



FRANKLIN CITY HALL CHAMBERS  
9229 W. LOOMIS ROAD  
FRANKLIN, WISCONSIN

**\* Revised**

**PLAN COMMISSION MEETING AGENDA**  
**Thursday, January 22, 2026 at 6:00 P.M.**

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

**B. Approval of Minutes**

1. Approval of the regular meeting of November 20, 2025.

**C. Public Hearing Business Matters.**

1. (\*) Public Hearing regarding the proposed creation of Tax Incremental District No. 10, the proposed boundaries of the District, and the proposed Project Plan for the District [The Joint Review Board meeting to review the Project Plan for Tax Incremental District No. 10 was cancelled, therefore the issue cannot be acted upon by the Plan Commission. It is the recommendation of staff to table the item to the February 19 Plan Commission meeting].
2. **Communities of Crocus. Special Use Renewal (Time Extension).** Renewal of approval of an application for a Special Use for Communities of Crocus to allow for development of up to four four-unit multifamily residential buildings (16 units total) with services for autistic adults, and related community buildings upon property located at 0 S. 31st Street (now 7347 S. 31st Street), TKN 761 9992 002.

**D. Citizen comment period.** Citizens may comment upon the Business Matter items set forth on this Meeting Agenda.

**E. Business Matters**

1. (\*) Consideration and possible action on a “Resolution Establishing the Boundaries of and Approving the Project Plan for Tax Incremental District No. 10.” [The Joint Review Board meeting to review the Project Plan for Tax Incremental District No. 10 was cancelled, therefore the issue cannot be acted upon by the Plan Commission. It is the recommendation of staff to table the item to the February 19 Plan Commission meeting].

**F. Adjournment**

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The YouTube channel “City of Franklin WI” will live stream the Plan Commission meeting so the public can watch and listen to it at <https://www.youtube.com/c/CityofFranklinWIGov>. Any questions on this agenda may be directed to the Department of City Development’s office at 414-425-4024, Monday through Friday, 8 AM – 4:30 PM.

\*Supporting documentation and details of these agenda items are available at City Hall during regular 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: February 5, 2026.

**City of Franklin  
Plan Commission Meeting  
November 20, 2025  
Minutes**

unapproved

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

Mayor John Nelson called the November 20, 2025 Plan Commission meeting to order at 6:00 p.m. in the Council Chambers at Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin.

Present were Mayor John Nelson, Alderman Nabil Salous, Alderwoman Courtney Day and Commissioners Rebecca Specht, Michael Shawgo and Patrick Leon. Excused was Commissioner Kevin Haley. Also present were City Attorney Jesse Wesolowski and Principal Planner Marion Ecks.

**B. Approval of Minutes – Regular Meeting of October 23, 2025.**

Alderman Salous moved and Commissioner Leon seconded a motion to approve the meeting minutes. On voice vote, all voted ‘aye’; motion carried (5-0-1).

**C. Public Hearing Business Matters**

1. None.

**D. Citizen comment period.** Citizens may comment upon the Business Matter items set forth on this meeting agenda.

The citizen comment period opened at 6:01 p.m. and closed at 6:03 p.m. One citizen was present.

**E. Business Matters**

1. **TBH1/TBH2 Properties, Land combination.** Request for approval of a Land Combination Application for properties located at 9447 & 9461 S. 27th Street (879 9997 000 & 879 9999 000).

Alderwoman Day moved and Alderman Salous seconded a motion to recommend approval of a resolution approving a land combination for 9447 & 9461 S. 27th Street (TKN 879 9997 000 & 879 9999 000). On voice vote, all voted ‘aye’; motion carried (5-0-1).

**F. Adjournment**

Commissioner Leon moved and Commissioner Specht seconded to adjourn the meeting at 6:06 pm. On voice vote, all voted ‘aye’; motion carried (5-0-1).

## MEMORANDUM

Date: January 13, 2026

To: City of Franklin Plan Commission

From: Department of City Development  
John Regetz, Director, Economic Development *J.R.*

RE: Proposed creation of Tax Incremental District No. 10

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Dear Ladies and Gentlemen,

The Joint Review Board meeting to review the Project Plan for Tax Incremental District No. 10 was cancelled, therefore the issue cannot be acted upon by the Plan Commission. It is the recommendation of staff to table the item to the February 19 Plan Commission meeting.



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



**Meeting of January 22, 2026**

**Special Use Time Extension**

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**RECOMMENDATION:** Staff recommends approval of the applications for a Special Use renewal/ Time Extension. Recommended Conditions of Approval are provided in the draft Resolution(s).

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<b>Project Name:</b>	<b>Communities of Crocus</b>
<b>Property Owner:</b>	Communities of Crocus, Inc.
<b>Applicant:</b>	Amy Hansel, Communities of Crocus
<b>Property Address/Tax Key Number:</b>	0 S 31ST ST / 761 9992 002
<b>Aldermanic District:</b>	District 3
<b>Agent:</b>	Kevin Allenbach, RA, HGA Architects
<b>Zoning District:</b>	B-MU - South 27th Street Mixed-Use District and FP Floodplain
<b>Use of Surrounding Properties:</b>	R-SR Suburban Residence. (North and West) B-MU - South 27th Street Mixed-Use District (South and East)
<b>Application Request:</b>	Special Use Renewal / Time Extension
<b>Staff Planner:</b>	Marion Ecks, AICP

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**APPLICATION BACKGROUND**

In June 2024, the applicants submitted applications for a Special Use to allow for development of residential facilities and a community building on this property, along with a Comprehensive Master Plan (CMP) Amendment and Rezoning on three other lots immediately to the south, to allow for future development.

The subject Special Use permit was granted on November 6, 2024, by Resolution 2024-8217. Prior to the adoption of the 2025 Unified Development Ordinance (UDO), Special Use approvals required that the applicant be developing within one year of their being issued. Due to a variety of circumstances, the applicant was unable to meet this requirement. They are requesting that the use approvals be extended for a period of two (2) years, which is now the time period stipulated under the new UDO for Conditional (formerly "Special") Use approvals.

The Special Use approval is for a multifamily residential development with supportive services for adults with autism and similar Intellectual Developmental Disabilities (IDDS) and their families. The proposed development includes supportive housing for individuals with IDDS, and buildings with services for residents. Other buildings will include office spaces and community education and recreation facilities. Future phases will include additional supportive housing and

community facilities, as well as standard housing for families. The applicant is not proposing any changes to the Special Use permit at this time.

**Recommendation**

Department of City Development staff recommends approval of this Special Use Renewal (Time Extension) subject to the conditions set forth in the attached resolution.

Exhibits:

- Resolution 2024-8217
- Applicant Exhibits

STATE OF WISCONSIN

CITY OF FRANKLIN

MILWAUKEE COUNTY

*[Draft 01-13-2026]*

RESOLUTION NO. 2026-\_\_\_\_\_

A RESOLUTION TO AMEND RESOLUTION NO. 2024-8217, A RESOLUTION  
IMPOSING CONDITIONS AND RESTRICTIONS FOR THE APPROVAL OF A  
SPECIAL USE FOR A SIXTEEN UNIT SUPPORTIVE HOUSING DEVELOPMENT,  
RESIDENT COMMUNITY CENTER, AND COMMUNITY HUB FACILITY, UPON  
PROPERTY LOCATED AT 0 S 31ST ST, TKN 761 9992 002  
(BY AMY HANSEL, COMMUNITIES OF CROCUS, APPLICANT,  
COMMUNITIES OF CROCUS, PROPERTY OWNER)

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WHEREAS, Resolution No. 2024-8217, A Resolution imposing conditions and restrictions for the approval of a Special Use to allow for the development of a sixteen-unit supportive housing development, resident community center, and community Hub facility upon property located at 0 S. 31st Street (now 7347 S. 31st Street), TKN 761 9992 002, was adopted by the Common Council on November 6, 2024; and

WHEREAS, the Further Resolved of Resolution No. 2024-8217 provides in part 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”; and

WHEREAS, the Plan Commission having considered such time extension request and having determined that it will promote the health, safety and welfare of the Community.

WHEREAS, by the Plan Commission of the City of Franklin, Wisconsin, having recommended a two-year extension to provide that the Communities of Crocus Special Use shall be established by way of the issuance of buildings permits within two (2) years from the date of adoption of this Resolution; and

NOW, THEREFORE, BE IT RESOLVED, the Common Council having considered the application and having concurred with the recommendation of the Plan Commission and having determined that the proposed time extension to Resolution No. 2024-8217 will promote the health, safety and welfare of the Community; and

BE IT FINALLY RESOLVED, by the Common Council of the City of Franklin, Wisconsin, that all other terms and provisions of Resolution No. 2024-8217, not inconsistent with the terms and provisions of this Resolution, shall remain in full force and effect.

Introduced at a regular meeting of the Common Council of the City of Franklin this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Passed and adopted at a regular meeting of the Common Council of the City of

AMY HANSEL, COMMUNITIES OF CROCUS – SPECIAL USE AMENDMENT  
TO EXTEND THE TIME FOR DEVELOPMENT COMPLETION  
RESOLUTION NO. 2026-\_\_\_\_\_  
Page 2

Franklin this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

APPROVED:

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John R. Nelson, Mayor

ATTEST:

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Shirley J. Roberts, City Clerk

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

STATE OF WISCONSIN

CITY OF FRANKLIN

MILWAUKEE COUNTY

RESOLUTION NO. 2024-8217

A RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS FOR THE APPROVAL  
OF A SPECIAL USE FOR A SIXTEEN UNIT SUPPORTIVE HOUSING DEVELOPMENT,  
RESIDENT COMMUNITY CENTER, AND COMMUNITY HUB FACILITY, UPON  
PROPERTY LOCATED AT 0 S 31ST ST, TKN 761-9992-002  
(BY AMY HANSEL, COMMUNITIES OF CROCUS, APPLICANT, NORTHWESTERN  
MUTUAL LIFE INSURANCE, PROPERTY OWNER)

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WHEREAS, Amy Hansel, Communities of Crocus having petitioned the City of Franklin for the approval of a Special Use to allow for the development of a sixteen unit supportive housing development, resident community center, and community Hub facility upon property located at 0 S. 31<sup>st</sup> Street, zoned B-4 S. 27th St. Mixed Use Commercial District. The property which is the subject of the application bears TKN 761-9992-002 and is more particularly described as follows:

Lot 1 of certified survey map no. 7905 recorded in the office of the register of deeds for Milwaukee County, Wisconsin on April 11, 2007 as document no. 9415687, said certified survey map being a part of the southwest 1/4 and the southeast 1/4 of the Northeast 1/4 of section 12, township 5 north, range 21 east, in the city of Franklin, Milwaukee County, Wisconsin.; 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 22<sup>nd</sup> day of August, 2024, 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 they will not have an undue adverse impact upon adjoining property; that they will not interfere with the development of neighboring property; that they will be served adequately by essential public facilities and services; that they will not cause undue traffic congestion; and that they 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, meet 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 Amy Hansel, Communities of Crocus, 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 Amy Hansel, Communities of Crocus, successors and assigns, for a sixteen-unit supportive housing development, resident community center, and community Hub facility, pursuant to those plans City file-stamped August 12, 2024 and annexed hereto and incorporated herein as Exhibit A.
2. Amy Hansel, Communities of Crocus, 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 Amy Hansel, Communities of Crocus, sixteen-unit supportive housing development, resident community center, and community Hub facility 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.
3. The approval granted hereunder is conditional upon the Amy Hansel, Communities of Crocus sixteen-unit supportive housing development, resident community center, and community Hub facility Special Use for the property located at 0 S 31<sup>st</sup> Street TKN 761 9992 002: (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. The applicants shall obtain approval of a site plan for full development of this lot.

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

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

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

BE IT FURTHER RESOLVED, pursuant to §15-9.0103G. of the Unified Development Ordinance, that the Special Use permission granted under this Resolution shall be null and void

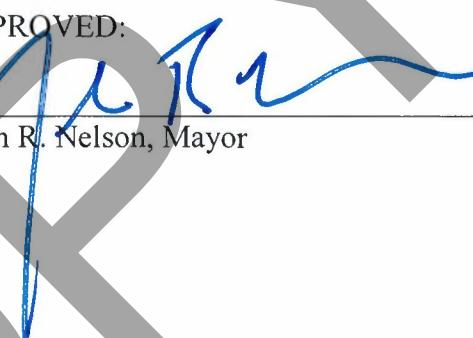
upon the expiration of one year from the date of adoption of this Resolution, unless the Special Use has been established by way of the issuance of an occupancy permit for such use.

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

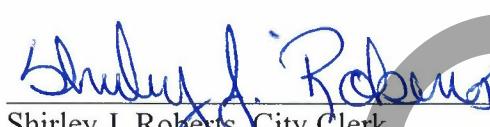
Introduced at a regular meeting of the Common Council of the City of Franklin this 6<sup>th</sup> day of November, 2024.

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this 6<sup>th</sup> day of November, 2024.

APPROVED:

  
John R. Nelson, Mayor

ATTEST:

  
Shirley J. Roberts, City Clerk

AYES 5      NOES 0      ABSENT 1 (ALD CRAIG)

**Communities of Crocus - 7521 South 31<sup>st</sup> Street**

Project Summary: City of Franklin Site Plan Submittal/Natural Resources Special Exemption

Site Plan Submittal for Phase 1: Parcel 761-9992-002

Prepared by HGA Architects, (HGA Inc.), Milwaukee, WI

Submittal Date: January 9, 2022

**Project Summary.**

The Project Summary is part of the Communities of Crocus (CoC) Site Plan Submission for their property located at 7521 South 31<sup>st</sup> Street, in Franklin, WI. While CoC owns 4 parcels of land, (approximately 45 acres total, this Site Plan Submittal is for Phase 1, which is proposed to be built on the northern most parcel, 761-9992-002.

