed.
 - Sand color metal finish on roll-up doors and walls.
12. SIGNAGE: To be presented in the future
13. BUILDING HEIGHT: Under 30' maximum allowed.....mostly well under 18'
Only a small portion of basement level is exposed on south side.
14. STORM DRAINAGE: As required, but initially assume no retention pond required.
15. RECYCLING CONTAINERS: None allowed on site by Storage Master
16. FENCING: Wrought iron security fencing and gates proposed for east portion of site.
17. SITE LIGHTING: Security lighting provided in accordance with Franklin standards to avoid disturbing neighbors.
18. NOISE & TRAFFIC: Very minimal to negligible

Franklin

SEP 23 2013

City Development

MILWAUKEE COUNTY INTERACTIVE MAPPING SERVICE

TOP_CNTY_CONTOUR_LIDP



Legend

- Environmental Lines
 - Tree Line, Tree
 - Marsh
- Environmental Points
 - Tree, Tree Line
 - Marsh Symbol
- Planimetric Lines
 - Fence
 - Structure
 - Wall
 - Sign or Billboard Line
 - Concrete or Pavement
 - Other Planimetric Features
 - Open Storage, Shedding, Areas Lin
 - Pole
 - Guard Rail
 - Track or Sid
 - Bridge
 - Other Planimetric Features
 - Edge, Whorl or Relating Well Line
 - Overhead Structure
 - Rail Foundation Outline
 - Cemetery
 - Dam
 - Sew Well or Check Well
- Planimetric Points
 - Structure
 - Propane Tank
 - Other Planimetric Features
 - Fence
 - Bridge
 - Sign or Billboard Symbol
 - Well
 - Open Storage, Shedding, Areas Lin
 - Guard Rail
- Hydro Lines
 - Collect Line (dashed line showing a culvert)
 - Water Body boundary for open water (not in view)
 - Water Line (arrow water feature is shown)
- Hydro Points
- Topo Lines
 - Recreational Athletic Fields, Court
 - Recreational, Golf Course Related
 - Recreational, Baseballs
- Survey Control Points
 - Phone Center
 - IGS Triangulation Station
 - Traverse Station
- Contour Lines
 - Index Contour Line
 - Approx. Index Contour Line
 - Index Depression Line
 - Approx. Index Depression Line
 - Intermediate Depression Line
 - Approx. Intermediate Depression Line
 - Intermediate Contour Line
 - Approx. Intermediate Contour Line
 - Building and Tree-Colored Lines
- Contour Points
- Transportation Lines

