

City of Franklin

Economic Development Commission (EDC)

Franklin City Hall — Hearing Room
9229 W. Loomis Road, Franklin, Wisconsin

Monday, April 24, 2017 – 6:30 p.m.

MEETING AGENDA

- I. Call to Order, Roll Call and Pledge of Allegiance
- II. Citizen Comment Period
- III. Review of Meeting Minutes: March 27, 2017
- IV. Announcements relating to Economic Development (No action to be taken)
- V. Business Matters (Action may be taken as determined by the Commission)
 - A. Report on revised timeline for proposed updates to the sign code
 - B. Report on ICSC/CARW Retail Conference
 - C. Review of zoning and future land use for potential development areas in Franklin.
 - Properties near S. 76th and W. Oakwood Road
 - Properties near S. 76th and W. Ryan Road
 - Properties near W. Loomis Road (STH 36) and W. Ryan Road
 - Properties near W. Loomis Road (STH 36) and W. St. Martins Road (STH 100)
 - D. Update on the Ballpark Commons development proposal
 - E. Update on Area D, recently rezoned land between W. Oakwood and W. South County Line Roads and S. 27th and S. 42nd Streets.
- VI. Next Meeting Date – May 22, 2017
- VII. Adjournment

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

Notice is given that upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information, please contact the Franklin City Clerk's Office at 414-425-7500.

City of Franklin
Economic Development Commission (EDC)
Franklin City Hall — Hearing Room
9229 W. Loomis Road, Franklin, Wisconsin
Monday, March 27, 2017 – 6:30 p.m.
MEETING MINUTES

- I. Call to Order, Roll Call and Pledge of Allegiance: The March 27, 2017 meeting of the Franklin Economic Development Commission (EDC) was called to order by Chairman Haskins at 6:31 P.M. Commissioners present were Ald. Barber and Commissioners Haskins, Dausman, and Litynski. Commissioners Cool and Soto was excused. Also present was Economic Development Director, Aaron Hertzberg.
- II. Citizen Comment Period: The floor was open to citizen comment at 6:33 and closed at 6:33.
- III. Review of Meeting Minutes: Motion made (Barber) to approve the minutes of the February 27, 2017 meeting. Motion seconded (Litynski). Motion carried: 4 Ayes, 0 Noes.
- IV. Announcements relating to Economic Development (No action to be taken). Mr. Hertzberg reported that Commissioner Haas resigned his position on the EDC as he had moved out of the City.
- V. Business Matters
 - A. Update and discussion regarding the Ballpark Commons development proposal presentation to the Committee of the Whole on March 6, 2017. Mr. Hertzberg reported on the issue. Discussion occurred among members. No action taken.
 - B. Update and discussion regarding plans for Area D, recently rezoned land between W. Oakwood and W. South County Line Roads and S. 27th and S. 42nd Streets. Mr. Hertzberg reported on the issue. Discussion occurred among members. A motion was approved to suspend the rules to allow citizen input at 7:15. The meeting was returned to order by Chairman Haskins at 7:17. No action taken.
 - C. Update and discussion regarding Zilber's proposed mixed-use development at 7333 s. 27th Street and request for tax increment financing presented to the Common Council on March 21, 2017. Discussion occurred among members. No action taken.
- VI. Next Meeting Date – April 24, 2017.
- VII. Adjournment: Motion made (Barber) and seconded (Dausman) to adjourn the meeting at 7:32. Motion carried: 4 Ayes, 0 Noes.

	Action Sheet	MEETING DATE 4/24/17
REPORTS & RECOMMENDATIONS	Report on ICSC/CARW Retail Conference	ITEM NUMBER V. B.
<p>The Director of Economic Development will report on the recently attended ICSC (International Council on Shopping Centers)/ CARW (Commercial Association of Realtors Wisconsin) Conference hosted in Milwaukee on April 6, 2017. Included in the packet is list of retailers that are suggested to be expanding in Wisconsin. The list was distributed to attendees at the conference and was the subject of a panel discussion.</p> <p style="text-align: center;">ACTION SUGGESTED</p> <p style="text-align: center;">Action as determined by the Commission</p>		

2017 ICSC/CARW Retail Conference

Expanding Retailers Panel Discussion

Moderated by: Kevin Schmoldt, NAI MLG Commercial

Patrick Carins, Kohl's Department Stores

Dan Cohen, Mid-America Real Estate

Peter Glaser, CBRE

John Holborow, EVO Development

Andrew Prater, Mid-America Real Estate

Tom Treder, Commercial Property Associates

Brian Vanevenhoven, NAI MLG Commercial





2017 CARW/ICSC Wisconsin Retail Conference Expanding Retailers

Tenant	Size	Area of Interest	Contact
18/8 Fine Men's Hair Cuts	1,500	SE WI	CJ Goldberg, CBRE
9Round	1,000 - 1,500	Statewide	Matthew Beadle, Commercial Property Associates; Kevin Schmoltdt, NAI MLG
AccuQuest Hearing	1,000 - 1,400	Statewide	Ross Koepsel, Commercial Property Associates
Ace Hardware	4,000 - 12,000	Statewide	Max Jacobson, Mid-America Real Estate
Advance Auto	7,000	SE Wisconsin	Ben Weiland, CBRE
ALDI	2.0+ Acres	Statewide	CJ Goldberg, John Kardelis, CBRE
America's Best Eyeglasses	3,400	Statewide	Josh Minkin, Commercial Property Associates
Aspen Dental	3,200 - 3,600	Statewide	Adam Dreier, Mid-America Real Estate
AT&T (Corporate)	4,000	Statewide	Adam Dreier, Max Jacobson, Mid-America Real Estate
AT&T (Dealer)	1,800 - 2,200	Statewide	Adam Dreier, Max Jacobson, Mid-America Real Estate
ATI Physical Therapy	2,500 - 4,000	SE Wisconsin	Joe Kleiman, Mid-America Real Estate
AutoZone	6,500 - 8,000	Statewide	Matthew Beadle, Commercial Property Associates
Aveda	Varies	Statewide	Josh Minkin, Commercial Property Associates
Bentley's Pet Stuff	1,500 - 2,000	Statewide	Mark Wussow, Corporate
Binny's Beverage Depot	20,000 - 45,000	Statewide	Ross Koepsel, Commercial Property Associates
Blaze Pizza	1,800 - 3,000	SE Wisconsin	John Kardelis, CBRE
Buffalo Wild Wings	4,500 - 5,500	Statewide	Adam Dreier, Mid-America Real Estate
Burger King (Franchisee)	1 acre / 2,400 SF	Statewide	Nathan Powers, Cushman & Wakefield
Burlington Coat Factory	55,000 - 60,000	Statewide	Adam Dreier, Mid-America Real Estate
Cafe Zupas	3,500	SE Wisconsin	Peter Glaser, CBRE
Caribou Coffee/Einstein Bagels	2,550	Statewide	Tom Tredler, Jon Thoresen, Commercial Property Associates
Carter's	3,500 - 5,000	Statewide	Adam Dreier, Mid-America Real Estate
Cato	3,000 - 4,000	Statewide	Ross Koepsel, Matthew Beadle, Commercial Property Associates
Charming Charlie	3,500 - 4,500	Statewide	Adam Dreier, Mid-America Real Estate
Chick-fil-A	1.5 acres (Purchase)	SE Wisconsin / Madison	Andrew Stefanich, Sandy Golden, CBRE
Chipotle	2,200 - 2,500	Statewide	Adam Dreier, Mid-America Real Estate
Clothes Mentor	4,000 - 5,000	Metro Milwaukee	Kevin Schmoltdt, NAI MLG Commercial
Club Pilates	1,500	Statewide	Max Jacobson, Mid-America Real Estate
Collectivo	Varies	Milwaukee / Madison	Corporate
Corner Bakery	4,000	SE Wisconsin	Yoni Zvi, EDG 18 Commercial Real Estate Group
Cosmoprof	1,500 - 2,500	Statewide	Josh Minkin, Commercial Property Associates
Cost Cutters	1,000 - 1,200	SE Wisconsin	Ben Weiland, CBRE
Costco	16 - 20 acres	Statewide	Mike Stratis, Intrepid Properties
Colour Palate	2,000 - 2,600	SE Wisconsin	Cory Sovine, Colliers International
Cousins (Corporate)	1,600 - 2,600	Statewide	Cory Sovine, Colliers International
CycleBar	2500 - 3000	Statewide	CJ Goldberg, CBRE
David's Bridal	10,000	Statewide	Peter Glaser, CBRE
Dickey's BBQ	2,500 - 3,000	SE Wisconsin	Nathan Powers, Cushman & Wakefield
Dick's Sporting Goods	35,000 - 50,000	Statewide	Adam Dreier, Mid-America Real Estate