The Project Summary has the following sections:

- I. Project Background – Parcels, Land Purchase, Previous Approvals
- II. Owner Information – Project Vision + Purpose, Owner Information
- III. Use of Site
- IV. Phase 1 Buildings – Descriptions, Operational Information and building construction cost
- V. Project Phasing – Phase 1 (this submittal) with Phasing Plan showing full site build-out
- VI. Parking Counts and Lighting Plan Information

Cost Estimate from Catalyst Construction is attached to this document, but here is the breakdown per building and site for Phase 1:

Care Homes (4)	\$8,896,000
Centre Builing	\$8,991,500
Supportive Hub	\$5,535,500
Site Work	\$1,858,000
<hr/> Total Ph 1	\$25,281,000

**I. Project Background.**

Communities of Crocus purchased the approximately 45-acre site from Northwestern Mutual at the end of 2024 with the goal to create a supportive neighborhood for adults with autism and similar intellectual disabilities. In the summer and fall of 2024, Communities of Crocus worked with the City of Franklin to approve the Special Use Application, the Comprehensive Master Plan Amendment, and Rezoning of the three (3) southern parcels on the site to B-4.

**II. Owner Information.**

Communities of Crocus (CoC) is a nonprofit (501)(c)(3) started by Amy Hansel and Emily (Trevor) Peters. Both are parents of children on the autism spectrum and/or with Down Syndrome. The mission of Communities of Crocus is to create supportive homes of choice for adults (18 years of age and above) with autism and similar intellectual and developmental disabilities that give them a sense of pride, accomplishment, and dignity by providing housing and supportive services within a natural environment. Communities of Crocus is led by a Board that includes the following:

- Amy Hansel (President): Amy has spent the past 26 years as a civil servant working for the Federal Government. She has extensive experience building relationships with people from various backgrounds, at all levels and from all over the world.
- Emily Peters (Vice President): Emily is a 25-year sales executive at the Xerox Corporation working with Fortune 1000 companies in the Midwest where she has maintained long lasting relationships with her clients and built trust as an advisor of business solutions.

- Andy Palec (Director): Andy has over three decades of experience managing complex real estate projects from inception through to successful completion. Currently a Vice President with Milwaukee-based Irgens Partners, he has prior involvement with different types of medical real estate and housing, from independent living for seniors to assisted living and skilled nursing care throughout the US.
- Rechelle Chaffe (Director): Rechelle serves as the Executive Director of Autism Society SE WI and has family members on the spectrum. She has championed for Autism awareness, education and supports by providing programs and services that benefit the Autism community.
- Brian Beeghly (Director): Brian is a global business leader with more than 30 years of experience in the areas of ethics, compliance, governance, insurance, and risk management. He most recently served as Executive Vice President- Insights& Solutions at Ethisphere.

### **III. Use of Site.**

A key factor for the Communities of Crocus leadership was for the site of their new development to prominently feature the natural environment. It was important to select a site in Southeastern Wisconsin where residents could connect with nature in a meaningful way. The property search focused around the Milwaukee County area where there is a substantial need for housing options for adults with autism and their families. This South 31st Street site was chosen not only for the close proximity to transportation, stores, and other community amenities, but also for the existing natural environment and abundant green space that was so desired for the wellness and enjoyment of the residents, creating a true community for all who will call this site home.

The buildable area for this site is directly fronting South 31st Street. It is important to note that many natural features located on these properties will restrict development beyond the limits proposed by this project. The floodway associated with the East Branch of the Root River, which runs north-to-south along the western limits of the property, will prevent further construction along South 35th St. Additionally, a Secondary Environmental Corridor established by the Southeast Wisconsin Regional Planning Commission (SEWRPC), further encompasses the property from the right-of-way line along South 35th St eastward towards the center of the site. Furthermore, two existing detention basins built in 2022 by the Milwaukee Metropolitan Sewerage District (MMSD) fall under a 10-year conservation easement are intended to protect the constructed wetlands established within them. Communities of Crocus choose this site because of its natural beauty. Their goal is to leave the western two-thirds of the site as woodlands and wetlands restricting their buildings to the area closest to South 31st Street.

It is the vision of Communities of Crocus and its leadership to provide residents with a continuum of care that not only caters to the needs of the individuals, but also promotes a strong connection to nature and the outdoors and to the greater Franklin community. The innate beauty of the site is highly valued by all involved in the project, and through maintaining a reduced density across the site as well as allocating the western two-thirds of the property to remain as it exists today in woods and wetlands, Communities of Crocus maintains a fervent commitment to preserving these qualities that the community cherishes and the site will be protected through the following:

- Stormwater run-off from this development will be captured on-site via a combination of green infrastructure practices to meet the requirements set forth by the City of Franklin's Stormwater Management Ordinance.
- Proposed developments within the City of Franklin must also meet the requirements of MMSD Chapter 13, which places additional restrictions on the peak flows and/or volumes of stormwater produced by new developments.
- In meeting the requirements of both MMSD and the City of Franklin Stormwater Management Ordinance, stormwater run-off generated by this site will not exceed that of existing conditions,

ensuring no negative impacts will be caused to the capacity of the existing MMSD ponds nor the existing floodway of the Root River East Branch.

- The design team met with MMSD multiple times, and MMSD is fully aware of the project and saw no issues with the project as proposed. The proposed development respects the MMSD easements and all other easements and restrictions on the site. The developer will be responsible for the restoration of disturbed features within these conservation easements due to the construction activity of this site.
- Any small areas of impact made by this development or its related construction activities to existing wetlands and their surrounding 30-foot buffer will be mitigated at a rate of 1.5x the acreage disturbed, per the requirements set forth in the UDO, Section 15-4.0103.

#### **IV. Phase 1 Buildings.**

Phase 1 on the northern parcel of the land will see the construction of six (6) buildings: 4 Care Homes, the Centre, and a Supportive Hub building. The Care Homes and Hub are one-story buildings surrounded by landscape and green areas with landscaping buffers to screen views. The building exteriors will be constructed with a blend of masonry (brick) and cement board siding and panels. They will feature a combination of flat and gently sloped roofs meant to recall the mid-century modern architectural style that features homes with lots of windows and daylight, and large roof overhangs that stretch out and stay low to the ground. Individual building descriptions and operational information about each are below:

- Four (4) Care Homes are proposed along the northern edge of the property. Each Care Home consists of a single-story 6,000 SF home that features four one-bedroom apartment units, each with a private kitchen, living area, bedroom and bathroom. The core of each Care Home contains shared living spaces, laundry facilities, a nurses' station, a sensory room, and calming areas and staff offices.

The four Care Homes have a combined maximum of 16 residents, plus each Home will have staff in the Home 24 hours a day. The staff are provided by the residents. The construction cost value of each Care Home is \$2,224,000/ Total for 4 Homes is \$8,896,000; see attached Cost Estimate by Catalyst Construction.

The Centre, supplements the Care Homes, by providing space for the residents of the Care Homes to spend time during the day in training, educational, recreational and therapeutic activities. The Centre is a two-story building with a partial basement. The main level has an approximately 19,500 square foot floor plate and is designed for both Care Home residents and the broader autism community to spend the day. The Centre features recreational areas, a therapy pool, and spaces for various therapies including art and music therapy, several life skills training areas and classroom spaces, alongside of administrative offices. The Centre has spaces or zones for recreation, life skills training, therapy, art and music-making, relaxation, and leisure. It is envisioned that the residents will move through the zones over the course of the day with 3-4 residents in each zone at a time. Defined Centre zones include:

- *Recreation Zone:* this space includes a large open area with a track space for walking and tricycle use, as well as a central area with fitness equipment such as stationary bikes and ellipticals. There is also a separate Jungle Gym Room with an adult size climbing structure, a heated therapy pool with supporting locker rooms, showers, and changing rooms.
- *Life Skills Training Zone:* this space features a kitchen area used for demonstrating cooking, nutritional classes and, cleaning skills. The kitchen will serve as an eating and learning area and provide an opportunity to decrease health inequities for this population. This area will also include a separate personal care area where individuals can engage in health and hygiene instruction.

- *Art + Music Zone:* this space will feature a large room for art classes with tables for painting, drawing, and sculpture-making, cabinets for art storage, and countertops with double-bowl sinks. The music and media room will feature spaces for musical instruments, as well as shelving for a small library of books. Both rooms can also be used as art and music therapy spaces.
- *Leisure Zone:* this zone features quiet places to hang-out and relax. Spaces will allow for watching movies, playing video games, or just relaxing with friends.
- *Therapy Zone:* this space is dedicated for therapists to hold speech, art, music, or general therapy sessions with the residents.

A smaller second floor of approximately 13,500 SF will initially be left as unfinished space. As money is fundraised, the second level will be built out as a Living Town Activity Center that features small storefront spaces such as a bank, library, coffee shop, printing center that provides adults with autism the life learning experiences of activities such as opening a bank account, checking out a book from the library, and buying snacks at a grocery store. The partial basement below the Centre, at 8,000 SF, is envisioned to provide mechanical spaces, a safe zone/shelter in case of tornado or weather events, and also future program space.

The intent is for the Centre to be primarily used by the residents of the Care Homes between the hours of approximately 8 am – 9 pm. The Centre will have a full-time director, and there will be staff in the building whenever the residents are using the Centre.

The cost estimate of the Centre is \$8,991,500, see attached full Cost Estimate by Catalyst Construction.

A Supportive Hub is a one-story 18,500 SF building that will be constructed just off of the main entry as you enter the site from 31<sup>st</sup> Street. A part of Phase 1, the Hub will provide caregiver support and resources for residents and their families, along with office space for the Communities of Crocus organization. In addition, the Hub will provide space for community partners with similar missions who would provide life skills and job training opportunities for adults with autism. The Hub also features a large meeting room for training, lectures, and autism family support. The spaces in the Hub will include:

- Communities of Crocus Administrative Offices
- Family Resource Center with books, videos, and other publications and resources. This area will include shelving areas for resources, a reading room, reception area, and a meeting room
- Caregiver Training Suite
- Life Skills Suite including a kitchen and mock-up bathrooms, bedroom, and laundry room for use in Life Skills training classes
- Game Room and Maker Space
- Support and public spaces including lobby, restrooms, sensory rooms, and staff lounge
- Multi-purpose Room for lectures, training, seminars, and events
- Partner Suite 1: a suite for a community partner to lease space that includes offices, meeting area, and open space for program requirements
- Partner Suite 2: a suite for a community partner to lease space that includes offices, meeting area and open space for program requirements.

The intent is for the Hub is to be primarily open during daytime hours of approximately 8 am – 6 pm, with the meeting room being used in the evenings for the occasional lecture, meeting or autism

focused event. There will be staff in the building whenever the building is open.

The cost estimate of the Hub is \$5,035,500, see attached full Cost Estimate by Catalyst Construction.

## **V. Project Phasing.**

Future phases will develop the southern parcels and include an apartment building for autistic adults who can live independently with support, as well as duplex ranch-style homes for family members or caregivers of Crocus residents to promote a close-knit in-community support system. Additionally, a future phase will add a community pavilion, which is proposed as an area for gatherings, farmers markets, and other events, many of which will be open to the broader Franklin community. The goal of the project is to provide a holistic approach to housing and support that fosters a sense of purpose and community engagement for individuals with autism and their families.

The project is proposed to be constructed in 3 phases; however, fundraising efforts will impact the timing of how the community will develop and when structures are built. The phases are currently planned as follows:

**Phase 1:** will be focused on development of the northern parcel (761-9992-002) that will include the following:

- Main entry off of South 31<sup>st</sup> Street and private street
- Care Homes
- Centre
- Hub
- Parking lot between the Centre and the HUB

**Phase 2:** will be focused on development of the second parcel (761-9994-005) and will include the following:

- Extension of the private streets
- Apartment Building
- Community Pavilion

**Phase 3:** will be focused on the development of the southernmost parcels (761-9997-005; 786-9981-004) and will include the following:

- Extension of the private streets
- Duplex homes (for families and care givers of autistic residents in the community)

## **VI. Parking + Site Lighting Plan.**

**Parking.** Phase I Parking was calculated using Use/SF of the Phase 1 buildings. The required parking was calculated as follows:

### **Required Parking per City**

Care Homes – 16 stalls including 1 accessible stall

Centre - 77 stalls including 3 Accessible

Hub – 98 Spots including 4 Accessible

Total Required: 191 Stalls

Since all of our Phase 1 Buildings are sharing the same parking areas, we applied a City allowed parking stall reduction of approximately 25% resulting in the parking stalls as shown on the Site Plan and as follows:

**Parking Provided using Reduction for Shared Parking**

Care Homes – 30 stalls including 4 accessible stalls

Centre/Hub - 108 stalls including 8 Accessible stalls

Total Provided with Reduction for Shared Parking: 138 Stalls including 12 accessible

**Lighting Plan.**

We understand that the project will need to comply with all City of Franklin lighting requirements as outlined in Division 15-5.0400. For this submission, we are showing our proposed site lighting layout on the Landscape Plan. Our intent is to keep required lighting poles as low as possible and to using full cut-off lighting fixtures along any street or in parking areas. The project will use an exterior lighting control system to ensure that any redundant exterior lighting is turned off as early as possible in the evening. The light fixture layout is shown and called out on the landscape plan and the fixture cutsheet is included on Sheet L220. We are submitting this preliminary lighting plan as a part of the Site Plan Submission and understand that we will need to submit a Final Lighting Plan for City of Franklin review.

