CITY OF FRANKLIN PLAN COMMISSION MEETING* FRANKLIN CITY HALL COUNCIL CHAMBERS 9229 W. LOOMIS ROAD, FRANKLIN, WISCONSIN AGENDA THURSDAY, SEPTEMBER 19, 2019, 7:00 P.M.

- A. Call to Order and Roll Call
- B. Approval of Minutes
 - 1. Approval of regular meeting of September 5, 2019.
- C. **Public Hearing Business Matters** (action may be taken on all matters following the respective Public Hearing thereon)
- D. **Business Matters** (no Public Hearing is required upon the following matters; action may be taken on all matters)
 - PLANNED DEVELOPMENT DISTRICT NO. 13 (WAL-MART/SAM'S 1. WHOLESALE CLUB) EXISTING BUILDING PARKING LOT AND **SIGNAGE MODIFICATIONS.** Unified Development Ordinance §15-3.0418 Planned Development District No. 13 (Wal-Mart/Sam's Wholesale Club) Minor Amendment application by Wal-Mart Real Estate Business Trust, to allow for parking modifications as follows: restriping and designating 10 parking spaces for customer pickup of online grocery orders and adding pedestrian/crosswalk striping across the front drive aisle from the front walk along the building to the grocery pickup spaces; signage modifications as follows: installation of nine new directional signs located throughout the parking lot to direct traffic flows and direct customers to the designated parking area [each of the directional site signs is three (3) square feet in area, which will add an additional 27 square feet in signage to the site, bringing the total sign area to 630.73 square feet-the allowable sign area for the site is calculated as follows: 651 square feet frontage x 1.5 = 976.5 allowable square feet sign area] and relocating the existing 'Pickup' wall sign from the west side of the north elevation to the east side of the north elevation adjacent to the new pickup parking area, for property zoned Planned Development District No. 13 (Wal-Mart/Sam's Wholesale Club) located at 6701 South 27th Street; Tax Key No. 714-0003-002.
 - 2. CHAD E. LARSEN AND JENNIFER L. LARSEN DECK AND ACCESSORY STRUCTURE ADDITION TO EXISTING HOME. Miscellaneous application by Chad E. Larsen and Jennifer L. Larsen, to allow for construction of an approximately 350 square foot deck and approximately 10 foot by 15 foot 4-post open accessory structure with a roof within an existing "20 Foot Drainage Easement" (platted as part of the Serenity Estates Subdivision Plat) along the rear of the property line (deck and covered

accessory structure extend approximately 4 feet into the drainage easement (total area of structures proposed within the easement is approximately 140 square feet)), property located at 6904 South Harvard Drive, zoned R-6 Suburban Single-Family Residence District; Tax Key No. 741-0086-000.

- 3. **ROBERT G. MONTGOMERY LAND COMBINATION.** Land Combination application by Robert G. Montgomery, for combining two parcels into one parcel on South 116th Street, specifically, the parcel at 8570 South 116th Street and adjacent parcel abutting 8628 South 116th Street, for the purpose of re-building a residential dwelling, property zoned R-3 Suburban/Estate Single-Family Residence District and C-1 Conservancy District; Tax Key Nos. 842-9995-004 and 842-9995-002.
- 4. TORBENSON SHOWS LLC HOLIDAY CRAFT AND GIFT EXPO AT THE MILWAUKEE COUNTY SPORTS COMPLEX. Temporary Use application by James C. Torbenson/Torbenson Shows LLC, for a holiday craft and gift expo at the Milwaukee County Sports Complex located at 6000 West Ryan Road, on November 29, 2019, from 9:00 a.m. to 5:00 p.m., November 30, 2019 from 9:00 a.m. to 5:00 p.m. and December 1, 2019 from 10:00 a.m. to 4:00 p.m., on property zoned P-1 Park District, FC Floodplain Conservancy District and FW Floodway District; Tax Key Nos. 852-9999-001 and 882-9987-001.
- 5. PLANNED DEVELOPMENT DISTRICT NO. 37 (THE ROCK SPORTS COMPLEX/BALLPARK COMMONS) INDOOR SPORTS COMPLEX BUILDING AND SITE REVISIONS (BUILDING S3/C2). Site Plan Amendment application (Indoor Sports Complex and 3-story office building/Site Plan has been approved by the City but not yet constructed) by River Rock Performance Properties, LLC, applicant and BPC County Land, LLC, property owner, for (including but not limited to): removal of a portion of the northern side of the building which had included a storage room and a refuse and service room (and associated architectural changes to that portion of the building façade); removal of the third floor build out/proposed use of residential apartments, juice bar/food prep/serving area, locker rooms, etc.; removal of an associated third/fourth floor clerestory; deferral of installation of required pedestrian site amenities until some undetermined future date and deferral of certain required landscaping until some undetermined future date, upon property zoned Planned Development District No. 37 (The Rock Sports Complex/Ballpark Commons), located at 7085 and 7095 south Ballpark Drive; Tax Key No. 744-1005-000.

E. Adjournment

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

^{**}Notice is given that a majority of the Common Council may attend this meeting to gather information about an agenda item over which they have decision-making responsibility. This may constitute a meeting of the Common Council per State ex rel. Badke v. Greendale Village Board, even though the

Franklin Plan Commission Agenda 9/19/19 Page 3

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: October 3, 2019

City of Franklin Plan Commission Meeting September 5, 2019 Minutes

unapproved

A. Call to Order and Roll Call

Mayor Steve Olson called the September 5, 2019 regular Plan Commission meeting to order at 7:00 p.m. in the Community Room at Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin.

Present were Commissioners, Adam Burckhardt, Kevin Haley, Patricia Hogan and David Fowler, Alderman Mark Dandrea and City Engineer Glen Morrow. Also present was Planning Manager Joel Dietl and City Attorney Jesse Wesolowski.

B. Approval of Minutes

1. Regular Meeting of August 22, 2019.

Commissioner Hogan moved and Commissioner Haley seconded approval of the August 22, 2019 minutes of the regular meeting of the Plan Commission. On voice vote, all voted 'aye'. Motion carried (6-0-0).

- C. Public Hearing Business Matters
- 1. None.
- D. Business Matters

1. MILLS HOTEL WYOMING, LLC MIXED-USE **DEVELOPMENT.** Final Plat application by Mills Hotel Wyoming, LLC, for an 88 lot development (Ryan Meadows) with 84 lots and 4 Outlots; Lots 1-79 are single-family residential lots meeting the R-6 Suburban Single-Family Residence District standards; Lots 80-84 are light industrial lots meeting the M-1 Limited Industrial District standards; Outlots 1-4 are for proposed stormwater retention and maintenance and Outlot 4 is for proposed community open space and stormwater retention and maintenance (all lots are proposed to be served by public water and sanitary sewer service), property zoned B-2 General Business District, R-6 Suburban Single-Family Residence District and M-1

Planning Manager Joel Dietl presented the request by Mills Hotel Wyoming, LLC, for an 88 lot development (Ryan Meadows) with 84 lots and 4 Outlots; Lots 1-79 are singlefamily residential lots meeting the R-6 Suburban Single-Family Residence District standards; Lots 80-84 are light industrial lots meeting the M-1 Limited Industrial District standards; Outlots 1-4 are for proposed stormwater retention and maintenance and Outlot 4 is for proposed community open space and stormwater retention and maintenance (all lots are proposed to be served by public water and sanitary sewer service), property zoned B-2 General Business District, R-6 Suburban Single-Family Residence District and M-1 Limited Industrial District, generally located at 11433 West Ryan Road; Tax Key Nos. 892-9995-000, 891-9008-000, 891-9007-000, 891-9010-000, 891-9009-000 and 892-9993-001.

Alderman Dandrea moved and Commissioner Haley seconded a motion to recommend approval of a Resolution conditionally approving a final plat for Ryan Meadows development (generally at 11433 West Ryan Road) with

Limited Industrial District, generally located at 11433 West Ryan Road; Tax Key Nos. 892-9995-000, 891-9008-000, 891-9007-000, 891-9010-000, 891-9009-000 and 892-9993-001.

minor technical corrections as noted by staff. On voice vote, all voted 'aye'; motion carried. (5-0-1).

Adjournment

Commissioner Hogan moved and Commissioner Haley seconded a motion to adjourn the Plan Commission meeting of September 5, 2019 at 7:05 p.m. On voice vote, all voted 'aye'; motion carried. (6-0-0).



REPORT TO THE PLAN COMMISSION

Meeting of September 19, 2019

Planned Development District (PDD) No. 13 Amendment

RECOMMENDATION: Staff recommends approval of the proposed amendment to Planned Development District (PDD) No. 13, as a Minor PDD Amendment, subject to the conditions set forth in the attached draft ordinance.

Project Name: Walmart (PDD No. 13) Minor Planned Development District

Amendment Application

Project Address: 6701 S. 27th Street

Applicant: pb2 architecture and engineering

Property Owner: Wal-Mart Real Estate Business Trust

Current Zoning: Planned Development District No. 13

2025 Comprehensive Plan: Commercial

Use of Surrounding Properties: Commercial (east, north and south) and Multi-Family

Residential Condominiums (west)

Applicant's Action Requested: Recommendation to the Common Council for approval of a

minor amendment to Planned Development District No. 13 to

allow changes to parking lot striping and signage

Project Description and Analysis:

The applicant, pb2 architecture and engineering, filed an application for a Minor Planned Development District Amendment requesting several parking lot and sign modifications for the Walmart store located at 6701 S. 27th Street, zoned Planned Development District No. 13.

The proposed changes include:

- 1. Adding pedestrian/crosswalk striping across the front drive aisle from the front walk along the building to the grocery pickup spaces;
- 2. Restriping and designating 10 parking spaces for customer pickup of online grocery orders, including logo signage designating each parking space;
- 3. Installation of nine (9) new directional signs located throughout the parking lot directing customers to the new grocery pickup spaces; and
- 4. The proposal would add 27 square feet of directional signage and 85 square feet of signage to designate parkings stalls, for a total of 112 square feet of new signage to the Walmart portion of PDD 13. The existing sign area is 603.73 square feet; the additional sign area would yield a total of 715.73 square feet.
- 5. Relocating the existing 'Pickup' wall sign from the west side of the north elevation to the east side of the north elevation adjacent to the new grocery pickup parking area.

Parking Lot Modifications

The plans provided detail the changes noted above under Nos. 1 and 2. The proposed changes are found to be minimal and the overall number of parking spaces is only being reduced by 2 stalls. There is also no change in the amount of greenspace onsite.

Sign Modifications

It can first be noted that PDD No. 13 Ordinances originally required signs to be in compliance with the City Sign Ordinance. However, in 2010, PDD No. 13 was amended to allow signs pursuant to a specific plan, which was referenced in that Ordinance and City date-stamped February 26, 2010.

For comparison purposes, § 210-4.C.1.d. of the City of Franklin Regulatory Measures for Signs and Billboards provides that the permitted square footage of signage is determined by a factor of the frontage and the setbacks of the building.

The proposed directional signs are 3.0 square feet each with a peak height of 8'6".

The proposed parking stall signs with logos are a total of 8.5 square feet each with a peak height of 6' 2".

The existing sign area is 603.73 square feet. The total square footage of signage being added is 112 square feet, thus the new amount of signage would total 715.73 square feet. For comparison purposes, based on the calculation under § 210-4.C.1.d., the site's 651 lineal feet of frontage permits at least 976.5 square feet of allowable sign area.

It should be noted that the applicant will need to obtain additional Sign Permits from the City of Franklin Inspection Department for any signage including branding such as the "Walmart Spark." This includes pavement markings.

Staff Suggestion:

Staff suggests the applicant reduce the number of the parking lot directional and stall designation signs. Staff believes the proposed number of signs is an excessive amount of signage.

Staff Recommendation:

Staff recommends approval of the Planned Development District No. 13 Minor Amendment, subject to the conditions set forth in the draft ordinance.

City of Franklin

Department of City Development

pb2 architecture + engineering response - Amy Miles, Senior Permit Coordinator

Date: August 22, 2019

To: Amy Miles, pb2 architecture + engineering

From: City Development Staff

RE: Walmart (PDD No. 13) Minor Planned Development District Amendment

Application Comments and Recommendations-Staff Comments

Please be advised that City Staff has reviewed the above application. Department comments are as follows for the Minor Planned Development District (PDD) Amendment application submitted by Amy Miles, pb2 architecture + engineering, and date stamped by the City of Franklin on May 7, 2019.

Department of City Development Staff Comments

1. Please provide additional sign details for the traffic directional signs including a rendering or sample image of the proposed signage, area/square footage of the signs, pole details and peak height of the signs.

Response: Sheet SP1.1 provides details for all proposed directional signage on site.

2. Note that depending upon the details requested above, there may be concerns with the number of directional signs proposed.

Response: Noted.

3. With the restriping, is the net loss two parking spaces?

Response: Correct. There will be a net loss of two parking spaces when the dedicated parking area is restriped.

Engineering Staff Comments

No comments

Fire Department Staff Comments

No comments

Police Department Staff Comments

No comments

MILWAUKEE COUNTY [Draft 9-11-19]

ORDINANCE NO. 2019-___

AN ORDINANCE TO AMEND §15-3.0418 OF THE UNIFIED DEVELOPMENT ORDINANCE, PLANNED DEVELOPMENT DISTRICT NO. 13 (WAL-MART/SAM'S WHOLESALE CLUB) TO ALLOW FOR PARKING LOT AND SIGNAGE MODIFICATIONS (WAL-MART REAL ESTATE BUSINESS TRUST, APPLICANT) (6701 SOUTH 27TH STREET)

WHEREAS, §15-3.0418 of the Unified Development Ordinance provides for and regulates Planned Development District No. 13 (Wal-Mart/Sam's Wholesale Club), same having been created by Ordinance No. 89-1071 and later amended by Ordinance Nos. 94-1313, 95-1342, 2001-1645, 2002-1705, 2004-1814, 2008-1940, 2010-1995, 2013-2123, 2016-2213, 2016-2223 and 2018-2331, such District being located at 6701 South 27th Street, bearing Tax Key No. 714-0003-002; and

WHEREAS, Planned Development District No. 13 (Wal-Mart/Sam's Wholesale Club) includes those lands legally described as follows:

LOTS 3 AND 4 IN WAL-MART SUBDIVISION BEING A PART OF THE SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND A PART OF THE SOUTHEAST 1/4 OF SECTION 1, TOWN 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN; and

WHEREAS, Wal-Mart Real Estate Business Trust, having petitioned for a further amendment to Planned Development District No. 13 (Wal-Mart/Sam's Wholesale Club), to allow for restriping and designating 10 parking spaces for customer pickup of online grocery orders and adding pedestrian/crosswalk striping across the front drive aisle from the front walk along the building to the grocery pickup spaces and signage modifications as follows: installation of nine new directional signs located throughout the parking lot to direct traffic flows and direct customers to the designated parking area [each of the directional site signs is three (3) square feet in area, which will add an additional 27 square feet in signage to the site, bringing the total sign area to 630.73 square feet (the allowable sign area for the site is calculated as follows: 651 square feet frontage x 1.5 = 976.5 allowable square feet sign area)] and relocating the existing 'Pickup' wall sign from the west side of the north elevation to the east side of the north elevation adjacent to the new pickup parking area, to obtain approval of a site plan therefore; and

WHEREAS, the City of Franklin Plan Commission having considered the application on the 19th day of September, 2019, and the Plan Commission having determined that the proposed amendment was a minor amendment and having recommended to the Common

ORDINANCE NO. 2019-____ Page 2

Council that the proposed amendment to Planned Development District No. 13 (Wal-Mart/Sam's Wholesale Club) be approved; and

WHEREAS, the Common Council having considered the application and having concurred with the recommendation of the Plan Commission and having determined that the proposed amendment to Planned Development District No. 13 (Wal-Mart/Sam's Wholesale Club) is consistent with the 2025 Comprehensive Master Plan of the City of Franklin, Wisconsin and that it 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:

§15-3.0418 Planned Development District No. 13 (Wal-Mart/Sam's Wholesale Club), of the Unified Development Ordinance of the City of Franklin, Wisconsin, is hereby amended as follows: Ordinance No. 2001-1645, Section 1, is hereby amended to allow for restriping and designating 10 parking spaces for customer pickup of online grocery orders and adding pedestrian/crosswalk striping across the front drive aisle from the front walk along the building to the grocery pickup spaces; Ordinance No. 2008-1940, Section 1, Ordinance No. 2010-1995, Section 1 and Ordinance No. 2018-2331, Section 1, are hereby amended to allow for installation of nine new directional signs located throughout the parking lot directing customers to the new grocery pickup spaces, and relocating the existing 'Pickup' wall sign from the west side of the north elevation to the east side of the north elevation adjacent to the new pickup parking area, which shall be located and constructed, and appear as respectively depicted upon and pursuant to those plans and site plan City file-stamped May 7, 2019, attached hereto and incorporated herein. Amendment is subject to the following condition:

1. Staff recommends updating the project summary to include the parking stall designation signage in the calculation of sign area.

SECTION 2:

The proposed Wal-Mart Supercenter parking lot and signage modifications shall be completed within one year from the date of adoption of this Ordinance, or this Ordinance and all rights and approvals resulting therefrom shall be null and void without any further action by the City of Franklin.

SECTION 3: Wal-Mart Real Estate Business Trust, successors and assigns and any developer of the Wal-Mart Supercenter parking lot and signage

modifications project, shall pay to the City of Franklin the amount of all development compliance, inspection and review fees incurred by the City of Franklin, including fees of consults to the City of Franklin, for the Wal-Mart Supercenter parking lot and signage modifications

ORDINANCE NO. 2019	_
Page 3	

project, within 30 days of invoice for same. Any violation of this provision shall be a violation of the Unified Development Ordinance, and subject to §15-9.0502 thereof and §1-19. of the Municipal Code, the general penalties and remedies provisions, as amended from time to time.

SECTION 4:

All other applicable terms and provisions of §15-3.0418 Planned Development District No. 13 (Wal-Mart/Sam's Wholesale Club) not inconsistent with the terms of this Ordinance, and the Unified Development Ordinance of the City of Franklin, as amended from time to time, shall apply to the Wal-Mart Supercenter parking lot and signage modifications project, and all terms and provisions of §15-3.0418 Planned Development District No. 13 (Wal-Mart/Sam's Wholesale Club) as existing immediately prior to the adoption of this Ordinance and not amended by this Ordinance, shall remain in full force and effect.

SECTION 5:

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 6:

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

SECTION 7:

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

Introdu	ced at a regular	meeting of the Common Council of the City of Franklin this
day of	_	2019, by Alderman
Passed	and adopted a	a regular meeting of the Common Council of the City of
Franklin this	day of	, 2019.

APPROVED:

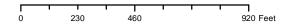
			Stephen R. Olson, Mayor	
ORDINAI Page 4	NCE NO. 2019-			
ATTEST:				
Sandra L.	Wesolowski, Ci	ty Clerk		
AYES	NOES	ABSENT		



6701 S. 27th Street TKN: 714 0003 002



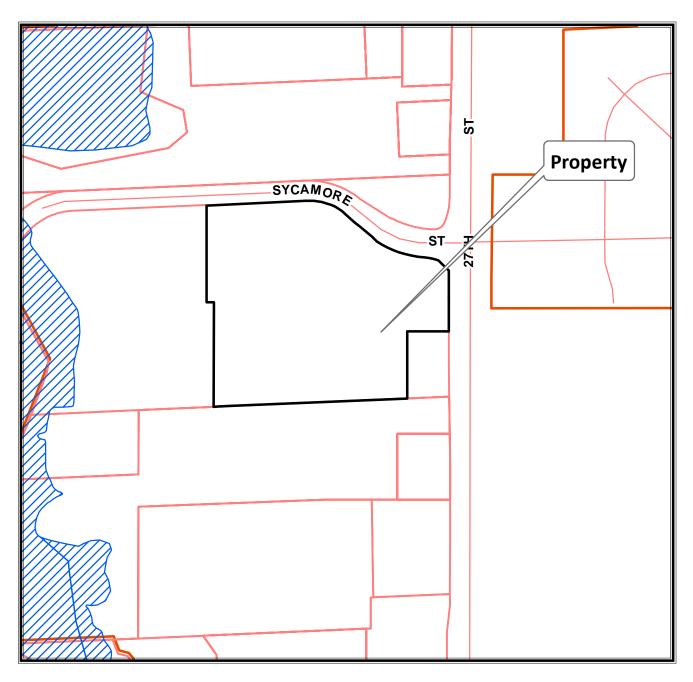
Planning Department (414) 425-4024



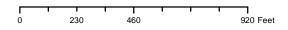
NORTH 2017 Aerial Photo

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.

6701 S. 27th Street TKN: 714 0003 002



Planning Department (414) 425-4024



NORTH 2017 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.

Walmart #1551 – Online Grocery Pickup Enhancement Project Summary

Walmart will be updating the store at 6701 S. 27th Street to bring it in line with current Online Grocery Pickup standards. Enhancements to the store include: the restriping of ten (10) parking stalls to be designated as dedicated parking for customers picking up online grocery orders; the addition of striping in the parking lot to designated associate path to customer parking area; the addition of nine (9) small directional signs to direct traffic flows and direct customers to the designated parking area; the relocation of the existing channel-letter, internally illuminated *Pickup wall sign.

Currently the site maintains 603.73 sf of wall signage. Wall sign area will not change; however, the existing *Pickup wall sign will be relocated from the west side of the front façade to just east of the Home & Living entrance. Nine (9) directional signs are being added in the parking lot to direct online grocery pickup customers through the parking lot in a path that avoids most of the pedestrian traffic. Each of the directional site signs is three (3) square feet in area, which will add an additional 27 square feet in signage to the site, bringing the total sign area to 630.73 sf. The allowable sign area for the site is calculated as follows:

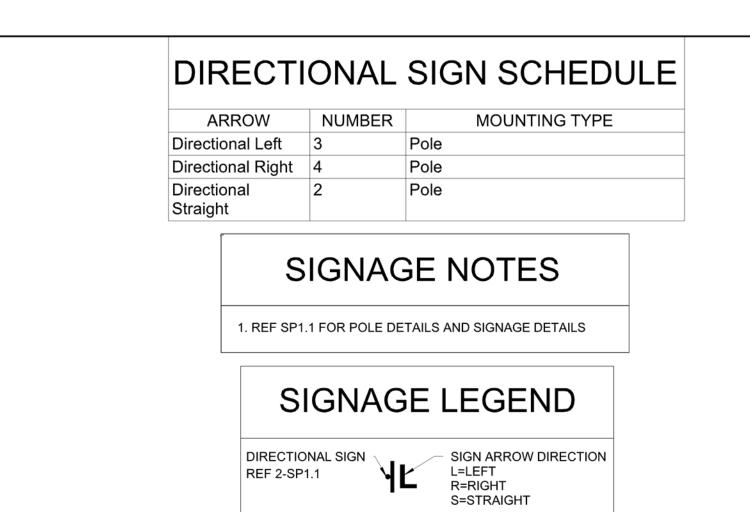
651 If frontage x 1.5 = 976.5 allowable sf sign area

The intent of these modifications is to assist both customers and associates using the online grocery pickup features of the store. These changes will not impact on abutting properties, nor will they have any impact on the existing environmental condition of the site.

The anticipated cost of these improvements totals \$45,000.00. The actual project cost will be determined by the contract amount agreed upon by Walmart and the awarded general contractor.

Walmart #1551 Legal Description

Lots 3 and 4 in Wal-Mart Subdivision being a part of the SE $\frac{1}{4}$ and SW $\frac{1}{4}$ of the NE $\frac{1}{4}$, and a part of the SE $\frac{1}{4}$ of Section 1, Town 5N, R 21E, in the City of Franklin, Milwaukee County, Wisconsin.

