

CITY OF FRANKLIN
COMMITTEE OF THE WHOLE MEETING
MONDAY, APRIL 30, 2012, 6:30 P.M.
COMMON COUNCIL CHAMBERS, FRANKLIN CITY HALL
9229 W. LOOMIS ROAD, FRANKLIN, WISCONSIN
AGENDA

- I. Call to Order and Roll Call
- II. Business
 - A. Concept review for a Meijer Store (grocery and department store) (general location: intersection of W. Loomis Road and W. St. Martins Road) (David Behrens, applicant).
 - B. Concept review for revisions to the Forest View Residential Development, including primarily from condominium to apartment unit designation and architectural and landscaping revisions (approximately W. Ryan Road and S. 60th Street) (Rob Williams, applicant).
 - C. Review the role of the Finance Committee and discuss Common Council assuming that role (Ald. Solomon).
 - D. Recommended changes to Municipal Code as it pertains to Aldermanic appointments to Boards and Commissions (Mayor Taylor).
- III. Adjournment

[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.]

APPROVAL <i>Slw</i>	REQUEST FOR COMMITTEE OF THE WHOLE ACTION	MEETING DATE 04/30/12
REPORTS & RECOMMENDATIONS	CONCEPT REVIEW FOR A MEIJER STORE (GENERAL LOCATION: INTERSECTION OF WEST LOOMIS ROAD AND WEST ST. MARTIN'S ROAD) (DAVID BEHRENS, APPLICANT)	ITEM NUMBER <i>II.A.</i>

Introduction and Background:

On April 24, 2012, Mr. David Behrens of GreenbergFarrow filed a Concept Review Application with the Department of City Development on behalf of Legend Creek LLC, owner of the subject properties generally located at the southeast corner of West Loomis Road and West St. Martin's Road, for a 191,352 square foot Meijer store with drive-through pharmacy and outdoor garden center. The following properties would be developed with this proposal:

Tax Key No.	Address	Zoning	±Size
840 9969 000		B-3 Community Business District	0.14
840 9997 003	9661 W. Loomis Rd.	B-3 Community Business District	3.89
840 9997 002	9745 W. Loomis Rd.	B-3 Community Business District	3.92
840 9994 000	9821 W. Loomis Rd.	B-3 Community Business District	0.73
840 9998 000	9710 W. St. Martins Rd.	B-3 Community Business District	1.13
840 9997 001	9760 W. St. Martins Rd.	B-3 Community Business District	3.91
840 9993 000	9824 W. St. Martins Rd.	B-3 Community Business District	0.77
840 9999 001	9530 W. Puetz Rd.	PDD No. 31	15.17
847 9986 000	9640 W. Puetz Rd.	R-8 Multiple-Family Residence District	0.59

The nine properties listed above encompass approximately 30 acres. This area is identified as "Mixed Use" and "Areas of Natural Resource Features" in the City of Franklin 2025 Comprehensive Master Plan. It is also located in the Crossroads Trade Area. Land uses and existing zoning surrounding the proposed Meijer store commercial development include the following:

- North: CITGO fueling station, a single-family residence and an office development zoned B-3 Community Business District
- East: Vacant property zoned PDD No. 31 (Foresthill Highlands)
- South: A single-family residence zoned R-8 Multiple Family Residence District
- West: A used-automobile dealership zoned B-3 Community Business District

The Meijer company has headquarters in Grand Rapids, Michigan and operates nearly 200 supercenters and grocery stores. According to the project narrative, all new Meijer stores are consistent with Leadership in Energy and Environmental Design (LEED). With this Concept Review Application, the applicant seeks comments on their proposal to develop a 24-hour 191,352 square foot Meijer store that sells groceries and general retail items.

Crossroads Regulating Plan:

The subject property is located within the Crossroads Trade Area, a component of the 2025 Comprehensive Master Plan. The Crossroads Regulating Plan contains a conceptual development layout for the subject properties and states the following within the "Land Use" section:

- A mix of uses is recommended to create a "Village Center" character. Two story buildings are encouraged but not required. Permitted second floor uses include commercial office and residential. Shared parking, at an overall ratio of four spaces per 1,000 square feet of development, is recommended in each quadrant.
- No 24-hour uses are permitted in the Crossroads Trade Area.
- Maximum tenant space allowed is 100,000 square feet. Liner shops can be added to the perimeter of the primary building. For example, a 125,000 square foot building can contain a 100,000 tenant with 25,000 square feet of liner shops. (Liner shops are stores around the perimeter of the big box that include individual entrances. This concept provides a "main street" feeling with individual stores along the street.)
- Loading areas should be screened with landscaping and/or fencing.
- Buildings A and B could be considered for drive-through uses. Circulation shall not occur on the "build to" line but can be integrated with the parking area or between landscaping and the building. Drive-through uses must be pre-approved by the City.
- Four-sided architecture is strongly preferred. This can be accomplished by providing windows, architectural details, and a variety of materials and colors on all sides.

Since the proposed development deviates from the Crossroads Regulation Plan (e.g., the proposed hours of operation and building square footage, etc.), the applicant may need to file a 2025 Comprehensive Master Plan Amendment. A portion of this plan is attached for your review.

Unified Development Ordinance:**Building Size:**

Section 15-3.0505 of the Unified Development Ordinance (UDO) states that no individual retail building in the B-3 Community Business district shall exceed a total of 125,000 gross square feet of floor area, including all roofed area. This section also says that no special use permit, PDD District, special exception or variance may be approved or granted that would allow a retail building to exceed 125,000 square feet. As such, staff anticipates that the applicant would need to file a UDO Text Amendment to revise the language in this section so that a store over 125,000 square feet could be accommodated or rezone to a zoning district that does not contain the size limit.

Parking and Circulation:

The UDO requires a minimum of six parking stalls per 1,000 square feet of floor area for grocery uses and four parking stalls per 1,000 square feet of floor area for department store uses. The Site Plan identifies a total of 713 parking spaces, which equates to a

parking ratio of 3.73 parking spaces per 1,000 square feet. 28 out of the 713 parking spaces are ADA accessible, a quantity that meets the requirements set forth in Table 15-5.0202(I)(1) of the UDO. A loading dock that accommodates six trucks is identified on the north side of the building. The applicant is proposing to construct a total of three driveways so that access to the property is available from West Loomis Road, West St. Martin's Road and West Ryan Road.

Natural Resources:

The Site Plan shows development encroachment into an area of the property that contains protected natural resources. As such, the applicant would need to request a Natural Resource Special Exception (NRSE) pursuant to the requirements set forth in the UDO. A preliminary analysis indicates that the development would affect approximately 1 acre of wetlands/wetland buffers and 0.71 acres of floodplains. Mitigation may be required to address the impacts of the development on any protected natural resources.

Architecture:

The front exterior building elevation has been specified with two types of masonry, and glass windows are proposed above the two building entrances. The side and rear elevations specify concrete panels containing brick imprints as well as masonry areas. A pharmacy with drive-through facilities and a garden center are shown on the south end of the building.

Landscaping:

Section 15-5.0302 of the UDO requires one shade tree, one evergreen tree, one ornamental tree and one shrub for every five parking spaces in a retail development. As such, 143 shade trees, 143 evergreen trees, 143 ornamental trees and 143 shrubs are required for the 713 parking spaces. The applicant did not provide a preliminary landscape plan with the Concept Review Application submittal package.

Land Assembly:

Because the applicant is proposing to assemble multiple properties, staff anticipates that submittal of a Certified Survey Map will be required.

Neighborhood Input:

Staff has received preliminary comments pertaining to the site plan and building elevations from Alderman Olson and area residents that live close to the proposed project. The comments are as follows:

- No access should be permitted to West Puetz Road
 - Traffic and headlights would shine directly into the adjacent residences.
 - Impedes neighbors use of their own driveways and properties
 - Adds traffic and noise to their property
- Shift the building as far to the north as possible to minimize light spill and noise
- Screen the entire West Puetz Road property line with large evergreens interspersed with large caliper trees
- No 24-hour operation
- Move truck access and docks to the north side of the building
- There is concern pertaining to storm water management near the east lot line. That

water usually drains to the properties on West Puetz Road due to poor grading and drainage ways

- Provide more natural stone on front, north and south elevations. See the nearby Target store for an idea of minimum treatment.
- Break up all roof lines and running walls. Boxes don't cut it. Pilasters with roofline treatments that vary the look of the wall are needed.
- Work with the owners of Forest Hill Highlands to provide pedestrian access to the store from the property to the east and northeast.
- Define the "site amenity" at the corner.

In summary, staff anticipates that this project will require submittal of the following applications:

2025 Comprehensive Master Plan Amendment Application: To address deviations from the Crossroads Regulating Plan and future land use (Commercial to Mixed Use).

UDO Text Amendment Application or Rezoning: To address the 125,000 square foot limit for a single retail user in the B-3 District, plus any other requested deviations.

Site Plan or Special Use Application: (Site Plan, Natural Resource Protection Plan, Exterior Building Elevations, Landscape Plan, Outdoor Lighting Plan and Grading & Drainage Plan)

Certified Survey Map (CSM) Application: To assemble the properties into one developable parcel.

The applicant has been advised to hold a neighborhood meeting prior to the scheduling of any additional application requests.

COUNCIL ACTION REQUESTED

Provide comments to the applicant regarding the proposed Meijer store (General Location: Intersection of West Loomis Road and West St. Martin's Road) (David Behrens, Applicant).

[illegible]

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.

Meijer's History

In 1934, a modest local barber in Greenville, Michigan had a need and saw an opportunity. In an effort to take care of the customers who visited his barbershop, Hendrik Meijer purchased \$328.76 worth of merchandise on credit. Together with his 14-year-old son, Fred, they opened North Side Grocery. As the customer base grew, Meijer sought ways to cater to his growing popularity by being one of the first to use mass marketing techniques (newspaper ads), automatic conveyor belts to metal shopping carts. These innovations led Meijer to develop the concept of one store where customers were able to purchase groceries and merchandise in a convenient and easy "one" shopping trip experience. This notion paved the way for the familiar "One Stop" shopping concept that is prevalent today.

Meijer as a Company:

Meijer is a Grand Rapids, Michigan based retailer that operates nearly 200 supercenters and grocery stores throughout Michigan, Ohio, Indiana, Illinois and Kentucky. Meijer stores have evolved through the years and include fresh produce and meat departments, as well as pharmacies, electronics departments, garden centers, general merchandise and apparel. Meijer, unlike its competitors, has strong history in the grocery business and is well known for its perishables, commitment to quality and everyday low prices. Recognized as one of Forbes Top 30 most reputable companies in the World, Meijer is committed to higher standards and lower prices.