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Franklin, WI

Catalyst Estimate #223553

**EXHIBIT "A" - ESTIMATED SCHEDULE OF VALUES**

**CONCEPTUAL DESIGN BUDGET ESTIMATE**

March 27, 2025

ITEM	CONTRACT PACKAGE	BUILDING COSTS - (4) Care Homes	BUILDING COSTS - Centre Building	BUILDING COSTS - Hub Building	BUILDING COSTS - Apartment Building	SITE COSTS	TOTAL BUDGET ESTIMATE
1.0	GENERAL CONDITIONS	\$ 411,667	\$ 274,187	\$ 295,687	\$ 567,398	\$ -	\$ 1,548,939
2.0	PROJECT REQUIREMENTS	\$ 187,457	\$ 138,069	\$ 204,464	\$ 378,265	\$ -	\$ 908,255
3.0	BUILDING PERMITS - ALLOWANCE	\$ 18,548	\$ 17,430	\$ 13,521	In Above	\$ -	\$ 49,500
4.0	FINAL PROJECT CLEANING	\$ 13,940	\$ 10,140	\$ 6,274	In Above	\$ -	\$ 30,355
5.0	SURVEY & LAYOUT - ALLOWANCE	\$ 9,422	\$ 5,578	\$ 12,000	In Above	\$ -	\$ 27,000
6.0	MATERIAL TESTING - ALLOWANCE	\$ 18,844	\$ 11,156	\$ 16,000	In Above	\$ -	\$ 46,000
7.0	TRAVEL COSTS - ALLOWANCE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
8.0	WINTER CONDITIONS - ALLOWANCE	\$ 31,406	\$ 18,594	\$ 40,000	\$ -	\$ -	\$ 90,000
9.0	TEMPORARY UTILITIES USAGE - ALLOWANCE	\$ 27,638	\$ 18,408	\$ 24,200	\$ -	\$ -	\$ 70,245
10.0	ADDITIONAL CONSTRUCTION ALLOWANCES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
11.0	SELECTIVE DEMOLITION	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
12.0	BUILDING & STRUCTURAL CONCRETE	\$ 499,550	\$ 473,790	\$ 270,461	\$ 564,438	\$ -	\$ 1,808,238
13.0	PRECAST CONCRETE	\$ -	\$ -	\$ -	\$ 650,000	\$ -	\$ 650,000
14.0	GYPSUM CEMENT UNDERLAYMENT	\$ -	\$ -	\$ -	\$ 71,250	\$ -	\$ 71,250
15.0	POLISHED & SEALED CONCRETE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
16.0	MASONRY	\$ 434,620	\$ 356,810	\$ 146,377	\$ 730,829	\$ -	\$ 1,668,636
17.0	STRUCTURAL & MISCELLANEOUS STEEL	\$ 112,520	\$ 1,282,730	\$ 518,730	\$ 219,500	\$ -	\$ 2,133,480
18.0	ROUGH CARPENTRY - LABOR & SUPPLY	\$ 858,879	\$ 57,152	\$ 47,522	\$ 1,287,500	\$ -	\$ 2,251,053
19.0	FINISH CARPENTRY - LABOR ONLY	\$ 169,755	\$ 82,649	\$ 54,856	\$ 133,120	\$ -	\$ 440,380
20.0	ARCHITECTURAL WOODWORK	\$ 255,330	\$ 110,650	\$ 54,932	\$ 292,700	\$ -	\$ 713,612
21.0	THERMAL PROTECTION	\$ 97,580	\$ 62,129	\$ 23,529	\$ 177,077	\$ -	\$ 360,315
22.0	DAMPROOFING & WEATHER BARRIERS	\$ 70,440	\$ 98,116	\$ 65,717	\$ 99,919	\$ -	\$ 334,191
23.0	EXTERIOR INSULATION & FINISH SYSTEM (EIFS)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
24.0	ROOFING AND SHEET METAL	\$ 782,973	\$ 577,393	\$ 397,467	\$ 399,000	\$ -	\$ 2,156,833
25.0	SIDING & WALL PANEL SYSTEMS	\$ 279,844	\$ 157,975	\$ 144,073	\$ 788,863	\$ -	\$ 1,370,754
26.0	JOINT SEALANTS & FIRESTOPPING	\$ 16,728	\$ 24,851	\$ 9,412	\$ 37,500	\$ -	\$ 88,491
27.0	DOORS / FRAMES / HARDWARE	\$ 230,705	\$ 101,700	\$ 68,650	\$ 176,000	\$ -	\$ 577,055
28.0	OVERHEAD COILING DOORS / GARAGE DOORS / SHUTTERS	\$ -	\$ -	\$ -	\$ 37,500	\$ -	\$ 37,500
29.0	ENTRANCES, STOREFRONTS, GLASS & GLAZING	\$ 505,440	\$ 1,028,620	\$ 519,853	\$ 92,182	\$ -	\$ 2,146,094
30.0	WINDOWS	\$ 334,180	\$ 113,883	\$ -	\$ 474,483	\$ -	\$ 922,546
31.0	STEEL STUD & DRYWALL SYSTEMS	\$ 385,134	\$ 451,324	\$ 346,872	\$ 576,000	\$ -	\$ 1,759,330
32.0	CARPETING, RESILIENT FLOORING & HARD TILE	\$ 322,052	\$ 208,671	\$ 140,161	\$ 294,250	\$ -	\$ 965,134
33.0	WOOD FLOORING	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
34.0	ACOUSTICAL TREATMENTS	\$ -	\$ 70,870	\$ 78,430	\$ -	\$ -	\$ 149,300
35.0	PAINTING, STAINING & WALLCOVERINGS	\$ 202,349	\$ 69,580	\$ 56,038	\$ 154,000	\$ -	\$ 481,968
36.0	BATHROOM ACCESSORIES & SPECIALTIES	\$ 17,753	\$ 13,874	\$ 15,762	\$ 60,350	\$ -	\$ 107,739
37.0	METAL LOCKERS	\$ -	\$ 13,785	\$ -	\$ -	\$ -	\$ 13,785
38.0	OPERABLE PARTITIONS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
39.0	FIREPLACES	\$ -	\$ -	\$ 15,000	\$ -	\$ -	\$ 15,000
40.0	ATHLETIC / SPORTING EQUIPMENT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
41.0	RESIDENTIAL APPLIANCES	\$ 115,000	\$ 10,000	\$ 10,000	\$ 144,000	\$ -	\$ 279,000
42.0	FOOD SERVICE EQUIPMENT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
43.0	WINDOW TREATMENTS	\$ 52,832	\$ 61,973	\$ 24,958	\$ 88,817	\$ -	\$ 228,579
44.0	SWIMMING POOL	\$ -	\$ 150,000	\$ -	\$ -	\$ -	\$ 150,000
45.0	CONVEYING SYSTEMS	\$ -	\$ -	\$ -	\$ 129,500	\$ -	\$ 129,500
46.0	FIRE PROTECTION	\$ 97,580	\$ 144,967	\$ 54,901	\$ 216,450	\$ -	\$ 513,898
47.0	PLUMBING	\$ 313,528	\$ 302,540	\$ 152,052	\$ 388,200	\$ -	\$ 1,156,320
48.0	HVAC	\$ 447,220	\$ 803,559	\$ 361,712	\$ 404,000	\$ -	\$ 2,016,490
49.0	ELECTRICAL	\$ 511,714	\$ 578,791	\$ 270,682	\$ 469,000	\$ 50,000	\$ 1,880,187
50.0	DATA / TELECOM / LOW VOLTAGE	\$ 153,340	\$ 97,055	\$ 78,430	\$ 37,500	\$ -	\$ 366,325
51.0	EARTHWORK	\$ 130,434	\$ 154,566	\$ 55,468	\$ 225,000	\$ 390,829	\$ 956,297
52.0	DEWATERING - ALLOWANCE	\$ -	\$ 50,000	\$ -	\$ -	\$ -	\$ 50,000
53.0	EARTH RETENTION	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
54.0	ASPHALT PAVING	\$ -	\$ -	\$ -	\$ -	\$ 242,481	\$ 242,481
55.0	SITE CONCRETE	\$ -	\$ -	\$ -	\$ -	\$ 98,543	\$ 98,543
56.0	FENCING	\$ -	\$ -	\$ -	\$ -	\$ 61,635	\$ 61,635
57.0	LANDSCAPING & ARTIFICIAL TURF	\$ -	\$ -	\$ -	\$ 25,000	\$ 351,755	\$ 376,755
58.0	SITE UTILITIES	\$ -	\$ -	\$ -	\$ 12,700	\$ 200,000	\$ 212,700
59.0	UNDERGROUND STORMWATER CONTAINMENT SYSTEM	\$ -	\$ -	\$ -	\$ -	\$ 300,000	\$ 300,000
CONSTRUCTION SUBTOTAL		\$ 8,116,402	\$ 8,203,565	\$ 4,594,188	\$ 10,402,288	\$ 1,695,243	\$ 33,011,687
ESCALATION & SUPPLY CHAIN ISSUES		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CONTINGENCY		\$ 405,820	\$ 410,178	\$ 229,709	\$ 520,114	\$ 84,762	\$ 1,650,584
PAYMENT & PERFORMANCE BONDS		NIC	NIC	NIC	NIC	NIC	NIC
BUILDER'S RISK INSURANCE		By Owner	By Owner	By Owner	By Owner	By Owner	By Owner
INSURANCE		\$ 93,744	\$ 94,751	\$ 53,063	\$ 120,146	\$ 19,580	\$ 381,285
CONSTRUCTION FEE		\$ 280,019	\$ 283,026	\$ 158,501	\$ 358,883	\$ 58,487	\$ 1,138,916
CONSTRUCTION TOTAL		\$ 8,895,986	\$ 8,991,521	\$ 5,035,461	\$ 11,401,432	\$ 1,858,071	\$ 36,182,471