The information contained herein is believed to be reliable but is not warranted and is subject to change without notice.



2017 CARW/ICSC Wisconsin Retail Conference
Expanding Retailers

Tenant	Size	Area of Interest	Contact
Discovery Clothing	10,000	Statewide	Peter Glaser, CBRE
Dollar General	9,100	Statewide	Tony Colvin, Mid-America Real Estate
Dollar Tree	8,000 - 12,000	Statewide	Ross Koepsel, Matthew Beadle, Commercial Property Associates
Domino's Pizza	1,200 - 1,700	Metro Milwaukee / Madison	Ross Koepsel, Matthew Beadle, Commercial Property Associates
DSW	18,089	Milwaukee & Madison	Scott Stefanik, Midwest Commercial Realty
Duluth Trading Company	Varies	Statewide	Sean Osborne, Colliers International
Dunkin Donuts	1,800 - 2,000	SE Wisconsin	CJ Goldberg, CBRE
DXL	6,000	Statewide	Gary Stein, Peter Glaser, CBRE
Edward Jones	1,200	SE Wisconsin	Kevin Schmidt, Brian Vanevenhoven, NAI MLG Commercial
Elements Massage	1,800	Metro Milwaukee	Kevin Schmidt, Brian Vanevenhoven, NAI MLG Commercial
Endurance House	2,800 - 3,500	SE Wisconsin	Sean Osborne, Colliers International
Erik's Bike Shop	6,000 - 8,000	SE Wisconsin	Kevin Carey, The Carey Group
Ethan Allen	8,000 - 12,000	SE Wisconsin	Cory Sovine, Colliers International
European Wax Center	1,400 - 1,800	Statewide	Josh Minkin, Commercial Property Associates
Famous Footwear	6,000	Statewide	CJ Goldberg, Gary Stein, CBRE
Fantastic Sams	1,100 - 1,600	Statewide	Jake Nelson, Kevin Schmidt, NAI MLG Commercial
Farm and Fleet	13-15 ac., 120,000 sf	Statewide	Peter Glaser, CBRE
Festival Foods	75,000	Statewide	Commercial Horizons
Firehouse Subs	1,800 - 2,000	Statewide	Tom Tredler, Tom Bruss, Commercial Property Associates
Five Below	7,500 - 10,000	Statewide	Tony Colvin, Mid-America Real Estate
Five Guys	2,400	Statewide	Max Jacobson, Mid-America Real Estate
Fleet Feet	2,000 - 3,500	Metro Milwaukee	Ben Weiland, CBRE
Floor & Decor	70,000	Statewide	Peter Glaser, CBRE
Floor Trader	15,000	SE Wisconsin	Max Jacobson, Mid-America Real Estate
Forward Dental	2,500 - 6,000	Statewide	Colliers International
Fresh Thyme	28,000	Statewide	Nick Tice, Commercial Property Associates
GameStop	1,800 - 2,400	Statewide	Ben Weiland, CBRE
Get it Now	3,500 - 6,000	Statewide	Yoni Zvi, EDG 18 Commercial Real Estate Group
Gigi's Cupcakes	1,200 - 1,600	Statewide	Ross Koepsel, Commercial Property Associates
GNC	1,500 - 2,000	SE Wisconsin	Devin Tessmer, CBRE
Goodwill	15,000 - 20,000	SouthCentral WI	Tom Tredler, Commercial Property Associates
Goodwill	18,000 - 20,000	SE Wisconsin	Yoni Zvi, EDG 18 Commercial Real Estate Group
Gordon Food Service	18,000 - 20,000	Statewide	Peter Glaser, CBRE
Great Clips	1,200 - 1,400	SE Wisconsin	CJ Goldberg, CBRE
H&R Block	1,500	Statewide	Tom Kohl, Equity Commercial Real Estate
Harbor Freight Tools	15,000	Statewide	Peter Glaser, CBRE
Heartland Dental	2,800 - 3,500	Statewide	Tom Tredler, Commercial Property Associates
Hobby Lobby	60,000	Statewide	David Leathers
HomeGoods	22,000	Statewide	Tony Colvin, Mid-America Real Estate

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2017 CARW/ICSC Wisconsin Retail Conference
Expanding Retailers

