

CITY OF FRANKLIN
PLAN COMMISSION MEETING*
FRANKLIN CITY HALL COUNCIL CHAMBERS
9229 W. LOOMIS ROAD, FRANKLIN, WISCONSIN
AGENDA
THURSDAY, SEPTEMBER 3, 2015, 7:00 P.M.

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

B. **Approval of Minutes**

1. Approval of regular meeting of August 6, 2015
2. Approval of regular meeting of August 20, 2015.

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

1. **MILWAUKEE COUNTY/HUNGER TASK FORCE FARM PROPERTY.** Rezoning and Comprehensive Master Plan Amendment applications by Milwaukee County Parks Department and Hunger Task Force, to rezone a portion of the County Farm property from its current A-1 Agricultural District to a new Planned Development District (subject property encompasses the existing 50.6 acre parcel located at the northeast corner of West Ryan Road and South 68th Street which includes all of the existing farm buildings located immediately east of the House of Correction), to incorporate all existing uses and to provide for the future development of a visitor center and associated pavilion and one or more storage buildings, and to change the future land use designation from Commercial Use to Mixed Use, for property zoned A-1 Agricultural District, located at 9000 South 68th Street; Tax Key No. 883-9999-002. **A PUBLIC HEARING IS SCHEDULED FOR THIS MEETING UPON THE REZONING APPLICATION OF THIS MATTER.**

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

1. **HORIZON RESOURCE GROUP LLC TWO LOT RESIDENTIAL DEVELOPMENT.** Comprehensive Master Plan Amendment application by the City of Franklin to change the future land use designation from Institutional Use and Areas of Natural Resource Features Use to Residential Use and Areas of Natural Resource Features Use, for property zoned R-3 Suburban/Estate Single-Family Residence District, located at approximately 9150 South 80th Street; Tax Key No. 885-9996-000.

E. **Adjournment**

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

Franklin Plan Commission Agenda

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

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

REMINDERS:

Next Regular Plan Commission Meeting: September 17, 2015

**City of Franklin
Plan Commission Meeting
August 6, 2015
Minutes**

unapproved
Amended at
Item D.1.

Call to Order and Roll Call

- A. Mayor Steve Olson called the August 6, 2015 Regular Plan Commission meeting to order at 7:00 p.m. in the Council Chambers at Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin.

Present were Alderman Mark Dandrea and Commissioners David Fowler, Kevin Haley, Scott Thinnes and City Engineer Glen Morrow. Commissioner Patricia Hogan was excused. Also present were City Attorney Jesse Wesolowski, Planning Manager Joel Dietl and Senior Planner Nick Fuchs. In attendance was Alderwoman Janet Evans.

Approval of Minutes

Regular Meeting of July 23, 2015.

- B.
1. Commissioner Fowler moved and Commissioner Haley seconded approval of the July 23, 2015 minutes of the Regular meeting of the Plan Commission as presented. On voice vote, all voted 'aye'. Motion carried.

Public Hearing Business Matters

CERTIFIED SURVEY MAP RECORDING TIMEFRAME UNIFIED DEVELOPMENT ORDINANCE TEXT AMENDMENT. Application by the City of Franklin to amend the Unified Development Ordinance text at Section 15-7.0705 and Section 15-9.0309G.2. to allow a Certified Survey Map to be recorded within 12 months after the date of the last approval of the map and within 36 months after the date of the first approval of the map, as set forth in §236.34(2)(b)1. of the Wisconsin Statutes.

- C.
1. Planning Manager Dietl presented the request for text amendment to the City of Franklin Unified Development Ordinance to be consistent with the timeframes outlined by Wisconsin State Statutes for the recording of Certified Survey Maps after Common Council approval.

Senior Planner Fuchs read the Official Notice of Public Hearing for the request for Unified Development Ordinance text amendment by the City of Franklin in to the record. The Public Hearing was opened at 7:03 p.m. and closed at 7:03 p.m.

Commissioner Fowler moved to recommend approval of an ordinance to amend the Unified Development Ordinance text to amend Section 15-7.0705 and Section 15-9.0309G.2. to allow a Certified Survey Map to be recorded within 12 months after the date of the last approval of the map and within 36 months after the date of the first approval of the map, as set forth in §236.34(2)(b)1. of the Wisconsin Statutes. Commissioner Haley seconded the motion. On voice vote, all voted 'aye'. Motion carried.

GENERAL OFFICE USE UNIFIED DEVELOPMENT ORDINANCE TEXT AMENDMENT. Application by the City of Franklin to amend the Unified

2. Planning Manager Dietl presented the request for text amendment to the City of Franklin Unified Development Ordinance to create a general office use category as a permitted use in all non-residential

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Development Ordinance to create a "General Office" use category in SECTION 15-3.0603 TABLE OF PERMITTED AND SPECIAL USES IN ALL NONRESIDENTIAL ZONING DISTRICTS under the category of "OTHER USES NOT CLASSIFIED UNDER SIC CODE" and to define such use category in Section 15-11.0103 SPECIFIC WORDS AND PHRASES.

zoning districts and recommend striking legal nonconforming use language.

Senior Planner Fuchs read the Official Notice of Public Hearing for the request for Unified Development Ordinance text amendment by the City of Franklin in to the record. The Public Hearing was opened at 7:11 p.m. and closed at 7:11 p.m.

Commissioner Fowler moved to recommend approval of an ordinance to amend the Unified Development Ordinance to create a "General Office" use category in Section 15-3.0603 Table of Permitted and Special Uses in All Nonresidential Zoning Districts under the category of "Other Uses Not Classified under SIC Code" and to define such use category in Section 15-11.0103 Specific Words and Phrases, with the definition to include a square foot limit of +/- 1,000 square feet (final amount to be recommended to Common Council by staff) for office relocation within an existing building area. Seconded by Alderman Dandrea. On voice vote, all voted 'aye'. Motion carried.

SOUTHBROOK CHURCH EXPANSION. Natural Resource Features Special Exception application by Southbrook Church, Inc. to permit filling within approximately 2,770 square feet (0.064 acres) of wetland; grading, paving and planting turf grass within approximately 11,326 square feet (0.26 acres) of wetland buffer and wetland setback; and grading and paving within approximately 14,810 square feet (0.34 acres) of mature woodlands and approximately 17,424 square feet (0.40 acres) of wetland setback; on the Southbrook Church property, located at 11010 West St. Martins Road, zoned I-1 Institutional District (Tax Key Nos. 799-9967-003, 799-9967-004, 799-9967-005, 799-9967-006 and 799-9967-007); for the purposes of the current and future development of the Church, the installation of a fire lane and to provide for a trail on the property that the City plans to develop.

- 3. Planning Manager Dietl presented the application by Southbrook Church, Inc. for a Natural Resource Special Exception to allow for filling of wetland; grading, paving and planting of turf grass within a wetland buffer and wetland setback; and grading and paving within mature woodlands and wetland setback for the current and future development of the Church, the installation of a fire land and to provide for a trail on the property located at 11010 West St. Martins Road.

Senior Planner Fuchs read the official notice of Public Hearing for the Natural Resource Special Exception in to the record. The Public Hearing was opened at 7:22 p.m. and closed at 7:26 p.m.

Commissioner Fowler motioned to recommend approval of the Southbrook Church, Inc. (David Hampson, Building committee/Property Owner) Natural Resource Features Special Exception pursuant to the Standards, Findings and Decision recommended by the Plan Commission and Common Council consideration of any Environmental Commission recommendations. Seconded by Alderman Dandrea. On voice vote, all voted 'aye'. Motion carried.

STARFIRE SYSTEMS, INC. PARKING LOT. Natural Resource

- 4. Planning Manager Dietl presented the application by Malek Family Limited Partnership for a Natural

Item C.4. continued

Special Exception application for Starfire Systems, Inc. (Malek Family Limited Partnership, owner), to permit grading and paving within approximately 1,292.92 square feet (0.032 acres) of wetland buffer and 2,352.2 square feet (0.054 acres) of wetland setback and onsite mitigation for the wetland buffer and wetland setback at a ratio of 1.5:1, for property located at 9825 South 54th Street, such property being zoned Planned Development District Number 18, in the Franklin Business Park, (Tax Key No. 899-0044-000), to allow for the installation of a parking lot for Starfire Systems, Inc.

Resource Special Exception to allow for grading and paving with a wetland buffer and wetland setback and onsite mitigation for the wetland buffer and wetland setback for Starfire Systems, Inc. located at 9825 South 54th Street.

Senior Planner Fuchs read the official notice of Public Hearing for the Natural Resource Special Exception in to the record. The Public Hearing was opened at 7:39 p.m. and closed at 7:39 p.m.

Alderman Dandrea motioned to recommend approval of the Starfire Systems, Inc. (Malek Family Limited Partnership, Owner) Natural Resource Special Exception pursuant to the Standards, Findings and Decision recommended by the Plan Commission and Common Council consideration of the Community Development Authority recommendations. Motion died due to lack of a second.

Commissioner Fowler moved to recommend denial of the Starfire Systems, Inc. Natural Resource Special Exception pursuant to the Standards, Findings and Decision recommended by the Plan Commission and Common Council consideration of the Community Development Authority recommendations. Seconded by Commissioner Thinnes. Motion withdrawn.

Commissioner Morrow moved to suspend the regular order of business to allow the applicant, Mr. Darrel Malek, to speak. Seconded by Commissioner Fowler. All voted 'aye', motion carried.

Alderman Dandrea moved to return to regular order of business. Seconded by Commissioner Fowler. All voted 'aye', motion carried.

Commissioner Morrow motioned to recommend approval of the Starfire Systems, Inc. (Malek Family Limited Partnership, Owner) Natural Resource Special Exception pursuant to the Standards, Findings and Decision recommended by the Plan Commission with the conditions that the pavement used for the parking area be of pervious surface, include curb and gutter, a 10 foot width of natural plantings, voluntary buckthorn removal, and revision of the plans accordingly, and Common Council consideration of the Community Development Authority recommendations. Alderman Dandrea seconded the motion. All voted 'aye', motion carried.

Business Matters**RAWSON PUB BAR/RESTAURANT WITH OUTDOOR ENTERTAINMENT/CONCERTS.**

Rezoning and Special Use applications [continued from July 23, 2015 Plan Commission meeting] by Steven D. Schweitzer (property owner) (property currently zoned M-2 General Industrial District; application pending for rezoning to B-2 General Business District; drinking places require Special Use approval in the B-2 District), to allow for a bar/restaurant with outdoor entertainment/concerts business use, with applications-related site development to include construction of a building addition for a kitchen on the southeast corner of the existing Rawson Pub building, the addition of a shed at the south end of the pub parking lot and installation of a dumpster enclosure, upon property located at 5621 West Rawson Avenue; Tax Key No. 758-9990-000.

PLEASANT VIEW ELEMENTARY SCHOOL BASKETBALL COURT ADDITION/RELOCATION. Landscape Plan submitted by Franklin Public Schools for the review and approval of the Plan commission and Common Council as required by the Natural Resource Special Exception approval by the Common Council on July 21, 2015, for property located at 4601 West Marquette Avenue, such property being zoned I-1 Institutional District (Tax Key No. 788-9980-000).

Adjournment**D.**

1. Planning Manager Dietl updated the Commissioners regarding the application by Steven D. Schweitzer for Rezoning from M-2 General Industrial District to B-2 General Business District to bring the establishment into compliance with current zoning code, and application for Special Use approval to allow for a bar/restaurant with outdoor entertainment/concerts business use, with site development to include construction of a building addition for a kitchen on the southeast corner of the existing Rawson Pub building, the addition of a shed at the south end of the pub parking lot and installation of a dumpster enclosure.

Commissioner Morrow made a motion to recommend approval of an ordinance to amend the Unified Development Ordinance (Zoning Map) to rezone a certain parcel of land from M-2 General Industrial District to B-2 General Business District [located at 5621 West Rawson Avenue]. Seconded by Commissioner Haley. On voice vote, all voted 'aye'. Motion carried.

Commissioner Fowler made a motion to recommend approval of a resolution imposing conditions and restrictions for the approval of a Special Use to allow for a bar/restaurant with outdoor entertainment/concerts business use upon property located at 5621 West Rawson Avenue. Seconded by Commissioner Haley. On voice vote, all voted 'aye'. Motion carried.

2. Planning Manager Dietl presented the Landscape Plan for Pleasant View Elementary School, 4601 West Marquette Avenue, as submitted by Franklin Public Schools and as required by the Natural Resource Special Exception approval by the Common Council on July 21, 2015.

Commissioner Haley moved, and Commissioner Thinnes seconded to recommend approval of the Landscape Plan as presented by Franklin Public Schools for Pleasant View Elementary School, subject to the applicant's compliance with anticipated Common Council president plant list and Department of City Development review and review of location. On voice vote, all voted 'aye'. Motion carried.

E.

Commissioner Morrow moved and Commissioner Haley seconded to adjourn the Plan Commission meeting of August 6, 2015 at 8:27 p.m. All voted 'aye'; motion carried.

City of Franklin
Plan Commission Meeting
August 20, 2015
Minutes

unapproved

Call to Order and Roll Call

- A. Mayor Steve Olson called the August 20, 2015 Regular Plan Commission meeting to order at 7:00 p.m. in the Council Chambers at Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin.

Present were Alderman Mark Dandrea and Commissioners David Fowler, Kevin Haley, Patricia Hogan, Scott Thinnes and City Engineer Glen Morrow. Also present were City Attorney Jesse Wesolowski, Planning Manager Joel Dietl and Senior Planner Nick Fuchs. In attendance was Alderwoman Janet Evans.

Approval of Minutes

Regular Meeting of August 6, 2015.

- B.
1. Commissioner Fowler moved and Alderman Dandrea seconded approval of the August 6, 2015 minutes of the Regular meeting of the Plan Commission as presented. Motion withdrawn.

Commissioner Morrow moved to table the minutes of the regular meeting of the Plan Commission for August 6, 2015 for review by Staff of Item D.1. Seconded by Commissioner Haley. On voice vote, all voted 'aye'. Motion carried.

Public Hearing Business Matters
MISSION HILLS APARTMENTS.

Special Use Amendment application by Franklin Mission Hills, LLC to revise the parking ratio to 129 underground spaces and 344 surface parking spaces, for a total of 473 parking spaces and to revise the number of swimming pools from 2 pools to 1 pool within the apartment development located at 7711-7759 and 7811-7859 South Scepter Drive, zoned R-8 Multiple-Family Residence District and C-1 Conservancy District; Tax Key Nos. 795-0134-000 and 795-9999-002.

- C.
1. Planning Manager Dietl presented the application by Franklin Mission Hills, LLC to amend the Special Use for the total parking spaces and number of inground swimming pools for Mission Hills Apartments, zoned R-8 Multiple-Family Residence District and C-1 Conservancy District, to match the current improvements at the site.

Senior Planner Fuchs read the Official Notice of Public Hearing for the Special Use Amendment for the properties located at 7711-7759 and 7811-7859 South Scepter Drive in to the record. The Public Hearing was opened at 7:06 p.m. and closed at 7:08 p.m.