—HGA

333 East Erie Street  
Milwaukee, Wisconsin 53202  
Telephone 414.278.8200

# CIVIL ENGINEER

# LANDSCAPE ARCHITECT

# COMMUNITIES OF CROCUS

7521 S 31st ST  
FRANKLIN, WI 53132



## VIEW OF COMMUNITIES OF CROCUS FROM ENTRY OFF OF 31ST STREET

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DO NO: 5271-001-02

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## 0 RENDERS

## 9 RENDERS

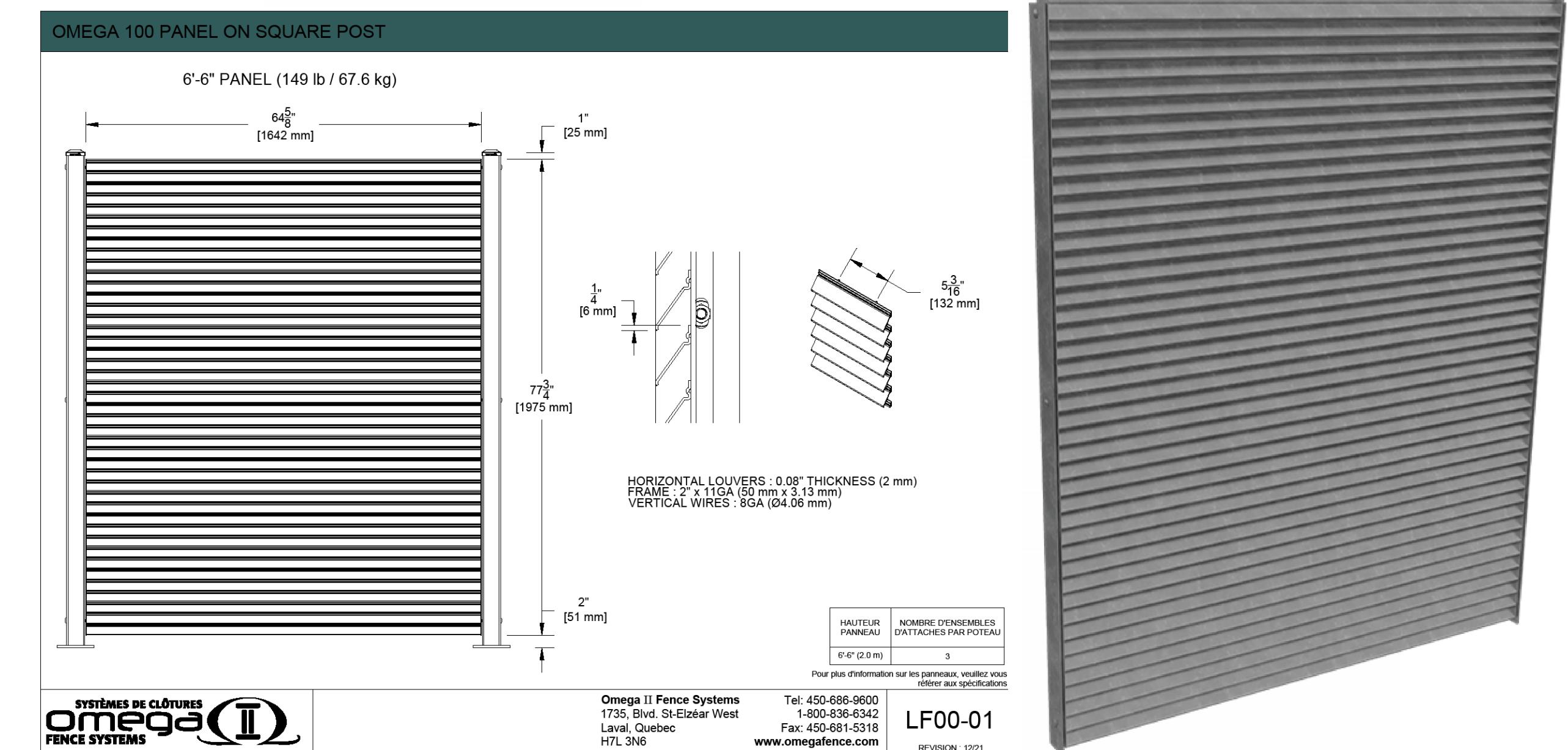
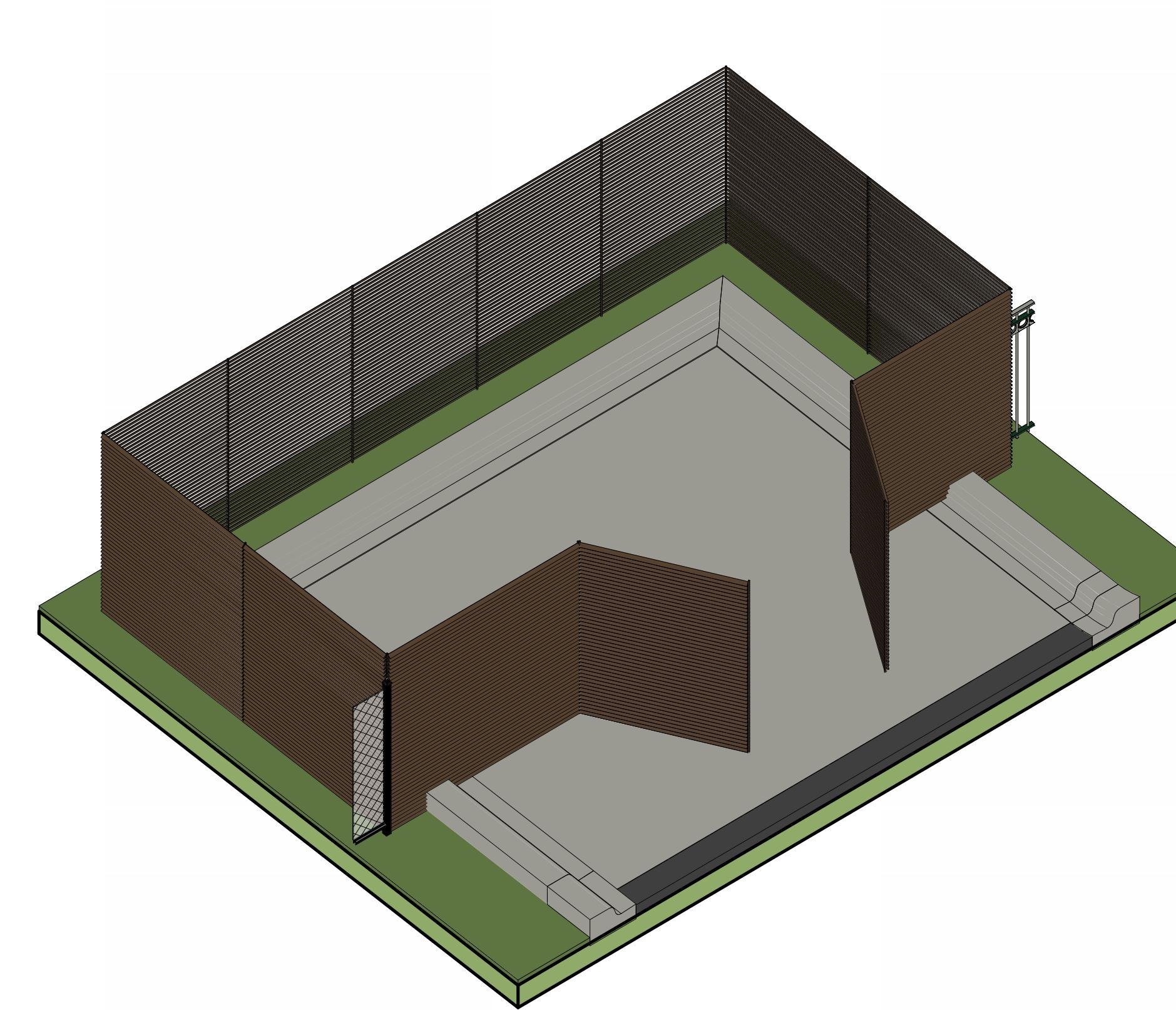
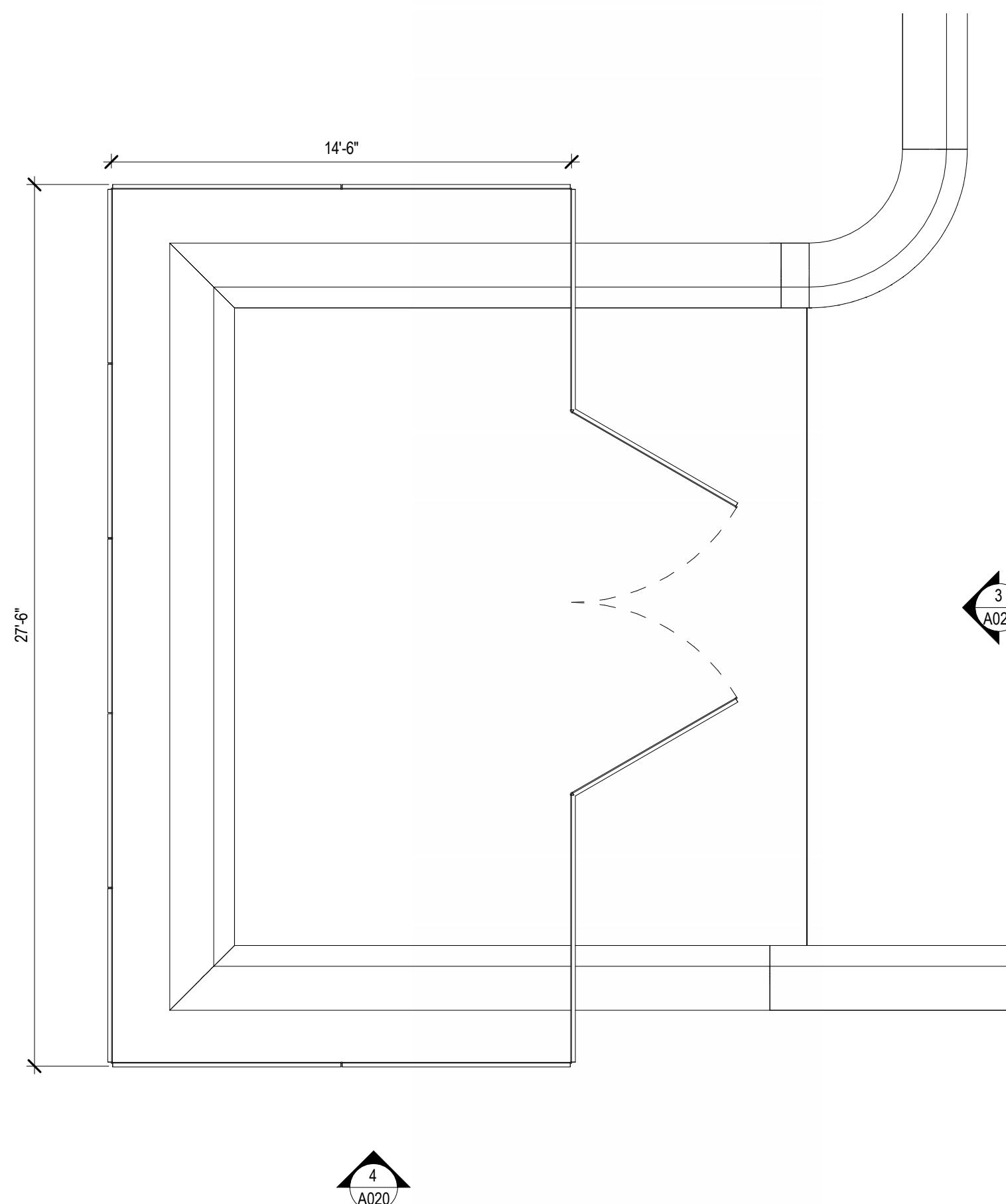
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EF: JULY 18, 2025

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## **SITE PLAN REVIEW SUBMITTAL**