Commitment to Community:

A single Meijer store typically employs between 200-250 employees. New employees are immediately eligible to receive access to health insurance and other benefits. Meijer has been a family owned and operated business for more than 75 years and is committed to serve the communities where its customer and team members work and live. In fact, each year Meijer donates more than 6% of its net profits to charity. While Meijer donates to thousands of charitable organizations throughout the year, helping fight hunger has been a primary focus. Meijer has addressed hunger relief through a variety of philanthropic efforts including its "Simply Give" food pantry donation program, which has helped raise more than \$3 million to local food pantries during the last few years.

Supporting Local Farms:

Meijer is the largest purchaser of local produce in the markets they serve. When buying local, Meijer not only supports local economies, but it allows for fresher products, often at more affordable prices.

Conservation/Preservation:

In 1994, Fred Meijer made a landmark donation of \$265,000 to help purchase an abandoned rail line in Greenville, Michigan. This would become the Fred Meijer Heartland Trail and would stretch more than 41 miles. Meijer continues to donate funds to preserve existing trails, and create new sanctuaries.

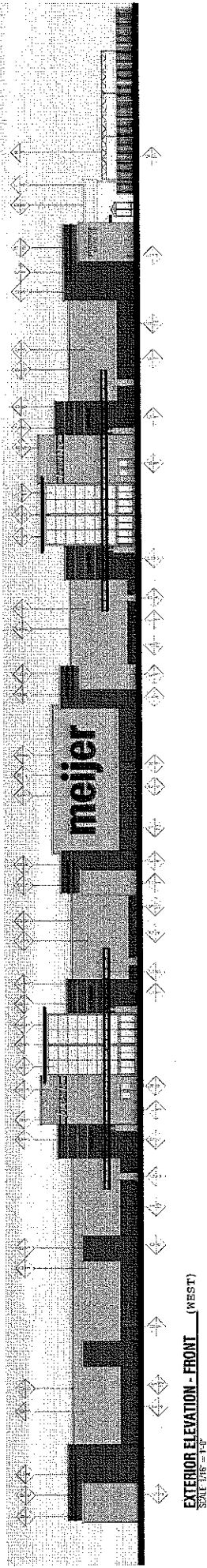
Sustainability:

Meijer is a retail leader in the industry by promoting strong sustainable business practices and green choices:

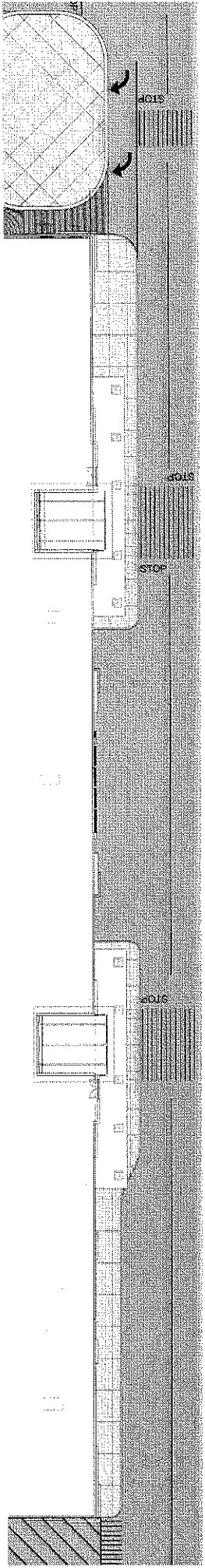
- Meijer has been recognized by the USEPA as a SmartWay award winner for advancements in transportation efficiency.
- Meijer is currently testing wind turbines at several locations. Understanding and recognizing the use of wind as a renewable power source can lead to the reduction of their carbon footprint.
- As of 2008, Meijer is constructing all new stores consistent with LEED (Leadership in Energy and Environmental Design).
- Meijer strives and seeks out new ways to reduce energy use through innovative store designs. Whether it is changing the lighting in all stores to highly efficient fluorescent fixtures or the installation of high efficiency motors and improved ventilation equipment, Meijer is continually working towards reducing their carbon footprint.

- In 2010, Meijer unveiled a pilot program and installed electric vehicle charging stations at three of its Michigan stores.
- In 2012, Meijer unveiled a broad seafood sustainability program, working with its suppliers and several NGOs to ensure the seafood it sells is caught and farmed in the most environmentally responsible manner.
- Reducing Invasive Plants: Meijer has partnered with the Nature Conservancy to teach and help consumers choose non-invasive plant products that are best suited for backyards in the Midwest.

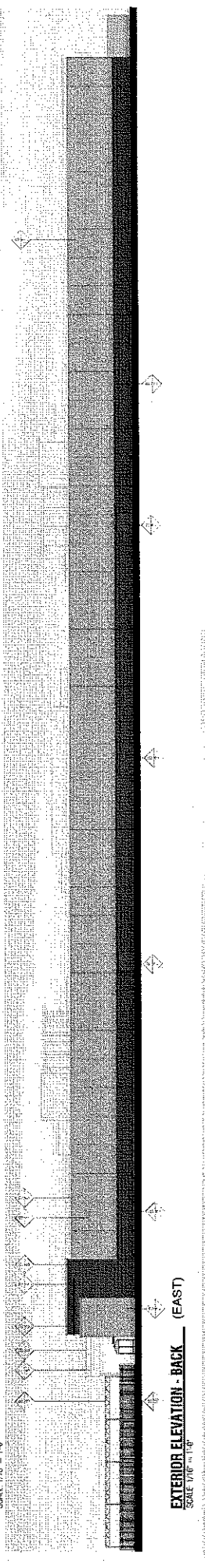
Meijer recognizes during this tough economy that people not only need to save time, they need to save money. At Meijer consumers will find the largest selection at incredible values. And because no two people operate on the same schedule, stores and gas stations are open 24 hours a day.



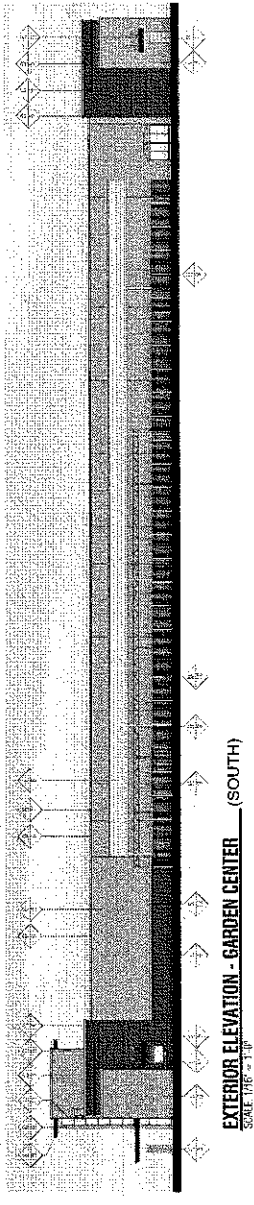
EXTERIOR ELEVATION - FRONT (WEST)
SCALE 1/8" = 1'-0"



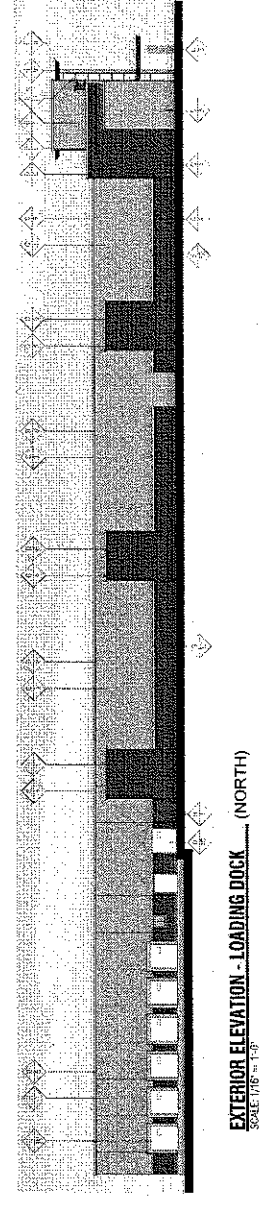
PARTIAL SITE PLAN (AERIAL OF FRONT OF STORE)
SCALE 1/8" = 1'-0"



EXTERIOR ELEVATION - BACK (EAST)
SCALE 1/8" = 1'-0"



EXTERIOR ELEVATION - GARDEN CENTER (SOUTH)
SCALE 1/8" = 1'-0"



EXTERIOR ELEVATION - LOADING DOCK (NORTH)
SCALE 1/8" = 1'-0"

FINISH SCHEDULE	
FINISH MATERIAL	FINISH COLOR
A. BRICK	1. SHERWIN WILLIAMS - SW 6102 MAGNOLIA
B. PRECAST CONCRETE WALL PANEL	2. SHERWIN WILLIAMS - SW 6101 TARRACK
C. BRICK	3. SHERWIN WILLIAMS - SW 6101 TARRACK
D. PRECAST CONCRETE WALL PANEL	4. BRICK TO MATCH SW TARRACK
E. PRE-FINISHED METAL ROOFING	5. PAC-COAT - ALMOND
F. PRE-FINISHED METAL SIDING	6. PAC-COAT - ALMOND
G. METAL ROOFING	7. PAC-COAT - SEWARD BROWN
H. METAL SIDING	8. PAC-COAT - SEWARD BROWN
I. METAL ROOFING	9. CLEAR ANODIZED
J. METAL SIDING	10. WHITE
K. CHAIN LINK FENCE	11. CLEAR
L. INSULATED GLASS	12. HAZARD
M. DECORATIVE FENCE	
N. MEYER LOG SIGN	
O. PHARMACY SIGN	
P. PRE-FINISHED METAL	
Q. PRECAST CONCRETE BRID	



MELIER | **EXTERIOR PERSPECTIVE**
FRANKLIN, WISCONSIN

GreenbergFarrow
21 S. Eastman, Suite 200
Allison Heights, Illinois 60005
t 847.768.9200 f 847.786.6536

From: [Steve Olson](#)
To: [Randall, Brian C.](#)
Cc: [Nick Fuchs](#)
Subject: Meijer site plan and elevations
Date: Wednesday, April 25, 2012 7:51:01 PM

Brian:

Here's a preview of my comments prior to Monday night.

As a recap:

- Move the building as far north as possible.
- Close access to Puetz
- No 24 hour operation
- Screen Puetz Rd. Residents
- Remove the 40 parking spaces on the south lot line.

New issues based on the new elevation drawings.

- Provide more natural stone on front, north and south elevations. See the nearby Target store for an idea of minimum treatment
- Break up all roof lines and running walls. Boxes don't cut it. Pilasters with roof line treatments that vary the look of the wall are needed.
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- Break up all roof lines and running walls. Boxes don't cut it. Pilasters with roof line treatments that vary the look of the wall are needed.
- Break up the parking lot with more landscaping.
- Work with the owners of Forest Hill Highlands to provide pedestrian access to the store from the property to the east and northeast.
- Define the "site amenity" at the corner.

