

<p style="text-align: center;"><b>APPROVAL</b></p> <p style="text-align: center;"><i>slw</i></p>	<p style="text-align: center;"><b>REQUEST FOR COUNCIL ACTION</b></p>	<p style="text-align: center;"><b>MEETING DATE</b></p> <p style="text-align: center;">May 5, 2020</p>
<p style="text-align: center;"><b>REPORTS &amp; RECOMMENDATIONS</b></p>	<p style="text-align: center;"><b>A RESOLUTION APPROVING THE PROJECT PLAN AND ESTABLISHING THE BOUNDARIES FOR AND THE CREATION OF TAX INCREMENTAL DISTRICT NO. 8, CITY OF FRANKLIN, WISCONSIN</b></p>	<p style="text-align: center;"><b>ITEM NUMBER</b></p> <p style="text-align: center;"><i>G. 5.</i></p>

**Background**

The expenditure period for Tax Incremental District No. 4 (TID 4) closes June 20, 2020 and the TID will close by June 20th, 2025. Staff concluded that it was necessary to create Tax Incremental District No. 8 (TID 8), an overlay of TID 4, to continue public infrastructure work, including Elm Road construction and corresponding underground utilities (water, sewer, storm water management, roads, etc.) along with other potential costs to create development-ready parcels in the Franklin Corporate Park.

On February 5, 2019, the Common Council approved a contract with Ehlers, Inc. to conduct a financial analysis of TID 8, approximately between Fitzsimmons and County Line Roads and 27th and 42nd Streets, including Area D.

On April 6th, the Common Council approved staff to proceed with Phase II – Project Plan Development and Approval, and Phase III – State Submittal, for the creation of Tax Incremental District No. 8 Mixed-Use District Project Plan development.

On April 9<sup>th</sup>, the Joint Revenue Board reviewed the plan and the Plan Commission approved the Project Plan following a public hearing and recommended that Common Council approve and adopt the project plan with boundaries as identified within the plan.

The next step on the timeline is consideration of a resolution creating the district and declaring that the boundaries of the District shall be named "Tax Incremental District No. 8, City of Franklin", as specified in Exhibit A of the Resolution.

**COUNCIL ACTION REQUESTED**

A motion to adopt a resolution approving the project plan and establishing the boundaries for and the creation of Tax Incremental District No. 8, City of Franklin, Wisconsin.

## RESOLUTION NO. 2020-\_\_\_\_\_

A RESOLUTION APPROVING THE PROJECT PLAN AND ESTABLISHING THE  
BOUNDARIES FOR AND THE CREATION OF  
TAX INCREMENTAL DISTRICT NO. 8,  
CITY OF FRANKLIN, WISCONSIN

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WHEREAS, the City of Franklin (the "City") has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City; and

WHEREAS, Tax Incremental District No. 8 (the "District") is proposed to be created by the City as a mixed-use district in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, a Project Plan for the District has been prepared that includes:

- a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e. A map showing existing uses and conditions of real property in the District;
- f. A map showing proposed improvements and uses in the District;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the District promotes the orderly development of the City;
- k. An opinion of the City Attorney advising that the plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).; and

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of Milwaukee County, the Oak Creek - Franklin School District, and the Milwaukee Area Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on April 9, 2020 held a public hearing concerning the project plan and boundaries and proposed creation of the District, providing interested parties a reasonable opportunity to express their views thereon; and

WHEREAS, after said public hearing, the Plan Commission designated the boundaries of the District, adopted the Project Plan, and recommended to the Common Council that it create such District and approve the Project Plan.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Common Council of the City of Franklin, Wisconsin, that:

1. The boundaries of the District that shall be named "Tax Incremental District No. 8, City of Franklin", are hereby established as specified in Exhibit A of this Resolution.
2. The District is created effective as of January 1, 2020.
3. The Common Council finds and declares that:
  - (a) Not less than 50% by area of the real property within the District is suitable for a combination of industrial, commercial and residential uses, defined as "mixed-use development" within the meaning of Wisconsin Statutes Section 66.1105(2)(cm).
  - (b) Based upon the finding stated in 3.a. above, the District is declared to be a mixed-use district based on the identification and classification of the property included within the District.
  - (c) The improvement of such area is likely to enhance significantly the value of substantially all of the other real property in the District.
  - (d) The equalized value of the taxable property in the District plus the value increment of all other existing tax incremental districts within the City, does not exceed 12% of the total equalized value of taxable property within the City.
  - (e) That there are no parcels to be included within the District that were annexed by the City within the three-year period preceding adoption of this Resolution.

- (f) The City estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wisconsin Statutes Section 66.1105(5)(b).
  - (g) The project costs relate directly to promoting mixed-use development in the District consistent with the purpose for which the District is created.
4. The Project Plan for "Tax Incremental District No. 8, City of Franklin" (attached as Exhibit B) is approved, and the City further finds the Plan is feasible and in conformity with the master plan of the City.

BE IT FURTHER RESOLVED, that the City Clerk is hereby authorized and directed to apply to the Wisconsin Department of Revenue, in such form as may be prescribed, for a "Determination of Tax Incremental Base", as of January 1, 2020, pursuant to the provisions of Wisconsin Statutes Section 66.1105(5)(b).

BE IT FINALLY RESOLVED, that pursuant to Section 66.1105(5)(f) of the Wisconsin Statutes, that the City Assessor is hereby authorized and directed to identify upon the assessment roll returned and examined under Wisconsin Statutes Section 70.45, those parcels of property which are within the District, specifying thereon the name of the said District, and the City Clerk is hereby authorized and directed to make similar notations on the tax roll made under Section 70.65 of the Wisconsin Statutes.

Introduced at a regular meeting of the Common Council of the City of Franklin this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

APPROVED:

ATTEST:

\_\_\_\_\_  
Stephen R. Olson, Mayor

\_\_\_\_\_  
Sandra L. Wesolowski, City Clerk

AYES \_\_\_\_\_ NOES \_\_\_\_\_ ABSENT \_\_\_\_\_

**Exhibit A**

**LEGAL BOUNDARY DESCRIPTION OR MAP OF  
TAX INCREMENTAL DISTRICT NO. 8, CITY OF FRANKLIN, WISCONSIN**

*[included within the Project Plan]*

**Exhibit B**  
**PROJECT PLAN**

*[to be handed out separately]*



April 27, 2020

# Project Plan

## Tax Incremental District No. 8

### Business Park overly of TID No. 4

## City of Franklin, Wisconsin

Organizational Joint Review Board Meeting Held:	Scheduled for: April 9, 2020
Public Hearing Held:	Scheduled for: April 9, 2020
Approval by Plan Commission:	Scheduled for: April 9, 2020
Adoption by Common Council:	Scheduled for: May 5, 2020
Approval by the Joint Review Board:	Scheduled for: TBD

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# **SECTION 1:**

## **Executive Summary**

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### **Description of District**

Tax Incremental District (“TID”) No. 8 (“District”) is a proposed Mixed-Use District comprising approximately 671 acres located to the northeast of South 27<sup>th</sup> street and West County Line Road. The District will be created to pay the costs of public infrastructure and developer incentives needed (“Project”) for the property to be developed. In addition to the incremental property value that will be created, the City expects the Project will result in potentially \$125 million in new property value within the City. The City anticipates a combination of industrial and commercial development on this site.

### **Authority**

The City is creating the District under the provisions of Wis. Stat. § 66.1105.

### **Estimated Total Project Cost Expenditures**

The City anticipates making total expenditures of approximately \$39 million (“Project Costs”) to undertake the projects listed in this Project Plan (“Plan”). Project Costs include an estimated \$22 million in public infrastructure, \$4 million in developer incentives and \$12.7 million in fiscal and administrative expenses.

### **Incremental Valuation**

The City projects that new land and improvements value of approximately \$125.6 million will result from the Project. Creation of this additional value will be made possible by the Project Costs made within the District. A table detailing assumption’s as to the development timing and associated values is included in the Economic Feasibility Study located within this Plan.

### **Expected Termination of District**

Based on the Economic Feasibility Study located within Section 9 of this Plan, the City anticipates that the District will generate sufficient tax increment to pay all Project Costs within 19 of its allowable 20 years.

### **Summary of Findings**

As required by Wis. Stat. § 66.1105, and as documented in this Plan and the exhibits contained and referenced herein, the following findings are made:

1. That “but for” the creation of this District, the development projected to occur as detailed in this Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the City. In reaching this determination, the City has considered:

The substantial investment needed to provide the public infrastructure necessary to allow for development within the District. Absent the use of tax incremental financing, the City is unable to fully fund this program of infrastructure improvements.

2. The economic benefits of the District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements. In making this determination, the City has considered the following information:

The Developer's representation that the Project is not economically viable without public participation based on extraordinary costs associated with demolition of structures and redevelopment of existing sites.

That the Developers of the property will likely purchase goods and services from local suppliers in construction of the Project, and induced effects of employee households spending locally for goods and services from retailers, restaurants and service companies.

3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. As required by Wis. Stat. § 66.1105(4)(i)4., a calculation of the share of projected tax increments estimated to be paid by the owners of property in the overlying taxing jurisdictions has been prepared and can be found in this Plan. However, because the Project would not occur without the use of tax incremental financing, these tax increments would not be paid but for creation of the District. Accordingly, the City finds that the benefits expected to be realized as set forth in this Plan outweigh the value of the tax increments to be invested in the Project.
4. Not less than 50% by area of the real property within the District is suitable for mixed use development as defined by Wis. Stat. § 66.1105(2)(cm).
5. Based on the foregoing finding, the District is designated as a mixed-use district.
6. The Project Costs relate directly to promoting mixed use development in the District, consistent with the purpose for which the District is created.
7. Improvements to be made in the District are likely to significantly enhance the value of substantially all of the other real property in the District.
8. The equalized value of taxable property in the District, plus the incremental value of all existing tax incremental districts within the City does not exceed 12% of the total equalized value of taxable property within the City.

9. The City estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wis. Stat. § 66.1105(5)(b).
10. The Plan for the District is feasible and is in conformity with the Master Plan of the City.
11. That there are no parcels to be included within the District that were annexed by the City within the preceding three-year period.

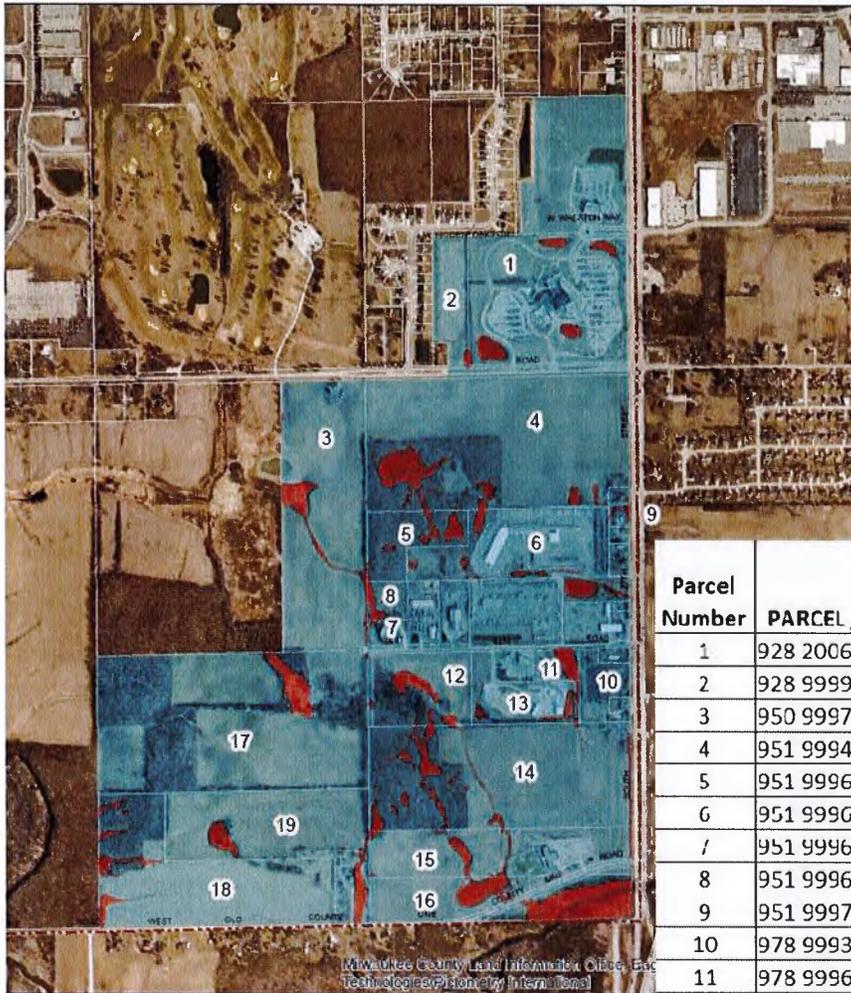
## **SECTION 2:**

# **Preliminary Maps of Proposed District Boundary**

Maps Found on Following Pages.

To the extent District boundaries include wetlands identified on a map prepared under Wis. Stat. § 23.32, the wetlands are excluded from the District.





### Franklin TID 8 2020

Wetland Area \*

Notes:

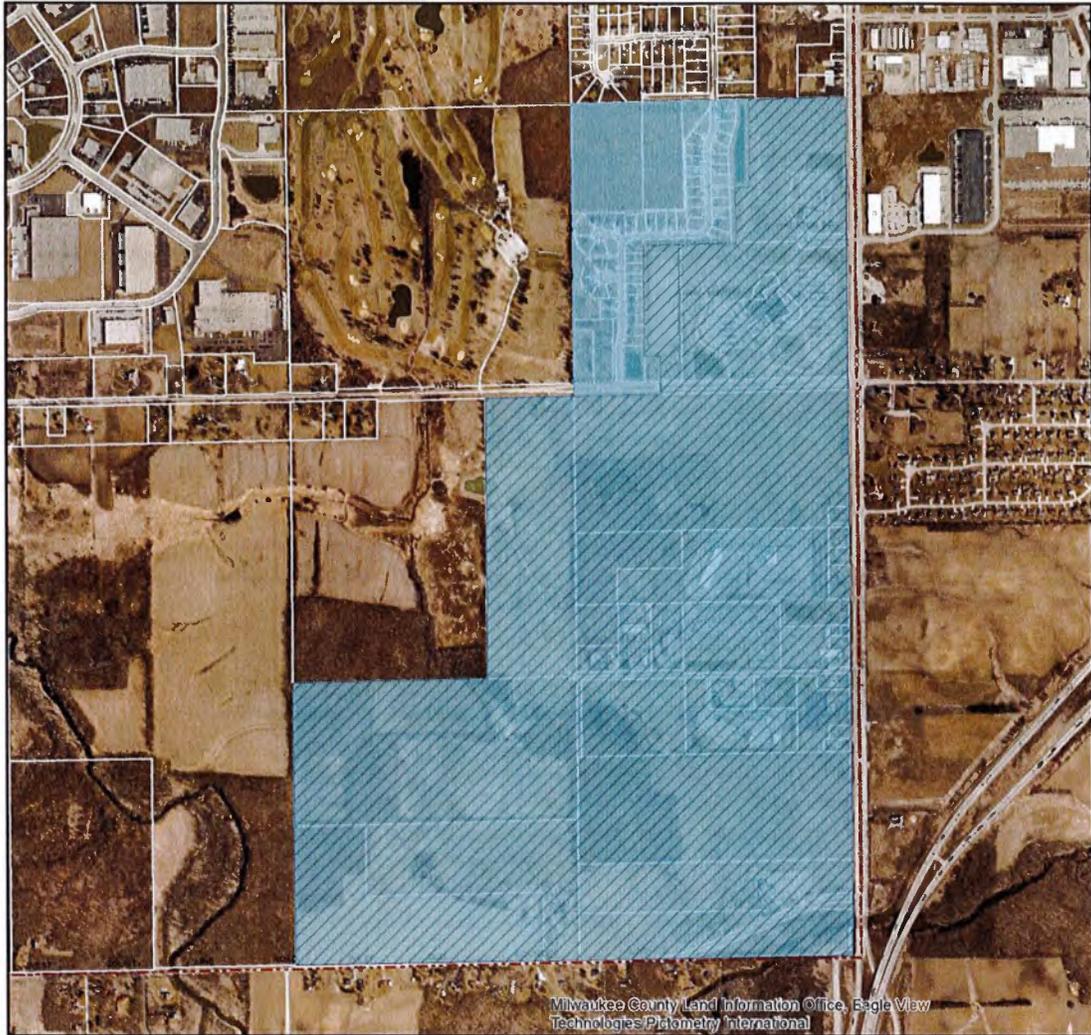
\* Data source is the WI DNR's Wisconsin Wetlands Inventory

Wetland area calculations are excluded from the TID area, as allowed by WI Stat. §23.32, and do not represent official mapping or delineations of wetlands for these parcels.

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.

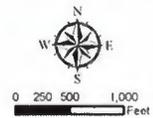
Parcel Number	PARCEL_ID	Acreage	Wetland Acreage
1	928 2006 000	44.05	2.63
2	928 9999 005	9.19	0.18
3	950 9997 001	48.92	2.66
4	951 9994 001	73.34	5.30
5	951 9996 005	10.62	1.54
6	951 9996 008	28.86	2.48
7	951 9996 016	2.15	0.05
8	951 9996 017	3.41	0.64
9	951 9997 001	0.83	0.21
10	978 9993 001	5.92	0.02
11	978 9996 001	2.75	1.11
12	978 9996 007	15.66	1.97
13	978 9996 008	11.37	1.05
14	978 9997 000	57.94	4.40
15	978 9998 000	25.64	1.56
16	978 9999 001	22.43	8.94
17	979 9997 000	79.79	2.89
18	979 9998 000	43.63	2.79
19	979 9999 000	34.86	2.77
<b>Total Acreage</b>		<b>521.35</b>	<b>43.19</b>

MAP# 4202020  
 City of Franklin, Wisconsin, March 14, 2020



## Franklin TID 4 & 8 Comparison 2020

- Legend**
-  TID 8
  -  TID 4



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.

Map - 10/1/2020  
 File: 10/1/2020 - 10/1/2020 - 10/1/2020 - 10/1/2020 - 10/1/2020 - 10/1/2020 - 10/1/2020 - 10/1/2020 - 10/1/2020 - 10/1/2020

## **SECTION 3: Map Showing Existing Uses and Conditions**

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Map Found on Following Page.