Tenant	Size	Area of Interest	Contact
Honest 1	5,000	Metro Milwaukee	Brian Vanevenhoven, NAI MLG Commercial
Hu Hot Mongolian Grill	4,500	SE Wisconsin	Tony Colvin, Mid-America Real Estate
iLoveKickboxing	2,500 - 3,350	Metro Milwaukee	Ben Weiland, CBRE
Insomnia Cookies	600 - 1,200	Statewide	Tom Bruss, Jay Blom, Commercial Property Associates
J Crew Mercantile Store	8,000 - 10,000	Statewide	Dan Cohen, Mid-America Real Estate
Jackson Hewitt	1,200 - 1,500	Statewide	Max Jacobson, Mid-America Real Estate
Jake's Deli	2,000	SE Wisconsin	Cory Sovine, Colliers International
Jamba Juice	1,500	Metro Milwaukee	Kevin Schmoltdt, Brian Vanevenhoven, NAI MLG Commercial
Jared Jewelers	4,500 sf / 1 acre	Statewide	Tom Tredler, Commercial Property Associates
Jason's Deli	5,000	SE Wisconsin	Tony Colvin, Mid-America Real Estate
Jersey Milkes	1,400 - 1,600	Statewide	CJ Goldberg, CBRE
Jimmy Johns	1,200 - 1,500	Statewide	Adam Dreier, Mid-America Real Estate
JoAnn Fabrics	15,000 - 22,000	Statewide	Sandy Golden, CBRE
Jos A Bank	4,000 - 5,000	Statewide	Ross Koepsel, Commercial Property Associates
Kate Spade	1,500 - 2,500	Statewide	Dan Cohen, Mid-America Real Estate
Kay Jewelers	1,800 - 2,500	Statewide	Tom Tredler, Commercial Property Associates
Kirklands	7,500	Statewide	Tony Colvin, Mid-America Real Estate
Kohl's Off Aisle	25,000 - 35,000	Statewide	Yoni Zvi, EDG 18 Commercial Real Estate Group
Kwik Trip	Varies	Statewide	Troy Mileziva,, Corporate
Labor Ready	1,000 - 1,500	SE Wisconsin	Ross Koepsel, Commercial Property Associates
Lady Jane's Haircuts	1,400	SE Wisconsin	Tom Kohl, Equity Commercial Real Estate
Marine Credit Union	1,500 - 2,000	Statewide	Nathan Powers, Cushman & Wakefield
Marshalls	31,000	Statewide	Tony Colvin, Mid-America Real Estate
Martinizing Dry Cleaners	1,000	SE Wisconsin	Max Jacobson, Mid-America Real Estate
Massage Envy	3,200 - 3,800	Statewide	Ken Petershock, Equity Commercial Real Estate
Mattress Firm	4,000	Statewide	Adam Dreier, Mid-America Real Estate
Maurice's	5,000	Statewide	Peter Glaser, CBRE
McDonald's	Varies	Statewide	Max Jacobson, Mid-America Real Estate
Meijer	192,000	Statewide	Bob Flood, RFP Commercial
Men's Hair House	1,500	Metro Milwaukee	Brian Vanevenhoven, Kevin Schmoltdt, NAI MLG Commercial
Men's Wearhouse	4,000 - 5,000	Statewide	Ross Koepsel, Commercial Property Associates
Mills Fleet Farm	25-30 acres	Statewide	Max Jacobson, Dan Cohen, Mid-America Real Estate
MOD Pizza	2,200 - 2,500	Statewide	Sandy Golden, CBRE
Music Go Round	4,000 - 5,000	SE Wisconsin	Ross Koepsel, Commercial Property Associates
Naf Naf Grill	2,250 - 2,750	Metro Milwaukee / Madison	Tom Bruss, Jay Blom, Commercial Property Associates
Noah's Event Venue	1.5-2 acres	Statewide	Max Jacobson, Mid-America Real Estate
Noodles & Co.	2300 - 2500	Statewide	Sandy Golden, CBRE
Nordstrom Rack	36,000	Statewide	Dan Cohen, Mid-America Real Estate
Office Depot	15,000	Statewide	Gary Stein, Peter Glaser, CBRE

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2017 CARW/ICSC Wisconsin Retail Conference
Expanding Retailers

Tenant	Size	Area of Interest	Contact
Orange Shoe Personal Fitness	1,000 - 1,400	SE Wisconsin	John Kardellis, CBRE
Orange Theory Fitness	2,600 - 3,200	SE Wisconsin	Nathan Powers, Cushman & Wakefield
Oshkosh (B'Gosh)	3,500 & Varies	Statewide	Adam Dreier, Mid-America Real Estate
Outpost	18,000	SE Wisconsin	Dan Cohen, Mid-America Real Estate
Panda Express	1,800 - 2,600	SE Wisconsin	John Kardellis, CBRE
Panera Bread	4,000	Statewide	Joe Kleiman, Mid-America Real Estate
Papa John's (Franchisee)	1,500	Metro Milwaukee	Kevin Schmoldt, NAI MLG Commercial
Papa Murphy's	1,500	Metro Milwaukee	Brian Vanevenhoven, NAI MLG Commercial
Party City	15,000 - 20,000	Metro Milwaukee	Peter Glaser, CBRE
Pawn America	10,000 - 20,000	Statewide	Jon Thoresen, Jay Blom, Commercial Property Associates
PetSmart	18,000 - 27,000	Statewide	Adam Dreier, Mid-America Real Estate
Pita Pit (Franchise)	2,000	SE Wisconsin	Sean Osborne, Colliers International
Planet Fitness	15,000 - 20,000	Statewide	Tony Colvin, Adam Dreier, Mid-America Real Estate
Plato's Closet	4,000 - 6,000	Statewide	Ross Koepsel, Commercial Property Associates
Play It Again Sports	3,000 - 4,000	SE Wisconsin	Ross Koepsel, Commercial Property Associates
Portillo's	1.5-2.0 acres	Statewide	Adam Dreier, Dan Cohen, Mid-America Real Estate
Potbelly	2,400	Statewide	Max Jacobson, Mid-America Real Estate
Punch Bowl Social	20,000 - 25,000	Statewide	Max Jacobson, Mid-America Real Estate
R Taco	2,000 - 2,400	SE Wisconsin	Sandy Golden, CBRE
Rainbow Childcare	10,000 sf / 1.5 acres	Metro Milwaukee	Andrew Stefanich, CBRE
Red Robin	4,000 - 6,000	Statewide	Tony Colvin, Mid-America Real Estate
Restoration Hardware	25,000 - 35,000	SE Wisconsin	Dan Cohen - Mid-America Real Estate
Restore	15,000 - 20,000	Metro Milwaukee	Brian Vanevenhoven, Kevin Schmoldt, NAI MLG Commercial
Ross Dress for Less	25,000	Statewide	Peter Glaser, Sandy Golden, CBRE
Rue 21	6,000 - 6,500	Statewide	Tom Bruss, Commercial Property Associates
Sally Beauty	1,400	Statewide	Josh Minkin, Commercial Property Associates
Salvation Army	20,000 - 25,000	Statewide	Ross Pope, Redstone Commercial Investments
Save - A - Lot	15,000 - 20,000	SE Wisconsin / Fox Valley	Nathan Powers, Cushman & Wakefield
Scout and Molly's	1,000 - 1,500	Statewide	Sean Osborne, Colliers International
Sendik's	30,000	SE Wisconsin	Max Rasansky, CBRE
Sherwin Williams	3,000 - 4,000	Statewide	Ross Koepsel, Commercial Property Associates
Shoe Carnival	5,000 - 10,000	Statewide	Peter Glaser, CBRE
Sierra Trading Post	25,000	Statewide	Dan Cohen - Mid-America Real Estate
Skechers	6,000 - 8,000	Statewide	Nathan Powers, Cushman & Wakefield
Sky Zone	20,000 - 25,000	Statewide	Peter Glaser, CBRE
Smart Choice MRI	1,500 - 1,900	SE Wisconsin / Madison	Ben Weiland, CBRE
Smoothie King	1,600 - 2,000	Statewide	Cory Sovine, Colliers International
SOLA Salons	.5 acre Pad Site	Statewide	
	5,000	Metro Milwaukee	Brian Vanevenhoven, Kevin Schmoldt, NAI MLG Commercial