1:688



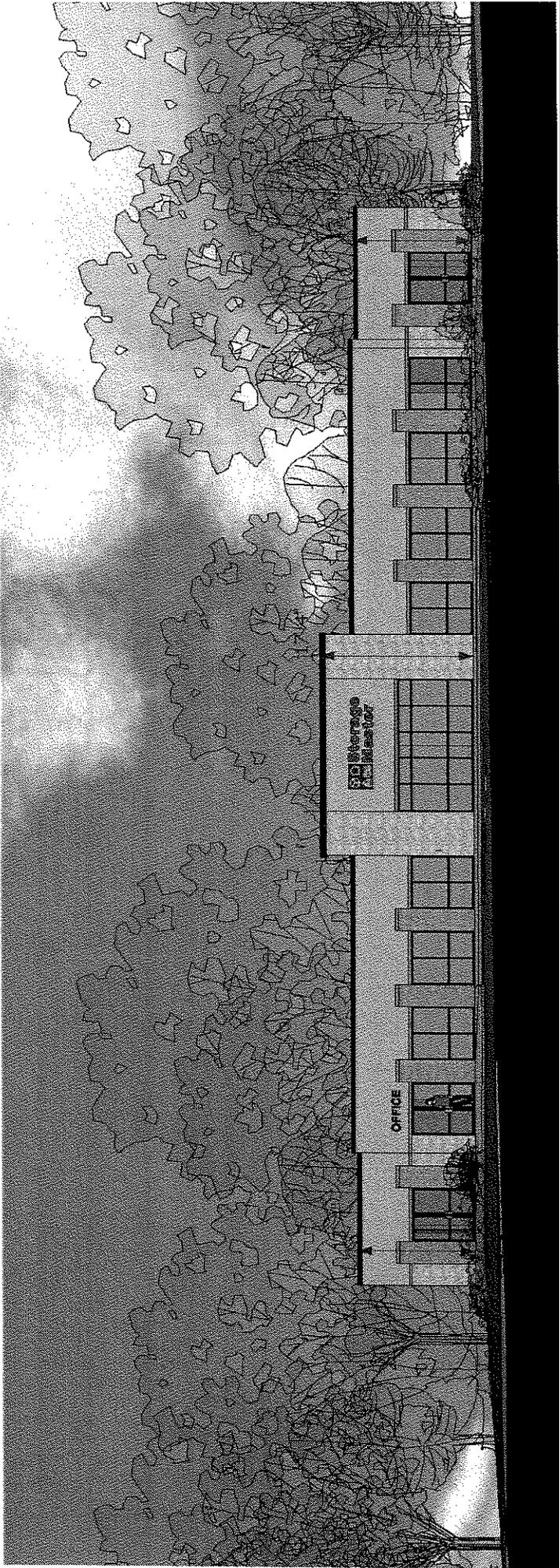
HUGO'S
Hugo's Restaurant Site Franklin

DISCLAIMER: This map is a user generated raster output from the Milwaukee County GIS system. It is not a legal document and should not be used for legal purposes. For accurate purposes only and may or may not be accurate, current or otherwise available. No liability is assumed for the state defined herein either expressed or implied by Milwaukee County or its employees.

EXISTING HUGO'S RESTAURANT SITE
THIS MAP IS NOT TO BE USED FOR NAVIGATION



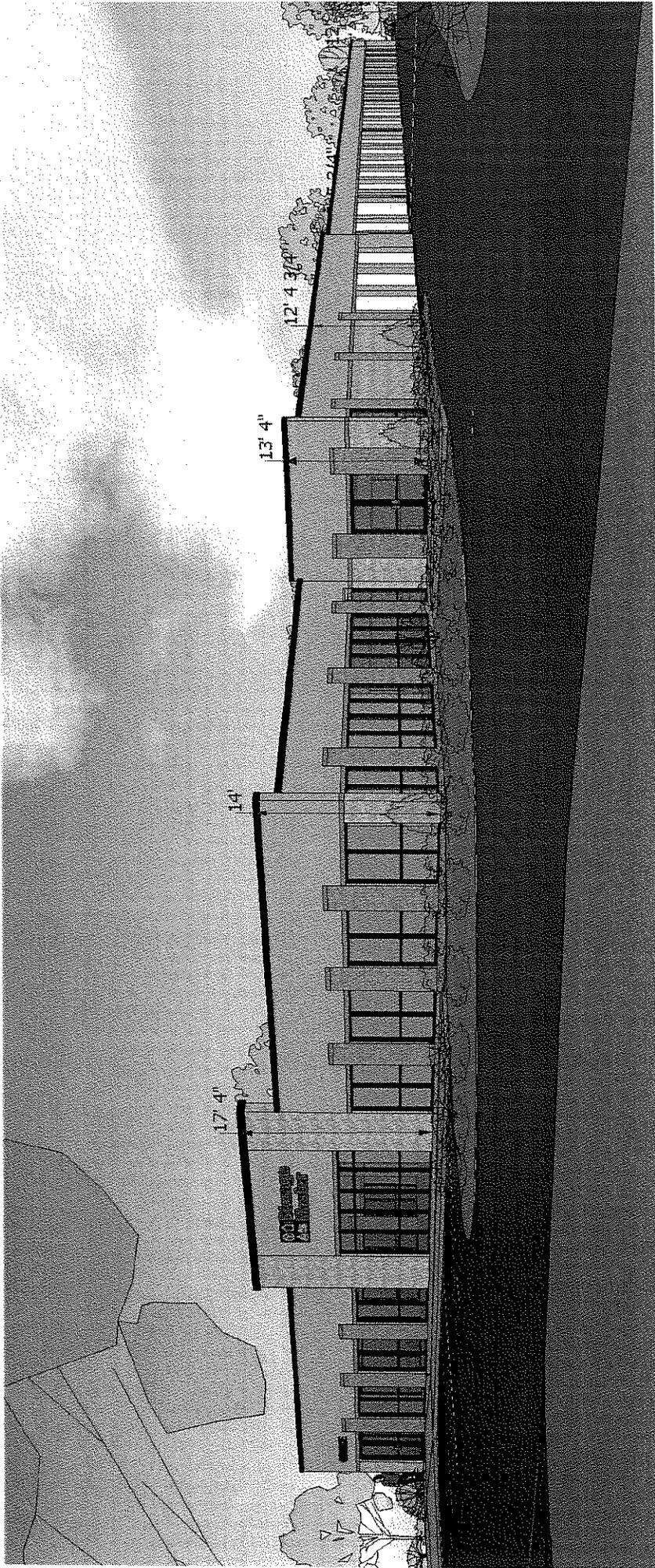
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PROPOSED NEW FACILITY FOR STORAGE MASTER LLC