Commissioner Fowler moved to recommend approval of a resolution to amend Resolution Nos. 1970-446, 2006-6196, 2007-6390 and 2008-6456 imposing conditions and restrictions for the approval of a Special Use for the Mission Hills Apartment development located at 7711-7759 and 7811-7859 South Scepter Drive to revise the parking spaces and swimming pool quantity upon the property with the added conditions that pursuant to the Staff report suggestion, the applicant shall install an internal

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walkway connecting Phase I and Phase II and to enclose dumpsters within Phase 1 and Phase 2 with design and location to be submitted to the Department of City Development for review and approval by staff. Commissioner Hogan seconded the motion. On voice vote, all voted 'aye'. Motion carried.

Business Matters

CREATIVE HOMES, INC. LAND DIVISION. Certified Survey Map application by Creative Homes, Inc. for division of an existing lot into 4 single-family lots, for property zoned R-6 Suburban Single-Family Residence District located at 8011 South 76th Street; Tax Key No. 803-9980-001.

D.

- 1.** Planning Manager Dietl presented the application for Certified Survey Map by Creative Homes, Inc. for property located at 8011 South 76th Street, zoned R-6 Suburban Single-Family Residence District.

Commissioner Fowler moved to recommend approval of a resolution conditionally approving a 4 lot Certified Survey Map, being a redivision of Parcel 1 of Certified Survey Map No. 3504, being a part of the Northeast 1/4 of the Northeast 1/4 of Section 16, Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin. Seconded by Commissioner Haley. On voice vote, all voted 'aye'. Motion carried.

Adjournment

- E.** Commissioner Thinner moved and Alderman Dandrea seconded to adjourn the Plan Commission meeting of August 20, 2015 at 7:20 p.m. All voted 'aye'; motion carried.



CITY OF FRANKLIN



REPORT TO THE PLAN COMMISSION

Meeting of September 3, 2015

**Planned Development District
And Comprehensive Master Plan Amendment**

RECOMMENDATION: City Development Staff recommends approval of the proposed Planned Development District No. 38 (Milwaukee County Farm/Hunger Task Force), and of the associated Comprehensive Master Plan Amendment, subject to the conditions of approval in attached draft ordinances.

Project Name:	PDD No. 38 (Milwaukee County Farm/Hunger Task Force) and CMP Amendment
Project Address:	Approximately 9000 South 68 th Street
Applicants:	James Keegan, Milwaukee County Parks Department Matt King, Hunger Task Force
Property Owner:	Milwaukee County
Current Zoning:	A-1 Agricultural District
2025 Comprehensive Plan:	Commercial and Areas of Natural Resource Features
Use of Surrounding Properties:	Milwaukee County Farm/Root River Parkway to the north; Ryan Road (State Trunk Highway 100), commercial, and Root River Parkway to the south; Root River Parkway to the east; and Milwaukee County House of Correction to the west.
Applicant's Action Requested:	Recommendation to the Common Council for approval of the proposed Planned Development District and of the Comprehensive Master Plan Amendment.

Please note:

- Staff recommendations are *underlined, in italics* and are included in the draft ordinance.
- Staff suggestions are only underlined and are not included in the draft ordinance.

INTRODUCTION:

On July 13, 2015, Mr. Matt King, on behalf of the Hunger Task Force and the Milwaukee County Parks Department, submitted a Planned Development District (PDD) application for a portion of the existing Milwaukee County Farm property located at approximately 9000 South 68th Street. The applicants propose to create a mixed use agricultural, recreational, and educational PDD for the subject property (if approved, the subject property would thus be rezoned from A-1 Agricultural District to Planned Development District No. 38).

On July 30, 2015, the applicants also submitted a Comprehensive Master Plan Amendment application for the subject property, to change the future land use of the property from Commercial and Areas of Natural Resource Features to Mixed Use and Areas of Natural Resource Features.

BACKGROUND:

According to the applicants, since 1984, the Milwaukee County Farm has operated a fish hatchery to help stock Milwaukee County Park lagoons for recreational fishing purposes, and since 1993, has also operated community gardens at this site. In 2012, the Hunger Task Force entered into a 30-year lease with Milwaukee County for use of the Milwaukee County Farm property to grow and harvest produce (primarily fruits and vegetables) for its food pantry network. Shortly thereafter, a youth nutrition education program, with classroom space and a kitchen, was established in the large barn located at the County Farm.

However, pursuant to the City of Franklin Unified Development Ordinance, a fish hatchery within the A-1 zoning district requires Special Use approval, which has not been obtained, and the youth nutrition education program is not a permitted use within the A-1 zoning district.

On September 24, 2014, representatives of the Hunger Task Force met with Planning Department staff to discuss a proposed conversion of the Milwaukee County Farm's currently abandoned granary building into a new Visitor Center. During that meeting, staff indicated that some of the existing uses at the County Farm property did not have any zoning approvals from the City, and furthermore, that the proposed Visitor Center was not an allowed use within the A-1 zoning district. Staff therefore suggested that the Hunger Task Force contact Milwaukee County to consider obtaining such zoning approvals prior to, or concurrently with, the proposed Visitor Center. Staff further suggested that one means of obtaining all such approvals, and of acknowledging the mixed-use nature of the property, could be through the rezoning of the subject property into a Planned Development District.

PROJECT DESCRIPTION:

The proposed Planned Development District No. 38 (Milwaukee County Farm/Hunger Task Force) encompasses an approximately 55-acre parcel located at the northeast corner of S. 68th Street and Ryan Road/Hwy 100, which is owned by Milwaukee County, and is under the jurisdiction of the Milwaukee County Parks Department. The property is currently zoned A-1 Agricultural District, is currently used for agricultural/recreational/educational uses, and is planned for future commercial uses (within the City's Comprehensive Master Plan).

It can be noted that the approximately 39-acre parcel located immediately to the north of the subject parcel is also part of the Milwaukee County Farm and is also currently zoned A-1 Agricultural District, but is not part of the proposed Planned Development District. Staff suggests that the 39-acre parcel be included within the proposed PDD.

Please note that throughout this report the P-1 Park District standards, as well as all applicable standards of the Unified Development Ordinance, have been utilized for comparisons to the

standards proposed for the mixed-use agricultural, recreational, and educational development. Unless otherwise stated, these P-1 standards are intended to form the basis of proposed PDD No. 38 as proposed by the applicants.

PROJECT ANALYSIS:

Comprehensive Master Plan Amendment:

Comprehensive Master Plan Consistency

Consistent with, as defined by Wisconsin State Statute; means “furthers or does not contradict the objectives, goals, and policies contained in the comprehensive plan.”

The City of Franklin 2025 Comprehensive Master Plan (CMP) identifies the subject property as Commercial and Areas of Natural Resource Features. However, the existing and proposed land uses are agricultural, recreational, and educational, and the proposed zoning is mixed-use Planned Development District. To establish consistency between the Comprehensive Master Plan and the proposed uses and proposed zoning, an amendment of the Comprehensive Master Plan is necessary.

Staff would note that the proposed PDD No. 38 is consistent with the following principles, goals, and objectives set forth within the Comprehensive Master Plan, including but not limited to:

- Utility and Community Facilities Principle, “Provide City residents access to parks, open space, and a wide range of recreational programs and facilities that help to promote an active and healthy lifestyle.”
- Agricultural Goal, “Preserve and enhance the City’s community character, including individual planning area identities, while directing growth and development.” And it’s associated objective, “Allow existing agriculture land to remain in farming production until alternative long-term uses are identified and come to fruition.”
- Land Use Goal, “Accommodate (where appropriate) mixed use development within identified districts and commercial areas.” And it’s associated objective, “Include public open space within, and adjacent to, mixed use developments.”
- Land Use Goal, “Build community identity by revitalizing ... important areas of the City, enforcing appropriate design standards, and by creating and preserving varied and unique development and land uses.”

Based upon the information provided by the applicants, and the information noted in this report, it is staff’s professional opinion that the proposed PDD No. 38 would be consistent with a preponderance of the principles, goals, objectives, and policies set forth in the Comprehensive Master Plan. Therefore, staff recommends approval of the Comprehensive Master Plan amendment, to change the Future Land Use for this area from Commercial to Mixed Use.

Planned Development District No. 38:

As proposed, Planned Development District No. 38, as a mixed compatible uses PDD, is in compliance with the general intent, land use intensity, and the minimum land area requirements of planned development districts as set forth in Division 15-3.0400 of the Unified Development Ordinance.

However, while public sanitary sewer and water service is required for all Planned Development Districts, and the applicants have indicated that they have and will continue to provide such services to the Milwaukee County Farm/Hunger Task Force development, it is not clear which buildings and uses are currently provided and/or are envisioned to be provided, such services. Nor is it clear which portions, if any, of the public sewer and water systems the City of Franklin owns or may be responsible for, and thus, should be placed within appropriate easements. Therefore, pursuant to Section 15-9.0208 of the UDO, staff recommends that the applicants revise the Project Narrative and/or Site Figure to clearly indicate which buildings and uses are currently provided, and are envisioned to be provided, public sewer and water services, and which systems or portions of such systems should be placed within appropriate easements, for Planning and Engineering Department staff review and approval prior to issuance of any Building Permit. Staff further recommends that any such easements be prepared by the applicants, reviewed by staff, and approved by the Common Council, prior to issuance of any Occupancy Permit.

The draft PDD No. 38 ordinance utilizes the P-1 Park District setbacks and zoning requirements pursuant to Table 15-3.0313 of the UDO, except for minimum building and parking setbacks when such structures are located adjacent to interior lot lines (defined as when abutting another property owned by Milwaukee County and under the jurisdiction of the County Parks Department) and zoned A-1 Agricultural District.

The proposed PDD is also generally in compliance with the use standards of the P-1 Park District. As set forth in the draft ordinance, PDD No. 38 would also allow a number of agriculturally related uses, warehousing and storage of Milwaukee County Farm/Hunger Task Force operations related equipment, the proposed Visitor Center, and the youth nutrition education program, as permitted uses. PDD No. 38 would also allow livestock as a special use. In addition, PDD No. 38 would prohibit several of the uses allowed within the P-1 Park District such as motorized activities, shooting ranges, hunting, campgrounds, etc.

Furthermore, as set forth in the draft ordinance, PDD No. 38 would also allow certain additional temporary uses such as farmers markets, harvest festivals, Hunger Task Force fundraisers, etc., and certain additional accessory uses such as temporary livestock grazing and general office. However, PDD No. 38 would not allow such accessory uses as servants and laborers quarters, etc.

Site Plan:

As previously noted, while the proposed PDD No. 38 does not encompass all of the Milwaukee County Farm property, it does encompass all of the actively used buildings and structures associated with the farming and Hunger Task Force operations. This includes the barn/hatchery/office space building, the old granary building/proposed Visitor Center, the fish

ponds, etc. as shown and labeled on the Site Figure. It also includes some of the actual farm fields and orchards as well. The applicants have also submitted a Site Plan which depicts the site changes associated with the proposed Visitor Center.

As the subject property is adjacent to STH 100/Ryan Road, and pursuant to Section 15-7.0103 of the UDO, staff recommends that the applicants obtain verification from the Wisconsin Department of Transportation that the appropriate right-of-way and access restrictions are incorporated onto the Site Figure, for staff review and approval prior to issuance of any Occupancy Permit.

As PDD No. 38 is proposed to be a mixed use agricultural, recreational, and educational development with public access (children's classroom activities, volunteer labor, special events, etc.), staff recommends that the applicants revise the Site Figure to also include additional sidewalks connecting any adjacent parking lot(s) to the barn/hatchery/office space building, for Planning Department staff review and approval prior to issuance of any Occupancy Permit. Staff further recommends that any such sidewalks be constructed within one year of City approval of this Planned Development District. In addition, staff suggests that additional sidewalks and/or trails be constructed, connecting the subject parking lots and buildings to the existing trails located east of these buildings.

Staff would note, and the applicants are aware, that plans and details of certain envisioned facilities, such as additional storage buildings, the pavilion, etc., have not been submitted nor finalized by the applicants at this time and would therefore need future City approvals.

Hours of Operation:

The applicants indicate that the hours of operation for the Milwaukee County Farm/Hunger Task Force development are generally from 7:30 a.m. to 6:00 p.m., with shorter hours in the winter.

Consistent with many other developments in the City, staff recommends that truck shipments and deliveries, and refuse collection, shall be prohibited between the hours of 10:00 p.m. and 7:00 a.m.

Parking:

The applicants request that all parking lots, driveways, and access drives, other than those leading to the proposed Visitor Center (which will be paved), be allowed to remain as is (constructed of compacted gravel).

It should be noted that neither the Site Plan nor the Site Figure depict all of the Milwaukee County Farm/Hunger Task Force's parking related features, such as the loading/unloading areas by the barn/hatchery/office space building, or other driveways/access drives through the development. In addition, there appears to be conflicts or overlap between the existing gravel driveways and the proposed paved driveway and parking lot adjacent to the Visitor Center. Therefore, pursuant to Sections 15-7.0102 and 15-7.0103 of the UDO, staff recommends that the applicants revise the Site Figure or prepare a Parking Plan to depict all driveways, parking lots,

and loading/unloading areas, for Planning Department staff review and approval prior to issuance of any Building Permit.

In addition, the Fire Department has previously indicated the need to identify an emergency access through this development, and verification that such emergency access meets the needs of the Fire Department. Therefore, staff recommends that the applicants revise the Site Figure and/or prepare a Parking Plan to depict an emergency access drive through the farm complex for the review and approval of the Fire Department prior to issuance of any Building Permit. Staff further recommends that the applicants construct the emergency access drive, to the Fire Department's standards, prior to issuance of any Occupancy Permit unless otherwise determined by the Fire Department.

The UDO, pursuant to Sections 15-5.0202, 15-5.0203, 15-5.0204, and 15-5.0205, generally requires that off-street parking areas:

- be provided for all uses and all new, enlarged, extended, etc. buildings;
- be improved with concrete or asphalt surfaces;
- provide a certain minimum quantity of parking spaces;
- provide certain access and parking space sizes;
- provide certain minimum parking setbacks; and
- provide certain minimum loading and unloading spaces.

However, due to the unique nature of the proposed PDD, staff supports, and the UDO's intent of planned development districts allow, some flexibility to such parking standards. Therefore, staff recommends that the applicants revise the Site Figure and/or prepare a Parking Plan to depict as paved all parking lot(s), driveway(s), access drive(s), loading/unloading area(s), etc. which would likely be used by the general public, for Planning Department staff review and approval prior to issuance of any Building Permit. Staff further recommends that any such parking related facilities be constructed to City standards within one year of City approval of the Planned Development District. In addition, staff suggests that employee parking areas, and any areas subject to significant amounts of truck traffic, also be paved.

Staff would note, that should the use of any parking facility or associated building change, or new building(s) be constructed, such parking related changes shall be reviewed as, and be subject to the standards of, a site plan amendment as set forth in the Unified Development Ordinance.

