#### CITY OF FRANKLIN PLAN COMMISSION MEETING\* FRANKLIN CITY HALL COUNCIL CHAMBERS 9229 W. LOOMIS ROAD, FRANKLIN, WISCONSIN AGENDA THURSDAY, APRIL 8, 2021, 7:00 P.M.

The YouTube channel "City of Franklin WI" will be live streaming the Plan Commission meeting so that the public will be able to watch and listen to the meeting. <u>https://www.youtube.com/c/CityofFranklinWIGov</u>.

#### A. Call to Order and Roll Call

#### B. Approval of Minutes

- 1. Approval of regular meeting of March 18, 2021.
- C. **Public Hearing Business Matters** (action may be taken on all matters following the respective Public Hearing thereon)
  - 1. OAKWOOD INDUSTRIAL PROPOSED BUILDINGS I AND II AND SITE **DEVELOPMENTS; NATURAL RESOURCE FEATURES SPECIAL EXCEPTION, SPECIAL USE AND SITE PLAN.** Natural Resource Features Special Exception, Special Use and Site Plan applications by WP Property Acquisitions LLC, Wendt Family Trust, property owner, to allow for the construction of a 200,000 square foot industrial building, and eventual construction of a second building, the Natural Resource Features Special Exception impacting one of the three wetlands on the property (2.167 acres), specifically, grading and filling 0.23 acres (9,784 square feet) of wetland, 0.60 acres (26,132 square feet) of wetland buffer and 0.79 acres (34,466 square feet) of wetland setback, and the development will also remove 39% of young woodland on the site (the City of Franklin Unified Development Ordinance permits impacts up to 50% without requiring an exception); A PUBLIC HEARING IS SCHEDULED FOR THIS MEETING UPON THIS NATURAL **RESOURCE FEATURES SPECIAL EXCEPTION APPLICATION:** a Special Use to permit off-street overnight parking (along the west property line behind the proposed industrial buildings) for vehicles exceeding 8,000 pounds manufactured Gross Vehicle Weight (which requires Special Use approval per Section 15-3.0444B.D.1.a.iii. (Design Standards, addendum to Ordinance No. 2016-2238) of the Unified Development Ordinance) (tenants have yet to be identified); A PUBLIC HEARING IS SCHEDULED FOR THIS MEETING UPON THIS SPECIAL USE APPLICATION; and a Site Plan for a phased development of the former Wendt Farm, as follows: Initial Phase: site grading, establish erosion control and the stormwater management system, routing of the wetland area through a piping system, and

> preparation for stockpiling; then construction of the first building, adjacent to Oakwood Road (200,000 square feet) including 50 truck parking spaces and 120 regular auto parking spaces;

Later Phase (Site Plan approval request will follow after ATC power line towers are moved): further site grading as needed, depending on the rerouting of the ATC (Available Transmission Capacity) power line towers; development of a 300,000 square foot building, along with truck parking spaces and regular auto parking spaces; property located at 3617 West Oakwood Road, zoned Planned Development District No. 39 (Mixed Use Business Park); Tax Key No. 950-9997-002, Requested Waivers of Planned Development District No. 39 (Mixed Use Business Park) Design Standards, Section 15-3.0444B.D. Business Park Area Design Standards:

- a. 15-3.0444B.D.1.a.iv. Parking required and location regulated (parking in front of buildings shall be designed primarily for visitors and high turnover usage with employee parking to be located to the side-yard or rear-yard)-request for all employee and visitor parking in front of the buildings.
- b. 15-3.0444B.D.1.a.v. and vi. Parking required and location regulated (loading and unloading areas shall be located to the side-yard or rear-yard and screened so as to minimize their view from adjacent streets and sites) and (all parking, loading, and unloading areas shall be screened from adjacent streets and sites utilizing landscaping, berms, and/or decorative fences)-request to waive requirement for additional screening of the loading area.
- c. 15-3.0444B.D.2.a.i. Open Spaces required and location regulated (not less than one-half of the required building setback area from any dedicated street shall be devoted solely to lawns, trees, shrubs, and other landscaping)-request for all employee and visitor parking in front of the buildings.
- d. 15-3.0444B.D.4.a.ii. and iii. Building Character and Design regulated (all exterior materials shall be durable, of high-quality, utilized true to form (such as stone below wood rather than the opposite), and appropriate for external use) (brick, stone, tile, and custom architectural masonry units are preferred primary materials for the solid (non-window) portion of new buildings or additions)-request to use articulated, painted precast concrete wall panels for the exterior walls.
- e. 15-3.0444B.D.4.a.xi. Building Character and Design regulated (outside loading docks shall be located to the side-yard or rear-yard and screened from view from adjacent streets and sites by extended building walls, berms, decorative fencing, and/or landscaping)- request to waive requirement for additional screening of the loading area.

Requested Waivers of South 27th Street Design Overlay District Standards:

a. 15-3.0352A. Parking required and location regulated (not more than 50% of the off-street parking spaces shall be located directly between the front façade of the building and the public street)-**request for all employee and visitor** 

#### parking in front of the buildings.

- b. 15-3.0353F. Landscaping (on-site landscaping shall be provided per the landscaping requirements found in Section 15-5.0302)-request to waive requirement for a central pedestrian area/gathering plaza.
- c. 15-3.0355C.5. Building Design (A minimum of 20% of all the combined facades of the structure shall employ actual facade protrusions or recesses. A minimum of 20% of all of the combined linear roof eave or parapet lines of the structure shall employ differences in height. Roofs with particular slopes may be required by the City to complement existing buildings or otherwise establish a particular aesthetic objective. Ground floor facades that face and are on properties that are in any part within 100 feet of public streets shall have arcades, display windows, entry areas, awnings, or other such features along no less than 50% of their horizontal length. The integration of windows into building design is strongly encouraged-request: "The proposed design provides façade articulation in the form of precast recesses and projections at the entrance areas for a total of 19.76% of each building's perimeter. The proposed design also provides varying parapet heights at the entrance areas with a combined percentage of varied parapet being 19.52%. The proposed elevations indicate the relative heights to vary from 1'-2" to 5'-3". An accent paint scheme and additional glazing are used to further accentuate the entrance areas. These recesses, projections and elevation changes are appropriate for the visual impact of the entrances and the proportions of each element. The north and west façades are within 100' of the streets. The entries and windows represent 47.0% of the north facade length and 38.0% of the west facade length for a combined total of 45.45%."
- d. 15-3.0355C.6. Building Entrances (Public building entryways shall be clearly defined and highly visible on the building's exterior design, and shall be emphasized by on-site traffic flow patterns. Two (2) or more of the following design features shall be incorporated into all public building entryways: canopies or porticos, overhangs, projections, arcades, peaked roof forms, arches, outdoor patios, display windows, distinct architectural details. Unless exempted by the Plan Commission, all sides of the building that directly face or abut a public street or public parking area shall have at least one public entrance, except that the City shall not require building entrances on more than two (2) sides of any building.)-request to waive requirement for public building entryways with two or more design features incorporated.
- e. 15-3.0355C.9. Screening (Mechanical equipment, refuse containers and any permitted outdoor storage shall be fully concealed from on-site and off-site ground level views, with materials identical to those used on the building exterior. Loading docks shall be completely screened from surrounding roads and properties. Said screening may be accomplished through loading areas internal to buildings, screen walls which match the building exterior in

> materials and design, fully opaque landscaping at time of planting, or combinations of the above. Gates and fencing may be used for security and access, but not for screening, and shall be of high aesthetic quality.)- request to waive requirement for additional screening of the mechanical equipment, refuse containers, loading area and any permitted outdoor storage. PUBLIC HEARINGS ARE SCHEDULED FOR THIS MEETING UPON THE NATURAL RESOURCE FEATURES SPECIAL EXCEPTION AND SPECIAL USE APPLICATIONS AS AFOREMENTIONED. [SUBJECT MATTER AND PUBLIC HEARINGS ARE CONTINUED FROM THE MARCH 4, 2021 MEETING FOR BOTH THE NATURAL RESOURCE FEATURES SPECIAL EXCEPTION AND THE SPECIAL USE APPLICATIONS. THESE PUBLIC HEARINGS WERE PREVIOUSLY NOTICED FOR AND OPENED AT THE PLAN COMMISSION MEETING ON MARCH 4, 2021, AND THEN POSTPONED AND CONTINUED TO THE APRIL 8, 2021 PLAN COMMISSION MEETING TO ALLOW FOR FURTHER PUBLIC INPUT.]

#### 2. LUMPIA CITY FROZEN LUMPIA MANUFACTURING AND

WHOLESALE SALES BUSINESS. Special Use application by Samantha J. Klimaszewski and Alexa L. Reyes, d/b/a Lumpia City, to operate a frozen lumpia (similar to an egg roll) manufacturing and wholesale business (this use is classified under Standard Industrial Classification No. 2053, Frozen Bakery Products, Except Bread, which requires a Special Use permit in the M-1 Zoning District), and parking of an 18 foot enclosed food sales trailer (food truck) for offsite use for special events, with hours of operation from 8:00 a.m. to 9:00 p.m., Monday through Friday, and occasional weekends), in Suite C Lower of the multi-tenant building located at 10700 West Venture Drive, property zoned M-1 Limited Industrial District; Tax Key No. 705-8989-011. A PUBLIC HEARING IS SCHEDULED FOR THIS MEETING UPON THIS MATTER.

3. BALLPARK COMMONS MIDWEST ORTHOPEDIC SPECIALTY HOSPITAL BUILDING INDOOR SPORTS COMPLEX WITHIN PLANNED DEVELOPMENT DISTRICT NO. 37 (THE ROCK SPORTS COMPLEX/BALLPARK COMMONS) INCREASE IN MAXIMUM SIGNAGE. Unified Development Ordinance §15-3.0442 Planned Development District No. 37 (The Rock Sports Complex/Ballpark Commons) Amendment (Major) application by Christopher D. Buday, River Rock Performance Properties, LLC (BPC County Land, LLC, property owner), to allow for signage changes, specifically, to increase the total sign face area (City of Franklin Municipal Code allows a maximum of approximately 750 square feet) for the new Indoor Sports Complex located at 7095 South Ballpark Drive, within Ballpark Commons, to a total of 12,507 square feet in area distributed in 38 signs, property zoned Planned Development District No. 37 (The Rock Sports

#### Complex/Ballpark Commons); Tax Key No. 744-1005-000.

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

#### 1. **REPORT ON STATUS OF PARKLAND ACQUISITION STUDY.**

#### E. Adjournment

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

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

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

#### **REMINDERS**:

Next Regular Plan Commission Meeting: April 22, 2021

unapproved

#### City of Franklin Plan Commission Meeting March 18, 2021 Minutes

A. Call to Order and Roll Call

Mayor Steve Olson called the March 18, 2021, regular Plan Commission meeting to order at 7:00 p.m. in the Council Chambers at Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin.

Present were Mayor Steve Olson, Commissioners Patrick Leon, Patricia Hogan and Adam Burckhardt and Alderman Mark Dandrea. Excused was City Engineer Glen Morrow and City Attorney Jesse Wesolowski. Absent was Commissioner Kevin Haley. Also present were Planning Manager Heath Eddy and Principle Planner Regulo Martinez-Montilva.

#### **B.** Approval of Minutes

1. Regular Meeting of March 4, 2021

#### C. Public Hearing Business Matters

#### 1. MARK B. SCHADLER AND LAURA J. SCHADLER SINGLE-FAMILY RESIDENCE ATTACHED GARAGE ADDITION

[recommendation to Board of Zoning and Building Appeals]. Application by Mark B. Schadler and Laura J. Schadler for an Area Exception from Table 15-2.0202 of the Unified Development Ordinance to allow for a maximum lot coverage of 29% (3,161 square feet), exceeding the R-6 Suburban Single-Family Residence District maximum lot coverage standard of 0.25 (2,658 square feet), for property located at 8024 South 66th Street (Lot 12, Block 1 of Park View South Subdivision), to allow for the addition of a single-family residence attached 2 car garage (616 square foot floor area), which will be attached to the existing attached garage (side yard, south of the existing residence) (which will increase lot coverage by approximately 4%), property zoned R-6 Suburban

Commissioner Leon moved and Alderman Dandrea seconded approval of the March 4, 2021 regular meeting minutes. On voice vote, all voted 'aye'. Motion carried (4-0-2).

Principal Planner Regulo Martinez-Montilva presented the request by Mark B. Schadler and Laura J. Schadler for an Area Exception from Table 15-2.0202 of the Unified Development Ordinance to allow for a maximum lot coverage of 29% (3,161 square feet), exceeding the R-6 Suburban Single-Family Residence District maximum lot coverage standard of 0.25 (2,658 square feet), for property located at 8024 South 66th Street (Lot 12, Block 1 of Park View South Subdivision), to allow for the addition of a single-family residence attached 2 car garage (616 square foot floor area), which will be attached to the existing attached garage (side yard, south of the existing residence) (which will increase lot coverage by approximately 4%), property zoned R-6 Suburban Single-Family Residence District; Tax Key No. 805-0077-000.

The Official Notice of Public hearing was read in to the record by Planning Manager Heath Eddy and the Public Hearing was opened at 7:05 p.m. and closed at 7:07 p.m..

Alderman Dandrea moved and Commissioner Burckhardt seconded a motion to recommend approval of an application for an Area Exception to allow for a maximum lot coverage of 29% (3,161 square feet) [application requests an Area Exception from table 15-2.0202 of the Single-Family Residence District; Tax Key No. 805-0077-000.

Unified Development Ordinance to exceed the R-6 Suburban Single-Family Residence District maximum lot coverage standard of 25% (2,658 square feet), to allow for the addition of a single-family residence attached 2 car garage (616 square foot floor area), which will be attached to the existing attached garage (side yard, south of the existing residence) (which will increase lot coverage by approximately 4%) for property located at 8024 South 66th

Street (lot 12, block 1 of Park View South subdivision). On voice vote, three Commissioners (Hogan, Burckhardt, and Ald. Dandrea) voted 'aye'; Commissioner Leon voted 'nay.' As four affirmative votes were needed, Mayor Olson voted 'aye'. Motion carried (4-1-2).

#### D. Business Matters FIREWISE BARBECUE COMPANY FOOD TRUCK OPERATION.

Temporary Use application by Alexander M. Obradovich, owner of Firewise Barbecue Company LLC, to allow for a food truck operation in the Menards parking lot located at 10925 West Speedway Drive (the tow vehicle is 22 feet in length and the food trailer is 30 feet in length (both vehicles are 8.5 feet wide) and will occupy 9 parking stalls), from April 1, 2021 through October 31, 2021, with food service from 11:00 a.m. to 6:00 p.m. (food truck parking from 9:00 a.m. to 6:30 p.m.) [the applicant is planning to operate at this location 1 to 2 days per week but is requesting permission for 7 days a week], property zoned M-1 Limited Industrial District; Tax Key No. 704-1007-000.

#### E. Adjournment

Principal Planner Regulo Martinez-Montilva presented the request by Alexander M. Obradovich, owner of Firewise Barbecue Company LLC, to allow for a food truck operation in the Menards parking lot located at 10925 West Speedway Drive (the tow vehicle is 22 feet in length and the food trailer is 30 feet in length (both vehicles are 8.5 feet wide) and will occupy 9 parking stalls), from April 1, 2021 through October 31, 2021, with food service from 11:00 a.m. to 6:00 p.m. (food truck parking from 9:00 a.m. to 6:30 p.m.) [the applicant is planning to operate at this location 1 to 2 days per week but is requesting permission for 7 days a week], property zoned M-1 Limited Industrial District; Tax Key No. 704-1007-000

Commissioner Hogan moved and Commissioner Leon seconded a motion to adopt a Resolution imposing conditions and restrictions for the approval of a Temporary Use for a Firewise Barbecue Company food truck operation in the parking lot of the Menards store located at 10925 West Speedway Drive. On voice vote, all voted 'aye'. Motion carried (4-0-2).

Commissioner Hogan moved and Commissioner Leon seconded a motion to adjourn the Plan Commission meeting of March 18, 2021 at 7:13 p.m.. On voice vote, all voted 'aye'; motion carried. (4-0-2).

### 🇊 CITY OF FRANKLIN 🐠

#### **REPORT TO THE PLAN COMMISSION**

#### Meeting of April 8, 2021

#### **Natural Resource Special Exception**

**RECOMMENDATION:** Department of City Development Staff recommends approval of the request for a Special Exception to Natural Resource Feature Provisions. Recommendations are incorporated into the draft Standards, Findings and Decision as recommended conditions of approval.

Property Owner/Applicant:	Wendt Family Trust/WP Property Acquisitions LLC	
Property Address/Tax Key Number:	3617 W. Oakwood Road/950-9997-002	
Aldermanic District:	District 4	
Agent:	Mark Lake, Wangard Partners, Inc.	
	Michael Froehlich, P.E., Kapur Engineering	
Zoning District:	PDD 39 (Mixed Use Business Park)	
Use of Surrounding Properties:	Residential and vacant zoned PDD 39 (east and south), County parklands zoned P-1 (west and north)	
Action Requested:	Recommendation to the Plan Commission and Common Council for approval of the proposed Natural Resource Special Exception (NRSE)	
Staff Planner:	Marion Ecks, Associate Planner	

#### **INTRODUCTION:**

On December 16, 2020, the applicant submitted an application for a Special Exception to Natural Resource Feature Provisions to the Department of City Development. The applicant is requesting approval to impact wetlands, wetland buffers, and wetland setbacks in order to develop one of two industrial buildings on this parcel, known as the "Wendt Property," which has historically been farmed. There is an existing stormwater pond on the western property line, which is partially located in Milwaukee County parkland. There are also overhead Wisconsin Electric Power Company high tension lines which run diagonally southeast through the site near the southern boundary of the property.

The property is located in Planned Development District (PDD) 39, Franklin's new Corporate Park, currently under development. The site is zoned as a PDD intended for mixed industrial development, and a Tax Increment District or TID has been created to support the development of the Corporate Park. A site plan application for this project is under review by the Department of City Development, and is scheduled for the April 8, 2021 Plan Commission meeting. The applicants are also requesting Special Use approval to allow for overnight truck parking.

#### NATURAL RESOURCE SPECIAL EXCEPTION REQUEST

The requested a Natural Resource Special Exception is for property bearing Tax Key No. 950 9997 002. The property contains several wetlands, woodlands, and an area of steep slopes. No impacts are

proposed to the steep slopes, which do not meet the slope requirement to be protected by the UDO as a natural resource. Impacts are also not proposed to the young woodland on the property, which will be protected by conservation easements.

Wetland delineations were conducted in May and August 2015, and verified in 2020. They identified three (3) areas of wetland on the property, which is part of the Root River watershed. The wetlands are identified as Wetlands 1, 2, and 3. No impacts are proposed to Wetland 1 or Wetland 2.

The applicant's request is to impact just under 10,000 square feet of wetland identified as Wetland 3 located on the southern half of the property and related setback and buffer. Wetland 3 is 94,378 SF (2.167 acres). Impacts to the setback of Wetland 2 are also proposed. The exception is requested to allow for future grading and construction of private roads and an industrial building. Specifically, the impacts will be to:

- 9,818 SF (0.225 acres) of wetland
- 22,956 SF (0.527 acres) of wetland buffer
- 19,840 SF (0.455 acres) of setback area outside the buffer of Wetland 3
- 846 SF (0.019 acres) of the setback of Wetland 2
- A combined total of 20,686 SF of wetland setback from Wetland 2 and Wetland 3 will be impacted.

10,000 square feet is the maximum amount of wetland impact which may be requested through the Wisconsin Department of Natural Resources (DNR) general permit process. A previous iteration of the project included the possibility of an expansion of the southern buildings, which would necessitate additional impacts to the wetland. WI DNR requires that a tenant be identified to request a larger permit. Since a tenant has not been identified for the building, this is not possible.

This site plan has therefore been reduced in scope to comply with WI DNR standards, and the service road has been relocated. As a result, the total amount of impact to wetland, buffer, and setback has been reduced. The DNR general permit approval is still pending. The Army Corps of Engineers accepted relevant permit requests, but these are contingent upon the DNR review and approval. The applicant must receive these approvals to proceed with any impacts to the wetlands. The DNR does not regulate wetland buffers or setbacks.

The applicant has provided the attached Natural Resource Special Exception Application, Questionnaire, Project Description, and associated information. Staff would note:

- The wetland delineation was prepared by the Southeastern Wisconsin Regional Plan Commission and verified by an Assured Delineator.
- Required permits from other units of government have not yet been obtained.
- Conservation easements materials for existing natural resources to be preserved must be provided.
- The applicant is proposing mitigation to take place on the property.

The applicant is currently seeking site plan approval to develop the northern of two buildings. The request for an NRSE is to allow for grading and site preparation for the southern building, pending DNR approval of wetland permits and relocation of power lines. Condition 3 of the draft Standards, Findings, and Decision reflects the standard condition " that all development within the areas for which the Special Exception is granted shall proceed pursuant to and be governed by the approved Natural Resource Protection Plan and all other applicable plans for WP Property Acquisitions LLC.." The NRPP shows specific areas of impact. Because some aspects of the site are still in flux, staff suggests

that this condition be revised so that staff can approve minor changes to the location of impacts, so long as the quantity of impact remain the same or less than the original request.

Future impacts related to utilities such as the relocation of power lines follow a separate approval path and are not part of this request.

#### Natural Resource Mitigation

City of Franklin ordinances require that mitigation be provided on the same parcel or site for which the exception is being made. Plan Commission may allow off site mitigation. Mitigation is proposed within the site, by expanding existing wetland areas. 15-4.0103B.4 and 15-4.0103B.5 require that wetland, setback and buffer impacts be mitigated by creation of new, high-quality areas of comparable natural resources in the amount of 1.5 times the area of impact. Mitigation areas must be protected by a conservation easement, along with existing natural resources.

The applicant will provide mitigation for these impacts, consisting of:

- Creation of approximately 14,727 square feet (0.34 acres) of new wetland adjacent to the southern boundary of the existing wetland on the property.
- Creation of 34,134 square feet (0.78 acres) of wetland buffer adjacent to the wetland mitigation area, and expanding buffers on the eastern boundary of the existing wetland.
- Restoration of the setback areas disturbed or created by construction of this project, by reestablishing native grasses.

Staff recommends that Plan Commission require financial sureties for restoration and mitigation, and that this be reflected in a maintenance plan, as allowed under §15-4.0103.D.

#### **Environmental Commission Recommendation**

Pursuant to Section 15-10.0208 of the Unified Development Ordinance (UDO), all requests for a Natural Resource Special Exception shall be provided to the Environmental Commission for its review and recommendation. The Environmental Commission reviewed the matter at their March 24, 2021 meeting. At that meeting, they adopted the attached Environmental Commission Special Exception Review and Recommendation. Recommended conditions are also incorporated into the draft Standards, Findings and Decision. The Commission approved of proposed mitigation and did not suggest any changes.

Prior to the meeting of the Environmental Commission, staff recommended a condition that "the applicant shall provide verification that the stream identified as "Unnamed Waterbody WBIC 5038138" on the WI DNR Surface Water Data Viewer is not a navigable waterway...." The applicant has since provided navigability information from the Wisconsin DNR. The portion of the waterway on their property was not deemed navigable, and therefore the shore buffer for that stream and related impacts are not subject to natural resource standards. The applicants propose to channelize the stream to maintain that portion of the site hydrology. This condition was deleted.

At the recommendation of the City Forrester, the Commission proposed the inclusion of a condition to require that Norway maple, an invasive variety of maple tree, be replaced on the landscape plan with another variety of maple, or another type of similar tree. This condition is reflected in their recommendation.

Staff recommends a further condition that species of plants listed as caution (such as daylily), restricted (such as burning bush), or other categories of invasive plants by the WI DNR be replaced on the landscape plan with native plants. This suggested condition is included in the draft Standards, Findings and Decision.

#### **CONCLUSION:**

Per Section 15-10.0208 of the Unified Development Ordinance (UDO), the applicant shall have the burden of proof to present evidence sufficient to support a Natural Resource Special Exception (NRSE) request. The applicant has presented evidence for the request by answering the questions and addressing the statements that are part of the Natural Resource Special Exception (NRSE) application. The applicant's responses to the application's questions and statements are attached for your review.

Also attached is a copy of the document titled, "City of Franklin Environmental Commission" that reflects the review of the Environmental Commission which must be forwarded to the Common Council. The questions and statements on this document correspond with the Natural Resource Special Exception (NRSE) application questions and statements that the applicant has answered and addressed.

Environmental Commission recommendations are contained in the decisions section of the attached draft Standards, Findings and Decision of the City of Franklin document.

Staff recommends approval of the NRSE request, subject to the proposed conditions.

#### Draft 4/8/21

#### Standards, Findings and Decision of the City of Franklin Common Council upon the Application of WP Property Acquisitions LLC, applicant, for a Special Exception to Certain Natural Resource Provisions of the City of Franklin Unified Development Ordinance

Whereas, WP Property Acquisitions LLC, applicant, having filed an application dated December 16, 2020, for a Special Exception pursuant to Section 15-9.0110 of the City of Franklin Unified Development Ordinance pertaining to the granting of Special Exceptions to Stream, Shore Buffer, Navigable Water-related, Wetland, Wetland Buffer and Wetland Setback Provisions, and Improvements or Enhancements to a Natural Resource Feature; a copy of said application being annexed hereto and incorporated herein as Exhibit A; and

Whereas, the application having been reviewed by the City of Franklin Environmental Commission and the Commission having made its recommendation upon the application, a copy of said recommendation dated March 24, 2021 being annexed hereto and incorporated herein as Exhibit B; and

Whereas, following a public hearing before the City of Franklin Plan Commission, the Plan Commission having reviewed the application and having made its recommendation thereon as set forth upon the report of the City of Franklin Planning Department, a copy of said report dated April 8, 2021 being annexed hereto and incorporated herein as Exhibit C; and

Whereas, the property which is the subject of the application for a Special Exception is located at 3617 West Oakwood Road, zoned Planned Development District No. 39 (Mixed Use Business Park), and such property is more particularly described upon Exhibit D annexed hereto and incorporated herein; and

Whereas, Section 15-10.0208B. of the City of Franklin Unified Development Ordinance, as amended by Ordinance No. 2003-1747, pertaining to the granting of Special Exceptions to Stream, Shore Buffer, Navigable Water-related, Wetland, Wetland Buffer and Wetland Setback Provisions, and Improvements or Enhancements to a Natural Resource Feature, provides in part: "The decision of the Common Council upon any decision under this Section shall be in writing, state the grounds of such determination, be filed in the office of the City Planning Manager and be mailed to the applicant."

Now, Therefore, the Common Council makes the following findings pursuant to Section 15-10.0208B.2.a., b. and c. of the Unified Development Ordinance upon the application for a Special Exception dated December 16, 2020, by WP Property

Acquisitions LLC, applicant, pursuant to the City of Franklin Unified Development Ordinance, the proceedings heretofore had and the recitals and matters incorporated as set forth above, recognizing the applicant as having the burden of proof to present evidence sufficient to support the following findings and that such findings be made by not less than four members of the Common Council in order to grant such Special Exception.

1. That the condition(s) giving rise to the request for a Special Exception were not self-imposed by the applicant (this subsection a. does not apply to an application to improve or enhance a natural resource feature): *but rather*,\_\_\_\_\_\_.

2. That compliance with the stream, shore buffer, navigable water-related, wetland, wetland buffer, and wetland setback requirement will:

a. be unreasonably burdensome to the applicant and that there are no reasonable practicable alternatives:\_\_\_\_\_; *or* 

b. unreasonably and negatively impact upon the applicant's use of the property and that there are no reasonable practicable alternatives: \_\_\_\_\_\_.

3. The Special Exception, including any conditions imposed under this Section will:

a. be consistent with the existing character of the neighborhood: *the proposed development with the grant of a Special Exception as requested will be consistent with the existing character of the neighborhood; and* 

b. not effectively undermine the ability to apply or enforce the requirement with respect to other properties: \_\_\_\_\_\_; and

c. be in harmony with the general purpose and intent of the provisions of this Ordinance proscribing the requirement:\_\_\_\_\_; and

d. preserve or enhance the functional values of the stream or other navigable water, shore buffer, wetland, wetland buffer, and/or wetland setback in co-existence with the development: (*this finding only applying to an application to improve or enhance a natural resource feature*).

The Common Council considered the following factors in making its determinations pursuant to Section 15-10.0208B.2.d. of the Unified Development Ordinance.

1. Characteristics of the real property, including, but not limited to, relative placement of improvements thereon with respect to property boundaries or otherwise applicable setbacks:\_\_\_\_\_\_.

2. Any exceptional, extraordinary, or unusual circumstances or conditions applying to the lot or parcel, structure, use, or intended use that do not apply generally to other properties or uses in the same district: \_\_\_\_\_\_.

3. Existing and future uses of property; useful life of improvements at issue; disability of an occupant:\_\_\_\_\_\_.

4. Aesthetics:\_\_\_\_\_

5. Degree of noncompliance with the requirement allowed by the Special Exception:

6. Proximity to and character of surrounding property: \_\_\_\_\_\_.

7. Zoning of the area in which property is located and neighboring area: *Residential*.

8. Any negative affect upon adjoining property: *No negative affect upon adjoining property is perceived.* 

9. Natural features of the property: \_\_\_\_\_\_.

10. Environmental impacts:\_\_\_\_\_\_.

11. A recommendation from the Environmental Commission as well as a review and recommendation prepared by an Environmental Commission-selected person knowledgeable in natural systems: *The Environmental Commission recommendation and its reference to the report of \_\_\_\_\_\_\_ is incorporated herein.* 

12. The practicable alternatives analysis required by Section 15-9.0110C.4. of the Unified Development Ordinance and the overall impact of the entire proposed use or structure, performance standards and analysis with regard to the impacts of the proposal, proposed design solutions for any concerns under the Ordinance, executory actions which would maintain the general intent of the Ordinance in question, and other factors relating to the purpose and intent of the Ordinance section imposing the requirement: *The Plan Commission recommendation and the Environmental Commission recommendation address these factors and are incorporated herein.* 

#### Decision

Upon the above findings and all of the files and proceedings heretofore had upon the subject application, the Common Council hereby grants a Special Exception for such relief as is described within Exhibit C, upon the conditions:

1) that the natural resource features and mitigation areas upon the properties to be developed be protected by a perpetual conservation easement to be approved by the

Common Council prior to any development within the areas for which the Special *Exception is granted prior to the issuance of any Occupancy Permits;* 

2) that the applicant obtain all other necessary approval(s) from all other applicable governmental agencies prior to any development within the areas for which the Special Exception is granted;

3) that all development within the areas for which the Special Exception is granted shall proceed pursuant to and be governed by the approved Natural Resource Protection Plan and all other applicable plans for WP Property Acquisitions LLC, applicant, and all other applicable provisions of the Unified Development Ordinance. 4) Pursuant to §15-4.0103 and §15-10.0208.B.3.b., the applicant shall provide mitigation for natural resource impacts. As required by §15- 4.0103.B.1.d, land upon which the mitigation is to take place shall be protected by a conservation easement as permanent natural resource features.

5) The applicant shall submit conservation easements for areas of preserved natural resources (§15- 4.0103.B.1.d, §15-7.0201.H) Common Council review and approval, prior to any land disturbing activities.

6) The applicant shall obtain all necessary approvals from Federal and State regulatory agencies, (§15-10.0208.B.3) prior to any land disturbing activities.

7) The applicant shall include conservation and mitigation information on landscape plans, including maintenance information, and provide for financial sureties for their implementation, as permitted by §15-4.0103.D.

8) The applicant shall revise landscape plans to replace invasive species Norway Maple with another maple variety or similar tree type, subject to the approval of the City Forrester.

9) Plants categorized as invasive plants by the WI DNR shall be replaced on the landscape plan with native plants.

The duration of this grant of Special Exception is permanent.

Introduced at a regular meeting of the Common Council of the City of Franklin this \_\_\_\_\_\_ day of \_\_\_\_\_\_, 2021.

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this \_\_\_\_\_\_ day of \_\_\_\_\_\_, 2021.

APPROVED:

Stephen R. Olson, Mayor

ATTEST:

Sandra L. Wesolowski, City Clerk

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

#### **City of Franklin Environmental Commission**

TO:	Common Council
DATE:	March 24, 2021
RE:	Special Exception application review and recommendation
APPLICATION:	WP Property Acquisitions LLC, Applicant, dated: December 16,
	2020
	(3617 West Oakwood Road)

#### I. §15-9.0110 of the Unified Development Ordinance Special Exception to Natural Resource Feature Provisions Application information:

- 1. Unified Development Ordinance Section(s) from which Special Exception is requested: The applicant is requesting an exception from §15-4.0101 Natural Resource Protection Standards, and §15-4.0102 Natural Resource Features Determination which require that identified natural resources features be protected from impacts of development.
- 2. Nature of the Special Exception requested (description of resources, encroachment, distances and dimensions): *The Special Exception is being requested to fill 9,818 sq. ft. of wetland, to fill 22,956 sq. ft. of Wetland Buffer and 20,686 sq. ft. of Wetland Setback.*
- 3. Applicant's reason for request: *The Special Exception request is being made to allow for the construction of a 300,000 sq. ft. industrial building and the associated site access roads and parking.*
- 4. Applicant's reason why request appropriate for Special Exception: The buildings in this development are expected to be office/warehouse and/or light manufacturing/distribution centers which are currently in high demand. (These types of industrial facilities rely heavily on the closeness of suppliers and a direct connection to the interstate highway system. Because industrial is the fastest growing sector of the real estate market and there is a great need for additional industrial land along the I-94 Corridor, especially south of Milwaukee, the City of Franklin created a new TIF/TID District to take advantage of the new I-94 Interchange at Elm Road. The property is adjacent to existing industrial uses that the City is the process of enhancing with the reconstruction of West Elm Road, which will include new curb and gutter, a

median, new storm sewer, sanitary sewer, water main, fire hydrants, and new sanitary and water laterals for each property.

Because of the need to accommodate as much offsite stormwater as possible, in addition to the stormwater volume needed for the industrial development, it is required to maximize the square footage of the proposed buildings in order to get the increment required by the City for this project. Thus, a 200,000 SF and 300,000 SF building will meet those requirements. The project, on its own, could not evolve or be successful due to various factors (land cost, utility cost, environmental remediation or mitigation, rent, or construction costs) so it will rely on an investment from the City of Franklin's Tax Incremental Financing (TIF) District. The Increment is the taxable value after development minus the taxable value before. The City evaluates whether they can collect enough taxes within a certain period of time to pay off the debt.

Only the southern building and its north access road are expected to impact a minimal amount of wetland (9,818 SF). The southern building is slated to be a manufacturing facility that requires a minimum of 300,000 SF of space in a box-shaped configuration in order to effectively operate. WP Property Acquisitions, LLC has already been approached by a number of highly interested tenants that wish to utilize this space as soon as possible. The City of Franklin and WP Property Acquisitions, LLC are heavily invested in this property, are committed to providing adequate space for its intended users, and fully expect both buildings to be occupied in the short term.

## II. Environmental Commission review of the §15-9.0110C.4.f. Natural Resource Feature impacts to functional values:

- 1. Diversity of flora including State and/or Federal designated threatened and/or endangered species: *There are no rare species concerns for this project (see attached Endangered Resources Review. SEWRPC identified 59 plant species within Plant Community 3 according to their 2015 wetland report. Of the 59 plant species, 18 were non-native species. No rare plant species were observed during their field inspection. The adjacent wetland buffer is farmed.*
- 2. Storm and flood water storage: The portion of W-3 that is being impacted is a narrow swale that conveys water downslope from the 711-foot elevation to the 700-foot elevation where it then enters a shallow (cattail) marsh at a lower, and flatter elevation. Hydrology is seasonal and soils were observed as heavy clay. Water flow through the wetland is channelized and there is evidence of flashy hydrology such as eroded/scoured areas that lack vegetation. For these reasons, this wetland does not appear to attenuate water for any lengthy periods of time, and therefore performs little storm or flood storage.

- 3. Hydrologic functions: The portion of W-3 that is being impacted is a narrow swale that conveys water downslope from the 711-foot elevation to the 700-foot elevation where it then enters a shallow (cattail) marsh at a lower, and flatter elevation. Hydrology is seasonal and soils were observed as heavy clay. Water flow through the wetland is channelized and there is evidence of flashy hydrology such as eroded/scoured areas that lack vegetation. The existing hydrology will be maintained by re-routing the drainage through storm sewer pipes sized for the 100-year storm event.
- 4. Water quality protection including filtration and storage of sediments, nutrients or toxic substances: *The wetland does not provide substantial storage of flood or stormwater. In addition, the wetland is not adjacent to a lake or stream and water flow is channelized. The adjacent land use is agricultural which contributes soil runoff, manure and possibly other pollutants into the watershed. Although the wetland is generally narrow, vegetation in the wetland is reasonably dense due to invasive reed canary grass, so this may offer some water quality protection.*
- 5. Shoreline protection against erosion: *The portion of W-3 that is proposed to be impacted is not located along a shoreline.*
- 6. Habitat for aquatic organisms: Although the wetland conveys water downslope that ultimately reaches a larger wetland complex associated with an unnamed waterway, the wetland itself is not contiguous with a perennial waterway or waterbody. The wetland has a seasonal hydroperiod with little to no standing water that does not support aquatic organisms.
- 7. Habitat for wildlife: Because the wetland swale (W-3) is narrow, does not attenuate water for any long periods of time, has generally low plant diversity, and is located in an agricultural setting, it offers little value to wildlife as a whole. The portion of W-3 that is proposed to be impacted is also not located within an environmental corridor. The wetland, however, does connect to a larger wetland complex to the west that is within a Primary Environmental Corridor.
- 8. Human use functional value: *The wetland is located in an agricultural setting at the south end of the site and is not physically or visually accessible to the general public for recreational activities such as hiking, birding, or hunting. It provides no recreational or educational values. It does not have a diversity of habitat types and is generally degraded due to ongoing agricultural practices along its perimeter.*
- 9. Groundwater recharge/discharge protection: There are no indicators of groundwater present such as springs or seeps. Soils are not organic, but

rather a heavy clay as noted in the 2015 SEWRPC wetland report. The wetland does not remain saturated for any extended period of time.

- 10. Aesthetic appeal, recreation, education, and science value: *The wetland is located in an agricultural setting at the south end of the site and is not physically or visually accessible to the general public for recreational activities such as hiking, birding, or hunting. It provides no recreational or educational values. It does not have a diversity of habitat types and is generally degraded due to ongoing agricultural practices along its perimeter.*
- 11. State or Federal designated threatened or endangered species or species of special concern: There are no rare species concerns for this project (see attached Endangered Resources Review. SEWRPC identified 59 plant species within Plant Community 3 according to their 2015 wetland report. Of the 59 plant species, 18 were non-native species. No rare plant species were observed during their field inspection.
- 12. Existence within a Shoreland: Wetland W-3 is not a shoreland wetland.
- 13. Existence within a Primary or Secondary Environmental Corridor or within an Isolated Natural Area, as those areas are defined and currently mapped by the Southeastern Wisconsin Regional Planning Commission from time to time: *The portion of W-3 that is anticipated to be impacted is not located in an wetland is not located within a Primary or Secondary Environmental Corridor or an Isolated Natural Resource Area. The lower reach of W-3 (shallow marsh) on the west end of the property is located within a Primary Environmental Corridor; however, this portion of W-3 will not be impacted as a result of the project.*

## III. Environmental Commission review of the §15-10.0208B.2.d. factors and recommendations as to findings thereon:

1. That the condition(s) giving rise to the request for a Special Exception were not self-imposed by the applicant (this subsection a. does not apply to an application to improve or enhance a natural resource feature): *The conditions giving rise to the request were not self-imposed, as the location of the existing portion of wetlands to be impacted run diagonally through the site from southeast to northwest, whereas the length of the property itself runs in the north-south direction, as does the future S. Hickory Street. In addition, with the intent of the project to provide large industrial buildings that are in short supply in the area, this goal can not be achieved without some wetland impacts. Without the impacts, the project becomes unfeasible because there is not enough useable land to offset the costs of development.* 

- 2. That compliance with the stream, shore buffer, navigable water-related, wetland, wetland buffer, and wetland setback requirement will:
  - a. be unreasonably burdensome to the applicants and that there are no reasonable practicable alternatives: *; or*
  - b. unreasonably and negatively impact upon the applicants' use of the property and that there are no reasonable practicable alternatives: As outlined in responses to Natural Resource Special Exception Question and Answer Form, the only alternative that avoids any wetland impacts is not constructing anything on the southern end of the site (Alternative #1). In addition, Alternative #2 still has wetland impacts, but doesn't achieve the project goals because it would render the project infeasible.
- 3. The Special Exception, including any conditions imposed under this Section will:

a. be consistent with the existing character of the neighborhood: With the proposed project being an industrial use within a proposed industrial area of the City, it will be consistent with the existing character of the neighboring properties; and

- b. not effectively undermine the ability to apply or enforce the requirement with respect to other properties: *The proposed impacts to the wetland, wetland buffer and wetland setbacks have been minimized to the maximum extent practicable to still make the project feasible from both a cost and efficiency standpoint. Furthermore, by keeping the wetland impacts below 10,000 SF, the project falls under the general wetland permit process with the WDNR; and*
- c. be in harmony with the general purpose and intent of the provisions of this Ordinance proscribing the requirement: *The proposed project is in harmony with the general purpose and intent of the provisions of this ordinance, in that every effort was made to limit the impacts to the wetland, wetland buffer and wetland setbacks; and*
- d. preserve or enhance the functional values of the stream or other navigable water, shore buffer, wetland, wetland buffer, and/or wetland setback in coexistence with the development (*this finding only applying to an application to improve or enhance a natural resource feature*): The functional values of the wetland, wetland buffer and wetland setbacks located downstream/northwest of the impacted areas, will be preserved by maintaining the hydrology by rerouting the current wetland drainage through storm sewer pipes sized for the 100-year storm event.

## IV. Environmental Commission review of the §15-10.0208B.2.a., b. and c. factors and recommendations as to findings thereon:

- 1. Characteristics of the real property, including, but not limited to, relative placement of improvements thereon with respect to property boundaries or otherwise applicable setbacks: *The location of the existing portion of wetlands to be impacted run diagonally through the site from southeast to northwest, whereas the length of the property itself runs in the north-south direction, as does the future S. Hickory Street. In addition, with the intent of the project to provide large industrial buildings that are in short supply in the area, this goal can not be achieved without some wetland impacts. Without the impacts, the project becomes unfeasible because there is not enough useable land to offset the costs of development.*
- 2. Any exceptional, extraordinary, or unusual circumstances or conditions applying to the lot or parcel, structure, use, or intended use that do not apply generally to other properties or uses in the same district: *One unusual circumstance associated with this project is the need to reroute the existing overhead ATC transmission lines. Similar to the wetlands, the existing ATC lines run diagonally through the site from southeast to northwest. Thus, the southern portion of the site is not useable until these are relocated. However, as long as the wetland, wetland buffer and wetland setback impacts are deemed acceptable, the project is able to absorb the costs associated with this relocation.*
- 3. Existing and future uses of property; useful life of improvements at issue; disability of an occupant: *The useful life of the project and associated site improvements should be long-lived, since the project has readily accessible utility connections, it is in close proximity to the interstate highway system, and the ATC lines will be relocated. In addition, the storm water pond will serve offsite areas, and will have a long-term maintenance plan associated with it.*
- 4. Aesthetics: The City's landscape ordinance will be followed in developing the landscaping for the site, and all unimpacted areas of the site will remain in their natural condition.
- 5. Degree of noncompliance with the requirement allowed by the Special Exception: *The proposed impacts to the wetland, wetland buffer and wetland setbacks have been minimized to the maximum extent practicable to still make the project feasible from both a cost and efficiency standpoint. Furthermore, by keeping the wetland impacts below 10,000 SF, the project falls under the general wetland permit process with the WDNR.*

6. Proximity to and character of surrounding property: With the proposed project being an industrial use within a proposed industrial area of the City, it will be consistent with the character of the surrounding properties.

7. Zoning of the area in which property is located and neighboring area: *The City of Franklin has zoned this area and the neighboring industrial areas as a Planned Development District (PDD#39).* 

8. Any negative affect upon adjoining property: It is currently not anticipated for there to be any negative affects upon the adjoining properties as a result of this project. The project will follow the City's and the WDNR's erosion control and storm water management requirements, and the downstream wetland hydrology will be preserved by re-routing the current wetland drainage through storm sewer pipes sized for the 100-year storm event.

9. Natural features of the property: *The natural features of the property were fully outlined in the Natural Resource Protection Report.* 

10. Environmental impacts: There are no rare species concerns for this project (see attached Endangered Resources Review. SEWRPC identified 59 plant species within Plant Community 3 according to their 2015 wetland report. Of the 59 plant species, 18 were nonnative species. No rare plant species were observed during their field inspection.

Because a tenant has not yet been identified for this project, potential environmental impacts beyond impacts to natural resources cannot be assessed at this time. §15-3.1102.B, and other local pollution standards not directly enforced under the NRSE application process still apply.

#### V. Environmental Commission Recommendation:

The Environmental Commission has reviewed the subject Application pursuant to §15-10.0208B. of the Unified Development Ordinance and makes the following recommendation:

- 1. The recommendations set forth in Sections III. and IV. Above are incorporated herein.
- 2. The Environmental Commission recommends [approval] [denial] of the Application upon the aforesaid recommendations for the reasons set forth therein.
- 3. The Environmental Commission recommends that should the Common Council approve the Application, that such approval be subject to the following conditions:
  - a) a Pursuant to §15-4.0103 and §15-10.0208.B.3.b., the applicant shall provide mitigation for natural resource impacts. As required by §15- 4.0103.B.1.d,

land upon which the mitigation is to take place shall be protected by a conservation easement as permanent natural resource features.

- b) The applicant shall submit conservation easements for areas of preserved natural resources (§15- 4.0103.B.1.d, §15-7.0201.H) Common Council review and approval, prior to any land disturbing activities.
- c) The applicant shall obtain all necessary approvals from Federal and State regulatory agencies, (§15-10.0208.B.3) prior to any land disturbing activities.
- d) The applicant shall include conservation and mitigation information on landscape plans, including maintenance information, and provide for financial sureties for their implementation, as permitted by §15-4.0103.D.
- e) The applicant shall revise landscape plans to replace invasive species Norway Maple with another maple variety or similar tree type, subject to the approval of the City Forrester.

The above review and recommendation was passed and adopted at a regular meeting of the Environmental Commission of the City of Franklin on the 24th day of March, 2021.

Dated this  $\frac{29}{MN}$  day of  $\frac{MN}{MN}$   $\frac{29}{6}$ , 2021.

Arthur Skowron, Chairman

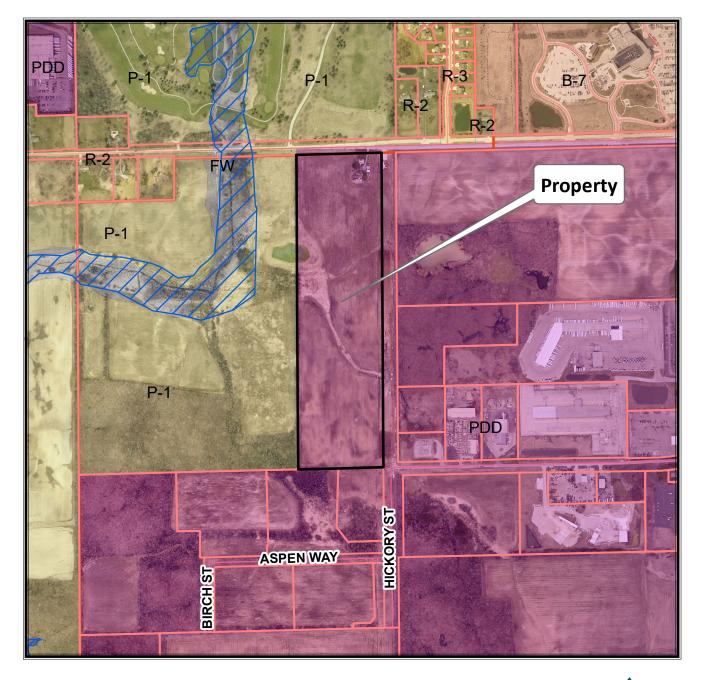
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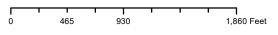
Linda Horn, Vice-Chairman



# 3617 W. Oakwood Road TKN: 950 9997 002

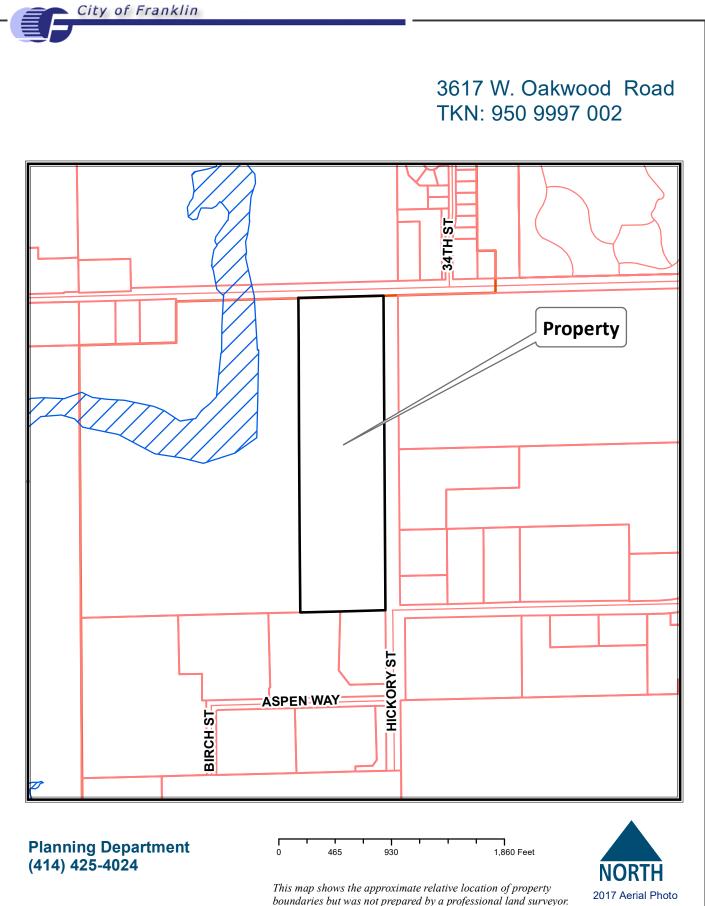


#### Planning Department (414) 425-4024

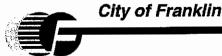




This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. This map is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes.



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Date of Application: 12-11-2020

NATURAL RESOURCE SPECIAL EXCEPTION APPLICATION

Complete, accurate and specific information must be entered. <u>Please Print.</u>

Applicant (Full Legal Name[s]):		Applicant is Represented by (contact person) (Full Le	gal Name[s]):	
Name: Stewart M. Wangard		Name: Mark Lake		
Company: WP Property Acquisitions LLC		Company: Wangard Partners, Inc.		
Mailing Address: 1200 N. Mayfair Road, Suite 310		Mailing Address: 1200 N. Mayfair Road, Suite 310	)	
City / State: Milwaukee, WI	Zip: 53226	City / State: Milwaukee, WI	Zip:53226	
Phone: 414.777.1200		Phone:		
Email Address: mlake@wangard.com		Email Address: mlake@wangard.com		
Project Property information:				
Property Address: 3617 W. Oakwood Road		Tax Key Nos: 950 9997 002		
Property Owner(s): Wendt Family Trust				
· · · · · · · · · · · · · · · · · · ·		Existing Zoning: PDD #39		
Mailing Address: 8113 S. Forest Hills Circle		Existing Use: Agricultural		
City / State: Franklin, WI	Zip:	Proposed Use: Industrial		
Email Address: kaczmarekhomes@gmail.com		Future Land Use Identification: Mixed Use		
*The 2025 Comprehensive Master Plan Fut	ture Land Use Map is availab	ole at: http://www.franklinwi.gov/Home/ResourcesDocu	ments/Maps.htm	
Natural Resource Special Exception Application su	ıbmittals <u>for review</u> must	include and be accompanied by the following:		
(See Section 15-10.020	8 of the Unified Developme	ent Ordinance for review and approval procedures.)		
		ng/UnifiedDevelopmentOrdinanceUDO.htm		
This Application form accurately completed with the second sec		csimiles and copies will not be accepted.		
Application Filing Fee, payable to City of Frank				
Legal Description for the subject property (WORD.doc or compatible format).				
Seven (7) complete <u>collated</u> sets of Application				
<ul> <li>One (1) original and six (6) copies of a written Project Narrative.</li> <li>Three (3) folded full size, drawn to scale copies (at least 24" x 36") of the Plat of Survey (as required by Section 15-9.0110(B) of the Unified</li> </ul>				
Development Ordinance).	spies (at least 24 x 50 ) of	the rist of survey (as required by Section 10 Starton	, ., .,	
Three (3) folded full size, drawn to scale copies (at least 24" x 36") of the Natural Resource Protection Plan (See Sections 15-4.0102 and 15-7.0201				
for information that must be denoted on o	r included with the NRPP).	1 to the Description Destantion Dam		
Four (4) folded reduced size (11"x17") cop	ies of the <u>Plat of Survey</u> ar	nd Natural Resource Protection Plan.		
Three copies of the Natural Resource Protection	on report, if applicable. (se	e Section 15-7.0103Q of the ODO).	ion for each such nermit	
<ul> <li>One copy of all necessary governmental agency permits for the project or a written statement as to the status of any application for each such permit.</li> <li>Email (or CD ROM) with all plans/submittal materials. Plans must be submitted in both Adobe PDF and AutoCAD compatible format (where applicable).</li> </ul>				
			r (where applicable)	
<ul> <li>Upon receipt of a complete submittal, staff review will be of Natural Resource Special Exception requests require review recording with Milwaukee County Register of Deeds.</li> </ul>	conducted within ten business da v by the Environmental Commiss	ays. sion, public hearing at and review by the Plan Commission, and Co	ommon Council approval prior to	

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

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

ily trust wan he

Name & Title (PRINT)

Date: 12-9-2020

Signature - Property Owner

Signature - Applicant Stewart M. Wangard, sole member

Alamaly. Wagen

Date: 12-10-2020

Signature - Applicant's Representative

Name & Title (PRINT)

Name & Title (PRINT)

Date: \_\_\_

Name & Title (PRINT)

Date:



March 15, 2021

Marion Ecks – Associate Planner Department of City Development City of Franklin 9229 W. Loomis Road Franklin, WI 53132

RE: Natural Resource Special Exception, Staff Comments - 3617 W. Oakwood Road

Dear Miss Ecks,

I am writing this letter to address the Natural Resource Special Exception comments in your review letter dated January 15<sup>th</sup>, 2021 for the above referenced project. Below you will see the pertinent portions of the review comments in *italicized text* and Kapur's corresponding responses in **bold color**.

#### Natural Resources

- 1. Pursuant to §15-4.0103 and §15-10.0208.B.3.b., please describe the mitigation you will provide for the natural resource impacts. Note that, as required by §15- 4.0103.B.1.d, land upon which the mitigation is to take place shall be protected by a conservation easement as permanent natural resource features. Please submit the required easement and exhibits.
  - *a.* Note that the standard for wetland mitigation is 1.5 acres of compensation for each 1 acre of impact.

Kapur: Please refer to the draft Wetland Mitigation Compensation Site Plan Report. Wetland mitigation was provided at a rate of 1.5 acres for each 1 acre of impact.

2. Please submit conservation easements for areas of preserved natural resources (§15-4.0103.B.1.d, §15-7.0201.H).

Kapur: Proposed conservation easements for areas of preserved natural resources have been added to each NRPP exhibit map. Once approval of the NRSE has been granted, the official easement documents will be created and recorded.

#### Natural Resource Protection Plan (NRPP)

3. Please provide contact information including address and telephone number for the owners and developer on the NRPP as required by §15-7.0201.C. Staff suggests this information be included on the NRPP exhibit maps.

Kapur: Contact information for owners and engineers has been added to each NRPP exhibit map.

- 4. Pursuant to §15-4.0102.K and §15-7.0201.J of the UDO, please clearly indicate the amount and type of natural resource features to be impacted. Please include a table on the NRPP maps (As required by §15-7.0201 and §15-4.0102) with consolidated information about:
  - *a. The total site area (§15-7.0201.E)*
  - b. The total area of each natural resource on the site (§15-7.0201.1). If a natural resource is not present, list it on the table with a zero for area.
  - c. Total area of disturbance to each natural resource (§15-7.0201.J). Any areas of temporary disturbance (construction access, staging areas, etc.) should be noted separately.

Kapur: A table has been added to each NRPP exhibit map to show the disturbance to each natural resource on the site and the total site area.

5. Please indicate the amount and type of any areas of overlapping natural resource features (§15-4.0102.K).

Kapur: An Overall Natural Resource Exhibit Map (Exhibit 5) has been created to show areas of overlapping natural resources features.

6. Please label the adjoining Milwaukee County parkland, and include the owner name (§15-7.0201.G).

Kapur: The adjoining Milwaukee County parkland has been labeled on all NRPP exhibit maps.

7. Please verify that all easements on (immediately adjacent to) the property line are depicted on the NRPP map (§15-7.0201.H).

Kapur: All easements have been added to the NRPP exhibit maps.

8. Indicate any areas of the site where natural resources are to be mitigated (§15-7.0201.J).

Kapur: Areas on the site where natural resources are to be mitigated have been added to the NRPP exhibit maps.

9. Indicate preservation and mitigation areas to be included in conservation easements on the NRPP map (§15-7.0201.K and §15-7.0201.J).

Kapur: Proposed conservation easements for preservation and mitigation areas have been added to each NRPP exhibit map. Once approval of the NRSE has been granted, the official easement documents will be created and recorded.

10. Please provide Site Intensity calculations in the NRPP report (§15-7.0201.N). Note that LSR standard for the Business Park portion of PDD 39 is 0.25.

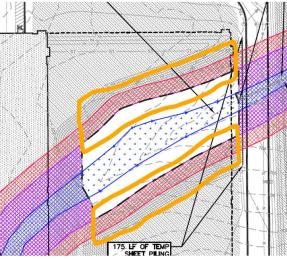
Kapur: The site intensity calculations have been added to the NRPP report and the LSR has been updated from 0.45 to 0.25.

#### Natural Resource Special Exception (NRSE)

11. Please provide a proposal for mitigation of impacts to wetland, wetland setback, and wetland buffer. See comment No. 1 above.

Kapur: A proposal for mitigation of impacts to wetlands and wetland buffer has been provided. In reading Part 4 of the UDO (Section 15-4.0103), there is nothing that states setbacks must be "mitigated." It only discusses mitigation of the 30' wetland buffers at a 1.5 ratio. The ordinance states permanent vegetative cover shall be established, and be sufficient tor provide filtering of pollutants from up slope overland flow areas. Per the Site Landscape Plans included with this submittal, all areas 10 feet beyond the perimeter roadways & truck parking are to be planted with no mow fescue with annual rye grass seed.

12. Please clarify the for restoration of impact indicated



nature of impacts to and plan wetland setback areas of in orange boxes below.



Kapur: The wetland setback areas impacted as indicated in the orange boxes below will no longer be impacted based on the updated site layout and grading. Hydrology to this wetland area will be maintained by a storm sewer pipe.

- *13. Please describe the restoration plan for new wetland setback and buffer areas created by wetland impacts.* 
  - a. Setback: Restoration of wetland setback must conform to the standards of §15-4.01021 for appropriate plantings. Turf grasses are prohibited. Non-vegetative cover is permitted in areas subject to erosion.

Kapur: Wetland setback areas will be restored with no mow fescue with annual rye grass seed per the Site Landscape Plans included with this submittal.

b. Buffer: Restored wetland buffer shall be planted with native plant species and provide for soils of equal or greater quality than those found in the disturbed wetland buffer. Restored and created new wetland buffer shall comply with the minimum width of 30 feet (§15- 4.0103B.5).

Kapur: Restored wetland buffer will be planted with native plant species with soils of equal or greater quality than those found in the disturbed wetland buffer. All restored and created new wetland buffer will comply with the minimum width of 30 feet. Please refer to the draft Wetland Mitigation Compensation Site Plan Report for additional information.

14. Please provide additional information about how the hydrology of the remaining isolated section of wetland will be preserved. Plans indicate inclusion of a temporary storm sewer pipe connecting to nearby wetlands. Some of this infrastructure is not on the actual property. How will installation of the pipe outside the property be guaranteed? What plans are in place for permanent preservation of the wetland?

Kapur: Based on the updated site layout and grading, there will no longer be an isolated section of wetland. A permanent storm sewer pipe will carry water from the east side of the future S. Hickory Street to the remaining portion of wetland. Installation of the pipe outside of the property has been coordinated with Ruekert Mielke, and the necessary storm sewer has already been incorporated in their draft plans for S. Hickory Street.

15. Since the need to produce a minimum amount of increment or taxable development for the property is the justification for the size this building, the applicant should provide additional information comparing the various building sizes. This was partially addressed under item c.i. on page 7 of the Natural Resource Special Exception Question and Answer Form.

Kapur: Due to the location and orientation of W-3, there is no way to completely avoid the wetlands while still meeting the basic project purpose and need. The only way to avoid the



wetland completely is to eliminate the southern building. Each parcel is required to generate enough tax dollars to pay for its share of the infrastructure that was installed to support it. By not utilizing the land to the south, the project would not generate the revenue needed to make it economically viable. A 100,000 SF or smaller building that could potentially be built would not generate its pro-rata share of the tax revenue required by the district and would render the project infeasible.

Replacing the 300,000 SF building in the southern half of the site with a 200,000 SF building would still result in 6,960 SF of impact to the wetland. However, as stated previously, the reduction in size of the building would render the project infeasible. In order to get the rents and value (increment), the project requires no less than a 200,000 SF and a 300,000 SF building. Losing 100,000 SF worth of rent for the owner and tax increment for the City is enough to render the project infeasible.

Since there is no way to completely avoid wetland impacts while still meeting the project's primary purpose and need, the focus is to minimize impacts. One way the current design minimizes wetland impacts is by locating the access road as close to the building as possible, while also remaining outside the fall-zone of the building in case of fire. In addition, the sideslope of the road were changed from 4:1 to 3:1, eliminating additional wetland impacts. The current design also maintains the existing wetland hydrology by rerouting the drainage through storm sewer pipes sized for the 100-year storm event.

16. Application materials reference a Letter of Support form the City of Franklin dated October 19, 2020. Please provide a copy of the letter.

Kapur: A copy of the Letter of Support from the City of Franklin dated October 19, 2020 will be provided.

17. The application refers to a DNR General Permit. Please provide copies of all necessary governmental agency permits for the project or a written statement as to the status of any application for each such permit (§15-10.0208.B.3).

## Kapur: The General Permit has been re-submitted and is pending. The Army Corps of Engineers accepted the permit, but it is still contingent upon the DNR review and approval.

18. Please provide information about possible expansions. If a 100,000 additional square feet development is contemplated, will this require additional impacts to protected natural resources? What mitigation or alternatives are proposed? How will this impact current work being done to preserve hydrology?

Kapur: The developer is no longer considering a possible 100,000 SF addition onto the north side of the south building. The south building will be 300,000 SF with no plans for any future expansion.





19. Please clarify the response to question 4.b.f.iv (§15-9.0110.C.4.f.iv) – "Water quality protection including filtration and storage of sediments, nutrients or toxic substances." Will the remaining wetland perform this function in future? Note that §15-3.1102.B, and other local pollution standards not directly enforced under the NRSE application process still apply.

Kapur: Although most of the Project Site is planned to be developed, the remaining undeveloped areas have excellent potential to add functional value to the landscape as a whole and to improve water quality to the off-site tributary that flows towards the Root River. The Project Site is predominantly agricultural land with wetlands that are mostly low in functional value. Wetland W-2 provides higher functional value than W-1 and W-3, but is essentially a stormwater pond that was planted/seeded with native plants sometime between 2000 and 2005. The establishment of native plant communities in areas currently farmed will improve multiple wetland functions within the Project Site including flood/stormwater attenuation, water quality, floral diversity, wildlife habitat, and overall aesthetics.

20. Responses to NRSE questionnaire note on page 11 etc. that the wetland area in question connects to a SEWRPC environmental corridor. Does SEWRPC have any comment on the proposed impacts?

Kapur: There is one Primary Environmental Corridor (PEC) that extends into the Project Site and includes W-2 and part of W-3 (see SEWRPC Wetland and Environmental Corridor Map in Appendix 1). Most of the PEC lies west of the Project Site and is associated with the Root River tributary and its adjacent wetlands and woodlands. There is also an Isolated Natural Resource Areas (INRA) that lies just east of the Project Site that includes both woodland and wetlands. The establishment of native plant communities in areas currently farmed is expected to ultimately expand the current boundaries of the PEC.

21. Impacts to young woodlands do not require a Natural Resource Special Exception at this time. Please note that future impacts in excess of 50% of the current tree area will require an NRSE. Staff recommends that areas of young woodlands to remain be protected by a conservation easement, as required by §15- 4.0103.B.1.d, and §15-7.0201.H.

Kapur: The area of young woodlands that are to remain along the west property that are north of the south building have be included within the proposed conservation easement for the property.

#### Additional Staff Comments:

22. There is a typographic error in the legal description on the plat of survey which appears to list square footage as acreage.

Kapur: The legal description on the Plat of Survey has been updated.

kapurinc.com



23. Please use the same units of measurement in both the NRPP maps and the NRPP report. Staff suggests providing information in both acres and square feet.

Kapur: The NRPP maps and NRPP report have been updated to provide both acres and square feet for units of measurement.

24. Note that §15-7.0103M requires the depiction of setbacks on Site Plans. Please show the required setbacks and buffers for wetlands and other natural resources on the project Site Plan. Label the setback "no build" and the buffer "no touch."

Kapur: The wetland setback and wetland buffer have been labeled "no build" and "no touch" respectively on the site plan and NRPP wetland exhibit map.

25. Staff suggests including conservation area information on landscape plans, including maintenance information.

Kapur: The proposed conservation easement has been added to the Site Landscape Plans.

26. Note that §15-4.0103D allows for financial sureties to be required for restoration. Plan Commission may choose to impose this requirement on landscape and restoration plans.

Kapur: Noted.

#### **<u>City Attorney Comments</u>**

There is a typographic error in the legal description provided which appears to list square footage as acreage. Please provide a corrected legal description.

#### Kapur: The legal description has been updated.

#### **Engineering Department Comments**

No comments.

Kapur: Noted.

#### **Police Department Comments**

The Franklin Police Department has no issues with this project.

Kapur: Noted.



#### Fire Department Comments

The fire department has no position on the NRSE at this location.

#### Kapur: Noted.

#### **Inspection Services Department Comments**

Inspection Services has no comments on the subject proposal at this time.

Kapur: Noted.

#### **Natural Resource Special Exception Question and Answer Form**

Section 1: Per Section 15-9.0110, Applications for a Special Exception to stream, shore buffer, navigable water-related, wetland, wetland buffer, and wetland setback provisions, and for improvements or enhancements to a natural resource feature of this Ordinance shall include the following:

A. Name and address of the applicant and all abutting and opposite property owners of records.

Applicant Stewart M. Wangard – WP Property Acquisitions LLC 1200 N. Mayfair Road, Suite 310 Milwaukee, WI 53226

Property Wendt Family Trust 3617 W. Oakwood Road Franklin, WI 53132

Properties to the North

 Milwaukee County Dept. of Parks, Rec & Culture 3600 W. Oakwood Road Franklin, WI 53132

Properties to the East

- 1) Jams-4 LLC 0 W. Oakwood Road Franklin, WI 53132
- Wisconsin Electric Power Co. 0 W. Elm Road Franklin, WI 53132
- 5) 3151 Elm Road LLC 3151 W. Elm Road Franklin, WI 53132

<u>Properties to the South</u> Property information not currently available.

Property to the West

- Milwaukee County Treasurer
   W. Oakwood Road
   Franklin, WI 53132
- B. Plat of survey. Plat of survey prepared by a registered land surveyor showing all of the information required under §15-9.0102 of this Ordinance for a Zoning Compliance Permit.

See attached.

- 2) Thomas & Helen Gadowski 3472 W. Oakwood Road Franklin, WI 53132
- Jams-4 LLC
   S. 27<sup>th</sup> Street
   Franklin, WI 53132
- 4) Wisconsin Electric Power Co. 3400 W. Elm Road Franklin, WI 53132

- C. Questions to be answered by the applicant. Items on the application to be provided in writing by the applicant shall include the following:
  - 1. Indication of the section(s) of the UDO for which a Special Exception is requested.

Wetland, Wetland Buffer and Wetland Setback.

2. Statement regarding the Special Exception requested, giving distances and dimensions where appropriate.

The Special Exception is being requested to fill 9,818 sq. ft. of wetland, to fill 22,956 sq. ft. of Wetland Buffer and 20,686 sq. ft. of Wetland Setback.

3. Statement of the reason(s) for the request.

The Special Exception request is being made to allow for the construction of a 300,000 sq. ft. industrial building and the associated site access roads and parking.

- 4. Statement of the reasons why the particular request is an appropriate case for a Special Exception, together with any proposed conditions or safeguards, and the reasons why the proposed Special Exception is in harmony with the general purpose and intent of the Ordinance. In addition, the statement shall address any exceptional, extraordinary, or unusual circumstances or conditions applying to the lot or parcel, structure, use, or intended use that do not apply generally to other properties or uses in the same district, including a practicable alternative analysis as follows:
  - a. Background and Purpose of the Project.
    - i. Describe the project and its purpose in detail. Include any pertinent construction plans.

The purpose of the project is to create two new industrial buildings just south of Oakwood Road and west of the future South Hickory Street. WP Property Acquisitions, LLC is working to develop the project site, referred to as "Oakwood Industrial", and is proposing to construct a 200,000 Square Foot SF building in the northern half of the site and a 300,000 SF building in the southern half of the site, as well as associated parking/paving, and access roads. In order to accommodate for the increased stormwater runoff associated with the new industrial development, as well as the future S. Hickory Street and the reconstruction of West Elm Road and eastern industrial area, a regional stormwater pond will also be constructed as part of this project.

Because of the need to accommodate as much offsite stormwater as possible, in addition to the stormwater volume needed for the industrial development, it is required to maximize the square footage of the proposed buildings in order to get the increment required by the City for this project. Thus, a 200,000 SF and 300,000 SF building will meet those requirements. The project, on its own, could not evolve or be successful due to various factors (land cost, utility cost, environmental remediation or mitigation, rent, or construction costs) so it will rely on an investment from the City of Franklin's Tax Incremental Financing (TIF) District. The Increment is the taxable value after development minus the taxable value

before. The City evaluates whether they can collect enough taxes within a certain period of time to pay off the debt.

Both buildings are expected to be office/warehouse and/or light manufacturing/distribution centers which are currently in high demand. (These types of industrial facilities rely heavily on the closeness of suppliers and a direct connection to the interstate highway system. Because industrial is the fastest growing sector of the real estate market and there is a great need for additional industrial land along the I-94 Corridor, especially south of Milwaukee, the City of Franklin created a new TIF/TID District to take advantage of the new I-94 Interchange at Elm Road. The property is adjacent to existing industrial uses that the City is the process of enhancing with the reconstruction of West Elm Road, which will include new curb and gutter, a median, new storm sewer, sanitary sewer, water main, fire hydrants, and new sanitary and water laterals for each property.

Only the southern building and its north access road are expected to impact a minimal amount of wetland (9,818 SF). The southern building is slated to be a manufacturing facility that requires a minimum of 300,000 SF of space in a box-shaped configuration in order to effectively operate. WP Property Acquisitions, LLC has already been approached by a number of highly interested tenants that wish to utilize this space as soon as possible. The City of Franklin and WP Property Acquisitions, LLC are heavily invested in this property, are committed to providing adequate space for its intended users, and fully expect both buildings to be occupied in the short term.

ii. State whether the project is an expansion of an existing work or new construction.

The project is new construction.

iii. State why the project must be located in or adjacent to the stream or other navigable water, shore buffer, wetland, wetland buffer, and/or wetland setback to achieve its purpose.

Southeastern Wisconsin Regional Planning Commission (SEWRPC) performed a wetland delineation for the City of Franklin TIF District back in 2015 which included the 46-acre property where the project is proposed. At that time, one small farmed wetland (W-1 – 0.114 acre), one constructed stormwater pond (W-2 - 0.384 acres), and one larger wetland swale (W-3 – 2.167 acres) that drains northwest through the property were identified and delineated totaling 2.665 acres (116,075 SF) of wetland. According to Chris Jors from SEWRPC, the wetlands within the TIF District were re-evaluated during May 2020, but no changes were made to the wetland boundaries within the 46-acre property. However, the updated 2020 SEWRPC wetland report has not yet been completed as of this time. Of the three wetlands located within the 46-acre property, one was a stormwater pond (W-2) constructed by the City of Franklin between the years 2005 and 2010. The pond was determined to be exempt from Wisconsin Department of Natural Resources (WDNR) wetland regulation

back in 2017 and determined non-jurisdictional by the Corps in 2020. The other two wetlands (W-1 and W-3) have been determined to be jurisdictional by the Corps and WDNR.

The vast majority of wetlands within the project site can and will be avoided; however, because of the location and configuration of a narrow finger of W-3 that extends diagonally across the property from southeast to northwest, there is no alternative to entirely avoid this wetland/wetland buffer other than to completely eliminate the southern building; however, this would render the project infeasible. This narrow portion of wetland/wetland buffer alone makes the project challenging from a development perspective. Thus, 9,818 SF of wetland and 22,956 SF of wetland buffer and 20,686 SF of wetland setback are proposed to be impacted as a result of the project. The direct wetland impacts will occur in a single location.

- b. Possible Alternatives.
  - i. State all of the possible ways the project may proceed without affecting the stream or other navigable water, shore buffer, wetland, wetland buffer, and/or wetland setback as proposed.

The vast majority of wetland (2.44 acres), wetland buffers, and wetland setbacks within the project site will be avoided. In fact, the project has been designed to completely avoid W-1 altogether, only impact 846 SF of wetland setback in W-2, and have minimal impacts in W-3. However, due to the location and orientation of W-3, which extends diagonally across the entire parcel dividing it into two separate buildable areas, there is no way to completely avoid the wetland while still meeting the basic project purpose and need. The only way to avoid the wetland completely is to eliminate the southern building (see attached Alternative #1 Drawing). By not utilizing the land to the south, the project would not generate the revenue needed to make it economically viable. A smaller sized building constructed to completely avoid wetland would also not meet the minimum size requirement of the industrial facility and would render the project infeasible.

ii. State how the project may be redesigned for the site without affecting the stream or other navigable water, shore buffer, wetland, wetland buffer, and/or wetland setback.

The vast majority of wetland (2.44 acres) and associated wetland buffer/setbacks within the project site will be avoided. In fact, the project has been designed to completely avoid W-1 altogether, only impact 846 SF of wetland setback in W-2, and have minimal impacts in W-3. However, due to the location and orientation of W-3, which extends diagonally across the entire parcel dividing it into two separate buildable areas, there is no way to completely avoid the wetland while still meeting the basic project purpose and need. The only way to avoid the wetland completely is to eliminate the southern building (see attached Alternative #1 Drawing). By not utilizing the land to the south, the project would not generate the revenue needed to make it economically viable. A smaller sized building constructed to completely avoid wetland would also not meet the minimum size requirement of the industrial facility and would render the project infeasible.

iii. State how the project may be made smaller while still meeting the project's needs.

During the initial design stages of this project, WP Property Acquisitions, LLC design team had initially planned for a 400,000 SF building in the southern portion of the parcel. This would have resulted in 18,478 SF of wetland impact to W-3 requiring a Wetland Individual Permit. While the 400,000 SF building would have been better suited to the overall project goal and more acceptable to the City of Franklin, WP Property Acquisitions, LLC was able to negotiate a smaller sized building of 300,000 SF which would impact only 9.818 SF of wetland. However, anything smaller than a 300,000 SF building would not generate the revenue required to make the project economically viable. Also during the initial planning stages, the stormwater pond was originally designed to impact 0.064 acres of the northern finger of W-3, but was later reshaped to completely avoid it.

Alternative #2 (see attached design) replaces the 300,000 SF building in the southern half of the site with a 200,000 SF building resulting in 6,960 SF of impact to low quality wet meadow; however, as stated previously, the reduction in size of the building would render the project infeasible especially considering that the footprint of the southern building was already reduced from 400,000 SF to 30,000 SF. In order to get the rents and value (increment) the project requires no less than a 200,000 SF and a 300,000 SF building. Losing an additional 100,000 SF worth of rent is enough to render the project infeasible.

Since there is no way to completely avoid wetland impacts while still meeting the project's primary purpose and need, the focus is to minimize impacts. One way the preferred design minimizes wetland impacts is by locating the access road as close to the building as possible, while also remaining outside the fall-zone of the building in case of fire. In addition, the sideslopes of the road were changed from 4:1 to 3:1, eliminating additional wetland impacts. The preferred design also maintains the existing wetland hydrology by re-routing the drainage through storm sewer pipes sized for the 100-year storm event. Please refer to the attached Preferred Design.

iv. State what geographic areas were searched for alternative sites.

Other sites were considered for this project; however, many factors lead to the selection of this site. WP Property Acquisitions had looked at several other properties; however, each had its own issues and were determined to be unsuitable for a large industrial development. For example, some sites required water extension and the only water service in close proximity was from another City in another County. Others were outside the Sewer Service Area altogether and would take years to amend the 208 Plan. Some sites had expensive leases that needed to be bought out. Others had more wetlands, rivers or other natural resources, while others had high bedrock or a high water table. Some sites were too narrow or too short to fit a 200,000 SF and 300,000/400,000 SF building, while others did not have industrial rated electrical or natural gas service. Some sites did not have local support for an industrial development of this size. Some, due to items on this list, needed more money to develop and the municipality wasn't willing to contribute to help develop the property. The Oakwood Road site was a favorable piece of land that met the majority of the requirements, and was also favorable to and endorsed by the municipality.

Within the development area (Southeastern Wisconsin, I-94 Corridor) many things impact development such as access, availability of utilities, municipal cooperation, wetlands, brownfield properties, agricultural preservation, overhead transmission lines that do not follow property lines, underground utility lines that do not follow property lines, drainage/stormwater issues, high bedrock, high groundwater, etc. This property ultimately met the site requirements for this type of construction as almost all issues except wetlands and the ATC utility line could be eliminated. WP Property Acquisitions is currently in negotiations with ATC to reroute the power lines along the southern and western parcel boundaries and fully expect a positive outcome leaving only the issue of wetland permitting remaining.

As a boost to economic growth and to take advantage of the new Interstate-94 Interchange at W. Elm Road, the City of Franklin identified this area as a Planned Development District (PDD#39) and said it would be most suitable for the intended industrial use fully understanding that there were wetlands and other issues with utilities that may or may not need to be mitigated. Please refer to the October 19, 2020 letter of support from the City of Franklin.

v. State whether there are other, non-stream, or other non-navigable water, non-shore buffer, non-wetland, non-wetland buffer, and/or non-wetland setback sites available for development in the area.

No sites are available that would meet all of the requirements of this project.

vi. State what will occur if the project does not proceed.

For more than fifteen years, the City of Franklin has desired to create a corporate park in this area to create jobs and spur economic growth. The City created a second TIF District in 2020 in order to develop this site by investing millions of dollars in public infrastructure to create shovel ready parcels. For example, utilities are already being installed in the future S. Hickory Street corridor. Due to the already heavily invested dollars, not developing this parcel would have significant social and economic consequences for the City of Franklin and its taxpayers. Please refer to the October 19, 2020 letter of support from the City of Franklin which describes the importance of the project to the local economy of Franklin.

As indicated in the letter of support from the City of Franklin, the City has a lack of large buildings to offer to prospects looking for buy and lease

opportunities. The existing business park only has small sites left and the demand for larger existing spaces far exceeds supply.

- c. Comparison of Alternatives.
  - i. State the specific costs of each of the possible alternatives set forth under sub.2., above as compared to the original proposal and consider and document the cost of the resource loss to the community.

Eliminating an entire building or losing 100,000 SF of space is not an economically feasible option. The cost associated with the loss of income per acre of industrial space would be a minimum of \$80,000 per acre (10 acres) (\$800,000) per year in lost revenue or potentially \$18,000 in lost taxes annually. One large building is cheaper and more efficient than several smaller buildings that each have redundant driveways, services, facilities, etc. that allow less room for their primary use of manufacturing, storage, or distribution, etc.

ii. State any logistical reasons limiting any of the possible alternatives set forth under sub. 2., above.

Logistically, there is no other way to completely avoid the narrow finger of degraded wet meadow without completely eliminating the building to the south or greatly reducing the footprint to a size that will not generate enough revenue to make the project viable. Alternatives #1 and #2 are less economically feasible as the proposed industrial facilities require thicker floors, higher ceilings, and more loading docks to allow for more storage space under roof, which make them cost effective. One large building is cheaper and more efficient than several smaller buildings that each have redundant driveways, services, facilities, etc. that allow less room for their primary use of manufacturing, storage, or distribution, etc. Additionally, because of the need to create a regional detention facility to accommodate existing offsite as well as onsite stormwater, creating multiple smaller ponds would be inefficient as well, therefore it is planned to create one larger pond.

iii. State any technological reasons limiting any of the possible alternatives set forth under sub. 2., above.

None are currently known.

iv. State any other reasons limiting any of the possible alternatives set forth under sub. 2., above.

Because of the need to accommodate as much of the offsite stormwater as possible, in addition to the stormwater volume needed for the industrial development, it is required to maximize the square footage of the proposed buildings in order to get the increment required by the City for this project and a 200,000 SF and 300,000 SF building will meet those requirements. The project, on its own, could not evolve or be successful due to various factors (land cost, utility cost, environmental remediation or mitigation, rent, or construction costs) so it will rely on an investment from the City of Franklin (TIF).

d. Choice of Project Plan. State why the project should proceed instead of any of the possible alternatives listed under sub.2., above, which would avoid stream or other navigable water, shore buffer, wetland, wetland buffer, and/or wetland setback impacts.

The City created a second TIF District in 2020 in order to develop this site by investing millions of dollars in public infrastructure to create shovel ready parcels. For example, utilities are already being installed in the future S. Hickory Street corridor. Due to the already heavily invested dollars, not developing this parcel to its fullest extent would have significant social and economic consequences for the City of Franklin and its taxpayers. Please refer to the October 19, 2020 letter of support from the City of Franklin which describes the importance of the project to the local economy of Franklin.

As indicated in the letter of support from the City of Franklin, the City has a lack of large buildings to offer to prospects looking for buy and lease opportunities. The existing business park only has small sites left and the demand for larger existing spaces far exceeds supply. This project would provide an ideal location for much needed large-sized industrial buildings that are currently in high demand.

e. Stream or Other Navigable Water, Shore Buffer, Wetland, Wetland Buffer, and Wetland Setback Description. Describe in detail the stream or other navigable water shore buffer, wetland, wetland buffer, and/or wetland setback at the site which will be affected, including the topography, plants, wildlife, hydrology, soils and any other salient information pertaining to the stream or other navigable water, shore buffer, wetland, wetland buffer, and/or wetland setback.

Southeastern Wisconsin Regional Planning Commission (SEWRPC) performed a wetland delineation for the City of Franklin TIF District back in 2015 which included the 46-acre property where the project is proposed. At that time, one small farmed wetland (W-1 - 0.114 acre), one constructed stormwater pond (W-2 - 0.384 acres), and one larger wetland swale (W-3 - 2.167 acres) that drains from southeast to northwest through the property were identified and delineated totaling 2.665 acres (116,075 SF) of wetland. According to Chris Jors from SEWRPC, the wetlands within the TIF District were re-evaluated during May 2020, but no changes were made to the wetland boundaries within the 46-acre property. However, the updated 2020 SEWRPC wetland report has not yet been completed as of this time. Of the three wetlands located within the 46-acre property, one was a stormwater pond (W-2) constructed by the City of Franklin between the years 2005 and 2010. The pond was determined to be exempt from Wisconsin Department of Natural Resources (WDNR) wetland regulation back in 2017 and determined non-jurisdictional by the Corps in 2020. The other two wetlands (W-1 and W-3) have been determined to be jurisdictional by the Corps and WDNR.

The vast majority of wetlands within the project site can and will be avoided; however, because of the location and configuration of a narrow finger of W-3 that extends diagonally across the property from southeast to northwest, there is no alternative to entirely avoid this wetland other than to completely eliminate the southern building; however, this would render the project infeasible. The portion of W-3 that is being impacted is a narrow swale that conveys water downslope from the 711-foot elevation to the 700-foot elevation where it then enters a shallow (cattail) marsh. It is best classified as a wet meadow and is dominated by reed canary grass (*Phalaris arundinacea*), an invasive plant species and marsh fleabane (Erigeron philadelphicus). Hydrology is seasonal. The wetland is located within two NRCS mapped soil units: Blount silt loam and Ozaukee silt loam with 2-6% slopes. Of the two mapped soil types, only the Blount silt loam is considered a wetland indicator soil; however it is mostly nonhydric. During 2015, SEWRPC identified clay soils that met the F6 (Redox Dark Surface) NRCS Hydric Soil Indicator. They also noted two primary indicators of wetland hydrology (saturation and drift deposits) and three secondary indicators of wetland hydrology (surface soil cracks, saturation visible on aerial imagery, and geomorphic position). The adjacent upland buffers/setbacks are currently farmed and therefore do not provide a natural buffer. Because the wetland swale (W-3) is narrow, does not attenuate water for any long periods of time, has generally low plant diversity, and is located in an agricultural setting, it offers little value to wildlife as a whole.

- f. Stream or Other Navigable Water, Shore Buffer, Wetland, Wetland Buffer, and Wetland Setback Impacts. Describe in detail any impacts to the above functional values of the stream or other navigable water, shore buffer, wetland, wetland buffer, and/or wetland setback:
  - i. Diversity of flora including State and/or Federal designated threatened and/or endangered species.

There are no rare species concerns for this project (see attached Endangered Resources Review. SEWRPC identified 59 plant species within Plant Community 3 according to their 2015 wetland report. Of the 59 plant species, 18 were non-native species. No rare plant species were observed during their field inspection. The adjacent wetland buffer is farmed.

ii. Storm and flood water storage.

The portion of W-3 that is being impacted is a narrow swale that conveys water downslope from the 711-foot elevation to the 700-foot elevation where it then enters a shallow (cattail) marsh at a lower, and flatter elevation. Hydrology is seasonal and soils were observed as heavy clay. Water flow through the wetland is channelized and there is evidence of flashy hydrology such as eroded/scoured areas that lack vegetation. For these reasons, this wetland does not appear to attenuate water for any lengthy periods of time, and therefore performs little storm or flood storage.

iii. Hydrologic functions.

The portion of W-3 that is being impacted is a narrow swale that conveys water downslope from the 711-foot elevation to the 700-foot elevation where it then enters a shallow (cattail) marsh at a lower, and flatter elevation. Hydrology is seasonal and soils were observed as heavy clay. Water flow through the wetland is channelized and there is evidence of flashy hydrology such as eroded/scoured areas that lack vegetation. The

existing hydrology will be maintained by re-routing the drainage through storm sewer pipes sized for the 100-year storm event.

iv. Water quality protection including filtration and storage of sediments, nutrients or toxic substances.

The wetland does not provide substantial storage of flood or stormwater. In addition, the wetland is not adjacent to a lake or stream and water flow is channelized. The adjacent land use is agricultural which contributes soil runoff, manure and possibly other pollutants into the watershed. Although the wetland is generally narrow, vegetation in the wetland is reasonably dense due to invasive reed canary grass, so this may offer some water quality protection.

v. Shoreline protection against erosion.

The portion of W-3 that is proposed to be impacted is not located along a shoreline.

vi. Habitat for aquatic organisms.

Although the wetland conveys water downslope that ultimately reaches a larger wetland complex associated with an unnamed waterway, the wetland itself is not contiguous with a perennial waterway or waterbody. The wetland has a seasonal hydroperiod with little to no standing water that does not support aquatic organisms.

vii. Habitat for wildlife.

Because the wetland swale (W-3) is narrow, does not attenuate water for any long periods of time, has generally low plant diversity, and is located in an agricultural setting, it offers little value to wildlife as a whole. The portion of W-3 that is proposed to be impacted is also not located within an environmental corridor. The wetland, however, does connect to a larger wetland complex to the west that is within a Primary Environmental Corridor.

viii. Human use functional value.

The wetland is located in an agricultural setting at the south end of the site and is not physically or visually accessible to the general public for recreational activities such as hiking, birding, or hunting. It provides no recreational or educational values. It does not have a diversity of habitat types and is generally degraded due to ongoing agricultural practices along its perimeter.

ix. Groundwater recharge/discharge protection.

There are no indicators of groundwater present such as springs or seeps. Soils are not organic, but rather a heavy clay as noted in the 2015 SEWRPC wetland report. The wetland does not remain saturated for any extended period of time. x. Aesthetic appeal, recreation, education, and science value.

The wetland is located in an agricultural setting at the south end of the site and is not physically or visually accessible to the general public for recreational activities such as hiking, birding, or hunting. It provides no recreational or educational values. It does not have a diversity of habitat types and is generally degraded due to ongoing agricultural practices along its perimeter.

xi. Specify any State or Federal designated threatened or endangered species or species of special concern.

There are no rare species concerns for this project (see attached Endangered Resources Review. SEWRPC identified 59 plant species within Plant Community 3 according to their 2015 wetland report. Of the 59 plant species, 18 were non-native species. No rare plant species were observed during their field inspection.

xii. Existence within a Shoreland.

Wetland W-3 is not a shoreland wetland.

xiii. Existence within a Primary or Secondary Environmental Corridor or within an Isolated Natural Area, as those areas are defined and currently mapped by the Southeastern Wisconsin Regional Planning Commission from time to time.

The portion of W-3 that is anticipated to be impacted is not located in an wetland is not located within a Primary or Secondary Environmental Corridor or an Isolated Natural Resource Area. The lower reach of W-3 (shallow marsh) on the west end of the property is located within a Primary Environmental Corridor; however, this portion of W-3 will not be impacted as a result of the project.

g. Water Quality Protection. Describe how the project protects the public interest in the waters of the State of Wisconsin.

Wetlands areas not being impacted will be marked with lath and labeled with lath. Construction fencing will be placed around the wetland areas as a visual barrier for protection during construction. Silt fence will also be placed adjacent to the wetland areas as a BMP for protection from construction site storm water runoff.

The impacts will be kept to a minimum (less than 10,000 SF) and allow for the construction of both industrial buildings and wetland hydrology will be maintained by re-routing the current wetland drainage through storm sewer pipes sized for the 100-year storm event.

5. Date of any previous application or request for a Special Exception and the disposition of that previous application or request (if any).

None.

D. Copies of all necessary governmental agency permits for the project or a written statement as to the status of any application for each such permit.

#### See attached Endangered Resources Review.

Section 2: Staff recommends providing statements to the following findings that will be considered by the Common Council in determining whether to grant or deny a Special Exception to the stream, shore buffer, navigable water-related, wetland, wetland buffer and wetland setback regulations of this Ordinance and for improvements or enhancements to a natural resource feature, per Section 15-10.0208B.2. of the Unified Development Ordinance.

a. That the condition(s) giving rise to the request for a Special Exception were not selfimposed by the applicant (this subsection a. does not apply to an application to improve or enhance a natural resource feature):

The conditions giving rise to the request were not self-imposed, as the location of the existing portion of wetlands to be impacted run diagonally through the site from southeast to northwest, whereas the length of the property itself runs in the north-south direction, as does the future S. Hickory Street. In addition, with the intent of the project to provide large industrial buildings that are in short supply in the area, this goal can not be achieved without some wetland impacts. Without the impacts, the project becomes unfeasible because there is not enough useable land to offset the costs of development.

- b. Compliance with the stream, shore buffer, navigable water-related, wetland, wetland buffer, and wetland setback requirement will:
  - i. be unreasonably burdensome to the applicants and that there are no reasonable practicable alternatives:

<u>; or</u>

ii. unreasonably and negatively impact upon the applicants' use of the property and that there are no reasonable practicable alternatives:

As outlined in the alternatives analysis above in sections C.4.b., C.4.c. and C.4.d., the only alternative that avoids any wetland impacts is not constructing anything on the southern end of the site (Alternative #1). In addition, Alternative #2 still has wetland impacts, but doesn't achieve the project goals because it would render the project infeasible.

- c. The Special Exception, including any conditions imposed under this Section will:
  - i. be consistent with the existing character of the neighborhood:

With the proposed project being an industrial use within a proposed industrial area of the City, it will be consistent with the existing character of the neighboring properties; *and* 

ii. not effectively undermine the ability to apply or enforce the requirement with respect to other properties:

The proposed impacts to the wetland, wetland buffer and wetland setbacks have been minimized to the maximum extent practicable to still make the project

feasible from both a cost and efficiency standpoint. Furthermore, by keeping the wetland impacts below 10,000 SF, the project falls under the general wetland permit process with the WDNR; *and* 

iii. be in harmony with the general purpose and intent of the provisions of this Ordinance proscribing the requirement:

The proposed project is in harmony with the general purpose and intent of the provisions of this ordinance, in that every effort was made to limit the impacts to the wetland, wetland buffer and wetland setbacks; *and* 

iv. preserve or enhance the functional values of the stream or other navigable water, shore buffer, wetland, wetland buffer, and/or wetland setback in co-existence with the development (*this finding only applying to an application to improve or enhance a natural resource feature*):

The functional values of the wetland, wetland buffer and wetland setbacks located downstream/northwest of the impacted areas, will be preserved by maintaining the hydrology by re-routing the current wetland drainage through storm sewer pipes sized for the 100-year storm event.

- d. In making its determinations, the Common Council shall consider factors such as:
  - i. Characteristics of the real property, including, but not limited to, relative placement of improvements thereon with respect to property boundaries or otherwise applicable setbacks:

The location of the existing portion of wetlands to be impacted run diagonally through the site from southeast to northwest, whereas the length of the property itself runs in the north-south direction, as does the future S. Hickory Street. In addition, with the intent of the project to provide large industrial buildings that are in short supply in the area, this goal can not be achieved without some wetland impacts. Without the impacts, the project becomes unfeasible because there is not enough useable land to offset the costs of development.

ii. Any exceptional, extraordinary, or unusual circumstances or conditions applying to the lot or parcel, structure, use, or intended use that do not apply generally to other properties or uses in the same district:

One unusual circumstance associated with this project is the need to reroute the existing overhead ATC transmission lines. Similar to the wetlands, the existing ATC lines run diagonally through the site from southeast to northwest. Thus, the southern portion of the site is not useable until these are relocated. However, as long as the wetland, wetland buffer and wetland setback impacts are deemed acceptable, the project is able to absorb the costs associated with this relocation.

iii. Existing and future uses of property; useful life of improvements at issue; disability of an occupant:

The useful life of the project and associated site improvements should be longlived, since the project has readily accessible utility connections, it is in close proximity to the interstate highway system, and the ATC lines will be relocated. In addition, the storm water pond will serve offsite areas, and will have a longterm maintenance plan associated with it.

iv. Aesthetics:

The City's landscape ordinance will be followed in developing the landscaping for the site, and all unimpacted areas of the site will remain in their natural condition.

v. Degree of noncompliance with the requirement allowed by the Special Exception:

The proposed impacts to the wetland, wetland buffer and wetland setbacks have been minimized to the maximum extent practicable to still make the project feasible from both a cost and efficiency standpoint. Furthermore, by keeping the wetland impacts below 10,000 SF, the project falls under the general wetland permit process with the WDNR.

vi. Proximity to and character of surrounding property:

With the proposed project being an industrial use within a proposed industrial area of the City, it will be consistent with the character of the surrounding properties.

vii. Zoning of the area in which property is located and neighboring area:

The City of Franklin has zoned this area and the neighboring industrial areas as a Planned Development District (PDD#39).

viii. Any negative affect upon adjoining property:

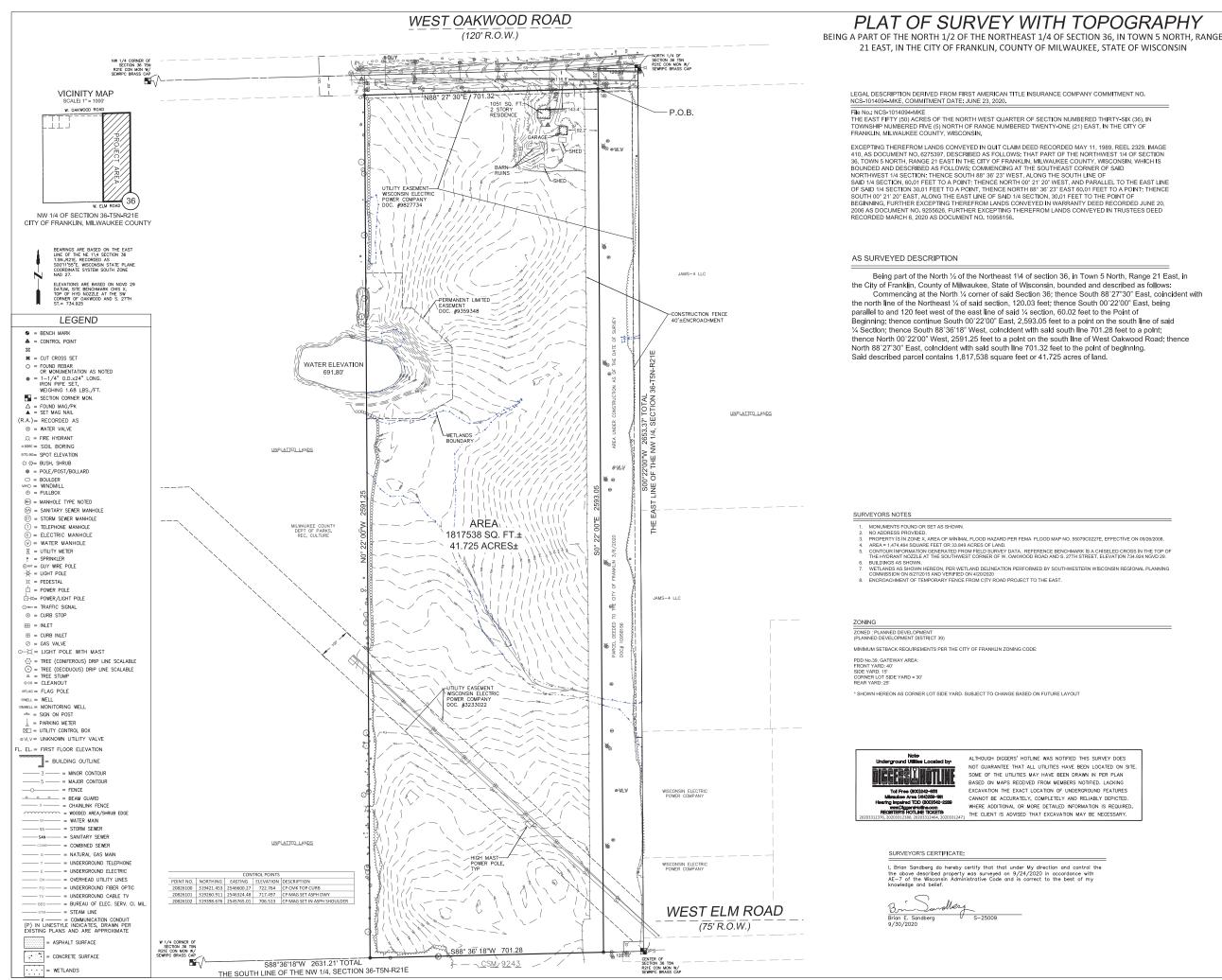
It is currently not anticipated for there to be any negative affects upon the adjoining properties as a result of this project. The project will follow the City's and the WDNR's erosion control and storm water management requirements, and the downstream wetland hydrology will be preserved by re-routing the current wetland drainage through storm sewer pipes sized for the 100-year storm event.

ix. Natural features of the property:

The natural features of the property were fully outlined in Section C.4.f above and the Natural Resource Protection Report.

x. Environmental impacts:

There are no rare species concerns for this project (see attached Endangered Resources Review. SEWRPC identified 59 plant species within Plant Community 3 according to their 2015 wetland report. Of the 59 plant species, 18 were non-native species. No rare plant species were observed during their field inspection.