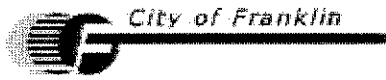
Understand that this will be the FIRST entre' into the Wisconsin market. I'm certain that Meijer wants to make a big impression with the new building. This one doesn't do it. Frankly, it's "Plan A." "Plan A's" usually don't get approved.

It's not a matter of being snobbish or wanting to drive up the cost of the building. It's a matter of establishing a "sense of place" and uniqueness for our community. Plopping a brick box on one of our major intersections and calling it special won't fly.

Thanks.

Steve

(Nick: you can put this e-mail in the packet if you'd like.)

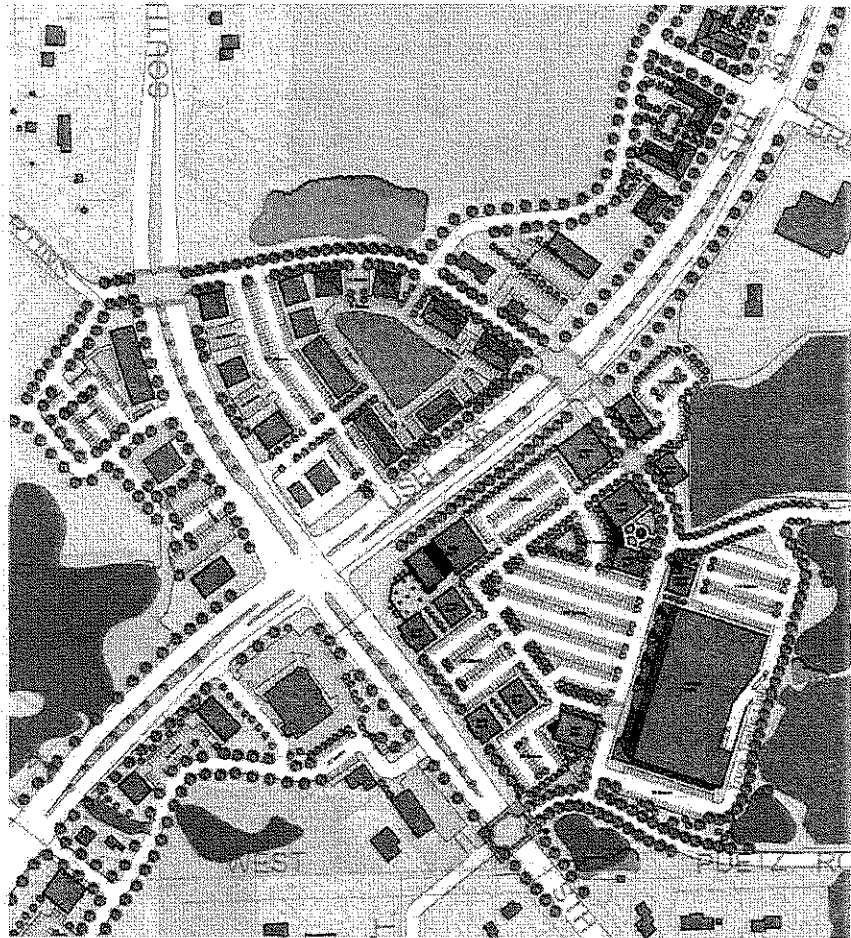


Steve Olson
Alderman, 1st District
8091 S. Meadowcreek Ct.
Franklin, Wisconsin 53132
414-425-9060
solson@franklinwi.gov
www.franklinwi.gov

11-18-04 TL
3-1-05 CL

City of Franklin
Crossroads Trade Area

REGULATING PLAN



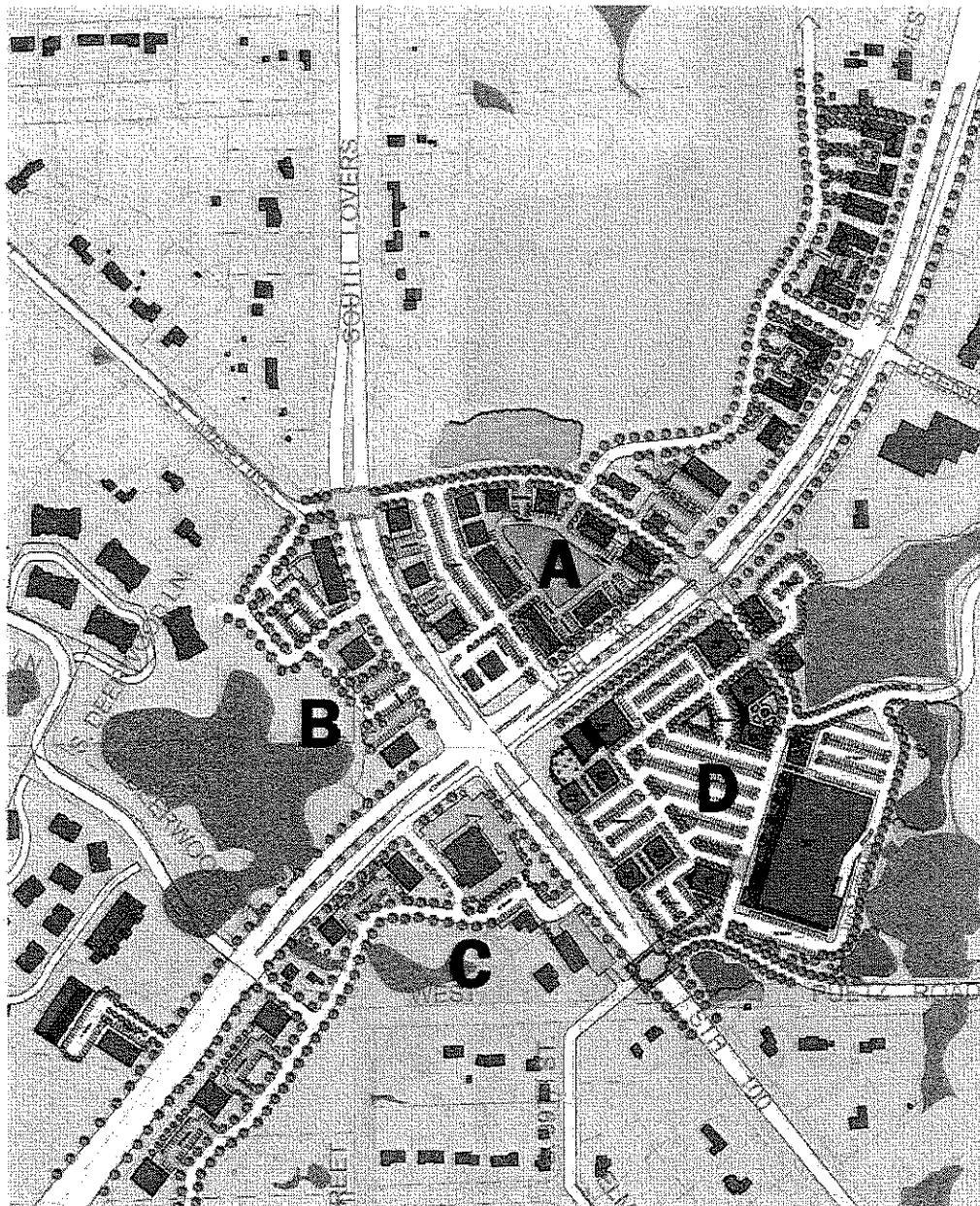
November 2004



Purpose of the Regulating Plan

A Regulating Plan sets the criteria for development to ensure the original intent of the plan is maintained as property owners, the City, and developers implement the plan. It is important for the City to have guidelines that implement the approved Neighborhood Plan. A Regulating Plan illustrates the areas to be preserved and the buildable areas. Guidelines describe and illustrate the character of the development. The guidelines will assist private property owners, and the City, in creating developments that are consistent with the City's vision for the Crossroads Trade Area.

The following pages illustrate and describe development issues that are critical to implementing the vision of a Village Center that integrates high quality development with pedestrian amenities. The guidelines of the Regulating Plan will be reviewed by the Plan Commission and Common Council. The illustration below depicts the suggested site layout, building sizes, and densities. The location of buildings and landscaping reinforce public right-of-ways and public spaces. The buildings should be implemented approximately per their location on the approved plan.



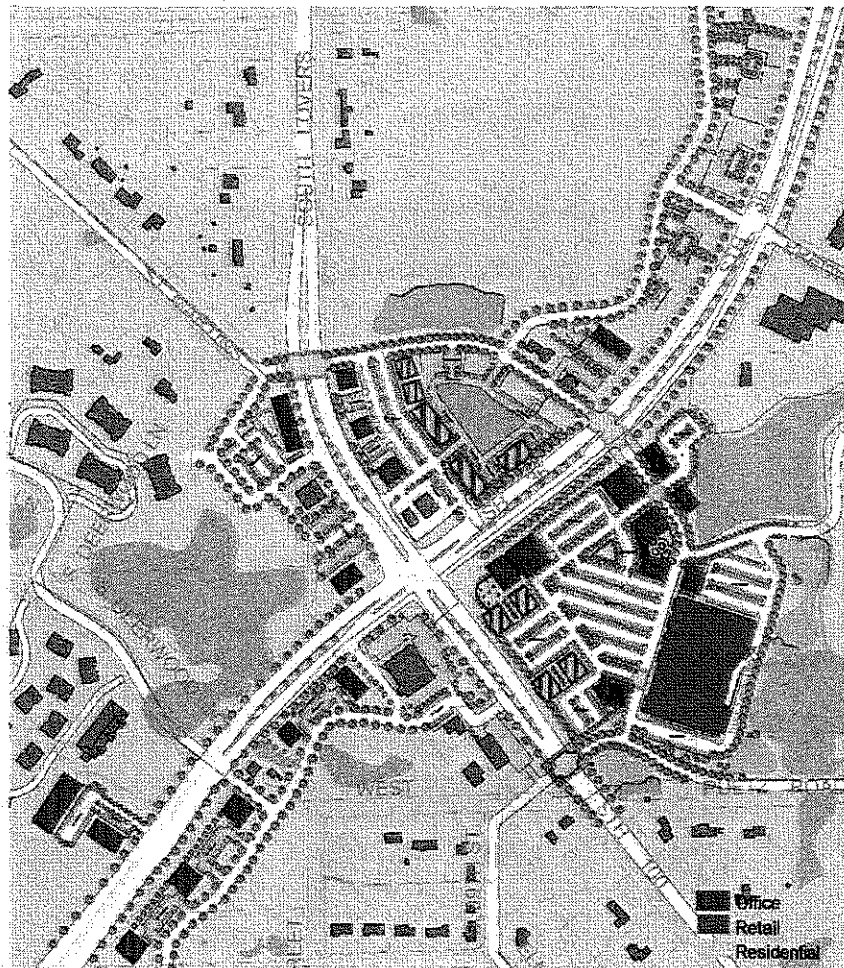
Land Use

A mix of uses is recommended to create a "Village Center" character. Two story buildings are encouraged but not required. Permitted second floor uses include commercial office and residential. Shared parking, at an overall ratio of four spaces per 1,000 square feet of development, is recommended in each quadrant.

