

CITY OF FRANKLIN
PLAN COMMISSION MEETING*
FRANKLIN CITY HALL COUNCIL CHAMBERS
9229 W. LOOMIS ROAD, FRANKLIN, WISCONSIN
AGENDA
THURSDAY, JULY 9, 2015, 7:00 P.M.

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

B. **Approval of Minutes**

1. Approval of regular meeting of June 18, 2015.

C. **Public Hearing Business Matters** (action may be taken on all matters following the respective Public Hearing thereon)

1. **BLOCKTON'S KIDDIE RESALE SHOP.** Special Use application by LaQueesha R. Blockton, d/b/a Blockton's Kiddie Resale Shop [to be incorporated] to operate a children's resale shop selling children's used clothing, furniture, toys and educational resources, with childcare services (supervised children's activities while parents shop), for property zoned B-3 Community Business District, located at 7170 South 76th Street; Tax Key No. 756-9993-021. **A PUBLIC HEARING IS SCHEDULED FOR THIS MEETING UPON THIS MATTER.**
2. **PLEASANT VIEW ELEMENTARY SCHOOL BASKETBALL COURT ADDITION/RELOCATION.** Natural Resource Features Special Exception application for Franklin Public Schools, for the purpose of allowing for grading and paving within approximately 1,160 square feet of the 50-foot Wetland Setback on the Pleasant View Elementary School property, located at 4601 West Marquette Avenue, such property being zoned I-1 Institutional District (Tax Key No. 788-9980-000), to allow for the expansion of the asphalt pavement area behind the school to install 2 basketball hoops, and to relocate 2 basketball hoops, to create 2 separate basketball courts on the Pleasant View Elementary School property. **A PUBLIC HEARING IS SCHEDULED FOR THIS MEETING UPON THIS MATTER.**
3. **KRONES, INC. DEVELOPMENT IMPROVEMENTS; PACKAGING MACHINERY USES UNIFIED DEVELOPMENT ORDINANCE TEXT AMENDMENT.** Unified Development Ordinance Text Amendment and Site Plan Amendment application by Krones, Inc., to amend the Unified Development Ordinance text at Table 15-3.0603 Standard Industrial Classification Title No. 3565 "Packaging machinery" to allow for such Use as a Permitted Use in the M-1 Limited Industrial District, and for construction of a new entrance and lobby addition and new employee entrance to the existing Krones, Inc. building, and modifications to the parking lot,

Franklin Plan Commission Agenda

7/9/15

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ingress/egress and landscaping, located at 9600 South 58th Street; Tax Key No. 899-9990-067. **A PUBLIC HEARING IS SCHEDULED FOR THIS MEETING UPON THE UNIFIED DEVELOPMENT ORDINANCE TEXT AMENDMENT APPLICATION OF THIS MATTER.**

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

1. **HORIZON RESOURCE GROUP LLC RESIDENTIAL LAND DIVISION.** Certified Survey Map application by Horizon Resource Group LLC, for division of an existing lot into 2 lots with a proposed cul-de-sac extending from South 80th Street for access, for property zoned R-3 Suburban/Estate Single-Family Residence District located at approximately 9150 South 80th Street; Tax Key No. 885-9996-000.
2. **RAWSON PUB LIVE OUTDOOR MUSICAL ENTERTAINMENT.** Temporary Use application by Steven D. Schweitzer (owner of Rawson Pub, Inc.) for a band performance on the outdoor patio, for property zoned M-2 General Industrial District located at 5621 West Rawson Avenue; Tax Key No. 758-9990-000.
3. **VERDURE PARK OFFICE DEVELOPMENT SIGNAGE.** Master Sign Program Amendment application by Blind Squirrel Development, LLC to allow for signage changes within the office development, for property zoned B-2 General Business District, OL-2 General Business Overlay District, FC Floodplain Conservancy District and FFO Floodplain Fringe Overlay District, located at 5600-5610 West Rawson Avenue; Tax Key Nos. 741-9998-002 (5600 West Rawson Avenue), 741-9998-001 (5602 West Rawson Avenue) and 741-9998-003 (5610 West Rawson Avenue).