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LAST SAVED DATE: 1/18/2021

PLOT DATE/TIME: 1/29/2021 12:52 PM

PLOTTED BY: MICHAEL J. FROEHLICH, PE

NOT GUARANTEE THAT ALL UTILITIES HAVE BEEN LOCATED ON SITE SOME OF THE UTILITIES MAY HAVE BEEN DRAWN IN PER PLAN BASED ON MAPS RECEIVED FROM MEMBERS NOTIFIED. LACKING EXCAVATION THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED. THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.



7711 N. Port Washington Road Milwaukee, Wisconsin 53217

kapurinc.com

PROJECT HICKORY STREET PLAT OF SURVEY

LOCATION: 3617 WEST OAKWOOD ROAD, FRANKLIN, WI 53132

CLIENT WANGARD PARTNERS

RELEASE:

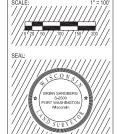
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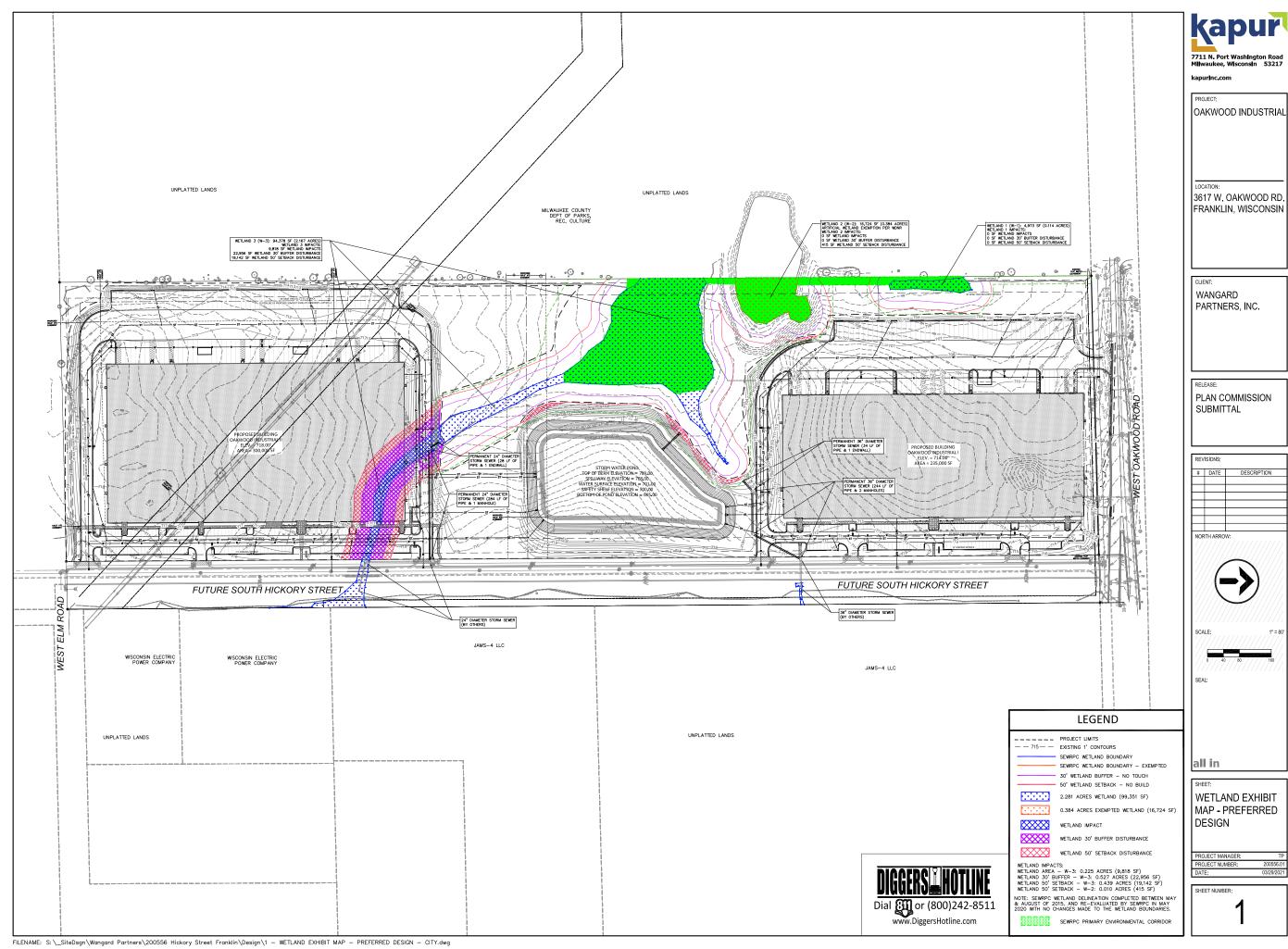


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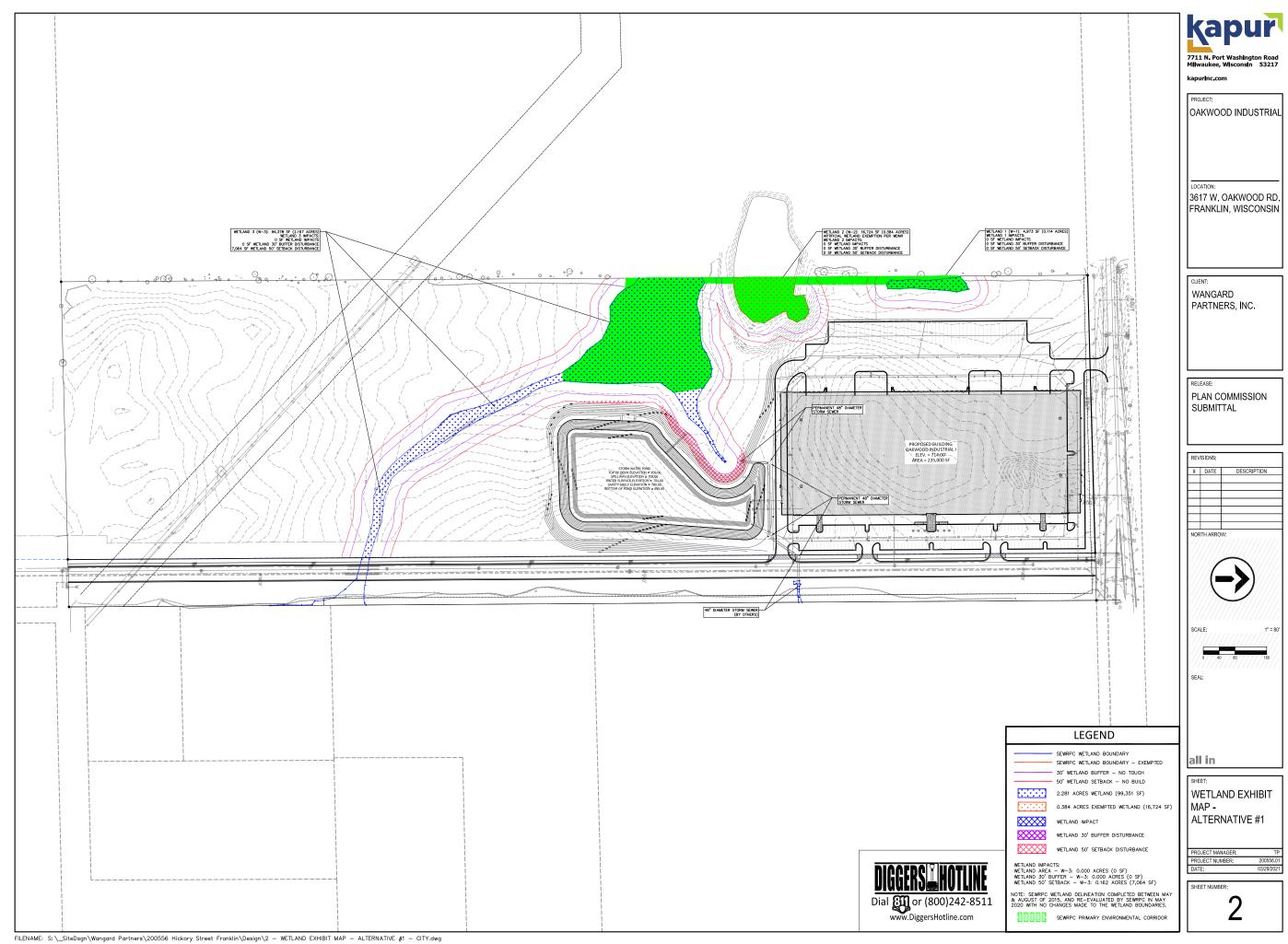


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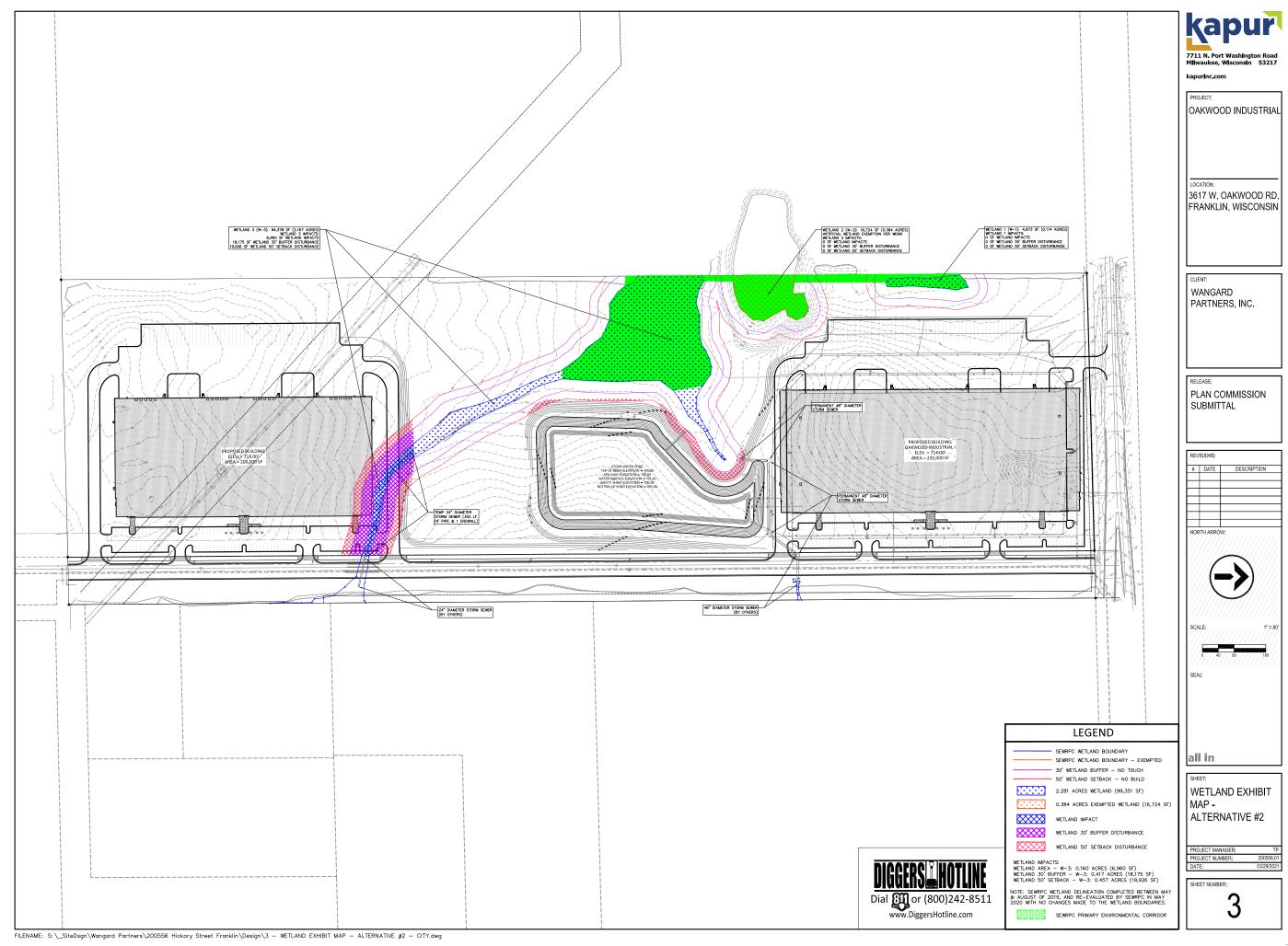




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#### Section A. Location and brief description of the proposed project

Based on information provided by the ER Certified Reviewer and attached materials, the proposed project consists of the following:

Location	Milwaukee County - T05N R21E S36, T05N R21E S25	
Project Description	The property is located an approximately 46-acre property located at 3617 W. Oakwood Road in the City of Franklin, Milwaukee County. The proposed project is an industrial development which is currently in the initial feasibility and planning stages. The proposed industrial development will require parking and a stormwater plan. The development is planned to include a 200,000 square foot and a 400,000 square foot industrial building, as well as a stormwater pond.	
Project Timing	Unknown	
Current Habitat	The vast majority of the property consists of agricultural land. A residential property is located at the northern edge of the property. The property is bisected by a grassy wetland swale which drains to a wet meadow and pond along the western property edge.	
Impacts to Wetlands or Waterbodies	The farmed wetland, as part of the Plant Community Area 3 in the wetland delineation report, is planned to be filled for the southern building.	
Property Type	Private	
Federal Nexus	Yes	

It is best to request ER Reviews early in the project planning process. However, some important project details may not be known at that time. Details related to project location, design, and timing of disturbance are important for determining both the endangered resources that may be impacted by the project and any necessary follow-up actions. Please contact the Certified Coordinator whenever the project plans change, new details become available, or more than a year has passed to confirm if results of this ER Review are still valid.

### Section B. Endangered resources recorded from within the project area and surrounding area

	Group	State Status	s Federal Status
Rusty Patched Bumble Bee Federal High Potential Zone	Bee	NA	HPZ
Rusty Patched Bumble Bee (Bombus affinis)	Bee	SC/FL	LE
Southern Mesic Forest (Southern mesic forest)	Commun	ity NA	
Southern Dry-mesic Forest (Southern dry-mesic forest)	Commun	ity NA	
Ephemeral Pond (Ephemeral pond)	Commun	ity~ NA	
StreamSlow, Hard, Warm (Streamslow, hard, warm)	Commun	ity~ NA	
Floodplain Forest (Floodplain forest)	Commun	ity~ NA	9er.
Riverine Lake/Pond (Riverine lake/pond)	Commun	ity~ NA	
Prairie Crayfish (Procambarus gracilis)	Crustace	an~ SC/N	
Bird Rookery	Other~	SC	
Heart-leaved Skullcap (Scutellaria ovata ssp. ovata)	Plant	SC	
Bluestem Goldenrod (Solidago caesia)	Plant	END	
Smooth Black-haw (Viburnum prunifolium)	Plant	SC	
Handsome Sedge (Carex formosa)	Plant	THR	
Ravenfoot Sedge (Carex crus-corvi)	Plant~	END	tial
False Hop Sedge (Carex lupuliformis)	Plant~	END	ger,
$CO^{1}$	0,.	601	

For additional information on the rare species, high-quality natural communities, and other endangered resources listed above, please visit

our Biodiversity (http://dnr.wi.gov/topic/EndangeredResources/biodiversity.html) page. For further definitions of state and federal statuses (END=Endangered, THR=Threatened, SC=Special Concern), please refer to the Natural Heritage Inventory (NHI) Working List (http://dnr.wi.gov/topic/nhi/wlist.html).

#### Section C. Follow-up actions

#### Actions that need to be taken to comply with state and/or federal endangered species laws:

#### • Rusty Patched Bumble Bee Federal High Potential Zone - Bee

State Status: NAFederal Status: HPZ

<u>tentia</u>

Impact Type	Impact possible	
<b>Required Measures</b>	Surveys,Other	
Description of Required Measures	This project overlaps the Rusty Patched Bumble Bee (RPBB) High Potential Zone and contains suitable habitat (nearby woodlands, wetlands, agricultural landscapes) for the bee.	
confidenti	<ul> <li>Recommended (voluntary) follow-up actions for the Rusty patched bumble bee include:</li> <li>A) Assume presence and follow one or more of the USFWS' recommended conservation measures below:</li> <li>use native trees, shrubs and flowering plants in landscaping,</li> <li>provide plants that bloom from spring through fall (refer to the USFWS RPBB Midwest Plant Guide),</li> <li>remove and control invasive plants in any habitat used for foraging, nesting, or overwintering</li> <li>If suitable habitat is present and none of the above conservation measures can be followed or surveys cannot be completed, then contact the USFWS Bloomington Field Office at (952) 252-0092 or TwinCities@fws.gov for further consultation.</li> </ul>	

#### • Rusty Patched Bumble Bee (Bombus affinis) - Bee

#### State Status: SC/FLFederal Status: LE

Impact Type	Impact possible		
Required Measures	Surveys,Other		
Description of Required Measures	<ul> <li>wetlands, agricultural landscapes) for the bee.</li> <li>Recommended (voluntary) follow-up actions for the Rusty patched bumble bee include:</li> <li>A) Assume presence and follow one or more of the USFWS' recommended conservation measures</li> <li>use native trees, shrubs and flowering plants in landscaping,</li> <li>provide plants that bloom from spring through fall (refer to the USFWS RPBB Midwest Plant Guide</li> <li>remove and control invasive plants in any habitat used for foraging, nesting, or overwintering</li> </ul>	follow-up actions for the Rusty patched bumble bee include: follow one or more of the USFWS' recommended conservation measures below: and flowering plants in landscaping, from spring through fall (refer to the USFWS RPBB Midwest Plant Guide),	
ns recommended 1	If suitable habitat is present and none of the above conservation measures can be followed or surver contact the USFWS Bloomington Field Office at (952) 252-0092 or TwinCities@fws.gov for further c o help conserve Wisconsin's Endangered Resources:		
	mbarus gracilis) - Crustacean~	State Status: SC	

#### Actions recommended to help conserve Wisconsin's Endangered Resources:

#### • Prairie Crayfish (Procambarus gracilis) - Crustacean~

Impact Type	Impact possible
Recommended Measures	Surveys, Other
Description of Recommended Measures	Since suitable habitat for the prairie crayfish may be present within the project site, one of the following options shall be implemented to avoid take of the species:
	<ul> <li>A. Alter the project to avoid take that would result from the project as originally proposed. (e.g., time of year restrictions, avoidance of habitat, exclusion fencing).</li> <li>B. Conduct surveys at the site to determine species presence/absence (please contact the Endangered Resources Review Program (DNRERReview@wisconsin.gov) for survey guidelines. If the prairie crayfish is not found on site, there will be no project recommendations related to the prairie crayfish. However, if surveys are conducted and prairie crayfish are recorded on site, all impacts to the species are recommended to be avoided. Survey results should be submitted to the Endangered Resources Review Program.</li> </ul>

The prairie crayfish frequently burrows in banks of ponds, roadside ditches, small sluggish creeks, marshes, swamps, and small artificial lakes, as well as wet pastures and flat fields in prairies.

State Status: SC

State Status: THR

State Status: NA

State Status: NA

State Status: NA

#### • Smooth Black-haw (Viburnum prunifolium) - Plant

Impact Type	Impact possible	
Recommended Measures	Erosion Control	
Description of Recommended Measures		r the surface. This plant is known to be present adjacent prevent impacts to nearby wooded areas.

#### • Handsome Sedge (Carex formosa) - Plant

Impact TypeImpact possibleRecommended<br/>MeasuresErosion ControlDescription of<br/>Recommended<br/>MeasuresHandsome sedge is found in rich mesic woods, often on alluvial terraces or where dolomite is near the surface. This plant is known to<br/>be present adjacent to the project site. The project should implement erosion control measures to prevent impacts to nearby suitable<br/>habitat.

Remember that although these actions are not required by state or federal endangered species laws, they may be required by other laws, permits, granting programs, or policies of this or another agency. Examples include the federal Migratory Bird Treaty Act, Bald and Golden Eagle Protection Act, State Natural Areas law, DNR Chapter 30 Wetland and Waterway permits, DNR Stormwater permits, and Forest Certification.

#### Additional Recommendations

One of the most significant potential impacts to the threatened, endangered, and special concern species in proximity to the project site is invasive species. Additional information on invasive/exotic plant and animal species is available at http://dnr.wi.gov/topic/invasives/.

When reseeding impacted areas, be sure to use native local seed mix that does not contain invasive species. If you need contact information for local distributors we can provide you with some suggestions. Further, when deciding on what species you will use for your prairie, wildlife garden, and other landscaping, be sure not to include invasive species like buckthorn, honeysuckle, or any of the species listed on the DNR non-native plant list.

We recommend the use of certified noxious-weed-free forage and mulch as a preventive measure to limit the spread of noxious weeds. This voluntary certification program, operated by the Wisconsin Crop Improvement Association, is designed to assure that certified mulch meets minimum standards designed to limit the spread of noxious weeds.

#### No actions are required or recommended for the following endangered resources:

#### Southern Mesic Forest - Community

Impact Type	No impact or no/low broad ITP/A	
Reason	Lack of Suitable Habitat within Project Boundary	
Justification	Southern mesic forest not present within project area.	

#### Southern Dry-mesic Forest - Community

Impact Type	No impact or no/low broad ITP/A	
Reason	Lack of Suitable Habitat within Project Boundary	
Justification	Southern dry-mesic forest not present within project area.	

#### • Ephemeral Pond - Community~

Impact Type	No impact or no/low broad ITP/A	ntia
Reason	Lack of Suitable Habitat within Project Boundary	
Justification	Ephemeral pond not present within project area.	

#### • Stream--Slow, Hard, Warm - Community~

Impact Type	/pe No impact or no/low broad ITP/A	
Reason	Lack of Suitable Habitat within Project Boundary	
Justification	Streamslow, hard, warm not present within project area.	

State Status: NA

State Status: NA

State Status: SC

State Status: END

State Status: END

### • Floodplain Forest - Community~

	tian atian	State Status: NA
Impact Type	No impact or no/low broad ITP/A	
Reason	Lack of Suitable Habitat within Project Boundary	
Justification	Floodplain forest not present within project area.	

#### • Riverine Lake/Pond - Community~

Impact Type	No impact or no/low broad ITP/A
Reason	Lack of Suitable Habitat within Project Boundary
Justification	Riverine lake/pond not present within project area.
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### • Bird Rookery - Other~

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rd Rookery - Othe	ertial atial	
ade		State Status: SC
Impact Type	No impact or no/low broad ITP/A	
Reason	Lack of Suitable Habitat within Project Boundary	
Justification	A bird rookery is not present within the project area.	

#### • Heart-leaved Skullcap (Scutellaria ovata ssp. ovata) - Plant

Impact Type	No impact or no/low broad ITP/A
Reason	Lack of Suitable Habitat within Project Boundary
Justification	Habitat for heart-leaved skullcap is not present within the project area.
ädent	Heart-leaved skullcap is found in dry-mesic forests.

# • Bluestem Goldenrod (Solidago caesia) - Plant

Impact Type	No impact or no/low broad ITP/A	
Reason	Lack of Suitable Habitat within Project Boundary	
Justification	Habitat for bluestem goldenrod is not present within the project area.	
	Bluestem goldenrod is found in hardwood forests along Lake Michigan.	

#### • Ravenfoot Sedge (Carex crus-corvi) - Plant~

cinoot ocuge (ou		State Status: END
Impact Type	No impact or no/low broad ITP/A	
Reason	Lack of Suitable Habitat within Project Boundary	
Justification	Suitable habitat for ravenfoot sedge is not present within the project area.	
	Ravenfoot sedge is found along ephemeral woodland ponds.	

#### • False Hop Sedge (Carex Iupuliformis) - Plant~

Impact Type	No impact or no/low broad ITP/A
Reason	Lack of Suitable Habitat within Project Boundary
Justification	Habitat for false hop sedge is not present within the project area.
fider.	False hop sedge is found in floodplain forests and ephemeral woodland ponds.

#### Section D. Next Steps

- 1. Evaluate whether the 'Location and brief description of the proposed project' is still accurate. All recommendations in this ER Review are based on the information supplied in this ER Review letter and additional attachments. If the proposed project has changed or more than a year has passed and you would like your letter renewed, please contact the ER Review Program to determine if the information in this ER Review is still valid.
- 2. Determine whether the project can incorporate and implement the 'Follow-up actions' identified above:
  - o 'Actions that need to be taken to comply with state and/or federal endangered species laws' represent the Department's best available guidance for complying with state and federal endangered species laws based on the project information that you provided and the endangered resources information and data available to us. If the proposed project has not changed from the description that you provided us and you are able to implement all of the 'Actions that need to be taken to comply with state and/or federal endangered species laws', your project should comply with state and federal endangered species laws. Please remember that if a violation occurs, the person responsible for the taking is the liable party. Generally this is the landowner or project proponent. For questions or concerns about individual responsibilities related to Wisconsin's Endangered Species Law, please contact the ER Review Program
  - If the project is unable to incorporate and implement one or more of the 'Actions that need to be taken to comply with state and/or federal endangered species laws' identified above, the project may potentially violate one or more of these laws. Please contact the ER Review Program immediately to assist in identifying potential options that may allow the project to proceed in compliance with state and federal endangered species laws.
  - 'Actions recommended to help conserve Wisconsin's Endangered Resources' may be required by another law, a policy of this or another Department, agency or program; or as part of another permitting, approval or granting process. Please make sure to carefully read all permits and approvals for the project to determine whether these or other measures may be required. Even if these actions are not required by another program or entity for the proposed project to proceed, the Department strongly encourages the implementation of these conservation measures on a voluntary basis to help prevent future listings and protect Wisconsin's biodiversity for future generations.
- 3. If federally-protected species or habitats are involved and the project involves federal funds, technical assistance or authorization (e.g., permit) and there are likely to be any impacts (positive or negative) to them, consultation with USFWS will need to occur prior to the project being able to proceed. If no federal funding, assistance or authorization is involved with the project and there are likely to be adverse impacts to the species, contact the USFWS Twin Cities Ecological Services Field Office at 612-725-3548 (x2201) for further information and guidance. ofidential

#### Section E. Contact Information

The Proposed ER Review for this project was requested and conducted by the following:

Requester: Matt Stangel, 16745 W. Bluemound Road Brookfield, WI 53005

Invoice will be sent to: Matt Stangel; 16745 W. Bluemound Road Brookfield, WI 53005

Proposed ER Review conducted by: Matthew Stangel, matthew.stangel@rasmithnational.com, R.A. Smith National, Inc.,

The Proposed ER Review was subsequently reviewed, modified (if needed), and approved by Wisconsin Department of Natural Resources (DNR):

Proposed ER Review approved by: Angela White, angelal.white@wi.gov, ER Review Program, DNR, 101 S. Webster St., PO Box 7921, Madison, Wisconsin 53707

**DNR Signature:** 

Angela White

10/19/20

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#### Section F. Standard Information to help you better understand this ER Review

Endangered Resources (ER) Reviews are conducted according to the protocols in the guidance document Conducting Proposed Endangered Resources Reviews: A Step-by-Step Guide for Certified ER Reviewers. A copy of this document is available upon request by contacting the ER Certification Coordinator at 608-266-5241

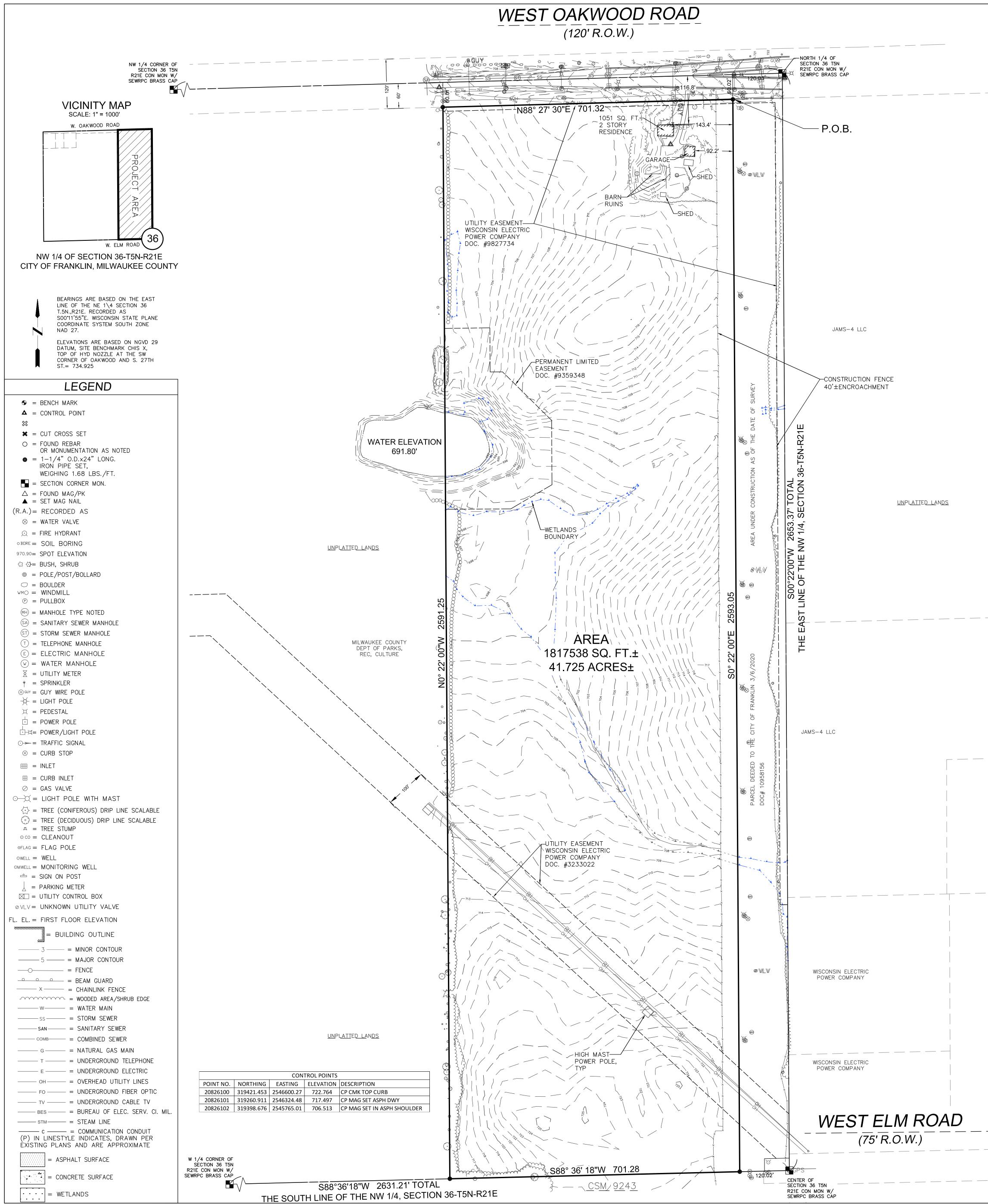
How endangered resources searches are conducted for the proposed project area: An endangered resources search is performed as part of all ER Reviews. A search consists of querying the Wisconsin Natural Heritage Inventory (NHI) database for endangered resources records for the proposed project area. The project area evaluated consists of both the specific project site and a buffer area surrounding the site. A 1 mile buffer is considered for terrestrial and wetland species, and a 2 mile buffer for aquatic species. Endangered resources records from the buffer area are considered because most lands and waters in the state, especially private lands, have not been surveyed. Considering records from the entire project area (also sometimes referred to as the search area) provides the best picture of species and communities that may be present on your specific site if suitable habitat for those species or communities is present.

Categories of endangered resources considered in ER Reviews and protections for each: Endangered resources records from the NHI database fall into one of the following categories:

- <u>Federally-protected species</u> include those federally listed as Endangered or Threatened and Designated Critical Habitats. Federally-protected animals are protected on all lands; federally-protected plants are protected only on federal lands and in the course of projects that include federal funding (see Federal Endangered Species Act of 1973 as amended).
- <u>Animals</u> (vertebrate and invertebrate) listed as Endangered or Threatened in Wisconsin are protected by Wisconsin's Endangered Species Law on all lands and waters of the state (s. 29.604, Wis. Stats.).
- <u>Plants</u> listed as Endangered or Threatened in Wisconsin are protected by Wisconsin's Endangered Species Law on public lands and on land that the person does not own or lease, except in the course of forestry, agriculture, utility, or bulk sampling actions (s. 29.604, Wis. Stats.).
- <u>Special Concern</u> species, high-quality examples of natural communities (sometimes called High Conservation Value areas), and natural features (e.g., caves and animal aggregation sites) are also included in the NHI database. These endangered resources are not legally protected by state or federal endangered species laws. However, other laws, policies (e.g., related to Forest Certification), or granting/permitting processes <u>may require or strongly encourage protection</u> of these resources. The main purpose of the Special Concern classification is to focus attention on species about which some problem of abundance or distribution is suspected before they become endangered or threatened.
- <u>State Natural Areas</u> (SNAs) are also included in the NHI database. SNAs protect outstanding examples of Wisconsin's native landscape of natural communities, significant geological formations, and archeological sites. Endangered species are often found within SNAs. SNAs are protected by law from any use that is inconsistent with or injurious to their natural values (s. 23.28, Wis. Stats.).

#### Please remember the following:

- 1. This ER Review is provided as information to comply with state and federal endangered species laws. By following the protocols and methodologies described above, the best information currently available about endangered resources that may be present in the proposed project area has been provided. However, the NHI database is not all inclusive; systematic surveys of most public lands have not been conducted, and the majority of private lands have not been surveyed. As a result, NHI data for the project area may be incomplete. Occurrences of endangered resources are only in the NHI database if the site has been previously surveyed for that species or group during the appropriate season, and an observation was reported to and entered into the NHI database. As such, absence of a record in the NHI database for a specific area should not be used to infer that no endangered resources are present in that area. Similarly, the presence of one species does not imply that surveys have been conducted for other species. Evaluations of the possible presence of rare species on the project site should always be based on whether suitable habitat exists on site for that species.
- 2. This ER Review provides an assessment of endangered resources that may be impacted by the project and measures that can be taken to avoid negatively impacting those resources based on the information that has been provided to ER Review Program at this time. Incomplete information, changes in the project, or subsequent survey results may affect our assessment and indicate the need for additional or different measures to avoid impacts to endangered resources.
- 3. This ER Review does not exempt the project from actions that may be required by Department permits or approvals for the project. Information contained in this ER Review may be shared with individuals who need this information in order to carry out specific roles in the planning, permitting, and implementation of the proposed project.



FILENAME: S:\\_SiteDsgn\Wangard Partners\200556 Hickory Street Franklin\survey\DWG\Plat of Survey.dwg

LEGAL DESCRIPTION DERIVED FROM FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. NCS-1014094-MKE, COMMITMENT DATE: JUNE 23, 2020.

File No.: NCS-1014094-MKE THE EAST FIFTY (50) ACRES OF THE NORTH WEST QUARTER OF SECTION NUMBERED THIRTY-SIX (36), IN TOWNSHIP NUMBERED FIVE (5) NORTH OF RANGE NUMBERED TWENTY-ONE (21) EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN.

EXCEPTING THEREFROM LANDS CONVEYED IN QUIT CLAIM DEED RECORDED MAY 11, 1989, REEL 2329, IMAGE 410, AS DOCUMENT NO. 6275397, DESCRIBED AS FOLLOWS: THAT PART OF THE NORTHWEST 1/4 OF SECTION 36, TOWN 5 NORTH, RANGE 21 EAST IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN, WHICH IS BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHWEST 1/4 SECTION; THENCE SOUTH 88° 36' 23" WEST, ALONG THE SOUTH LINE OF SAID 1/4 SECTION, 60.01 FEET TO A POINT; THENCE NORTH 00° 21' 20" WEST, AND PARALLEL TO THE EAST LINE OF SAID 1/4 SECTION 30.01 FEET TO A POINT, THENCE NORTH 88° 36' 23" EAST 60.01 FEET TO A POINT; THENCE SOUTH 00° 21' 20" EAST, ALONG THE EAST LINE OF SAID 1/4 SECTION 30.01 FEET TO A POINT, THENCE NORTH 88° 36' 23" EAST 60.01 FEET TO A POINT; THENCE SOUTH 00° 21' 20" EAST, ALONG THE EAST LINE OF SAID 1/4 SECTION, 30.01 FEET TO A POINT, THENCE NORTH 88° 36' 23" EAST 60.01 FEET TO A POINT; THENCE SOUTH 00° 21' 20" EAST, ALONG THE EAST LINE OF SAID 1/4 SECTION, 30.01 FEET TO A POINT; THENCE NORTH 88° 36' 23" EAST 60.01 FEET TO A POINT; THENCE SOUTH 00° 21' 20" EAST, ALONG THE EAST LINE OF SAID 1/4 SECTION, 30.01 FEET TO THE POINT OF BEGINNING. FURTHER EXCEPTING THEREFROM LANDS CONVEYED IN WARRANTY DEED RECORDED JUNE 20, 2006 AS DOCUMENT NO. 9255626, FURTHER EXCEPTING THEREFROM LANDS CONVEYED IN TRUSTEES DEED RECORDED MARCH 6, 2020 AS DOCUMENT NO, 10958156.

# AS SURVEYED DESCRIPTION

Being part of the North ½ of the Northeast 1\4 of section 36, in Town 5 North, Range 21 East, in the City of Franklin, County of Milwaukee, State of Wisconsin, bounded and described as follows: Commencing at the North ¼ corner of said Section 36; thence South 88°27"30" East, coincident with

the north line of the Northeast ¼ of said section, 120.03 feet; thence South 00°22'00" East, being parallel to and 120 feet west of the east line of said ¼ section, 60.02 feet to the Point of Beginning; thence continue South 00°22'00" East, 2,593.05 feet to a point on the south line of said ¼ Section; thence South 88°36'18" West, coincident with said south line 701.28 feet to a point; thence North 00°22'00" West, 2591.25 feet to a point on the south line of West Oakwood Road; thence North 88°27'30" East, coincident with said south line 701.32 feet to the point of beginning. Said described parcel contains 1,817,538 square feet or 41.725 acres of land.

## SURVEYORS NOTES

- 1. MONUMENTS FOUND OR SET AS SHOWN.
- NO ADDRESS PROVIDED.
   PROPERTY IS IN ZONE X, AREA OF MINIMAL FLOOD HAZARD PER FEMA FLOOD MAP NO. 55079C0227E, EFFECTIVE ON 09/26/2008.
- 4. AREA = 1,474,464 SQUARE FEET OR 33.849 ACRES OF LAND.
- 5. CONTOUR INFORMATION GENERATED FROM FIELD SURVEY DATA. REFERENCE BENCHMARK IS A CHISELED CROSS IN THE TOP OF THE HYDRANT NOZZLE AT THE SOUTHWEST CORNER OF W. OAKWOOD ROAD AND S. 27TH STREET, ELEVATION 734.924 NGVD 29.
- BUILDINGS AS SHOWN.
   WETLANDS AS SHOWN HEREON, PER WETLAND DELINEATION PERFORMED BY SOUTHWESTERN WISCONSIN REGIONAL PLANNING
- COMMISSION ON 8/27/2015 AND VERIFIED ON 4/20/20208. ENCROACHMENT OF TEMPORARY FENCE FROM CITY ROAD PROJECT TO THE EAST.

## ZONING

ZONED : PLANNED DEVELOPMENT (PLANNED DEVELOPMENT DISTRICT 39)

MINIMUM SETBACK REQUIREMENTS PER THE CITY OF FRANKLIN ZONING CODE:

PDD No.39, GATEWAY AREA: FRONT YARD: 40' SIDE YARD: 15' CORNER LOT SIDE YARD = 30'

REAR YARD: 25'

\* SHOWN HEREON AS CORNER LOT SIDE YARD. SUBJECT TO CHANGE BASED ON FUTURE LAYOUT

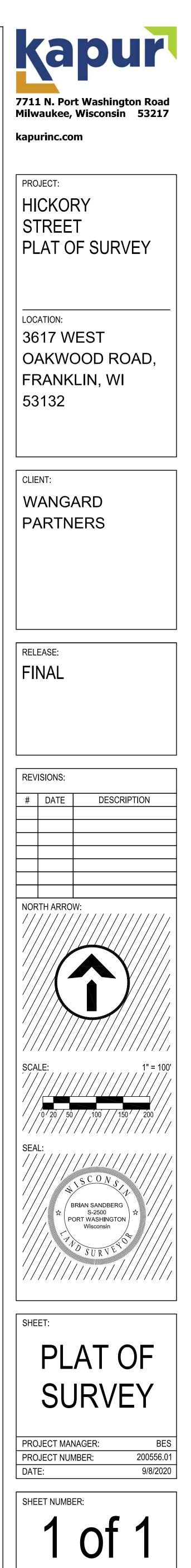


ALTHOUGH DIGGERS' HOTLINE WAS NOTIFIED THIS SURVEY DOES NOT GUARANTEE THAT ALL UTILITIES HAVE BEEN LOCATED ON SITE. SOME OF THE UTILITIES MAY HAVE BEEN DRAWN IN PER PLAN BASED ON MAPS RECEIVED FROM MEMBERS NOTIFIED. LACKING EXCAVATION THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.

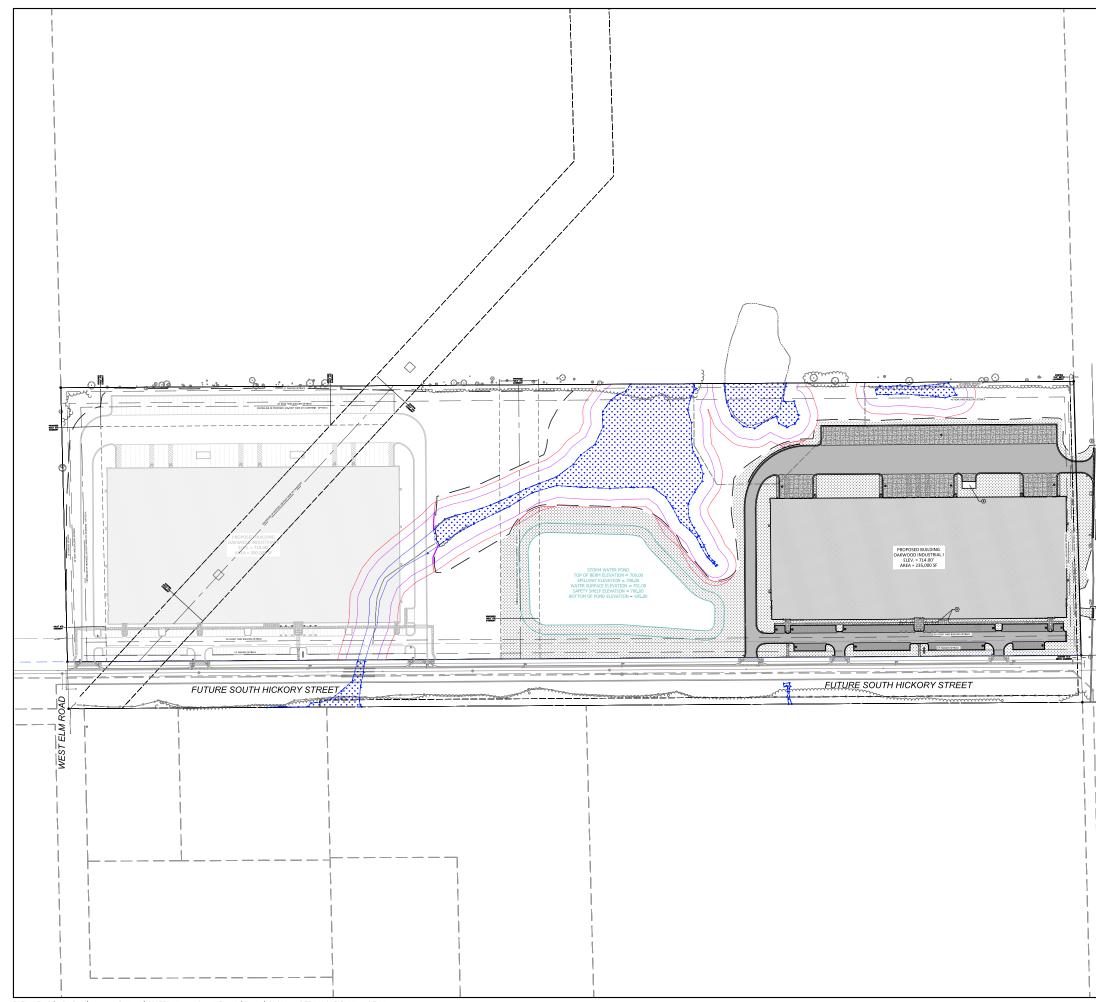
## SURVEYOR'S CERTIFICATE:

I, Brian Sandberg do hereby certify that that under My direction and control the the above described property was surveyed on 9/24/2020 in accordance with AE-7 of the Wisconsin Administrative Code and is correct to the best of my knowledge and belief.

Brian E. Sandberg S-25009 9/30/2020

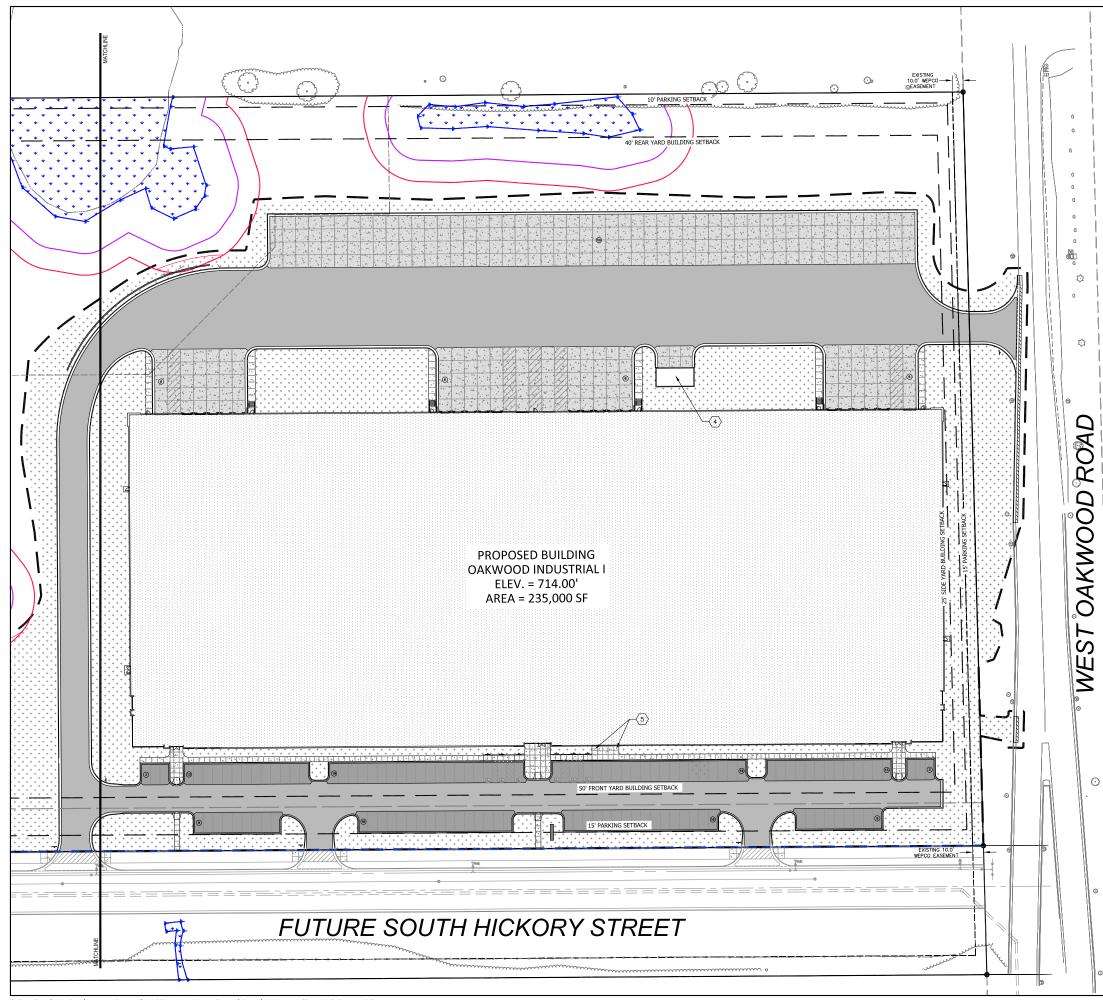


PLOT DATE/TIME: 1/29/2021 12:52 PM

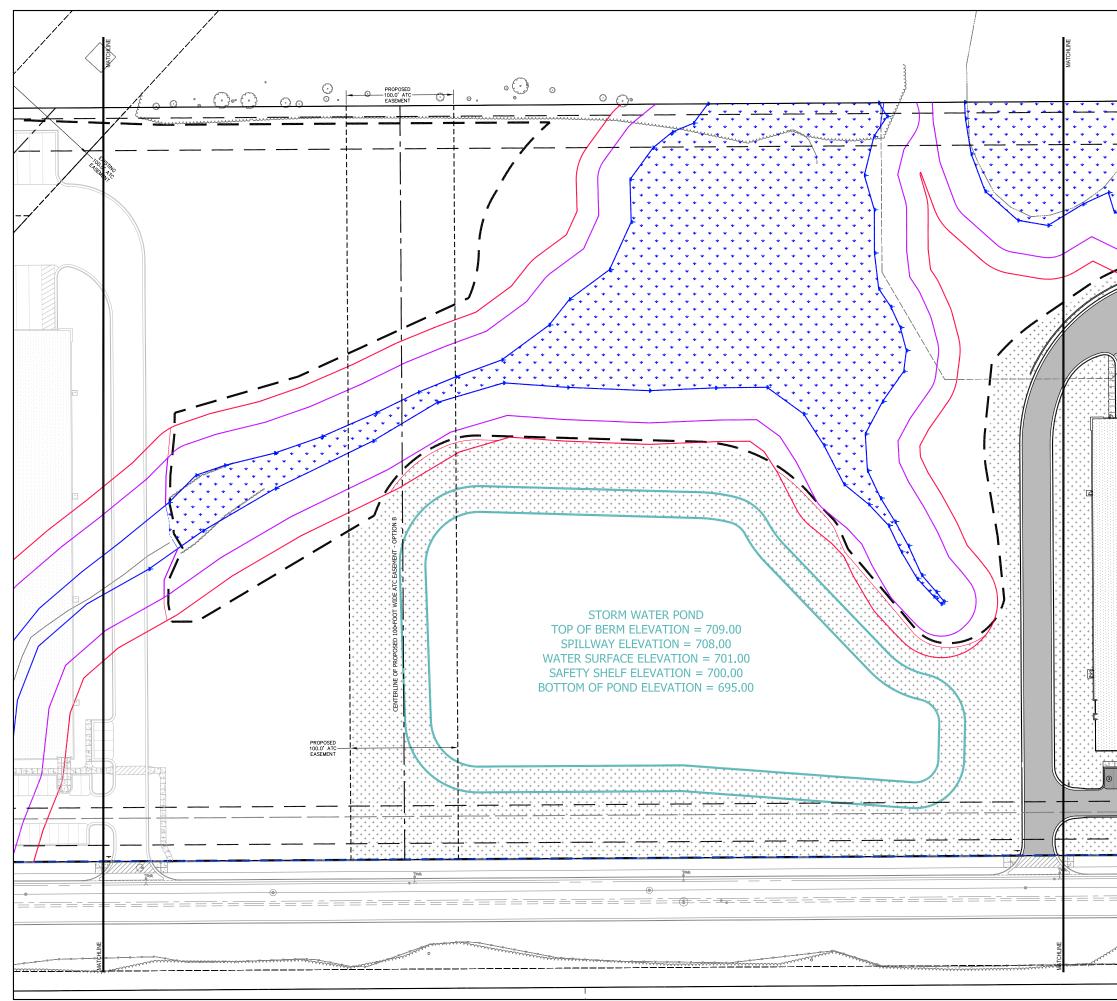


FILENAME: S: \\_SiteDsgn\Wangard Partners\200556 Hickory Street Franklin\Design\C1.21A - SITE LAYOUT PLAN - CITY.dwg

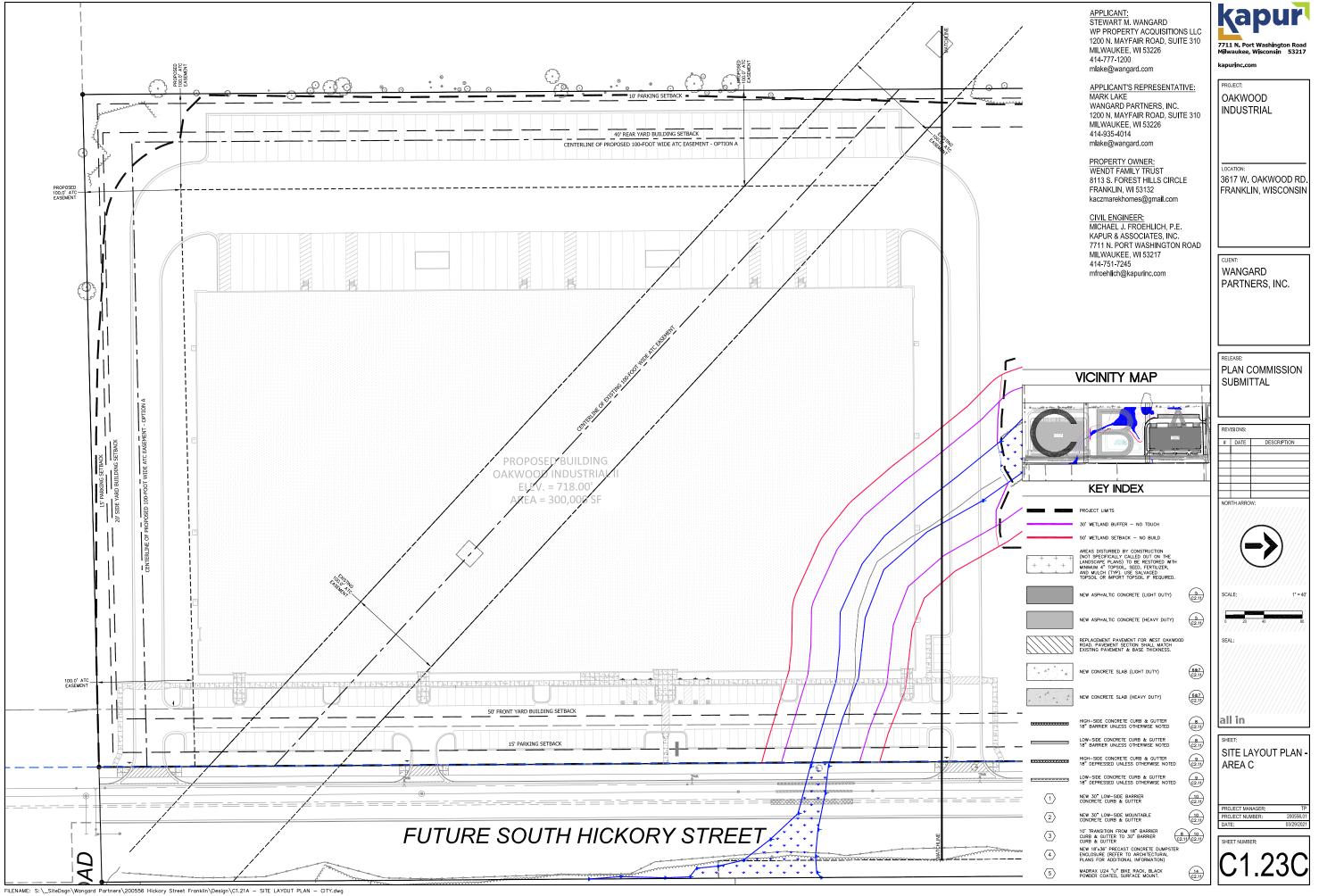
				_
		APPLICANT: STEWART M. WANGARD WP PROPERTY ACQUISITION 1200 N. MAYFAIR ROAD, SUIT MILWAUKEE, WI 53226 414-777-1200 mlake@wangard.com APPLICANT'S REPRESENTAT	E 310	TTTT N. Port Washington Road Milwaukee, Wisconsin 53217 Kapurinc.com
		MARK LAKE WANGARD PARTNERS, INC. 1200 N. MAYFAIR ROAD, SUIT MILWAUKEE, WI 53226 414-935-4014 mlake@wangard.com	E 310	OAKWOOD INDUSTRIAL
		PROPERTY OWNER: WENDT FAMILY TRUST 8113 S. FOREST HILLS CIRCL FRANKLIN, WI 53132 kaczmarekhomes@gmail.com	E	LOCATION: 3617 W. OAKWOOD RD. FRANKLIN, WISCONSIN
		CIVIL ENGINEER: MICHAEL J. FROEHLICH, P.E. KAPUR & ASSOCIATES, INC. 7711 N. PORT WASHINGTON MILWAUKEE, WI 53217 414-751-7245 mfroehlich@kapurinc.com		CLIENT: WANGARD PARTNERS, INC.
		VICINITY MAP		RELEASE: PLAN COMMISSION SUBMITTAL
				REVISIONS:
		KEY INDEX		NORTH ARROW:
		PROJECT LIMITS		NORTH ARROW:
		30' WETLAND BUFFER - NO TOUCH 50' WETLAND SETBACK - NO BUILD		
>   		So MEAS DISTURBED AT CONSTRUCTION AREAS DISTURBED AT CONSTRUCTION THE (NOT SPECIFICALLY CALLED OUT ON THE LANDSCAPE PLANS) TO BE RESTORED WITH MINIMUM 4* TOPSOIL, SEED, FERTILIZER, AND MULCH (TYP). USE SALVAGED TOPSOIL OR IMPORT TOPSOIL IF REQUIRED.		
.		NEW ASPHALTIC CONCRETE (LIGHT DUTY)	5 (C2.11)	SCALE: 1" = 110'
•		NEW ASPHALTIC CONCRETE (HEAVY DUTY)	5 (C2.11)	0 55 110 220
		REPLACEMENT PAVEMENT FOR WEST OAKWOOD ROAD. PAVEMENT SECTION SHALL MATCH EXISTING PAVEMENT & BASE THICKNESS.	)	SEAL:
		NEW CONCRETE SLAB (LIGHT DUTY)	6&7 C2.11	
	4 9	NEW CONCRETE SLAB (HEAVY DUTY)	6&7 (22.11	
		HIGH-SIDE CONCRETE CURB & GUTTER 18" BARRIER UNLESS OTHERWISE NOTED	8 C2.11	all in
İ		LOW-SIDE CONCRETE CURB & GUTTER 18" BARRIER UNLESS OTHERWISE NOTED	8 (C2.11)	SHEET: OVERALL SITE
1	<u></u>	HIGH-SIDE CONCRETE CURB & GUTTER 18" DEPRESSED UNLESS OTHERWISE NOTED	9 (C2.11)	LAYOUT PLAN
	<del></del>	LOW-SIDE CONCRETE CURB & GUTTER 18" DEPRESSED UNLESS OTHERWISE NOTED	9 (C2.11)	
	$\langle 1 \rangle$	NEW 30" LOW-SIDE BARRIER CONCRETE CURB & GUTTER	(10) (C2.11)	PROJECT MANAGER: TP
	2	NEW 30" LOW-SIDE MOUNTABLE CONCRETE CURB & GUTTER	(10) (C2.11)	PROJECT MANAGER: 1P PROJECT NUMBER: 200556.01 DATE: 03/29/2021
	$\langle 3 \rangle$ $\langle 4 \rangle$	10' TRANSITION FROM 18" BARRIER CURB & GUTTER TO 30" BARRIER CURB & GUTTER NEW 18"x36" PRECAST CONCRETE DUMPSTER ENCLOSURE (REFER TO ARCHITECTURAL	3 10 .11 C2.11	SHEET NUMBER:
	(5)	PLANS FOR ADDITIONAL INFORMATION) MADRAX U24 "U" BIKE RACK, BLACK POWDER COATED, SURFACE MOUNT.	(14) (C2 11)	C1.20
			(2.11/	

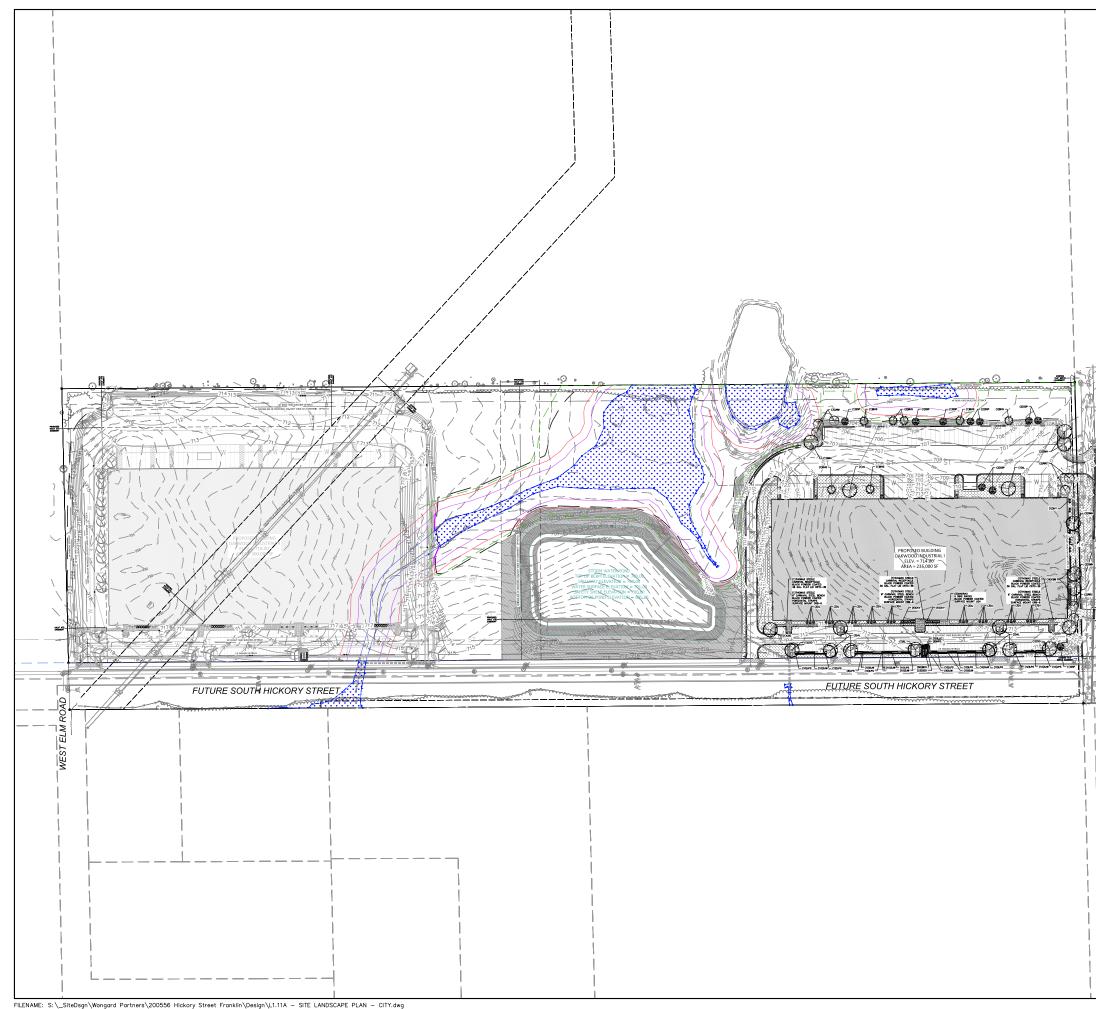


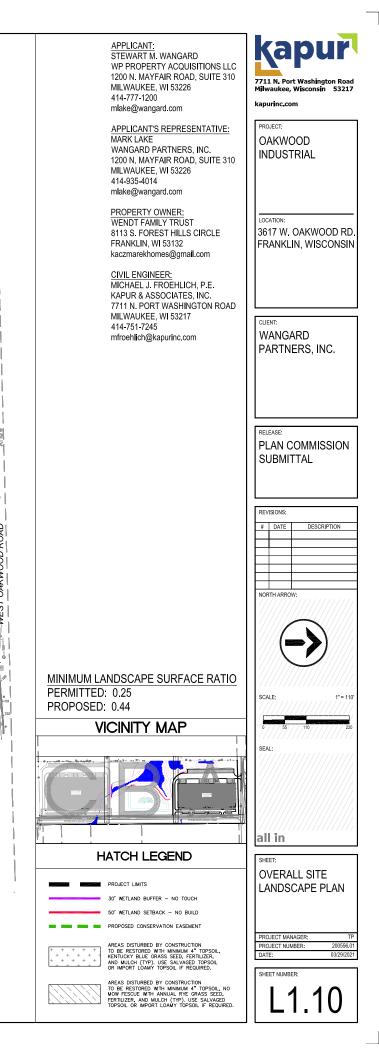
		STEWART M. WANGARD WP PROPERTY ACQUISITION 1200 N. MAYFAIR ROAD, SUIT MILWAUKEE, WI 53226 414-777-1200		7711 N. Port Washington Road Milwaukee, Wisconsin 53217
WENDT FAMILY TRUST     Contract       B1135. CRCEET HILLS CIRCLE     FRANKLIN, WI 53132       Kaczmarekhomes@gmail.com     CML ENGNEER       MICHAEL J. FROEHLICH, P.E.     KAPUR & ASSOCATES, INC.       T711 IN. FORT WASHINGTON ROAD     MILWAUKEE, WI 53217       MICHAEL J. FROEHLICH, P.E.     KAPUR & ASSOCATES, INC.       VICINITY MAP     WANGARD       VICINITY MAP     PARTNERS, INC.       VICINITY MAP     WANGARD       VICINITY WALDD DUTON     WANGARD       VICINITY WALDD DUTON     WANGARD       VICINITY WALDD DUTON     WANGARD       W		MARK LAKE WANGARD PARTNERS, INC. 1200 N. MAYFAIR ROAD, SUIT MILWAUKEE, WI 53226 414-935-4014		OAKWOOD
MICHAEL J.FROEHUCH, P.E. KAPURE A SSOCATES, NIC. 7711 N. PORT WASHINGTON ROAD MILWAUKEE, WI 53217 414-751-7245 Infroehilich@kapurinc.com  ICURNITY MAP  ICUNNITY MAP		WENDT FAMILY TRUST 8113 S. FOREST HILLS CIRCL FRANKLIN, WI 53132	E	3617 W. OAKWOOD RD.
		MICHAEL J. FROEHLICH, P.E. KAPUR & ASSOCIATES, INC. 7711 N. PORT WASHINGTON I MILWAUKEE, WI 53217 414-751-7245		WANGARD
				RELEASE:
PROJECT LIMITS         30' WETLAND BUFFER - NO TOUCH         S0' WETLAND SETBACK - NO BUILD         AREAS DISTURBED BY CONSTRUCTION         (NOT SPECIFICALLY CALLED OUT ON THE LOW SPECIFICALLY CALLED OUT ON THE AND MULCH (TYP). USE SALVACED MORENT FORSOIL OR MAPPORT TOPSOIL IF REQUIRED.         NEW ASPHALTIC CONCRETE (LIGHT DUTY)       (\$2) (\$2) (\$2) (\$2) (\$2) (\$2) (\$2) (\$2)				
PROJECT LIMITS 36' WETLAND BUFFER - NO TOUCH 50' WETLAND SETBACK - NO BUILD AREAS DISTURBED BY CONSTRUCTION (NOT SPECIFICALLY CALLED OUT ON THE (NOT SPECIFICALLY CALLED OUT ON THE NEW ASPHALTIC CONCRETE (UGHT DUTY) $\begin{pmatrix} \pm \\ \pm \\ \pm \\ \pm \\ \end{pmatrix}$ NEW ASPHALTIC CONCRETE (UGHT DUTY) $\begin{pmatrix} \pm \\ \pm \\ \pm \\ \pm \\ \end{pmatrix}$ NEW ASPHALTIC CONCRETE (UGHT DUTY) $\begin{pmatrix} \pm \\ \pm \\ \pm \\ \pm \\ \end{pmatrix}$ NEW ASPHALTIC CONCRETE (HEAVY DUTY) $\begin{pmatrix} \pm \\ \pm \\ \pm \\ \pm \\ \end{pmatrix}$ NEW ASPHALTIC CONCRETE (HEAVY DUTY) $\begin{pmatrix} \pm \\ \pm \\ \pm \\ \pm \\ \end{pmatrix}$ NEW CONCRETE SLAB (UGHT DUTY) $\begin{pmatrix} \pm \\ \pm \\ \pm \\ \pm \\ \end{pmatrix}$ NEW CONCRETE SLAB (HEAVY DUTY) $\begin{pmatrix} \pm \\ \pm \\ \pm \\ \pm \\ \end{pmatrix}$ NEW CONCRETE SLAB (HEAVY DUTY) $\begin{pmatrix} \pm \\ \pm \\ \pm \\ \pm \\ \end{pmatrix}$ NEW CONCRETE SLAB (HEAVY DUTY) $\begin{pmatrix} \pm \\ \pm \\ \pm \\ \pm \\ \end{pmatrix}$ NEW CONCRETE SLAB (HEAVY DUTY) $\begin{pmatrix} \pm \\ \pm \\ \pm \\ \pm \\ \end{pmatrix}$ NEW CONCRETE SLAB (HEAVY DUTY) $\begin{pmatrix} \pm \\ \pm \\ \pm \\ \pm \\ \end{pmatrix}$ NEW CONCRETE SLAB (HEAVY DUTY) $\begin{pmatrix} \pm \\ \pm \\ \pm \\ \end{bmatrix}$ NEW CONCRETE SLAB (HEAVY DUTY) $\begin{pmatrix} \pm \\ \pm \\ \pm \\ \end{bmatrix}$ NEW CONCRETE SLAB (HEAVY DUTY) $\begin{pmatrix} \pm \\ \pm \\ \pm \\ \end{bmatrix}$ NEW CONCRETE SLAB (HEAVY DUTY) $\begin{pmatrix} \pm \\ \pm \\ \pm \\ \end{bmatrix}$ NEW CONCRETE SLAB (HEAVY DUTY) $\begin{pmatrix} \pm \\ \pm \\ \pm \\ \end{bmatrix}$ NEW CONCRETE SLAB (HEAVY DUTY) $\begin{pmatrix} \pm \\ \pm \\ \pm \\ \end{bmatrix}$ NEW CONCRETE CURB & GUTTER $\begin{pmatrix} \pm \\ \pm \\ \end{bmatrix}$ NEW CONCRETE CURB & GUTTER $\begin{pmatrix} \pm \\ \pm \\ \end{bmatrix}$ NEW CONCRETE CURB & GUTTER $\begin{pmatrix} \pm \\ \pm \\ \end{bmatrix}$ NEW CONCRETE CURB & GUTTER $\begin{pmatrix} \pm \\ \pm \\ \end{bmatrix}$ NEW SO <sup>1</sup> LOW-SIDE CONCRETE CURB & GUTTER $\begin{pmatrix} \pm \\ \pm \\ \end{bmatrix}$ NEW SO <sup>1</sup> LOW-SIDE CONCRETE CURB & GUTTER $\begin{pmatrix} \pm \\ \pm \\ \end{bmatrix}$ NEW SO <sup>1</sup> LOW-SIDE CONCRETE CURB & GUTTER $\begin{pmatrix} \pm \\ \pm \\ \end{bmatrix}$ NEW SO <sup>1</sup> LOW-SIDE CONCRETE CURB & GUTTER $\begin{pmatrix} \pm \\ \pm \\ \end{bmatrix}$ NEW SO <sup>1</sup> LOW-SIDE CONCRETE CURB & GUTTER $\begin{pmatrix} \pm \\ \pm \\ \end{bmatrix}$ NEW SO <sup>1</sup> LOW-SIDE MOINTABLE $\begin{pmatrix} \pm \\ \pm \\ \end{bmatrix}$ CONCRETE CURB & GUTTER $\begin{pmatrix} \pm \\ \pm \\ \end{bmatrix}$ NEW SO <sup>1</sup> LOW-SIDE MOINTABLE $\begin{pmatrix} \pm \\ \pm \\ \end{bmatrix}$ NEW SO <sup>1</sup> LOW-SIDE MOINTER $\begin{pmatrix} \pm \\ \pm \\ \end{bmatrix}$ NEW SO <sup>1</sup> LOW-SIDE MOINTER $\begin{pmatrix} \pm \\ \pm \\ \end{bmatrix}$ NEW SO <sup>1</sup> LOW-SIDE MOINTER $\begin{pmatrix} \pm \\ \pm \\ \end{bmatrix}$ NEW SO <sup>1</sup> LOW-SIDE MOINTER $\begin{pmatrix} \pm \\ \pm \\ \end{bmatrix}$ NEW SO <sup>1</sup> LOW-SIDE MOINTER $\begin{pmatrix} \pm \\ \pm \\ \end{bmatrix}$ NEW SO <sup>1</sup> LOW-SIDE MOINTER $\begin{pmatrix} \pm \\ \pm \\ \end{bmatrix}$ NEW SO <sup>1</sup> LOW-SIDE MOINTER $\begin{pmatrix} \pm \\ \pm \\ \end{bmatrix}$ NEW SO <sup>1</sup> LOW-SIDE MOINTER $\begin{pmatrix} \pm \\ \pm \\ \end{bmatrix}$ NEW SO <sup>1</sup> LOW-SIDE MOINTER $\begin{pmatrix}$		KEY INDEX		
S0' WETLAND SETBACK - NO BULD         ARRAS DISTUREED BY CONSTRUCTION (NOT SPECIFICALLY CALLED OUT ON THE MINIMUM 4' TOPSOL, SED, FERTILIZER, AND MUCH (TPK) USE SALVAGED TOPSOL OR IMPORT TOPSOL IF RECOURED.         Image: Solid Construction of the estimation of the estim		PROJECT LIMITS		NORTH ARROW:
AREAS DISTUREED BY CONSTRUCTION (Not specifically Called Out on The MINIMUM 4" TOPSOIL, SEED, FERTILIZER, AND MUCH (TPS) USE Salvade TOPSOIL OR MMORT TOPSOIL, FERTILIZER, AND MUCH (TPS) USE Salvade TOPSOIL OR MMORT TOPSOIL, SEED, FERTILIZER, AND MUCH (TPS) USE Salvade TOPSOIL OR MMORT TOPSOIL, SEED, FERTILIZER, AND MUCH (TPS) USE Salvade TOPSOIL OR MMORT TOPSOIL, SEED, FERTILIZER, AND MUCH (TPS) USE Salvade TOPSOIL OR MMORT TOPSOIL IF RECUIRED. NEW ASPHALTIC CONCRETE (LIGHT DUTY) REPLACEMENT PAVEMENT FOR WEST OAKWOOD RAVENTS TRONG PAVEMENT SECTION SHALL MARCHOD RAVENTS HIGH-SEC CONCRETE CURB & GUITER 10° DEPRESSED UNLESS OTHERMISE NOTED 10° DEPRESSED UNL		30' WETLAND BUFFER - NO TOUCH		
NEW ASPHALTIC CONCRETE (HEAVY DUTY)       5         Image: Strain of Parken		AREAS DISTURBED BY CONSTRUCTION (NOT SPECIFICALLY CALLED OUT ON THE LANDSCAPE PLANS) TO BE RESTORED WITH MINIMUM 4" TOPSOIL SEED, EFERTUZER		
Image: Additional concerts		NEW ASPHALTIC CONCRETE (LIGHT DUTY)	5 C2.11	SCALE: 1* = 40'
ROAD. PAVEMENT SECTION SHALL MATCH         RIGH_DALL         RIGH_STATE         RIGH_STATE </th <th></th> <th>NEW ASPHALTIC CONCRETE (HEAVY DUTY)</th> <th></th> <th></th>		NEW ASPHALTIC CONCRETE (HEAVY DUTY)		
Image: Source of the second		REPLACEMENT PAVEMENT FOR WEST OAKWOOD ROAD, PAVEMENT SECTION SHALL MATCH EXISTING PAVEMENT & BASE THICKNESS.	)	SEAL:
Image: Concrete Curbs & Cutter       (c.1)         Image: Curbs & Concrete Curbs & Cutter       (c.1)         Image: Curbs & Cutter       (c.1)         Image: Curbs & Concrete Curbs & Cutter       (c.1)         Image: Curbs & Curbs & Curbs & Cutter       (c.1)         Image: Curbs & Cu		NEW CONCRETE SLAB (LIGHT DUTY)	6&7 C2.11	
18" BARRIER UNLESS OTHERWISE NOTED       (2.11)         LOW-SDE CONCRETE CURB & GUTTER       (2.11)         18" BARRIER UNLESS OTHERWISE NOTED       (2.11)         IB" BARRIER UNLESS OTHERWISE NOTED       (2.11)         IDMO-SDE CONCRETE CURB & GUTTER       (2.11)		NEW CONCRETE SLAB (HEAVY DUTY)		
18" BARRIER VULLESS OTHERWISE NOTED     (c2.11)       HIGH-SIDE CONCRETE CURB & GUTTER     9       LOW-SIDE CONCRETE CURB & CUTTER     9       10" DEPRESSED UNLESS OTHERWISE NOTED     (c2.11)       11     NEW 30" LOW-SIDE BARRIER       (c)     NEW 30" LOW-SIDE MARRIER       (c)     NEW 18" AUTTER TO 30" BARRIER       (c)     NEW 18" AUTTER TO 30" BARRIER       (d)     NEW 18" AUTTER TO 30" BARRIER		HIGH-SIDE CONCRETE CURB & GUTTER 18" BARRIER UNLESS OTHERWISE NOTED	8 (C2.11)	all in
High-spic concrete CURB & GUTTER       9         Low-spic concrete CURB & GUTTER       9         10       DePRESSED UNLESS OTHERWISE NOTED         11       NEW 30° LOW-spic BARRIER         20       NEW 30° LOW-spic MAINTABLE         CONCRETE CURB & GUTTER       10         12       NEW 30° LOW-spic MAINTABLE         13       CURB & GUTTER TO 30° BARRIER         3       CURB & GUTTER TO 30° BARRIER         4       NEW 19/30° PRECAST CONDECTE DUMPSTER		LOW-SIDE CONCRETE CURB & GUTTER 18" BARRIER UNLESS OTHERWISE NOTED	(B) (C2.11)	
18" DEPRESSED UNLESS OTHERWISE NOTED     (c2.11)       1     NEW 30" LOW-SIDE BARRIER CONCRETE CUHB & GUTTER     (10) CONCRETE CUHB & GUTTER       2     NEW 30" LOW-SIDE MOUNTABLE CONCRETE CUHB & GUTTER     (c2.11)       3     CURB & GUTTER     (c2.11)       3     CURB & GUTTER     (c2.11)       4     NEW 150% PRECAST CONCRETE CUMPSTER ENCLOSURG (REFER TO ARCHITECTURAL PLANS FOR ADDITION)     (c2.11)	REGISTERED A	HIGH-SIDE CONCRETE CURB & GUTTER 18" DEPRESSED UNLESS OTHERWISE NOTED	9 (C2.11)	
CURCHE IC CUMB & CUITER (21) (2) NEW 30° LOW-SIDE MOUNTABLE (21) (3) 10° TRANSTION FROM 18° BARRIER (21) (4) ENCLOSURE (CHER & CONTER CUMPSTER (4) ENCLOSURE (CHER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION) (2) PROJECT NUMBER: TP (2) TO TRANSTION FROM 18° BARRIER (21) (2) TRANSTION FROM 18° BARRIER (21) (3) CURB & CUITER TO 30° BARRIER (21) (4) ENCLOSURE (REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION)		LOW-SIDE CONCRETE CURB & GUTTER 18" DEPRESSED UNLESS OTHERWISE NOTED	9 (C2.11)	
Image: Concrete Current Curre		NEW 30" LOW-SIDE BARRIER CONCRETE CURB & GUTTER		
3     10' TRANSTON FROM 18' BARRIER <sup>8</sup> <sup>10</sup> <sup>11</sup>	2	NEW 30" LOW-SIDE MOUNTABLE CONCRETE CURB & GUTTER		PROJECT NUMBER: 200556.01
4 ENCLOSURE (REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION)	3	10' TRANSITION FROM 18" BARRIER CURB & GUTTER TO 30" BARRIER CURB & GUTTER		
	4	ENCLOSURE (REFER TO ARCHITECTURAL		
	1	· · · · · · · · · · · · · · · · · · ·		

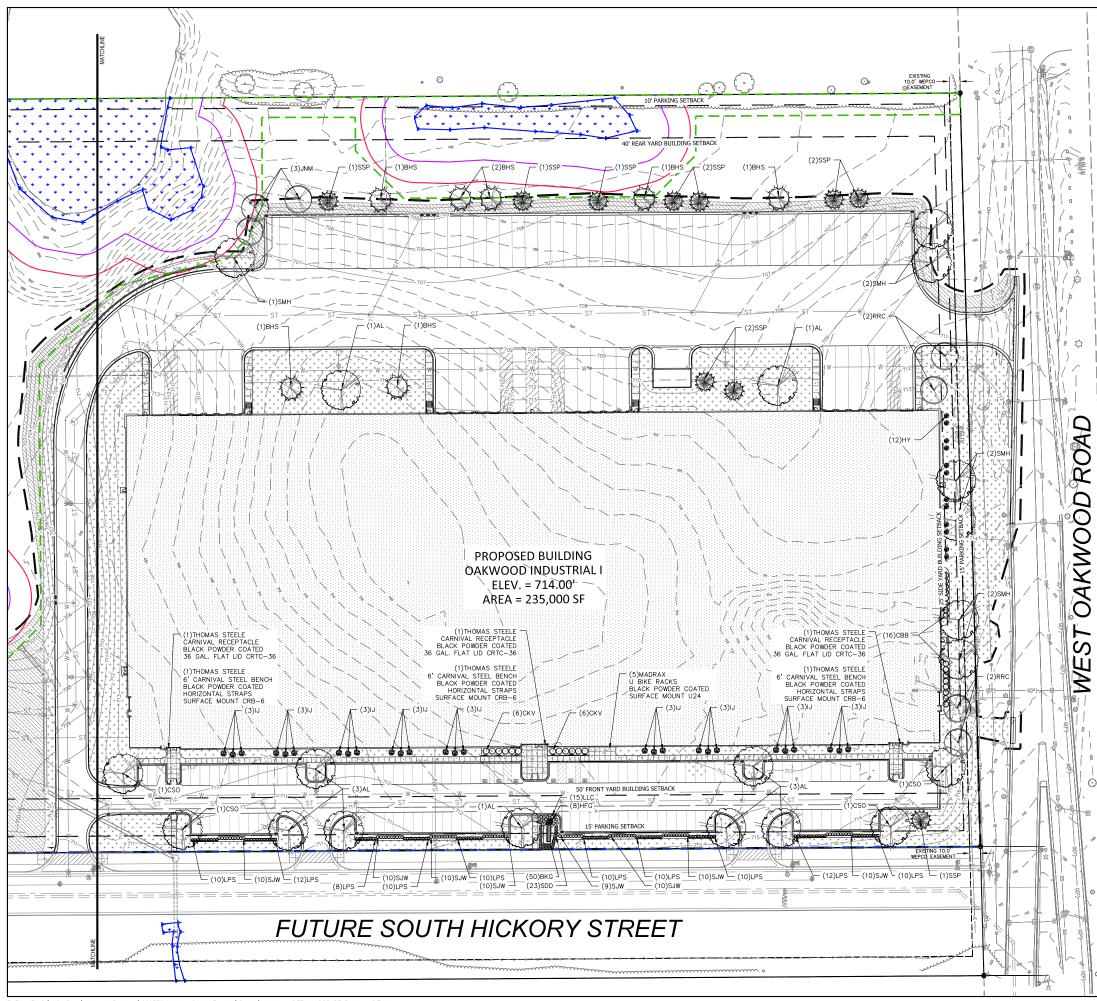


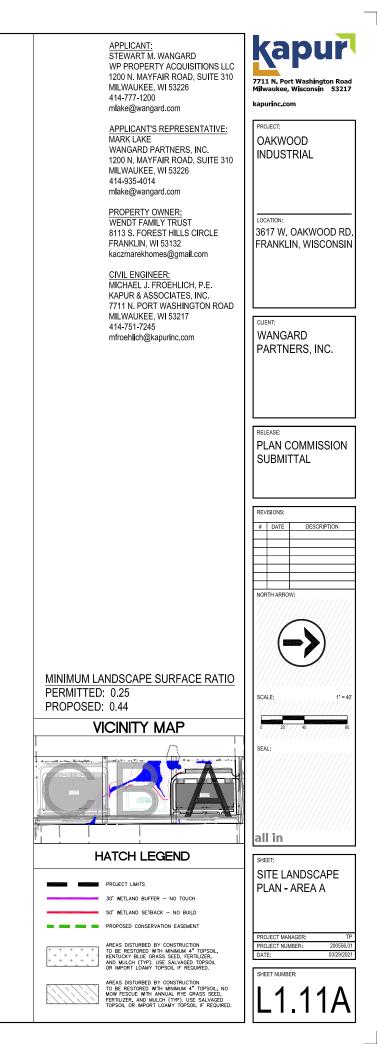
		APPLICANT: STEWART M. WANGARD WP PROPERTY ACQUISITION 1200 N. MAYFAIR ROAD, SUIT MILWAUKEE, WI 53226 414-777-1200 mlake@wangard.com		7711 N. Port Washington Road Milwaukee, Wisconsin 53217 kapurinc.com
		APPLICANT'S REPRESENTAT MARK LAKE WANGARD PARTNERS, INC. 1200 N. MAYFAIR ROAD, SUIT MILWAUKEE, WI 53226 414-935-4014 mlake@wangard.com		PROJECT: OAKWOOD INDUSTRIAL
		PROPERTY OWNER: WENDT FAMILY TRUST 8113 S. FOREST HILLS CIRCL FRANKLIN, WI 53132 kaczmarekhomes@gmail.com	E	LOCATION: 3617 W. OAKWOOD RD. FRANKLIN, WISCONSIN
		CIVIL ENGINEER: MICHAEL J. FROEHLICH, P.E. KAPUR & ASSOCIATES, INC. 7711 N. PORT WASHINGTON MILWAUKEE, WI 53217 414-751-7245 mfroehlich@kapurinc.com		CLIENT: WANGARD PARTNERS, INC.
9		VICINITY MAP		RELEASE: PLAN COMMISSION SUBMITTAL
				REVISIONS:
		REY INDEX PROJECT LIMITS 30' WETLAND BUFFER - NO TOUCH 50' WETLAND SETBACK - NO BUILD		NORTH ARROW:
		AREAS DISTURBED BY CONSTRUCTION (NOT SPECIFICALLY CALLED OUT ON THE LANDSCAPE PLANS) TO BE RESTORED WITH MINIMUM 4 TOPSOL, SEED, FERTILIZER, AND MULCH (TYP). USE SALVAGED TOPSOLI OR IMPORT TOPSOLI IF REQUIRED. NEW ASPHALTIC CONCRETE (LIGHT DUTY)	5 (2.11)	SCALE: 1" = 40"
		NEW ASPHALTIC CONCRETE (HEAVY DUTY) REPLACEMENT PAVEMENT FOR WEST OAKWOOD ROAD. PAVEMENT SECTION SHALL MATCH EXISTING PAVEMENT & BASE THICKNESS.	5	0 20 40 99 SEAL:
		NEW CONCRETE SLAB (LIGHT DUTY)	6&7 (2.11) (6&7 (2.11)	
	****	HIGH-SIDE CONCRETE CURB & GUTTER 18" BARRIER UNLESS OTHERWISE NOTED	8 (2.11)	all in
	*****	LOW-SIDE CONCRETE CURB & QUITER 18" BARRIER UNLESS OTHERWISE NOTED HIGH-SIDE CONCRETE CURB & GUITER 18" DEPRESSED UNLESS OTHERWISE NOTED	8 (2.11) 9 (2.11)	SHEET: SITE LAYOUT PLAN - AREA B
		LOW-SIDE CONCRETE CURB & GUTTER 18" DEPRESSED UNLESS OTHERWISE NOTED	(9) (2.11)	
	$\langle 1 \rangle$	NEW 30" LOW-SIDE BARRIER CONCRETE CURB & GUTTER	(10) (C2.11)	PROJECT MANAGER: TP
Et	2	NEW 30" LOW-SIDE MOUNTABLE CONCRETE CURB & GUTTER	(10) (C2.11)	PROJECT MANAGER:         IP           PROJECT NUMBER:         200556.01           DATE:         03/29/2021
	3	10' TRANSITION FROM 18" BARRIER CURB & GUTTER TO 30" BARRIER CURB & GUTTER	10 .11 C2.11	SHEET NUMBER:
	4	NEW 18'x36' PRECAST CONCRETE DUMPSTER ENCLOSURE (REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION)		C1.22B
	5	MADRAX U24 "U" BIKE RACK, BLACK POWDER COATED, SURFACE MOUNT.	(14) (C2.11)	

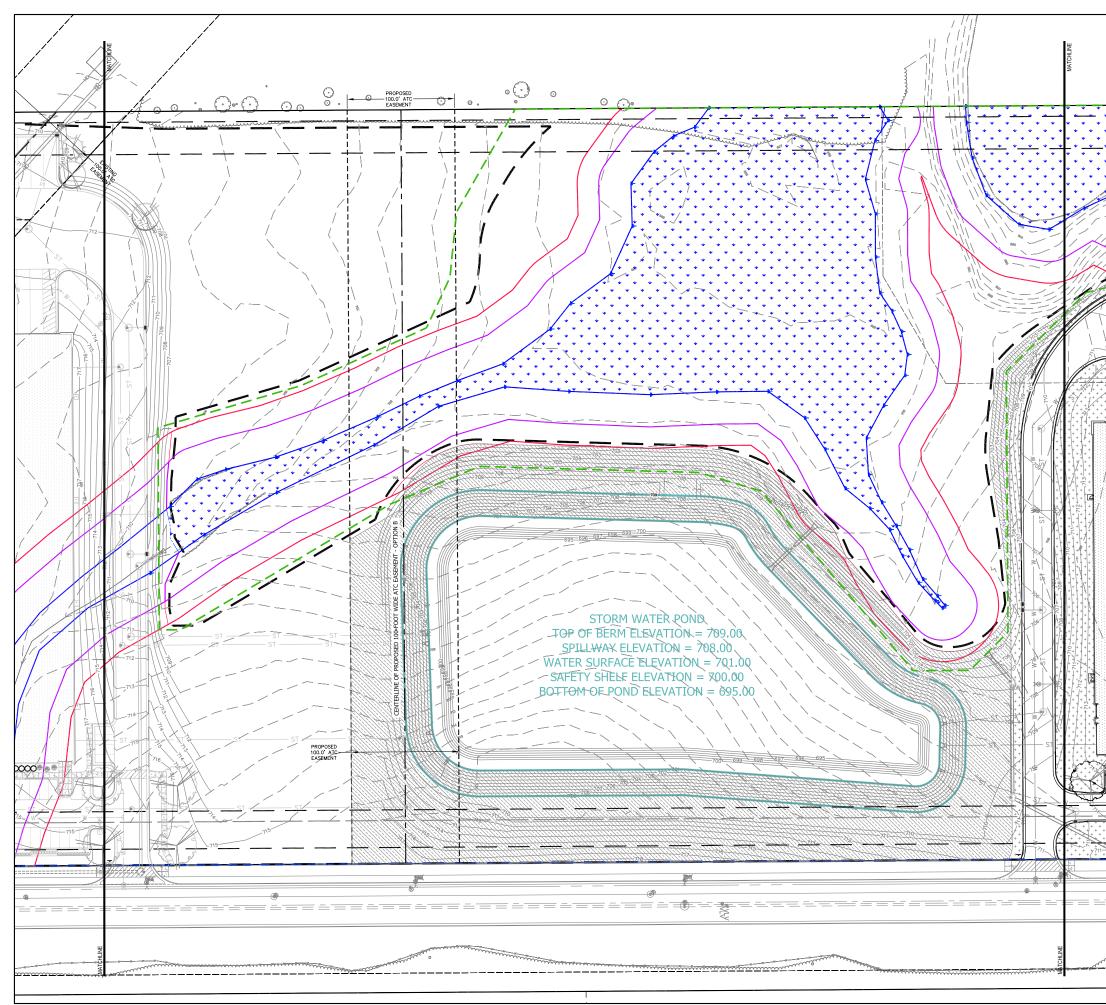


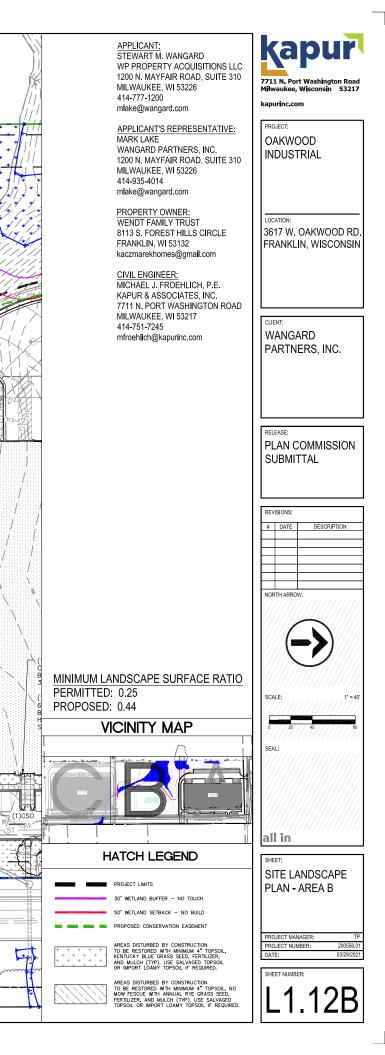


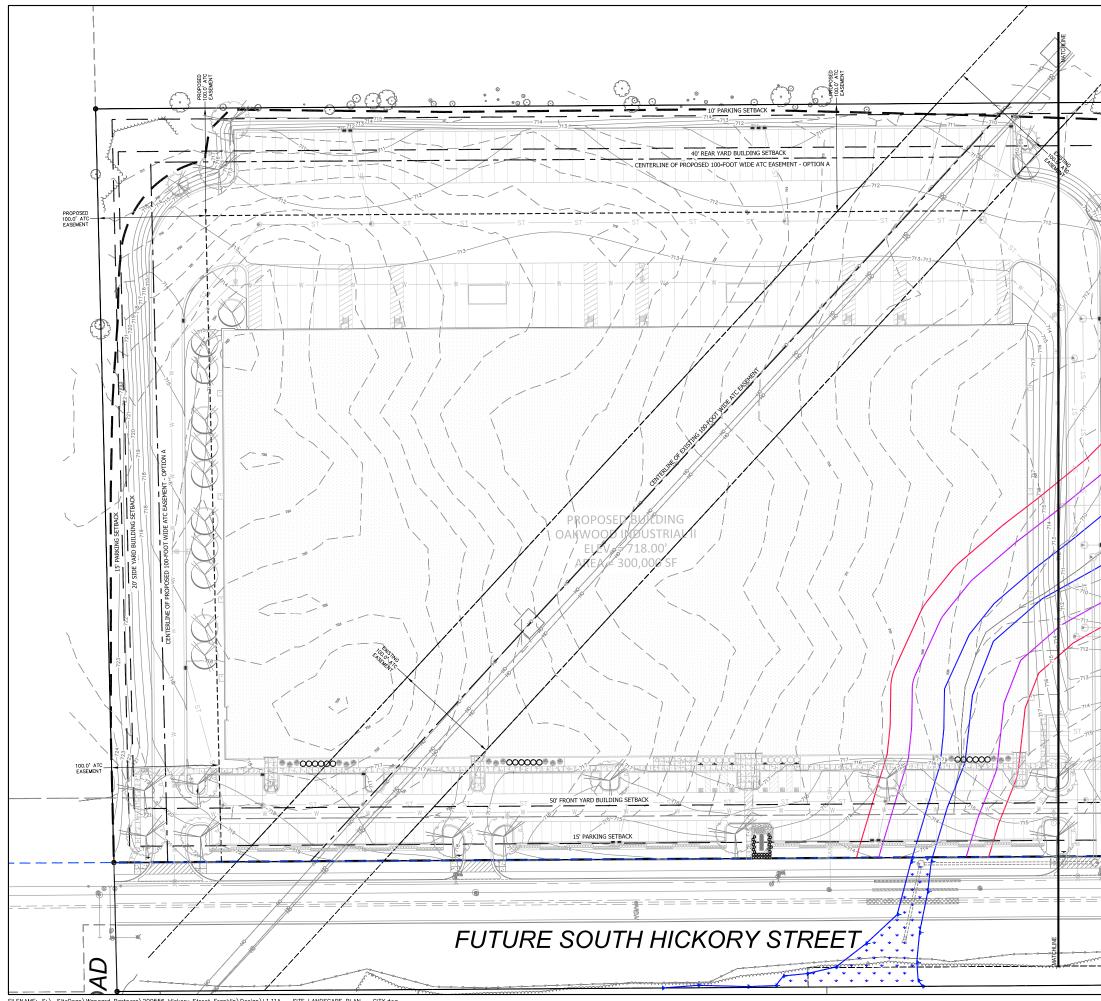




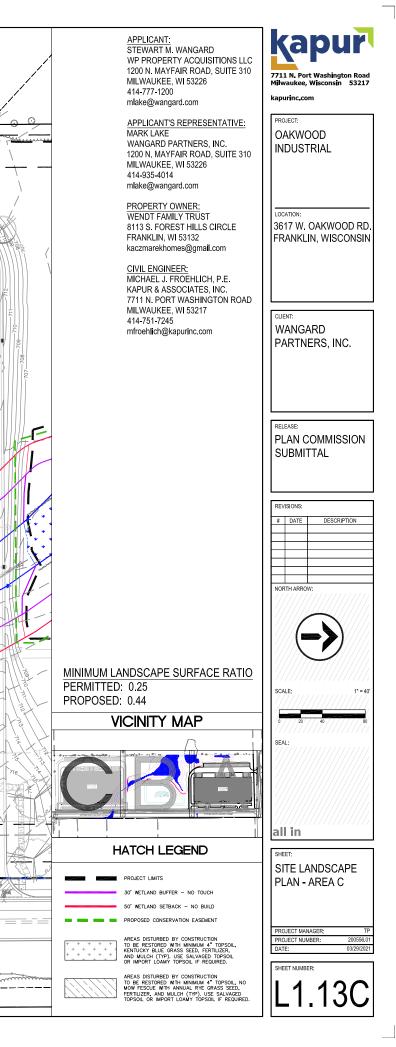








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Symbol	Scientific Name	Common Name	Quantity	Spacing	Install Size	Size
	·		·			Maturity in ft. (Height/Spread
Deciduous	Trees:					
AL	Tilia americana	American Linden	9	Per Plan	3" caliper B&B	75'/40-50'
CSO	Quercus robur 'Crimschmidt' PP9103	Crimson Spire Oak	4	Per Plan	3" caliper B&B	45'/35'
JNM	Carpinus caroliniana 'J.N. Strain'	J.N. Strain Musclewood	3	Per Plan	2.5" caliper B&B	25-30'/25-30'
RRC	Malus x 'Royal Raindrops'	Royal Raindrops Crabapple	4	Per Plan	2.5" caliper B&B	20'/15'
SMH	Gleditsia tricanthos 'Shademaster' PP1,515	Shademaster Honeylocust	7	Per Plan	3" caliper B&B	60'/35'
Evergreen 1	rees:					
BHS	Picea glauca var. densata	Black Hills Spruce	7	Per Plan	6' tall B&B	20-40'/15-25'
HY	Taxus x media 'Hicksii'	Hicks Yew	12	Per Plan	6' tall B&B	6-15'/4-6'
IJ	Juniperus chinensis 'Iowa'	Iowa Juniper	27	Per Plan	6' tall B&B	10-15'4-5'
SSP	Pinus cembra	Swiss Stone Pine	10	Per Plan	6' tall B&B	25-40'/10-20'
Deciduous	Shrubs:					
CBB	Euonymus alata 'Compactus'	Compact Burning Bush	16	Per Plan	#5 cont.	8-10'/8-10'
CKV	Viburnum carlesii 'Compactum'	Compact Koreanspice Viburnum	12	Per Plan	#5 cont.	4-5'/5-6'
LPS	Spirea japonica 'Little Princess'	Little Princess Spirea	102	Per Plan	#3 cont.	2-3'/3-4'
SJW	Hypericum kalmianum	St. John's Wort	79	Per Plan	#3 cont.	2-4'/2-4'
Perennials:						
BKG	Geranium x cantabrigiense 'Biokovo'	Biokovo Geranium	50	18" o.c.	1 gal.	8-12"/12-15"+
HFG	Pennisetum alopecuroides 'Hameln'	Hameln Fountain Grass	8	Per Plan	1 gal.	24-36"/24"
LLC	Nepeta x faassenii 'Limelight'	Limelight Catmint	15	Per Plan	1 gal.	6-8"/30-32"
SDD	Hemerocallis 'Stella De Oro'	Stella De Oro Davlilv	23	Per Plan	1 gal.	16-18"/16-24"

NOTE: Installation contractor is responsible for verifying plant count from plan. Plan quantities take precedence over list.