Landscaping:

The applicants have not submitted a Landscape Plan, but rather, have indicated that areas disturbed during construction of the Visitor Center and associated parking lot will be restored with native plantings of grasses and perennials, and that in the future, additional apple trees will be planted west of the parking lot. It can also be noted that some landscaping is present along S. 68th Street and that many trees are present throughout the subject area.

The UDO, pursuant to Sections 15-7.0103 and 15-9.0208, requires that landscaping:

- be provided in all planned development districts and be set forth in a Landscape Plan meeting the requirements of UDO Sections 15-5.0300 and 15-7.0300; and

- need not be detailed at the time of the PDD rezoning, provided that it is of sufficient detail for the Plan Commission's and Common Council's review, and that any approval be subject to a more detailed and specific plan to be provided and approved with each appropriate stage of development.

However, due to the unique nature of the proposed PDD, staff supports, and the UDO's intent of planned development districts allow, some flexibility to such landscaping standards. Therefore, staff recommends that the applicants submit a Landscape Plan for those parking lot(s) generally accessible to the public, for Planning Department staff review and approval prior to issuance of any Building Permit.

Snow Storage Plan:

The applicants have not submitted a Snow Storage Plan, but rather, have indicated that the Hunger Task Force currently, and for the near future, will contract with a snow removal/storage services company.

Lighting:

The applicants have not submitted a Lighting Plan, but rather, indicate that existing lighting will be retained, and that new pedestrian scale bollard lighting will be added adjacent to the proposed Visitor Center.

Due to the unique nature of the proposed PDD, staff supports, and the UDO's intent of planned development districts allow, some flexibility to such lighting standards. Therefore, staff recommends that the applicants prepare a Lighting Plan which depicts pedestrian scale bollard lighting at all parking lot(s) and along all sidewalks which are envisioned to be utilized by the general public, for Planning Department staff review and approval prior to issuance of any Building Permit.

Architecture:

Other than for the proposed Visitor Center (which staff has no recommended changes to), the applicants have not provided any architectural plans for the buildings within the proposed PDD. However, the applicants have provided photographs of the existing buildings.

Due to the unique nature of the proposed PDD, staff supports, and the UDO's intent of planned development districts allow, some flexibility to such architectural standards. Therefore, staff has no objection to the use of the photographs in lieu of architectural plans/elevations for the existing buildings. The draft PDD No. 38 ordinance also provides that customary and routine maintenance of these buildings is anticipated and hereby approved.

Stormwater Management:

The applicants have not submitted a Stormwater Management Plan, but rather, have indicated that new impervious surface will be less than 0.5 acres, and as such, does not require any stormwater management. Therefore, staff recommends the applicants obtain verification that a Stormwater Management Plan is not required, or obtain final approval of a Stormwater Management Plan, from the Engineering Department prior to issuance of any Building Permit.

Signage:

The applicants have not depicted any signage for the proposed PDD. As such, separate approvals will be necessary for any future signage.

Natural Resource Protection Plan:

The applicants have not submitted a complete Natural Resource Protection Plan, but rather, have only depicted the existing woodlands, wetlands, and wetland buffers utilizing best available information. In particular, the applicants have not:

- provided the date and source of the natural resource information;
- obtained field verification of any natural resource features;
- depicted the wetland setbacks;
- confirmed the presence (or absence) of a possible navigable stream and associated shore buffer located east of the existing fish ponds;
- graphically indicated which natural resources are to remain undeveloped and which (if any) are to be disturbed or removed; and
- indicated the method of preservation of the natural resource features which must be protected, nor has prepared such documents for Common Council review and consideration.

The UDO, pursuant to Sections 15-3.0401C., 15-3.0403B., and 15-9.0208B.1.f., in particular to Planned Development Districts, require that a Natural Resource Protection Plan meeting the requirements set forth in 15-7.0200 of the UDO be prepared.

Therefore, staff recommends that the applicants submit a detailed Natural Resource Protection Plan, which meets the requirements set forth in Divisions 15-4.0100 and 15-7.0200 of the Unified Development Ordinance, for review and approval by Planning Department staff prior to issuance of any Occupancy Permit.

Staff can note that the City of Franklin required as a condition of approval, and the applicants provided, a complete Natural Resource Protection Plan for Planned Development District No. 37 (The Rock Sports Complex) in 2012.

CONCLUSION:

Planning Department staff recommends approval of Planned Development District No. 38 (Milwaukee County Farm/Hunger Task Force), and of the associated Comprehensive Master Plan, subject to the conditions set forth in the draft ordinance.

RESOLUTION NO. 2015-_____

A RESOLUTION RECOMMENDING THE ADOPTION OF AN
ORDINANCE TO AMEND THE CITY OF FRANKLIN 2025
COMPREHENSIVE MASTER PLAN TO CHANGE THE CITY OF FRANKLIN
2025 FUTURE LAND USE MAP FOR PROPERTY LOCATED AT APPROXIMATELY
9000 SOUTH 68TH STREET FROM COMMERCIAL USE TO MIXED USE, PURSUANT
TO WIS. STAT. § 66.1001(4)(b)

WHEREAS, pursuant to Wis. Stat. §§ 62.23(2) and (3) and 66.1001(4), the City of Franklin is authorized to prepare and adopt and to amend a comprehensive plan as defined in Wis. Stat. §§ 66.1001(1)(a) and 66.1001(2); and

WHEREAS, pursuant to Wis. Stat. § 66.1001(4)(b), the Plan Commission may recommend the amendment of the Comprehensive Master Plan to the Common Council by adopting a resolution by a majority vote of the entire Commission, which vote shall be recorded in the official minutes of the Plan Commission; and

WHEREAS, Milwaukee County Parks/Hunger Task Force have applied for an amendment to the Comprehensive Master Plan to change the City of Franklin 2025 Future Land Use Map designation for property located at approximately 9000 South 68th Street, from Commercial Use and Areas of Natural Resource Features to Mixed Use and Areas of Natural Resource Features, such property bearing Tax Key No. 883-9999-002, more particularly described as follows:

COMM. 1860 FT W OF SE COR OF SE 22 5 21 THEN 1320 FEET NELY
1410.46 FT W TO NW COR SD QUAR S TO SW COR SD QUAR THE E TO
BEG CONT 55.758 ACS; and

WHEREAS, the Plan Commission having determined that the proposed amendment, in form and content as presented to the Commission on September 3, 2015, in conjunction with an application to rezone the subject property as is more particularly described within the ordinance draft presented to the Commission for such purpose, is consistent with the Comprehensive Master Plan’s goals, objectives and policies and in proper form and content for adoption by the Common Council as an amendment to the 2025 Comprehensive Master Plan, subject to such modifications the Common Council may consider reasonable and necessary, following public hearing, in order to protect and promote the health, safety and welfare of the City of Franklin.

RESOLUTION NO. 2015 - ____

Page 2

NOW, THEREFORE, BE IT RESOLVED, by the Plan Commission of the City of Franklin, Wisconsin, that the application for and the proposed ordinance to amend the City of Franklin 2025 Comprehensive Master Plan to change the City of Franklin 2025 Future Land

Use Map designation for property located at approximately 9000 South 68th Street, from Commercial Use to Mixed Use, be and the same is hereby recommended for adoption and incorporation into the 2025 Comprehensive Master Plan by the Common Council.

Introduced at a regular meeting of the Plan Commission of the City of Franklin this _____ day of _____, 2015.

Passed and adopted at a regular meeting of the Plan Commission of the City of Franklin this _____ day of _____, 2015.

APPROVED:

Stephen R. Olson, Chairman

ATTEST:

Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____

STATE OF WISCONSIN

CITY OF FRANKLIN

MILWAUKEE COUNTY

[Draft 8-11-15]

ORDINANCE NO. 2015-_____

AN ORDINANCE TO AMEND THE CITY OF FRANKLIN 2025
COMPREHENSIVE MASTER PLAN TO CHANGE THE CITY OF FRANKLIN
2025 FUTURE LAND USE MAP FOR PROPERTY LOCATED AT APPROXIMATELY 9000
SOUTH 68TH STREET FROM COMMERCIAL USE TO MIXED USE
(APPROXIMATELY 50.6 ACRES)
(MILWAUKEE COUNTY PARKS DEPARTMENT/HUNGER TASK FORCE,
APPLICANTS)

WHEREAS, pursuant to Wis. Stat. §§ 62.23(2) and (3) and 66.1001(4), the City of Franklin is authorized to prepare and adopt and to amend a comprehensive plan as defined in Wis. Stat. §§ 66.1001(1)(a) and 66.1001(2); and

WHEREAS, Milwaukee County Parks Department/Hunger Task Force have applied for an amendment to the Comprehensive Master Plan to change the City of Franklin 2025 Future Land Use Map designation for property located at approximately 9000 South 68th Street from Commercial Use and Areas of Natural Resource Features to Mixed Use and Areas of Natural Resource Features; and

WHEREAS, the Plan Commission of the City of Franklin by a majority vote of the entire Commission on September 3, 2015, recorded in its official minutes, has adopted a resolution recommending to the Common Council the adoption of the Ordinance to Amend the City of Franklin 2025 Comprehensive Master Plan to change the City of Franklin 2025 Future Land Use Map for property located at approximately 9000 South 68th Street from Commercial Use to Mixed Use; and

WHEREAS, the City of Franklin held a public hearing upon this proposed Ordinance, in compliance with the requirements of Wis. Stat. § 66.1001(4)(d); the Common Council having received input from the public at a duly noticed public hearing on September 15, 2015; and

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

SECTION 1: The City of Franklin 2025 Comprehensive Master Plan is hereby amended to change the City of Franklin 2025 Future Land Use Map designation for property located at approximately 9000 South 68th Street from Commercial Use to Mixed Use. Such property is more particularly as follows:

COMM. 1860 FT W OF SE COR OF SE 22 5 21 THEN 1320 FEET
NELY 1410.46 FT W TO NW COR SD QUAR S TO SW COR SD

QUAR THE E TO BEG CONT 55.758 ACS; Tax Key No.: 883-9999-
002.

SECTION 2: The terms and provisions of this ordinance are severable. Should any term or provision of this ordinance be found to be invalid by a court of competent jurisdiction, the remaining terms and provisions shall remain in full force and effect.

SECTION 3: All ordinances and parts of ordinances in contravention to this ordinance are hereby repealed.

SECTION 4: This ordinance shall take effect and be in force from and after its passage and publication.

Introduced at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2015, by Alderman _____.

Passed and adopted by a majority vote of the members-elect of the Common Council at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2015.

APPROVED:

Stephen R. Olson, Mayor

ATTEST:

Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____

ORDINANCE NO. 2015-_____

AN ORDINANCE TO CREATE SECTION 15-3.0443 OF THE FRANKLIN UNIFIED DEVELOPMENT ORDINANCE ESTABLISHING PLANNED DEVELOPMENT DISTRICT NO. 38 (MILWAUKEE COUNTY FARM/HUNGER TASK FORCE) AND TO REZONE PROPERTY FROM A-1 AGRICULTURAL DISTRICT TO PLANNED DEVELOPMENT DISTRICT NO. 38 (AT APPROXIMATELY 9000 SOUTH 68TH STREET)

WHEREAS, a petition for zoning change having been filed to change the zoning on a tract of land from A-1 Agricultural District to a Planned Development District, which tract of land is located at approximately 9000 South 68th Street, bearing tax key no. 883-9999-002, and is more particularly described below; and

WHEREAS, a Public Hearing was held before the Plan Commission on the 3rd day of September, 2015, and the Plan Commission having reviewed the Planned Development District No. 38 petition and having found that the proposed Planned Development District conforms to the standards for adoption of a Planned Development District, and having recommended to the Common Council that the creation of Planned Development District No. 38 be approved; and

WHEREAS, the Common Council having considered the petition and having concurred with the recommendation of the Plan Commission and having determined that the proposed Planned Development District No. 38 (Milwaukee County Farm/Hunger Task Force) is consistent with the 2025 Comprehensive Master Plan of the City of Franklin, Wisconsin and contains more than 3 acres; and

WHEREAS, the Common Council having reviewed the petition and recommendation following the Public Hearing and having determined that the adoption of an ordinance to create Planned Development District No. 38 will promote the health, safety and welfare of the Community.

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

SECTION 1: §15-3.0102 (Zoning Map) of the Unified Development Ordinance of the City of Franklin, Wisconsin, is hereby amended to provide that the zoning district designation for the property described below be changed from A-1 Agricultural District to Planned Development District No. 38 (Milwaukee County Farm/Hunger Task Force) as is created under SECTION 2 of this Ordinance:

COM 1860 FT W OF SE COR OF SE 22 5 21 THEN 1320 FT NELY 1410.46 FT W TO NW COR SD QUAR S TO SW COR SD QUAR THE E TO BEG CONT 55.758 ACS.

SECTION 2: §15-3.0443 of the Unified Development Ordinance of the City of Franklin, Wisconsin, is hereby created to read as follows:

Section 15-3.0443 PLANNED DEVELOPMENT DISTRICT NO. 38
(MILWAUKEE COUNTY FARM/HUNGER TASK FORCE)

A. **Exhibits.** This Planned Development District shall be constructed, operated and maintained in conformance with the following listed Exhibits, all containing matters approved hereunder or by the separate approval of the Common Council as set forth below, and all applicable terms and provisions of the Municipal Code and the Unified Development Ordinance not enumerated herein and not contrary to the terms or provisions of this ordinance, including, but not limited to such permits as are required under Division 15-8.0200 Construction, Division 15-8.0300 Construction Site Erosion Control Division 15-8.0600 Stormwater Management. The plans contained in the following listed Exhibits may be adjusted in minor detail and so noted prior to construction upon the written approval of the City Engineer or City Planning Manager in order to comply with all of the conditions of this Ordinance.

1. **Exhibit A:** Site Figure, approved under this ordinance.
2. **Exhibit B:** Site Plan, approved under this ordinance
3. **Exhibit C:** Landscape Plan, approved under this ordinance (to be submitted).
4. **Exhibit D:** Lighting Plan, approved under this ordinance (to be submitted).
5. **Exhibit E:** Grading Plan, approved under this ordinance (to be submitted).
6. **Exhibit F:** Utility Plan, approved under this ordinance (to be submitted).
7. **Exhibit G:** Stormwater Management Plan, approved under this ordinance (to be submitted).
8. **Exhibit H:** Natural Resource Protection Plan, approved under this ordinance.
9. **Exhibit I:** Existing Building Elevations, approved under this ordinance (which shall be subject to reasonable modifications by the applicant to be reviewed and approved by Department of City Development Staff, approval of which shall not be unreasonably withheld).
10. **Exhibit J:** Granary Alteration & Addition, approved under this ordinance.

11. **Exhibit K:** Sign Plan, subject to compliance with the City of Franklin Municipal Code, as amended, review and approval by the Architectural Review Board and issuance of a Sign Permit through the Inspection Department (to be submitted).

12. **Exhibit L:** Easement Documents (Conservation Easement, Water Main Easement, and Sanitary Sewer Easement) (to be submitted).