# SECTION 4: Preliminary Parcel List and Analysis

City of Franklin, Wisconsin

Tax Incremental District # 8

Base Property Information

Property Information										Assessment Information				Equated Value				District Classification				Comments		
Map Ref #	Parcel Number	Street Address	Owner	Areaage	Part of Parcel	Ending	Assessment	Land	Imp	PP	Total	Value Ratio	Land	Imp	PP	Total	Industrial (Subtable)	Commercial/Business	Existing Residential	Newly Platted Residential	Suitable for Mixed Use	Current Class		
951 9996 007	0 ELM RD W (REAR)	JAMS-4 LLC	10.62	4.00	8,500	0	0	0	0	0	8,500	97.01%	8,762	0	0	8,762	0.00	0.00	0.00	0.00	0.00	0.00	0.00	GA AGRICULTURE
978 9996 005	3151 ELM RD W	JAMS-4 LLC	4.00	4.00	7,700	0	0	0	0	0	7,700	97.01%	7,937	0	0	7,937	0.00	15.66	0.00	0.00	0.00	0.00	0.00	15.66 GA AGRICULTURE
979 9997 000	3617 ELM RD W	JH8 PROPERTIES LLC	79.79	4.00	34,700	0	0	0	0	0	34,700	97.01%	35,770	0	0	35,770	0.00	0.00	0.00	0.00	0.00	0.00	0.00	79.79 GA AGRICULTURE
979 9999 000	3548 SOUTH COUNTY LINE RD W	MLG INVESTMENTS 2002 LLC	34.86	4.00	89,700	0	0	0	0	0	89,700	97.01%	92,465	0	0	92,465	0.00	14.00	0.00	0.00	0.00	0.00	0.00	34.86 GA AGRICULTURE
979 9998 000	0 067TH ST S	GERASOPOULOS, PETER & JUDITH	43.63	4.00	18,100	0	0	0	0	0	18,100	97.01%	18,658	0	0	18,658	0.00	22.00	0.00	0.00	0.00	0.00	0.00	43.63 GA AGRICULTURE
951 9994 001	0 OAKWOOD RD W	JAMS-4 LLC	73.30	4.00	21,400	0	0	0	0	0	21,400	97.01%	22,060	0	0	22,060	0.00	46.30	0.00	0.00	0.00	0.00	0.00	73.30 GA AGRICULTURE
950 9997 001	3617 OAKWOOD RD W	WENDT, LORRAINE C SURVIVOR'S TRUST 10%	48.90	4.00	175,600	0	0	0	0	0	175,600	97.01%	180,919	0	0	180,919	0.00	20.00	0.00	0.00	0.00	0.00	0.00	48.90 GA AGRICULTURE
978 9997 000	10885 27TH ST S	FOX GLEN CORPORATE CENTRE LLC	57.94	4.00	130,300	3.200	0	0	0	0	130,300	97.01%	131,017	3,299	0	134,316	19.00	38.94	0.00	0.00	0.00	0.00	0.00	57.94 GA AGRICULTURE
951 9997 001	10511 27TH ST S	JAMS-4 LLC	22.43	4.00	13,200	0	0	0	0	0	13,200	97.01%	13,607	0	0	13,607	0.00	7.00	0.00	0.00	0.00	0.00	0.00	22.43 GA AGRICULTURE
951 9996 008	10661 27TH ST S	CON-WAY CENTRAL EXPRESS	28.86	4.00	1,900,100	3,990,100	0	0	0	0	5,290,200	97.01%	1,340,171	4,113,081	0	5,453,252	28.86	0.00	0.00	0.00	0.00	0.00	0.00	28.86 G2 COMMERCIAL
951 9996 007	10663 27TH ST S	ACERA, DELORES	1.40	4.00	72,100	108,000	0	0	0	0	180,100	97.01%	74,222	111,329	0	185,551	1.40	1.40	0.00	0.00	0.00	0.00	0.00	1.40 G2 COMMERCIAL
951 9996 013	3240 ELM RD W	WEST PROPERTIES INC	4.26	4.00	246,100	803,000	0	0	0	0	1,049,100	97.01%	253,485	817,750	0	1,071,235	0.00	4.26	0.00	0.00	0.00	0.00	0.00	4.26 G2 COMMERCIAL
951 9996 017	3240 ELM RD W	WEST PROPERTIES INC	4.26	4.00	246,100	803,000	0	0	0	0	1,049,100	97.01%	253,485	817,750	0	1,071,235	0.00	4.26	0.00	0.00	0.00	0.00	0.00	4.26 G2 COMMERCIAL
951 9996 018	3240 ELM RD W	WEST PROPERTIES INC	4.26	4.00	246,100	803,000	0	0	0	0	1,049,100	97.01%	253,485	817,750	0	1,071,235	0.00	4.26	0.00	0.00	0.00	0.00	0.00	4.26 G2 COMMERCIAL
951 9996 019	3240 ELM RD W	WEST PROPERTIES INC	4.26	4.00	246,100	803,000	0	0	0	0	1,049,100	97.01%	253,485	817,750	0	1,071,235	0.00	4.26	0.00	0.00	0.00	0.00	0.00	4.26 G2 COMMERCIAL
951 9996 020	0 27TH ST S	BEST DISPOSAL SYSTEMS	4.72	4.00	206,600	204,400	0	0	0	0	411,000	97.01%	212,649	219,700	0	432,349	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.72 G2 COMMERCIAL
951 9996 000	10467 27TH ST S	SPENKER, MARILYN REVOCABLE TRUST OF 200	0.71	4.00	36,200	117,900	0	0	0	0	154,100	97.01%	37,316	121,534	0	158,850	0.00	0.71	0.00	0.00	0.00	0.00	0.00	0.71 G2 COMMERCIAL
951 9998 000	10613 27TH ST S	JAMS-4 LLC	0.71	4.00	36,200	99,400	0	0	0	0	135,600	97.01%	37,316	102,464	0	139,779	0.00	0.71	0.00	0.00	0.00	0.00	0.00	0.71 G2 COMMERCIAL
951 9998 009	10613 27TH ST S	AMERICAN FREIGHTWAYS CORP	13.48	4.00	786,700	2,154,200	0	0	0	0	2,940,900	97.01%	810,947	2,220,596	0	3,031,543	0.00	13.48	0.00	0.00	0.00	0.00	0.00	13.48 G2 COMMERCIAL
978 9998 000	11027 27TH ST S	FOX GLEN CORPORATE CENTRE LLC	25.64	4.00	306,000	549,500	0	0	0	0	855,500	97.01%	315,431	566,436	0	881,868	13.00	12.64	0.00	0.00	0.00	0.00	0.00	25.64 G2 COMMERCIAL
928 2006 000	10101 27TH ST S UNIT 400	WHEATON FRANCISCAN HEALTHCARE-SE WI INC	44.03	4.00	2,400	23,500	0	0	0	0	25,900	97.01%	2,474	24,224	0	26,698	0.00	44.03	0.00	0.00	0.00	0.00	0.00	44.03 G2 COMMERCIAL
928 2007 000	10101 27TH ST S UNIT 500	WHEATON FRANCISCAN HEALTHCARE-SE WI INC	4.00	4.00	2,400	26,300	0	0	0	0	28,700	97.01%	2,474	27,111	0	29,585	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00 G2 COMMERCIAL
928 2008 000	10101 27TH ST S UNIT 601	MIDWEST ORTHOPEDIC SPECIALTY HOSPITAL LL	4.00	4.00	581,400	8,415,500	0	0	0	0	8,996,900	97.01%	599,320	8,674,879	0	9,274,199	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00 G2 COMMERCIAL
928 2004 000	10101 27TH ST S UNIT 302	MIDWEST ORTHOPEDIC SPECIALTY HOSPITAL LL	4.00	4.00	1,517,700	2,195,800	0	0	0	0	3,713,500	97.01%	1,563,376	2,263,478	0	4,276,854	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00 G2 COMMERCIAL
928 9998 005	0 27TH ST S	WHEATON FRANCISCAN HEALTHCARE-SE WI INC	9.19	4.00	1,010,900	0	0	0	0	0	1,010,900	97.01%	1,042,058	0	0	1,042,058	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9.19 G2 COMMERCIAL
978 9991 001	2731 ELM RD W	H A & H HOLDINGS, LLC	1.05	4.00	54,000	251,700	0	0	0	0	305,700	97.01%	55,664	259,458	0	315,122	0.00	1.05	0.00	0.00	0.00	0.00	0.00	1.05 G2 COMMERCIAL
978 9993 001	10741 27TH ST S	H A & H HOLDINGS, LLC	5.92	4.00	379,200	644,100	0	0	0	0	1,023,300	97.01%	390,888	663,952	0	1,054,840	0.00	5.92	0.00	0.00	0.00	0.00	0.00	5.92 G2 COMMERCIAL
978 9995 000	10791 27TH ST S	10791 SOUTH 27TH STREET LLC	0.69	4.00	44,100	46,800	0	0	0	0	90,900	97.01%	45,459	48,242	0	93,702	0.00	0.69	0.00	0.00	0.00	0.00	0.00	0.69 G2 COMMERCIAL
978 9994 000	10791 27TH ST S	H A & H HOLDINGS, LLC	0.55	4.00	28,200	107,700	0	0	0	0	135,900	97.01%	29,069	111,019	0	140,089	0.00	0.55	0.00	0.00	0.00	0.00	0.00	0.55 G2 COMMERCIAL
978 9995 001	2901 ELM RD W	KUHN, DONALD & GAIL	2.76	4.00	106,600	102,000	0	0	0	0	208,600	97.01%	109,061	105,144	0	214,205	0.00	2.76	0.00	0.00	0.00	0.00	0.00	2.76 G2 COMMERCIAL
951 9999 001	10627 27TH ST S	WASTE MANAGEMENT OF WIS INC	1.29	4.00	57,900	1,251,300	0	0	0	0	1,309,200	97.01%	59,985	1,290,898	0	1,350,883	0.00	1.29	0.00	0.00	0.00	0.00	0.00	1.29 G2 COMMERCIAL
928 2005 000	10101 27TH ST S UNIT 300	WHEATON FRANCISCAN HEALTHCARE-SE WI INC	28.18	4.00	2,400	22,100	0	0	0	0	24,500	97.01%	2,474	22,871	0	25,345	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00 G2 COMMERCIAL
928 9996 007	9689 27TH ST S	WHEATON FRANCISCAN HEALTHCARE-SE WI INC	28.18	4.00	1,320,700	11,017,500	0	0	0	0	12,338,200	97.01%	1,361,406	11,357,469	0	12,718,875	0.00	0.00	0.00	0.00	0.00	0.00	0.00	28.18 G2 COMMERCIAL
951 9996 016	01001 27TH ST S UNIT 10	WHEATON FRANCISCAN HEALTHCARE-SE WI INC	44.03	4.00	0	0	0	0	0	0	0	97.01%	0	0	0	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00 G2 COMMERCIAL
928 1001 001	10101 27TH ST S UNIT 101	WHEATON FRANCISCAN HEALTHCARE-SE WI INC	41.76	4.00	0	0	0	0	0	0	0	97.01%	0	0	0	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00 G2 COMMERCIAL
951 9996 015	3310 ELM RD W	RTI HOLDINGS, LLC	41.76	4.00	0	0	0	0	0	0	0	97.01%	0	0	0	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	41.76 G2 COMMERCIAL
978 9996 008	3151 ELM RD W	SRM FRANKLIN, LLC	11.38	4.00	0	0	0	0	0	0	0	97.01%	0	0	0	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11.38 G2 COMMERCIAL
928 9999 007	10101 27TH ST S	WHEATON FRANCISCAN HEALTHCARE-SE WI INC	0.00	4.00	91,600	240,100	0	0	0	0	331,700	97.01%	94,423	247,500	0	341,924	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00 G2 COMMERCIAL
Personal Property																								
Total Acreage: 671.15																								
Total Base Value: 45,580,765																								
Estimated Base Value: 45,580,765																								

The above values are as of January 1, 2019. Actual base value certification of the territory will be based on January 1, 2020 assessed values.

## SECTION 5: Equalized Value Test

The following calculations demonstrate that the City expects to be in compliance with Wis. Stat. § 66.1105(4)(gm)4.c., which requires that the equalized value of the taxable property in the proposed District, plus the value increment of all existing tax incremental districts, does not exceed 12% of the total equalized value of taxable property within the City.

The equalized value of the increment of existing tax incremental districts within the City, plus the base value of the proposed District, totals \$193,850,965. This value is less than the maximum of \$523,232,280 in equalized value that is permitted for the City.

City of Franklin, Wisconsin				
Tax Increment District # 8				
Valuation Test Compliance Calculation				
District Creation Date	5/5/2020			
	Valuation Data Currently Available 2019	Dollar Charge	Percent Change	Valuation Data Est. Creation Date
Total EV (TID In)	4,360,269,000			4,360,269,000
12% Test	523,232,280			523,232,280
Increment of Existing TIDs				
TID #3	64,781,500			64,781,500
TID #4	52,629,500			52,629,500
TID #5	30,859,200			30,859,200
TID #6	0			0
TID #7	0			0
Total Existing Increment	148,270,200			148,270,200
Projected Base of New or Amended District	45,580,765			45,580,765
Less Value of Any Underlying TID Parcels	0			0
Total Value Subject to 12% Test	193,850,965			193,850,965
Compliance	PASS			PASS

**Preliminary**

## **SECTION 6: Statement Listing the Kind, Number and Location of All Proposed Public Works or Improvements Within the District**

---

Project Costs are any expenditure made, estimated to be made, or monetary obligations incurred or estimated to be incurred as outlined in this Plan. Project Costs will be diminished by any income, special assessments or other revenues, including user fees or charges, other than tax increments, received or reasonably expected to be received in connection with the implementation of the Plan. If Project Costs incurred benefit territory outside the District, a proportionate share of the cost is not a Project Cost. Costs identified in this Plan are preliminary estimates made prior to design considerations and are subject to change after planning, design and construction is completed.

With all Project Costs, the costs of engineering, design, survey, inspection, materials, construction, restoring property to its original condition, apparatus necessary for public works, legal and other consultant fees, testing, environmental studies, permits, updating City ordinances and plans, judgments or claims for damages and other expenses are included as Project Costs.

The following is a list of public works and other tax incremental financing eligible Project Costs that the City expects to make, or may need to make, in conjunction with the implementation of the District's Plan. The map found in Section 7 of this Plan along with the Detailed List of Project Costs found in Section 8 provide additional information as to the kind, number and location of potential Project Costs.

### **Property, Right-of-Way and Easement Acquisition**

#### ***Property Acquisition for Development***

To promote and facilitate development the City may acquire property within the District. The cost of property acquired, and any costs associated with the transaction, are eligible Project Costs. Following acquisition, other Project Costs within the categories detailed in this Section may be incurred to make the property suitable for development. Any revenue received by the City from the sale of property acquired pursuant to the execution of this Plan will be used to reduce the total project costs of the District. If total Project Costs incurred by the City to acquire property and make it suitable for development exceed the revenues or other consideration received from the sale or lease of that property, the net amount shall be considered "real property assembly costs" as

defined in Wis. Stat. § 66.1105(2)(f)1.c., and subject to recovery as an eligible Project Cost.

#### **Property Acquisition for Conservancy**

To promote the objectives of this Plan, the City may acquire property within the District that it will designate for conservancy. These conservancy objectives include: preserving historic resources or sensitive natural features; protection of scenic and historic views; maintaining habitat for wildlife; maintaining adequate open space; reduction of erosion and sedimentation by preserving existing vegetation; and providing adequate areas for management of stormwater. The cost of property acquired for conservancy, and any costs associated with the transaction, are eligible Project Costs.

#### **Acquisition of Rights-of-Way**

The City may need to acquire property to allow for installation of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the City to identify, negotiate and acquire rights-of-way are eligible Project Costs.

#### **Acquisition of Easements**

The City may need to acquire temporary or permanent easements to allow for installation and maintenance of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the City to identify, negotiate and acquire easement rights are eligible Project Costs.

#### **Relocation Costs**

If relocation expenses are incurred in conjunction with the acquisition of property, those expenses are eligible Project Costs. These costs may include, but are not limited to: preparation of a relocation plan; allocations of staff time; legal fees; publication of notices; obtaining appraisals; and payment of relocation benefits as required by Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

#### **Site Preparation Activities**

##### **Environmental Audits and Remediation**

If it becomes necessary to evaluate any land or improvement within the District, any cost incurred by the City related to environmental audits, testing, and remediation are eligible Project Costs.

### **Demolition**

To make sites suitable for development, the City may incur costs related to demolition and removal of structures or other land improvements, to include abandonment of wells or other existing utility services.

### **Site Grading**

Land within the District may require grading to make it suitable for development, to provide access, and to control stormwater runoff. The City may need to remove and dispose of excess material, or bring in fill material to provide for proper site elevations. Expenses incurred by the City for site grading are eligible Project Costs.

### **Utilities**

#### **Sanitary Sewer System Improvements**

To allow development to occur, the City may need to construct, alter, rebuild or expand sanitary sewer infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: collection mains; manholes and cleanouts; service laterals; force mains; interceptor sewers; pumping stations; lift stations; wastewater treatment facilities; and all related appurtenances. To the extent sanitary sewer projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand sanitary sewer infrastructure located outside of the District. That portion of the costs of sanitary sewer system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs. The improvements to the wastewater treatment facilities, although not within the ½ mile radius, is an eligible project cost under Wis. Stat. § 66.1105(2)(f)1 k.

#### **Water System Improvements**

To allow development to occur, the City may need to construct, alter, rebuild or expand water system infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: distribution mains; manholes and valves; hydrants; service laterals; pumping stations; wells; water treatment facilities; storage tanks and reservoirs; and all related appurtenances. To the extent water system projects undertaken within the District provide direct benefit to land outside of the District, the City will

make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand water system infrastructure located outside of the District. That portion of the costs of water system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

### **Stormwater Management System Improvements**

Development within the District will cause stormwater runoff. To manage this stormwater runoff, the City may need to construct, alter, rebuild or expand stormwater management infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: stormwater collection mains; inlets, manholes and valves; service laterals; ditches; culvert pipes; box culverts; bridges; stabilization of stream and river banks; and infiltration, filtration and detention Best Management Practices (BMP's). To the extent stormwater management system projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand stormwater management infrastructure located outside of the District. That portion of the costs of stormwater management system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

### **Electric Service**

To create sites suitable for development, the City may incur costs to provide, relocate or upgrade electric services. Relocation may require abandonment and removal of existing poles or towers, installation of new poles or towers, or burying of overhead electric lines. Costs incurred by the City to undertake this work are eligible Project Costs.

### **Gas Service**

To create sites suitable for development, the City may incur costs to provide, relocate or upgrade gas mains and services. Costs incurred by the City to undertake this work are eligible Project Costs.

### **Communications Infrastructure**

To create sites suitable for development, the City may incur costs to provide, relocate or upgrade infrastructure required for voice and data communications, including, but not limited to: telephone lines, cable lines and fiber optic cable. Costs incurred by the City to undertake this work are eligible Project Costs.

### **Streets and Streetscape**

#### **Street Improvements**

To allow development to occur, the City may need to construct or reconstruct streets, highways, alleys, access drives and parking areas. Eligible Project Costs include, but are not limited to: excavation; removal or placement of fill; construction of road base; asphalt or concrete paving or repaving; installation of curb and gutter; installation of sidewalks and bicycle lanes; installation of culverts, box culverts and bridges; rail crossings and signals; utility relocation, to include burying overhead utility lines; street lighting; installation of traffic control signage and traffic signals; pavement marking; right-of-way restoration; installation of retaining walls; and installation of fences, berms, and landscaping.

#### **Streetscaping and Landscaping**

To attract development and/or redevelopment consistent with the objectives of this Plan, the City may install amenities to enhance development sites, rights-of-way and other public spaces. These amenities include, but are not limited to: landscaping; lighting of streets, sidewalks, parking areas and public areas; installation of planters, benches, clocks, tree rings, trash receptacles and similar items; and installation of brick or other decorative walks, terraces and street crossings. These and any other similar amenities installed by the City are eligible Project Costs.

### **Community Development**

#### **Cash Grants (Development Incentives)**

The City may enter into agreements with property owners, lessees, or developers of land located within the District for sharing costs to encourage the desired kind of improvements and assure tax base is generated sufficient to recover Project Costs. No cash grants will be provided until the City executes a developer agreement with the recipient of the cash grant. Any payments of cash grants made by the City are eligible Project Costs.

**Contribution to Community Development Authority (CDA) or Redevelopment Authority (RDA)**

As provided for in Wis. Stat. § 66.1105(2)(f)1.h and Wis. Stat. § 66.1333(13), the City may provide funds to its CDA to be used for administration, planning operations, and capital costs, including but not limited to real property acquisition, related to the purposes for which it was established in furtherance of any redevelopment or urban renewal project. Funds provided to the CDA for this purpose are eligible Project Costs.

**Revolving Loan/Grant Program (Development Incentives)**

To encourage private development consistent with the objectives of this Plan, the City, through its CDA, may provide loans or grants to eligible property owners in the District. Eligible improvements will be those that are likely to improve the value of the property, enhance the visual appearance of the property and surrounding area, correct safety deficiencies, or as otherwise specified by the CDA in the program manual. Any funds returned to the CDA from the repayment of loans made are not considered revenues to the District, and will not be used to offset District Project Costs. Instead, these funds may be placed into a revolving fund and will continue to be used for the program purposes stated above. Any funds provided to the CDA for purposes of implementing this program are considered eligible Project Costs.

**Miscellaneous**

**Projects Outside the Tax Increment District**

Pursuant to Wis. Stat. § 66.1105(2)(f)1.n, the City may undertake projects within territory located within one-half mile of the boundary of the District provided that: 1) the project area is located within the City's corporate boundaries; and 2) the projects are approved by the Joint Review Board. The cost of projects completed outside the District pursuant to this section are eligible project costs, and may include any project cost that would otherwise be eligible if undertaken within the District. The City intends to make the following project cost expenditures outside the District:

Street and sidewalk improvements

Intersection improvements

**Professional Service and Organizational Costs**

The costs of professional services rendered, and other costs incurred, in relation to the creation, administration and termination of the District, and the

undertaking of the projects contained within this Plan, are eligible Project Costs. Professional services include but are not limited to: architectural; environmental; planning; engineering; legal; audit; financial; and the costs of informing the public with respect to the creation of the District and the implementation of the Plan.

**Administrative Costs**

The City may charge to the District as eligible Project Costs reasonable allocations of administrative costs, including, but not limited to, employee salaries. Costs allocated will bear a direct connection to the time spent by City employees relating to the implementation of the Plan.

**Financing Costs**

Interest expense, debt issuance expenses, redemption premiums, and any other fees and costs incurred in conjunction with obtaining financing for projects undertaken under this Plan are eligible Project Costs.

## **SECTION 7:**

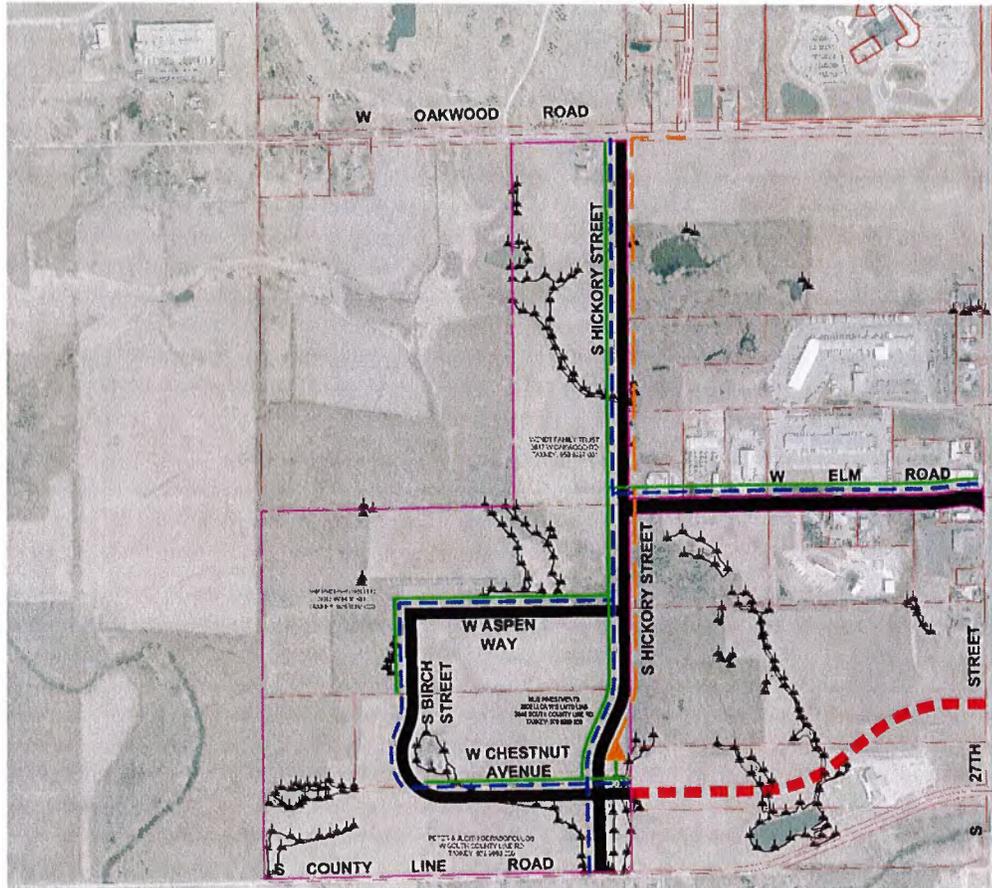
# **Maps Showing Proposed Improvements and Uses**

Map Found on Following Pages.

**REVISED EXHIBIT A**

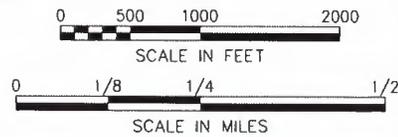
**PROPOSED REVISED CONCEPTUAL  
SANITARY SEWER, WATER MAIN, AND STREET LAYOUT**

**CITY OF FRANKLIN  
MILWAUKEE COUNTY, WISCONSIN**



**LEGEND**

- TASK ORDER #5 & 6 PROJECT LIMITS
- PROPOSED WATER MAIN
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY FORCE MAIN
- PROPOSED SEWAGE PUMPING STATION
- PROPOSED STREET
- FUTURE STREETS (CONCEPTUAL)
- DELINEATED WETLANDS (NOT COMPLETE)



REVISED: NOVEMBER 21, 2019  
 REVISED: SEPTEMBER 24, 2019  
 REVISED: AUGUST 31, 2018  
 REVISED: JUNE 25, 2018  
 DATE: MAY 23, 2018

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SOURCE:  
 BASEMAP SOURCE:





GIS Department  
 9229 W Loomis Rd  
 Franklin, WI 53132  
 www.franklinwi.gov

■ COMMERCIAL   
 ■ INDUSTRIAL   
 ■ CONSERVATION/  
 OTHER

## Franklin TID 8 - FUTURE USES 2020



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.

tsdskr - 3/16/2020  
 I:\Projects\Finance\TIF\_Districts\_Alt\TID\_8\_March\_16\_2020.mxd

## **SECTION 8: Detailed List of Estimated Project Costs**

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The following list identifies the Project Costs that the City currently expects to incur in implementing the District's Plan. All projects identified and related costs reflect the best estimates available as of the date of preparation of this Plan. All costs are preliminary estimates and may increase or decrease. Certain Project Costs listed may become unnecessary, and other Project Costs not currently identified may need to be made. (Section 6 details the general categories of eligible Project Costs). Changes in Project Cost totals or the types of Project Costs to be incurred will not require that this Plan be amended. This Plan is not meant to be a budget nor an appropriation of funds for specific Project Costs, but a framework within which to manage Project Costs.

# City of Franklin, Wisconsin

## Tax Incremental District # 8 Estimated Project List

Project ID	Project Name/Type	Phase I 2020	Phase II 2021	Phase III 2022	Phase IV 2023	Phase V 2024	Ongoing 2020-2040	Total (Note 1)
1	Elm Road Construction		1,000,000					1,000,000
2	Future public infrastructure - road, water, sewer, traffic control		2,400,000	3,300,000	3,300,000	3,000,000		12,000,000
3	Demolitions	0	600,000	600,000				1,200,000
4	Power Lines Relocation		1,200,000					1,200,000
5	Property Acquisitions		200,000	75,000	75,000	50,000		400,000
6	Environmental Mitigations		25,000	25,000				75,000
7	27th Street Improvements					800,000		800,000
8	Monument Signage					250,000		250,000
9	Design/Engineering		750,000	450,000	400,000	400,000		2,000,000
10	Contingency - 20%	0	1,085,000	800,000	680,000	820,000		3,385,000
11	Developer Incentives	4,000,000						4,000,000
12	TIF Creation & Administration	30,000						30,000
13	Interest expense and financing costs on Municipal Debt						12,086,126	12,086,126
14	Administration Expenses						607,434	607,434
15								0
<b>Total Projects</b>		<b>4,030,000</b>	<b>7,260,000</b>	<b>5,250,000</b>	<b>4,480,000</b>	<b>5,320,000</b>	<b>12,693,560</b>	<b>39,033,560</b>

**Notes:**

Note 1 Project costs are estimates and are subject to modification

**Preliminary**

**SECTION 9:**  
**Economic Feasibility Study, Description of the Methods of Financing Estimated Project Costs and the Time When Related Costs or Monetary Obligations are to be Incurred**

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This Section includes a forecast of the valuation increases expected within the District, the associated tax increment collections, a summary of how Project Costs would be financed, and a projected cash flow demonstrating that the District is economically feasible.