The following use regulations shall be applied to the Crossroads Trade Area for new development and when any changes are proposed to existing development, buildings, or properties:

- No 24-hour uses are permitted in the Crossroads Trade Area.
- Maximum tenant space allowed is 100,000 square feet. Liner shops can be added to the perimeter of the primary building. For example, a 125,000 square foot building can contain a 100,000 tenant with 25,000 square feet of liner shops. (Liner shops are stores around the perimeter of the big box that include individual entrances. This concept provides a "main street" feeling with individual stores along the street.)
- Loading areas should be screened with landscaping and/or fencing.
- Buildings A and B could be considered for drive-through uses. Circulation shall not occur on the "build to" line but can be integrated with the parking area or between landscaping and the building. Drive-through uses must be pre-approved by the City.
- Four-sided architecture is strongly preferred. This can be accomplished by providing windows, architectural details, and a variety of materials and colors on all sides.

The primary use for the first floor is the color around the perimeter of the building. Permitted second floor uses are illustrated with the interior color. Buildings that are striped can be either use.



APPROVAL <i>Slw</i>	REQUEST FOR COMMITTEE OF THE WHOLE ACTION	MEETING DATE 04/30/12
REPORTS & RECOMMENDATIONS	CONCEPT REVIEW FOR REVISIONS TO THE FOREST VIEW RESIDENTIAL DEVELOPMENT (APPROXIMATELY WEST RYAN ROAD AND SOUTH 60TH STREET) (ROB WILLIAMS, APPLICANT)	ITEM NUMBER <i>II.B.</i>

On April 20, 2012, Mr. Rob Williams of TDI Associates, Inc., filed a Concept Review Application with the Department of City Development on behalf of Forest View – Franklin Limited, owner of the subject property.

The 9.5-acre property located at approximately West Ryan Road and South 60th Street is currently zoned R-8 Multiple-Family Residence District (Option 1), C-1 Conservancy District, FC Floodplain Conservancy District and FW Floodway District. The property is currently vacant but contains some site infrastructure improvements (e.g., a private road and storm water detention basin). It is bounded by the Milwaukee County Sports Complex to the north; vacant land zoned B-3 Community Business District (also owned by Forest View – Franklin Limited) to the south; the Woodland Trails condominium development to the east; and vacant land owned by Milwaukee County to the west. The subject property is identified as “Areas of Natural Resource Features” and “Residential – Multi-Family” in the City of Franklin 2025 Comprehensive Master Plan.

The property owner received Special Use approval in 2007 (Resolution 2007-6353) for the development of 42 residential condominium dwelling units upon the subject property. At that time, the property owner also received approval for a Condominium Plat, a Certified Survey Map and a Natural Resource Special Exception.

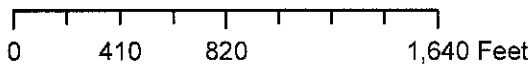
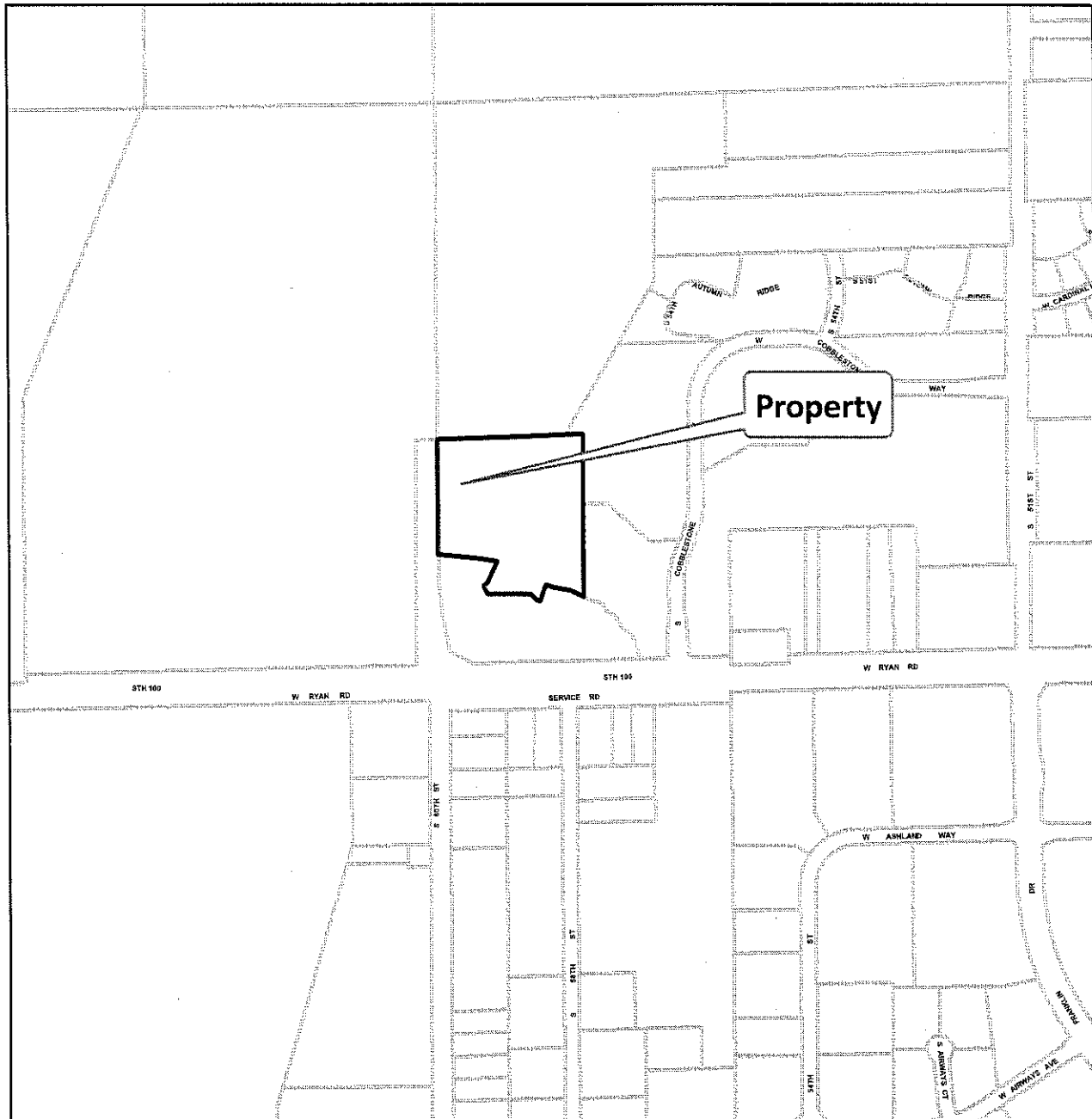
The approved site plan consists of one 4-unit, one 6-unit and four 8-unit condominium buildings. The property owner is proposing the following revisions to the previous Special Use approval: (1) Change the use from condominium units to apartments; (2) reduce dwelling unit area to a range between 1,280 square feet and 1,402 square feet (a slight change); (3) replace the approved masonry veneer with vinyl siding; and (4) revise the landscape plan. The proposed landscape plan includes additional plantings along the east property line, but contains a considerably smaller quantity of total plantings. The proposed changes will require the applicant to apply for an amendment to the previously approved Special Use.

The property owner is not proposing to change the general site layout or number of approved dwelling units. The applicant has indicated that the proposed apartments will be leased at market rates and anticipates rents between \$1,250 and \$1,550 per month.

COUNCIL ACTION REQUESTED

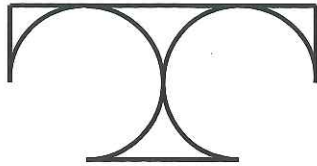
Provide direction to the applicant regarding the proposed revisions to the Forest View residential development (approximately West Ryan Road and South 60TH Street) (Rob Williams, Applicant).

Forest View Development



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.

City Development 2012
(2010 Aerial Layer)



TDI ASSOCIATES, INC.

ARCHITECTS ENGINEERS PLANNERS

EMPLOYEE OWNED

N8 W22350 JOHNSON DR. SUITE B4 WAUKESHA, WISCONSIN 53186

PHONE 262/437-0400 FAX 262/437-0401

April 20, 2012

Mr. Nich Fuchs
Franklin Planning Department
9229 West Loomis Road
Franklin, WI 53132

Franklin

APR 20 2012

City Development

**Re: Forest View Development
Ryan Road and S. 60th Street, Franklin, Wisconsin
Concept Review Submittal-Project Summary**

Dear Mr. Fuchs:

We respectfully submit the attached Concept Review application for Forest View, an apartment community development, for your review and to obtain City comment and feedback on behalf of the Owner and Developer, Agi Nikolua, Forest View, LLC.

The above referenced project is located in the City of Franklin on South 60th Street and Ryan Road. The proposed development of Forest View consists of a total of 42 units in buildings of 4-units, 6-units, and (4) 8-units on a parcel approximately 9.5 acres.

Project Background

This project was formerly approved as a 42 units of condominiums in the same building configurations. Due to economic forces, the condominiums were not feasible by the owner. The owner has already installed all the necessary utility improvements and storm water facility. The private road has been installed and the site has been rough graded for all building pads. The previously approved condominium project included the improvement of South 60th Street at the request of the City, this will be completed as part of the apartment development. The property is currently zoned R-8.