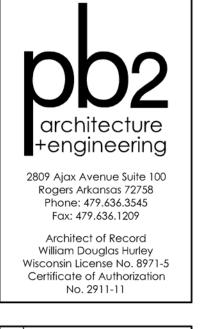


ARCHITECTURAL FINISH FLOOR = 100.00'

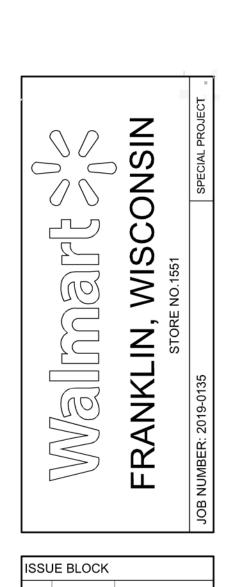
NOTE: FINISH FLOOR ELEVATION AT ALL EXTERIOR DOORS = 100.00' UNLESS NOTED OTHERWISE

REFER TO SPEC SECTION 01500 FOR
DETAILS AND REQUIREMENTS FOR
STORMWATER POLLUTION CONTROLS AND
SITE STORAGE OF MATERIALS AND
EQUIPMENT. DEVIATION(S) FROM DETAILS

SHOWN MUST BE SUBMITTED FOR APPROVAL IN ACCORDANCE WITH SPEC SECTION 01330.



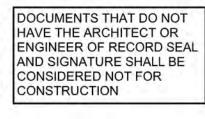




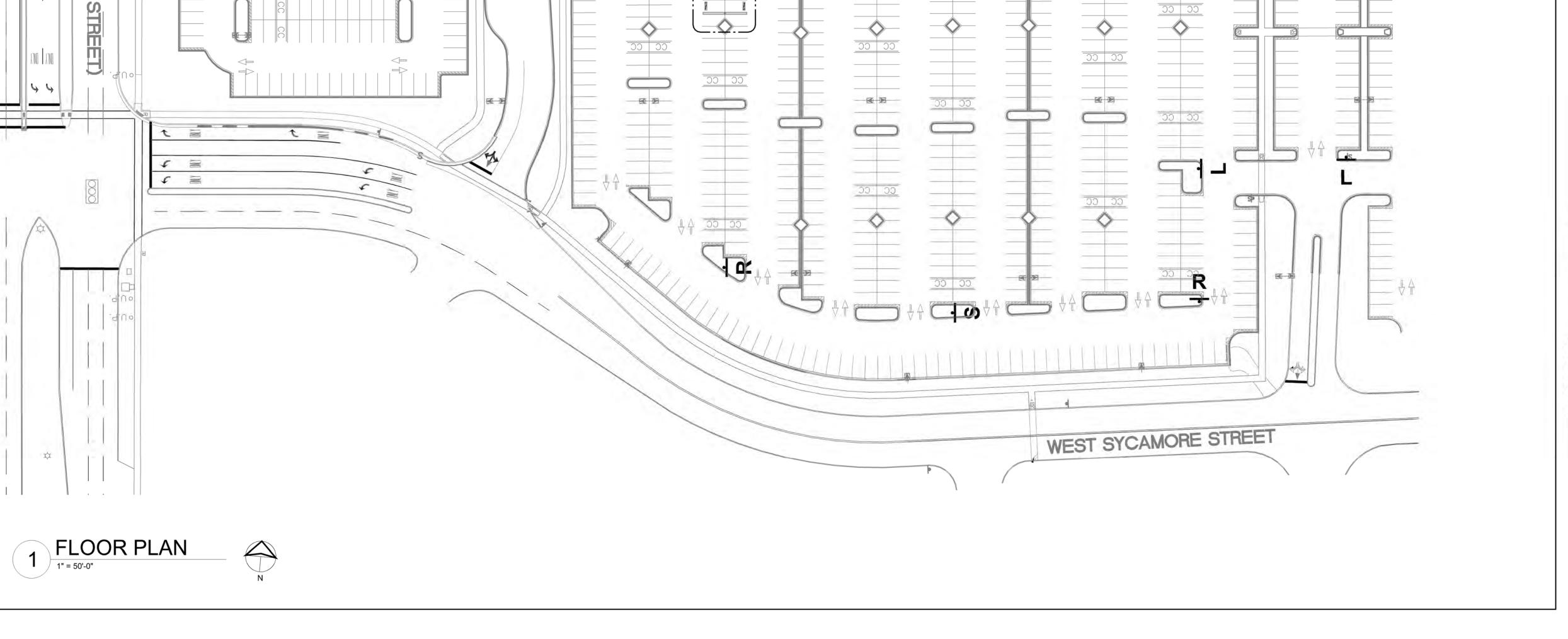
CHECKED BY:			DI)
DRAWN BY:			SBE)
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PROTO CYCLE:		:	03-29-1	9

DOCUMENT DATE: 04-23-19

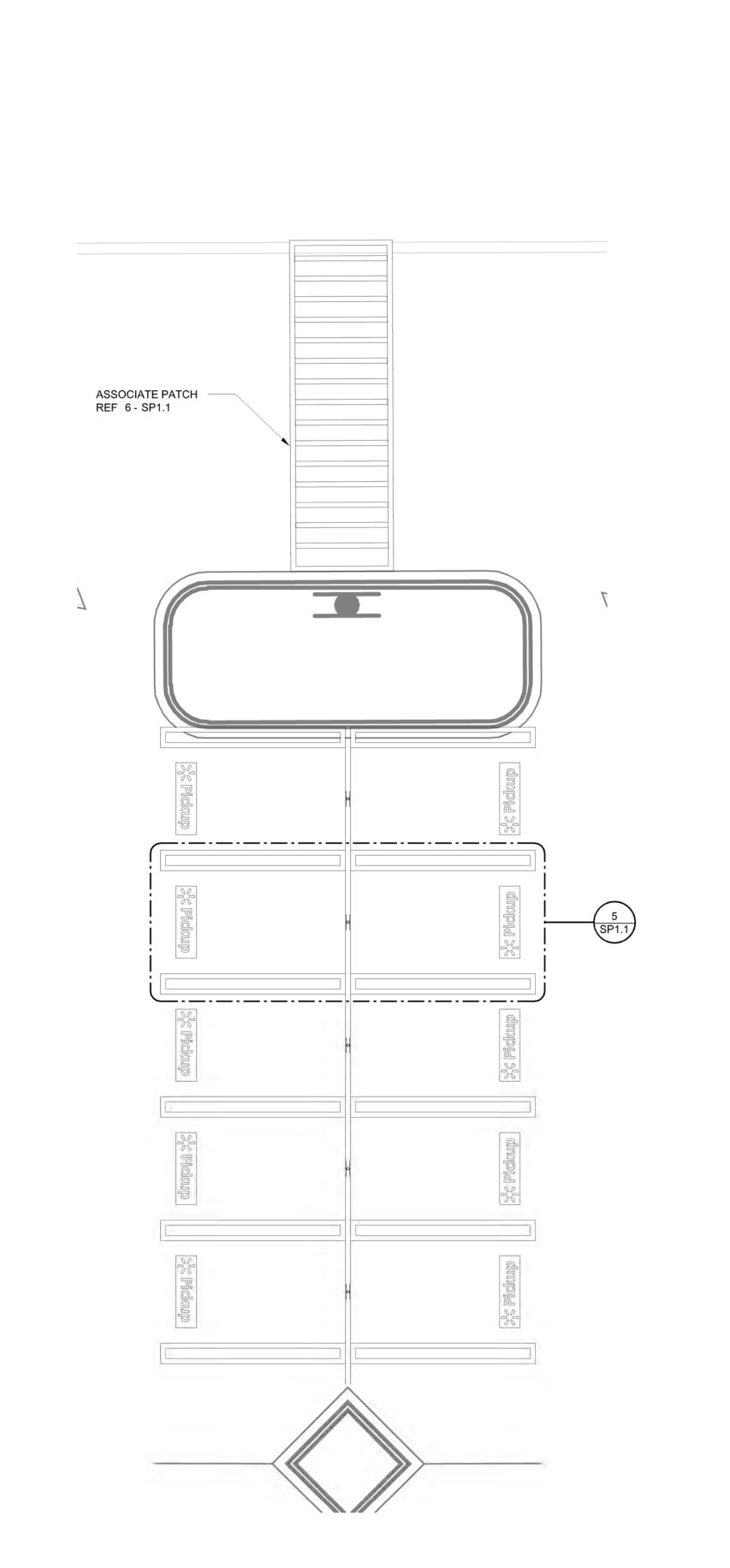








INSTALL SEAL COAT ON EXISTING ASPHALT PAVING AT ANY STRIPED AREA THAT IS PART OF PICKUP SCOPE OF WORK. AT EXISTING CONCRETE SURFACES, GC TO PREP FOR PAINT ONLY.



2 ENLARGED SITE PLAN

1/8" = 1'-0"

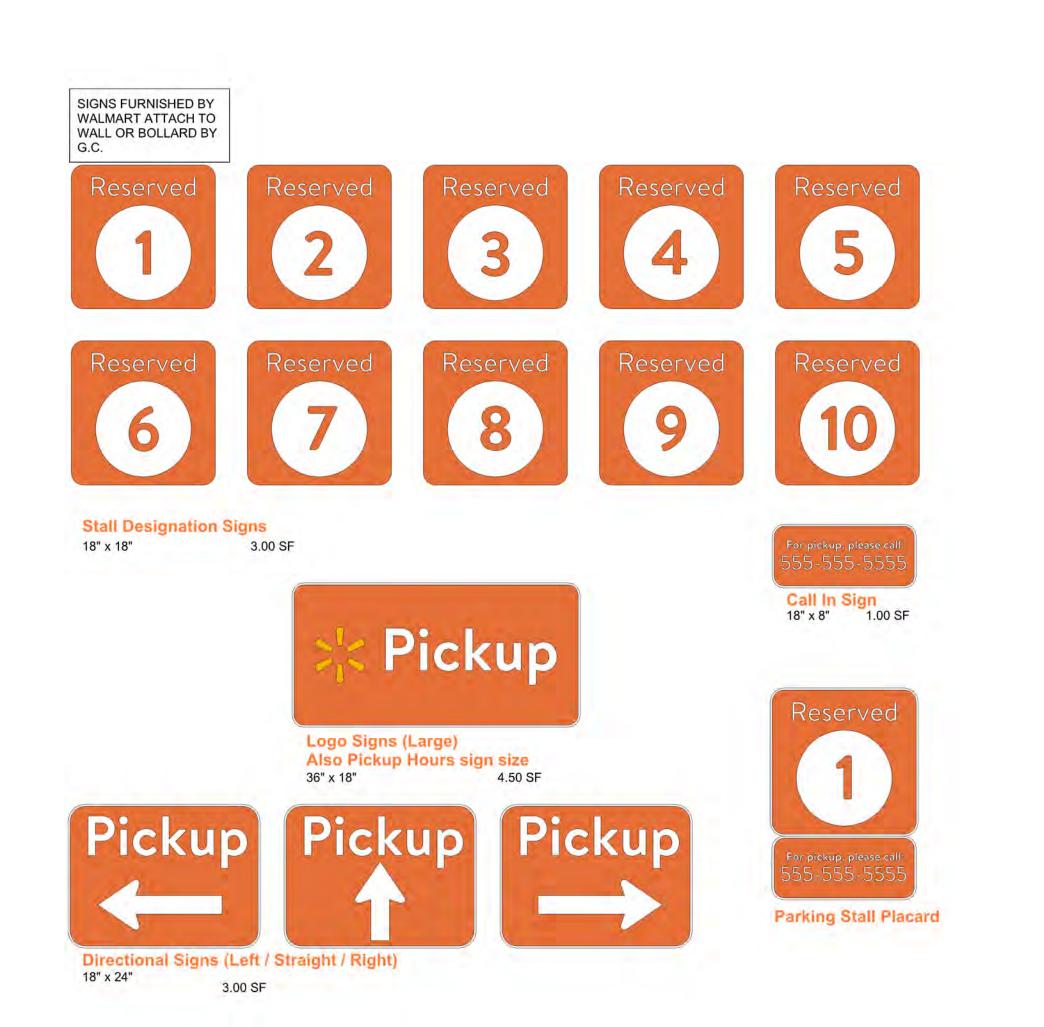
	FINISH LEGEND	CANOPY AND DIRECTIONAL SIGNAGE	QTY	SIZE	INDIVIDUAL AREA	TO1 AR
		SIGNAGE				
P5	OSHA STANDARD "SAFETY YELLOW"	Stall Designation Sign #1	1	1'-6"	3.00 SF	3.00
F3	OSHA STANDARD SAFETT TELLOW	Stall Designation Sign #2	1	1'-6"	3.00 SF	3.00
P101	GUSTO GOLD SW #6904	Stall Designation Sign #3	1	1'-6"	3.00 SF	3.00
P126	KNOCKOUT ORANGE SW #6885	Stall Designation Sign #4	1	1'-6"	3.00 SF	3.0
F 120	KNOCKOUT ORANGE SW #0005	Stall Designation Sign #5	1	1'-6"	3.00 SF	3.0
		Stall Designation Sign #6	1	1'-6"	3.00 SF	3.0
		Stall Designation Sign #7	1	1'-6"	3.00 SF	3.0
		Stall Designation Sign #8	1	1'-6"	3.00 SF	3.0
		Stall Designation Sign #9	1	1'-6"	3.00 SF	3.0
		Stall Designation Sign #10	1	1'-6"	3.00 SF	3.0
		Logo Sign (Large)	10	3'-0"	4.50 SF	45.
		Call In Sign	10	1'-6"	1.00 SF	10.
		Directional Signs (Left)	3	1'-6"	3.00 SF	9.0
		Directional Signs (Straight)	2	1'-6"	3.00 SF	6.0
		Directional Signs (Right)	4	1'-6"	3.00 SF	12.0
		MAIN BUILDING SIGNAGE				
		Walmart Pickup	X	2'-6"	65.43 SF	XX
		Spark	X	4'-4 1/4"		
		TOTAL MAIN BUILDING SIGNAGE	X			65.

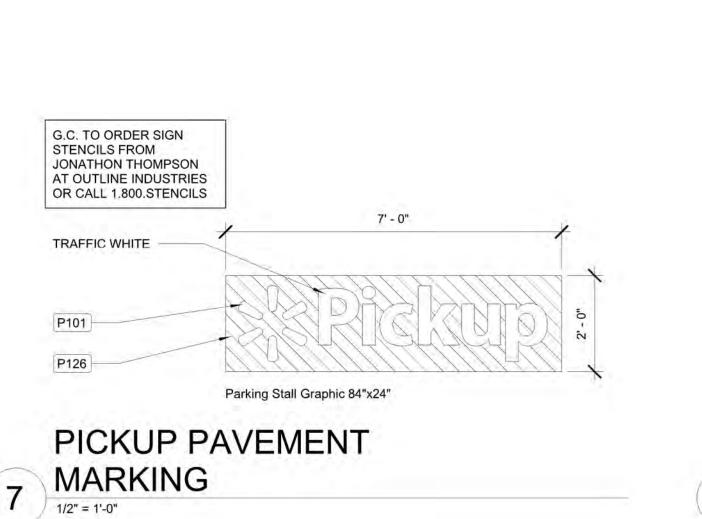


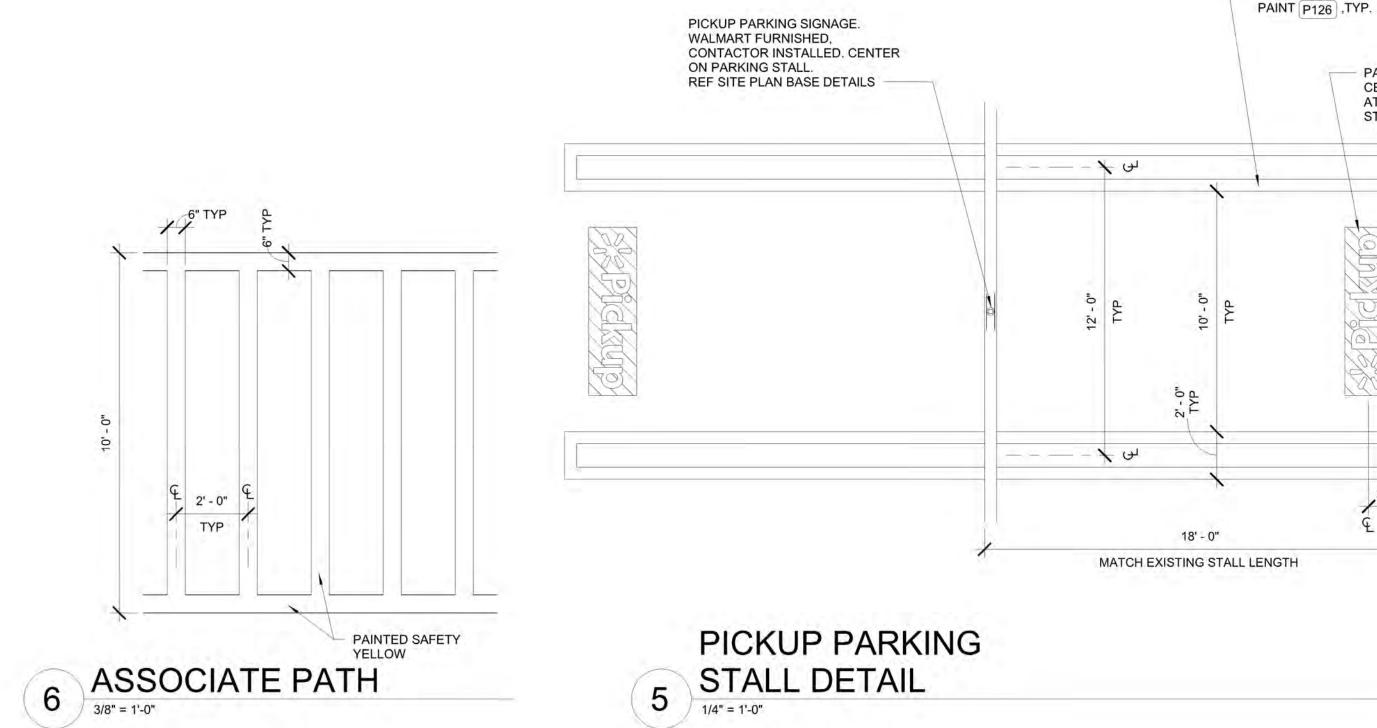


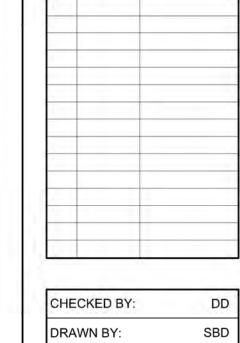
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ANKLIN, N



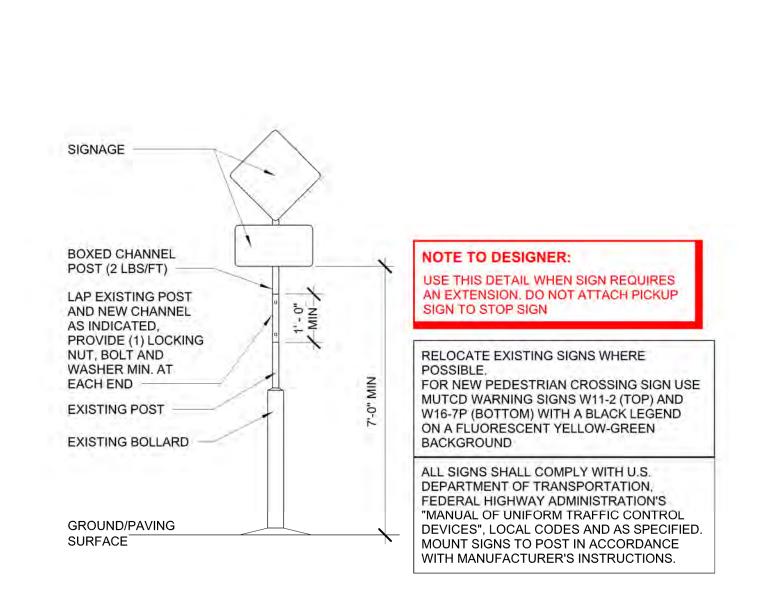






ISSUE BLOCK

PROTO: PROTO CYCLE: 03-29-19 DOCUMENT DATE: 04-23-19

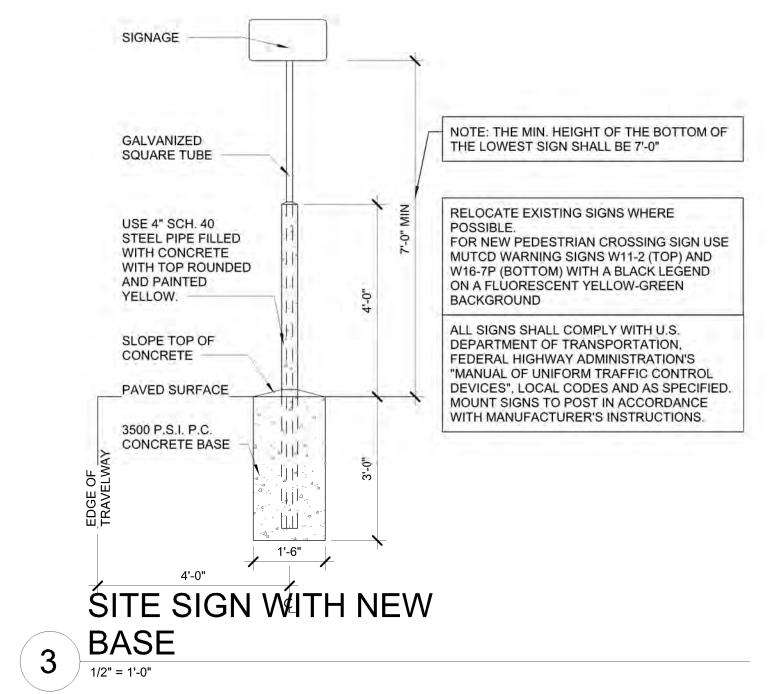


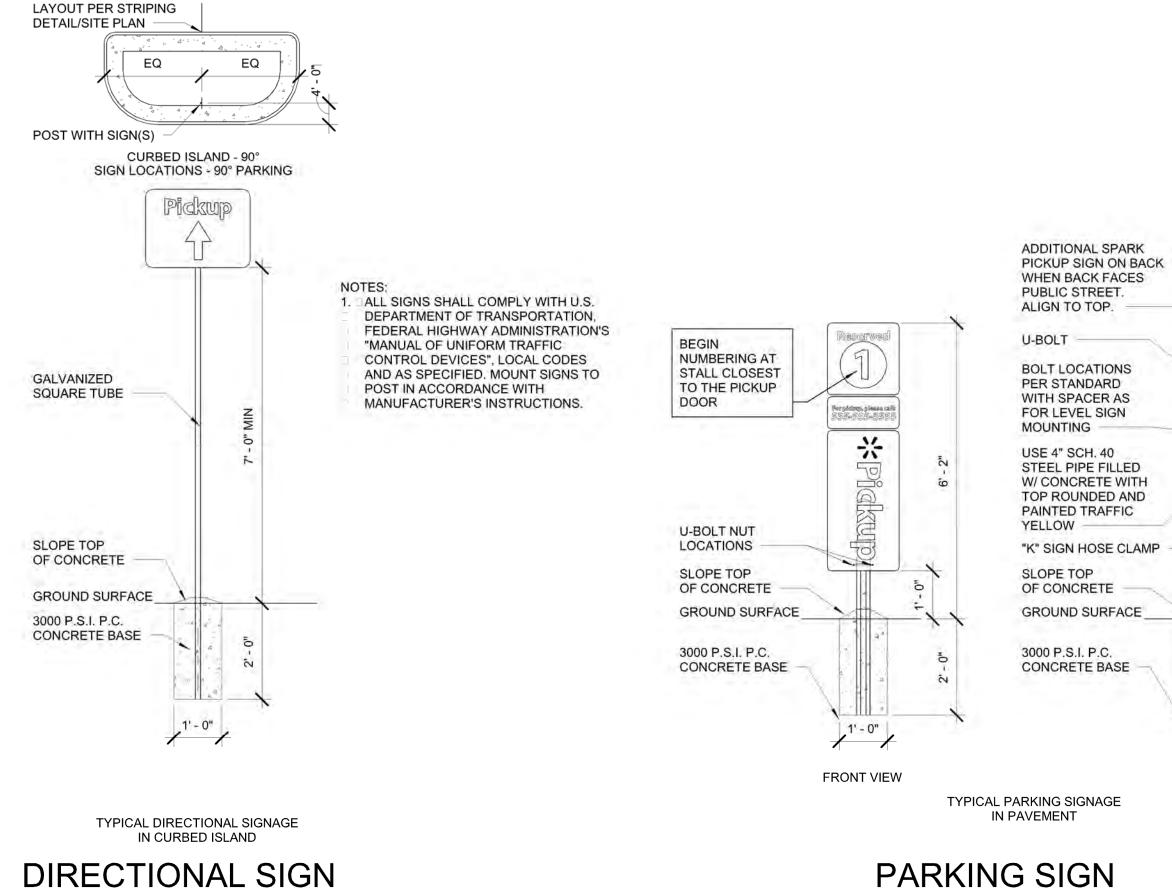
SITE SIGN WITH

EXISTING BASE

1/2" = 1'-0"

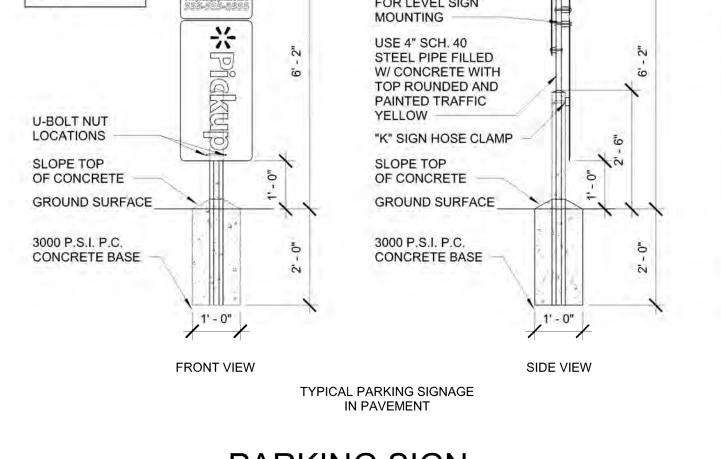
8 SIGNAGE





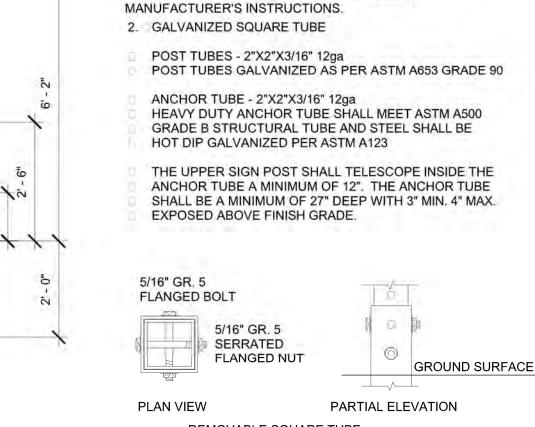
2 MOUNTING AND BASE

1/2" = 1'-0"



MOUNTING AND BASE

1/2" = 1'-0"



1. ALL SIGNS SHALL COMPLY WITH U.S. DEPARTMENT

CONTROL DEVICES", LOCAL CODES AND AS SPECIFIED.