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2017 CARW/ICSC Wisconsin Retail Conference

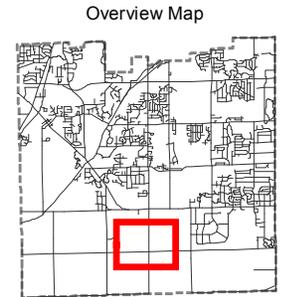
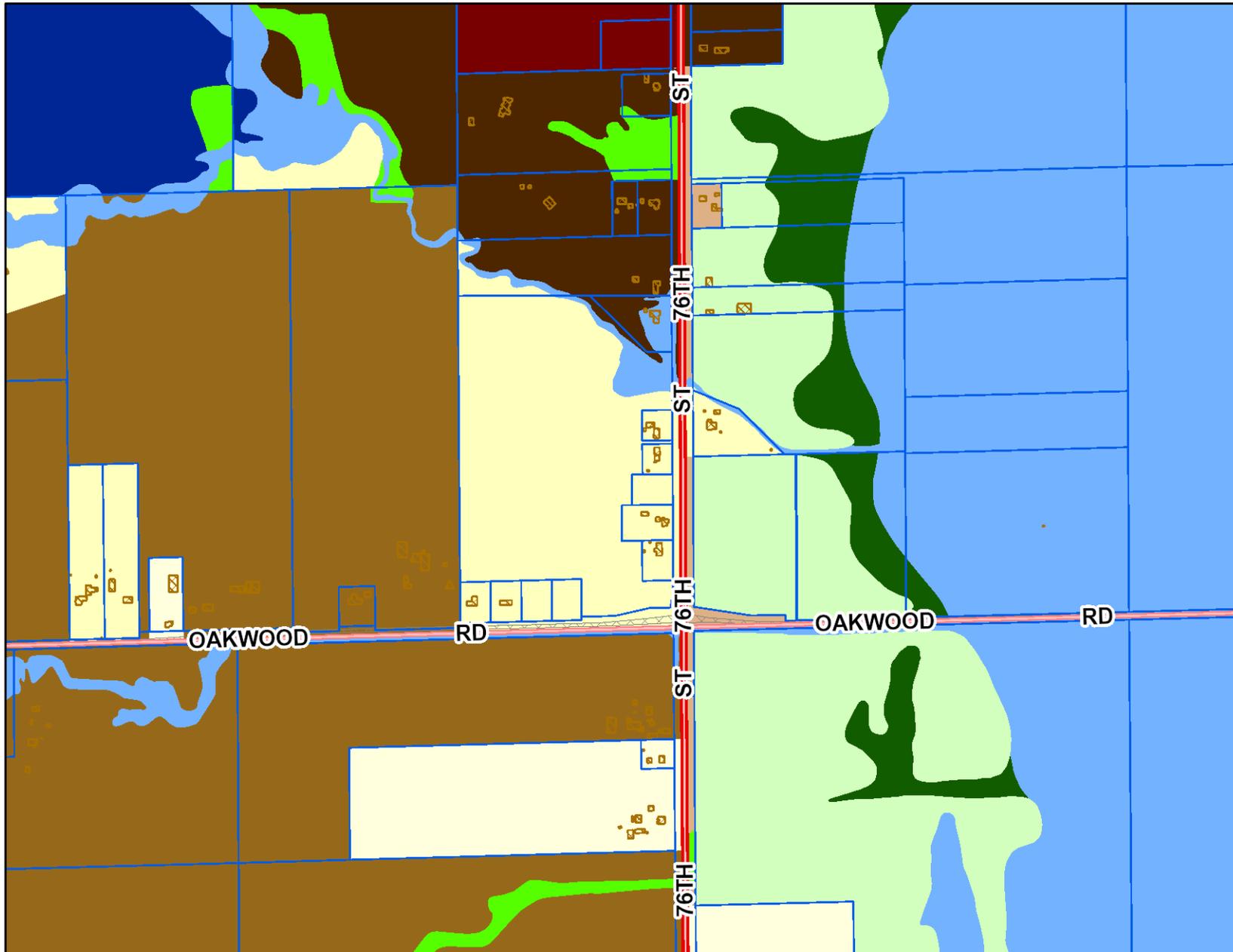
Expanding Retailers

Tenant	Size	Area of Interest	Contact
Spartan Staffing	1,000 - 1,500	SE Wisconsin	Ross Koepsel, Commercial Property Associates
Sport Clips	1,200 - 1,500	SE Wisconsin	Ross Koepsel, Commercial Property Associates
Sprint (Agent)	1,200 - 1,500	Statewide	Ross Koepsel, Commercial Property Associates
Sprint (Corporate)	1,200 - 3,000	Statewide	Russ Sagmoen, Colliers International
Starbucks	1,600 - 1,800	Statewide	Tony Colvin, Mid-America Real Estate
Supercuts	1,000 - 1,200	Statewide	Ben Weiland, CBRE
Taco Bell (Franchisee)	Varies	SE Wisconsin	Tony Colvin, Mid-America Real Estate
Target	85,000	Statewide	Dan Cohen, Mid-America Real Estate
The Joint Chiropractic	1,000 - 1,600	Statewide	Matthew Beadle, Commercial Property Associates
Theisen's Supply, Inc.	8+ acres	Statewide	Matthew Beadle, Jon Thoresen, Commercial Property Associates
TJ Maxx	25,000	Statewide	Dan Cohen, Mid-America Real Estate
T-Mobile	1,000 - 2,400	Statewide	Sean Osborne, Colliers International
T-Mobile (Dealer)	1,000 - 1,800	Statewide	Jake Nelson, Kevin Schmoltdt, NAI MLG Commercial
Tom & Chee	2,500	SE Wisconsin	Kevin Schmoltdt, NAI MLG Commercial
Top Golf	12 - 15 acres	SE Wisconsin	Dan Cohen, Mid-America Real Estate
Topper's Pizza	1,500	Statewide	Josh Minkin, Commercial Property Associates
Total Wine	20,000	SE Wisconsin	Andy Robbins, ARCORE Real Estate Group
Trader Joe's	12,500	Statewide	Dan Cohen, Mid-America Real Estate
Tuesday Morning	12,000	Statewide	Peter Glaser, CBRE
uBreakiFix	1,200	SE Wisconsin	Kevin Schmoltdt, NAI MLG Commercial
ULTA	10,000	Statewide	Dan Cohen, Mid-America Real Estate
UPS Store	1,500	Statewide	Max Jacobson, Mid-America Real Estate
US Cellular (Corporate)	2,400 - 3,500	Statewide	Josh Minkin, Commercial Property Associates
Verizon (Corp)	1,500 - 4,000	Statewide	Tom Tredler, Commercial Property Associates
Verizon (Selective Agents)	1,200 - 2,000	Statewide	Tom Tredler, Jay Blom, Commercial Property Associates
Verizon (Selective Agents)	1,800 - 2,600	SE Wisconsin	Cory Sovine, Colliers International
Versona	5,500 - 6,500	Metro Milwaukee / Madison	Ross Koepsel, Matthew Beadle, Commercial Property Associates
Warby Parker	1,000 - 1,200	Milwaukee & Madison	Dan Cohen, Mid-America Real Estate
Weight Watchers	1,200 - 2,200	Statewide	Tom Kohl, Equity Commercial Real Estate
Wing Stop	1,800	Statewide	Max Jacobson, Mid-America Real Estate
Wisconsin Athletic Club	5 - 7 acres	SE Wisconsin	Dan Cohen, Mid-America Real Estate
World of Beer	2,500	Statewide	Sean Osborne, Colliers International
Xperience Fitness	20,000 - 45,000	Statewide	Brian Vanevenhoven, NAI MLG Commercial