**Key Assumptions**

The Project Costs the City plans to make are expected to create \$125.6 million in incremental value by 2029. Estimated valuations and timing for construction of the Project are included in Table 1. Assuming the City's current equalized TID Interim tax rate of \$21.64 per thousand of equalized value declining at the rate of 1% per year, and with a 1% economic appreciation, the Project would generate \$41 million in incremental tax revenue over the 20-year term of the District as shown in Table 2.

**City of Franklin, Wisconsin**  
**Tax Increment District # 8**  
**Development Assumptions**

Construction Year		Actual	Acres	Developable area	Biller Development	Annual Total	Construction Year	
1	2020				25,000,000	25,000,000	2020	1
2	2021		35	13,650,000		13,650,035	2021	2
3	2022		35	13,650,000		13,650,035	2022	3
4	2023		35	13,650,000		13,650,035	2023	4
5	2024		33	12,870,000		12,870,033	2024	5
6	2025		30	11,700,000		11,700,030	2025	6
7	2026		30	11,700,000		11,700,030	2026	7
8	2027		30	11,700,000		11,700,030	2027	8
9	2028		30	11,700,000		11,700,030	2028	9
10	2029			0		0	2029	10
11	2030			0		0	2030	11
12	2031			0		0	2031	12
13	2032			0		0	2032	13
14	2033					0	2033	14
15	2034					0	2034	15
16	2035					0	2035	16
17	2036					0	2036	17
18	2037					0	2037	18
19	2038					0	2038	19
20	2039					0	2039	20
Totals		0	258	100,620,000	25,000,000	125,620,258		

Notes: Development values assumed at \$6,000 square feet per acre and \$65 per square foot.

**Table 1 – Development Assumptions**

# City of Franklin, Wisconsin

## Tax Increment District # 8

### Tax Increment Projection Worksheet

Type of District	Mixed Use	Base Value	45,580,765
District Creation Date	May 5, 2020	Appreciation Factor	1.00%
Valuation Date	Jan 1, 2020	Base Tax Rate	\$21.64
Max Life (Years)	20	Rate Adjustment Factor	-1.00%
Expenditure Period/Termination	15 5/5/2035	Tax Exempt Discount Rate	3.00%
Revenue Periods/Final Year	20 2041	Taxable Discount Rate	4.50%
Extension Eligibility/Years	Yes 3		
Eligible Recipient District	No		

Construction Year	Value Added	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment
1 2020	25,000,000	2021	0	25,000,000	2022	\$21.42	535,543
2 2021	13,650,035	2022	250,000	38,900,035	2023	\$21.21	824,973
3 2022	13,650,035	2023	389,000	52,939,070	2024	\$21.00	1,111,479
4 2023	13,650,035	2024	529,391	67,118,496	2025	\$20.79	1,395,090
5 2024	12,870,033	2025	671,185	80,659,714	2026	\$20.58	1,659,786
6 2025	11,700,030	2026	806,597	93,166,341	2027	\$20.37	1,897,971
7 2026	11,700,030	2027	931,663	105,798,035	2028	\$20.17	2,133,749
8 2027	11,700,030	2028	1,057,980	118,556,045	2029	\$19.97	2,367,143
9 2028	11,700,030	2029	1,185,560	131,441,635	2030	\$19.77	2,598,179
10 2029	0	2030	1,314,416	132,756,052	2031	\$19.57	2,597,919
11 2030	0	2031	1,327,561	134,083,612	2032	\$19.37	2,597,659
12 2031	0	2032	1,340,836	135,424,448	2033	\$19.18	2,597,399
13 2032	0	2033	1,354,244	136,778,693	2034	\$18.99	2,597,140
14 2033	0	2034	1,367,787	138,146,480	2035	\$18.80	2,596,880
15 2034	0	2035	1,381,465	139,527,945	2036	\$18.61	2,596,620
16 2035	0	2036	1,395,279	140,923,224	2037	\$18.42	2,596,361
17 2036	0	2037	1,409,232	142,332,456	2038	\$18.24	2,596,101
18 2037	0	2038	1,423,325	143,755,781	2039	\$18.06	2,595,841
19 2038	0	2039	1,437,558	145,193,339	2040	\$17.88	2,595,582
20 2039	0	2040	1,451,933	146,645,272	2041	\$17.70	2,595,322
<b>Totals</b>	<b>125,620,258</b>		<b>21,025,014</b>		<b>Future Value of Increment</b>		<b>43,086,737</b>

**Notes:**

Actual results will vary depending on development, inflation of overall tax rates

NPV calculations represent estimated amount of funds that could be borrowed (including project cost, capitalized interest and issuance costs)

**Table 2 - Tax Increment Projection Worksheet**

### **Financing and Implementation**

The City anticipates the issuance of General Obligation Debt to finance the necessary infrastructure improvements, all administration and financing expenses are intended to be paid with annual increment revenue. Table 3. provides a summary of the District’s financing plan.

City of Franklin, Wisconsin

Tax Incremental District # 8

Estimated Financing Plan

	Taxable G.O. Bond 2020	G.O. Bond 2021	G.O. Bond 2022	G.O. Bond 2023	G.O. Bond 2024	TID Cashflow 2020-2041	Totals
Projects	4,030,000	7,260,000	5,250,000	4,480,000	5,320,000	12,086,126	4,030,000
Phase I							7,260,000
Phase II							5,250,000
Phase III							4,480,000
Phase IV							5,320,000
Phase V							12,086,126
Interest expense on City Debt Administration Expenses						607,434	607,434
<b>Total Project Funds</b>	<b>4,030,000</b>	<b>7,260,000</b>	<b>5,250,000</b>	<b>4,480,000</b>	<b>5,320,000</b>	<b>12,693,560</b>	<b>39,033,560</b>
Estimated Finance Related Expenses							
Municipal Advisor	26,300	34,800	29,400	27,400	29,600		29,600
Bond Counsel	12,000	13,500	13,000	13,000	13,500		13,500
Disclosure Counsel	7,200	8,100	7,800	7,800	8,100		8,100
Rating Agency Fee	13,500	14,000	14,500	15,000	15,500		15,500
Paying Agent	850	850	850	850	850		850
Underwriter Discount	53,125	99,938	12,500	58,375	12,500		69,313
Debt Service Reserve	122,890	122,119	102,281	100,034	125,606		125,606
Capitalized Interest							
<b>Total Financing Required</b>	<b>4,265,905</b>	<b>7,547,306</b>	<b>5,486,019</b>	<b>4,702,459</b>	<b>5,582,469</b>		<b>5,582,469</b>
Estimated Interest	3.00%	(20,150)	1.00%	(32,813)	1.50%	(33,600)	(39,900)
Assumed spend down (months)	6	6	6	6	6	6	6
<b>Rounding</b>	<b>4,245</b>	<b>3,994</b>	<b>1,794</b>	<b>1,141</b>	<b>2,431</b>		<b>2,431</b>
<b>Net Issue Size</b>	<b>4,250,000</b>	<b>7,515,000</b>	<b>5,485,000</b>	<b>4,670,000</b>	<b>5,545,000</b>		<b>27,435,000</b>

Notes:

Table 3 - Financing Plan

Based on the Project Cost expenditures as included within the cash flow exhibit (Table 4), the District is projected to accumulate sufficient funds by the year 2040 to pay off all Project cost liabilities and obligations. The projected early closure is based on the various assumptions noted in this Plan and will vary dependent on actual Project Costs incurred and the actual amount of tax increments collected.

City of Franklin, Wisconsin

Tax Incremental District # 8

Cash Flow Projection

Year	Tax			Interest		Total Revenues	Taxable G.O. Bond			Total Expenditures	Admin.	Principal Outstanding	Year									
	Increments	Earnings/ (Cost)	Capitalized Interest	Dated Date:	Est. Rate		Principal	Dated Date:	Est. Rate	Principal	Dated Date:	Est. Rate	Principal	Dated Date:	Est. Rate	Principal	Dated Date:	Est. Rate				
2020	1,131,979	358	100,034	1,211,851	1.25%	122,930	175,000	2.00%	115,993	200,000	3.25%	237,738	75,000	203,156	100,034	0	25,500	25,000	1,060,931	25,000	27,017	2020
2021	1,395,090	2,224	173,606	1,522,921	1.75%	122,930	175,000	2.00%	115,993	200,000	3.25%	237,738	75,000	203,156	100,034	245,049	25,500	25,000	1,446,935	25,500	27,017	2021
2022	1,659,786	3,174	162,960	1,622,921	1.75%	122,930	175,000	2.00%	115,993	200,000	3.25%	237,738	75,000	203,156	100,034	594,469	25,500	25,000	1,725,885	25,500	27,017	2022
2023	1,897,971	2,387	1,900,358	2,136,160	1.75%	122,930	175,000	2.00%	115,993	200,000	3.25%	237,738	75,000	203,156	100,034	843,395	25,500	25,000	1,998,426	25,500	27,017	2023
2024	2,133,749	2,412	2,136,160	2,136,160	1.75%	122,930	175,000	2.00%	115,993	200,000	3.25%	237,738	75,000	203,156	100,034	1,060,931	25,500	25,000	2,087,697	25,500	27,017	2024
2025	2,367,143	3,017	2,370,161	2,370,161	2.50%	98,430	300,000	3.25%	199,550	250,000	3.25%	171,750	200,000	171,750	200,000	1,289,053	28,717	28,717	2,130,197	28,717	28,717	2025
2026	2,598,179	6,017	2,604,196	2,604,196	2.75%	85,955	325,000	3.25%	189,394	275,000	3.25%	161,819	275,000	161,819	275,000	1,446,935	29,291	29,291	2,189,053	29,291	29,291	2026
2027	2,597,519	11,206	2,609,125	2,609,125	2.75%	85,955	350,000	3.25%	178,475	300,000	3.25%	151,125	300,000	151,125	300,000	1,603,337	29,877	29,877	2,218,789	29,877	29,877	2027
2028	2,597,659	16,085	2,613,745	2,613,745	3.00%	79,218	375,000	3.25%	166,644	300,000	3.25%	139,875	325,000	139,875	325,000	1,758,838	30,475	30,475	2,269,930	30,475	30,475	2028
2029	2,597,399	20,383	2,617,783	2,617,783	3.00%	71,718	400,000	3.25%	154,050	325,000	3.25%	128,156	350,000	128,156	350,000	1,908,000	31,084	31,084	2,311,321	31,084	31,084	2029
2030	2,597,140	24,214	2,621,354	2,621,354	3.35%	64,218	450,000	3.25%	140,238	350,000	3.25%	116,663	300,000	116,663	350,000	2,057,588	31,706	31,706	2,353,911	31,706	31,706	2030
2031	2,596,880	27,557	2,624,437	2,624,437	3.35%	55,675	500,000	3.25%	124,800	375,000	3.25%	101,906	400,000	101,906	400,000	2,207,242	33,340	33,340	2,416,253	33,340	33,340	2031
2032	2,596,620	30,159	2,626,780	2,626,780	3.35%	46,965	525,000	3.25%	108,144	400,000	3.25%	87,375	425,000	87,375	425,000	2,356,184	33,987	33,987	2,424,627	33,987	33,987	2032
2033	2,596,361	32,686	2,629,047	2,629,047	3.35%	38,088	550,000	3.25%	90,675	425,000	3.25%	71,188	450,000	71,188	450,000	2,505,641	34,647	34,647	2,444,722	34,647	34,647	2033
2034	2,596,101	34,990	2,631,091	2,631,091	3.50%	28,875	575,000	3.25%	72,394	450,000	3.25%	56,623	475,000	56,623	475,000	2,655,184	35,320	35,320	2,452,844	35,320	35,320	2034
2035	2,595,841	36,996	2,632,837	2,632,837	3.50%	19,250	600,000	3.25%	55,300	475,000	3.25%	40,688	500,000	40,688	500,000	2,805,641	35,706	35,706	2,461,129	35,706	35,706	2035
2036	2,595,582	39,245	2,634,827	2,634,827	3.50%	9,625	625,000	3.25%	32,988	495,000	3.25%	26,138	525,000	26,138	525,000	2,956,184	36,420	36,420	2,470,274	36,420	36,420	2036
2037	2,595,322	41,772	2,637,095	2,637,095	3.50%	0	650,000	3.25%	11,213	495,000	3.25%	8,156	550,000	8,156	550,000	3,106,729	36,420	36,420	2,479,419	36,420	36,420	2037
2038	2,595,062	44,300	2,639,363	2,639,363	3.50%	0	675,000	3.25%	0	495,000	3.25%	0	575,000	0	575,000	3,257,249	36,420	36,420	2,488,564	36,420	36,420	2038
2039	2,594,802	46,828	2,641,631	2,641,631	3.50%	0	700,000	3.25%	0	495,000	3.25%	0	600,000	0	600,000	3,406,729	36,420	36,420	2,497,709	36,420	36,420	2039
2040	2,594,542	49,356	2,643,899	2,643,899	3.50%	0	725,000	3.25%	0	495,000	3.25%	0	625,000	0	625,000	3,556,184	36,420	36,420	2,507,159	36,420	36,420	2040
2041	2,594,282	51,884	2,646,167	2,646,167	3.50%	0	750,000	3.25%	0	495,000	3.25%	0	650,000	0	650,000	3,705,641	36,420	36,420	2,517,609	36,420	36,420	2041
2042	2,594,022	54,412	2,648,435	2,648,435	3.50%	0	775,000	3.25%	0	495,000	3.25%	0	675,000	0	675,000	3,855,184	36,420	36,420	2,529,059	36,420	36,420	2042
2043	2,593,762	56,940	2,650,703	2,650,703	3.50%	0	800,000	3.25%	0	495,000	3.25%	0	700,000	0	700,000	4,003,641	36,420	36,420	2,541,509	36,420	36,420	2043
2044	2,593,502	59,468	2,652,971	2,652,971	3.50%	0	825,000	3.25%	0	495,000	3.25%	0	725,000	0	725,000	4,153,184	36,420	36,420	2,554,059	36,420	36,420	2044
2045	2,593,242	61,996	2,655,239	2,655,239	3.50%	0	850,000	3.25%	0	495,000	3.25%	0	750,000	0	750,000	4,305,729	36,420	36,420	2,566,509	36,420	36,420	2045
2046	2,592,982	64,524	2,657,507	2,657,507	3.50%	0	875,000	3.25%	0	495,000	3.25%	0	775,000	0	775,000	4,458,249	36,420	36,420	2,578,959	36,420	36,420	2046
2047	2,592,722	67,052	2,659,775	2,659,775	3.50%	0	900,000	3.25%	0	495,000	3.25%	0	800,000	0	800,000	4,610,989	36,420	36,420	2,591,409	36,420	36,420	2047
2048	2,592,462	69,580	2,662,043	2,662,043	3.50%	0	925,000	3.25%	0	495,000	3.25%	0	825,000	0	825,000	4,763,729	36,420	36,420	2,603,859	36,420	36,420	2048
2049	2,592,202	72,108	2,664,311	2,664,311	3.50%	0	950,000	3.25%	0	495,000	3.25%	0	850,000	0	850,000	4,916,469	36,420	36,420	2,616,309	36,420	36,420	2049
2050	2,591,942	74,636	2,666,579	2,666,579	3.50%	0	975,000	3.25%	0	495,000	3.25%	0	875,000	0	875,000	5,069,184	36,420	36,420	2,628,759	36,420	36,420	2050
2051	2,591,682	77,164	2,668,847	2,668,847	3.50%	0	1,000,000	3.25%	0	495,000	3.25%	0	900,000	0	900,000	5,221,929	36,420	36,420	2,641,209	36,420	36,420	2051
2052	2,591,422	79,692	2,671,115	2,671,115	3.50%	0	1,025,000	3.25%	0	495,000	3.25%	0	925,000	0	925,000	5,374,649	36,420	36,420	2,653,659	36,420	36,420	2052
2053	2,591,162	82,220	2,673,383	2,673,383	3.50%	0	1,050,000	3.25%	0	495,000	3.25%	0	950,000	0	950,000	5,527,184	36,420	36,420	2,666,109	36,420	36,420	2053
2054	2,590,902	84,748	2,675,651	2,675,651	3.50%	0	1,075,000	3.25%	0	495,000	3.25%	0	975,000	0	975,000	5,680,729	36,420	36,420	2,678,559	36,420	36,420	2054
2055	2,590,642	87,276	2,677,919	2,677,919	3.50%	0	1,100,000	3.25%	0	495,000	3.25%	0	1,000,000	0	1,000,000	5,834,249	36,420	36,420	2,690,959	36,420	36,420	2055
2056	2,590,382	89,804	2,680,187	2,680,187	3.50%	0	1,125,000	3.25%	0	495,000	3.25%	0	1,025,000	0	1,025,000	5,989,729	36,420	36,420	2,703,409	36,420	36,420	2056
2057	2,590,122	92,332	2,682,455	2,682,455	3.50%	0	1,150,000	3.25%	0	495,000	3.25%	0	1,050,000	0	1,050,000	6,144,649	36,420	36,420	2,715,859	36,420	36,420	2057
2058	2,589,862	94,860	2,684,723	2,684,723	3.50%	0	1,175,000	3.25%	0	495,000	3.25%	0	1,075,000	0	1,075,000	6,300,184	36,420	36,420	2,728,309	36,420	36,420	2058
2059	2,589,602	97,388	2,686,991	2,686,991	3.50%	0	1,200,000	3.25%	0	495,000	3.25%	0	1,100,000	0	1,100,000	6,455,729	36,420	36,420	2,740,759	36,420	36,420	2059
2060	2,589,342	99,916	2,689,259	2,689,259	3.50%	0	1,225,000	3.25%	0	495,000	3.25%	0	1,125,000	0	1,125,000	6,611,184	36,420	36,420	2,753,209	36,420	36,420	2060
2061	2,589,082	102,444	2,691,527	2,691,527	3.50%	0	1,250,000	3.25%	0	495,000	3.25%	0	1,150,000	0	1,150,000	6,766,649	36,420	36,420	2,765,659	36,420	36,420	2061
2062	2,588,822	104,972	2,693,795	2,693,795																		

## **SECTION 10: Annexed Property**

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There are no lands proposed for inclusion within the District that were annexed by the City on or after January 1, 2004.

## **SECTION 11: Estimate of Property to Be Devoted to Retail Business**

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Pursuant to Wis. Stat. § 66.1105(5)(b), the City estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period.

## **SECTION 12: Proposed Changes of Zoning Ordinances, Master Plan, Map, Building Codes and City Ordinances**

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### **Zoning Ordinances**

The proposed Plan is in general conformance with the City's current zoning ordinances. Individual properties may require rezoning at the time of development.

### **Master (Comprehensive) Plan and Map**

The proposed Plan is in general conformance with the City's Comprehensive Plan identifying the area as appropriate for commercial and industrial development.

### **Building Codes and Ordinances**

Development within the District will be required to conform to State Building Codes and will be subject to the City's permitting and inspection procedures.

The proposed Plan conforms to all relevant State and local ordinances, plans, and codes. No changes to the existing regulations are proposed or needed.

**SECTION 13:**  
**Statement of the Proposed Method for the Relocation of any Persons to be Displaced**

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Should implementation of this Plan require relocation of individuals or business operations, relocations will be handled in compliance with Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

**SECTION 14:**  
**How Creation of the Tax Incremental District Promotes the Orderly Development of the City**

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Creation of the District and the implementation of the projects in its Plan will promote the orderly development of the City by creating opportunities for mixed use development, providing necessary public infrastructure improvements and providing appropriate financial incentives for private development projects. Through use of tax increment financing, the City can attract new investment that results in increased tax base. Development will occur in an orderly fashion in accordance with approved plans so that the Projects will be compatible with adjacent land uses. Development of new uses in the District will add to the tax base and will generate positive secondary impacts in the community such as increased employment opportunities.

## **SECTION 15:**

### **List of Estimated Non-Project Costs**

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Non-project costs are public works projects which only partly benefit the District. Costs incurred that do not benefit the District may not be paid with tax increments. Examples of non-project costs are:

- A public improvement made within the District that also benefits property outside the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- A public improvement made outside the District that only partially benefits property within the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- Projects undertaken within the District as part of the implementation of this Project Plan, the costs of which are paid fully or in part by impact fees, grants, special assessments, or revenues other than tax increments.

No improvements to be made within the District will benefit property outside the District. Furthermore, there will be no improvements made outside the District that will only partially benefit the District.

**SECTION 16:  
Legal Opinion Advising Whether the Plan is  
Complete and Complies with Wis. Stat. §  
66.1105(4)(f)**

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Legal Opinion Found on Following Page.

WESOLOWSKI, REIDENBACH & SAJDAK, S.C.  
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JANE C. KASSIS,  
LEGAL SECRETARY

April 9, 2020

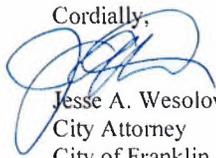
Mayor Stephen R. Olson  
City of Franklin  
9229 West Loomis Road  
Franklin, Wisconsin 53132

re: Tax Incremental District No. 8, City of Franklin, Wisconsin

Dear Mayor Olson:

I have reviewed the Project Plan for the Creation of Tax Incremental District No. 8, City of Franklin, Wisconsin. It is my opinion that the Project Plan is complete and in compliance with Wis. Stat. § 66.1105. The Project Plan, additionally, was informed by the Tax Incremental District No. 8 Feasibility Analysis prepared by Ehlers & Associates, Inc. engaged by the City. This opinion is provided as required pursuant to Wis. Stat. § 66.1105(4)(f).

Cordially,



Jesse A. Wesolowski  
City Attorney  
City of Franklin

# SECTION 17: Calculation of the Share of Projected Tax Increments Estimated to be Paid by the Owners of Property in the Overlying Taxing Jurisdictions

The following projection is provided to meet the requirements of Wis. Stat. § 66.1105(4)(i)4.

Estimated portion of taxes that owners of taxable property in each taxing jurisdiction overlaying district would pay by jurisdiction.							
Statement of Taxes Data Year:		2018		Percentage based upon tax rate			
County	19,244,848					22.12%	
Special District	6,650,847					7.61%	
Municipality	23,546,233					23.86%	
School District	5,535,027					40.95%	
Technical College	4,809,220					5.47%	
<b>Total</b>	<b>59,786,175</b>						

Revenue Year	County	Special District	Municipality	School District	Technical College	Total	Revenue Year
2022	118,444	40,732	127,757	219,326	29,284	535,543	2022
2023	182,456	62,745	196,802	337,858	45,111	824,973	2023
2024	245,822	84,536	265,150	455,194	60,777	1,111,479	2024
2025	308,547	106,107	332,807	571,344	76,286	1,395,090	2025
2026	367,089	126,239	395,951	679,747	90,760	1,659,786	2026
2027	419,768	144,355	452,772	777,293	103,784	1,897,971	2027
2028	471,914	162,287	509,018	873,853	116,677	2,133,749	2028
2029	523,533	180,039	564,696	969,437	129,439	2,367,143	2029
2030	574,630	197,611	619,811	1,064,055	142,073	2,598,179	2030
2031	574,573	197,591	619,749	1,063,949	142,058	2,597,919	2031
2032	574,515	197,571	619,687	1,063,842	142,044	2,597,659	2032
2033	574,458	197,551	619,625	1,063,736	142,030	2,597,399	2033
2034	574,400	197,532	619,563	1,063,629	142,016	2,597,140	2034
2035	574,343	197,512	619,501	1,063,523	142,002	2,596,880	2035
2036	574,285	197,492	619,439	1,063,417	141,987	2,596,620	2036
2037	574,228	197,472	619,377	1,063,310	141,973	2,596,361	2037
2038	574,171	197,453	619,315	1,063,204	141,959	2,596,101	2038
2039	574,113	197,433	619,253	1,063,098	141,945	2,595,841	2039
2040	574,056	197,413	619,191	1,062,991	141,931	2,595,582	2040
2041	573,998	197,393	619,129	1,062,885	141,916	2,595,322	2041
	<u>9,529,343</u>	<u>3,277,062</u>	<u>10,278,590</u>	<u>17,645,689</u>	<u>2,356,053</u>	<u>43,086,737</u>	

Notes:  
The projection shown above is provided to meet the requirements of Wisconsin Statute 66.1105(4)(i)4.