ADMINISTRATION'S "MANUAL OF UNIFORM TRAFFIC

MOUNT SIGNS TO POST IN ACCORDANCE WITH

OF TRANSPORTATION, FEDERAL HIGHWAY

PICKUP LANE STRIPING.

PARKING STALL GRAPHIC

STALL.REF 7 - SP1.1,TYP

CENTERED BETWEEN STRIPES AT ENTRANCE TO PARKING

PICKUP SITE **DETAILS** GROUND SURFACE REMOVABLE SQUARE TUBE

SP1.1

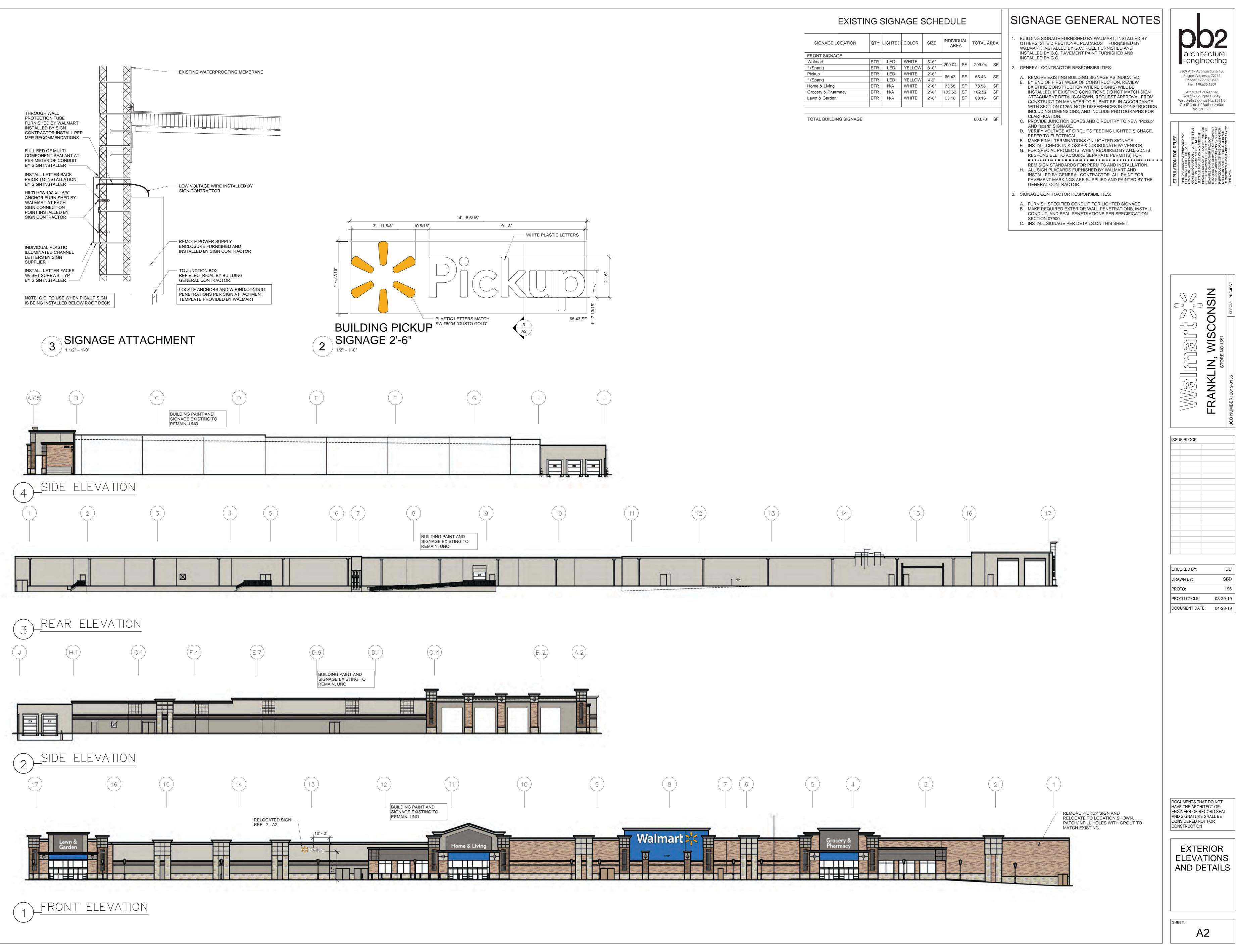
DOCUMENTS THAT DO NOT

HAVE THE ARCHITECT OR

ENGINEER OF RECORD SEAL

AND SIGNATURE SHALL BE

CONSIDERED NOT FOR CONSTRUCTION



+engineering 2809 Ajax Avenue Suite 100 Rogers Arkansas 72758 Phone: 479.636.3545

Fax: 479.636.1209 Architect of Record William Douglas Hurley Wisconsin License No. 8971-5 Certificate of Authorization No. 2911-11

WISCONSIN ANKLIN, STORE

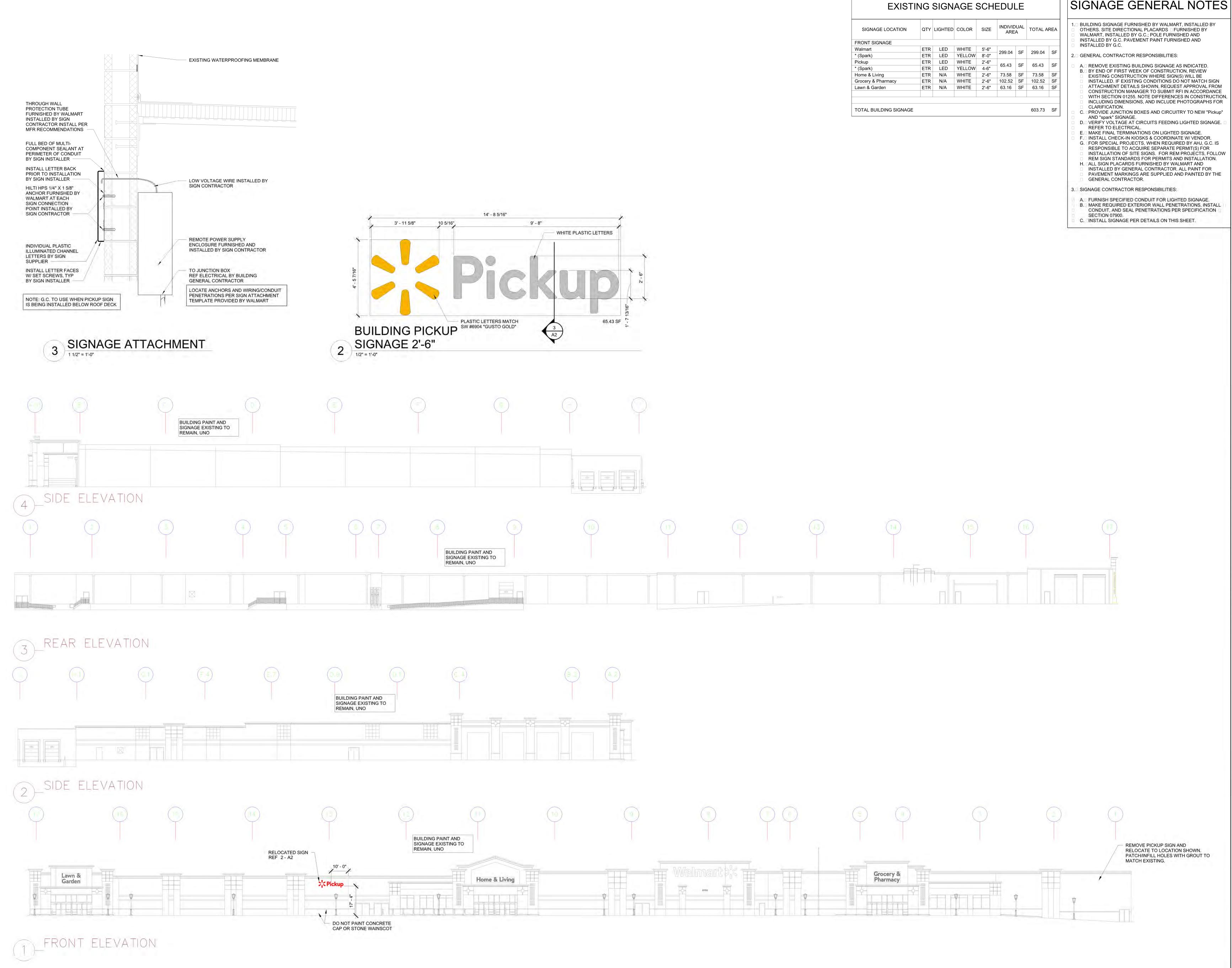
CHECKED BY: DRAWN BY:

03-29-19

DOCUMENTS THAT DO NOT HAVE THE ARCHITECT OR ENGINEER OF RECORD SEAL AND SIGNATURE SHALL BE CONSIDERED NOT FOR

EXTERIOR ELEVATIONS AND DETAILS

A2



SIGNAGE GENERAL NOTES

+engineering

2809 Ajax Avenue Suite 100

Phone: 479.636.3545

Fax: 479.636.1209

Architect of Record

William Douglas Hurley

Certificate of Authorization

No. 2911-11

Wisconsin License No. 8971-5

Rogers Arkansas 72758

WISCONSIN ANKLIN, STORE

CHEC	KED BY:	1	DD		
DRAWN BY:			SBD		

PROTO CYCLE: 03-29-19 DOCUMENT DATE: 04-23-19



DOCUMENTS THAT DO NOT HAVE THE ARCHITECT OR ENGINEER OF RECORD SEAL AND SIGNATURE SHALL BE CONSIDERED NOT FOR CONSTRUCTION

EXTERIOR ELEVATIONS AND DETAILS

A2



REPORT TO THE PLAN COMMISSION

Meeting of September 19, 2019

Miscellaneous Application

RECOMMENDATION: City Development Staff recommends denial of a miscellaneous application for release of a drainage easement.

Project Name: Release of a 20-foot drainage easement

Project Address: 6904 S Harvard Drive
Property Owner: Chad and Jen Larsen
Applicant: Chad and Jen Larsen

Agent: N/A

Zoning: R-5 Suburban Single-Family Residence District

Use of Surrounding Properties: Residential **Comprehensive Plan:** Residential

Applicant Action Requested: Approval of miscellaneous application for release of a drainage

easement.

Introduction:

The property owners, Chad and Jennifer Larsen, have submitted a Miscellaneous Application requesting the partial release of a 20-foot wide drainage easement that runs east/west along the north property line of their property located at 6904 S. Harvard Drive. The subject property is Lot 5 of the Serenity Estates Subdivision.

Analysis:

The applicant is requesting permission to construct a 350 square foot deck and a 150 square foot covered accessory structure that will partly extend into the drainage easement. The deck and covered accessory structure extend approximately 4-feet into the drainage easement. The total area of structures proposed within the easement is approximately 140 square feet. As indicated in the applicant's submittal materials, the R-5 District minimum lot coverage is met.

There is also an existing fence within the drainage easement. The applicant did receive a Building Permit in 2016 for the fence prior to installation.

Note that Section 15-3.0802D. of the Unified Development Ordinance (UDO) requires a minimum side and rear yard setback of 10-feet for decks. The covered accessory structure is 150 square feet; therefore, it is allowed to have a minimum setback from the side and rear property lines of 5-feet per

Section 15-3.0801B.2. of the UDO. It should be noted that per Part 11 of the UDO, a deck has no permanent or temporary cover or canopy, thus these structures are being considered separately in regards to setbacks. The proposed canopy is encroaching into the required rear yard, in order to comply with the general standards of accessory uses and structures

It is noted that there appears to be sufficient room to construct a smaller deck and covered accessory structure without extending into the drainage easement. It is recommended that alternative designs be considered to avoid any encroachment into the drainage easement.

As noted in the staff memorandum dated August 27, 2019, the Engineering Department is opposed to this application.

STAFF RECOMMENDATION:

City Development Staff recommends denial of a miscellaneous application for release of a drainage easement.

If this application is approved, City Development Staff suggest the following conditions:

- The maximum allowable encroachment into the drainage easement is 4 feet, for an area no greater than 140 square feet within the subject easement.
- Pursuant to UDO Section 15-3.0801B.2, the covered accessory structure shall not exceed 150 square feet in area.
- The disturbance of the drainage easement shall be limited to the installation of a maximum of 15 posts to support the deck and covered accessory structure. Grading or disturbance of the topography within the drainage easement shall not be permitted.
- In case the city would need to utilize, modify, or otherwise maintain the drainage easement, the property owner shall allow appropriate access to the easement area, including if necessary the removal of the deck and/or covered accessory structure encroaching into the drainage easement, for such maintenance purposes.

MEMORANDUM

Date: August 27, 2019

To: Chad and Jen Larsen

From: City of Franklin, Department of City Development

RE: Miscellaneous Application (release of a 20-foot drainage easement)

Please be advised that the Department of City Development has reviewed the above application. Staff comments are as follows for the Miscellaneous Application submitted by Jen Larsen, and date stamped by the City of Franklin on May 7, 2019.

Department of City Development Staff Comments

- 1. Please note that according to the survey provided, the lot size is 17,466 square feet. The lot coverage calculations should be revised accordingly.
- 2. Note that there appears to be sufficient room to construct a deck and covered accessory structure without extending into the drainage easement. It is recommended that alternative designs be considered to avoid any encroachment into the easement.
- 3. Is the deck and the covered accessory attached?

Engineering Department Comments

1. "Engineering is opposed to the release of the easement".

MILWAUKEE COUNTY [Draft 9-11-19]

RESOLUTION NO. 2019-

A RESOLUTION AUTHORIZING THE INSTALLATION OF A DECK AND ACCESSORY STRUCTURE WITHIN THE "20 FOOT DRAINAGE EASEMENT" PLAT RESTRICTION, UPON LOT 5 IN SERENITY ESTATES SUBDIVISION (6904 SOUTH HARVARD DRIVE)

(CHAD E. LARSEN AND JENNIFER L. LARSEN, APPLICANTS)

WHEREAS, the Serenity Estates Subdivision Plat prohibits the building of structures within the "20 Foot Drainage Easement" described thereon; and

WHEREAS, Chad E. Larsen and Jennifer L. Larsen having applied for a release of the "20 Foot Drainage Easement" restriction upon their property to the extent necessary to install an approximately 350 square foot deck and approximately 10 foot by 15 foot 4-post open accessory structure with a roof within an existing 20 foot wide drainage easement (platted as part of the Serenity Estates Subdivision Plat) along the rear of the property line (deck and covered accessory structure extend approximately 4 feet into the drainage easement (total area of structures proposed within the easement is approximately 140 square feet)), property located at 6904 South Harvard Drive, zoned R-6 Suburban Single-Family Residence District, bearing Tax Key No. 741-0086-000, more particularly described as follows:

FOR LOT 5 OF SERENITY ESTATES, BEING A SUBDIVISION OF THE NE 1/4 AND SE 1/4 OF THE SOUTHWEST QUARTER OF SECTION 2, TOWN 5 NORTH, RANGE 21 EAST, CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN; and

WHEREAS, the "20 Foot Drainage Easement" restriction upon the Final Plat for Serenity Estates Subdivision and its accompanying restriction of the building of structures is a restriction which was imposed by the Franklin Common Council in its approval of the Final Plat; and

WHEREAS, Wis. Stat. § 236.293 provides in part that any restriction placed on platted land by covenant, grant of easement or in any other manner, which was required by a public body vests in the public body the right to enforce the restriction at law or in equity and that the restriction may be released or waived in writing by the public body having the right of enforcement; and

WHEREAS, the Common Council having considered the request for the release of the "20 Foot Drainage Easement" restriction only so as to allow for the subject deck and accessory structure installation, and having considered the proposed location of and type of deck and accessory structure to be installed upon the subject property in conjunction with

RESOLUTION NO. 2019	
Page 2	

existing and required landscaping on the property, and that the proposed deck and accessory structure will not be readily visible from the adjoining highway or create any adverse impact upon the aesthetic or buffering purposes of the landscape bufferyard.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Common Council of the City of Franklin, Wisconsin, that the installation of the proposed deck and accessory structure of the type and specifications as described and only upon the location as set forth within the plans accompanying the application of Chad E. Larsen and Jennifer L. Larsen filed on May 7, 2019, be and the same is hereby authorized and approved and that the "20 Foot Drainage Easement" restriction as it would otherwise apply to such installation upon the subject property only, is hereby waived and released, subject to the following conditions:

- 1. The maximum allowable encroachment into the drainage easement is 4 feet, for an area no greater than 140 square feet within the subject easement.
- 2. Pursuant to Unified Development Ordinance Section 15-3.0801B.2, the covered accessory structure shall not exceed 150 square feet in area.
- 3. The disturbance of the drainage easement shall be limited to the installation of a maximum of 15 posts to support the deck and covered accessory structure. Grading or disturbance of the topography within the drainage easement shall not be permitted.
- 4. In case the city would need to utilize, modify, or otherwise maintain the drainage easement, the property owner shall allow appropriate access to the easement area, including, if necessary, the removal of the deck and/or covered accessory structure encroaching into the drainage easement, for such maintenance purposes.

BE IT FURTHER RESOLVED, that the applicant shall further obtain all required permit(s) for the installation of the subject deck and accessory structure and that the subject deck and accessory structure shall be installed pursuant to such permit(s) within one year of the date hereof, or all approvals granted hereunder shall be null and void.

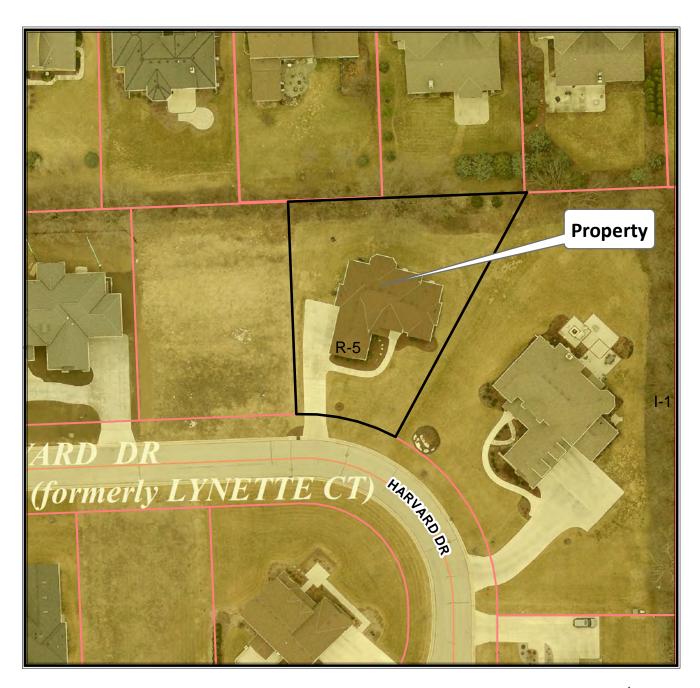
BE IT FINALLY RESOLVED, that the City Clerk be and the same is hereby directed to obtain the recording of this Resolution with the Office of the Register of Deeds for Milwaukee County.

Introduc day o	meeting of the Comm, 2019.	non Council of t	the City of	Franklii	ı this
Passed Franklin this	a regular meeting of	f the Common . 2019.	Council o	f the Ci	ty of

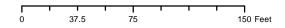
RESOLUTION NO. 2019 Page 3	
	APPROVED:
	Stephen R. Olson, Mayor
ATTEST:	
Sandra L. Wesolowski, City Clerk	
AYES NOES ABSENT	



6904 S. Harvard Drive TKN: 741 0086 000



Planning Department (414) 425-4024

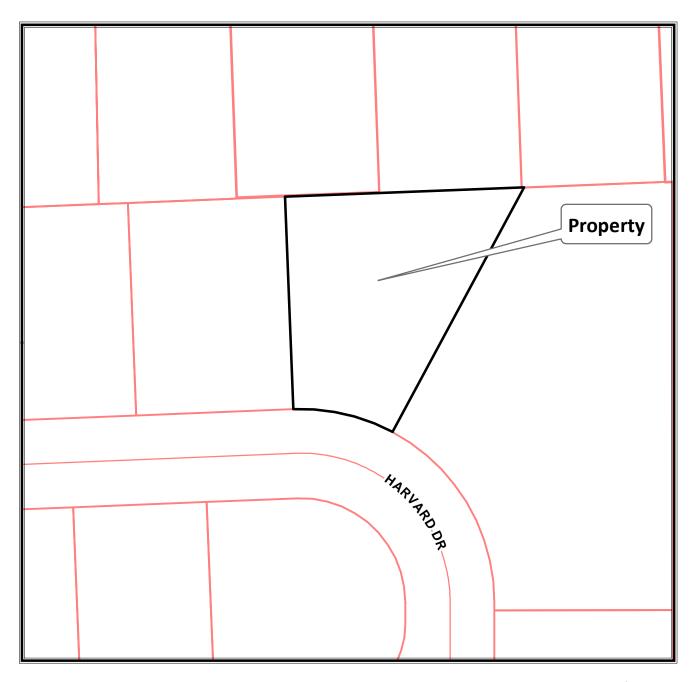


NORTH 2017 Aerial Photo

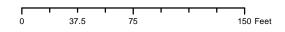
This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. This map is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes.