LANDSCAPE SCHEDULE (1

1. ALL PLANT MATERIAL SHALL BE OBTAINED FROM A NURSERY LOCATED IN ZONE 5, CONFORM TO APPLICABLE REQUIREMENTS OF THE CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AND BOTANICAL NAMES SHALL BE ACCORDING TO THE CURRENT EDITION OF "STANDARDIZED PLANT NAMES PREPARED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURE NOMENCLATURE.

2. CONTRACTOR TO PROVIDE TO THE LANDSCAPE ARCHITECT SAMPLES OF ALL BARK AND MINERAL/STONE MULCHES, DECORATIVE GRAVELS, MAINTENANCE STRIP STONE, OR OTHER GROUND COVER MATERIALS FOR APPROVAL PRIOR TO INSTALLATION.

3. BARK MULCH TO BE FRESHLY ACQUIRED HARDWOOD SHREDDED BARK MULCH. NOT DOUBLE MILLED, EXCESSIVE DIRT AND DUST LIKE MATERIAL OR OLD MATERIAL IS NOT ACCEPTABLE.

4. LANDSCAPE EDGING TO BE ALUMINUM EDGING. REFER TO SPECIFICATION 32 93 00 PLANTS FOR ADDITIONAL INFORMATION.

5. ALL PLANTING AREAS TO RECEIVE A 3-INCH THICK LAYER OF HARDWOOD SHREDDED BARK MULCH OVER TYPAR WEED FABRIC WITH EDGING. EDGING TO BE INSTALLED BETWEEN DIFFERENT TYPES OF MULCHES, BETWEEN MULCHES AND TURF, AND/OR WHERE SPECIFICALLY NOTED ON THE PLAN. REFER TO SPECIFICATION 32 93 00 PLANTS FOR ADDITIONAL INFORMATION.

6. ALL PLANTING AREAS TO RECEIVE 3 INCHES OF COMPOST SOIL AMENDMENT MIXED INTO 4-6 INCHES OF TOPSOIL TO PREP FOR PLANTING.

7. INSTALL SHOVEL CUT EDGE AROUND ALL INDIVIDUAL TREES AND SHRUBS IN LAWN AREAS AND ALONG PAVEMENT WHERE PLANTING AREAS ABUT TO PREVENT HARDWOOD SHREDDED BARK MULCH FROM SPILLING OUT OF PLANTING AREA.

8. CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF PLANT MATERIAL FOR 90 DAYS FROM INSTALLATION, INCLUDING WATERING, WEEDING, ETC. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF SEEDED AREAS FOR 60 DAYS FROM INSTALLATION, INCLUDING WATERING, WEEDING, ETC. CONTRACTOR TO PROVIDE AND REVIEW MAINTENANCE INSTRUCTIONS WITH THE OWNER PRIOR TO THE COMPLETION OF THESE MAINTENANCE PERIODS. REFERE TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

9. CLEANLY PRUNE AND REMOVE DAMAGED BRANCHES, DEAD WOOD, AND ROOTS IMMEDIATELY PRIOR TO PLANTING. DO NOT CUT LEADERS OR LEAVE "V" CROTCHES OR DOUBLE LEADERS UNLESS A MULTI-STEM TREE IS SPECIFIED.

10. REMOVE BURLAP, WIRE BASKET, ROPE, TWINE, AND ALL SYNTHETIC MATERIAL FROM THE ROOTS, TRUNK, OR CROWN OF PLANT.

11. REMOVE EXCESS SOIL ABOVE ROOT COLLAR.

12. PLANT TREES AND SHRUBS SO THAT THE ROOT COLLAR IS 2" ABOVE FINISHED GRADE OR SEVERAL INCHES ABOVE GRADE IF PLANT IS INSTALLED IN POOR SOILS.

13. PLANT TREES AND SHRUBS WITH SAME ORIENTATION AS WHEN HARVESTED FROM THE NURSERY OR TO SHOWCASE THE MOST AESTHETIC VIEW.

14. PLANT ALL TREES WITH THREE SLOW RELEASE FERTILIZER PACKETS, SPACED EQUIDISTANT AROUND THE EDGE OF THE ROOT BALL,

15. PLANT ALL SHRUBS WITH ONE SLOW RELEASE FERTILIZER PACKET, PLACED BELOW THE ROOTING SYSTEM.

16. WATER AND TAMP BACKFILL AND ROOTS OF ALL NEWLY SET PLANT MATERIAL SO THE SOIL AND ROOTS ARE THOROUGHLY SOAKED AND AIR POCKETS ARE REMOVED

17. FOR INDIVIDUAL TREES & SHRUBS PLANTED IN TURF AREAS, PROVIDE CONTINUOUS 3" SOIL SAUCER TO CONTAIN WATER & MULCH (TREES ON SLOPES SHALL BE SAUCERED ON THE DOWNHILL SIDE)

18. INSTALL 3" THICK SHREDDED HARDWOOD BARK MULCH RING 3'-0" DIA. FOR DECIDIOUS TREES AND ALL INDIVIDUAL SHRUBS IN LAWN AREAS, 5'-0" DIA. FOR EVERGREEN TREES. KEEP MULCH 2" AWAY FROM TRUNKS.

19. STAKING - ONLY STAKE EVERGREEN TREES 5"-0" OR GREATER IN HEIGHT OR TREES THAT ARE UNABLE TO REMAIN UPRIGHT AFTER PLANTING. TREES WILL BECOME STRONGER FASTER WHEN THE TOP 2/3 OF THE TREE IS FREE TO SWAY. DO NOT ATTACH WHE DIRECTLY TO TREES OR THROUGH HOSES - UTILZE GROMMETED, SYNTHETIC STRAPS AT LEAST 2" WDE AROUND THE TREE, ATTACH STRAPPING TO STAKE WITH WHE. STAKE ONLY WHEN INCESSARY. STAKES SHOULD BE DRIVEN DEEPLY INTO THE GROUND TO PREVENT DISLODGING. CHECK AT LEAST EVERY THREE MONTHS FOR BINDING OR OTHER PROBLEMS. STAKES AND THES SHOULD BE REMOVED SIX MONTHS TO ONE YEAR AFTER PLANTING.

20. STONE CHIP MAINTENANCE STRIP TO BE 3-INCHES DEEP OVER WEED FABRIC WITH ALUMINUM EDGING. CONTRACTOR TO INSTALL MAINTENANCE STRIP 2-FEET WIDE ALONG BUILDING EDGE, WHERE INDICATED ON L101 SITE LANDSCAPE PLAN.

21. STONE CHIP TO BE X-INCH RAVENS BLACK DECORATIVE STONE CHIP FROM HALQUIST STONE. CONTRACTOR TO CONTACT HALQUIST STONE N51 W23563 LISBON ROAD SUSSEX, W 53089 TELEPHONE (262)246-9000 EMAIL: INFORMALOUISTSTONE COM.

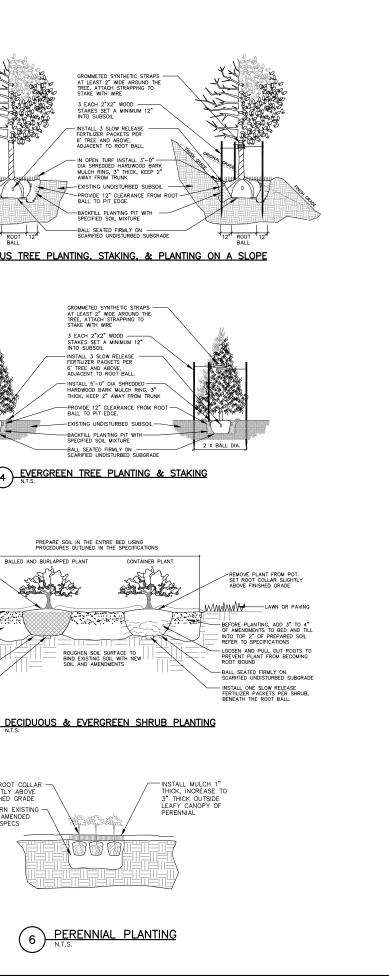
22. NO MOW TO BE NO MOW FESCUE SEED MIX WITH ANNUAL RYE NURSE CROP FROM PRAIRIE NURSERY, INC. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION. PRAIRIE NURSERY ADDRESS: PO BOX 306 WESTFIELD, W 53964. TELEPHONE: 1-800-476-9453 FAX: 608-296-2741.

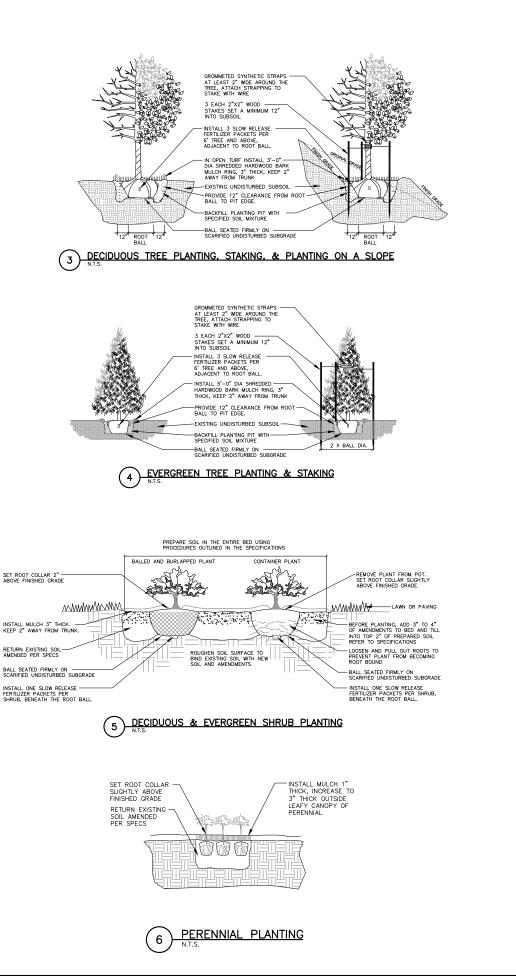
23. NATIVE SEED MIX TO BE SHORT GRASS PRAIRIE FOR MESIC SOILS SEED MIX WITH ANNUAL RYE NURSE CROP FROM AGRECOL, LLC. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION. AGRECOL, LLC ADDRESS: 10101 NORTH CASEY ROAD EVANSVILLE, WI 535536. TELEPHONE: 608-223-3571 FAX: 608-884-4640 EMAIL: ECOSOLUTIONSØAGRECOL.COM.

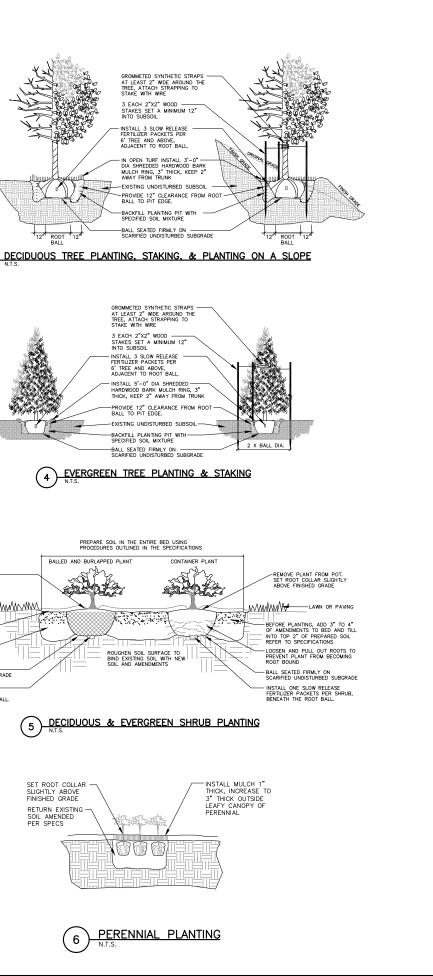
24. REFER TO SPECIFICATIONS 32 93 00 PLANTS AND 32 92 00 TURF AND GRASSES FOR ADDITIONAL INFORMATION

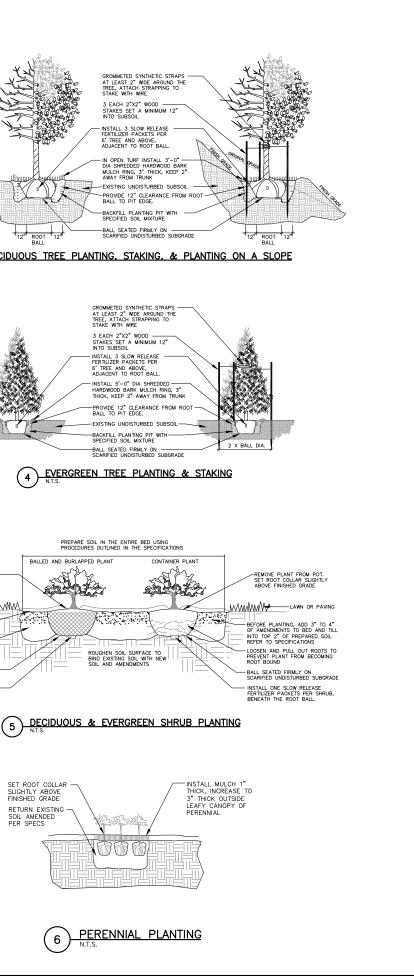
25. ALL TREE PLANTING SHALL BE PROTECTED FROM POTENTIAL VEHICLE DAMAGE.

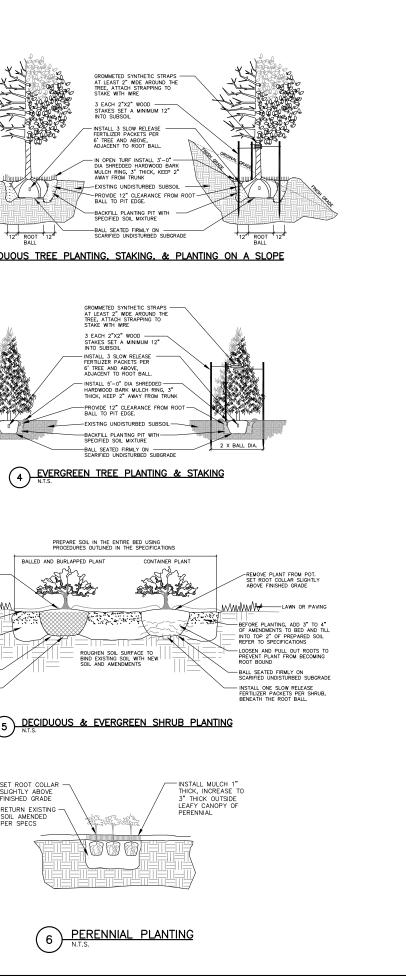


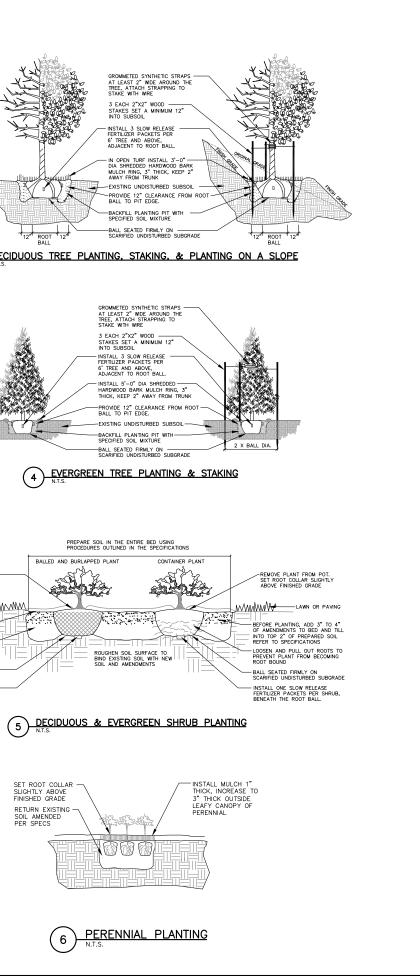


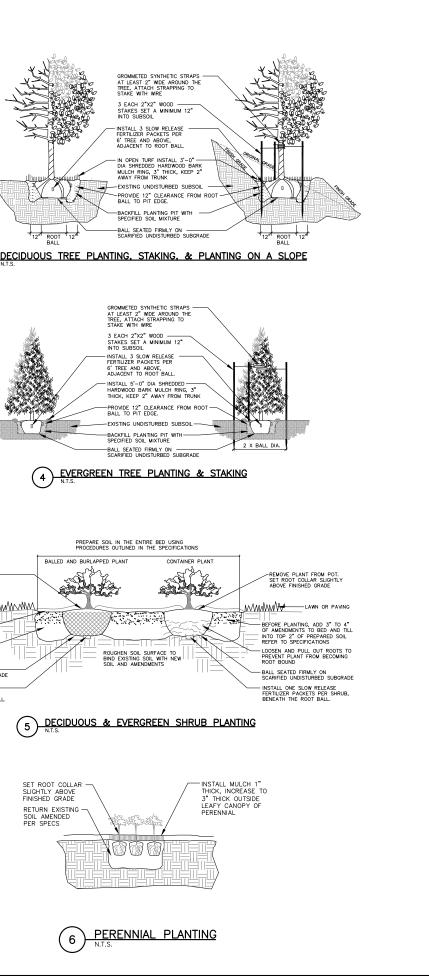








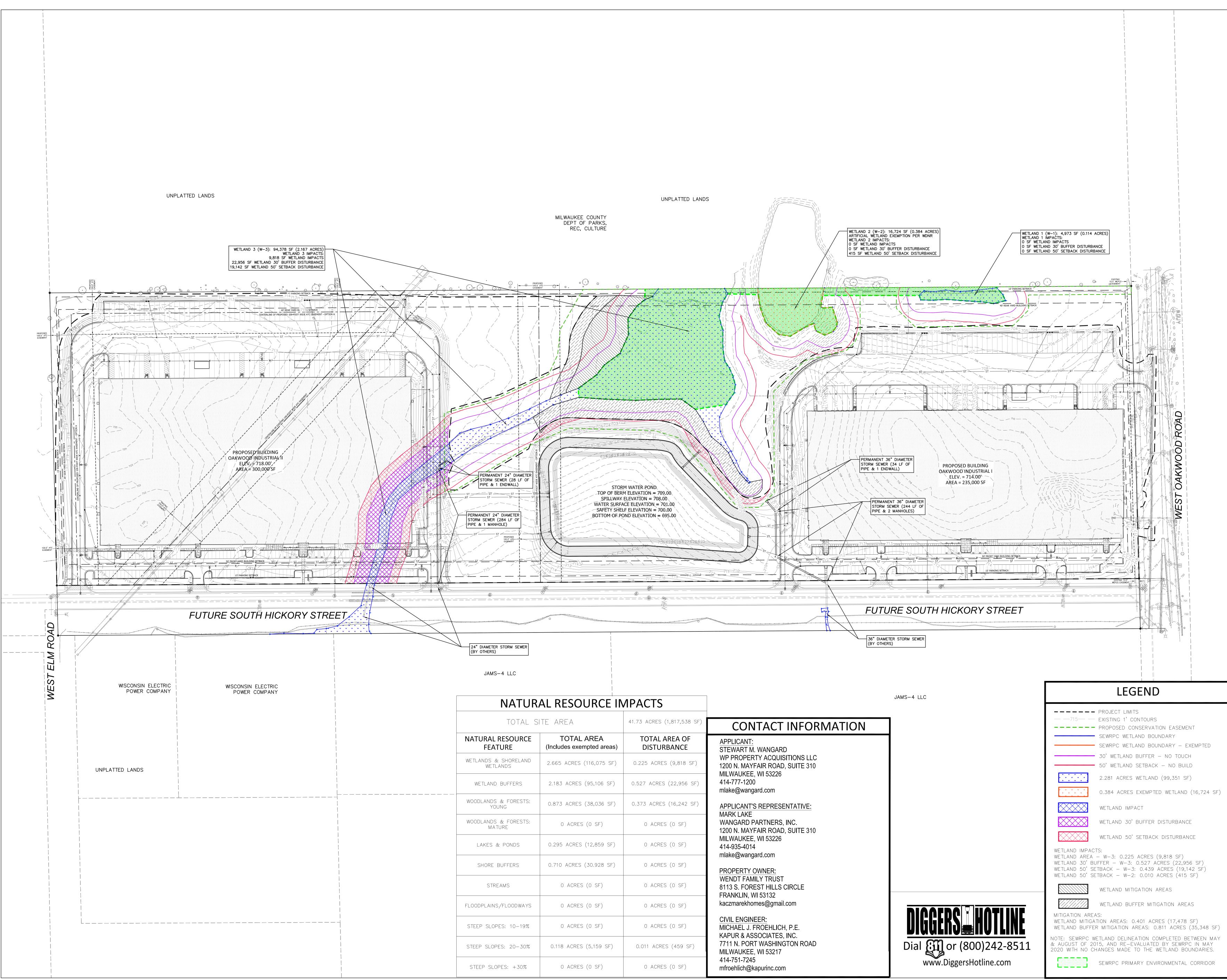






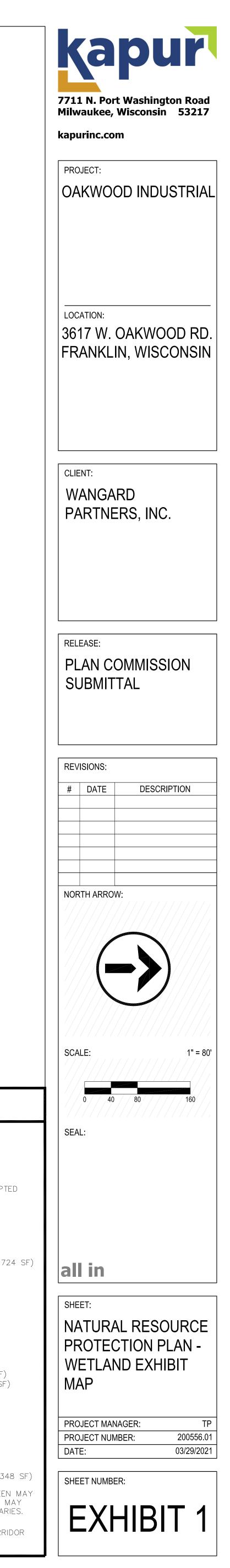
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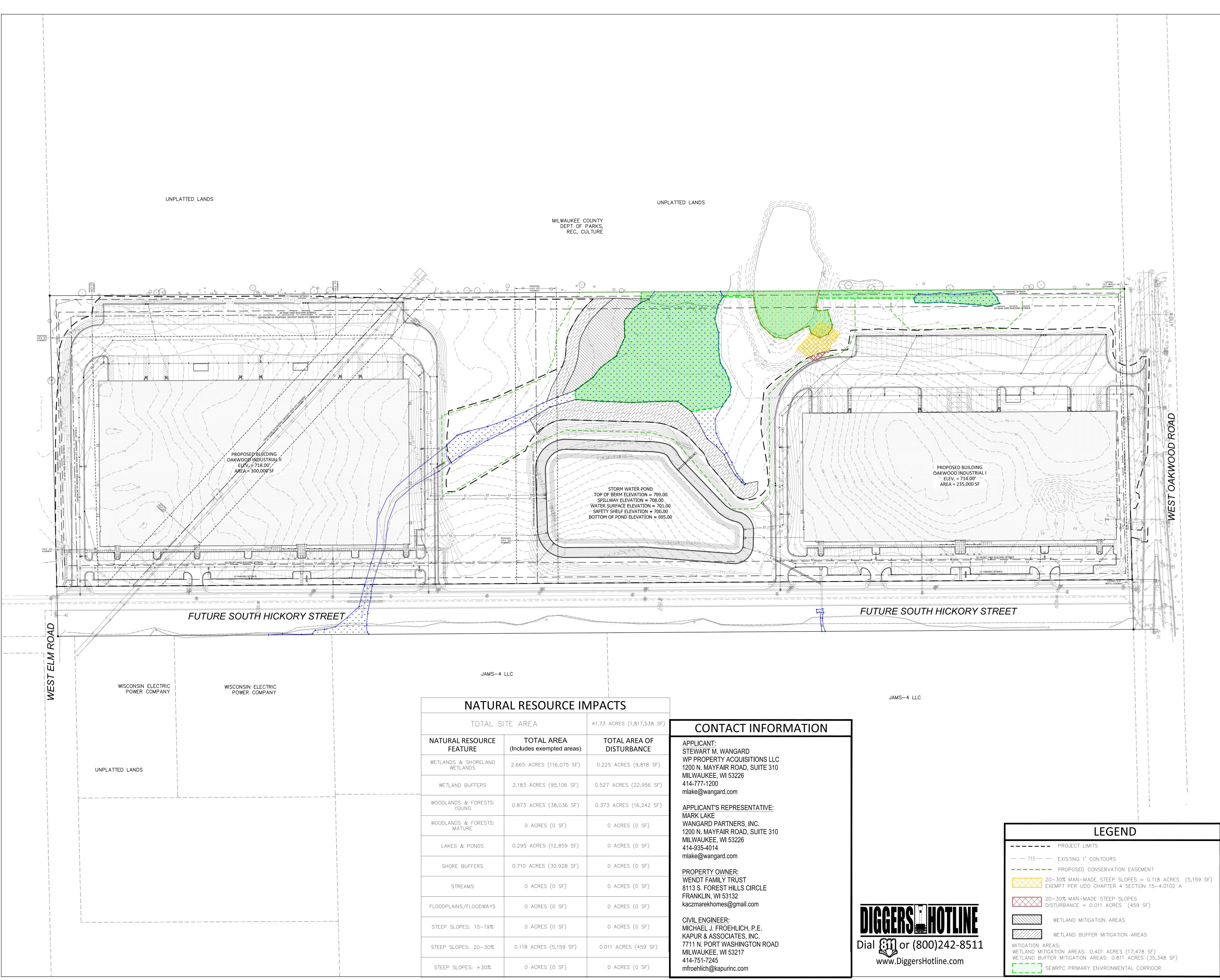
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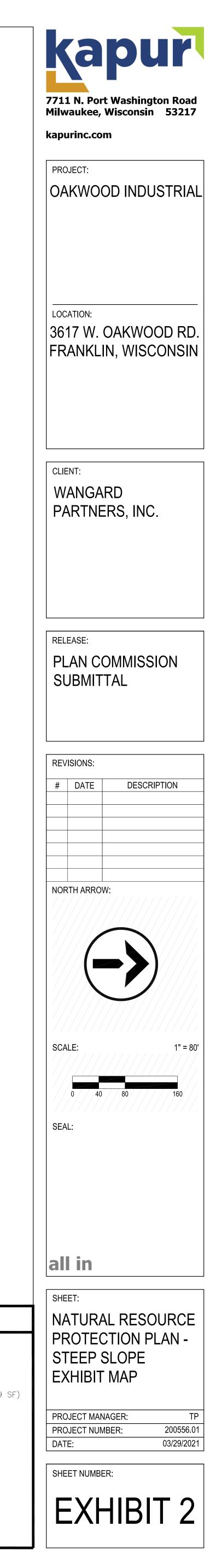
_				
CONTACT	41.73 ACRES (1,817,538 SF)	TOTAL SITE AREA		
APPLICANT: STEWART M. WANGAR	TOTAL AREA OF DISTURBANCE	TOTAL AREA (Includes exempted areas)	NATURAL RESOURCE FEATURE	
WP PROPERTY ACQUI 1200 N. MAYFAIR ROAD	0.225 ACRES (9,818 SF)	2.665 ACRES (116,075 SF)	WETLANDS & SHORELAND WETLANDS	
MILWAUKEE, WI 53226 414-777-1200 mlake@wangard.com	0.527 ACRES (22,956 SF)	2.183 ACRES (95,106 SF)	WETLAND BUFFERS	
APPLICANT'S REPRES	0.373 ACRES (16,242 SF)	0.873 ACRES (38,036 SF)	WOODLANDS & FORESTS: YOUNG	
MARK LAKE WANGARD PARTNERS 1200 N. MAYFAIR ROAI	0 ACRES (0 SF)	O ACRES (O SF)	WOODLANDS & FORESTS: MATURE	
MILWAUKEE, WI 53226 414-935-4014 mlake@wangard.com	0 ACRES (0 SF)	0.295 ACRES (12,859 SF)	LAKES & PONDS	-
PROPERTY OWNER:	0 ACRES (0 SF)	0.710 ACRES (30.928 SF)	SHORE BUFFERS	
WENDT FAMILY TRUST 8113 S. FOREST HILLS FRANKLIN, WI 53132	0 ACRES (0 SF)	O ACRES (O SF)	STREAMS	
kaczmarekhomes@gmai	O ACRES (O SF)	O ACRES (O SF)	FLOODPLAINS/FLOODWAYS	
CIVIL ENGINEER: MICHAEL J. FROEHLIC KAPUR & ASSOCIATES	0 ACRES (0 SF)	O ACRES (O SF)	STEEP SLOPES: 10-19%	
7711 N. PORT WASHIN MILWAUKEE, WI 53217	0.011 ACRES (459 SF)	0.118 ACRES (5,159 SF)	STEEP SLOPES: 20-30%	
414-751-7245 mfroehlich@kapurinc.cor	O ACRES (O SF)	O ACRES (O SF)	STEEP SLOPES: +30%	

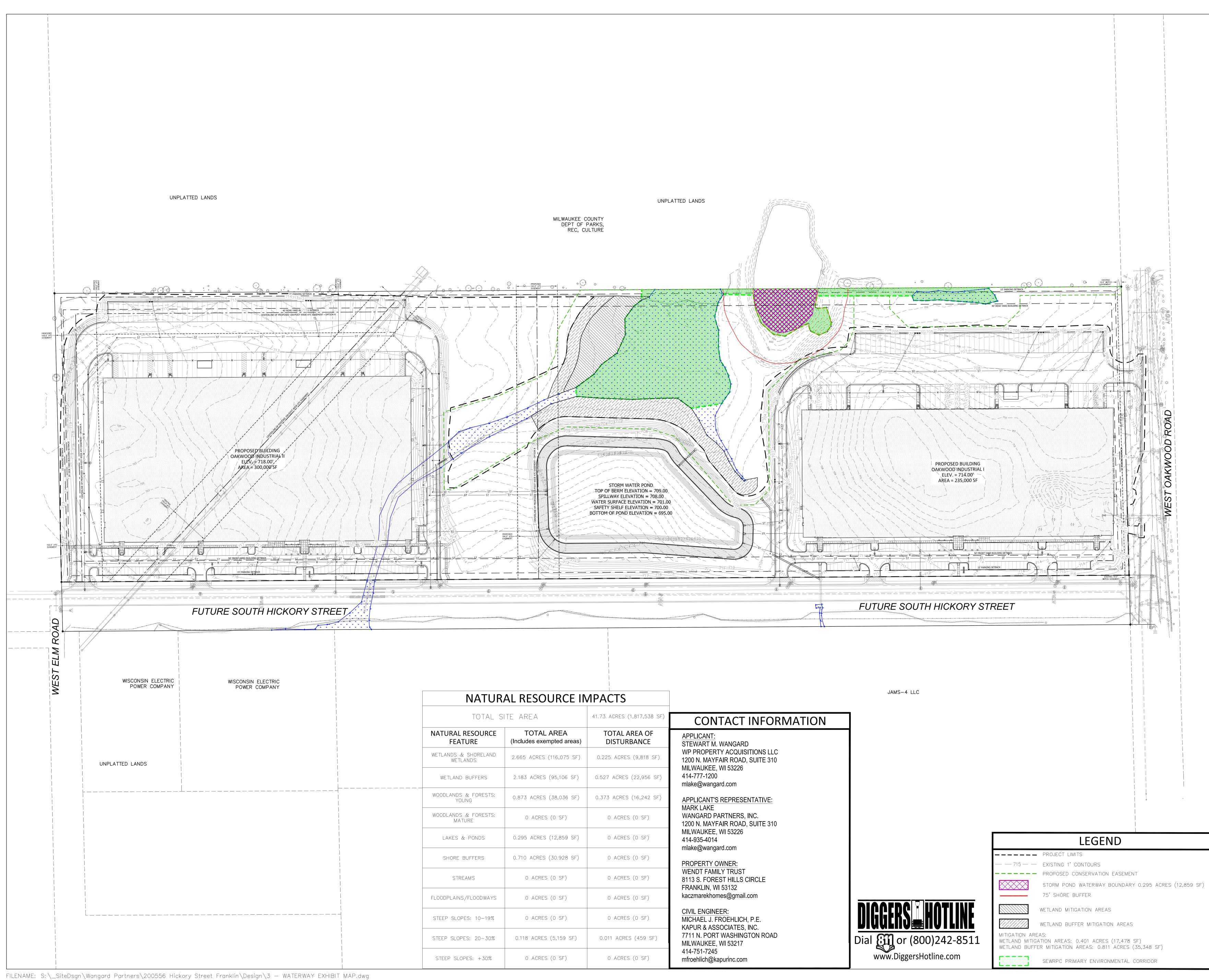




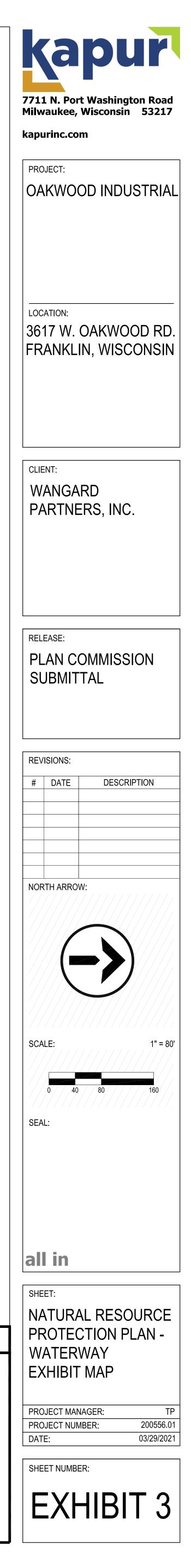
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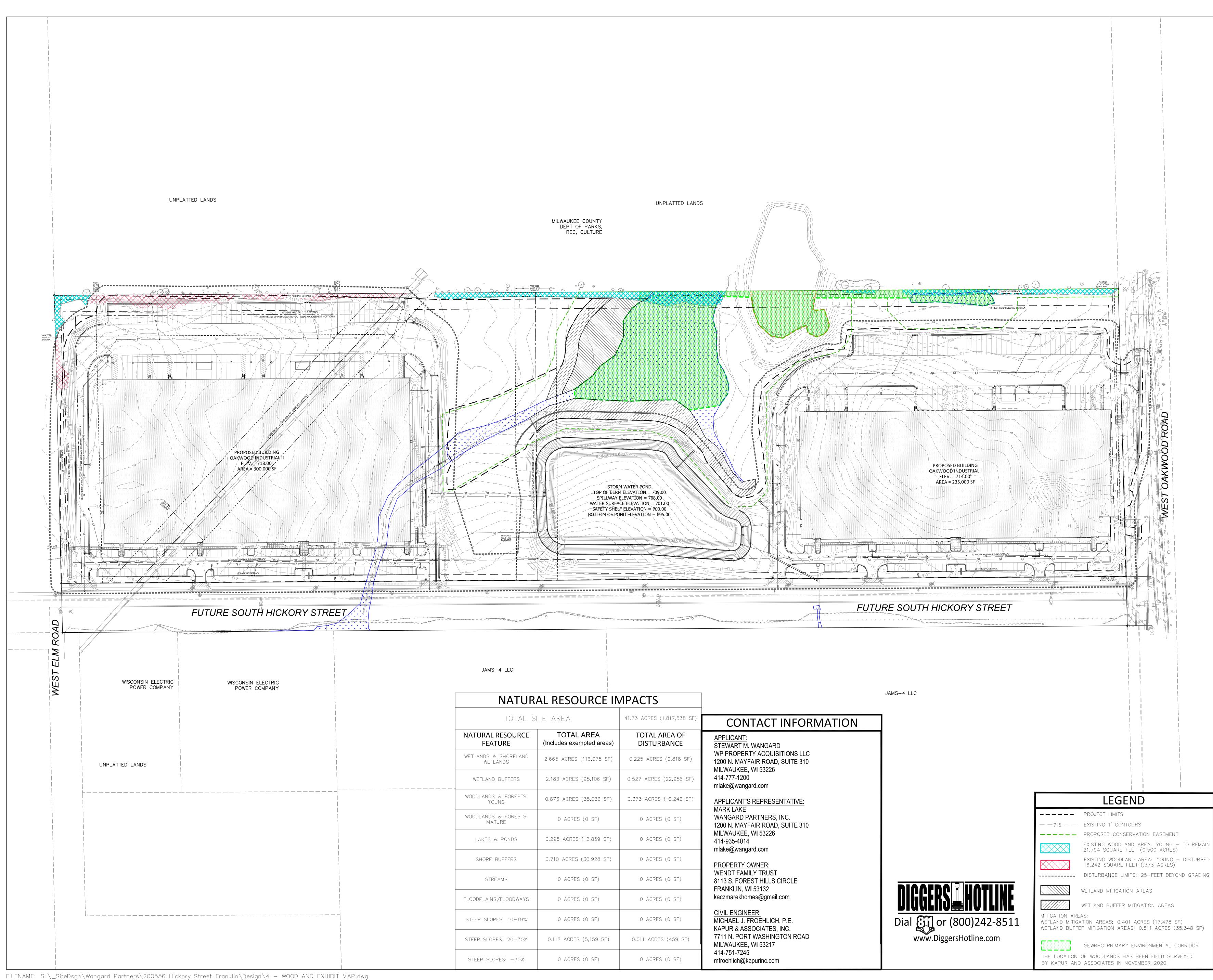
	41.73 ACRES (1,817,538 SF)	TOTAL SITE AREA	
APPLICANT: STEWART M. WANGA WP PROPERTY ACQU 1200 N. MAYFAIR ROA MILWAUKEE, WI 5322 414-777-1200 mlake@wangard.com	TOTAL AREA OF DISTURBANCE	TOTAL AREA (Includes exempted areas)	NATURAL RESOURCE FEATURE
	0.225 ACRES (9,818 SF)	2.665 ACRES (116,075 SF)	WETLANDS & SHORELAND WETLANDS
	0.527 ACRES (22,956 SF)	2.183 ACRES (95,106 SF)	WETLAND BUFFERS
APPLICANT'S REPRI	0.373 ACRES (16,242 SF)	0.873 ACRES (38,036 SF)	WOODLANDS & FORESTS: YOUNG
MARK LAKE WANGARD PARTNE 1200 N. MAYFAIR RC	O ACRES (O SF)	O ACRES (O SF)	WOODLANDS & FORESTS: MATURE
MILWAUKEE, WI 5322 414-935-4014	O ACRES (O SF)	0.295 ACRES (12,859 SF)	LAKES & PONDS
mlake@wangard.com PROPERTY OWNER	O ACRES (O SF)	0.710 ACRES (30.928 SF)	SHORE BUFFERS
WENDT FAMILY TRU 8113 S. FOREST HIL	O ACRES (O SF)	O ACRES (O SF)	STREAMS
FRANKLIN, WI 53132 kaczmarekhomes@gm	O ACRES (O SF)	O ACRES (O SF)	FLOODPLAINS/FLOODWAYS
CIVIL ENGINEER: MICHAEL J. FROEHL	O ACRES (O SF)	O ACRES (O SF)	STEEP SLOPES: 10-19%
KAPUR & ASSOCIATE 7711 N. PORT WASHI MILWAUKEE, WI 5321 414-751-7245 mfroehlich@kapurinc.c	0.011 ACRES (459 SF)	0.118 ACRES (5,159 SF)	STEEP SLOPES: 20-30%
	O ACRES (O SF)	O ACRES (O SF)	STEEP SLOPES: +30%





	NATURAL RESOURCE IMPACTS				
CONTACT INF	41.73 ACRES (1,817,538 SF)	TOTAL SITE AREA			
APPLICANT: STEWART M. WANGARD	TOTAL AREA OF DISTURBANCE	TOTAL AREA (Includes exempted areas)	NATURAL RESOURCE FEATURE		
WP PROPERTY ACQUISITIONS 1200 N. MAYFAIR ROAD, SUITE	0.225 ACRES (9,818 SF)	2.665 ACRES (116,075 SF)	WETLANDS & SHORELAND WETLANDS		
MILWAUKEE, WI 53226 414-777-1200 mlake@wangard.com	0.527 ACRES (22,956 SF)	2.183 ACRES (95,106 SF)	WETLAND BUFFERS		
APPLICANT'S REPRESENTATI	0.373 ACRES (16,242 SF)	0.873 ACRES (38,036 SF)	WOODLANDS & FORESTS: YOUNG		
MARK LAKE WANGARD PARTNERS, INC. 1200 N. MAYFAIR ROAD, SUITE	O ACRES (O SF)	O ACRES (O SF)	WOODLANDS & FORESTS: MATURE		
MILWAUKEE, WI 53226 414-935-4014 mlake@wangard.com	0 ACRES (0 SF)	0.295 ACRES (12,859 SF)	LAKES & PONDS		
PROPERTY OWNER:	O ACRES (O SF)	0.710 ACRES (30.928 SF)	SHORE BUFFERS		
WENDT FAMILY TRUST 8113 S. FOREST HILLS CIRCLE FRANKLIN, WI 53132	0 ACRES (0 SF)	O ACRES (O SF)	STREAMS		
kaczmarekhomes@gmail.com	O ACRES (O SF)	O ACRES (O SF)	FLOODPLAINS/FLOODWAYS		
<u>CIVIL ENGINEER:</u> MICHAEL J. FROEHLICH, P.E. KAPUR & ASSOCIATES, INC.	0 ACRES (0 SF)	O ACRES (O SF)	STEEP SLOPES: 10-19%		
7711 N. PORT WASHINGTON F MILWAUKEE, WI 53217	0.011 ACRES (459 SF)	0.118 ACRES (5,159 SF)	STEEP SLOPES: 20-30%		
414-751-7245 mfroehlich@kapurinc.com	0 ACRES (0 SF)	O ACRES (O SF)	STEEP SLOPES: +30%		

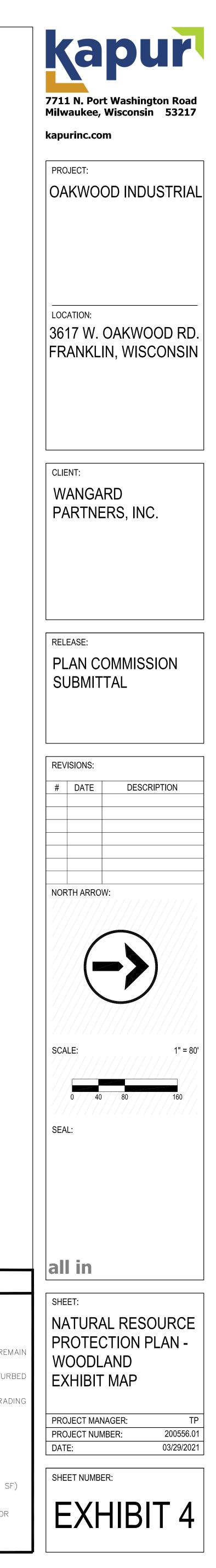


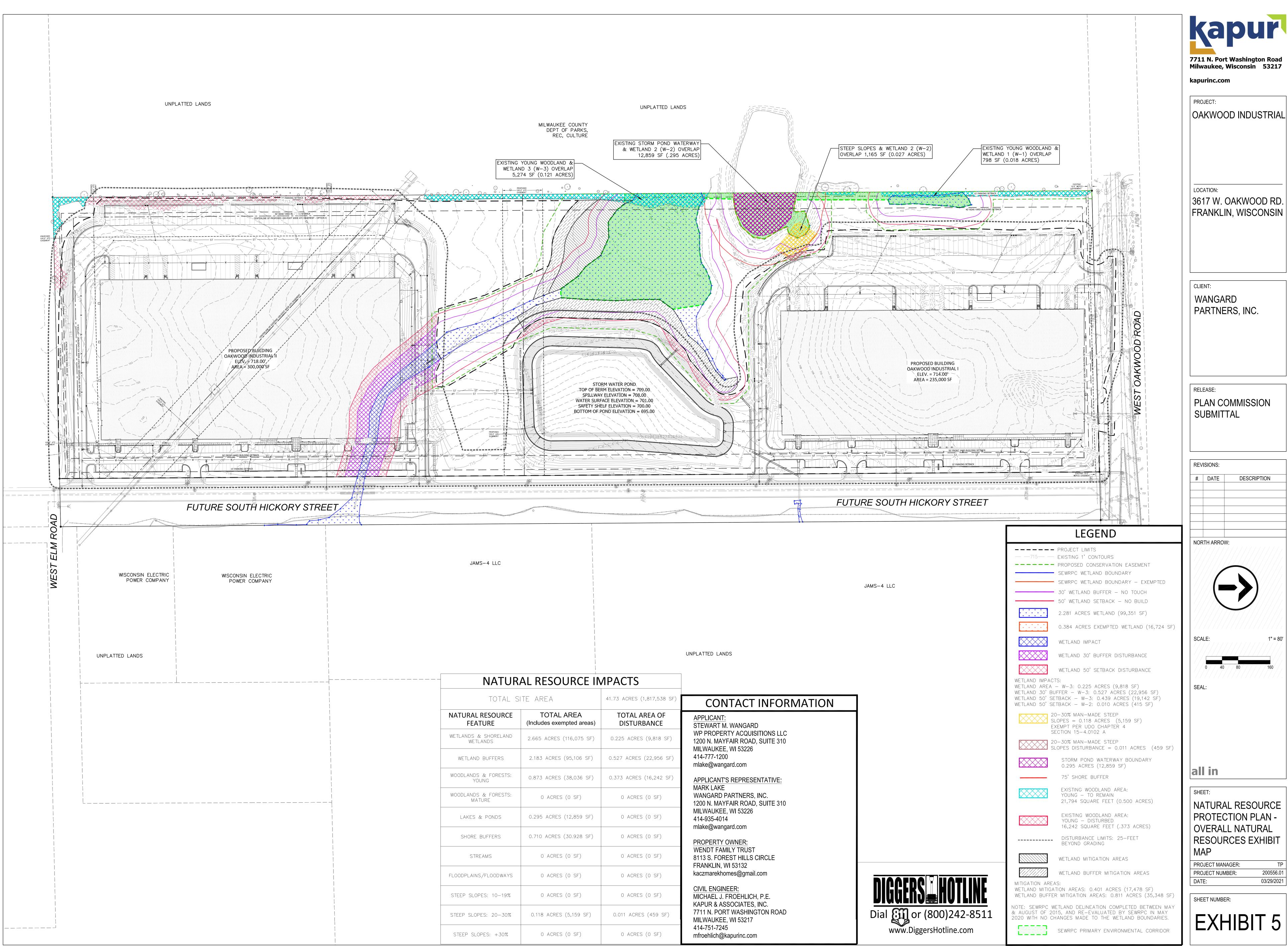


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NATURAL	RESOURCE	IMPACTS

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CONTACT	41.73 ACRES (1,817,538 SF)	ITE AREA	TOTAL SI
APPLICANT: STEWART M. WANGAR	TOTAL AREA OF DISTURBANCE	TOTAL AREA (Includes exempted areas)	NATURAL RESOURCE FEATURE
WP PROPERTY ACQUIS 1200 N. MAYFAIR ROAD	0.225 ACRES (9,818 SF)	2.665 ACRES (116,075 SF)	WETLANDS & SHORELAND WETLANDS
MILWAUKEE, WI 53226 414-777-1200 mlake@wangard.com	0.527 ACRES (22,956 SF)	2.183 ACRES (95,106 SF)	WETLAND BUFFERS
APPLICANT'S REPRESE	0.373 ACRES (16,242 SF)	0.873 ACRES (38,036 SF)	WOODLANDS & FORESTS: YOUNG
MARK LAKE WANGARD PARTNERS 1200 N. MAYFAIR ROAD	0 ACRES (0 SF)	0 ACRES (0 SF)	WOODLANDS & FORESTS: MATURE
MILWAUKEE, WI 53226 414-935-4014 mlake@wangard.com	0 ACRES (0 SF)	0.295 ACRES (12,859 SF)	LAKES & PONDS
PROPERTY OWNER:	O ACRES (O SF)	0.710 ACRES (30.928 SF)	SHORE BUFFERS
WENDT FAMILY TRUST 8113 S. FOREST HILLS FRANKLIN, WI 53132	O ACRES (O SF)	O ACRES (O SF)	STREAMS
kaczmarekhomes@gmai	O ACRES (O SF)	O ACRES (O SF)	FLOODPLAINS/FLOODWAYS
<u>CIVIL ENGINEER:</u> MICHAEL J. FROEHLICH KAPUR & ASSOCIATES	O ACRES (O SF)	0 ACRES (0 SF)	STEEP SLOPES: 10-19%
7711 N. PORT WASHING MILWAUKEE, WI 53217	0.011 ACRES (459 SF)	0.118 ACRES (5,159 SF)	STEEP SLOPES: 20-30%
414-751-7245 mfroehlich@kapurinc.cor	O ACRES (O SF)	O ACRES (O SF)	STEEP SLOPES: +30%





FILENAME: S:\\_SiteDsgn\Wangard Partners\200556 Hickory Street Franklin\Design\5 — OVERALL NATURAL RESOURCES EXHIBIT MAP.dwg

	ЛРАСТЅ	AL RESOURCE IN	NATUR
CONTAC	41.73 ACRES (1,817,538 SF)	ITE AREA	TOTAL S
APPLICANT: STEWART M. WANGA	TOTAL AREA OF DISTURBANCE	TOTAL AREA (Includes exempted areas)	NATURAL RESOURCE FEATURE
WP PROPERTY ACQU 1200 N. MAYFAIR ROA	0.225 ACRES (9,818 SF)	2.665 ACRES (116,075 SF)	WETLANDS & SHORELAND WETLANDS
<ul> <li>MILWAUKEE, WI 5322</li> <li>414-777-1200</li> <li>mlake@wangard.com</li> </ul>	0.527 ACRES (22,956 SF)	2.183 ACRES (95,106 SF)	WETLAND BUFFERS
APPLICANT'S REPRE	0.373 ACRES (16,242 SF)	0.873 ACRES (38,036 SF)	WOODLANDS & FORESTS: YOUNG
<ul> <li>MARK LAKE</li> <li>WANGARD PARTNER</li> <li>1200 N. MAYFAIR ROA</li> </ul>	0 ACRES (0 SF)	O ACRES (O SF)	WOODLANDS & FORESTS: MATURE
MILWAUKEE, WI 5322 414-935-4014	0 ACRES (0 SF)	0.295 ACRES (12,859 SF)	LAKES & PONDS
<ul> <li>mlake@wangard.com</li> <li>PROPERTY OWNER:</li> </ul>	0 ACRES (0 SF)	0.710 ACRES (30.928 SF)	SHORE BUFFERS
WENDT FAMILY TRUS 8113 S. FOREST HILL FRANKLIN, WI 53132	0 ACRES (0 SF)	O ACRES (O SF)	STREAMS
kaczmarekhomes@gm	0 ACRES (0 SF)	O ACRES (O SF)	FLOODPLAINS/FLOODWAYS
<u>CIVIL ENGINEER:</u> MICHAEL J. FROEHLI KAPUR & ASSOCIATE	0 ACRES (0 SF)	O ACRES (O SF)	STEEP SLOPES: 10-19%
7711 N. PORT WASH MILWAUKEE, WI 5321	0.011 ACRES (459 SF)	0.118 ACRES (5,159 SF)	STEEP SLOPES: 20-30%
414-751-7245 mfroehlich@kapurinc.c	O ACRES (O SF)	O ACRES (O SF)	STEEP SLOPES: +30%

Oakwood Industrial Interpretation of City of Franklin Unified Development Ordinance (UDO) Concerning Natural Resources Protection Standards

> Natural Resource Protection Plan (NRPP) March 29, 2021

#### **Executive Summary:**

A Natural Resource Protection Plan is required for the Oakwood Industrial proposed buildings and site developments located at address 3617 West Oakwood Road Franklin, Wisconsin 53132. The site is in the Northeast ¼ of Section 36, Township 5 North, Range 21 East in the City of Franklin, Milwaukee County, Wisconsin. It is 41.73 acres orientated North/South. The site is bordered to the North by West Oakwood Road and East by future South Hickory Street, to the West by grassland and trees and to the south by other planned developments. The site is currently zoned Planned Development District 39 (Mixed Use Business Park) and previously the site was used for agricultural purposes.

## Satellite Image via Google Maps ↑ North, Not to Scale (Approximate Subject Site Limits are Outlined in Red)



The intent of this Natural Resource Protection Plan (hereto referred to as NRPP) is to help ensure that the City's natural resource protection standards are met and that all of the site's natural resources required to be protected under Part 4 of the Franklin Unified Development Ordinance (UDO) remain undisturbed and intact, reflective of their current natural state, unless where mitigation is permitted by the City.

## **Background & Existing Site Conditions:**

The site is currently zoned Planned Development District (Mixed Use Business Park). Previously, the site was utilized for agricultural use including a small farmstead that is located on the northeast corner of the site along West Oakwood Road. The farmstead includes a house, garage, shed and barn ruins. There is an existing stormwater pond located on the western property line. There is also an overhead Wisconsin Electric Power Company Line and high mast power pole that runs southeast through the site near the southern boundary of the property.

Currently the only vehicle access to the site is the driveway for the farmstead, but South Hickory Street will be constructed along the eastern edge of the site between W. Oakwood Road and W. Elm Road. It will provide additional access to the site when completed.

The topography of the site is variable and generally slopes from east (high) to west (low). The slopes on the site are generally under 10%, except for the existing storm pond that has steeper slopes.

Presently, water features on the site include a man-made stormwater pond located on the western site boundary. The pond was built around 2007 as part of a development to the north of the site. It will not be affected by this proposed project.

## **Considerations of Natural Resources for the Proposed Site Improvements:**

The following City defined protected natural resources have been considered for this NRPP and are further described below as applicable:

- Wetlands and Shoreland Wetlands
- Wetland Buffers
- Steep Slopes
- Lakes and Ponds
- Streams
- Shore Buffers
- Floodplains/Floodways/Floodlands
- Mature and Young Woodlands

## Wetlands (Refer to Exhibit 1):

A wetland is an area where water is at, near, or above the land surface long enough to be capable of supporting aquatic or hydrophytic vegetation and which has soils indicative of wet conditions.

The wetland was field inspected by SEWRPC between May and August 2015 and then verified in 2020 by SEWRPC. The delineation indicated there were three wetlands on the site. They are all located along the western property boundary.

- Wetland 1 is the northmost wetland on the site. It is 4,973 SF (0.114 acres) and will not be impacted by the proposed development.
- Wetland 2 located directly south of Wetland 1 and is located inside of the existing stormwater pond on the site. The wetland is 16,724 SF (0.384 acres), but it is an artificial wetland therefore it is exempt from being considered a resource feature on the site.
   Wetland 2 will not be impacted by the proposed development. However, 415 SF (0.010 acres) of wetland setback will be disturbed.
- Wetland 3 is the southmost wetland on the site. Wetland 3 is 94,378 SF (2.167 acres) and 9,818 SF (0.225 acres) of it will be disturbed as part of the proposed project. Approximately 22,956 SF (0.527 acres) of wetland buffer will also be disturbed, and 19,142 SF (0.439 acres) of wetland setback will be disturbed. Impacts to the wetland have been assessed and minimized to the maximum extent practicable by project stakeholders.

## Shoreland Wetland:

A shoreland wetland is a specific type of wetland that is located within a shoreland area. For this site, a shoreland wetland is any wetland that is within 1,000 feet of a pond or within 300 feet from a stream or to the landward side of floodplain areas. The only pond on the property is a manmade stormwater pond, so none of the wetlands are considered shoreland wetlands.

## Wetland Buffers (Refer to Exhibit 1):

The wetland buffer is the undisturbed land area within 30 feet landward of the delineated boundary of any wetland and parallel to that delineated wetland boundary. Impacts to wetland buffer will only occur at Wetland 3.

## Steep Slopes (Refer to Exhibit 2):

There are three categories of steep slopes based on the relative degree of the steepness of the slope as follows: ten (10) to twenty (20) percent, twenty (20) to thirty (30) percent and greater than thirty (30) percent. No land area shall be considered a steep slope unless the steep slope area has at least ten (10) foot vertical drop and has a minimum area of five thousand (5,000) square feet. Steep slopes exclude man-made steep slopes. Presence of steep slopes has been investigated utilizing a site topographic survey performed by Kapur and Associates:

- There are no slopes greater than 30% present on the site, therefore it is exempt from the steep slope (greater than 30%) protection.
- There are 0.118 acres (5,159 SF) of slopes between 20% and 30% present on the site around the existing manmade stormwater pond. There are 0.011 acres (459 SF) of steep slope disturbance at that location. However, since those slopes are due to a manmade pond the site is exempt from steep slope (20% to 30%) protection.
- There are no slopes between 10% and 20% present on the site, therefore it is exempt from the steep slope (10% to 20%) protection.

## Lakes:

A lake is defined as any body of water two acres or larger in size. There are no lakes located on the site.

## Ponds (Refer to Exhibit 3):

A pond is described as all bodies of water less than two acres in area. There is one pond on the site. It is a stormwater pond located on the western property line. It was built around 2007 to collect stormwater from a development to the north of the site. The total approximate area of the pond at the high-water mark is 39,204 SF (0.900 acres) and 12,859 SF (0.295 acres) of the pond is located on the site. There will be no disturbance to the existing stormwater pond during the proposed site development, therefore the feature will be 100% protected.

## Streams:

A stream is defined as a course of running water, either perennial or intermittent, flowing in a channel. There are no streams on the site.

## Shore Buffer (Refer to Exhibit 3):

The shore buffer is the undisturbed land area (including undisturbed natural vegetation) within 75 feet landward of the ordinary high-water mark of all navigable waters. The shore buffer 75' outward from the existing stormwater pond includes 30,928 SF (0.710 acres) located on the

site. There is no land disturbance taking place within the 75-foot of the high watermark of the existing stormwater pond during the proposed site development, therefore the feature is 100% protected.

## **Floodplain Fringe:**

The floodplain fringe are those floodlands outside of the floodway that are subject to inundation by the 100-year recurrence interval flood and includes the Floodplain Conservancy District and Floodplain Fringe Overlay District. There are no floodplain fringes on the site.

## Floodway:

A floodway is a designated portion of the 100-year flood that will safely convey the regulatory flood discharge with small acceptable upstream and downstream stage increases. There are no floodways on the site.

## **Floodlands:**

The floodlands are those lands, including channels, floodways and floodplain fringe of any given reach, which are subject to inundation by the flood with a given recurrence frequency. For this instance, the recurrence interval is the 100-year recurrence interval flood. There are no floodlands on the site.

## Woodlands, Mature and Young (Refer to Exhibit 4):

A mature woodland is an area that covers an area of one acre and at least 50% of the trees have a diameter at breast height (DBH) of at least 10 inches. It can also be considered a grove consisting of eight of more trees having a DBH of at least 12 inches whose canopies combine to have at least 50% of the grove canopy covered.

A young woodland is an area that covers an area of 0.5 acres and at least 50% of the trees have a DBH of at least 3 inches.

The location of mature and young woodlands has been field surveyed by Kapur and Associate's Landscape Architect, with mapping and analysis provided in November 2020. The site consists of Aspen, Oak, Maple and Black Walnut. The Aspen is the most dominant species.

The total area of woodland on the site is 38,037 SF (.873 acres). Therefore, the woodland is a young woodland since it is under one acre in size. There is no mature woodland on the site. The area of disturbance in the woodland area is 16,242 SF (0.373 acres) and has been coordinated to impact the least amount of the natural resource. Within the proposed project, 57% of the young woodlands are maintained on the site, greater than the minimum 50% required for

young woodlands. It is anticipated that mitigation is not a requirement for the young woodlands on the site.

Attachment A: Site Intensity and Capacity Calculations

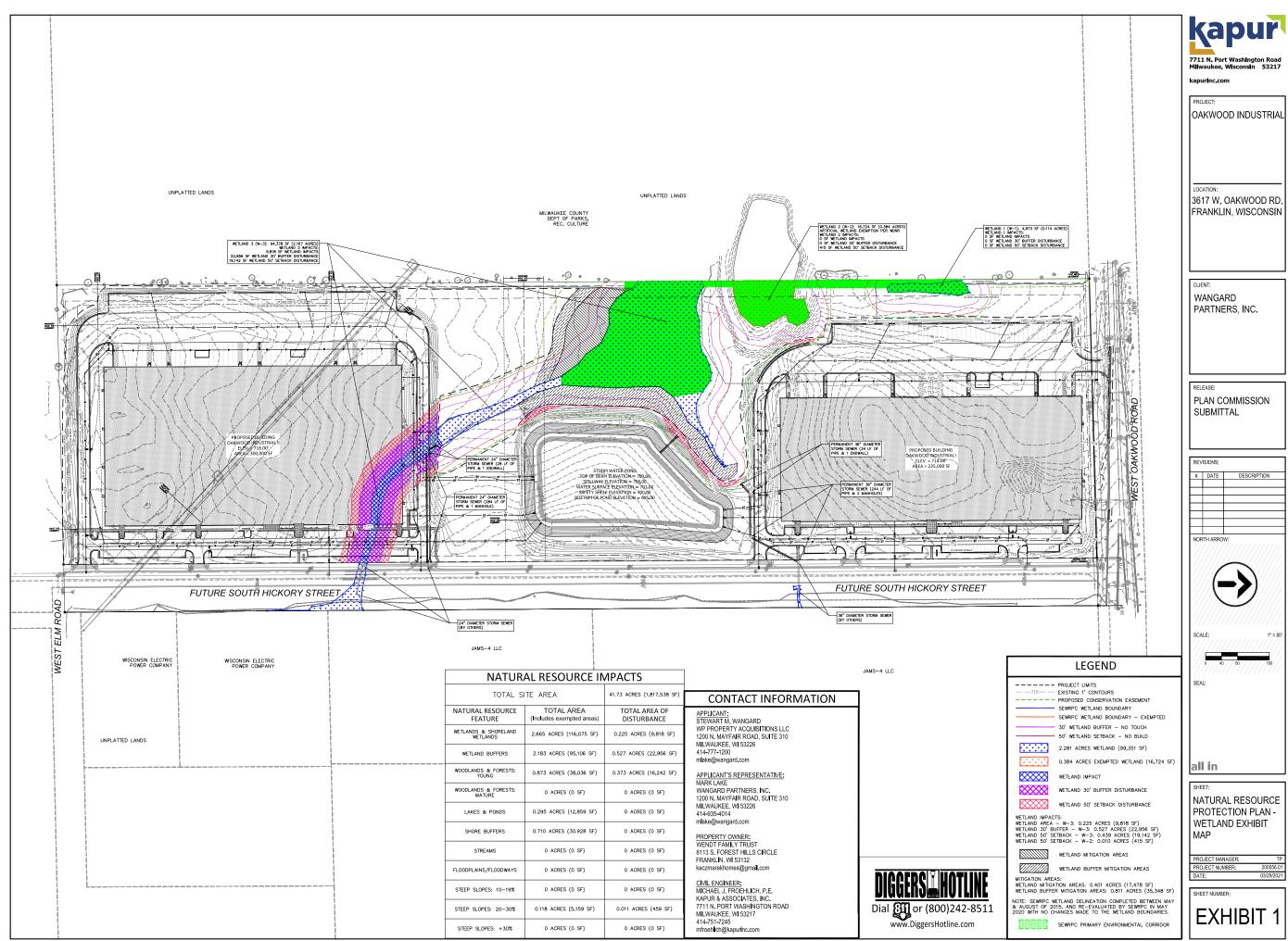
	Table 15-3.0502			
Worksheet for the Calculation of Base Site Area for Both Residential and Nonresidential Development				
STEP 1:	Indicate the total gross site area (in acres) as determined by an actual on-site boundary survey of the property.		41.73 acres	
STEP 2:	Subtract (-) land which constitutes any existing dedicated public street rights-of- way, land located within the ultimate road rights-of-way of existing roads, the rights-of- way of major utilities, and any dedicated public park and/or school site area.	_	0 acres	
STEP 3:	Subtract (-) land which, as a part of a previously approved development or land division, was reserved for open space.		_	
STEP 4:	In the case of "Site Intensity and Capacity Calculations " for a proposed residential use, subtract (-) the land proposed for nonresidential uses; or In the case of "Site Intensity and Capacity Calculations " for a proposed nonresidential use, subtract (-) the land proposed for residential uses.	-	0 acres	
STEP 5:	Equals "Base Site Area"	- =	0 acres 41.73 acres	

W	orksheet for the				
		e Calculation of	Resource Prot	ection Land	
	Protection S	tandard Based	Upon Zoning		
		e (circle applical			
		-4.0100 for the			
		which the parce			
Natural Resource			Non-		
Feature	Agricultural	Residential	Residential	Acres of Lar	nd in Resource
Steep Slopes:	District	District	District	Fea	ature
10-19%	0.00	0.60	0.40	x 0	= 0
20-30%	0.65	0.75	0.70	x 0	
					= 0
+30%	0.90	0.85	0.80	x 0	
					= 0
Woodlands &					
Forests					
Mature	0.70	0.70	0.70	x 0	= 0
Young	0.50	0.50	0.50	x 0.87	= 0.44
0					
Lakes & Ponds	1	1	1	x 0.30	= 0.30
Streams	1	1	1	x 0	= 0
	_		_		-
Shore Buffer	1	1	1	x 0.71	= 0.71
	_				
Floodplains	1	1	1	x 0	= 0
Wetland Buffers	1	1	1	x 2.18	= 2.18
	÷	÷			2.10
Wetlands &	1	1	1	x 2.28	= 2.28
Shoreland	-	-	-		2.20
Wetlands					
	TOTAL RESOU			1	
(Total A	cres of land in R			ed)	5.91

	Table 15-3.0505	
Works	heet for the Calculation of Site Intensity and Capacity fo	r Nonresidential
	Development	
STEP 1:	CALCULATE MINIMUM REQUIRED LANDSCAPE	
	SURFACE: Take Base Site Area (from Step 5 in	
	Table 15- 3.0502): <b>41.73 ac</b> . Multiple by	
	Minimum Landscape Surface Ratio (LSR) (see	
	specific zoning district LSR standard): X 0.25	
	Equals MINIMUM REQUIRED ON-SITE	
	LANDSCAPE SURFACE =	10.43 acres
STEP 2:	CALCULATE NET BUILDABLE SITE AREA: Take	
	Base Site Area (from Step 5 in Table 15- 3.0502):	
	41.73 ac. Subtract Total Resource Protection	
	Land from Table 15-3.0503) or Minimum	
	Required Landscape Surface (from Step 1 above),	
	whichever is greater: - 10.43 Equals NET	
	BUILDABLE SITE AREA =	31.30 acres
STEP 3:	CALCULATE MAXIMUM NET FLOOR AREA YIELD	
	<b>OF SITE:</b> Take Net Buildable Site Area (from Step	
	2 above): <b>31.30 ac.</b> Multiple by Maximum Net	
	Floor Area Ratio (NFAR) (see specific	
	nonresidential zoning district NFAR standard): X	
	0.91 Equals MAXIMUM NET FLOOR AREA YIELD	
_	OF SITE =	28.48 acres
STEP 4:	CALCULATE MAXIMUM GROSS FLOOR AREA	
	YIELD OF SITE: Take Base Site Area (from Step 5	
	of Table 15- 3.0502): <b>41.73 ac</b> . Multiple by	
	Maximum Gross Floor Area Ratio (GFAR) (see	
	specific nonresidential zoning district GFAR	
	standard): X 0.50 Equals MAXIMUM GROSS	20.07
	FLOOR AREA YIELD OF SITE =	20.87 acres
STEP 5:	DETERMINE MAXIMUM PERMITTED FLOOR AREA OF SITE: Take the lowest of Maximum Net	
	Floor Area Yield of Site (from Step 3 above) or Maximum Gross Floor Area Vield of Site (from	
	Maximum Gross Floor Area Yield of Site (from Step 4 above):	20.87 acres
	(Multiple results by <b>43,560</b> for maximum floor	20.07 dures
	area in square feet):	909,097 square feet
	area ili square reerj.	sus, usi square reel

Zoned PDD 39 (Mixed Use Business Park): Assumed Business Park Use Type with LSR = 0.25

## Exhibit 1: Wetland Exhibit Map

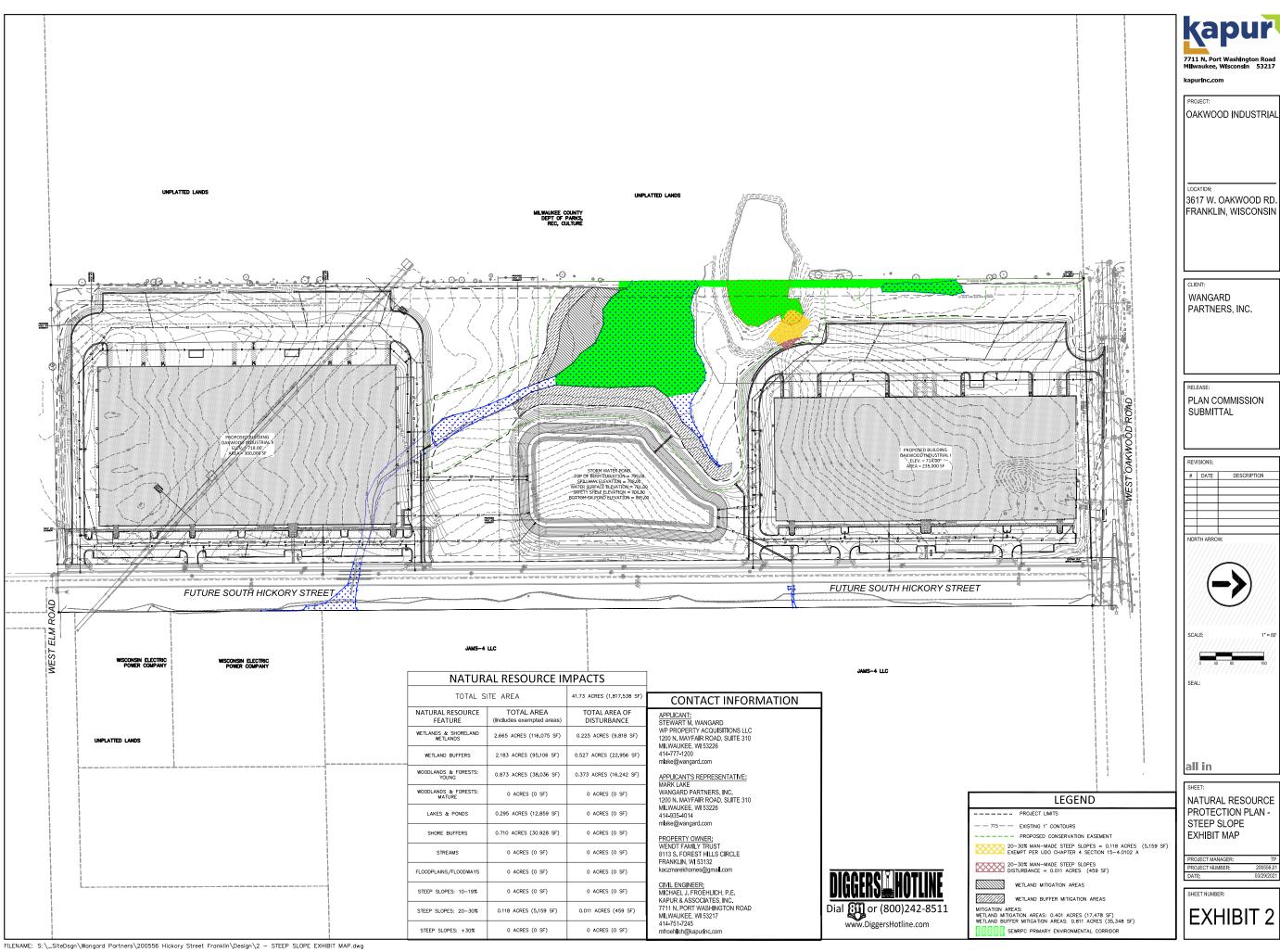


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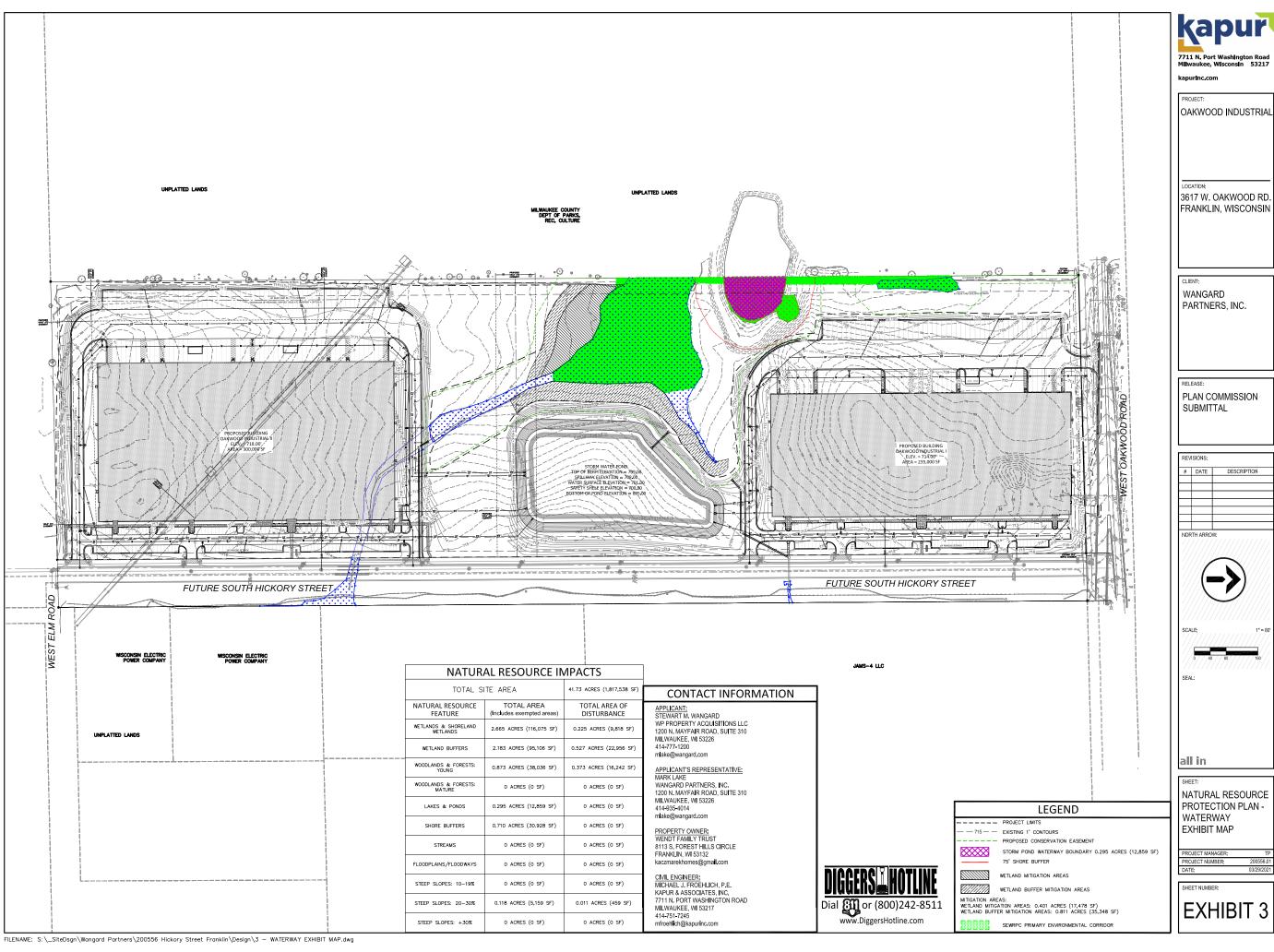
apurinc.com
PROJECT: OAKWOOD INDUSTRIAL
LOCATION: 3617 W. OAKWOOD RD. FRANKLIN, WISCONSIN
CLIENT:
WANGARD PARTNERS, INC.
RELEASE: PLAN COMMISSION SUBMITTAL
REVISIONS:
# DATE DESCRIPTION
NORTH ARROW:
SHEET: NATURAL RESOURCE PROTECTION PLAN - WETLAND EXHIBIT MAP
PROJECT MANAGER:         TP           PROJECT NUMBER:         200556.01           DATE:         03/29/2021
SHEET NUMBER:

Exhibit 2: Steep Slope Exhibit Map



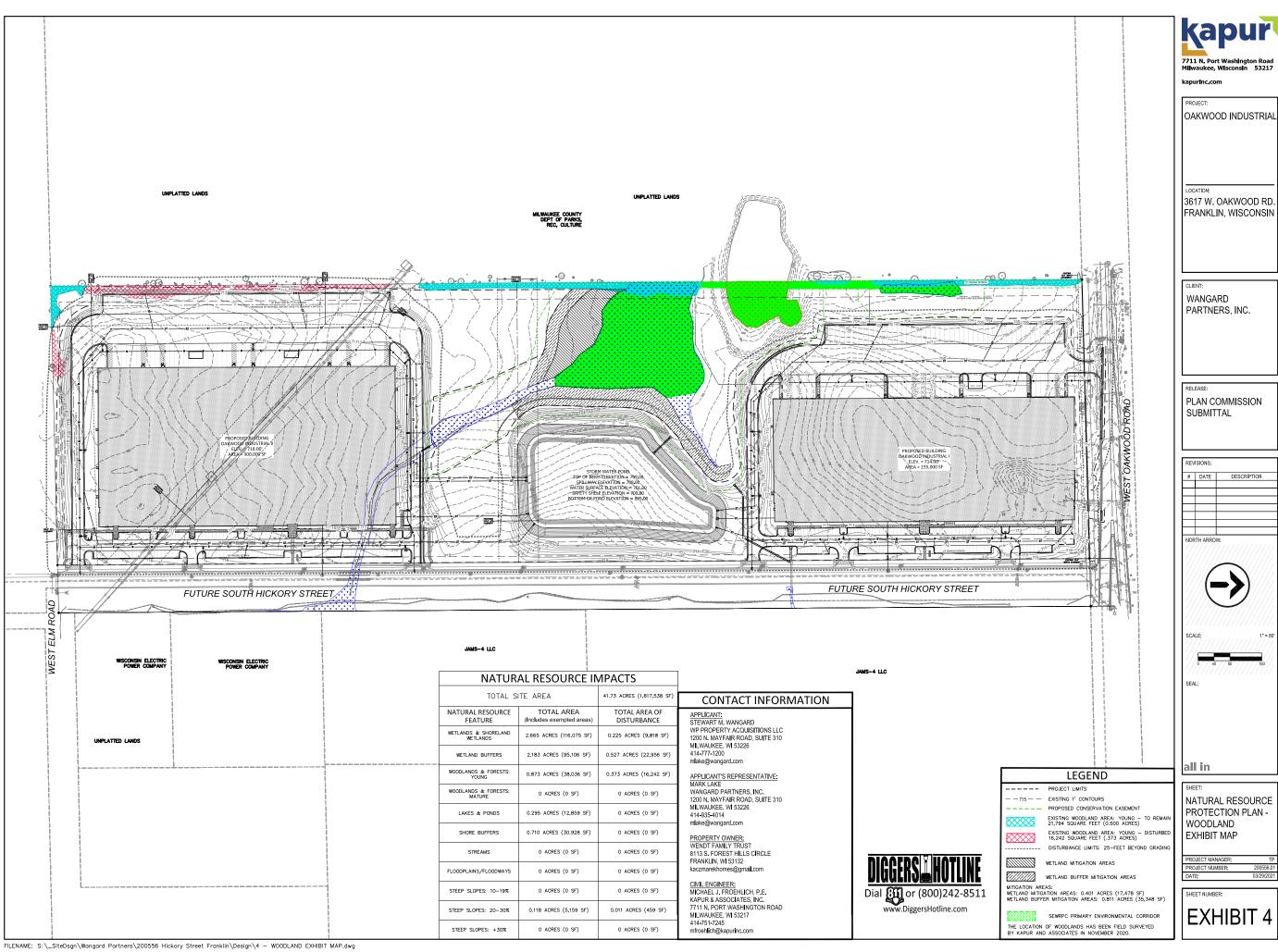
kapurinc.com
PROJECT: OAKWOOD INDUSTRIAL
JOCATION: 3617 W. OAKWOOD RD. FRANKLIN, WISCONSIN
CLIENT: WANGARD PARTNERS, INC.
RELEASE: PLAN COMMISSION SUBMITTAL
REVISIONS: # DATE DESCRIPTION
NORTH ARROW:
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SHEET: NATURAL RESOURCE PROTECTION PLAN - STEEP SLOPE EXHIBIT MAP
PROJECT MANAGER:         TP           PROJECT NUMBER:         200556.01           DATE:         03/29/2021
DATE: 03/29/2021 SHEET NUMBER:
1

Exhibit 3: Waterway Exhibit Map



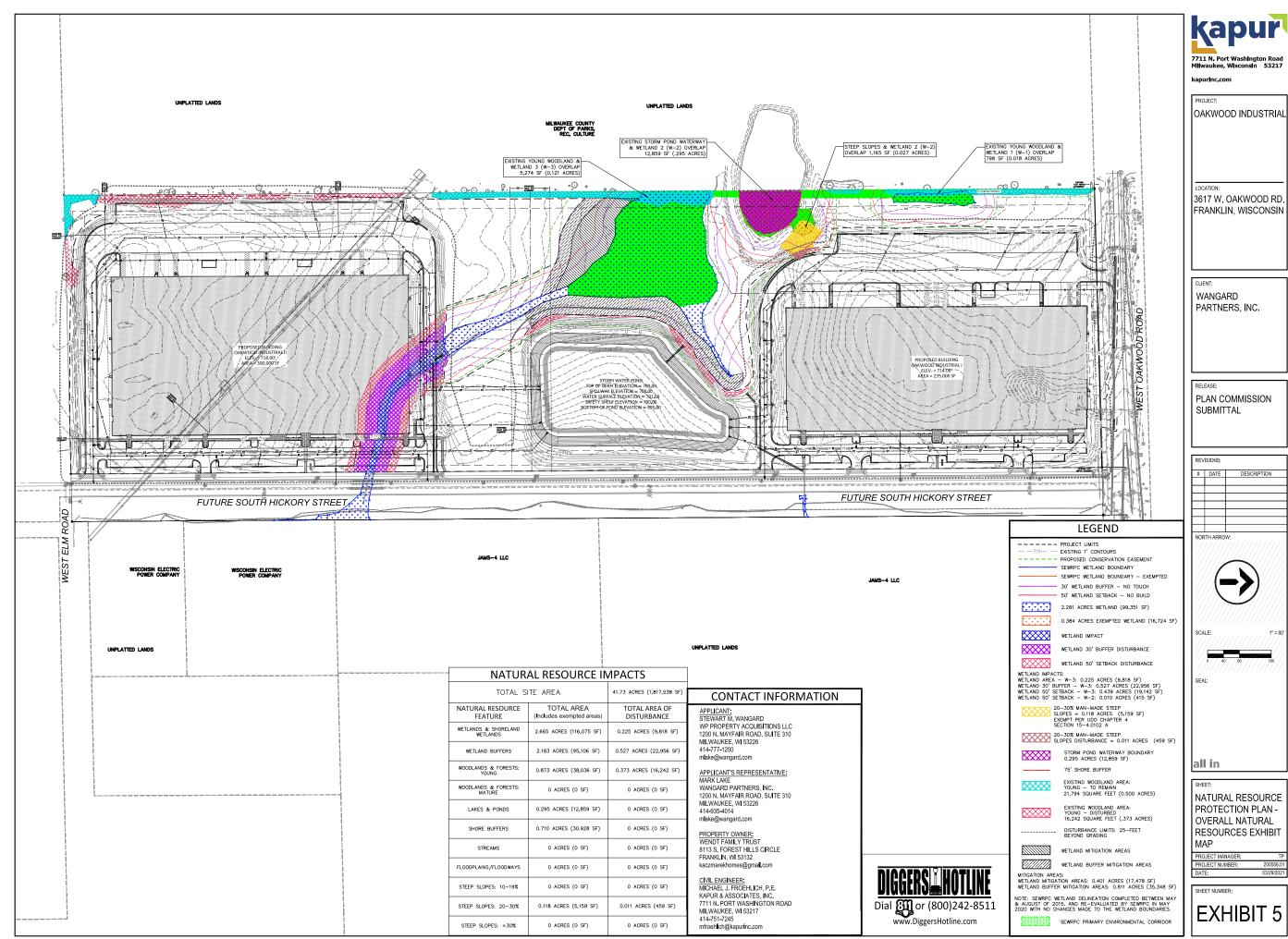
PROJECT: OAKWOOD INDUSTRIAL
LOCATION: 3617 W. OAKWOOD RD. FRANKLIN, WISCONSIN
CLIENT: WANGARD PARTNERS, INC.
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RELEASE: PLAN COMMISSION SUBMITTAL
REVISIONS:
# DATE DESCRIPTION
NORTH ARROW:
SCALE: 1" = 80'
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all in
SHEET:
NATURAL RESOURCE
PROTECTION PLAN -
WATERWAY
EXHIBIT MAP
PROJECT MANAGER: TP PROJECT NUMBER: 200556.01
DATE: 03/29/2021
DATE: 03/29/2021 SHEET NUMBER:

Exhibit 4: Woodlands Exhibit Map



	JECT:	OD INDUSTRIAL
36 <sup>.</sup>		oakwood RD. In, Wisconsin
	ANGA	rd Frs, Inc.
ΡL	<sup>EASE:</sup> AN CJBMIT	OMMISSION TAL
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DAT	c.	03/29/2021
SHE	ET NUMB	ER:
Г		
	-71	HIBIT 4

Exhibit 5: Overall Natural Resource Exhibit Map



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kapurinc.com
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PROJECT:
DAKWOOD INDUSTRIAL
3617 W. OAKWOOD RD. FRANKLIN, WISCONSIN
CLIENT:
WANGARD
PARTNERS, INC.
RELEASE:
PLAN COMMISSION
SUBMITTAL
REVISIONS:
# DATE DESCRIPTION
NORTH ARROW:
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SCALE: 1" = 80'
0 40 80 160
SEAL:
all in
NATURAL RESOURCE
PROTECTION PLAN - OVERALL NATURAL
RESOURCES EXHIBIT
MAP
PROJECT MANAGER: TP PROJECT NUMBER: 200556.01
PROJECT NUMBER: 200556.01 DATE: 03/29/2021
SHEET NUMBER:



# **DRAFT** Wetland Mitigation Compensation Site Plan



## Oakwood Industrial – 3617 W. Oakwood Road

## City of Franklin Milwaukee County, Wisconsin

raSmith Project No. 1200814

March 15, 2021

Prepared by:

raSmith Tina Myers, PWS & Gary Raasch, P.E. 16745 West Bluemound Road, Suite 200 Brookfield, WI 53005-5938 (262) 781-1000



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## **APPENDICES**

- Appendix 1: Site Maps
- Appendix 1:One MapsAppendix 2:Mitigation Design PlansAppendix 3:Baseline Data (Soils, Hydrology, Vegetation)Appendix 4:Baseline Site Photographs

- Appendix 5: Native Seed Mixes Appendix 6: Native Seeding Specifications



March 15, 2021

## 1.0 EXECUTIVE SUMMARY

raSmith is pleased to provide this draft wetland mitigation Compensation Site Plan (CSP) for the Oakwood Industrial Project. The CSP was developed using Wisconsin Department of Natural Resources' (WDNR's) "Guidelines for Compensatory Wetland Mitigation in Wisconsin". The overall project includes the construction of two large manufacturing buildings: a 200,000 ft<sup>2</sup> building in the northern half of the site and a 300,000 ft<sup>2</sup> building in the southern half of the site. The proposed project, which will include the wetland/wetland buffer mitigation area, is planned within an approximately 46 acre parcel located at 3617 West Oakwood Road in the City of Franklin, Milwaukee County Wisconsin (Project Site). Based on the Public Land Survey System (PLSS), it falls within the NW ¼ of Section 36, Township 5 North, Range 21 East (Latitude 42.854405 Longitude -87.963023). It also lies within the Root River watershed of the SW Lake Michigan Basin.

The CSP is being provided for site-specific wetland and wetland buffer impacts associated with the "Oakwood Industrial" project and is considered a permittee-responsible wetland mitigation. There are currently three existing wetlands within the Project Site including one small farmed wetland (W-1 – 0.114 acre), one constructed stormwater pond (W-2 - 0.384 acres), and one larger wetland swale (W-3 – 2.167 acres) that drains northwest through the property totaling 2.665 acres (116, 087.4 ft<sup>2</sup>) of wetland. Of the three wetlands, 9,818 ft<sup>2</sup> of W-3 will be impacted by the proposed 300,000 ft<sup>2</sup> building. The portion of W-3 being impacted is a degraded wet meadow swale and therefore in-kind compensation is proposed. The project will also result in 22,956 ft<sup>2</sup> of wetland buffer impacts.

The mitigation design shown in Appendix 2 will include a minimum of 14,727 ft<sup>2</sup> (0.34 acre) of mitigated wetland and 34,134 ft<sup>2</sup> (0.78 acre) of wetland buffer. The new wetland will be created by removing soil and re-shaping the existing upland area south of W-3 to an elevation that will achieve the desired wetland hydrology - within approximately ½ foot of existing grade of W-3. The goal is to obtain wetland hydrology that would support a native wet meadow plant community. The area will be seeded with a native wetland plant species mix to obtain the desired plant community. The mitigation design also seeks to establish a minimum of 34,134 ft<sup>2</sup> of upland tallgrass prairie buffer (wetland buffer) adjacent to the newly created wetland as well as existing wetland within the Project Site. It is anticipated that construction of the mitigation site will take place concurrently with the first construction phase of the southern building which is expected to start within approximately 2 years from now. This CSP is currently in draft form until baseline data can be collected in spring 2021. We anticipate a final CSP to be completed following the spring field visit.

## 2.0 INTRODUCTION AND PURPOSE

The CSP is being provided for site-specific wetland and wetland buffer impacts associated with the Oakwood Industrial project as required by Part 4 (Natural Resource Protection) of the City of Franklin's Unified Development Ordinance (UDO). The wetland mitigation is not a requirement of the WDNR or the U.S. Army Corps of Engineers (USACE) at this time as the current proposed wetland impacts are under 10,000 ft<sup>2</sup> which fall under a General Permit. The General Permit was submitted to the WDNR/USACE on January 8, 2021 is currently pending approval. The City currently does not allow the purchase of wetland mitigation bank credits and prefers that the mitigation be within the Project Site. When on-site mitigation is not possible, off-site mitigation within the same watershed is allowed. Since no off-site options were available, the mitigation being proposed will be located near the western boundary of the Project Site. Wetland restoration is typically preferred over wetland creation and enhancement; however, due to limited space and options within the Project Site, wetland creation is the only viable option.

WP Property Acquisitions, LLC is working to develop the Project Site, and is proposing to construct a 200,000 ft<sup>2</sup> building in the northern half of the site and a 300,000 ft<sup>2</sup> building in the southern half of the site.



DRAFT Oakwood Industrial CSP Kapur, Inc. Page 2 / March 15, 2021

A regional stormwater pond will also be constructed as part of the project. The anticipated project schedule is as follows:

February 2021 - Municipal and WDNR approvals

June 2021 - Construction commencement of the northern 200,000 ft<sup>2</sup> building

June 2022 - Construction completion of the northern 200,000 ft<sup>2</sup> building

June 2022 - Construction commencement of the southern 300,000 ft<sup>2</sup> building and wetland mitigation site June 2023 – Construction completion of the southern 300,000 ft<sup>2</sup> building

Once all phases of the project are complete, total anticipated wetland impacts will be 9,818 ft<sup>2</sup>, while wetland buffer impacts will be 22,956 ft<sup>2</sup>. The City's required compensation ratio is 1.5:1 for both wetland and wetland buffers; therefore, the compensation required is a minimum of 14,727 ft<sup>2</sup> of wetland and 34,134 ft<sup>2</sup> of wetland buffer.