6951 South Lover's Lane, Franklin, Wisconsin

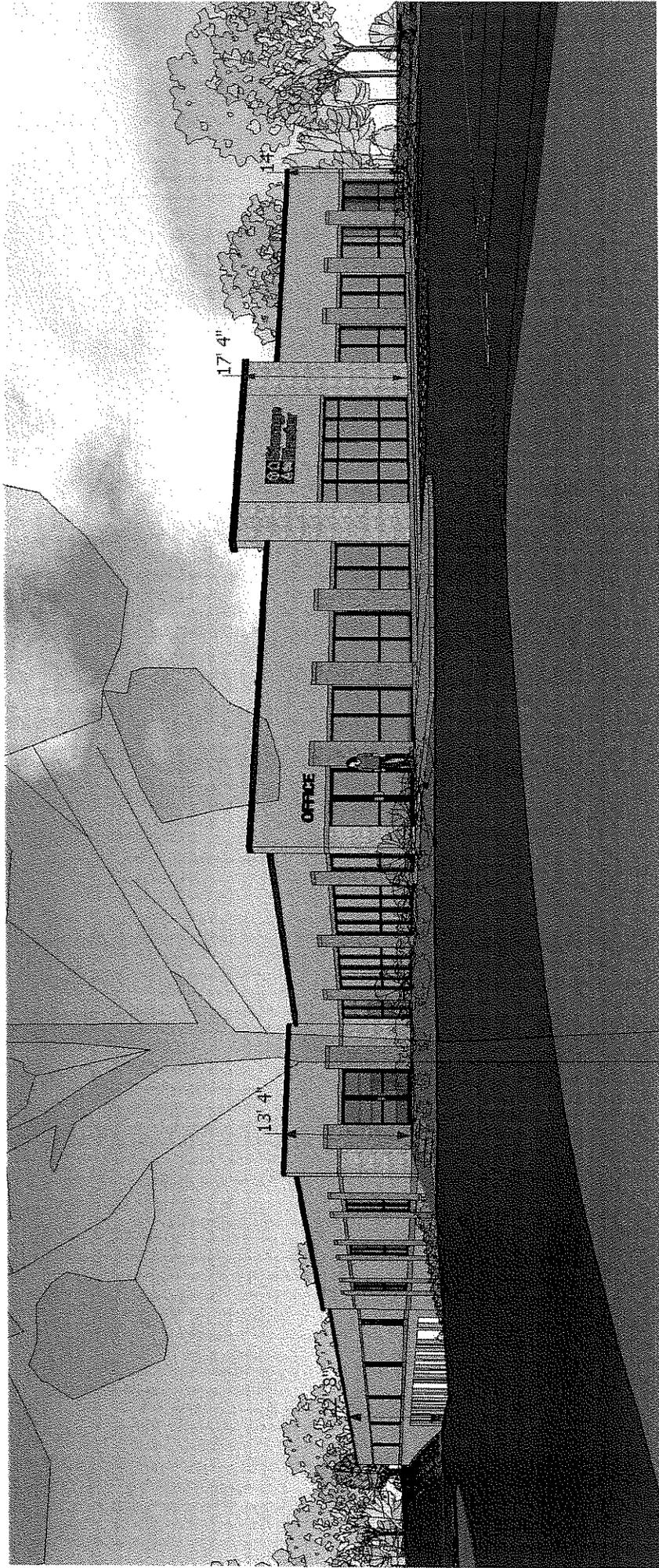
Architectural Associates Ltd.