6904 S. Harvard Drive TKN: 741 0086 000



Planning Department (414) 425-4024



NORTH 2017 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.

Request for Release of a Portion of Drainage Easement

at 6904 S Harvard Drive ~ Serenity Estates Proposal submitted on May 7th, 2019



Franklin SEP 102019

City Development

History of Project (Phase 1)

In July, 2016 we installed a 16'x35' inground pool/hot tub and landscaped our backyard. Prior to this, the yard had been completely unfinished with no deck/patio or landscaping.

Previous aerial view prior to pool installation:



Current aerial view with pool & landscaping:



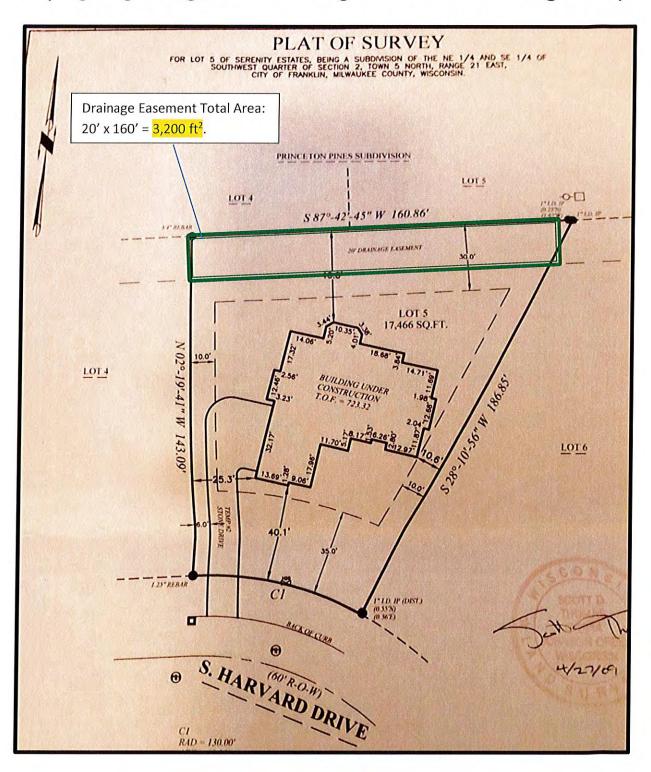
Brief Description of Current Project (Phase 2)

We would like to build a deck and a 10'x15' covered structure in the area (roughly) depicted below:



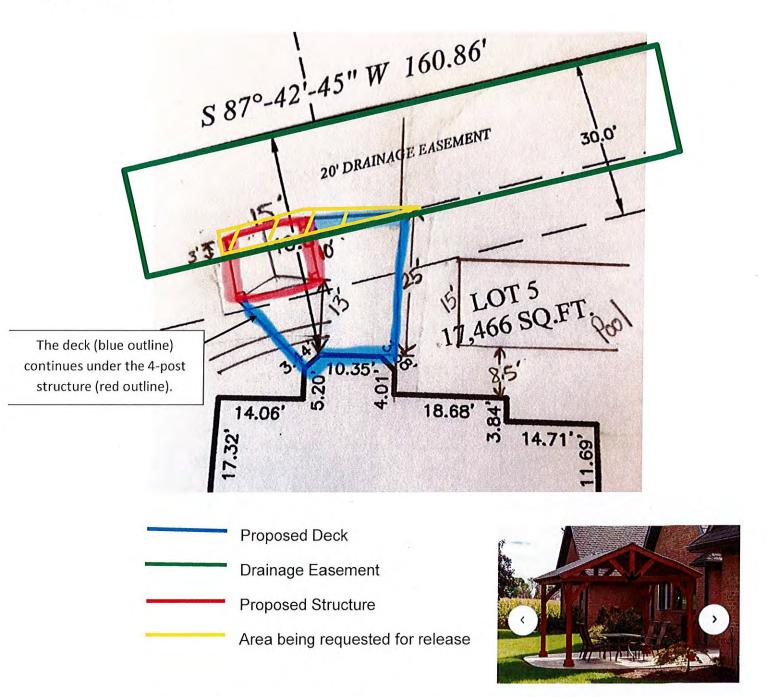
Plat of Survey

(highlighting 20' drainage easement in green)



Request

The proposed location of the deck and the 10'x15' covered structure (4 posts and a roof) is depicted below. We are requesting a release of up to 4' of the drainage easement for 35 linear feet as depicted in yellow below. We will be building the deck/structure **UP** from the ground, so we will not be disturbing the current topography and we will not impact the flow of water (see point number 4 on page 5 for details).



Picture is representative of the 4-post structure we plan to build.

Additional Context to Consider

1. We were permitted to construct a fence across the 20' drainage easement and that fence passed inspection.





- 2. Our home was built in 2009 there has never been standing/running water in the drainage easement. When our contractor dug for our pool, despite digging 9.5' down he never reached water. In over 30 years of installing pools, he said he's only seen that a handful of times. He couldn't believe how dry and "clay-like" our soil was.
- 3. Other designs were considered, but would either result in the structure being visible from the street view of our home (and leaving no privacy for our neighbors to the west), or would be too close to our home to be aesthetically appealing. These other designs also greatly decrease the usability of our pool since they would both result in a shadow over the length of the pool in the afternoon. The proposed placement allows the sun to still shine over the pool through the afternoon hours.
- 4. It is important to note that although we are asking for a release of a 4'x35' section of the drainage easement, we will not be using that whole area nor will we be affecting drainage through that whole area. We're trying to account for the worst-case scenario so that if any small changes would need to be made, we will not need to come back to the council for approval of additional releases. The builder estimates ~10-15 post holes in the drainage

easement area. This represents <u>0.05% of the area of the total drainage easement</u>, which it is safe to assume will not affect drainage in the easement. Calculations shown below:

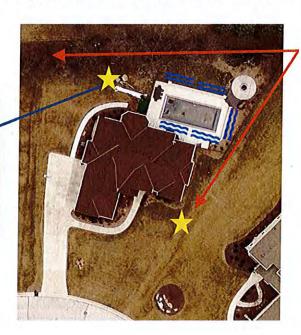
(15) 4x4 post holes = 240 in² = 1.67 ft²

Total Area of Drainage Easement = 3,200 ft²

1.67/3,200 = 0.05% of total drainage easement area

- 5. We recognize that if the city would ever need to utilize the drainage easement, we would be responsible for allowing them appropriate access to all required areas, which could include removing the deck/structure that goes into the original easement area if necessary.
- 6. When installing our pool and retaining walls, we placed approximately 90' of drain tile to ensure water would flow appropriately through our yard (this was done based on the recommendations of the Franklin city engineer) because the property swale was never correctly implemented when our home was built, he felt this configuration would improve water flow. The graphic below depicts the two areas that water is diverted to via the drain tiles:

Note that this diversion point collects water beyond the point of the proposed deck (in the direction of the natural drainage flow)



Direction of natural drainage flow



Diversion
points for the
drain tile

Lot Coverage Calculations

The maximum allowable lot coverage in the R-5 District is 20%.

Our total lot size is 17,466 ft²

- a. Our house is 2331 ft² (ranch)
- b. We are proposing an accessory building (10'x15' 4-post open structure with a roof) 150 ft²
- c. We are proposing an accessory structure (deck) just under 350 ft²
- d. The total of our house, building and deck is 2,831 ft²
- e. This is well below the 20% threshold (17,466*.2= 3,493)

We will not need an Area Exception or Variance approved by the Board of Zoning and Building Appeals since 2,831< 3,493.



REPORT TO THE PLAN COMMISSION

Meeting of September 19, 2019

Land Combination

RECOMMENDATION: City Development Staff recommends approval of a land combination for 8570 116th Street and 0.116th Street

Project Name: 8570 116th Street and 0 116th Street Land Combination

Project Address: 8570 116th Street and 0 116th Street

Property Owner: Robert Montgomery **Applicant:** Robert Montgomery

Agent: N/A

Zoning: R-3 Suburban/Estate Single Family Residence District & C-1

Conservancy District

Use of Surrounding Properties: Residential

Comprehensive Plan: Residential and Areas of Natural Resource Features

Applicant Action Requested: Approval of application for land combination

Introduction:

On June 17, 2019, Robert G. Montgomery submitted an application for land combination of two adjacent parcels, 8570 116th Street and 0 116th Street. The parcels are zoned as R-3 Suburban/Estate Single Family Residence District & C-1 Conservancy District. The future land use designation for these parcels according to the Comprehensive Plan is Residential and Areas of Natural Resource Features.

Pursuant to §15-9.0312.B, of the Unified Development Ordinance, the application for the Land Combination Permit shall be considered "relative to City staff recommendations, the lot area and other dimensional requirements of the zoning district(s) within which the parcels are located, the City of Franklin Comprehensive Master Plan and the planned land use for each of the parcels, present use of the parcels and proposed use of the parcels for the purpose to ensure that upon combination, such properties shall comply with the purposes and provisions of this Ordinance."

Analysis:

8570 116th Street and 0 116th Street are two adjacent parcels along 116th Street. If combined, the resulting parcel would be 18.74 acres in area. The resulting combined street frontage appears to be 400' based on the provided survey maps. The dimensions of the proposed combined parcel are consistent with the R-3 Development Standards, as indicated in Table 15-3.0203 in the UDO.

The applicant stated that his home burned on January 30, 2019, the applicant's proposal is to rebuild a residential dwelling in the location of the pre-existing dwelling, which is a permitted use in the R-3 zoning district.

The applicant has been advised that a Natural Resource Protection Plan would also be required if the combined parcel were to be redeveloped, pursuant to §15-4.0101 of the UDO. The applicant has also been advised that the City of Franklin's maps indicate that there are wetlands covering parts of both parcels. Wetlands would be mapped as part of a future Natural Resource Protection Plan, and wetland buffers and setbacks would apply to the combined property.

Staff suggestions:

Parts of the properties in question are zoned with an obsolete C-1 Conservancy zoning district. City Development Staff suggest the following:

• Applicant shall submit a rezoning application to remove the C-1 zoning district from the property, as described in §15-9.0200 of the UDO, prior to the issuance of building permits.

STAFF RECOMMENDATION:

City Development staff recommends approval of a land combination for 8570 116th Street and 0 116th Street, subject to the conditions as noted in the attached draft resolution.

MILWAUKEE COUNTY [Draft 9-11-19]

RESOLUTION NO. 2019-

A RESOLUTION CONDITIONALLY
APPROVING A LAND COMBINATION FOR
TAX KEY NOS. 842-9995-004 AND 842-9995-002
(8570 SOUTH 116TH STREET AND ADJACENT VACANT
PARCEL ABUTTING 8628 SOUTH 116TH STREET)
(ROBERT G. MONTGOMERY, APPLICANT)

WHEREAS, the City of Franklin, Wisconsin, having received an application for approval of a proposed land combination for Robert G. Montgomery for the purpose of rebuilding a residential dwelling on South 116th Street, specifically, the parcel at 8570 South 116th Street and adjacent vacant parcel abutting 8628 South 116th Street; bearing Tax Key Nos. 842-9995-004 and 842-9995-002, more particularly described as follows:

Property Description for 842-9995-004:

COM 680 FT N OF SW COR OF SE 18 5 21 TH NLY 200 FT ELY 1323.83 FT SLY 880 FT WLY 597.76 FT NLY 680 FT WLY 726 FT TO BEG CONT 15.409 ACS.

Property Description for 842-9995-002:

THE W 726 FT OF N 200 FT OF S 680 FT OF SE QUAR SEC 18 5 21 CONT 3 333 ACS

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

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

1. Robert G. Montgomery, successors and assigns shall pay to the City of Franklin the amount of all development compliance, inspection and review fees incurred by the City of Franklin, including fees of consults to the City of Franklin, for the Robert G. Montgomery land combination project, within 30 days of invoice for same. Any violation of this provision shall be a violation of the Unified Development Ordinance, and subject to §15-9.0502 thereof and §1-19. of the Municipal Code, the general

ROBERT G. MONTGOMERY – LAND COMBINATION
RESOLUTION NO. 2019
Page 2

penalties and remedies provisions, as amended from time to time.

- 2. The approval granted hereunder is conditional upon Robert G. Montgomery and the land combination project for the property located on South 116th Street, specifically, the parcel at 8570 South 116th Street and adjacent vacant parcel abutting 8628 South 116th Street: (i) being in compliance with all applicable governmental laws, statutes, rules, codes, orders and ordinances; and (ii) obtaining all other governmental approvals, permits, licenses and the like, required for and applicable to the project to be developed and as presented for this approval.
- 3. Applicant shall ensure that construction of new structures and re-construction of preexisting structures comply with all of the district standards of the R-3 Suburban/Estate Single-Family Residence District.
- 4. Applicant shall provide a Natural Resource Protection Plan, as required by Section 15-7.0201 of the Unified Development Ordinance for review and approval by the Department of City Development prior to the issuance of a building permit.

	_	gular meeting o	f the Common Council of the City of Franklin this , 2019.
	_		meeting of the Common Council of the City of, 2019.
			APPROVED:
			Stephen R. Olson, Mayor
ATTEST:			
Sandra L.	Wesolowski, Ci	ty Clerk	
AYES	NOES	ABSENT	

August 29, 2019

Régulo Martínez-Montilva, AICP Associate Planner - Department of City Development City of Franklin 9229 W. Loomis Road Franklin, WI 53132 Phone (414) 425-4024 ext 7564 RMartinez-Montilva@franklinwi.gov

RE: Staff Memo - Robert Montgomery, Land Combination (8570 S. 116th Street & 0 116th Street)

I will repeat the questions in the staff memo and then provide answers after each question.

Unified Development Ordinance (UDO) Requirements

- 1. Pursuant to §15-9.0312.A.2. in the UDO, please clearly identify the current and proposed use of the combined property in the application file.
- a. Providing this information enables staff to provide comments regarding potential setback requirements, lot coverage requirements, etc. for the intended use/purpose of the combined parcel.

Answer: My home burned to the ground on January 30, 2019. It burned for three days straight as the fire department was unable to put out the fire. The house was a total loss including all my possessions. There is no home left. I want to rebuild the home on the same location. The home that burned down met and was compliant with all current setback requirements. I have attached a survey showing location of old home that includes setbacks. Upon rebuilding the home I will comply with all State, County and City zoning, codes and ordinances. Both parcels are currently zoned R-3. The combined parcels will remain zoned R-3 residential and will remain zoned R-3 with no change in zoning once combined. Once the two adjacent pieces of property are combined, the total acreage will be 18.3 acres and remain zoned R-3 residential.

(See attached survey showing location of old home with setbacks) (See attached boundary survey of the parcels to be combined JUN 2019)

2. Please clearly identify the Future Land Use for each property as indicated in the 2025 Comprehensive Master Plan for the City of Franklin. The Future Land Use designated for these parcels is "Residential" with part of the land identified as "Areas of Natural Resource Features."

Answer: My home burned to the ground on January 30, 2019. It burned for three days straight as the fire department was unable to put out the fire. The house was a total loss including all my possessions. There is no home left. I want to rebuild the home on the same location. The home that burned down met and was compliant with all current setback requirements. I have attached a survey showing location of old home that includes setbacks. Upon rebuilding the home I will comply with all State, County and City zoning, codes and ordinances. The both parcels are currently zoned R-3. The combined parcels will remain zoned R-3 residential and will remain zoned R-3 with no change in zoning once combined. Once the two adjacent pieces of property are combined, the total acreage will be 18.3 acres and remain zoned R-3 residential.

(See attached survey showing location of old home with setbacks) (See attached boundary survey of the parcels to be combined JUN 2019) (See attached 2025 Comprehensive Master Plan for the City of Franklin)

Additional Staff Comments/Suggestions (not specifically required by the UDO)

3. Please be aware that the UDO § 15-2.0212 requires review and approval for earth movements, including but not limited to grading, topsoil removal and filling, in addition to any permit required from the state agency having jurisdiction.

Answer: Yes, we will comply

4. City Development staff recommends that the applicant indicate the size and position of all structures on both parcels so that staff can determine that the combined parcel will be compliant with the R-3 zoning district.

Answer: Not building now. The house was demolished after burning to the ground January 2019. If we do build in the future, we will comply.

5. Please note that parts of the properties in question are zoned with an obsolete C-1 Conservancy zoning district. City Development Staff recommends submitting a rezoning application for this property to remove the C-1 zoning district from the property. The rezoning application can be submitted and processed with the land combination application, or it can be submitted at a later date.

Answer: Not building now. Will submit at a later date.

6. Please note that if any new development is planned on the combined parcel a Natural Resource Protection Plan will be required, pursuant to §15-4.0101 of the UDO. A Natural Resource Protection Plan helps to determine if any protected natural resource features are

present within the subject property, and if so, that any impacts to those resources meets all City standards and regulations.

Answer: Not building now. If we do build in the future, will comply.

a. The City of Franklin's maps indicate that there are wetlands covering parts of both parcels in question in addition to the pond delineated in the survey map provided as part of this application. Wetland buffers and setbacks may apply to the parcel, as well as a shore parcel from the edge of the pond and may limit the development that can be accommodated on the combined parcel.

Answer: Not building now. If we do build in the future, will comply.

Engineering Department Comments

7. "These parcels of land must be under the same ownership.".

Ronnie Asuncion, Engineering Lead Technician (414)425-7510, rasuncion@franklinwi.gov

Answer: Both parcels are owned by Robert G. Montgomery. Both parcels are zoned R-3 residential.

Parcel Number

842-9995-002

226 - CITY OF FRANKLIN

THE W 726 FT OF N 200 FT OF S 680 FT OF SE QUAR SEC 18 5 21 CONT 3.333 ACS

Parcel Number

842-9995-004

226 - CITY OF FRANKLIN

8570 S 116TH ST FRANKLIN 53132

COM 680 FT N OF SW COR OF SE 18 5 21 TH NLY 200 FT ELY 1323.83 FT SLY 880 FT WLY 597.76 FT NLY 680 FT WLY 726 FT TO BEG CONT 15.409 ACS

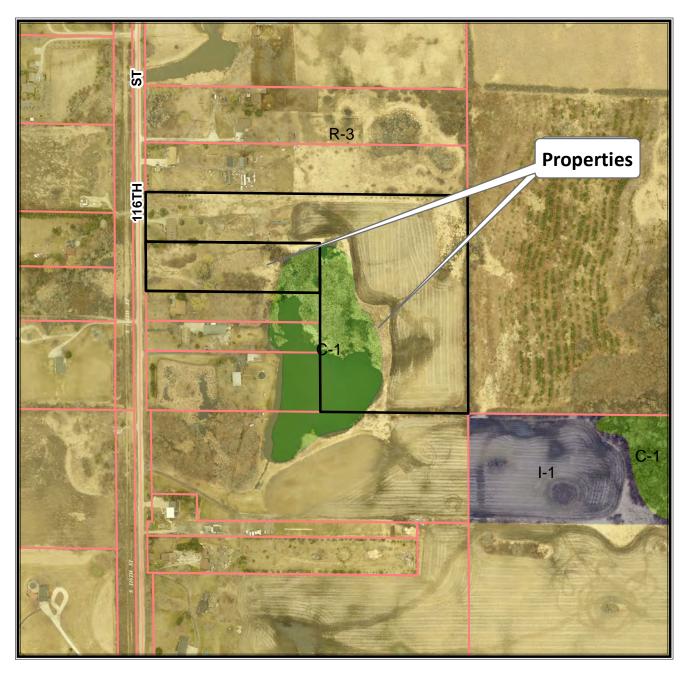
Respectfully,

Robert 6. martemery

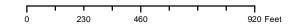
Robert Montgomery 11329 West Peregrine Way Greenfield, WI 53228 1-414-212-5140 colonelmontgomery@gmail.com



8570 S. 116th Street TKN: 842 9995 004 & 842 9995 002



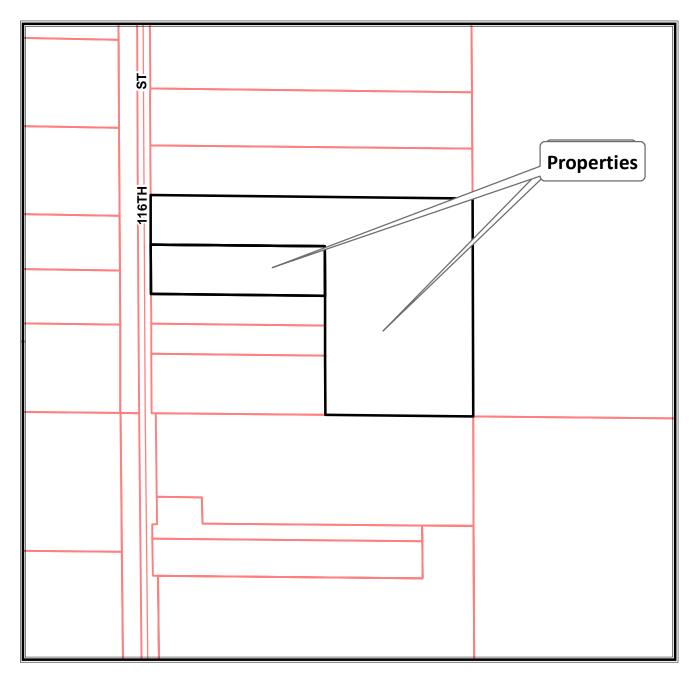
Planning Department (414) 425-4024



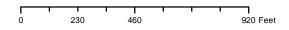
NORTH 2017 Aerial Photo



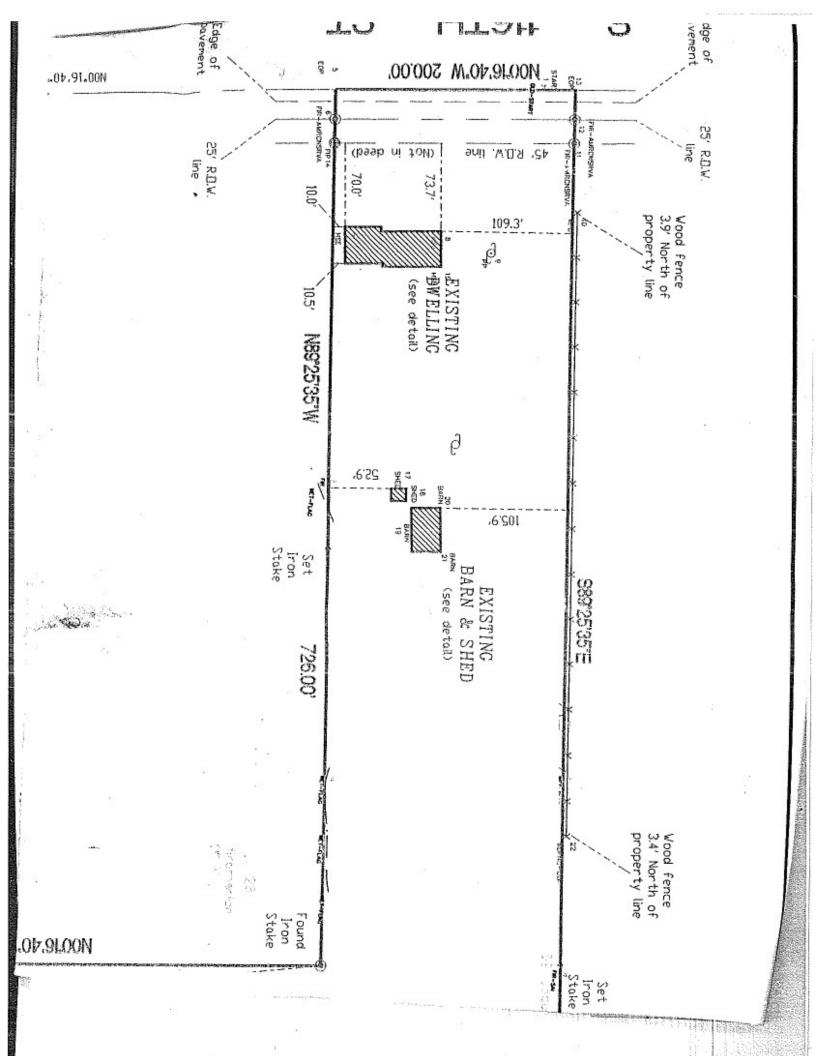
8570 S. 116th Street TKN: 842 9995 004 & 842 9995 002