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<b>APPROVAL</b> <i>slw</i>	<b>REQUEST FOR COUNCIL ACTION</b>	<b>MEETING DATE</b> <b>May 5, 2020</b>
<b>REPORTS &amp; RECOMMENDATIONS</b>	<b>Resolution Granting Selective Waiver of Interest and Penalties associated with Late Payment of the May 31, 2020 Tax Levy installment to Those Franklin Property Tax Payers Adversely Impacted by the Public Health Emergency and setting a final due date for the 2019 Tax Levy of October 1, 2020</b>	<b>ITEM NUMBER</b> <i>G.6.</i>

**Background**

State Statute 74.12(1)(a) requires Franklin to set Real Estate tax bill installment due dates by August 15 prior to the tax levy adoption. Franklin has set installment dates of Jan 31, March 31 and May 31 for tax bills.

The Public Health Emergency, and various Governor orders has caused many residents and property taxpayers to lose employment creating financial hardships in meeting 2019 tax levy property tax payment installments. The Emergency has also adversely impacted Franklin commercial properties in a like manner.

There are 1,633 property tax accounts owing \$4,336,522 that are due May 31, 2020 under the installment method of payment. The total tax levy was \$100,160,688. Interest and penalty on those installments would be \$65,047 on the entire amount should it go past due. The City would normally keep any interest and penalty it collects, the County keeps any interest and penalty it collects for all the time the amounts are past due.

To provide some relief to adversely impacted property taxpayers, the Wisconsin Legislature in Act 185 recently signed into law provided in Section 105: (25) that:

for property taxes payable in 2020, after making a general or case-by-case finding of hardship, a taxation district may provide that an installment payment that is due and payable after April 1, 2020, and is received after its due date shall not accrue interest or penalties if the total amount due and payable in 2020 is paid on or before October 1, 2020.

A taxation district may not waive interest and penalties as provided in this subsection unless the county board of the county where the taxation district is located first adopts a resolution authorizing such waiver and establishing criteria for determining hardship, and the taxation district subsequently adopts a similar resolution.

The Director of Finance & Treasurer has received several requests for relief of interest and penalty upon the 2019 tax levy installments due March 31 and May 31. Act 185 only provides for relief for Franklin's May 31 installment on those accounts which were current on April 1, 2020.

Milwaukee County is considering legislation that will provide this relief. The Milwaukee County board next meets on May 28, 2020. A Milwaukee County Board will meet in a Committee of the Whole on May 14, 2020 to consider this matter.

## **Recommendation**

The Director of Finance & Treasurer recommends adoption of the attached Resolution that directs the Franklin Treasurer to selectively waive interest and penalties from June 1, 2020 to October 1, 2020 on 2019 tax bills (at which time the entire installment is due and payable) for those residential and commercial taxpayers who certify in writing that they have been adversely impacted by the Public Health Emergency orders related to COVID-19 OR such other qualifications as the Milwaukee County Board shall impose.

The Treasurer's Office will create a waiver request form for taxpayers to sign, and communicate the availability of the waiver in a mailing to the 1,633 qualifying taxpayers.

## **COUNCIL ACTION REQUESTED**

+

Motion adopting Resolution 2020-xxxx, a Resolution Granting Selective Waiver of Interest and Penalties associated with Late Payment of the May 31, 2020 Tax Levy installment to Those Franklin Property Tax Payers Adversely Impacted by the Public Health Emergency and setting a final due date for the 2019 Tax Levy of October 1, 2020

STATE OF WISCONSIN: CITY OF FRANKLIN: MILWAUKEE COUNTY

RESOLUTION NO. 2020-\_\_\_\_\_

A RESOLUTION GRANTING SELECTIVE WAIVER OF INTEREST AND PENALTIES  
ASSOCIATED WITH LATE PAYMENT OF THE MAY 31, 2020 TAX LEVY  
INSTALLMENT TO THOSE FRANKLIN PEROPERTY TAXPAYERS ADVERSELY  
IMPACTED BY THE PUBLIC HEALTH EMERGENCY AND SETTING A FINAL DUE  
DATE FOR THE 2019 TAX LEVY OF OCTOBER 1, 2020

-----  
WHEREAS, the City of Franklin mailed the 2019 tax levy property tax bills in December, 2019 with installment dates of January 31, March 31 and May 31, 2020; and

WHEREAS, a Public Health Emergency was declared in March 2020 adversely impacting Franklin residents with job layoffs and other loss of income causing significant stress in making the May 31, 2020 installment; and

WHEREAS, the Public Health Emergency closed non-essential businesses and otherwise reducing revenues to Franklin businesses adversely impacting their ability to meet the May 31, 2020 installment due date of the 2019 tax levy; and

WHEREAS, the Wisconsin Legislature in April 2020 enacted Act 185 providing for relief of interest and penalties on tax accounts that are current with installment payments on April 1, 2020 for future installments extending the future installment to October 1, 2020; and

WHEREAS, there are 1,633 Franklin taxpayer accounts owing \$4,336,522 on May 31, 2020 installments of the 2019 tax levy that are potentially eligible for relief; and

WHEREAS, ACT 185 requires that the Milwaukee County Board of Supervisors to adopt a resolution providing for such relief enabling the City of Franklin to provide similar relief.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Common Council of the City of Franklin that the Franklin Treasurer is authorized to waive interest and penalties on the May 31, 2020 property tax installment payments until October 1, 2020 to those Franklin taxpayers who provide a written statement that they were adversely impacted by the COVID-19 Public Health Emergency in such form and manner as the Treasurer shall deem sufficient or such other requirements that the Milwaukee County Board shall require. .

Introduced at a regular meeting of the Common Council of the City of Franklin this \_\_th day of May, 2020.

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this \_\_th day of May, 2020.

APPROVED:

\_\_\_\_\_  
Stephen R. Olson, Mayor

ATTEST:

\_\_\_\_\_  
Sandra L. Wesolowski, City Clerk

AYES \_\_\_\_ NOES \_\_\_\_ ABSENT \_\_\_\_

<p style="text-align: center;"><b>APPROVAL</b></p> <p style="text-align: center;"><i>3lu</i></p>	<p style="text-align: center;"><b>REQUEST FOR COUNCIL ACTION</b></p>	<p style="text-align: center;"><b>MEETING DATE</b></p> <p style="text-align: center;">05/05/2020</p>
<p style="text-align: center;"><b>REPORTS &amp; RECOMMENDATIONS</b></p>	<p style="text-align: center;"><b>A RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS FOR THE APPROVAL OF A SPECIAL USE TO OPERATE AN ARBY'S RESTAURANT WITH A DRIVE THROUGH OUT OF AN EXISTING 3,288 SQUARE FOOT RESTAURANT BUILDING LOCATED AT 7621 WEST RAWSON AVENUE (CARISCH, INC., APPLICANT)</b></p>	<p style="text-align: center;"><b>ITEM NUMBER</b></p> <p style="text-align: center;"><i>G.7.</i></p>

At the regular meeting of the Plan Commission on April 23, 2020, following a properly noticed public hearing, the following action was approved: a motion to recommend approval of a Resolution imposing conditions and restrictions for the approval of a Special Use for an Arby's Restaurant with a drive through use upon property located at 7621 West Rawson Avenue. The Plan Commission's recommendation in regard to the subject Special Use has been reflected in the attached draft Resolution.

At said meeting of the Plan Commission, a Site Plan amendment for the subject property was also approved with certain conditions.

**COUNCIL ACTION REQUESTED**

A motion to approve Resolution 2020-\_\_\_\_\_, imposing conditions and restrictions for the approval of a Special Use for daycare facility use upon property located at 7621 West Rawson Avenue (Stacy Carisch, Carisch, Inc.).

RESOLUTION NO. 2020-\_\_\_\_\_

A RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS FOR THE APPROVAL OF A SPECIAL USE TO OPERATE AN ARBY'S RESTAURANT WITH A DRIVE THROUGH OUT OF AN EXISTING 3,288 SQUARE FOOT RESTAURANT BUILDING LOCATED AT 7621 WEST RAWSON AVENUE (CARISCH, INC., APPLICANT)

WHEREAS, Carisch, Inc., operator of multiple Arby's restaurants in the City of Milwaukee and surrounding suburbs, having petitioned the City of Franklin for the approval of a Special Use within Planned Development District No. 16 (Franklin Centre, Formerly Called Franklin Plaza) under Standard Industrial Classification Title No. 5812 "Eating Places (with drive through facilities)", to operate an Arby's restaurant out of an existing 3,288 square foot restaurant building with patio, wraparound drive through, 28 parking spaces, including 2 Americans with Disabilities Act spaces and 2 drive through spaces, and associated landscaping, lighting, and signage, with hours of operation from 10:00 a.m. to 10:00 p.m., Monday through Sunday, restaurant located at 7621 West Rawson Avenue (formerly Pantheon restaurant and Burger King restaurant prior thereto), bearing Tax Key No. 755-0193-000, more particularly described as follows:

LOT 2 IN FRANKLIN PLAZA SUBDIVISION, BEING A REDIVISION OF PART OF LOT 1 IN BLOCK 3 IN RAWSON HOMESITES, THAT PORTION OF RAWSON HOMESITES, AND THE ABUTTING STREETS, VACATED BY CIRCUIT CITY ACTION CASE NO. 397644, AMENDED DOCUMENT RECORDED FEBRUARY 21,1973, IN REEL 705, IMAGE 1011, AS DOCUMENT NO. 4741471 AND BY CITY OF FRANKLIN, RESOLUTION NO. 92-3889 RECORDED JANUARY 27, 1993, IN REEL 2957, IMAGE 226 AS DOCUMENT NO. 6722050, PART OF WHITNALL PARK TERRACE CONDOMINIUM, LOT 2, LOT 3, OUTLOT 3 AND OUTLOT 4 IN WHITNALL PARK TERRACE REPLAT AND LANDS ALL BEING A PART OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CONCRETE MONUMENT WITH BRASS CAP MARKING THE NE CORNER OF THE SAID 1/4 SECTION; THENCE S 88'42'59" W ALONG THE NORTH LINE OF SAID 1/4 SECTION 285.01 FT. TO A POINT; THENCE S 00'15'25" E 75.02 FT. TO A 1" DIA. IRON PIPE SET ON THE S. LINE OF W. RAWSON AVE. THENCE S 88'42'59"

W 25.00 FT. TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE S00'15'25" E 272.29 FT. TO A 1" DIA. IRON PIPE FOUND; THENCE S 88'42'59" W 160.03 FT. TO A 1" DIA. IRON PIPE FOUND; THENCE N 00'15'25" W 272.29 FT. TO A 1" DIA. IRON PIPE FOUND ON THE S. LINE OF W. RAWSON AVE. THENCE N 88'42'59" E ALONG THE AFORESAID SOUTH LINE 160.03 FT. TO THE POINT OF BEGINNING. THIS PARCEL CONTAINS 43,566 SQUARE FEET OR 1.0002 ACRES; and

WHEREAS, such petition having been duly referred to the Plan Commission of the City of Franklin for a public hearing, pursuant to the requirements of §15-9.0103D. of the Unified Development Ordinance, and a public hearing having been held before the Plan Commission on the 23rd day of April, 2020, and the Plan Commission thereafter having determined to recommend that the proposed Special Use be approved, subject to certain conditions, and the Plan Commission further finding that the proposed Special Use upon such conditions, pursuant to §15-3.0701 of the Unified Development Ordinance, will be in harmony with the purposes of the Unified Development Ordinance and the Comprehensive Master Plan; that it will not have an undue adverse impact upon adjoining property; that it will not interfere with the development of neighboring property; that it will be served adequately by essential public facilities and services; that it will not cause undue traffic congestion; and that it will not result in damage to property of significant importance to nature, history or the like; and

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

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Common Council of the City of Franklin, Wisconsin, that the petition of Carisch, Inc., for the approval of a Special Use for the property particularly described in the preamble to this Resolution, be and the same is hereby approved, subject to the following conditions and restrictions:

1. That this Special Use is approved only for the use of the subject property by Carisch, Inc., successors and assigns, as an Arby's restaurant with drive through use, which shall be developed in substantial compliance with, and operated and maintained by Carisch, Inc., pursuant to those plans City file-stamped April 13, 2020 and annexed hereto and incorporated herein as Exhibit A.
2. Carisch, Inc., 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 Arby's restaurant with drive through use, within 30 days of invoice for same. Any violation of this

CARISCH, INC. – SPECIAL USE  
RESOLUTION NO. 2020-\_\_\_\_\_

Page 3

provision shall be a violation of the Unified Development Ordinance, and subject to §15-9.0502 thereof and §1-19. of the Municipal Code, the general penalties and remedies provisions, as amended from time to time.

3. The approval granted hereunder is conditional upon Carisch, Inc. and the Arby's restaurant with drive through use for the property located at 7621 West Rawson Avenue: (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.

BE IT FURTHER RESOLVED, that in the event Carisch, Inc., successors or assigns, or any owner of the subject property, does not comply with one or any of the conditions and restrictions of this Special Use Resolution, following a ten (10) day notice to cure, and failure to comply within such time period, the Common Council, upon notice and hearing, may revoke the Special Use permission granted under this Resolution.

BE IT FURTHER RESOLVED, that any violation of any term, condition or restriction of this Resolution is hereby deemed to be, and therefore shall be, a violation of the Unified Development Ordinance, and pursuant to §15-9.0502 thereof and §1-19. of the Municipal Code, the penalty for such violation shall be a forfeiture of no more than \$2,500.00, or such other maximum amount and together with such other costs and terms as may be specified therein from time to time. Each day that such violation continues shall be a separate violation. Failure of the City to enforce any such violation shall not be a waiver of that or any other violation.

BE IT FURTHER RESOLVED, that this Resolution shall be construed to be such Special Use Permit as is contemplated by §15-9.0103 of the Unified Development Ordinance.

BE IT FURTHER RESOLVED, pursuant to §15-9.0103G. of the Unified Development Ordinance, that the Special Use permission granted under this Resolution shall be null and void upon the expiration of one year from the date of adoption of this Resolution, unless the Special Use has been established by way of the issuance of an occupancy permit for such use

BE IT FINALLY RESOLVED, that the City Clerk be and is hereby directed to obtain the recording of a certified copy of this Resolution in the Office of the Register of Deeds for Milwaukee County, Wisconsin.

CARISCH, INC. – SPECIAL USE  
RESOLUTION NO. 2020-\_\_\_\_\_  
Page 4

Introduced at a regular meeting of the Common Council of the City of Franklin this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

APPROVED:

\_\_\_\_\_  
Stephen R. Olson, Mayor

ATTEST:

\_\_\_\_\_  
Sandra L. Wesolowski, City Clerk

AYES \_\_\_\_\_ NOES \_\_\_\_\_ ABSENT \_\_\_\_\_



**CITY OF FRANKLIN**  
**REPORT TO THE PLAN COMMISSION**

**Meeting of April 23, 2020**

**Site Plan and Special Use**

**RECOMMENDATION:** City Development staff recommends approval of the Special Use and Site Plan Amendment, subject to the conditions in the draft resolution(s).

<b>Project Name:</b>	Arby's Special Use and Site Plan Amendment
<b>Project Address/Tax Key:</b>	7621 West Rawson Avenue/755 0193 000
<b>Property Owner:</b>	ROS NO 12 LLC
<b>Applicant:</b>	Carisch Inc.
<b>Current Zoning:</b>	Planned Development District No. 16
<b>Use of Surrounding Properties:</b>	Planned Development District No. 16 to the west and south; Planned Development District No. 34 to the north, and B-3 Community Business District to the east
<b>2025 Comprehensive Plan:</b>	Commercial
<b>Action Requested:</b>	Recommendation of approval of the Special Use and approval of the Site Plan Amendment Application

**Project Description/Analysis**

The applicant filed a Special Use and Site Plan Amendment Application to locate an Arby's restaurant within the existing building located at 7621 W. Rawson Avenue. The subject property is zoned Planned Development District No. 16, which allows B-3 Permitted and Special Uses. According to Table 15-3.0603 of the Unified Development Ordinance (UDO), the B-3 District permits Standard Industrial Classification Code. No. 5812 Eating Places (with drive through facilities) as a Special Use.

The subject property is approximately 1.0002 acres or 43,586 square feet. The existing building is 3,288 square feet. The building was originally a Burger King restaurant, approved in 1998 via Ordinance No. 98-1508. The Pantheon Family Restaurant most recently occupied the building.

The applicant is only proposing minor site changes, but will be remodeling the exterior and interior of the building. The site plan revision removes a long island that separates the drive through lane and patio and adds two parking spaces for customers to wait for their food at the end of the drive through.

Overall, the site includes the 2 drive through parking spaces, and 30 additional parking spaces to the west of the building, including two ADA accessible spaces (32 total). PDD No. 16 requires one parking space per three legal occupants. According to the applicant, the restaurant will have a capacity of 59 fixed seats and eight or nine employees. Per PPD No. 16, 59 seats would require 20 parking spaces and 32 parking spaces would allow up to 96 occupants.

The applicant is not proposing landscaping or parking lot lighting changes. The applicant has indicated that dead plantings will be replaced as needed and light poles will be painted if needed. The parking lot will also be repaired as may be necessary. There is not a significant change in the amount of greenspace provided onsite.

The building currently consists of brick, a mansard roof, and windows. The applicant is proposing to remove the mansard roof around the building and install a red canopy and accent band. The canopy will be metal above the storefront windows and Exterior Insulation and Finish System (EIFS) elsewhere. The existing brick on the building will either be painted or covered by Dryvit, which is a synthetic stucco/ EIFS material. The north elevation will include a new, slightly larger window system.

Sign plans have been provided for reference only. Signs are subject to separate review and approval and must comply with the City's Sign Ordinance. Further, PDD No. 16 requires wall signs to be individual channel letters, which is the type of signage being proposed. The applicant may re-face the existing monument sign; however, if a new monument sign is proposed, the additional sign requirements of PDD No. 16 must be met.

The applicant has provided site and building plans as well as a project narrative and responses to Section 15-3.0701 General Standards for Special Uses for Plan Commission review and consideration.

### **Recommendation**

A motion to recommend approval of the Special Use and a motion to approve the Site Plan Amendment Application, contingent upon approval of the Special Use, and subject to the conditions in the attached draft resolution.

## RESOLUTION NO. 2020-\_\_\_\_\_

A RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS  
FOR THE APPROVAL OF A SPECIAL USE TO OPERATE AN ARBY'S  
RESTAURANT WITH A DRIVE THROUGH OUT OF AN EXISTING  
3,288 SQUARE FOOT RESTAURANT BUILDING LOCATED AT  
7621 WEST RAWSON AVENUE  
(CARISCH, INC., APPLICANT)

---

WHEREAS, Carisch, Inc., operator of multiple Arby's restaurants in the City of Milwaukee and surrounding suburbs, having petitioned the City of Franklin for the approval of a Special Use within Planned Development District No. 16 (Franklin Centre, Formerly Called Franklin Plaza) under Standard Industrial Classification Title No. 5812 "Eating Places (with drive through facilities)", to operate an Arby's restaurant out of an existing 3,288 square foot restaurant building with patio, wraparound drive through, 28 parking spaces, including 2 Americans with Disabilities Act spaces and 2 drive through spaces, and associated landscaping, lighting, and signage, with hours of operation from 10:00 a.m. to 10:00 p.m., Monday through Sunday, restaurant located at 7621 West Rawson Avenue (formerly Pantheon restaurant and Burger King restaurant prior thereto), bearing Tax Key No. 755-0193-000, more particularly described as follows:

LOT 2 IN FRANKLIN PLAZA SUBDIVISION, BEING A REDIVISION OF PART OF LOT 1 IN BLOCK 3 IN RAWSON HOMESITES, THAT PORTION OF RAWSON HOMESITES, AND THE ABUTTING STREETS, VACATED BY CIRCUIT CITY ACTION CASE NO. 397644, AMENDED DOCUMENT RECORDED FEBRUARY 21, 1973, IN REEL 705, IMAGE 1011, AS DOCUMENT NO. 4741471 AND BY CITY OF FRANKLIN, RESOLUTION NO. 92-3889 RECORDED JANUARY 27, 1993, IN REEL 2957, IMAGE 226 AS DOCUMENT NO. 6722050, PART OF WHITNALL PARK TERRACE CONDOMINIUM, LOT 2, LOT 3, OUTLOT 3 AND OUTLOT 4 IN WHITNALL PARK TERRACE REPLAT AND LANDS ALL BEING A PART OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CONCRETE MONUMENT WITH BRASS CAP MARKING THE NE CORNER OF THE SAID 1/4 SECTION; THENCE S 88°42'59" W ALONG THE NORTH LINE OF SAID 1/4 SECTION 285.01 FT. TO A POINT; THENCE S 00°15'25" E 75.02 FT. TO A 1" DIA. IRON PIPE SET ON THE S. LINE OF W. RAWSON AVE. THENCE S 88°42'59"

W 25.00 FT. TO THE POINT OF BEGINNING OF THIS DESCRIPTION;  
THENCE S00'15'25" E 272.29 FT. TO A 1" DIA. IRON PIPE FOUND;  
THENCE S 88'42'59" W 160.03 FT. TO A 1" DIA. IRON PIPE FOUND;  
THENCE N 00'15'25" W 272.29 FT. TO A 1" DIA. IRON PIPE FOUND ON  
THE S. LINE OF W. RAWSON AVE. THENCE N 88'42'59" E ALONG THE  
AFORESAID SOUTH LINE 160.03 FT. TO THE POINT OF BEGINNING.  
THIS PARCEL CONTAINS 43,566 SQUARE FEET OR 1.0002 ACRES; and

WHEREAS, such petition having been duly referred to the Plan Commission of the City of Franklin for a public hearing, pursuant to the requirements of §15-9.0103D. of the Unified Development Ordinance, and a public hearing having been held before the Plan Commission on the 23rd day of April, 2020, and the Plan Commission thereafter having determined to recommend that the proposed Special Use be approved, subject to certain conditions, and the Plan Commission further finding that the proposed Special Use upon such conditions, pursuant to §15-3.0701 of the Unified Development Ordinance, will be in harmony with the purposes of the Unified Development Ordinance and the Comprehensive Master Plan; that it will not have an undue adverse impact upon adjoining property; that it will not interfere with the development of neighboring property; that it will be served adequately by essential public facilities and services; that it will not cause undue traffic congestion; and that it will not result in damage to property of significant importance to nature, history or the like; and

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

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Common Council of the City of Franklin, Wisconsin, that the petition of Carisch, Inc., for the approval of a Special Use for the property particularly described in the preamble to this Resolution, be and the same is hereby approved, subject to the following conditions and restrictions:

1. That this Special Use is approved only for the use of the subject property by Carisch, Inc., successors and assigns, as an Arby's restaurant with drive through use, which shall be developed in substantial compliance with, and operated and maintained by Carisch, Inc., pursuant to those plans City file-stamped April 13, 2020 and annexed hereto and incorporated herein as Exhibit A.
2. Carisch, Inc., 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 Arby's restaurant with drive through use, within 30 days of invoice for same. Any violation of this

provision shall be a violation of the Unified Development Ordinance, and subject to §15-9.0502 thereof and §1-19. of the Municipal Code, the general penalties and remedies provisions, as amended from time to time.

3. The approval granted hereunder is conditional upon Carisch, Inc. and the Arby's restaurant with drive through use for the property located at 7621 West Rawson Avenue: (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.