PROPOSED NEW FACILITY FOR STORAGE MASTER LLC

6951 South Lover's Lane, Franklin, Wisconsin

Architectural Associates Ltd.



PROPOSED NEW FACILITY FOR STORAGE MASTER LLC

6951 South Lover's Lane, Franklin, Wisconsin

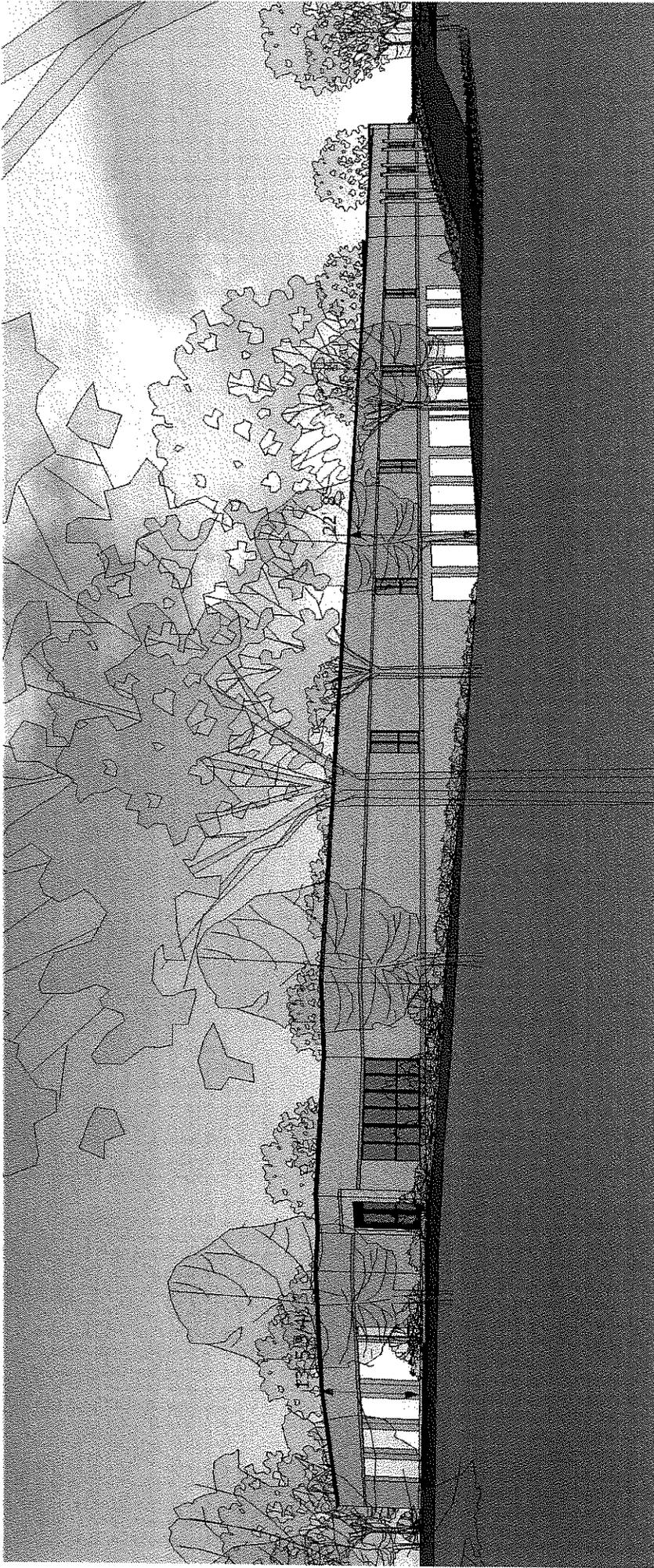
Architectural Associates Ltd.