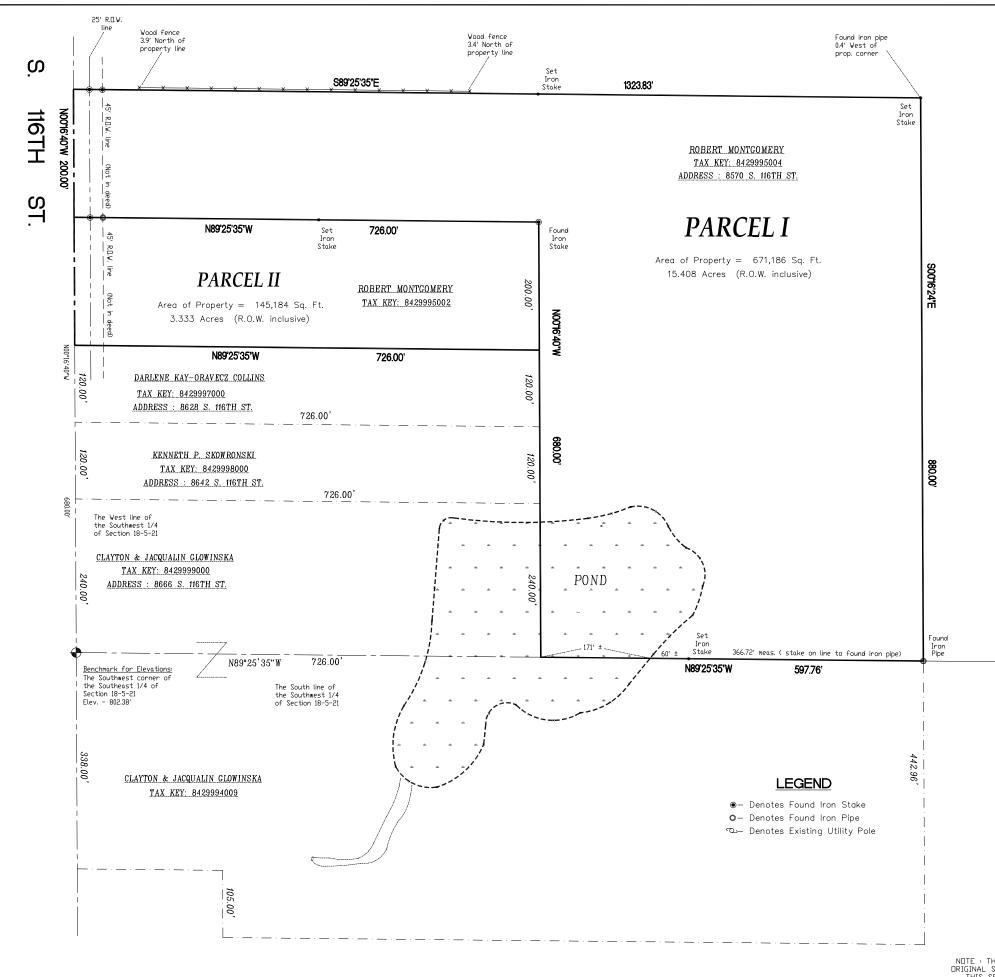


Planning Department (414) 425-4024



NORTH 2017 Aerial Photo



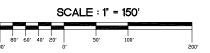




sai@wi rr com 2554 N. 100TH STREET P.O. BOX 26596 WAUWATOSA, WISCONSIN 53226 (414) 257-2212 FAX: (414) 257-2443

MEMBER OF WISCONSIN SOCIETY OF LAND SURVEYORS & NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS

MARC C. PASSARELLI P.L.S.





PLAT OF SURVEY

PARCEL I

That part of the West ½ of the Southeast ¼ of Section 18, in Township 5 North, Range 21 East, in the City of Franklin, County of Milwaukee and State of Wisconsin, bounded and described as follows: Commencing at a point in the West line of said 1/4 Section, North 0°16°40" West 680.00 feet from the Southwest corner of said 1/4 Section; continuing thence North 0°16'40" West along the West line of said 1/4 Section, 200.00 feet to a point; thence South 89°25'35" East and parallel to the South line of said 1/4 Section, 1323.83 feet to a point in the East line of the West ½ of said ¼ Section, thence South 0°16'24" East along the East line of the West ½ of said ¼ Section, 880.00 feet to a point in the South line of said 1/4 Section; thence North 89°25'35" West along the South line of said 1/4 Section, 597.76 feet to a point, said point being 726.00 feet South 89°25'35" East of the Southwest corner of said 1/4 section: thence North 0°16'40" West and parallel to the West line of said 1/4 Section, 680.00 feet to a point; thence North 89°25'35" West and parallel to the South line of said 1/4 Section 726.00 feet to the place of beginning.

Address: 8570 S. 116th Street Tax Key No. 842-9995-004

PARCEL II

The West 726 feet of the North 200 feet of the Southeast 1/4 of Section 18, in Township 5 North, Range 21 East, in the City of Franklin, County of Milwaukee, State of Wisconsin.

Tax Key No. 842-9995-002

Surveyed for: **BOB MONTGOMERY**

"I have surveyed the above described property from the legal description furnished by the client named on this survey."

"This survey is made for the use of the present owners of the property, and those who purchase, mortgage, or guarantee the title thereto within one year from date hereof."

WISCONSIN REGISTERED LAND SURVEYOR

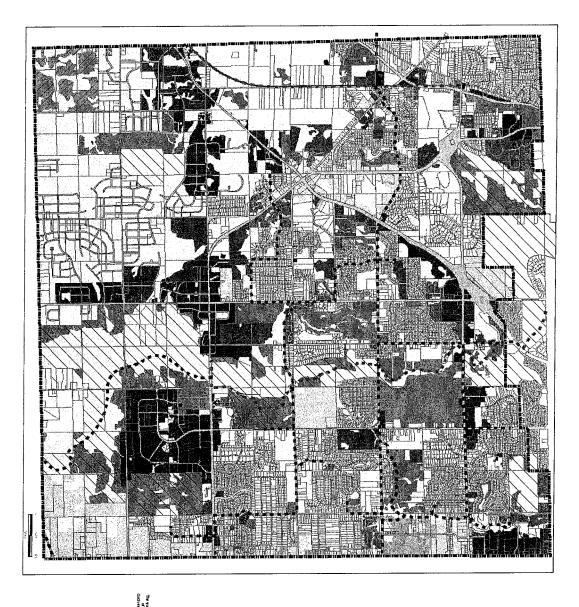
NOTE: THIS IS NOT AN ORIGINAL SURVEY UNLESS THIS SEAL IS RED.

JUNE 14, 2019

MCP AJM

MCP

30511



Legend
Future Land Use
Areas of Natural Resource Features
Business Park
Commercial
Industrial
Indus

Map 5.7: Future Land Use Map 2025

Franklin AUG 292019



REPORT TO THE PLAN COMMISSION

Meeting of September 19, 2019

Temporary Use

RECOMMENDATION: City Development Staff recommends approval of a Temporary Use for the Holiday Craft & Gift Exposition, to be held November 29th – December 1, 2019 at the Milwaukee County Sports Complex, located at 6000 West Ryan Road.

Project Name: Holiday Craft & Gift Exposition

Project Address: 6000 West Ryan Road
Property Owner: Milwaukee County

Applicant: Torbenson Shows, LLC

Agent: Jim Torbenson

Zoning: P-1 Park District; FW Floodway District, FC

Floodplain Conservancy District;

Use of Surrounding Properties: Agriculture and recreational uses to the north and east, residential

uses to the south and east, and floodplain and open space uses to

the west.

Comprehensive Plan: Park District

Applicant Action Requested: Approval of a Temporary Use for the Holiday Craft & Gift

Exposition to be held at the Milwaukee County Sports Complex

November 29 – December 1, 2019.

INTRODUCTION:

Staff recommendations are contained within the draft resolution.

On March 11, 2019, Mr. Jim Torbenson filed a Temporary Use Application with the Department of City Development, requesting approval to use the Milwaukee County Sports Complex located at 6000 West Ryan Road for a Holiday Craft & Gift Exposition. The applicant is proposing to hold the event Friday, November 29th from 9 am-5 pm; Saturday, November 30th from 9 am – 5 pm; and Sunday, December 1st from 10 am – 4 pm. Setup is scheduled to occur on Wednesday, November 27th. Take down is scheduled to be completed by 8:00 P.M. on Sunday, December 1st. This is the sixth year that the Holiday Craft & Gift would be held at the Milwaukee County Sports Complex.

HISTORY:

The City of Franklin previously worked with Milwaukee County on a Memorandum of Understanding regarding authorized uses available on the subject property and a more efficient process for the governmental review of applications for such uses. Non-sports related or "miscellaneous" events are currently subject to obtaining an Extraordinary Entertainment and Special Event License, if required by the City Clerk's office, and/or a Temporary Use Permit. This is the sixth year that the Holiday Craft & Gift would be held at the Milwaukee County Sports Complex using the same proposed set-up and conditions.

CURRENT POLICY:

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

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

ANALYSIS:

The applicant expects approximately 250 exhibitors and approximately 7,500 – 9,500 patrons over the course of the three-day event. The Milwaukee County Sports Complex completed a parking lot reconstruction project in 2012. The Sports Complex now has approximately 551 standard-size striped parking spaces and fourteen (14) ADA accessible striped spaces. According to previous applications, Milwaukee County can provide space for an additional 150 parking spaces on site and along the road, for a total of 700 spaces. In 2013 a portion of South 60th Street was transferred from Milwaukee County to the City after it was reconstructed. Staff recommends the Franklin Police Department post the east side of South 60th Street from Ryan Road to approximately 300 feet north of Forest View Court with "Temporary No Parking" signs for the duration of the November 27th -29th, 2015, Holiday Craft & Gift Exposition.

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

STAFF RECOMMENDATION:

City Development Staff recommends approval of a Temporary Use for the Holiday Craft & Gift Exposition, to be held November 29 – December 1, 2019 at the Milwaukee County Sports Complex, located at 6000 West Ryan Road.

STATE OF WISCONSIN

CITY OF FRANKLIN PLAN COMMISSION

MILWAUKEE COUNTY [Draft 9-11-19]

RESOL	UTION	NO. 20	19

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

WHEREAS, James C. Torbenson/Torbenson Shows LLC having petitioned the City of Franklin for the approval of a Temporary Use to allow for a holiday craft and gift expo, upon property located at 6000 West Ryan Road (Milwaukee County Sports Complex), for the dates of November 29, 2019, from 9:00 a.m. to 5:00 p.m., November 30, 2019, from 9:00 a.m. to 5:00 p.m. and December 1, 2019, from 10:00 a.m. to 4:00 p.m. (Set up will take place on November 27, 2019 and the Sports Complex will be vacated by 8:00 p.m. on December 1, 2019); and

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

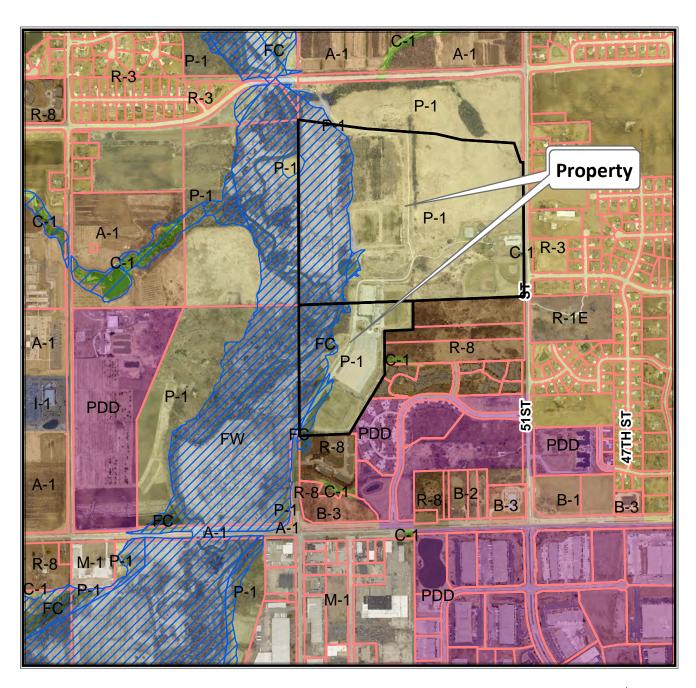
NOW, THEREFORE, BE IT RESOLVED, by the Plan Commission of the City of Franklin, Wisconsin, that the petition of James C. Torbenson/Torbenson Shows LLC for the approval of a Temporary Use to allow for a holiday craft and gift expo, for the property particularly described in the preamble to this Resolution,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

- 1. The approval granted hereunder shall allow for such use on November 29, 2019, from 9:00 a.m. to 5:00 p.m., November 30, 2019, from 9:00 a.m. to 5:00 p.m. and December 1, 2019, from 10:00 a.m. to 4:00 p.m. (Set up will take place on November 27, 2019 and the Sports Complex will be vacated by 8:00 p.m. on December 1, 2019.), and all approvals granted hereunder expiring at 4:00 p.m. on December 1, 2019.
- 2. The Franklin Police Department shall post the east side of South 60th Street from Ryan Road to approximately 300 feet north of Forest View Court with temporary "No Parking" signs for the duration of the November 29th December 1st, 2019, Holiday Craft & Gift Exposition.
- 3. The applicant shall contact the Milwaukee County Sherriff's Department if parking demand exceeds parking capacity, or if vehicle stacking on the access driveway becomes congested and blocks emergency access to the facility.

JAMES C. TORBENSON/TORBENSO RESOLUTION NO. 2019 Page 2	ON SHOWS LLC – TEMPORARY USE
4. The applicant shall contact the permits and to provide any neces	Franklin Health Department to obtain any necessary sary information.
Introduced at a regular meeting day of	of the Plan Commission of the City of Franklin this, 2019.
Passed and adopted at a regula Franklin this day of	ar meeting of the Plan Commission of the City of, 2019.
	APPROVED:
	Stephen R. Olson, Chairman
ATTEST:	
Sandra L. Wesolowski, City Clerk	
AYES NOES ARSENT	,



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



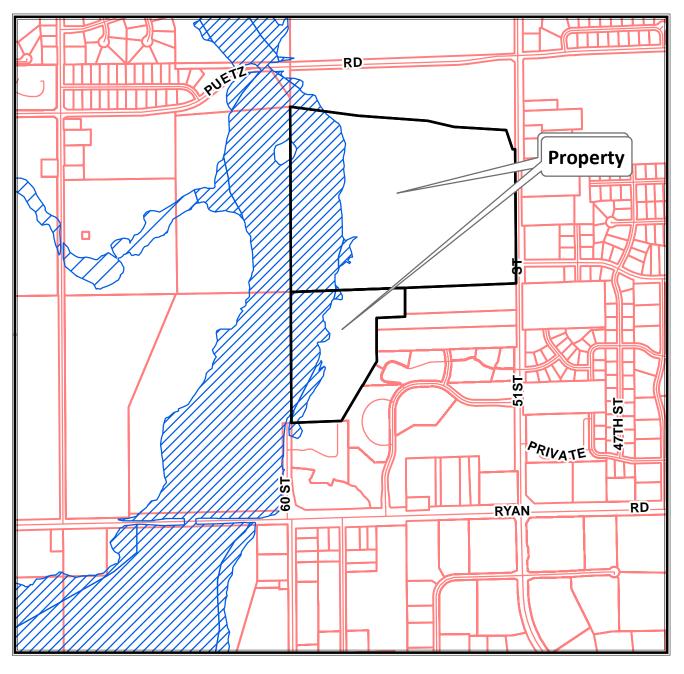
Planning Department (414) 425-4024

0 625 1,250 2,500 Feet

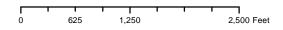
NORTH 2017 Aerial Photo



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



Planning Department (414) 425-4024



NORTH 2017 Aerial Photo

Dear Franklin Planning Commission,

I am applying for a temporary use permit in order to rent the Milwaukee County Sports Complex at 6000 W Ryan Road for a Holiday Craft and Gift Expo to be held over Thanksgiving weekend, 2019.

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

This would be our sixth year at the Franklin Sports Complex with the hope to continue to grow the event. We have an aggressive advertising campaign that includes TV, radio, and newspaper ads running a week prior and throughout the show weekend. I have been involved in running the Milwaukee RV and Camper show at State Fair for twenty- six years along with coordinating the Holiday Craft Fair for the last ten.

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

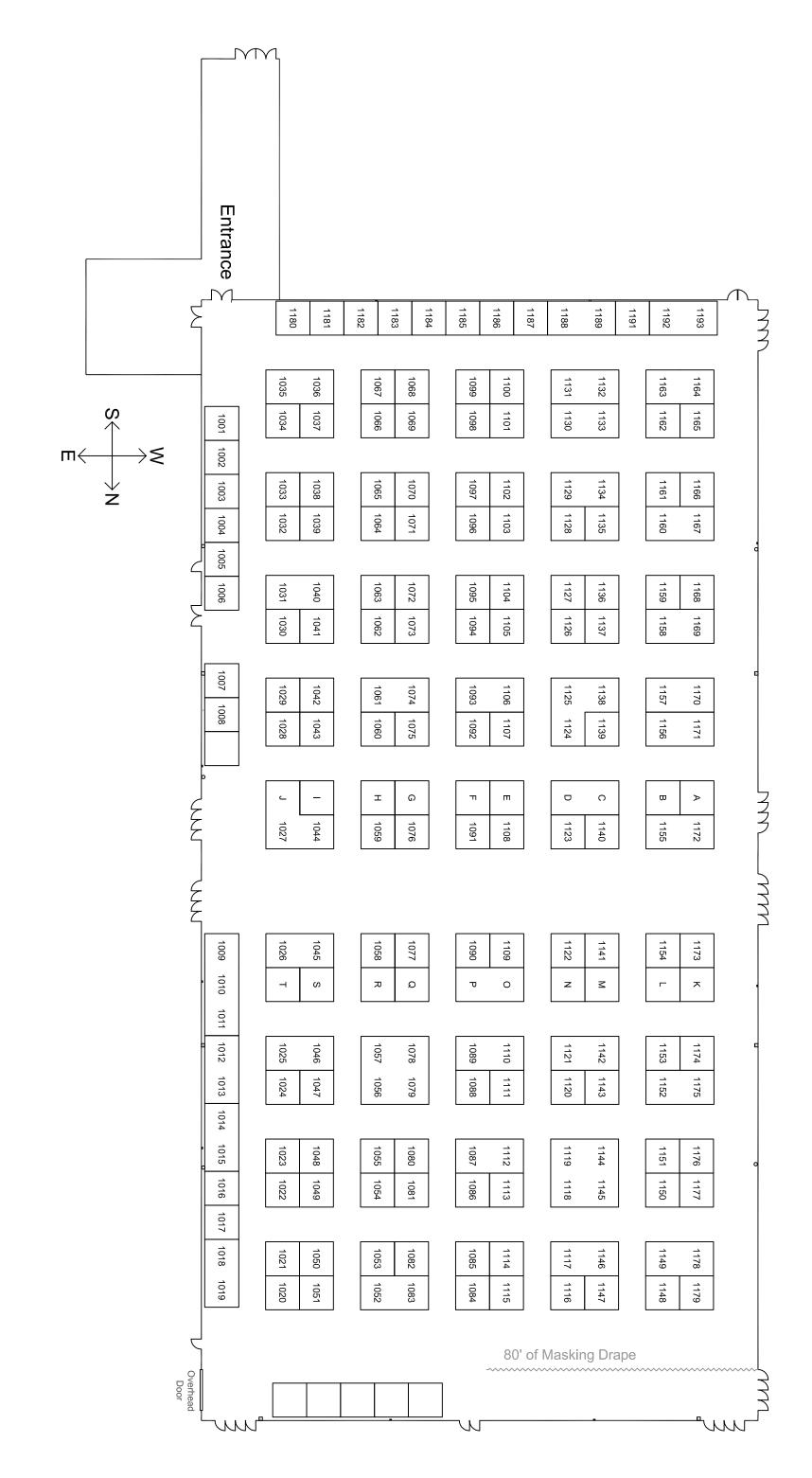
Parking at the Sports Complex has been more than adequate for the shopping crowds these last six years. The Milwaukee County Sheriff's Department was on premise and provided excellent security. We have, once again, called the Milwaukee County Sheriff's office to ask for their added security during the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

The Holiday Craft and Gift Expo will be a family themed show, catering mostly to Holiday shoppers and people looking for unique decorations and gifts for the Christmas holidays. The show runs Friday, November 29th from 9-5, Saturday, November 30th 9-5, and Sunday December 1, 10-4. Move in begins Wednesday, November 27th, with the building closed Thursday for Thanksgiving. We will vacate the Sports Complex completely Sunday night by eight PM.

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

Best Regards,

Jim Torbenson Holiday Craft and Gift Expo



Milwaukee Couinty Sports
Complex

Show Date: November 24-26, 2017

ITEMS: (139) 10'x10' BOOTHS (28) 10'x20' BOOTHS (3) 10'x30' BOOTHS (2) 20'x20' BOOTH WI Holiday Craft

80

Gift

Expo 2017

DRAWN BY: WI Expo Inc

REVISED: 09-19-2017



REPORT TO THE PLAN COMMISSION

Meeting of September 19, 2019

Site Plan Amendment

RECOMMENDATION: City Development staff recommends denial of the Site Plan Amendment for the Ballpark Commons Indoor Sports Complex.

Project Name: Ballpark Commons Indoor Sports Complex

Site Plan Amendment

Project Address: 7085 and 7095 South Ballpark Drive

Applicant: River Rock Performance Properties, LLC

Jake Garro, representative

Property Owner: BPC County Land, LLC

Current Zoning: PDD No. 37

2025 Comprehensive Plan: Mixed Use and Areas of Natural Resource Features

Use of Surrounding Properties: The Rock Sports Complex to the north, Rawson Avenue to

the south, the Ballpark Commons proposed Indoor/Outdoor Golf Facility and the existing office building to the east, and the Whitnall View residential subdivision to the west.

Applicant's Action Requested: Plan Commission approval of the Site Plan Amendment.

INTRODUCTION:

On September 3, 2019, Mr. Chris Buday, on behalf of River Rock Performance Properties LLC, submitted a Site Plan Amendment application for the Ballpark Commons Indoor Sports Complex (commonly referred to as Building S3/C2). Specifically, the applicant is requesting approval of the following revisions to the previously approved but not yet constructed Building S3/C2 and of certain site amenities:

- That the northern portion and the north elevation of the building be revised to remove a building storage room and a refuse & service room.
- That the third floor build out for residential apartments, a juice bar/food prep/serving area, locker rooms, showers, steam rooms, and a sauna be removed.
- That the third/fourth floor clerestory be removed.
- That various stairwell windows be removed.
- That pedestrian amenities to be provided on the north side of the building and in the adjacent parking lots, now be provided by others at some undetermined future time.
- That approvals to be obtained from Milwaukee County and the City of Franklin for any landscaping located within their respective right-of-ways, now be provided by others at some undetermined future time

Staff would note that certain other minor changes (such as relocated doors, minor changes to the footprint of the building, and minor changes to the colored panels on the west elevation of the indoor sports complex) are also proposed.