A000

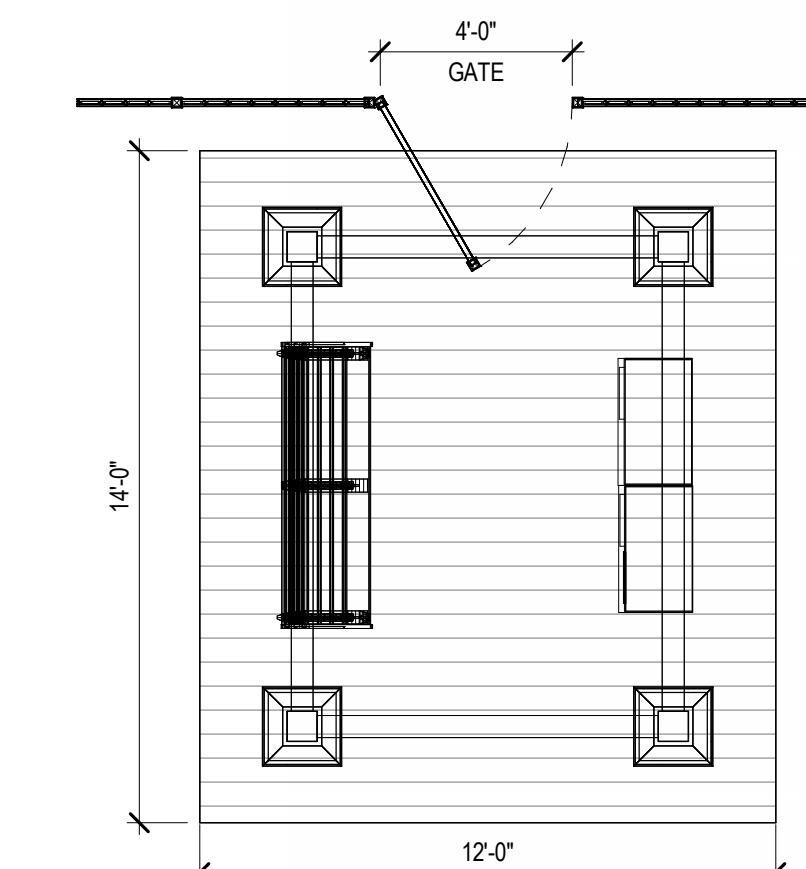
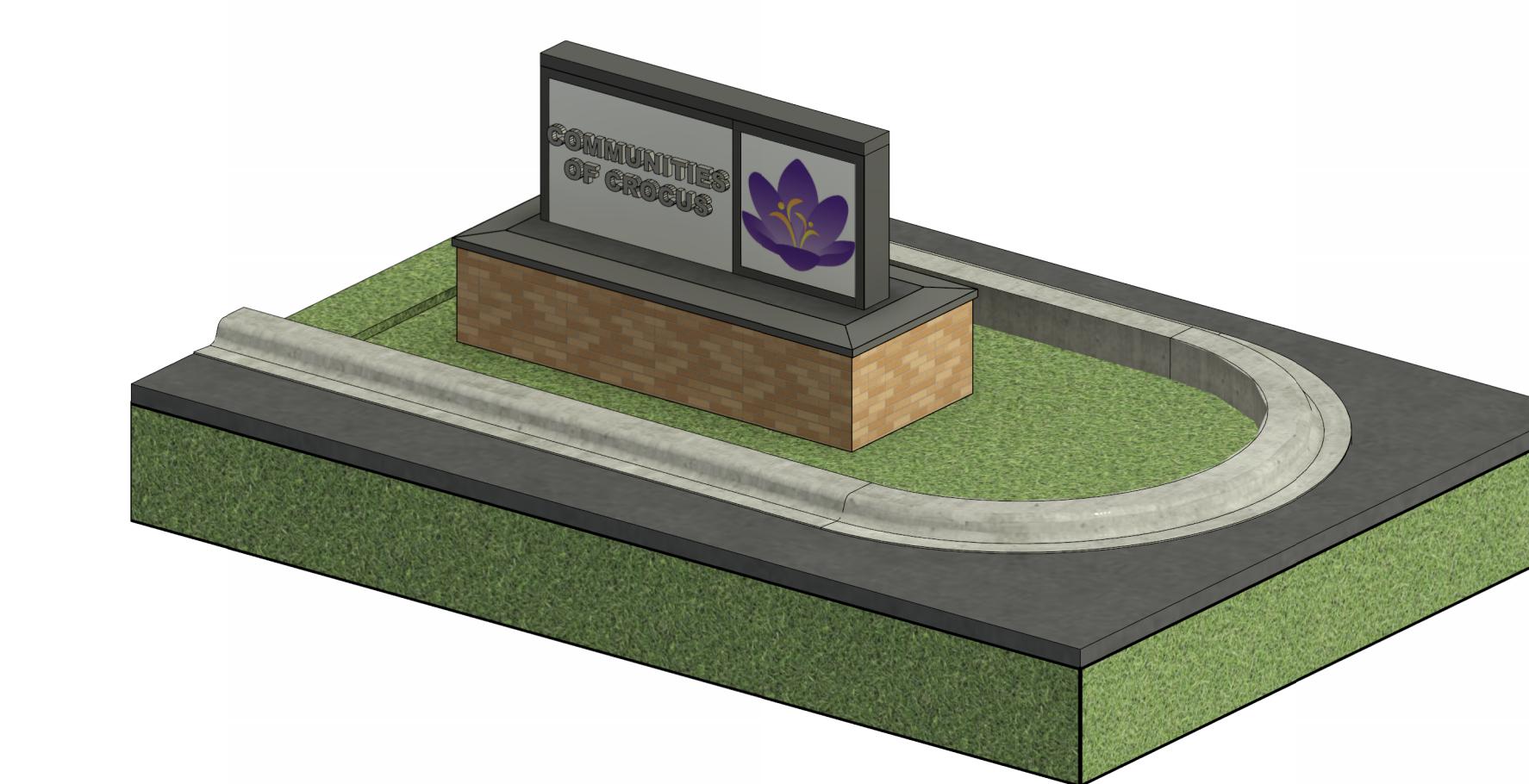
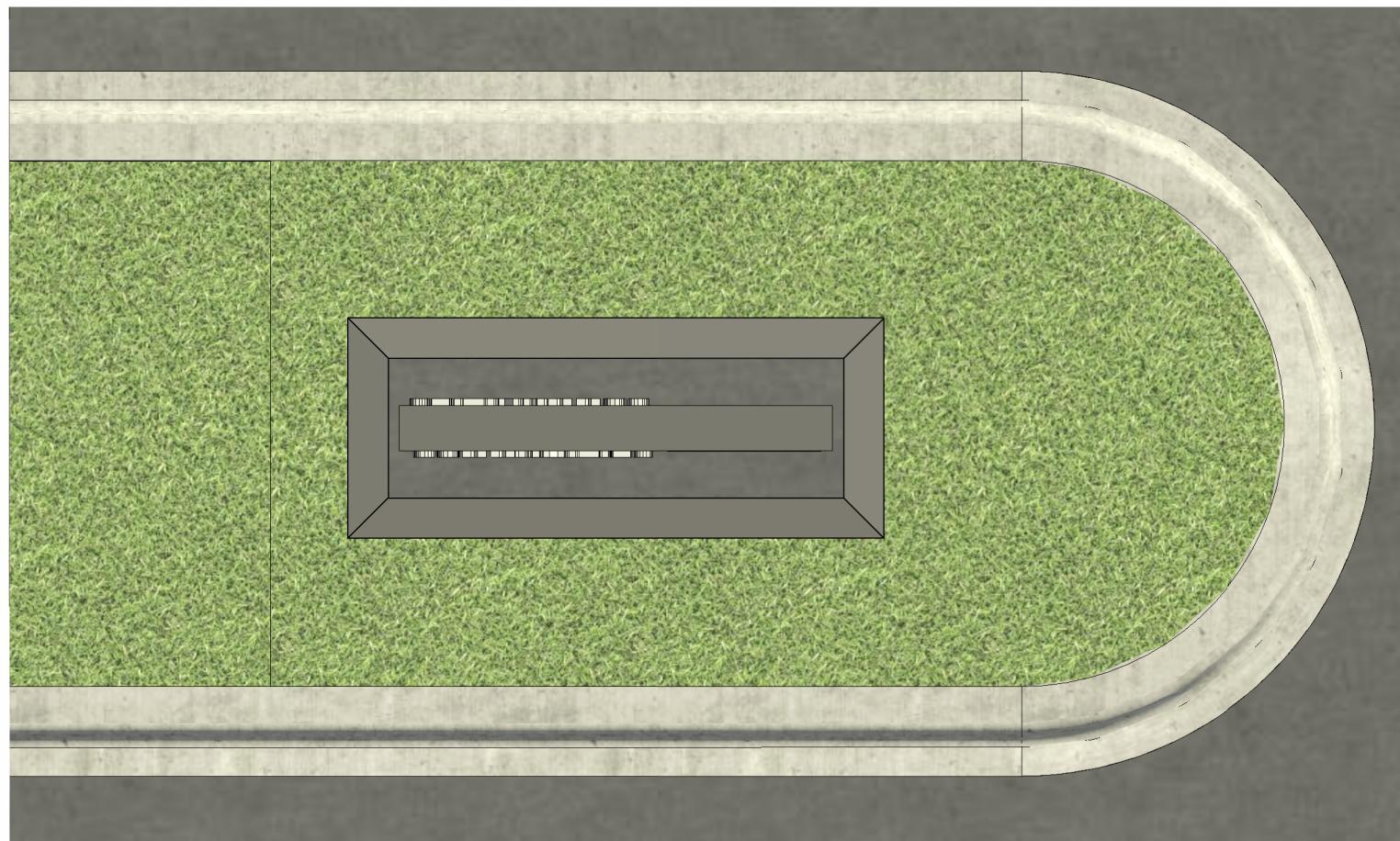
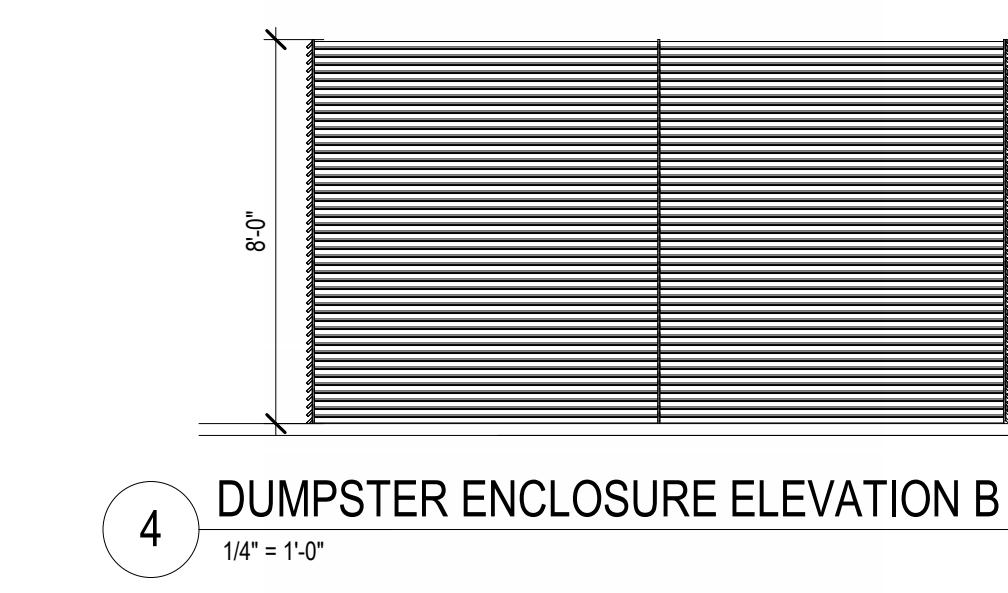
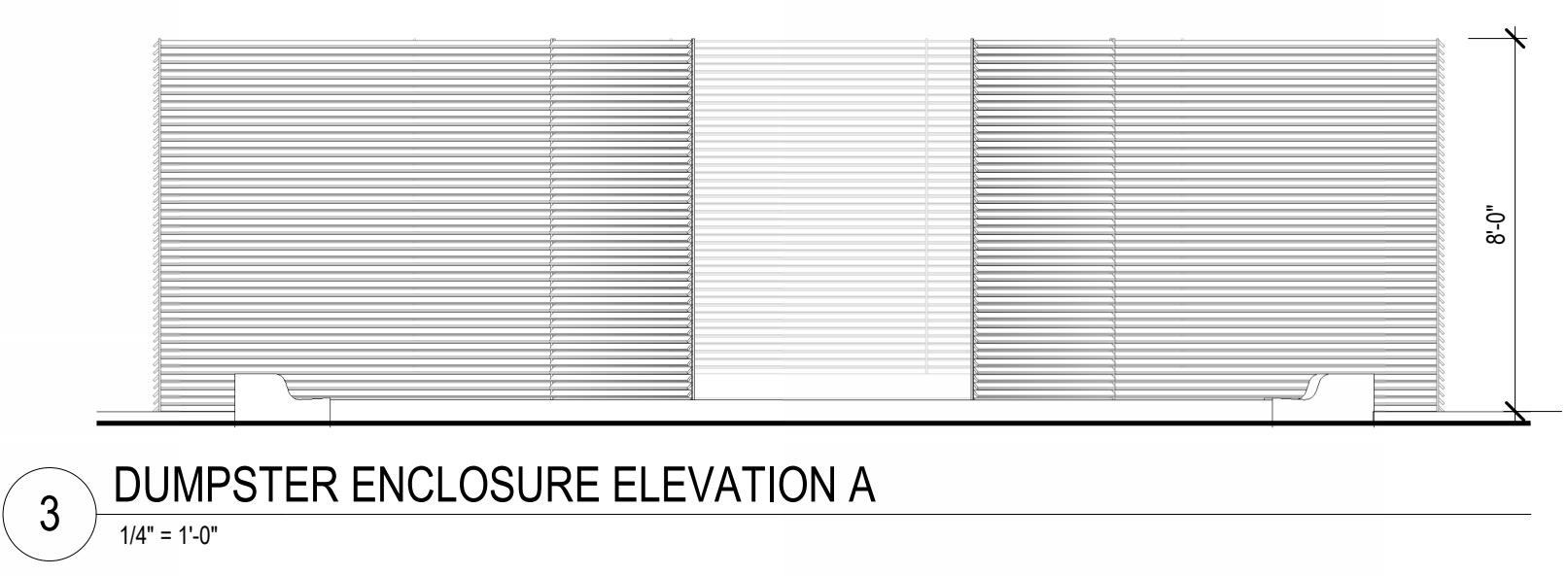


1 DUMPSTER ENCLOSURE PLAN  
1/4" = 1'-0"

2 DUMPSTER ENCLOSURE 3D

5A DUMPSTER ENCLOSURE SCREEN DESIGN INTENT  
1/4" = 1'-0"

COMMUNITIES OF  
CROCUS -  
CENTRE AT CARE



6 MONUMENT SIGNAGE PLAN  
1/4" = 1'-0"

7 MONUMENT SIGNAGE 3D

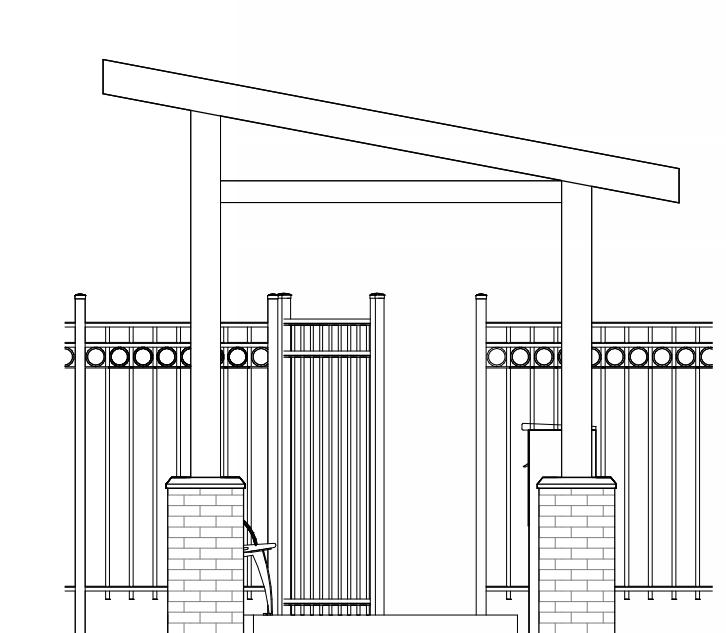
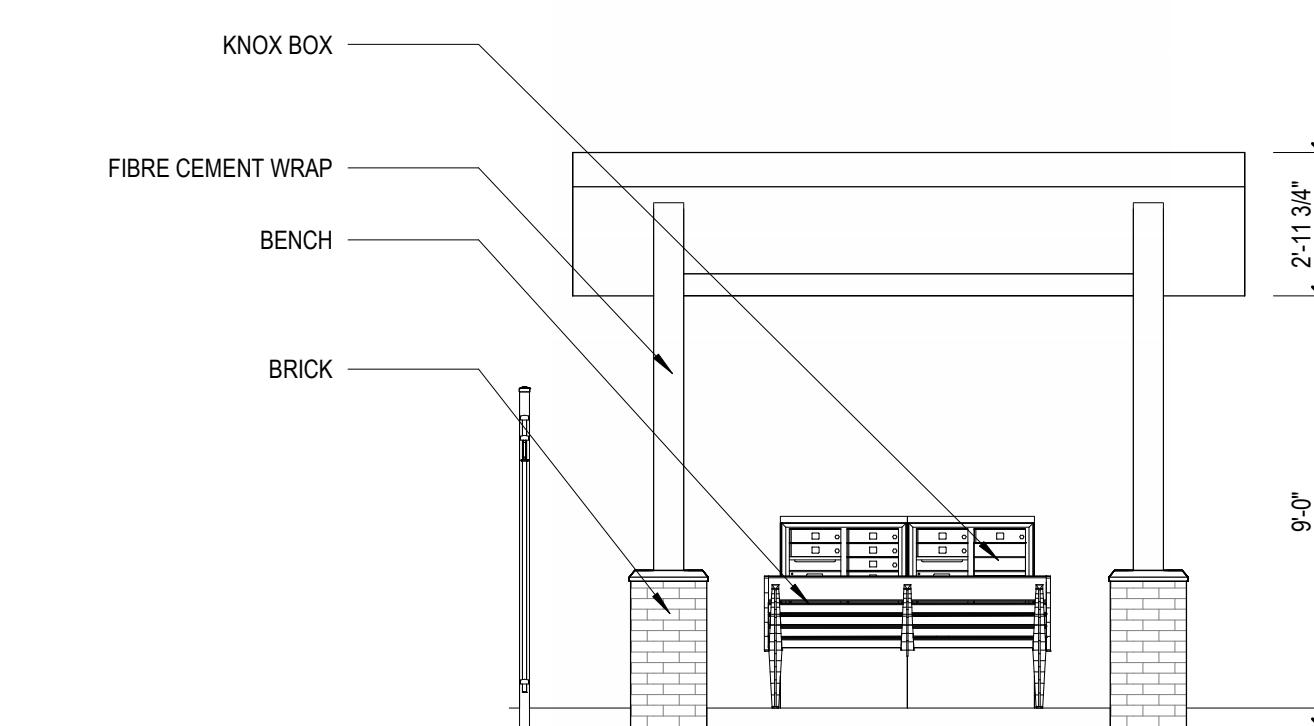
10 MAILBOX SHED PLAN  
1/4" = 1'-0"