PROPOSED NEW FACILITY FOR STORAGE MASTER LLC

6451 South Lover's Lane, Franklin, Wisconsin

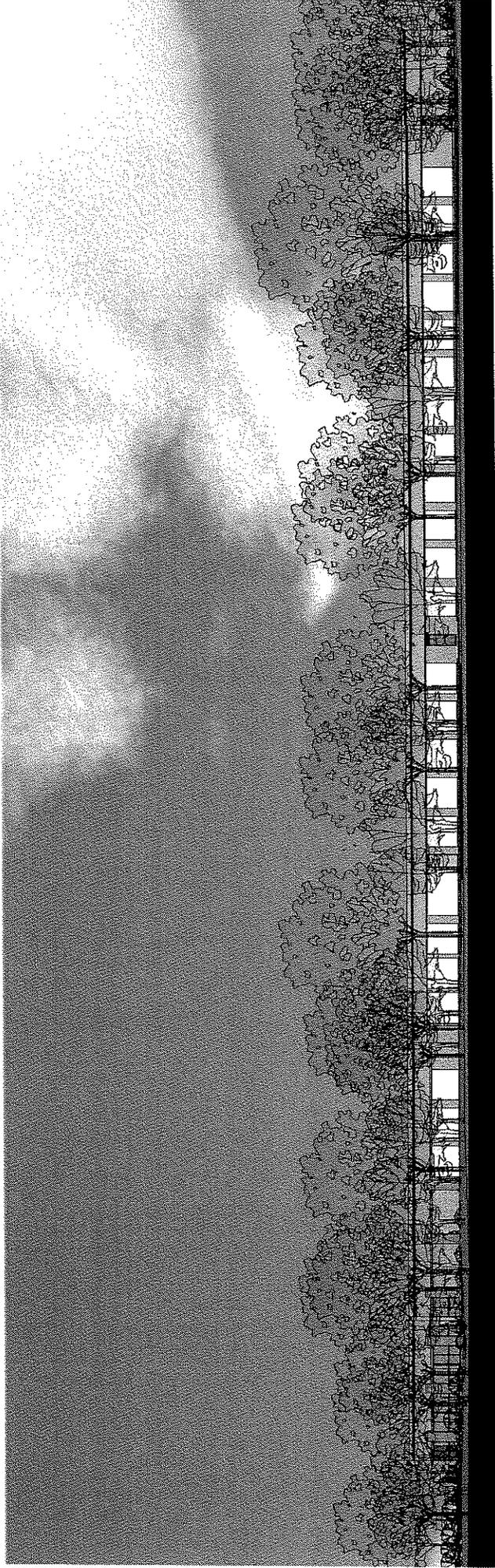
Architectural Associates Ltd.