PROJECT ANALYSIS:

Please note that the attached plan sheets dated June 8, 2018 (sheets A101, A103, A200, and A202) reflect the pertinent architectural plans that were approved by the Plan Commission by Resolution No. 2018-007.

Staff would note that each of the proposed changes (except those instances where a door or other similar feature is simply moved from one location to another) constitutes removal of an element of the building with no corresponding addition or improvement of any other element. In particular, staff would note:

- Removal of the storage room and refuse & service room from the northern portion of the building (see sheet A101 dated June 8, 2018) and from the north elevation of the building (see sheet A200 dated June 8, 2018) would result in less architectural elements and variation on that side of the building, and would expose more of the massive wall of the indoor field house. It can also be noted that this elevation of the building is highly visible to all Ballpark Commons patrons utilizing the adjacent parking lots.
- Removal of the the third floor build out for residential apartments (see sheet A103 dated June 8, 2018) also removes certain amenities (a juice bar/food prep/serving area, locker rooms, showers, steam rooms, and a sauna) from the proposed building, with no corresponding addition of amenities elsewhere within the building.
- Removal of the third/fourth floor clerestory (see sheet A200, East Elevation, dated June 8, 2018) results in less architectural elements and variation to the roofline of this portion of the building. It can be noted that this elevation of the building is highly visible to Ballpark Drive and to the general public.
- Removal of the stairwell windows on the north elevation of the building (see sheet A202, North Elevation, dated June 8, 2018) results in less architectural elements and variation on this side of the building. It can be noted that this elevation of the building is partially visible to Ballpark Drive, the general public, and patrons utilizing the adjacent parking lots.

In regard to delaying implementation of the pedestrian amenities and landscaping conditions to some future point in time, staff would note that prior Common Council actions regarding other conditions of approval for other buildings within Ballpark Commons have only delayed such conditions to time of final occupancy.

Staff would also note that it is unclear in the applicant's materials if the request to delay implementation of certain conditions would also apply to the adjacent landscape berm located immediately west of the subject building. Currently, various Ballpark Commons approvals require that this berm be installed and landscaped simultaneously with construction of the adjacent buildings.

Lastly, attached is an email from the City of Franklin Fire Department in regard to general fire protection requirements, which would pertain whether or not these Site Plan changes are approved.

CONCLUSION:

City Development staff recommends denial of the Site Plan Amendment for the Ballpark Commons Indoor Sports Complex due to the comments/concerns expressed above.

However, should the Plan Commission wish to approve the Indoor Sports Complex Site Plan Amendment, a draft resolution to that effect is included.

STATE OF WISCONSIN

CITY OF FRANKLIN PLAN COMMISSION

MILWAUKEE COUNTY [Draft 9-11-19]

RESOLUTION NO. 2019-____

A RESOLUTION AMENDING THE SITE PLAN FOR PROPERTIES LOCATED AT 7085 AND 7095 SOUTH BALLPARK DRIVE TO REVISE CERTAIN ASPECTS OF THE INDOOR SPORTS COMPLEX AND 3-STORY OFFICE BUILDING SITE PLAN, INCLUDING BUT NOT LIMITED TO REMOVAL OF A PORTION OF THE NORTHERN SIDE OF THE BUILDING WHICH HAD INCLUDED A STORAGE ROOM AND A REFUSE AND SERVICE ROOM (AND ASSOCIATED ARCHITECTURAL CHANGES TO THAT PORTION OF THE BUILDING FACADE), REMOVAL OF THE THIRD FLOOR BUILD OUT/PROPOSED USE OF RESIDENTIAL APARTMENTS, JUICE BAR/FOOD PREP/SERVING AREA, LOCKER ROOMS, ETC., REMOVAL OF AN ASSOCIATED THIRD/FOURTH FLOOR CLERESTORY, DEFERRAL OF INSTALLATION OF REQUIRED PEDESTRIAN SITE AMENITIES UNTIL SOME UNDETERMINED FUTURE DATE AND DEFERRAL OF CERTAIN REOUIRED LANDSCAPING UNTIL SOME UNDETERMINED FUTURE DATE (TAX KEY NO. 744-1005-000) (RIVER ROCK PERFORMANCE PROPERTIES, LLC, APPLICANT, BPC COUNTY LAND, LLC, PROPERTY OWNER)

WHEREAS, River Rock Performance Properties, LLC, applicant, BPC County Land, LLC, property owner, having applied for an amendment to the site plan for the properties located at 7085 and 7095 South Ballpark Drive, such Site Plan having been previously approved on June 21, 2018, by Resolution No. 2018-007; and

WHEREAS, such proposed amendment proposes revision of certain aspects of the Ballpark Commons Indoor Sports Complex and 3-story office building site plan previously approved by the Plan Commission, more specifically, the applicant is proposing: removal of a portion of the northern side of the building which had included a storage room and a refuse and service room (and associated architectural changes to that portion of the building façade); removal of the third floor build out/proposed use of residential apartments, juice bar/food prep/serving area, locker rooms, etc.; removal of an associated third/fourth floor clerestory; deferral of installation of required pedestrian site amenities until some undetermined future date and deferral of certain required landscaping until some undetermined future date, properties located at 7085 and 7095 South Ballpark Drive, and the Plan Commission having reviewed such proposal and having found same to be in compliance with and in furtherance of those express standards and purposes of a Site Plan review pursuant to Division 15-7.0100 of the Unified Development Ordinance.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Common Council of the City of Franklin, Wisconsin, that the Site Plan for River Rock Performance Properties, LLC, to remove a portion of the northern side of the building which had included a storage

RIVER ROCK PERFORMANCE PROPERTIES, LLC – SITE PLAN AMENDMENT RESOLUTION NO. 2019-____ Page 2

room and a refuse and service room (and associated architectural changes to that portion of the building façade), remove the third floor build out/proposed use of residential apartments, juice bar/food prep/serving area, locker rooms, etc., remove an associated third/fourth floor clerestory, defer installation of required pedestrian site amenities until some undetermined future date and defer certain required landscaping until some undetermined future date, as submitted by River Rock Performance Properties, LLC, as described above, be and the same is hereby approved, subject to the following conditions:

- 1. River Rock Performance Properties, LLC, applicant, BPC County Land, LLC, property owner, successors and assigns and any developer of the River Rock Performance Properties, LLC Indoor Sports Complex and 3-story office building (S3/C2) revisions project shall pay to the City of Franklin the amount of all development compliance, inspection and review fees incurred by the City of Franklin, including fees of consults to the City of Franklin, for the River Rock Performance Properties, LLC Indoor Sports Complex and 3-story office building (S3/C2) revisions project, within 30 days of invoice for same. Any violation of this provision shall be a violation of the Unified Development Ordinance, and subject to §15-9.0502 thereof and §1-19. of the Municipal Code, the general penalties and remedies provisions, as amended from time to time.
- 2. The approval granted hereunder is conditional upon River Rock Performance Properties, LLC, applicant, BPC County Land, LLC, property owner, and the River Rock Performance Properties, LLC Indoor Sports Complex and 3-story office building (S3/C2) revisions project for the properties located at 7085 and 7095 South Ballpark Drive: (i) being in compliance with all applicable governmental laws, statutes, rules, codes, orders and ordinances; and (ii) obtaining all other governmental approvals, permits, licenses and the like, required for and applicable to the project to be developed and as presented for this approval.
- 3. The River Rock Performance Properties, LLC, Indoor Sports Complex and 3-story office building (S3/C2) revisions project shall be developed in substantial compliance with the plans City file-stamped September 12, 2019.
- 4. The applicant shall revise the Site Plan to provide additional landscaping and pedestrian amenities along the northwest corner of the subject building where the storage room and refuse & service rooms were removed, for Department of City Development review and approval prior to issuance of any Final Occupancy Permit.
- 5. The applicant shall revise the Architectural Plan to provide decorative elements along the north elevation of the building where the storage room and refuse & service rooms were removed to include but not be limited to additional banding/colors and

	VER ROCK PERFORMANCE PROPERTIES, LLC – SITE PLAN AMENDMENT SOLUTION NO. 2019
	canopies/pergolas, for Department of City Development review and approval prior to issuance of any Building Permit.
6.	The applicant shall implement condition #6 from Resolution No. 2018-007, and obtain Department of City Development review and approval, prior to issuance of any Final Occupancy Permit.
7.	The applicant shall implement condition #7 from Resolution No. 2018-007, and obtain Department of City Development review and approval, prior to issuance of any Final Occupancy Permit.
8.	The applicant shall implement condition #8 from Resolution No. 2018-007, and obtain Department of City Development review and approval, concurrently with the construction of Building S3/C2.
9.	The applicant shall address all Fire Department requirements regarding fire safety and fire protection.
10.	The applicant shall submit a revised plat of survey for Engineering Department review and approval prior to issuance of any Final Occupancy Permit.
Septer construend al	BE IT FURTHER RESOLVED, by the Plan Commission of the City of Franklin nsin, that the River Rock Performance Properties, LLC, Indoor Sports Complex and 3-office building (S3/C2) revisions project as depicted upon the plans City file-stamped in the plans of the plans City file-stamped and ucted within one year from the date of adoption of this Resolution, or this Resolution I rights and approvals granted hereunder shall be null and void, without any further by the City of Franklin; and the Site Plan for the properties located at 7085 and 7095
South	Ballpark Drive, as previously approved, is amended accordingly.
	Introduced at a regular meeting of the Plan Commission of the City of Franklin this day of, 2019.

Passed and adopted at a regular meeting of the Plan Commission of the City of Franklin this ______ day of _______, 2019.

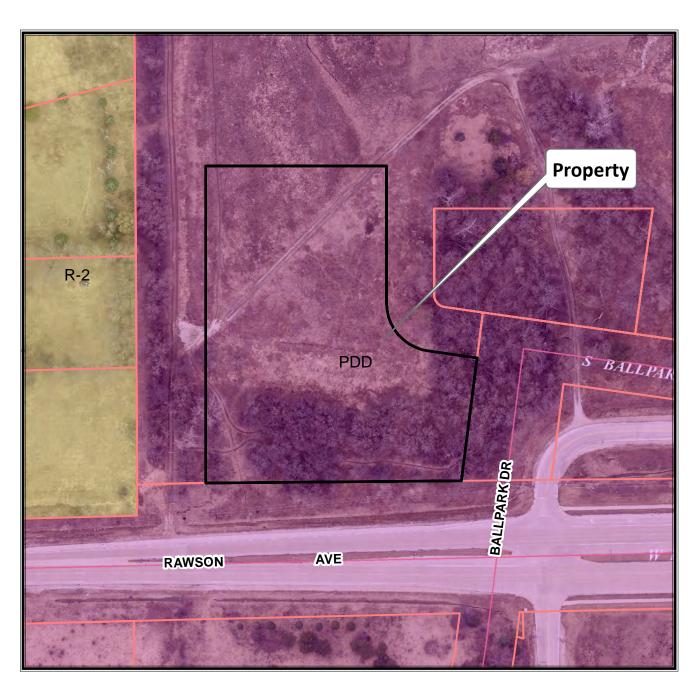
APPROVED:

Stephen R. Olson, Chairman

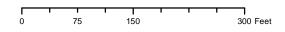
	ROCK PERFO UTION NO. 20	RMANCE PROPE 19	RTIES, LLC	– SITE PLAN	AMENDMENT
ATTEST:					
Sandra L. V	Wesolowski, Ci	ty Clerk			
AYES	NOES	ABSENT			



7095 S. Ballpark Drive TKN: 744 1005 000



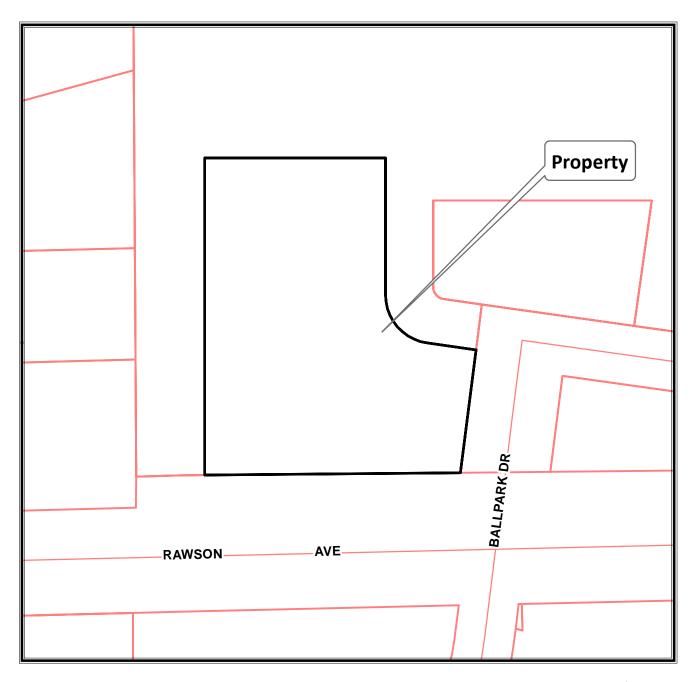
Planning Department (414) 425-4024



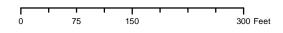
NORTH 2017 Aerial Photo



7095 S. Ballpark Drive TKN: 744 1005 000



Planning Department (414) 425-4024





Gail Olsen

From: Adam Remington

Sent: Monday, September 09, 2019 2:54 PM

To: General Planning Cc: Catherine Heder

Subject: Site Plan Amendment: 7095 S. Ballpark Drive

The fire department has the following comments:

All original requirements regarding fire safety and fire protection systems still apply (listed below):

Franklin Fire Department
New Construction Requirements
Ballpark Commons; General Requirements for All Structures
4/16/18

General:

- 1. Review and follow Franklin Fire Prevention and Protection Code (Municipal Ordinances, Chapter 133).
- 2. Fire Extinguishers located per NFPA 10 (all buildings).
- 3. Knox® Box key secure is required for each building.
 - a. Knox Box Location/placement must be acceptable to the Fire Department.
 - b. Number of master keys required for placement in Knox Box will be determined according to building height, square footage, and occupancy type (consult Fire Department).

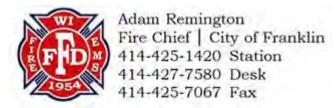
Alarm and Protection Systems:

- 1. Fire Hydrant density and location must be acceptable to the Fire Department.
 - a. A dedicated Fire Hydrant is required within 50 feet of the Fire Department Connection of each building where an automatic Fire Sprinkler is required by state code/IBC; and/or for which a standpipe system is required per municipal code (multi-story residential).
 - b. Remote FDC is required at a location suitable to the Fire Department.
- 2. Automatic Fire Sprinkler, Fire Suppression, and Fire Alarm Systems (detection and notification) shall be required as per State DSPS/IBC, and municipal code (where applicable).
 - a. The location of and fire alarm annunciator panels and fire sprinkler/standpipe Fire Department Connection (FDC) must be acceptable to the Fire Department.
 - b. Plans for any sprinkler or fire alarm systems requiring State DSPS approval must be reviewed and approved by the State prior to submission to the Fire Department (refer to State code).
 - c. Plans must be stamped and conditionally approved by the Fire Department BEFORE any alarm or fire sprinkler system work can be started.
 - d. A rough inspection will be required prior to concealing any fire protections system components.
 - e. Permit/Application, plan review, and inspection fees apply.

Please contact the Franklin Fire Department for questions or clarification (414) 425-1420

City ordinances, fire, and building codes can be found at:

http://franklinwi.gov/Home/ResourcesDocuments/MunicipalOrdinances.htm



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Florifold Scorpey: URBHA Darwoon Florifold Stone may p.00 Mewahon VIII 350 a #14.276 4000 planner

September 3, 2019

City of Franklin Plan Commission / Planning Department 9229 West Loomis Road Franklin, WI 53132

Subject: Plan Commission Resolution 2018-007 - Modifications

Franklin SEP 03 2019

City Development

To whom it may concern,

Per City of Franklin Plan Commission Resolution 2018-007 the Indoor Sports Complex and 3 story office building at 7095 S. Ballpark Drive were approved with certain conditions.

Since the above noted resolution was approved, Boldt has been engaged by Mr. Mike Zimmerman to facilitate development of the indoor field house and office building located on parcel 7441005000.

In order to make the project feasible and ensure both a building permit and occupancy can be granted without impact from work required on neighboring parcels, Boldt would request that the following items and conditions be approved by the Plan Commission:

- Updated building plans and elevations, which were included with this submission. Plans included the following modifications:
 - a. Change to the building exterior as indicated on drawings.
 - b. Removal of interior tenant fit-out plans including locker rooms and apartments which were located on the 3rd floor of the office building. Boldt plans to incorporate tenant fit-outs for the office building spaces at a later date.
- Plan Commission Resolution 2018-007, item #6 states that "pedestrian furniture, pedestrian scale lighting and trash receptacles shall be installed in the parking lot north of the building".
 - a. The above noted requirement is for work not located on parcel 744100500 where the facility is located. Boldt would request the completion of above noted requirements not be tied to or impact the ability to obtain a building permit, occupancy or operate business within the field house and office building complex. Completion of the above noted requirements would remain the responsibility of BPC Master Developer, LLC, per Plan Commission Resolution 2018-007.

- 3) Plan Commission Resolution 2018-007, item #7 states that "the developer shall obtain approval form Milwaukee County for all proposed landscaping within the West Rawson Avenue right-of-way and shall obtain approval from the Franklin Board of Public Works for all proposed landscaping within the South Ballpark Drive ROW".
 - a. The above noted requirement is for work not located on parcel 744100500 where the facility is located. Boldt would request the completion of above noted requirements not be tied to or impact the ability to obtain a building permit, occupancy or operate business within the field house and office building complex. Completion of the above noted requirements would remain the responsibility of BPC Master Developer, LLC per Plan Commission Resolution 2018-007.

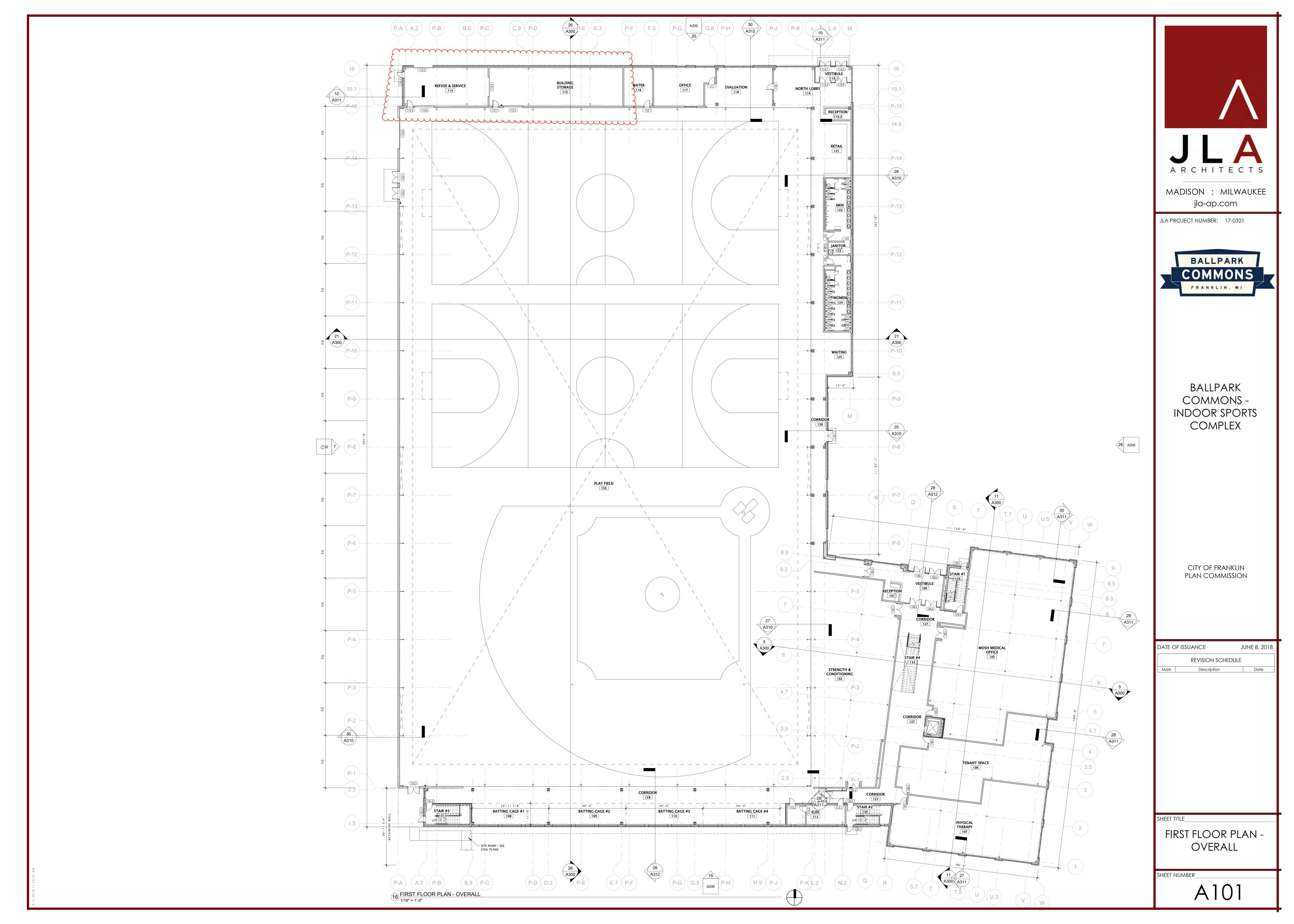
Should you have any questions regarding the above please do not hesitate to contact me.