B. **District Intent.** It is the intent of the Planned Development District No. 38 to provide a agricultural-, recreational-, and educational-related mixed use development. All development within Planned Development District No. 38 shall comply with the standards and requirements of the P-1 Park District and all other applicable zoning requirements of the Unified Development Ordinance, except as otherwise specifically set forth in this Planned Development District No. 38. All development within Planned Development District No. 38 shall be served by public sanitary sewer and water supply facilities, except as otherwise specifically set forth in this Planned Development District, and as may otherwise be determined by the Common Council. All decisions upon approvals to be made hereunder shall be made upon the application of such intent and standards and requirements.

C. **Permitted, Special, Accessory and Prohibited Uses.**

1. **District Permitted Uses.** The following are permitted uses in Planned Development District No. 38:

- a. The Milwaukee County Farm/Hunger Task Force as depicted in Exhibits A through J.
- b. General farms.
- c. Raising/harvesting crops.
- d. Orchards.
- e. Crop services.
- f. Crop planting.
- g. Crop Harvesting.
- h. Food Production.
- i. Tree nursery.
- j. Nature areas/trails.
- k. Youth education.
- l. Visitor center.
- m. Pavilion.
- n. Storage buildings.

- o. Production of ornamental floriculture and other nursery products.
- p. Warehousing and storage for farm produce, farm vehicles, and equipment, tools, and supplies, associated with the Milwaukee County Farm/Hunger Task Force operations.
- q. Temporary Uses/Extraordinary Entertainment & Special Events as permitted by the Unified Development Ordinance and Municipal Code, and including such farming and agricultural related events as farmers markets, harvest festivals, Hunger Task Force fundraisers, etc.
- r. Those uses permitted within the P-1 Park District.
- s. Except as set forth under subs. a. above, those uses found to be similar to the above permitted uses under the terms of §15-2.0210 of this ordinance.

Review and approval required. Except for the permitted uses set forth in subs. a. above, which are conditionally approved under this ordinance, permitted uses are subject to site plan review and approval under the terms of §15-7.0100 of this Ordinance.

2. **District Special Uses.** The following are special uses in Planned Development District No. 38:

- a. Those special uses allowed within the P-1 Park District.
- b. Agricultural Production - Livestock.
- c. Those uses found to be similar to the above special uses under the terms of §15-2.0210 of this Ordinance.

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

3. **District Accessory Uses.** The following are accessory uses in Planned Development District No. 38:

- a. Those general accessory uses allowed within §15-3.0801 of this Ordinance except for servants, owners, itinerant agricultural laborers, and watchmen's temporary quarters, and the like.
- b. Livestock for limited and temporary grazing purposes only.
- c. General office uses.
- d. Those detailed nonresidential accessory uses allowed within §15-3.0803A., §15-3.0803G., and §15-3.0803I of this Ordinance.

- e. Those uses found to be similar to the above accessory uses under the terms of §15-2.0210 of this Ordinance.

Review and approval required. Accessory uses are subject to zoning compliance permit review and approval under the terms of §15-9.0102 of this Ordinance.

- 3. **District Prohibited Uses.** The following uses shall be prohibited in Planned Development District No. 38, including when proposed as accessory to a Permitted or a Special Use:
 - a. Motorized recreational vehicles including but not limited to snowmobiles, dune buggies, motorcycles, dirt bikes and all-terrain vehicles, except for grounds keeping operations.
 - b. Convenience stores.
 - c. Hunting, trapping, game propagation.
 - d. Automobile racing, including track operation.
 - e. Cabins or cottages (rental).
 - f. Campgrounds (rental, for tents and/or recreational vehicles).
 - g. Firearm Ranges (indoor and outdoor).
 - h. All uses not listed as a permitted use, special use or accessory use thereto within the P-1 Park District.

D. **District Standards.** Planned Development District No. 38 is further intended to have the following development standards:

- 1. **Landscape Surface Ratio and Floor Area.** PDD No. 38 shall maintain a minimum Landscape Surface Ratio (LSR) of .50 and Floor Area Standards in compliance with P-1 Park District standards pursuant to Table 15-3.0313.
- 2. **Lot Dimensional Requirements.**
 - a. Minimum Lot Area (s.f.): 2 acres
 - b. Minimum Lot Width at Setback Line (feet): 100
 - c. Minimum Front Yard (feet): 50
 - d. Minimum Side Yard (feet)(a): 20
 - e. Minimum Side Yard on Corner Lot (feet): 50
 - f. Minimum Rear Yard (feet)(a): 50
 - g. Minimum Shore Buffer (feet): 75
 - h. Minimum Wetland Buffer (feet): 30

i. Minimum Wetland Setback (feet): 50

(a) Upon approval of site plans, the Plan Commission may waive the minimum building setbacks from the interior lot line of a property zoned PDD No. 38 when abutting another property owned by the Milwaukee County Parks Department and zoned A-1 Agricultural District. The Plan Commission shall consider the applicable standards for Site Plan, Special Use and Land Division applications in making such determination.

3. **Maximum Building Height:** 2.0 stories/35 feet

E. **Approved Uses.**

The Milwaukee County Farm/Hunger Task Force development for the time period as set forth in this ordinance is an “approved use” under this ordinance. The following terms and provisions of this subs. E. shall only apply to such approved uses where the subject matter of the following terms and provisions is not otherwise addressed or depicted in the Exhibits to this ordinance. The following terms and provisions of this subs. E. shall apply to all future uses of the property within the District.

1. **Site Restrictions:**

a. *Accessory Structures:*

Accessory structures not depicted upon any Exhibit to this ordinance shall require approval under §15-9.0102 of this Ordinance and the Zoning Administrator shall apply the standards of this ordinance upon the review of an application therefore.

b. *Fencing:*

Fencing not depicted upon any Exhibit to this ordinance shall require approval under §15-3.0803 of this Ordinance and the Zoning Administrator shall apply the standards of this ordinance upon the review of an application thereof.

c. *Temporary Structures:*

No temporary structures or trailers are permitted without prior written approval of the Plan Commission.

d. *Ancillary Structures:*

No water tower, storage tank, processing equipment, solar collector, telecommunications equipment, cooling tower, satellite disks or other ancillary structure or outside equipment shall be constructed, erected or placed in the District without the prior written approval of the Plan Commission.

e. *Signs:*

All signs must be in accordance with the Municipal Code, as amended, approved by the Architectural Review Board and subject to issuance of a Sign Permit through the Inspection Department. On-site directional signage may be allowed in any area needed to control traffic or parking provided such signage has received approval from the Architectural Review Board.

2. **Parking:**

a. *Parking Generally:*

The Milwaukee County Farm/Hunger Task Force shall be provided with adequate paved off-street automobile parking as approved by the Plan Commission. No visitor or employee parking will be permitted on any street, driveway, or any place in the District other than in approved parking spaces. Overnight parking of campers, mobile homes, boats, trailers and similar vehicles is prohibited unless prior written approval is obtained from the Plan Commission. Overnight parking of farm equipment, trucks and service vehicles shall be within approved storage buildings or behind landscape screening or buildings so as to minimize visibility from the roadway unless prior written approval is secured from the Plan Commission.

b. *Parking Location:*

No parking shall be allowed within the parking setbacks set forth in Division 15-5.0200 of the Unified Development Ordinance unless otherwise approved in writing by the Plan Commission, except parking setbacks from interior lot lines of a property zoned PDD No. 38 when abutting another property owned by the Milwaukee County Parks Department.

Utilization of parking on any adjacent sites is prohibited and shall not be counted towards parking requirements.

c. *Parking Ratio:*

Unless otherwise approved by the Plan Commission, areas for current and future parking needs shall be provided as follows:

- i. Off-street parking space and on-site queuing requirements shall comply with Section 15-5.0203 and Table 15-5.0203 of the Unified Development Ordinance.
- ii. Each use shall have parking capacity adequate to serve the reasonable expected parking needs for the Site; and

- iii. No continuing or extended use shall be made of a Site or any building constructed thereon which requires, or is reasonably expected to require, parking in excess of the capacity of the parking facilities available on said Site.

3. **Screening:**

a. *Storage:*

Waste and recycling containers shall be screened from view from the streets and adjacent sites by completely opaque screens unless otherwise approved by the Plan Commission. No other articles, goods, materials, finished or semi-finished products, incinerators, storage tanks, or other items shall be kept outdoors or exposed to public view, or to view from adjacent sites.

4. **Landscaping:**

a. *Landscape Requirements:*

The Milwaukee County Farm/Hunger Task Force development shall provide landscape plantings as depicted upon the Landscape Plan City file-stamped _____, 2015 and annexed hereto as Exhibit C.

Plantings shall be provided with a minimum three (3) year planting guaranty.

Future Uses shall provide Landscaping in compliance with all requirements set forth per Division 15-5.0300 of the Unified Development Ordinance.

5. **Architecture:**

a. *Architecture:*

Customary and routine maintenance of the existing structures as depicted on Exhibit I is herein anticipated and hereby approved. New buildings and structures, building additions, and significant and/or substantial building alterations shall be subject to site plan review and approval under the terms of §15-7.0100 of this Ordinance.

The visitors center shall be completed, and in substantial compliance, per Exhibit J.

Future uses and structures shall provide architectural elements consistent with the structures herein approved so as to provide a single cohesive development.

6. **Hours of Operation:**

a. *Milwaukee County Farm/Hunger Task Force:*

Hours of operation for the Milwaukee County Farm/Hunger Task Force shall generally be limited to 7:30 a.m. to 6:00 p.m.

b. *Truck Shipments and Deliveries and Refuse Collection:*

Truck shipments and deliveries and refuse collection shall be prohibited between the hours of 10:00 p.m. and 7:00 a.m.

Trucks shall be prohibited from idling while loading and unloading.

7. **Lighting:**

a. Unless otherwise approved by the Plan Commission, all site lighting shall be in compliance with the regulations set forth in Division 15-5.0400 of the Unified Development Ordinance.

8. **Noise:**

a. All noise levels must be in compliance with Sections 15-3.0908 and 15-3.1107 of this Ordinance and §183-38 through §183-46 of the City of Franklin Municipal Code.

F. **Conditions of Approval.**

The development of Planned Development District No. 38 upon the adoption of Section 15-3.0443 shall occur and be in compliance with Exhibit A, Site Figure (including the conditions of approval below).

1. The applicants shall revise the Project Narrative and/or Site Figure to clearly indicate which buildings and uses are currently provided, and are envisioned to be provided, public sewer and water services, and which systems or portions of such systems should be placed within appropriate easements, for Planning and Engineering Department staff review and approval prior to issuance of any Building Permit. Any such easements shall be prepared by the applicants, reviewed by staff, and approved by the Common Council, prior to issuance of any Occupancy Permit.
2. The applicants shall obtain verification from the Wisconsin Department of Transportation that the appropriate right-of-way and access restrictions are incorporated onto the Site Figure, for staff review and approval prior to issuance of any Occupancy Permit.
3. The applicants shall revise the Site Figure to also include additional sidewalks connecting any adjacent parking lot(s) to the barn/hatchery/office space building, for Planning Department staff review and approval prior to issuance of any

Occupancy Permit. Any such sidewalks shall be constructed within one year of City approval of this Planned Development District.

4. Truck shipments and deliveries, and refuse collection, shall be prohibited between the hours of 10:00 p.m. and 7:00 a.m.
5. The applicants shall revise the Site Figure or prepare a Parking Plan to depict all driveways, parking lots, and loading/unloading areas, for Planning Department staff review and approval prior to issuance of any Building Permit.
6. The applicants shall revise the Site Figure and/or prepare a Parking Plan to depict an emergency access drive through the farm complex for the review and approval of the Fire Department prior to issuance of any Building Permit. The applicants shall also construct the emergency access drive, to the Fire Department's standards, prior to issuance of any Occupancy Permit unless otherwise determined by the Fire Department.
7. The applicants shall revise the Site Figure and/or prepare a Parking Plan to depict as paved all parking lot(s), driveway(s), access drive(s), loading/unloading area(s), etc. which would likely be used by the general public, for Planning Department staff review and approval prior to issuance of any Building Permit. Any such parking related facilities shall be constructed to City standards within one year of City approval of the Planned Development District.
8. The applicants shall submit a Landscape Plan for those parking lot(s) generally accessible to the public, for Planning Department staff review and approval prior to issuance of any Building Permit.
9. The applicants shall prepare a Lighting Plan which depicts pedestrian scale bollard lighting at all parking lot(s) and along all sidewalks which are envisioned to be utilized by the general public, for Planning Department staff review and approval prior to issuance of any Building Permit.
10. The applicants shall obtain verification that a Stormwater Management Plan is not required, or obtain final approval of a Stormwater Management Plan, from the Engineering Department prior to issuance of any Building Permit.
11. The applicants shall submit a detailed Natural Resource Protection Plan, which meets the requirements set forth in Divisions 15-4.0100 and 15-7.0200 of the Unified Development Ordinance, for review and approval by Planning Department staff prior to issuance of any Occupancy Permit.
12. To be determined.

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

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

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

Introduced at a regular meeting of the Common Council of the City of Franklin this
_____ day of _____, 2015, by Alderman _____.

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this
_____ day of _____, 2015.