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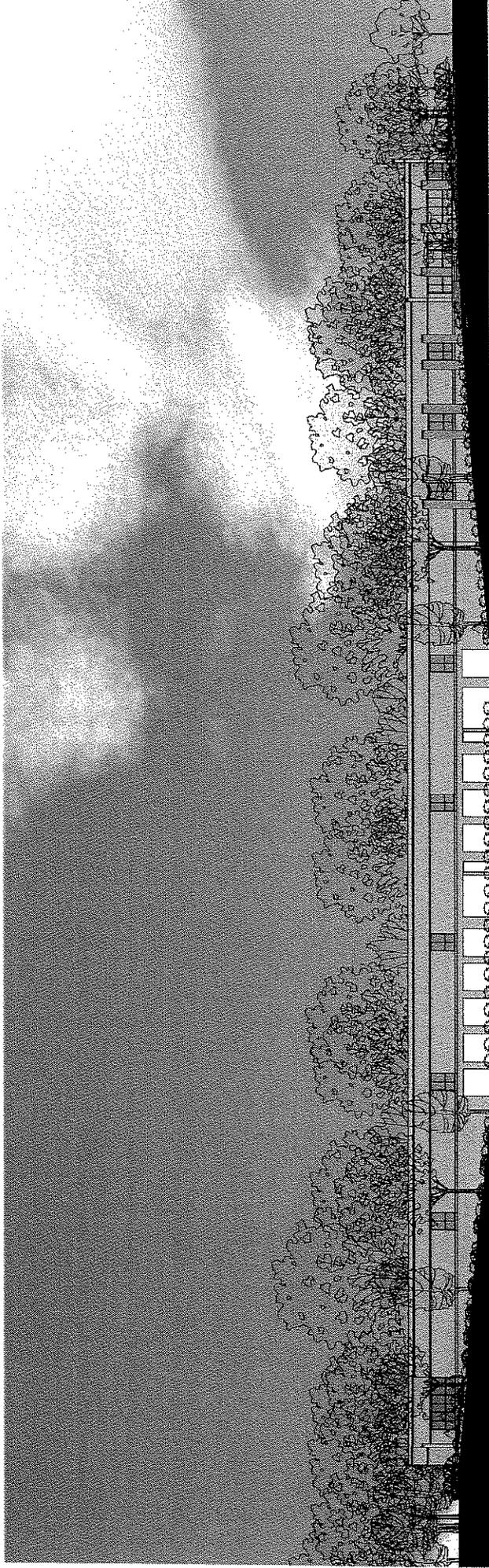
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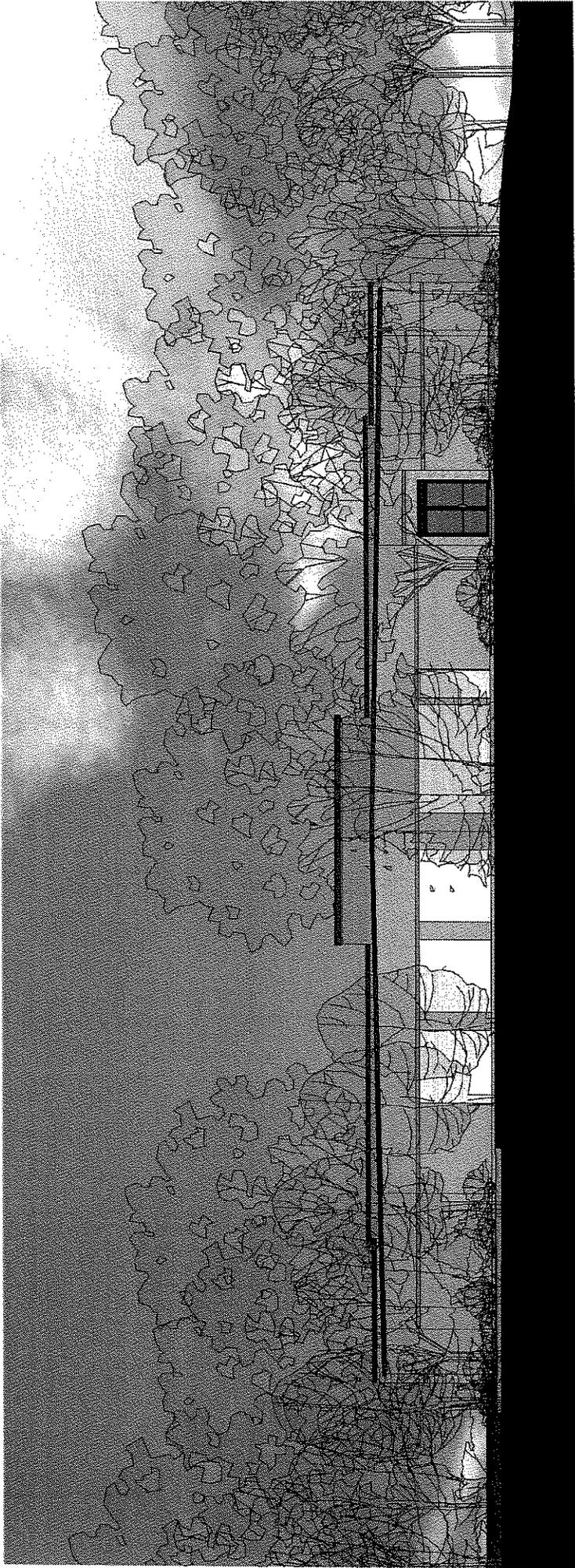
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<p>APPROVAL</p> <p><i>Slw</i> </p>	<p>REQUEST FOR COUNCIL ACTION</p>	<p>MEETING DATE</p> <p>9/30/2013</p>
<p>REPORTS & RECOMMENDATIONS</p>	<p>Review of Mayor's Recommended 2014 Budget (including all funds, departments, revenues, expenditures, and activities)</p>	<p>ITEM NUMBER</p> <p><i>II.B.</i></p>