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	Action Sheet	MEETING DATE 4/24/17
REPORTS & RECOMMENDATIONS	Review of zoning and future land use for potential development areas in Franklin	ITEM NUMBER V. C.
<p>The Director of Economic Development will report on the current zoning and future land use for potential development areas in Franklin. Areas to be discussed include the following (zoning maps and summary slides for each area are provided):</p> <ul style="list-style-type: none"> i. Properties near S. 76th and W. Oakwood Road ii. Properties near S. 76th and W. Ryan Road iii. Properties near W. Loomis Road (STH 36) and W. Ryan Road iv. Properties near W. Loomis Road (STH 36) and W. St. Martins Road (STH 100) <p>Also included is the future land use plan for the entire City of Franklin. Printed copies will be available at the meeting for Commissioners.</p> <p>The discuss topic arises from a recent concept review proposing residential development on multiple properties west of S. 76th Street between W. Ryan and W. Oakwood Roads. To undertake the project rezoning and changes to the Comprehensive Master Plan would be required. Those areas are currently planned for business park and commercial uses in the future. Based on market trends and feedback from the development community those uses aren't likely in the near future. The Economic Development Commission's (EDC) consideration of future uses will help inform the City's review of the project.</p> <p>Additional areas for consideration have also been added to provide greater context for considering future land uses. It may be advantageous to dedicated sections of the City for particular future uses based on access and site conditions and recommend other sites for alternative uses to provide diversified opportunities for development within the City.</p> <p>The Common Council has also asked for a report from the Director of Economic Development regarding activity within the Franklin School District. Note that each of these sites is within those bounds. Staff continues to pursue development in each of these areas, but re-evaluating preferred future uses will help provide direction to staff and help inform future consideration of proposals by the Plan Commission and Common council.</p> <p style="text-align: center;">ACTION SUGGESTED</p> <p style="text-align: center;">Action as determined by the Commission</p>		

S. 76th Street and W. Oakwood Road Zoning



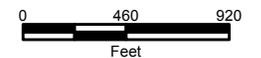
- Aldermanic District
- Building
- City Boundary
- Condo
- CSM
- Easement
- Elementary District
- Environmental Corridor
- FEMA DFIRM Flood - Zone A
- FEMA DFIRM Flood - Zone AE
- FEMA - 0.2% Annual Chance
- Parcel
- Park
- Pavement
- County or State Hwy
- Local Road
- Road Right-of-Way
- School District
- Wetland

Zoning Districts

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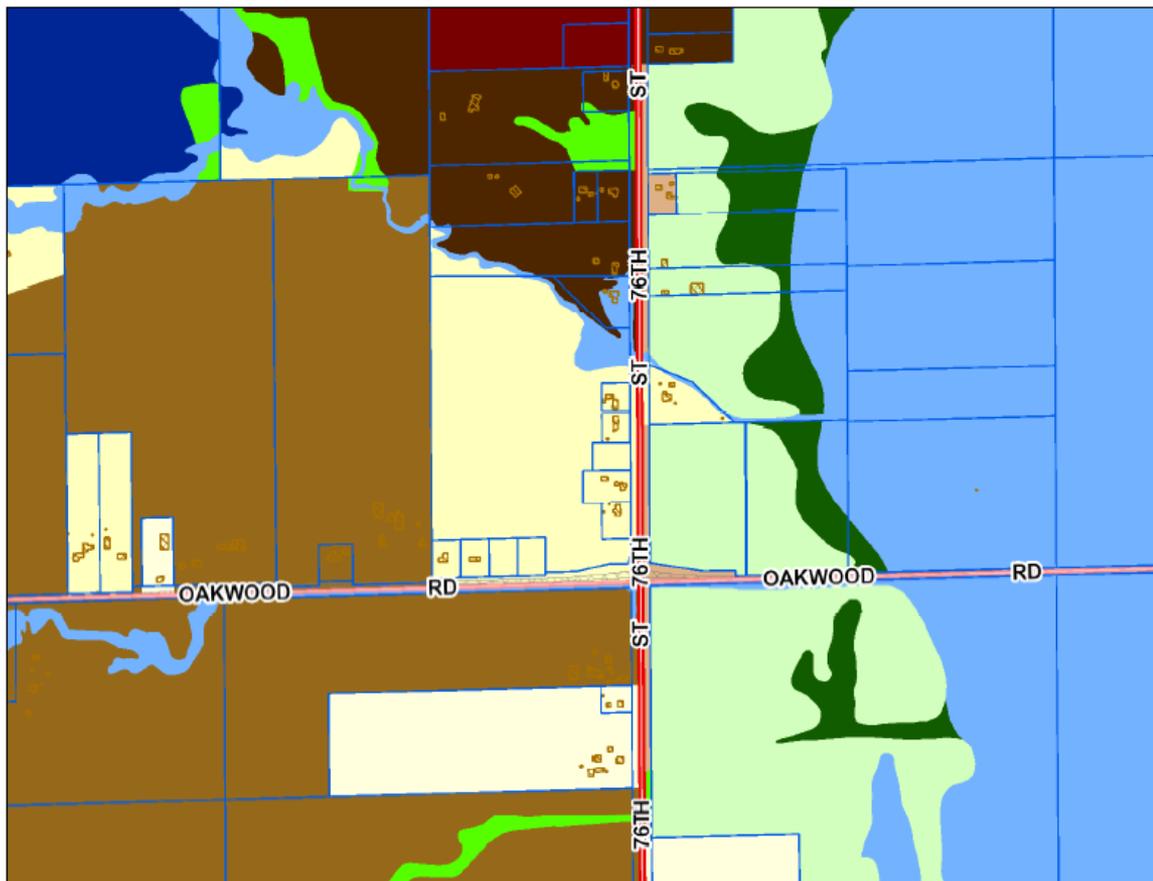
(C) City of Franklin, WI