APPROVED:

Stephen R. Olson, Mayor

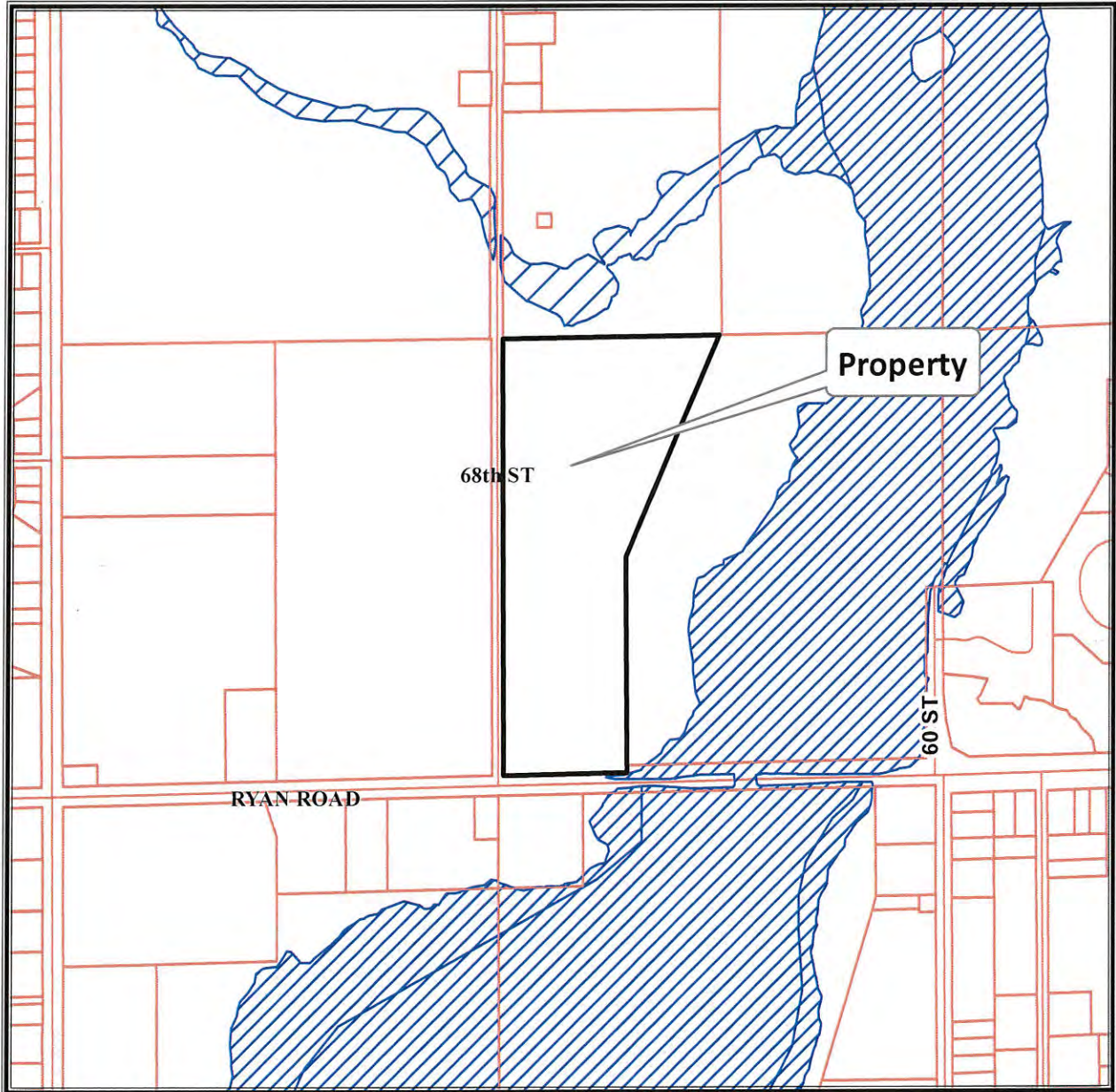
ATTEST:

Sandra L. Wesolowski, City Clerk

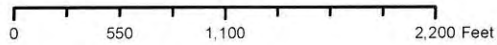
AYES _____ NOES _____ ABSENT _____



9000 South 68th Street
TKN 883-9999-002

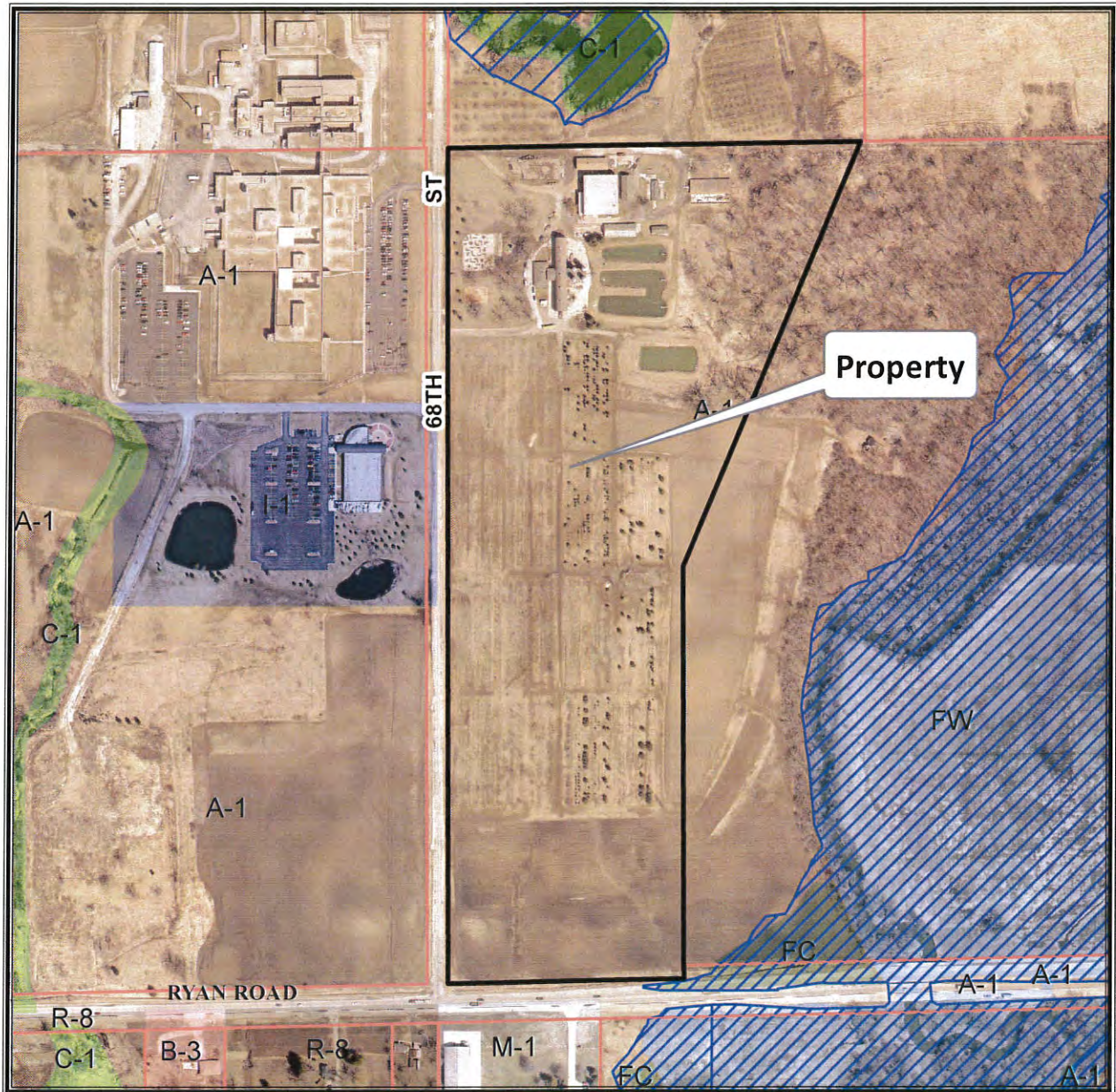


Planning Department
(414) 425-4024

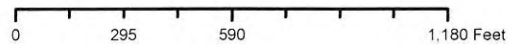


This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. This map is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes.

9000 South 68th Street
TKN 883-9999-002



Planning Department
(414) 425-4024




NORTH
2013 Aerial Photo

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.



Planned Development District Application



July 2015

Franklin

AUG 2-4 2015

City Development

The Mission of Hunger Task Force

Hunger Task Force operates as Milwaukee's Free & Local food bank and Wisconsin's premiere anti-hunger organization. Hunger Task Force provides emergency food absolutely free of charge to a local network of 80 food pantries and meal programs, as well as 100 senior centers. In an average month, Hunger Task Force serves nearly 40,000 people in need, half of whom are children. Additionally, 10,000 low-income seniors are served every month.

History of the Farm

Going back to the early 1800's this land had been farmed by the Carmen Family, whose family cemetery still exists on the grounds. In 1946 a work farm was established on the land in Franklin to feed inmates at the Milwaukee County House of Correction. The idea: an agricultural program would rehabilitate the men and instill moral character through hard work. Inmates supplied labor for all farm operations, including breeding and raising livestock, dairy farming, and maintaining the vegetable gardens and fruit orchards. The Farm operated successfully under this model for almost 35 years until a major fire brought an end to farm operations in 1980.

Though Farm operations were on temporary hiatus, the facilities still held unique potential. In 1984, the University of Wisconsin-Milwaukee Center for Great Lakes Studies converted the old creamery facility on the farm grounds into a small scale fish hatchery. In 1989, the hatchery was converted into a full-scale indoor hatchery, including four outdoor ponds for rearing fish. By the early 1990s, the hatchery was stocking Milwaukee County Park lagoons and creating a recreational fishing experience for local youth.

With the fish hatchery in full gear, and renewed interest in the farming springing to life, work on the farm was re-established in 1993 using 30 acres of community gardens. Inmate labor was once again used to cultivate produce and feed the inmate population.

Fast forward to 2004: in partnership with Milwaukee County, Hunger Task Force began to utilize produce harvested at the Farm took over Farm operations to grow and harvest produce exclusively for Milwaukee's hungry. Soon hundreds of thousands of pounds of fruits and vegetables were annually distributed to Hunger Task Force's pantry network.

Milwaukee County Parks and Hunger Task Force

In 2012, Hunger Task Force and Milwaukee County partnered on a 30 year lease for Hunger Task Force to operate The Farm. This innovative and landmark public/private partnership has opened the door for community investments in The Farm's facilities and programs. The vision and leadership of both organizations has created national recognition for this program and immeasurable benefit for the citizens of Milwaukee County.

The Farm

As its main supply of fresh produce, Hunger Task Force operates The Farm in Franklin, which grows and distributes nearly 1,000,000 pounds of fresh produce into the food bank's supply each year. In Franklin, St. Vincent De Paul – St. James is within the Hunger Task Force Network and regularly receives deliveries from The Farm. Major field crops include sweet corn, tomatoes, peppers, squash and zucchini. Apples and pears are grown in the orchards. The Farm is the only urban farm in the Midwest that grows fruits and vegetables for the express purpose of feeding the hungry.

A unique and acclaimed youth nutrition education program also takes place at The Farm. Our program targets over 2,000 3rd, 4th, and 5th graders annually, and engages students in a unique "Farm to Table" model of learning. The Farm is an outdoor classroom where students have opportunities to grow and harvest their own produce and learn to make healthy recipes. High school students from Franklin also utilize the farm as a site for science education and volunteerism.

The Farm is home to a variety of unique natural areas, including an oak savanna, fish hatchery, the Root River, Lake Elizabeth, hiking trails, and a school garden with playground equipment. The savanna and natural areas provide a glimpse of Wisconsin's rich environmental past and create a welcoming space for public visitors to enjoy. As a designated Milwaukee

County Park, we seek to restore The Farm to the same Gold Medal quality of other Parks in the system, and to make The Farm a destination for people seeking recreational opportunities.

Community Support

Hunger Task Force's Farm is entirely community supported. Last year, over 3,000 volunteers supported Farm operations, from planting to harvest. Volunteers include both individuals, and large groups from local corporations and organizations. Many retired Franklin citizens meet at The Farm to volunteer on a weekly basis. Franklin businesses such as Wheaton-Franciscan, Northwestern Mutual, Carmex, and Krsko Chiropractic not only regularly sponsor employee volunteerism at The Farm, but also donate funds to support the mission. Franklin youth and families also engage with The Farm as volunteers on a daily basis throughout the growing season.

Overview of PDD Proposal

Legal Description of Property

The Planned Development District Proposal herein refers to the parcel at COMM. 1860 FT W OF SE COR OF SE 22 5 21 THEN 1320 FEET NELY 1410.46 FT W TO NW COR SD QUAR S TO SW COR SD QUAR THE E TO BEG CONT 55.758 ACS

Intent of Proposal

It is the intent of the Planned Development District to provide an agricultural, agriculturally-related, and park-related use for the Hunger Task Force, Milwaukee County Parks, and area residents. All development shall comply with the appropriate standards and requirements, except as otherwise set forth in the Planned Development District.

Consistency with City of Franklin Master Plan

The Hunger Task Force Farm proposal is consistent with the following principles set forth within the Franklin Comprehensive Master Plan, including but not limited to:

- The following Land use Principles,
 - Enhance the quality of life for present and future generations by providing economic growth through the highest quality of residential, recreational, and business development in Southeastern Wisconsin.

- Utility and Community Facilities Principle
 - Provide City residents access to parks, open space, and a wide range of recreational programs and facilities that help to promote an active and healthy lifestyle.

In addition, a Comprehensive Master Plan Amendment has been submitted to ensure the Future Land Use section of the CMP is consistent with this proposal.

Proposed Uses/SIC Codes

Allowable uses for the PDD include would be based upon the City's P-1 Park District: with the P-1 District permitted uses as permitted uses within the PDD; with the P-1 District special uses within the PDD; and with the additional uses below as permitted uses within the PDD. The intended uses for the PDD include agricultural and agriculture-related uses, office and administrative uses, youth education, a visitor center, park-related recreation, and assembly for events. Hunger Task Force envisions an annual fundraiser on site for approximately 100 people, not a regular schedule of special events.

Other uses include:

SIC 0191, General farms	The Farm is used solely for raising crops.
SIC 0111, Raising/Harvesting crops	Specific crops are listed below
SIC 0175, Orchards	There are both apple and pear orchards on the Farm.
SIC 0712, Crop services	Hunger Task Forces uses the assistance of over 5,000 community volunteers to plant, maintain and harvest crops. Volunteers include business, religious, community and educational groups plus interested individuals.

SIC 0721, Crop planting	Hunger Task Force plants and harvests all fields using staff and volunteers.
SIC 0722, Crop harvesting	Specific Crops are listed below.
SIC 2030, Food production	Post harvest handling, storage, and staging of produce occurs.
SIC 0921, Fish hatchery	Perch, Trout, and Bluegill are raised for stocking into Milwaukee County Park Ponds and Lagoons.
SIC 0181, Tree Nursery	Milwaukee County Parks raises nursery stock for transplanting
SIC 0999, Nature areas/trails	A hiking trail exists in the oak savanna/mature forest for both educational and recreational use.
SIC 7032, Youth Education	Local youth participate in agricultural, environmental, and nutritional education at the farm.

Other uses (SIC codes not available):

Special Events (Hunger Task Force envisions an annual fundraiser on the farm with 100 guests)

Warehousing & Storage (for farm produce, vehicles, equipment, tools and supplies)

Goats (utilized for periodic grazing and invasive species control)

Crops grown at the Farm include:

- Apples
- Asparagus
- Broccoli
- Cabbage
- Cantaloupe
- Cauliflower
- Collard Greens
- Corn
- Cucumbers
- Green beans
- Kale
- Lettuce
- Mustard Greens
- Pears
- Peppers
- Pumpkins
- Spinach
- Summer squash
- Tomatoes
- Watermelon
- Winter squash

Municipal Services

Hunger Task Force recently brought City of Franklin water to the site to serve domestic water to the proposed Visitor Center and other accessory buildings on site. In addition to that sewer service is provided by a “public” Milwaukee County sewer that provides sewer to the existing and proposed future buildings. In addition, there is a private water service fed from the adjacent County Corrections building that provides fire protection and water to agricultural support services including the fish rearing area. Hunger Task Force will continue the use of both public and private utility systems in the future.

Compatibility with Adjacent Properties

The proposed PDD is consistent with the existing uses of adjacent parcels. The majority of the site is used for agricultural purposes which is consistent with adjacent uses. There are times where visitors come to volunteer and support the agricultural uses on site which is very similar to Corrections which is the major adjacent use to the site. Existing roads are primarily gravel with sheet flow which is consistent to other agricultural uses throughout Franklin. There will not be a change of use, hours, or traffic. Furthermore, the sustainable practices in agriculture practiced by Hunger task Force are implemented to minimize erosion to maintain soil quality/health. As such, there will be no changes in compatibility with adjacent properties, as the function of the Farm and Park will continue as is.