## 3.0 PLAN DEVELOPERS AND EXPERTISE

The raSmith ecological team, with the support of our engineers, landscape architects, surveyors, and GIS experts, address all aspects of improving our natural resources for the conservation, restoration, and management of fish and wildlife resources and their habitats. Our ecological experience includes wetland determinations/delineations, wetland and waterway permitting, wetland restoration and mitigation, streambanks and ravine stabilization, native planting design, plant community mapping and assessment, stewardship plans, vegetation surveys, tree inventories, rare and endangered species, floodplain and stormwater management, GPS data collection, and GIS management. Our ecological team at raSmith includes a Senior Professional Wetland Scientists (PWS), WDNR Professionally Assured Wetland Delineator, a WDNR-Certified Endangered Resources Reviewer, and a Water Resources Engineer that provide more than 50 years of combined experience. We have a diverse array of clients and have worked on a multitude of projects including large-scale projects such as nature preserves, business and industrial parks, major transportation and utility corridors, and large commercial sites.

Ms. Tina Myers is the primary author/developer of this CSP. Tina earned a B.S. degree in Conservation Biology from the University of Wisconsin - Milwaukee and has over 20 years of multidisciplinary ecological experience. She is experienced in wetland delineation, wetland mitigation, wetland and waterway permitting, wetland assessment, vegetation surveys including rare species surveys, wildlife surveys, and environmental monitoring. She is a Senior Professional Wetland Scientist (PWS) with the Society of Wetland Scientists (SWS) and a Wisconsin Department of Natural Resources (WDNR) Assured Wetland Delineator. She has completed feasibility studies, baseline data collection, compensation site plans, and prospectus documents for various wetland/upland restoration sites within Wisconsin and Illinois. She has also taken part in mitigation site management (e.g., native plantings, invasive species control), monitoring and reporting. The following are examples of permittee-responsible and mitigation bank projects that Tina has contributed to in the past 20 years: RFD II Wetland Mitigation Bank (Burlington, WI), Woods Road Wetland Mitigation Bank (Muskego, WI), Jack Workman Park Wetland Mitigation (Franklin WI), Puetz Road Wetland Mitigation (Franklin, WI), 31st Street Wetland Mitigation (Franklin, WI), Pike River Restoration (Mount Pleasant, WI), Kerry Industries Wetland and Prairie Restoration (Beloit, WI), Oconomowoc Bypass Wetland Mitigation (Oconomowoc, WI), Columbia St. Mary's Mitigation (Meguon, WI), American Family Insurance Wetland Mitigation (Pewaukee, WI), Lannon Stone Wetland Mitigation (Menomonee Falls, WI), Moss American Superfund Restoration Site along Little Menomonee River (Milwaukee, WI), Deer Grove Forest Preserve (Cook County, IL), and McMahon Woods Forest Preserve (Cook County, IL).



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Gary Raasch, P.E. provided the mitigation grading design for this CSP. Gary earned a B.S. degree in Civil and Environmental Engineering from the University of Wisconsin – Madison and a M.S. degree from University of Wisconsin – Milwaukee, and has more than 40 years of water resources engineering and project management experience, primarily in the areas of stormwater management, flood control, and wetlands to solve surface water problems in the Midwest. His relevant experience includes recent designs for several wetland scrapes, a 20-acre wetland restoration, and ravine stabilization on multiple properties located in the Village of Somers, Kenosha County, WI. He also designed a 12-acre mitigation wetland in Crystal Lake, IL and an 85-acre wetland restoration in Delavan, WI, and provided engineering services during construction of 120-acre wetland mitigation project in Grayslake, IL.

## 4.0 SITE SELECTION

The site is located within the NW ¼ of Section 36, Township 5 North, Range 21 East in the City of Franklin, Milwaukee County, Wisconsin. Please refer to the USGS quadrangle map for the location of the site (Appendix 1). The CSP is being provided for site-specific wetland and wetland buffer impacts associated with the Oakwood Industrial project as required by Part 4 (Natural Resource Protection) of the City of Franklin's UDO. As mentioned previously, the City currently does not allow the purchase of wetland mitigation bank credits and prefers that the mitigation be within the Project Site. When on-site mitigation is not possible, off-site mitigation within the same watershed is allowed. Since no off-site options were available, the mitigation being proposed will be located near the western boundary of the Project Site. Wetland restoration is typically preferred over wetland creation and enhancement; however, due to limited space and options within the Project Site, wetland creation appears to be the only viable option.

## 5.0 MITIGATION OBJECTIVES

The objective of the mitigation design is to satisfy City of Franklin mitigation requirements per the UDO by creating a minimum of 14,727 ft<sup>2</sup> of wetland as compensation for wetland impacts within the Root River watershed. The new wetland will be created by removing soil and re-shaping the existing upland area south of W-3 to an elevation that will achieve the desired wetland hydrology and increase the flood storage capacity of the wetland. This approach is expected to restore wetland hydrology and a hydroperiod that is capable of supporting actively hydric soils and a diversity of native hydrophytic plant species. It is anticipated that wetland hydrology will be present during April – May of most normal years. The area will be seeded with a native wet meadow plant species mix to obtain the desired wet meadow plant community.

The mitigation design also seeks to establish a minimum of 34,134 ft<sup>2</sup> of upland tallgrass prairie buffer (wetland buffer) adjacent to the newly created wetland as well as existing wetland within the Project Site. Native seed mixes will be used to establish the desired plant communities. Since the current land use is agriculture, the created wetland and buffer will improve water quality within the Root River watershed by establishing plant communities that prevent erosion and filter pollutants. The mitigation is also expected to increase flood storage and improve floral diversity and wildlife habitat within the site.



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### 6.0 **BASELINE INFORMATION**

#### 6.1 SURVEY OF CURRENT CONTOURS

The USGS topographic map shows the general location of the site in the City of Franklin (Appendix 1). It also shows an intermittent waterway that flows west through the site. This waterway was determined to be non-navigable within the Project Site. The point of navigability instead was determined to be just west of the Project Site. The more detailed one-foot contour map (Appendix 1) shows gently rolling topography with drainage generally towards the west. Elevations range from approximately 692 feet to 725 feet mean sea level (msl) within the Project Area. The newly created wetland is proposed to be located just south of W-3 near the western property boundary. The wetland currently contains a swale that conveys water from the 711-foot elevation to the 698-foot elevation. A shallow marsh plant community currently exists generally below the 699-foot elevation. The wetland mitigation will include scraping soil from the upland area south of W-3 to an elevation that would support wetland hydrology and thus a wet meadow plant community.

#### 6.2 SUMMARY OF CURRENT AND HISTORIC ON-SITE LAND USES

Based on a review of historical aerial images (Appendix 1), the predominant land use throughout the Project Site has been agriculture with the exception of areas too wet to farm. The stormwater pond, also referred to as W-2, was constructed sometime between 2000 and 2005. Two drainage swales that convey water towards the northwest and southwest towards the lowest elevation of W-3 are visible within the farm field on most historical aerial images. We are unaware of any underground drain tiles within the site.

An ATC transmission line currently runs diagonally through the south half of the site and has been present for many years. However, the transmission line is planned to be re-routed so that the 300,000 ft<sup>2</sup> building can be constructed.

#### 6.3 DESCRIPTION OF CURRENT ZONING DESIGNATIONS

The site is currently zoned Planned Development District (PDD) No. 39: Mixed Use Business Park.

#### 6.4 DESCRIPTION OF NEARBY LAND USES

Land adjacent to the Project Site comprises agricultural land, woodlands, ponds, and wetlands. Many of the wetlands are directly connected to a tributary of the Root River. An active golf course lies north of the site and Oakwood Road. There are also some industrial/manufacturing buildings east of the site.

#### 6.5 DESCRIPTION OF ANY KNOWN HISTORIC/ARCHEOLOGICAL RESOURCES ON THE SITE

A Phase I Archeological/ Investigation for the City of Franklin Corporate Park was completed by a University of Wisconsin – Milwaukee Cultural Resources Management team from June to August 2018. A report dated November 2019 was subsequently prepared. Based on their results, there were no findings of cultural/historical significance and no further archeological investigations were recommended.

#### 6.6 ASSESSMENT OF GEOLOGY AND SOILS

Soils within the overall Project Site (excluding the proposed Hickory Street) include Blount silt loam with 1-3% slopes (BIA), Martinton silt loam with 1-3% slopes (MgA), Ozaukee silt loam with 2-6% slopes (OzaB), and



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Ozaukee silt loam with 2-6% eroded slopes (OzaB2). Of these soils types, the Blount and Martinton soils are considered wetland indicator soils and are classified as somewhat poorly drained. The Ozaukee soil types are moderately well drained. The prosed wetland creation is located within mapped Blount silt loam soils. During spring 2021, raSmith ecologists will examine soil profiles and measure water table depths at 4 to 5 bore pits within the proposed wetland creation area and the adjacent existing wetland. The data will be included in Appendix 3 of the final CSP. Baseline site photographs of the proposed wetland mitigation area will also be taken in spring 2021 and will be included in Appendix 4 of the final CSP.

#### 6.7 DESCRIPTION OF CURRENT HYDROLOGY

The current hydrology of W-3 is best described as intermittent, or seasonal. Water is conveyed downslope through a narrow wet meadow swale to a lower elevation (depression) on the landscape. It is unknown if drain tiles exist specifically in the wetland mitigation area or within the overall Project Site. Wetland W-3 extends off-site towards the west and is part of a much larger wetland complex. The closest navigable waterway lies just west of the site and is directly in line with W-3. Wetland data collected by Southeastern Wisconsin Regional Planning Commission (SEWRPC) during their June 17, 2015 wetland investigation revealed saturation within 0 to 5 inches of the soil surface with water tables between 19 and 22 inches. This suggests that perhaps water is perched in some portions of W-3 especially at higher elevations. However, note that the SEWRPC did not collect data south of W-3 where the mitigation is proposed or the shallow marsh plant community adjacent to it. Water tables at representative bore pits within the existing shallow marsh community between the 698-foot and 699-foot elevations, as well as the proposed wetland creation area, will be examined by raSmith during spring 2021. This data will help determine if grading elevations need to be adjusted to achieve wetland hydrology that would support a wet meadow plant community. The data will be included in Appendix 3 of the final CSP.

#### 6.8 DESCRIPTION OF PRESENT FLORA

Plant Community 3, as described in SEWRPC's 2015 Wetland Report, revealed 59 species with 18 non-native species (Appendix 3). The area delineated as W-3 lies within a portion of Plant Community 3. SEWRPC completed another wetland delineation during the 2020 growing season, but has not yet prepared a wetland report. Updated plant species lists will be provided in the 2020 report when available. Based on observations made by raSmith during an August 18, 2020 site visit, it was noted that the swale portion of W-3 is currently dominated by invasive reed canary grass (*Phalaris arundinacea*), while the wider portion of W-3 below the 699-foot elevation is dominated by narrow-leaved and/or hybrid cattails (*Typha angustifolia* and *Typha x glauca*). A list of observed plant species will be collected by raSmith during spring 2021. The data will be included in Appendix 3 of the final CSP.

#### 6.9 DESCRIPTION OF EXISTING FAUNA

While there have been no formal wildlife studies within this parcel to our knowledge, wildlife habitat on this site is generally low due to its current predominant agricultural use. Therefore, expected wildlife would be fauna that are common in mixed urban/rural landscapes. There are no waterways within the site that would provide habitat for fish species. The existing stormwater pond contains shallow marsh and wet meadow along its shoreline as well as planted native upland prairie along the adjacent sideslopes. The pond feature and its adjacent prairie likely provide habitat for reptiles, amphibians, waterfowl, shorebirds, and other birds, mammals, and insects. Wetland W-1 is a highly seasonal farmed wetland that provides little to no wildlife value, while W-3 provides only minimal value due to seasonal hydrology, low floral diversity, and lack of vegetated upland buffers.



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#### 6.10 WISCONSIN WETLAND INVENTORY MAPPING

The Wisconsin Wetland Inventory (WWI) map (Appendix 1) shows several wetland plant communities within and adjacent to the Study Area including an emergent wetland (E2K), a mixed emergent and scrub shrub wetland (S3/E2K), a mixed forested and scrub shrub wetland (T3/S3K), and an excavated pond (W0Hx). The wetlands depicted on the WWI appear to be consistent with SEWRPC's 2015 wetland delineation boundaries.

#### 6.11 WETLAND DELINEATION

SEWRPC performed a wetland delineation for the City of Franklin TIF District back in 2015 which included the 46acre property where the project and wetland/wetland buffer mitigation are proposed. Please refer to the SEWRPC Wetland and Environmental Corridor Boundary Map in Appendix 1. At that time, one small farmed wetland (W-1 – 0.114 acre), one constructed stormwater pond (W-2 - 0.384 acres), and one larger wetland swale (W-3 – 2.167 acres) that drains northwest through the property were identified and delineated totaling 2.665 acres (116, 087.4 ft<sup>2</sup>) of wetland. According to Chris Jors from SEWRPC, the wetlands within the TIF District were reevaluated during May 2020, but no changes were made to the wetland boundaries within the 46-acre property. However, the updated 2020 SEWRPC wetland report has not yet been completed as of this time. Of the three wetlands located within the 46-acre property, one was a stormwater pond (W-2) constructed by the City of Franklin between the years 2005 and 2010. The pond was determined to be exempt from Wisconsin Department of Natural Resources (WDNR) wetland regulation back in 2017 and determined non-jurisdictional by the Corps in 2020. The other two wetlands (W-1 and W-3) have been determined to be jurisdictional by the Corps and WDNR.

#### 6.12 WETLAND FUNCTIONS AND SERVICES ASSESSMENT

Although most of the Project Site is planned to be developed, the remaining undeveloped areas have good potential to add functional value to the landscape as a whole and to improve water quality to the off-site tributary that flows towards the Root River. The Project Site is predominantly agricultural land with wetlands that are mostly low in functional value. Wetland W-2 provides higher functional value than W-1 and W-3 and is essentially a stormwater pond that was planted/seeded with native plants sometime between 2000 and 2005. The establishment of native plant communities in areas currently farmed will improve multiple wetland functions within the Project Site including flood/stormwater attenuation, water quality, floral diversity, wildlife habitat, and overall aesthetics.

#### 6.13 FLOODPLAIN MAPPING

There are no floodplain areas mapped within the site (see FEMA Floodplain Map in Appendix 1).

#### 6.14 NAVIGABLE WATERS

Although an intermittent waterway is mapped on both the USGS map and the WWI map, a navigability determination completed by the WDNR revealed that no navigable waterways are present within the Project Site. There is only one nearby waterway present which is located just west of the Project Site. The waterway is in direct alignment with W-3. Please refer to the USGS Map the WWI and Water Resources Map, and the Navigability Determination Map in Appendix 1.

#### 6.15 WILDLIFE HABITAT, WETLANDS AND ENVIRONMENTAL CORRIDORS

There is one Primary Environmental Corridor (PEC) that extends into the Project Site and includes W-2 and part of W-3 (see SEWRPC Wetland and Environmental Corridor Map in Appendix 1). Most of the PEC lies west of



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the Project Site and is associated with the Root River tributary and its adjacent wetlands and woodlands. There is also an Isolated Natural Resource Areas (INRA) that lies just east of the Project Site that includes both woodland and wetlands. The establishment of native plant communities in areas currently farmed is expected to ultimately expand the current boundaries of the PEC.

#### 6.16 NATURAL HERITAGE INVENTORY SEARCH RESULTS

There are no rare species concerns for this project based on a recent Certified Endangered Resources Review completed by raSmith. The 2015 Wetland SEWRPC report also found there to be no rare plant species within the Project Site.

#### 7.0 SITE MAPS

Please refer to the site maps Appendix 1 which show the existing land features within the Project Site. Also refer to the mitigation design maps in Appendix 2 which show existing and proposed contours for the wetland mitigation scrape area, the proposed native plant communities, and all proposed project features including buildings, parking, roadways, and stormwater pond.

#### 8.0 MITIGATION WORK PLAN

The mitigation work will consist of excavating 1,060 cubic yards from a 15,000 ft<sup>2</sup> area south of and adjacent to wetland W-3. The excavation will include over-excavation and replacement of salvaged topsoil as needed to achieve a final minimum topsoil depth of 6 inches. The resulting grades in the 15,000 ft<sup>2</sup> mitigation area will range from elevations of 698.5 to 700.0 feet at the edge of the existing wetland to 700.5 feet at the outer boundary. The transition from the excavated area to existing upland will be at a 6V:1H slope. Immediately following completion of the grading, the disturbed area will be seeded with cover crop and native seed mix. Native seed mixes are included in Appendix 4 while planting specifications are included in Appendix 5.

## 9.0 DETERMINATION OF CREDITS

Once all phases of the project are complete, total anticipated wetland impacts will be 9,818 ft<sup>2</sup>, while wetland buffer impacts will be 22,956 ft<sup>2</sup>. The City's required compensation ratio is 1.5:1 for both wetland and wetland buffers; therefore, the required minimum compensation is 14,727 ft<sup>2</sup> of wetland and 34,434 ft<sup>2</sup> of wetland buffer. The mitigation plan seeks to slightly exceed the minimum requirements and is designed to result in 15,000 ft<sup>2</sup> of wetland and 35,200 ft<sup>2</sup> of wetland buffer. The wetland compensation replacement is considered in-kind, meaning the wetland community being impacted is being replaced with the same plant community type.

#### **10.0 PERFORMANCE STANDARDS**

Performance standards provided below will be used to provide assessment criteria to monitor the success of the newly established hydrology and plant communities. The first monitoring year will begin the growing season following planting. The application of these standards assumes that normal weather conditions will occur during the monitoring period and that precipitation, average temperature and length of growing season will be within one standard deviation of the mean monthly values.

PS1: All seeded areas shall be stabilized with a 100% cover of annual rye grass within 1 month following seed installation. Any areas lacking in vegetative cover shall be re-seeded at no additional cost to owner.



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PS2: By Year 2, all seeded areas shall be stabilized with vegetation. Any areas that have eroded and / or are lacking in vegetative cover shall be repaired and re-seeded at no additional cost to owner.

PS3: By Year 2, the wetland creation shall contain a predominance of hydrophytic vegetation.

PS4: By Year 3, wet meadow and upland prairie seeded areas will have a minimum 30% native vegetative cover (to be determined using quadrat sampling).

PS5: By Year 4 wet meadow and upland prairie seeded areas will have a minimum 50% native vegetative cover.

PS6: By Year 5, the Floristic Quality Index (FQI) of wet meadow and upland prairie seeded areas will meet or exceed 20.

PS7: Years 1 and 2 - primary indicators of wetland hydrology (high water table/saturation) will be present in the wetland mitigation area in early spring (assuming normal climatic conditions).

#### **11.0 MONITORING REQUIRMENTS**

The City of Franklin has determined that 5 years of monitoring is required for the wetland/wetland buffer mitigation site. All naturalized areas will be monitored by a qualified botanist/ecologist 5 times annually for the five-year period. Monitoring shall consist of at least one site visit per month from approximately May through September during the growing season. Each monitoring visit will include a vegetation meander survey within each seeding zone (wet meadow and upland prairie) to document all observed species present. In addition, three of the five annual site visits will include vegetation quadrat sampling. The initial monitoring visit will include the establishment of 5' X 5' quadrat sampling plots (estimated 8 to 10 plots) within wetland and wetland buffer seeded areas. The quadrats will be GPS-located and staked in the field. All herbaceous plant species within each 5' X 5' quadrat will be identified and the absolute percent aerial cover will recorded based on ocular estimation. Metrics will be calculated from monitoring data to quantify changes over time. Vegetation monitoring metrics may include the following:

- All plants in each quadrat with greater than 70% cover, recorded to the species level;
- Percent cover of plant species in each quadrat based on ocular estimation;
- Relative density;
- Relative frequency;
- Floristic Quality Index (FQI) values;
- Mean C values

Photographs from relatively permanent photograph stations will be utilized as a vegetation monitoring tool. Stations will be set up to provide representative views of vegetation quadrats and general views of the establishing plant communities. A succession of annual photographs will be used to document demographic changes within habitats that are undergoing maintenance and make it possible to detect changes within landscapes that are being transformed into native plant communities. In addition, water tables/saturation observations will be made at 2 to 3 bore pits within the newly created wetland during each spring visit to confirm the presence of wetland hydrology.



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The site monitor will stay in close communication with the maintenance contractor to determine methods of management that may be necessary to eliminate and / or stunt the growth of weedy plant species that may pose a threat to the establishment of native species. An annual monitoring report will be prepared and submitted to the client / owner / representative as well as the City of Franklin.

#### **12.0 MAINTENACE PLAN**

All naturalized seeding areas shall be managed for a minimum of 5 full growing seasons. An integrated approach that encompasses prescribed burning (if practicable), mechanical controls, and herbicide applications will be used to control invasive species and encourage the growth of native species throughout the mitigation area.

#### Prescribed Burning

If practicable based on site conditions and personnel, prescribed burning may be used as a means of vegetation management throughout the Mitigation Area.

#### Mechanical Controls

Mowing will be done in areas that are accessible by mowing equipment to control weeds and facilitate native seed establishment. High priority areas will include the buffer areas where prairie will be established. Mowing will be done as needed throughout the growing season to minimize production of weed seeds. In the proposed wet meadow, undesirable weeds may be selectively cut prior to the blooming stage by use of a powered weed whip when conditions are too wet for mowing equipment.

When managing following native plantings, mowing blades will be set high enough to avoid harming prairie seedlings but set such that target non-native species are cut before setting seed. In general, vegetation in these areas will be maintained at a height of less than 8 to 12 inches until native species are established.

A mower that chops the plants to facilitate rapid drying will be used, such as a flail-type mower, mulching mower, or weed-whacker. Rotary mowers and sickle bar mowers will not be used, as they tend to cut the plants leaving large material that can smother plant seedlings.

#### **Herbicides**

Herbicides will be used to control aggressive herbaceous species, as well as other species that may become problematic during the time period required to carry out the plan. Herbicides will be sprayed when foliage is green and actively growing. Non-native cool season grasses will be targeted in early spring or late fall when they are actively growing. Herbicide use will be minimized in higher quality floristic areas to the extent practicable in order to minimize collateral damages.

## 13.0 LONG-TERM MANAGEMENT PLAN

The City has no requirements for long-term management of the wetland mitigation site after the 5-year monitoring period. Voluntary ongoing maintenance is highly encouraged and will be completed at the discretion of WP Property Acquisitions, LLC who is the responsible party of the mitigation site.



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## 14.0 ADAPTIVE MANAGEMENT PLAN

The current mitigation plan is considered conceptual and in draft form due to current lack of field baseline data. raSmith will collect baseline field data during spring 2021 which will guide decisions for any revisions to the original construction plan and implement measures to address any circumstances that could adversely affect the success of the compensatory mitigation project. The final CSP will be completed following the spring 2021 field visit.

#### **15.0 IMPLEMENTATION SCHEDULE**

The grading and subsequent seeding of the wetland mitigation area and wetland buffers is expected to occur simultaneously with the grading for the 300,000 ft<sup>2</sup> southern building. The construction of the 300,000 ft<sup>2</sup> is scheduled to begin in June 2022 and end in June 2023. Coordination with the grading contractor will be necessary to determine specific and proper timing of the grading and subsequent seeding. Monitoring and maintenance will begin during the growing season following completion of seeding and will be ongoing for a period of 5 years.

#### **16.0 SITE PROTECTION INSRUMENT**

The City of Franklin requires that all created wetland and the wetland buffers be protected by a conservation easement. The party responsible for the mitigation, WP Property Acquisitions, LLC, will provide the required easement documentation.

## **17.0 FINANCIAL ASSURANCES**

The future owner of the site, WP Property Acquisitions, LLC, will cover site construction, costs of site preparation, grading and earthwork, plantings, preparation of an as-built report, cost of site maintenance, monitoring, and preparation of annual reports. Two financial assurance documents will be submitted to the City of Franklin upon acceptance of the Plan. One of the assurances will cover site construction, or costs of site preparation, grading and earthwork, hydrologic alterations, plantings, and preparation of an as-built report. The other assurance will cover the costs of site maintenance, monitoring, and preparation of annual reports.

WP Property Acquisitions, LLC, anticipates holding the property for the next two to three years during development of the overall property and the construction of the wetland/wetland buffer mitigation site. WP Property Acquisitions, LLC is committed to granting a conservation easement for the wetland rehabilitation area and wetland buffers. The conservation easement could also include other existing wetlands and PEC on the property that are contiguous to the wetland rehabilitation area.

In the long-term, WP Property Acquisitions, LLC would consider (1) holding and managing the property themselves; (2) turning the wetland rehabilitation area into a common area of the nearby development which would perpetually fund long-term maintenance; (3) any other option that meets the ownership group's and City's long-term goals.

# **Appendices**

**Appendix 1: Site Maps** 

**Appendix 2: Mitigation Design Plans** 

**Appendix 3: Baseline Data – Soils, Hydrology, Vegetation** 

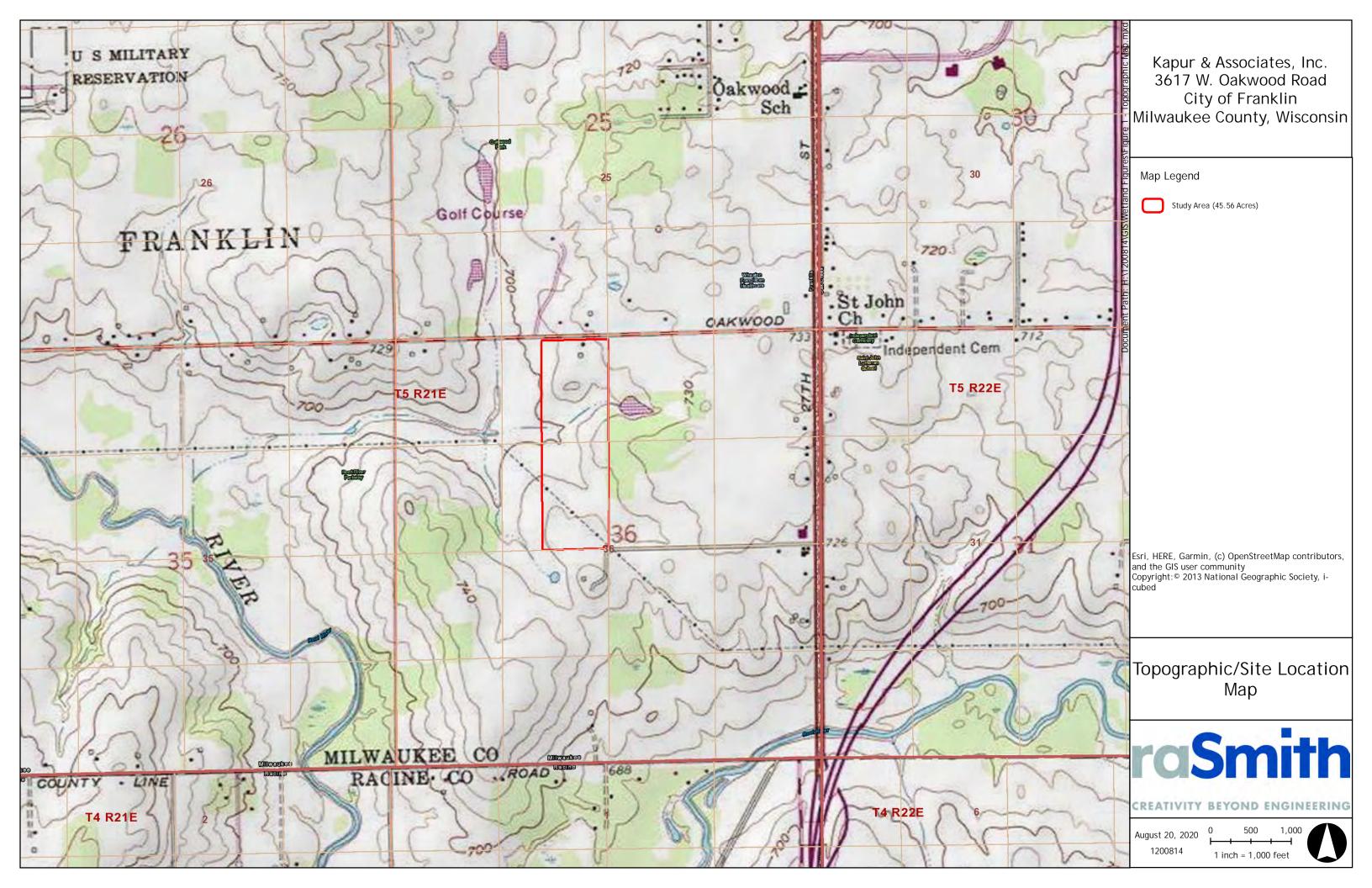
**Appendix 4: Baseline Site Photographs** 

**Appendix 5: Native Seed Mixes** 

**Appendix 6: Native Seeding Specifications** 

### **Appendix 1: Site Maps**

USGS Map/Site Location Map SEWRPC Wetland/Environmental Corridor Map NRCS Soils Map WWI & Water Resources Map One-Foot Contour Map Aerial Photographs (1937 to 2020) Navigability Determination Map FEMA Floodplain Map



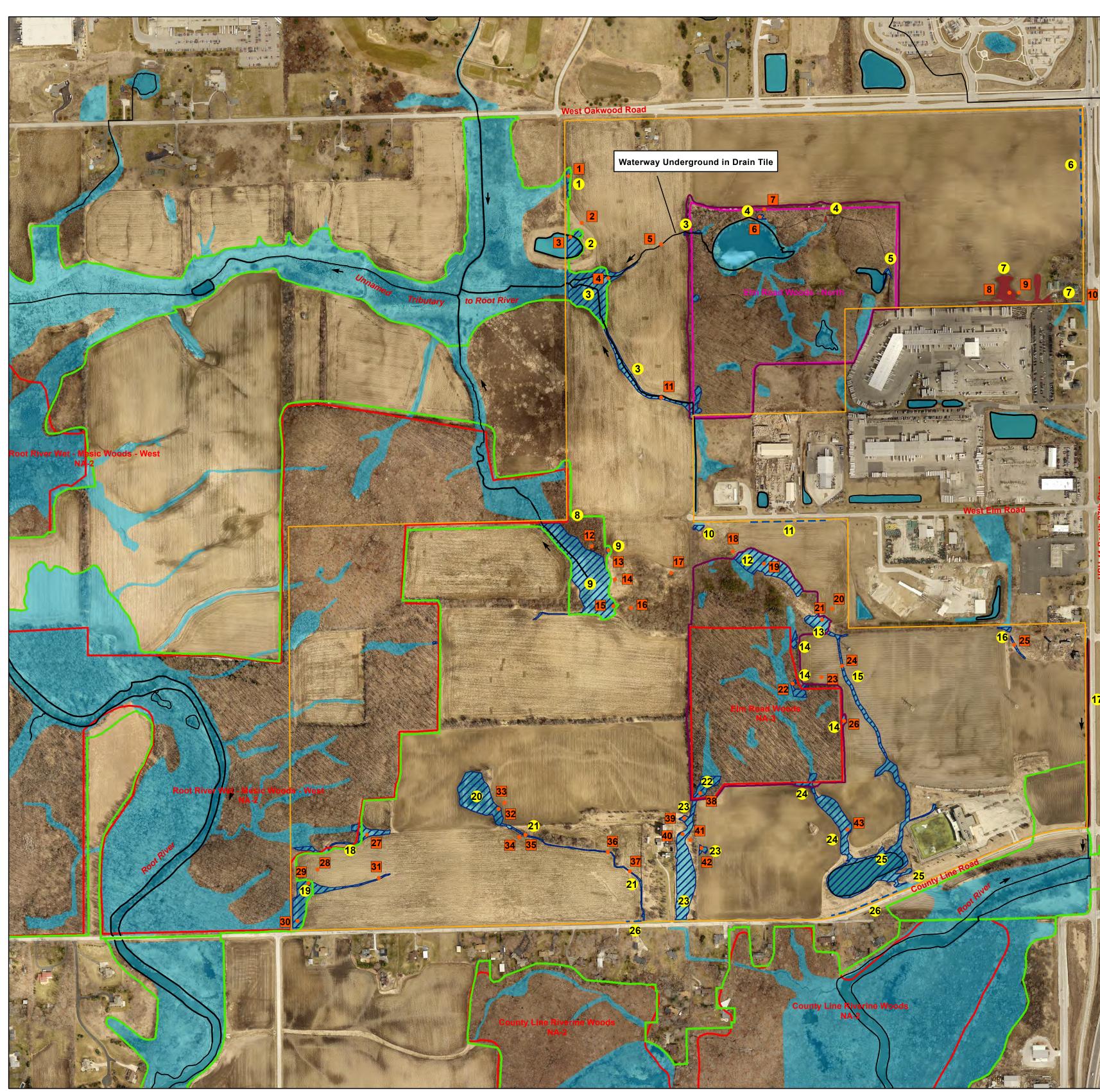


Exhibit 7. Wetland Delineation Map Area D Proposed TIF District (SW corner of Oakwood Road and South 27th Street) Section 36, T5N-R21E City of Franklin, Milwaukee County

#### Legend Project Area Primary Environmental Corridor Isolated Natural Resource Area Natural Area Critical Species Habitat Sites Sield Staked and Surveyed Wetland **Field Staked Wetland Boundary Not Surveyed** S Wetland Ν Plant Community Number Soil Sample Location 1 Soil Sample Number -- Wet Ditch 200 400 0 Surface Water/Waterway Feet Source: SEWRPC Date of Photography: 2015 CA#405-377 Flow Direction Field Inspection by SEWRPC on 5/26, 5/27, 6/2, 6/11, 6/17 and 8/6/15



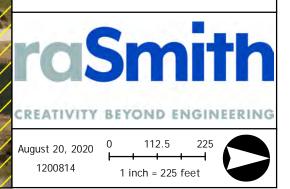
### Kapur & Associates, Inc. 3617 W. Oakwood Road City of Franklin Milwaukee County, Wisconsin

#### Map Legend

- NRCS Wisconsin Soils
- Study Area (48.92 Acres)
  - Somewhat poorly drained
- Poorly Drained
- Very poorly drained
  - Water/Other

Esri, HERE, Garmin, (c) OpenStreetMap contributors

### NRCS Soil Map



Ozaukee silt loam, 2 to 6 percent slopes

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# Kapur & Associates, Inc. 3617 W. Oakwood Road City of Franklin Milwaukee County, Wisconsin

#### Map Legend

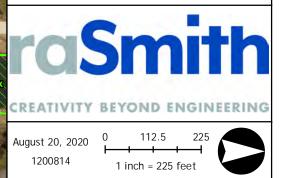
•	Excavated pond
•	Wetland too small to delineate
/ .	Intermittent Stream
	Rivers and Streams
	Open Water
	Study Area (48.92 Acres)
$\bigcirc$	Wisconsin Wetland Inventory

Esri, HERE, Garmin, (c) OpenStreetMap contributors

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# WI Wetland Inventory and Water Resources Мар



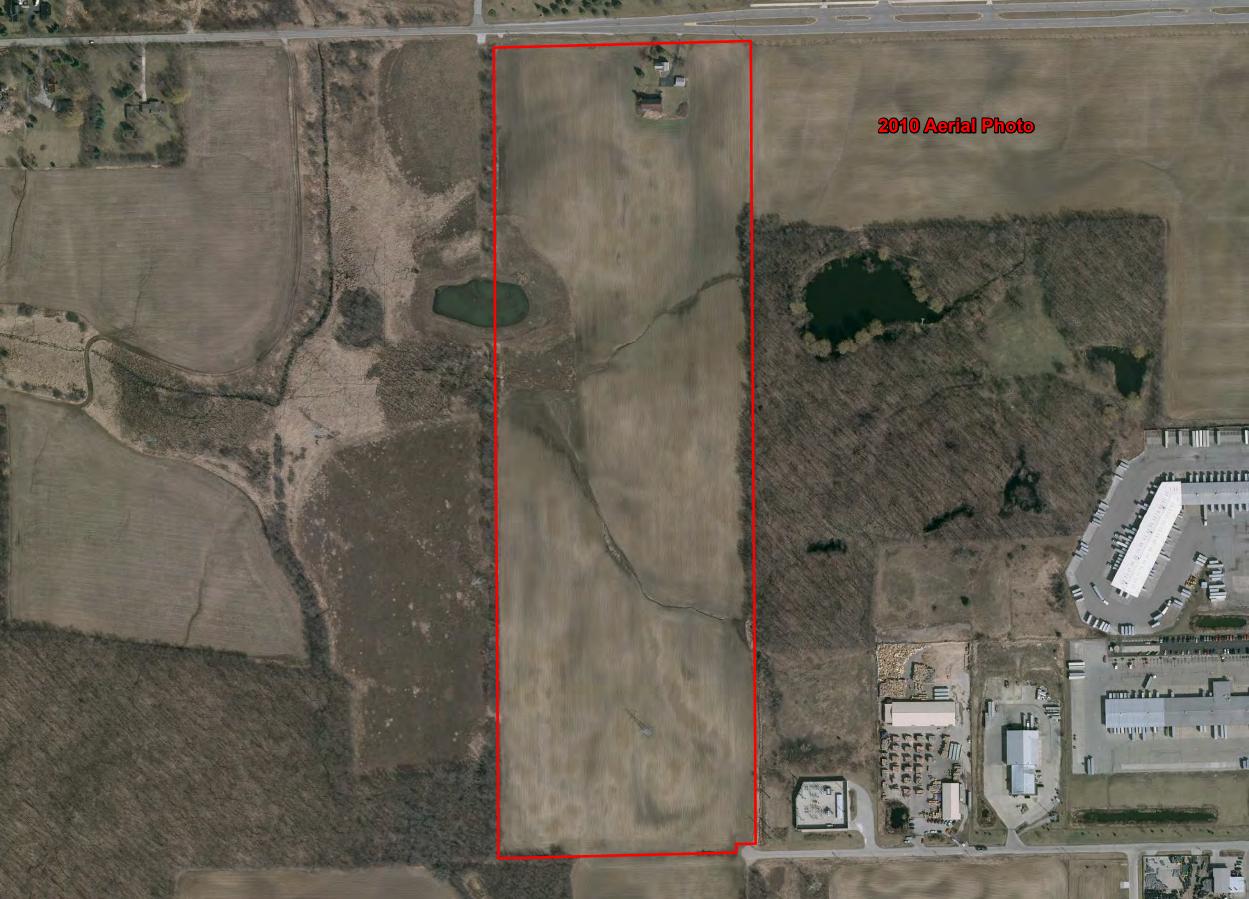










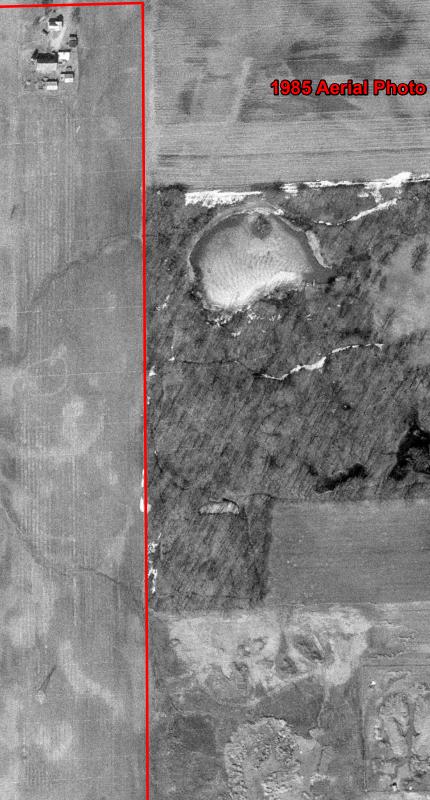












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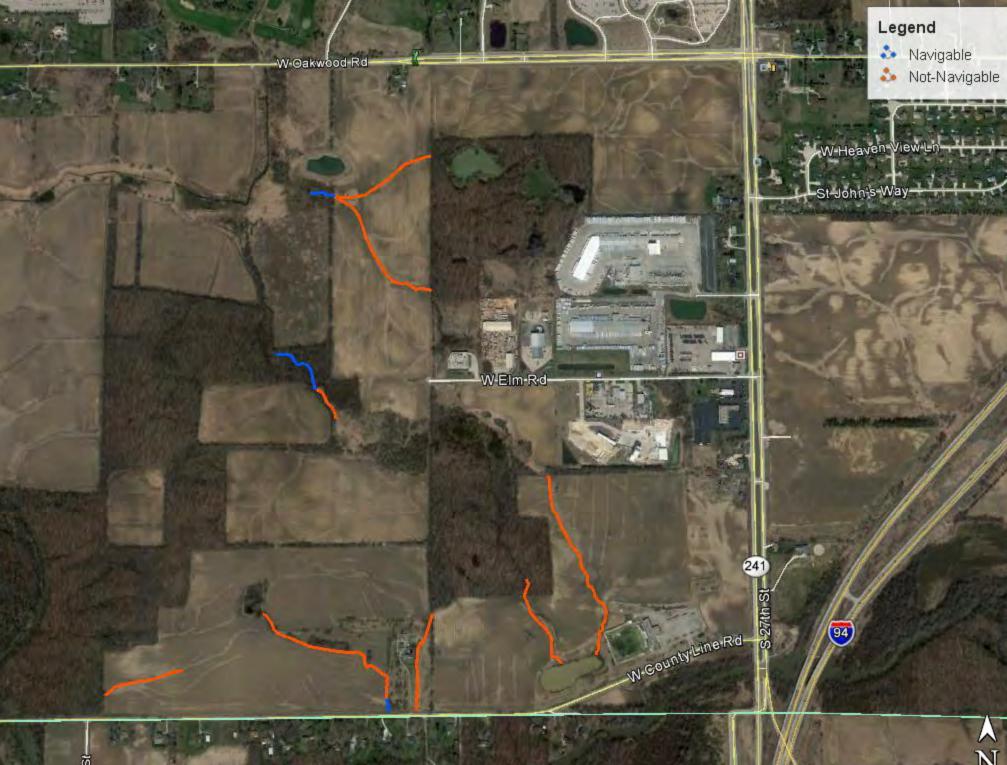






### Franklin Navigability and OHWM Request

Navigability Determinations and Ordinary High Water Mark Determinations for waterways in question. OHMW identified at point of navigability.





43rd

2000 ft



### FEMA FLOODPLAIN MAP



Projection NAD\_1983\_2011\_StatePlane\_Wisconsin\_South \_\_FIPS\_4803\_Ft\_US

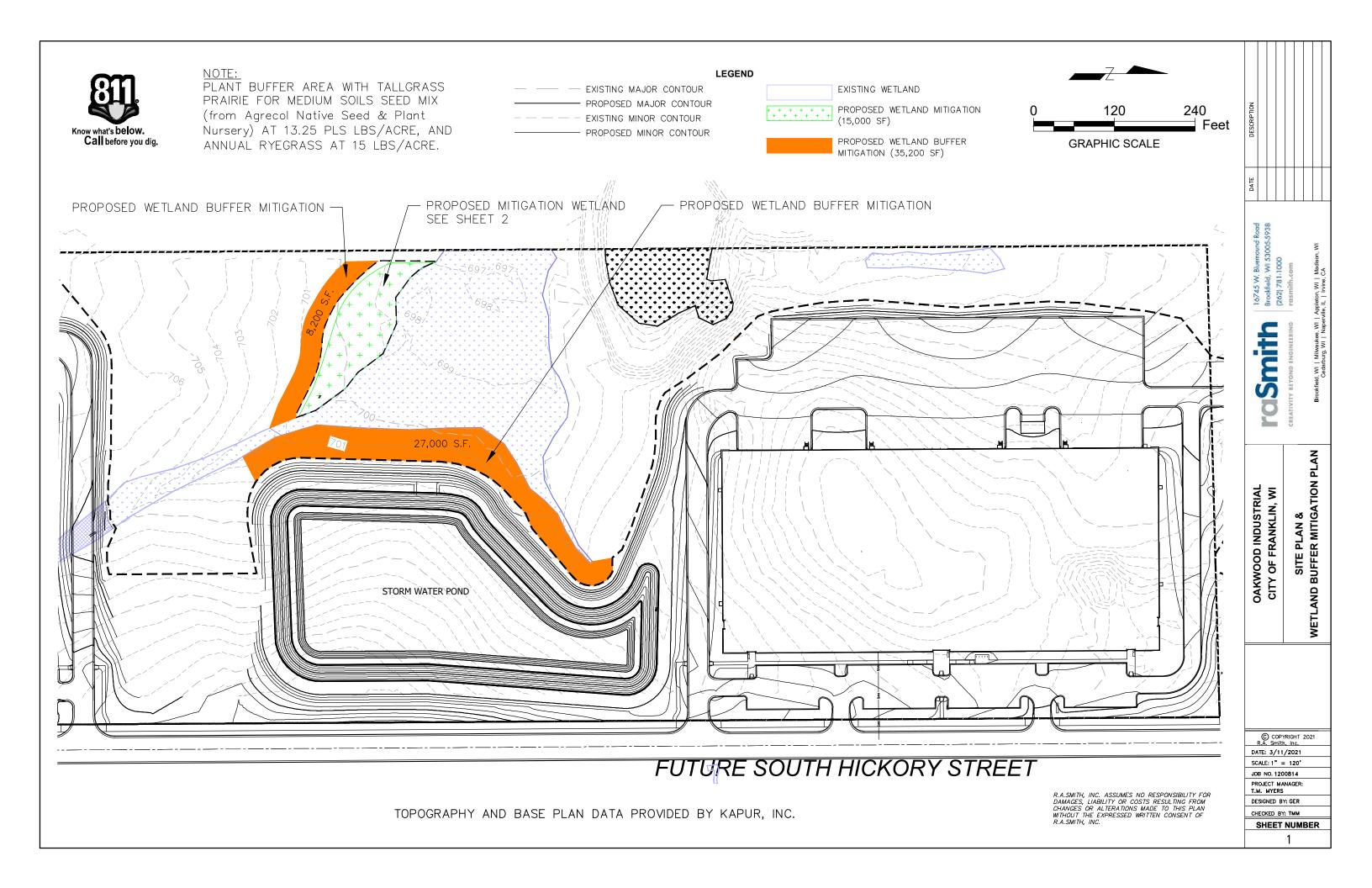
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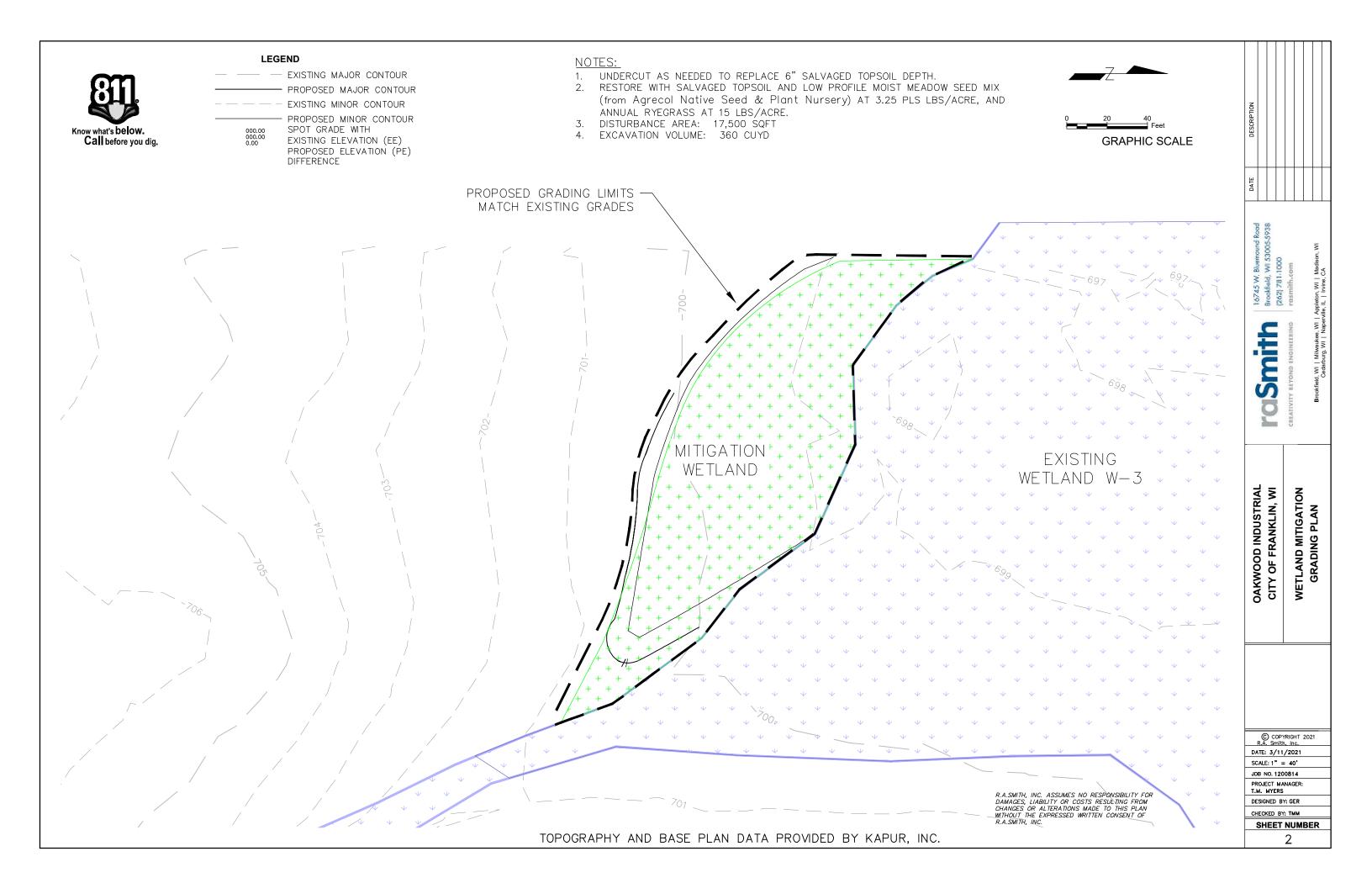
DISCLAIMER: This map is a user generated static output from the Milwaukee County Land Information Office Interactive Mapping Service website.The contents herein are for reference purposes only and may or may not be accurate, current or otherwise reliable. No liability is assumed for the data delineated herein either expressed or implied by Milwaukee County or its employees.



# Appendix 2:

Mitigation Design Plans





# Appendix 3:

**Baseline Data (Soils, Hydrology, Vegetation)** 

At this time, baseline data for the wetland mitigation area includes only Plant Community #3 plant species list from SEWRPC 2015 wetland report. Additional baseline data (soil profiles, water tables, vegetation) will be collected in the field during spring 2021 and will be included in the final CSP. Plant Community Area No. 3 – Native Species

Alisma triviale--Large-flowered water plantain Allium canadense--Wild garlic Ambrosia artemisiifolia--Common ragweed Ambrosia trifida--Giant ragweed Bidens sp.--Beggars-ticks Carex grisea--Wood gray sedge Carex rosea--Curly-styled wood sedge Carex vulpinoidea -- Fox sedge Carex sp.--Sedge Cyperus esculentus--Chufa Equisetum arvense--Common horsetail Erigeron annuus--Annual fleabane Erigeron philadelphicus--Marsh fleabane Euthamia graminifolia--Grass-leaved goldenrod Fraxinus pennsylvanica--Green ash Geum canadense--White avens Glyceria striata--Fowl manna grass Impatiens capensis--Jewelweed Juncus bufonius -- Toad rush Juncus dudleyi--Dudley's rush Leersia virginica--White grass Ludwigia palustris--Marsh-purslane Menispermum canadense--Moonseed Mentha arvensis--Wild mint Populus deltoides -- Cottonwood Potentilla norvegica--Norway cinquefoil Ranunculus hispidus--Bristly buttercup Ribes americanum--Wild black currant Rubus occidentalis--Black raspberry Salix amygdaloides--Peach-leaved willow Salix discolor -- Pussy willow Salix interior -- Sandbar willow Solidago altissima -- Tall goldenrod Solidago gigantea--Giant goldenrod Symphyotrichum lateriflorum--Calico aster Symphyotrichum pilosum--Frost aster Tilia americana--Basswood Toxicodendron rydbergii--Poison ivy Ulmus americana--American elm Veronica peregrina--Purslane speedwell Vitis riparia--Riverbank grape

#### **NON-Native Species**

Atriplex patula--Common orach Bromus inermis--Smooth brome grass Cirsium arvense--Canada thistle Daucus carota--Queen Anne's lace Echinochloa crusgalli--Barnyard grass Hordeum jubatum--Squirreltail Lythrum salicaria--Purple loosestrife Persicaria maculosa--Lady's thumb Phalaris arundinacea--Reed canary grass Plantago major--Common plantain Poa annua--Annual bluegrass PCA No. 3 cont.

<u>Rumex</u> <u>crispus</u>--Curly dock <u>Senecio</u> <u>vulgaris</u>--Common groundsel <u>Setaria</u> <u>pumila</u>--Yellow foxtail <u>Sonchus</u> <u>arvensis</u>--Sow thistle <u>Taraxacum</u> <u>officinale</u>--Common dandelion <u>Trifolium</u> <u>pratense</u>--Red clover <u>Trifolium</u> <u>repens</u>--White clover

Total number of plant species: 59 Number of alien, or non-native, plant species: 18 (31 percent)

This approximately 2.40-acre plant community area is part of a larger wetland complex and consists of atypical (farmed) wetland, fresh (wet) meadow, and second growth, Southern wet to wet-mesic lowland hardwoods. Disturbances to the plant community area include siltation and sedimentation due to stormwater runoff from adjacent lands, water level changes due to ditching, draining, and stream channel realignment, and agricultural land management activities such as plowing. No Federal- or State-designated Special Concern, Threatened, or Endangered species were observed during the field inspection.

Plant Community Area No. 4 - Native Species

Acer saccharum--Sugar maple Agrimonia gryposepala--Agrimony Carex grisea--Wood gray sedge Carex radiata -- Straight-styled wood sedge Carex sparganioides--Bur-reed sedge Carya ovata--Shagbark hickory Cornus obliqua--Silky dogwood Equisetum arvense--Common horsetail Erigeron philadelphicus--Marsh fleabane Fraxinus pennsylvanica--Green ash Geum canadense--White avens Impatiens capensis--Jewelweed Prunus serotina--Black cherry Ribes cynosbati--Pasture gooseberry Salix nigra--Black willow Solidago altissima--Tall goldenrod Symphyotrichum drummondii--Drummond's aster Symphyotrichum lanceolatum--Marsh aster Symphyotrichum lateriflorum--Calico aster Tilia americana--Basswood Toxicodendron radicans--Poison ivy Vitis riparia -- Riverbank grape

**NON-Native Species** 

<u>Frangula alnus</u>--Glossy buckthorn <u>Phalaris arundinacea</u>--Reed canary grass <u>Plantago major</u>--Common plantain <u>Taraxacum officinale</u>--Common dandelion <u>Trifolium pratense</u>--Red clover <u>Viburnum opulus</u>--European highbush-cranberry

Total number of plant species: 28 Number of alien, or non-native, plant species: 6 (21 percent)

## Appendix 4:

**Baseline Site Photographs** 

### **Appendix 5:**

Native Seeding Mixes

## Low Profile Moist Meadow

The shorter grasses and sedges in this mix showcase the colors and blooms of over 20 wildflowers. Plant in poorly drained soils or low-lying sites.

#LPMD Wet to Wet Mesic Full Sun to Part Sun

3.25 PLS LBS/Acre 72.00 Seeds/ Sq. Ft

Wildflowers		Oz/Acre
Acorus calamus	Sweet Flag	2.00
Alisma subcordatum	Mud Plantain	1.50
Anemone canadensis	Meadow Anemone	0.75
Asclepias incarnata	Marsh (Red) Milkweed	4.00
Aster novae-angliae	New England Aster	0.25
Aster puniceus	Swamp Aster	0.50
Eupatorium perfoliatum	Boneset	0.25
Helenium autumnale	Sneezeweed	0.50
Iris versicolor	Northern Blue Flag Iris	4.50
Liatris spicata	Marsh Blazing Star	0.50
Lobelia cardinalis	Cardinal Flower	0.75
Lobelia siphilitica	Great Blue Lobelia	0.50
Lycopus americanus	Water Horehound	0.25
Mimulus ringens	Monkey Flower	0.10
Penthorum sedoides	Ditch Stonecrop	0.05
Physostegia virginiana	Obedient Plant	0.50
Polygonum pensylvanicum	Pinkweed	1.00
Pycnanthemum virginianum	Mountain Mint	0.50
Solidago graminifolia	Grass-Leaved Goldenrod	0.10
Solidago ohioensis	Ohio Goldenrod	0.25
Solidago riddellii	Riddell's Goldenrod	0.50
Verbena hastata	Blue Vervain	0.75
Grasses, Sedges, & Rushes		Oz/Acre
Bromus ciliatus	Fringed Brome	16.00
Carex bebbii	Bebb's Oval Sedge	0.50
Carex bicknellii	Copper-Shouldered Oval Sedge	1.00
Carex comosa	Bristly Sedge	0.50
Carex crinita	Fringed Sedge	0.50
Carex hystericina	Porcupine Sedge	0.25
Carex lacustris	Common Lake Sedge	0.75
Carex sprengelii	Long-Beaked Sedge	0.75
Carex stipata	Common Fox Sedge	0.25

Carex stricta	Tussock Sedge	0.50
Carex vulpinoidea	Brown Fox Sedge	0.25
Glyceria canadensis	Rattlesnake Grass	1.00
Glyceria striata	Fowl Manna Grass	1.50
Juncus dudleyi	Dudley's Rush	0.05
Juncus tenuis	Path Rush	0.10
Juncus torreyi	Torrey's Rush	0.10
Leersia oryzoides	Rice Cut Grass	8.00

# **Tallgrass Prairie for Medium Soils**

An excellent mix for wildlife conservation. Tall stature grasses such as Big Bluestem and Indian grass provide important nesting habitat and cover for many animals. For full sun plantings with medium to well-drained soils.

M	Wet Mesic to Dry Mesic	Full Sun	13.25 PLS LBS/Acre	89.00 Seeds/ Sq.
Wil	dflowers			Oz/Acre
	um cernuum	Nodding	Onion	4.00
	orpha canescens	Leadplar		2.00
	er azureus	Sky Blue		1.00
Ast	er novae-angliae		land Aster	1.00
	otisia leucantha (alba)		/ild Indigo	2.00
	eopsis palmata	Prairie C	oreopsis	1.50
	eopsis tripteris	Tall Core	eopsis	1.00
Dal	ea candida	White Pi	rairie Clover	3.00
Dal	ea purpurea	Purple P	rairie Clover	2.50
Des	smodium canadense	Canada	Tick Trefoil	2.00
Ech	inacea pallida	Pale Pur	ple Coneflower	4.00
Ech	inacea purpurea	Purple C	oneflower	6.00
Ery	ngium yuccifolium	Rattlesn	ake Master	2.50
Hel	ianthus grosseserratus	Sawtoot	h Sunflower	0.50
Hel	iopsis helianthoides	Early Su	nflower	8.00
Liat	ris pycnostachya	Prairie B	lazing Star	3.00
Мо	narda fistulosa	Wild Ber	gamot	2.00
Per	nstemon digitalis	Foxglove	e Beard Tongue	0.50
Pot	entilla arguta	Prairie C	inquefoil	0.20
Рус	nanthemum virginianum	Mountai	n Mint	0.20
Rat	ibida pinnata	Yellow C	oneflower	2.25
Ruc	lbeckia hirta	Black-Ey	ed Susan	3.50
Ruc	lbeckia subtomentosa	Sweet B	lack-Eyed Susan	2.00
Silp	hium laciniatum	Compas	s Plant	2.00
Silp	hium perfoliatum	Cup Plar	ıt	2.50
Soli	idago graminifolia	Grass-Le	aved Goldenrod	0.20
Soli	idago rigida	Stiff Gol	denrod	1.25
Ver	bena hastata	Blue Ver	vain	1.50
Ver	onicastrum virginicum	Culver's	Root	0.20
Gra	isses, Sedges, & Rushes			Oz/Acre
And	dropogon gerardii	Big Blue	stem	24.00
Βοι	uteloua curtipendula	Side Oat	s Grama	16.00
Car	ex bicknellii	Copper-	Shouldered Oval Sedge	1.50

Elymus canadensis	Canada Wild Rye	32.00
Elymus virginicus	Virginia Wild Rye	32.00
Juncus tenuis	Path Rush	0.20
Panicum virgatum	Switchgrass	8.00
Schizachyrium scoparium	Little Bluestem	12.00
Sorghastrum nutans	Indian Grass	24.00

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17.28

Quote

Agrecol LLC 10101 N Casey Road Evansville, WI 53536 (608) 223-3571 ecosolutions@agrecol.com www.agrecol.com				Order Number: 0053732 Order Date: 1/28/2021 Salesperson: RMK Customer Number: 37-RAS120		
Sold To: R.A. Smith 16745 West Bluemo Suite 200 Brookfield, WI 530 Confirm To: TINA MYERS			R 16 Su Bi C	nip To: A. Smith 5745 West Bluemour uite 200 rookfield, WI 53005 omment: 8A TPM & 0344A	-5938	
Customer P.O.	Ship VIA		<b>O.B.</b> GRECOL	<b>Terms</b> Pre-Paid	<b>Ship Dat</b> 10/24/20	
Item Number	Unit	Ordered	Shipped	Back Order	Price	Amount
				JECT TO AVAILABII		
MX-TPM	ACRE	0.808	0.000	0.000	950.0000	767.60
TALLGRASS PRAI	RIE FOR MESIC SO	J				
MX-LPMD	ACRE	0.344	0.000	0.000	944.7670	325.00
LOW PROFILE MC		0.511	5.000	0.000	2111/070	525.00
15,000						
TE I D	I DI CI	17 200	0.000	0.000	1 0000	15.00

0.000

0.000

1.0000

\*ANNUAL RYEGRASS 1.152 ACRES @ 15 LBS PER ACRE

PLSL

17.280

TFAR

Net Order:	1,109.88
Less Discount:	0.00
Freight:	0.00
Sales Tax:	55.49
Order Total:	1,165.37

An interest charge of 1.5% per month (18% per year) is applied to invoices that are past due.

# Appendix 6:

**Native Seeding Specifications** 

#### NATIVE SEEDING SPECIFICATIONS

#### 1. CONTRACTOR REQUIREMENTS

The natural landscaping work as specified within shall be performed by an experienced contractor that specializes in the installation, ongoing management and monitoring of native seeding and planting projects. Individuals performing work onsite shall have the ability to identify native seedlings and be licensed to apply herbicides in the state of Wisconsin.

#### 2. NATIVE SEED MATERIALS

All native seeds as listed within shall be of Wisconsin local origin not to exceed a 150 mile radius of project site. All forbs shall be tested for germination and have a minimum germination rate of 80%. Grasses shall be supplied as pure live seed (PLS).

#### 3. SEEDBED PREPARATION

Prepare seedbeds by removing and/or killing off any unwanted existing vegetation with a glyphosate herbicide, applied only by a state certified applicator no sooner than 2 weeks prior to seed installation. Prepare seed bed areas to a maximum depth of 1 inch. Soil's surface should be loose and free of any soil clumps exceeding 1 inch in diameter. Do not fertilize areas. Mulch the areas with a light covering of clean, chopped straw to retain moisture and use a tackifier to prevent wind damage. If installed in spring, lightly water 4-6 weeks after germination at regular intervals (depending on rainfall), or if an extended period of drought occurs throughout summer months.

#### 4. NATIVE SEED INSTALLATION

Native seed shall be mixed thoroughly by vendor or installer. Seed shall be installed by means of mechanical and /or hand broadcast methods to assure even distribution of seeds throughout all designated seeding areas. Immediately after seed placement, seed shall be sown into the soil's surface by means of lightly raking or harrowing and then lightly mulched with clean, weed free straw. A cover crop of annual ryegrass shall be used to compliment native seeding areas at the rate of 15 lbs per acre. Seeded areas shall be watered immediately following installation to accelerate cover crop germination.



October 19, 2020

Mark Lake WP Property Acquisitions, LLC 1200 N. Mayfair Road, Suite 310 Milwaukee, WI 53226

Dear Mark,

For more than fifteen years the City of Franklin has desired to create a new Corporate Park on a 670acre site located in the SE corner of Franklin, roughly bounded by Oakwood, 27<sup>th</sup>, and S. County Line. Franklin attracted Ascension Hospital just north of Oakwood; however, it is only in the last few years that we have seen significant and serious interest from the development community to invest in Franklin, which is due in great part to the long-anticipated I-94 Elm Road interchange – which complements great highway visibility with immediate access to the site. We have also created a second Tax Incremental Financing District overlay in 2020 to continue our strategy of developing the site by investing millions in road, water, sewer, and other public infrastructure activities (such as regional storm water systems and ATC power lines) needed to create shovel-ready parcels. This strategy is starting to pay off with developers like Wangard proposing investing in Franklin to construct new commercial spaces.

Franklin has a lack of large buildings to offer to prospects looking for buy and lease opportunities and our current 650-acre business park – long considered the most successful park in Wisconsin's history – has only a handful of small sites left for smaller projects because the demand for larger existing spaces far exceeds supply. With the addition of Wangard's proposed buildings, we will have tools to attract larger commercial projects to our community.

Franklin has long held natural resource protection as a core value in development and we welcome the Wangard proposed development in our community. Our Planning, Engineering, and Economic Development Departments have inventoried our natural resources and are prepared to work with Wangard to ensure that their project can go forward successfully, while minimizing impact to the environment and retaining a vital ecosystem. We fully support Wangard's proposal and ask for your full consideration and hopefully approval so that we can move forward with this project.

Sincerely,

Call Berg

Calli Berg Director of Economic Development

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

#### Meeting of April 8, 2021

#### SPECIAL USE/SITE PLAN

**RECOMMENDATION:** Department of City Development Staff recommends the following: (1) recommend approval of the special use application; (2) approval of waivers as specified below; (3) approval of the site plan based on the conditions as provided in the Resolution.

Property Owner/Applicant:	Wendt Family Trust/WP Property Acquisitions LLC
Property Address/Tax Key Number:	3617 W. Oakwood Road/950-9997-002
Aldermanic District:	District 4
Agent:	Mark Lake, Wangard Partners, Inc.
	Michael Froehlich, P.E., Kapur Engineering
Zoning District:	PDD-39 (Mixed Use Business Park) South 27 <sup>th</sup> Street Design Overlay District
Use of Surrounding Properties:	Residential and vacant zoned PDD 39 (east and south), County parklands zoned P-1 (west and north)
Special Use Request:	To permit overnight parking of trucks over 8,000 pounds manufactured gross vehicle weight.
Site Plan Proposal:	To permit construction of a 200,000 square foot industrial building and site preparation for construction of one or more additional industrial buildings, with requests for various waivers to the PDD 39 Design Standards and the South 27 <sup>th</sup> Street Corridor Overlay District.
Staff Planner:	Heath Eddy, AICP, Planning Manager

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

• Staff suggestions are only <u>underlined</u> and are not included in the draft resolution.

#### **APPLICANT'S REQUEST**

The applicant is requesting approval of a Site Plan to permit construction of a 200,000-square foot industrial building, and to permit site development activities for construction of additional industrial buildings of at least 300,000 square feet of space. The applicant further requests waivers to portions of the PDD-39 Design Standards and the design requirements of the South 27<sup>th</sup> Street Design Overlay District. In addition, the applicant is requesting Special Use approval to permit overnight parking of trucks greater than 8,000 pounds manufactured gross vehicle weight.

The applicant is further requesting approval for a Natural Resource Special Exception (NRSE) under a separate review by Department staff. That request was originally scheduled for public hearing and review at the March 4 Plan Commission meeting, but the applicant changed some of the parameters for that request, which impacted the site plan proposal as well. The current request reflects those changes to the site plan. The original request was for two industrial buildings of 500,000 square feet and up to 600,000 square feet.

#### CHARACTER OF THE SITE AND SURROUNDING AREA

The subject property is a formerly active farm owned by the Wendt Family Trust. A portion of the property was previously purchased by the City for the construction of Hickory Street as part of the development of PDD-39. The property consists of the remaining farmhouse and outbuildings, along with a fallow field area which includes a wetland, hedgerow of trees and shrubs connecting to a larger woodland to the south, and an old farm pond along the west property line. The surrounding area includes some industrial properties to the southeast; Milwaukee County parklands to the west and north; the Hidden Oaks subdivision and Ascension hospital to the northeast; and vacant lands to the east and two lots owned by WE Energies. The southern property line is across from the western extent of Elm Road.



Figure 1: View of subject property from the northwest corner adjacent Oakwood Road. Note the location of the ATC power line (in red box), which is in the middle of where the southern building was to be located, now on hold.

#### **DESCRIPTION OF THE APPLICATION**

On December 14, 2020, the applicant submitted applications for a Site Plan and a NRSE to develop two industrial buildings intended for flexible end users on one parcel located on the to-be-constructed Hickory Street in Planned Development District (PDD)-39. The property is the Wendt Farm. The developer has not revealed the names of any tenants, but has not requested Special Use approvals for any potential users beyond what is currently permitted in PDD-39. Following staff's initial review of the Site Plan application, the applicant submitted a Special Use application to request approval for overnight parking of trucks greater than 8,000 pounds manufactured gross vehicle weight. This request applies to the entire site, including any additional building(s) to be constructed on the site.

The application site is approximately 41.7 acres in size, and includes several features and constraints, including regulated wetlands; woodlands regulated under the Unified Development Ordinance (UDO); a stormwater management pond along the western property line shared with Milwaukee County Parks; and an ATC power line running diagonally through the southern half of the property. There is also a non-navigable stream running due west from the Ewig property that is not subject to regulation by the WDNR or, consequently, the City. The location is also adjacent to the Hickory Street right-of-way, which is current in the preliminary design phase by the City's engineering consultant, Ruekert-Mielke.

A number of approval items are being deferred to future users, such as the provision of signs. The applicant is also not able to specify the desired hours of operation for the development without tenants.

The applicant originally requested approval for two industrial buildings, one with 200,000 square feet of building area, the second a 300,000-square foot building with the potential to expand to 400,000 square feet. However, due to permitting issues with the WDNR, the applicant removed the expansion request, and then reduced the requested building construction to the single north building, 200,000 square feet in area, while deferring approval of the second building to a later date.

The site plan as currently provided includes a total of 120 regular vehicle parking spaces, 50 large truck parking spaces, landscaping, lighting (a total of 22, 25-foot high lighting standards), walkways across the entire east side of the building, with sidewalk connections to the proposed sidewalk along Hickory Street, and a proposed dumpster location adjacent to the loading dock areas on the west side of the building. The site plan incorporates a feature labeled "10-01" which appear to be the locations for monument signs, though they are unlabeled and it's not clear what the proposed dimensions of each sign would be.

The overall architectural design includes variable grey precast concrete (dark grey in a variable height patterned with light grey and a thin white strip near the top, and topped with a dark grey line of precast), with metal coping along the top line. The northeast and southeast corners feature red precast over a window paneling. There are three primary entrances along the front façade, one at each end just off the red precast corner, and another entrance in the center of the building façade. These are accentuated with the location of landscaping and amenity features at east entrance, and each has a metal canopy over the entrance which should accentuate the physical entrance. Each entrance is connected by a sidewalk running the length of the building. There are 8 "storefront windows" on the main floor with 12 "second floor" windows within the light grey strip.

The design character is consistent with industrial warehousing. The building includes 20 loading dock doors with 4 overhead doors and 13 pedestrian access doorways for either rear or emergency egress around the north, west, and south facades. The dumpster enclosure is provided in the loading area, though the enclosure appears to be integrated into a rear green space.

It should be noted that precast concrete is considered a secondary building façade material under the PDD 39 Design Standards as well as the South 27<sup>th</sup> Street Design Overlay. The applicant is requesting a series of waivers from these building design requirements, as well as landscape buffering requirements.

The walkways shown are required under the PDD-39 Design Standards as well as the South 27<sup>th</sup> Street Design Overlay District requirements, which also apply to this property.

#### **PROJECT ANALYSIS**

There are a few existing constraints to the property that impact the design and development of this project.

- 1. Wetland "finger" inflow channel. The property includes a portion of a significant wetland complex located on the Milwaukee County Parks property to the west of the subject property. The wetland area onsite features a drainageway connecting to other wetland areas to the southeast, which includes a "finger" within which the applicant wishes to construct improvements including potentially a larger second industrial building (shown in grey on the site plan), along with parking areas and the driveway for the heavy truck loading area. This "finger" is also impacted by the City's future construction of Hickory Street, though the impact on the subject property is significantly larger. Under the requirements of the UDO §15-10.0208, such encroachment into the wetland, wetland buffer, and wetland setback require approval of a Natural Resources Special Exception (NRSE). The review of this request is pending additional consideration by the WDNR, and the applicant, as mentioned above. On March 24, 2021, the Environmental Commission recommended approval of the NRSE.
- 2. **Truck traffic routing.** In the near term of the proposed development, the City should anticipate truck traffic accessing the building directly from Oakwood Road, pending the completion of Hickory Street. The PDD requires truck traffic routed south to Elm Road, but the applicant would not have that routing option unless Hickory Street was completed and connected to Elm Road by the time the building would be completed.
- 3. **Design considerations.** The property is subject to the PDD-39 Design Standards as well as the design requirements in the South 27<sup>th</sup> Street Design Overlay District. The applicant is requesting a series of waivers to these standards which will be discussed in more detail below.

#### UNIFIED DEVELOPMENT ORDINANCE REQUIREMENTS

This application is subject to the following provisions of the UDO. Subject to the development conditions of approval, the special use and site plan shall meet these standards:

- §15-3.0701 General Standards for Special Uses
- §15-7.0102 Principles and Standards of Review, Site Plans

The following is staff's analysis of the proposed Special Use with general UDO provisions as well as the requested waivers to the PDD-39 Design Standards and the South 27<sup>th</sup> Street Design Overlay District.

#### GENERAL STANDARDS FOR SPECIAL USES (§15-3.0701)

**Standard 1: Ordinance and Comprehensive Master Plan Purposes and Intent.** The standard states that "*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."

**Staff's Findings:** The purpose of this request is to permit the overnight parking of large trucks, primarily freight vehicles. The reason such an activity requires Special Use approval is because such vehicles are generally required to remain in operation overnight, which can generate noise and air emissions. Therefore, the location of the large truck parking is critical. The proposed building includes 75 large truck parking spaces along the west property line, with additional large truck parking to be located similarly behind future phases of development on the subject property.

The applicant's proposed location for large truck parking is adjacent the Milwaukee County park property, which itself is a passive park area intended for resource protection of wetlands associated with the Root River. Staff finds that this request meets this standard.

**Standard 2: No Undue Adverse Impact.** The standard states that "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."

**Staff's Findings:** As noted above, the parking of large trucks intact overnight requires the vehicles to remain operating, though truck trailers can be detached and left behind without operating equipment. Running vehicles will generate noise and air emissions that could negatively impact the immediate area, and contribute to climate change in the region and areas downwind. However, the relative contribution is small compared to the contributions of the surrounding community and region, and given the lack of suitable alternatives for distribution and the need to park these vehicles, staff finds that the request is suitable for this location. Staff therefore finds this standard is met.

**Standard 3: No Interference with Surrounding Development.** The standard states that "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."

**Staff's Findings:** The applicant's use of the property is permitted, except for the overnight parking of large trucks, which is the reason for this request. The applicant is currently proposing a total of 50 parking spaces for large vehicles, which spaces are 12' x 60' in dimension. This appears to be a large number of spaces, though it is noted that the H.S.A. site plan application included approval of a similar Special Use application for 80 large truck parking space and a total of 250,000 square feet. The applicant will be developing additional building space onsite that would result in development of approximately 300,000 square feet of additional building. This applicant's request if scaled to the same level as the H.S.A. application would have 160 large truck parking spaces. The location of the parking should not create a significant visual impact on the surrounding area if screened appropriately, Therefore, staff finds this standard is met.

**Standard 4: Adequate Public Facilities.** The standard states that "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."

**Staff's Findings:** The proposal for warehouse industrial will eventually be connected to regional transportation systems by way of the future connection of Hickory Street with Elm Road and then straight out to the spur entrance to I-94. This is the ultimate designed route, though at the time of consideration of this application Hickory Street is not yet designed, and will not have been constructed until perhaps a year after the applicant intends to have the building construction completed and occupied. Hickory Street is to be constructed by the City using increment generated in part by this application. It is the to-be-completed access that will meet this standard, and therefore staff considers this standard to have been met by the applicant.

**Standard 5: No Traffic Congestion.** The standard states that "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."

**Staff's Findings:** As noted above, the eventual completion of Hickory Street will establish the roadway network for the routing of heavy truck traffic south and east onto Elm Road and then to I-94. This proposal in final implementation will not create undue traffic congestion, and should be manageable in the short-term until such time as Hickory Street is completed. Therefore, staff finds this standard is met.

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

**Staff's Findings:** The applicant's request for overnight truck parking does not result in the destruction of natural or scenic features that are beyond the minimum standards of the UDO. The applicant does have a separate NRSE application for review and consideration, but the proposed parking is only marginally related to that request. It should be noted that the applicant could comply with the minimum standards for impacts on natural resources as specified in Part 4 of the UDO, should the NRSE not be approved. The request here is simply to enable the use; the extent is still subject to compliance with the requirements of the NRSE and the Site Plan. Therefore, staff finds this standard is met.

**Standard 7: Compliance with Standards.** The standard states that "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."

**Staff's Findings:** The application is generally compliant with the area and bulk regulations of PDD-39, and additional requests for modifications and waivers by the applicant are to be adjudicated with consideration of the Site Plan. Therefore, staff finds this standard is met.

#### PRINCIPLES AND STANDARDS OF REVIEW OF SITE PLANS (§15-7.0102)

**Standard A. Conformity of Use to Zoning District.** The standard states that "the proposed use(s) conform(s) to the use permitted as either a "Permitted Use" or "Special Use" in the zoning district."

Staff's Findings: The applicant's requests are compliant with the standards of the PDD-39 District.

**Standard B: Dimensional Requirements.** The standard states that "the dimensional arrangement of buildings and structures conform to the required area, yard, setback and height restrictions of the Ordinance."

**Staff's Findings:** The proposed 200,000 square foot industrial building and associated parking are compliant with the area, yard, setback and height restrictions of PDD-39.

**Standard C: Site Intensity and Site Capacity Calculations to be Reviewed.** The standard states that *"the requirements of Division 15-3.0500 of this Ordinance shall be met. In this respect, the necessary worksheets for determining the maximum site intensity, or development capacity, of the site shall be submitted to the Plan Commission for review and approval."* 

**Staff's Findings:** The applicant submitted the requisite "Site Intensity and Site Capacity Calculations" and was deemed to be compliant with the requirements of Division 15-3.0500 of the UDO.

**Standard D: Use and Design Provisions.** The standard states that *"the proposed use conforms to all use and design provisions and requirements as found in this Ordinance for the specified uses."* 

**Staff's Findings:** The applicant has requested a series of waivers to the PDD-39 Design Standards as well as the South 27<sup>th</sup> Street Design Overlay Standards. Beyond those requests, the applicant's site plan proposal is compliant with other provisions of those requirements.

**Standard E: Relation to Existing and Proposed Streets and Highways.** The standard states that "there is a proper relationship between the existing and proposed streets and highways within the vicinity of the project in order to assure the safety and convenience of pedestrian and vehicular traffic. In the case of arterial streets and highways not under the jurisdiction of the City of Franklin, that the applicable highway authority (County, State or Federal) has been contacted and the needed permits have been obtained and submitted to the City for review."

**Staff's Findings:** The applicant meets the standards for access to Oakwood Road and will eventually comply with access standards to the to-be-constructed Hickory Street. Traffic patterns initially will be out-of-compliance with the PDD-39-approved general traffic pattern, but this will be rectified once Hickory Street is completed.

**Standard F: Impacts on Surrounding Uses.** The standard states that "the proposed on-site buildings, structures and entry ways are situated and designed to minimize adverse effects upon owners and occupants of adjacent and surrounding properties by providing for adequate design of ingress/egress and interior/exterior traffic flow, stormwater drainage, erosion, grading, lighting, and parking, as specified by this Ordinance or any other codes or laws."

**Staff's Findings:** The overall design of the site should present no negative impacts on the surrounding properties once construction is completed.

**Standard G: Natural Resource Features Protection.** The standard states that "Natural features of the landscape are retained to enhance the development on the site, or where they furnish a barrier or buffer between the project and adjoining properties used for dissimilar purposes or where they assist in preserving the general safety, health, welfare, and appearance of the neighborhood. The requirements set forth in Divisions 15-4.0100, 15-7.0100, and 15-11.0100 are to be met. Where

required, a "Natural Resource Protection Plan" meeting the requirements set forth in Division 15-7.0100 has also been submitted for Plan Commission review and approval."

**Staff's Findings:** The Natural Resource Protection Plan is generally compliant with the standards of the UDO. The applicant has requested approval of a NRSE for disturbance of just under 10,000 square feet of wetland area (a "finger" of wetland inflow channel) and the associated wetland buffer and setback in order to permit site construction of an eventual second phase of building(s). However, the remainder of the protections are compliant with the requisite standards of the UDO.

**Standard H: Required Landscaping and Landscape Bufferyards.** The standard states that "Adverse effects of the proposed development and activities upon adjoining residents or owners are minimized by design and installation of landscape bufferyards to provide for appropriate screening, fencing, or landscaping as required in Division 15-5.0300 of this Ordinance. Where required, a "Landscape Plan" meeting the requirements set forth in Division 15-5.0300 has also been submitted for Plan Commission review and approval."

**Staff's Findings:** Except where waivers are requested, the applicant has provided landscaping in compliance with Division 15-5.0300 of the UDO and with the PDD-39 Design Standards.

**Standard I: Provision of Emergency Vehicle Accessibility.** The standard states *"land, buildings, and structures are readily accessible to emergency vehicles and the handicapped."* 

**Staff's Findings:** The applicant has proposed 360 access to the building for all emergency vehicles and adequate access for handicapped and other-abled persons in compliance with the ADA.

**Standard J: Building Location.** The standard states "No building shall be permitted to be sited in a manner which would unnecessarily destroy or substantially damage the beauty of the area, particularly insofar as it would adversely affect values incident to ownership of land in the area; or which would unnecessarily have an adverse effect on the beauty and general enjoyment of existing structures on adjoining properties."

**Staff's Findings:** The proposed building is located proximate to the remainder farmhouse and outbuildings. The design is generally in compliance with the expectations of PDD-39, excepting the requested waivers as discussed below.

**Standard K: Location and Design of On-Site Waste Disposal and Loading Facilities.** The standard states "No on-site waste disposal and/or loading facility shall be permitted to be designed or sited in a manner which would unnecessarily destroy or substantially damage the beauty of the area, particularly insofar as it would adversely affect values incident to ownership of land in the area; or which would unnecessarily have an adverse effect on the beauty and general enjoyment of the existing structures on adjoining properties."

**Staff's Findings:** The proposed loading and dumpster areas are found along the western (rear) property line, which is adjacent a Milwaukee County passive park intended for wetland area protections.

**Standard L: Consistency with the Intent of the City of Franklin Unified Development Ordinance.** The standard states "*The Site Plan is consistent with the intent and purposes of the City of Franklin Unified Development Ordinance which is to promote the public health, safety, and general welfare, to encourage the use of lands in accordance with their character and adaptability, to avoid the*  overcrowding of population, to lessen congestion on the public roads and streets, to reduce hazards of life and property, to facilitate the implementation of the City of Franklin Comprehensive Master Plan, or component thereof, and those other purposes and intents of this Ordinance set forth in Division 15-1.0100 of this Ordinance."

**Staff's Findings:** The site plan application is generally consistent with the intent of the UDO, pending review of waivers to the PDD-39 Design Standards and the South 27<sup>th</sup> Street Design Overlay Standards. Denial of waivers would be incorporated as conditions of approval in the Site Plan Resolution.

**Standard M: Consistency with the Intent of the City of Franklin Comprehensive Master Plan.** The standard states "*The Site Plan is consistent with the public goals, objectives, principles, standards, policies, and urban-design criteria set forth in the City-adopted Comprehensive Master Plan or component thereof.*"

**Staff's Findings:** The site plan application is generally consistent with the City of Franklin Comprehensive Master Plan.

**Standard N: Plan Commission Reserves the Right to Determine a Site "Unsuitable" for Planned Use.** The standard states "*Pursuant to the requirements of* § 15-2.0103(*B*)(3) of this Ordinance, the *Plan Commission reserves the right to declare land or structures unsuitable for planned use during the site plan review process.*" Such conditions amount to site suitability, involving conditions where there is inadequate street right-of-way or street improvements; lack of adequate public sewer or public water; lack of separation distance between incompatible uses; and/or crossing of lot lines with improvements.

**Staff's Findings:** The site at this time is planned for development adjacent a future Hickory Street that will not be completed when the proposed building will be constructed and occupied. However, the City is committed to the future road construction and the operations proposed for the subject property will be fully compliant. Staff anticipates no problems with the future use of the area.

#### **REQUESTED WAIVERS AND MODIFICATIONS**

The Applicant is requesting waivers or modifications to the following standards. Staff suggestions and recommendations are noted below.

#### PDD-39 Design Standards, Section 15-3.0444B.D. Business Park Area Design Standards

1. §15-3.0444B.D.1.a.iv. states "Parking in front of buildings shall be designed primarily for visitors and high turnover usage, with employee parking to be located to the side-yard or rear-yard."

**Staff's Recommendation:** The applicant requests this requirement be waived, so as to have all employee and visitor parking in front of the buildings. Staff concurs that separation of the public and employee traffic from heavy vehicles would be appropriate given the type of use proposed, and <u>recommends approval of this waiver.</u>

2. §§15-3.0444B.D.1.a.v. and vi. states "Loading and unloading areas shall be located to the sideyard or rear-yard and screened so as to minimize their view from adjacent streets and sites" and "All parking, loading and unloading areas shall be screened from adjacent streets and sites utilizing landscaping, berms, and/or decorative fences." **Staff's Recommendation:** The applicant requests the requirement to screen the rear property line be waived. Staff believes that additional screening would be appropriate given the passive park adjacent to the loading area, but this was intended more for a future building on the south end of the site which is currently not formally part of this request. Therefore, staff <u>recommends approval of the requested waiver.</u>

3. §15-3.0444B.D.2.a.i. states "Not less than one-half of the required building setback from any dedicated street shall be devoted solely to lawns, trees, shrubs, and other landscaping."

**Staff's Recommendation:** The applicant's request is to waive this requirement in lieu of the proposed site plan design, which shows a relatively smaller screening area along the front yard. Given that the prior waiver request for parking in the front yard is supported, <u>staff also</u> <u>recommends approval of this waiver</u>. However, staff notes the intent to provide a multi-use trail on Aspen Way as well as the general requirement for bicycle parking in the South 27<sup>th</sup> Street Design Overlay, and <u>recommends that the applicant provide bicycle parking amenities</u>. The applicant has agreed to comply with this requirement; <u>staff further recommends locating such parking proximate to the building entrances</u>.

4. §§15-3.0444B.D.4a.ii. and iii. states "All exterior materials shall be durable, of high-quality, utilized true to form (such as stone below wood rather than the opposite), and appropriate for external use" and "Brick, stone, tile, and custom architectural masonry units are preferred primary materials for the solid (non-window) portion of new buildings or additions. Also related is subpart iv which states "Precast concrete, cast stone, plain/smooth concrete masonry units and EIFS are acceptable accent and secondary materials for the solid portion of any buildings or additions."

**Staff's Recommendation:** The applicant requests to be permitted to use articulated, painted precast concrete wall panels for the exterior walls (the entire façade). As noted in subpart iv., this type of material is considered as a secondary material, meaning it shouldn't be the primary material used on the facades. <u>Staff recommends, as with the previous H.S.A. application that, at a minimum, the lower half of the public facades reflect higher quality (non-precast) materials.</u>

5. §15-3.0444B.D.4.a.xi. states "Outside loading docks shall be located to the side-yard or rear-yard and screened from view from adjacent streets and sites by extended building walls, berms, decorative fencing, and/or landscaping."

**Staff's Recommendation:** The applicant requests the requirement to screen the rear property line be waived. The proposed design shows the dumpster location is located behind a proposed screening area in the north and west of the subject property. Staff finds this to be adequate, <u>and</u> <u>recommends approval of the requested waiver, with the reminder that the dumpster pad shall</u> <u>comply with §15-3.0803.1</u>.

6. §15-3.0444B.D.7. Supplemental Design Guidelines. It is intended that the applicable design guidelines set forth in South 27th Street Corridor Plan, and the applicable design standards in the South 27th Street Design Overlay District, be utilized - as a supplemental guide - to the mandatory design standards set forth elsewhere in this [PDD 39] Ordinance.

**Staff's Comment:** The applicant requests certain waivers of the South 27<sup>th</sup> Street Design Overlay District (Division 15-3.0350) Design Standards. Specific South 27<sup>th</sup> Street Design Overlay waiver requests are below:

UDO, Part 3, Division 15-3.0350, Section 15-3.0351 - South 27th Street Design Overlay District

The South 27<sup>th</sup> Street Design Overlay District ordinance states that the overlay's intent is for South 27<sup>th</sup> Street to "be a local, regional and statewide destination for people to work, live, shop, recreate, and interact with one another." While the standards of the overlay are entirely appropriate for retail or office users, the Business Park section of PDD-39 is intended for industrial users. Many of the standards encourage design features geared towards an attractive commercial, public-facing aesthetic. They are not appropriate for industrial users, and staff believes it would be appropriate to waive several of them, but not all of them. Staff's recommendations are included below under each request:

1. §15-3.0352.A. states "Not more than 50% of the off-street parking spaces shall be located directly between the front façade of the building and the public street..."

**Staff's Recommendation:** The applicant requests to have all employee and visitor parking in front of the buildings. See also Item 1a.iv. in the PDD-39 Design Standards, above. <u>Staff recommends</u> <u>approval of this waiver</u>.

2. §15-3.0353.F. states "Each development which contains a building over fifty thousand (50,000) square feet in area shall provide central area(s) or feature(s) such as a patio/seating area, pedestrian plaza with benches, outdoor playground area, water feature, and/or other such deliberately designated areas or focal points that adequately enhance the development or community. All such areas shall be openly accessible to the public, connected to the public and private sidewalk system, designed with materials compatible with the building and remainder of the site, and maintained over the life of the building and project."

**Staff's Recommendation:** The applicant requests to waive the requirement for a central pedestrian area or gathering plaza. *Staff supports this waiver request, with the stipulation that the applicant needs to provide benches and other material to sufficiently identify the doorways of the building.* 

3. §15-3.0355.C.5 states "The building exterior shall be unified in design throughout the structure, and shall complement other buildings in the vicinity. The building shall employ varying building setbacks, height, roof treatments, door and window openings, and other structural and decorative elements to reduce apparent size and scale. A minimum of 20% of all the combined facades of the structure shall employ actual façade protrusions or recesses. A minimum of 20% of all of the combined linear roof eave or parapet lines of the structure shall employ differences in height, with such differenced being 6 feet or more as measured eave to eave or parapet to parapet for buildings over 50,000 square feet. Roofs with particular slopes may be required by the City to complement existing buildings or otherwise establish a particular aesthetic objective. Ground floor facades that face and are on properties that are in any part within 100 feet of public streets shall have arcades, display windows, entry areas, awnings, or other such features along no less than 50% of their horizontal length. The integration of windows into building design is strongly encouraged."

**Staff's Recommendation:** The applicant requests to waive these requirements in lieu of the proposed design of the buildings as shown on the site plan. Staff believes this request is problematic, since the end result would be a far superior design to that provided by the applicant; nevertheless, the applicant's proposed building arrangement is more consistent with the industrial

design of warehouse/distribution/trucking facilities. *Therefore, staff reluctantly supports this waiver request.* 

4. §15-3.0355.C.6 states "Public building entryways shall be clearly defined and highly visible on the building's exterior design, and shall be emphasized by on-site traffic flow patterns. Two (2) or more of the following design features shall be incorporated into all public building entryways: canopies or porticos, overhangs, projections, arcades, peaked roof forms, arches, outdoor patios, display windows, distinct architectural details. Unless exempted by the Plan Commission, all sides of the building that directly face or abut a public street or public parking area shall have at least one public entrance, except that the City shall not require building entrances on more than two (2) sides of any building."

**Staff's Recommendation:** The applicant requests a waiver of this requirement for public building entryways with two or more design features incorporated. The current design of the building incorporates a metal canopy and wide walkways to the primary building entrances. The applicant has further articulated the precast colors so as to identify the entrance areas more readily. Staff finds that the current design does enough to support the overall provision and therefore *recommends approval of this waiver request, with the support of increased pedestrian support materials (benches, etc.) to be located proximate to the entrances.* 

5. §15-3.0355.C.9 states "Mechanical equipment, refuse containers and any permitted outdoor storage shall be fully concealed from on-site and off-site ground level views, with materials identical to those used on the building exterior. Loading docks shall be completely screened from surrounding roads and properties. Said screening may be accomplished through loading areas internal to buildings, screen walls which match the building exterior in materials and design, fully opaque landscaping at time of planting, or combinations of the above. Gates and fencing may be used for security and access, but not for screening, and shall be of high aesthetic quality."

**Staff's Recommendation:** The applicated requests a waiver of this requirement for additional screening of the loading areas around the west side of the property. As noted above, <u>staff suggests</u> that the applicant provide additional landscaping around the sides of the building with visual access to the rear to compensate, *and recommends approval of the requested waiver*.

#### **STAFF RECOMMENDATIONS:**

Based on the above review comments and discussion, staff recommends the following actions:

- 1. A recommendation of approval for the Special Use application, subject to the proposed conditions incorporated in the attached Resolution.
- 2. Approval of the following requested waivers to the PDD-39 Business Park Area Design Standards:
  - a. §15-3.0444B.D.1.a.iv.
  - b. §§15-3.0444B.D.1.a.v. and vi., with the stipulation that the applicant provide additional landscaping around the sides of the building with visual access to the rear to compensate.
  - c. §15-3.0444B.D.2.a.i., with the stipulation that the applicant provide 1 bicycle parking space for every 10 automobile parking spaces, and located proximate to public building entrances.

- d. §§15-3.0444B.D.4a.ii. and iii., with the stipulation that at a minimum, the lower half of the public facades reflect higher quality (non-precast) materials as otherwise stipulated in these subsections.
- e. §15-3.0444B.D.4.a.xi., with the stipulation that the applicant provide additional landscaping around the sides of the building with visual access to the rear to compensate.
- 3. Approval of the following requested waivers of the South 27<sup>th</sup> Street Design Overlay District:
  - a. §15-3.0352.A.
  - b. §15-3.0353.F., with the stipulation that the applicant needs to provide benches and other material to sufficiently identify the doorways of the building.
  - c. §15-3.0355.C.5
  - d. §15-3.0355.C.6, with the stipulation that the applicant needs to provide benches and other material to sufficiently identify the doorways of the building
  - e. §15-3.0355.C.9, with the stipulation that the applicant provide additional landscaping around the sides of the building with visual access to the rear to compensate.
- 4. Approve the site plan application with the proposed conditions of approval reflecting adjudication of the waiver requests above, and the inclusion of the mitigation plan included with the Natural Resources Special Exception application.

#### APPENDICES

- 1. City of Franklin Plan Commission Special Use Resolution No. 2021-\_\_\_, draft dated February 15, 2021.
- 2. City of Franklin Common Council Site Plan Resolution No. 2021-\_\_, draft dated March 31, 2021.
- 3. Planning Maps of Subject Property
- 4. Special Use Application, dated January 29, 2021
- 5. Responses to Special Use General Standards
- 6. Site Plan Application, dated December 11, 2020
- 7. Project Summary
- 8. Legal Description of Subject Property.
- 9. Staff Comments, dated January 5, 2021, and Consultants Responses, dated January 25, 2021.
- 10. Applicant Request for Waivers, dated January 25, 2021.
- 11. Architect's Request for Waiver, dated March 29, 2021.
- 12. Site Intensity and Capacity Calculations
- 13. Complete Plan Set, dated March 29, 2021.