BE IT FURTHER RESOLVED, that in the event Carisch, Inc., successors or assigns, or any owner of the subject property, does not comply with one or any of the conditions and restrictions of this Special Use Resolution, following a ten (10) day notice to cure, and failure to comply within such time period, the Common Council, upon notice and hearing, may revoke the Special Use permission granted under this Resolution.

BE IT FURTHER RESOLVED, that any violation of any term, condition or restriction of this Resolution is hereby deemed to be, and therefore shall be, a violation of the Unified Development Ordinance, and pursuant to §15-9.0502 thereof and §1-19. of the Municipal Code, the penalty for such violation shall be a forfeiture of no more than \$2,500.00, or such other maximum amount and together with such other costs and terms as may be specified therein from time to time. Each day that such violation continues shall be a separate violation. Failure of the City to enforce any such violation shall not be a waiver of that or any other violation.

BE IT FURTHER RESOLVED, that this Resolution shall be construed to be such Special Use Permit as is contemplated by §15-9.0103 of the Unified Development Ordinance.

BE IT FURTHER RESOLVED, pursuant to §15-9.0103G. of the Unified Development Ordinance, that the Special Use permission granted under this Resolution shall be null and void upon the expiration of one year from the date of adoption of this Resolution, unless the Special Use has been established by way of the issuance of an occupancy permit for such use

BE IT FINALLY RESOLVED, that the City Clerk be and is hereby directed to obtain the recording of a certified copy of this Resolution in the Office of the Register of Deeds for Milwaukee County, Wisconsin.

CARISCH, INC. – SPECIAL USE  
RESOLUTION NO. 2020-\_\_\_\_\_  
Page 4

Introduced at a regular meeting of the Common Council of the City of Franklin this  
\_\_\_\_\_ day of \_\_\_\_\_, 2020.

Passed and adopted at a regular meeting of the Common Council of the City of  
Franklin this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

APPROVED:

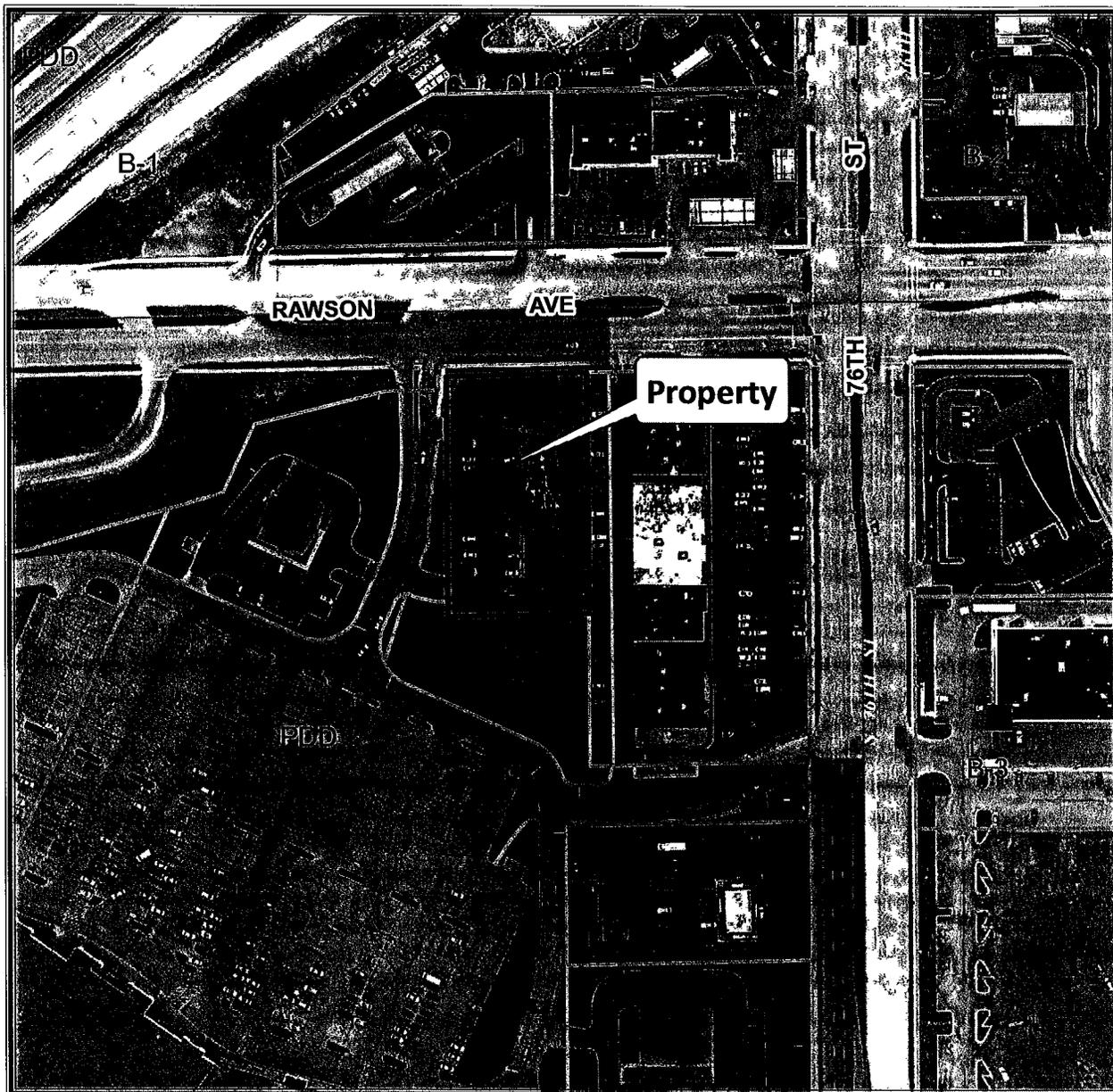
\_\_\_\_\_  
Stephen R. Olson, Mayor

ATTEST:

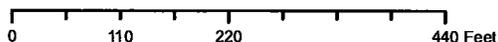
\_\_\_\_\_  
Sandra L. Wesolowski, City Clerk

AYES \_\_\_\_\_ NOES \_\_\_\_\_ ABSENT \_\_\_\_\_

7621 W. Rawson Ave.  
TKN: 755 0193 000



Planning Department  
(414) 425-4024

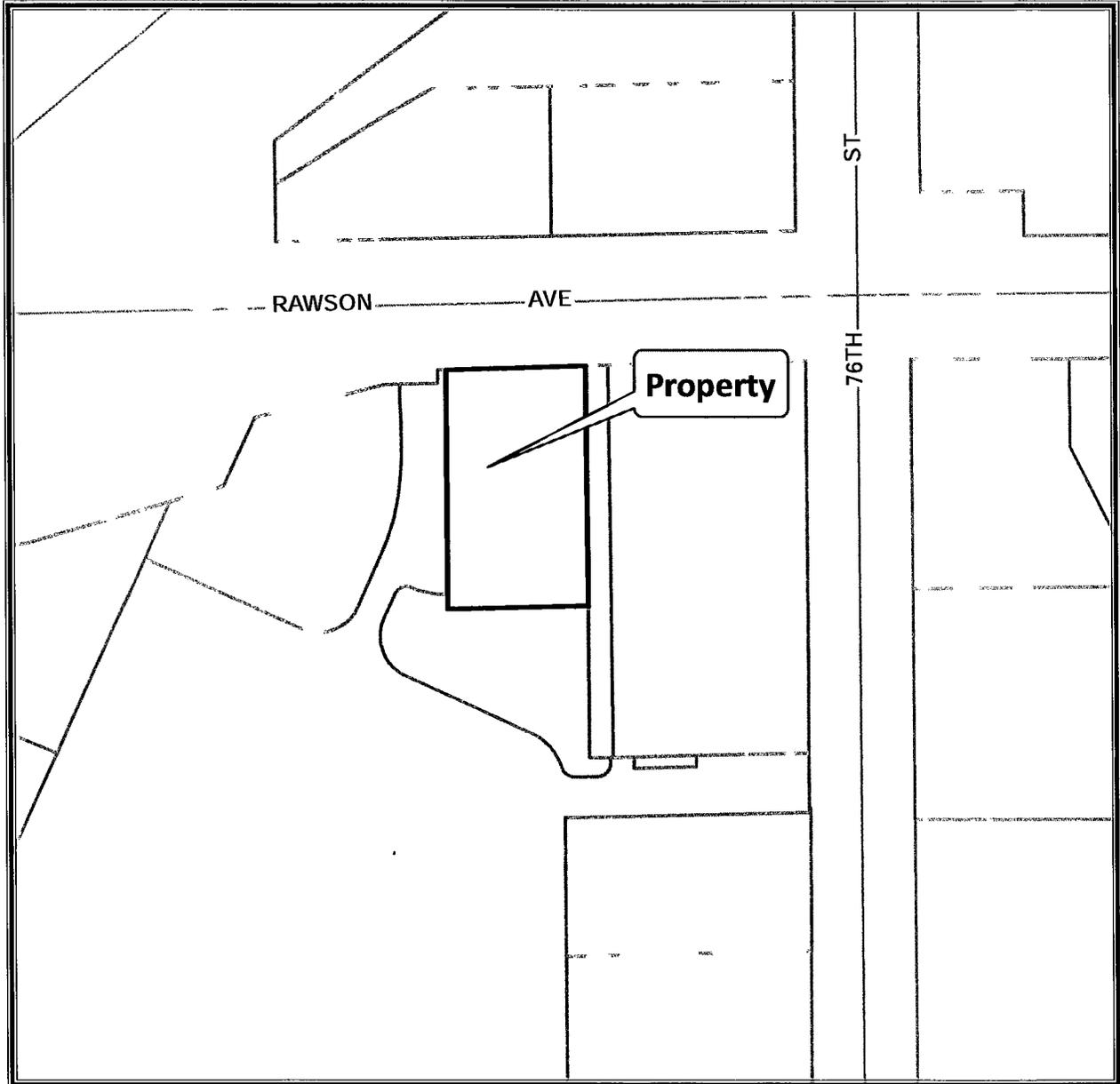


2017 Aerial Photo

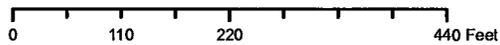
*This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. This map is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes.*



7621 W. Rawson Ave.  
TKN: 755 0193 000



Planning Department  
(414) 425-4024



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.*



Building a Better World  
for All of Us'

April 9, 2020

RE Carisch Inc  
Arby's Alterations  
7621 W Rawson Avenue  
Franklin, Wisconsin

Arby's Alterations  
Response to City Staff  
SEH No 152887

Response to Franklin's City staff comments and questions for the Special Use and Site Plan Amendment applications to locate an Arby's restaurant at 7621 W. Rawson Avenue.

- I. Overall, with the minor site modifications, will impervious surface be increasing? What is the change in impervious surface added or removed from the site? Any changes to the amount of impervious surface must be approved by the Engineering Department to verify that they comply with local stormwater standards. The Engineering Department can be contacted at 414-425-7510.
  - On Sheet A-020, we indicate decreasing the impervious surface from 20,854 s.f to 20,715 s.f While we expanded the drive thru parking area we removed a portion of the patio
- II. Please depict all existing landscaping in its current location. The current landscape plan is missing several trees.
  - On Sheet A-020, we updated the existing landscape schedule and updated the site plan to show existing plantings on site to date
- III. Will the existing monument sign be utilized? Please be aware that any proposed signage will require a separate review and Sign Permit through the Inspection Department. They can be contacted at 414-425-0084. Note that PDD No. 16 also has specific sign requirements that must be met. See attached (Ordinance No. 92-1229). As signs require separate review, please label or note on the plans that signs are shown for reference only and require separate review and approval.
  - On Sheet A 020, we indicate a location of the existing monument sign. Per note 7 and the City of Franklin, Signage requires separate review and permit In addition, the sign shall meet the requirements of the PDD No 16
- IV. It appears the canopy and accent band around the building is metal above the storefront windows and EIFS elsewhere. How well will this blend together and match? Could you please explain that transition further?

Engineers | Architects | Planners | Scientists

Short Elliott Hendrickson Inc , 316 North Milwaukee Street, Suite 302 Landmark Building, Milwaukee WI 53202-5888

SEH is 100% employee-owned | [sehinc.com](http://sehinc.com) | 414 465 1200 | 888 908 8166 fax

- The color of red for the canopy and the EFIS are the same color red. On sheet A1, the computer generated renderings do a better job of depicting matching reds. On sheets A026, A027, A201 & A202 show colored elevations showing what appears to be different colored reds. They are not different colored reds.
- V. Under "Site Information" on the Site Plan, please note that the zoning is PDD No. 16.
- On Sheet A-020, under "Site Information" we indicate the zoning as PDD No. 16.

For Plan Commission review on April 23, please submit twelve (12) collated copies of revised plan sets and responses to comments (folded to 8.5" x 11") and an electronic copy of all materials, to the Department of City Development no later than Monday, April 13, by 4:00 PM.



Building a Better World  
for All of Us

December 20, 2019

RE Arby's Restaurant w/ Existing Drive Thru  
7621 W Rawson  
Franklin, Wisconsin

Exterior Façade Alterations, Minor Site  
Modifications, Interior Remodel  
SEH No 152887

Carsch Inc operates 23 Arby's in Milwaukee and surrounding suburbs. Carsch Inc plans to provide exterior modifications to the facades and interior modifications to the seating and kitchen areas that reflect their latest Inspire brand. The current restaurant was once a Burger King.

Hours of Operation 10 am to 10 pm  
Employees per Shift. 3 to 9

### Exterior:

#### North Elevation (Rawson Avenue)

- Remove existing mansard, glazing system and brick
- Utilize existing structure
- Infill with new EFIS systems
  - White brick pattern at centered Architectural Feature
  - Brown 4" groove EFIS system above red canopy
  - Brown 8" groove EFIS system at building base
  - White smooth finish
- New glazing system w/ bronze anodized frames
- New Red Metal Canopy.
- Arby's Logo Sign
- Provide Accent Lighting to wash walls

#### West Elevation (Parking Lot)

- Remove existing mansard.
- Provide new white EFIS system w/ wood frame support at removed mansard
- Utilize existing structure, brick and glazing system
- Apply to existing finishes below existing mansard with new EFIS systems
  - Brown 8" groove system at Entry and below glazing system applied to existing brick
  - White smooth finish above red canopy
- Existing glazing system w/ bronze anodized frames
- Replace existing doors w/ bronze anodized frame system
- Red Metal Canopy w/ Arby's lettering and 3 metal columns painted brown
- Red Metal Canopy over Entry
- South half of west elevation

Engineers | Architects | Planners | Scientists

Short Elliott Hendrickson Inc., 316 North Milwaukee Street Suite 302 Landmark Building Milwaukee WI 53202-5888

SEH is 100% employee-owned | [sehinc.com](http://sehinc.com) | 414 465 1200 | 888 908 8166 fax

- Paint existing brick base functional gray color.
- Paint existing brick above base pure white color
- EFIS red band
- Provide accent lighting to wash walls with light

South Elevation (Facing Planned Development)

- Remove existing mansard
- Provide new white EFIS system w/ wood frame support at removed mansard
- Utilize existing structure, brick
- Paint existing brick base functional gray color
- Paint existing brick above base pure white color
- EFIS red band
- Paint existing dumpster matching proposed colors

East Elevation (Drive Thru)

- Remove existing mansard
- Provide new white EFIS system w/ wood frame support at removed mansard
- Utilize existing structure, brick and glazing system
- Apply to existing finishes below existing mansard with new EFIS systems
  - Brown 8" groove system at Entry and below glazing system applied to existing brick
  - White smooth finish above red canopy
- Existing glazing system w/ bronze anodized frames
- Replace existing doors w/ bronze anodized frame system
- Red Metal Canopy
- Drive Thru – brown EFIS w/ 8" grooves and a Red Metal Canopy
- South half of east elevation
  - Paint existing brick base functional gray color
  - Paint existing brick above base pure white color
  - EFIS red band up to Drive Thru
- Paint existing dumpster matching proposed colors
- Provide accent lights to wash walls with light

Roof Top Screening

- Existing Roof Tops are screened by existing parapet

Roof Access

- Roof Access exist and is available from the interior with a roof ladder

Site work

- Patch & Repair Existing Asphalt/Concrete Areas
- Repair concrete curbs as needed
- Reduce Existing Patio Size with new concrete curb to create 2 Drive Thru Parking Spots

Parking

- Prior to our site alterations 30 regular and 2 ADA parking stalls exist.
- After minor site alterations 28 regular, 2 ADA and 2 drive-thru parking stalls will be provided
- 2 ADA stalls meet today's code
- 59 Fixed Seats with 9 employees

Truck Traffic

- A small boxed truck will be making deliveries with food and supplies 4 to 5 times per week

Exterior Lighting

- Existing light poles will be painted if needed

Landscape Plan

- Existing Landscaping will be maintained Plantings will be trimmed, dead plantings will be replaced, and plantings removed during construction will be replaced

**Interior:**

- Provide new floor, wall and ceiling finishes at the existing lobby, existing toilet rooms, seating area and service counter reflective of the Inspire brand
- Provide new floor, wall and ceiling finishes as needed to accommodate new kitchen layout and equipment
- Revisions to existing Electrical Design
- Revisions existing HVAC Design

Project Construction Information

- Schedule
  - March 2020 – State & Local Approvals
  - March 2020 – Bidding Process
  - April thru May 2020 – Construction
  - June 2020 – Occupancy
- Project Cost (Contractor believes my estimate is high We will know after bidding)
  - Project Estimated Cost. \$1,000,000 00
  - Site Work Estimated Cost \$25 00 00

Sincerely,

Brian M Cooley, Senior Architect

SHORT ELLIOTT HENDRICKSON INC

316 N Milwaukee Street, Suite 302  
Milwaukee, WI 53202  
[bcooley@sehinc.com](mailto:bcooley@sehinc.com)  
414-465-1215

**DIVISION 15-3.0700**

**SPECIAL USE STANDARDS AND REGULATIONS**

**SECTION 15-3.0701**

**GENERAL STANDARDS FOR SPECIAL USES**

A. ***General Standards.*** No special use permit shall be recommended or granted pursuant to this Ordinance unless the applicant shall establish the following:

1. **Ordinance and Comprehensive Master Plan Purposes and Intent.** The proposed use and development will be in harmony with the general and specific purposes for which this Ordinance was enacted and for which the regulations of the zoning district in question were established and with the general purpose and intent of the City of Franklin Comprehensive Master Plan or element thereof.

*Response: The original project for this site was designed and used for a Burger King with a Drive-Thru. The current site is used for a restaurant with the existing drive-thru intact. We plan on utilizing much what exists and update the exterior and interior of the existing building.*

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

*Response: The proposed use will carry on the original use for the site. We will be improving and updating the exterior and interior appearance.*

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

*Response: The proposed used will be utilizing the design of existing site. We will be improving the existing drive thru by adding 2 drive thru parking stalls. We will be improving the exterior facades utilizing the existing foot plan. The appearance utilizes similar materials in the area.*

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

*Response: The proposed site was previously designed for a Burger King with a drive thru. All of the adequate public facilities exist.*

5. **No Traffic Congestion.** The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets. Adequate measures will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

*Response: The proposed seating plan shows 59 seats with a maximum 9 employees. Our proposed parking is basically as it exist except we a couple of drive thru parking stalls to improve the drive thru. The total number of stalls = 32 allowing an occupancy of 96 people according to Franklin's parking code.*

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

*Response: The proposed design is utilizing the existing site and building. There are no plans that will result in destruction, loss or damage any natural, scenic, or historic features of importance.*

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

*Response: The proposed Arby's with a drive-thru is similar to previous approved designs for the site. The proposed Arby's will meet current building codes.*

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

*Response: Reviewing 15-3.0703 which is Detail Standards for Special Uses in Nonresidential Districts, I do see any references to Drive Thru Restaurants. However, we are in a PDD. There is nothing that we are doing that has not been approved in the PDD.*

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

1. **Public Benefit.** Whether and to what extent the proposed use and development at the particular location requested is necessary or desirable to provide a service or a facility that is

in the interest of the public convenience or that will contribute to the general welfare of the neighborhood or community.

**Response:** *The previous two uses on this site are similar to the proposed Arby's with a drive thru. The public benefit will be improved building and site image with in the PDD.*

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

**Response:** *The previous approved projects on this site is a similar use to the proposed uses of an Arby's with a drive-thru. Carisch Inc, after careful consideration and review of this area in Franklin believes this site is the appropriate location.*

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

**Response:** *The current site design and building layout lend itself to a restaurant with a drive-thru. We propose to enhance what was previously approved.*

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

**Response:** *The proposed use is similar to the existing uses for this site. This site is part of a PDD and a larger design. We fit in with the original concept in a well-defined area of Franklin.*



SEH, Inc.  
 81 EAST LAKE STREET, SUITE 202  
 MILWAUKEE, WI 53212  
 CONTACT: STACY CARISCH  
 952.475.4835

SEH ELIOTT-ANDERSON, INC.  
 3000 WISCONSIN AVENUE, SUITE 200  
 MILWAUKEE, WISCONSIN 53212  
 CONTACT: BRIAN COOLEY  
 414.465.1215

SEH MILWAUKEE CORPORATION, INC.  
 3000 WISCONSIN AVENUE, SUITE 200  
 MILWAUKEE, WISCONSIN 53212  
 CONTACT: MIKE MIKSICH  
 414.465.1215

SEH MILWAUKEE CORPORATION, INC.  
 3000 WISCONSIN AVENUE, SUITE 200  
 MILWAUKEE, WISCONSIN 53212  
 CONTACT: MIKE MIKSICH  
 414.465.1215

SEH MILWAUKEE CORPORATION, INC.  
 3000 WISCONSIN AVENUE, SUITE 200  
 MILWAUKEE, WISCONSIN 53212  
 CONTACT: MIKE MIKSICH  
 414.465.1215

FRANKLIN  
 FRANKLIN PLAZA  
 WEST PAKSON AVENUE  
 FRANKLIN, WISCONSIN 53132

Project Name	Project No.	Project Date
FRANKLIN PLAZA	FRANKLIN PLAZA	03/2016



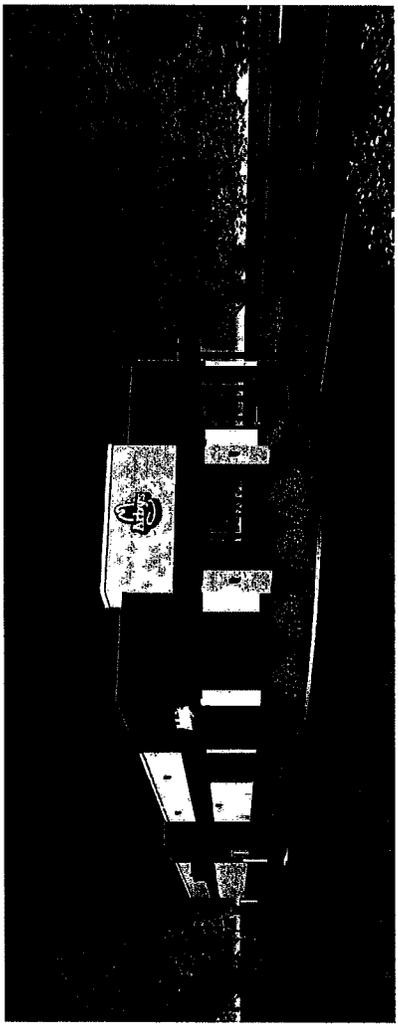
**OWNER:**  
 CARISCH INC  
 681 E. LAKE STREET, SUITE 262  
 WAYZATA MN 55391  
 CONTACT STACY CARISCH  
 T 952.475.4835

**ARCHITECT:**  
 SEH-MILWAUKEE INC  
 316 N MILWAUKEE STREET SUITE 302  
 MILWAUKEE, WI 53202  
 CONTACT BRIAN COOLEY  
 T 414.465 1215