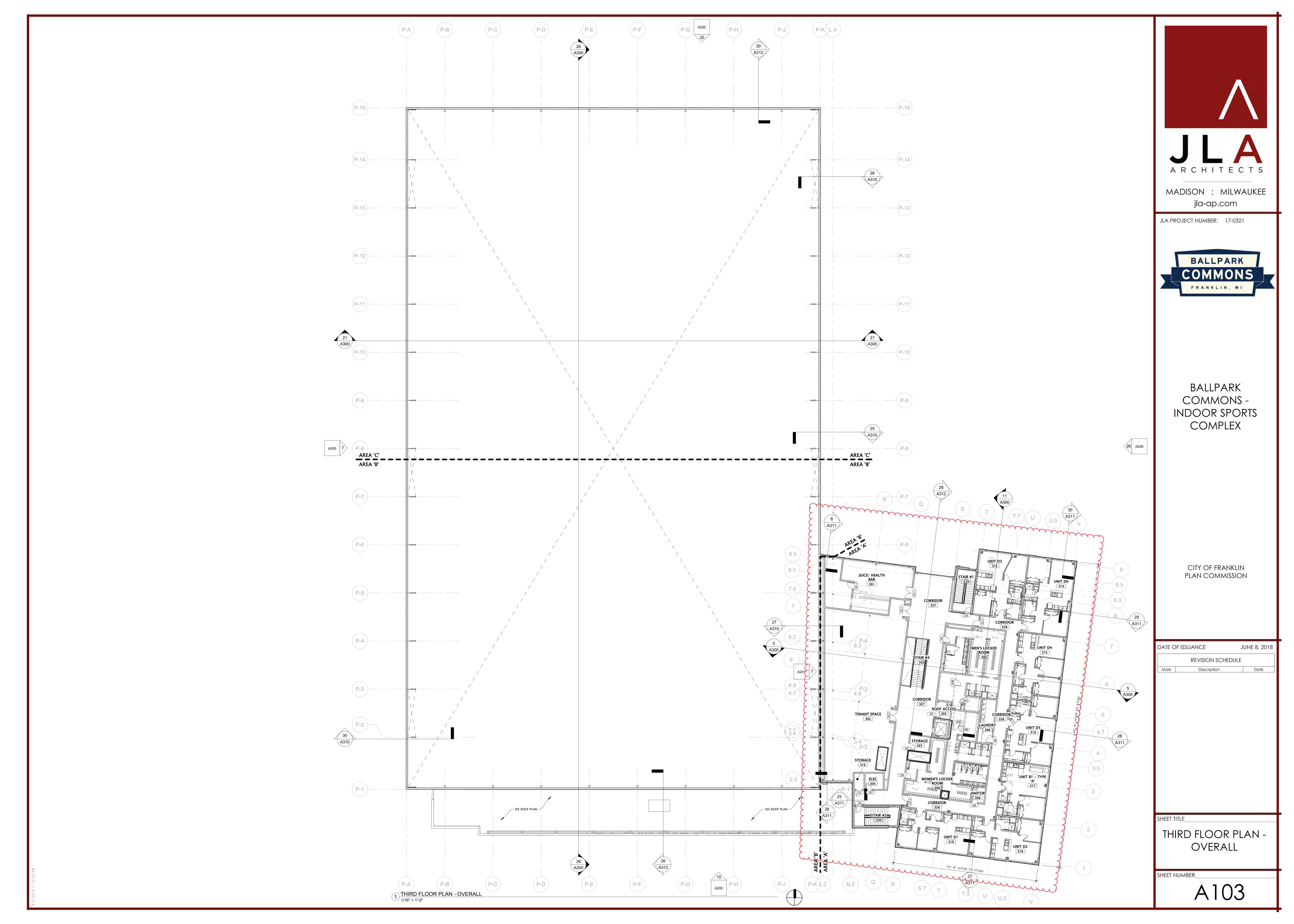
Sincerely,

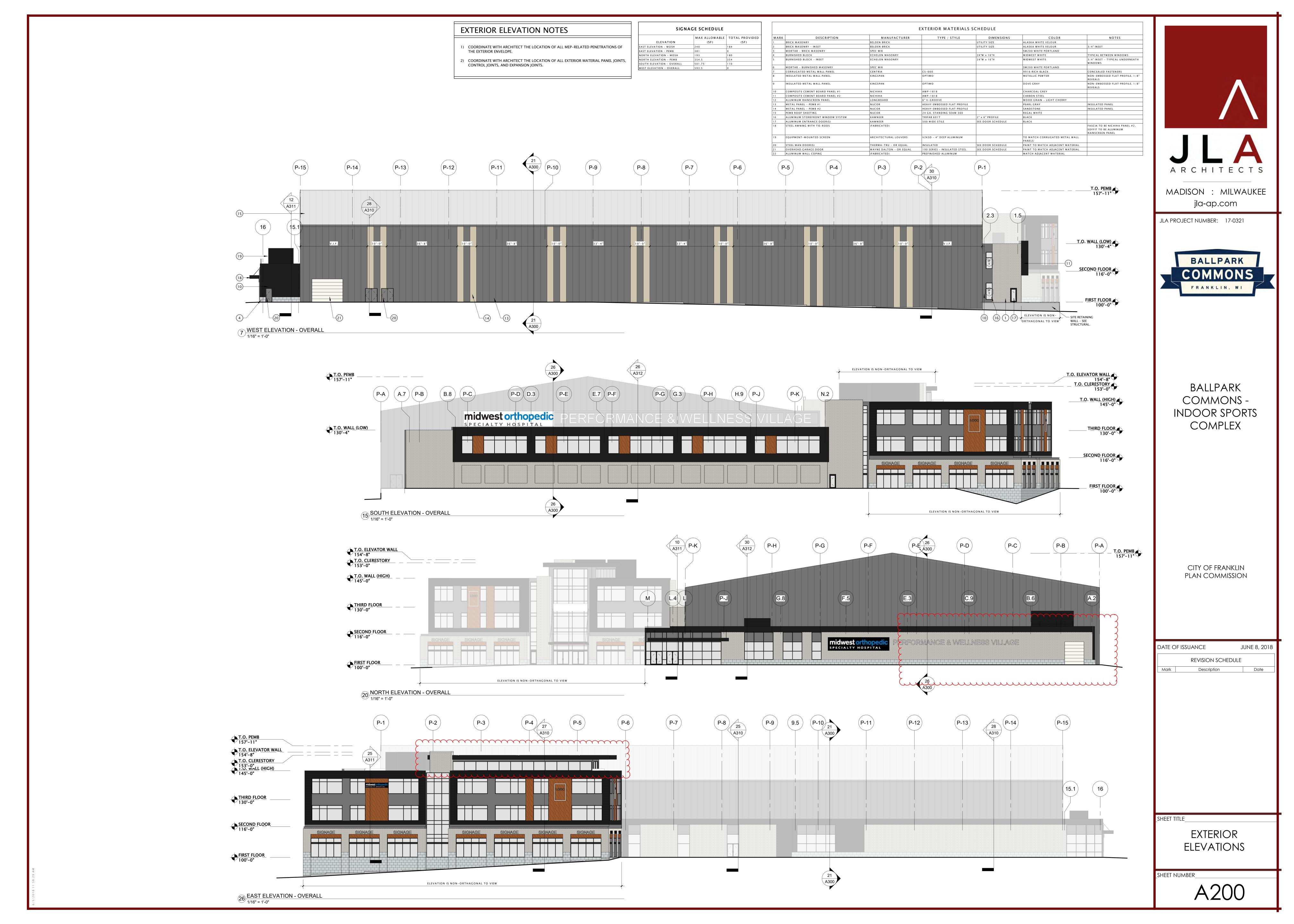
Jake Garro
Vice President

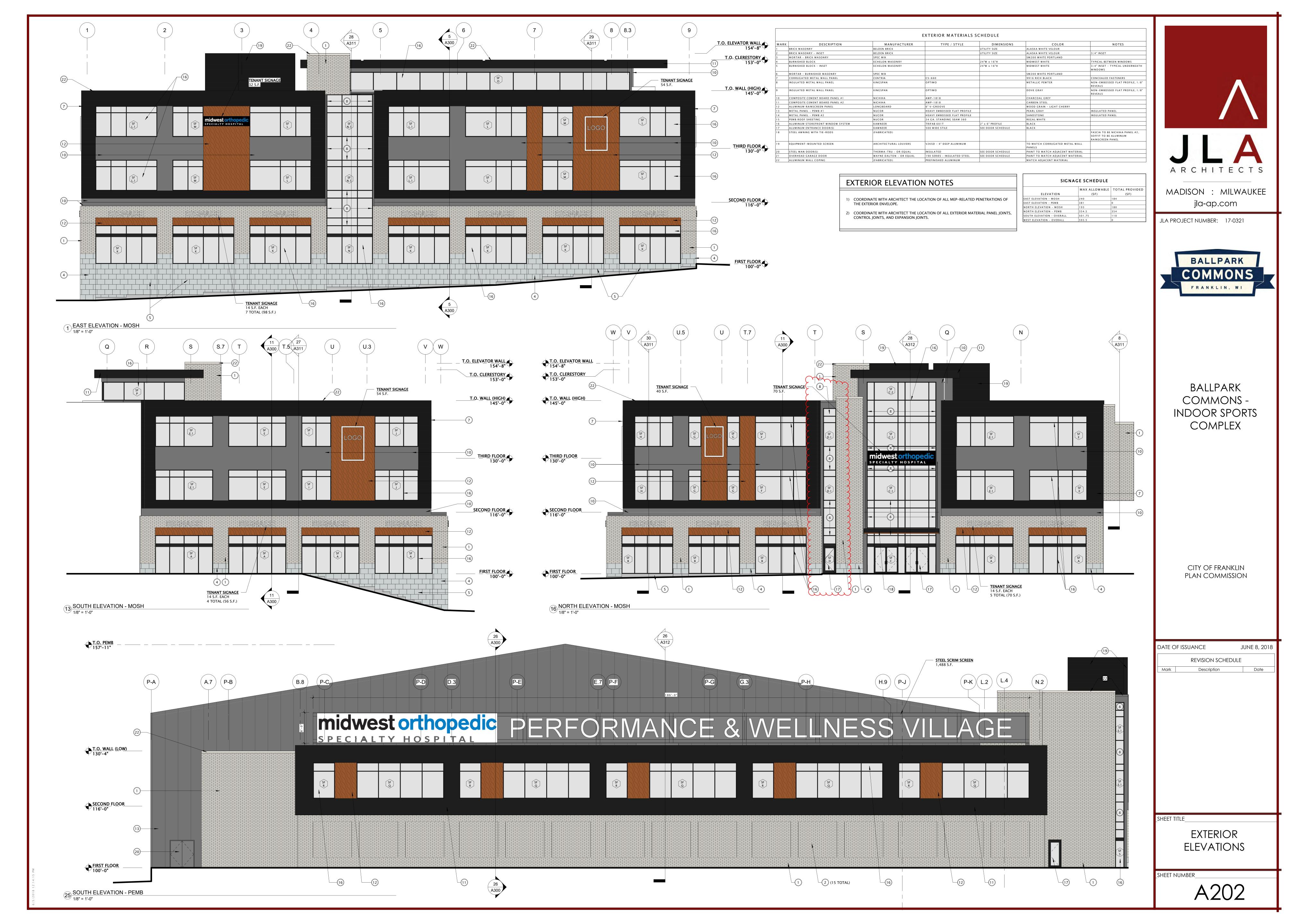
Cc: File

Mike Zimmerman, ROV Ventures, LLC Chris Buday, Boldt Holdings, LLC Alex Brewer, Boldt Holdings, LLC









BALLPARK COMMONS – INDOOR SPORTS COMPLEX

7095 South Ballpark Drive Franklin, Wisconsin 53132

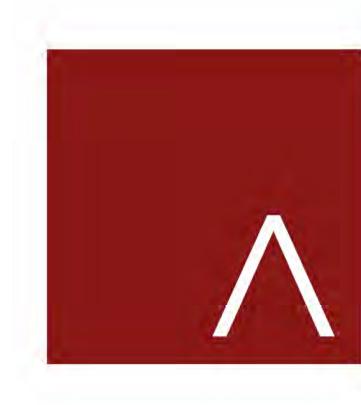




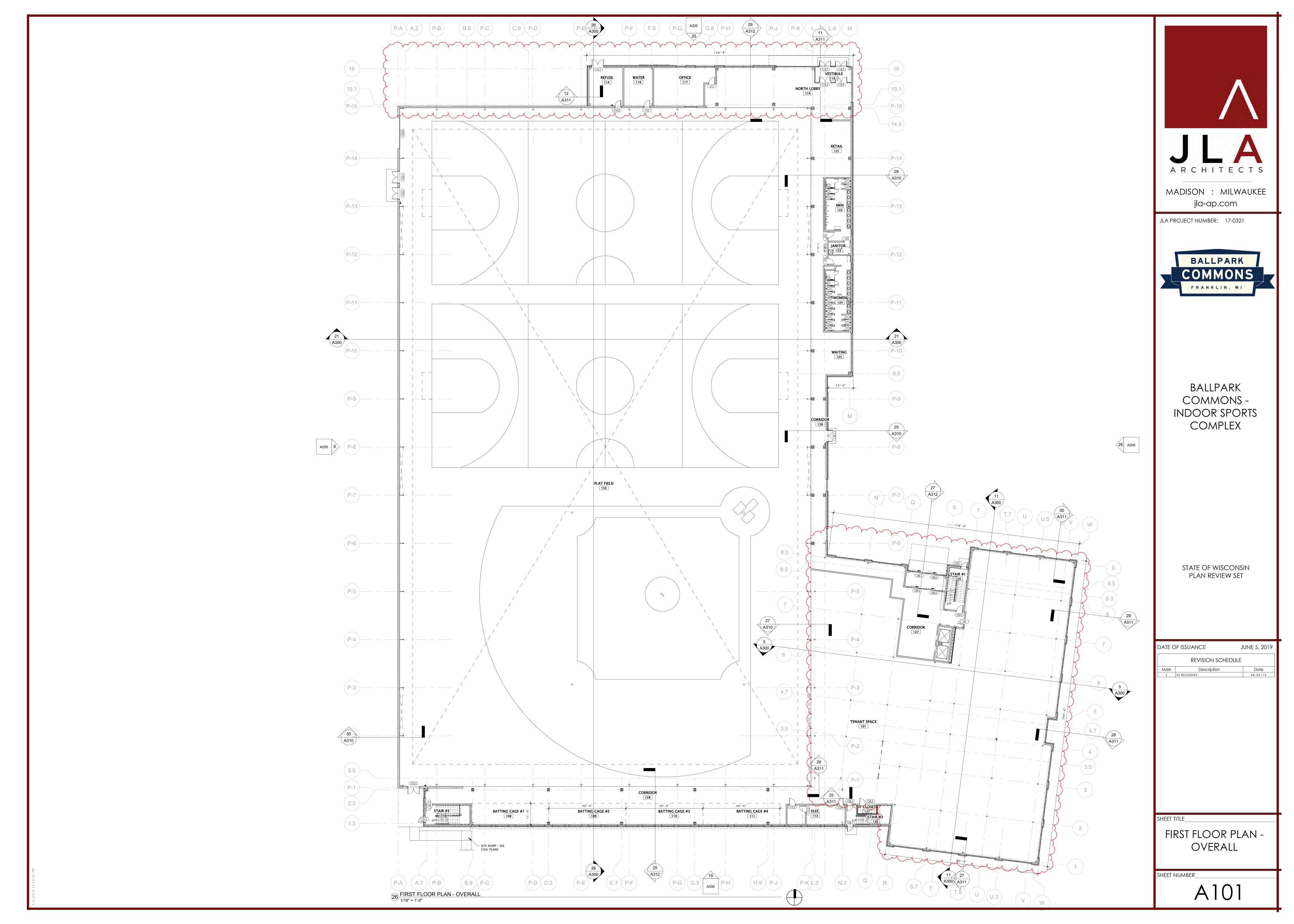


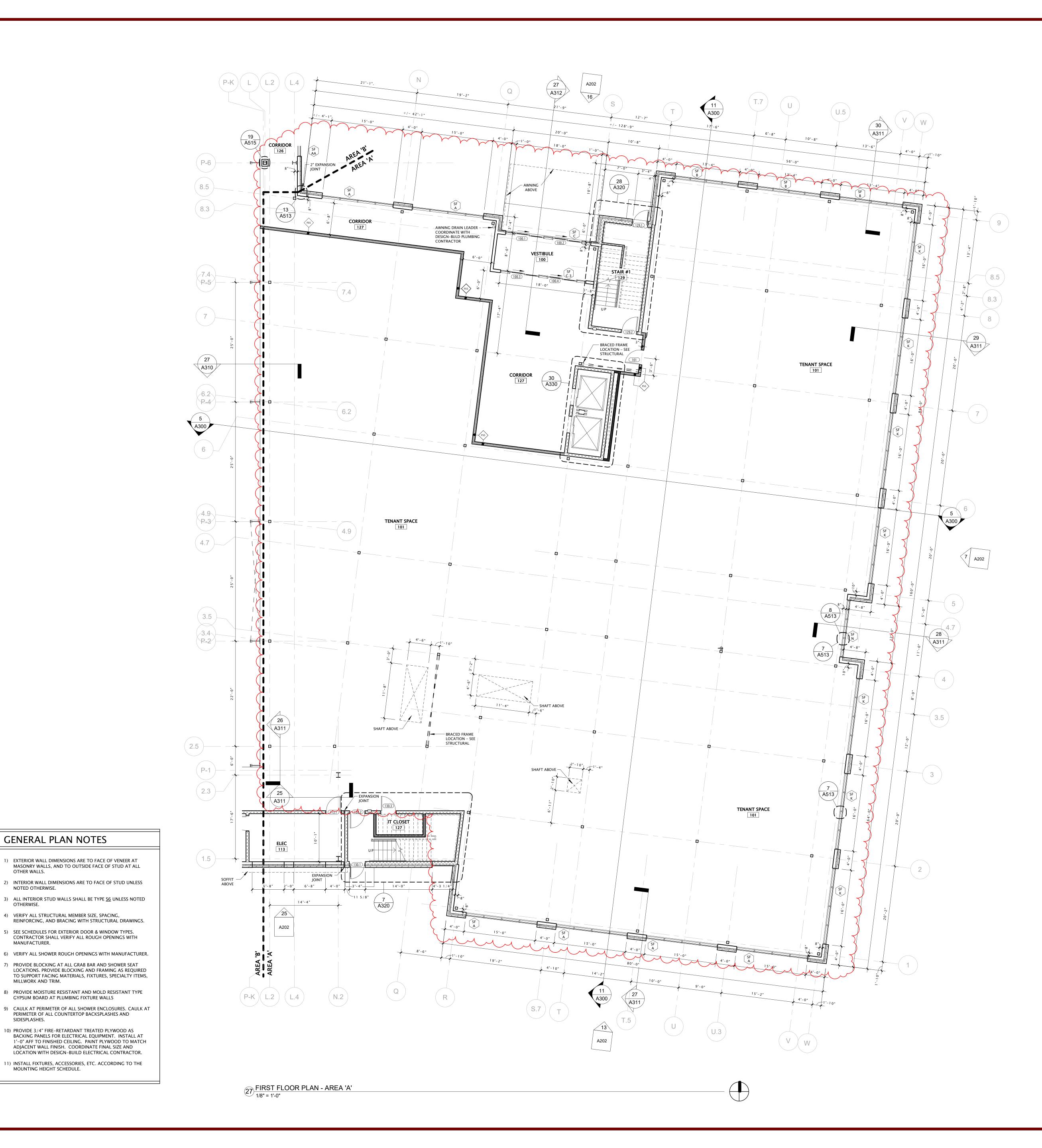
JUNE 5, 2019

STATE OF WISCONSIN PLAN REVIEW SET









GENERAL PLAN NOTES

NOTED OTHERWISE.

MILLWORK AND TRIM.

MOUNTING HEIGHT SCHEDULE.

SIDESPLASHES.