Current Proposed Project

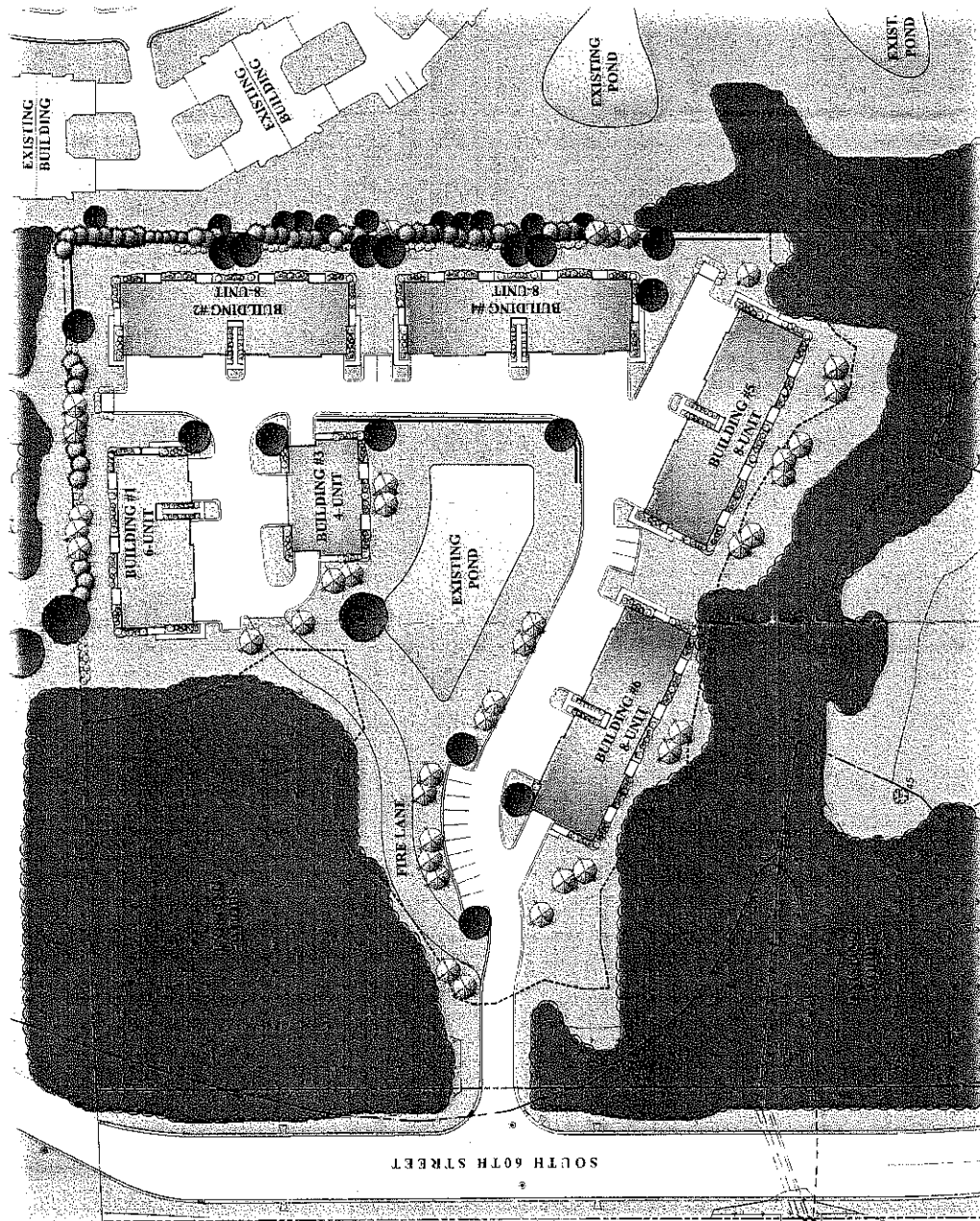
The current proposal uses slightly smaller buildings within the same footprint area of the previously approved condominium project. The apartment units will each have a 2-car attached garage, 2-3 bedrooms, 2 bathrooms and range from 1,280 Square feet to 1,402 Square feet. The units are expected to have a rental market of \$1250 - \$1550 per month. The units all have separate entries and are designed to be able to be converted to condominiums in the future. The proposed building changes will not effect the existing conservation easements or area of disturbance.

Please do not hesitate to contact us should you have any questions or concerns.

Sincerely,

TDI ASSOCIATES, INC.

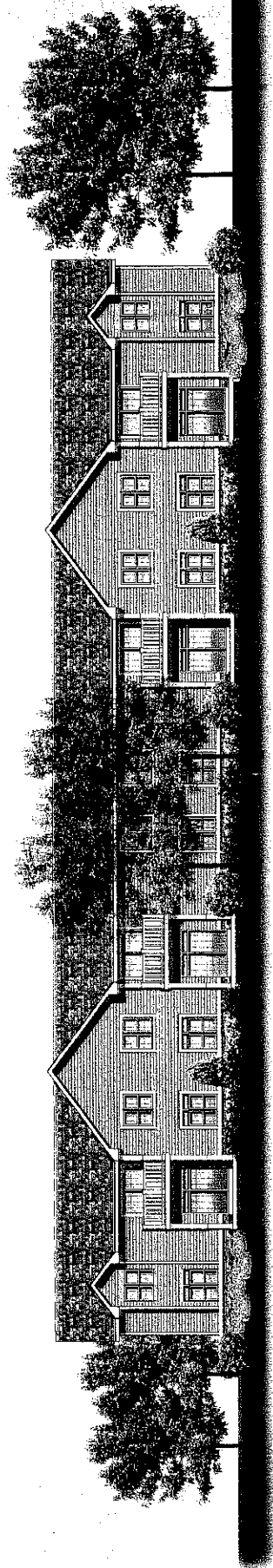
Rob Williams, RLA
Project Manager
c: File



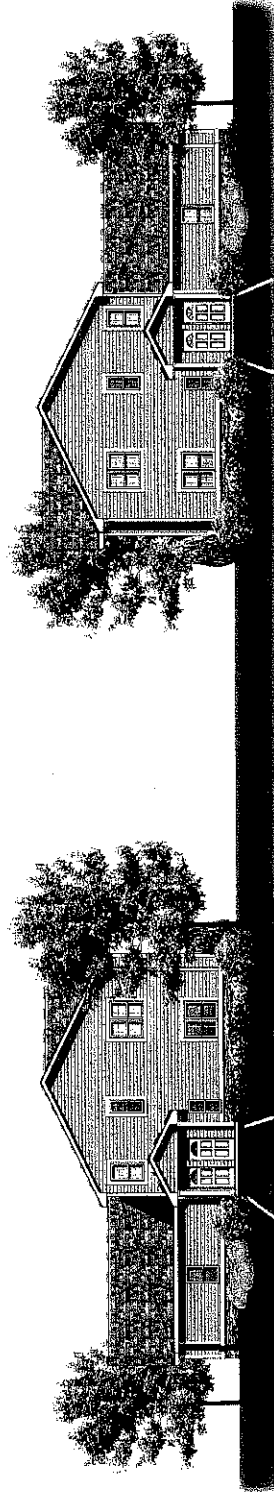
FOREST VIEW APARTMENTS SITE PLAN

THE ASSOCIATES, INC.
ARCHITECTS AND PLANNERS
10000 W. 10TH AVE., SUITE 100
DENVER, CO 80202
PHONE: 303.733.1100
FAX: 303.733.1101
WWW.THEASSOCIATESINC.COM
MARCH 20TH, 2012

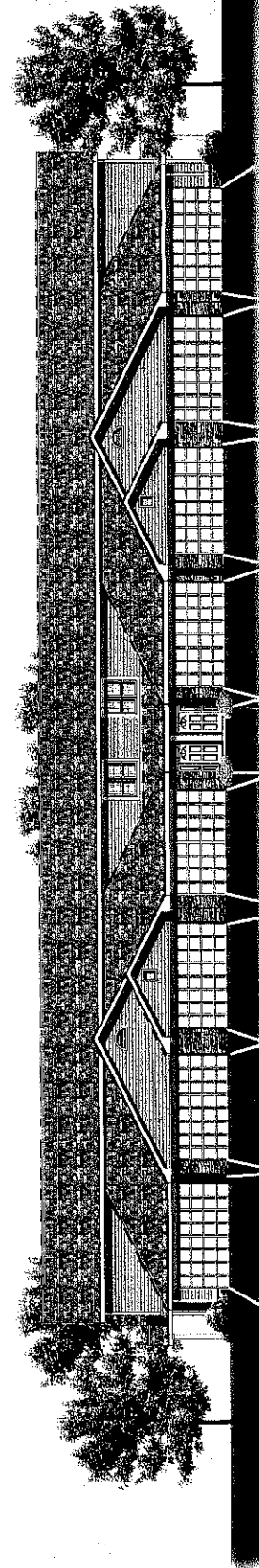




BACK ELEVATION



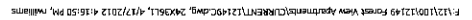
LEFT SIDE ELEVATION



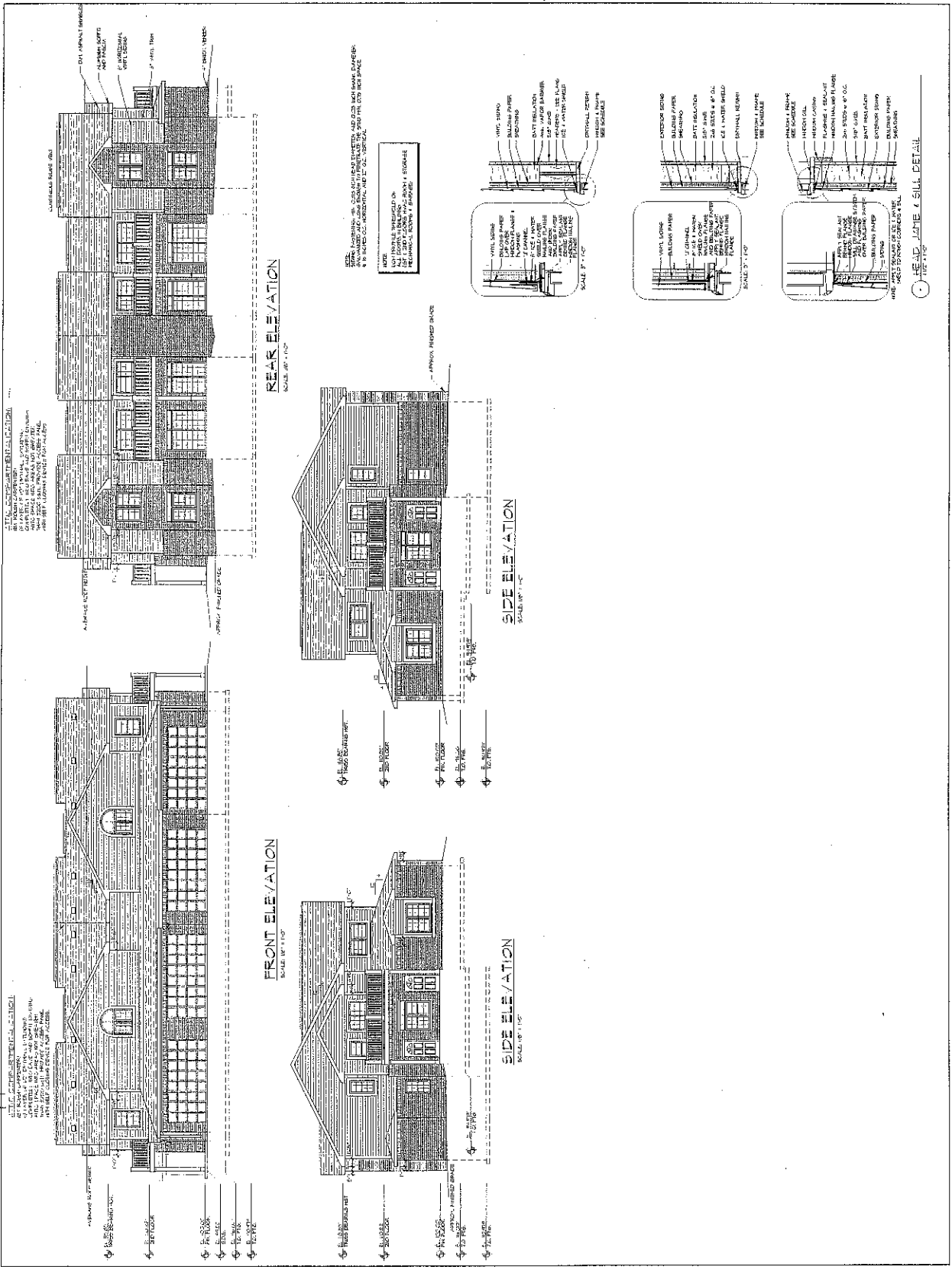
FRONT (STREET) ELEVATION

RIGHT SIDE ELEVATION

FOREST VIEW APARTMENTS 8 - UNIT



2007 Approved Plans



TDI ASSOCIATES, INC.
ARCHITECTS, BUSINESS PLANNERS

NE 2330 JOHNSON DRIVE, SUITE 104
FARMINGTON, MINNESOTA 55431-1000
PHONE: 763-447-1000 FAX: 763-447-1000

FOREST VIEW CONDOMINIUMS
BUILDING #3 - 4 FAMILY

CITY OF FRANKLIN, WISCONSIN

RYAN ROAD (S.T.H. 100)