S. 76th & W. Oakwood

- Traffic Counts:
 - 5,000
 - 1,400
- Future Land-Use:
Business
park/Commercial
- Current Proposal:
single family with
neighborhood
commercial near
the corner

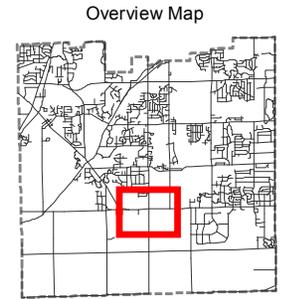
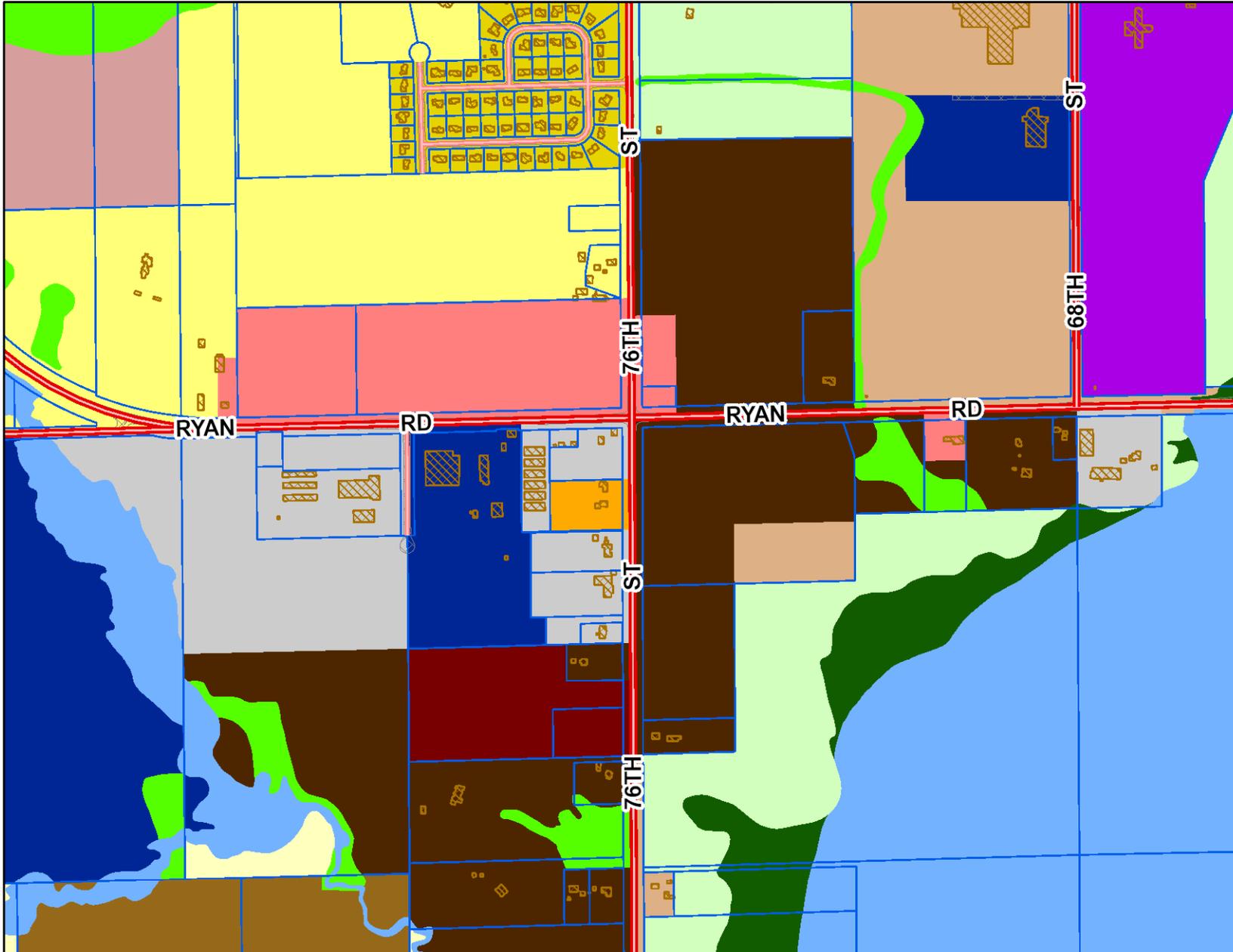
S. 76th Street and W. Oakwood Road Zoning



(C) City of Franklin, WI



S. 76th Street and W. Ryan Road Zoning



- Aldermanic District
- Building
- City Boundary
- Condo
- CSM
- Easement
- Elementary District
- Environmental Corridor
- FEMA DFIRM Flood - Zone A
- FEMA DFIRM Flood - Zone AE
- FEMA - 0.2% Annual Chance
- Parcel
- Park
- Pavement
- County or State Hwy
- Local Road
- Road Right-of-Way
- School District
- Wetland

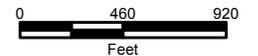
Zoning Districts

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| A-1 | FFO | R-2 |
| A-2 | FW | R-3 |
| B-1 | I-1 | R-3E |
| B-2 | I-I | R-4 |
| B-3 | M-1 | R-5 |
| B-4 | M-2 | R-6 |
| B-5 | M-3 | R-7 |
| B-6 | OL-1 | R-8 |
| B-7 | OL-2 | RC-1 |
| BP | P-1 | VB |
| CC | PDD | VR |
| C-1 | R-1 | |
| FC | R-1E | |

Legend includes all layers even if they are not visible in the map.