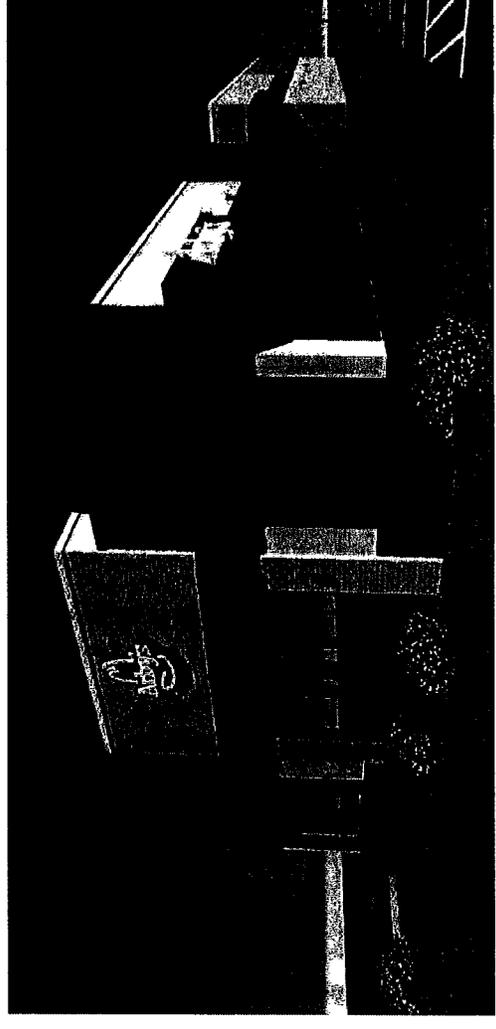
**CONTRACTOR:**  
 BRIGHN BUILDING CORPORATION  
 3885 N BROOKFIELD RD SUITE 200  
 BROOKFIELD WI 53045  
 CONTACT MIKE MIKSICH  
 T 262 790 0500

**SITE:**  
 FRANKLIN PLAZA  
 7621 WEST RAWSON AVENUE  
 FRANKLIN, WISCONSIN 53132  
 PARCEL NO 7-55-0793-000  
 ALDERMANIC DISTRICT 2  
 ZONING PPD NO 16

- INDEX:**
- A 1 TITLE SHEET
  - A 020 SITE PLAN - PROPOSED
  - A 023 DT-CANOPY
  - A 024 SIGNAGE
  - A 025 SIGNAGE
  - A 026 SIGNAGE
  - A 027 SIGNAGE
  - A 028 SIGNAGE
  - A 029 SIGNAGE
  - A 030 SIGNAGE
  - A 031 SIGNAGE
  - A 032 SIGNAGE
  - A 033 SIGNAGE
  - A 034 SIGNAGE
  - A 100 FLOOR PLAN - PROPOSED
  - A 201 EXTERIOR ELEVATIONS
  - A 202 EXTERIOR ELEVATIONS



② NORTH EAST CORNER  
 12'-0" x 12'-0"



① NORTH WEST CORNER  
 12'-0" x 12'-0"







**CONTRACTOR:**  
FRANKLIN  
1801 WEST PAVANSON AVENUE  
FRANKLIN, WISCONSIN 53122  
CONTACT: FRANKLIN  
PHONE: 262.433.1111  
FAX: 262.433.1112

**OWNER:**  
FRANKLIN  
1801 WEST PAVANSON AVENUE  
FRANKLIN, WISCONSIN 53122  
CONTACT: FRANKLIN  
PHONE: 262.433.1111  
FAX: 262.433.1112

**DATE:** 08/11/11

**SCALE:** 1/8" = 1'-0"

**PROJECT:**  
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1801 WEST PAVANSON AVENUE  
FRANKLIN, WISCONSIN 53122  
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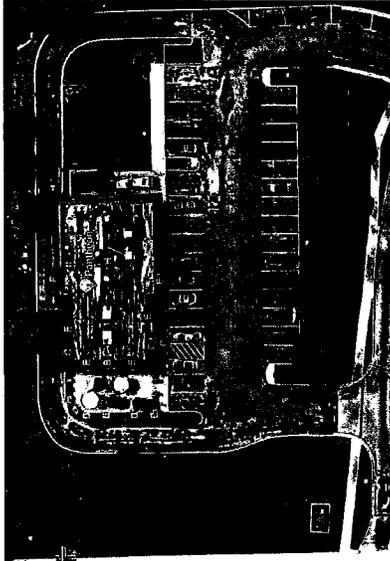
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PHONE: 262.433.1111  
FAX: 262.433.1112

**SITE PLAN**

ITEM	DESCRIPTION	SF
A	87' Monument @ 7.5' OAH	20.61
B	48" x 85" LED Logo Wall Sign- Wall Mount	10.9
C	16.25" White Charcoal Letterhead (1) Eyebrow Mount (1) Canopy Mount	3.7
E	10.375" Red Non-Illuminated Eyebrow Canopy	88.1 LF
F	24" Red Non-Illuminated Eyebrow Canopy	9 LF
F2	24" x 7.75" x 48" Drive-Thru Canopy	24
F3	24" x 4.5" Drive-Thru Canopy	24
F4	24" x 4.5" Drive-Thru Canopy	24
H	87' Interior Canopies 14'- Interior Wall Mount	24

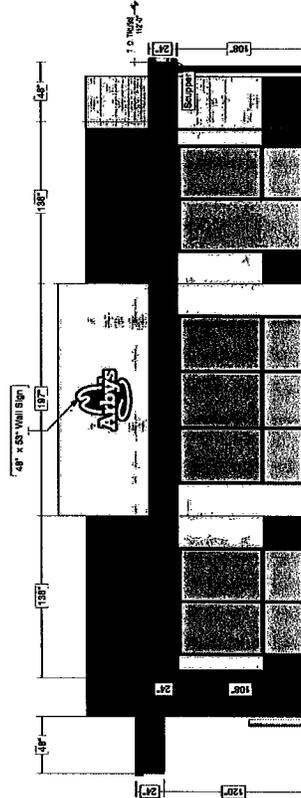


**DESIGN SIGN COMPANY, LLC**  
1801 WEST PAVANSON AVENUE  
FRANKLIN, WISCONSIN 53122  
CONTACT: FRANKLIN  
PHONE: 262.433.1111  
FAX: 262.433.1112

**APPROVAL INFORMATION & CONFIRMATION**  
 Permit Required - Project will produce traffic.  
 Permit Required - Project will produce noise.  
 Permit Required - Project will produce light.  
 Permit Required - Project will produce odor.  
 Permit Required - Project will produce other.

**APPROVAL INFORMATION & CONFIRMATION**  
 Permit Required - Project will produce traffic.  
 Permit Required - Project will produce noise.  
 Permit Required - Project will produce light.  
 Permit Required - Project will produce odor.  
 Permit Required - Project will produce other.

**FRONT ELEVATION**



**DESIGN SIGN COMPANY, LLC**  
1801 WEST PAVANSON AVENUE  
FRANKLIN, WISCONSIN 53122  
CONTACT: FRANKLIN  
PHONE: 262.433.1111  
FAX: 262.433.1112

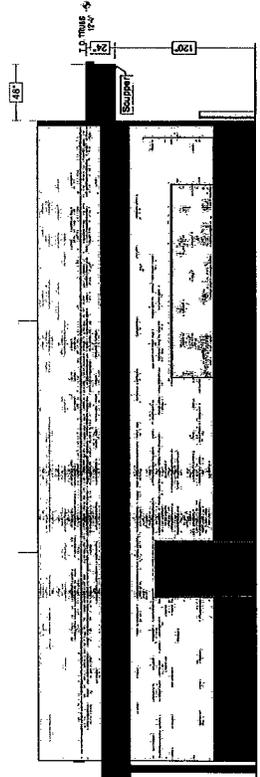
**APPROVAL INFORMATION & CONFIRMATION**  
 Permit Required - Project will produce traffic.  
 Permit Required - Project will produce noise.  
 Permit Required - Project will produce light.  
 Permit Required - Project will produce odor.  
 Permit Required - Project will produce other.

**APPROVAL INFORMATION & CONFIRMATION**  
 Permit Required - Project will produce traffic.  
 Permit Required - Project will produce noise.  
 Permit Required - Project will produce light.  
 Permit Required - Project will produce odor.  
 Permit Required - Project will produce other.

ALL DIMENSIONS SHOWN FOR REFERENCE ONLY AND WILL BE SUBMITTED FOR APPROVAL AND PERMIT BY SIGNAGE CONTRACTOR.



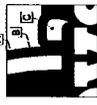
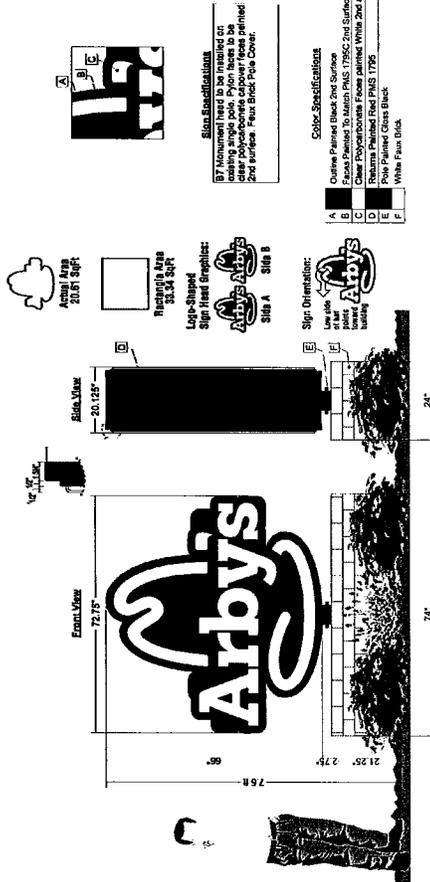
REAR ELEVATION



NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	08/20/18
2	REVISIONS	
3	REVISIONS	
4	REVISIONS	
5	REVISIONS	
6	REVISIONS	
7	REVISIONS	
8	REVISIONS	
9	REVISIONS	
10	REVISIONS	

**APPROVAL INFORMATION & CONFIRMATION**  
 Permit approved. Prepared with permission of owner.  Permit to be prepared with permission of owner.  Permit to be prepared with permission of owner.  
 Date: 08/20/18  
 Project No.: 1846  
 Contract No.: 1846  
 Contract Date: 08/20/18  
 Contract Value: \$1,000,000

BY MONUMENT



**Sign Orientation:**  
 Low side  
 High side  
 Side  
 Back  
 Front  
 Other

**Sign Specifications:**  
 Letter Height: 24" (Min)  
 Letter Spacing: 3/16" (Min)  
 Sign A: 24" x 24"  
 Sign B: 24" x 24"

**Color Specifications:**  
 A: Rustic Painted Black (ColorMax)  
 B: Black Painted to match PMS 1795C 2nd Surface  
 C: Clear Polycarbonate Fences painted White 2nd surface  
 D: Theaters Painted Black PMS 1795  
 E: White Paint (Gloss)  
 F: White Paint (Gloss)



NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	08/20/18
2	REVISIONS	
3	REVISIONS	
4	REVISIONS	
5	REVISIONS	
6	REVISIONS	
7	REVISIONS	
8	REVISIONS	
9	REVISIONS	
10	REVISIONS	

**APPROVAL INFORMATION & CONFIRMATION**  
 Permit approved. Prepared with permission of owner.  Permit to be prepared with permission of owner.  Permit to be prepared with permission of owner.  
 Date: 08/20/18  
 Project No.: 1846  
 Contract No.: 1846  
 Contract Date: 08/20/18  
 Contract Value: \$1,000,000

ALL WORK IS SUBJECT TO PERMITS AND SHALL BE SUBMITTED FOR APPROVAL AND PERMIT BY SIGNAGE CONTRACTOR.





Building & Construction  
for Illinois



CHICAGO, ILL.  
100 WEST WASHINGTON AVENUE  
CONTRACT: 15147-0001  
PROJECT: ARBY'S  
PROJECT MANAGER: JEFFREY L. BROWN  
100 WEST WASHINGTON AVENUE  
CHICAGO, ILL. 60604  
PROJECT: ARBY'S  
PROJECT MANAGER: JEFFREY L. BROWN  
100 WEST WASHINGTON AVENUE  
CHICAGO, ILL. 60604  
PROJECT: ARBY'S  
PROJECT MANAGER: JEFFREY L. BROWN  
100 WEST WASHINGTON AVENUE  
CHICAGO, ILL. 60604

Submitted: 08/26/13

Revised: 08/26/13

Contract: 15147-0001  
Project: ARBY'S  
Contract: 15147-0001  
Project: ARBY'S

CREATED BY: FRANKLIN #8797 REMODEL  
PROJECT: ARBY'S  
PROJECT MANAGER: JEFFREY L. BROWN  
100 WEST WASHINGTON AVENUE  
CHICAGO, ILL. 60604

DATE: 08/26/13  
PROJECT: ARBY'S  
PROJECT MANAGER: JEFFREY L. BROWN  
100 WEST WASHINGTON AVENUE  
CHICAGO, ILL. 60604

DATE: 08/26/13  
PROJECT: ARBY'S  
PROJECT MANAGER: JEFFREY L. BROWN  
100 WEST WASHINGTON AVENUE  
CHICAGO, ILL. 60604

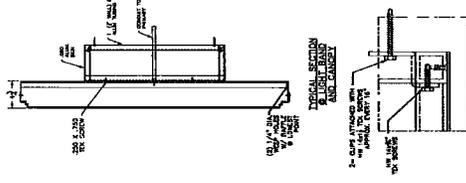
DATE: 08/26/13  
PROJECT: ARBY'S  
PROJECT MANAGER: JEFFREY L. BROWN  
100 WEST WASHINGTON AVENUE  
CHICAGO, ILL. 60604

SEALING

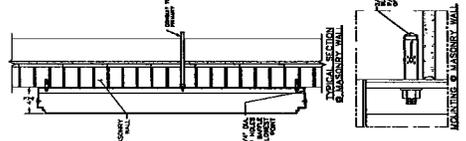
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**WALL SIGN**  
ARB-CAB-802

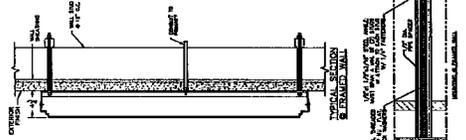
Direct Mount To Light Panel Or Canopy



Direct Mount To Masonry Wall



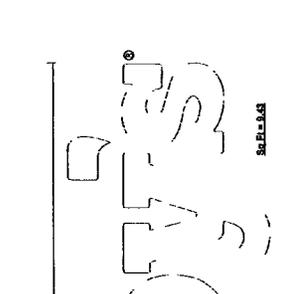
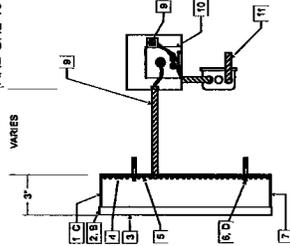
Direct Mount To Framed Wall



DESIGN SIGM COMPANY, LLC  
100 WEST WASHINGTON AVENUE  
CHICAGO, ILL. 60604  
PROJECT: ARBY'S  
PROJECT MANAGER: JEFFREY L. BROWN

APPROVAL INFORMATION & CONFIRMATION  
 Field is approved. Proceed with installation of signs.  Do not proceed with installation of signs.  
PROJECT: ARBY'S PROJECT MANAGER: JEFFREY L. BROWN

**CHANNEL LETTERS**  
ARB-CHL-1013



Color Specifications	
A	7028 White Acrylic Face
B	7028 White Trim Cap
C	7028 White Shear Metallic Return
D	Internally Illuminated w/ White LED

Material Specifications	
1	1/4" Thick
2	1" Thick
3	3/8" Thick
4	1/2" Thick
5	1/4" Thick
6	1/2" Thick
7	1/4" Thick
8	1/2" Thick
9	1/4" Thick
10	1/2" Thick
11	1/4" Thick

APPROVAL INFORMATION & CONFIRMATION  
 Field is approved. Proceed with installation of signs.  Do not proceed with installation of signs.  
PROJECT: ARBY'S PROJECT MANAGER: JEFFREY L. BROWN

ALL SPACES SHOWN FOR REFERENCE ONLY AND WILL BE SUBMITTED FOR APPROVAL AND PERMIT BY SEANAGE CONTRACTOR.





Building a Better Way  
for B



CHRYSLER, INC.  
1500 W. WASHINGTON AVENUE  
ANN ARBOR, MI 48106  
CONTACT: ERIC W. CANNON  
ARBY'S  
2700 FLUORINE AVENUE, SUITE 300  
ANN ARBOR, MI 48106  
CONTACT: JEFFREY W. COOPER, P.E.  
ANN ARBOR, MI 48106  
SUNBELT SIGN CORPORATION, INC.  
1000 W. WASHINGTON AVENUE, SUITE 200  
ANN ARBOR, MI 48106  
CONTACT: MATT GAYLOR, MEMBER, P.E.  
ANN ARBOR, MI 48106  
DAN FARRAR

Signature/Date:

Initials:

Arby's Sign Company, LLC  
2800 NORTH BRIDGEFIELD ROAD, SUITE 200  
FRANKLIN, WISCONSIN 53128  
CONTACT: TERRY WILSON  
262.746.0066

ARBY'S #8797 REMODEL  
FRANKLIN  
FRANKLIN, WISCONSIN 53128

CONTRACT NO.  
PROJECT NO.  
DATE  
SHEET NO.  
TOTAL SHEETS

Author/Drawn  
Checked/Reviewed  
Date

SIGNAGE

A 031

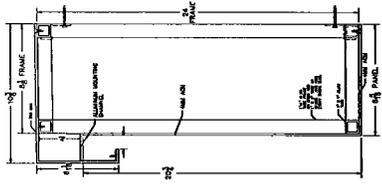
NON-ILLUMINATED EYEBROW CANOPY



Refer to Building  
Elevations For Length

\*Drawing For Illustrative Purposes Only  
Refer To Location Drawings In Z-File For  
Production Purposes

Arby's Sign ACM



DESIGN SIGN COMPANY, LLC  
1000 W. WASHINGTON AVENUE, SUITE 200  
ANN ARBOR, MI 48106  
CONTACT: TERRY WILSON  
262.746.0066

APPROVAL INFORMATION & CONFIRMATION  
 Permit Approval: Permitted with production of permit.  Permit not required for production of permit.  
Permit Number: \_\_\_\_\_ Permit Name: \_\_\_\_\_  
Date: \_\_\_\_\_

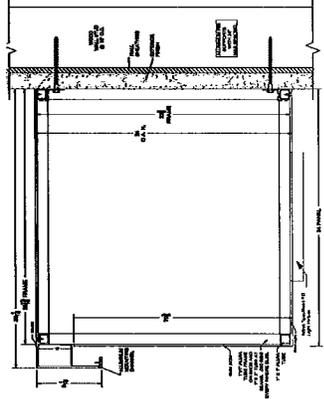
NON-ILLUMINATED EYEBROW CANOPY



Refer to Building  
Elevations For Length

Arby's Sign ACM

\*Drawing For Illustrative Purposes Only  
Refer To Location Drawings In Z-File For  
Production Purposes



DESIGN SIGN COMPANY, LLC  
1000 W. WASHINGTON AVENUE, SUITE 200  
ANN ARBOR, MI 48106  
CONTACT: TERRY WILSON  
262.746.0066

APPROVAL INFORMATION & CONFIRMATION  
 Permit Approval: Permitted with production of permit.  Permit not required for production of permit.  
Permit Number: \_\_\_\_\_ Permit Name: \_\_\_\_\_  
Date: \_\_\_\_\_

ALL SIGNAGE IS SHOWN FOR REFERENCE ONLY AND WILL BE  
SUBMITTED FOR APPROVAL AND PERMIT BY SIGNAGE CONTRACTOR.







Part of the World



Arby's, Inc. 10000 N. 10th St. Suite 200  
Minnetonka, MN 55342  
Tel: 952.895.2200

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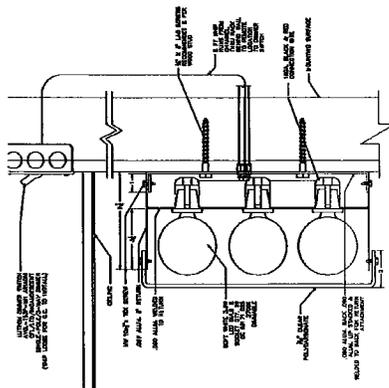
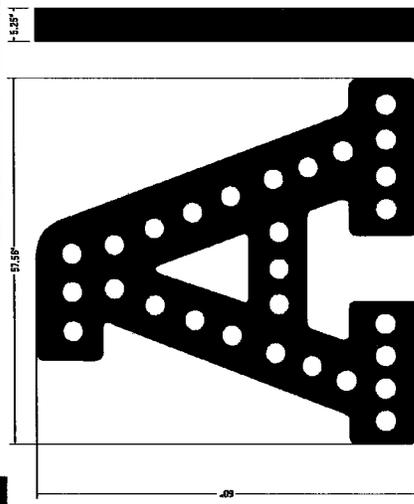
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Minnetonka, MN 55342  
Tel: 952.895.2200

Carousel Letters  
ARB-CHL-1014



Color Chart

A	White
B	Black
C	Red
D	Blue

APPROVAL INFORMATION & CONFIRMATION  
 Field to be completed. Please use production of color.  In laboratory production of color.  
DATE: \_\_\_\_\_

SEK COMPANY, LLC  
10000 N. 10th St. Suite 200  
Minnetonka, MN 55342  
Tel: 952.895.2200

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Tel: 952.895.2200







<p><b>APPROVAL</b></p> <p><i>slw</i></p>	<p><b>REQUEST FOR COUNCIL ACTION</b></p>	<p><b>MEETING DATE</b></p> <p>05/05/2020</p>
<p><b>REPORTS &amp; RECOMMENDATIONS</b></p>	<p><b>AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE TEXT AT TABLE 15-3.0603 STANDARD INDUSTRIAL CLASSIFICATION TITLE NO. 7539 “AUTOMOTIVE REPAIR SHOPS, NOT ELSEWHERE CLASSIFIED” TO ALLOW FOR SUCH USE AS A SPECIAL USE IN THE M-1 LIMITED INDUSTRIAL DISTRICT (PAVILION DEVELOPMENT COMPANY, APPLICANT)</b></p>	<p><b>ITEM NUMBER</b></p> <p><i>G. 8.</i></p>

At the April 23, 2020, regular meeting, the Plan Commission carried a motion to recommend approval of an Ordinance to amend Unified Development Ordinance Table 15-3.0603, Standard Industrial Classification Title No. 7539 “Automotive Repair Shops, Not Elsewhere Classified”, to allow for such use as a Special Use in the M-1 Limited Industrial District.

The amendment is necessary to allow for the approval of a Special Use to operate an automotive minor repair (primary use) and tire retail sales and installation (accessory use) business (Firestone Complete Auto Care). 7539 is allowed as a Special use in M-2 General Industrial; M-1 already allows other categories of auto repair.