E. **Adjournment**

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

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

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

REMINDERS:

Next Regular Plan Commission Meeting: July 23, 2015

City of Franklin
Plan Commission Meeting
June 18, 2015
Minutes

unapproved

Call to Order and Roll Call

- A. Mayor Steve Olson called the June 18, 2015 Regular Plan Commission meeting to order at 7:00 p.m. in the Council Chambers at Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin.

Present were Commissioners Kevin Haley, Patricia Hogan, Scott Thinner and City Engineer Glen Morrow. Excused were Alderwoman Susanne Mayer and Commissioner David Fowler. Also present were Planning Manager Joel Dietl and Senior Planner Nick Fuchs. In attendance was Alderwoman Janet Evans.

Approval of Minutes

Regular Meeting of June 4, 2015.

- B.
1. Commissioner Haley moved and Commissioner Hogan seconded approval of the June 4, 2015 minutes of the Regular meeting of the Plan Commission as presented. On voice vote, all voted 'aye'. Motion carried.

Public Hearing Business Matters

- C. (None listed.)

Business Matters

AMERICAN ADVANTAGE

INSURANCE. Site Plan application by Lakeshore Property Investments, LLC/Brian Boucher, for the conversion of an approximately 985 square foot single-family residence into a commercial office for American Advantage Insurance agency, including an asphalt driveway addition for off-street parking for 4 vehicles, addition of a handicap accessible ramp to the front of the property and renovation of the interior of the existing building, for property zoned B-4 South 27th Street Mixed-Use Commercial District located at 2820 West Ryan Road; Tax Key No. 879-9991-003.

- D.
1. Planning Manager Dietl presented the application by Brian Boucher to convert a single-family residence in the B-4 South 27th Street Mixed-Use Commercial District into a commercial office, including driveway and off-street parking improvements, a handicap accessible ramp for entrance to the front of the building, and interior renovations for property located at 2820 West Ryan Road.

Commissioner Morrow moved and Commissioner Haley seconded a motion to approve a Site Plan for conversion of a single-family residence into a commercial office for American Advantage Insurance, with the additional changes of deletion at Item 7 of the draft resolution of the addition of brick or stone siding to the base of the building on the south and west elevations; and the additional conditions of installing a sidewalk on South 29th Street to the satisfaction of the City Engineering Department, and Applicant obtains approval of a variance for the parking lot setback prior to Occupancy. On voice vote, all voted 'aye'. Motion carried (4-0-2).

ADAM C. MURPHY AND TANYA M. MURPHY LAND DIVISION. Certified Survey Map application by Adam C.

2. Planning Manager Dietl presented the Certified Survey Map application by Adam C. Murphy and Tanya M. Murphy to divide an existing parcel

Item D.2. (continued)

Murphy and Tanya M. Murphy, for division of an existing lot containing residential and commercial buildings into 2 lots, for property zoned B-4 South 27th Street Mixed-Use Commercial District located at 9843, 9847 and 9851 South 27th Street; Tax Key No. 902-9970-001.

containing residential and commercial buildings into 2 lots on property located at 9843, 9847 and 9851 South 27th Street.

Commissioner Haley made a motion to recommend approval of a resolution conditionally approving a 2-Lot Certified Survey Map, being a part of Parcel 1 of Certified Survey Map No. 6044 and lands, being a part of the Southeast 1/4 of the Northeast 1/4 of Section 25, Town 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin, with the following conditions that the applicant produce a bond or letter of credit for the amount of the removal costs of the breezeway prior to recording of the CSM and the applicant will produce a Natural Resource Protection Plan with R.A. Smith being approved as the consultant. Commissioner Morrow seconded the motion. On voice vote, all voted 'aye'. Motion carried.

RICHARD A. HEPP AND APRIL HEPP LAND DIVISION. Certified Survey Map application by Richard A. Hepp and April Hepp, for division of an existing lot containing a single-family residence into 2 lots, for property zoned R-3 Suburban/Estate Single-Family Residence District located at 8473 South 47th Street; Tax Key No. 834-0015-000.

3. Planning Manager Dietl presented the application by Richard A. Hepp and April Hepp for division of an existing single-family residential lot into 2 single-family lots zoned R-3 Suburban/Estate Single-Family Residence District located at 8473 South 47th Street.