(C) City of Franklin, WI

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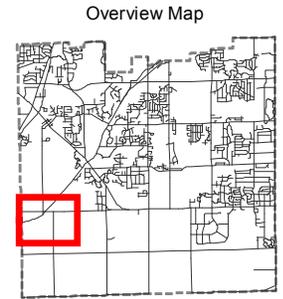
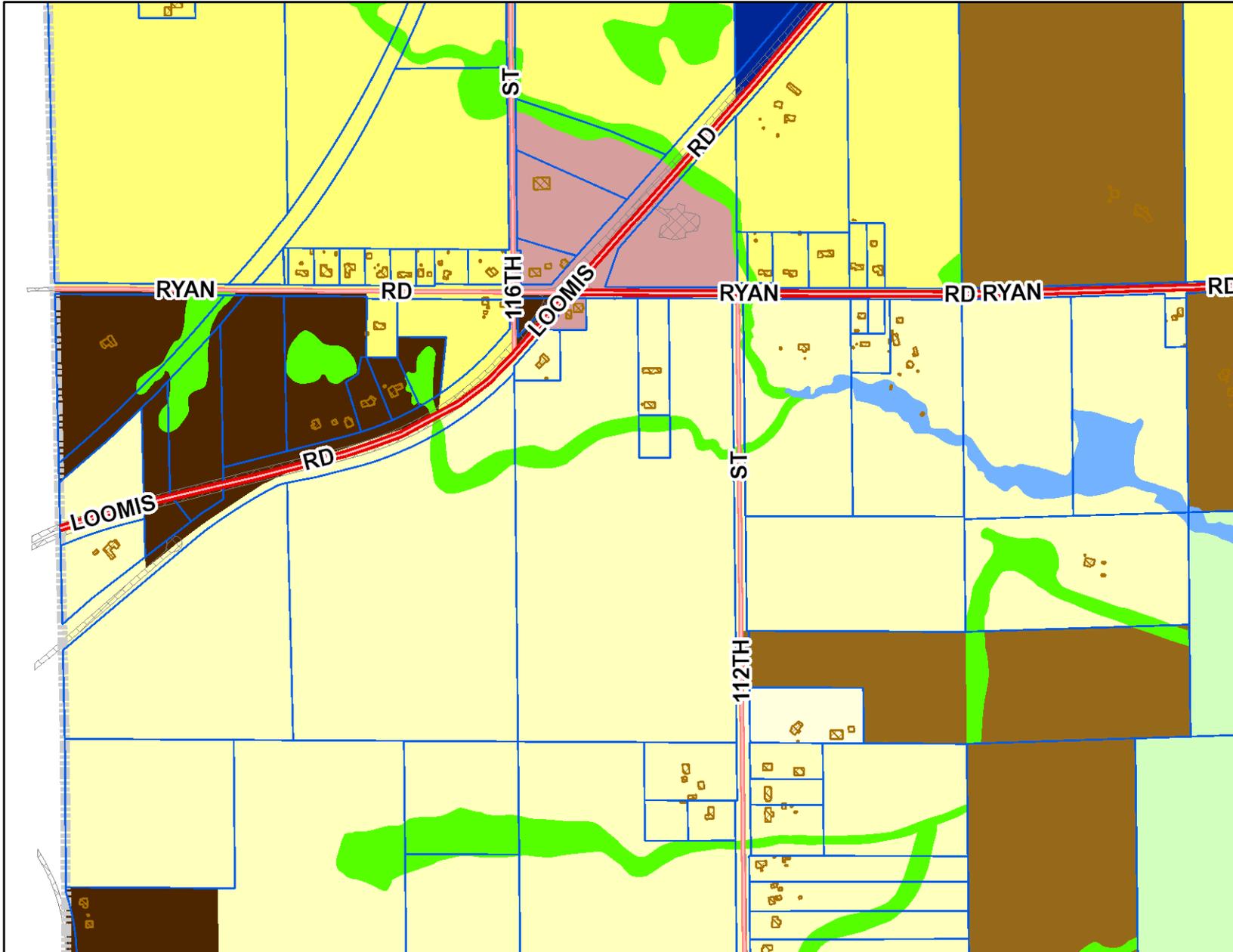
Map Printed: 4/20/2017

S. 76th & W. Ryan (100)

- Traffic Counts:
 - 6,000
 - 17,500
- Future Land-Use:
Commercial/
business park
- Current Market
Uses Undefined:
exploring potential



W. Loomis Road and W. Ryan Road Zoning

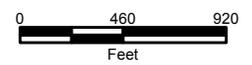


- Aldermanic District
 - Building
 - City Boundary
 - Condo
 - CSM
 - Easement
 - Elementary District
 - Environmental Corridor
 - FEMA DFIRM Flood - Zone A
 - FEMA DFIRM Flood - Zone AE
 - FEMA - 0.2% Annual Chance
 - Parcel
 - Park
 - Pavement
 - County or State Hwy
 - Local Road
 - Road Right-of-Way
 - School District
 - Wetland
- Zoning Districts**
- A-1
 - A-2
 - B-1
 - B-2
 - B-3
 - B-4
 - B-5
 - B-6
 - B-7
 - BP
 - CC
 - C-1
 - FC
 - FFO
 - FW
 - I-1
 - I-I
 - M-1
 - M-2
 - M-3
 - OL-1
 - OL-2
 - R-1
 - R-2
 - R-3
 - R-3E
 - R-4
 - R-5
 - R-6
 - R-7
 - R-8
 - RC-1
 - VB
 - VR

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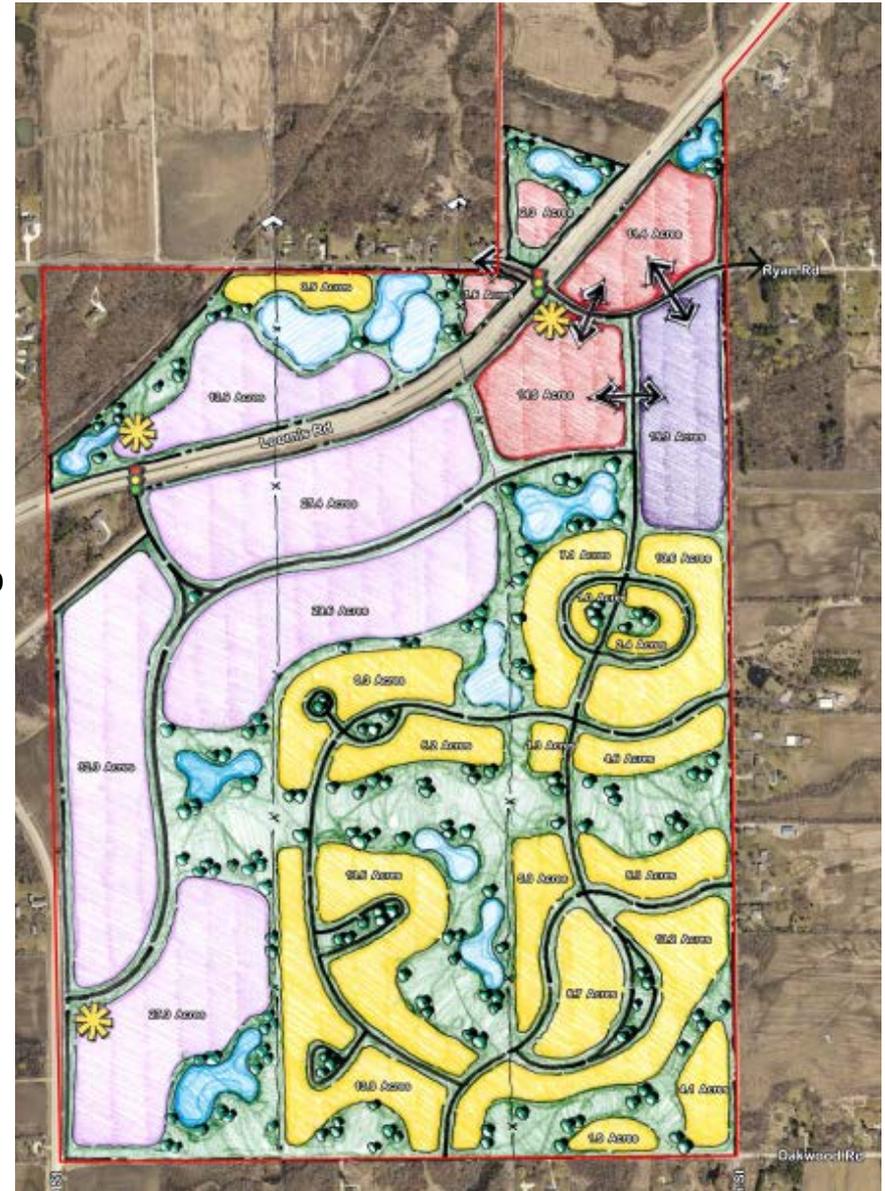
Map Printed: 4/20/2017