**COUNCIL ACTION REQUESTED**

A motion to adopt Ordinance 2020-\_\_\_\_\_, to amend Unified Development Ordinance Table 15-3.0603, Standard Industrial Classification Title No. 7539 “Automotive Repair Shops, Not Elsewhere Classified”, to allow for such use as a Special Use in the M-1 Limited Industrial District. (Mike Grace, Pavilion Development Company)

STATE OF WISCONSIN

CITY OF FRANKLIN

MILWAUKEE COUNTY

*[Draft 4-6-20]*

ORDINANCE NO. 2020-\_\_\_\_

AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE TEXT AT  
TABLE 15-3.0603 STANDARD INDUSTRIAL CLASSIFICATION TITLE NO. 7539  
“AUTOMOTIVE REPAIR SHOPS, NOT ELSEWHERE CLASSIFIED” TO ALLOW FOR  
SUCH USE AS A SPECIAL USE IN THE M-1 LIMITED INDUSTRIAL DISTRICT  
(PAVILION DEVELOPMENT COMPANY, APPLICANT)

---

WHEREAS, Table 15-3.0603 of the Unified Development Ordinance sets forth the permitted and special uses in the nonresidential zoning districts; and

WHEREAS, Pavilion Development Company having applied for a text amendment to Table 15-3.0603, Standard Industrial Classification Title No. 7539 “Automotive Repair Shops, Not Elsewhere Classified”, to allow for such use as a Special Use in the M-1 Limited Industrial District; and

WHEREAS, the Plan Commission having reviewed the proposed amendment to allow for Standard Industrial Classification Title No. 7539 “Automotive Repair Shops, Not Elsewhere Classified” as a Special Use in the M-1 Limited Industrial District, and having held a public hearing on the proposal on the 23rd day of April, 2020 and thereafter having recommended approval of such amendment; and

WHEREAS, the Common Council having accepted the recommendation of the Plan Commission and having determined that the proposed amendment is consistent with the 2025 Comprehensive Master Plan of the City of Franklin, Wisconsin and will serve to further orderly growth and development and 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: Table 15-3.0603 of the Unified Development Ordinance of the Municipal Code of the City of Franklin, Wisconsin, only as it pertains to: Standard Industrial Classification Title No. 7539 “Automotive Repair Shops, Not Elsewhere Classified”, is hereby amended as follows: insert “S” (Special Use) in the M-1 column.

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

ORDINANCE NO. 2020-\_\_\_\_\_

Page 2

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

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

Introduced at a regular meeting of the Common Council of the City of Franklin this \_\_\_\_\_ day of \_\_\_\_\_, 2020, by Alderman \_\_\_\_\_.

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

APPROVED:

\_\_\_\_\_  
Stephen R. Olson, Mayor

ATTEST:

\_\_\_\_\_  
Sandra L. Wesolowski, City Clerk

AYES \_\_\_\_\_ NOES \_\_\_\_\_ ABSENT \_\_\_\_\_

 **CITY OF FRANKLIN** 

**REPORT TO THE PLAN COMMISSION**

**Meeting of April 23, 2020**

**UDO Text Amendment, Special Use and Site Plan**

---

**RECOMMENDATION:** City Development staff recommends approval of the UDO Text Amendment and Special Use and approval of the Site Plan Application subject to the conditions of approval in attached draft Resolutions and Ordinance.

---

<b>Project Name:</b>	Firestone Complete Auto Care UDO Text Amendment, Special Use and Site Plan
<b>Project Address/Tax Key:</b>	10800 W. Speedway Drive/704 1012 000
<b>Property Owner:</b>	Menard, Inc.
<b>Applicant:</b>	Pavilion Development Company
<b>Current Zoning:</b>	M-1 Limited Industrial District
<b>2025 Comprehensive Plan:</b>	Commercial
<b>Action Requested:</b>	Recommendation of approval of the UDO Text Amendment and Special Use and approval of the Site Plan Application

---

**Introduction**

Please note:

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

The applicant, Pavilion Development Company, filed the applications below for the development of a Firestone Complete Auto Care facility for property located at 10800 W. Speedway Drive.

- **UDO Text Amendment**  
The applicant is requesting to amend Table 15-3.0603 of the Unified Development Ordinance to allow Standard Industrial Classification No. 7539 Automotive Repair Shops, Not Elsewhere Classified as a Special Use within the M-1 District. Currently this SIC Code is not allowed.
- **Special Use**  
The Firestone Complete Auto Care use primarily involves the sale of tires and minor automotive repair. The retail sales of tires business use are allowed as a Special Use in the M-1 District under SIC Code No. 5531 Auto and Home Supply Stores. The minor automotive repair is allowed under SIC Code No. 7539, which is proposed to be added to the M-1 District as a Special Use. The applicant’s responses to Special Use standards are attached for review.

The applicant has indicated that no commercial vehicles will be parked overnight onsite.

- **Site Plan**

The applicant is proposing to construct a 6,262 square foot building and associated parking, lighting, landscaping and other site amenities upon a 1.23-acre parcel. Site Plan details are further discussed below.

### **Project Description and Analysis**

The subject property is approximately 1.23-acres (53,443 square feet) and is currently vacant. The applicant is proposing to construct a 6,262 square foot Firestone Complete Auto Care facility with eight service bays.

The site plan includes the auto care building as well as associated parking, landscaping, lighting, and storm water management facilities. The plan also includes a trash enclosure on the south side of the building. Staff suggests that elevations of the proposed trash enclosure be provided for staff review and approval.

The site will be accessible from West Speedway Drive as no access is allowed via S. Lovers Lane Road (S.T.H. 100). The site plan also provides cross access to the vacant property to the northwest. As such, it is recommended that a cross-access easement agreement be provided and recorded with the Milwaukee County Register of Deeds prior to issuance of an Occupancy Permit.

The driveway opening to West Speedway Road appears to exceed 24-feet at the street right-of-way line and 30-feet at the roadway, which is the maximum allowed per Section 15-5.0207 of the UDO. This Section also states that the Plan Commission may allow wider ingress/egress at the right-of-way line in non-residential districts.

The Site Plan includes 32 parking spaces, including two ADA accessible spaces. The UDO recommended Standard Parking Ratio is four parking spaces per service bay. The proposed building has seven service bays, thus 28 parking spaces are recommended. The applicant is exceeding this standard by four spaces. Note that all parking spaces are 9-feet wide and 180 square feet, which complies with the minimum parking space size required by the UDO.

Staff would note the proposed site plan has about 25,010 square feet of greenspace and 28,433 square feet of impervious surface or a greenspace ratio of about 46.8%. This complies with the M-1 District development standards, which requires a minimum Landscape Surface Ratio of 40%. UDO requirements regarding plantings have been met.

Information about natural resources on the site was not provided. As required by Section 15-7.0201 of the UDO, Staff recommends that the applicant provide a letter from a qualified professional stating that no natural resources exist on the property prior to the issuance of building permits.

A photometric plan which complies with Division 15-5.0400 of the Unified Development Ordinance is required. It is recommended that the applicant provide a photometric plan for staff review and approval, prior to the issuance of building permits.

The applicant has provided a grading plan and discusses storm water management within its project narrative. Staff recommends that a final grading, erosion control and storm water management shall be subject to review and approval by the Engineering Department, prior to any land disturbing activities.

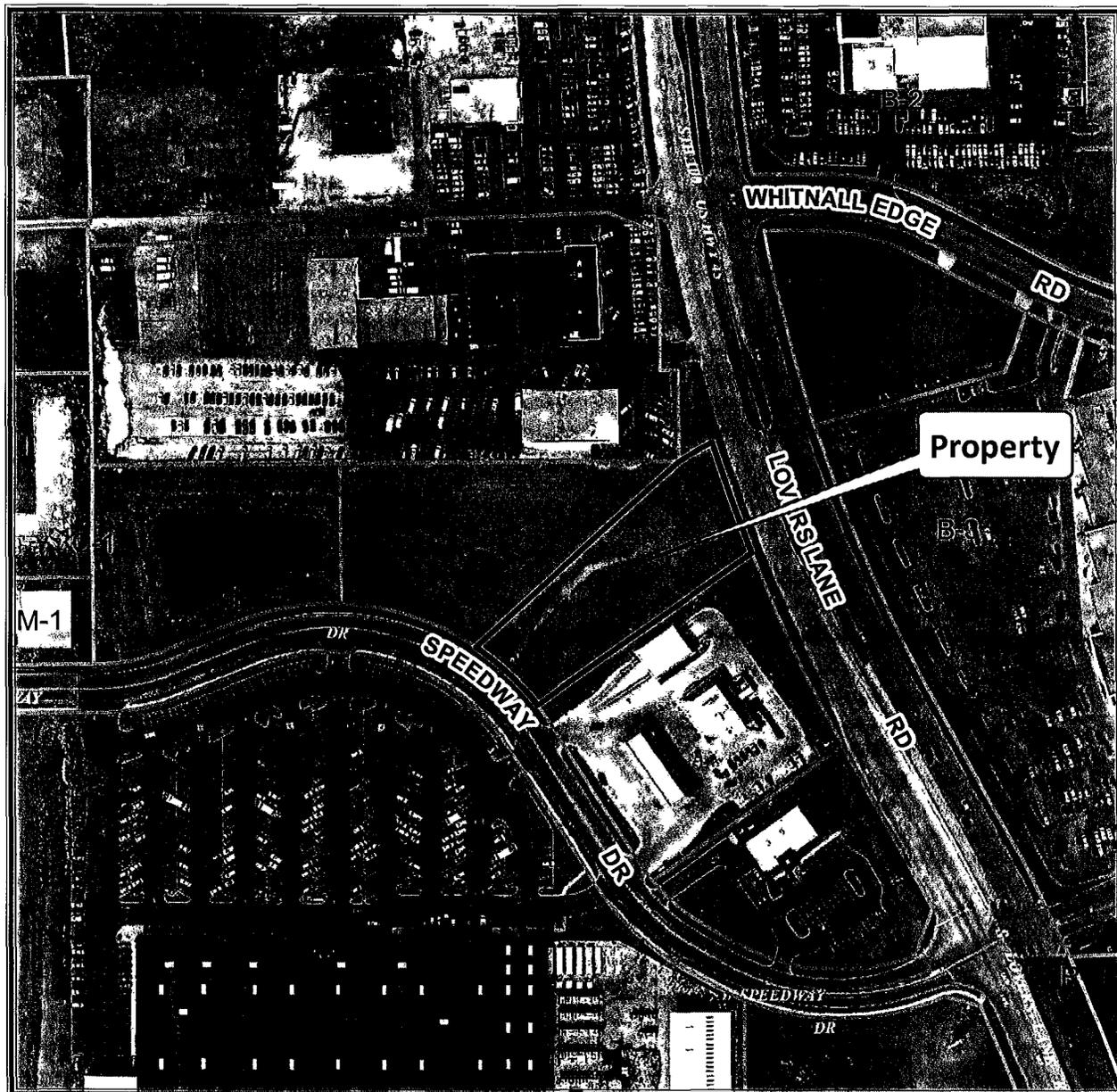
Sign plans have been provided and include wall signs and a monument sign adjacent to S.T.H. 100/Lovers Lane Road. It is recommended that all proposed signage shall comply with the requirements of Chapter 210 of the City's Municipal Code and must receive a Sign Permit from the Inspection Department prior to installation.

Staff recommended the several improvements to architecture in staff comments, based on the requirements of Section 15-7.0802 of the UDO. The applicant has provided revised elevations which include the addition of brick as a primary material, and better reflect the architecture of the adjacent Kwik Trip and Waterstone Bank developments. It is suggested that the, north, and west elevations should incorporate architectural elements similar to the south and east sides of the building or otherwise be enhanced.

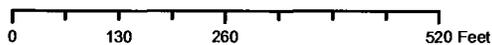
### **Recommendation**

It is recommended that the Plan Commission recommend approval of the UDO Text Amendment and Special Use for Firestone Complete Auto Care and approve the Site Plan, contingent upon approval of the UDO Text Amendment and Special Use, and subject to the conditions in the attached draft resolution.

10800 W. Speedway Drive  
TKN: 704 1012 000



Planning Department  
(414) 425-4024

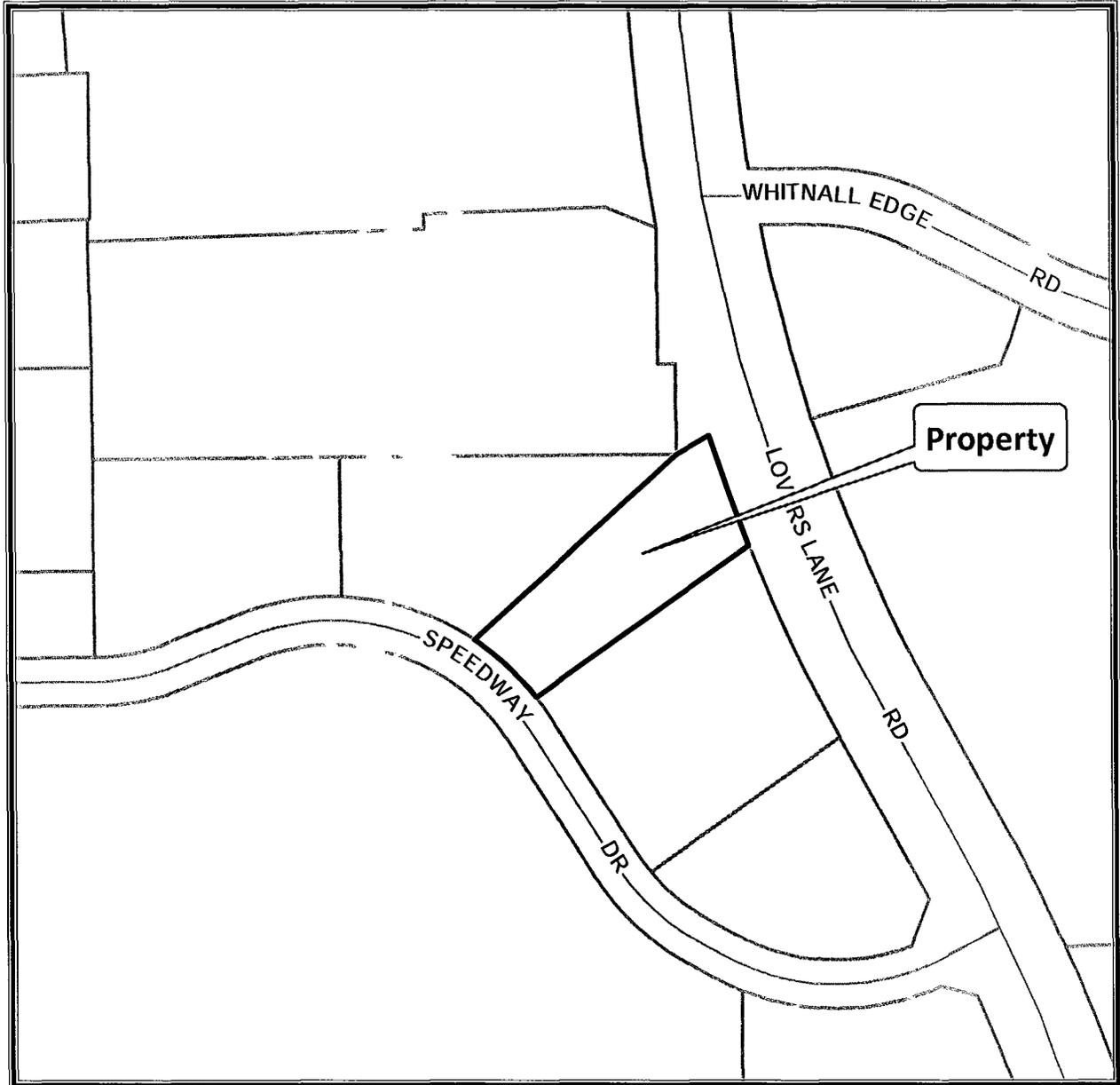


2017 Aerial Photo

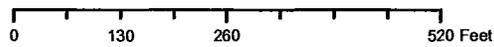
*This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. This map is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes.*



10800 W. Speedway Drive  
TKN: 704 1012 000



Planning Department  
(414) 425-4024



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.*



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3108 SW Regency Pkwy, Ste 2  
Bentonville, AR 72712  
(479) 273-9472

www.ceieng.com

04/09/2020

Planning and Zoning Department  
City of Franklin  
Attn Mrs Marion Eck  
9229 W Loomis Road  
Franklin, WI 53132

RE Building Plan Review – Comment Response Letter  
10800 W Speedway Drive – New Firestone Complete Auto Care

Below are the responses to the Civil Plan review comments received on the proposed Firestone Complete Auto Care located at 10800 W Speedway Drive

### Review Comments:

#### Unified Development Ordinance (UDO) Requirements

- 1 Note that a cross-access easement is recommended to be recorded with Milwaukee County for the access to the property to the northwest  
*Acknowledged Easement will be recorded with the County*
- 2 The building setback (abutting S T H 100) is 40-feet per Section 15-5 0108B of the UDO Please revise accordingly  
*Acknowledged Revised setbacks are included in the site plan*
- 3 Is 10-feet of concrete paving and a 20-foot drive aisle sufficient area for cars maneuvering in and out of service bays and parking spaces on the opposite side of the drive aisle? It appears many Firestone locations have more room in this area of the site Note that a minimum 24' drive aisle is required It is recommended that the drive aisle outside of the concrete paving be at least 24 feet  
  - Please consider requesting a reduced west side yard setback to allow the building to be shifted in order to provide a 24' drive aisle width or greater as may be necessary Per Section 15-3 0701A 7 the Common Council, pursuant to a Plan Commission recommendation, may modify district regulations*The drive aisle in front of the building is 30 ft wide which exceeds the code required 24' width for aisle with 90-degree parking spaces 30ft aisle is Bridgestone standard implemented throughout the country for their stores*
- 4 Is the temporary construction easement already in place and agreed to by the adjacent property owner?  
*The temporary construction easement has been verbally agreed upon, document will be provided as required by the City*
- 5 Note that no outdoor storage is allowed, except outdoor retail sales areas as may be approved by the Plan Commission If any outdoor sales areas are proposed, please illustrate the location on the Site Plan  
*Acknowledged Temporary outdoor display examples will be submitted to the City prior to the meeting for review and consideration*
- 6 The Landscape Plan includes one sheet of the Site Intensity and Capacity Calculations according to the procedure in DV 15-3 0500 (<https://ecode360.com/33224849>)  
*Acknowledged Landscape plan has been revised to include the all required tables per comment*
- 7 Please provide an elevation of the trash enclosure It is noted that the enclosure will be of similar building materials as the principal building, however, those materials should be specifically identified  
*Acknowledged Trash elevation is provided with this submittal*
- 8 Please provide landscape screening around the transformer pad as may be possible

*Acknowledged Landscape plan has been revised and landscape screening provided around the transformer*

- 9 Please provide a 30-foot Landscape Buffer yard Easement adjacent to South Lovers Lane Road (S T H 100) Note that no structures shall be allowed within this easement.

*Acknowledged 30-foot landscape buffer is shown on the plan*

- 10 Please show areas for snow storage on the Landscape Plan in accordance with Section 15-5 0210 of the UDO

*Acknowledged Snow storage areas as required by UDO have been shown on the Landscape Plan*

- 11 Please list plantings by type in Plant Schedule (Canopy/Shade Trees, Evergreens, Decorative Trees, and Shrubs) The UDO requires seven plantings of each type based on 32 parking spaces provided Please demonstrate that this requirement as well as the minimum planting size requirements are being met.

*Acknowledged Landscape Schedule has been revised per comment*

- 12 Also note that at least two species of each type are required

*Acknowledged Landscape plan has been revised to include at least two species of each type tree*

- 13 Please provide irrigation in compliance with Section 15-5 0303D of the UDO and note the method of irrigation on the Landscape Plan

*Acknowledged Irrigation plan provided*

- 14 A minimum 2-year planting guaranty is recommended and should be noted on the Landscape Plan (see Section 15-5 0303G 3 of the UDO)

*Acknowledged Note added to the plans*

- 15 Note that all landscaping shall be completed prior to issuance of an Occupancy Permit

*Acknowledged Note added to the plans*

- 16 Please provide a Lighting Plan in conformance with Division 15-5 0400 Please include catalog/cut sheets for all light types What is the peak height of light poles, including the base and fixture (i.e. measured from grade)?

*Acknowledged Photometric plan is included in the set*

- 17 Note that Engineering Department approval of the final grading, erosion control, and storm water management plans will be required prior to any land disturbing activities

*Acknowledged Two copies of these plans will be sent to Sara Arnold with Engineering for review*

- 18 Please be aware that signage must comply with the City of Franklin Sign Code and is subject to separate review and approval, and issuance of a Sign Permit prior to installation Please note on the plans that signage is shown for reference only

*Acknowledged Note has been added to the plans*

- 19 Architectural revisions are recommended Please consider Section 15-7 0802 of the UDO and the suggestions below

- It is recommended that EIFS only be used as an accent material Brick and stone are the recommended primary building materials Note the building materials and architecture of the adjacent Kwik Trip and Waterstone Bank developments

- The east, north, and west elevations should incorporate architectural elements similar to the south and east sides of the building

- Consider additional bump-outs, variations in building height, building articulation, and other architectural elements that may enhance and improve the architecture of the building

*Acknowledged The architectural elevations will be revised so that the brick wainscot is raised to be higher than the top of the awnings around all four elevations This will significantly increase the amount of brick on the building, so the EIFs is only an accent around the top of the building*

- 20 Please submit a Natural Resource Protection Plan per Section 15-7 0201 of the UDO If no resources exist onsite, a letter from a qualified professional stating that no resources exist on the property is sufficient.

*The site is graded and cleared with no existing trees, no steep slopes nor wetlands. Statement in a letter form by Wisconsin Department Natural Resources will be provided as received*

- 21 Please be aware of City impact fees. The impact fee schedule can be found on the City's website at [https://www.franklinwi.gov/Files/Inspection/Impact\\_Fees\\_2020\\_Revised\\_3-9-20201.pdf](https://www.franklinwi.gov/Files/Inspection/Impact_Fees_2020_Revised_3-9-20201.pdf)

*Acknowledged*

#### Engineering Department Comments

Engineering requests additional information to complete the review before its recommendation for approval. Since a complete submittal was not made we cannot offer review comments. The engineer will need to make a complete submittal.

- Two full-size hard copies of the plans
- One hard copy of the required storm water management materials previously discussed in detail with the engineer both in person and in emails (April 23, 2019, and October 10, 2019)
- Electronic copy of the above documents

*Acknowledged*

#### Fire Department Comments

The Fire Department has no comments/concerns regarding the proposed changes and use at this location.

*Acknowledged*

#### Police Department Comments

The Franklin Police Department has reviewed the Special Use, Site Plan, and UDO Text Amendment Applications for 10800 W. Speedway Dr. The Police Department has no issues with this request.

*Acknowledged*

Should you have any questions or comments please feel free to give me a call.

Sincerely,

Rado Nedkov, Project Manager  
CEI Engineering Associates, Inc.  
(479) 254-1423



**CEI Engineering Associates, Inc.**

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3108 SW Regency Parkway  
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(479) 273-9472 Fax (479) 273-0844  
www.ceieng.com

December 16, 2019

Planning & Zoning Department  
City of Franklin, WI  
9229 W Loomis Rd  
Franklin, WI 53132

**Special Use Permit Application**

This letter is in request of Special Use Permit for the proposed Firestone Complete Auto Care development located at Speedway Drive near Lover's Lane in the City of Franklin, SIC 7539 (Auto-repair store, not elsewhere classified), and inclusion of SIC 5531 (Auto and Home Supply Stores) use as an accessory use with this development. Under a separate application we have requested UDO text amendment to allow SIC 7539 (Auto-repair store, not elsewhere classified) as a Special Use in M-1, which the property is zoned currently.

**Project Summary**

This site is currently a vacant lot and consists of approximately 1.23 acres. The site is located approximately 900 feet northeast of the intersection of S. Lovers Lane Road and West Speedway Drive, on the east side of West Speedway Drive.

This project is a proposed 6,262 SF Firestone Complete Auto Care Store (tire and minor automobile repair with mercantile showroom) with eight vehicle service bays. There will be no servicing of vehicles outside the building. The project will include all necessary site improvements including vehicular and pedestrian circulation, a trash enclosure, used inventory storage enclosure, site lighting, landscaping, stormwater management, and all utility connections.

There are 32 proposed parking spaces with this layout, located along the southeast and northeast building façades. A loading area and screened enclosure at the southwest building wall. There will be shared access provided with the property to the west. Temporary construction easement by the adjacent owner will be issued for the improvements and limited grading on the adjacent lot.

There is an existing sanitary sewer and water main crossing the site in an easement, which will be tapped for service per City standards.