TDI ASSOCIATES, INC.
ARCHITECTS, BUSINESS PLANNERS

CONSUMER OF DOCUMENTS

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DATE: 10/1/07

DESIGNED BY: [Signature]

DRAWN BY: [Signature]

CHECKED BY: [Signature]

DATE: 10/1/07

DATE: 10/1/07

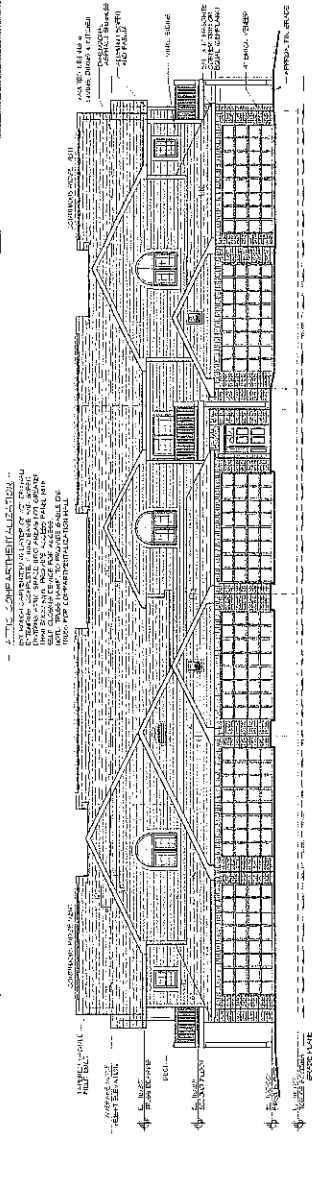
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DRAWN BY: JRC

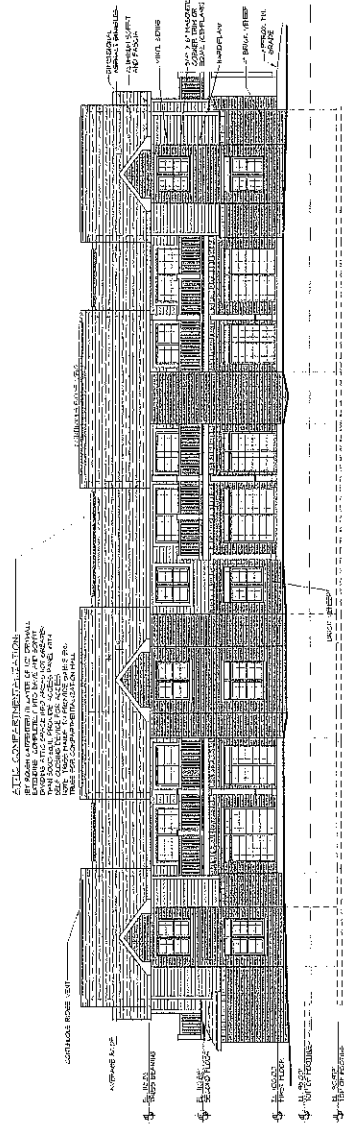
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REVISIONS:

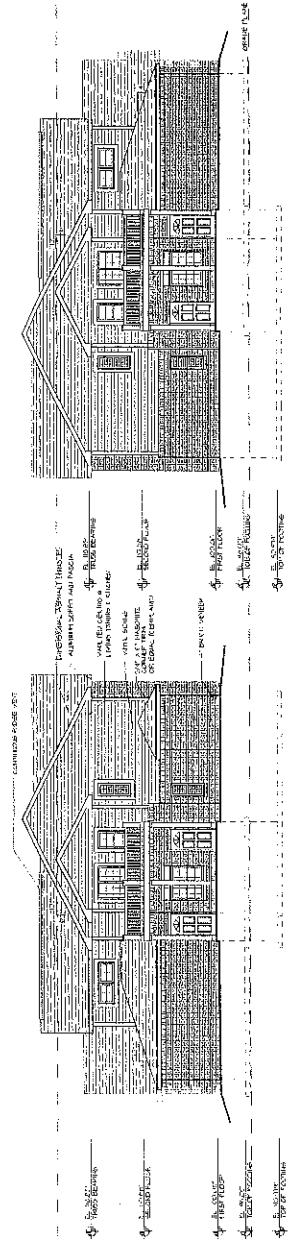
1. 10/1/07 - 10/1/07 - 10/1/07



FRONT ELEVATION
1/8" = 1'-0"

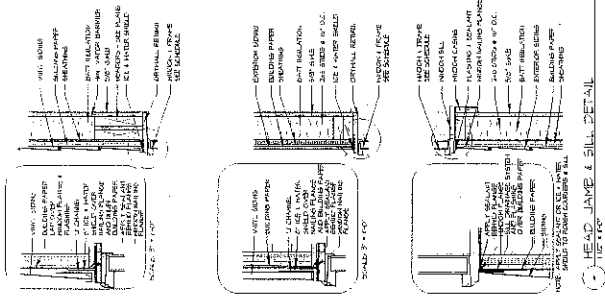


REAR ELEVATION
1:6" = 1'-0"



RIGHT SIDE ELEMENT

LEFT SIDE ELEVATION
118° 51'-0"



NOTE:
LOW VOLTAGE THRESHOLD ON
ALL COILS IN BUILDING
SET 1 AND FLOORS 1-14
MECHANICAL ROOMS 1-5

NOTE: SCHEDULING PATTERNS FOR THIS WORKING DAY ARE: 0700-1200 HRS. 1300-1700 HRS. 1800-2000 HRS. 2100-2300 HRS. 2400-0100 HRS. 0200-0400 HRS. 0500-0700 HRS. 0800-1000 HRS. 1100-1300 HRS. 1400-1600 HRS. 1700-1900 HRS. 2000-2200 HRS. 2300-2500 HRS. 2600-2800 HRS. 2900-3100 HRS. 3200-3400 HRS. 3500-3700 HRS. 3800-4000 HRS. 4100-4300 HRS. 4400-4600 HRS. 4700-4900 HRS. 5000-5200 HRS. 5300-5500 HRS. 5600-5800 HRS. 5900-6100 HRS. 6200-6400 HRS. 6500-6700 HRS. 6800-7000 HRS. 7100-7300 HRS. 7400-7600 HRS. 7700-7900 HRS. 8000-8200 HRS. 8300-8500 HRS. 8600-8800 HRS. 8900-9100 HRS. 9200-9400 HRS. 9500-9700 HRS. 9800-10000 HRS. 10100-10300 HRS. 10400-10600 HRS. 10700-10900 HRS. 11000-11200 HRS. 11300-11500 HRS. 11600-11800 HRS. 11900-12100 HRS. 12200-12400 HRS. 12500-12700 HRS. 12800-13000 HRS. 13100-13300 HRS. 13400-13600 HRS. 13700-13900 HRS. 14000-14200 HRS. 14300-14500 HRS. 14600-14800 HRS. 14900-15100 HRS. 15200-15400 HRS. 15500-15700 HRS. 15800-16000 HRS. 16100-16300 HRS. 16400-16600 HRS. 16700-16900 HRS. 17000-17200 HRS. 17300-17500 HRS. 17600-17800 HRS. 17900-18100 HRS. 18200-18400 HRS. 18500-18700 HRS. 18800-19000 HRS. 19100-19300 HRS. 19400-19600 HRS. 19700-19900 HRS. 20000-20200 HRS. 20300-20500 HRS. 20600-20800 HRS. 20900-21100 HRS. 21200-21400 HRS. 21500-21700 HRS. 21800-22000 HRS. 22100-22300 HRS. 22400-22600 HRS. 22700-22900 HRS. 23000-23200 HRS. 23300-23500 HRS. 23600-23800 HRS. 23900-24100 HRS. 24200-24400 HRS. 24500-24700 HRS. 24800-25000 HRS. 25100-25300 HRS. 25400-25600 HRS. 25700-25900 HRS. 26000-26200 HRS. 26300-26500 HRS. 26600-26800 HRS. 26900-27100 HRS. 27200-27400 HRS. 27500-27700 HRS. 27800-28000 HRS. 28100-28300 HRS. 28400-28600 HRS. 28700-28900 HRS. 29000-29200 HRS. 29300-29500 HRS. 29600-29800 HRS. 29900-30100 HRS. 30200-30400 HRS. 30500-30700 HRS. 30800-31000 HRS. 31100-31300 HRS. 31400-31600 HRS. 31700-31900 HRS. 32000-32200 HRS. 32300-32500 HRS. 32600-32800 HRS. 32900-33100 HRS. 33200-33400 HRS. 33500-33700 HRS. 33800-34000 HRS. 34100-34300 HRS. 34400-34600 HRS. 34700-34900 HRS. 35000-35200 HRS. 35300-35500 HRS. 35600-35800 HRS. 35900-36100 HRS. 36200-36400 HRS. 36500-36700 HRS. 36800-37000 HRS. 37100-37300 HRS. 37400-37600 HRS. 37700-37900 HRS. 38000-38200 HRS. 38300-38500 HRS. 38600-38800 HRS. 38900-39100 HRS. 39200-39400 HRS. 39500-39700 HRS. 39800-40000 HRS. 40100-40300 HRS. 40400-40600 HRS. 40700-40900 HRS. 41000-41200 HRS. 41300-41500 HRS. 41600-41800 HRS. 41900-42100 HRS. 42200-42400 HRS. 42500-42700 HRS. 42800-43000 HRS. 43100-43300 HRS. 43400-43600 HRS. 43700-43900 HRS. 44000-44200 HRS. 44300-44500 HRS. 44600-44800 HRS. 44900-45100 HRS. 45200-45400 HRS. 45500-45700 HRS. 45800-46000 HRS. 46100-46300 HRS. 46400-46600 HRS. 46700-46900 HRS. 47000-47200 HRS. 47300-47500 HRS. 47600-47800 HRS. 47900-48100 HRS. 48200-48400 HRS. 48500-48700 HRS. 48800-49000 HRS. 49100-49300 HRS. 49400-49600 HRS. 49700-49900 HRS. 50000-50200 HRS. 50300-50500 HRS. 50600-50800 HRS. 50900-51100 HRS. 51200-51400 HRS. 51500-51700 HRS. 51800-52000 HRS. 52100-52300 HRS. 52400-52600 HRS. 52700-52900 HRS. 53000-53200 HRS. 53300-53500 HRS. 53600-53800 HRS. 53900-54100 HRS. 54200-54400 HRS. 54500-54700 HRS. 54800-55000 HRS. 55100-55300 HRS. 55400-55600 HRS. 55700-55900 HRS. 56000-56200 HRS. 56300-56500 HRS. 56600-56800 HRS. 56900-57100 HRS. 57200-57400 HRS. 57500-57700 HRS. 57800-58000 HRS. 58100-58300 HRS. 58400-58600 HRS. 58700-58900 HRS. 59000-59200 HRS. 59300-59500 HRS. 59600-59800 HRS. 59900-60100 HRS. 60200-60400 HRS. 60500-60700 HRS. 60800-61000 HRS. 61100-61300 HRS. 61400-61600 HRS. 61700-61900 HRS. 62000-62200 HRS. 62300-62500 HRS. 62600-62800 HRS. 62900-63100 HRS. 63200-63400 HRS. 63500-63700 HRS. 63800-64000 HRS. 64100-64300 HRS. 64400-64600 HRS. 64700-64900 HRS. 65000-65200 HRS. 65300-65500 HRS. 65600-65800 HRS. 65900-66100 HRS. 66200-66400 HRS. 66500-66700 HRS. 66800-67000 HRS. 67100-67300 HRS. 67400-67600 HRS. 67700-67900 HRS. 68000-68200 HRS. 68300-68500 HRS. 68600-68800 HRS. 68900-69100 HRS. 69200-69400 HRS. 69500-69700 HRS. 69800-70000 HRS. 70100-70300 HRS. 70400-70600 HRS. 70700-70900 HRS. 71000-71200 HRS. 71300-71500 HRS. 71600-71800 HRS. 71900-72100 HRS. 72200-72400 HRS. 72500-72700 HRS. 72800-73000 HRS. 73100-73300 HRS. 73400-73600 HRS. 73700-73900 HRS. 74000-74200 HRS. 74300-74500 HRS. 74600-74800 HRS. 74900-75100 HRS. 75200-75400 HRS. 75500-75700 HRS. 75800-76000 HRS. 76100-76300 HRS. 76400-76600 HRS. 76700-76900 HRS. 77000-77200 HRS. 77300-77500 HRS. 77600-77800 HRS. 77900-78100 HRS. 78200-78400 HRS. 78500-78700 HRS. 78800-79000 HRS. 79100-79300 HRS. 79400-79600 HRS. 79700-79900 HRS. 80000-80200 HRS. 80300-80500 HRS. 80600-80800 HRS. 80900-81100 HRS. 81200-81400 HRS. 81500-81