#### CITY OF FRANKLIN

#### RESOLUTION NO. 2021-\_\_\_\_

A RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS FOR THE APPROVAL OF A SPECIAL USE FOR OVERNIGHT PARKING FOR VEHICLES EXCEEDING 8,000 POUNDS MANUFACTURED GROSS VEHICLE WEIGHT AS PART OF THE DEVELOPMENT OF TWO INDUSTRIAL BUILDINGS TOTALING APPROXIMATELY 500,000 SQUARE FEET IN AREA, AND POTENTIALLY UP TO 600,000 SQUARE FEET IN AREA, UPON PROPERTY LOCATED AT 3617 WEST OAKWOOD ROAD (WP PROPERTY ACQUISITIONS LLC, APPLICANT, WENDT FAMILY TRUST, PROPERTY OWNER)

WHEREAS, WP Property Acquisitions LLC having petitioned the City of Franklin for the approval of a Special Use within Planned Development District No. 39 (Mixed Use Business Park), to permit off-street overnight parking (along the west property line behind the proposed industrial buildings) for vehicles exceeding 8,000 pounds manufactured Gross Vehicle Weight (which requires Special Use approval per Section 15-3.0444B.D.1.a.iii. (Design Standards, addendum to Ordinance No. 2016-2238) of the Unified Development Ordinance) (tenants have yet to be identified) as part of the development of two approximately 500,000-600,000 square foot in area industrial buildings at the west end of Elm Road, property located at 3617 West Oakwood Road. The property which is the subject of the application bears Tax Key No. 950-9997-002, and is more particularly described as follows:

Being part of the North 1/2 of the Northeast 1/4 of Section 36, in Town 5 North, Range 21 East, in the City of Franklin, County of Milwaukee, State of Wisconsin, bounded and described as follows: Commencing at the North 1/4 corner of said Section 36; thence South 88°27'30" East, coincident with the north line of the Northeast 1/4 of said Section, 120.03 feet; thence South 00°22'00" East, being parallel to and 120 feet west of the east line of said 1/4 Section, 60.02 feet to the Point of Beginning; thence continue South 00°22'00" East, 2,593.05 feet to a point on the south line of said 1/4 Section; thence South 88°36'18" West, coincident with said south line 701.28 feet to a point; thence North 00°22'00" West 2591.25 feet to a point on the south line of West Oakwood Road; thence North 88°27'30" East, coincident with said south line 701.32 feet to the point of beginning. Said described parcel contains 1,817,538 acres or 41.725 acres of land; 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 4th day of March, 2021, and the Plan Commission thereafter having

#### WP PROPERTY ACQUISITIONS LLC – SPECIAL USE RESOLUTION NO. 2021-\_\_\_\_ Page 2

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 WP Property Acquisitions LLC, 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 WP Property Acquisitions LLC, successors and assigns, for an overnight parking for vehicles exceeding 8,000 pounds manufactured Gross Vehicle Weight use, which shall be developed in substantial compliance with, and operated and maintained by WP Property Acquisitions LLC, pursuant to those plans City file-stamped \_\_\_\_\_\_ and annexed hereto and incorporated herein as Exhibit A.
- 2. WP Property Acquisitions LLC, successors and assigns, shall pay to the City of Franklin the amount of all development compliance, inspection and review fees incurred by the City of Franklin, including fees of consults to the City of Franklin, for the WP Property Acquisitions LLC overnight parking for vehicles exceeding 8,000 pounds manufactured Gross Vehicle Weight Special 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.
- The approval granted hereunder is conditional upon the WP Property Acquisitions LLC overnight parking for vehicles exceeding 8,000 pounds manufactured Gross Vehicle Weight Special Use for the property located at 3617 West Oakwood Road: (i) being in compliance with all applicable governmental laws, statutes,

rules, codes, orders and ordinances; and (ii) obtaining all other governmental approvals, permits, licenses and the like, required for and applicable to the project to be developed and as presented for this approval.

4. That this special use approval is contingent on approval of the Site Plan application.

BE IT FURTHER RESOLVED, that in the event WP Property Acquisitions LLC, successors or assigns, or any owner of the subject property, does not comply with one or any of the conditions and restrictions of this 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.

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

Introduced at a regular meeting of the Common Council of the City of Franklin this \_\_\_\_\_ day of \_\_\_\_\_\_, 2021.

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this \_\_\_\_\_\_ day of \_\_\_\_\_\_, 2021.

#### WP PROPERTY ACQUISITIONS LLC – SPECIAL USE RESOLUTION NO. 2021-\_\_\_\_ Page 4

APPROVED:

Stephen R. Olson, Mayor

ATTEST:

Sandra L. Wesolowski, City Clerk

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

STATE OF WISCONSIN

CITY OF FRANKLIN PLAN COMMISSION MILWAUKEE COUNTY [Draft 3-31-21]

#### RESOLUTION NO. 2021-\_\_\_\_

A RESOLUTION APPROVING A SITE PLAN FOR CONSTRUCTION OF A 200,000 SQUARE FOOT BUILDING AND IMPROVEMENTS FOR EVENTUAL CONSTRUCTION OF A SECOND BUILDING, WITH ASSOCIATED PARKING, LOADING AREAS, A DRIVEWAY CONNECTION BETWEEN THE TWO BUILDINGS, SIDEWALKS, CROSSWALKS AND A STORMWATER DETENTION POND (3617 WEST OAKWOOD ROAD) (WP PROPERTY ACQUISITIONS LLC, APPLICANT, WENDT FAMILY TRUST, PROPERTY OWNER)

WHEREAS, WP Property Acquisitions LLC having applied for approval of a proposed site plan for construction of a 200,000 square foot building and improvements for eventual construction of a second building, the initial phase consisting of site grading, establishing erosion control and the stormwater management system, routing of the wetland area through a piping system, and preparation for stockpiling, then construction of the first building, adjacent to Oakwood Road (200,000 square feet), including 50 truck parking spaces and 120 regular auto parking spaces, the later phase consisting of further site grading as needed, depending on the rerouting of the ATC (Available Transmission Capacity) power line towers, for future development of a 300,000 square foot building, along with truck parking spaces and regular auto parking spaces, property located at 3617 West Oakwood Road; and

WHEREAS, the Plan Commission having reviewed such proposal and having found same to be in compliance with the applicable terms and provisions of §15-3.0421 of the Unified Development Ordinance and in furtherance of those express standards and purposes of a site plan review pursuant to Division 15-7.0100 of the Unified Development Ordinance.

NOW, THEREFORE, BE IT RESOLVED, by the Plan Commission of the City of Franklin, Wisconsin, that the Site Plan for construction of a 200,000 square foot building and improvements for eventual construction of a second building, the initial phase consisting of site grading, establishing erosion control and the stormwater management system, routing of the wetland area through a piping system, and preparation for stockpiling, then construction of the first building, adjacent to Oakwood Road (200,000 square feet), including 50 truck parking spaces and 120 regular auto parking spaces, the later phase consisting of further site grading as needed, depending on the rerouting of the ATC (Available Transmission Capacity) power line towers, for future development of a 300,000 square foot building, along with truck parking spaces and regular auto parking spaces, as depicted upon the plans dated March 29, 2021, attached hereto and incorporated herein, is hereby approved, subject to the following terms and conditions:

- 1. The property subject to the Site Plan shall be developed in substantial compliance with, and operated and maintained pursuant to the Site Plan for the WP Property Acquisitions LLC industrial building and site improvements dated March 29, 2021.
- 2. WP Property Acquisitions LLC, successors and assigns, and any developer of the WP Property Acquisitions LLC industrial building construction and site improvements project, shall pay to the City of Franklin the amount of all development compliance, inspection and review fees incurred by the City of Franklin, including fees of consults to the City of Franklin, for the WP Property Acquisitions LLC industrial building construction and site improvements project, within 30 days of invoice for same. Any violation of this provision shall be a violation of the Unified Development Ordinance, and subject to §15-9.0502 thereof and §1-19 of the Municipal Code, the general penalties and remedies provisions, as amended from time to time.
- 3. The approval granted hereunder is conditional upon the WP Property Acquisitions LLC industrial building construction and site improvements project for the property located at 3617 West Oakwood Road: (i) being in compliance with all applicable governmental laws, statutes, rules, codes, orders and ordinances; and (ii) obtaining all other governmental approvals, permits, licenses and the like, required for and applicable to the project to be developed and as presented for this approval.
- 4. That the WP Property Acquisitions LLC industrial building construction and site improvements project shall be developed and constructed pursuant to such Site Plan within one year from the date of adoption of this Resolution, or this Resolution and all rights and approvals granted hereunder shall be null and void, without any further action by the City of Franklin.
- 5. The applicant shall obtain a waiver from the Plan Commission of the Planned Development District No. 39 (Mixed Use Business Park) Design Standards Section 15-3.0444B.D.1.a.iv. (Parking required and location regulated).
- 6. The applicant shall obtain a waiver from the Plan Commission of the Planned Development District No. 39 (Mixed Use Business Park) Design Standards Section 15-3.0444B.D.1.a.v. and vi. (Parking required and location regulated) provided that the applicant provide additional planting materials in the form of deciduous and evergreen trees and shrubs around the northwest corner of the proposed building and the west (rear) property line to provide additional screening from Oakwood Road.

- 7. The applicant shall obtain a waiver from the Plan Commission of the Planned Development District No. 39 (Mixed Use Business Park) Design Standards Section 15-3.0444B.D.2.a. i. (Open Spaces required and location regulated) provided that the applicant provide one (1) bicycle parking space for every ten (10) automobile parking spaces, locating said parking proximate to the public (front) building entrances, which location shall be confirmed by the Planning Manager.
- 8. The applicant shall obtain a waiver from the Plan Commission of the Planned Development District No. 39 (Mixed Use Business Park) Design Standards Section 15-3.0444B.D.4.a.ii. and iii. (Building Character and Design regulated) provided that, at a minimum, the applicant provide higher quality, non-precast materials along the lower half (50%) of the public facades (facing Hickory Street and Oakwood Road).
- 9. The applicant shall obtain a waiver from the Plan Commission of the Planned Development District No. 39 (Mixed Use Business Park) Design Standards Section 15-3.0444B.D.4.a.xi. (Building Character and Design regulated) provided that the applicant provide additional planting materials in the form of deciduous and evergreen trees and shrubs around the northwest corner of the proposed building and the west (rear) property line to provide additional screening from Oakwood Road.
- 10. The applicant shall obtain a waiver from the Plan Commission of the South 27th Street Design Overlay District Standards Section 15-3.0352A. (Parking required and location regulated).
- 11. The applicant shall obtain a waiver from the Plan Commission of the South 27th Street Design Overlay District Standards Section 15-3.0353F. (Landscaping) provided that the applicant provide benches and other pedestrian amenities proximate to public (front) building entrances, amenities and locations to be approved by the Planning Manager.
- 12. The applicant shall obtain a waiver from the Plan Commission of the South 27th Street Design Overlay District Standards Section 15-3.0355C.5. (Building Design).
- 13. The applicant shall obtain a waiver from the Plan Commission of the South 27th Street Design Overlay District Standards Section 15-3.0355C.6. (Building Entrances) provided that the applicant provide benches and other pedestrian amenities proximate to public (front) building entrances, amenities and locations to be approved by the Planning Manager.

#### WP PROPERTY ACQUISITIONS LLC – SITE PLAN RESOLUTION NO. 2021-\_\_\_\_ Page 4

- 14. The applicant shall obtain a waiver from the Plan Commission of the South 27th Street Design Overlay District Standards Section 15-3.0355C.9. (Screening) provided that the applicant provide additional planting materials in the form of deciduous and evergreen trees and shrubs around the northwest corner of the proposed building and the west (rear) property line to provide additional screening from Oakwood Road.
- 15. The applicant shall revise the Landscape Plan to remove all invasive or caution species and replace with like type alternatives (i.e. Norway Maple, Compact Burning Bush, Stella De Oro Daylily), subject to the approval of the City Forrester.
- 16. The applicant shall revise the Landscape Plan to identify the Mitigation Plan materials, numbers, and locations.
- 17. The applicant shall revise sheets of the Site Plan dated March 29, 2021 to ensure consistency in labeling and numbering (i.e. numbers of parking spaces, etc.).
- 18. The applicant shall obtain approval of the Stormwater Management Plan, Utilities Construction Plan, and driveway access from the City Engineering Department prior to issuance of the building permit.

Introduced at a regular meeting of the Plan Commission of the City of Franklin this \_\_\_\_\_ day of \_\_\_\_\_\_, 2021.

Passed and adopted at a regular meeting of the Plan Commission of the City of Franklin this \_\_\_\_\_\_ day of \_\_\_\_\_\_, 2021.

APPROVED:

Stephen R. Olson, Chairman

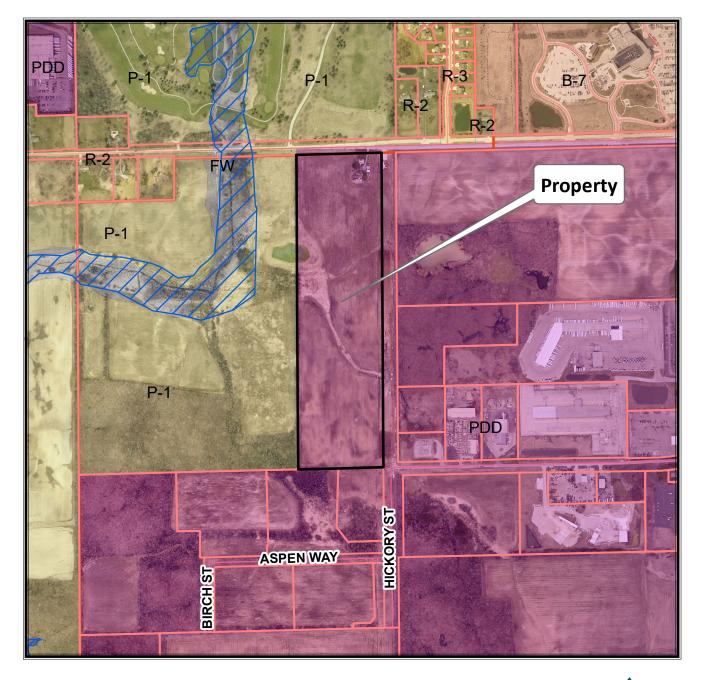
ATTEST:

Sandra L. Wesolowski, City Clerk

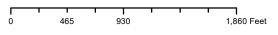
AYES \_\_\_\_\_ NOES \_\_\_\_\_ ABSENT \_\_\_\_\_



# 3617 W. Oakwood Road TKN: 950 9997 002

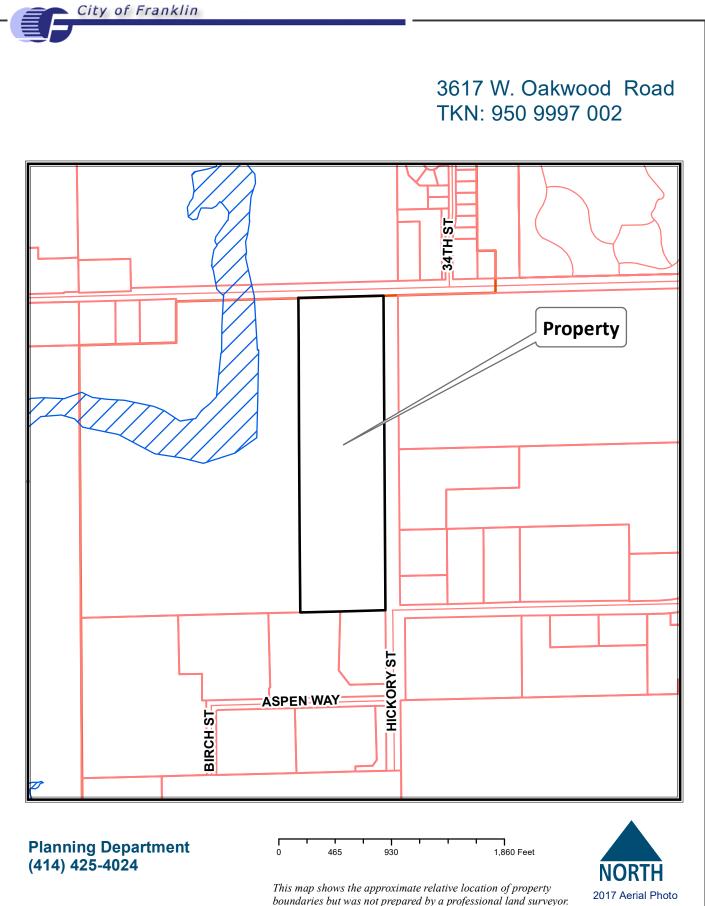


#### Planning Department (414) 425-4024

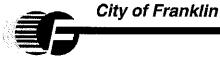




This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. This map is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes.



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Phone: (414) 425-4024 Fax: (414) 427-7691 Web Site: <u>www.franklinwi.gov</u>

\_\_\_\_\_

Date of Application:

#### SPECIAL USE / SPECIAL USE AMENDMENT APPLICATION

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

Applicant (Full Legal Name[s]): Name: Stewart M. Wangard	Applicant is Represented by: (contact person)(Full Legal Name[s]) Name: Mark Lake			
Company: WP Property Acquisitions LLC	Company: Wangard Partners, Inc			
Mailing Address: 1200 N. Mayfair Road, Suite 310	Mailing Address: 1200 N. Mayfair Road, Suite 310			
City / State: Milwaukee, WI Zip: 53226	City / State: Milwaukee, WI Zip: 53226			
Phone: 414.777.1200	Phone: 414.935.4014			
Email Address;mlake@wangard.com	Email Address:mlake@wangard.com			
Project Property Information:				
Property Address: 3617 W. Oakwood Road	Tax Key Nos: 950 9997 002			
Property Owner(s): Wendt Family Trust				
O440 D. Franch Hills Circle	Existing Zoning: PPD #39			
Mailing Address: 8113 S. Forest Hills Circle	Existing Use: Agricultural			
City / State: Franklin, WI Zip: 53132	Proposed Use: Industrial			
Email Address: _kaczmarekhomes@gmail.com	Future Land Use Identification: Mixed Use			
*The 2025 Comprehensive Master Plan <u>Future Land Use Map</u> is available	at: http://www.franklinwi.gov/Home/ResourcesDocuments/Maps.htm			
Special Use/Special Use Amendment submittals <u>for review</u> must include and	be accompanied by the following:			
This Application form accurately completed with original signature(s). Face	similes and copies will not be accepted.			
Application Filing Fee, payable to City of Franklin:	.000 Special Use Amendment			
🔳 \$1500, New Special Use over 4,000 square feet 🛛 🗂 \$7	750, New Special Use under 4,000 square feet			
Legal Description for the subject property (WORD.doc or compatible forma	•			
One copy of a response to the General Standards, Special Standards (if a	pplicable), and Considerations found in Section 15-3.0701(A), (B), and (C) of			
the Unified Development Ordinance available at <u>www.franklinwi.gov</u> .				
<ul> <li>Seven (7) complete collated sets of Application materials to include:</li> <li>One (1) original and six (6) copies of a written Project Summary, including description of any new building construction and site work, interior/exterior building modifications or additions to be made to property, site improvement costs, estimate of project value and any other information that is available.)</li> </ul>				
<ul> <li>Three (3) folded full size, drawn to scale copies (at least 24" x 36") of the Site Plan/Site Plan Amendment package. (The submittal should include only those plans/items as set forth in Section 17-7.0101, 15-7.0301 and 15-5.0402 of the Unified Development Ordinance that are impacted by the development. (e.g., Site Plan, Building Elevations, Landscape Plan, Outdoor Lighting Plan, Natural Resource Protection Plan, etc.)</li> <li>Four (4) folded reduced size (11"x17") copies of the Site Plan/Site Plan Amendment package.</li> </ul>				
One colored copy (11"x17") of the building elevations, if applicable.				
Three copies of the Natural Resource Protection Plan and report, if applica	ble (see Section 15-4.0102 & 15-7.0201 of the UDO).			
Email (or CD ROM) with all plans/submittal materials. Plans must be submit	ted in both Adobe PDF and AutoCAD compatible format (where applicable).			
•Upon receipt of a complete submittal, staff review will be conduct •Special Use/Special Use Amendment requests require Plan Comm				
The applicant and property owner(s) hereby certify that: (1) all statements and other information submitted as part of this application are true and correct to the best of applicant's and property owner(s)' knowledge; (2) the applicant and property owner(s) has/have read and understand all information in this application; and (3) the applicant and property owner(s) agree that any approvals based on representations made by them in this Application and its submittal, and any subsequently issued building permits or other type of permits, may be revoked without notice if there is a breach of such representation(s) or any condition(s) of approval. By execution of this application, the property owner(s) authorize the City of Franklin and/or its agents to enter upon the subject property(ies) between the hours of 7:00 a.m. and 7:00 p.m. daily for the purpose of inspection while the application is under review. The property owner(s) grant this authorization even if the property has been posted against trespassing pursuant to Wis. Stat. §943.13.				
(The applicant's signature must be from a Managing Member if the business is an LLC, or from the President or Vice President if the business is a corporation. A signed applicant's authorization letter may be provided in lieu of the applicant's signature below, and a signed property owner's authorization letter may be provided in lieu of the applicant of the owners of the property must sign this Application).				
Around Therewith Atration	1 hours 14. Wargen			
Signature Groperty Owner JUANNE KACZMAREK (HUSFER)	0			
JUANNE KACZMAREK (truster)	Signature - Applicant Stewart M. Wangard, Sole Member			

Date: 1/2-9/2/

Name & Title (PRINT)

Name & Title (PRINT)

Date: \_\_\_\_\_

Name & Title (PRINT)

Signature - Applicant's Representative

Date:

Date: \_\_\_\_\_

## Response to General Standards of Section 15-3.0701(A) of the UDO

#### <u>A.</u>

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

**<u>1.</u>** 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.

# Kapur: 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 zoning district PPD 39.

<u>2.</u> 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.

# Kapur: The proposed use and development have been designed to not have a substantial or undue adverse effect upon adjacent property and overall character of the area.

<u>3.</u> 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.

### Kapur: 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.

<u>4.</u> 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.

# Kapur: 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, and refuse disposal.

<u>5.</u> 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.

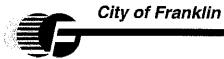
#### Kapur: The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets. Adequate measures have been taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

<u>6.</u> 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.

### Kapur: The proposed use and development will not result in the destruction, loss, or damage of any natural, scenic, or historic feature of significant importance.

<u>7.</u> 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.

Kapur: The proposed use and development will conform to applicable regulations of the district in which it is located in and will comply to any modified regulations recommended by the Plan Commission.



Phone: (414) 425-4024 Fax: (414) 427-7691 Web Site: <u>www.franklinwi.gov</u>

Date of Application: <u>12-11-2020</u>

#### SITE PLAN / SITE PLAN AMENDMENT APPLICATION

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

Applicant (Full Legal Name[s]): Name: Stewart M. Wangard	Applicant is Represented by: (contact person)(Full Legal Name[s]) Name: Mark Lake
Company: WP Property Acquisitions LLC	Company: Wangard Partners, Inc.
Mailing Address: 1200 N. Mayfair Road, Suite 310	Mailing Address: 1200 N. Mayfair Road, Suite 310
City / State: Milwaukee, WI Zip: 53226	City / State: Milwaukee, WI Zip: 53226
Phone: 414.777.1200	Phone: 414.935.4014
Email Address: _mlake@wangard.com	Email Address:mlake@wangard.com
Project Property Information:	
Property Address: 3617 W. Oakwood Road	Tax Key Nos: 950 9997 002
Property Owner(s): Wendt Family Trust	
	Existing Zoning: PDD #39
Mailing Address: 8113 S. Forest Hills Circle	Existing Use: Agricultural
City / State: Franklin, WI Zip: 53132	Proposed Use: Industrial
Email Address: kaczmarekhomes@gmail.com	Future Land Use Identification: Mixed Use
*The 2025 Comprehensive Master Plan Future Land Use Map is available	e at: <a href="http://www.franklinwi.gov/Home/ResourcesDocuments/Maps.htm">http://www.franklinwi.gov/Home/ResourcesDocuments/Maps.htm</a>
Site Plan/Site Plan Amendment submittals for review must include and be ac	companied by the following:
This Application form accurately completed with original signature(s). Fac:	
Application Filing Fee, payable to City of Franklin:	
Tier 3: \$500 (≤ 10% increase or decrease in total floor area of all s	
Legal Description for the subject property (WORD.doc or compatible formation	
Seven (7) complete collated sets of Application materials to include:	
One (1) original and six (6) copies of a written Project Summary, include	ling description of any new building construction and site work,
interior/exterior building modifications or additions to be made to pro	perty, site improvement costs, estimate of project value and any other
information that is available.)	
Seven (7) folded full size, drawn to scale copies (at least 24" x 36") of t only these place (items as set forth in Section 15, 7,0102, 15, 7,0201 and	the Site Plan/Site Plan Amendment package. (The submittal should include d 15-5.0402 of the Unified Development Ordinance that are impacted by the
development. (e.g., Site Plan, Building Elevations, Landscape Plan, Out	
Reduced size (11"x17") copies of the Site Plan/Site Plan Amendmen	
One colored copy (11"x17") of the building elevations, if applicable.	
One copy of the Site Intensity and Capacity Calculations, if applicable (see	Division 15-3.0500 of the UDO).
Three copies of the Natural Resource Protection report, if applicable (see	Section 15-7.0103Q of the UDO).
Email (or CD ROM) with all plans/submittal materials. Plans must be submit	ted in both Adobe PDF and AutoCAD compatible format (where applicable).
Upon receipt of a complete submittal_staff review will be conduct	ted within ten business days. Additional materials may be required.
•Site Plan/Site Plan amendment requests require Plan Commission	
The applicant and property owner(s) hereby certify that: (1) all statements and other	er information submitted as part of this application are true and correct to the best
of applicant's and property owner(s)' knowledge; (2) the applicant and property o	
the applicant and property owner(s) agree that any approvals based on represent	
issued building permits or other type of permits, may be revoked without notice	
execution of this application, the property owner(s) authorize the City of Franklin a a.m. and 7:00 p.m. daily for the purpose of inspection while the application is und	
been posted against trespassing pursuant to Wis. Stat. §943.13.	er rememt me property official grane and addioinzation even in the property had
(The applicant's signature must be from a Managing Member if the business is a	an LLC, or from the President or Vice President if the business is a corporation. A
signed applicant's authorization letter may be provided in lieu of the applicant	
provided in lieu of the property owner's signature[s] below. If more than one, all a	of the owners of the property must sign this Application).
Corme T. Kalimarek	Mand the Way
Stenature - Property Owner It Family TRUST	Signature - Applicant Stewart M. Wangard, sole member
Name & Title (PRINT) Date: 12-9-2020	Name & Title (PRINT) Date: 12-10-2020

Signature - Property Owner

Name & Title (PRINT)

Date: \_\_\_\_\_

_		
_	Name & Title	(PRINT)

Signature - Applicant's Representative

Date: \_\_\_\_\_

#### **Project Summary**

In November 2016, recognizing that the State of Wisconsin was creating a new freeway interchange at Elm Road, the City of Franklin created PDD #39 establishing a new Business Park to take advantage of the Milwaukee-Chicago I-94 Development Corridor. The "Oakwood Industrial" project takes advantage of the new interchange and will allow us to develop the large light industrial, office, and or distribution missing in Franklin. Our project involves creating two new industrial buildings just south of Oakwood Road and west of the future South Hickory Street, which is in compliance with the City's Comprehensive Master Plan for this area of the City.

WP Property Acquisitions, LLC is working to develop the project site, and is proposing to construct a 235,000 Square Foot (SF) building in the northern half of the site and a 300,000 SF building in the southern half of the site. The necessary parking and truck access roads to service the buildings will also be constructed. The parking will consist of 26-foot wide drive aisles with 9'x20' parking stalls, and be bounded by concrete curb and gutter. The truck access roads will also be 30-feet wide and the truck parking stalls will be 12'x60', both of which will also be bounded by concrete curb and gutter. Concrete sidewalks will be provided from the parking and access roads to the ingress/egress doors of the buildings. In addition to storm, sanitary and water laterals being provided to each building from S. Hickory Street, a water main loop will be provided around each building with fire hydrants for fire protection.

In order to accommodate for the stormwater runoff associated with the existing eastern industrial area along 27<sup>th</sup> Street, and the increased runoff from West Elm Road (to be upgraded by the City), the new S. Hickory Street and our development, a regional stormwater pond will also be constructed as part of this project.

Because of Franklin's need for more large scale industrial facilities and the need to create a regional stormwater facility that will allow us to accommodate as much onsite and offsite stormwater as possible, we are maximizing the square footage of the proposed buildings to get the increment needed by the City for this project. We believe development of a 235,000 SF and 300,000 SF building will meet those requirements. The project, on its own, could not evolve or be successful due to various factors (land cost, utility cost, offsite stormwater, environmental remediation or mitigation, rent, or construction costs) so it will rely on an investment from the City of Franklin's Tax Incremental Financing (TIF) District. The Increment is the taxable value after development minus the taxable value before. The City evaluates whether they can collect enough taxes within a certain period of time to pay off the debt.

Meeting the City's PDD #39's requirements, as well as the demands of Southeastern Wisconsin's industrial market, both buildings are planned to be light manufacturing/distribution centers. These types of industrial facilities rely heavily on the closeness of suppliers and a direct connection to the interstate highway system. The property is adjacent to existing industrial uses that the City is the process of enhancing with the reconstruction of West Elm Road, which will include new curb and gutter, a median, new storm sewer, sanitary sewer, water main, fire hydrants, and new sanitary and water laterals for each property.

WP Property Acquisitions, LLC has already been approached by a number of highly interested tenants that wish to utilize this space as soon as possible, but the southern building will need to be delayed to allow us to mitigate a minor (9,818 SF) low quality farmed wetland and also to take the time necessary for the relocation of the ATC overhead transmission line, within a 100-foot easement along the southern property line and western property line. The City of Franklin and WP Property Acquisitions, LLC are heavily invested in this property, are committed to providing adequate space for its intended users, and fully expect both buildings to be occupied in the short term. With the urgent need for a pond meeting the storm water requirements imminent reconstruction of W. Elm Road and the new S. Hickory Street, the regional detention system will be the first items to be completed. Subsequently the northern 235k building will be built and connected to the regional detention pond. Since it will take roughly 18 months to plan and relocate the ATC power lines, the southern 300k building will be constructed after the ATC power line relocation.

The anticipated design and construction schedule is as follows:

March/April 2021 - Municipal and DNR Approvals.

July 2021 – Construction commencement of the northern 235,000 SF building.

July 2022 – Construction completion of the northern 235,000 SF building.

June 2022 – Construction commencement of the southern 300,000 SF building upon completion of relocating the ATC lines.

June 2023 – Construction completion of the southern 300,000 SF building.

### Market Analysis

Industrial is the fastest growing sector of the real estate market and there is a great need for additional industrial space along the I-94 Corridor, especially south of Milwaukee. The immediate submarket around Franklin per Costar has a vacancy of 3.6% which is only 153,000 SF vacant. The demand has far outpaced the supply and available space. Therefore, we are very comfortable in filling up the building with solid industrial businesses within 6-12 months of completion. The sooner we can get a shovel in the ground the better.

### **Financial Plan**

The hard cost for the 2 buildings (235,000 and 300,000 SF) are anticipated to be around \$39,400,000.

#### LEGAL DESCRIPTION

Being part of the North ½ of the Northeast 1\4 of section 36, in Town 5 North, Range 21 East, in the City of Franklin, County of Milwaukee, State of Wisconsin, bounded and described as follows:

Commencing at the North ¼ corner of said Section 36; thence South 88°27″30″ East, coincident with the north line of the Northeast ¼ of said section, 120.03 feet; thence South 00°22′00″ East, being parallel to and 120 feet west of the east line of said ¼ section, 60.02 feet to the Point of Beginning; thence continue South 00°22′00″ East, 2,593.05 feet to a point on the south line of said ¼ Section; thence South 88°36′18″ West, coincident with said south line 701.28 feet to a point; thence North 00°22′00″ West 2591.25 feet to a point on the south line of West Oakwood Road; thence North 88°27′30″ East, coincident with said south line 701.32 feet to the point of beginning.

Said described parcel contains 1,817,538 square feet or 41.725 acres of land.



January 25, 2021

Heath Eddy – Planning Manager Department of City Development City of Franklin 9229 W. Loomis Road Franklin, WI 53132

RE: Site Plan, 3617 W. Oakwood Road

Dear Mr. Eddy,

I am writing this letter to address the Site Plan Review comments in your review letter dated January 5<sup>th</sup>, 2021 for the above referenced project. Below you will see the pertinent portions of the review comments in *italicized text* and Kapur's corresponding responses in **bold color**.

#### **Department of City Development**

1. Minimum Area/Bulk Requirements. Staff notes that the application will need to comply with the design requirements of PDD 39, which are provided in Sedtion 15-3.0444B.C. of Ordinance 2016-2238 (attached). Staff reviewed the area/bulk dimensions shown on the plan against the requirements for the "business park" portion of the PDD, and found several incorrect notations on the plan as follows:

	Required	Shown on Site Plan
Minimum Landscape Surface Ratio	0.25	0.45
Minimum Side Yard on Corner Lot	25 ft	20 ft
Parking/Driveway Setbacks:		
• <i>Abutting any public right-of-way:</i>	15 ft	10 ft
• <i>Not abutting any public right-of-way:</i>	10 ft (combined 30 ft for 2 side yards)	n/a

It appears you interpreted the design requirements were those of the BP Business Park District. However, PDD 39 carries its own area/bulk requirements. The numbers highlighted represent deficiencies that need to be corrected and could impact how the property is ultimately design.

Kapur: The Minimum Landscape Surface Ratio will be revised to 0.25 in the Site Intensity and Capacity Calculations. In addition, the proposed Landscape Surface Ratio will also be provided on the Site Landscape Plan drawings to provide verification that the minimum is being met. The minimum side yard building setback along West Oakwood Road for a corner lot will be revised from 20 feet to 25 feet. Also, the parking/driveway setbacks adjacent to both Oakwood Road and the future S. Hickory Street will be revised from 10 feet to 15 feet. Furthermore, the parking/driveway setback along the south property line (not abutting any public right-of-way) will be revised from 10 feet to 15 feet, since the combined total for 2 side yards needs to be a minimum of 30 feet.

- 2. **PDD 39 Design Standards.** PDD 39 includes a specific set of design requirements (see attached, Section 15-3.0444B.D.) beyond the standard requirements as contained in UDO §§15-5.0200 (Parking); 15-5.0300 (Required Landscaping); 15-5.0400 (Lighting Standards); and the requirements of the Sign Code (Municipal Code Chapter 210). Staff identifies all deficiencies below:
  - a) PARKING STANDARDS
    - The proposed site plan fails to identify how the parking numbers were established, so staff cannot verify compliance. Staff assumed "Warehouse + Office > 10% of GFA" for purposes of the analysis, and that yields a total of 468 parking spaces. However, the plan shows 353 regular vehicle parking spaces and 125 large truck parking spaces. The applicant shall identify how the parking provided was derived in compliance with the UDO Table 15-5.0203.

Kapur: Per the UDO Table 15-5.0203, the standard parking ratio for offstreet parking spaces for a Warehouse is "0.5/1,000 square feet of GFA, plus required parking spaces for offices, or similar uses, where those uses exceed 10% of GFA." Since the office space within each of the buildings will account for less than 10% of the GFA, 100 regular parking stalls will be provided for the 200,000 Sq. Ft. building and 200 regular parking stalls will be provided for the 300K/Future 400K Sq. Ft. building, for a total of 300 regular parking stalls.

• For reference, Section 15-3.0444.B.D.1.a.iii. references the requirement for overnight truck parking. The applicant doesn't state whether trucks over 8,000 pounds GVW will be parked overnight, though the large number of parking spaces for these vehicles supports that. The applicant shall clarify if such parking is needed, and a Special Use application shall be filed.

Kapur: It is the intent to have trucks over 8,000 pounds GVW parked overnight at the proposed buildings. As a result, a Special Use application will be filed to allow overnight truck parking.

• The majority of parking is located to the front of the buildings, which is out of compliance with Section 15-3.0444.B.D.1.a.iv. The applicant shall request a waiver to remedy this requirement given the current design.

Kapur: The majority of the parking is located at the front of the buildings for three main reason. First and foremost, by having the majority of the parking located at the front of the buildings, we are able to minimize traffic conflicts between tractor trailers and passenger vehicles. The current site layout provides separate entrances/exits at each building for tractor trailers and passenger vehicles. There are on-site connections between the parking areas and the tractor trailer access roads, but this is primarily for continuous on-site access around the buildings for maintenance and fire protection.

The second reason the majority of the parking is located at the front of the buildings is because the main employee entrances will be located at the front of the buildings. Furthermore, having the parking areas located at the front of the buildings will provide a greater level of safety for employees entering and exiting the buildings. For these reasons, it is most desirable to place the parking areas at the front of the buildings and a waiver will be requested to remedy this requirement.

• Per the table above, the parking setback is 15 feet. The parking along Hickory Street is shown at 10 feet, though the Oakwood Road parking is variable up to 15 feet. However, the drive aisle would be considered part of the parking area and therefore must also comply with this standard. **The applicant shall revise the site plan in compliance with this requirement.** 

Kapur: The parking/drive aisle setbacks adjacent to both Oakwood Road and the future S. Hickory Street will be revised from 10 feet to 15 feet. Furthermore, the parking/drive aisle setback along the south property line (not abutting any public right-of-way) will be revised from 10 feet to 15 feet, since the combined total for 2 side yards needs to be a minimum of 30 feet. • Screening requirements are addressed more completely below.

#### Kapur: Noted.

- b) GENERAL SITE DESIGN STANDARDS
  - The proposed site plan does not comply with Section 15-3.0444.B.D.2.a.i., as more than half the building setback from the future Hickory Street will be covered in parking. **The applicant shall comply with this requirement or request a waiver.**

Kapur: For the reasons previously mentioned, it is most desirable to place the parking areas at the front of both the buildings within the building setback from the future S. Hickory Street. As a result, a waiver will be requested to remedy this requirement.

• The applicant shall comply with the maintenance objectives identified in Section 15-3.0444.B.D.2.b. A condition of approval to that effect will be included in any adoption Resolution.

Kapur: Noted. The applicant will comply with the maintenance objectives identified is Section 15-3.0444.B.D.2.b of the UDO. It is understood that a condition of approval based on the language in this section of the UDO will be included in any adoption Resolution.

• The proposed site plan lacks walkways between the building entrances and the parking areas, much less between the building and the future street sidewalk. The plan also lacks any bicycle parking or storage infrastructure. Staff notes that a similar type design was submitted for the HSA property and waivers for these requirements were denied by the Plan Commission. The applicant shall comply with these requirements by providing a continuous sidewalk across the entire length of the façade, providing separate walkway access from all motor vehicle parking to the primary doorway accesses, and provide for bicycle parking facilities at the rate of 1 bicycle parking space for every 10 motor vehicle parking spaces.

Kapur: The site layout for each building will be modified to include a continuous sidewalk across the entire length of each building façade to provide pedestrian access from all motor vehicle parking to the primary building entrances. In addition, pedestrian access will be provided between the building and the multi-use path along the west side of the future S. Hickory Street. Furthermore, bicycle parking facilities will be provided at the rate of 1 bicycle parking space for every 10 motor vehicle parking spaces. Based on this rate, 10 bicycle parking spaces will be provided at the 200K Sq. Ft. building and 20 bicycle parking spaces will be provided at the 300K/Future 400K Sq. Ft. building.

- *c)* LANDSCAPE STANDARDS the following are not in compliance with the design standards or the UDO:
  - Per UDO §15-5.0302(A), the minimum number of Canopy/Shade Trees, Evergreen Trees, Decorative Trees, and Shrubs shall be 48, which is based on the Industrial standard of 1 of each for every 10 parking spaces. However, it should be noted that this minimum requirement does not reflect the additional requirements of PDD 39 or of the South 27<sup>th</sup> Street Corridor Overlay. **The site** plan indicates a total of 40 of each tree type and 52 shrubs.

Kapur: The total number of Canopy/Shade Trees, Evergreen Trees, Decorative Trees and Shrubs will be updated based on the additional requirements of PDD 39 and the South 27<sup>th</sup> Street Corridor Overlay.

• Per UDO §15-5.0302(F), there must be a minimum of 4 different species for each landscape element, with a minimum of 8 for each species. The current plan includes only 3 Decorative tree species, 2 Evergreen species, and 2 Shrub species.

Kapur: The landscape plans will be modified to include a minimum of 4 different species for each landscape element, with a minimum of 8 for each species.

• Section 15-3.0444.B.D.3.a. requires "extensive" building foundation landscaping. The proposed site plan shows more landscaping elements for Building #1, but the bulk of the landscaping is ground vegetation along most of the front facades (those facing the future Hickory Street as well as Oakwood *Road).* Additional foundation landscaping including more vertical elements is required for both Buildings, though Building #2 is severely deficient.

Kapur: Additional foundation landscaping, including more vertical elements, will be provided for both buildings along the facades facing Oakwood Road and the future S. Hickory Street to meet the requirements of Section 15-3.0444.B.D.3.a.

• Loading Area Landscaping: Screening for Building #1 is adequate though there are a few gaps along the western lot line that must be enclosed with additional landscaping elements. Screening for Building #2 is not adequate. The applicant shall upgrade the loading area landscaping to create a virtually opaque landscaped buffer lining the length of the loading area.

Kapur: Since the property to the west is unimproved County Park land, the applicant does not understand the need to provide a virtually opaque landscaped buffer lining the entire length of the loading areas for both buildings. In addition, there is already a fairly extensive existing tree line along the western property line of the development, with the majority of the trees located off site. As a result, this tree line will remain in place after construction. Some screening was provided for Building #1 along the northwest portion of the site to provide additional buffer for areas along Oakwood Road west of the site. As a result, the applicant would like to maintain the existing amount of landscaping along the western property line and a waiver will be requested to remedy this requirement.

• Parking area screening along the future Hickory Street is not adequate, as per standards covered under the South 27<sup>th</sup> Street Design Overlay review below.

Kapur: The parking area screening along the future S. Hickory Street will be modified to meet the standards covered under the South 27<sup>th</sup> Street Design Overlay.

- d) ARCHITECTURAL STANDARDS
  - Per Section 15-3.0444.B.D.4.a.ii, the majority of the building facades appear to be precast concrete, which is intended as an acceptable secondary element per Section 15-3.0444.B.D.4.a.iii. **The applicant should either modify the**

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materials, including additional non-concrete materials, or request a waiver to this standard.

SPS Architects: All exterior materials and finishes are consistent with other buildings of this type in the area. Development team will request a waiver to this standard.

• The door elements appear to be metal but there isn't a specific reference to material type. The applicant shall specify the metal materials used around the doors, in compliance with Section 15-3.0444.B.D.4.a.v.

SPS Architects: All exterior doors with glass will be aluminum with aluminum frames. All exterior flush doors will be painted hollow metal with painted hollow metal frames.

• Whether the material types are considered acceptable is up to the Plan Commission. However, more visual differentiation of the facades with a horizontal element between the ground level and the approximate 24-foot level as currently shown would be preferred.

SPS Architects: Development team will present additional design options for differentiating the facades with bolder horizontal banding at the 24'-0" level.

• Staff notes that while the submitted design does not indicate the location of mechanicals or dumpsters or similar, they would be required to be screened from view. A recommended condition of approval will be part of any adoption Resolution requiring such screening, as part of the review for the Building Permit.

Kapur: A dumpster enclosure will be provided for each building, and will be screened as required.

• Also, as noted above under Landscaping Standards, the rear loading docks do not comply with Standard 4.a.xi.

Kapur: Since the property to the west is unimproved County Park land, the applicant does not understand the need to provide a virtually opaque

landscaped buffer lining the entire length of the loading areas for both buildings. In addition, there is already a fairly extensive existing tree line along the western property line of the development, with the majority of the trees located off site. As a result, this tree line will remain in place after construction. Some screening was provided for Building #1 along the northwest portion of the site to provide additional buffer for areas along Oakwood Road west of the site. As a result, the applicant would like to maintain the existing amount of landscaping along the western property line and a waiver will be requested to remedy this requirement.

- e) SIGNAGE STANDARDS
  - No signage was submitted with the site plan. Per Section 15-3.0444.B.D.5.a., wall signs are prohibited. A condition to this effect specifying this prohibition will be included with any adoption Resolution.

#### Kapur: Noted.

- f) LIGHTING STANDARDS
  - Staff reviewed the submitted photometric plan and it appears to comply with the requirements of UDO Table 15-5.0401(A), with a maximum illumination of 0.30 foot-candles at the property line and lighting standard maximum heights of 25 feet.

#### Kapur: Noted.

- g) SUPPLEMENTAL DESIGN GUIDELINES (see Comment #3 below)
   Kapur: Noted.
- 3. South 27<sup>th</sup> Street Corridor Overlay District Design Requirements. PDD 39 requires compliance with the South 27<sup>th</sup> Street Corridor Overlay District design standards (attached). Staff comments are with respect to the requirements in Sections 15-3.0352 through 15-3.0355.
  - a) Parking Requirements. (Section 15-3.0352)
    - The proposed site plan shows 163 of 478 parking spaces located to the side or rear of the proposed buildings, well more than half of the parking is provided between the front facades and the public street. The applicant shall either revise the site plan in compliance with Section 15-3.0352.A., or request a waiver from this standard.

Kapur: The majority of the parking is located between the front facades and the public street for three main reason. First and foremost, by having the majority of the parking located at the front of the buildings, we are able to minimize traffic conflicts between tractor trailers and passenger vehicles. The current site layout provides separate entrances/exits at each building for tractor trailers and passenger vehicles. There are on-site connections between the parking areas and the tractor trailer access roads, but this is primarily for continuous on-site access around the buildings for maintenance and fire protection.

The second reason the majority of the parking is located between the front facades and the public street is because the main employee entrances will be located at the front of the buildings. Furthermore, having the parking areas located at the front of the buildings will provide a greater level of safety for employees entering and exiting the buildings. For these reasons, it is most desirable to place the parking areas between the front facades and the public streets, and a waiver will be requested to remedy this requirement.

• To review per Section 15-3.0352.B., staff assumed a standard as noted above. However, the applicant did not identify the parking standard used to establish the parking as provided. **The applicant shall clarify the standard used, as noted above.** 

Kapur: Kapur: Per the UDO Table 15-5.0203, the standard parking ratio for off-street parking spaces for a Warehouse is "0.5/1,000 square feet of GFA, plus required parking spaces for offices, or similar uses, where those uses exceed 10% of GFA." Since the office space within each of the buildings will account for less than 10% of the GFA, 100 regular parking stalls will be provided for the 200,000 Sq. Ft. building and 200 regular parking stalls will be provided for the 300K/Future 400K Sq. Ft. building, for a total of 300 regular parking stalls.

- b) Landscape and Site Design General Standards. (Section 15-3.0353)
  - The applicant has provided no site furnishings on the site plan, and there is no human element in the proposed design. The current design is intended for motor vehicles only. The applicant shall provide site amenities (accent lighting, benches, trash receptacles, bicycle racks, etc.) on the site plan or request a waiver from this standard. Staff notes that the HSA application requested a similar waiver but was denied by the Plan Commission.

Kapur: The site landscape plan will be revised to show site amenities such as benches, trash receptacle, bicycle racks, etc.

• Ref. Section 15-3.0353.B, none of Pedestrian elements are provided on the proposed site plan. The submission is intended for motor vehicles and buildings. Such elements are a general requirement. The applicant shall provide such elements on a revised site plan and identify those in a response letter, or otherwise request a waiver from this standard.

Kapur: The site layout for each building will be modified to include a continuous sidewalk across the entire length of each building façade to provide pedestrian access from all motor vehicle parking to the primary building entrances. In addition, pedestrian access will be provided between the building and the multi-use path along the west side of the future S. Hickory Street. Furthermore, bicycle parking facilities will be provided at the rate of 1 bicycle parking space for every 10 motor vehicle parking spaces. Based on this rate, 10 bicycle parking spaces will be provided at the 200K Sq. Ft. building and 20 bicycle parking spaces will be provided at the 300K/Future 400K Sq. Ft. building.

• *Ref. Section 15-3.0353.C, the applicant doesn't indicate any accommodation of pedestrians with walkways except at the building entrances.* As noted above, the applicant shall revise the site plan to provide continual walkways along building facades.

Kapur: The site layout for each building will be modified to include a continuous sidewalk across the entire length of each building façade to provide pedestrian access from all motor vehicle parking to the primary building entrances. In addition, pedestrian access will be provided between the building and the multi-use path along the west side of the future S. Hickory Street. Furthermore, bicycle parking facilities will be provided at the rate of 1 bicycle parking space for every 10 motor vehicle parking spaces. Based on this rate, 10 bicycle parking spaces will be provided at the 200K Sq. Ft. building and 20 bicycle parking spaces will be provided at the 300K/Future 400K Sq. Ft. building.

• *Ref. Section 15-3.0353.D. there is no bicycle parking or pedestrian furniture provided on this site plan. Staff previously has recommended a minimum of one bicycle parking* 

element for every 10 vehicle parking spaces. A minimum of 48 bicycle parking spaces would be required for this project, split between the two buildings. Pedestrian furniture should be provided, or a waiver would be needed for this element.

Kapur: Bicycle parking facilities will be provided at the rate of 1 bicycle parking space for every 10 motor vehicle parking spaces. Based on this rate, 10 bicycle parking spaces will be provided at the 200K Sq. Ft. building and 20 bicycle parking spaces will be provided at the 300K/Future 400K Sq. Ft. building.

• Ref. Section 15-3.0353.E., the proposed site plan includes mostly trees and some ground cover, with very little in between except at the primary entrances to each building, and this is lacking particularly for Building #2. A mixture of shrubs along the long facades would help to break up the visual monotony of the proposed buildings and would allow for a more human-scale design at the ground level.

Kapur: Additional foundation landscaping, including more vertical elements, will be provided for both buildings along the facades facing Oakwood Road and the future S. Hickory Street.

• Ref. Section 15-3.0353.F, each building has a main entrance as defined by landscaping elements, but otherwise there is very little to the property design in the way of central areas or gathering places. Given the type of project these would not be a heavily used feature and would be most likely to be considered for a waiver by the Plan Commission.

Kapur: Based on the type of development this is, it is anticipated that a central pedestrian area or gathering place would not be heavily utilized. As such, a waiver will be requested to remedy this requirement.

- c) Landscaping Requirements for Off-Street Parking Areas. (Section 15-3.0354)
  - Staff notes the requirements as provided and discussed earlier. While the requirement here is intended to apply to the UDO requirement, it should be noted that this project necessitates going beyond the minimum requirements, and that this proposed site plan does not even comply with the minimum requirements.

Kapur: The landscaping for the off-street parking areas will be modified to meet and exceed the minimum requirements.

• A proposed condition of approval reflecting that tree planting shall protect from vehicle damage in any adoption Resolution.

Kapur: Notes will be added to the landscape plans indicating that tree planting shall be protected from vehicle damage. It is understood that this will be a condition of approval any adoption Resolution.

- Per Section 15-3.0354.C., staff notes as follows:
  - There are at least 10 trees shown either on top of or within 10 feet of proposed interior site water lines. Staff recommends the applicant review the two layers of the site plan and adjust tree locations accordingly.

Kapur: Tree locations will be adjusted to be no closer than 10 feet to proposed underground utility lines.

• The Landscape Plan notes do not mention any required topsoil stratum to be placed on the site. Perhaps this is indicated elsewhere in the plan set. The Landscape Plan notes the placement of metal landscape barriers in the subsurface but it doesn't specifically indicate what material to be provided along the ground surface. The applicant shall clarify that landscaping areas shall include topsoil strata per Section 15-3.0354.C.5.

Kapur: The landscape plans will be modified to indicate what topsoil stratum should be provided within the landscaping areas per Section 15-3.0354.C.5 of the UDO.

• Per Section 15-3.0354.D.2.a., the proposed site plan includes no greenbelt between the proposed parking areas and the street. In order to comply with this requirement, staff proposes the planting of shrubs, 30 inches at maturity, 30 inches on-center (18 inches when planted) to create a more or less opaque screening at maturity (a "hedge-row"). This would require a minimum of 232 shrubs along the parking in front of Building #1 and 329 shrubs along the parking in front of Building #2, located between the parking spaces and the location of the sidewalk along the future Hickory Street.



Kapur: In order to provide the required greenbelt between the parking areas and the future S. Hickory Street, shrubs will be provided as suggested by staff above.

- d) Architectural Requirements. (Section 15-3.0355)
  - The applicant's proposed building design generally complies with the standards in subsection A., except that the lower 2/3s of each façade are generally the same material and color. As per the previous HSA project approval, staff recommends a differentiation in the material color within the lowest quarter of the building facades, at least along the facades adjacent public rights-of-way.

SPS Architects: Development team will present additional design options for differentiating material colors on the facades adjacent to public right-of-way.

• For any element out of compliance with the standards as provided above, the applicant must request in writing which waivers are requested and specify the reasons for such request as well as proposed design elements to compensate for the requested waivers.

#### SPS Architects: Will comply.

• Staff requests that the applicant indicate in their project summary discussion of the proposal's compliance with the Comprehensive Master Plan.

Kapur: The project summary will be updated to discuss the proposal's compliance with the Comprehensive Master Plan.

• The most attractive feature of each building's design is the incorporation of a relatively brighter element at the corners. Staff recommends the applicant provide an additional vertical element at the main entrances to each building, similar to the elements at the corners.

#### SPS Architects: Development team will present design options for adding an additional vertical element at the main entrances to each building.

• *Ref. Section 15-3.0355.C.5, The proposed building designs are not in compliance with this standard. Some elements of the site design can compensate for the required elements along the ground level, but not entirely to rectify the relative lack of windows and other featured. The applicant shall revise the site plan to either comply* 

with the requirements in this section or request a waiver.

#### SPS Architects: Development team will request a waiver.

• Ref. Section 15-3.0355.C.6, the proposed building entrances are not clearly differentiated, except with some landscaping designs for the "main" entrance. There are no other physical elements incorporated within the building design to highlight or draw attention to the building entrances, and the rest of the design doesn't do anything to indicate where these locations are. The façade facing Oakwood Road doesn't include any entrances, only the required emergency exits as required by Building Code. Waivers to this requirement would be needed, but some elements to compensate would be required in lieu of compliance.

#### SPS Architects: Understood, development team will request a waiver.

• Per Section 15-3.0355.C.9, the site design around Building #1 is generally compliant, with a few gaps to fill in with landscaping. However, the loading area for Building #2 is not compliant. Virtually no landscaping is shown in this area or indicated in the trees along the edge of the property which are proposed to remain. Mechanical equipment and dumpster locations are not specified. Staff comments on this are addressed earlier, though any request for a waiver would have to reference this section as well.

Kapur: Since the property to the west is unimproved County Park land, the applicant does not understand the need to provide a virtually opaque landscaped buffer lining the entire length of the loading areas for both buildings. In addition, there is already a fairly extensive existing tree line along the western property line of the development, with the majority of the trees located off site. As a result, this tree line will remain in place after construction. Some screening was provided for Building #1 along the northwest portion of the site to provide additional buffer for areas along Oakwood Road west of the site. As a result, the applicant would like to maintain the existing amount of landscaping along the western property line and a waiver will be requested to remedy this requirement.

• Per Section 15-3.0355C.11, staff recommends improvements to the primary wetland area to restore full functionality to this area, including wetland plantings and stabilization.

Kapur: A wetland mitigation plan is being created as part of the NRSE Application process because of the wetland impacts that will result from this project. Improvements to the primary wetland area, including wetland plantings and stabilization, will be addressed as part of this mitigation plan, in lieu of including it with the landscape plans.

• Per Section 15-3.0355.C.12, the applicant has provided no signage for the site, in part because proposed tenants are not yet known and/or disclosed. *Staff will include a Condition of Approval specifying compliance with the requirements of Municipal Code Chapter 210 to address these requirements in any adoption Resolution.* 

#### Kapur: Noted.

4. Truck Parking. The proposed site plan shows 125 truck parking spaces. Is the applicant intending to provide for overnight truck parking on-site? Per UDO §15-5.0202(G)(3), "Any vehicle over 8,000 pound rated Gross Vehicle Weight may be parked…in the normal course of business in conjunction with a commercial or industrial use of the property; however, any overnight parking shall be allowed only with a Special Use."

If the applicant intends to allow for overnight truck parking, a Special Use Permit application should be submitted for approval at this time. However, such application is not necessarily required at this time, and would not preclude approval of the site plan.

Kapur: It is the intent to have trucks over 8,000 pounds GVW parked overnight at the proposed buildings. As a result, a Special Use application will be filed to allow overnight truck parking.

#### **Engineering Department Comments**

5. No comments to the proposed development. However, Engineering plans must be submitted for review, as the applicant is proposing utilities to be dedicated to the City.

Kapur: The engineering plans & storm water management plan will be submitted for review and approval once complete.

#### Fire Department Comments

6. The fire department has no objections to the proposed site plan.

#### Kapur: Noted.

7. The fire department would require 360-degree access on the proposed site plan, due to the size of the buildings.

#### Kapur: 360-degree access around each building has been provided.



8. Additional comments will likely be provided as the project moves forward.

#### Kapur: Noted.

#### **Police Department Comments**

9. The police department has no issues with this project.

#### Kapur: Noted.

#### **Inspection Services Department Comments**

10. Inspection Services has no comments on the subject proposal at this time.



January 25, 2021

Heath Eddy – Planning Manager Department of City Development City of Franklin 9229 W. Loomis Road Franklin, WI 53132

RE: Site Plan, 3617 W. Oakwood Road

Dear Mr. Eddy,

I am writing this letter to provide a list of the waivers that are being requested to address a few of the items included in the Site Plan Review comments in your review letter dated January 5<sup>th</sup>, 2021 for the above referenced project. Below you will see the review comments that waivers are being requested for, along with the section number in either the PDD 39 Design Standards or the South 27<sup>th</sup> Street Corridor Overlay District, in *italicized text,* and Kapur's corresponding responses in **bold color**.

#### Waivers Requested – PDD 39 Design Standards

#### 1.) PARKING STANDARDS

• The majority of parking is located to the front of the buildings, which is out of compliance with Section 15-3.0444.B.D.1.a.iv. The applicant shall request a waiver to remedy this requirement given the current design.

Section 15-3.0444.B.D.1.a.iv. of PDD 39 Design Standards - Parking in front of buildings shall be designed primarily for visitors and high turnover usage, with employee parking to be located to the side-yard or rear-yard.

Kapur: A waiver is being requested for this requirement. The majority of the employee parking is located at the front of the buildings, in lieu of the side-yards or rear-yards, for three main reason. First and foremost, by having the majority of the employee parking located at the front of the buildings, we are able to minimize traffic conflicts between tractor trailers and passenger vehicles. The current site layout provides separate entrances/exits at each building for tractor trailers and passenger vehicles. There are on-site connections between the parking areas and the tractor trailer access roads, but this is primarily for continuous on-site access around the buildings for maintenance and fire protection.

The second reason the majority of the employee parking is located at the front of the buildings is because the main employee entrances will be located at the front of the buildings. Furthermore, having the parking areas located at the front of the buildings will provide a greater level of safety for employees entering and

exiting the buildings. For these reasons, it is most desirable to place the employee parking areas at the front of the buildings.

#### 2.) GENERAL SITE DESIGN STANDARDS

• The proposed site plan does not comply with Section 15-3.0444.B.D.2.a.i., as more than half the building setback from the future Hickory Street will be covered in parking. The applicant shall comply with this requirement or request a waiver.

Section 15-3.0444.B.D.2.a.i. of PDD 39 Design Standards - Not less than one-half of the required building setback area from any dedicated street shall be devoted solely to lawns, trees, shrubs, and other landscaping.

Kapur: A waiver is being requested for this requirement. The majority of the parking is located at the front of the buildings within the building setback from the future S. Hickory Street, in lieu of the side-yards or rear-yards, for three main reasons. First and foremost, by having the majority of the parking located at the front of the buildings, we are able to minimize traffic conflicts between tractor trailers and passenger vehicles. The current site layout provides separate entrances/exits at each building for tractor trailers and passenger vehicles. There are on-site connections between the parking areas and the tractor trailer access roads, but this is primarily for continuous on-site access around the buildings for maintenance and fire protection.

The second reason the majority of the parking is located at the front of the buildings is because the main employee entrances will be located at the front of the buildings. Furthermore, having the parking areas located at the front of the buildings will provide a greater level of safety for employees entering and exiting the buildings. For these reasons, it is most desirable to place the parking areas at the front of the building within the building setback.

- 3.) LANDSCAPE STANDARDS the following are not in compliance with the design standards or the UDO:
  - Loading Area Landscaping: Screening for Building #1 is adequate though there are a few gaps along the western lot line that must be enclosed with additional landscaping elements. Screening for Building #2 is not adequate. The applicant shall upgrade the loading area landscaping to create a virtually opaque landscaped buffer lining the length of the loading area.

Section 15-3.0444.B.D.1.a.v. of PDD 39 Design Standards - Loading and unloading areas shall be located to the side-yard or rear-yard and screened so as to minimize their view from adjacent streets and sites.



Section 15-3.0444.B.D.1.a.vi. of PDD 39 Design Standards - All parking, loading, and unloading areas shall be screened from adjacent streets and sites utilizing landscaping, berms, and/or decorative fences.

Kapur: A waiver is being requested for this requirement. Since the property to the west is unimproved County Park land, the applicant does not understand the need to provide a virtually opaque landscaped buffer lining the entire length of the loading areas for both buildings. In addition, there is already a fairly extensive existing tree line along the western property line of the development, with the majority of the trees located off site. As a result, this tree line will remain in place after construction. Some screening was provided for Building #1 along the northwest portion of the site to provide additional buffer for areas along Oakwood Road west of the site. As a result, the applicant would like to maintain the existing amount of landscaping along the western property line.

#### 4.) ARCHITECTURAL STANDARDS

• Per Section 15-3.0444.B.D.4.a.ii, the majority of the building facades appear to be precast concrete, which is intended as an acceptable secondary element per Section 15-3.0444.B.D.4.a.iii. The applicant should either modify the materials, including additional non-concrete materials, or request a waiver to this standard.

Section 15-3.0444.B.D.4.a.ii of PDD 39 Design Standards - All exterior materials shall be durable, of high-quality, utilized true to form (such as stone below wood rather than the opposite), and appropriate for external use.

Section 15-3.0444.B.D.4.a.iii of PDD 39 Design Standards - Brick, stone, tile, and custom architectural masonry units are preferred primary materials for the solid (non-window) portion of new buildings or additions.

SPS Architects: A waiver is being requested for this requirement. All exterior materials and finishes are consistent with other buildings of this type in the area.

• Also, as noted above under Landscaping Standards, the rear loading docks do not comply with Standard 4.a.xi.

Section 15-3.0444.B.D.4.a.xi. of PDD 39 Design Standards - Outside loading docks shall be located to the side-yard or rear-yard and screened from view from adjacent streets and sites by extended building walls, berms, decorative fencing, and/or landscaping.

Kapur: A waiver is being requested for this requirement. Since the property to the west is unimproved County Park land, the applicant does not understand the need to provide a virtually opaque landscaped buffer lining the entire length of the loading areas for both buildings. In addition, there is already a fairly extensive existing tree line along the western property line of the development, with the majority of the trees located off site. As a result, this tree line will remain in place after construction. Some screening was provided for Building #1 along the northwest portion of the site to provide additional buffer for areas along Oakwood Road west of the site. As a result, the applicant would like to maintain the existing amount of landscaping along the western property line.

#### Waivers Requested – South 27th Street Corridor Overlay District Design Requirements

- 1.) Parking Requirements. (Section 15-3.0352)
  - The proposed site plan shows 163 of 478 parking spaces located to the side or rear of the proposed buildings, well more than half of the parking is provided between the front facades and the public street. The applicant shall either revise the site plan in compliance with Section 15-3.0352.A., or request a waiver from this standard.

Section 15-3.0352.A of South 27<sup>th</sup> Street Corridor Overlay District Design Requirements -Not more than fifty (50) percent of the off-street parking spaces shall be located directly between the front façade of the building and the public street, unless additional buildings in the overall development are or will be located between the main building and the public street. Such additional buildings must be sufficient in size, location, and number to provide an effective visual break between the public street and the parking lot.

Kapur: A waiver is being requested for this requirement. The majority of the parking is located at the front of the buildings, in lieu of the side-yards or rearyards, for three main reason. First and foremost, by having the majority of the parking located at the front of the buildings, we are able to minimize traffic conflicts between tractor trailers and passenger vehicles. The current site layout provides separate entrances/exits at each building for tractor trailers and passenger vehicles. There are on-site connections between the parking areas and the tractor trailer access roads, but this is primarily for continuous on-site access around the buildings for maintenance and fire protection.

The second reason the majority of the employee parking is located at the front of the buildings is because the main employee entrances will be located at the front of the buildings. Furthermore, having the parking areas located at the front of the buildings will provide a greater level of safety for employees entering and exiting the buildings. For these reasons, it is most desirable to place the employee parking areas at the front of the buildings.

#### 2.) Landscape and Site Design General Standards. (Section 15-3.0353)

• *Ref. Section 15-3.0353.F, each building has a main entrance as defined by landscaping elements, but otherwise there is very little to the property design in the way of central areas or gathering places. Given the type of project these would not be a heavily used feature and would be most likely to be considered for a waiver by the Plan Commission.* 



Section 15-3.0353.F of South 27<sup>th</sup> Street Corridor Overlay District Design Requirements -Each development which contains a building over fifty thousand (50,000) square feet in area shall provide central area(s) or feature(s) such as a patio/seating area, pedestrian plaza with benches, outdoor playground area, water feature, and/or other such deliberately designated areas or focal points that adequately enhance the development or community. All such areas shall be openly accessible to the public, connected to the public and private sidewalk system, designed with materials compatible with the building and remainder of the site, and maintained over the life of the building and project.

Kapur: A waiver is being requested for this requirement. Based on the type of development this is, it is anticipated that a central pedestrian area or gathering place would not be heavily utilized.

- 3.) Architectural Requirements. (Section 15-3.0355)
  - Ref. Section 15-3.0355.C.5, The proposed building designs are not in compliance with this standard. Some elements of the site design can compensate for the required elements along the ground level, but not entirely to rectify the relative lack of windows and other featured. The applicant shall revise the site plan to either comply with the requirements in this section or request a waiver.

Section 15-3.0355.C.5 of South 27<sup>th</sup> Street Corridor Overlay District Design Requirements -The building exterior shall be unified in design throughout the structure, and shall complement other buildings in the vicinity. The building shall employ varying building setbacks, height, roof treatments, door and window openings, and other structural and decorative elements to reduce apparent size and scale. A minimum of twenty (20) percent of all of the combined façades of the structure shall employ actual façade protrusions or recesses. A minimum of twenty (20) percent of all of the combined linear roof eave or parapet lines of the structure shall employ differences in height, with such differences being six (6) feet or more as measured eave to eave or parapet to parapet for buildings over fifty thousand (50,000) square feet. Roofs with particular slopes may be required by the City to complement existing buildings or otherwise establish a particular aesthetic objective. Ground floor facades that face and are on properties that are in any part within one hundred (100) feet of public streets shall have arcades, display windows, entry areas, awnings, or other such features along no less than fifty (50) percent of their horizontal length. The integration of windows into building design is strongly encouraged.

#### SPS Architects: A waiver is being requested for this requirement.

• Ref. Section 15-3.0355.C.6, the proposed building entrances are not clearly differentiated, except with some landscaping designs for the "main" entrance. There are no other physical elements incorporated within the building design to highlight or draw attention to the building entrances, and the rest of the design doesn't do anything to indicate where these locations are. The façade facing Oakwood Road doesn't include any entrances, only the

### required emergency exits as required by Building Code. Waivers to this requirement would be needed, but some elements to compensate would be required in lieu of compliance.

Section 15-3.0355.C.6 of South 27<sup>th</sup> Street Corridor Overlay District Design Requirements -Public building entryways shall be clearly defined and highly visible on the building's exterior design, and shall be emphasized by on-site traffic flow patterns. Two (2) or more of the following design features shall be incorporated into all public building entryways: canopies or porticos, overhangs, projections, arcades, peaked roof forms, arches, outdoor patios, display windows, distinct architectural details. Unless exempted by the Plan Commission, all sides of the building that directly face or abut a public street or public parking area shall have at least one public entrance, except that the City shall not require building entrances on more than two (2) sides of any building.

#### SPS Architects: A waiver is being requested for this requirement.

• Per Section 15-3.0355.C.9, the site design around Building #1 is generally compliant, with a few gaps to fill in with landscaping. However, the loading area for Building #2 is not compliant. Virtually no landscaping is shown in this area or indicated in the trees along the edge of the property which are proposed to remain. Mechanical equipment and dumpster locations are not specified. Staff comments on this are addressed earlier, though any request for a waiver would have to reference this section as well.

Section 15-3.0355.C.9 of South 27<sup>th</sup> Street Corridor Overlay District Design Requirements -Mechanical equipment, refuse containers and any permitted outdoor storage shall be fully concealed from on-site and off-site ground level views, with materials identical to those used on the building exterior. Loading docks shall be completely screened from surrounding roads and properties. Said screening may be accomplished through loading areas internal to buildings, screen walls which match the building exterior in materials and design, fully opaque landscaping at time of planting, or combinations of the above. Gates and fencing may be used for security and access, but not for screening, and shall be of high aesthetic quality.

Kapur: A waiver is being requested for this requirement. Since the property to the west is unimproved County Park land, the applicant does not understand the need to provide a virtually opaque landscaped buffer lining the entire length of the loading areas for both buildings. In addition, there is already a fairly extensive existing tree line along the western property line of the development, with the majority of the trees located off site. As a result, this tree line will remain in place after construction. Some screening was provided for Building #1 along the northwest portion of the site to provide additional buffer for areas along Oakwood Road west of the site. As a result, the applicant would like to maintain the existing amount of landscaping along the western property line.





March 29, 2021

Heath Eddy – Planning Manager Department of City Development City of Franklin 9229 W. Loomis Road Franklin, WI 53132

RE: WANGARD OAKWOOD INDUSTRIAL BUILDING I DESIGN WAIVER 3617 W. OAKWOOD ROAD

Dear Heath,

We are requesting a waiver from the City of Franklin Unified Development Ordinance Section 15-3.0444.B.D.4.a.ii for the use of painted precast wall materials as a primary building element. The proposed material selection and finishes being proposed is consistent with buildings of this type in the area. To help delineate the building scale, we are proposing multiple colors in blocks of patterns to help differentiate the façade along the public sides of the building.

Stephen Perry Smith Architects, Inc.

Matthew A Mano, Architect, LEED AP Vice-President

City of Franklin, WI Thursday, October 22, 2020

### Chapter UDO. Unified Development Ordinance

# Part 3. Zoning Districts: District Establishment, Dimensional, and Use Regulations

Division 15-3.0500. Site Intensity and Capacity Calculations

§ 15-3.0501. Natural Resource Protection and Site Intensity and Capacity Calculations for Residential and Nonresidential Uses Required.

- A. Recognition of Natural Resource Features. This Ordinance recognizes that landforms, parcel size and shape, and natural resource features vary from site to site and that development regulations must take into account these variations. The maximum density or intensity of use allowed in any zoning district is controlled by the various district standards set forth for each of the various zoning districts of this Ordinance.
- B. When Natural Resource Protection and Site Intensity and Capacity Calculations Are Required. Natural resource protection is required for all development and the site intensity and capacity calculations set forth in this Division shall be made for each parcel of land to be used or built upon in the City of Franklin including all new Certified Survey Maps, Preliminary Plats, condominiums, multiple-family residential developments, all nonresidential development, and as may be required elsewhere in this Ordinance except as excluded under the provisions of § 15-3.0501C. of the Unified Development Ordinance.
- C. Exclusions (When Natural Resource Protection and Site Intensity and Capacity Calculations Are Not Required). Natural resource protection shall not be required and the site intensity and capacity calculations set forth in this Division shall not be required for the construction of single-family and two-family residential development located on non-divisible existing lots of record within existing platted Subdivisions (with an approved Final Plat), Certified Survey Maps, and Condominiums existing on August 1, 1998, the effective date of this Ordinance or for which a natural resource protection plan and site intensity capacity calculations were filed at the time of division after August 1, 1998. A Natural Resource Protection Plan shall not be required with an application for certified survey map approval where a single property zoned I-1 Institutional District is divided as a result of a public work of improvement for street extension purposes, with related public sanitary sewer and water work for which special assessment was made, into two or more parcels through the property fee acquisition by the City for the extension of the public street. The foregoing exclusions from Natural Resource Protection Plan submission requirements for certified survey map applications shall only be available upon the conditions that in lieu of the Plan submission requirement, the certified survey map application shall be accompanied by the "best available information" as to the existence of any natural resource features, such as existing topographical maps, wetland inventories, and other such inventories as may be available; and that a Natural Resource Protection Plan must be submitted upon any further development of any portion of the mapped property. A Natural Resource Protection Plan shall also not be required with an application for certified survey map approval where lots are being created from a larger

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surrounding parcel, with the larger in area in relation to the lots created remnant parcel being vacant, or already having being developed by the existence of a principal structure and not being the subject of current further development application, and with the only natural resources within the map area being upon the remnant parcel and being more than 500 feet away from the lots being created. The foregoing exclusion from Natural Resource Protection Plan submission requirement for certified survey map applications shall only be available upon the conditions that i) in lieu of the Natural Resource Protection Plan submission requirement, the Certified Survey Map application shall show upon its face the existence of any natural resource features, as identified in § 15-4.0102, located on the parcels of the Certified Survey Map based upon the "best available" information; (ii) that a Natural Resource Protection Plan must be submitted upon any further development of the "remnant" parcel; and iii) the following note shall be placed upon the face of such Certified Survey Map: "The Natural Resource Features identified herein are not based upon field surveys. In the event of further land division or development of a parcel herein with any such Natural Resource Feature, a complete NRPP with field surveys is required for said parcel" For the purposes of this section, the Zoning Administrator shall not require that the "best available" information be a "first source" of information, as identified in § 15-4.0102A., B., C., D., and G. Notwithstanding any other provision of this Ordinance, natural resource protection and any such related Natural Resource Protection Plan, shall not be required and the site intensity and capacity calculations set forth in this Division shall not be required for any accessory use structure or accessory use development or for an addition or modification to an existing principal structure development which does not increase the existing developed structure and impervious surface area upon the parcel by more than 50% or 2,500 square feet, whichever is smaller, where natural resource feature(s) are not within 100 feet of the area to be disturbed by the new development, upon a parcel supporting an existing principal structure with an existing principal use; determination as to whether natural resource features are within 100 feet of the area to be disturbed, the boundaries of which shall be clearly identified within application materials, shall be made by the City Engineer or designee; however, if any resources identified by the Southeastern Wisconsin Regional Planning Commission in PR 176 or in PR 42, as may be amended from time to time, as Primary or Secondary Environmental Corridor and/or Isolated Natural Resources Area, are located on the site by the City Engineer or designee, but are outside of 100 feet of the area to be disturbed, a written plan shall be provided by the applicant detailing the protective measures that will be implemented to prevent such natural resource feature(s) adverse impacts, which shall be subject to approval by the Plan Commission and shall be installed as may be provided on site as detailed within the plan as a condition of application approval. A Natural Resource Protection Plan (and related requirements, such as the submission of conservation easements, etc.) shall not be required with an application for certified survey map approval for the purpose of providing additional land to an adjoining tax incremental district mixed-use development including industrial and commercial uses, where lots are being created from a parcel or parcels, upon which there exists an established residential dwelling building use, such established use parcel or parcels not being the subject of current further development application, for such remaining established residential dwelling building use parcel or parcels only, provided with regard to such remaining established residential dwelling building use parcel or parcels that: i) in lieu of the Natural Resource Protection Plan submission requirement, the Certified Survey Map application shall show upon its face the existence of any natural resource features, as identified in § 15-4.0102, located on the parcels of the Certified Survey Map based upon the "best available" information; (ii) that a Natural Resource Protection Plan must be submitted upon any further development of the "remaining established residential dwelling building use parcel or parcels"; and iii) the following note shall be placed upon the face of such Certified Survey Map: "The Natural Resource Features identified herein upon lot[s] [number[s]] are not based upon field surveys. In the event of further land division or development of lot[s] [number[s]] with any such Natural Resource Feature, a complete NRPP with field surveys is required for said parcel." [Amended 1-21-2020 by Ord. No. 2020-2414]

### § 15-3.0502. Calculation of Base Site Area.

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

	Table 15-3.0502			
Worksheet	for the Calculation of Base Site Area for Both Res Development	sidential	and Nonresid	dential
STEP 1:	Indicate the total gross site area (in acres) as determined by an actual on-site boundary survey of the property.		41.73	acres
STEP 2:	Subtract (-) land which constitutes any existing dedicated public street rights-of-way, land located within the ultimate road rights-of-way of existing roads, the rights-of-way of major utilities, and any dedicated public park and/or school site area.	-	0	acres
STEP 3:	Subtract (-) land which, as a part of a previously approved development or land division, was reserved for open space.	-	0	acres
STEP 4:	In the case of "Site Intensity and Capacity Calculations" for a proposed residential use, subtract (-) the land proposed for nonresidential uses; or In the case of "Site Intensity and Capacity Calculations" for a proposed nonresidential use, subtract (-) the land proposed for residential uses.	_	0	acres
STEP 5:	Equals "Base Site Area"	=	41.73	acres

## § 15-3.0503. Calculation of the Area of Natural Resources to Be Protected.

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

Table 15-3.0503				
	Worksheet for the Calculation of Resource Protection Land			
	District Type from Table	andard Based (circle applica 15-4.0100 for rict in which t located)	the type of	
Natural Resource Feature	Agricult- ural District	Residential District	Non- Residential District	Acres of Land in Resource Feature

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			Tabl	e 15-3.0503		
		Worksheet fo			ce Protection Land	
Protection Standard Based Upon Zoning District Type (circle applicable standard from Table 15-4.0100 for the type of zoning district in which the parcel is located)						
Natural Resource Feature		Agricult- ural District	Residential District	Non- Residential District	Acres of Land in Resource Feature	
Ste	ep Slopes:					
	10-19%	0.00	0.60	0.40	x0	
					= 0	
	20-30%	0.65	0.75	0.70	X0	
					= 0	
	+ 30%	0.90	0.85	0.80	X0	
					= 0	
	odlands & rests:					
	Mature	0.70	0.70	0.70	X	
					= 0	
	Young	0.50	0.50	0.50	X <u>0.87</u>	
					= 0.44	
La	kes & Ponds	1	1	1	x_0.30	
					= 0.30	
Str	eams	1	1	1	X_0	
					= 0	
Sh	ore Buffer	1	1	1	X <u>0.71</u>	
					= 0.71	
Flc	odplains	1	1	1	X _ <u>0</u>	
					= 0	
We	etland Buffers	1	1	1	X <u>2.18</u>	
					= 2.18	
Sh	etlands & oreland etlands	1	1	1	X <u>2.28</u>	
					= 2.28	
		CE PROTECT Land in Resou		be Protected)	5.91	

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

# § 15-3.0505. Calculation of Site Intensity and Capacity for Nonresidential Uses.

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

- A. Maximum Permitted Floor Area for a Retail Building:
  - 1. Not withstanding the provisions of Table 15-3.0505, no individual retail building in any of the following districts shall exceed a total of 125,000 gross square feet of floor area, including all roofed area.
    - a. B-1 Neighborhood Business District.
    - b. B-2 General Business District.
    - c. B-3 Community Business District.
    - d. B-5 Highway Business District.
  - Not withstanding, any other provision of this Ordinance, no special use permit, special exception or variance may be approved or granted that would allow a retail building to exceed the size limits of this subparagraph (1) and no nonconforming use or structure may be expanded in any manner that would increase its nonconformace with the limits of subparagraph (1). Zoned PDD 39 (Mixed Use Business Park)

Assumed Industrial General Use Type

	Table 15-3.0505				
Workshee	Worksheet for the Calculation of Site Intensity and Capacity for Nonresidential Development				
STEP 1:	CALCULATE MINIMUM REQUIRED LANDSCAPE SURFACE: Take Base Site Area (from Step 5 in Table 15- 3.0502): <u>41.73</u> Multiple by Minimum Landscape Surface Ratio (LSR) (see specific zoning district LSR standard): X <u>0.45</u> Equals MINIMUM REQUIRED ON-SITE LANDSCAPE SURFACE =	18.78	acres		
STEP 2:	CALCULATE NET BUILDABLE SITE AREA: Take Base Site Area (from Step 5 in Table 15- 3.0502): <u>41.73</u> Subtract Total Resource Protection Land from Table 15-3.0503) or Minimum Required Landscape Surface (from Step 1 above), whichever is greater: - <u>18.78</u> Equals NET BUILDABLE SITE AREA =	22.95	acres		

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Table 15-3.0505					
Worksheet	Worksheet for the Calculation of Site Intensity and Capacity for Nonresidential Development				
STEP 3:	CALCULATE MAXIMUM NET FLOOR AREA         YIELD OF SITE:         Take Net Buildable Site Area (from Step 2         above):       22.95         Multiple by Maximum Net Floor Area Ratio         (NFAR)         (see specific nonresidential zoning district         NFAR standard):       X         Equals MAXIMUM NET FLOOR AREA         YIELD OF SITE =	20.88	acres		
STEP 4:	CALCULATE MAXIMUM GROSS FLOOR         AREA YIELD OF SITE:         Take Base Site Area (from Step 5 of Table 15-         3.0502):41.73         Multiple by Maximum Gross Floor Area Ratio (GFAR)         (see specific nonresidential zoning district GFAR standard): X0.50         Equals MAXIMUM GROSS FLOOR AREA         YIELD OF SITE =	20.87	acres		
STEP 5:	DETERMINE MAXIMUM PERMITTED FLOOR AREA OF SITE: Take the lowest of Maximum Net Floor Area Yield of Site (from Step 3 above) or Maximum Gross Floor Area Yield of Site (from Step 4 above): (Multiple results by 43,560 for maximum floor	20.87 (909,097	acres		
	area in square feet):	( <u>303,097</u>	_ square feet)		

## **PROJECT: JAKWOOD INDUSTRIAL I** CORNER OF OAKWOOD ROAD AND HICKORY STREET FRANKLIN, WISCONSIN

ISSUED FOR: MUNICIPAL REVIEW (03/29/2021)

**ARCHITECT:** STEPHEN PERRY SMITH ARCHITECTS, INC. MILWAUKEE, WISCONSIN DRAWING INDE

CIVIL

G ARCHITECTURAL

LANDSCAPE

L2. SITE PHOTOMETRICS F1

RENDERINGS

R2

R3

PERSPECTIVE VIEW FROM HICORY - SOUTH



215 N. WATER STREET, SUITE 250 MILWAUKEE, WISCONSIN 53202 T 414.277.9700 | F 414.277.9705 osarchitects.con



**PROJECT** 

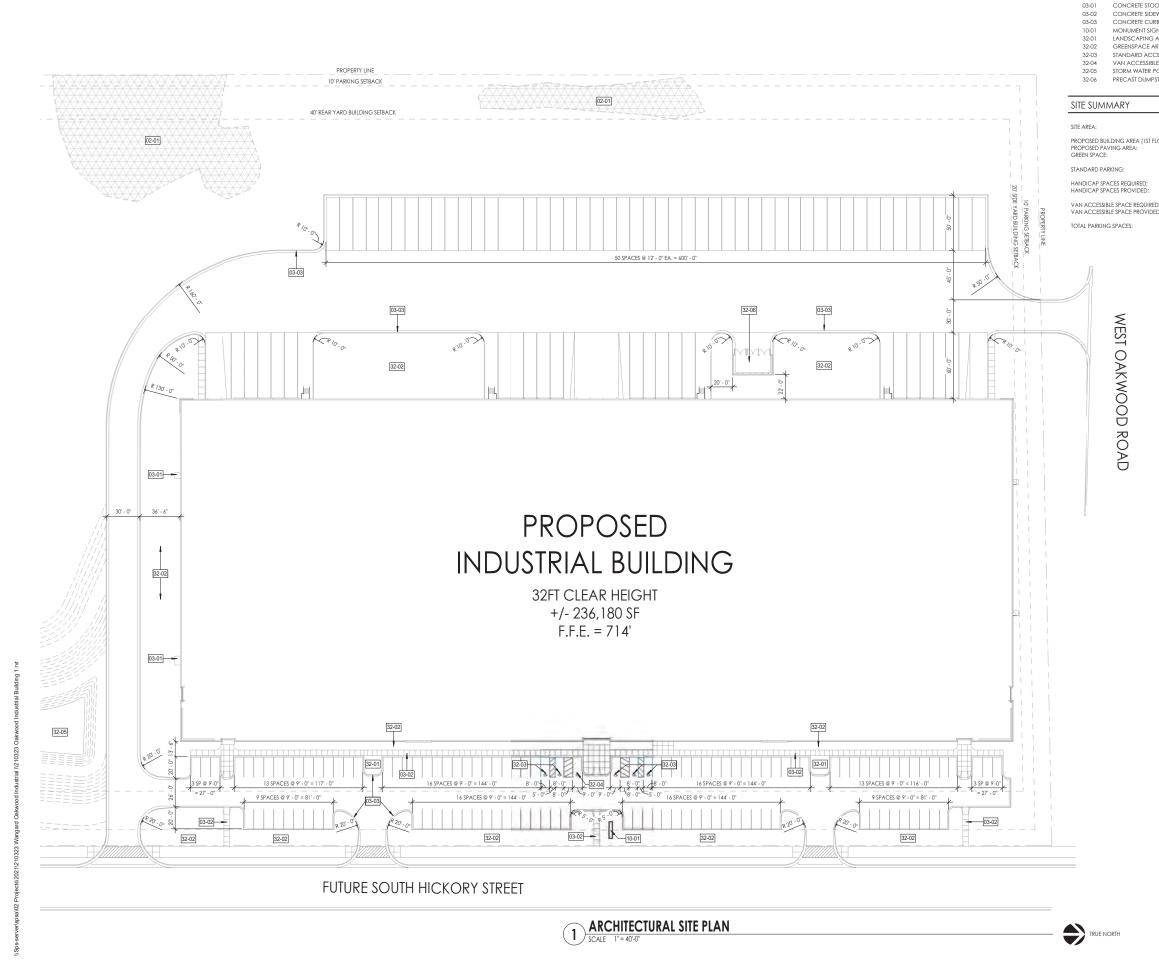
PROPOSED BUILDING:

#### OAKWOOD INDUSTRIAL I

FRANKLIN, WISCONSIN

ΕX		
6000 TI	TLE PAGE	
.050 .100 .101A	ARCHITECTURAL SITE PLAN FACILITY PLAN - BUILDING 1 CONSTRUCTION PLAN 'A' - BUILDING 1	OWNER
.101B .401	CONSTRUCTION PLAN 'B' - BUILDING 1 BUILDING ELEVATIONS - EAST AND NORTH	
402	BUILDING ELEVATIONS - WEST AND SOUTH	WANGARD
1.20	OVERALL SITE LAYOUT PLAN	
1.21A	SITE LAYOUT PLAN - AREA A	
1.22B	SITE LAYOUT PLAN - AREA B	
1.23C 1.30	SITE LAYOUT PLAN - AREA C OVERALL SITE GEOMETRIC & TRAFFIC CONTROL PLAN	REVISIONS
1.31A	SITE GEOMETRIC & TRAFFIC CONTROL PLAN - AREA A	NO. DESCRIPTION DATE
1.32B	SITE GEOMETRIC & TRAFFIC CONTROL PLAN - AREA B	
1.40	OVERALL SITE GRADING PLAN	
1.41A	SITE GRADING PLAN - AREA A	
1.42B	SITE GRADING PLAN - AREA B	
1.43C	SITE GRADING PLAN - AREA C OVERALL SITE UTILITY PLAN	
1.51A	SITE UTILITY PLAN - AREA A	
1.52B	SITE UTILITY PLAN - AREA B	INFORMATION
1.60	OVERALL SITE EROSION CONTROL PLAN	
1.61A 1.62B	SITE EROSION CONTROL PLAN - AREA A SITE EROSION CONTROL PLAN - AREA B	PROJECT ARCHITECT MAM
1.63C	SITE EROSION CONTROL PLAN - AREA C	PROJECT MANAGER MAM
2.10	SITE EROSION CONTROL DETAILS	PROJECT NUMBER 201203
		ISSUED FOR MUNICIPAL REVIEW
1.10	OVERALL SITE LANDSCAPE PLAN	DATE MARCH 29, 2021
1.11A	SITE LANDSCAPE PLAN - AREA A	B/(E
1.12B	SITE LANDSCAPE PLAN - AREA B	
2.10	SITE LANDSCAPE DETAILS	SHEET
1	SITE PHOTOMETRIC - BUILDING I	TITLE PAGE
1	PERSPECTIVE VEW FROM OAKWOOD	$\frown$
2	PERSPECTIVE VIEW FROM HICKORY -	G000
	NORTH	

SHEET KEYNOTES 02-01



- EXISTING WETLANDS AND ENVIRONMENTAL CORRIDOR TO REMAIN CONCRETE STOOP

- CONCRETE STOOP CONCRETE SIDEWALK CONCRETE CURB AND GUTTER MONUMENT SIGN LANDSCAPING AREA GREENSPACE AREA STANDARD ACCESSBLE PARKING STALL
- VAN ACCESSIBLE PARKING STALL STORM WATER POND (REFER TO CIVIL SHEETS) PRECAST DUMPSTER ENCLOSURE

PROPOSED BUILDING AREA (1ST FLOOR): PROPOSED PAVING AREA: GREEN SPACE:



114 PARKING STALLS 6 PARKING STALLS

i I Parking Stalls

120 PARKING STALL



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PROJECT

PROPOSED BUILDING:

#### OAKWOOD INDUSTRIAL I

FRANKLIN, WISCONSIN



OWNER





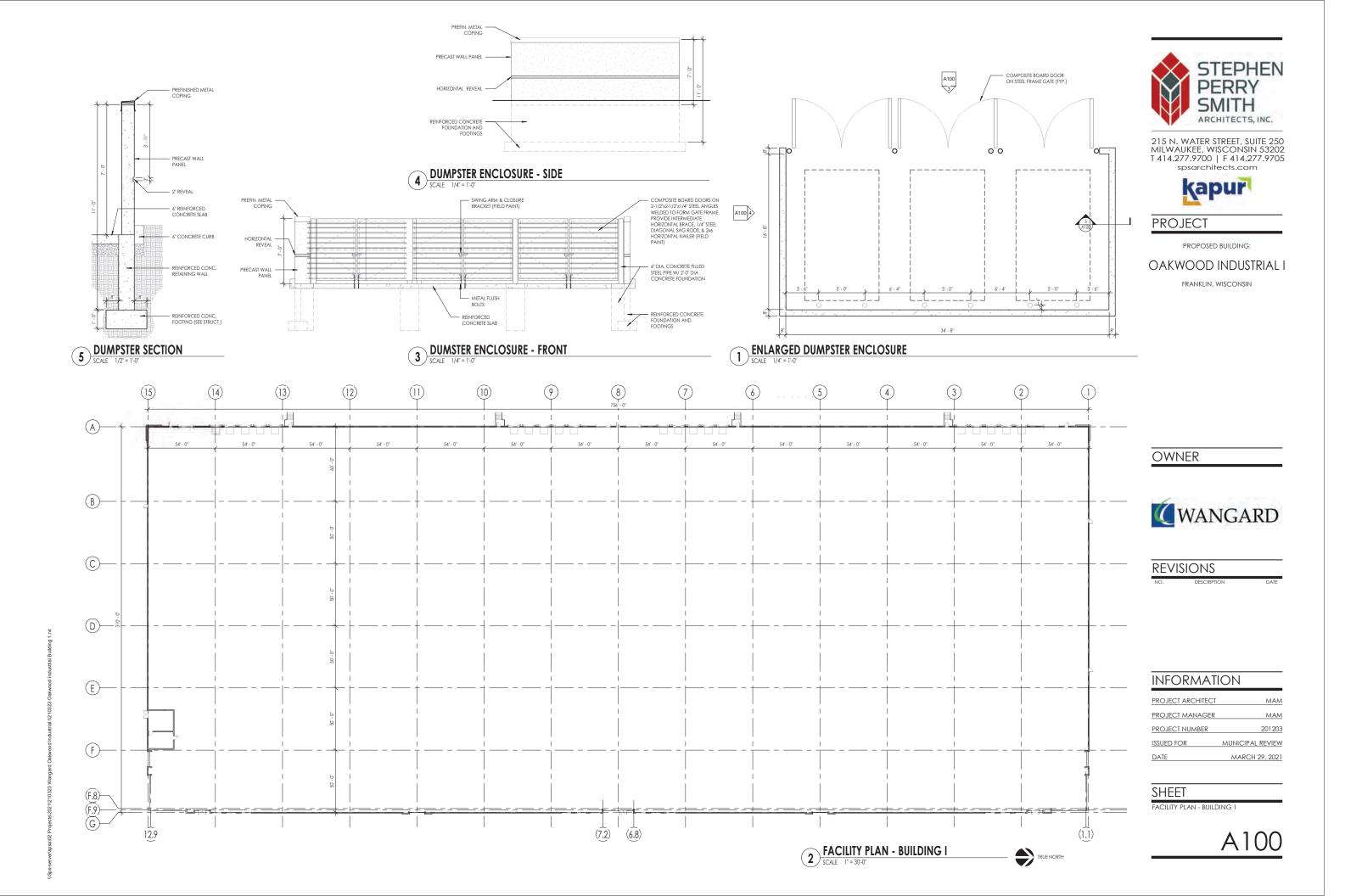
#### INFORMATION

PROJECT ARCHITECT	MAM
PROJECT MANAGER	MAM
PROJECT NUMBER	201203
ISSUED FOR	MUNICIPAL REVIEW
DATE	MARCH 29, 2021

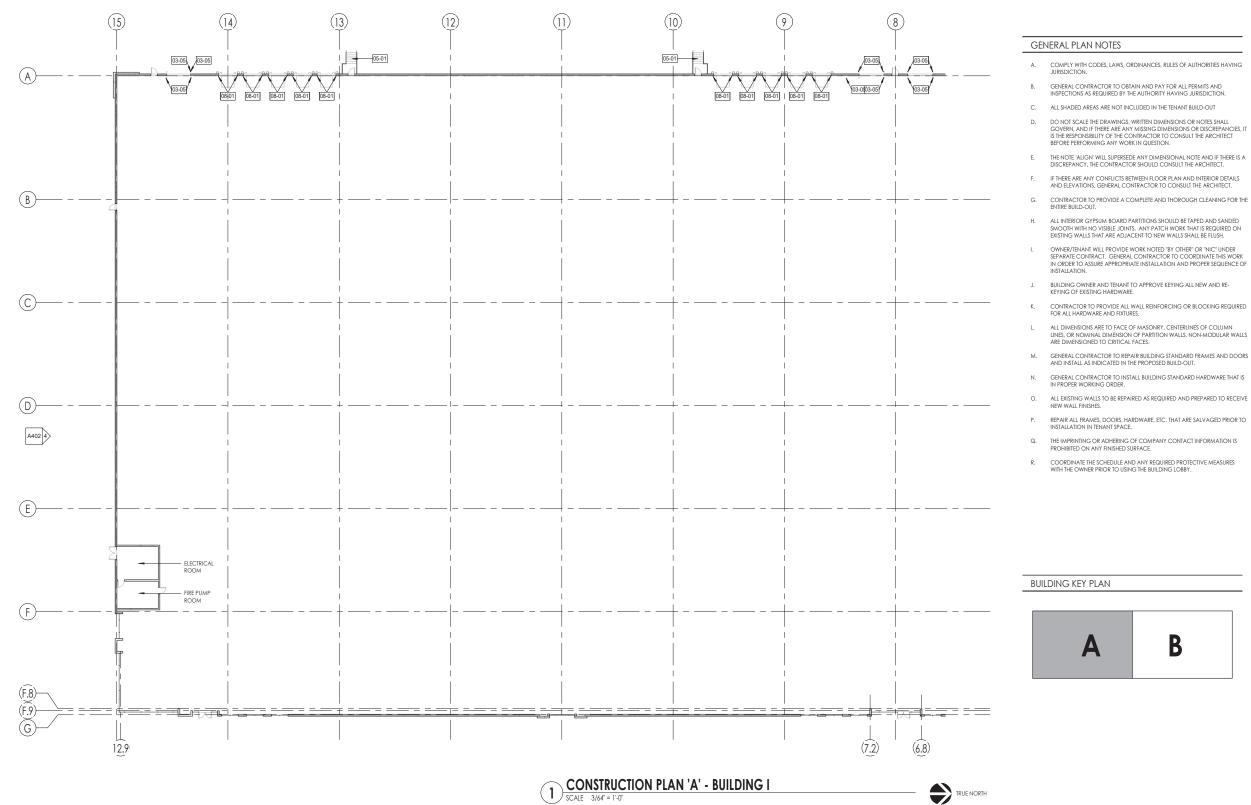
#### SHEET

ARCHITECTURAL SITE PLAN









A402

CONCRETE PIPE BOLLARD WITH YELLOW PLASTIC SLEEVE HOT DIPPED GALVANIZED STAIR 'Z' GUARDS AT DOCK DOORS



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ISION OF PARTITION WALLS. NON-MODULAR WALLS

PROPOSED BUILDING:

PROJECT

## OAKWOOD INDUSTRIAL I

FRANKLIN, WISCONSIN

## OWNER



REVISIONS

## **INFORMATION**

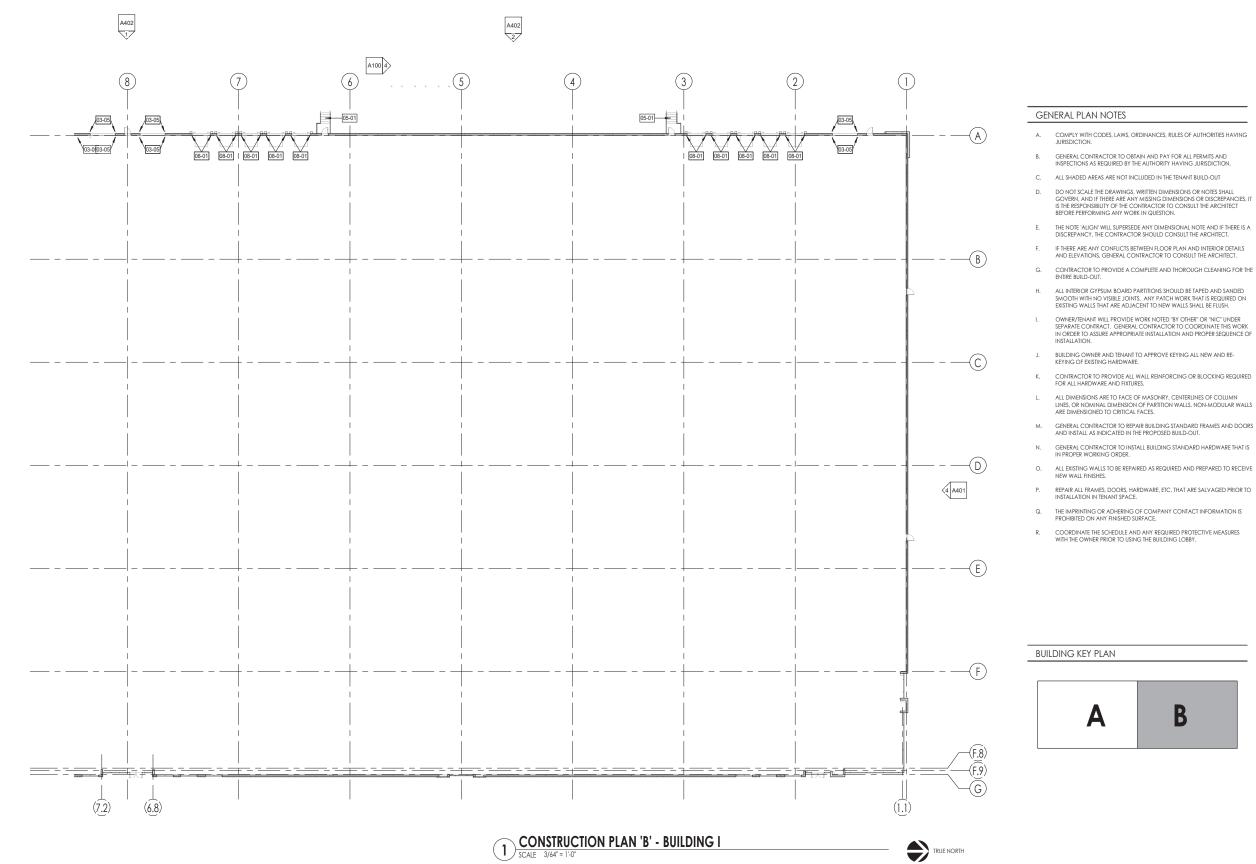
PROJECT ARCHITECT	MAM
PROJECT MANAGER	MAM
PROJECT NUMBER	201203
ISSUED FOR	MUNICIPAL REVIEW
DATE	MARCH 29, 2021

## SHEET

CONSTRUCTION PLAN 'A' - BUILDING 1

A101A





CONCRETE PIPE BOLLARD WITH YELLOW PLASTIC SLEEVE HOT DIPPED GALVANIZED STAIR 'Z' GUARDS AT DOCK DOORS



215 N. WATER STREET, SUITE 250 MILWAUKEE, WISCONSIN 53202 T 414.277.9700 | F 414.277.9705 spsarchitects.com



PROPOSED BUILDING:

PROJECT

## OAKWOOD INDUSTRIAL I

FRANKLIN, WISCONSIN

## OWNER



REVISIONS

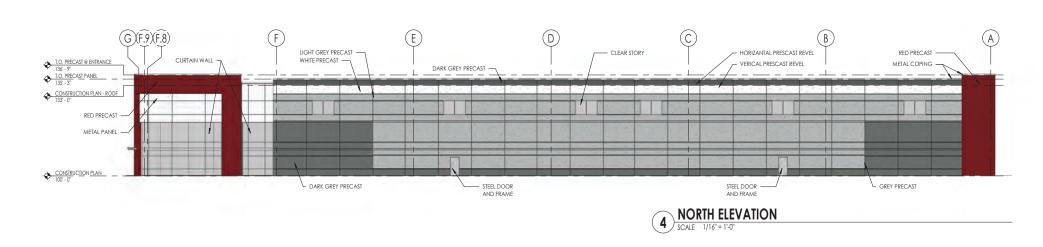
## **INFORMATION**

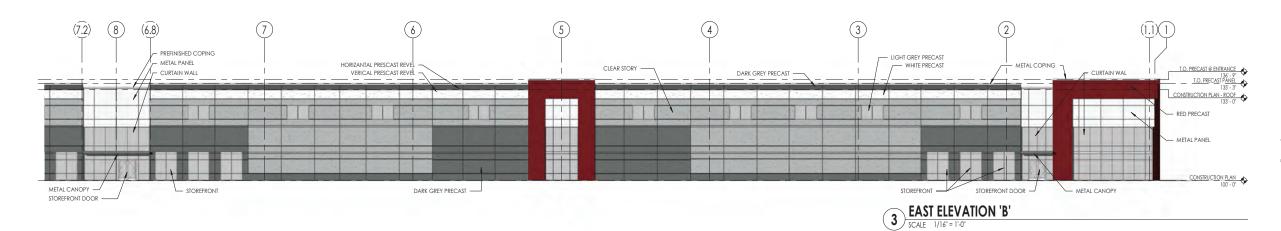
PROJECT ARCHITECT	MAM
PROJECT MANAGER	MAM
PROJECT NUMBER	201203
ISSUED FOR	MUNICIPAL REVIEW
DATE	MARCH 29, 2021

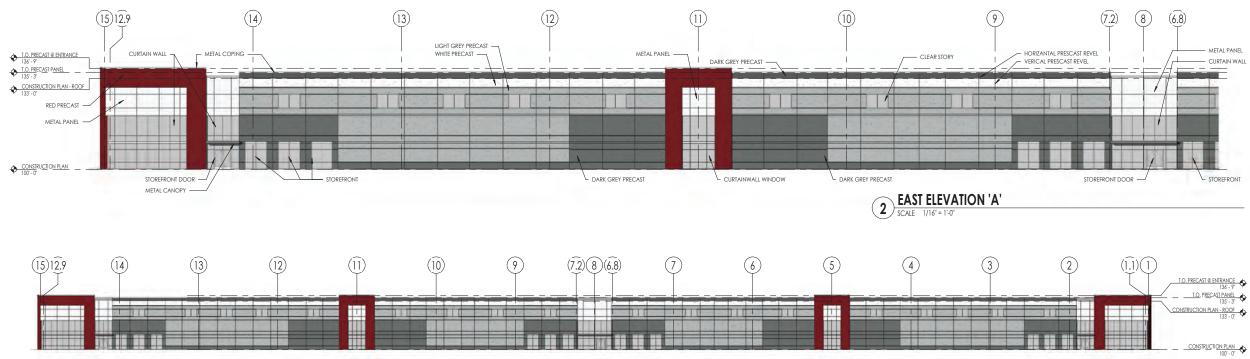
## SHEET

CONSTRUCTION PLAN 'B' - BUILDING 1

A101B







1 EAST ELEVATION (OVERALL)



215 N. WATER STREET, SUITE 250 MILWAUKEE, WISCONSIN 53202 T 414.277.9700 | F 414.277.9705 spsarchitects.com



PROJECT

PROPOSED BUILDING:

## OAKWOOD INDUSTRIAL I

FRANKLIN, WISCONSIN

OWNER

REVISIONS



## INFORMATION

PROJECT ARCHITECT	MAM
PROJECT MANAGER	MAM
PROJECT NUMBER	201203
ISSUED FOR	MUNICIPAL REVIEW
DATE	MARCH 29, 2021

# SHEET

BUILDING ELEVATIONS - EAST AND NORTH







215 N. WATER STREET, SUITE 250 MILWAUKEE, WISCONSIN 53202 T 414.277.9700 | F 414.277.9705 spsarchitects.com



PROJECT

PROPOSED BUILDING:

# OAKWOOD INDUSTRIAL I

FRANKLIN, WISCONSIN

OWNER

REVISIONS



DESCRIPTIO

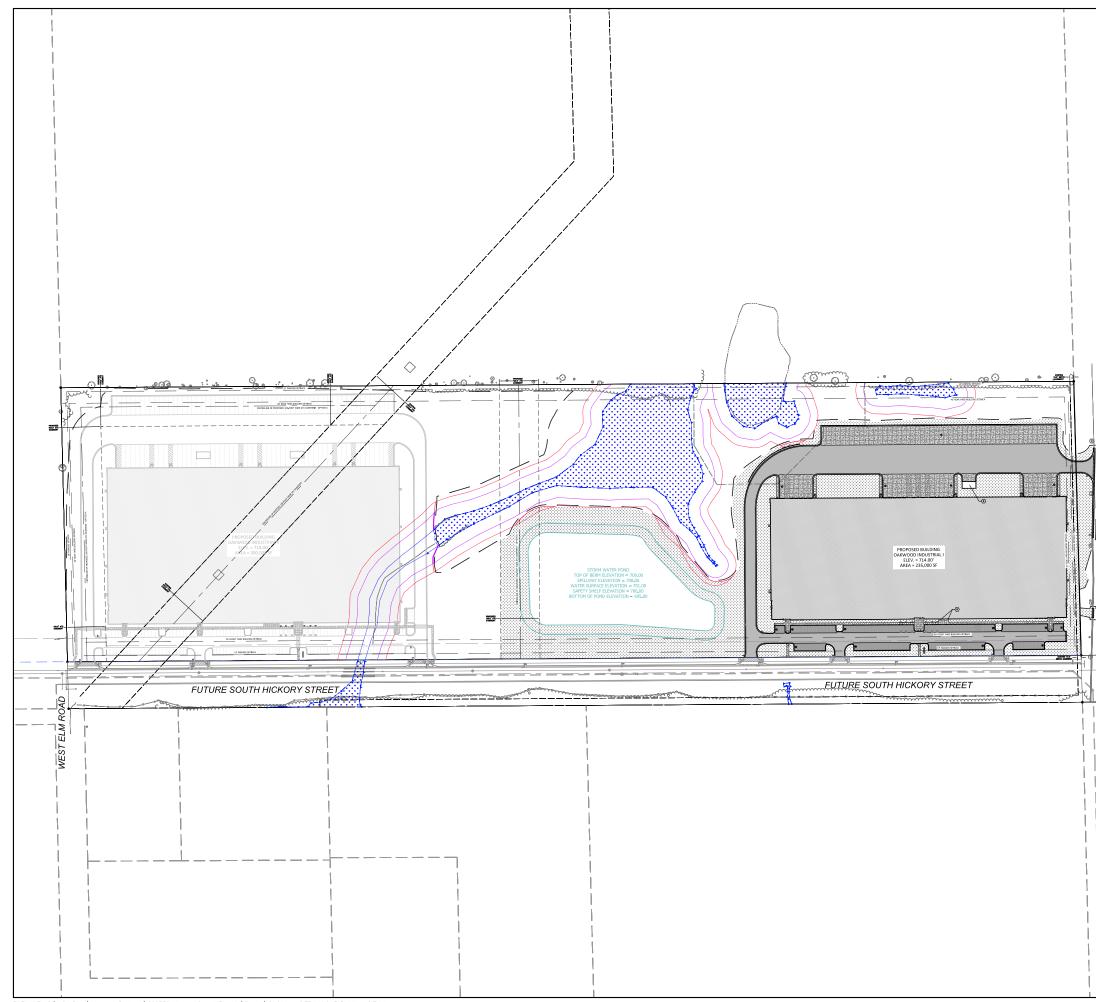
## INFORMATION

PROJECT ARCHITECT	MAM
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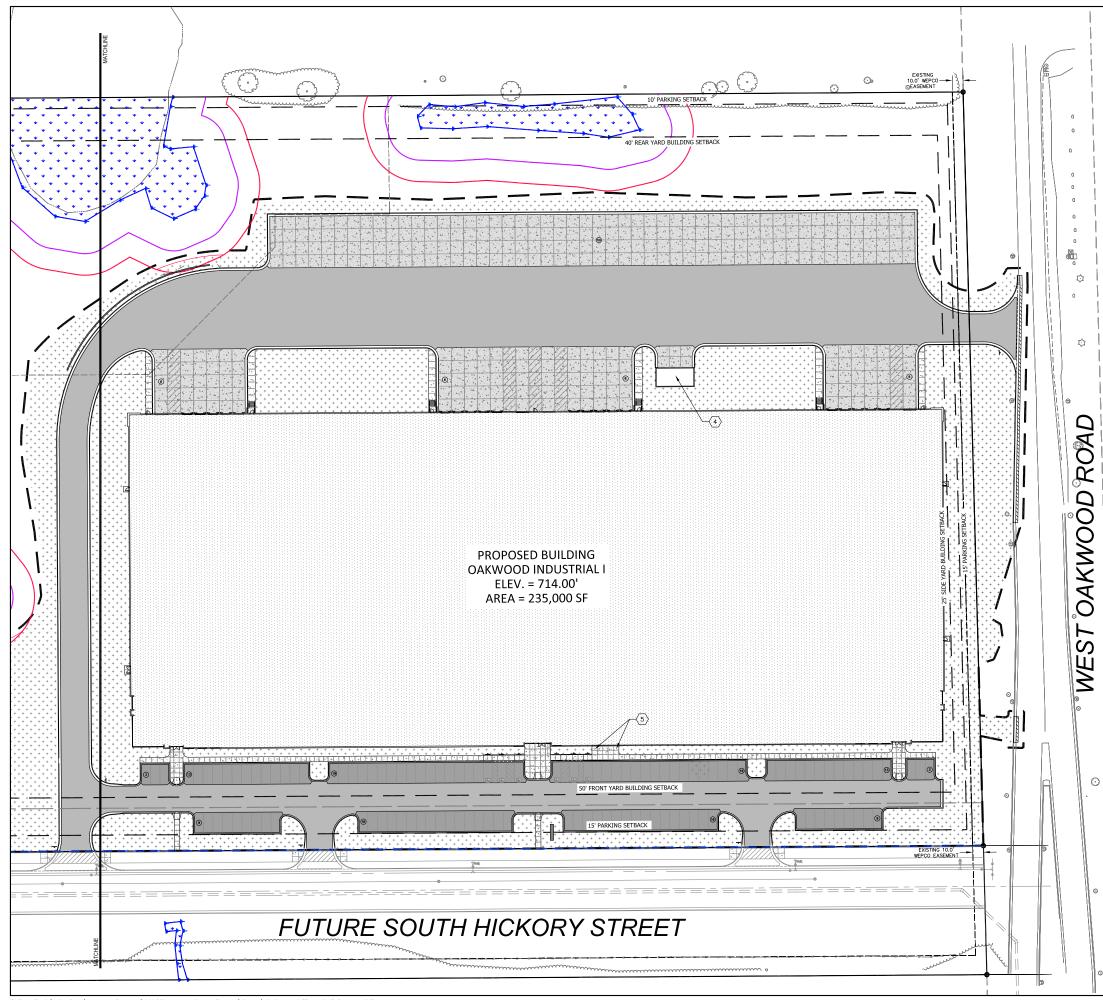
BUILDING ELEVATIONS - WEST AND SOUTH



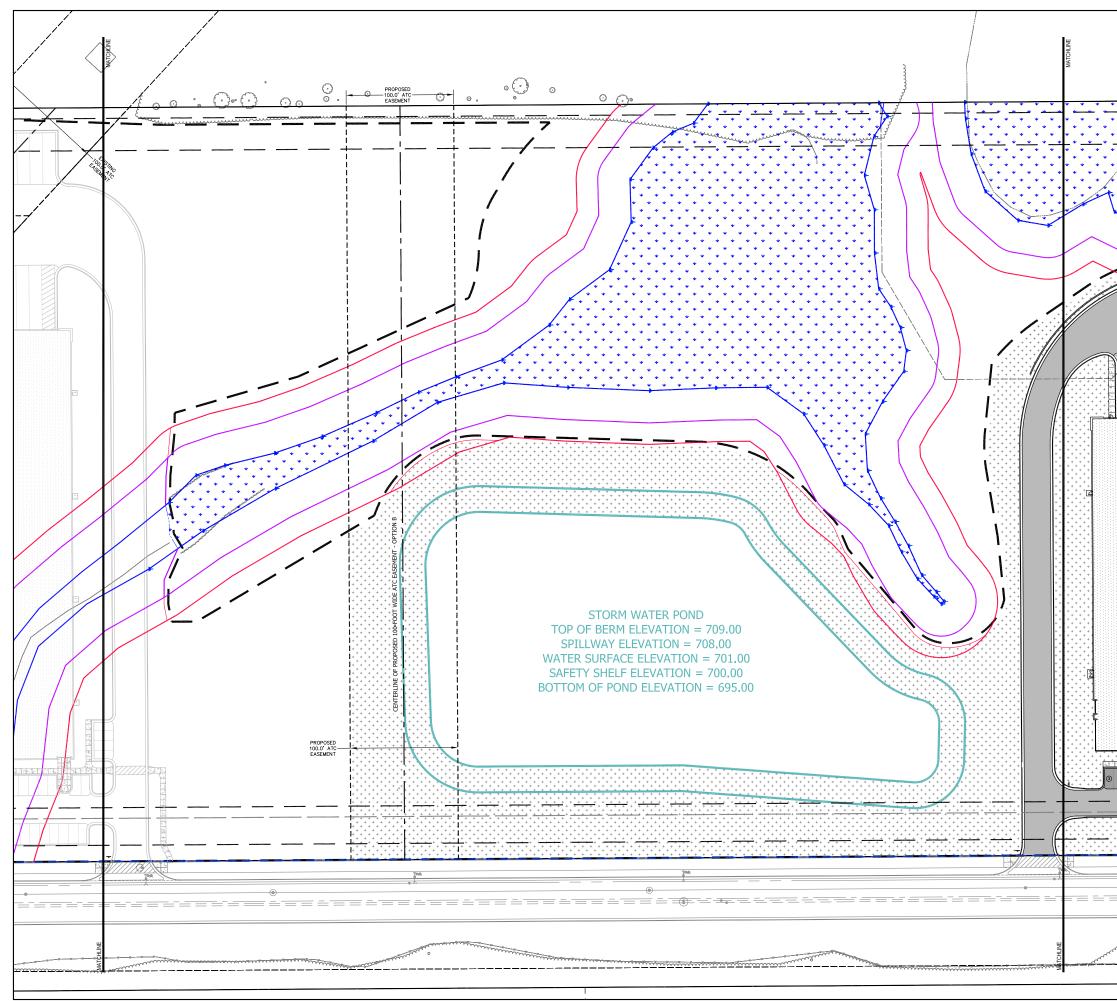


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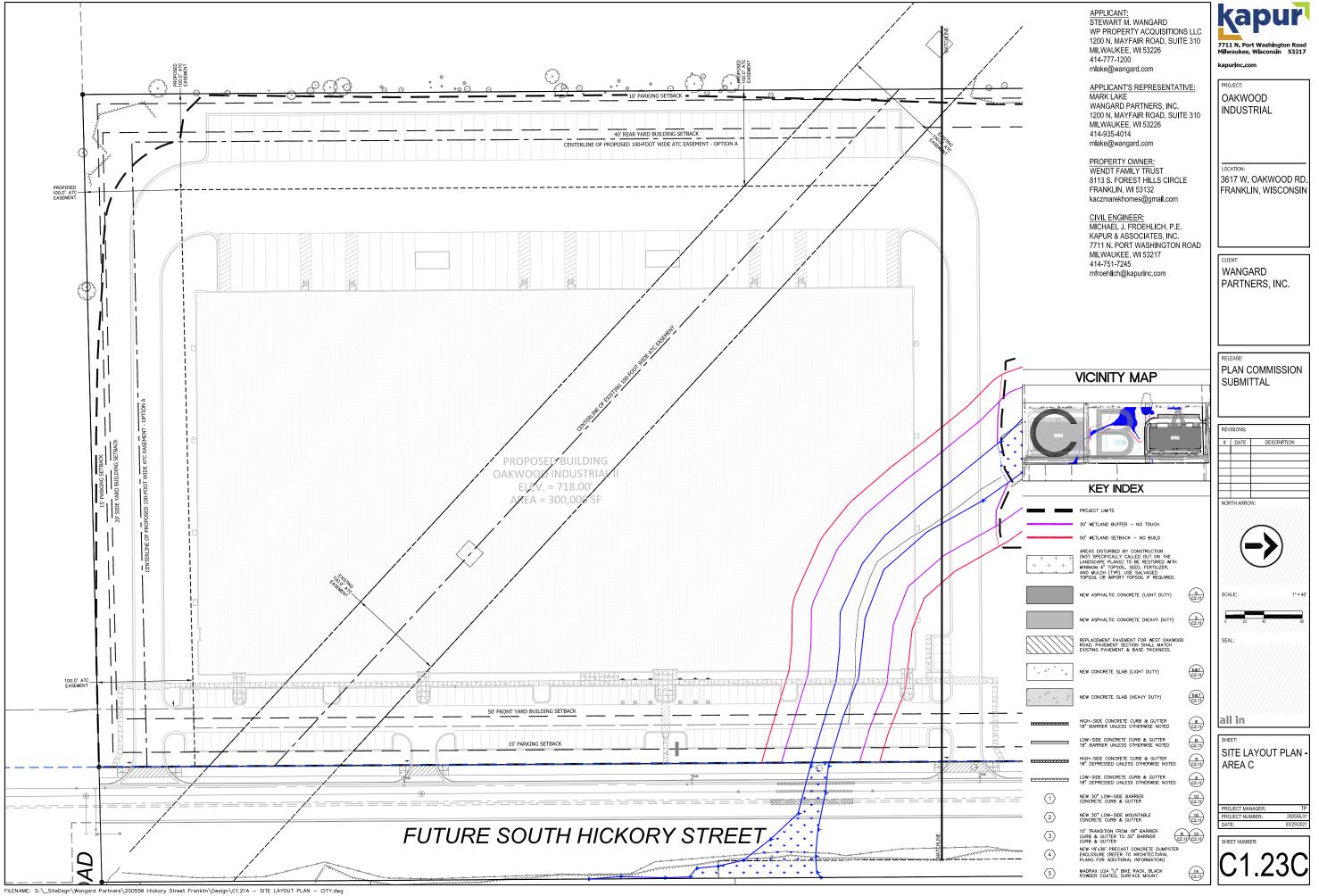
	1			
		APPLICANT: STEWART M. WANGARD WP PROPERTY ACQUISITION 1200 N. MAYFAIR ROAD, SUIT MILWAUKEE, WI 53226 414-777-1200 mlake@wangard.com APPLICANT'S REPRESENTAT	E 310	Apprint of the second s
		MARK LAKE WANGARD PARTNERS, INC. 1200 N. MAYFAIR ROAD, SUIT MILWAUKEE, WI 53226 414-935-4014 mlake@wangard.com	E 310	OAKWOOD INDUSTRIAL
		PROPERTY OWNER: WENDT FAMILY TRUST 8113 S. FOREST HILLS CIRCL FRANKLIN, WI 53132 kaczmarekhomes@gmail.com	E	COCATION: 3617 W. OAKWOOD RD. FRANKLIN, WISCONSIN
		CIVIL ENGINEER: MICHAEL J. FROEHLICH, P.E. KAPUR & ASSOCIATES, INC. 7711 N. PORT WASHINGTON MILWAUKEE, WI 53217 414-751-7245 mfroehlich@kapurinc.com		CLIENT: WANGARD PARTNERS, INC.
				RELEASE: PLAN COMMISSION SUBMITTAL
				REVISIONS:
		KEY INDEX		NORTH ARROW:
21		PROJECT LIMITS		NORTH ARROW:
		30' WETLAND BUFFER - NO TOUCH		
• •		50' WETLAND SETBACK - NO BUILD AREAS DISTURBED BY CONSTRUCTION (NOT SPECIFICALLY CALLED OUT ON THE LANDSCAFE PLANS) TO BE RESTORED WITH MINIMUM 4" TOPSOIL, SEED, FERTILIZER, AND MULCH (THP), USE SALVAGED TOPSOIL OR IMPORT TOPSOIL IF REQUIRED.		
• 1		NEW ASPHALTIC CONCRETE (LIGHT DUTY)	5 (C2.11)	SCALE: 1" = 110'
		NEW ASPHALTIC CONCRETE (HEAVY DUTY)	5 C2.11	0 55 110 220
Ì		REPLACEMENT PAVEMENT FOR WEST OAKWOOD ROAD. PAVEMENT SECTION SHALL MATCH EXISTING PAVEMENT & BASE THICKNESS.	)	SEAL
		NEW CONCRETE SLAB (LIGHT DUTY)	6&7 C2.11	
1		NEW CONCRETE SLAB (HEAVY DUTY)	6&7 (22.11)	
	*******	HIGH-SIDE CONCRETE CURB & GUTTER 18" BARRIER UNLESS OTHERWISE NOTED	8 C2.11	all in
i		LOW-SIDE CONCRETE CURB & GUTTER 18" BARRIER UNLESS OTHERWISE NOTED	8 (C2.11)	
	*********	HIGH-SIDE CONCRETE CURB & GUTTER 18" DEPRESSED UNLESS OTHERWISE NOTED	9 (C2.11)	OVERALL SITE
		LOW-SIDE CONCRETE CURB & GUTTER 18" DEPRESSED UNLESS OTHERWISE NOTED	9 (C2.11)	
	$\langle 1 \rangle$	NEW 30" LOW-SIDE BARRIER CONCRETE CURB & GUTTER	(10) (C2.11)	PROJECT MANAGER: TP
	2	NEW 30" LOW-SIDE MOUNTABLE CONCRETE CURB & GUTTER	(10) (C2.11)	PROJECT MANAGER:         TP           PROJECT NUMBER:         200556.01           DATE:         03/29/2021
	3	10' TRANSITION FROM 18" BARRIER CURB & GUTTER TO 30" BARRIER CURB & GUTTER NEW 18'x36' PRECAST CONCRETE DUMPSTER ENCLOSURE (REFER TO ARCHITECTURAL	10 .11)(2.11)	SHEET NUMBER:
	(5)	PLANS FOR ADDITIONAL INFORMATION) MADRAX U24 "U" BIKE RACK, BLACK POWDER COATED, SURFACE MOUNT.	14	C1.20
		POWDER COATED, SURFACE MOUNT.	(2.1)	

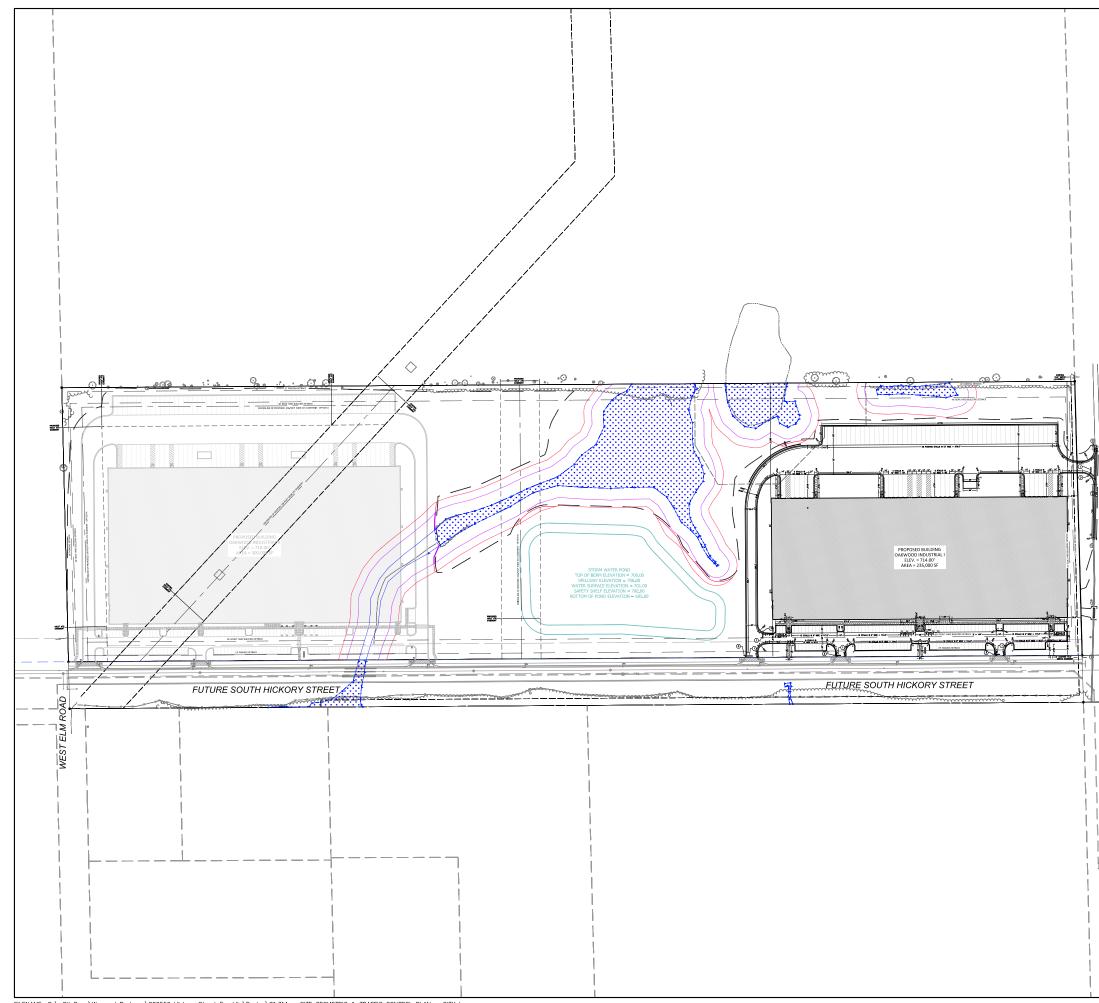


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	APPLICANT: STEWART M. WANGARD WP PROPERTY ACQUISITION 1200 N. MAYFAIR ROAD, SUIT MILWAUKEE, WI 53226 414-777-1200 mlake@wangard.com		7711 N. Port Washington Road Milwaukee, Wisconsin 53217 kapurinc.com
	APPLICANT'S REPRESENTATI MARK LAKE WANGARD PARTNERS, INC. 1200 N. MAYFAIR ROAD, SUIT MILWAUKEE, WI 53226 414-935-4014 mlake@wangard.com		PROJECT: OAKWOOD INDUSTRIAL
	PROPERTY OWNER: WENDT FAMILY TRUST 8113 S. FOREST HILLS CIRCLI FRANKLIN, WI 53132 kaczmarekhomes@gmail.com	E	LOCATION: 3617 W. OAKWOOD RD. FRANKLIN, WISCONSIN
	CIVIL ENGINEER: MICHAEL J. FROEHLICH, P.E. KAPUR & ASSOCIATES, INC. 7711 N. PORT WASHINGTON F MILWAUKEE, WI 53217 414-751-7245 mfroehlich@kapurinc.com	ROAD	CLIENT: WANGARD PARTNERS, INC.
			RELEASE: PLAN COMMISSION
			SUBMITTAL
			REVISIONS:
	KEY INDEX		
	PROJECT LIMITS		NORTH ARROW:
	30' WETLAND BUFFER - NO TOUCH		
	50' WETLAND SETBACK - NO BUILD AREAS DISTURBED BY CONSTRUCTION (NOT SPECIFICALLY CALLED OUT ON THE LANDSCARE PLANS) TO BE RESTORED WITH MINIMUM 4" TOPSOIL SEED, FERTILIZER, AND MILLOH (TOP) JUSE SALVAGED TOPSOIL OR IMPORT TOPSOIL IF REQUIRED.		
	NEW ASPHALTIC CONCRETE (LIGHT DUTY)	5 (C2.11)	SCALE: 1* = 40'
	NEW ASPHALTIC CONCRETE (HEAVY DUTY)	5 (2.11)	0 20 40 80
	REPLACEMENT PAVEMENT FOR WEST OAKWOOD ROAD, PAVEMENT SECTION SHALL MATCH EXISTING PAVEMENT & BASE THICKNESS.		SEAL:
	NEW CONCRETE SLAB (LIGHT DUTY)	6 <u>&amp;7</u> (2.11)	
4 4 4 4	NEW CONCRETE SLAB (HEAVY DUTY)	6&7 (2.11)	
	HIGH-SIDE CONCRETE CURB & GUTTER 18" BARRIER UNLESS OTHERWISE NOTED	8 (C2.11)	all in
	LOW-SIDE CONCRETE CURB & GUTTER 18" BARRIER UNLESS OTHERWISE NOTED	(B) (C2.11)	
1		$\frown$	SITE LAYOUT PLAN -
RECERCICE	HIGH-SIDE CONCRETE CURB & GUTTER 18" DEPRESSED UNLESS OTHERWISE NOTED	(9) (C2.11)	AREA A
······	HIGH-SIDE CONCRETE CURB & GUTTER	9 (2.11) 9 (2.11)	AREA A
	HIGH-SIDE CONCRETE CURB & GUTTER 18" DEPRESSED UNLESS OTHERWISE NOTED LOW-SIDE CONCRETE CURB & GUTTER	$\bigcirc$	
·	HIGH-SIDE CONCRETE CURB & GUTTER 18" DEPRESSED UNLESS OTHERWISE NOTED LOW-SIDE CONCRETE CURB & GUTTER 18" DEPRESSED UNLESS OTHERWISE NOTED NEW 30" LOW-SIDE BARRIER	$\bigcirc$	AREA A PROJECT MANAGER: TP PROJECT NUMBER: 200566.01 DATE: 033920221
·	HIGH-SIDE CONCRETE CURB & QUITER 18" DEPRESSED UNLESS OTHERWISE NOTED LOW-SIDE CONCRETE CURB & GUITER 18" DEPRESSED UNLESS OTHERWISE NOTED NEW 30" LOW-SIDE BARRIER CONCRETE CURB & GUITER	(2.11) (2	PROJECT MANAGER: TP PROJECT NUMBER: 200556.01
·	HIGH-SIDE CONCRETE CURB & GUTTER 18" DEPRESSED UNLESS OTHERWISE NOTED LOW-SIDE CONCRETE CURB & GUTTER 18" DEPRESSED UNLESS OTHERWISE NOTED NEW 30" (OW-SIDE BARRIER NEW 30" (OW-SIDE MOUNTABLE CONCRETE CURB & GUTTER NEW 30" (OW-SIDE MOUNTABLE CONCRETE CURB & GUTTER 10" TRANSTON FROM 18" BARRIER		PROJECT MANAGER: TP PROJECT NUMBER: 200556.01 DATE: 03/29/2021

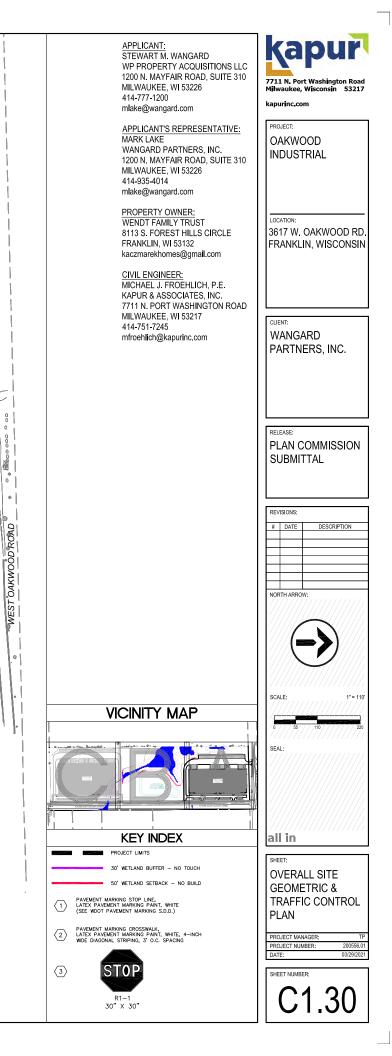


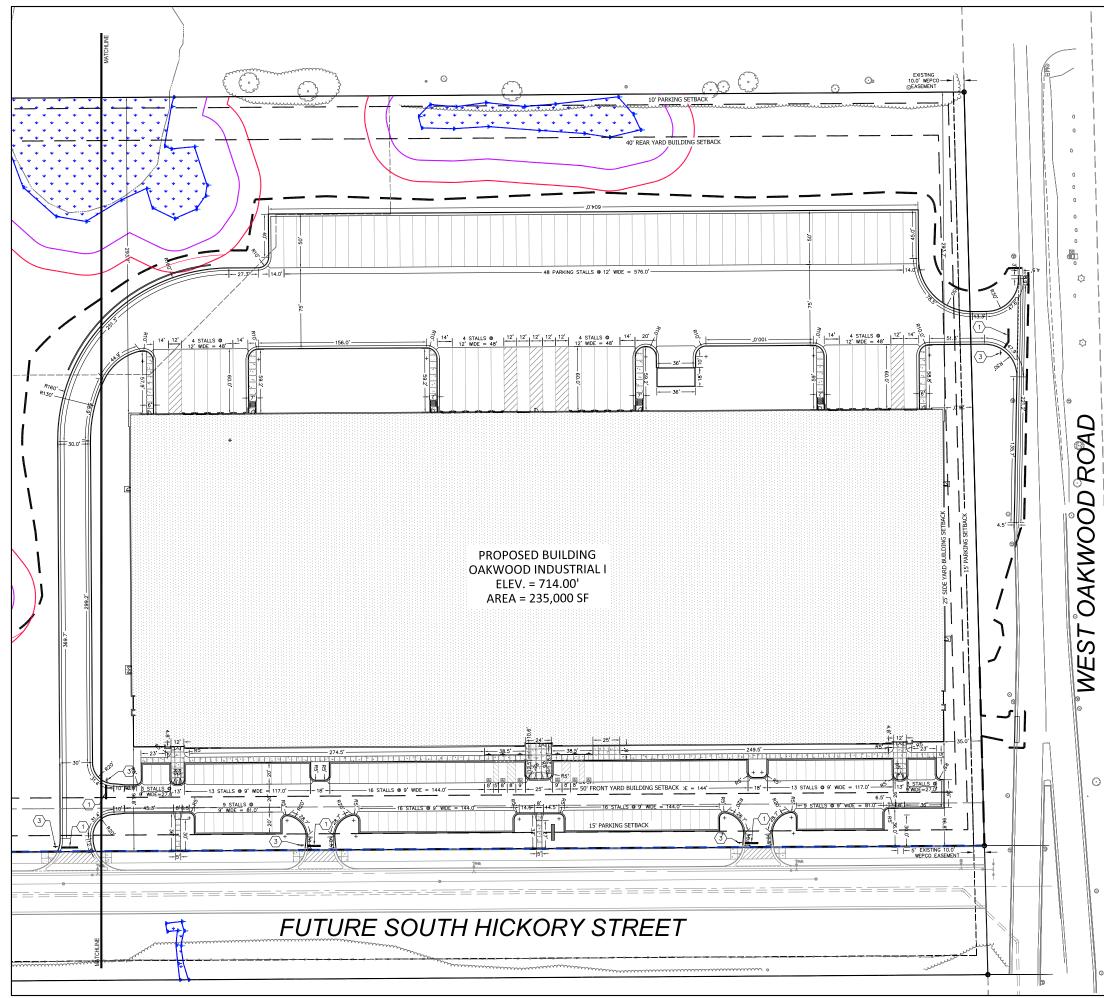
		APPLICANT: STEWART M. WANGARD WP PROPERTY ACQUISITION 1200 N. MAYFAIR ROAD, SUIT MILWAUKEE, WI 53226 414-777-1200 mlake@wangard.com		T11 N, Port Washington Road Milwaukee, Wisconsin 53217 kapurinc.com
		APPLICANT'S REPRESENTAT MARK LAKE WANGARD PARTNERS, INC. 1200 N. MAYFAIR ROAD, SUIT MILWAUKEE, WI 53226 414-935-4014 mlake@wangard.com		PROJECT: OAKWOOD INDUSTRIAL
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0		VICINITY MAP		RELEASE: PLAN COMMISSION SUBMITTAL
				REVISIONS:
		KEY INDEX PROJECT LIMITS 30' WETLAND BUFFER - NO TOUCH		NORTH ARROW:
		50' WETLAND SETBACK - NO BUILD AREAS DISTURBED BY CONSTRUCTION (NOT SPECIFICALLY CALLED OUT ON THE LANDSCAPE PLANS) TO BE RESTORED WITH MINIMUM 4" TOPSOL, SEED, FERTILIZER, AND MULCH ("TYP). USE SALVAGED TOPSOIL OR IMPORT TOPSOIL IF REQUIRED.		
		NEW ASPHALTIC CONCRETE (LIGHT DUTY)	5 (2.1) (2.1) (2.1)	SCALE: 1" = 40"
		REPLACEMENT PAVEMENT FOR WEST OAKWOOD ROAD. PAVEMENT SECTION SHALL MATCH EXISTING PAVEMENT & BASE THICKNESS.	)	SEAL:
		NEW CONCRETE SLAB (LIGHT DUTY)	6&7 C2.11	
	4 4 4 4 4	NEW CONCRETE SLAB (HEAVY DUTY)	6&7 C2.11	
· · · · · · · · · · · · · · · · · · ·	*****	HIGH-SIDE CONCRETE CURB & GUTTER 18" BARRIER UNLESS OTHERWISE NOTED	8 (2.11)	all in
* + + + + + + + + + + + + + + + + + + +		LOW-SIDE CONCRETE CURB & GUTTER 18" BARRIER UNLESS OTHERWISE NOTED HIGH_SIDE CONCRETE CURB & GUTTER	8 (C2.11)	SITE LAYOUT PLAN -
	£003300330033	HIGH-SIDE CONCRETE CURB & GUTTER 18" DEPRESSED UNLESS OTHERWISE NOTED LOW-SIDE CONCRETE CURB & GUTTER	(9) (C2.11)	AREA B
	·	18" DEPRESSED UNLESS OTHERWISE NOTED	9 (22.11) (10)	
		NEW 30 LOW-SIDE BARKIER CONCRETE CURB & GUTTER NEW 30° LOW-SIDE MOUNTABLE		PROJECT MANAGER: TP PROJECT NUMBER: 200556.01
呀	< <u>&lt;</u>	CONCRETE CURB & GUTTER 10' TRANSITION FROM 18" BARRIER		PROJECT NUMBER: 200556.01 DATE: 03/29/2021
	3) (4)	CURB & GUTTER TO 30" BARRIER CURB & GUTTER NEW 18'x36' PRECAST CONCRETE DUMPSTER ENCLOSURE (REFER TO ARCHITECTURAL	11/02.11	
Ē	(5)	PLANS FOR ADDITIONAL INFORMATION) MADRAX U24 "U" BIKE RACK, BLACK POWDER COATED, SURFACE MOUNT.	14	C1.22B
	<u> </u>	PUWDER COATED, SURFACE MOUNT.	(2.11)	



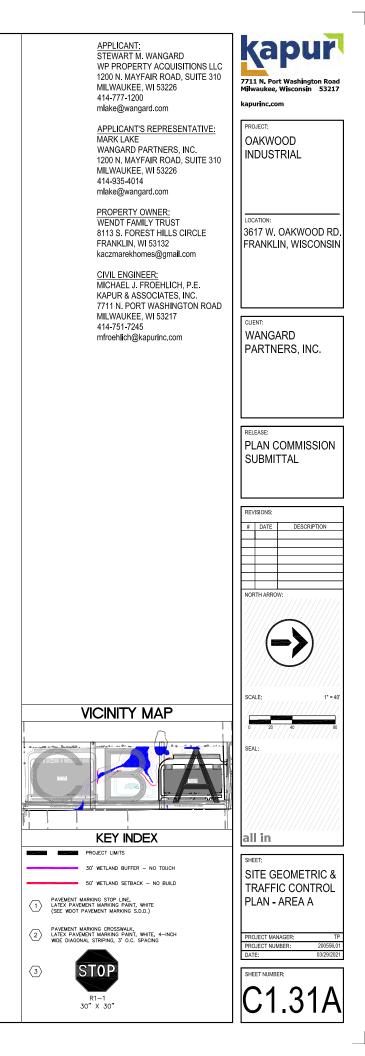


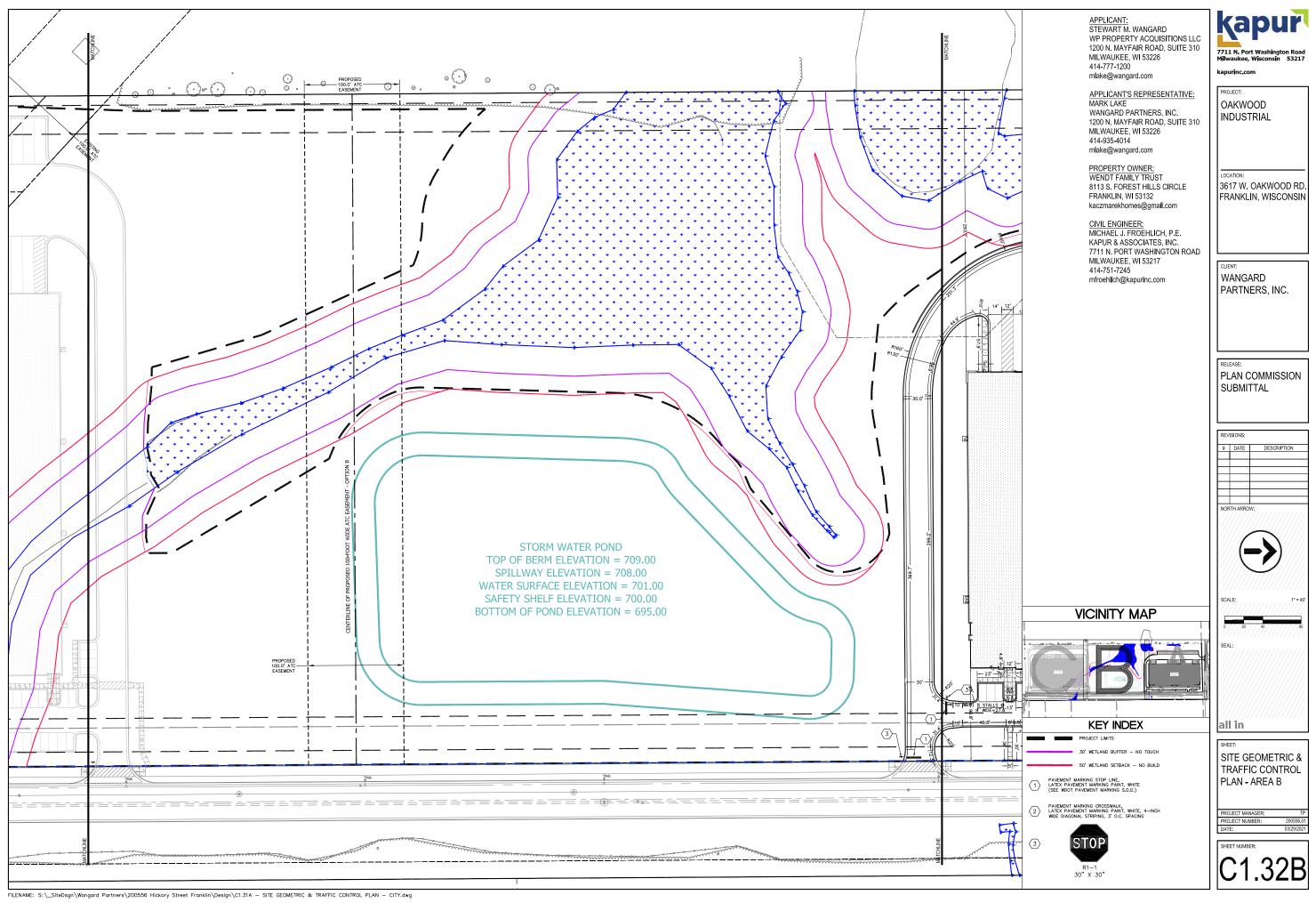
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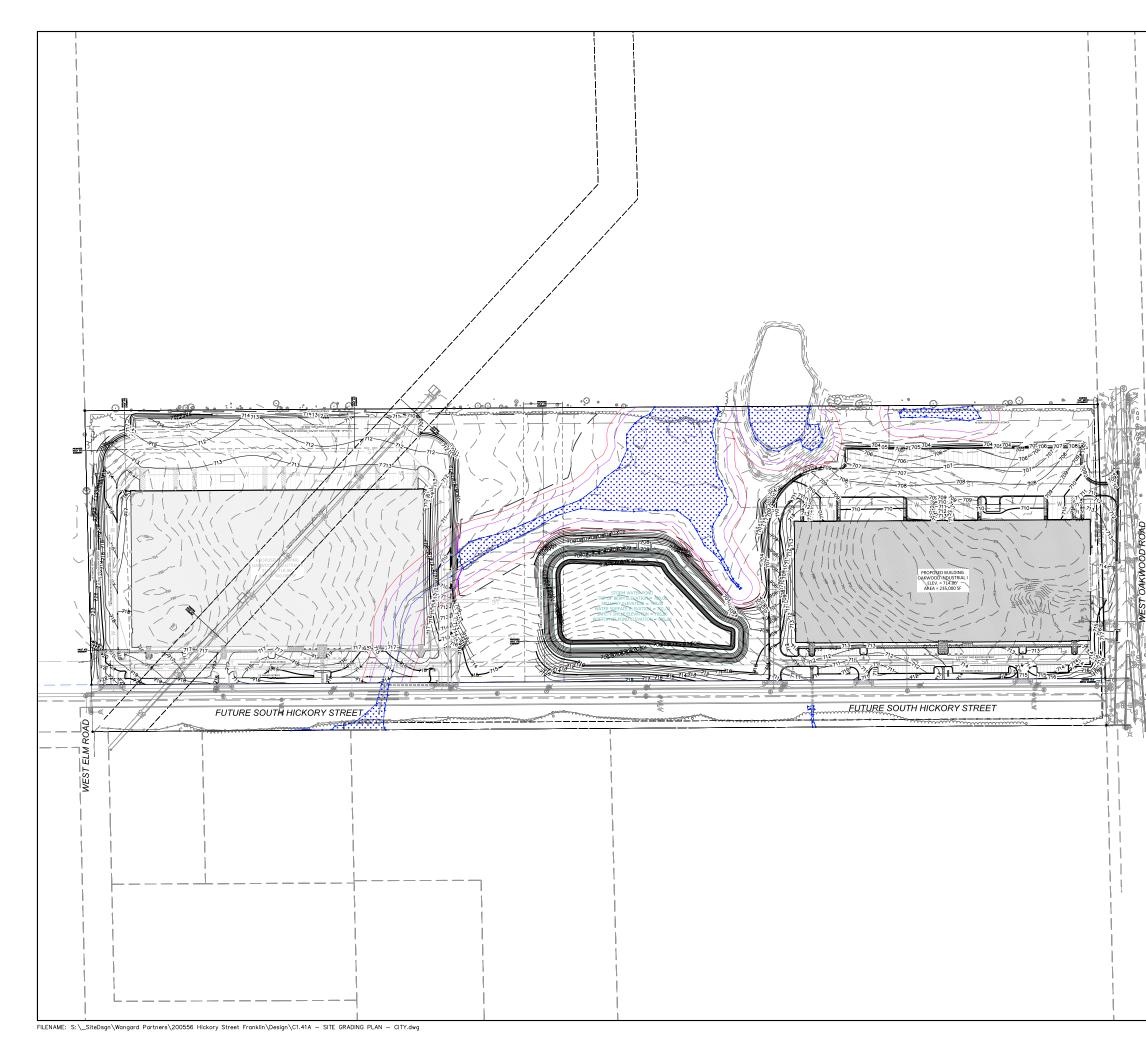


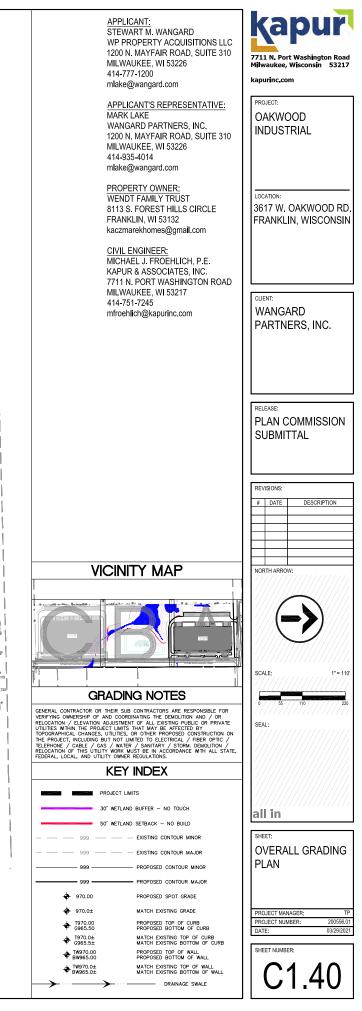


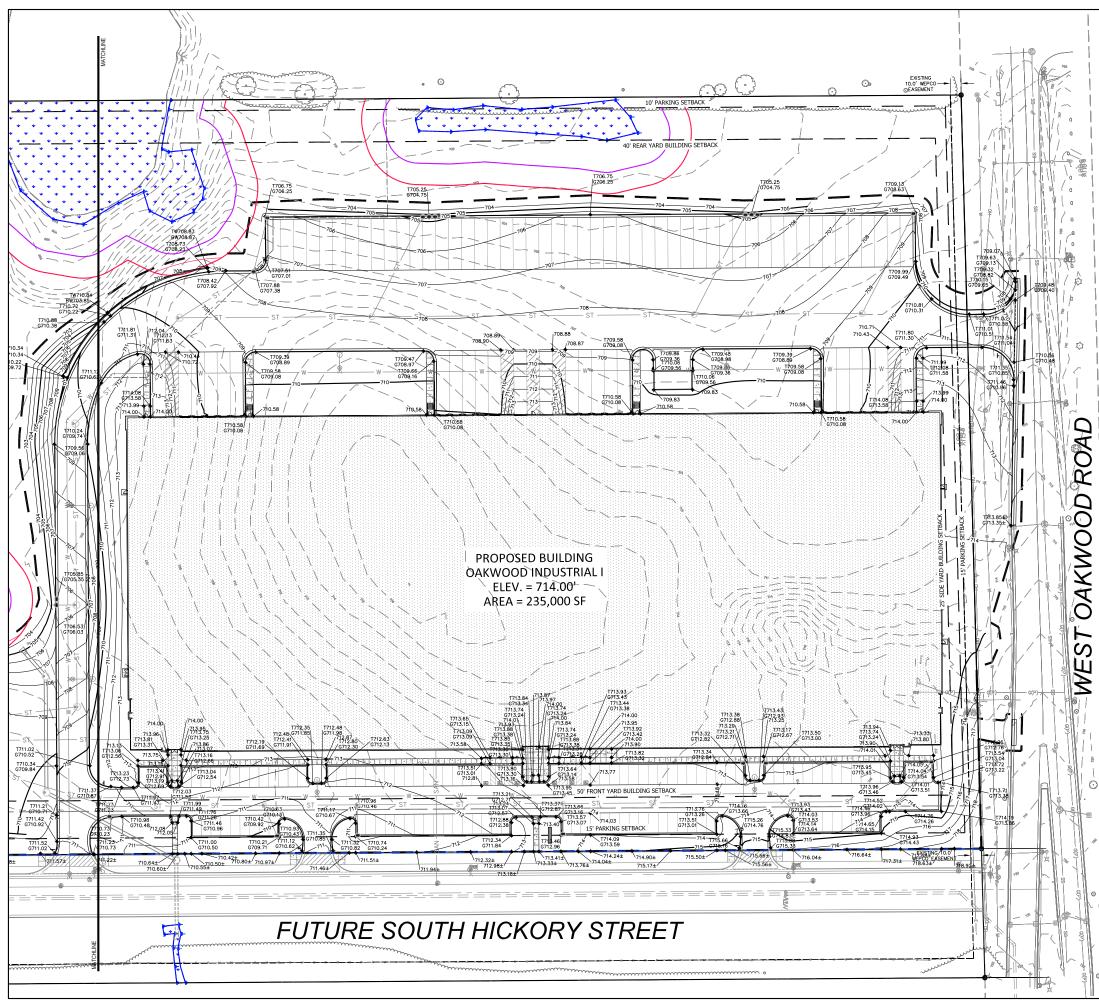
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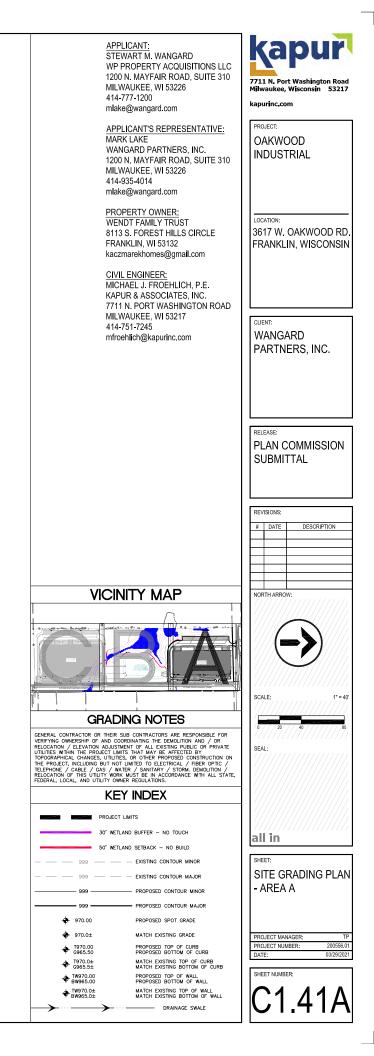


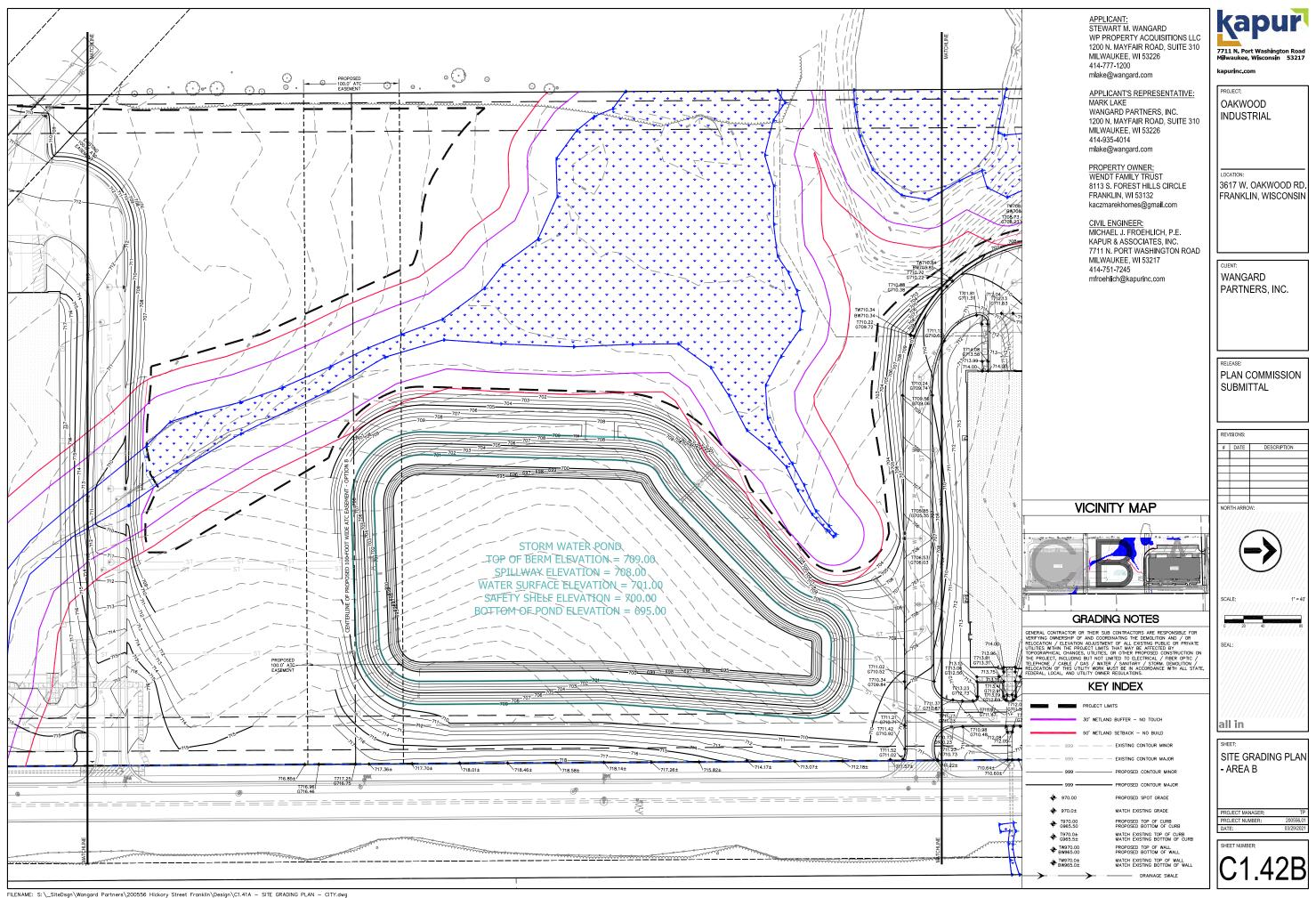


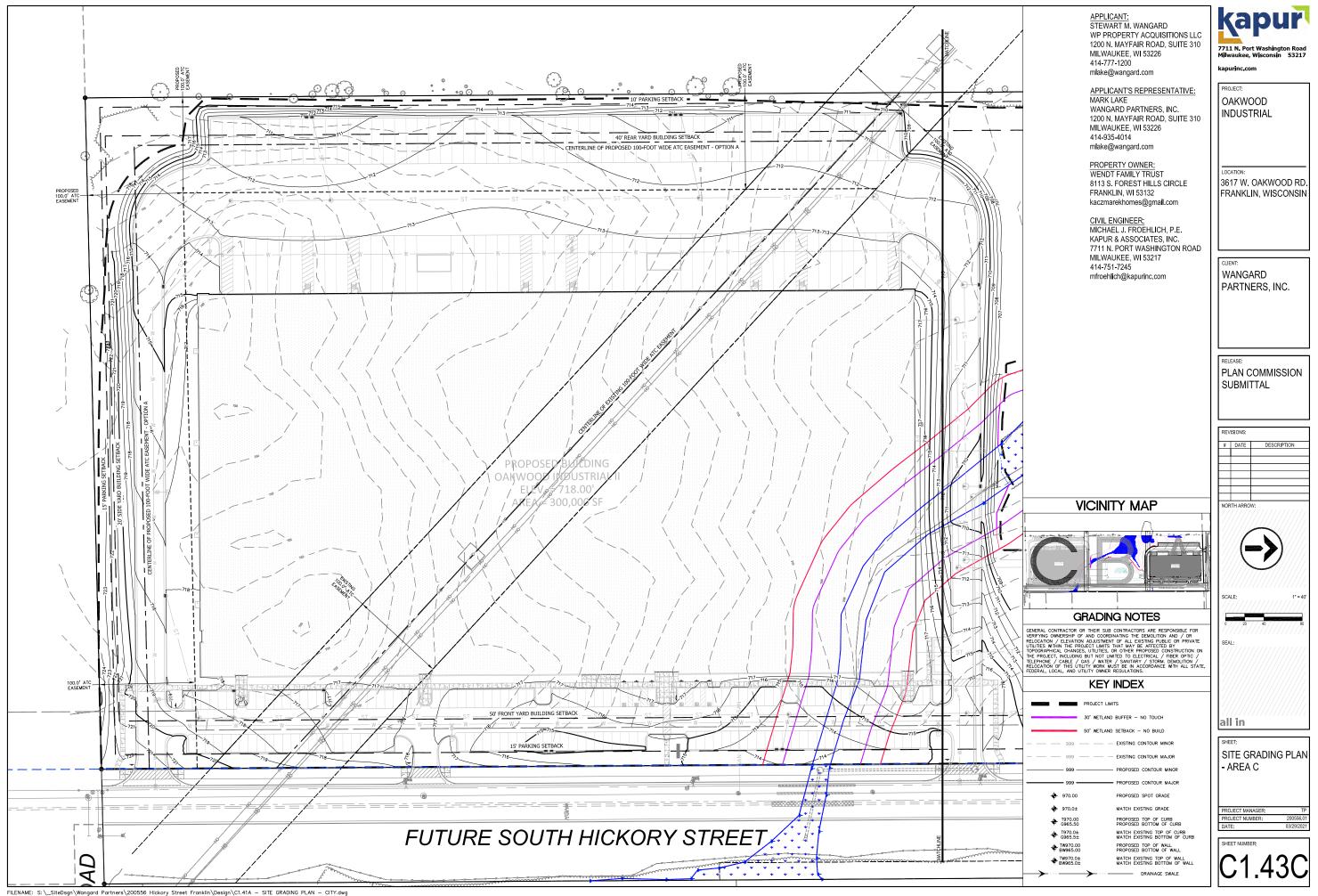


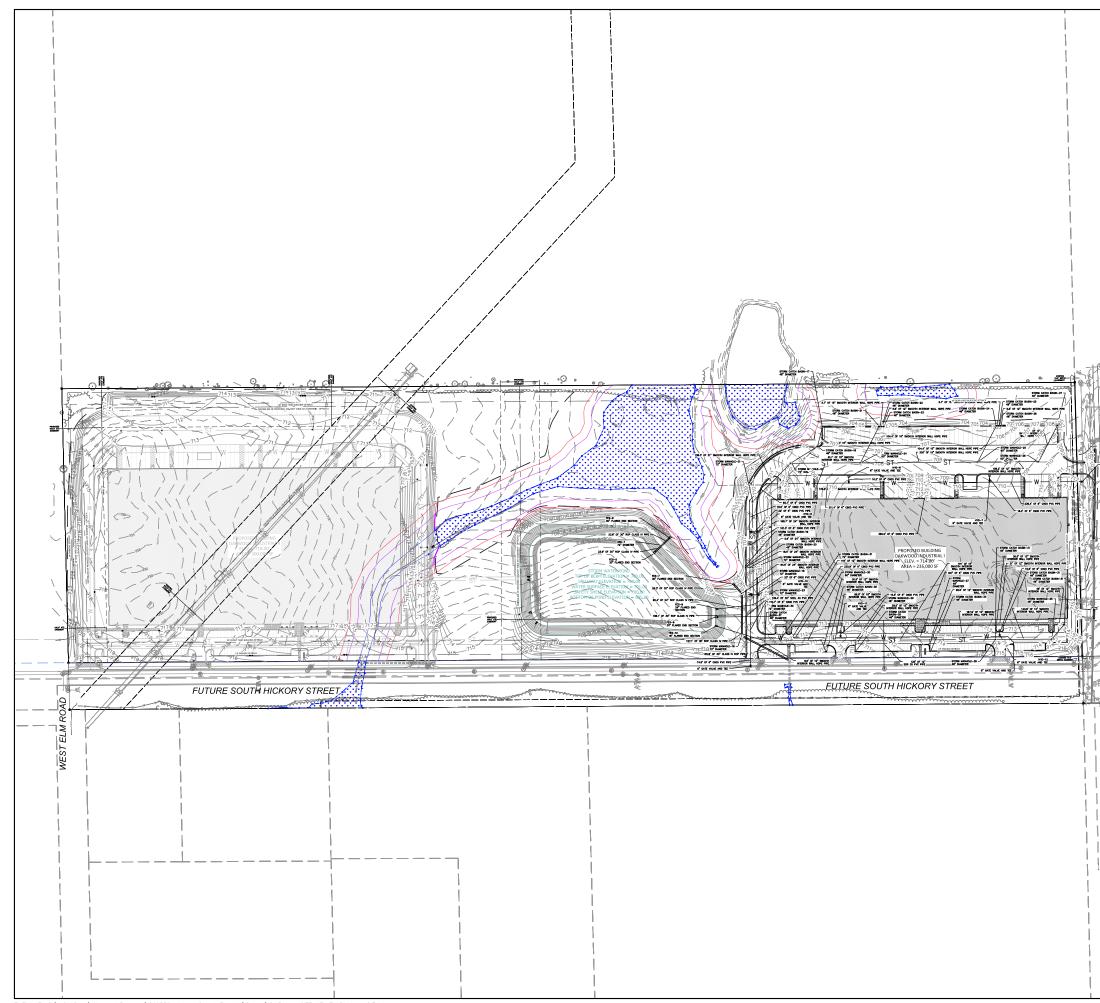




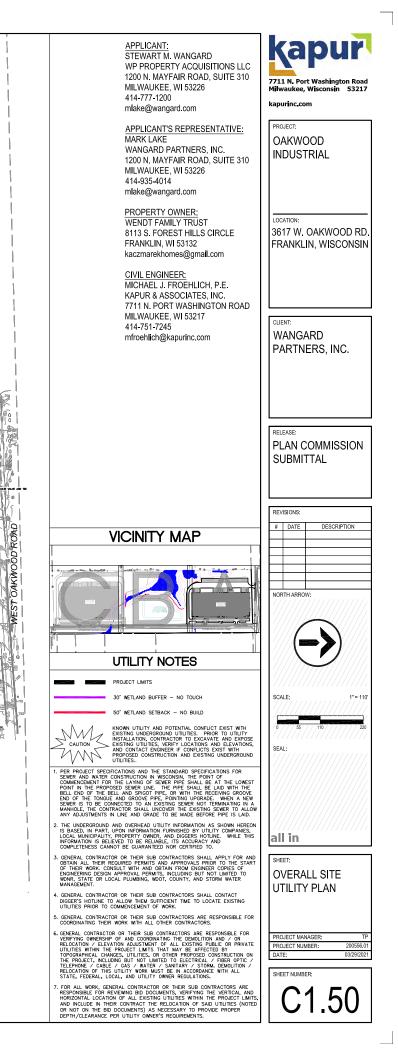


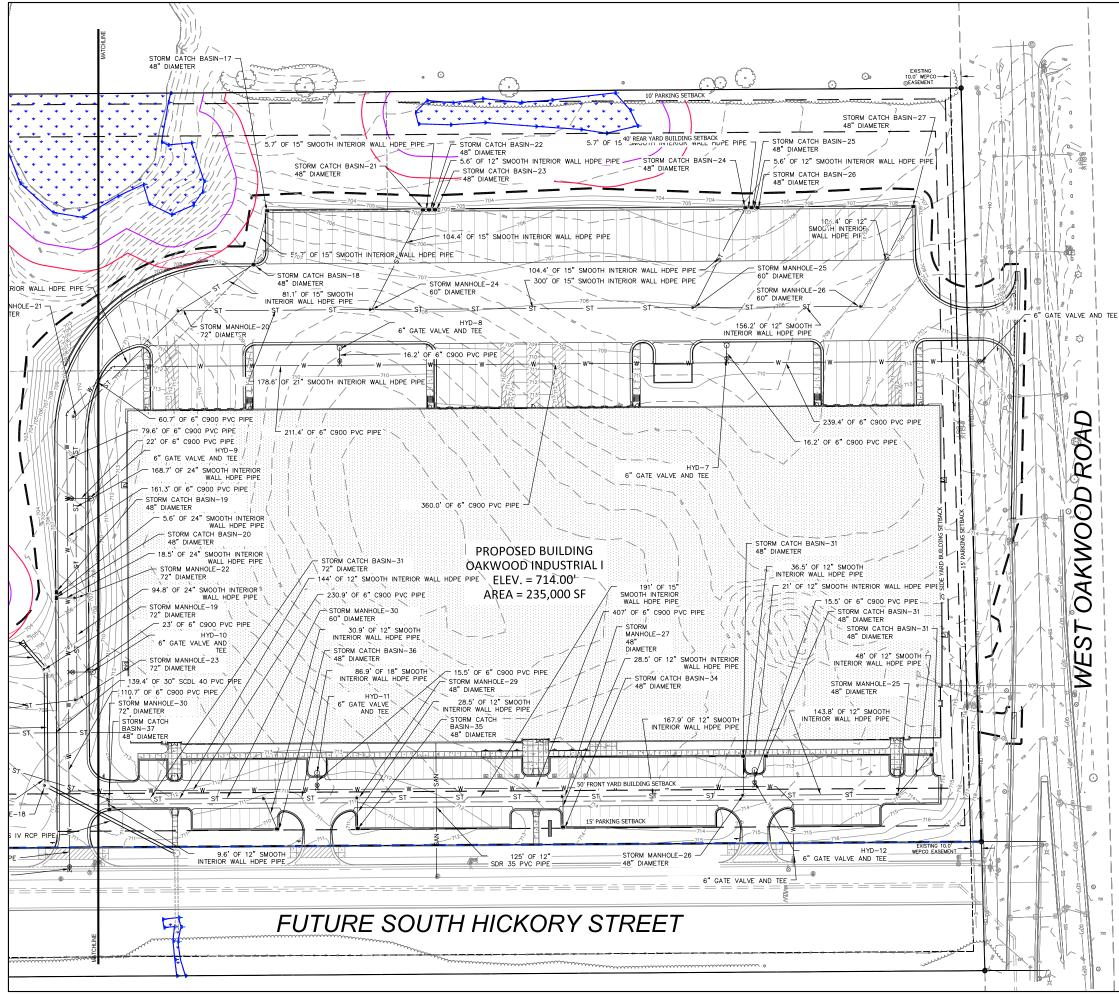


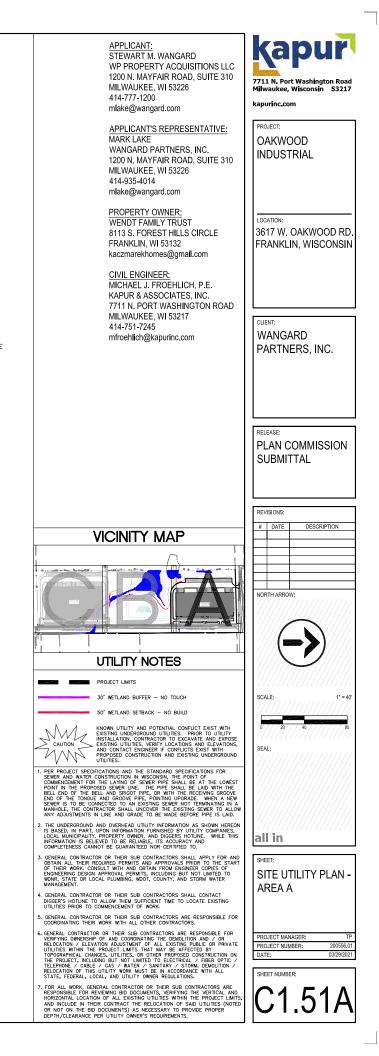


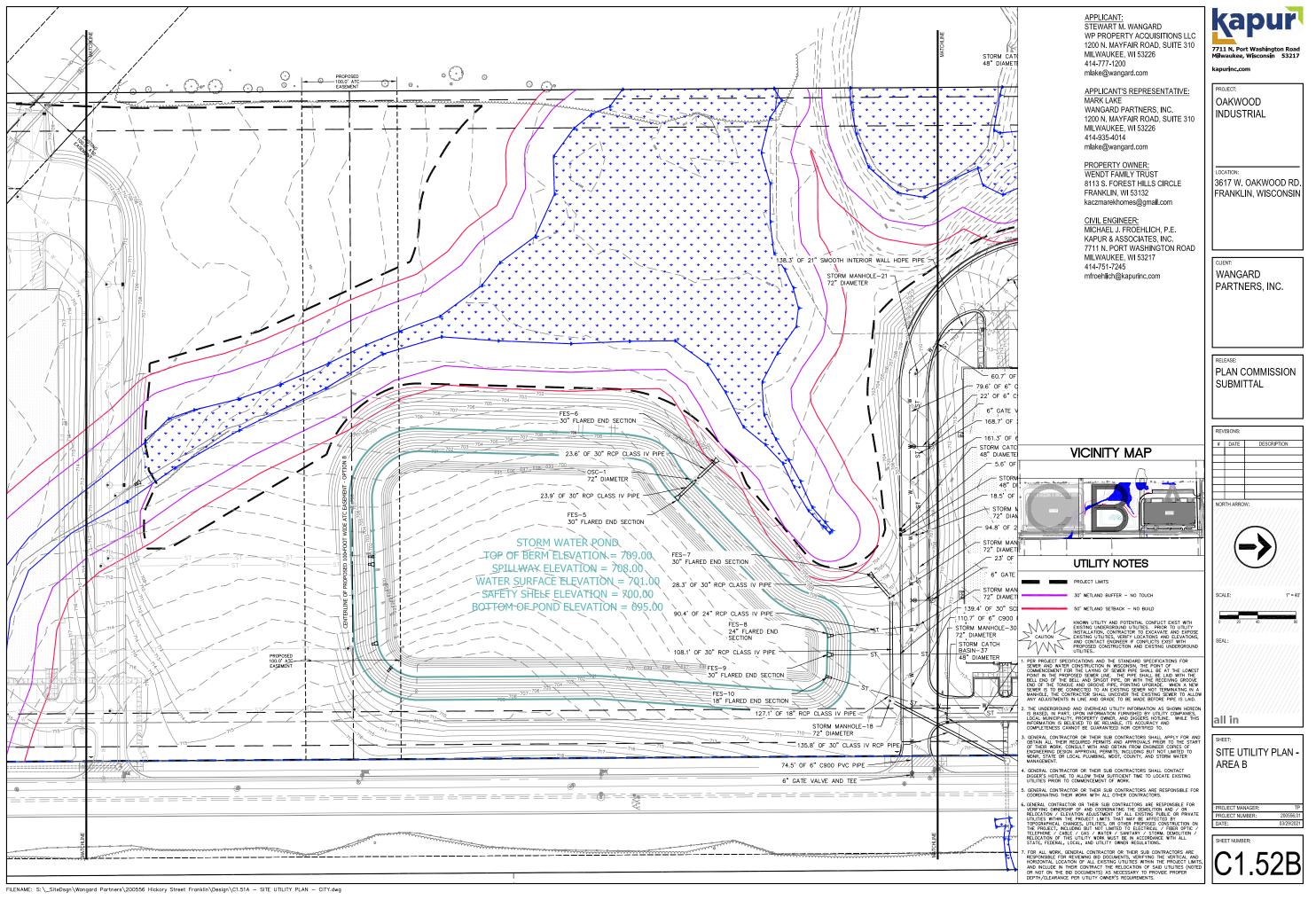


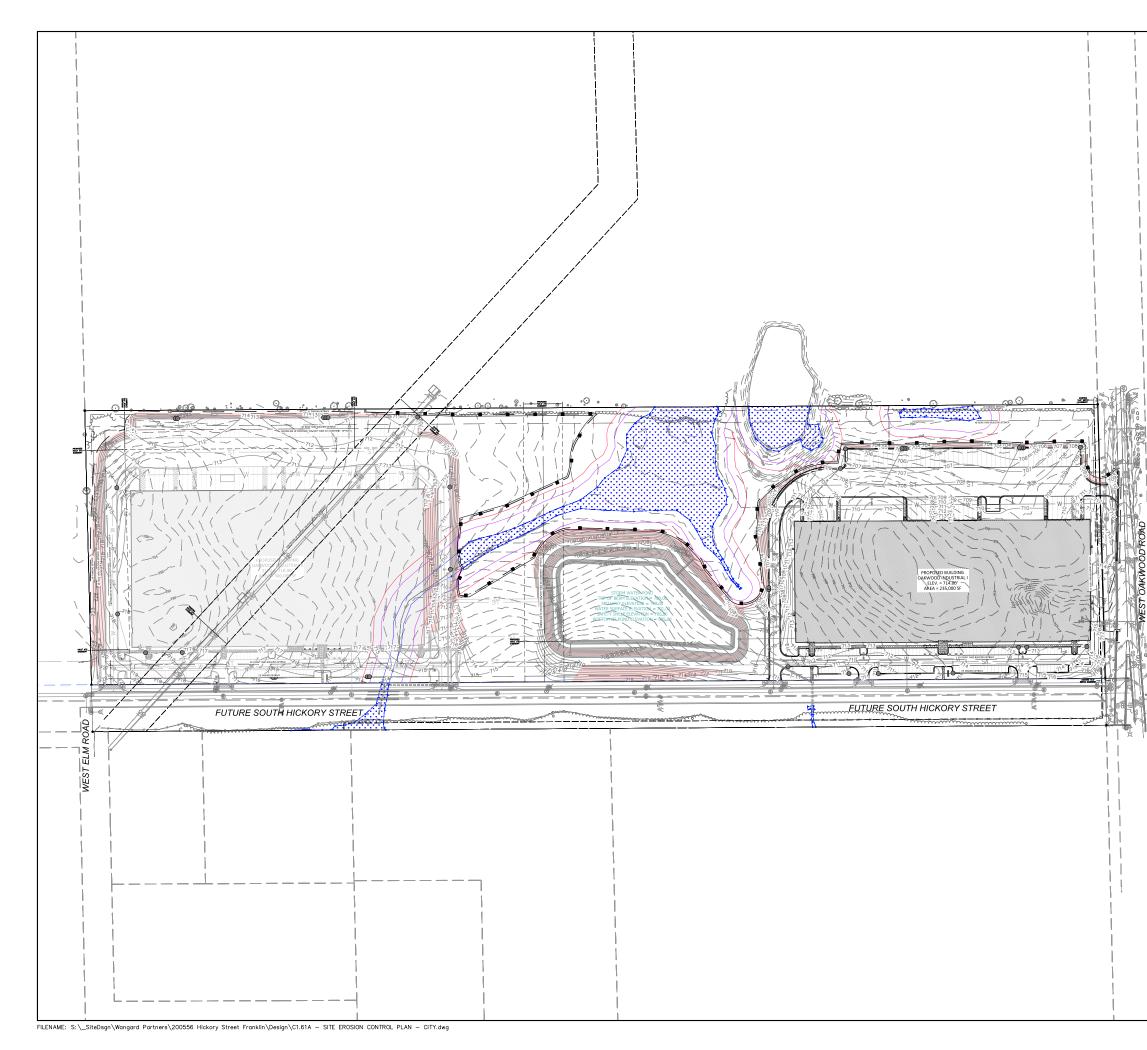
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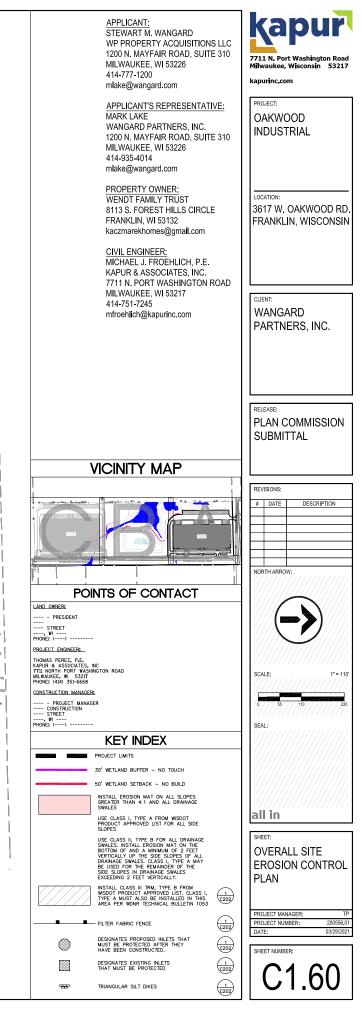


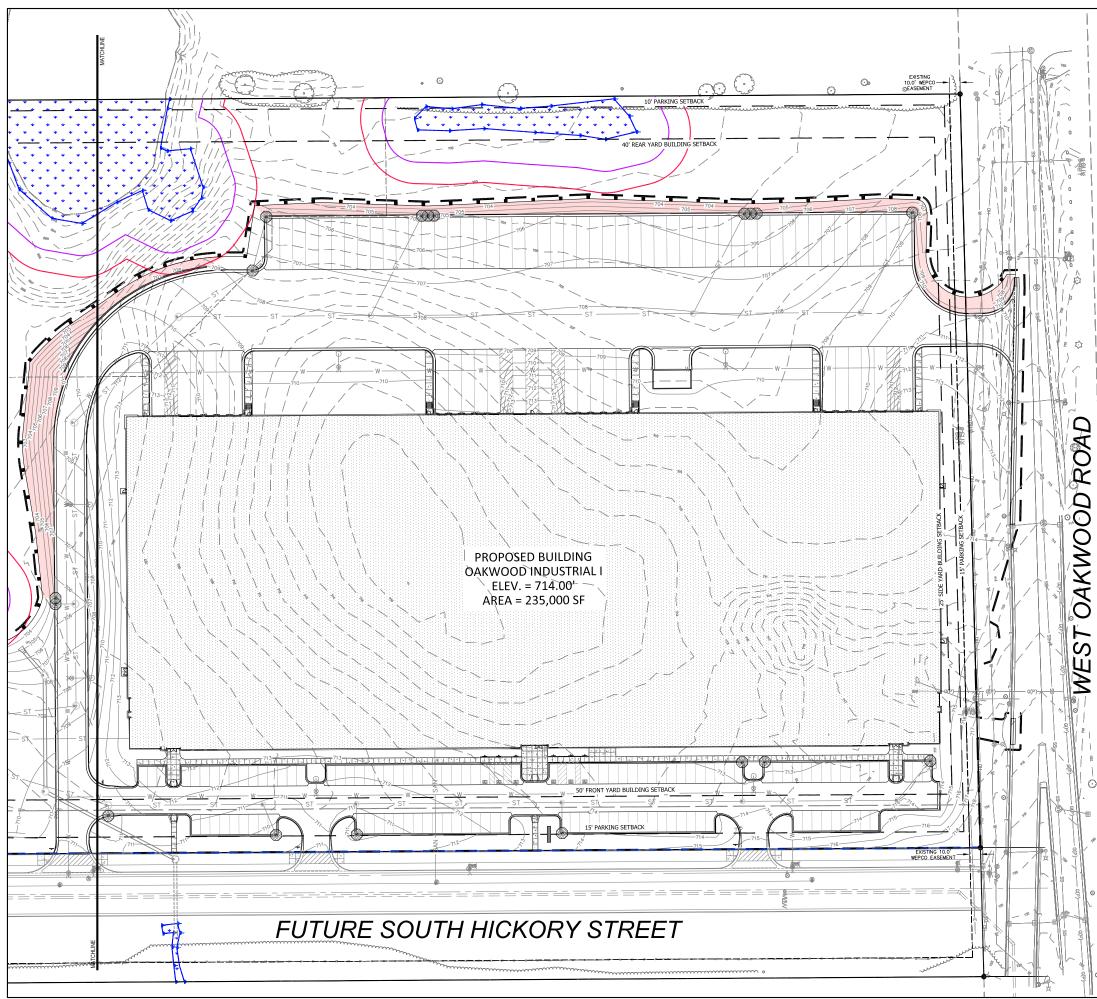


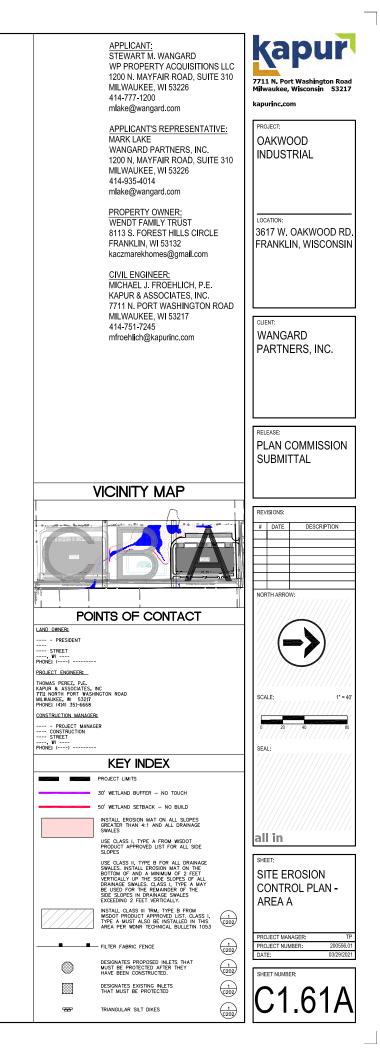


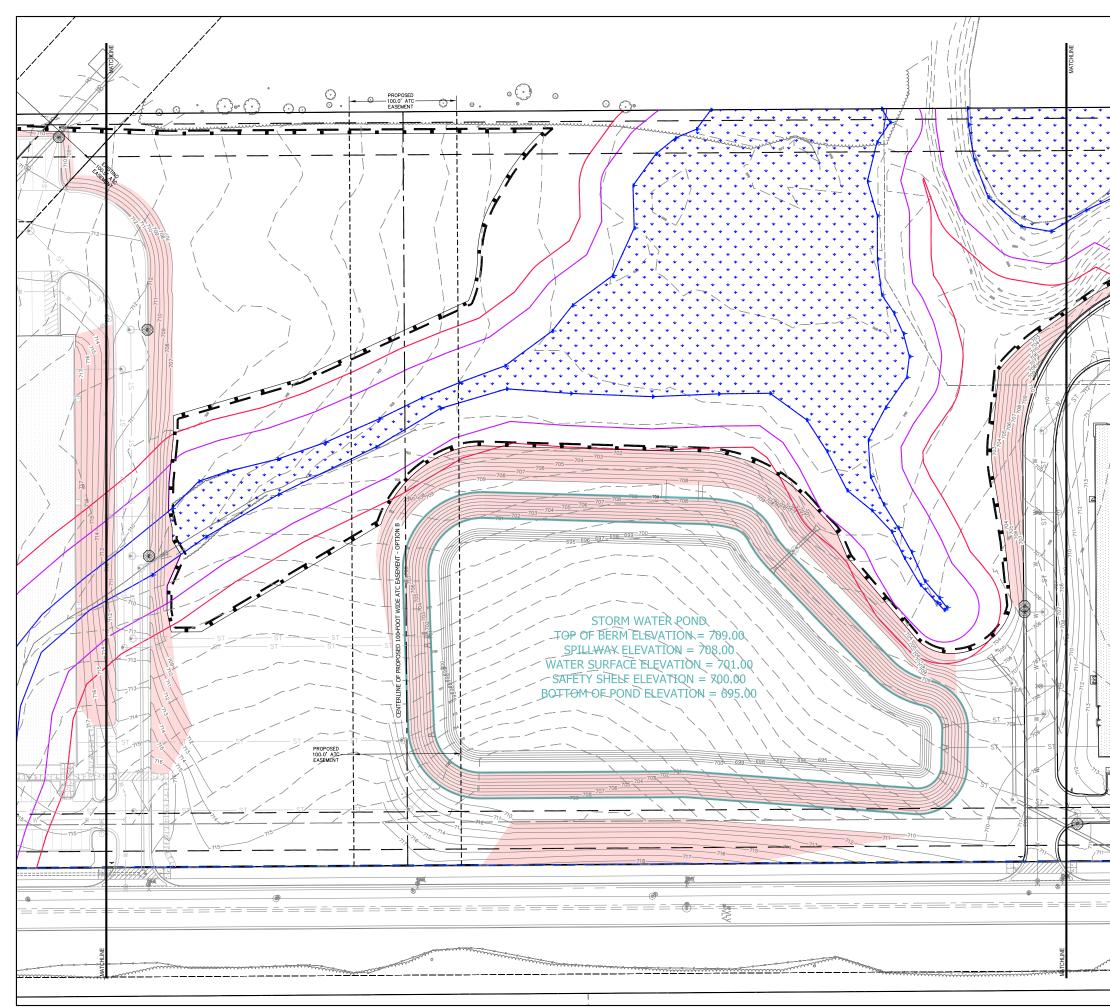


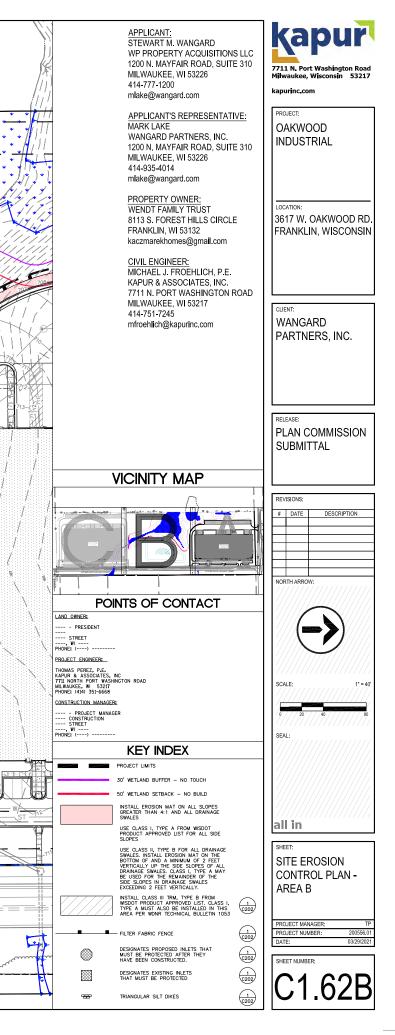


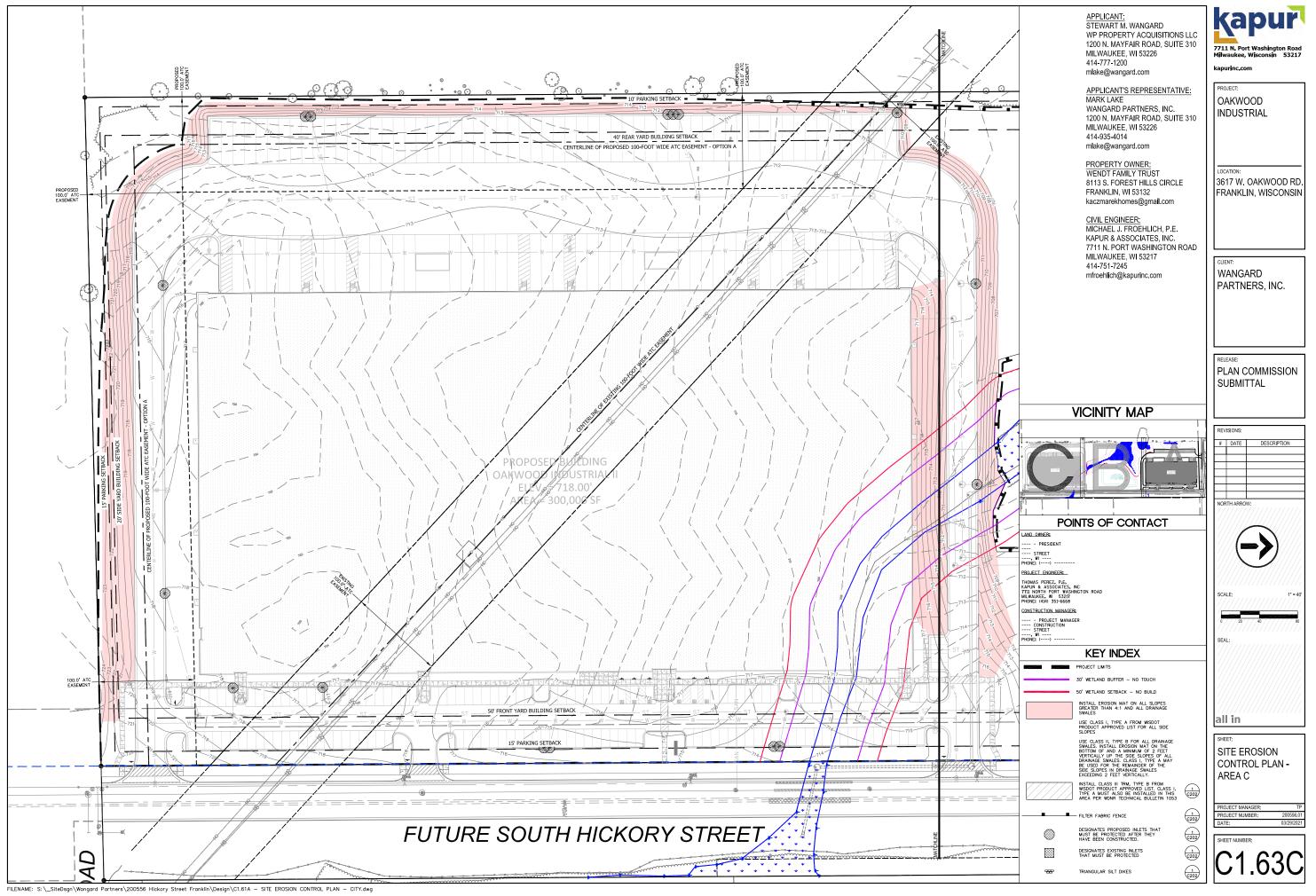












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CONTRACTOR TO INSTALL AND MAINTAIN EROSION CONTROL MEASURES AS INDICATED ON THIS PLAN AND FER THE LATEST WENDO DRINE AS INDICATED ON THIS PLAN AND FER THE LATEST WENDO DRINE AS INDICATED ON THIS PLAN AND FER THE LATEST WENDO DRINE AS INDICATED ON THE CONTROLTON TABOLARS AND FER THES INDICATED AND INDICATED ON THE INDICATEST PLATEST AND CATCH BASINS SHALL BE FROTECTED WITH INLET FRITES THAT ARE PHASED IN WITH CONSTRUCTION TO REDUCE SEDWENT FROM ENTERS AND AND ELECTOR FOR THE CONNEL. STARAMON DORAS SHALL BE FROTECTED WITH INLET PROTECTION DEVICES SHALL BE SELECTED FOR INLET FROMENT FROM ENTERS AND AND AND AND AND AND AND PROTECTION DEVICES SHALL BE SELECTED FOR INLET OF THE PROTECTION DEVICES SHALL BE SELECTED FOR INLET OF THE PROTECTION DEVICES SHALL BE SELECTED FOR INLE DIST OF THE MAIN AND AND AND AND AND AND AND AND AND PROTECTION DEVICES SHALL BE SELECTED FOR INLE DIST OF THE MAIN AND AND AND AND AND AND AND AND AND AND AND AND AND AND AND AND AND AND AND	CONSTRUCTION SITE PERMETER AND TOPSOL STOCPHE AREA SHALL BE PRIVIETED WITH SIT FIGURE AREA SHALL BE PRIVIETED WITH SIT FIGURE AREA SHALL BE PRIVINE WITH THE START OF CONSTRUCTION TO INTERCEPT HOW REUTED STARTAGE OF START START AND REUTED WITH SITE STARTAGE OF START START START START START STARTAGE OF START START START START START STARTAGE OF START START START START START STARTAGE OF START START START START STARTAGE OF START START START START STARTAGE OF START STA	<ol> <li>SEEDING AND MULCHING TECHNIQUES SHALL BE USED ON AREAS OF EXPOSE SOL WHERE THE ESTABLISHENT OF VEGETATION IS DESRED. TLANGRAFY SEEDING APPLIES TO ISTURDED AREAS THAT WILL NOT BE BROWNET TO THU A PERIOD GREATER THAN 14 CALENDAR DAYS, REQUIRING VEGETATIVE COVER FOR LESS THAT ONE "478, SEED AND MULCH SHALL BE UTLIZED THROUGH HELP FEDICE ENGODIN PER WORN TICHNICAL STANDARDS 1039 AND 1058 RESPECTIVE VAS FOLLOWS:</li> <li>A. TEMPORARY SEEDING REQUIRIES A SEEDBED OF LOOSE SOLI TO A MINIM DEPTH OF 2 MONES.</li> <li>B. FERTULZER APPLICATION IS NOT GENERALLY REQUIRIED FOR TEMPORARY YSEEDING. HOWER: ANY APPLICATION OF FERTULZER OR LIME SHALL B BASED ON SOLI TESTING.</li> <li>C. THE SOL HALL LONFORM TO THE ARDINGED FOR TEMPORARY SEEDING. OTHER ANY APPLICATION OF THE WISCONSIN STATE STATUTES AND OF THE ADMINISTRY CORE THAT FOR THE ATOP 20 REGARDING NOXIOS WED SEED CONTENT AND LABELING.</li> <li>E. SEED SHALL NAVE A PH RANGE OF 5.5 TO 8.0.</li> <li>ALL SEED SHALL NAVE A DH RANGE OF TALL BOUNDERHING OF THE WISCONSIN STATE STATUTES AND OF THE ADMINISTRY CORE THAT FOR THE ATOP 20 REGARDING NOXIOS WED SEED CONTENT AND LABELING.</li> <li>E. SEED SHALL NOVED LATE THAN ONE YEAR AFTER THE TEST DA ON THE LABELL.</li> <li>F. IN THE SAMALL SOMPORING ON THAN DURATIVE CORE CHAPTER ATOP 20 REGARDING NOXIOS WED SEED CONTENT AND LABELING.</li> <li>E. SEED SHALL NOVED NOT THAN DURATIVE CODE CHAPTER ATOP 20 REGARDING NOXIOS WED SEED CONTENT AND LABELING.</li> <li>E. SEED SHALL NOVED NOT THAN ON YEAR AFTER THE TEST DA ON THE LABELL.</li> </ol>	
C. SEGMENT PROVIDENCE OF INTERNAL BE REMOVED AND THE INLET PROTECTION DEVICE RESTORED TO ITS CONGINAL DURASIONS HICH THE SEGMENT HIS LOURALIZED EFFECTIVE IN J. TON & HICH THE SEGMENT HIS LOURALIZED EFFECTIVE SEGMENT IS WITHIN 4° OF THE BOTTON OF THE OVERTOW HICH TERF THE D, OR WITHIN THE EVECT IS NO LONGRE FUNCTIONING FER MANUFACTURER'S SEGNERATIONS, ALL DEVICTIONING FER MANUFACTURER'S SEGNERATIONS, ALL DEVICTIONS FERVINET DESCHARES INTO J. DEVICE DA WITLANDS.	<ol> <li>WHERE JOINTS ARE NEEDED, EACH END OF THE FABRIC SHALL BE SCHEEVER YASTREED TO A POST. THE POSTS SHALL BE WHAPPED AROUND EACH OFER TO PROJUGE &amp; STABLE AND SCHERE JOINT OF SHALL BE OVERLAPPED THE DISTINCE BETWEEN THO FOSTS.</li> <li>A MINIMUM OF 20 INCHS OF HOTS.</li> <li>A MINIMUM OF 20 INCHS OF HATE IN SHALL EXTEND INTO THE GROUND AFTER INSTALLATION.</li> </ol>	LBS/ACRE FOR TEMPORARY SEEDING PURPOSES. IN THE FALL THE CONTRACTOR SHALL USE ANNUAL RYCRAFUSS APPLIED AT GO LBS/ACRE. WHITER WEAT OR CERLA, INE APPLIED AT GO LBS/ACRE. DORMANT SEED SHALL BUSED WHEN SOLIT LEMPERATURE IS CONSISTE BELOW 53 DEDRESS FAHRENHET (THPICALLY NOV. 1 UNTL. SNOW COME ANNUALY). NEVER PLUES SEED ON TOP G-SNOW, IF COMER IS NEEL AFTER SHOW FALL, CONTRACTOR MAY CHOOSE TO USE A DRY, NONTON RYCOMERS DE YTHE UNK. FEM MANTACHINERS SPECIFICATIONS AS RECOMPED THE THE WARR FEM MANTACHINES SPECIFICATIONS AS	
D. DUE CARE SHALL BE TAKEN TO ENSURE SEDMENT FORS NOT FALL IND THE BLIETSCHOTH BARKER AND MARTEE THE INITIONED FUNCTION OF THE DENOCE. ANY MATERIAL FALLING NITO THE INELFC/ACTE BASIN SHALL BE REMOVED AND PROPERLY DISPOSED OF PER NOTE C ABOVE. E. NILET FLITES MAY BE REMOVED AND PROFERLY DISPOSED OF	H. SLT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8 INCHES OF THE FARRIC IN A 4 INCH WIDE BY 6 INCH DEEP TRENCH, OR 6 INCH DEEP V-TRENCH ON THE UPSOPE SIDE OF THE FENCE. THE TRENCH SHALL BE BACKFILLED AND COMPACTED. TRENCHES SHALL NOT BE EXCANATED ANY WIDER OR DEEPER INTAN NECESSARY FOR PROPER INSTALLATION.	G. SEEDING SHALL NOT TAKE PLACE WHEN THE SOLI IS TOO WET. H. CONTRACTOR WAY CONSIDER WLITEING TO HELP ESTABLISH THE SEED. RUNDER AND CROSSIDER SHALL BE CONTROLLED TO HELP PREVENT RUNDER AND EROSON. DURING CONSTRUCTION, AREAS THAT HAVE BEEN BEEDD AND MILLIONE SHALL AT A MINIMUM BE REVERETOD DWERLY AND WITHIN 24 HOURS AT SHALL AT A MINIMUM BE REVERETOD DWERLY. AND WITHIN 24 HOURS AT SHALL AT A MINIMUM DIR INFORCED DWERLY. AND WITHIN 24 HOURS AT SHALL AT A MINIMUM DIR INFORCED DWERLY. AND WITHIN 24 HOURS AT	
UPON COMPLETION OF CONSTRUCTION, HAULING OF MOVEMENT OF CONSTRUCTION EQUIPMENT THROUGHOUT THE SITE, AND ONCE THE SITE IS ADEQUATELY STABILIZED, UNLESS AS OTHERWISE NOTIFIED BY THE WONR.	<ol> <li>ON THE TERMINAL ENDS OF THE SILT FENCE THE FABRIC SHALL BE WRAPPED AROUND THE POST SUCH THAT THE STAPLES ARE NOT VISIBLE.</li> </ol>	EVERY PRECIPITATION EVENT THAT PRODUCES ½ INCH OF RAIN OR MOD DURING A 24 HOUR PERIOD. INSPECT WEEKLY DURING THE GROWING SEASON UNTIL VEGETATION IS DENSELY ESTABLISHED OR THE SOD IS L REPAIR AND RESEED AREAS THAT HAVE EROSION DAMAGE AS NECESSA	
3. A TRACKING PAD SHALL BE INSTALLED AS SHOWN ON THE PLAN SHEET PRIOR TO THE START OF CONSTRUCTION TO REDUCE OFF-SITE SEDIMENTATION BY ELIMINATING THE TRACKING OF SEDIMENT FROM THE SITE PER WONR TECHNICAL STANDARD 1057 AS FOLLOWS:	<ul> <li>J. GEOTEXTILE FABRIC SPECIFICATIONS SHALL MEET VALUES ESTABLISHED IN TECHNICAL STANDARD 1056.</li> <li>K. SILT FENCE SHALL BE REMOVED ONCE THE SITE</li> </ul>	J. CONTRACTOR IS TO LIMIT VEHICLE TRAFFIC AND OTHER FORMS OF COMPACTION IN AREAS THAT ARE SEEDED AS MUCH AS POSSIBLE. RE-SEED DRIVEN OVER AREAS AS NEEDED.	
A. AGGREGATE USED FOR TRACKING PADS SHALL BE 3 TO 6 INCH CLEAR OR WASHED STONE. ALL MATERIAL TO BE RETAINED BY 3 INCH SIEVE.	IS ADEQUATELY STABILIZED. L. WHEN PLACING SILT FENCE NEAR TREES, CARE SHALL BE TAKEN TO MINIMIZE DAMAGE TO THE ROOT SYSTEM BY AVDIDING COMPACTION AND	K. MULCH SHOULD BE PLACED WITHIN 24 HOURS OF SEEDING. L. MULCHING OPERATIONS SHALL NOT TAKE PLACE DURING PERIODS OF EXCESSIVELY HIGH WINDS THAT WOULD PRECLUDE THE PROPER PLACEM OF MULCH.	
B. THE AGGREGATE SHALL BE PLACED IN A LAYER OF AT LEAST 12 INCHES THICK. ON SITES WITH A HIGH WATER TABLE, OR WHERE SATURATED CONDITIONS ARE EXPECTED, TRACKING PADS WILL BE UNDERLAIN WITH WIGDOT TYPE R GEOTEXTILE FABRIC.	ROOT CUTTING WITHIN A RADIUS OF 1.5 FEET MULTIPLED BY THE INCH DIAMETER OF THE TREE. M. THE CONTRACTOR MAY FURTHER STRENGTHEN THE SILT FENCE BY USING HAVE BALES ON THE	M. MULCH THAT IS DISPLACED SHALL BE REAPPLIED AND PROPERLY ANCHORED. MAINTENANCE SHALL BE COMPLETED AS SOON AS POSSIB WITH CONSIDERATION TO STE CONDITIONS. N. WHEN CHANNEL EROSION MAT IS USED WITHIN CONSTRUCTION SITE	
C. THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT (MIN. 15 FEET WIDE) AND BE AT LEAST 50 FEET LONG.	DOWN SLOPE SIDE AS NEEDED. N. SILT FENCE SHALL AT A MINIMUM BE INSPECTED	DIVERSION AREAS, TECHNICAL STANDARDS 1053 AND 1066 SHALL BE FOLLOWED.	
D. VEHICLES TRAVELING ACROSS THE TRACKING PAD SHALL MAINTAIN A SLOW CONSTANT SPEED.	WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES ½ INCH OF RAIN OR MORE DURING A 24 HOUR PERIOD.	<ul> <li>WHEN NON-CHANNEL EROSION MAT IS USED TECHNICAL STANDARD 10: SHALL BE FOLLOWED.</li> <li>DEPENDING ON DURATION OF CONSTRUCTION, THE CONTRACTOR MAY N</li> </ul>	
E. ANY SEDIMENT OR ROCK ACCUMULATION ONTO LOCAL ROADWAYS SHALL BE REMOVED BY STREET CLEANING, NOT FLUSHING BEFORE THE END OF EACH WORKING DAY.	<ol> <li>DAMAGED OR DECOMPOSED SILT FENCE, UNDERCUTTING, OR FLOW CHANNELS AROUND THE END OF BARRIERS SHALL BE REPAIRED OR</li> </ol>	<ol> <li>TO RE-SEED AND RE-STABILIZE THE TOPSOIL STOCKPILE AS NECESSAF DISCOURAGE SEDIMENT AND EROSION.</li> <li>6. A COPY OF EROSION CONTROL INSPECTION REPORTS AND THE APPROVED</li> </ol>	
F. THE TRACKING PAD SHALL, AT A MINIMUM BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT OF ½ INCH OF RAIN OR MORE DURING A 24-HOUR PERIOD.	CORRECTED. P. SEDIMENT SHALL BE PROPERLY DISPOSED OF ONCE THE DEPOSITS REACH ½ THE HEIGHT OF	EROSION CONTROL PLANS SHALL BE KEPT ON SITE. 7. CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL PRACTICES BY THE E	
G. THE TRACKING PAD PERFORMANCE SHALL BE MAINTAINED AT A MINIMUM OF 12" BY SCRAPING OR TOP-DRESSING WITH ADDITIONAL AGGREGATE.	THE FENCE TO PREVENT DISCHARGE INTO AREA WATERWAYS AND WETLANDS.	OF EACH WORKDAY. 8. LOCAL ROADS SHALL BE CLEAN BY THE END OF EACH WORKDAY. CONTRAC SHALL HAVE LOCAL ROADS SWEPT WHERE SEDIMENT ACCUMULATES.	