*Solutions for Land and Life*

CALIFORNIA ■ TEXAS ■ ARKANSAS ■ MINNESOTA ■ PENNSYLVANIA

Post development storm water runoff will be captured by few inlets on site and connected to existing manhole located near Speedway Drive. That manhole is a part of the overall development storm system which discharges into an existing pond located west of the site. Business sign is located along Lovers Lane and elevations of the proposed sign are included in the submittal package.

The proposed landscaping will be in compliance with the City standards.

Please see the attached operations statement for a brief description of services offered.

Respectfully submitted,

Radoslav Nedkov, RLA, ASLA, CID  
Project Manager  
CEI Engineering

Attachments (1)



BRIDGESTONE AMERICAS, INC.  
200 4<sup>th</sup> Avenue South  
Nashville TN 37201

**BRIDGESTONE / FIRESTONE SITE CRITERIA / FACTS**

Firestone is a 100 + year old company with its regional headquarters in Nashville, TN. We operate over 2200 stores nationwide Our primary competition is Goodyear, Pep Boys, NTB, Discount Tire and numerous other regional competitors Seventy percent of our customers come from a radius of three miles of the store Other than the retail sale of tires, our primary focus is Manufacture's Scheduled Maintenance, preventative maintenance and automotive repairs.

**General Operational Facts:**

- 28-35 Cars per day
- 30- 45 car parking is adequate
- 7-10 employees
- Hours of Operation
  - 7AM – 7 PM Monday through Friday
  - 7AM – 6 PM Saturday
  - 9 AM – 5PM Sunday
- No underground storage tanks are utilized for operations
- Store will be Company owned and Operated or Leased
- Uses / activities of business
  - Sale and installation of tires & parts
  - Light automotive service including shocks, struts, brakes, tune-ups and other similar types of repairs
    - No heavy engine work
    - No major transmission work
    - No body or painting type work
    - No towing service
- We do not sell over the counter parts / fluids to consumer
- Low noise generation – 40 db outside of building
- All recyclable products are hauled away by licensed recyclers



BRIDGESTONE AMERICAS, INC  
200 4<sup>th</sup> Avenue South  
Nashville, TN 37201

- Most customers drop off vehicles early and are picked up the same day. Cars left overnight are secured in the bays when applicable.

**Storage & Waste Issues:**

***Tire Storage:*** Our architectural plans provide for a specific area in the building for the storage of used tires. Additionally, we provide for a storage area within the dumpster enclosure to occasionally store (on a temporary basis) small quantities of used tires and metals. We have licensed recyclers who pick up and remove the used products on a regular basis every 7 -10 days. We will also use this same area to store other materials that can be reused / recycled / or reconditioned such as oil filters, brake linings, calipers, exhaust piping, which will be removed by the same licensed recyclers.

***Waste Recycling:*** Our policy is to recycle material whenever possible to remove it from the waste stream. Firestone contracts with duly licensed and insured recyclers to ensure that the disposal of used tires, oil, oil filters, and exhaust systems is accomplished in the most environmentally responsible manner and conforms to all federal and state regulations. Space is provided for the storage of all such materials pending their pickup by a recycler.

***Dumpster Enclosure:*** Our site plan shows two proposed enclosures that will screen a trash dumpster from the neighboring properties. To provide architectural integrity, the dumpster enclosure will be constructed of similar building material as the building itself. A wooden gate, which will remain closed at all times, will provide additional screening for the dumpster and the area inside the enclosure.

***Trash Disposal:*** As a matter of company policy, Firestone restricts the use of its dumpsters to the disposal of trash and discarded parts that can be accepted at landfills. We contract with a licensed waste disposal hauler to dispose of the normal trash associated with operations. Consequently, the dumpster will only be used for cardboard and similar parts packaging materials and discarded parts such as used shock absorbers, air filters, tire valves, etc. that cannot be recycled.







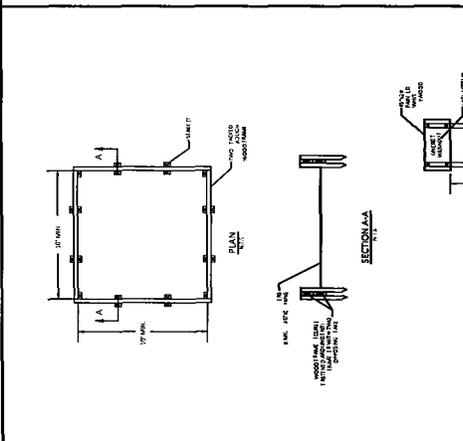






**GENERAL EROSION NOTES**

1. THE SOIL TYPE AND CLASSIFICATION SHALL BE DETERMINED BY THE SOILS ENGINEER. THE SOILS ENGINEER SHALL SUBMIT A SOILS REPORT TO THE OWNER AND THE CONTRACTOR. THE SOILS ENGINEER SHALL ALSO SUBMIT A SOILS REPORT TO THE OWNER AND THE CONTRACTOR. THE SOILS ENGINEER SHALL ALSO SUBMIT A SOILS REPORT TO THE OWNER AND THE CONTRACTOR.
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**GENERAL EROSION NOTES CONT'D**

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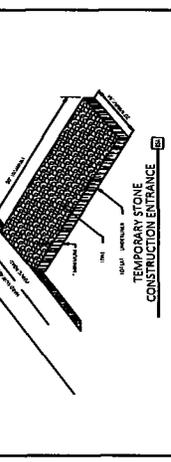
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**TEMPORARY CONCRETE WASHOUT (ABOVE GRADE)**

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**SWP-CI "Big Red"**  
Curb Inlet Protector  
By ASP Enterprises and Storm Water Products

Specifications:  
1. Material: recycled recycled rubber tires  
2. Weight: approx. 10 lbs per linear foot  
3. Diameter: approx. 8"

Product	Test Method	Units	Typical Value
Flow	ASTM D2036	cu yd	9.3
Comp. Tensile Strength	ASTM D4037	lb	230
Tensile Strength (Charpy)	ASTM D4037	lb	100
Temp. Strength	ASTM D4037	lb	60
Bank	ASTM D4037	psi	440

Geotextile fabric made of durable high flow fibre with the following properties:  
1. High flow rate  
2. Durable  
3. Recycled materials

**SWP-CI "Big Red"**  
Curb Inlet Protector  
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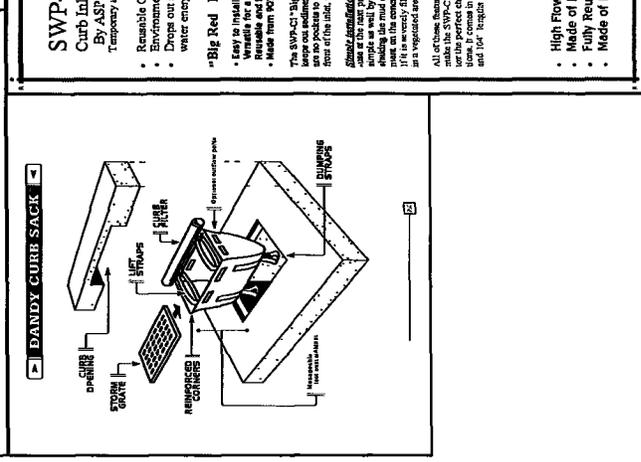
Temporary and Reusable Solutions for Sediment Control

- Reusable Curb Inlet Protection
- Environmentally Friendly
- Drops out sediment by displacing the water energy

**"Big Red" Filter Advantages:**

- Easy to install
- Reusable for a variety of curb sizes
- Reusable and extremely easy to clean
- Made from 100% recycled materials

The SWP-CI "Big Red" Filter is a REUSABLE curb inlet protection that is designed to catch sediment and debris before it enters the storm drain. It is made from 100% recycled materials and is extremely easy to install and clean. The filter is made from a durable, high flow fibre that is designed to catch sediment and debris before it enters the storm drain. It is made from 100% recycled materials and is extremely easy to install and clean.



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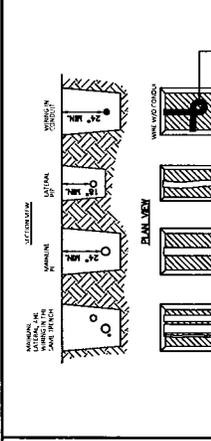








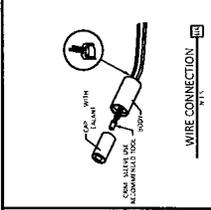




**IRRIGATION PIPE AND WIRE TRENCHING**

1. ALL TRENCHING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING NOTES AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL HEALTH DEPARTMENT AND THE LOCAL WATER UTILITIES DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL HEALTH DEPARTMENT AND THE LOCAL WATER UTILITIES DEPARTMENT.

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**GENERAL IRRIGATION NOTES**

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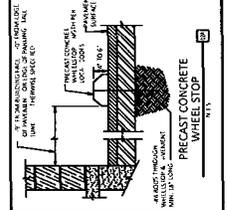
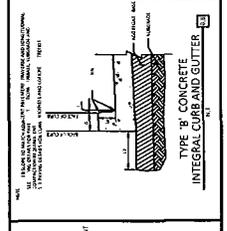
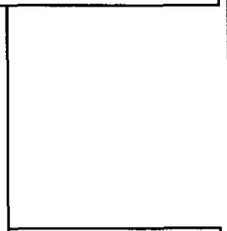
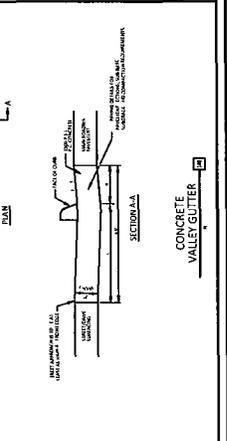
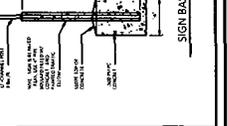
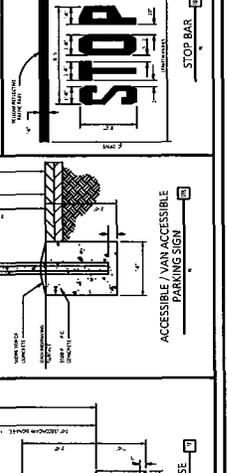
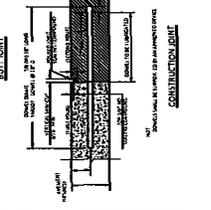
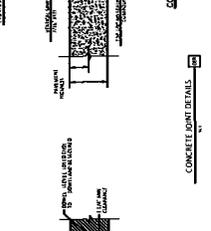
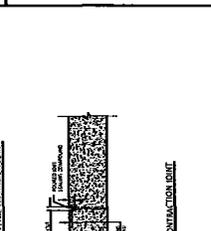
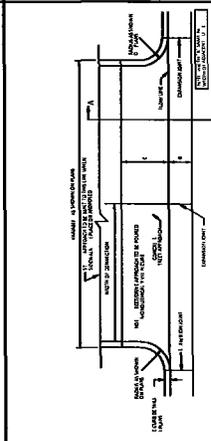
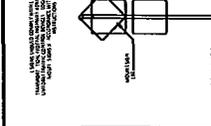
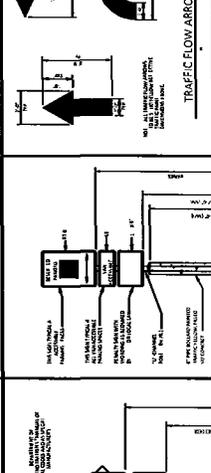
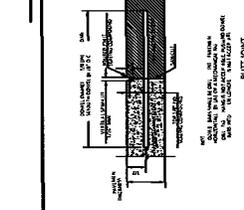
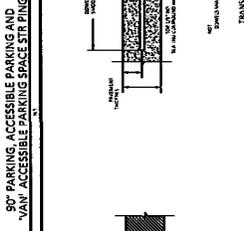
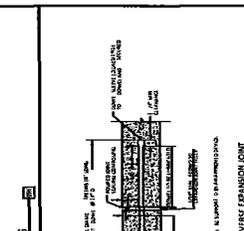
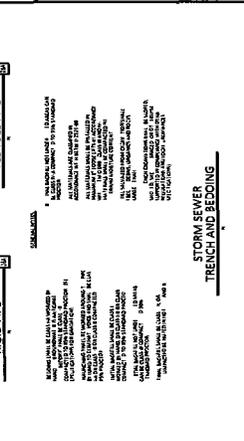
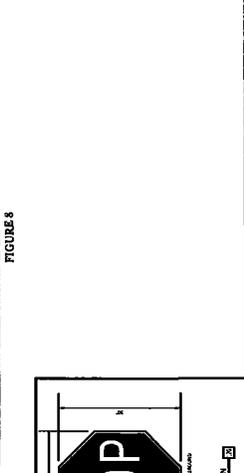
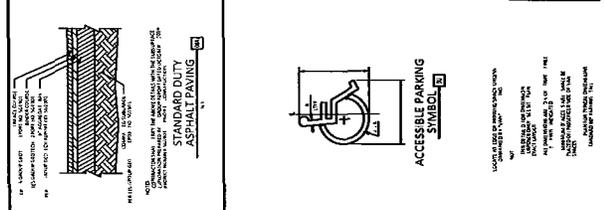
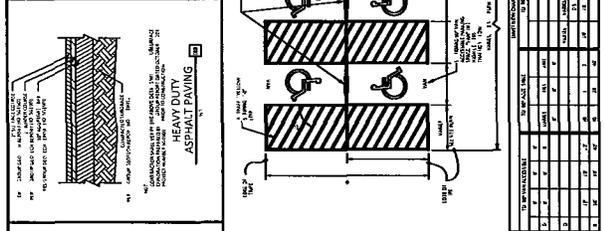
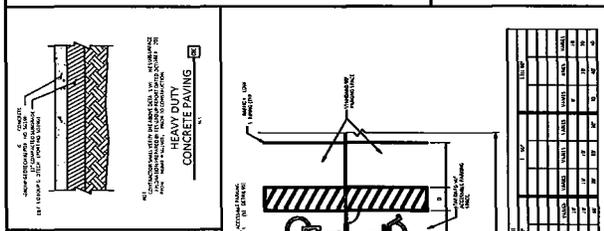
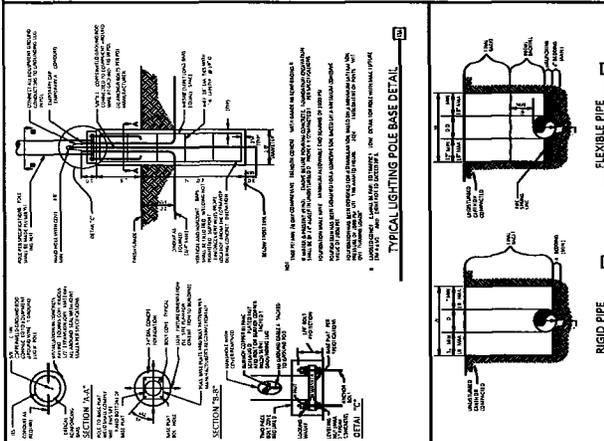
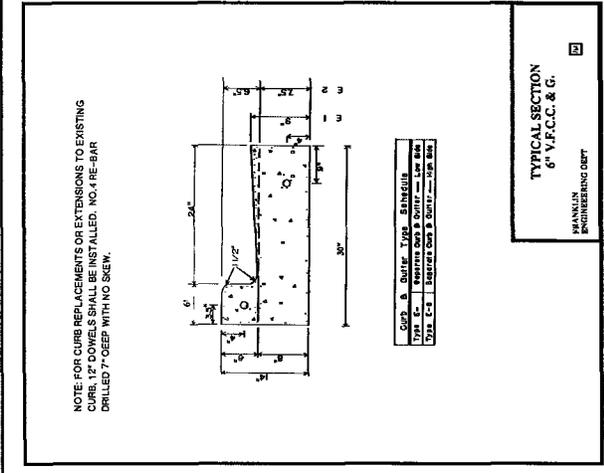
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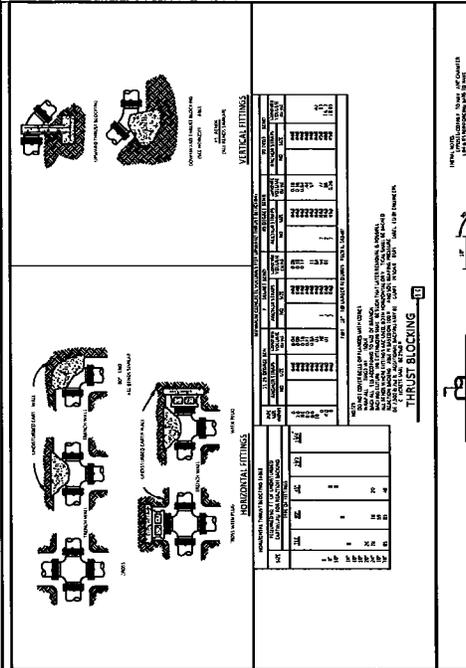
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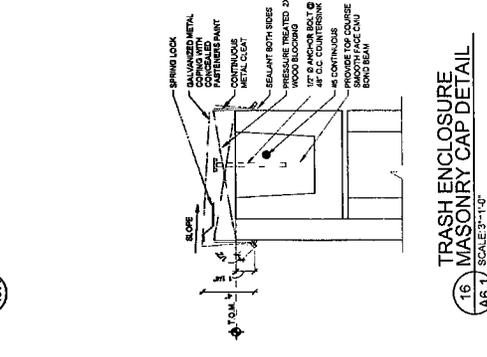
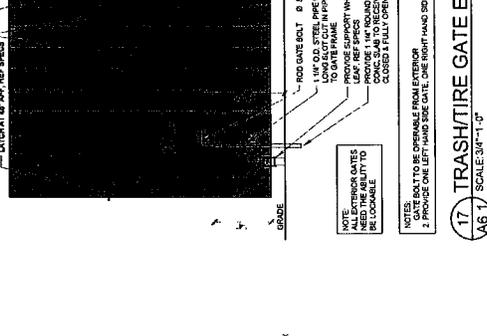
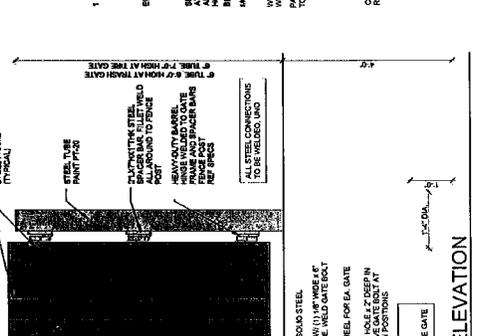
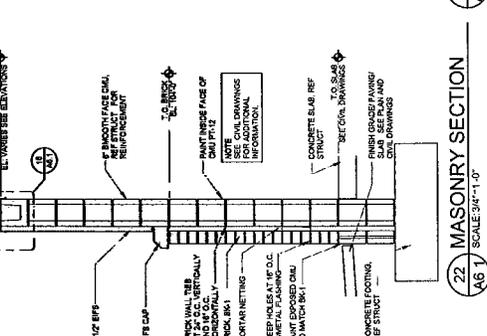
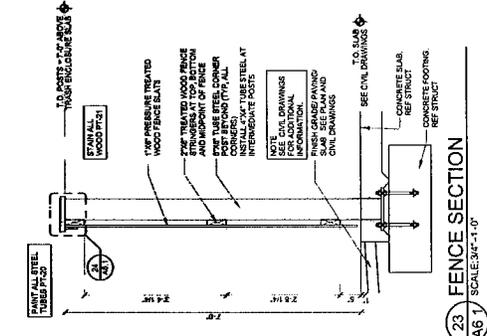
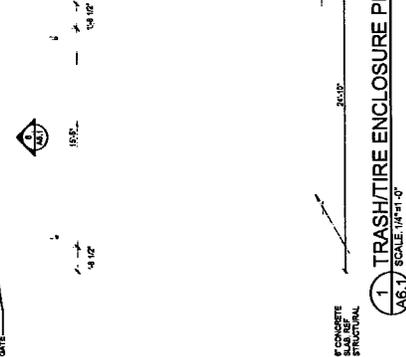
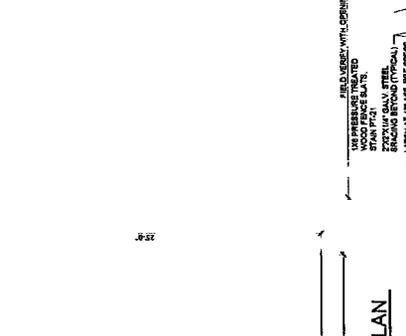
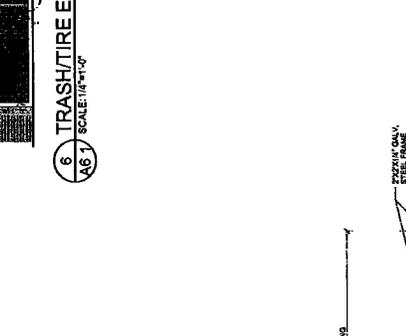
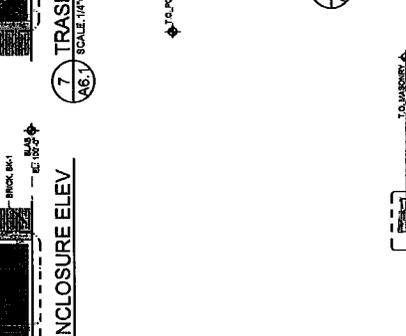
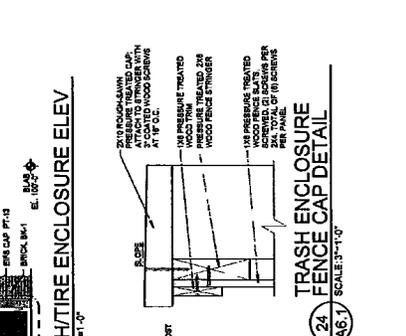
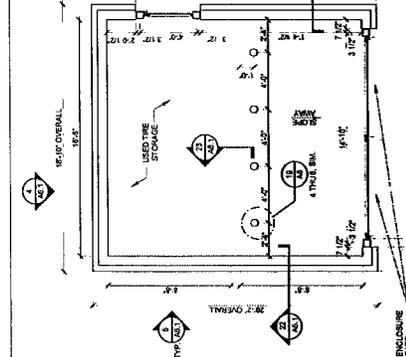
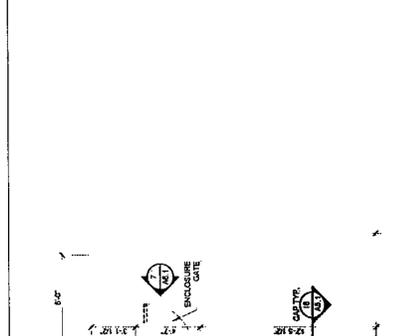
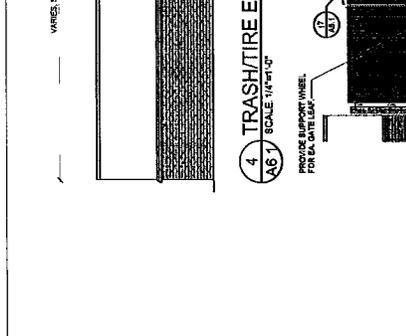
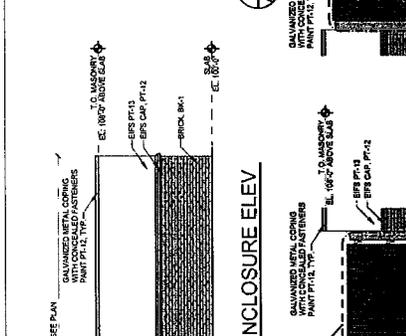
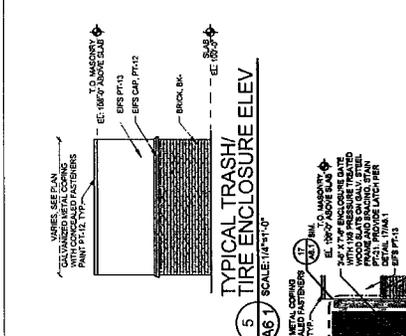
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