ANALYZING THE HIGHER EDUCATION

Exterior Elevations

— 115 —

Revisions

Issued to:

Date. 3/10/06

96336 Jap No.


Page No. _____

A2.

Forest View Condominiums
BUILDINGS #1 & #7 - 6-FAMILY
Ryan Road (S.T.H. 100)
CITY OF FRANKLIN, WISCONSIN

ETDI ASSOCIATES, INC.

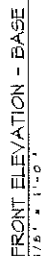
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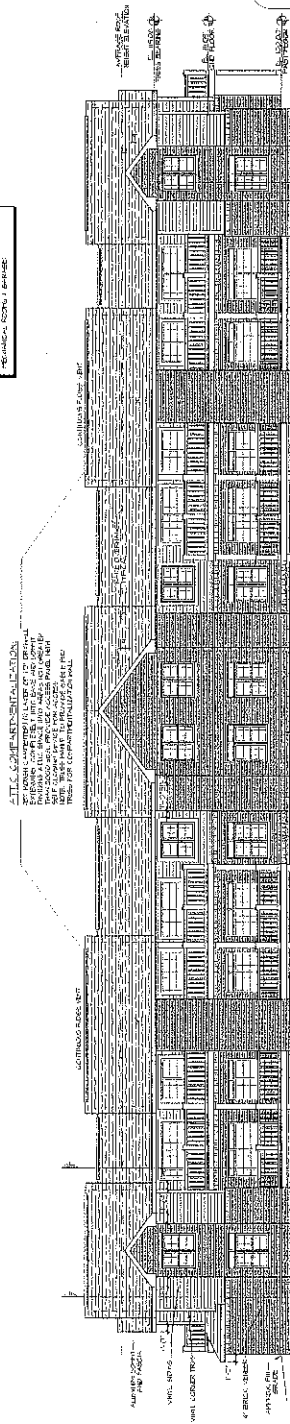
T. L. CLASS ASSOCIATES, INC.
ARCHITECTS-ENGINEERS-PLANNERS

205 W2350 JOHNSON DRIVE, SUITE B4
WATKINSIA, WISCONSIN 53086
PHONE 262-437-0400 FAX 262-437-4400

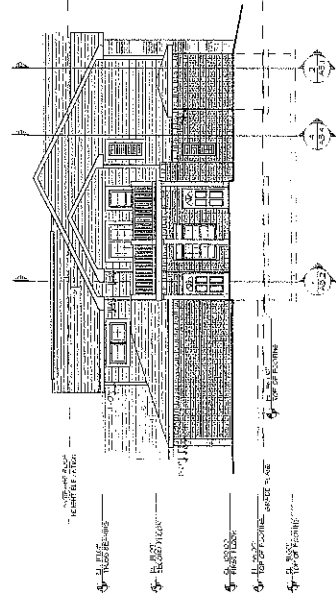
THE POLICE DEPARTMENT OF THE CITY OF NEW YORK, OFFICE OF THE CHIEF OF POLICE, HAS BEEN ADVISED THAT A PERSON IDENTIFYING HIMSELF AS JAMES EARL RAY, WHO CLAIMS TO BE A MEMBER OF THE BLACK PANTHER PARTY, HAS BEEN IN CONTACT WITH THE NEW YORK OFFICE OF THE FBI, AND THAT HE HAS BEEN ADVISED THAT HE IS BEING SEARCHED FOR BY THE FBI.



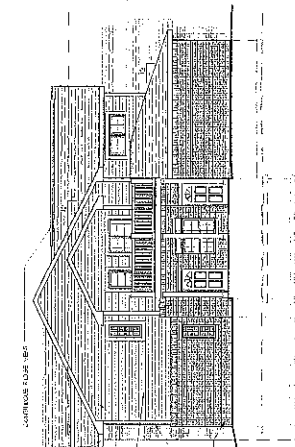
with:
LIFE MOBILE TRAILER SOLD ON
ALL OCCASIONS.
NOT A DISCOUNT; H.A.C. ROOMS
RENTAL; ROOMS / BATHS:

REAR ELEVATION - BASE
1/8" = 1'-0"

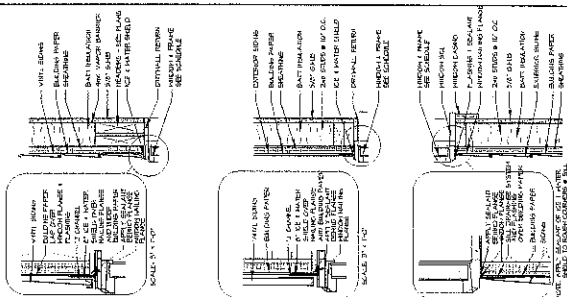
NOT: RETURN TO SHEET FOR
ICE & WATER SHIELD LAYOUT



RIGHT SIDE ELEVATION - BASE



LEFT SIDE ELEVATION - BASE

[illegible]

HEAD JAMES HILL DETAIL

Sheet: Title
Exterior Elevations

Revisions

Received 1997-07-14.

Date: 2/24/06

Job No. 05336.002

Drum Bay JRS

Sheet No.

RIGHT SIDE ELEVATION - BASE

LEAF SIDE ELEVATION - BASE

2015-16

[illegible]

SEE PAGE 100 FOR ADVERTISING RATES AND INFORMATION
SEND TO: NORTH CONCORD • BELL

421

NISNODSIM
(001

Forest View Condominiums
BUILDINGS #2, #4, #5 & #6 - 8-FAMILY

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Sheet: Title

Exterior Elevations

Revisions

Received 1997-07-14.

Date: 2/24/06

Job No. 05336.002

Drum Bay JRS

Sheet No.