7521 S 31st ST  
FRANKLIN, WI 53132



6 MONUMENT SIGNAGE PLAN  
1/4" = 1'-0"

7 MONUMENT SIGNAGE 3D



8 MONUMENT SIGNAGE FRONT ELEVATION  
1/2" = 1'-0"

9 MONUMENT SIGNAGE SIDE ELEVATION  
1/2" = 1'-0"

12 MAILBOX SHED ELEVATION A  
1/4" = 1'-0"

13 MAILBOX SHED ELEVATION B  
1/4" = 1'-0"

NO	DESCRIPTION	DATE

ISSUANCE HISTORY - THIS SHEET

HGA NO. 5371-001-02

SITE ELEMENTS

DATE: JULY 16, 2025

SITE PLAN REVIEW SUBMITTAL

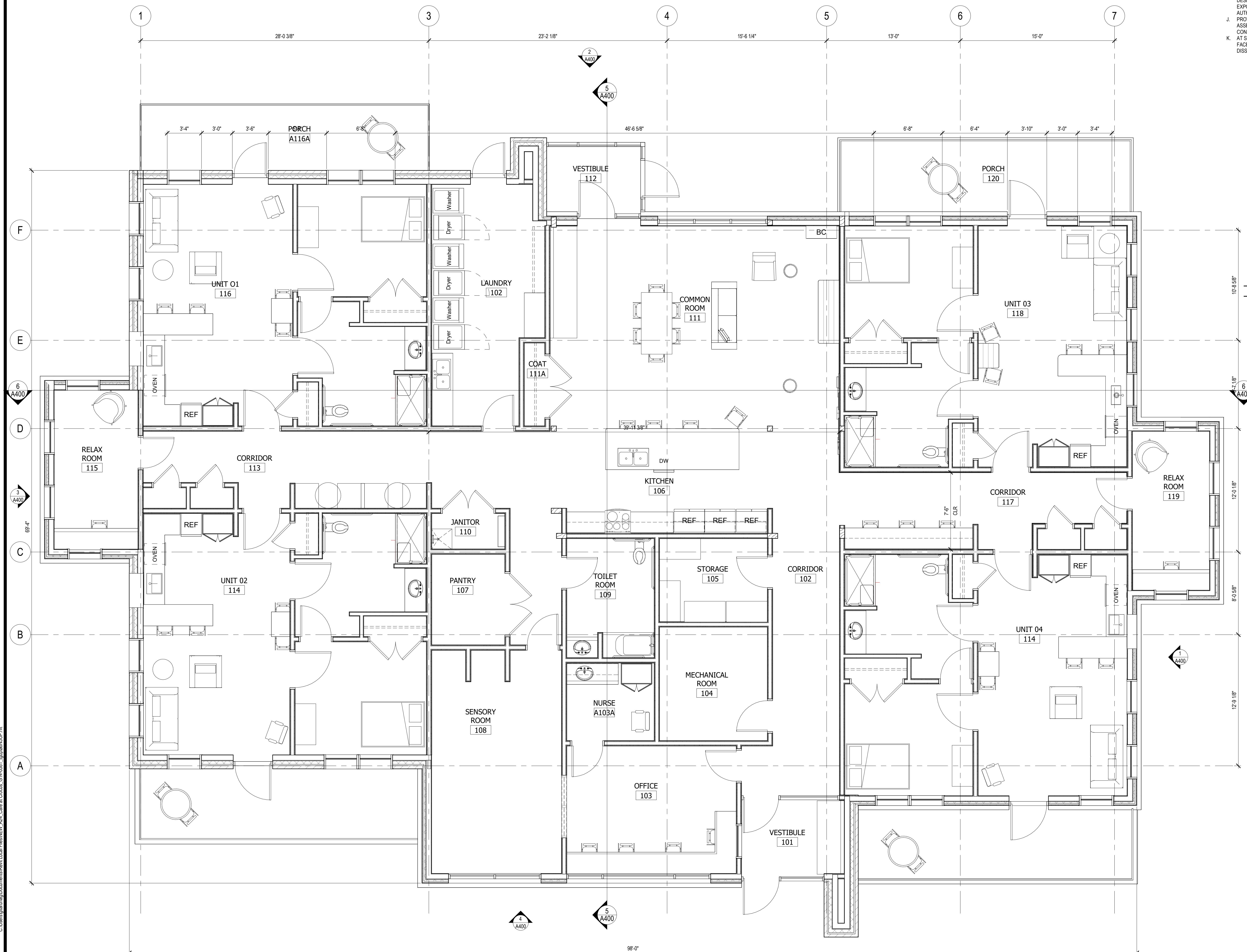
A020

## GENERAL NOTES - FLOOR PLAN

- A. ALL INTERIOR PARTITIONS SHALL BE "A3\_" UNLESS NOTED OTHERWISE.
- B. PLAN DIMENSIONS ARE FROM FACE OF PARTITION TYPE AND DO NOT INCLUDE APPLIED FINISHES, UNLESS NOTED OTHERWISE. PLAN DIMENSIONS INDICATED AS "HOLD" OR "CLEAR" DIMENSIONS ARE FROM FACE OF APPLIED FINISH.
- C. INSTALL WORK STRAIGHT, PLUMB, LEVEL, SQUARE, AND TRUE, IN PROPER ALIGNMENT.
- D. FLATNESS: LEVEL FLOORS TO TRUE PLANE WITHIN 1/4 INCH (6 MM) IN 10'-0" (3 M) WHEN TESTED BY TEN FOOT (3 M) STRAIGHTEDGE PLACED ANYWHERE ON FLOOR IN ANY DIRECTION.
- E. COORDINATE FURNITURE-RELATED ELECTRICAL LAYOUT WITH FURNITURE VENDOR.
- F. WHERE HANDRAILS, GRAB BARS, CABINETS, WALL-MOUNTED DOOR STOPS, OR OTHER WALL-HUNG ITEMS ARE ATTACHED TO PARTITIONS, INSTALL BACKER PLATES [OR WOOD BLOCKING] ACCURATELY POSITIONED AND FIRMLY SECURED TO METAL STUDS, WHETHER OR NOT SUCH BACKER PLATES OR BLOCKING ARE INDICATED ON DRAWINGS.
- G. WHERE NEW WORK ABUTS, ALIGNS OR ADJOINS EXISTING MATERIALS, MAKE SMOOTH AND EVEN TRANSITION AND ELIMINATE EVIDENCE OF PATCHING AND REFINISHING. FINISH NEW WORK TO MATCH ADJACENT UNDISTURBED SURFACES, UNLESS NOTED OTHERWISE.
- H. CLOSE AND PATCH HOLES AND OPENINGS IN EXISTING FLOOR, WALL AND CEILING WHICH EXIST OR RESULT FROM DEMOLITION OR ALTERATION WORK TO MATCH ADJACENT UNDISTURBED SURFACES.
- I. PRIOR TO CONCEALMENT OF FIRE RESISTIVE MATERIALS BY OTHER WORK, PATCH AND REPAIR AREAS OF REMOVED OR DAMAGED APPLIED FIREPROOFING. COMPLETE PATCHING AND REPAIR TO MAINTAIN EXISTING FIRE-RESISTANCE DESIGN IN ACCORDANCE WITH FIREPROOFING MANUFACTURER'S WRITTEN INSTRUCTIONS FOR CONDITIONS OF EXPOSURE AND INTENDED USE. COORDINATE TESTING AND INSPECTION OF ASSEMBLIES AS REQUIRED BY AUTHORITIES HAVING JURISDICTION.
- J. PROVIDE FIRESTOPPING OF PENETRATIONS AND VOIDS THROUGH FIRE-RATED WALL, FLOOR AND PARTITION ASSEMBLIES [AND ROOF] INCLUDING EMPTY OPENINGS AND OPENINGS CONTAINING CABLES, PIPES, DUCTS, CONDUIT AND OTHER ELEMENTS.
- K. AT SOUND-RATED PARTITION WALLS, PROVIDE CONTINUOUS BEAD OF ACOUSTICAL SEALANT AT JUNCTURE OF BOTH FACES OF RUNNERS OR PLATES WITH FLOOR AND CEILING CONSTRUCTION, AND WHEREVER GYPSUM BOARD ABUTS DISSIMILAR MATERIALS.
  - AT OPENINGS AND CUTOUTS, FILL OPEN SPACES BETWEEN GYPSUM BOARD AND FIXTURES, CABINETS, DUCTS AND OTHER FLUSH OR PENETRATING ITEMS, WITH CONTINUOUS BEAD OF SEALANT.
  - SEAL SIDES AND BACKS OF ELECTRICAL BOXES TO COMPLETELY CLOSE OFF OPENINGS AND JOINTS.

# HGA

**CIVIL ENGINEER**  
**LANDSCAPE ARCHITECT**



# COMMUNITIES OF CROCUS - CARE AT CROCUS

7521 S 31st ST  
FRANKLIN, WI 53132



NOT FOR CONSTRUCTION

---

CA NO: 5271-001-02

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## REFERENCES

# FLOOR PLAN - LEVEL 01

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DATE: JULY 18, 2025

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# SEE SITE PLAN FOR BUILDING LOCATION

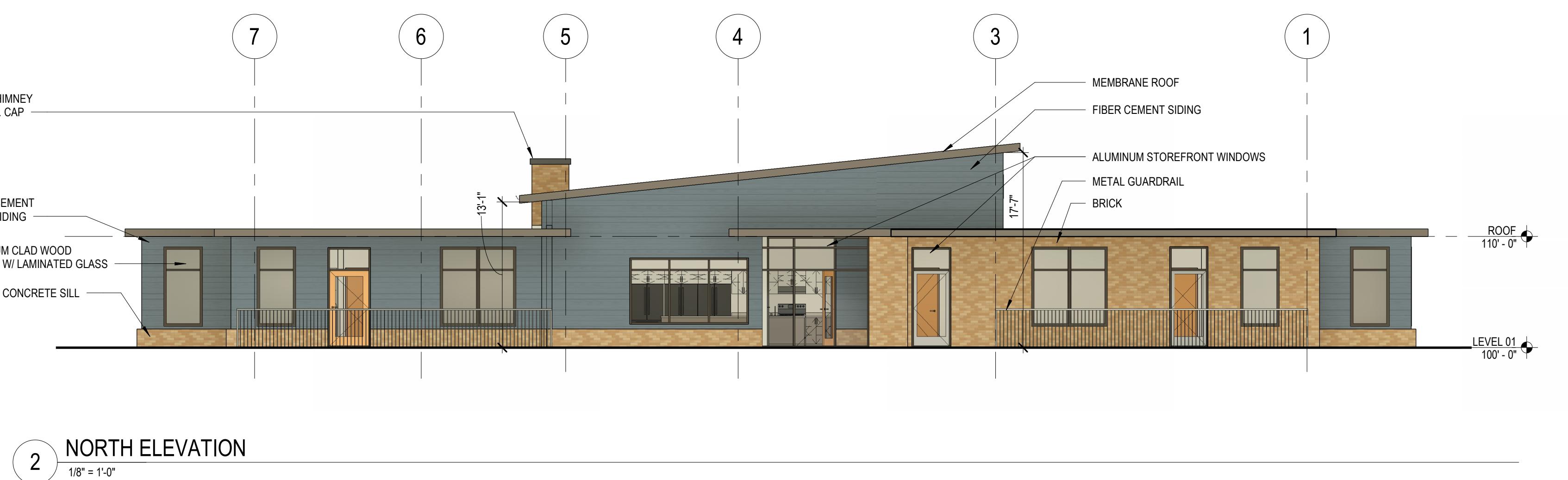
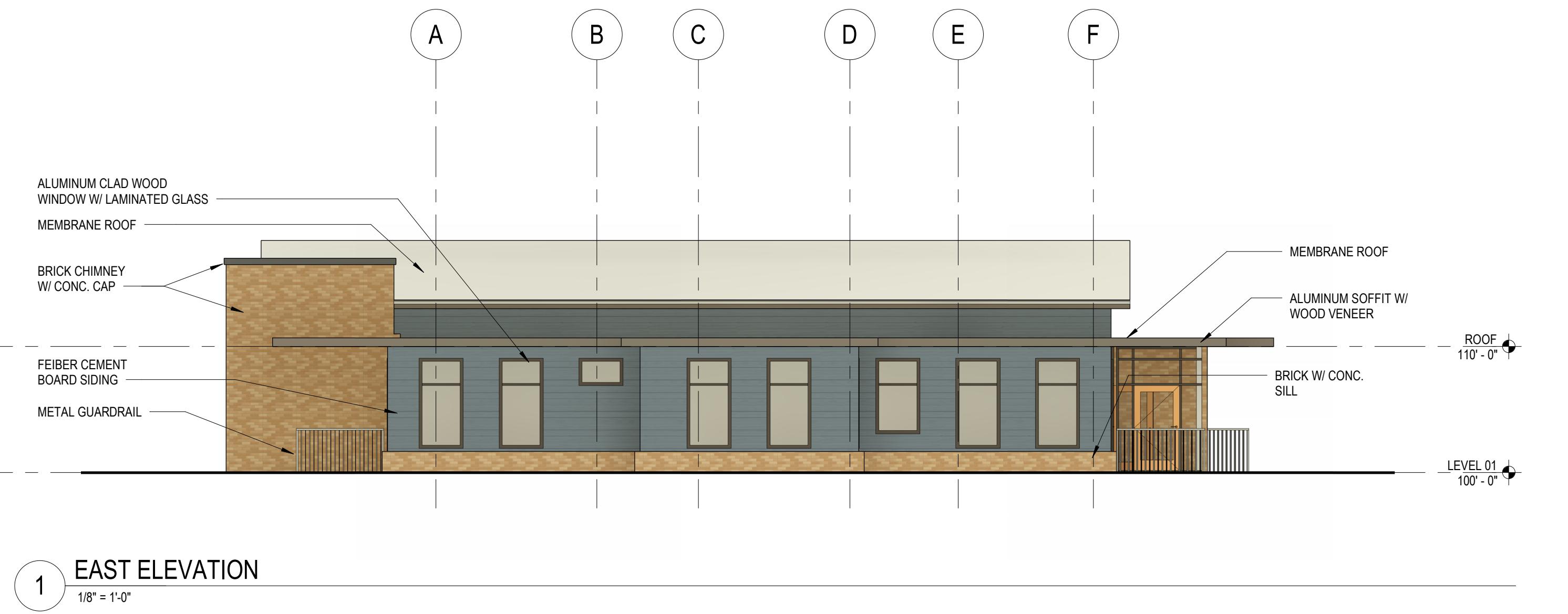
A201