- REAS THAT HAVE BEEN SEEDED AND MULCHED NSPECTED WEEKLY AND WITHIN 24 HOURS AFTER THAT PRODUCES ½ INCH OF RAIN OR MORE D. INSPECT WEEKLY DURING THE GROWING IS DENSELY ESTABLISHED OR THE SOD IS LAID. S THAT HAVE EROSION DAMAGE AS NECESSARY. VEHICLE TRAFFIC AND OTHER FORMS OF AT ARE SEEDED AS MUCH AS POSSIBLE. EAS AS NEEDED. WITHIN 24 HOURS OF SEEDING ALL NOT TAKE PLACE DURING PERIODS OF THAT WOULD PRECLUDE THE PROPER PLACEMENT SHALL BE REAPPLIED AND PROPERLY SHALL BE COMPLETED AS SOON AS POSSIBLE TE CONDITIONS. AT IS USED WITHIN CONSTRUCTION SITE AL STANDARDS 1053 AND 1066 SHALL BE SION MAT IS USED TECHNICAL STANDARD 1052 OF CONSTRUCTION, THE CONTRACTOR MAY NEED BILIZE THE TOPSOIL STOCKPILE AS NECESSARY TO
  - INSPECTION REPORTS AND THE APPROVED L BE KEPT ON SITE. ALL EROSION CONTROL PRACTICES BY THE END
  - 8. LOCAL ROADS SHALL BE CLEAN BY THE END OF EACH WORKDAY. CONTRACTOR SHALL HAVE LOCAL ROADS SWEPT WHERE SEDIMENT ACCUMULATES.

## DEWATERING PLAN

NOTE: THESE INSTRUCTIONS DO NOT APPLY TO WATER BEING DISCHARGED DIRECTLY TO GROUNDWATER O KARST FEATURES OR WELL DEWATERING SYSTEMS. CONTRACTOR SHALL COORDINATE ACCORDINGLY FOR OTHER DEWATERING ACTIVITES AS DEEMED NECESSARY WITH THE WONR.

- AFTER BIDS ARE RECEIVED AND A MASS GRADING CONTRACTOR IS SELECTED, A PRE-CONSTRUCTION MEETING SHALL TAKE PLACE WITH ALL RELEVANT PARTIES IN ATTENDANCE. TO FACULTATE CONSTRUCTION AT THE PROJECT STE, DEWATERING MAY TAKE FLACE BY THE SELECTED CONTRACTOR, CONTRACTOR TO FOLLOW THESE INSTRUCTIONS WHILE PERFORMING DEWATERING ACTIVITIES ON-STE. IF DEWATERING IS TO TAKE FLACE AT THE STE, IT WILL OCCUR BETWEEN STEPS 3 AND 14 OF THE EROSION CONTROL OPERATION SEQUENCE.

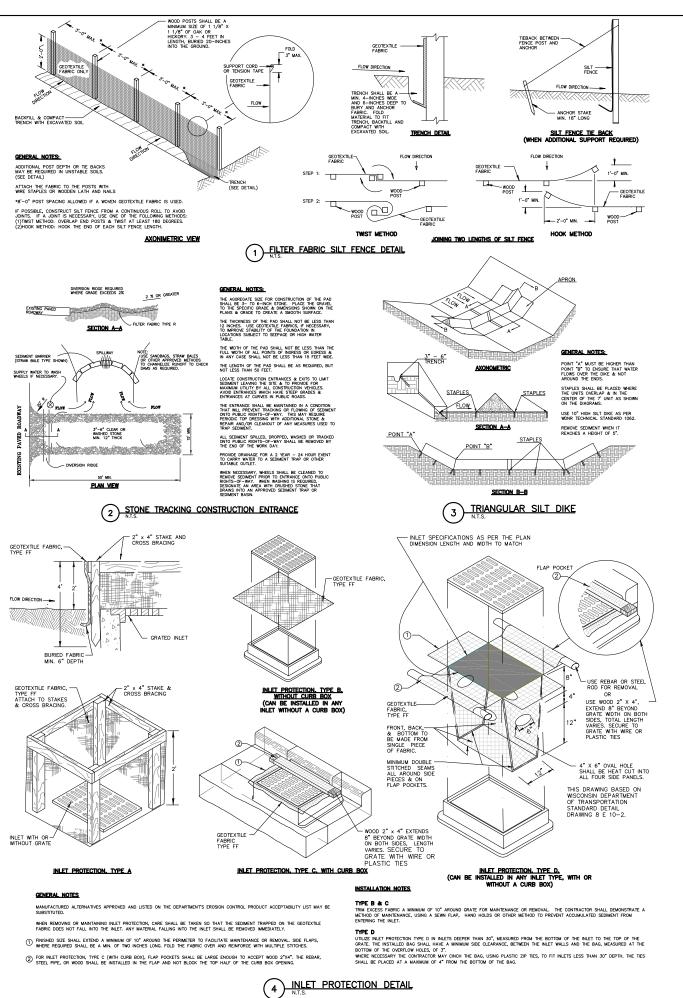
EROSION CONTROL OPERATION SEQUENCE + SCHEDULE

- ALL REGULATORY PERMITS, PROJECT PLANS, AND INSPECTION LOGS SHALL BE KEPT ON SITE IN AN ACCESSIBLE LOCATION, SUCH AS A MAILBOX, AVAILABLE TO REGULATORY AGENCIES UPON REQUEST. CONTRACTORS ARE TO MAINTAIN THE CONSTRUCTION SITE IN A NEAT AND TIDY MANNER FOR THE DURATION OF THE PROJECT.
- THE TIMING AND SEQUENCE OF CONSTRUCTION IS SCHEDULED AS FOLLOWS:
- 1. OBTAIN PLAN APPROVAL FROM THE WONR AND THE CITY OF FRANKLIN, AND ALL APPLICABLE PERMITS, INCLUDING EROSION CONTROL PERMIT.
- 2. CONSTRUCTION IS SCHEDULED TO BEGIN IN JUNE 2021, DEPENDING ON WEATHER & GROUND CONDITIONS
- 3. GRAVEL TRACKING PAD UNDERLAIN WITH WISDOT TYPE R GEOTEXTILE FABRIC SHALL BE INSTALLED AS SHOWN ON THE PLANS. IF INDICATED ON PLANS, INSTALL CONSTRUCTION FENCE AND ANY TEMPORARY TRAFFIC CONTROLS.
- SET FENCE. NET FLEER FROTEFING, AND TRANQUAR SLT DIKES SHALL BE INSTALLED AS SHOW ON FLEERS AND ARTISECTORY TO COMMENCE OF ANY LAND DURING ACTIVITES FER FROZET FLEERS AND ARTISEC STDUETT DEPOSIT EACH A DEPTH OF 1/2 FERCE HEIGHT.
- FOLLOWING INSTALLATION OF THE EROSION CONTROL MEASURES LISTED IT ITEM #4, CONSTRUCTION OF THE STORM WATER POND SHALL COMMENCE MARDATELY. THE POND SHALL BE CONSTRUCTED TO THE FINISH GRADES WIT A CALY LIBER PER THE PROJECT FASIS AND CETALS TO FUNCTION AS A SEMILAR THE STORM STRUCTURE, FOR USE DURING CONSTRUCTION. CONTRACTOR SHALL MMEDIATELY STABILIZE THE FORS DAMAS, INLETS, AND FERMINENT DURIES TRUCTURE. CONTRACTOR SHALL AND CONSTRUCT TEMPORARY DURINGS WATER AND ERMINEST DURIES TA SMUCH STORM WATER RUNOFF AS POSSIBLE TO THE STORM WATER POND DURING CONSTRUCTION.
- THE STORW WATER POLD SHILL AT A MINUMU, BEI NERFECTED WEERLY AND WITHIN 24 HOURS ATTEM UPSTY PRESENTION EVENT THAT PROJECTS 25 HOURS OF RAN DO MARCH 24 HOURS PERSO SEDWATT SHALL BE RENOVED TO MANITAIN THE 3 FOOT DEPTH OF THE TREATMENT SURFACE AREA AS MEASURED FROM THE WATER OF THE PRIMOZIA CUITE. SEDWATI TWA NEED TO BE RENOVED MORE SEDWATT SHALL BE RENOVED TO MANITAIN THE 3 FOOT DEPTH WEET TO BE RENOVED MORE SEDWATT SHALL BE RENOVED TO MANITAIN THE 3 FOOT DEPTH WEET TO BE RENOVED MORE SEDWATT TO BE RENOVED TO TO MARCH TO BE STABLIZATION IS COMPLETE. CARE SHALL BE TAKEN DURING SEDWAIT RENOVED TO NOT DANAES THE CLAY LINE.
- . SITE DEMOLITION OF EXISTING BUILDINGS, PAVEMENT, ETC. WILL OCCUR AFTER ALL EROSION CONTROL MEASURES ARE IN PLACE.
- . CONSTRUCTION OF THE BUILDINGS, STARTING WITH THE FOUNDATIONS, WILL BEGIN IMMEDIATELY AFTER TH SITE DEMOLITION IS COMPLETE IN THE BUILDING PAD AREAS.
- . TOPSOIL STRIPPING AND ROUGH GRADING WILL FOLLOW. TOPSOIL STOCKPILES WILL BE STABILIZED WITHIN DAYS OF LAY UP. STOCKPILES WILL BE USED FOR FINAL LANDSCAPING. REMAINING STOCKPILES WILL BE REMOVED FROM THE SITE.
- 0. UTILITY INSTALLATION WILL FOLLOW AND CONTINUE UNTIL ALL THE UTILITIES ARE INSTALLED
- I. AFTER ROUGH GRADING IS COMPLETE IN HARD SURFACE AREAS SUCH AS ROADWAYS, PARKING LOTS, AN BUILDINGS, THE REQUIRED THICKNESS OF DENSE GRADED BASE COURSE, PER THE PROJECT PLANS AND DETAILS, MILL BE APPLIED FOR STABILIZATION.
- 2. AFTER ROUCH GRADNOLIS COMPLETE IN AREAS DUTISHIC OF PRODOCED ROUMWING PARKING LOTS, BUILDINGS, MAIL OFHER HARD SUFFACE AREAS THE OFDSOL MILL BE ELEPTRIED AND THE LANDSOLAF CONTRACTOR WILL COMPLETE SEEDING/SOCIONIG/FERTILIZING/MULCHING AND INSTALL EROSION MATTING AS FER APPROVED PLANS AND SECTOR/CLAIDONS.
- 3. FINAL SITE STABILIZATION IS ANTICIPATED FOLLOWING THE COMPLETION OF GRADING ACTIVITIES. IF SIT STABILIZATION CANNOT BE COMPLETED BY OCTOBER 15, THEN THE USE OF ANIONIC POLYACPYLAMIDE CONFORMING TO MORE TECHNICAL STANDARD 1050 SHALL BE USED. IN ADDITION, ALL SLOPES OF GREATER THAN 20% MUST ADDREATE TO THE SCHOLLEN TABLE I BELOW.
- 4. AFTER ALL TOPSOL HAS BEEN REAPPLED AND STABLIZATION IS UNDERWAY, ROADWAY, PARKING LOT AND SDEWALK SURFACE MATERIAL (I.E. ASPHALT OR CONCRETE) WILL BE INSTALLED PER THE PROJECT PLANS AND SPECIFICATIONS.
- THE GENERAL CONTRACTOR WILL REQUEST A FINAL INSPECTION BY THE CITY. UPON APPROVAL, ALL SL. FRNCS, NILET RITER PROTECTION, AND TRANGULAR SLIT DIKES SHALL BE REMOVED, AND ACCUMULATES SEMENT IN THE STORW WATER POND SHALL BE DERBED AND PROFERT, DISPOSED OF, THE SLOPES AND DRACES SHOWN ON THE PROJECT PLANS AND DETAILS, AND THAT ITS HOUNDING WATER.
- IF REQUIRED, FINAL 'AS-BUILT' SURVEYS ARE TO BE CONDUCTED BY THE OWNER AND FINAL DOCUMENT FORWARDED TO THE CITY.
- BARE SOIL LEFT UNDISTURBED FOR 14 CALENDAR DAYS MUST BE TEMPORARILY STABILIZED PER WONF TECHNICAL STANDARD 1059. BY OCTOBER 15, THE SITE SHALL BE STABILIZED PER NOTE 13 ABOVE.
- 18. WE DO NOT ANTICIPATE THE NEED FOR WATERING WITH THIS CONSTRUCTION SCHEDULE, HOWEVER, IF ADEQUATE RAIN IS NOT EXPERIENCED WITHIN ONE WEEK AFTER INITIAL SEED GERMINATION AT ANY PO DURING THE CONSTRUCTION PROCESS. WATER SHALL BE TRUCKED IN AND APPLIED ONCE PER WEEK.
- IF CONSTRUCTION SCHEDULES SHOULD CHANGE SIGNIFICANTLY, THIS PLAN NARRATIVE WILL BE UPDATED AND RESUBMITTED BY THE GENERAL CONTRACTOR TO THE CITY AND WDNR.

- . THE CONTRACTOR SHALL ENSURE THAT THE DEWATERING PRACTICES CARRIED OUT MEET OR EXCEED WNDR TECHNICAL STANDARD NUMBER 1061. . A PAN OR OTHER CONTAINMENT DEVICE SHALL BE PLACED UNDERNEATH THE PUMP TO CAPTURE ANY SPILLS. OILS, GASOLINE, ETC. SHALL NOT BE STORED WITHIN WETLANDS, NEAR THE STORMWATER POND OR OTHER ON-STE WATER AREAS. OR OTHER ON-SITE WATER AREAS. 1. A TYPE 2 GEOTEXTIE BAG THAT IS NO SMALLER THAN 100 SQUARE FEET; HAS A MAXMUM APPARENT OPENING SIZE OF 0.212 mm; HAS A GARA TENSIE STRENGTH OF 300 LBS; MULLEN BURST OF 590 PSI; DEFINING SIZE OF 0.212 mm; HAS A GARA TENSIE STRENGTH OF 300 LBS; MULLEN BURST OF 590 PSI; DEFINING SIZE OF 0.212 mm; HAS A GARA TENSIE STRENGTH OF 300 LBS; MULLEN BURST OF 590 PSI; DEFINING SIZE OF 0.212 mm; HAS A GARA TENSIE STRENGTH OF 300 LBS; MULLEN BURST OF 590 PSI; DEFINING SIZE OF 0.212 mm; HAS A GARA TENSIE STRENGTH OF 300 LBS; MULLEN BURST OF 590 PSI; DEFINING SIZE OF 0.212 mm; HAS A GARA TENSIE STRENGTH OF 300 LBS; MULLEN BURST OF 590 PSI; DEFINING SIZE OF 0.212 mm; HAS A GARA TENSIE STRENGTH OF 300 LBS; MULLEN BURST OF 590 PSI; DEFINING SIZE OF 0.212 mm; HAS A GARA TENSIE STRENGTH OF 300 LBS; MULLEN BURST OF 590 PSI; DEFINING SIZE OF 0.212 mm; HAS A GARA TENSIE STRENGTH OF 300 LBS; MULLEN BURST OF 590 PSI; DEFINING SIZE OF 0.212 mm; HAS A GARA TENSIE STRENGTH OF 300 LBS; MULLEN BURST OF 590 PSI; DEFINING SIZE OF 0.212 mm; HAS A GARA TENSIE STRENGTH OF 300 LBS; MULLEN BURST OF 590 PSI; DEFINING SIZE OF 0.212 mm; HAS A GARA TENSIE STRENGTH OF 500 LBS; MULLEN BURST OF 590 PSI; DEFINING SIZE OF 0.212 mm; HAS A GARA TENSIE STRENGTH OF 500 LBS; MULLEN BURST OF 590 PSI; DEFINING SIZE OF 0.212 mm; HAS A GARA TENSIE STRENGTH OF 500 LBS; MULLEN BURST OF 590 PSI; DEFINING SIZE OF 0.212 mm; HAS A MAXENDARIAN FOR 500 PSI; DEFINING SIZE OF 0.212 mm; HAS A MAXENDARIAN FOR 500 PSI; DEFINING SIZE OF 0.212 mm; HAS A MAXENDARIAN FOR 500 PSI; DEFINING SIZE OF 0.212 mm; HAS A MAXENDARIAN FOR 500 PSI; DEFINING SIZE OF 0.212 mm; HAS A MAXENDARIAN FOR 500 PSI; DEFINING SIZE OF 0.212 mm; HAS A MAXENDARIAN FOR 500 PSI; DEFINING SIZE OF 0.212 mm; HAS A MAXENDARIAN FOR 500 PSI; DEFINING SIZE OF 0.212 mm; HAS A MAXENDARIAN FOR 500 PSI; DEFINING SIZE OF 0.212 mm; HAS A MAXENDARIAN FOR 500 PSI; DEFINING SIZE OF 0.212 mm; HAS A MAXENDARIAN FOR 500 PSI; DEFINING SIZE OF 0.212 mm; HAS A MAXENDARIAN FOR PERMEABILITY OF 0.2 CM/SEC; FABRIC WEIGHT OF 12 OZ SHALL BE USED. THE GEOTE: AND DOWNGRADE FLOW AREA SHALL CONSIST OF VEGETATED AND UNDISTURBED SOILS.
- SPILL KITS SHALL BE KEPT ON SITE; THE MANUFACTURER'S RECOM SHALL BE FOLLOWED IN THE EVENT OF A SPILL.
- A TARP MAY BE UTILIZED UNDERNEATH THE TYPE 2 GEOTEXTILE BAG AND JUST DOWN SLOPE OF THE BAG TO DISCOURAGE EROSION AND SCOUR. A FLOATING SUCTION HOSE OR OTHER FLOTATION METHOD SHALL BE UTILIZED WHEN PUMPING FROM AN AREA WITH STANDING WATER TO AVOID SUCKING SEDIMENT FROM GRADE.
- 7. IF TURBE WATER IS LEAVING THE GEOTEXTILE BAG, THE CONTRACTOR SHALL SHUT OFF THE PUMP TO ALEGOREAMONT FOR DETERMENT OF THE SALE CONTRACTOR SHALL FOLLOW THE WALL MONOR ALEGOREAMONT FOR DETERMENT OF THE SALE CONTRACTOR OF THE WALL FOLLOW THE WALL MONOR COMMON SCHEME. SOUTHING LEAVING CONTRACTOR SHALL FOLLOW THE WALL MONORED TO ALEGOREAL CAPACITY OVER THE. THE CONTRACTOR SHALL PROPERLY DISPOSE OF THE GEOTEMEL BAG IN A MASE RECEPTIALE ONCE THE CONTRACTOR SHALL PROPERLY DISPOSE OF THE
- . DURING DEWATERING ACTIVITIES THE CONTRACTOR SHALL MONITOR DEWATERING PRACTICES AND KEEP A LOG OF THE FOLLOWING:
- A. DISCHARGE DURATION AND SPECIFIED PUMPING RATE.
- B. OBSERVED WATER TABLE AT TIME OF DEWATERING. C. MAINTENANCE ACTIVITIES
- D. NAME AND QUANITY OF POLYMER USED. PRODUCT TYPE. APPLICATION RATE OF POLYMER IN POUNDS/ACRE FEET OF WATER. DATE AND THE APPLICATIONS DURING APPLICATION. METHOD OF APPLICATION.
- THIS LOG NEEDS TO BE KEPT ON SITE FOR WONR REGULATORY REVIEW. COPIES OF THIS DOCUMENTATION SHOULD BE KEPT IN THE CONTRACTOR'S MONITORING LOG AND MADE AVAILABLE UPON REQUEST. REVIEW THE FOLLOWING FOR MORE INFORMATION:
- WDNR TECHNICAL STANDARD 1061 FOR DEWATERING http://dor.wi.gov/topic/stormWater/documents/Dew
- WDNR TECHNICAL STANDARD 1051 FOR POLYMER -http://dnr.wi.gov/topic/stormWater/documents/dnr1051.pdf

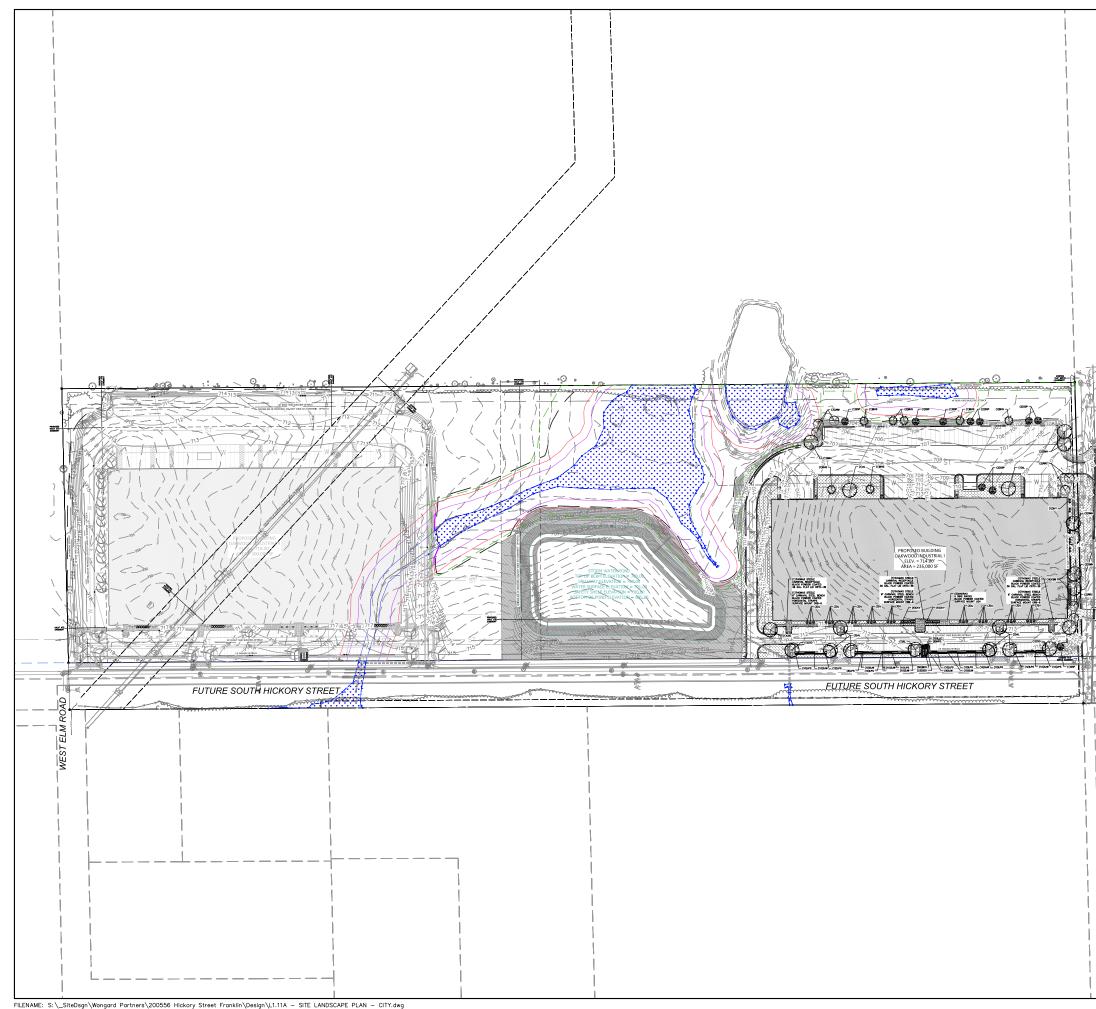
INSECT ALL DROVIN OWNER, MESSINGS PRIOR TO COMMENSION GRADING, GREDBRING OF CHEFE LAND DISTIRBRING ACTIVITIES, EPOSION CONTIGUI ALPSAINES UNIT E INSECTE MAN DEVELTY AND WHITH AT HOURS OF EVERY PRECIPITION EVENT OF DASINGH OR GREATER. IN ADDITION THE CONTRACTOR SHALL CONJUCT DALY INSECTIONS MO DOCUMENT CONTIONS AND GREATS MADE, LAND WHITH AT LONG TO EVERY PRECIPITION EVENT OF DASINGH ON THE OWNER AND ALL SHALL CONJUCT DALY INSECTIONS MO DOCUMENT CONTIONS AND GREATS MADE, LAND WHITH AT LONG THE OWNER AND ALLY INSECTIONS AND GREAT AND ALLY AND ALLY DASINGH PRECIPITATION FERRETS, APPROVED PLANS WHEES PERINT & CLAMETER NO FERRIT SHALL EF LEFT IN AN ACCESSEL LOCATION, LICE A MALLON, WHITH IN THE STAGEN AREA. AT ABSOLUTELY NO TIME MAY CONSTRUCTION EQUIPMENT, DEBRIS, FILL, ETC. BE PLACED WITHIN WETLANDS, WATERWAYS OR FLOODPLAINS UNLESS IDENTIFIED IN THE PLANS & APPROVED BY DNR/

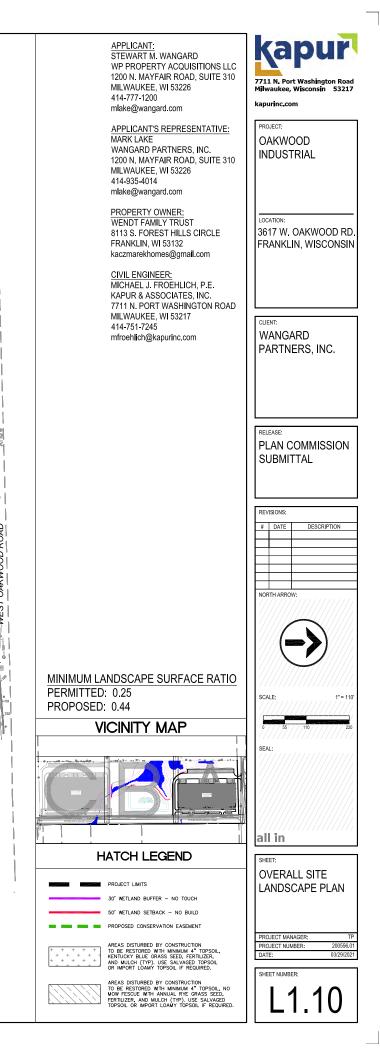
TABLE 1 - MAXIMUM	PERIOD OF BARE SOIL FOR SLOPES	GREATER THAN 20%
SLOPE AREA DRAINS TO SEDIMENT BASIN?	LAND DISTURBANCE BETWEEN SEPT. 16 AND MAY 1	LAND DISTURBANCE BETWEEN MAY 2 AND SEPT. 15
YES	90 DAYS	90 DAYS
NO	60 DAYS	30 DAYS
TABLE FROM WI DNR GUIDANCE DOC # 3800-2015-06		

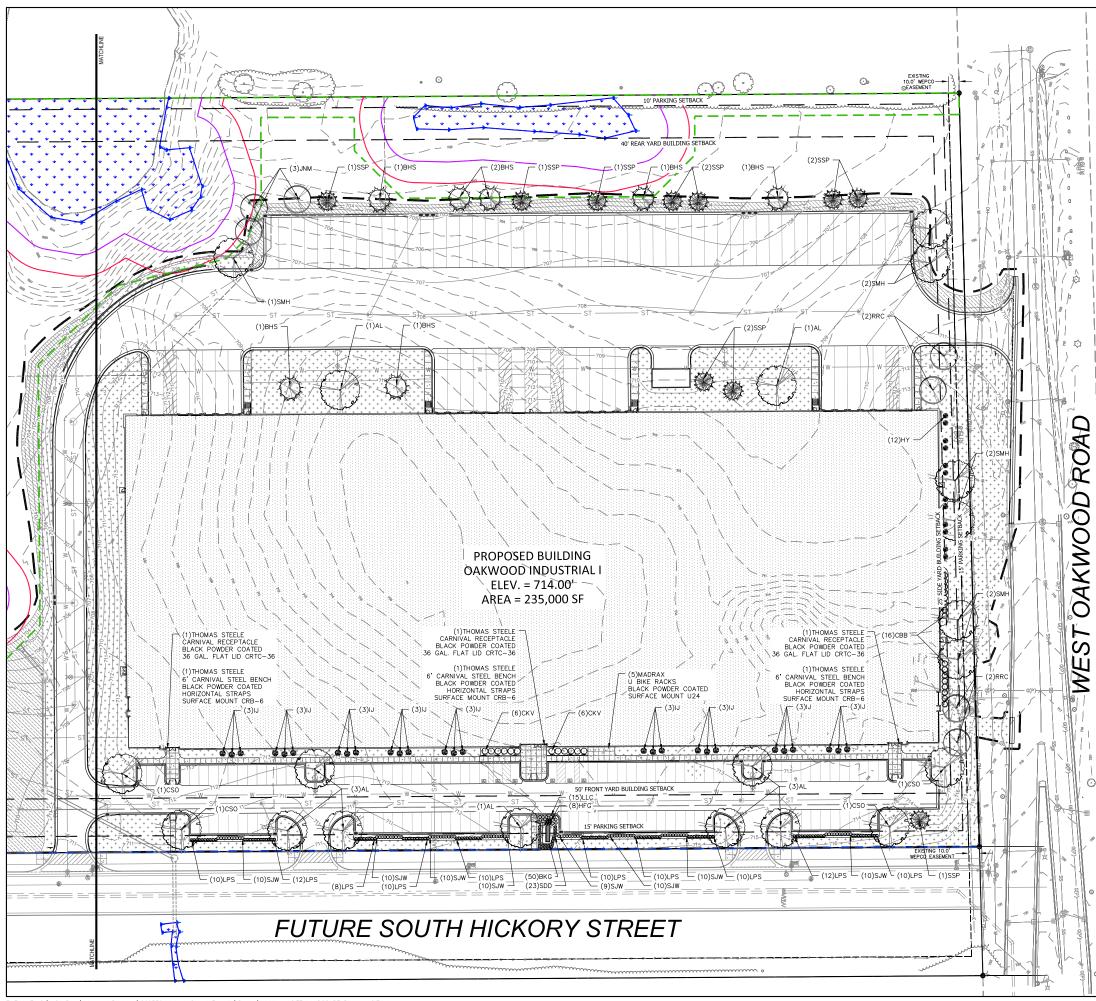


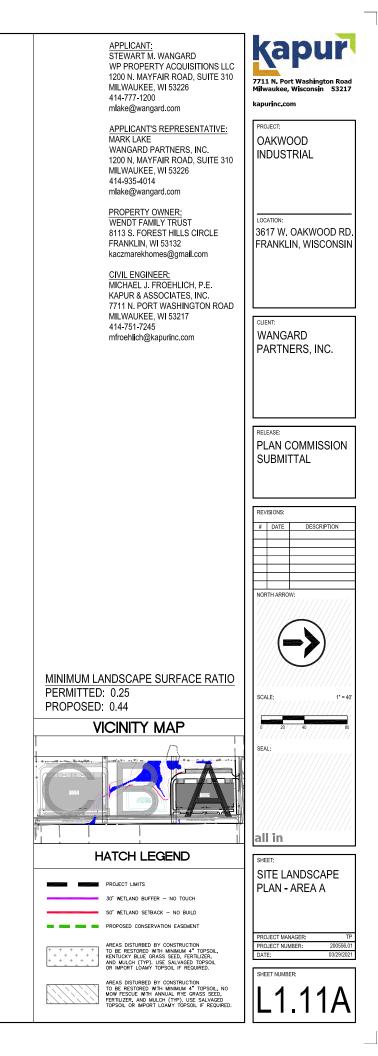
## EBOSION CONTROL MEASURES

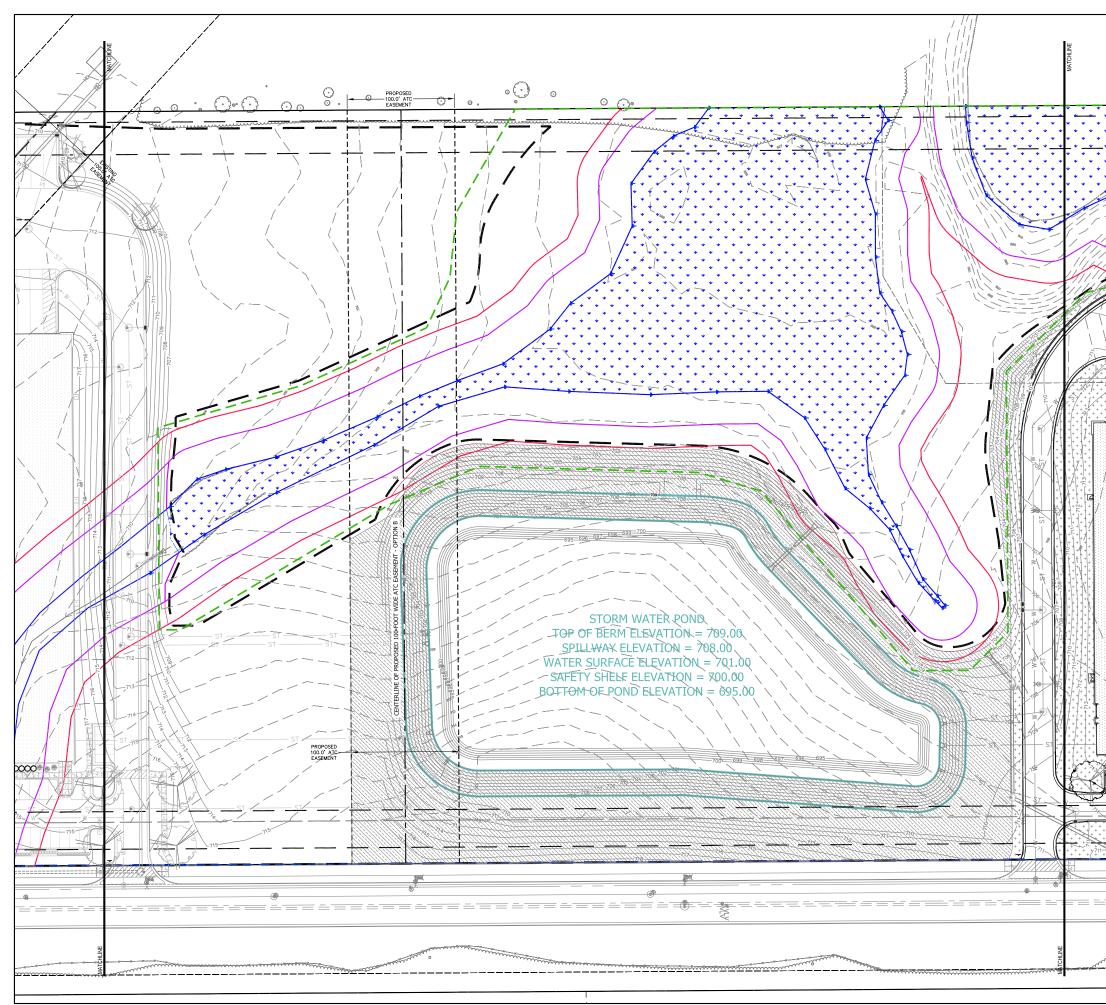
7711 N. Port Washington Road Milwaukee, Wisconsin 53217 kapurinc.com
PROJECT: OAKWOOD INDUSTRIAL
JOCATION: 3617 W. OAKWOOD RD. FRANKLIN, WISCONSIN
CLIENT: WANGARD PARTNERS, INC.
RELEASE: PLAN COMMISSION SUBMITTAL
REVISIONS: # DATE DESCRIPTION
SEAL:
all in
SHEET: SITE EROSION CONTROL DETAILS
PROJECT MANAGER:         TP           PROJECT NUMBER:         200556.01           DATE:         03/29/2021
SHEET NUMBER:
C2.10

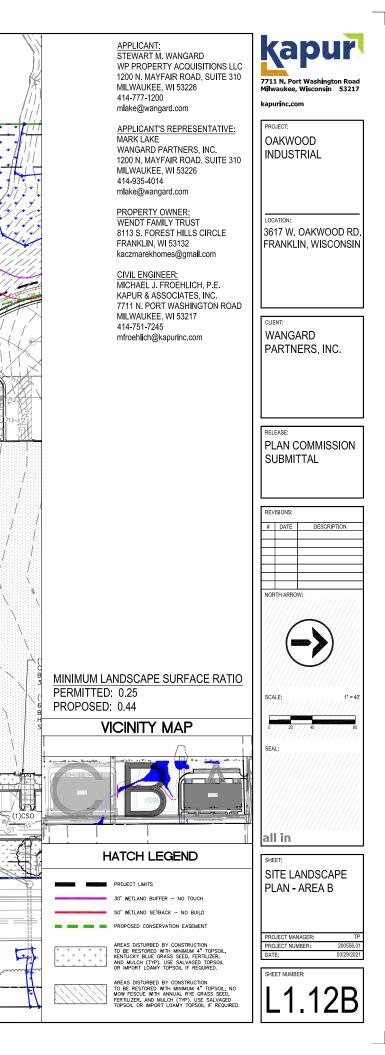












Symbol	Scientific Name	Common Name	Quantity	Spacing	Install Size	Size
						Maturity in ft. (Height/Spread
Deciduous	Trees:					
AL	Tilia americana	American Linden	9	Per Plan	3" caliper B&B	75'/40-50'
CSO	Quercus robur 'Crimschmidt' PP9103	Crimson Spire Oak	4	Per Plan	3" caliper B&B	45'/35'
JNM	Carpinus caroliniana 'J.N. Strain'	J.N. Strain Musclewood	3	Per Plan	2.5" caliper B&B	25-30'/25-30'
RRC	Malus x 'Royal Raindrops'	Royal Raindrops Crabapple	4	Per Plan	2.5" caliper B&B	20'/15'
SMH	Gleditsia tricanthos 'Shademaster' PP1,515	Shademaster Honeylocust	7	Per Plan	3" caliper B&B	60'/35'
Evergreen 1	rees:					
BHS	Picea glauca var. densata	Black Hills Spruce	7	Per Plan	6' tall B&B	20-40'/15-25'
HY	Taxus x media 'Hicksii'	Hicks Yew	12	Per Plan	6' tall B&B	6-15'/4-6'
IJ	Juniperus chinensis 'Iowa'	lowa Juniper	27	Per Plan	6' tall B&B	10-15'4-5'
SSP	Pinus cembra	Swiss Stone Pine	10	Per Plan	6' tall B&B	25-40'/10-20'
Deciduous	Shrubs:					
CBB	Euonymus alata 'Compactus'	Compact Burning Bush	16	Per Plan	#5 cont.	8-10'/8-10'
ĊKV	Viburnum carlesii 'Compactum'	Compact Koreanspice Viburnum	12	Per Plan	#5 cont.	4-5'/5-6'
LPS	Spirea japonica 'Little Princess'	Little Princess Spirea	102	Per Plan	#3 cont.	2-3'/3-4'
SJW	Hypericum kalmianum	St. John's Wort	79	Per Plan	#3 cont.	2-4'/2-4'
Perennials:						
BKG	Geranium x cantabrigiense 'Biokovo'	Biokovo Geranium	50	18" o.c.	1 gal.	8-12"/12-15"+
HFG	Pennisetum alopecuroides 'Hameln'	Hameln Fountain Grass	8	Per Plan	1 gal.	24-36"/24"
LLC	Nepeta x faassenii 'Limelight'	Limelight Catmint	15	Per Plan	1 gal.	6-8"/30-32"
SDD	Hemerocallis 'Stella De Oro'	Stella De Oro Davlily	23	Per Plan	1 gal.	16-18"/16-24"

NOTE: Installation contractor is responsible for verifying plant count from plan. Plan quantities take precedence over list.



1. ALL PLANT MATERIAL SHALL BE OBTAINED FROM A NURSERY LOCATED IN ZONE 5, CONFORM TO APPLICABLE REQUIREMENTS OF THE CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AND BOTANICAL NAMES SHALL BE ACCORDING TO THE CURRENT EDITION OF "STANDARDIZED PLANT NAMES PREPARED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURE NOMENCLATURE.

2. CONTRACTOR TO PROVIDE TO THE LANDSCAPE ARCHITECT SAMPLES OF ALL BARK AND MINERAL/STONE MULCHES, DECORATIVE GRAVELS, MAINTENANCE STRIP STONE, OR OTHER GROUND COVER MATERIALS FOR APPROVAL PRIOR TO INSTALLATION.

3. BARK MULCH TO BE FRESHLY ACQUIRED HARDWOOD SHREDDED BARK MULCH. NOT DOUBLE MILLED, EXCESSIVE DIRT AND DUST LIKE MATERIAL OR OLD MATERIAL IS NOT ACCEPTABLE.

4. LANDSCAPE EDGING TO BE ALUMINUM EDGING. REFER TO SPECIFICATION 32 93 00 PLANTS FOR ADDITIONAL INFORMATION.

5. ALL PLANTING AREAS TO RECEIVE A 3-INCH THICK LAYER OF HARDWOOD SHREDDED BARK MULCH OVER TYPAR WEED FABRIC WITH EDGING. EDGING TO BE INSTALLED BETWEEN DIFFERENT TYPES OF MULCHES, BETWEEN MULCHES AND TURF, AND/OR WHERE SPECIFICALLY NOTED ON THE PLAN. REFER TO SPECIFICATION 32 93 00 PLANTS FOR ADDITIONAL INFORMATION.

6. ALL PLANTING AREAS TO RECEIVE 3 INCHES OF COMPOST SOIL AMENDMENT MIXED INTO 4-6 INCHES OF TOPSOIL TO PREP FOR PLANTING.

7. INSTALL SHOVEL CUT EDGE AROUND ALL INDIVIDUAL TREES AND SHRUBS IN LAWN AREAS AND ALONG PAVEMENT WHERE PLANTING AREAS ABUT TO PREVENT HARDWOOD SHREDDED BARK MULCH FROM SPILLING OUT OF PLANTING AREA.

8. CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF PLANT MATERIAL FOR 90 DAYS FROM INSTALLATION, INCLUDING WATERING, WEEDING, ETC. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF SEEDED AREAS FOR 60 DAYS FROM INSTALLATION, INCLUDING WATERING, WEEDING, ETC. CONTRACTOR TO PROVIDE AND REVIEW MAINTENANCE INSTRUCTIONS WITH THE OWNER PRIOR TO THE COMPLETION OF THESE MAINTENANCE PERIODS. REFERE TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

9. CLEANLY PRUNE AND REMOVE DAMAGED BRANCHES, DEAD WOOD, AND ROOTS IMMEDIATELY PRIOR TO PLANTING. DO NOT CUT LEADERS OR LEAVE "V" CROTCHES OR DOUBLE LEADERS UNLESS A MULTI-STEM TREE IS SPECIFIED.

10. REMOVE BURLAP, WIRE BASKET, ROPE, TWINE, AND ALL SYNTHETIC MATERIAL FROM THE ROOTS, TRUNK, OR CROWN OF PLANT.

11. REMOVE EXCESS SOIL ABOVE ROOT COLLAR.

12. PLANT TREES AND SHRUBS SO THAT THE ROOT COLLAR IS 2" ABOVE FINISHED GRADE OR SEVERAL INCHES ABOVE GRADE IF PLANT IS INSTALLED IN POOR SOILS.

13. PLANT TREES AND SHRUBS WITH SAME ORIENTATION AS WHEN HARVESTED FROM THE NURSERY OR TO SHOWCASE THE MOST AESTHETIC VIEW.

14. PLANT ALL TREES WITH THREE SLOW RELEASE FERTILIZER PACKETS, SPACED EQUIDISTANT AROUND THE EDGE OF THE ROOT BALL,

15. PLANT ALL SHRUBS WITH ONE SLOW RELEASE FERTILIZER PACKET, PLACED BELOW THE ROOTING SYSTEM.

16. WATER AND TAMP BACKFILL AND ROOTS OF ALL NEWLY SET PLANT MATERIAL SO THE SOIL AND ROOTS ARE THOROUGHLY SOAKED AND AIR POCKETS ARE REMOVED

17. FOR INDIVIDUAL TREES & SHRUBS PLANTED IN TURF AREAS, PROVIDE CONTINUOUS 3" SOIL SAUCER TO CONTAIN WATER & MULCH (TREES ON SLOPES SHALL BE SAUCERED ON THE DOWNHILL SIDE)

18. INSTALL 3" THICK SHREDDED HARDWOOD BARK MULCH RING 3-0" DIA. FOR DECIDUOUS TREES AND ALL INDIVIDUAL SHRUBS IN LAWN AREAS, 5-0" DIA. FOR EVERGREEN TREES. KEEP MULCH 2" AWAY FROM TRUNKS.

19. STAKING - ONLY STAKE EVERGREEN TREES 5"-0" OR GREATER IN HEIGHT OR TREES THAT ARE UNABLE TO REMAIN UPRIGHT AFTER PLANTING. TREES WILL BECOME STRONGER FASTER WHEN THE TOP 2/3 OF THE TREE IS FREE TO SWAY. DO NOT ATTACH WHE DIRECTLY TO TREES OR THROUGH HOSES - UTILZE GROMMETED, SYNTHETIC STRAPS AT LEAST 2" WDE AROUND THE TREE, ATTACH STRAPPING TO STAKE WITH WHE. STAKE ONLY WHEN INCESSARY. STAKES SHOULD BE DRIVEN DEEPLY INTO THE GROUND TO PREVENT DISLODGING. CHECK AT LEAST EVERY THREE MONTHS FOR BINDING OR OTHER PROBLEMS. STAKES AND THES SHOULD BE REMOVED SIX MONTHS TO ONE YEAR AFTER PLANTING.

20. STONE CHIP MAINTENANCE STRIP TO BE 3-INCHES DEEP OVER WEED FABRIC WITH ALUMINUM EDGING. CONTRACTOR TO INSTALL MAINTENANCE STRIP 2-FEET WIDE ALONG BUILDING EDGE, WHERE INDICATED ON L101 SITE LANDSCAPE PLAN.

21. STONE CHIP TO BE X-INCH RAVENS BLACK DECORATIVE STONE CHIP FROM HALQUIST STONE. CONTRACTOR TO CONTACT HALQUIST STONE N51 W23563 LISBON ROAD SUSSEX, W 53089 TELEPHONE (262)246-9000 EMAIL: INFORMALOUISTSTONE COM.

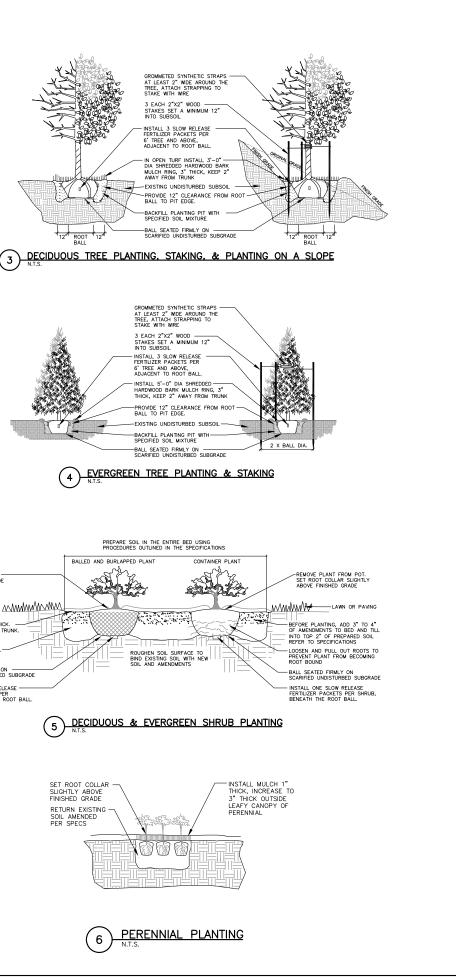
22. NO MOW TO BE NO MOW FESCUE SEED MIX WITH ANNUAL RYE NURSE CROP FROM PRAIRIE NURSERY, INC. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION. PRAIRIE NURSERY ADDRESS: PO BOX 306 WESTFIELD, W 53964. TELEPHONE: 1-800-476-9453 FAX: 608-296-2741.

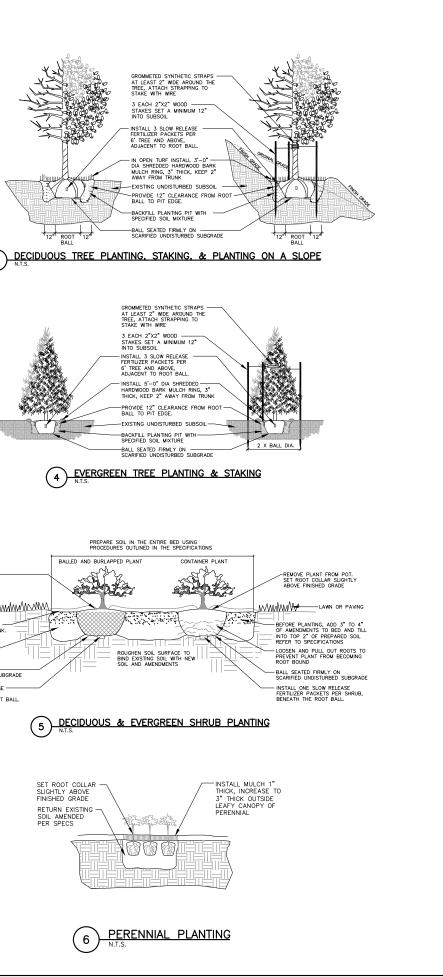
23. NATIVE SEED MIX TO BE SHORT GRASS PRAIRIE FOR MESIC SOILS SEED MIX WITH ANNUAL RYE NURSE CROP FROM AGRECOL, LLC. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION. AGRECOL, LLC ADDRESS: 10101 NORTH CASEY ROAD EVANSVILLE, W 53536. TELEPHONE: 608-223-3571 FAX: 608-884-4640 EMAIL: ECOSOLUTIONS@AGRECOL.COM.

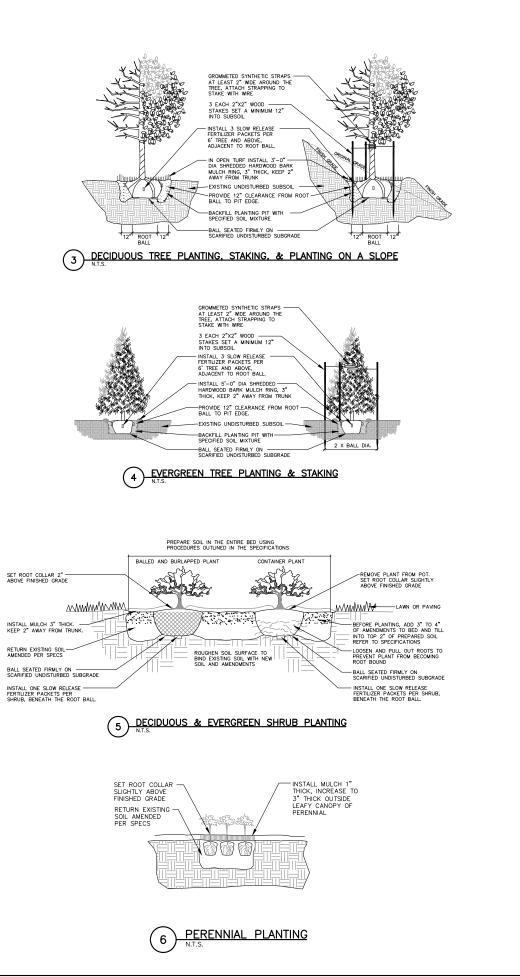
24. REFER TO SPECIFICATIONS 32 93 00 PLANTS AND 32 92 00 TURF AND GRASSES FOR ADDITIONAL INFORMATION

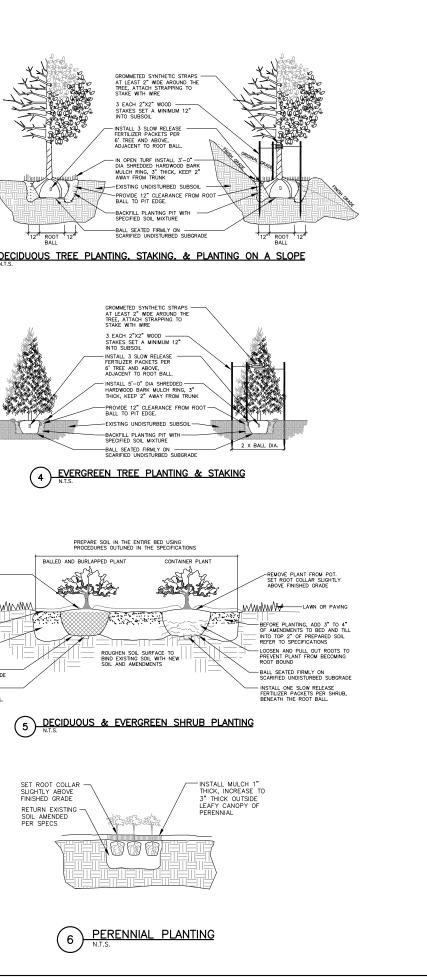
25. ALL TREE PLANTING SHALL BE PROTECTED FROM POTENTIAL VEHICLE DAMAGE.

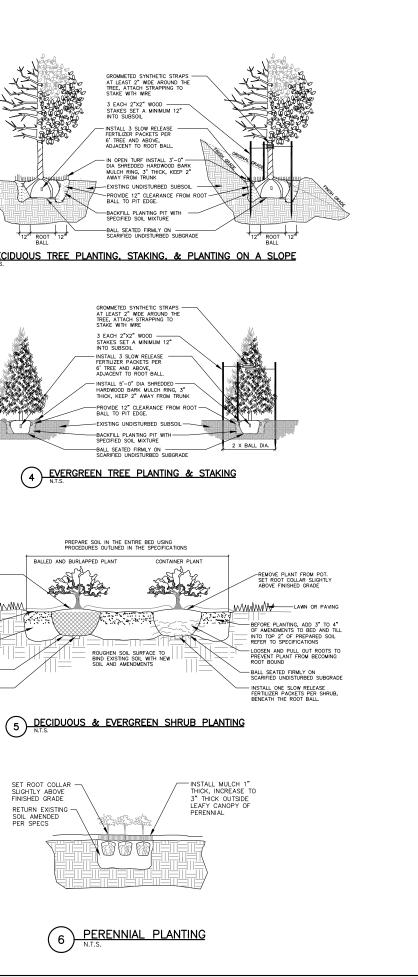


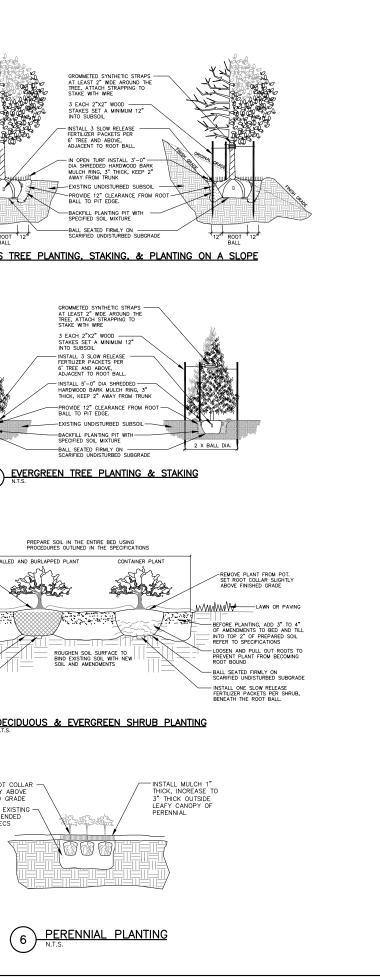










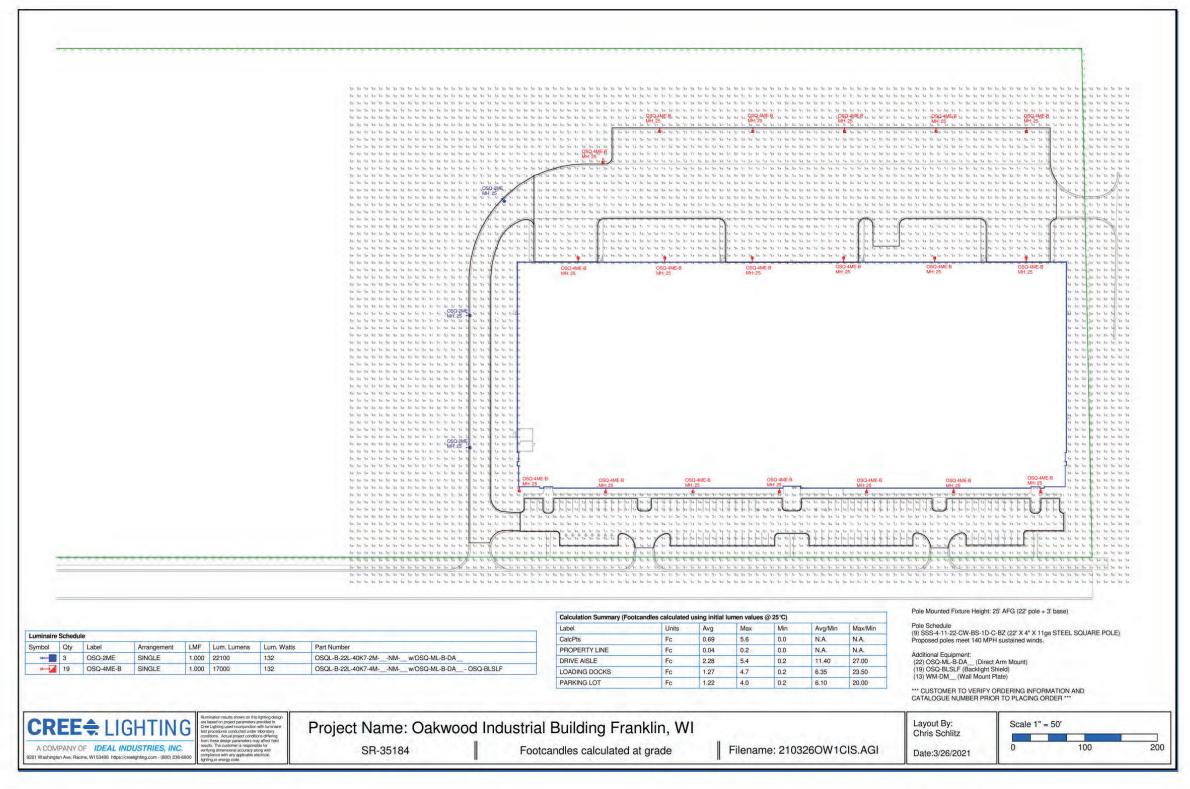




SHEET NUMBER

.2.10







215 N. WATER STREET, SUITE 250 MILWAUKEE, WISCONSIN 53202 T 414.277.9700 | F 414.277.9705 spsarchitects.com



PROJECT

PROPOSED BUILDING:

## OAKWOOD INDUSTRIAL I

FRANKLIN, WISCONSIN

## OWNER





DATE

E

# INFORMATION

PROJECT ARCHITECT	MAM
PROJECT MANAGER	MAM
PROJECT NUMBER	201203
ISSUED FOR	MUNICIPAL REVIEW
DATE	MARCH 29, 2021

## SHEET

SITE PHOTOMETRIC - BUILDING I







 ISSUED FOR
 MUNICIPAL REVIEW

 DATE
 MARCH 29, 2021

 PERSPECTIVE VEW FROM OAKWOOD







# OAKWOOD INDUSTRIAL I FRANKLIN, WISCONSIN

ISSUED FOR	MUNICIPAL REVIEW
DATE	MARCH 29, 2021
PERSPECTIVE VIEW NORTH	







# OAKWOOD INDUSTRIAL I FRANKLIN, WISCONSIN

ISSUED FOR	MUNICIPAL REVIEW
DATE	MARCH 29, 2021
PERSPECTIVE VIEW SOUTH	



# 🧊 CITY OF FRANKLIN 🗊

# **REPORT TO THE PLAN COMMISSION**

## Meeting of April 8, 2021

## **Special Use**

**RECOMMENDATION:** City Development Staff recommends approval of this Special Use application for Lumpia City (dba) at 10700 West Venture Drive for frozen bakery products manufacturing and wholesale (SIC No. 2053).

Project Name:	Lumpia City Special Use
Project Address:	10700 W. Venture Dr. Suite C Lower
Property Owner:	Sunset Investors Venture LLC
Applicant:	Samantha J. Klimaszewski and Alexa L. Reyes, Lumpia City (dba)
Zoning:	M-1 Limited Industrial District
Use of Surrounding Properties:	Automobile dealerships to the north and south and industrial uses to the east and west
Applicant Action Requested:	Approval of a Special Use Permit

## **INTRODUCTION:**

Lumpia City (dba) applied for a zoning compliance permit to allow for frozen lumpia manufacturing and wholesale, a Filipino dish similar to egg rolls. City Development staff denied this request because frozen bakery products manufacturing and wholesale use under Standard Industrial Classification (SIC) Title No. 2053 requires a special use permit in the M-1 Limited Industrial District per Table 15-3.0603 of the Unified Development Ordinance. Parking of an 18-ft food truck is also part of this special use request.

Additionally, the applicant is proposing interior building improvements such as removal of interior walls, sinks, floor drain and grease trap, which would be subject to separate building permits.

The hours of operation will be Monday-Friday from 8:00 am to 9:00 pm. This special use will also allow for one (1) food truck overnight parking only, excluding service base and sales.

## **PROJECT DESCRIPTION AND ANALYSIS:**

The proposed Lumpia City location in Franklin at 10700 W. Venture Dr. Suite C Lower falls within the M-1 Limited Industrial zoning district. Frozen bakery products manufacturing may be allowed by Special Use permit in this zoning district and is classified under the Standard Industrial Classification (SIC) No. 2053.

Lumpia City has submitted a substantially complete application for a special use permit, allowing for Section § 15-3.0701 of the Unified Development Ordinance sets out the General Standards for Special Uses. The applicant has submitted responses to each of those standards, asserting that there will be no undue adverse impact or interference with surrounding development as a result of this special use, and that the building is already served by public utilities. The applicant asserts that there will be no undue traffic congestion, no destruction of significant features, and that the business will comply with all standards. The intent of the M-1 district is to *provide for manufacturing, industrial, warehousing, and uses of a limited nature and size in locations where the relative proximity to other uses requires more restrictive regulation.* The applicant is not proposing to enlarge the existing building and the proposed manufacturing use is consistent with the district intent. Additionally, this business would operate indoors with the exception of food truck parking and loading/unloading in the rear of the building.

UDO Section § 15-3.0703 Detailed Standards for Special Uses in Nonresidential Districts does not apply to this project, as the proposed special use is not one of the specified special uses in this section.

## **STAFF RECOMMENDATION:**

The Department of City Development staff recommends approval of this application for Special Use.

As the applicant is not proposing exterior modifications to the property, a Site Plan amendment is not required at this time. Finally, staff also would like to remind the applicant that this Special Use permit would be contingent upon obtaining all other necessary licenses and permits, such as building permits and Wisconsin Department of Agriculture licensing.

## RESOLUTION NO. 2021-\_\_\_\_

# A RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS FOR THE APPROVAL OF A SPECIAL USE FOR A FROZEN LUMPIA MANUFACTURING AND WHOLESALE SALES BUSINESS USE AND FOR PARKING AN 18 FOOT FOOD TRUCK UPON PROPERTY LOCATED AT 10700 WEST VENTURE DRIVE, SUITE C LOWER (SAMANTHA J. KLIMASZEWSKI AND ALEXA L. REYES, D/B/A LUMPIA CITY, APPLICANTS)

WHEREAS, Samantha J. Klimaszewski and Alexa L. Reyes, d/b/a Lumpia City, having petitioned the City of Franklin for the approval of a Special Use within an M-1 Limited Industrial District under Standard Industrial Classification Title No. 2053 "Frozen Bakery Products, Except Bread", to operate a frozen lumpia (similar to an egg roll) manufacturing and wholesale sales business and for parking an 18 foot enclosed food sales trailer (food truck) for offsite use for special events, with hours of operation from 8:00 a.m. to 9:00 p.m., Monday through Friday, and occasional weekends, in Suite C Lower of the multi-tenant building located at 10700 West Venture Drive, bearing Tax Key No. 705-8989-011, more particularly described as follows:

Parcel 2 of Certified Survey Map No. 4804, being a part of the North West 1/4 of the North West 1/4 of Section 5, in Township 5 North, Range 21 East in the City of Franklin, County of Milwaukee, State of Wisconsin, being a redivision of Parcel Nos. 2 and 3 of Certified Survey Map No. 4743, recoded on August 21, 1986, Reel 1942, Image 1197, as Document No. 5953282; 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 8th day of April, 2021, 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,

# SAMANTHA J. KLIMASZEWSKI AND ALEXA L. REYES, D/B/A LUMPIA CITY – SPECIAL USE RESOLUTION NO. 2021-\_\_\_\_ Page 2

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 Samantha J. Klimaszewski and Alexa L. Reyes, d/b/a Lumpia City, 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 Samantha J. Klimaszewski and Alexa L. Reyes, d/b/a Lumpia City, successors and assigns, as a frozen lumpia manufacturing and wholesale sales business with food truck parking use, which shall be developed in substantial compliance with, and operated and maintained by Samantha J. Klimaszewski and Alexa L. Reyes, d/b/a Lumpia City, pursuant to those plans City file-stamped March 25, 2021 and annexed hereto and incorporated herein as Exhibit A.
- 2. Samantha J. Klimaszewski and Alexa L. Reyes, d/b/a Lumpia City, 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 Samantha J. Klimaszewski and Alexa L. Reyes, d/b/a Lumpia City frozen lumpia manufacturing and wholesale sales business with food truck parking, 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 Samantha J. Klimaszewski and Alexa L. Reyes, d/b/a Lumpia City and the frozen lumpia manufacturing and wholesale sales business with food truck parking use for the property located at 10700 West Venture Drive, Suite C Lower: (i) being in compliance with all applicable governmental laws, statutes, rules, codes, orders and ordinances; and (ii) obtaining all other governmental approvals, permits, licenses and the like, required for and applicable to the project to be developed and as presented for this approval.
- 4. This resolution is not approving any food truck service base use or sales from the food truck on the subject property.

BE IT FURTHER RESOLVED, that in the event Samantha J. Klimaszewski and Alexa L. Reyes, d/b/a Lumpia City, 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

#### SAMANTHA J. KLIMASZEWSKI AND ALEXA L. REYES, D/B/A LUMPIA CITY – SPECIAL USE RESOLUTION NO. 2021-\_\_\_\_ Page 3

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.

Introduced at a regular meeting of the Common Council of the City of Franklin this \_\_\_\_\_ day of \_\_\_\_\_\_, 2021.

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this \_\_\_\_\_\_ day of \_\_\_\_\_\_, 2021.

**APPROVED:** 

Stephen R. Olson, Mayor

ATTEST:

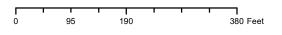
Sandra L. Wesolowski, City Clerk
AYES \_\_\_\_\_ NOES \_\_\_\_\_ ABSENT \_\_\_\_\_



#### 10700 W. Venture Ave. TKN: 705 8989 011



#### Planning Department (414) 425-4024

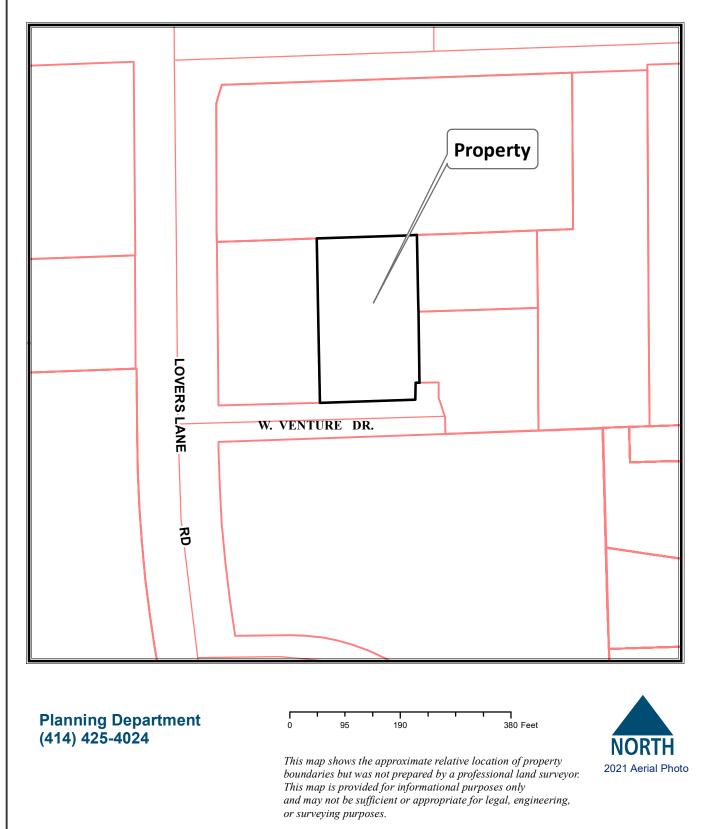


This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. This map is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes.





#### 10700 W. Venture Ave. TKN: 705 8989 011



#### **City of Franklin Department of City Development**

Date: March 17, 2021

To: Samantha J. Klimaszewski and Alexa L. Reyes, Lumpia City (dba)

From: Department of City Development. Régulo Martínez-Montilva, Principal Planner

RE: Special Use – Lumpia City – 10700 W. Venture Dr. Suite C Lower

Please be advised that City Staff has reviewed the Special Use application for Lumpia City (dba). The application was received and filed on February 17, 2021, following denial of zoning compliance permit. Staff comments are as follows:

#### **Department of City Development**

- 1. Please indicate the food truck parking location on the site plan.
- 2. If granted, this Special Use permit would be conditional upon: (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.
- 3. If granted, this Special Use permit would allow for frozen bakery products manufacturing and wholesale under Standard Industrial Classification (SIC) No. 2053 and food truck parking only. Sales from the food truck and food truck service base is not part of this application.
- 4. New signage requires a separate permit from the Inspection Services Department.

#### **Engineering Department**

5. No comments.

#### <u>Fire Department</u>

6. Must comply with all fire protection requirements for occupancy type and appliances used (i.e., wet chemical system for deep fryers, etc.).

#### **Inspection Services Department**

7. Separate Building, Electrical, Plumbing and HVAC Permits are required as they apply to the commercial building alteration work being proposed.

#### Police Department

8. The Franklin Police Department has no issues or concerns with this project.



Phone: (414) 425-4024 Fax: (414) 427-7691 Web Site: <u>www.franklinwi.gov</u>

2/15/2021

Date of Application:

SPECIAL USE / SPECIAL USE AMENDMENT APPLIC	LICATION
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Complete, accurate and specific information must be entered. Please Print.

Applicant (Full Legal Name[s]): Name: Samantha Klimaszewski & Alexa Reyes	Applicant is Represented by: (contact person)(Full Legal Name[s]) Name:			
Company: _dba Lumpia City	Name: Company:			
Mailing Address: 8236 East Windlake Rd	Mailing Address:			
City / State: Waterford WI Zip: 53185	City / State: Zip:			
Phone: 414-217-7806	Phone:			
Email Address: _lumpiacity1@gmail.com	Email Address:			
Project Property Information:				
Property Address: 10700 W Venture Drive, Suite C Lower, Franklin	Tax Key Nos:			
Property Owner(s): Sunset Investors Venture, LLC				
c/o Kendall Breunig	Existing Zoning: M-1			
Mailing Address: 10700 W Venture Drive, #G1	Existing Use: vacant, was A2Z Bathrooms			
City / State: Franklin WI Zip: 53132	Proposed Use: SIC			
Email Address: ken@sunsetinvestors.com	Future Land Use Identification:			
*The 2025 Comprehensive Master Plan Future Land Lise Man is availab	le at: http://www.franklinwi.gov/Home/ResourcesDocuments/Maps.htm			
The 2023 Completensive Waster Plan <u>Future Land Ose Map</u> is available	e al. http://www.frankiifwi.gov/Home/ResourcesDocuments/Maps.ftm			
<ul> <li>Special Use/Special Use Amendment submittals for review must include and be accompanied by the following:</li> <li>This Application form accurately completed with original signature(s). Facsimiles and copies will not be accepted.</li> <li>Application Filing Fee, payable to City of Franklin: \$1000 Special Use Amendment</li> <li>\$1500, New Special Use over 4,000 square feet</li> <li>Legal Description for the subject property (WORD.doc or compatible format).</li> <li>One copy of a response to the General Standards, Special Standards (if applicable), and Considerations found in Section 15-3.0701(A), (B), and (C) of the Unified Development Ordinance available at www.franklinwi.gov.</li> <li>Seven (7) complete collated sets of Application materials to include:</li> <li>One (1) original and six (6) copies of a written Project Summary, including description of any new building construction and site work, interior/exterior building modifications or additions to be made to property, site improvement costs, estimate of project value and any other information that is available.)</li> <li>The (3) folded full size, drawn to scale copies (at least 24" x 36") of the Site Plan/Site Plan Amendment package. (The submittal should include only those plans/items as set forth in Section 17-7.0101, 15-7.0301 and 15-5.0402 of the Unified Development Ordinance that are impacted by the development. (e.g., Site Plan, Building Elevations, Landscape Plan, Outdoor Lighting Plan, Natural Resource Protection Plan, etc.)</li> <li>Four (4) folded reduced size (11"x17") copies of the Site Plan/Site Plan Amendment package.</li> <li>One colored copy (11"x17") of the building elevations, if applicable.</li> <li>Three copies of the Natural Resource Protection Plan and report, if applicable (see Section 15-4.0102 &amp; 15-7.0201 of the UDO).</li> <li>Email (or CD ROM) with all plans/s</li></ul>				
of applicant's and property owner(s)' knowledge; (2) the applicant and property the applicant and property owner(s) agree that any approvals based on represent issued building permits or other type of permits, may be revoked without notice execution of this application, the property owner(s) authorize the City of Franklin a.m. and 7:00 p.m. daily for the purpose of inspection while the application is und been posted against trespassing pursuant to Wis. Stat. §943.13. ( <i>The applicant's signature must be from a Managing Member if the business is</i>	mission review, a Public Hearing and Common Council approval. her information submitted as part of this application are true and correct to the best owner(s) has/have read and understand all information in this application; and (3) htations made by them in this Application and its submittal, and any subsequently e if there is a breach of such representation(s) or any condition(s) of approval. By and/or its agents to enter upon the subject property(ies) between the hours of 7:00 der review. The property owner(s) grant this authorization even if the property has an LLC, or from the President or Vice President if the business is a corporation. A			
signed applicant's authorization letter may be provided in lieu of the applicant's signature below, and a signed property owner's authorization letter may be provided in lieu of the property owner's signature[s] below. If more than one, all of the owners of the property must sign this Application).				

Sala	N-M-	, <b>1</b> ,
Signature - Property Owner	Signature - Applicant	
Name & Title (PRINT)	Name & Title (PRINT)	
A ALE AUCHANIS	Name & Tue (Print)	Date: 2/15/21
Signature-Property Owner KENDALL BREUNIL MANNER	Signature - Applicant's Representative	
Name & Title (PRINT) Date: 2/15/21	Name & Title (PRINT)	Date:

#### ZONING COMPLIANCE APPLICATION

#### **PROJECT SUMMARY**

For: Lumpia City (dba) c/o Samantha Klimaszewski and Alexa Reyes

Date: February 8, 2021

Location: 10700 W. Venture Drive Suite C Lower Franklin WI 53132

**Lumpia City** is a manufactures and wholesales a Filipino dish which is similar to egg rolls. Different varieties contains meat, vegetables or fruits. The products are frozen and then distributed to grocers and restaurants. Lumpia City also has an 18' enclosed food sales trailer (aka a food truck) that is used off site for special events. There will be no food service or retail sales on site. There will be no dining area on site.

**Building Modifications:** Remove all interior walls of first floor and 12' of the second floor at the rear of the space. Install a 10' kitchen hood, two 3 compartment sinks, a tilting skillet and a range. Build a walk in cooler. Add a floor drain and a grease trap. Cost \$40,000 for building construction and \$25,000 of equipment.

Site Improvements: None, Cost \$0

Number of Employees: 3

**Hours of Operation:** Normal hours are 8 am to 9 pm Monday-Friday. Occasionally on weekends, mainly if taking out trailer to a remote site.

Size of Suite: 1,700 sq ft

**Vehicles:** Cars in front parking lot. No vehicles over 8,000 pounds. One 18' enclosed food trailer.

#### **DIVISION 15-3.0700** SPECIAL USE STANDARDS AND REGULATIONS

#### SECTION 15-3.0701 GENERAL STANDARDS FOR SPECIAL USES

- **A.** <u>*General Standards*</u>. 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.

#### M-1 is the current zoning and the Comprehensive Master Plan maintains the Industrial use and the adjacent Boucher VW is Commercial.

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.

The building does not abut a residential district. The only exterior activity is employee parking and parking of a food trailer.

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.

This occupancy is in an existing office/warehouse suite. Adjacent tenants in the building are an office for a packaging designer, and a lawn care service, and several property maintenance businesses and a hair salon. Adjacent properties are Holz Chevrolet, Boucher VW, Kindercare and EZ Self Storage. It is fenced from Holz and Kindercare. The kitchen hood would exhaust to the East towards a parking lot, not towards Kindercare, Holz or Boucher.

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.

Adequate Public Facilities exist. This is an existing 30 year old building with all utilities existing. There is a screened refuse disposal area shared by all

#### the building tenants located behind the building.

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.

This is a low volume traffic business. I have owned the building for about 25 years and on a couple occasions 15+ years ago one tenant had large meetings. For those meetings we allowed some overflow parking in the rear of the building. Other than that, parking has never been a problem. There is some street parking, but the Boucher employees fill it all up every day. The city should enforce the use permit for Boucher against semis unloading in Venture Drive which occurs regularly.

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.

There is no destruction. All construction is inside an existing building.

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.

#### All M-1 Zoning standards are complied with.

**B.** <u>Special Standards for Specified Special Uses</u>. 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.

#### None listed.

- **C**. <u>**Considerations**</u>. 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.

The majority of Lumpia City's customers are from the surrounding areas within a 30 mile radius.

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.

Food manufacturing is only listed in the M1 and M2 zoning districts. Lumpia City's past locations have been shared restaurant kitchens. The shared kitchens are not a long term solution for their manufacturing. A dedicated location will allow Lumpia City to purchase specialized equipment, and will not restrict them to restaurant off hours.

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.

Truck access for deliveries other than UPS, FedEx is in the rear of the building. Do not anticipate very much truck traffic. Waste grease storage will be inside the building. The current dumpster area is screened in.

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.

Food manufacturing is not an incompatible use in M-1



SITE Scale : and LANDSCAPE 1" = 30'-0"

PLAN

SETBACK SCHEDULE FRONT YARD REAR YARD CORNERSIDE YARD SIDE YARD

#### Exhibit "A"

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Franklin MAR 2 5 2021

Sheet No. C - 100 C - 22, 2021 C - 22, 2021 C - 100 C - 100	ZONING APPROVAL FOR: Lumpia City 10700 W. Venture Drive Unit C Lower Franklin, Wi 53132	APPLICANT: Lumpia City c/o Samantha Klimaszewski and Alexa Reyes 8236 East Windlake Road Waterford, Wi 53185	ENGINEER: Kendall Breunig, P.E. 10700 W Venture Dr - G1 Franklin, Wi 53132 414-529-8352	Revisions:
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## **REAR ELEVA**



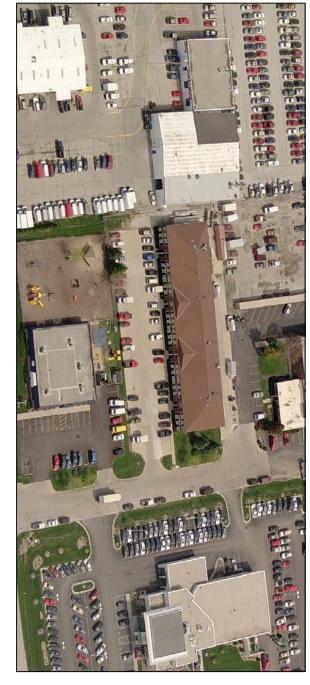
# FRONT ENTRY



# FRONT FACADE



## **ARIAL VIEW**



### 

## ' & SIGN

OTTE RECEIPTION SUNSET INVESTORS S	SPECIAL USE APPROVAL	APPLICANT:	OWNER:	ENGINEER:
A2009 STEE PHOTOS STEE PHOTOS			SUNSET INVESTORS: KENDALL BREUNIG 10535 W. COLLEGE AVE FRANKLIN WI 53132 PH (414) 529-8352	KENDALL BREUNIG, PE 10535 W. COLLEGE AVE. FRANKLIN WI 53132 PH (414) 529-8352
www.sunsetinvestors.com				

#### 🎜 CITY OF FRANKLIN 🇊

#### **REPORT TO THE PLAN COMMISSION**

#### Meeting of April 8, 2021

#### Planned Development District (PDD) No. 37 Amendment

**RECOMMENDATION:** City Development staff recommends denial of the proposed amendment to Planned Development District (PDD) No. 37. Alternatively, if the Plan Commission wishes to recommend approval, staff suggests to exclude the west graphic panels, south openings - logo graphic panels and east graphic panels.

Project Name:	Ballpark Commons (PDD No. 37) Planned Development District Amendment for the MOSH Building outdoor signage.
Project Address:	7095 S Ballpark Drive
	Midwest Orthopedic Specialty Hospital (MOSH Building)
Applicant:	Christopher David Buday
Agent:	Michael Dlugi. Sign Effectz, Inc.
Property Owner:	BPC County Land LLC (A WI LLC)
Current Zoning:	Planned Development District No. 37
2025 Comprehensive Plan:	Mixed Use
Use of Surrounding Properties:	Parking lot to the north, S. Ballpark Drive to the east, Rawson Avenue to the south and residential single-family (Whitnall View subdivision) to the west
Applicant's Action Requested:	Recommendation to the Common Council for approval of Planned Development District amendment to increase the maximum outdoor signage area to 12,507 sf.
Planner:	Régulo Martínez-Montilva, Principal Planner

#### **Introduction:**

The applicant is requesting to amend the Planned Development District (PDD) No. 37 (The Rock Sports Complex/Ballpark Commons) Section 15-3.0442A.D.1.e "Signs" which currently states as follows:

"All signs must be in accordance with the Municipal Code, as amended, and approved by the Architectural Review Board, or as approved by the Plan Commission on an individual site plan basis, and subject to issuance of a Sign Permit through the Inspection Department."

Below is the amendment proposed by the applicant:

"All signs will be of construction and style in accordance with the municipal code, as amended, and approved by the Architectural Review Board, or approved by the plan commission subject to the included criteria for the amended PDD square footage (combined 12,507.05 sq. feet signage and graphic panels). All sings are subject to issuance of a Sign Permit [through] the Inspection Department."

The intent of this amendment is to increase the total sing face area for the new Indoor Sports Complex also known as MOSH Building located at 7095 S Ballpark Dive. In fact, the Municipal Code allows a maximum sing face area of approximately 750 square feet (sf) based on a factor of 1.5 of building frontage per §210-4.C(d), while the applicant is proposing 12,507 sf distributed in 38 signs.

Neither a sign variance nor a master sign program can allow such increase, so an amendment to the PDD is required. Planned Development District amendments need review and recommendation of the Plan Commission and Common Council approval.

#### **Project Description and Analysis:**

City Development staff has the following concerns about this PDD amendment:

• **Traffic safety.** According to Kelly (1989), "traffic safety is broadly accepted as a reasonable ground for sign regulations by courts". The excessive amount of signage proposed by the applicant, which is approximately 16 times the permitted sign area by Municipal Code, would create a traffic safety hazard, especially for Rawson Avenue and South Ballpark Drive.

Per report prepared by the Wisconsin Department of Transportation in 2003 (attachment #1), "some studies conclude that extra-vehicular distraction cause crashes" and this is particularly important for Rawson Avenue which registered an AADT (annual average daily traffic) of 9,100 in 2017 (attachment #2) and it is expected to increase with the new Ballpark Commons Development. Additionally, Section 178-5 of the Municipal Code lists signs near streets as "public nuisance affecting peace and safety". For these reasons, the Municipal Code Chapter 210 "Signs" limits the sign face area based on building frontage.

- Land use compatibility. The four (4) graphic panels to be located on the west building elevation would face a single family residential subdivision (Whitnall View Addition No.1). These panels would be approximately 406 sf each, only two (2) of these panels would likely exceed the maximum permitted signage area for the entire MOSH Building. On the other hand, staff acknowledges the presence of a landscape buffer between the MOSH building and residential zoning.
- Not content neutral. An ordinance that classifies signs by their use, for example regular signs and non-advertising graphic panels, is content-based and therefore it is unconstitutional per North Olmstead Chamber of Commerce v. City of North Olmstead (N.D. Ohio 2000) (American Planning Association, 2006). The Municipal Code does not have a definition for non-adverting signage or graphic panels, so the graphic panels described in this application should be considered as regular wall signs.
- Equal protection. The proposed amendment would increase the amount of permitted sign area by more than 1,500%, it is an excessive increase compared to a sign variance (20%) or master sign program (100%). The resulting signs would exceed by far the maximum permitted sign area for other properties in the rest of the city. The applicant's justification for such increase is "to beautify and identify the building as part of The Rock

Sports development and direct patients, visitors and customers to the appropriate areas while also improving bleak areas of the exposed bare building elevations".