Landscaping Plan

Existing landscape to remain. Areas disturbed are to be naturalized with native planting in keeping with the philosophy of the Park and the tenant. A general landscape area is shown on the site plan at the entry of the Visitors Center consisting of native grasses and perennials mirroring the overall agricultural site. In addition, additional apple trees will be added to the West of the parking lot. Existing vegetation is a mix of natural tree groves and agriculture land throughout the site.

Lighting Plan

Existing site lighting on site is to remain. Proposed site lighting consists of low level pedestrian bollards along sidewalk from parking area to Visitor Center.

Snow Storage Plan

Hunger Task Force annually contracts a snow removal/storage services and plans to do so into the future. The site provides ample space for snow storage to maintain access to buildings and facilities from the roadways.

Hours of Operation

The Farm operates 7 days a week, with typical business hours being 7:30am – 6pm. In the wintertime, days of operation typically scale down to Monday through Friday.

Existing Structures

It is intended that existing structures on site are to remain, and be maintained without any further City approvals. As advised by Franklin Planning staff, it is understood that any changes in use, building additions, or new buildings would require separate approvals from the City.

Future Development

Visitor Center – It is the intent of Milwaukee County Parks and Hunger Task Force to establish a 3,000 square foot visitor center on site, utilizing the existing granary building with an additional 1,000 square foot toilet room addition. The Visitor center will be the primary point of arrival and orientation for the thousands of volunteers, donors, and other visitors coming to The Farm. Hunger Task Force is prepared to invest \$850,000 into the remodeling of this existing structure.

Pavilion – It is the intent of Milwaukee County Parks and Hunger Task Force to establish a multi-purpose pavilion for primary use as a gathering place for community volunteers, but with the flexibility to be used as a small event space or shelter for residents utilizing the park features of the property. Plans are not currently available, and separate approvals will be sought from the City when they are developed.

Natural Resource Protection Plan:

Please see attached Natural Resource Protection Plan, including Site Intensity and capacity Calculations.

Site Map:

A site map is attached this proposal to identify existing buildings, roadways, and utilities, as well as locations for future development. Updates have been incorporated based upon commentary from Franklin Planning staff.

Existing Building Elevations



Fish Hatchery – north



Fish Hatchery - south



Fish Hatchery – east



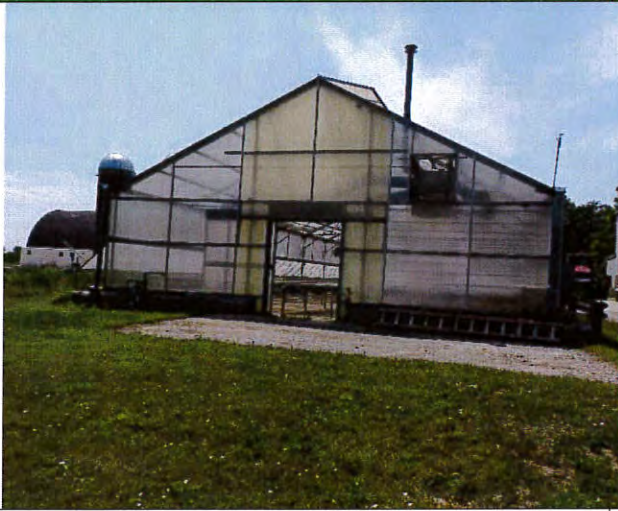
Fish Hatchery - west



Greenhouse – north



Greenhouse - south



Greenhouse – east



Greenhouse - west



Warehouse / Harvest Haus - north



Warehouse / Harvest Haus - south



Warehouse / Harvest Haus - east



Warehouse / Harvest Haus - west



Former chicken coop /current tool shed - north



Former chicken coop /current tool shed - south



Former chicken coop /current tool shed - east



Former chicken coop /current tool shed - west



Former bull barn /current tool shed - north



Former bull barn /current tool shed - south



Former bull barn /current tool shed - east



Former bull barn /current tool shed - west



Former granary /future visitors center - north



Former granary /future visitors center - south



Former granary /future visitors center - east



Former granary /future visitors center - west



Former slaughterhouse /current tool shed - north



Former slaughterhouse /current tool shed - south



Former slaughterhouse /current tool shed - east



Former slaughterhouse /current tool shed - west



Former pig barn /current tool shed - north



Former pig barn /current tool shed - south



Former pig barn /current tool shed – east



Former pig barn /current tool shed - west

DIVISION 15-3.0500 SITE INTENSITY AND CAPACITY CALCULATIONS

SECTION 15-3.0501 NATURAL RESOURCE PROTECTION AND SITE INTENSITY AND
CAPACITY CALCULATIONS FOR RESIDENTIAL AND
NONRESIDENTIAL USES REQUIRED

- A. **Recognition of Natural Resource Features.** This Ordinance recognizes that landforms, parcel size and shape, and natural resource features vary from site to site and that development regulations must take into account these variations. The maximum density or intensity of use allowed in any zoning district is controlled by the various district standards set forth for each of the various zoning districts of this Ordinance.

- B. **When Natural Resource Protection and Site Intensity and Capacity Calculations Are Required.** Natural resource protection is required for all development and the site intensity and capacity calculations set forth in this Division shall be made for each parcel of land to be used or built upon in the City of Franklin including all new Certified Survey Maps, Preliminary Plats, condominiums, multiple-family residential developments, all nonresidential development, and as may be required elsewhere in this Ordinance except as excluded under the provisions of Section 15-3.0501C. of the Unified Development Ordinance.

- C. **Exclusions (When Natural Resource Protection and Site Intensity and Capacity Calculations Are Not Required).** Natural resource protection shall not be required and the site intensity and capacity calculations set forth in this Division shall not be required for the construction of single-family and two-family residential development located on non-divisible existing lots of record within existing platted Subdivisions (with an approved Final Plat), Certified Survey Maps, and Condominiums existing on August 1, 1998, the effective date of this Ordinance or for which a natural resource protection plan and site intensity capacity calculations were filed at the time of division after August 1, 1998.

Franklin

AUG 24 2015

City Development

SECTION 15-3.0502

CALCULATION OF BASE SITE AREA

The *base site area* shall be calculated as indicated in Table 15-3.0502 for each parcel of land to be used or built upon in the City of Franklin as referenced in Section 15-3.0501 of this Ordinance.

Table 15-3.0502

**WORKSHEET FOR THE CALCULATION OF BASE SITE AREA
FOR BOTH RESIDENTIAL AND NONRESIDENTIAL DEVELOPMENT**

STEP 1:	Indicate the total gross site area (in acres) as determined by an actual on-site boundary survey of the property.	55.758 acres
STEP 2:	Subtract (-) land which constitutes any existing dedicated public street rights-of-way, land located within the ultimate road rights-of-way of existing roads, the rights-of-way of major utilities, and any dedicated public park and/or school site area.	- _____ acres
STEP 3:	Subtract (-) land which, as a part of a previously approved development or land division, was reserved for open space.	- _____ acres
STEP 4:	In the case of " <i>Site Intensity and Capacity Calculations</i> " for a proposed residential use, subtract (-) the land proposed for nonresidential uses; <i>or</i> In the case of " <i>Site Intensity and Capacity Calculations</i> " for a proposed nonresidential use, subtract (-) the land proposed for residential uses.	- _____ acres
STEP 5:	Equals "Base Site Area"	55.758 acres

SECTION 15-3.0503

CALCULATION OF THE AREA OF NATURAL RESOURCES
TO BE PROTECTED

All land area with those natural resource features as described in Division 15-4.0100 of this Ordinance and as listed in Table 15-3.0503 and lying within the *base site area* (as defined in Section 15-3.0502), shall be measured relative to each natural resource feature present. The actual land area encompassed by each type of resource is then entered into the column of Table 15-3.0503 titled "Acres of Land in Resource Feature." The acreage of each natural resource feature shall be multiplied by its respective *natural resource protection standard* (to be selected from Table 15-4.0100 of this Ordinance for applicable agricultural, residential, or nonresidential zoning district) to determine the amount of resource protection land or area required to be kept in open space in order to protect the resource or feature. The sum total of all resource protection land on the site equals the *total resource protection land*. The *total resource protection land* shall be calculated as indicated in Table 15-3.0503.

PROTECTION LAND

Natural Resource Feature	Protection Standard Based Upon Zoning District Type (circle applicable standard from Table 15-4.0100 for the type of zoning district in which the parcel is located)			Acres of Land in Resource Feature		
	Agricultural District	Residential District	Non-Residential District.			
Steep Slopes:				X	_____	_____
10-19%	0.00	0.60	0.40	=	_____	_____
20-30%	0.65	0.75	0.70	X	_____	_____
+ 30%	0.90	0.85	0.80	=	_____	_____
Woodlands & Forests:				X	7.23	5.06
Mature	0.70	0.70	0.70	=	_____	_____
Young	0.50	0.50	0.50	X	_____	_____
Lakes & Ponds	1	1	1	X	_____	_____
Streams	1	1	1	=	_____	_____
Shore Buffer	1	1	1	X	_____	_____
Floodplains/Floodlands	1	1	1	=	_____	_____
Wetland Buffers	1	1	1	X	2.8	2.8
Wetlands & Shoreland Wetlands	1	1	1	=	1.84	1.84
TOTAL RESOURCE PROTECTION LAND						9.70
(Total of Acres of Land in Resource Feature to be Protected)						

Note: In conducting the calculations in Table 15-3.0503, if two or more natural resource features are present on the same area of land, only the most restrictive resource protection standard shall be used. For example, if floodplain and young woodlands occupy the same space on a parcel of land, the resource protection standard would be 1.0 which represents the higher of the two standards.

SECTION 15-3.0505

CALCULATION OF SITE INTENSITY AND CAPACITY FOR NONRESIDENTIAL USES

In order to determine the maximum floor area which may be permitted on a parcel of land zoned in a nonresidential zoning district, the site intensity and capacity calculations set forth in Table 15-3.0505 shall be performed.

Table 15-3.0505

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

<p>STEP 1:</p>	<p>CALCULATE MINIMUM REQUIRED LANDSCAPE SURFACE:</p> <p>Take <i>Base Site Area</i> (from Step 5 in Table 15-3.0502): 55.758</p> <p>Multiple by Minimum <i>Landscape Surface Ratio (LSR)</i> (see specific zoning district LSR standard): 0.50 X</p> <p>Equals MINIMUM REQUIRED ON-SITE LANDSCAPE SURFACE = 27.79 acres</p>	
<p>STEP 2:</p>	<p>CALCULATE NET BUILDABLE SITE AREA:</p> <p>Take <i>Base Site Area</i> (from Step 5 in Table 15-3.0502): 55.758</p> <p>Subtract <i>Total Resource Protection Land</i> from Table 15-3.0503) or <i>Minimum Required Landscape Surface</i> (from Step 1 above), whichever is greater: - 27.79</p> <p>Equals NET BUILDABLE SITE AREA = 27.97 acres</p>	
<p>STEP 3:</p>	<p>CALCULATE MAXIMUM NET FLOOR AREA YIELD OF SITE:</p> <p>Take <i>Net Buildable Site Area</i> (from Step 2 above): 27.97</p> <p>Multiple by Maximum <i>Net Floor Area Ratio (NFAR)</i> (see specific nonresidential zoning district NFAR standard): X 0.57</p> <p>Equals MAXIMUM NET FLOOR AREA YIELD OF SITE = 15.94 acres</p>	
<p>STEP 4:</p>	<p>CALCULATE MAXIMUM GROSS FLOOR AREA YIELD OF SITE:</p> <p>Take <i>Base Site Area</i> (from Step 5 of Table 15-3.0502): 55.758</p> <p>Multiple by Maximum <i>Gross Floor Area Ratio (GFAR)</i> (see specific nonresidential zoning district GFAR standard): X 0.31</p> <p>Equals MAXIMUM GROSS FLOOR AREA YIELD OF SITE = 17.28 acres</p>	
<p>STEP 5:</p>	<p>DETERMINE MAXIMUM PERMITTED FLOOR AREA OF SITE:</p> <p>Take the <i>lowest</i> of Maximum Net Floor Area Yield of Site (from Step 3 above) or Maximum Gross Floor Area Yield of Site (from Step 4 above): 15.94 acres</p> <p>(Multiple results by 43,560 for maximum floor area in square feet): _____ s.f.)</p>	

EXISTING BUILDINGS (ALL VALUES IN FEET)			
BUILDING	HEIGHT	WEST SETBACK	NORTH SETBACK
BARN/ HATCHERY/ OFFICE SPACE	34	822	787
GREENHOUSE	19	482	243
OLD BULL BARN / EXISTING TOOL SHED	15	627	250
WAREHOUSE / EQUIPMENT STORAGE	31	220	39
OLD GRANARY/ FUTURE VISITOR CENTER	20	397	35
FUTURE PAVILION	20	523	31
OLD SLAUGHTER HOUSE/ EXISTING TOOL SHED	29	534	95
OLD CHICKEN COOP/ EXISTING TOOL SHED	11	628	111
OLD PIG BARN/ EXISTING TOOL SHED	20	747	106

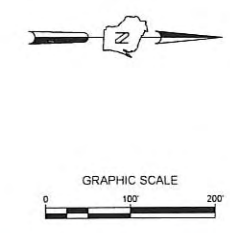
SITE INFORMATION:
 TOTAL SITE = 55.758 AC
 STEEP SLOPES = 0 AC
 WOODLANDS (MATURE) = 7.23 AC
 WOODLANDS (YOUNG) = 0 AC
 LAKES AND PONDS = 0 AC
 STREAMS = 0 AC
 SHORE BUFFER = 0 AC
 FLOODPLAIN = 0 AC
 WETLAND BUFFER = 2.80 AC
 WETLAND = 1.84 AC

OWNER
 MILWAUKEE COUNTY PARKS
 8480 WATERTOWN PLANK ROAD
 WALWATOSA, WI

APPLICANT
 HUNGER TASK FORCE
 9000 S. 68TH STREET
 FRANKLIN, WI

LEGEND:

- WETLAND
- MATURE WOODLAND
- 30' WETLAND BUFFER



THE SIGMA GROUP
 Single Source. Sound Solutions
 www.thesigmagroup.com
 1300 West Canal Street
 Milwaukee, WI 53233
 Phone: 414-643-4200
 Fax: 414-643-4210

Franklin
 AUG 24 2015
 City Development



HUNGER TASK FORCE
 9000 S. 68TH STREET
 FRANKLIN, WI

SITE FIGURE

NO. REVISION	DATE BY
DRAWING NO.	PDD Figure.dwg
DRAWN BY	
DATE	8-24-2015
PROJECT NO.	
CHECKED BY	
APPROVED BY	
SHEET NO.	