Commissioner Thinnies made a motion to recommend approval of a resolution conditionally approving a 2-Lot Certified Survey Map, being a subdivision of a part of the Northwest 1/4 and the Northeast 1/4 of the Southeast 1/4 of Section 14, Town 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin. Commissioner Hogan seconded the motion. On voice vote, all voted 'aye'. Motion carried.

Adjournment

- E. Commissioner Thinnies moved and Commissioner Hogan seconded to adjourn the Plan Commission meeting of June 18, 2015 at 7:35 p.m. All voted 'aye'; motion carried.



REPORT TO THE PLAN COMMISSION

Meeting of July 9, 2015

Special Use

RECOMMENDATION: City Development Staff recommends approval of the proposed special use for a children's resale shop use upon property located at 7170 South 76th Street subject to the conditions set forth in the draft resolution.

Project Name:	Blockton's Kiddie Resale Shop, Special Use
Project Address:	7170 South 76 th Street
Applicant:	LaQueesha R. Blockton
Owners (property):	O'Braun Corporation
Current Zoning:	B-3 Community Business District
2025 Comprehensive Master Plan	Commercial
Use of Surrounding Properties:	McDonald's and Chase Bank to the north, Whitstone Village (PDD #11) and Kindercare to the south, vacant outlot and single-family residential to the east and Franklin Centre (PDD #16) to the west.
Applicant Action Requested:	Recommendation of approval for the proposed Special Use for Blockton's Kiddie Resale Shop to operate at 7170 South 76 th Street.

INTRODUCTION:

Please note: Staff recommendations are underlined, in italics, and are included in the draft resolution.

On May 26, 2015, Laqueesha R. Blockton submitted a Special Use application on behalf of Blockton's Kiddie Resale Shop requesting approval to operate a children's resale shop use (selling children's used clothing, furniture, toys and educational resources), with limited childcare services (supervised children's activities while parents shop) within a vacant tenant space located at 7170 South 76th Street. The proposed children's resale shop use corresponds to Standard Industrial Classification (SIC) Title No. 5932, Used Merchandise Stores, which is allowable in the B-3 Community Business District as a Special Use.

PROJECT DESCRIPTION AND ANALYSIS:

The applicant is requesting Special Use approval to operate a children's resale shop in approximately 1,426 square feet of vacant tenant space formerly occupied by a frame and gallery store, within the Orchard View Shopping Center located at 7170 South 76th Street. The subject property is approximately 10.08 acres. The applicant is not proposing any additional landscaping, lighting or exterior changes to the exterior of the building at this time.

As can be seen in the photo included in the packet materials, the E.I.F.S. surrounding the previous Frame & Gallery sign area is very faded. Staff recommends the applicant shall paint and repair the exterior west wall of 7170 S. 76th Street at the location of the previous tenant's wall sign, to the satisfaction of Department of City Development staff, prior to the issuance of an Occupancy Permit. Otherwise, the faded and damaged wall could show through a new sign. Staff would also note that any signage requires separate review by the City of Franklin Inspection Department and approval by the Architectural Review Board.

According to the applicant, Blockton's Kiddie Resale Shop will sell gently used children's clothing, furniture, toys and educational resources. The store will take in donations, as well as purchase products from the community. Staff recommends that outdoor storage shall not be allowed with this use.

The store will also have an area approximately 10' by 7' for supervised children's activities, to keep children occupied while their parents are shopping. The applicant has indicated that the proposed hours of operation for the store are Monday through Friday from 10:00 a.m. to 7:00 p.m., Saturday from 10:00 a.m. to 5:00 p.m. and closed on Sundays and holidays.

Parking:

Table 15-5.0203 of the City of Franklin Unified Development Ordinance (UDO) defines requirements for off-street parking. According to this section, Shopping Centers (4 stores or more) require five (5) spaces per 1,000 square feet of gross floor area (GFA). The Orchard View Shopping Center is approximately 104,251 square feet, which would require 522 off-street parking spaces. The shopping center currently has 526 off-street parking spaces, thus meeting the minimum requirement. Eleven (11) of the off-street parking spaces are handicap accessible, which meets minimum requirements of Table 15-5.0202I.1 of the (UDO).

Section 15-3.0701(A) and (C) of the UDO contains the General Standards and Considerations that must be examined for each proposed Special Use prior to granting approval. The applicant has provided a written response to each of the seven standards, which is included in your packet.