MADISON : MILWAUKEE jla-ap.com

JLA PROJECT NUMBER: 17-0321



BALLPARK COMMONS -INDOOR SPORTS COMPLEX

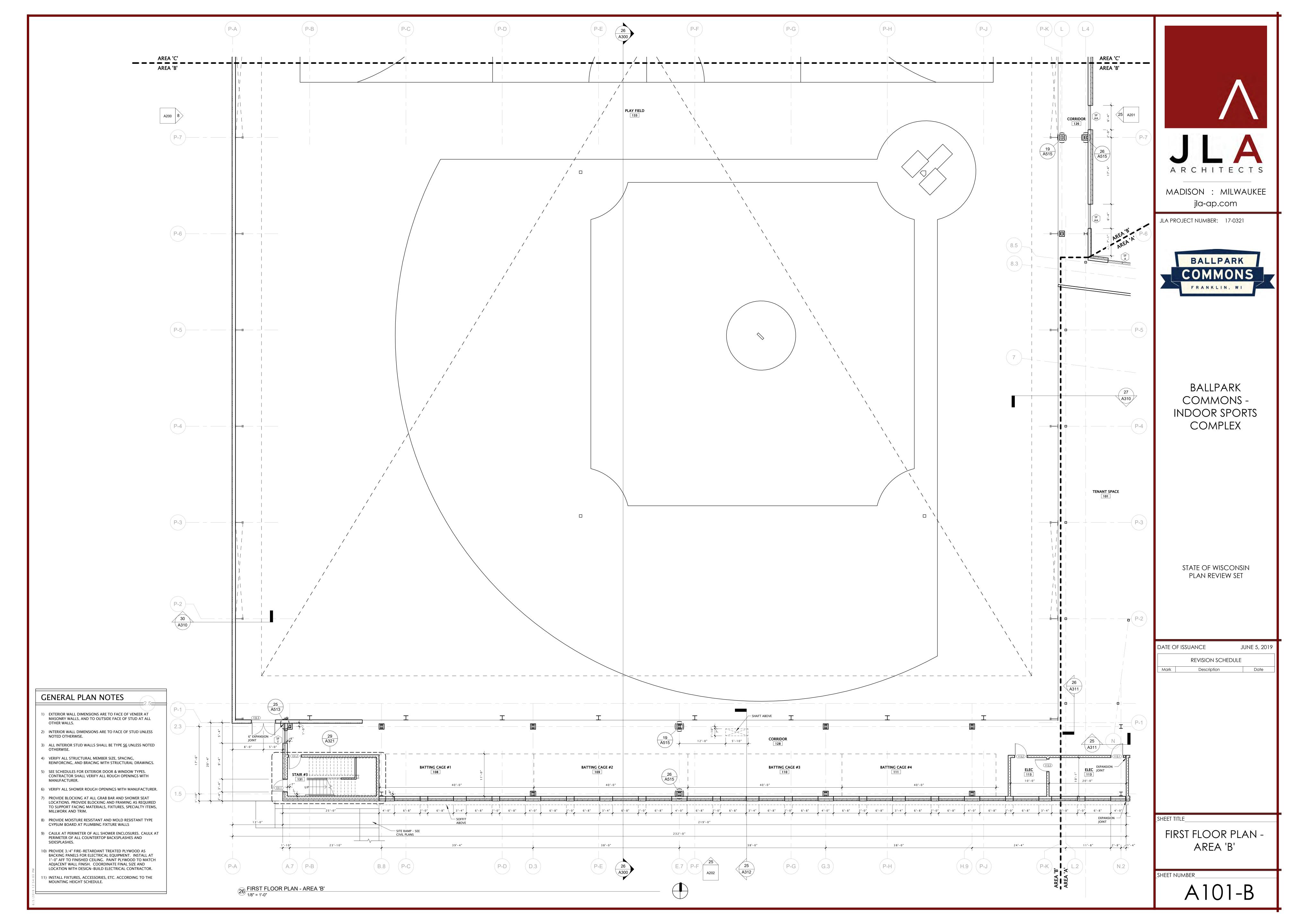
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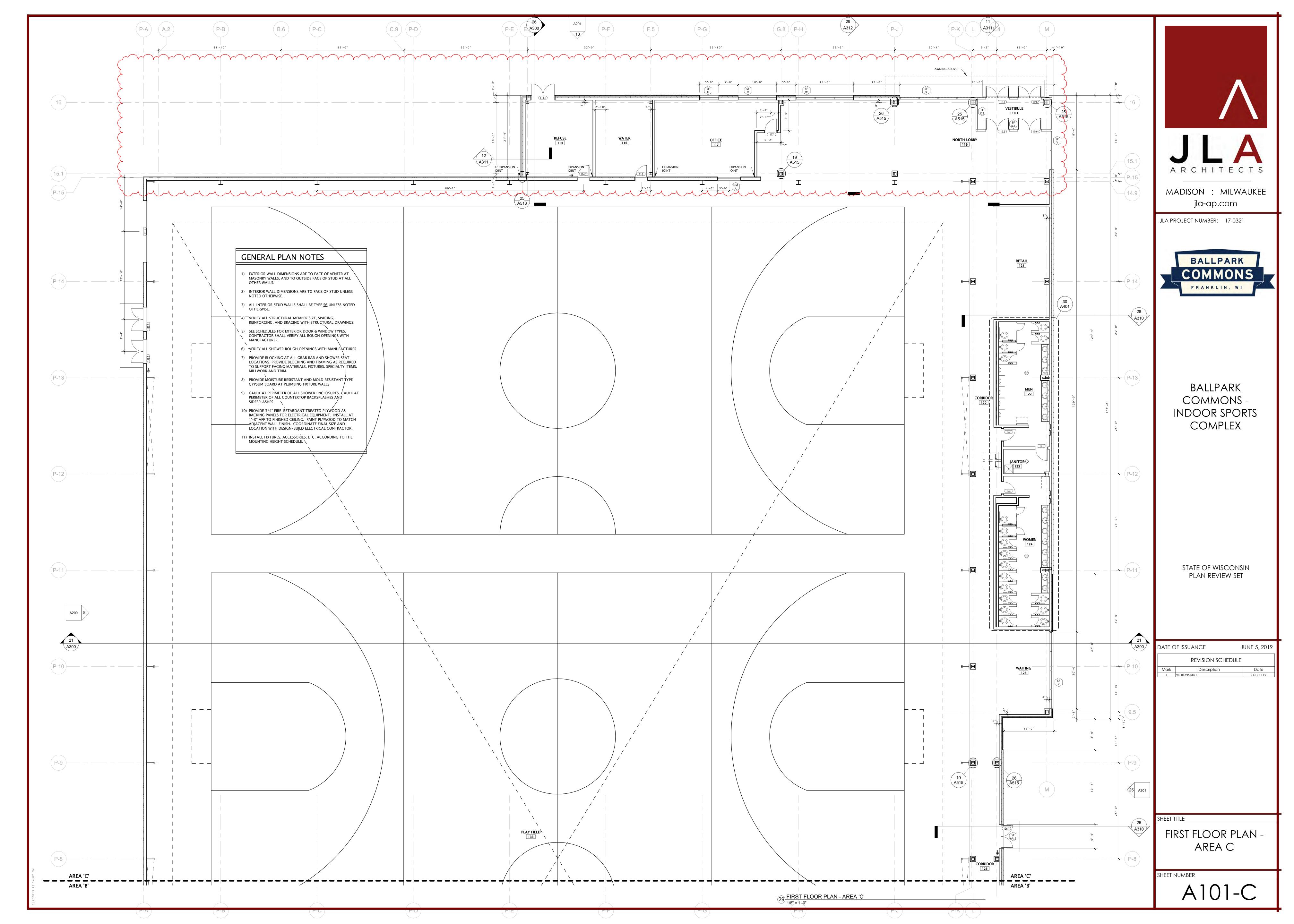
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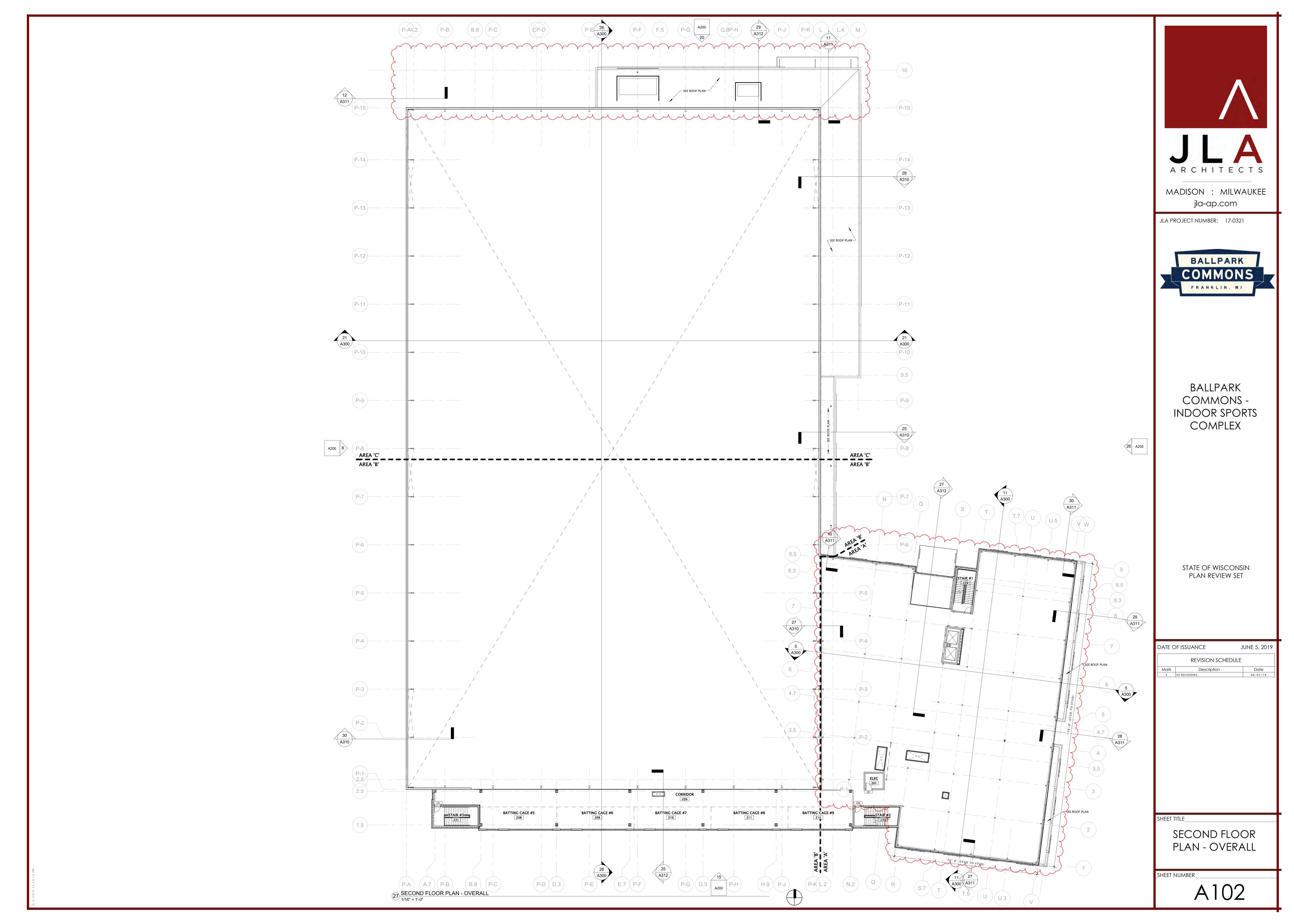
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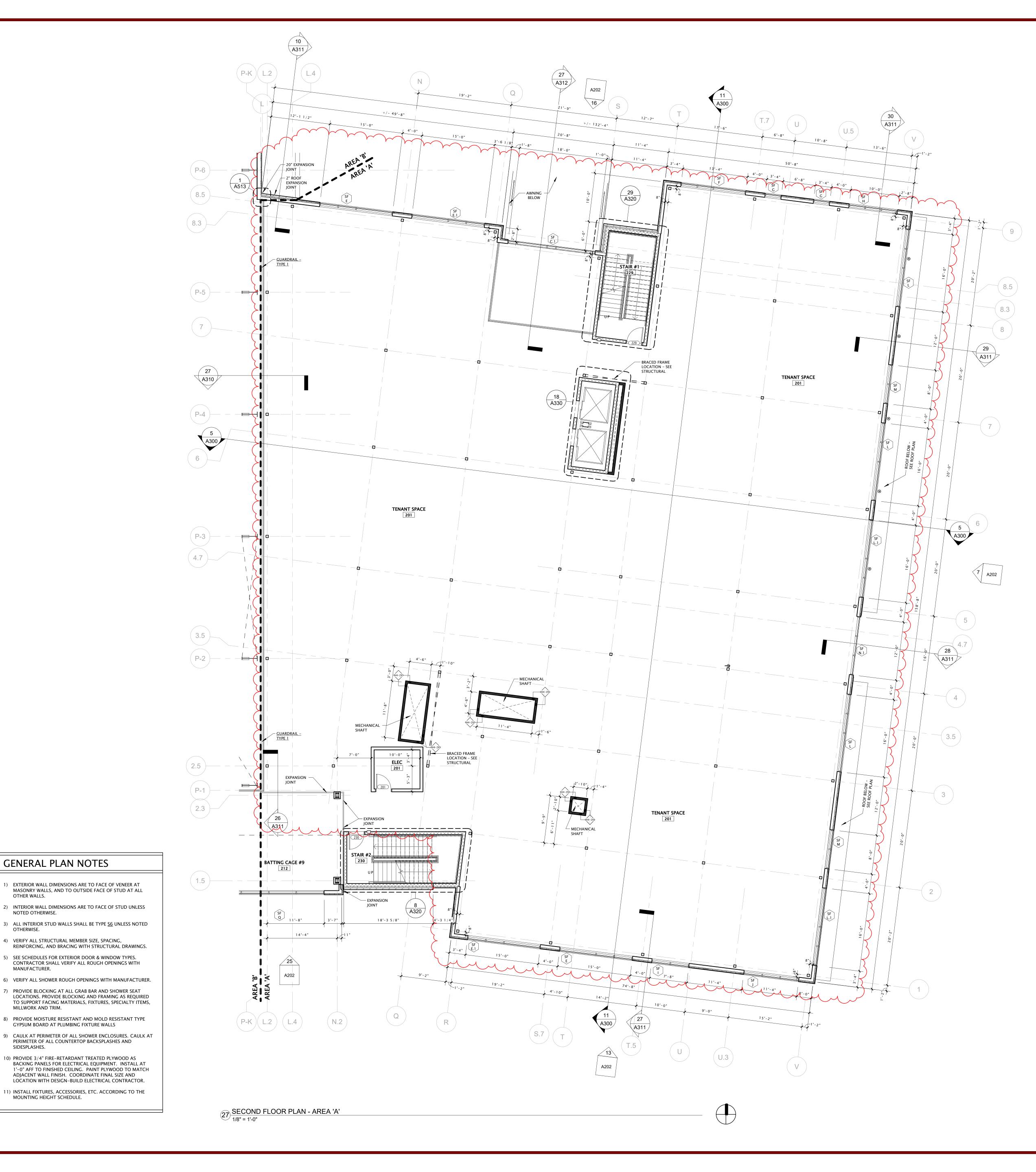
FIRST FLOOR PLAN -AREA 'A'

_SHEET NUMBER__









GENERAL PLAN NOTES

MILLWORK AND TRIM.

SIDESPLASHES.

MOUNTING HEIGHT SCHEDULE.



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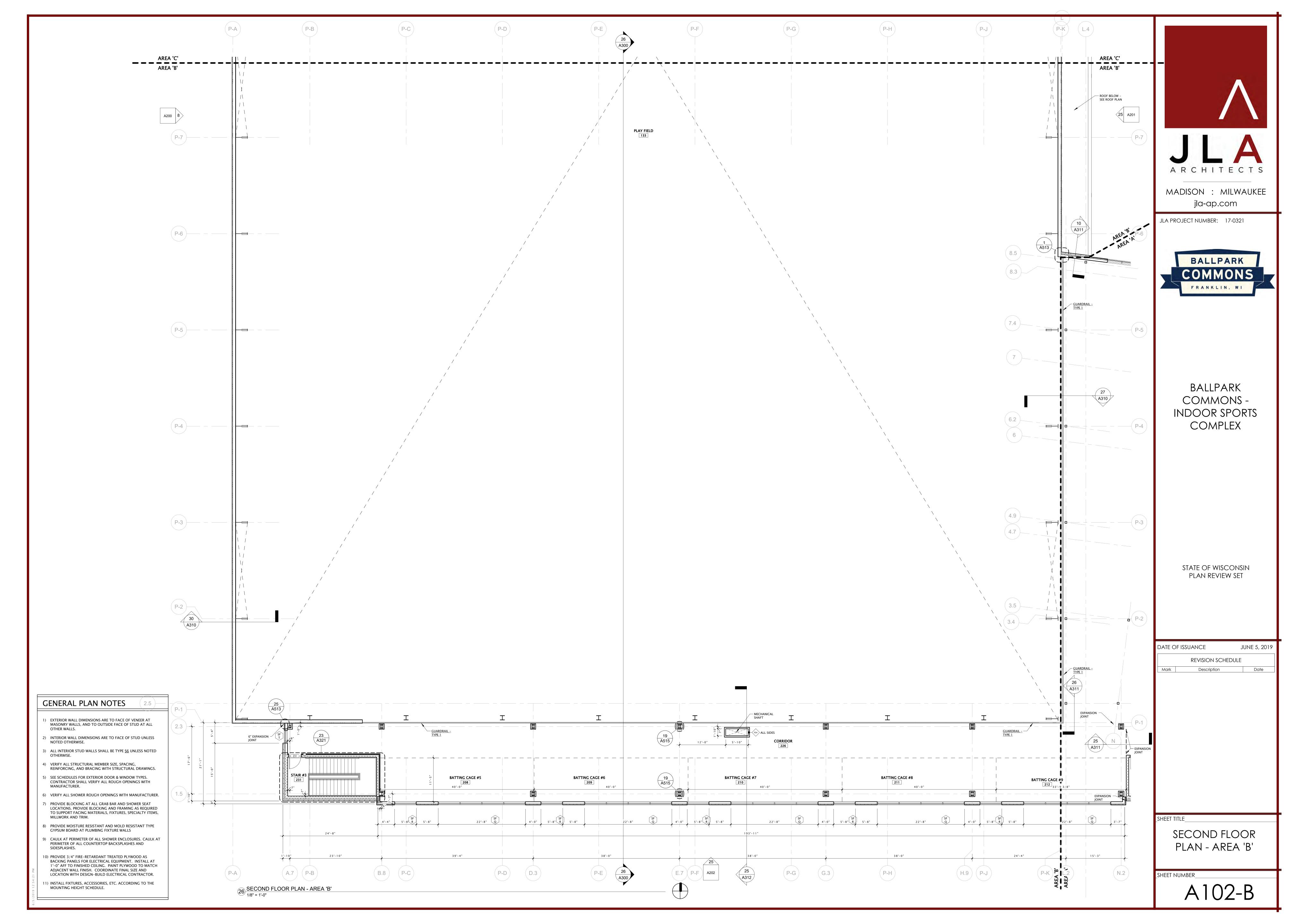
BALLPARK COMMONS -INDOOR SPORTS COMPLEX

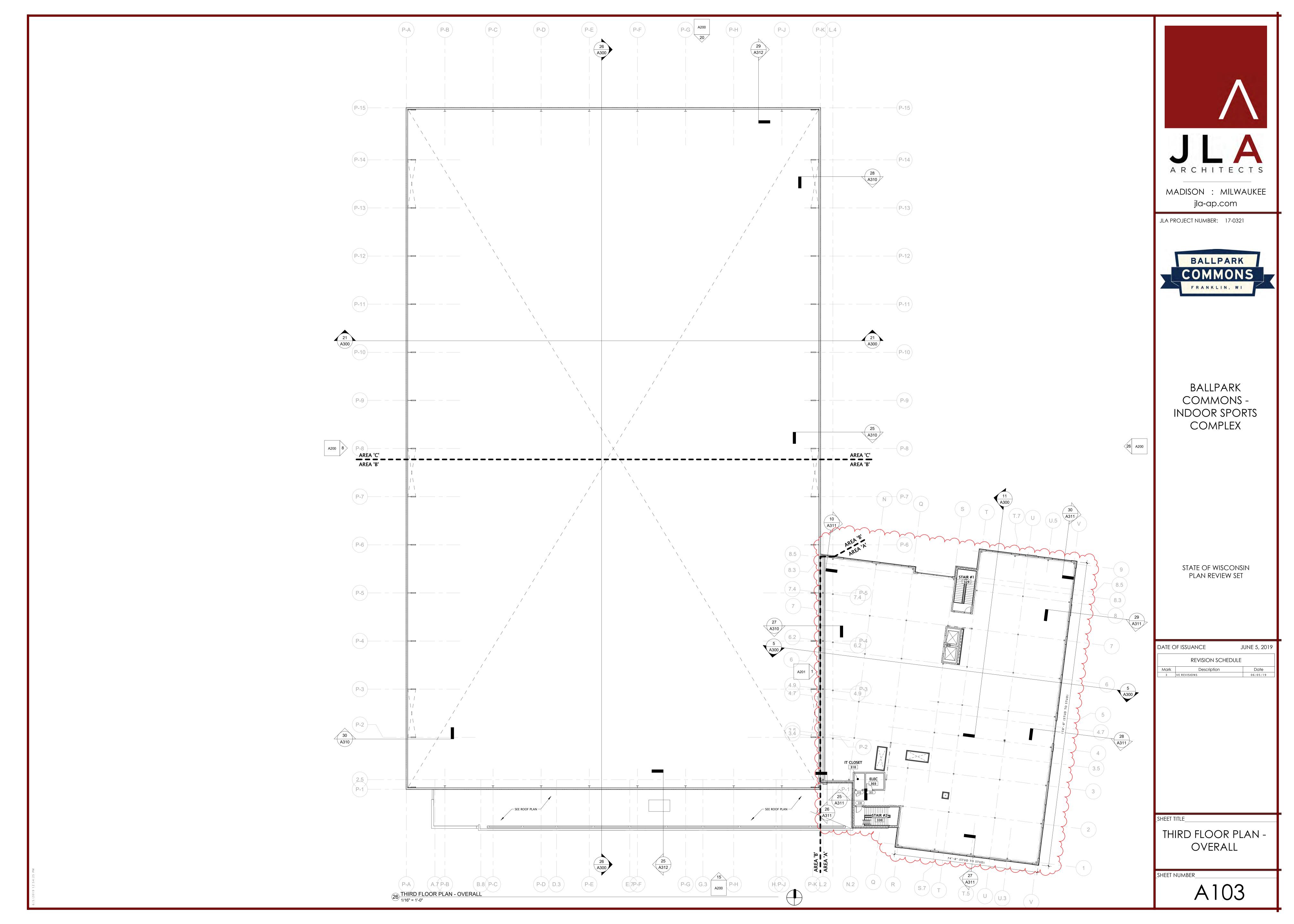
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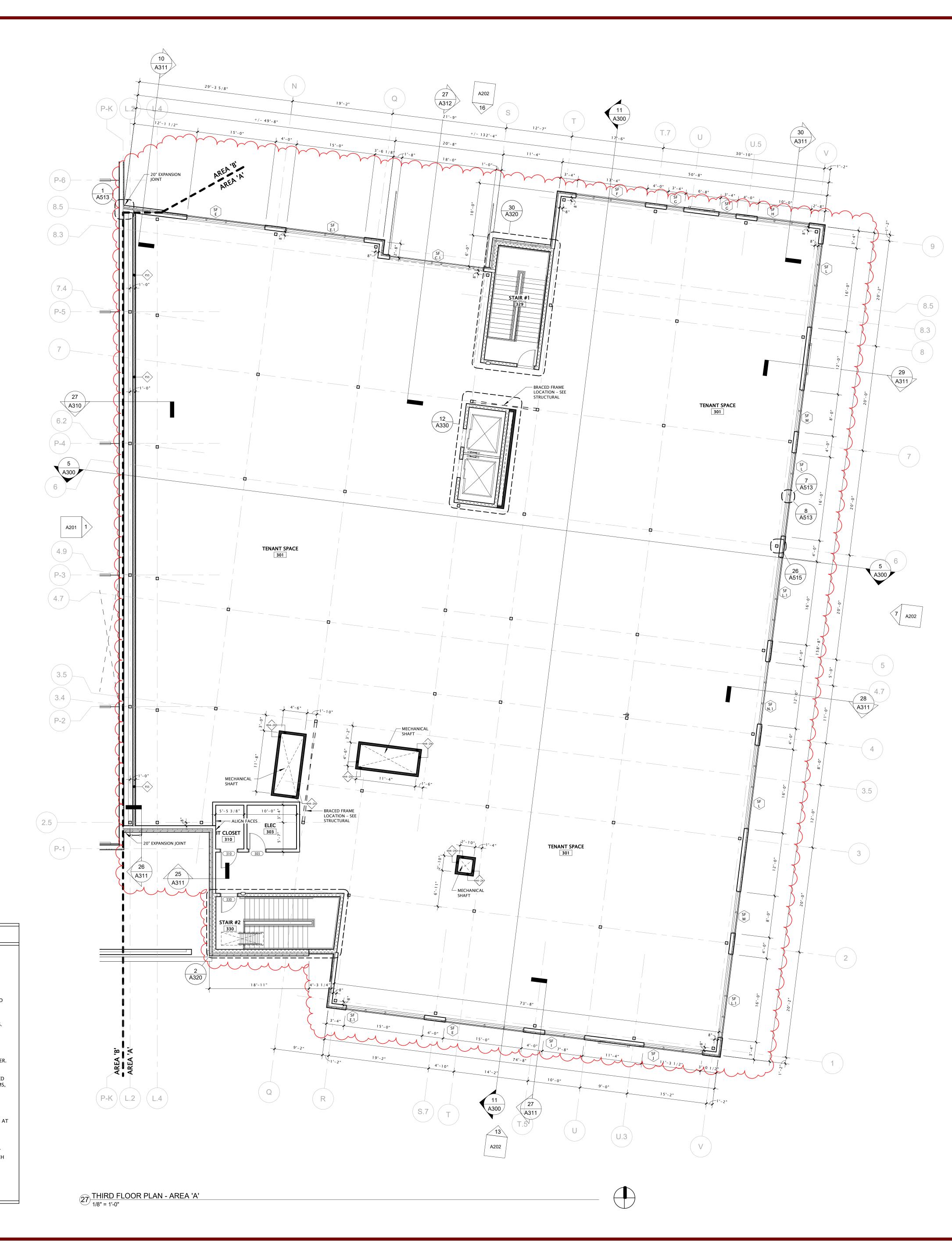
DATE OF ISSUANCE JUNE 5, 2019 REVISION SCHEDULE Date 06/05/19

SECOND FLOOR PLAN - AREA 'A'

_SHEET NUMBER__









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JLA PROJECT NUMBER: 17-0321



BALLPARK
COMMONS INDOOR SPORTS
COMPLEX

STATE OF WISCONSIN PLAN REVIEW SET

DATE OF ISSUANCE

REVISION SCHEDULE

Mark Description Date

3 VE REVISIONS 06/05/19

SHEET TITLE

THIRD FLOOR PLAN -AREA 'A'

_SHEET NUMBER__

A103-A

GENERAL PLAN NOTES

- EXTERIOR WALL DIMENSIONS ARE TO FACE OF VENEER AT MASONRY WALLS, AND TO OUTSIDE FACE OF STUD AT ALL OTHER WALLS.
- INTERIOR WALL DIMENSIONS ARE TO FACE OF STUD UNLESS
- 3) ALL INTERIOR STUD WALLS SHALL BE TYPE <u>S6</u> UNLESS NOTED
- 4) VERIFY ALL STRUCTURAL MEMBER SIZE, SPACING, REINFORCING, AND BRACING WITH STRUCTURAL DRAWINGS.
 5) SEE SCHEDULES FOR EXTERIOR DOOR & WINDOW TYPES. CONTRACTOR SHALL VERIFY ALL ROUGH OPENINGS WITH
- 6) VERIFY ALL SHOWER ROUGH OPENINGS WITH MANUFACTURER.
 7) PROVIDE BLOCKING AT ALL GRAB BAR AND SHOWER SEAT LOCATIONS. PROVIDE BLOCKING AND FRAMING AS REQUIRED TO SUPPORT FACING MATERIALS, FIXTURES, SPECIALTY ITEMS,
- 8) PROVIDE MOISTURE RESISTANT AND MOLD RESISTANT TYPE GYPSUM BOARD AT PLUMBING FIXTURE WALLS

MILLWORK AND TRIM.

SIDESPLASHES.

- 9) CAULK AT PERIMETER OF ALL SHOWER ENCLOSURES. CAULK AT PERIMETER OF ALL COUNTERTOP BACKSPLASHES AND
- 10) PROVIDE 3/4" FIRE-RETARDANT TREATED PLYWOOD AS BACKING PANELS FOR ELECTRICAL EQUIPMENT. INSTALL AT 1'-0" AFF TO FINISHED CEILING. PAINT PLYWOOD TO MATCH ADJACENT WALL FINISH. COORDINATE FINAL SIZE AND LOCATION WITH DESIGN-BUILD ELECTRICAL CONTRACTOR.
- 11) INSTALL FIXTURES, ACCESSORIES, ETC. ACCORDING TO THE MOUNTING HEIGHT SCHEDULE.