## GENERAL NOTES - EXTERIOR ELEVATIONS

A. ELEVATIONS OF EXISTING FLOORS ARE BASED ON SURVEY INFORMATION AND/OR AS-BUILT DRAWINGS PROVIDED BY THE OWNER. THE SURVEY DATA MAY NOT BE COMPLETE AND THE ACTUAL EXISTING ELEVATIONS MAY VARY IN DIFFERENT PORTIONS OF THE EXISTING BUILDING. ALL INFORMATION MUST BE FIELD VERIFIED AND COORDINATED BETWEEN NEW AND EXISTING CONSTRUCTION TO PROVIDE MATCHING FLOOR ELEVATIONS WHERE REQUIRED.

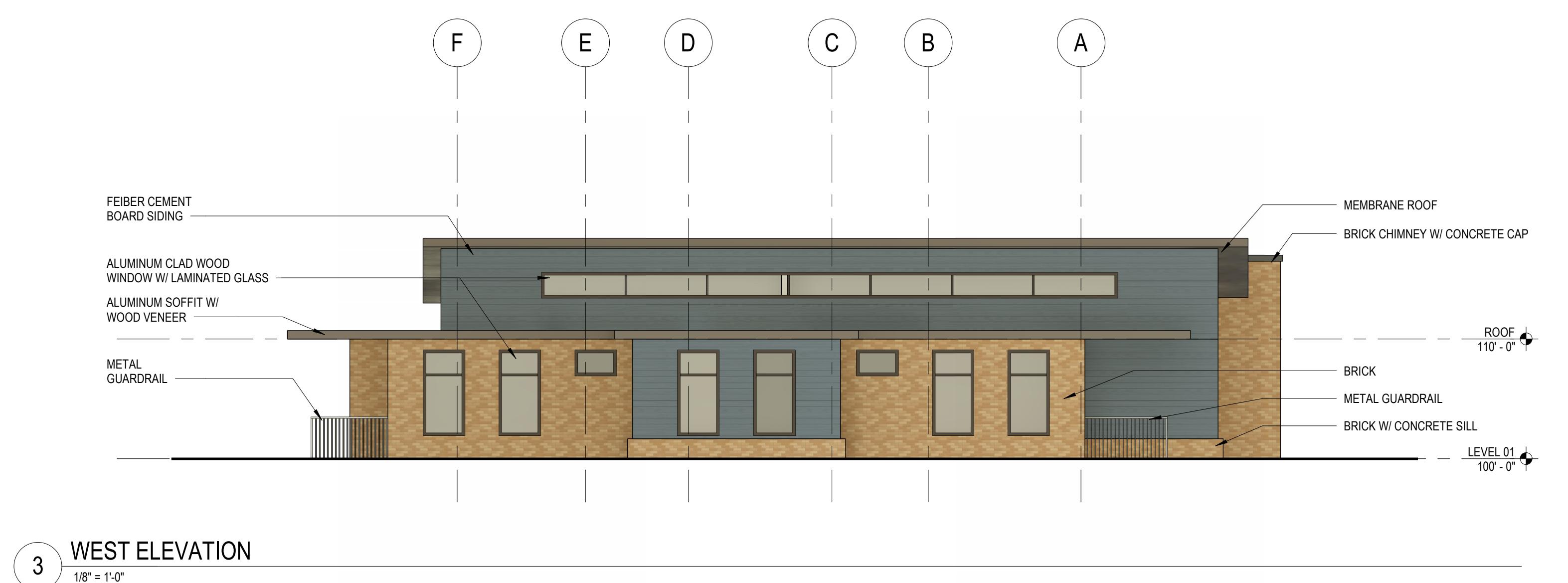
**HGA**  
333 East Erie Street  
Milwaukee, Wisconsin 53202  
Telephone 414.278.8200

CIVIL ENGINEER  
LANDSCAPE ARCHITECT

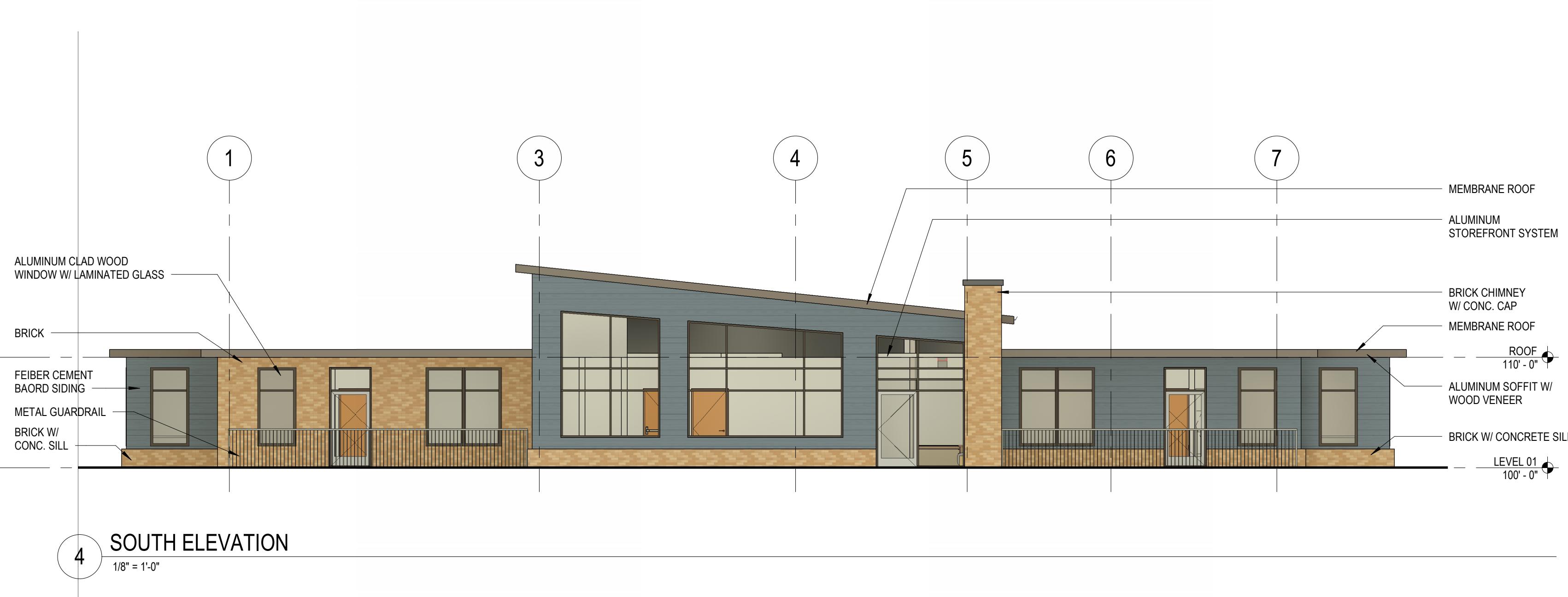


COMMUNITIES OF  
CROCUS -  
CARE AT CROCUS

7521 S 31st ST  
FRANKLIN, WI 53132



NOT FOR CONSTRUCTION



NO	DESCRIPTION	DATE

ISSUANCE HISTORY - THIS SHEET

HGA NO. 5371-001-02

EXTERIOR  
ELEVATIONS

DATE: JULY 18, 2025

SITE PLAN REVIEW SUBMITTAL

A400



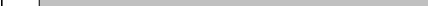
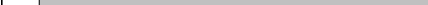


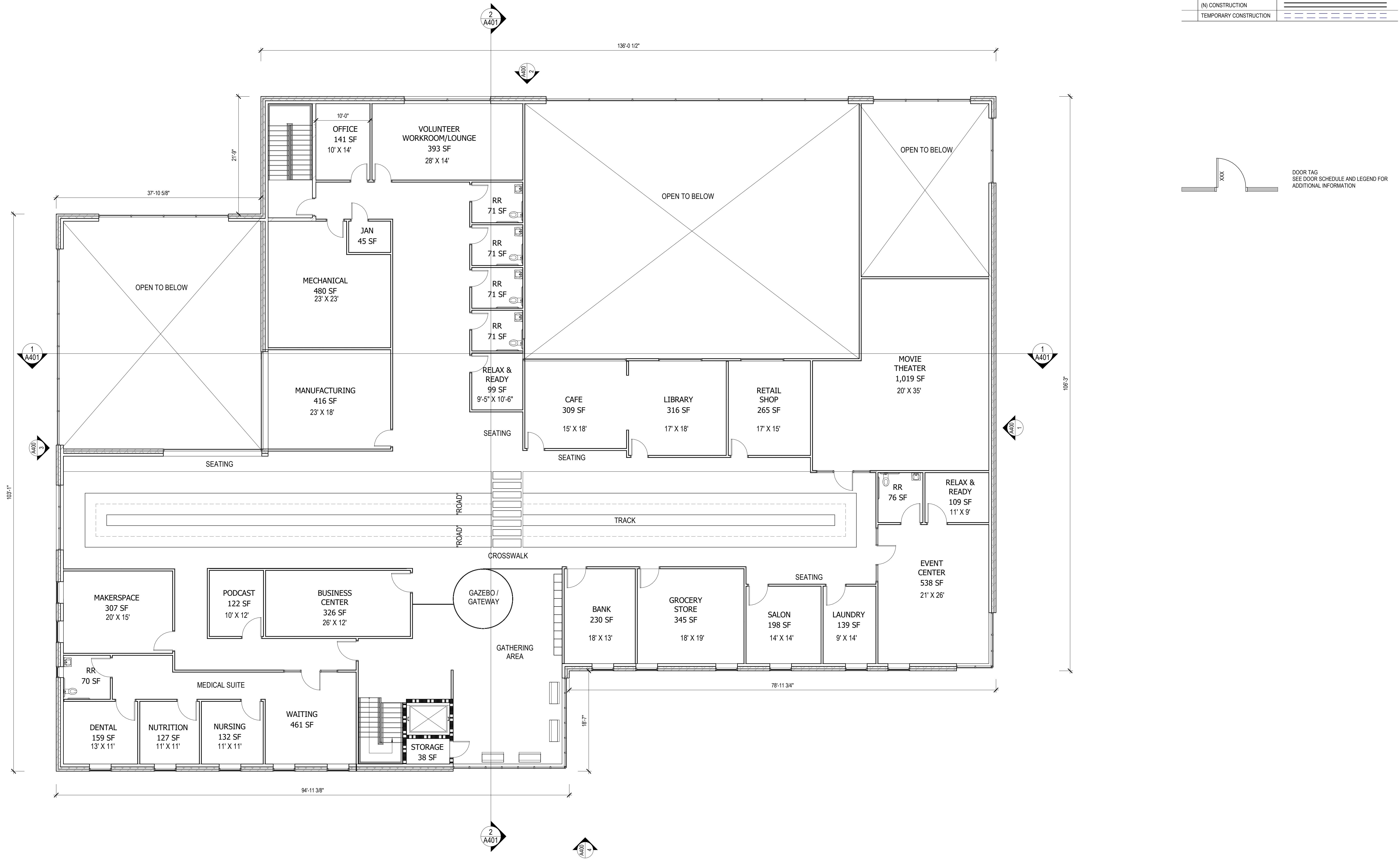
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- C. INSTALL WORK STRAIGHT, PLUMB, LEVEL, SQUARE, AND TRUE, IN PROPER ALIGNMENT.
- D. FLATNESS: LEVEL FLOORS TO TRUE PLANE WITHIN 1/4 INCH (6 MM) IN 10'-0" (3 M) WHEN TESTED BY TEN FOOT (3 M) STRAIGHTEDGE PLACED ANYWHERE ON FLOOR IN ANY DIRECTION.
- E. COORDINATE FURNITURE-RELATED ELECTRICAL LAYOUT WITH FURNITURE VENDOR.
- F. WHERE HANDRAILS, GRAB BARS, CABINETS, WALL-MOUNTED DOOR STOPS, OR OTHER WALL-HUNG ITEMS ARE ATTACHED TO PARTITIONS, INSTALL BACKER PLATES [OR WOOD BLOCKING ] ACCURATELY POSITIONED AND FIRMLY SECURED TO METAL STUDS, WHETHER OR NOT SUCH BACKER PLATES OR BLOCKING ARE INDICATED ON DRAWINGS.
- G. WHERE NEW WORK ABUTS, ALIGNS OR ADJOINS EXISTING MATERIALS, MAKE SMOOTH AND EVEN TRANSITION AND ELIMINATE EVIDENCE OF PATCHING AND REFINISHING. FINISH NEW WORK TO MATCH ADJACENT UNDISTURBED SURFACES, UNLESS NOTED OTHERWISE.
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  - SEAL SIDES AND BACKS OF ELECTRICAL BOXES TO COMPLETELY CLOSE OFF OPENINGS AND JOINTS.