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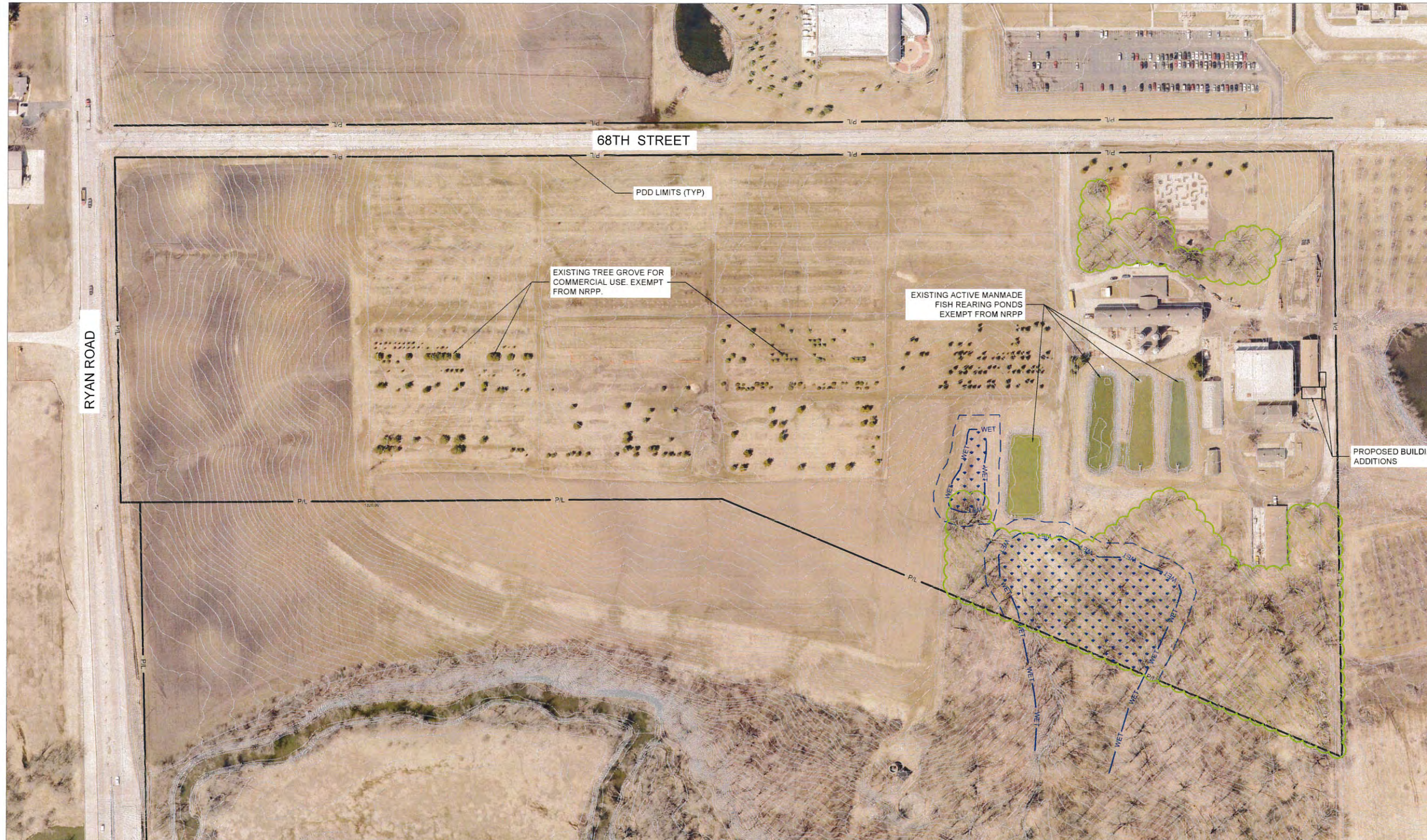
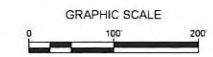
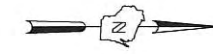
File: I:\Hunger Task Force\14331-Franklin Farm\060 CAD/C - Civil\500 Production - General\010 PDD Figure\000 Figure.dwg

SITE INFORMATION:

TOTAL SITE = 55 758 AC
 STEEP SLOPES = 0 AC
 WOODLANDS (MATURE) = 7 23 AC
 WOODLANDS (YOUNG) = 0 AC
 LAKES AND PONDS = 0 AC
 STREAMS = 0 AC
 SHORE BUFFER = 0 AC
 FLOODPLAIN = 0 AC
 WETLAND BUFFER = 2.80 AC
 WETLAND = 1.84 AC

LEGEND:

-  WETLAND
-  MATURE WOODLAND
-  30' WETLAND BUFFER



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Franklin
 AUG 24 2015
 City Development

HUNGER TASK FORCE
 9000 S. 68TH STREET
 FRANKLIN, WI

NRPP

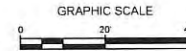
NO. REVISION DATE BY

DRAWING NO. PDD Figure.dwg
 DRAWN BY:
 DATE: 8-24-2015
 PROJECT NO.
 CHECKED BY:
 APPROVED BY:
 SHEET NO.:

C 100

SITE INFORMATION:

TOTAL DISTURBED AREA = 0.70 AC
 EXISTING IMPERVIOUS AREA = 0.48 AC
 PROPOSED IMPERVIOUS AREA = 0.47 AC



PROJECT TEAM

LEGEND:

- 5' THICK CONCRETE WALK (X/C401)
- PROPOSED GRAVEL (X/C401)
- ASPHALT PAVEMENT (X/C401)
- NATIVE LANDSCAPING AREA
- DECK AREA
- DISTURBED AREA

GENERAL NOTES:

1. THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS DRAWING IS BASED ON FIELD LOCATIONS AND/OR RECORDS FURNISHED BY MUNICIPALITIES AND UTILITY COMPANIES. THE LOCATION AND ACCURACY OF WHICH CANNOT BE GUARANTEED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.
2. VERIFY ACTUAL LOCATIONS AND INVERTS IN THE FIELD. ANY POTENTIAL ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
3. WORK TO BE COMPLETED IS INDICATED IN BOLD TYPE LINES AND EXISTING CONDITIONS ARE INDICATED BY LIGHT TYPE LINES.
4. ELECTRONIC CIVIL FILES ARE AVAILABLE UPON WRITTEN REQUEST. DO NOT USE ELECTRONIC CIVIL FILES TO LAYOUT FOUNDATIONS, COLUMN LINES, LIGHT POLES, OR OTHER NON CIVIL SITE WORK. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF BUILDING AND ARCHITECTURAL FEATURES.
5. DIMENSIONS ARE FROM FACE OF CURB OR EDGE OF PAVEMENT.
6. WORK WITHIN THE PUBLIC RIGHT OF WAY, INCLUDING BUT NOT LIMITED TO DRIVEWAY OPENINGS, SIDEWALK AND RAMPS, PAVING, AND CURB AND GUTTER SHALL BE COMPLETED PER MUNICIPAL AND/OR COUNTY REQUIREMENTS AND STANDARDS.

Franklin

AUG 24 2015

City Development

PROJECT NAME

HUNGER TASK FORCE
 GRANARY ALTERATION
 & ADDITION

SOUTH 68TH STREET
 FRANKLIN, WISCONSIN

DRAWING ISSUE
 15 10 15
 08-24-2014 Schematic Design

SET TYPE
 50% CONSTRUCTION
 DOCUMENTS

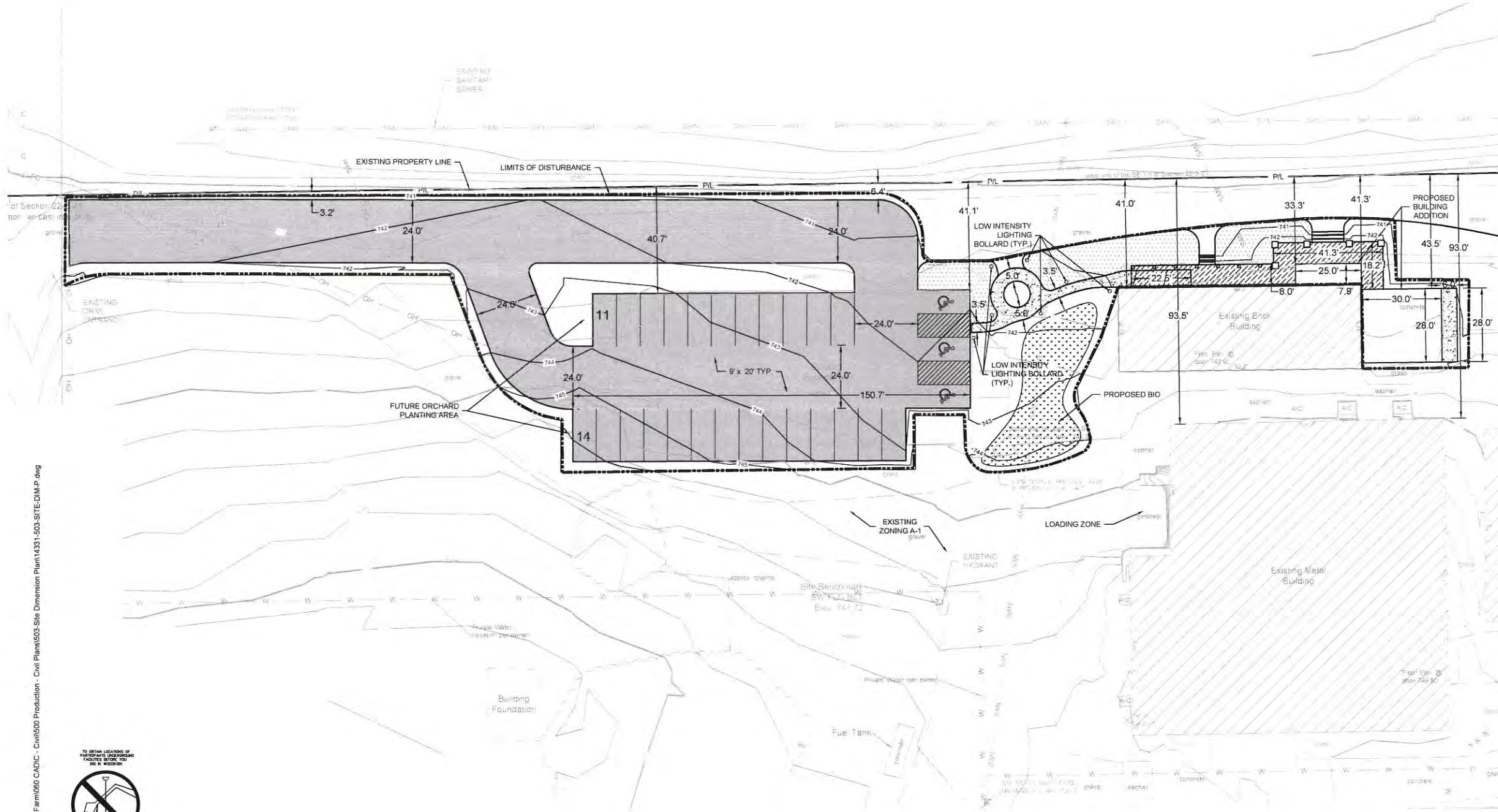
AA PROJECT NUMBER
 13015

DATE
 08-24-2015

SHEET TITLE
 SITE PLAN

SHEET NUMBER

C 100



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 MILW. AREA 259-1181

THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON FIELD MARKINGS AND INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED.

File: I:\Hunger Task Force\14331-Franklin Farm\060 CAD/C - Civil\500 Production - Civil Plans\503-Site Dimension Plan\14331-503-SITE-DIM.P.dwg

City of Franklin
Department of City Development

Franklin

AUG 24 2015

City Development

Date: July 28, 2015

To: Milwaukee County Parks Department and the Hunger Task

Force From: City Development Staff

RE: Milwaukee County Farm/Hunger Task Force Planned Development District
– Staff Comments

Please be advised that Staff has reviewed the above application. Department comments are as follows for the Planned Development District (PDD) Application submitted by the Milwaukee County Parks Department and the Hunger Task Force date stamped by the City of Franklin on July 13, 2015.

Unified Development Ordinance (UDO) Requirements:

Planned Development District

1. Pursuant to Section 15-3.0402 of the UDO, an amendment of the City of Franklin Comprehensive Master Plan (CMP) will be required. In particular, the Future Land Use Map set forth in Chapter 5 of the CMP will need to be amended to reflect the same future land use as is envisioned within the proposed PDD.
 - a. Staff would recommend that the Future Land Use Map be amended to reflect a future land use of “Mixed Use” for the subject property.

RESPONSE: A CMP Amendment application was submitted on 7/31/15.

2. Pursuant to Section 15-3.0403C of the UDO, please specify the proposed building location, height, and size standards, and lot size standards, for the proposed PDD.
 - a. Staff would recommend the same standards as set forth in the City’s P-1 Park District, adjusted as may be necessary, to incorporate the existing farm buildings.

RESPONSE: Recommendation Accepted

3. Pursuant to Section 15-3.0403D of the UDO, please state the proposed right-of-way setbacks for the proposed PDD.
 - a. Staff would recommend the standard arterial setback of 40 feet as set forth in Section 15-5.0108 of the UDO, and a front-yard setback of 50 feet as set forth in the City’s P-1 Park District.

RESPONSE: Recommendation accepted. All existing and proposed buildings meet this requirement.

4. Pursuant to Section 15-9.0208B.1.a. of the UDO, please specify the intended requirements for municipal services. Please note that Section 15-9.0208E.2.e. of the UDO requires that water and sewer facilities shall be provided within the proposed PDD.
 - a. Staff would recommend that the proposed PDD specify that the provision

of public sanitary sewer service and public water service is required. Staff would further recommend that any exceptions to that requirement be clearly identified, such as for accessory structures, temporary structures, specific types of uses or structures, etc.

RESPONSE: Hunger Task Force recently brought City of Franklin water to the site to serve domestic water to the proposed Visitor Center and other accessory buildings on site. In addition to that sewer service is provided by a “public” Milwaukee County sewer that provides sewer to the existing and proposed future buildings. In addition, there is a private water service fed from the adjacent County Corrections building that provides fire protection and water to agricultural support services including the fish rearing area. Hunger Task Force will continuing the use of both public and private utility systems in the future.

5. Pursuant to Section 15-9.0208B.1.b. of the UDO, please provide a general summary of the estimated value of any proposed structures and site improvements.

- a. Staff would recommend that a similar summary be provided for the existing farm operations/structures if possible.

RESPONSE: The value of the proposed visitor center has been included in the proposal narrative. Values of existing farm buildings are not available.

6. Pursuant to Section 15-9.0208B.1.d.(10) of the UDO, please provide a brief description of the compatibility of the proposed PDD with the adjacent properties and uses in regard to roads, drainage, land uses, etc.

RESPONSE: The proposed PDD is consistent with the existing uses of adjacent parcels. The majority of the site is used for agricultural purposes which is consistent with adjacent uses. There are times where visitors come to volunteer and support the agricultural uses on site which is very similar to Corrections which is the major adjacent use to the site. Existing roads are primarily gravel with sheet flow which is consistent to other agricultural uses throughout Franklin. As such, there will be no changes in compatibility with adjacent properties, as the function of the Farm and Park will continue as is.