In accordance with the approved Budget Preparation Timetable, the Mayor's Recommended 2014 Budget is placed on your agenda for consideration. The following information repeats procedural recommendations as provided last year.

Procedural Notations:

1. Typically motions and votes do not occur at the Committee of the Whole as any such action is normally just a recommendation to the full Common Council itself. Motions approved by the Committee of the Whole, in most circumstances, do not have any effect or carry the weight or authority of the Common Council until such motion is subsequently acted upon by the full Common Council at a Common Council meeting. (As such, motions at the Committee of the Whole are very uncommon.)

The Budget review, however, provides for one distinction, as the budget ordinance established a procedure that roughly patterned the prior budget review by the Finance Committee. The ordinance provides for the following:

"Unless otherwise directed by the Common Council, the Mayor's proposed annual budget, as amended by action or actions of the Committee of the Whole, shall be the budget proposal for the public hearing." (Section 13-3)

As such, motions approved at the Committee of the Whole for changes to the Mayor's submitted recommended budget would be reflected in the budget submitted to the Public Hearing. Within the Budget Preparation Timetable, the Common Council set October 10th as the deadline for motions by the Committee of the Whole to be reflected in the Public Hearing document. This deadline does not prohibit the Committee of the Whole or the full Council from continuing to work on budget issues after October 10th if they so wish.

2. Following last year's pattern, any Alderman wanting to suggest a change to the Recommended Budget should offer a motion in the following manner:

"I move to tentatively amend the Mayor's Recommended 2013 Budget by
 [State Action: adding, modifying, striking, increasing, reducing, etc.]
 [State location: line item, department, or fund] by
 [State amount]
 [Optional] for the purpose of [State purpose]."

I suggest "tentative" approval because the budget review can often be very fluid with new priorities being identified as you move further into the budget document. Such a process provides for greater flexibility as you move through the document. Staff will maintain a running record of such tentative recommendations, if any.

3. The Municipal Code provides as follows: "Upon its review of the proposed budget, the Committee of the Whole shall submit same, together with the Committee of the Whole's recommendations thereon, to the Common Council for its review and approval." (Section 13-2)

As such, after review of all departments and funds, the Committee of the Whole should consider the following motion: "I move to recommend to the Common Council the Mayor's Recommended 2014 Budget along with the previous tentative actions of the Committee of the Whole." [That same motion could end with "as follows" and the summary listing of the remaining tentative actions, if any, could be repeated.]

COUNCIL ACTION REQUESTED

Pending review of the budget.