W. Loomis (STH 36) and W. Ryan

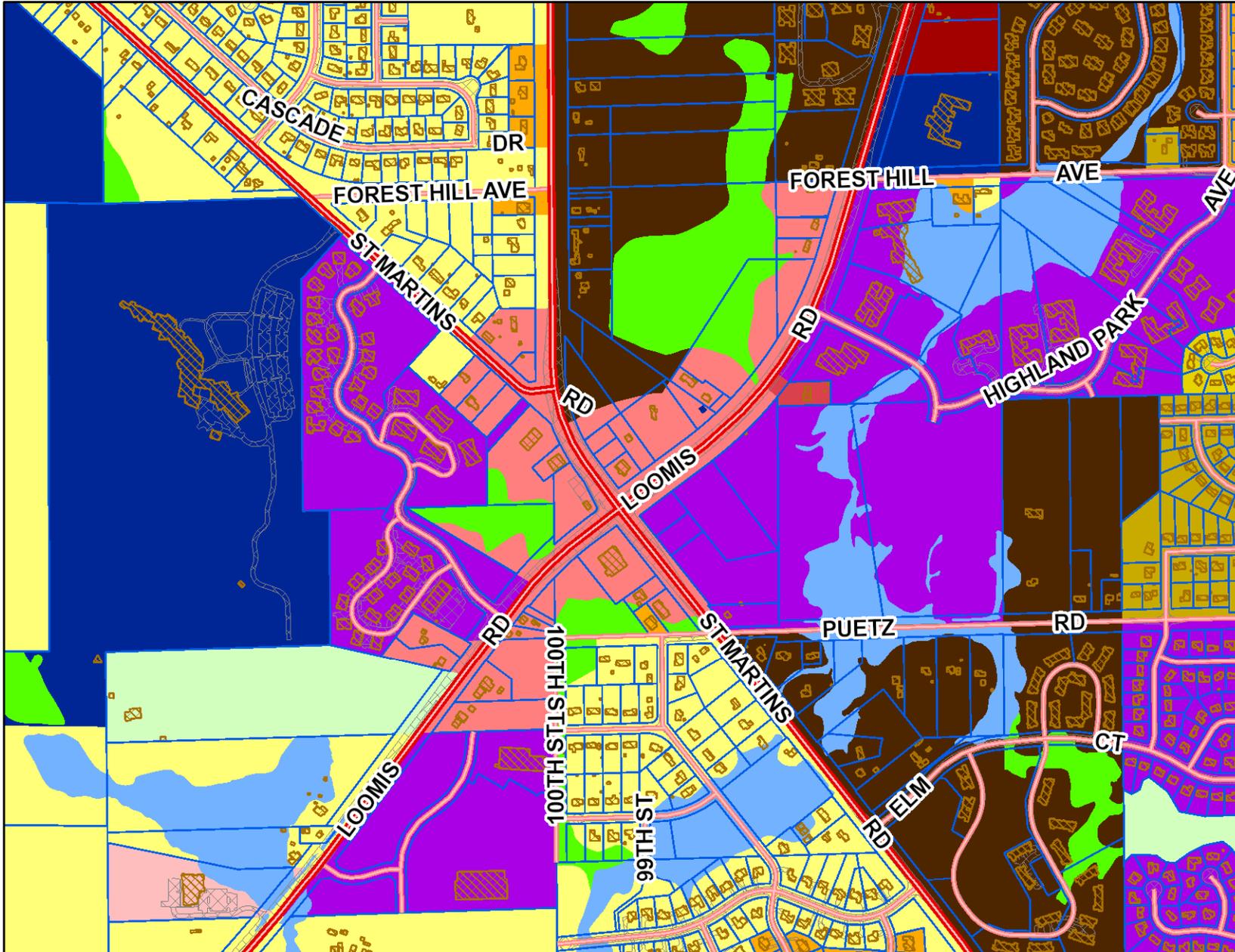
GRAEF Report, 2015: Area G

- Traffic Counts
 - 15,000
 - 2,400
- Future Land-Use:
 - Commercial
 - Business Park
- GRAEF Report, 2015
 - Industrial Park
 - Neighborhood Retail
 - Single Family

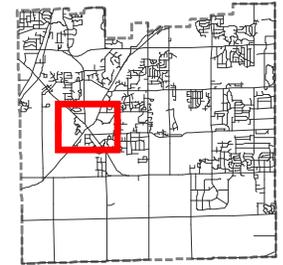
Muskego



W. Loomis Road and W. St. Martins Zoning



Overview Map



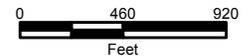
- Aldermanic District
- Building
- City Boundary
- Condo
- CSM
- Easement
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- FEMA DFIRM Flood - Zone AE
- FEMA - 0.2% Annual Chance
- Parcel
- Park
- Pavement
- County or State Hwy
- Local Road
- Road Right-of-Way
- School District
- Wetland

Zoning Districts

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Map Printed: 4/20/2017

W. Loomis (STH 36) and W. St. Martins (STH 100)

PDI Report, 2004: Crossroads Trade Area

- Traffic Counts:
 - 16,000
 - 16,000
- Future Land Use:
 - Mixed-Use
 - Retail
 - Office
 - Residential
- Significant Wetlands



Future Land Use Map 2025 DRAFT

For Reference Purposes Only

Legend

Future Land Use

-  Agricultural
-  Business Park
-  Commercial
-  Communication and Utilities
-  Industrial
-  Institutional
-  Landfill
-  Light Manufacturing
-  Mixed Use
-  Office
-  Recreational
-  Residential
-  Residential - Multi-Family
-  Transportation
-  Water
-  Future Roads (SW Plan)
-  ROW (current)
-  Milwaukee County Parkway
-  Existing Trail
-  Proposed Trail

Notes:

The changes on this map reflect hand notes provided by Planning to GIS on 8/26/09 and in the spring of 2013. The changes were made to a copy of the 2005 Existing Land Use layer.

The quarry area has been identified as a Potential Development Area. However, it is anticipated that any development / redevelopment of this area will not occur until after cessation of the extraction activities (envisioned to occur after the time-frame of this plan). Such development / redevelopment is to occur in accord with such provisions as set forth in Ordinance No. 97-1456 as may be amended.

Disclaimer:

The information depicted on this map was compiled from a variety of sources, including photogrammetric means. This map is not intended for use as a legal document; and official map documents, including certified survey maps, plats of survey, flood insurance studies, or other similar documents should be consulted when attempting to locate features on a site or property or when precise accuracy is required.



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