7. Pursuant to Section 15-9.0208B.1.e. of the UDO, please provide a Landscape Plan. Please note that this should include existing and proposed landscaping.

RESPONSE: Existing landscape to remain. Areas disturbed are to be naturalized with native planting in keeping with the philosophy of the Park and the tenant. A general landscape area is shown on the site plan at the entry of the Visitors Center consisting of native grasses and perennials mirroring the overall agricultural site. Existing vegetation is a mix of natural tree groves and agriculture land throughout the site.

8. Pursuant to Section 15-9.0208E.2. of the UDO, please provide a more detailed description of the consistency of the proposed PDD with the City’s Unified Development Ordinance, addressing such issues as: drainage facilities; public road accessibility; provision of internal driveways; impact on public services including police and fire service; etc.

- a. Please note that unless otherwise specifically stated within the PDD, all pertinent standards, conditions, and requirements of the UDO will pertain to the proposed PDD. This includes but is not limited to: accessory and temporary use standards; hazard abatement performance standards; land division standards; traffic, parking, and loading standards; improvement

and construction requirements; etc.

9. Please note that pursuant to Section 15-9.0208E.7. of the UDO, should detailed plans not be provided along with the proposed PDD (such as detailed Landscaping Plans, Lighting Plans, Parking Plans, Architectural Plans, Site Plan, etc.) the Common Council may consider the granting of a general approval, subject to the subsequent submittal and approval of more specific and detailed plans. Please note however, that all required plans must be submitted at the time of the PDD submittal that are of at least sufficient detail to satisfy the Plan Commission and the Common Council as to the general intent of the existing and proposed development.

- a. Staff would recommend that more detailed information be provided in regard to: landscaping; lighting; parking/driveways; stormwater management; and erosion control.

RESPONSE: Additional information has been included in the proposal narrative

Site Plan

1. Pursuant to Section 15-7.0102F. of the UDO, please describe the site's impacts upon surrounding uses and properties, including but not limited to such issues as: ingress/egress; traffic flow; stormwater drainage; erosion; etc.

RESPONSE: The proposed PDD does not change the uses, hours, or traffic on the site. As such, there are no impacts in these issue areas. The majority of the site is used for agricultural purposes which is consistent with adjacent uses. There are times where visitors come to volunteer and support the agricultural uses on site which is very similar to Corrections which is the major adjacent use to the site.

2. Pursuant to Section 15-7.0102I. of the UDO, please describe emergency vehicle accessibility. Please note that at the May 7th Development Review Team meeting concerning the proposed Visitor Center, Fire Department staff had recommended that a paved (or possibly a gravel if properly designed and constructed) emergency access drive be provided entirely around the farm complex buildings.

RESPONSE: The proposed work does not change the long standing existing access to the complex with regard to the Fire Department. HTF has added pavement up to the Visitor Center for fire access, and the existing gravel roads that have been used for many years for semi-trucks can provide access to all other buildings on site.

3. Pursuant to Section 15-7.0102K. of the UDO, please indicate if any uses or structures will utilize on-site waste disposal facilities and what if any impact there may be upon the surrounding area.

RESPONSE: No on-site waste.

4. Pursuant to Section 15-7.0103B. of the UDO, please indicate the owner's and developer's name and address on the Site Figure.

RESPONSE: Information was added to plan sheets.

5. Pursuant to Section 15-7.0103D. of the UDO, please include the date of the Site Plan and Site Figure and remember to include the dates of any future revisions.

RESPONSE: Dates have been added.

6. Pursuant to Section 15-7.0103F. of the UDO, please include the proposed

topography on the Site Plan.

RESPONSE: Proposed topography has been added.

7. Pursuant to Section 15-7.0103H. of the UDO, please clearly illustrate all off-street parking spaces, loading, ingress and egress and driveway locations.

RESPONSE: Information is shown on plans.

8. Pursuant to Section 15-7.0103I. of the UDO, please show the type, size and location of all signs. If such details cannot be provided at this time, separate approvals of the signage will be required.

RESPONSE: No proposed signs are included.

9. Pursuant to Section 15-7.0103J. of the UDO, please indicate the building height for both principal and accessory buildings, expressed in both feet and stories, on the Site Figure and Site Plan.

RESPONSE: Info has been provided.

10. Pursuant to Section 15-7.0103L. of the UDO, please contact the Wisconsin Department of Transportation to ensure that any future right-of-way changes are incorporated on the Site Figure.

RESPONSE: County has jurisdiction on road and improvements were just completed with no additional real estate needs.

11. Pursuant to Section 15-7.0103M. of the UDO, please indicate building and yard setbacks on the Site Figure in tabular form.

RESPONSE: Setbacks were added.

12. Pursuant to Section 15-7.0103N. of the UDO, please correct the orientation of the North Arrow on the Site Figure.

RESPONSE: North arrow was updated.

13. Pursuant to Section 15-7.0103O. of the UDO, please indicate on the Site Figure all of the existing and proposed sanitary sewers, storm sewers, water mains and fire hydrants.

RESPONSE: Utilities were added to plan.

14. Pursuant to Section 15-7.0103P. of the UDO, please contact the City of Franklin Engineering Department to determine whether a Storm Water Management Plan is required.

RESPONSE: Disturbance is less than 1 acre and additional impervious is less than ½ acre so stormwater will not be required.

15. Pursuant to Section 15-7.0103R. of the UDO, please provide a Landscape Plan meeting the requirements of Division 15-7.0300 of the UDO. Please note, an applicant may elect to file a preliminary landscape plan generally depicting the landscaping for the site at the time of Site Plan review, with the later submission of a detailed Landscape Plan to be a condition of final application approval, subject to approval of staff and the Plan Commission.

RESPONSE: A general landscape area is shown on the site plan at the entry of the Visitors Center consisting of native grasses mirroring the overall agricultural site.

16. Pursuant to Section 15-7.0103S. of the UDO, please re-calculate the site intensity and capacity calculations as may be necessary (such as to reflect the P-1 Park District LSR of 0.51, etc.).

RESPONSE: Revised calculations are provided.

17. Pursuant to Section 15-7.0103W. of the UDO, please provide a Lighting Plan if

new lighting is proposed. Lighting standards can be found in Division 15-5.0400 of the UDO. Please note an applicant may elect to only file a preliminary lighting plan generally depicting the lighting for a site at the time of Site Plan Review Application filing.

RESPONSE: Low level pedestrian lighting at grade is proposed.

18. Pursuant to Section 15-7.0103X. of the UDO, please show all existing and proposed easements and their locations on the site plan per. This includes natural resource protection easements, access easements, utility easements and all other easements.

RESPONSE: No easements on site.

19. Pursuant to Section 15-7.0103Y. of the UDO, please contact the Wisconsin Department of Transportation to determine if any access limitations will be required along Hwy. 100/Ryan Road, and if so, depict those restrictions on the Site Figure.

RESPONSE: No restrictions that Owner is aware of.

20. Pursuant to Section 15-7.0103Z. of the UDO, please indicate the existing zoning of the property (A-1 Agricultural District) on the Site Figure.

RESPONSE: Note added.

21. Pursuant to Section 15-7.0103CC. of the UDO, please provide a written project summary for the proposed development. The project summary should include fiscal impact upon the City of Franklin, operational information, building schedule, and estimate of project value, including all site improvement costs.

RESPONSE: Included in write-up

Natural Resource Protection Plan

1. Pursuant to Section 15-7.0201D. of the UDO, please provide the date the natural resource protection plan was prepared.
2. Pursuant to Section 15-7.0201I. of the UDO, please provide all required natural resource delineations. In particular, please delineate and label the wetland setback, label the woodland grove, and verify if the drainage way east of the fish ponds is a navigable stream. Please note that if the drainage way is navigable, a 75' shore buffer from the Ordinary High Water Mark will need to be added.
 - a. Staff recommends that the wetland delineations be field verified.
3. Pursuant to Section 15-7.0201J. of the UDO, please verify and state which natural resources will remain undisturbed.
4. Pursuant to Section 15-7.0201K. of the UDO, please indicate the method of preservation of the natural resource features required to be protected.
 - a. Staff recommends that the natural resource features to be protected be placed in a Conservation Easement. As such, a copy of the City's Conservation Easement template is attached for your use.
5. Pursuant to Section 15-7.0201L. of the UDO, please provide the date and source of the natural resource delineations.

RESPONSE: The requested information has been provided through the NRPP and proposal narrative. Information provided was based on Milwaukee County records and knowledge on the site. The proposed work is not in the vicinity of any

protected areas. Due to the property's status as a Milwaukee County Park and the subsequent standards of protection, additional conservation easements will not be provided.

Staff Recommendations:

Planned Development District

1. Staff recommends that the subject PDD's list of allowed uses be based upon the City's P-1 Park District: with the P-1 District permitted uses as permitted uses within the PDD; with the P-1 District special uses as special uses within the PDD; and with the additional uses which are included in your materials as permitted uses within the PDD.
 - a) Staff recommends that any other anticipated uses such as goats (even if temporary and only used for periodic grazing purposes), warehousing, storage, etc. be added to the list of uses proposed for the PDD. Staff further recommends that any such uses that could potentially have adverse impacts upon surrounding properties or adverse aesthetic impacts, be classified as special uses.

RESPONSE: Staff recommendations have been included in the proposal narrative.

2. Staff recommends that the subject PDD utilize the UDO's standards for accessory and temporary structures and uses. If not, staff recommends that much more detailed information be provided about any such structures and uses.

RESPONSE: Staff recommendations have been included in the proposal narrative.

3. Staff recommends that more details be provided about the proposed "assembly for events". If the P-1 Park District standards and the UDO accessory and temporary uses standards are utilized, such additional information would not be necessary.

RESPONSE: More information has been included in the proposal narrative.

4. Staff recommends that hours of operation be provided for all uses other than agricultural uses. This would include any educational or recreational uses, visitor's hours, etc.

RESPONSE: Hours of operation have been added to the proposal narrative.

5. Staff recommends that more information be provided about the long-term organizational structure of the subject property.
 - a) Please note that as currently proposed, the PDD would need to be amended should some organization other than the Hunger Task Force lease the subject property.

RESPONSE: The requested information has been provided through the proposal narrative.

Site Plan

1. Staff recommends the inclusion of additional sidewalks, to include at a minimum a sidewalk from the parking lot(s) to the barn/hatchery/office space building.

RESPONSE: Parking is specifically used for Visitor Center and additional sidewalk cannot be added because of budget constraints.

2. Please clarify whether one or two storage buildings are proposed, and if each one would be 90,000 square feet in size. Staff would not recommend approval

of the placement of a storage building near 68th Street.

RESPONSE: Storage has been removed from plans.

3. Please identify the location of the existing and any proposed trails.

RESPONSE: Existing trails have been labeled.

4. Please note that if the P-1 Park District standards are utilized, trails would be a permitted use. And if shown on the Site Plan, their approval could be part of the proposed PDD.

RESPONSE: Understood.

5. Staff recommends that landscaping be provided, at a minimum, for any existing and proposed parking lots which could be utilized by visitors, to the standards set forth in the UDO.

RESPONSE: Future extension of trees are planned in the future that will screen the small parking lot. Landscaping Plan also identifies landscaping details for all disturbed areas including parking lot.

6. Please identify the location of the envisioned land uses on the Site Figure (i.e. agricultural fields, tree nursery, fish hatchery, miscellaneous agricultural buildings, etc.).

RESPONSE: Included.

7. It appears that details for the proposed pavilion were not provided. Please be aware that separate approval will be required for that structure.

RESPONSE: Understood.

Landscape Plan

1. Staff recommends, at a minimum, the submission of a detailed Landscape Plan meeting the requirements of Division 15-3.0700 of the UDO for all existing and proposed parking lots. Please note that existing landscaping may count towards landscape requirements per Section 15-5.0302D. of the UDO.

RESPONSE: Existing landscape to remain. While the parking lot does not impact adjacent properties with automobile lighting etc, an updated site plan submitted with the project documents will indicate a future apple orchard between 68th Street and the lot, as well as reaming consistent with the overall naturalization plan. Also, see other notes regarding landscaping of disturbed areas.

Parking

1. Staff recommends that the two driveways on S. 68th Street and the main drive through the farm buildings complex be paved and meet the UDO's standard 24' width.

RESPONSE: HTF has included paving for the proposed driveway for the Visitor Center and the parking lot. These are no additional funds available for any additional paving onsite. That being said if future improvements are made at other location on the farm, HTF will consider adding pavement is funds are available. These areas are all primarily used for agricultural use and gravel roads are consistent to many other farms in Franklin.

2. Staff recommends that the main loading and unloading areas be paved.

RESPONSE: There is existing paving in the main loading/unloading dock. Also, see response above.

3. Staff recommends that at a minimum, two parking lots (one near the Visitor Center and one near the barn/hatchery/office space building) be constructed, paved, and provided with curb and gutter.

RESPONSE: Current plans and resources allow for one parking lot to be constructed on site, which is adequate for the amount of daily traffic.

4. Staff recommends that all parking spaces match the UDO standard of not less than 180 square feet in size and not less than 9' in width.

RESPONSE: The size and number of parking spaces has been adjusted to reflect the UDO standards.

5. Staff recommends that the main driveway entrance be located 10' from the northern property boundary.

RESPONSE: The public road was just redone and the plan is to use the existing driveway as base to keep budget in progress. We assume that the recommendation is based on lot line, but in this situation HTF/County own the adjacent parcel so driveway has not been modified.

6. Section 15-5.0203 of the Unified Development Ordinance sets forth requirements for off-street parking and queuing. Per this section, the following parking ratios are those most similar to the proposed uses:
 - Visitor Center: 3.33 spaces per 1,000 square feet of Gross Floor Area (General Office) or 5 spaces per acre 1,000 square feet of Gross Floor Area (Recreation Center).
 - Agricultural Support (for the barn/hatchery/office space building): 5 spaces per 1,000 square feet of Gross Floor Area.
 - Special Event(s) (if envisioned to be held on a regular basis): 1 space per 3 attendees.

Please calculate these parking requirements on the Site Figure and Site Plan, preferably in a tabular format.

RESPONSE: The size and number of parking spaces has been adjusted to reflect the UDO standards. Special events are not envisioned to be held on a regular basis.

5. Please provide an estimate of the average number of daily visitors and employees on a typical day. This number will be used in conjunction with the parking standards listed above.

RESPONSE: On a typical day we would have 8 staff, and between 10-12 visitors. Visitors are on site for a single 3 hour shift in the morning or afternoon.

6. Please provide the appropriate number of handicapped parking stalls to comply with the Americans with Disabilities Act (ADA) guidelines for buildings and facilities as documented in the Federal Register, Vol. 56, No. 144, July 26, 1991, as amended, required by Section 15-2.0103(A)(6) and Table 15-5.0202(I)(1).

RESPONSE: All plans included ADA accessibility for all new/altered buildings to meet federal standards, including parking.

7. Staff recommends that conventional curb and gutter be provided for at least the main entrance drive and main parking lot.

RESPONSE: The existing public road is not curb and gutter and because of the