## CONSTRUCTION PLAN LEGEND

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SEE A010 FOR ALL GENERAL NOTES, ABBREVIATIONS, AND SYMBOLS

(E) CONSTRUCTION TO REMAIN	
(N) CONSTRUCTION	
TEMPORARY CONSTRUCTION	



# COMMUNITIES OF CROCUS - CENTRE AT CARE

7521 S 31st ST  
FRANKLIN, WI 53132



I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

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ISSUANCE HISTORY - THIS SHEET

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## FLOOR PLAN - LEVEL 02

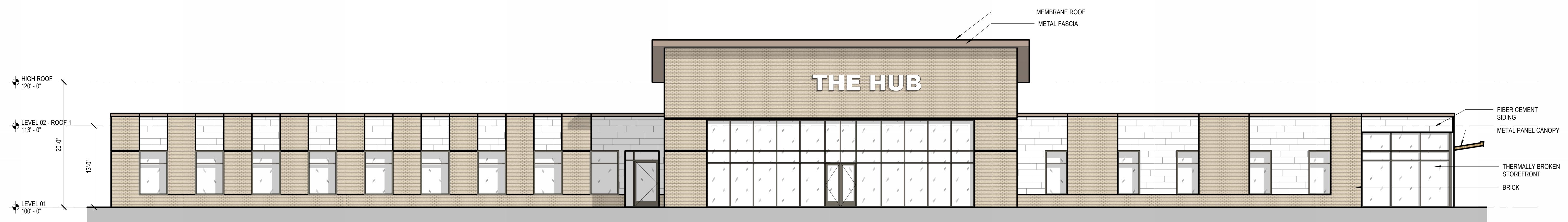
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DATE: JULY 18, 2025

## **SITE PLAN REVIEW SUBMITTAL**

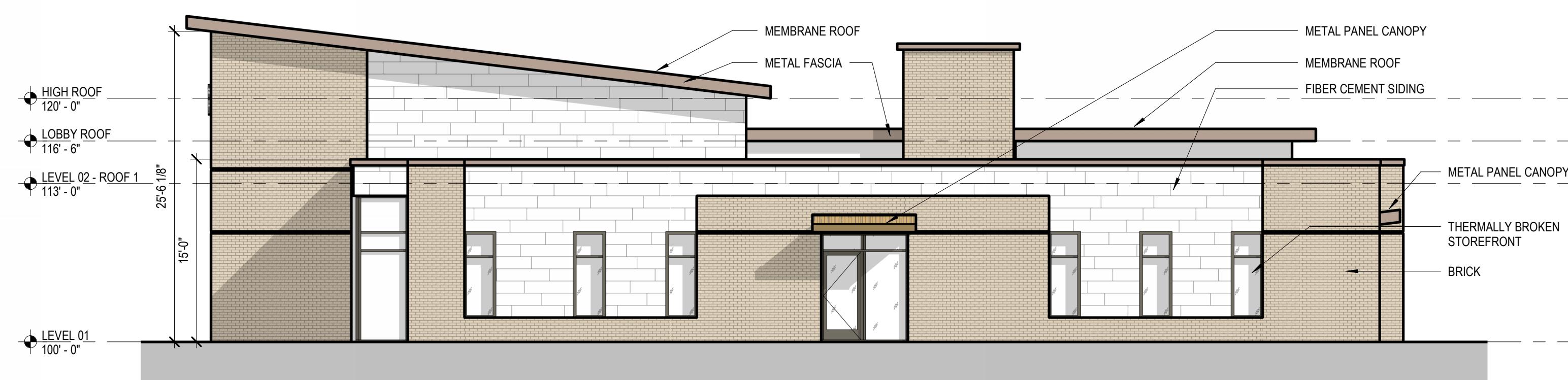






1 EAST ELEVATION  
1/8" = 11'-0"

1/8" = 1'-0"



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## COMMUNITIES OF CROCUS - SUPPORTIVE HUB

7521 S 31st ST  
FRANKLIN, WI 53132

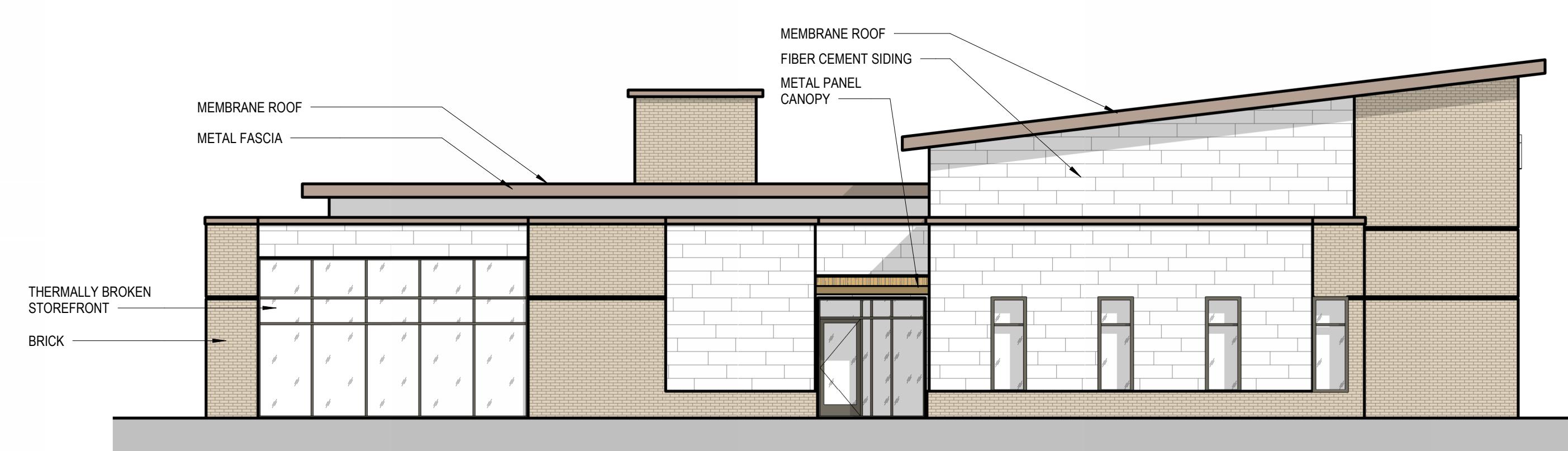
2 NORTH ELEVATION

$$2 \quad \frac{1}{8}'' = 1'-0$$



## WEST ELEVATION

3 WEST  
1/8" = 1'-0"



## 4 SOUTH ELEVATION

$$\frac{1}{8}'' = 1'-0$$

## ISSUANCE HISTORY - THIS SHEET

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A NO: 5371-001-02

# ARCHITECTURAL ELEVATIONS

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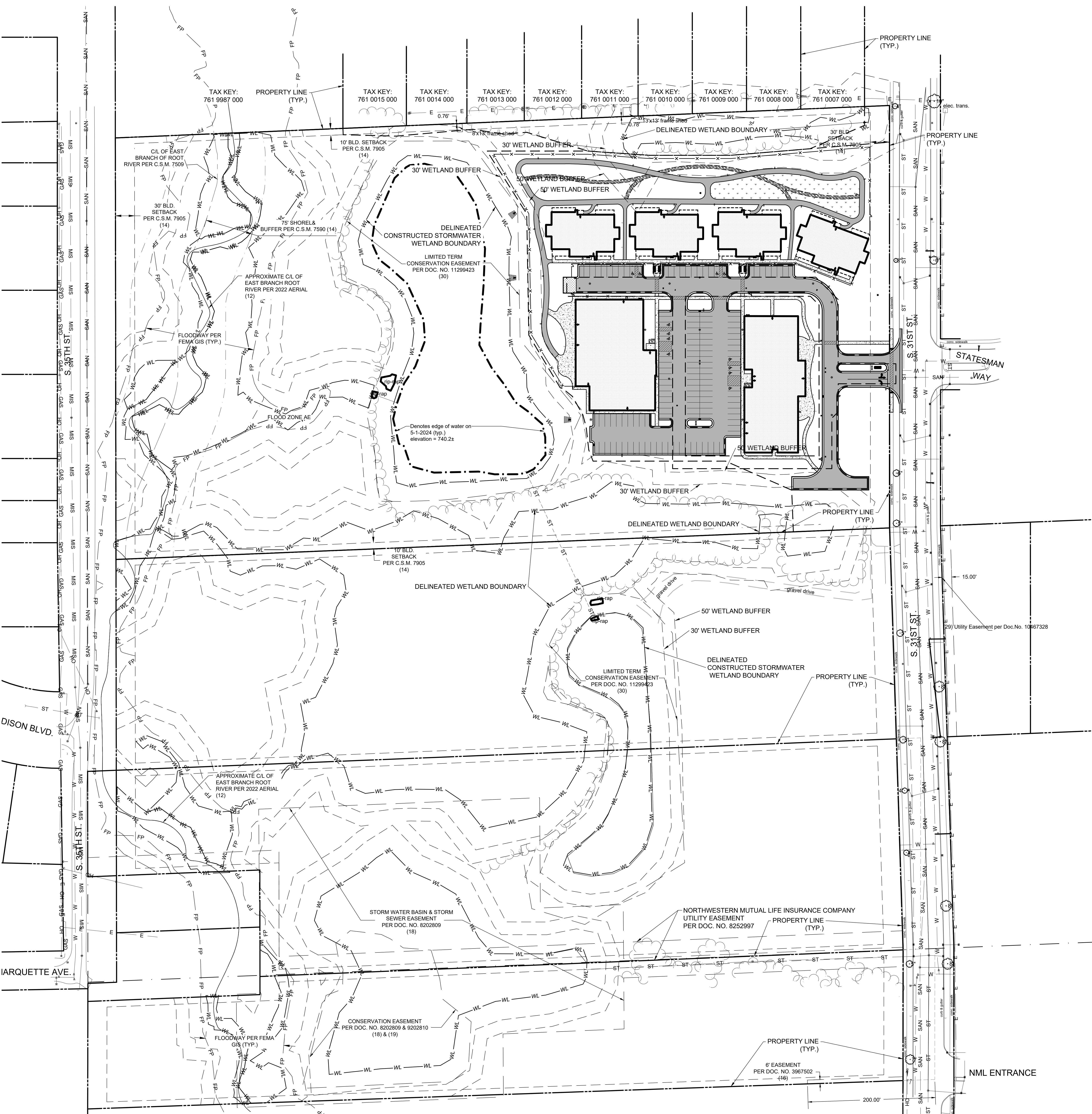
RE: JULY 18, 2025

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## **SITE PLAN REVIEW SUBMITTAL**

---

# A400



Owner Information	
<b>Owner</b>	Communities of Crocus
<b>Authorized Rep.</b>	Amy Hansel
<b>Mailing Address</b>	P.O. Box 580165
<b>Municipality</b>	Pleasant Prairie
<b>State</b>	Wisconsin
<b>Email</b>	amy.hansel@communitiesofcrocus.org
<b>Phone</b>	864-593-2457

Site Information	
<b>State</b>	Wisconsin
<b>County</b>	Milwaukee
<b>Municipality</b>	City of Franklin
<b>Parcel Address</b>	7521 South 31st Street
<b>Parcel Number</b>	761 9992 002
<b>Zoning</b>	B-MU (South 27th Street Mixed)

	Area (SF)	Area (AC)
<b>Total Parcel Area</b>	803,949	18.46

Existing Condition Surface Coverage		
	Area (SF)	% of Total Parcel Area
Total Impervious Area	7,326	0.91%
Buildings	0	0.00%
Pavement	0	0.00%
Gravel	7,326	0.91%
<b>Total Pervious Area</b>	<b>796,623</b>	<b>99.09%</b>

Proposed Condition Surface Coverage		
	Area (SF)	% of Total Parcel Area
Total Impervious Area	163,999	20.40%
Buildings	63,489	7.90%
Pavement	89,043	11.08%
Gravel	2,883	0.36%
Play surfacing	8,584	1.07%
<b>Total Pervious Area</b>	<b>639,950</b>	<b>79.60%</b>

NO	DESCRIPTION	DATE
ISSUANCE HISTORY - THIS SHEET		
HGA NO.	5371-001-02	

OVERALL SITE PLAN

DATE: JANUARY 2026

SITE PLAN REVIEW SUBMITTAL

C300