#### **Staff Recommendation:**

City Development staff recommends denial of the proposed amendment to Planned Development District (PDD) No. 37 for the reasons noted above.

#### OR

Alternatively, if the Plan Commission wishes to recommend approval, staff suggests conditional approval excluding the following signs:

- 4 west graphic panels, 406 sf each sign.
- 11 south openings logo graphic panels, 44 sf each sign.
- 5 east graphic panels, 872 sf each sign.

Staff suggests to exclude the signage above from this alternative approval because the west panels would face a residential district, the south openings panels and east graphic panels may cause extra distraction to drivers in Rawson Ave and South Ballpark Drive. The total sign area with this alternative approval drops to approximately 6,043 square feet (sf) distributed in 18 signs.

The ordinance attached to this packet is drafted based on the applicant's proposal as presented. Per staff suggestions above, the following changes would apply to the ordinance:

- Update the signage square footage and quantity of signs to 6,043 sf and 18 signs in the ordinance title, first whereas and sections 1 and 2.
- Add a new Section 7 stating that: This ordinance is not approving the proposed 4 west graphic panels, 11 south openings logo graphic panels and 5 east graphic panels. The applicant shall submit revised plans to the Department of City Development without these signs.

#### References

Kelly, Eric Damian. 1989. *Sign Regulation for Small and Midsize Communities*. Planning Advisory Report No. 419. Chicago: American Planning Association.

Wisconsin Department of Transportation. June 10, 2003. "Electronic Billboards and Highway Safety", *Transportation Synthesis Report.* 

American Planning Association. 2006. "Legal Issues in Sign Regulation", *Planning and Urban Design Standards*.

#### STATE OF WISCONSIN C

#### CITY OF FRANKLIN MILWAUKEE COUNTY [Draft 3-22-21]

#### ORDINANCE NO. 2021-\_\_\_\_

#### AN ORDINANCE TO AMEND §15-3.0442 OF THE UNIFIED DEVELOPMENT ORDINANCE PLANNED DEVELOPMENT DISTRICT NO. 37 (THE ROCK SPORTS COMPLEX/BALLPARK COMMONS), TO INCREASE THE MAXIMUM PERMITTED SIGN FACE AREA OF APPROXIMATELY 750 SQUARE FEET TO 12,507 SQUARE FEET (DISTRIBUTED BETWEEN 38 SIGNS) FOR THE INDOOR SPORTS COMPLEX (CHRISTOPHER D. BUDAY, RIVER ROCK PERFORMANCE PROPERTIES, LLC, APPLICANT) (AT APPROXIMATELY 7095 SOUTH BALLPARK DRIVE)

WHEREAS, Section 15-3.0442 of the Unified Development Ordinance provides for and regulates Planned Development District No. 37 (The Rock Sports Complex/Ballpark Commons), same having been created by Ordinance No. 2012-2089 and later amended by: Standards, Findings and Decision for a Special Exception to Certain Natural Resource Provisions Dated March 19, 2013; Ordinance No. 2013-2101; Ordinance No. 2016-2212; Ordinance No. 2017-2278, Ordinance No. 2018-2312, Resolution No. 2018-7339, Standards, Findings, and Decision for a Special Exception to Certain Natural Resource Provisions dated January 9, 2018, Ordinance No. 2018-2318, Ordinance No. 2018-2324, Ordinance No. 2018-2323 (re: Buildings B1 thru B4), Ordinance No. 2018-2333 and Ordinance No. 2019-2368, with such District primarily being located at 7095 South Ballpark Drive, bearing Tax Key Nos. 744-1003-000, 744-1004-000, 744-1005-000, 744-1006-000, 744-1007-000, 744-1008-000, 744-1009-000, 754-9011-000, and is more particularly described below; and

WHEREAS, Planned Development District No. 37 (The Rock Sports Complex/Ballpark Commons) currently includes those lands legally described as follows:

PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4; THE NORTHEAST 1/4, NORTHWEST 1/4, SOUTHEAST 1/4, AND SOUTHWEST 1/4 OF THE SOUTHEAST 1/4; AND THE SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 5 NORTH, RANGE 21 EAST, AND THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4; AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN; COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST 1/4 OF SECTION 4; THENCE NORTH 88°42'47" EAST ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4 SECTION, 1452.10 FEET TO LOOMIS ROAD (STATE TRUNK HIGHWAY "36") REFERENCE LINE AS SHOWN IN WISCONSIN DEPARTMENT OF TRANSPORTATION PLAT OF RIGHT OF WAY PROJECT NUMBER F064-I(5)/2240-02-22, DATED JULY 3, 1956 AND THE POINT OF BEGINNING; THENCE SOUTH 49°45'51" WEST ALONG SAID REFERENCE LINE, 908.15 FEET TO A POINT OF CURVE; THENCE SOUTHWESTERLY 1280.09 FEET ALONG SAID REFERENCE LINE AND ALONG THE ARC OF SAID CURVE TO THE LEFT. WHOSE RADIUS IS 3819.72 FEET AND WHOSE CHORD BEARS SOUTH 40°09'15" WEST, 1274.10 FEET TO A POINT OF TANGENCY; THENCE SOUTH 30°33'51" WEST ALONG SAID REFERENCE LINE, 912.57 FEET; THENCE NORTH 59°26'09" WEST, 146.77 FEET TO THE SOUTHEAST CORNER OF STONE HEDGE SUBDIVISION ADDITION NO. 1: THENCE NORTH 00°11'17" WEST ALONG THE EAST LINE OF SAID STONE HEDGE SUBDIVISION ADDITION, 2266.74 FEET TO THE NORTH RIGHT OF WAY LINE OF WEST RAWSON AVENUE; THENCE NORTH 88°31'09" EAST ALONG SAID NORTH RIGHT OF WAY LINE 393.64 FEET: THENCE NORTH 76°43'11" EAST 212.76 FEET TO A POINT ON THE EAST LINE OF PARCEL 1 OF CERTIFIED SURVEY MAP NO. 3107; THENCE NORTH 00°21'06" WEST ALONG THE EAST LINE OF SAID PARCEL 1 AND ALONG THE EAST LINE OF LOTS 14, 13, AND 12 OF BLOCK 1 OF WHITNALL VIEW SUBDIVISION ADDITION NO. 1, 809.21 FEET TO THE NORTHEAST CORNER OF SAID LOT 12; THENCE SOUTH 88°41'11" WEST ALONG THE NORTH LINE OF SAID LOTS 12 AND 11 OF SAID WHITNALL VIEW SUBDIVISION ADDITION, 484.57 FEET TO THE NORTHWEST CORNER OF SAID LOT 11: THENCE NORTH 00°21'07" WEST ALONG THE EAST LINE OF LOTS 10 AND 9 OF SAID WHITNALL VIEW SUBDIVISION, 400.06 FEET TO THE NORTHEAST CORNER OF SAID LOT 9. SAID POINT BEING ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION; THENCE NORTH 88°41'11" EAST ALONG SAID NORTH LINE, 544.58 FEET TO THE EAST LINE OF SAID SOUTHWEST 1/4 OF SECTION 4; THENCE SOUTH 00°21'07" EAST ALONG SAID EAST LINE OF SAID SOUTHWEST 1/4, 35.86 FEET; THENCE NORTH 88°42'30" EAST, 662.58 FEET TO A POINT ON THE WEST LINE OF THE EAST 1/2 OF THE WEST 1/4 OF SAID 1/4 SECTION; THENCE NORTH 00°22'39" WEST, 1349.21 FEET; THENCE NORTH 88°33'16" EAST 1252.39, FEET; THENCE SOUTH 00°19'12" EAST, 367.35 FEET; THENCE NORTH 54°02'33" EAST, 648.24 FEET; THENCE NORTH 88°33'16" EAST. 204.06 FEET TO THE EAST LINE OF SAID NORTHEAST 1/4 OF SECTION 4, BEING THE CENTERLINE OF SOUTH 76TH STREET; THENCE SOUTH 00°19'12" EAST ALONG SAID EAST LINE, 519.27 FEET TO THE SOUTHEAST CORNER OF SAID NORTHEAST 1/4 OF SECTION 4; THENCE SOUTH 00°25'03" EAST ALONG THE EAST

#### ORDINANCE NO. 2021-\_\_\_\_ Page 3

LINE OF SAID SOUTHEAST 1/4 OF SECTION 4, 1659.84 FEET TO SAID REFERENCE LINE; THENCE SOUTH 49°45'51" WEST ALONG SAID REFERENCE LINE, 1561.74 FEET TO THE POINT OF BEGINNING. CONTAINING IN ALL 8,951,502 SQUARE FEET (205.498 ACRES) OF LAND, MORE OR LESS.

WHEREAS, Christopher D. Buday, River Rock Performance Properties, LLC, having petitioned for a further amendment to Planned Development District No. 37 (The Rock Sports Complex/Ballpark Commons) to revise the District to allow for an increase in the total sign face area for the new Indoor Sports Complex located at 7095 South Ballpark Drive (the Municipal Code allows a maximum sign face area of approximately 750 square feet and the applicant is proposing 12,507 square feet distributed in 38 signs); and

WHEREAS, the City of Franklin Plan Commission on the 8th day of April, 2021, having reviewed the proposed amendment to Planned Development District No. 37 and thereafter having recommended to the Common Council that the proposed amendment be approved subject to the conditions and restrictions included herewith; and

WHEREAS, the Common Council having considered the petition and having concurred with the recommendation of the Plan Commission, and having determined that the proposed amendment to Planned Development District No. 37 (The Rock Sports Complex/Ballpark Commons) is consistent with the 2025 Comprehensive Master Plan of the City of Franklin, Wisconsin, and that it will promote the health, safety and welfare of the Community.

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

SECTION 1: Section 15-3.0102 (Zoning Map) of the Unified Development Ordinance of the City of Franklin, Wisconsin, as previously amended, is hereby amended specifically and only with regard to the Planned Development District No. 37 Indoor Sports Complex building and use and property located at 7095 South Ballpark Drive, to allow for an increase in the total sign face area for the new Indoor Sports Complex located at 7095 South Ballpark Drive (the Municipal Code allows a maximum sign face area of approximately 750 square feet and the applicant is proposing 12,507 square feet distributed in 38 signs).

SECTION 2: Section 15-3.0442A.D.1.e. of the Unified Development Ordinance

#### ORDINANCE NO. 2021-\_\_\_\_ Page 4

of the City of Franklin, Wisconsin, is hereby amended as follows: replace "All signs must be in accordance with the Municipal Code, as amended, and approved by the Architectural Review Board, or as approved by the Plan Commission on an individual site plan basis, and subject to issuance of a Sign Permit through the Inspection Department." with "All signs will be of construction and style in accordance with the Municipal Code, as amended, and approved by the Architectural Review Board, or approved by the Plan Commission subject to the included criteria for the amended Planned Development District square footage (combined 12,507.05 square feet signage and graphic panels). All signs are subject to issuance of a Sign Permit [through] the Inspection Department. In addition thereto, and specifically and only with regard to the Planned Development District No. 37 Indoor Sports Complex building and use and property located at 7095 South Ballpark Drive, signs may be approved for up to a maximum of a combined 12,507.05 square feet of signage and graphic panels, upon the Indoor Sports Complex building and use and property located at 7095 South Ballpark Drive."

- SECTION 3: All other applicable terms and provisions of §15-3.0442, shall apply to the subject Christopher D. Buday, River Rock Performance Properties, LLC Planned Development District No. 37 (The Rock Sports Complex/Ballpark Commons) district revisions for the Indoor Sports Complex building and use and property located at 7095 South Ballpark Drive, and all terms and provisions of §15-3.0442 as existing immediately prior to the adoption of this Ordinance, except as amended hereunder, shall remain in full force and effect.
- SECTION 4: The terms and provisions of this ordinance are severable. Should any term or provision of this ordinance be found to be invalid by a court of competent jurisdiction, the remaining terms and provisions shall remain in full force and effect.
- SECTION 5: All ordinances and parts of ordinances in contravention to this ordinance are hereby repealed.
- SECTION 6: 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

ORDINANCE NO. 2021-\_\_\_\_ Page 5

Franklin this \_\_\_\_\_ day of \_\_\_\_\_, 2021, 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 \_\_\_\_\_

#### Franklin Public Property Viewer

#### Overview Map





9229 W. Loomis Rd. Franklin, WI 53132 www.franklinwi.gov (C) City of Franklin, WI

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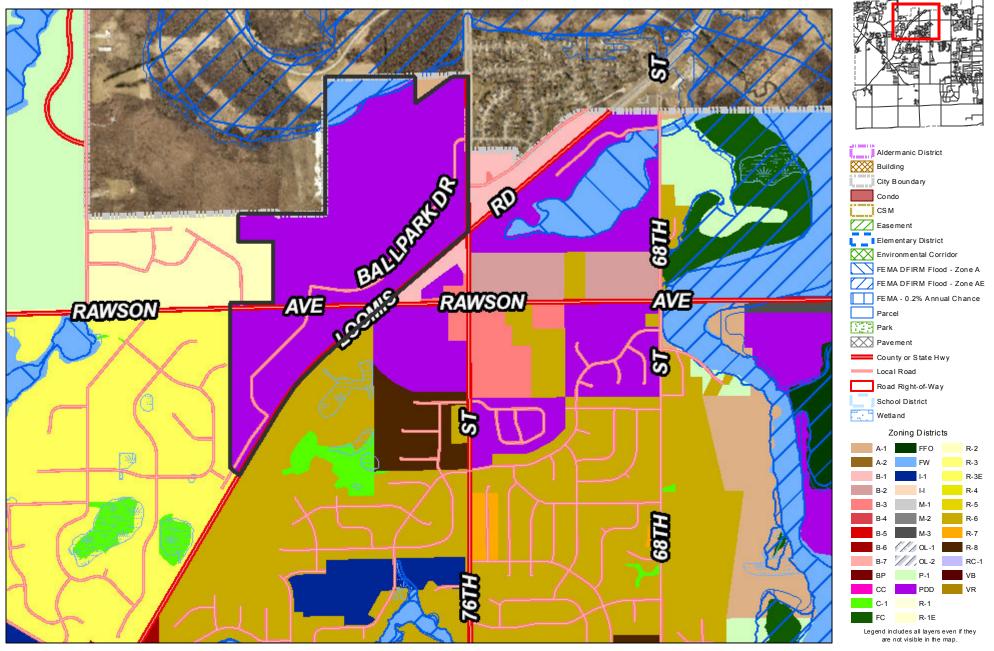




Map Printed: 3/15/2021

#### Franklin Public Property Viewer

Overview Map





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Map Printed: 3/15/2021



Nina McLawhorn Research Administrator Wisconsin Department of Transportation 608-266-3199 nina.mclawhorn@dot.state.wi.us

#### **Electronic Billboards and Highway Safety**

*Prepared for* Bureau of Highway Operations Division of Transportation Infrastructure Development

> Prepared by CTC & Associates LLC WisDOT RD&T Program May 2/June 10, 2003

Transportation Synthesis Reports (TSRs) are brief summaries of currently available information on topics of interest to WisDOT technical staff in highway development, construction and operations. Online and print sources include NCHRP and other TRB programs, AASHTO, the research and practices of other state DOTs, and related academic and industry research.

#### **REQUEST FOR REPORT**

Advances in outdoor display technology, and decreases in cost, support an interest in expanding deployment of high resolution and dynamic imaging in outdoor advertising. Technology has advanced sufficiently for electronic billboards (EBBs) to provide dynamic and realistic views much like color television. The advanced EBB has the capability to present multiple views and objects that have realistic motion. In contrast, tri-vision signs provide one of three views with rotating cylinders and generate mechanical motion or movement.

This raises questions about the effects that EBBs and tri-vision signs may have on driver distraction and highway safety. The RD&T Program was asked to report on the measured or predicted safety impacts of outdoor electronic advertising signs.

#### **SUMMARY**

We located two FHWA resources that are especially helpful for getting familiar with the issues: the Office of Real Estate Services (ORES) Web site and the study entitled *Research Review of Potential Safety Effects of Electronic Billboards on Driver Attention and Distraction*. We provide links to the items and excerpts below, in the **Overview** section. The study affords an in-depth look at how states are regulating electronic outdoor advertising, from lenient control at one end to the prohibition of outdoor advertising at the other. Wisconsin addresses the issue with rules for the content, timing and brightness of EBBs and tri-vision signs. See **Wisconsin Regulations**. However, standard billboard guidelines governing EBBs and tri-vision signs do not exist: few states, in fact, define the term "electronic billboard." See **State and Local Studies**. Research on the issue of electronic ads causing driver distraction would suggest that the jury is still out. While some studies conclude that extra-vehicular distractions cause crashes, it has proven difficult to identify and measure the role of electronic advertising in driver distraction. See **Driver Distraction**. However, promising methodologies have been proposed for focused study of the issue, and for trimming the risk of driver distraction from electronic advertising. See **Avenues for Research**.

#### **OVERVIEW**

Outdoor ad spending in the U.S. rose 8 percent in 2000 to \$5.2 billion. Advanced electronic billboards will explode, according to one industry specialist, in towns with "street excitement and extravaganza" like Orlando, Las Vegas,

Hollywood, wherever large numbers of people congregate, though laws and safety issues may keep them off most highways.

A few years ago cities like New York and Los Angeles embraced what Hollywood's zoning department calls "jumbotrons" as a rejuvenating tool for shabby crossroads, but now cities are demanding tighter regulations. Los Angeles, a driver's city, wants hours of dimming. Many in the advertising sector see the light-emitting diode sign as the future of outdoor billboards. LED screens that recently debuted on L.A.'s Sunset strip bombard passing motorists with movie trailers, commercials and music videos. (From *The Clock* magazine, April 2001: http://www.theclockmag.com/acrobat/minute\_by\_minute.pdf)

A detailed history and overview of the federal outdoor advertising control program can be found on the FHWA's Office of Real Estate Services (ORES) Web site: <u>http://www.fhwa.dot.gov/realestate/oacprog.htm</u>. In a July 1996 memorandum to FHWA regional administrators, ORES provided additional interpretation of advertising technology to the individual states regarding off-premise changeable message signs: "Changeable message signs are acceptable for off-premise signs regardless of the type of technology used, if the interpretation of the State/Federal agreement allows such signs." In 1998, ORES reaffirmed its policy that off-premise signs using animated or scrolling displays that are dependent on flashing, intermittent or moving lights were not conforming signs. This decision was made after careful review of a videotape showing a full-motion EBB erected in Scottsbluff, Nebraska. It was concluded that such signs raise "significant highway safety questions because of the potential to be extremely bright, rapidly changing and distracting to motorists."

A majority of states have policies regarding the lighting of billboards; these policies have the effect of regulating EBBs.

A helpful overview of the EBB and tri-vision sign issue is provided in the study *Research Review of Potential Safety Effects of Electronic Billboards on Driver Attention and Distraction* (FHWA, Sept. 11, 2001http://www.fhwa.dot.gov////realestate/elecbbrd/elecbbrd.pdf). This report is a research review of potential safety implications of EBBs on driving safety. It covers the interval since a similar review was published in 1980. The study focuses on the safety aspects of EBBs and does not examine aesthetic issues. Included are a review of research on driver performance in the presence of EBBs and contacts with federal and state officials to describe state regulatory practices concerning EBBs. An account of tri-vision signs is a part of the state review. Knowledge gaps are identified based on the literature review and these gaps support the development of a set of research questions and related research findings.

From the report:

- (p. 8) Determining the effect of roadway commercial advertising billboards on safety is a difficult endeavor for several theoretical and methodological reasons.
- (p. 9) Summary of a 1994 WisDOT study examining crash rates on I-94 three years before and three years after the installation of a variable message advertising sign.
- (p. 20) At this point, it appears that there is no effective technique or method appropriate for evaluating the safety effects of EBBs on driver attention or distraction.
- (p. 19) One approach being developed for in-vehicle information systems may serve, with some refinement, as a measure of EBB distraction.
- (p. 13) Although the CMS is restricted to providing roadway related information, its legibility requirements may be relevant to the design of the simpler EBB.
- (p. 29) Although research into in-vehicle cellular telephone use does not currently appear to have direct application to EBBs or tri-vision signs, these analyses are ongoing and may still provide insights into the nature of driver distraction, the definition of distraction thresholds and approaches to minimizing distraction for safe driving.

A study performed for the South African National Roads Agency Limited (SANRAL) looks closely at the matter of *content* regulation for outdoor advertising. SANRAL promulgated regulations on outdoor advertising and control in December 2000. In applying the regulations, several problems were experienced with the evaluation of content. The study was launched to investigate an analytical approach to evaluating advertisement contents based on driver characteristics. A parallel is drawn between the reading of road signs and the reading of outdoor advertisements. A

concept of the critical zone—the 500 meters in front of an advertisement—is developed, and the control of content in this zone is quantified. Rules are proposed to evaluate the content for advertisements that are intended to provide "a more practical, defendable approach to evaluating the content of outdoor advertisements." The report can be viewed at <a href="http://www.its-traffic.co.za/publications/SANRAL%20face%20evaluation%20presentation.pdf">http://www.its-traffic.co.za/publications/SANRAL%20face%20evaluation%20presentation.pdf</a>

#### WISCONSIN REGULATIONS

Chapter Trans 201 of the Wisconsin Administrative Code states the rules that control outdoor advertising along and visible from highways on the interstate and federal-aid primary systems. Sections of the chapter that will interest readers of this report may be found at http://www.legis.state.wi.us/rsb/code/trans/trans201.pdf, including:

Trans 201.05 – Directional and official signs.

Trans 201.06 - Sign criteria.

Trans 201.19 - On-property signs.

*Trans 201.15* – Electronic signs. This section sets standards for the use of signs whose messages may be changed by electronic process. Rules are defined for content, timing and brightness for multiple message (tri-vision) signs, and variable message (EBB) signs. The guidelines include: Tri-vision signs

- The louver rotation time to change a message shall be one second or less;

- The time a message remains in a fixed position shall be six seconds or more.

**EBBs** 

- No message may be displayed for less than one-half second;
- No message may be repeated at intervals of less than two seconds;
- No segmented message may last longer than 10 seconds;
- No traveling message may travel at a rate slower than 16 light columns per second or faster than 32 columns per second;
- No variable message sign lamp may be illuminated to a degree of brightness that is greater than necessary for adequate visibility.

#### STATE AND LOCAL STUDIES

The safety and aesthetics of commercial electronic variable message signing were reviewed by the FHWA in 1980.<sup>1</sup> Part of that effort included a review of published studies on the safety effect of roadside advertising signs, including several field and laboratory studies from 1951 to 1978 on non-electronic advertising billboards, and one analysis in 1976 of an electronic advertising sign in Boston. Among the findings:

<u>1961</u>: A study of California Route 40 concluded that road segments with billboards experienced significantly more crashes than segments without billboards.

<u>1967</u>: A field study compared the crash history of three locations in Chicago before and after the installation of three illuminated, commercial changeable message signs. Crash rates did not change at two of the sign locations, but the third sign location showed an increase in crashes. The third sign had alternating lights, showed several advertising messages and was illuminated by bright white lights. The rapid increase in crashes led state highway officials to request that blue lights replace the white lights.

<u>1976</u>: The Tele-Spot sign in Boston was an off-premise commercial electronic sign. The sign was visible from the Central Artery in the midst of complex on- and off-ramps, regulatory signs and guide signing. The Massachusetts Outdoor Advertising Board conducted an analysis of traffic crashes three years before and two and a quarter years after sign installation. The analysis showed an overall reduction in the Average Daily Traffic (ADT) and crashes along the expressway, but on the areas of the expressway from where the Tele-Spot was visible, the crash reduction was 10 percent less than the overall reduction. The board regarded the 10-percent difference as an indication that the Tele-Spot sign was a distraction and a safety risk, and consequently revoked the license for the sign.

(<sup>1</sup>Safety and Environmental Design Considerations in the Use of Commercial Electronic Variable-Message Signage Wachtel, J. and Netherton, R. [1980] Report No. FHWA-RD-80-051. Washington, D.C: Federal Highway Administration) Regarding tri-vision signs, a 1999 survey sponsored by and presented at the annual National Alliance of Highway Beautification Agencies (NAHBA) Conference reviewed the advertising regulations for these signs in every state and Washington, D.C:

- Nine states (18 percent) had no regulations on tri-vision signs.
- Nine states had regulations on tri-vision signs that were either being drafted or in pending legislation.
- Nine states had specific regulations governing tri-vision signs.
- Six states as well as Washington, D.C. prohibited tri-vision signs.
- Fifteen states had regulations regarding moving parts and/or lights.

The survey presented the Minimum Exposure Dwell Time and Maximum Transition Twirl time boundaries of several state tri-vision sign policies.

Overall, while common themes are present in most lighting regulations, each state's laws have unique wording. A review of state outdoor advertising regulations conducted for the 2001 FHWA study revealed that common billboard guidelines governing EBBs and tri-vision signs do not exist. While the 42 states reviewed generally have consistent regulations governing static billboards, regulations covering EBBs and tri-vision signs vary widely, and implementation practices differ significantly from state to state. Few states define the term "electronic billboard." A broad spectrum of regulations exists, ranging from lenient control to the prohibition of outdoor advertising.

Included in the findings:

- Only 10 of the 42 states (24 percent) prohibit moving or animated parts in signs, unless the signs are a public service announcement. A few states make an exception for movement related to the changing of a sign.
- Twelve states (29 percent) include some type of timing limit for the viewing of signs. Of these, only eight apply to EBBs or other types of signs with changing messages.
- Most states (36) prohibit signs that include a red, flashing, intermittent or moving light, unless it is a public service display.
- Most states (36) prohibit signs that are not sufficiently shielded to prevent beams or rays of light from causing a glare or vision impairment that affects driver vision.

Based on the review, the report identifies the following issues that may pertain to EBBs: red, flashing, intermittent or moving lights; glare; use of traffic control device (TCD) symbols and words; illumination or placement interfering with a TCD; and spacing and timing limits. Of the potential issues, timing limits may be the one issue where additional or expanded research would have the most significant benefit.

In more recent developments:

- Focusing on transportation and tourism in Vermont, Brian Searles, Secretary of the Vermont Agency of Transportation, said that the state's biggest challenge is to resolve the clash between providing appropriate development of transportation infrastructure and retaining natural beauty. Tourism is an international business for the state, responsible for \$4 billion annually. Because 80 percent of tourists travel by car, he said that the state has eliminated roadside billboards, controlled development at interchanges, and applied flexibility in bridge design. (From AASHTO Weekly Transportation Report June 1, 2001: http://www.aashto.org/publications/journal.nsf/SearchSite/75D49BC8E9D64BF086256A8B00088B72?OpenD ocument&Highlight=billboards. Scroll down to section on Transportation Ties to Agriculture, Recreation Examined.)
- The Oregon Department of Transportation proposed to amend the Highway Beautification Federal/State Agreement of Aug. 26, 1974, between the U.S. and the State of Oregon, to permit the use of tri-vision signs adjacent to routes controlled under the Highway Beautification Act. (From AASHTO Regs Report Aug. 22, 2001:

http://www.aashto.org/publications/regs.nsf/SearchSite/1CE55B45DD85BC1D86256AB0006C202C?OpenDo cument&Highlight=outdoor%20advertising)

• Legislation was approved by the Arizona House of Representatives to permit billboards to have 200-squarefoot sections with lighted messages that change every six seconds. The vote came despite claims by the Arizona Department of Transportation that permitting these kinds of signs along state freeways and roads violates federal laws. The violation, according to ADOT lobbyist Kevin Biesty, could cost Arizona \$50 million in federal aid. (From the Arizona Daily Star, March 12, 2003: Web link not available.) • The above bill (SB1138) contradicted efforts represented by tough Flagstaff and Coconino County ordinances that control light pollution and another bill passed by the Legislature that requires shielded lights for new state buildings. Flagstaff is a hub for astronomical research in Arizona. Officials said that although illuminated billboards are either banned or strictly regulated under Coconino County and Flagstaff ordinances, passage of the bill could embolden the outdoor advertising industry to take a run at local regulations. (From the *Tucson Citizen*, April 24, 2003: <a href="http://www.tucsoncitizen.com/breaking/archive/4\_24\_03dark\_skies.html">http://www.tucsoncitizen.com/breaking/archive/4\_24\_03dark\_skies.html</a>)

#### **DRIVER DISTRACTION**

Commercial EBBs are designed to "catch the eye" of drivers.<sup>\*</sup> Their presence may distract drivers from concentrating on the driving task and the visual surrounds.<sup>2</sup>

\*From Outdoor Advertising Association of America Web site at http://www.oaaa.org/outdoor/:

- 1. ... Today the advances in computer imaging and reproduction make even photographic renditions absolutely breathtaking regardless of size. Such advances have not only allowed greater durability but also entire new forms of outdoor to emerge: wallscapes, wrapped buildings, the conversion of construction sites into marketing events.
- 2. Technology has enabled virtually anything imaginable. The wonders out there go far beyond an oversized pretty picture. A medium that began as a simple two-dimensional sign can now talk to you (via short wave radio links), download data into your Palm Pilot (through a patented Street Beam device), connect you to the Internet (via souped-up taxi tops), and change as you pass by (through motion detectors). Add this to old-fashioned LED boards and the "no-holds-barred" street theater of Times Square and, well, you get the picture.
- 3. ... Outdoor IS the message, and as such will always be the last mass medium, a sure fire way to get noticed, to draw attention, ultimately to sell... which is, after all, outdoor's raison d'etre. So as long as there are widgets in search of a buyer, outdoor will be out there, outdoing everything else!

(<sup>2</sup>*Research Review of Potential Safety Effects of Electronic Billboards on Driver Attention and Distraction-* FHWA, Sept. 11, 2001- p. 17 http://www.fhwa.dot.gov////realestate/elecbbrd/elecbbrd.pdf)

The safety consequences of distraction from the driving task can be profound.

In one study, five years (1995 to 1999) of national Crashworthiness Data System (CDS) data are analyzed to determine the role of driver distraction in traffic crashes and the specific sources of this distraction. Results show that 8.3 percent of the drivers were distracted at the time of their crash; after adjustment for the large percentage of drivers with unknown distraction status, the percentage rose to 12.9 percent. The most frequently cited sources of driver distraction were persons, objects or events outside the vehicle (29.4 percent of distracted drivers); adjusting the radio, tape or CD player (11.4 percent); and other occupants in the vehicle (10.9 percent). Other specific distractions (moving objects in vehicle, other objects brought into vehicle, adjusting vehicle or climate controls, eating and drinking, cell phones and smoking) were each cited in only 1 to 4 percent of the cases. The likelihood of being distracted and the source of distraction varied by driver age but not by gender.<sup>3</sup>

(<sup>3</sup>abstract: "The Role of Driver Distraction in Crashes: An Analysis of 1995-1999 Crashworthiness Data System Data-Association for the Advancement of Automotive Medicine," 2001 http://199.79.179.82/sundev/detail.cfm?ANNUMBER=00923438&STARTROW=91&CFID=179748&CFTOKEN=35097404)

Treat et al. found that driver inattention and improper lookout increase the likelihood of crash occurrence and are major factors underlying the causes of crashes.<sup>4</sup> According to Wang, et al., an analysis conducted by the National Highway Traffic Safety Administration (NHTSA) of causal factors of crashes showed that distraction by sources external to the vehicle accounted for 3.2 percent of the crashes. The external sources included people, events and non-specified objects.<sup>5</sup> The NHTSA analysis did not identify the external objects, nor did it identify billboards as among the sources of distraction. However, the data suggest that, on occasion, external stimuli can be sufficiently distracting to drivers, causing or resulting in a crash.<sup>6</sup>

(<sup>4</sup>*Tri-Level Study of the Causes of Traffic Accidents* 

Treat, J.R.; Tumbas, N.S.; McDonald, S.T.; Shinar, D.; Hume, R.D.; Mayer, R.E.; Stanisfer, R.L.; and Castellan, N.J. [1979] Washington, D.C.: National Highway Traffic Safety Administration)

(<sup>5</sup>The Role of Driver Inattention in Crashes: New Statistics from the 1995 Crashworthiness Data System Wang, J., Knipling, R. and Goodman, M. [2000]

Obtained from the August 2000 Driver Distraction Internet Forum sponsored by the National Highway Traffic Safety Administration on the World Wide Web)

(<sup>6</sup>Research Review of Potential Safety Effects of Electronic Billboards on Driver Attention and Distraction- FHWA, Sept. 11, 2001-p.10

http://www.fhwa.dot.gov////realestate/elecbbrd/elecbbrd.pdf)

Research on driver search behavior in high and low volume intersections by Rahimi, Briggs and Thorn in 1990 suggests that higher volumes of traffic affect driver eye and head movements.<sup>7</sup> The research indicates that the greater visual complexity associated with the high volume intersection required drivers to search the environment more than in the low volume intersections. It can be conjectured that additional visual stimuli, such as billboards, may add additional demand to driver workload in high-volume intersections.<sup>8</sup>

(<sup>7</sup>A Field Evaluation of Driver Eye and Head Movement Strategies toward Environmental Targets and Distractors Rahimi, M., Briggs, R. and Thorn, D. [1990] Applied Ergonomics, 21(4), pp. 267 to 274) (<sup>8</sup>Research Review of Potential Safety Effects of Electronic Billboards on Driver Attention and Distraction- FHWA, Sept. 11, 2001- p. 13 http://www.fhwa.dot.gov////realestate/elecbbrd/elecbbrd.pdf)

Guidance on information processing time requirements comes from research on dynamic message signs, where drivers are reading unfamiliar messages. A study (conducted by Mast and Ballas in 1976) was carried out with drivers who were driving on a low-density highway, and it showed that 85 percent of them were able to read signs with word messages only at a rate of one major word per second or better. This means that under perfect conditions, a driver with 20/20 vision traveling during the day at 100 km/h (62 mph) on a freeway reading 14-inch letters has about nine seconds during which the sign text is legible, and therefore could cope with about nine words and/or symbols. At the other extreme, a driver with 20/40 vision traveling at 80 km/h (50 mph) at night on a major highway reading six-inch letters could cope with only one word and/or symbol. Other factors that affect the time taken to read any message are the driver workload (that is, the number of tasks the driver must perform simultaneously), the message familiarity and display format. For driver workload, it is important that the message must be legible at a distance that allows sufficient exposure time for drivers to attend to the complex driving situation and glance at the sign a sufficient number of times to read and comprehend the message.<sup>9</sup>

(<sup>9</sup>Toronto Staff Report- Feb. 6, 2001- p. 4 http://www.city.toronto.on.ca/legdocs/2001/agendas/committees/wks/wks010221/it002b.pdf)

Numerous states have attempted to identify a relationship between EBBs and safety by using traffic conditions as a surrogate measure. The states of Nevada, Utah, Texas, New York, New Hampshire and Massachusetts reported no evidence of increased traffic safety problems after the installation of electronic information displays in their city centers and along their highways. Additionally, five state DOT personnel were asked if a crash relationship with EBBs existed in their states; the responses were that a relationship between crashes and EBBs was not identifiable. However, one belief is that EBBs are typically on congested roadways where drivers have time to look at the sign, so it is difficult to determine if the EBBs cause crashes, let alone traffic congestion.<sup>10</sup>

(<sup>10</sup>Research Review of Potential Safety Effects of Electronic Billboards on Driver Attention and Distraction-FHWA, Sept. 11, 2001- p. 8

http://www.fhwa.dot.gov////realestate/elecbbrd/elecbbrd.pdf)

#### **AVENUES FOR RESEARCH**

It would be beneficial to measure the effect that EBBs have on driver distraction. The FHWA report suggests methodologies involving:

#### The Peripheral Detection Task

Olsson and Burns describe a peripheral detection task (PDT) that is designed to measure visual distraction and driver mental workload. This study included measures of reaction time and correct detection rate for drivers who were asked to report the presence of an LED dot shown briefly at slightly different locations on a windshield while: 1) driving on country roads and a motorway and 2) performing a secondary task while driving. The dots were projected 11 to 23 degrees to the left of the straight-ahead view and two to four degrees above the horizon. This location approximates the visual angle that corresponds to a pedestrian or some roadside signs. Statistically significant results indicated that a CD manipulation task and a backwards counting task required a longer performance time and resulted in fewer correct detections than the baseline driving task.

Since these drivers missed more targets when performing a secondary task and because it took longer to report the targets that were spotted, the PDT may be useful in assessing the distractibility of in-vehicle systems. If the PDT can be applied to in-vehicle systems, it may also be applicable to stimuli external to the vehicle such as EBB and tri-vision signs.<sup>11</sup>

<sup>(11</sup>Measuring Driver Visual Distraction with a Peripheral Detection Task Olsson, S. and Burns, P.C. [2000], Obtained from the August 2000 National Highway Traffic Safety Administration Driver Distraction Internet Forum on the World Wide Web)

#### Work zones

Research about the effects of EBBs in work zones on safety should be performed, since the presence of additional visual distractions may elevate the risk of driver distraction and unsafe driving. Different roadway characteristics exert varying demands upon driver attention and skill. Particular roadway configurations and their characteristics may be more or less suitable for EBBs, and are important to consider when evaluating the safety effects of EBBs. The following roadway characteristics have special considerations relative to the issue of distraction and safety: horizontal and vertical curves, interchanges and intersections, and work zones. Whatever the reason for current selection of improper speed in a work zone, it is possible that the presence of an EBB or tri-vision sign would aggravate the problem.

(<sup>12</sup>Research Review of Potential Safety Effects of Electronic Billboards on Driver Attention and Distraction- FHWA, Sept. 11, 2001- pp. 21 to 23 http://www.fhwa.dot.gov////realestate/elecbbrd/elecbbrd.pdf)

#### CMS

Although the CMS is restricted to providing roadway-related information, its legibility requirements may be relevant to the design of the simpler EBB. One event that can be considered a distraction occurs when a driver passes a sign where the text has poor legibility. The weakness in legibility may be due to poor character font design, improper spacing of letters or other factors. However, if the information is of sufficient interest, the driver may try to read all of the text anyway. Such a decision could take time away from the driving task, thus increasing crash risk. If on the other hand the sign had text that met legibility standards, less effort would be required to read the sign. Although this situation is a more subtle distraction than that due to perceived motion in a sign, it still could present potential for crash risk. Garvey and Mace provide draft guidelines for the design of the elements and characters that compose a word and word groupings on a CMS, in which the character font is composed of light emitting elements.<sup>13</sup>

(<sup>13</sup>Changeable Message Sign Visibility Garvey, P.M. and Mace, D.J. [1996] Report No. FHWA-RD-94-077. Washington, D.C: Federal Highway Administration)

The MUTCD (39) Section 2E-21 (applicable to CMS for use on freeway and expressway mainlines), states that a CMS should display no more than three lines of text. There should be a maximum of 20 characters per line. An analysis of these numbers for the simpler EBB displays, in conjunction with analyses of exposure times, may be useful.14

(<sup>14</sup>Research Review of Potential Safety Effects of Electronic Billboards on Driver Attention and Distraction- FHWA, Sept. 11, 2001- pp. 21 to 23

http://www.fhwa.dot.gov////realestate/elecbbrd/elecbbrd.pdf)

Garvey and Mace examined CMSs to identify the features that contribute to their visibility. The authors provide guidelines that are aimed at improving the visibility of all CMSs, regardless of technology. Minimum luminance values are recommended for CMS visibility. In addition, they suggest that there should be a minimum luminous contrast between the unlighted and lighted elements on a CMS. Contrast orientation should always be positive, that is, the characters should be lighted against a dark or less luminous background. A negative contrast is likely to result in a 25 percent shorter legibility distance.<sup>15</sup>

(<sup>15</sup>Research Review of Potential Safety Effects of Electronic Billboards on Driver Attention and Distraction- FHWA, Sept. 11, 2001- p. 13

http://www.fhwa.dot.gov////realestate/elecbbrd/elecbbrd.pdf)

A TMC pooled-fund study is under way that will assess the impacts of dynamically displaying messages on CMS and recommend updates to the MUTCD regarding design, programming and operation of such applications. The objectives of the research include conducting multitask human factors laboratory studies or studies using a driver simulator to determine the effects of using these dynamic features: flashing an entire one-frame message, flashing one line of a one-frame message, and alternating one line of text and keeping two lines constant on a three-line sign.<sup>16</sup>

(<sup>16</sup>Impacts of Using Dynamic Features to Display Messages on Changeable Message Signs TMC Pooled-fund Study- Current Projects http://tmcpfs.ops.fhwa.dot.gov/cfprojects/new\_detail.cfm?id=31&new=0)

#### Cellular phones

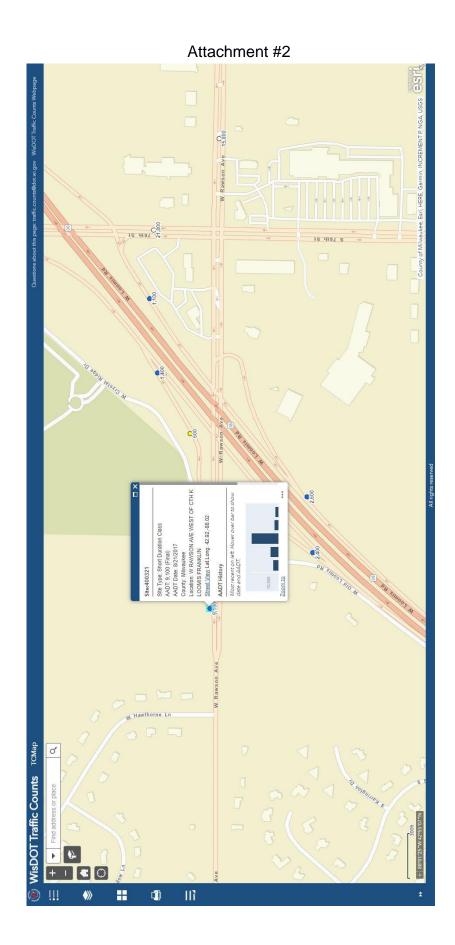
Although research into in-vehicle cellular telephone use does not currently appear to have direct application to EBBs or tri-vision signs, these analyses are ongoing and may still provide insights into the nature of driver distraction, the definition of distraction thresholds and approaches to minimizing distraction for safe driving. In each case, the application of a new technology raised concerns about driver distraction.<sup>17</sup>

(<sup>17</sup>Research Review of Potential Safety Effects of Electronic Billboards on Driver Attention and Distraction- FHWA, Sept. 11, 2001- p. 29 http://www.fhwa.dot.gov////realestate/elecbbrd/elecbbrd.pdf)

The relevance of information on cellular telephone use to EBBs lies in visual (glancing) and cognitive (mental engagement) behaviors. Viewing EBBs or using a telephone requires drivers to look away from the roadway for some period. Similarly, reading a sign could disrupt a driver's concentration, just as engaging in a telephone conversation might. According to Cain and Burris, hands-free telephone use carries about the same risk observed in hand-held use,<sup>18</sup> and an NHTSA report cites that a telephone conversation is a factor in crashes more frequently than dialing.<sup>19</sup> Cain and Burris believe that the type of conversation is significant in determining crash risk, and McKnight and McKnight believe that complex and intense conversation is the riskiest, and simple conversation is relatively risk-free.<sup>20</sup> Thus, becoming mentally preoccupied can be as

distracting to a driver as manually operating a telephone or glancing away from the roadway.<sup>21</sup>

(<sup>18</sup>Investigations of the Use of Mobile Phones While Driving
Cain, A., and Burris, M. [1999]
Florida, USA: Center for Urban Transportation Research, University of South Florida)
(<sup>19</sup>Traffic Safety Facts 1996: Young Drivers
National Highway Traffic Safety Administration [1997] Washington, D.C.: National Highway Traffic Safety
Administration)
(<sup>20</sup>The Effect of Cellular Phone Use Upon Driver Attention
McKnight, J., and McKnight, A.S. [1991]
Landover, MD: National Public Services Research Institute)
(<sup>21</sup>Research Review of Potential Safety Effects of Electronic Billboards on Driver Attention and Distraction- FHWA, Sept. 11, 2001- p. 17
http://www.fhwa.dot.gov////realestate/elecbbrd/elecbbrd.pdf)



#### **City of Franklin Department of City Development**

Date: March 3, 2021

To: Michael Dlugi. Sign Effectz, Inc.

- From: Department of City Development Régulo Martínez-Montilva, Principal Planner
- RE: Application for Planned Development District (PDD) amendment 7095 S. Ballpark Drive

Below are staff comments and recommendations for the proposed Planned Development District amendment to increase the maximum outdoor signage area:

#### **Department of City Development comments**

1. It is noted that City Development staff has concerns about the proposed total amount of signage which is approximately 16 times the sign face area permitted in other zoning districts. Specifically, the east graphic panels and south openings – logo graphic panels that may cause extra-vehicular distraction to drivers in Rawson Avenue and S. Ballpark Drive, and the west graphic panels because they would face a residential single-family zoning district.

#### **Engineering Department comments**

2. No comments.

#### Fire Department comments

3. No comments.

#### **Inspection Services Department comments**

- 4. Signs attached to masonry, concrete or steel shall be safely and securely fastened by means of metal anchors, bolts or approved expansion screws of sufficient size and anchorage to safely support the loads applied.
- 5. Staff has concerns that, if approved, the large signs may set a precedence for future requests of similar signage proposals.

#### Police Department Comments

6. The Franklin Police Department has no issues or concerns with this project.



#### SCOPE

1827 W Glendale Ave. Milwaukee WI 53209

Monday, March 15, 2021

#### Roc Ventures MOSH BUILDING SIGN PACKAGE

#### **Project Detail Summary**

#### NORTH MONUMENT

- Single Faced
  - Internally Illumination with routed copy
  - o One Cabinet 47" x 120" (39.17 sf)
  - Second Cabinet 24" x 120" (20 sf)
- Masonry Base

#### NORTH SECONDARY ID WALL SIGN

Individually illuminated channel letters

 43" x 367" (109.59 sf)

#### EAST ID SIGN

Individually illuminated channel letters

 49" x 367" (143.26 sf)

#### SOUTH ID WALL SIGN

Individually illuminated channel letters

 164.6" x 1413.1" (1,615.25 sf)

#### NORTH ID WALL SIGN

Individually illuminated channel letters
 0 164.6" x 1413.1" (1,615.25 sf)

#### WEST GRAPHIC PANELS

- Quantity Four (4)
  - o Non-lit frames and faces
  - 365.6" x 160" (406.22 sf Each Panel)

#### SOUTH OPENINGS – LOGO GRAPHIC PANELS

- Quantity Eleven (11)
  - Non-lit frames and vinyl graphics

#### Franklin

MAR 12 2021 City Development

### **Bign**Effectz.inc<sup>™</sup>

#### SCOPE

#### 1827 W Glendale Ave. Milwaukee WI 53209

#### Monday, March 15, 2021

- Opening overall sized 144" x 180" (175 sf Each Opening)
- o 25% Allowable for Graphics (43.75 sf)

#### NORTH GRAPHIC PANELS

- Quantity Four (4)
  - o Non-lit frames and faces
  - o 309.4" x 405.7" (871.69 sf Each Panel)

#### EAST GRAPHIC PANELS

- Quantity Five (5)
  - o Non-lit frames and faces
  - o 309.4" x 405.7" (871.69 sf Each Panel)

#### SOUTH ELEVATION TENANT SIGNAGE

- Maximum Quantity Four (4) with available build out space
  - 1.5 Square foot of signage per linear foot of tenant fascia along the south building elevation
  - Total sq. feet allowed on South Elevation by tenants = 102 sq. feet

#### NORTH ELEVATION TENANT SIGNAGE

- Maximum Quantity Five (5) with available build out space
  - 1.5 Square foot of signage per linear foot of tenant fascia along the south building elevation
  - Total sq. feet allowed on North Elevation by tenants = 132 sq. feet

#### TOTAL SIGNAGE SQUARE FOOTAGE (by type)

4,257.77 sq. feet combined area of signage and logo graphics on south elevation

8,249.28 sq. feet combined area of non-advertising graphics panels

12,507.05 sq. feet combined area of signage and graphics (non-copy/advertising) panels.

#### Franklin

#### MAR 12 2021 City Development

#### Purpose and Intent of PDD Minor Amendment

The MOSH building and tenant build-out space signage and graphic panels are intended to beautify and identify the building as part of The Rock Sports development and direct patients, visitors and customers to the appropriate areas while also improving bleak areas of the exposed bare building elevations.

We propose to fabricate and install new signage for identification of businesses and their locations relative to driving, parking and entering.

Purpose and Intent of this signage and graphics package is twofold.

- 1. Signage
  - a. To identify the business and/or businesses open and operating withing the buildings and where to find them.
- 2. Graphic Panels
  - a. To beautify the exterior of the building and add imagery to several large open barren walls that otherwise would be a stark wall elevation.

Total cost associated with all signage and graphic panels requested is \$350,000.00.

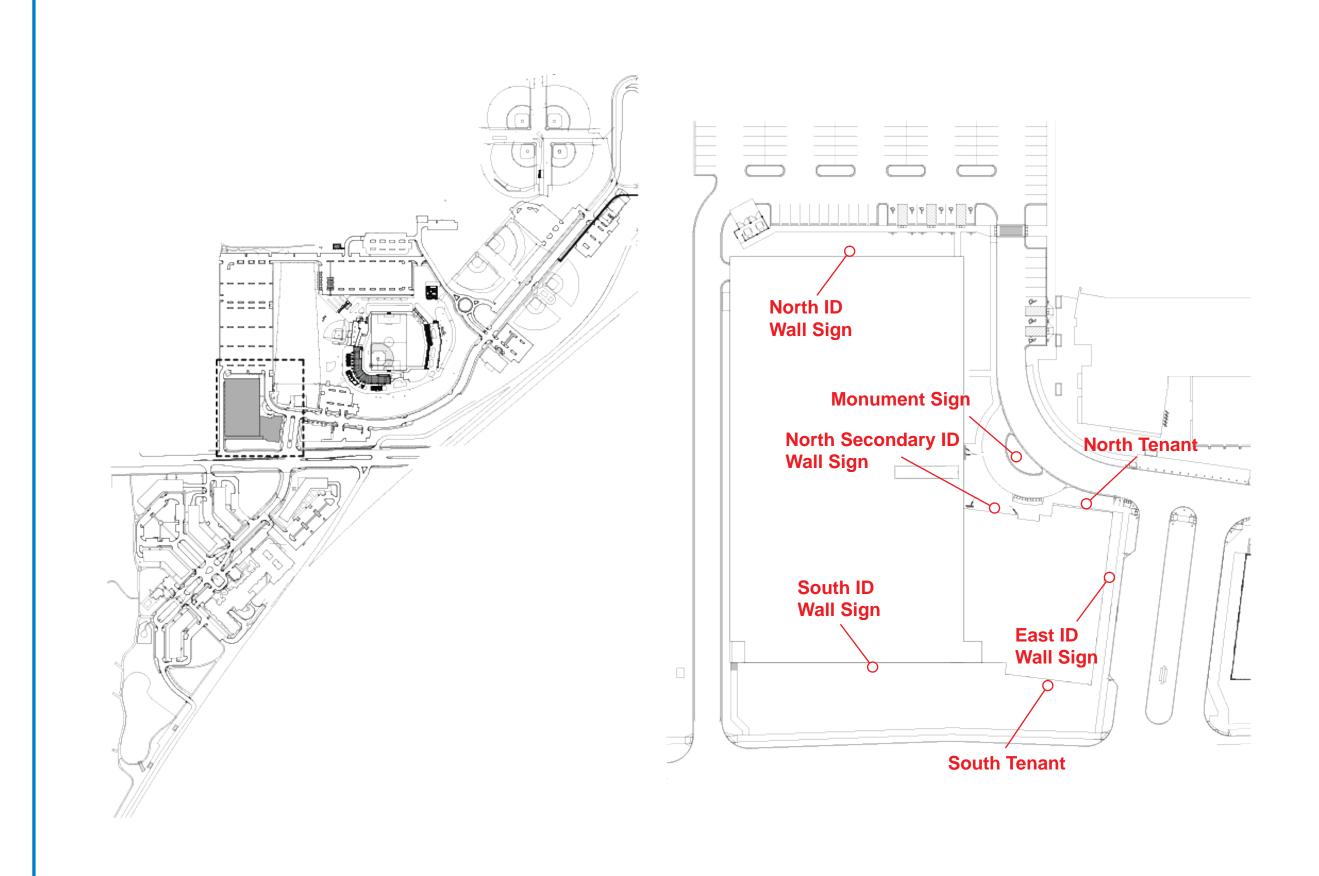
Franklin MAR 12 2021 City Development

#### e. Signs

All signs will be of construction and style in accordance with the municipal code, as amended, and approved by the Architectural Review Board, or approved by the plan commission subject to the included criteria for the amended PDD square footage (combined 12,507.05 sq. feet signage and graphic panels). All signs are subject to issuance of a Sign Permit though the Inspection Department. On-site directional signage may be allowed in any area needed to control traffic or parking provided such signage has received approval from the Architectural Review Board or the Plan Commission appropriate.

Interior Signage associated with the stadium, the ballfields, the indoor/outdoor golf facility, and the indoor baseball facility, if not visible to the general public located outside The Rock Sports Complex (not withstanding minor or indirect views of such signage), shall be permitted and in addition to, whatever amount of signage as may be allowed by the Municipal Code, subject to Plan Commission approval of associated site plans.

#### Franklin MAR 12 2021 City Development



## SITE PLAN EXTERIOR SIGNAGE



1827 W. Glendale Ave. Milwaukee, WI 53209
 414.264.5504

414.262.5564

www.signeffectz.com

#### Disclaimer:

THIS IS AN ORIGINAL DESIGN CREATED BY SIGN EFFECTZ. THE SUBMITTED DESIGN PROTECTED UNDER COPYRIGHT LAWS OF THE UNITED STATES CODE YOU AGREE NOT TO COPY PHOTOGRAPH MODIFY OR SHARE DIRECTLY OR INDIRECTLY ANY OF THE FOREGOING HELD BY YOU WITH ANY OTHER PARTY, NOR WILL YOU PERMIT ANY THIRD PARTY TO DO ANY OF THE FOREGOING WITHOUT THE WRITTEN CONSENT OF SIGN EFFECTZ.

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NEC AND/OR OTHER APPLICABLE LOCAL CODES.THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN

Midwest Orthopedic Specialty Hospital, Performance Center

Fab & Install Description

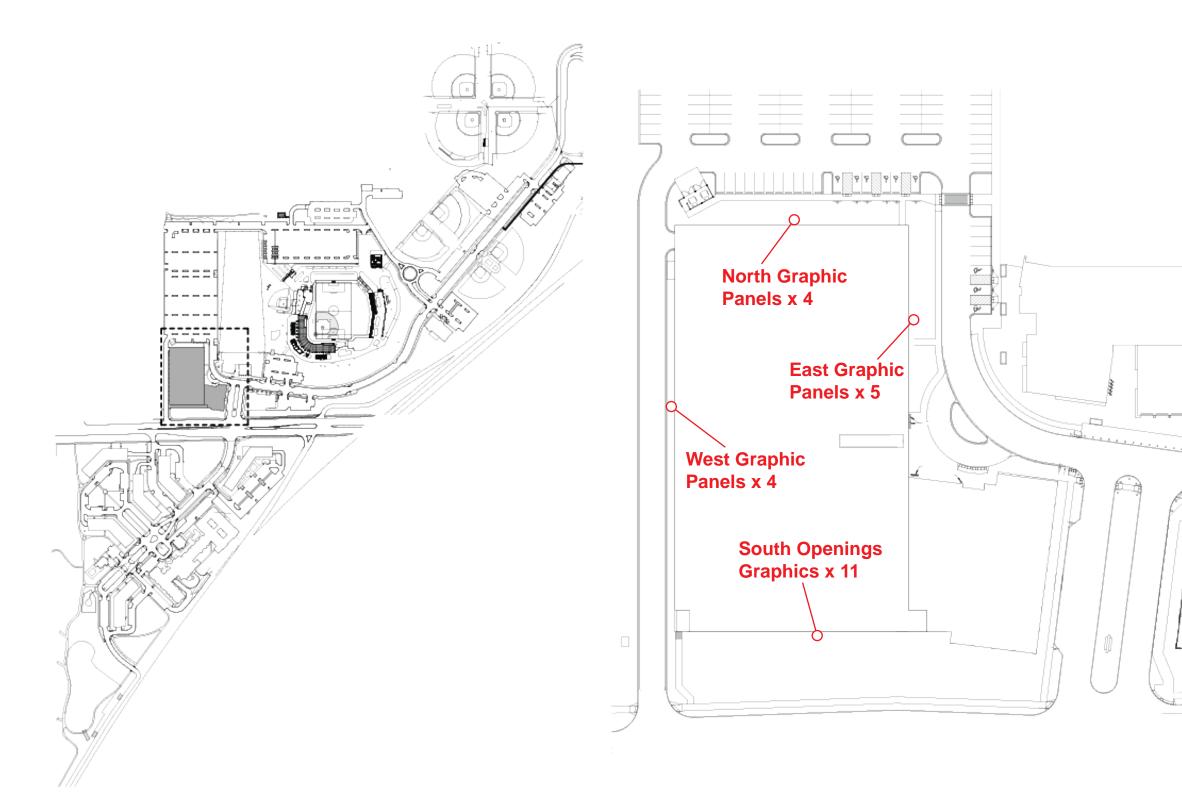
Project Address: MOSH 7095 S. Ballpark Drive, Suite 100 Franklin, WI 53132

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Concept Notes:

## Site Plan: Exterior Signage

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estimate/quote no X					



## SITE PLAN GRAPHIC PANEL SIGNAGE



414.264.5504

414.262.5564

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THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NEC AND/OR OTHER APPLICABLE LOCAL CODES.THIS INCLUDES PROPER GROUNDING AND BONDING OF THI

Midwest Orthopedic Specialty Hospital, Performance Center

Fab & Install Description

Project Address: MOSH 7095 S. Ballpark Drive, Suite 100 Franklin, WI 53132

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Concept Notes:

Site Plan: Graphic Panel Signage

PROJECT NUMBER 11880287					
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## North Monument, North Secondary ID



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## Midwest Orthopedic Specialty Hospital, Performance Center

Fab & Install: Monument, routed face push thru acrylic w/.5" exposed, perf and trans vinyls. Channel letters, Stand offs, Face lit / halo lit, Translucent vinyls

Project Address: MOSH 7095 S. Ballpark Drive, Suite 100 Franklin, WI 53132

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Concept Notes:

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North Monument, North Secondary ID, simulated night view



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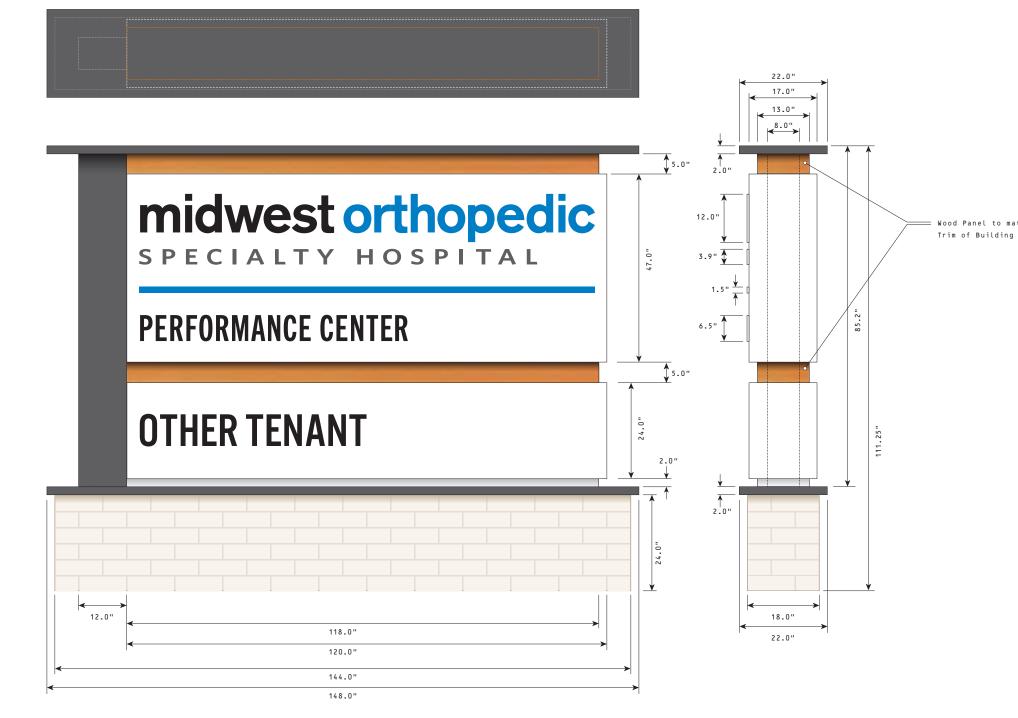
Fab & Install: Monument, routed face push thru acrylic w/.5" exposed, perf and trans vinyls. Channel letters, Stand offs, Face lit / halo lit, Translucent vinyls

Project Address: MOSH 7095 S. Ballpark Drive, Suite 100 Franklin, WI 53132

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## North Monument 1/2" - 1'.0 scale

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Midwest Orthopedic Specialty Hospital, Performance Center

Fab & Install: Monument, routed face push thru acrylic w/.5" exposed, perf and trans vinyls.

Project Address: MOSH 7095 S. Ballpark Drive, Suite 100 Franklin, WI 53132

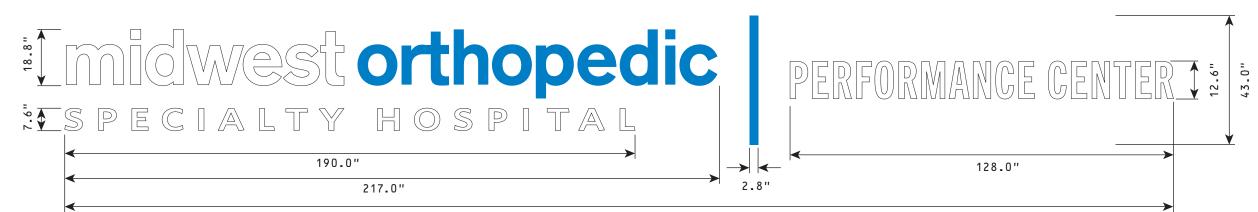
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Wood Panel to match the



367.0"

Side View

North Secondary ID 3/8" - 1'.0 scale

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Midwest Orthopedic Specialty Hospital, Performance Center

Fab & Install: Channel letters, Stand offs, Face lit / halo lit, Translucent vinyls

Project Address: MOSH 7095 S. Ballpark Drive, Suite 100 Franklin, WI 53132

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Concept Notes:

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East ID



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Midwest Orthopedic Specialty Hospital, Performance Center

Fab & Install: Channel letters, Stand offs, Face lit / halo lit, Translucent vinyls

Project Address: MOSH 7095 S. Ballpark Drive, Suite 100 Franklin, WI 53132

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Midwest Orthopedic Specialty Hospital, Performance Center

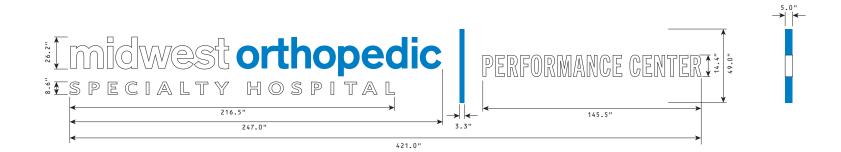
Fab & Install: Channel letters, Stand offs, Face lit / halo lit, Translucent vinyls

Project Address: MOSH 7095 S. Ballpark Drive, Suite 100 Franklin, WI 53132

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Midwest Orthopedic Specialty Hospital, Performance Center

Fab & Install: Channel letters, Flush mount, Face lit / halo lit, Translucent vinyls

Project Address: MOSH 7095 S. Ballpark Drive, Suite 100 Franklin, WI 53132

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South ID, West Graphic Panels x4, South Openings Graphics x11

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### Midwest Orthopedic Specialty Hospital, Performance Center

Fab & Install: Channel letters, Stand offs, Face lit / halo lit, Translucent vinyls Printed Graphic panels Printed vinyl graphics

Project Address: MOSH 7095 S. Ballpark Drive, Suite 100 Franklin, WI 53132

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South ID, West Graphic Panels x4, South Openings Graphics x11 simulated night view

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### Midwest Orthopedic Specialty Hospital, Performance Center

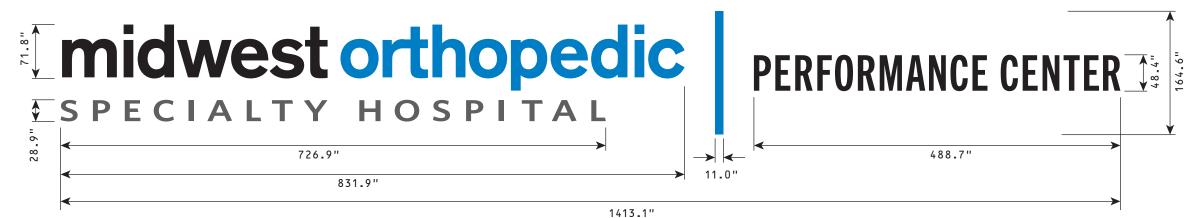
Fab & Install: Channel letters, Stand offs, Face lit / halo lit, Translucent vinyls Printed Graphic panels Printed vinyl graphics

Project Address: MOSH 7095 S. Ballpark Drive, Suite 100 Franklin, WI 53132

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South ID, North ID 2 needed



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Midwest Orthopedic Specialty Hospital, Performance Center

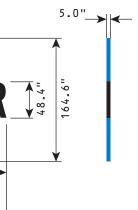
Fab & Install: Channel letters, Stand offs, Face lit / halo lit, Translucent vinyls Printed Graphic panels Printed vinyl graphics

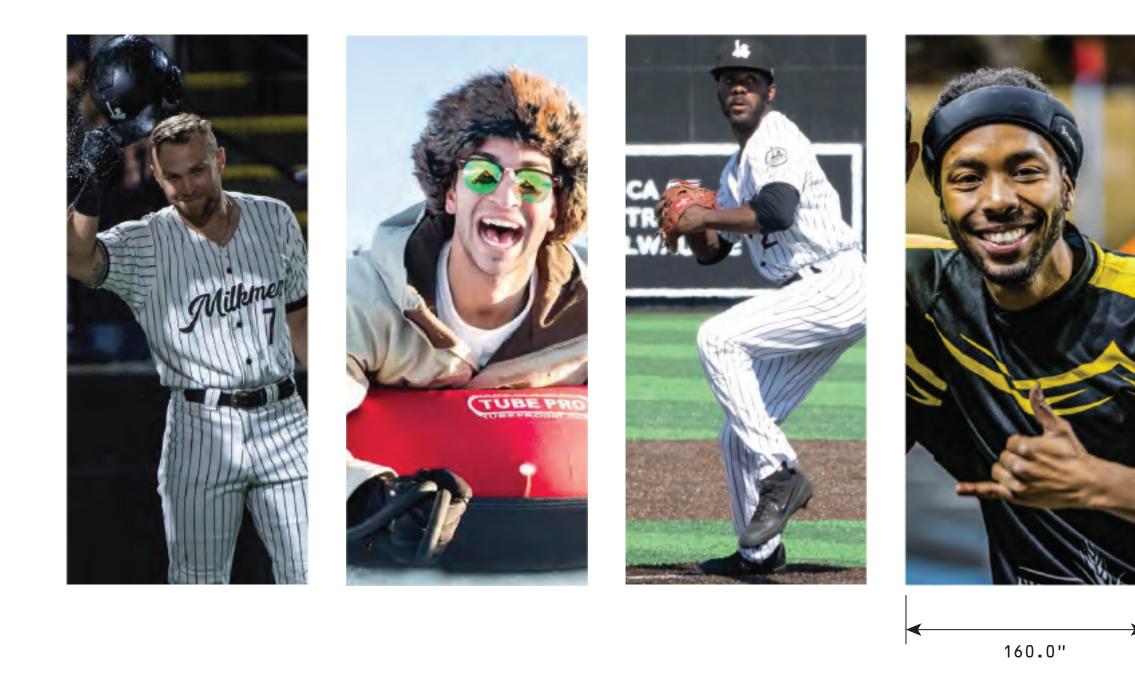
Project Address: MOSH 7095 S. Ballpark Drive, Suite 100 Franklin, WI 53132

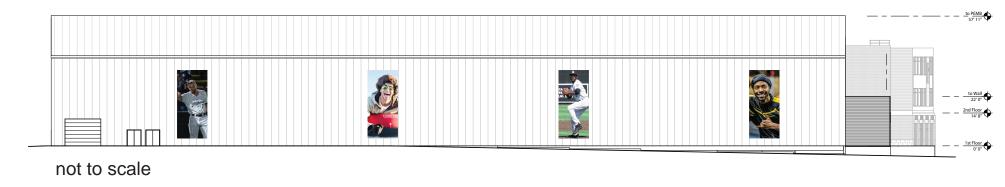
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West Graphic Panels x 4



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Fab & Install: Channel letters, Stand offs, Face lit / halo lit, Translucent vinyls Printed Graphic panels Printed vinyl graphics

Project Address: MOSH 7095 S. Ballpark Drive, Suite 100 Franklin, WI 53132

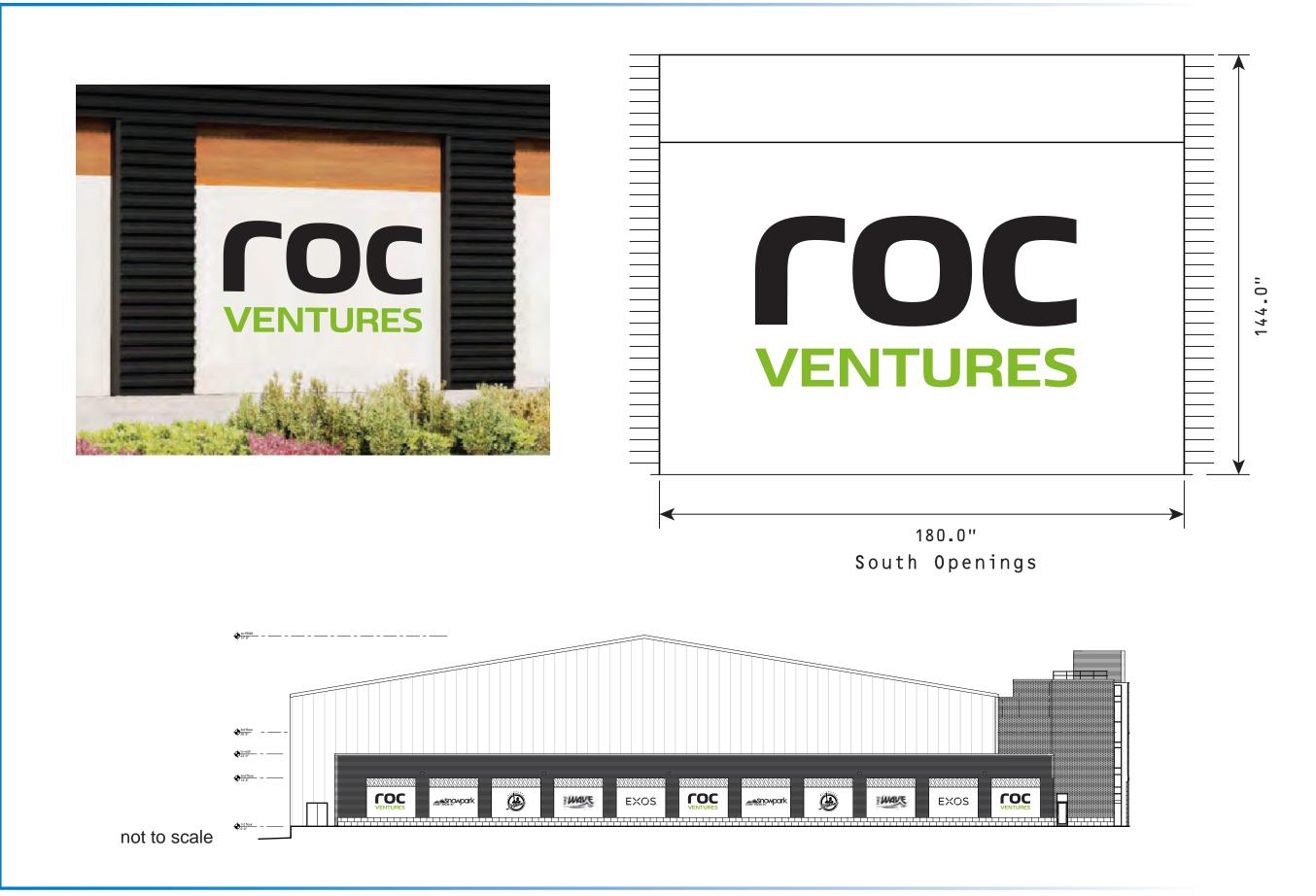
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**South Openings Graphics x11** 

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### Midwest Orthopedic Specialty Hospital, Performance Center

Fab & Install: Channel letters, Stand offs, Face lit / halo lit, Translucent vinyls Printed Graphic panels Printed vinyl graphics

Project Address: MOSH 7095 S. Ballpark Drive, Suite 100 Franklin, WI 53132

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North ID, North Graphic Panels x4

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## Midwest Orthopedic Specialty Hospital, Performance Center

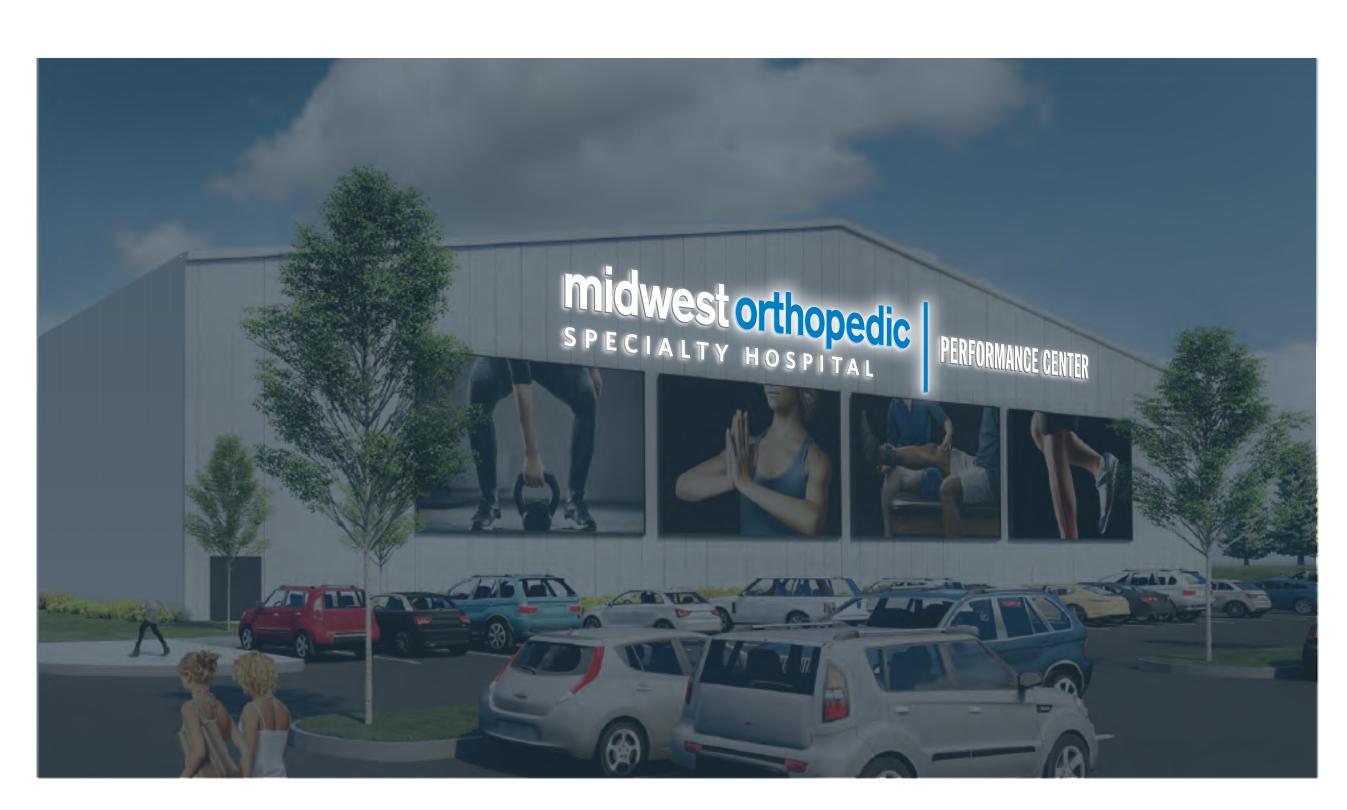
Fab & Install: Channel letters, Stand offs Face lit / halo lit, Translucent vinyls Printed Graphic panels

Project Address: MOSH 7095 S. Ballpark Drive, Suite 100 Franklin, WI 53132

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North ID, North Graphic Panels x4, simulated night view

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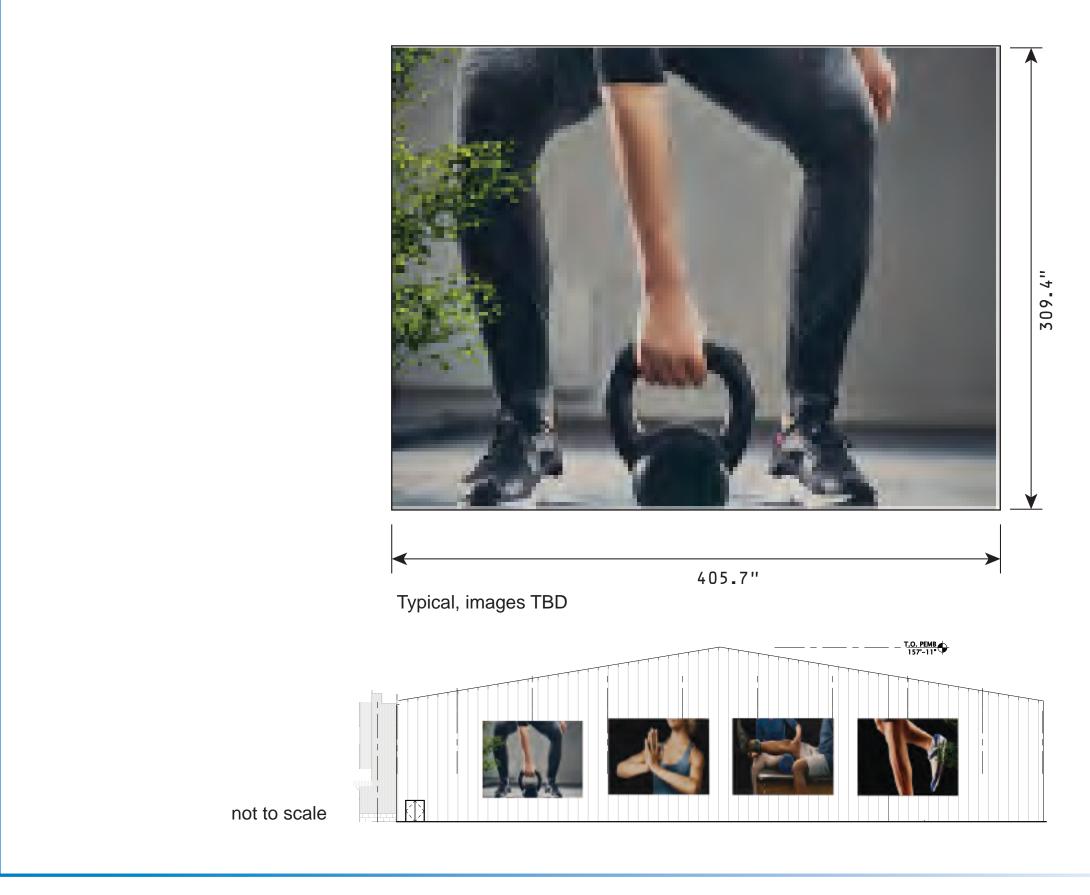
Fab & Install: Channel letters, Stand offs Face lit / halo lit, Translucent vinyls Printed Graphic panels

Project Address: MOSH 7095 S. Ballpark Drive, Suite 100 Franklin, WI 53132

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North Graphic Panels x4,

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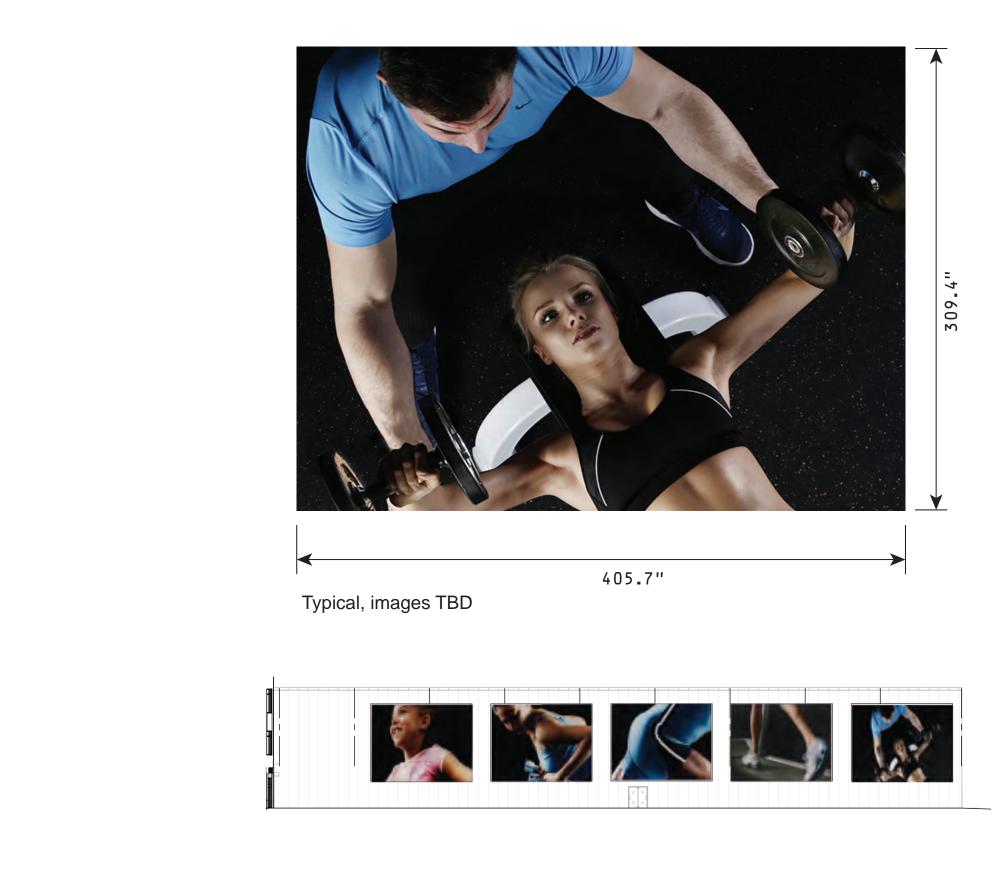
Fab & Install: Channel letters, Stand offs Face lit / halo lit, Translucent vinyls Printed Graphic panels

Project Address: MOSH 7095 S. Ballpark Drive, Suite 100 Franklin, WI 53132

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Concept Notes:

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**East Graphic Panels** x 5



1827 W. Glendale Ave. Milwaukee, WI 53209
 414.264.5504

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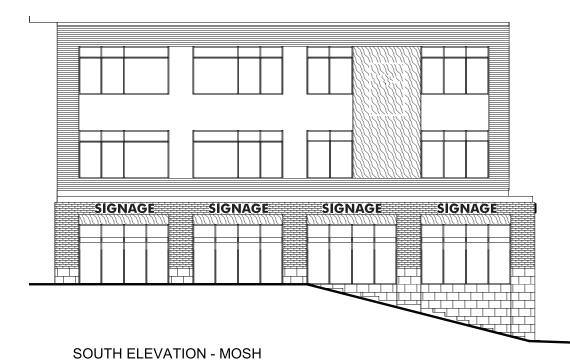
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Project Address: MOSH 7095 S. Ballpark Drive, Suite 100 Franklin, WI 53132

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1.5 Sq. Ft. per Linear Ft. per Tenant Frontage Maximum



NORTH ELEVATION - MOSH

## South, North Elevations

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Midwest Orthopedic Specialty Hospital, Performance Center

Fab & Install: Printed Graphic panels

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## Item D.1.

## MEMORANDUM

Date:April 8, 2021To:Plan CommissionFrom:Department of City DevelopmentRE:Report on Vandewalle & Associates, Inc. Support for Parkland Acquisition Services

The attached Council Action is an update on the status of the Parkland Acquisition Study currently being developed by the Department of City Development, with assistance from planning firm Vandewalle & Associates.

Marion Ecks Associate Planner - Department of City Development

APPROVAL	REQUEST FOR COUNCIL ACTION	MEETING DATE April 20, 2021
<b>REPORTS &amp;</b>	<b>R</b> EPORT ON VANDEWALLE & ASSOCIATES, INC. SUPPORT	ITEM NUMBER
RECOMMENDATIONS	FOR PARKLAND ACQUISITION SERVICES	

This memo is an update on the status of the Parkland Acquisition Study currently being developed by the Department of City Development, with assistance from planning firm Vandewalle & Associates.

### BACKGROUND

As the City has grown, development has resulted in the accumulation of Park Impact Fees, which are intended to provide park amenities to accommodate such growth. In 2020, the Common Council hired a consultant to plan for and identify areas of need and properties for the City to purchase and use as parks. The original contract with Vandewalle & Associates (hereafter V&A) was authorized by Common Council May 5, 2020 (Item G.15). The consultants completed this scope, including assisting with the purchase of parkland on Lovers Lane.

On November 17, 2020, the Common Council authorized an addendum of that contract (Item G.8). The expanded scope included additional stakeholder input from the Park Commission, Plan Commission, and Council, to draft a planning document with goals for using park impact fees, including specific park types/uses and geographic areas of need. In addition, Alderwoman Hanneman was made lead staff on the project.

The final product of this work will be a Parkland Acquisition Strategy Report, based on the goals identified by stakeholders. The report will make recommendations as to timing of purchases to appropriately use Park Impact Fees, provide estimates as to matching requirements, and include other information to assist in purchasing parkland.

### **STATUS**

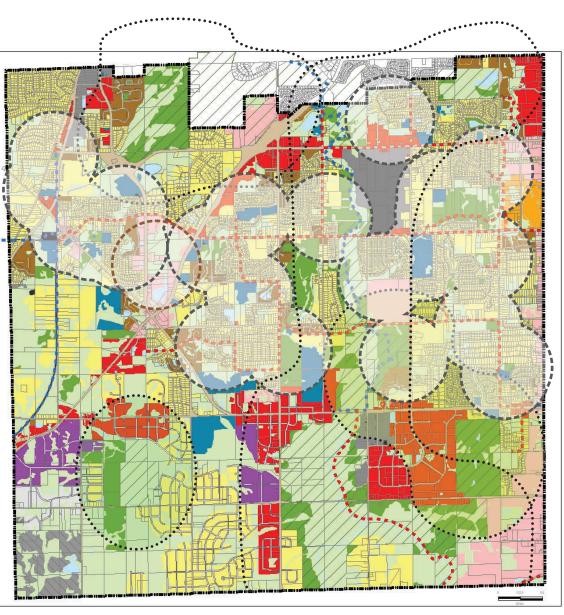
The first of the additional stakeholder input sessions was held at the March 8, 2021 meeting of the Parks Commission. Jackie Mich of V&A moderated a discussion of current park services, and areas and amenities that the Commission would like to see developed in future. Maps from that discussion are attached along with a copy of the presentation. The maps depict existing areas of services for parks and greenspace, compared with future land use goals from the Comprehensive Master Plan. The Parks Commission identified the following recommended goals:

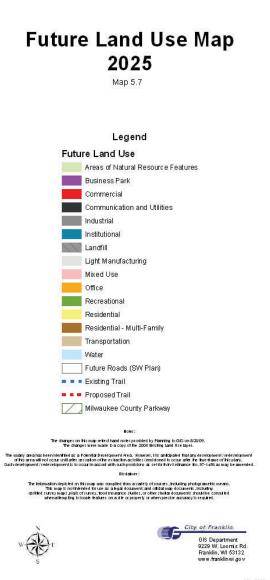
### Parks Commission Goals for Parkland Acquisition Strategy from March 8, 2021 meeting

- Acquire a larger, multi-purpose park (20+ acres)
  - Focus on southwest portion of city
  - Objective is to have a multi-purpose space to host events and other activities, similar to Konkel Park in Greenfield
  - Acquire parkland sooner, develop/improve park over time
  - Include the stream that runs through Franklin Savanna
  - Potential to acquire additional land adjacent to Franklin Savanna
- Connect all existing trails (or as many as practical)
  - o Connect with 116th Street Trail to Franklin Savanna and onward to the Oak Leaf Trail
  - Explore other potential connections options
- Known interest in adding dog park and pickleball (8+ courts) to the park system
- Coordinate with School District on their planned facilities to avoid duplication of facilities
- Explore need for a park department

V&A will return to the Parks Commission at their May meeting for their second stakeholder session to review draft recommendations. The item will then be reviewed by Plan Commission and Common Council.

This item is a status update on the project. No action is required at this time.

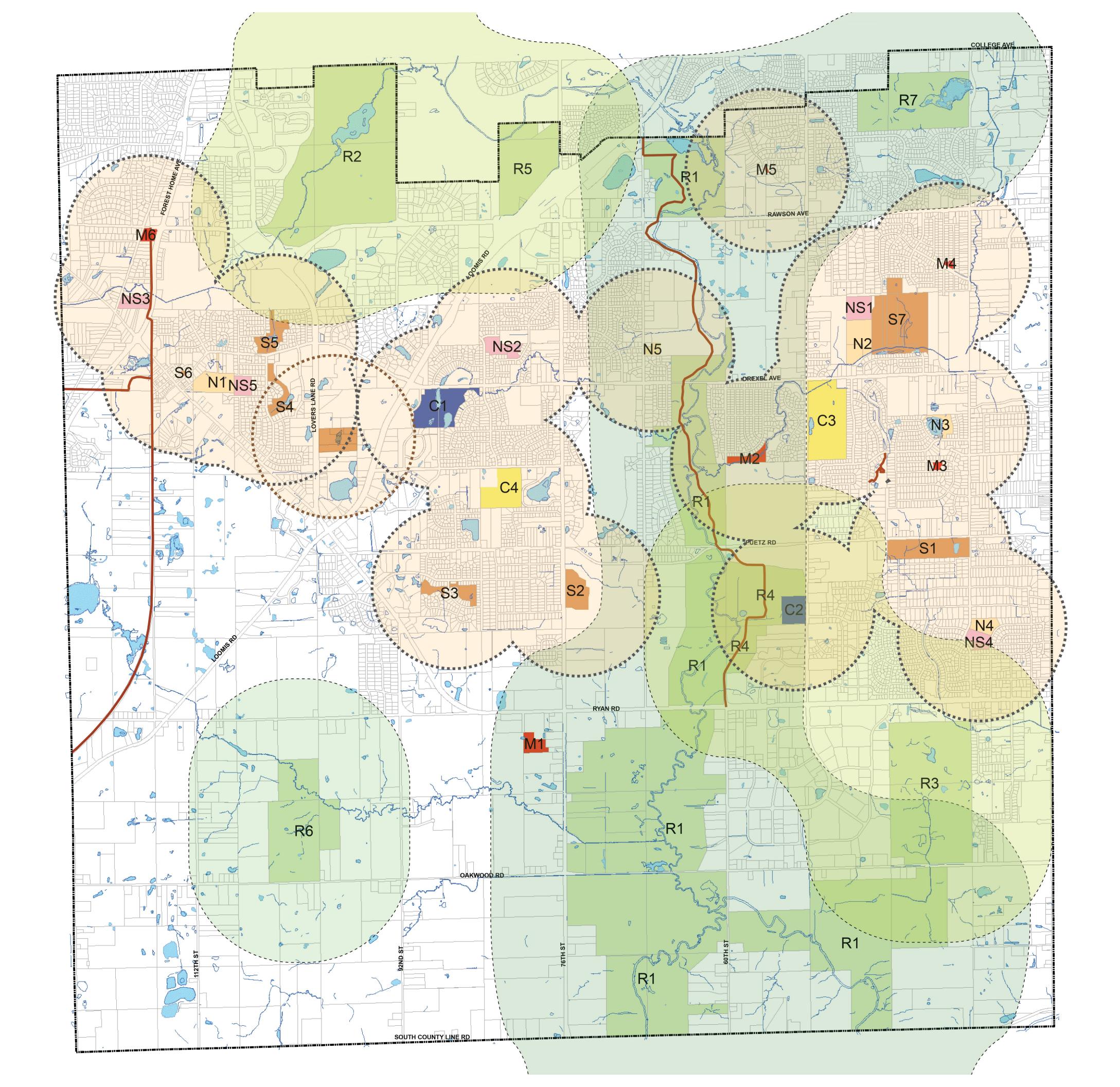






5-61

1/2 Mile Radius 1/2 Mile Buffer-Regional & Multi-Community Parks





MAF

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S3 Meadowlands Park		
S5 Mission Hills Neighborhood Wetlands		
S6 Market Square		

# 1/2 Mile Radius

# **Regional & Multi-Community Parks**

1/2 Mile Buffer - Active Recreation

1/2 Mile Buffer - Passive Recreation

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

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# Parkland Acquisition

CITY OF FRANKLIN PARKS COMMISSION MARCH 8, 2021

## Overview

- 1. Introductions
- 2. Overview of Project
- 3. Review of CORP Recommendations
- 4. Discussion of Goals for Parkland Acquisition

## Vandewalle & Associates

Jackie Mich, AICP

Associate Planner

Brian Munson

Principal

## **Overview of Project**

## **Overview of Project**

•Task 1: Parks Commission Meeting #1

- •Task 2: Parkland Acquisition Strategy Report:
- Goals for parkland acquisition
- Map & list of geographic focus areas for parkland acquisition
- Timeline recommending type(s) of parks to be acquired and timing of acquisitions by year
- Estimate of City matching funds needed
- Grants and other funding sources for City matching funds
- Additional staff and maintenance needed

## **Overview of Project**

- •Task 3: Parks Commission Meeting #2
- •Task 4: Plan Commission Meeting
- •Task 5: Common Council Meeting

## Purpose of Tonight's Meeting

- •Identify what types of parks are desired by Parks Commission:
- Purpose of new park(s)
- Quantity
- Types of facilities needed (e.g., baseball fields, multipurpose fields, tennis, trails, etc.)
- Size of new parks
- General geographic location

## Review of CORP Recommendations

## Definitions

•Regional/Multi-Community Parks

- •Community Parks •Community Playfields at High/Middle School Sites
- •Neighborhood Parks •Neighborhood Playgrounds at Elementary School Sites

•Mini Parks

•Special Parks

## Regional/Multi-Community Parks

- •Serve several communities
- •Contain active and passive recreational activities
- •Generally more open space than Community Parks
- •Typically 100+ acres in size
- •Typically serves a 4-mile radius or more



## Community Parks

- •Serve several neighborhoods in the City
- •Contains active and passive recreational activities
- •More open space than Neighborhood Parks
- •Typically 25-99 acres in size
- •Typically serves a 2-mile radius
- •Also: Community Playfields at High/Middle School



## Neighborhood Parks

- •Serves a single neighborhood
- •Contains active and passive recreational activities
- •Typically 5-25 acres in size
- •Typically serves a 0.5 to 1-mile radius
- •Also: Neighborhood Playgrounds at Elementary School Sites



## Mini Parks

- •Frequently found in higher density neighborhood areas
- •Contains playlots/tot lots
- •Typically substitute for the backyard as an area of supervision and play for small children
- •Typically less than 5 acres in size
- •Typically serves a 1/8-mile radius short walking distance



## Special Parks

- •One or more of the following traits:
- High quality natural resource features
- Limited in active recreational value
- Limited access to public
- Undeveloped for recreation

•Examples: conservancy areas, floodplains, woodland areas, historic sites, cultural sites, archeological sites, wildlife viewing, little league complex, etc.



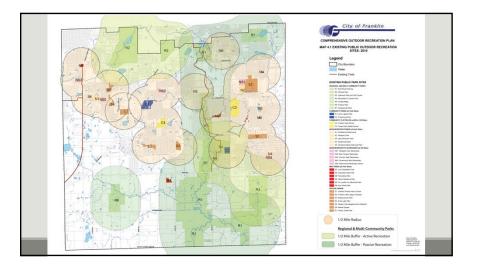
## Recommended Parks (2010 CORP)

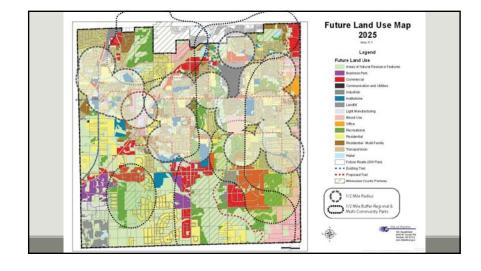
- •Southwest Park regional/multi-community park, with County Park
- •Mahr Woods Conservancy special park
- •Community Recreation Center Park

## Recommended Parks, continued

•Most neighborhoods are built out – limited options for new neighborhood parks in developed part of city

- Work with School District to provide active recreation at future school sites
- •Opportunities for new mini parks
- •Conservation easement with Waste Management







## Next Steps

Prepare Parkland Acquisition Strategy ReportParks Commission Meeting #2