RIGHT SIDE ELEVATION - BASE

LEAF SIDE ELEVATION - BASE

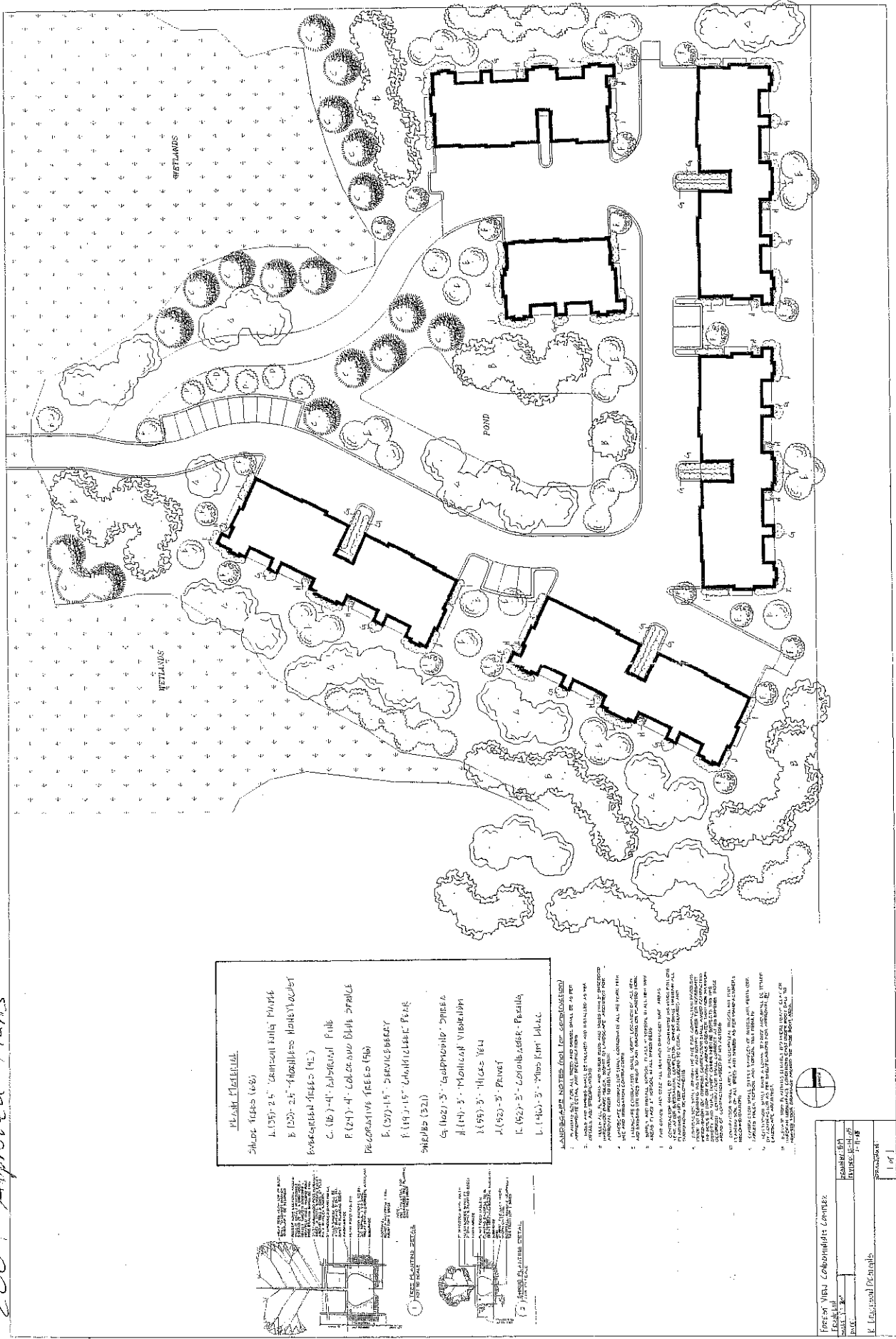
10-11-2016

(2)E
The following paragraph was added to the bill: "Notwithstanding

SEE PAGE 100 FOR ADVERTISING RATES AND INFORMATION
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421

2007 Approved Plans



APPROVAL <i>Slw</i> <i>Q8</i>	REQUEST FOR COUNCIL ACTION	MEETING DATE 5/1/12
REPORTS & RECOMMENDATIONS	Review the Role of the Finance Committee and discuss Common Council assuming that Role	ITEM NUMBER <i>II. c.</i>
<p>The Finance Committee currently has one vacancy and two members have indicated that this is there last term on the Committee. Before the appointment process, the Common Council may wish the opportunity to discuss the necessity of continuing a Finance Committee or assuming those functions. The major function is the review and recommendation of the annual budget. I have asked the Director of Finance & Treasurer to provide a memo on the functions the Finance Committee performs for Council review. (Alderman Solomon)</p> <p style="text-align: center;">COUNCIL ACTION REQUESTED</p>		

M E M O R A N D U M

DATE: April 9, 2012
TO: Common Council
FROM: Cal Patterson, Director of Finance & Treasurer
RE: Finance Committee Functions

Alderman Solomon requested a review of the functions of the Finance Committee. I used the 2011 and 2010 Finance Committee agenda items as a basis for the listing of Finance Committee functions. The functions during this period include:

- Development of the Annual Budget
 - Review and recommendation of the Annual Budget *
 - Review of Annual Budget Forecast
 - Annual budget preparation schedule *
 - Annual Budget Review assignments
 - Annual Departmental meetings with selected departments
 - Annual revenue forecast review
- Budget monitoring
 - Encumbrances recommendation *
 - Review Budget amendment staff recommendations *
- Review of financial reports
 - Annual meeting with Auditors to review CAFR & Related Reports *
 - Quarterly internal financial reports
 - Annual Status Report on group health & dental programs
 - Annual Capital Improvement Fund Availability Report
 - Annual Equipment Replacement Fund Report
 - Annual Report on Impact Fees

- Referrals from the Common Council
 - Referral on application of TIF District increment
 - Referral on State Legislature passing any unfunded mandates affecting City
 - Referral of establishing a revolving loan fund
- Review and Recommendation of Investment Policies
 - Annual review investment manager results
 - Annual review and revision of investment policies *
 - Review of new investment vehicles – 2010 *
- Other periodic issues
 - Review and Recommendation of Financial Policies
 - Review Moody's Debt rating change
 - Issuance of general obligation debt – 2008 *
 - Review of Fire Department overtime issues
 - Review of TIF District Cash Flow Reports *
 - Review of State Budget issues – 2011
 - Review of Emerald Ash Borer Management Plan – 2010 *
 - Solid Waste Charges Funding Alternatives – 2010
 - Ryan Creek Interceptor Financial Update – 2011 *

The major role provided by the Finance Committee is the review and recommendation on the annual budget and thus the most significant workload. For those areas that do not already come before the Council, those categories of committee work could be reviewed during the Committee of the Whole meetings.

* Also reviewed and acted upon by the Common Council

Sandi Wesolowski

From: tom2563@att.net
Sent: Friday, April 27, 2012
To: Sandi Wesolowski
Cc: Tom Taylor

Please place on the Committee of the Whole and the Common Council Agenda.

Sandi,

Please see directly below a recommended change to the ordinances of the City of Franklin as it applies to aldermanic appointments to boards and commissions of the City of Franklin. I am requesting that this suggested change to the ordinances be placed on the next Common Council agenda for review and consideration of the Common Council.

As you may remember I had sometime ago suggested that the duties and responsibilities of the position of Common Council President be increased significantly given that there are no duties currently assigned to the Common Council President by the aldermen of the City.

It makes no sense to have the position of Common Council President that has no duties, responsibilities or job description. I am making this suggested recommendation in an effort to have the Common Council work in a more cohesive manner and to reduce unneeded conflict between the Mayor and the aldermen. The alderman elected by his/her colleagues as Common Council President should be the person to make aldermanic appointments to the boards and commissions of the City.

I believe this process of having a CEO (mayor) appointing elected representatives (aldermen) to seats on boards and commission is counter productive to effective government and serves as a constant source of conflict.

The Common Council President should monitor the various aldermanic appointments to see if his/her appointments are doing their job, attending meetings and working cooperatively with the staff, the Mayor and the citizen members serving in an appointed position.

It is further recommended that the aldermen of the City consider not filling current openings on the Finance Committee of the City but rather have the duties and responsibilities of the Committee merged with the Personnel Commission of the City except for the duties and responsibilities related to the preparation of the Annual Budget of the City.

The duty to prepare the City Budget should be exclusively conducted by the six aldermen of the City after they receive a recommended budget from the Mayor and his department heads. The Finance Committee should be abolished and a new Commission should be created that is called the Finance and Personnel Commission. Given that the Director of Administration of the City is now in charge of both the Finance and Personnel functions of the City it only makes sense that these two entities be combined. The personnel costs of the City dominate the overall costs of City Government but the Finance Committee and all the aldermen rarely are involved in the decision making relative to collective bargaining and fringe benefit increases.

There was a time when major personnel changes were needed and that is why I recommended the creation of the Personnel Committee of the City and wrote the legislation that was put in place and still exists. As the former Chairman of the Finance Committee it was at that time impossible to deal with all of the personnel changes that were required. After many years the major changes to collective bargaining agreements, benefit administration modifications and hardware and software installations have been put in place. The City of Franklin has a population of 35,000 and it continues to grow and it is now time that the elected representatives of the City assume the main role of preparing and working on the Annual Budget of the City verses simply voting on the Budget after all of the heavy lifting has been conducted.

Mayor Tom Taylor

§ 10-23. Appointment of members; terms.

[Amended 3-6-2001 by Ord. No. 2001-1639]

A. Unless otherwise specifically provided, members of boards and commissions shall be appointed by the Mayor subject to Council confirmation. Terms begin May 1, unless otherwise provided. Each nominee for membership to any board or commission submitted for Common Council confirmation shall be voted upon by the Common Council separately and not together with any other appointee.

B. Notwithstanding anything to the contrary set forth within this Municipal Code:

[Added 8-17-2010 by Ord. No. 2010-2018; amended 10-5-2010 by Ord. No. 2010-2025]*Editor's Note: This ordinance amended Ord. No. 2010-2018 to provide that it take effect and apply, upon passage and publication, to the terms of all board and commission and committee members, except those members appointed and confirmed prior to its effective date to which positions it apply and take effect 30 days after passage and publication. (Ord. No. 2010-2018, which added Subsections B and C, had provided that it take effect upon passage and publication and apply to the terms of all board and commission and committee members appointed after its effective date.)]*

(1) All members of boards and commissions and committees appointed by the Mayor without Common Council confirmation shall serve at the pleasure of the Mayor, and all members of boards and commissions and committees appointed by the Mayor and confirmed by the Common Council or appointed by the Common Council shall serve at the pleasure of the Common Council;

(A)

The Common Council President shall be elected by the members of the Common Council each April and then after the election of the Common Council President he or she shall make recommendations annually for appointment of the aldermen of the City to the various boards and commissions of the City where aldermen have historically served. The term of office for all appointments of aldermen to the various boards and commissions of the City shall be for no longer than one calendar year and all previous terms of office for aldermen shall terminate upon passage of this modification to this ordinance. All provisions of the existing ordinances of the City referring to terms of office for an alderman of the City shall

be changed immediately to be in harmony with this provision of the municipal code.

(2) ~~The term of any Common Council member appointed to a board or commission or committee shall expire, without regard to the appointment and qualification of any successor, upon the expiration of the respective term of elected office during which the Common Council member was appointed, or earlier upon the vacancy of such office; and~~

(3) The term of any nonelected official member appointed to a board or commission or committee shall expire, without regard to the appointment and qualification of any successor, upon the expiration of 60 calendar days after the date of the expiration of the member's term.

C. This section does not apply to the terms of office of members of the Community Development Authority of the City of Franklin, Wisconsin, as they are regulated pursuant to § 66.1335(2)(b), Wis. Stats.

[Added 8-17-2010 by Ord. No. 2010-2018]

§ 10-24. Members required to be City residents; exceptions.

[Amended 3-6-2001 by Ord. No. 2001-1639]

Any citizen appointed to a board or commission shall be a City resident for at least 10 days preceding the date of appointment, and any appointee or board or commission member subsequently moving his or her residence from the City shall constitute an automatic resignation and forfeiture of office and such office shall be then vacant. The aforesaid ten-day residency requirement shall not apply to any City employee appointed and confirmed or required to serve on any board or commission by ordinance or statute. A nonresident citizen may be appointed, confirmed and serve upon a board or commission, provided that prior to such confirmation and service, the Common Council determines by majority vote that such individual appointee has an expertise, experience, education, position or representation preferred by the Common Council for assistance to a particular board or commission and that such nonresident appointment is in the best interests of the City.