STAFF RECOMMENDATION:

City Development Staff recommends approval of the proposed special use for a children's resale shop use upon property located at 7170 South 76th Street subject to the conditions set forth in the draft resolution.

STATE OF WISCONSIN

CITY OF FRANKLIN

MILWAUKEE COUNTY

[Draft 6-23-15]

RESOLUTION NO. 2015-_____

A RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS FOR
THE APPROVAL OF A SPECIAL USE FOR A CHILDREN'S RESALE SHOP USE
UPON PROPERTY LOCATED AT 7170 SOUTH 76TH STREET
(LAQUEESHA R. BLOCKTON, D/B/A BLOCKTON'S KIDDIE RESALE SHOP [TO BE
INCORPORATED], APPLICANT)

WHEREAS, LaQueesha R. Blockton, d/b/a Blockton's Kiddie Resale Shop [to be incorporated], having petitioned the City of Franklin for the approval of a Special Use within a B-3 Community Business District under Standard Industrial Classification Title No. 5932 "Used merchandise stores", to allow for a children's resale shop (selling children's used clothing, furniture, toys and educational resources), with childcare services (supervised children's activities while parents shop) use upon property located at 7170 South 76th Street, bearing Tax Key No. 756-9993-021, more particularly described as follows:

Lot 2 of Certified Survey Map No. 8318, a division of Parcel 1 of Certified Survey Map No. 6313, being a part of the Northwest 1/4 of the Northwest 1/4 of Section 10, Town 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 9th day of July, 2015, and the Plan Commission thereafter having determined to recommend that the proposed Special Use be approved, subject to certain conditions, and the Plan Commission further finding that the proposed Special Use upon such conditions, pursuant to §15-3.0701 of the Unified Development Ordinance, will be in harmony with the purposes of the Unified Development Ordinance and the Comprehensive Master Plan; that it will not have an undue adverse impact upon adjoining property; that it will not interfere with the development of neighboring property; that it will be served adequately by essential public facilities and services; that it will not cause undue traffic congestion; and that it will not result in damage to property of significant importance to nature, history or the like; and

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

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Common Council of the City of Franklin, Wisconsin, that the petition of LaQueesha R. Blockton, d/b/a Blockton's Kiddie Resale Shop [to be incorporated], for the approval of a Special Use for the

LAQUEESHA R. BLOCKTON, D/B/A BLOCKTON'S KIDDIE RESALE SHOP [TO BE INCORPORATED] – SPECIAL USE
RESOLUTION NO. 2015-_____

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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 LaQueesha R. Blockton, d/b/a Blockton's Kiddie Resale Shop [to be incorporated], successors and assigns, as a children's resale shop use, which shall be developed in substantial compliance with, and operated and maintained by LaQueesha R. Blockton, d/b/a Blockton's Kiddie Resale Shop [to be incorporated], pursuant to those plans City file-stamped _____, 2015 and annexed hereto and incorporated herein as Exhibit A.
2. LaQueesha R. Blockton, d/b/a Blockton's Kiddie Resale Shop [to be incorporated], 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 LaQueesha R. Blockton, d/b/a Blockton's Kiddie Resale Shop [to be incorporated] children's resale shop, 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 LaQueesha R. Blockton, d/b/a Blockton's Kiddie Resale Shop [to be incorporated] and the children's resale shop use for the property located at 7170 South 76th Street: (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 applicant shall paint and repair the exterior west wall of 7170 S. 76th Street at the location of the previous tenant's wall sign, to the satisfaction of Department of City Development staff, prior to the issuance of an Occupancy Permit.
5. Outdoor storage shall not be allowed with this use.
6. [other conditions, etc.]

BE IT FURTHER RESOLVED, that in the event LaQueesha R. Blockton, d/b/a Blockton's Kiddie Resale Shop [to be incorporated], 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.

LAQUEESHA R. BLOCKTON, D/B/A BLOCKTON'S KIDDIE RESALE SHOP [TO BE
INCORPORATED] – SPECIAL USE
RESOLUTION NO. 2015-_____

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

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

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

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

Introduced at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2015.

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2015.

APPROVED:

ATTEST:

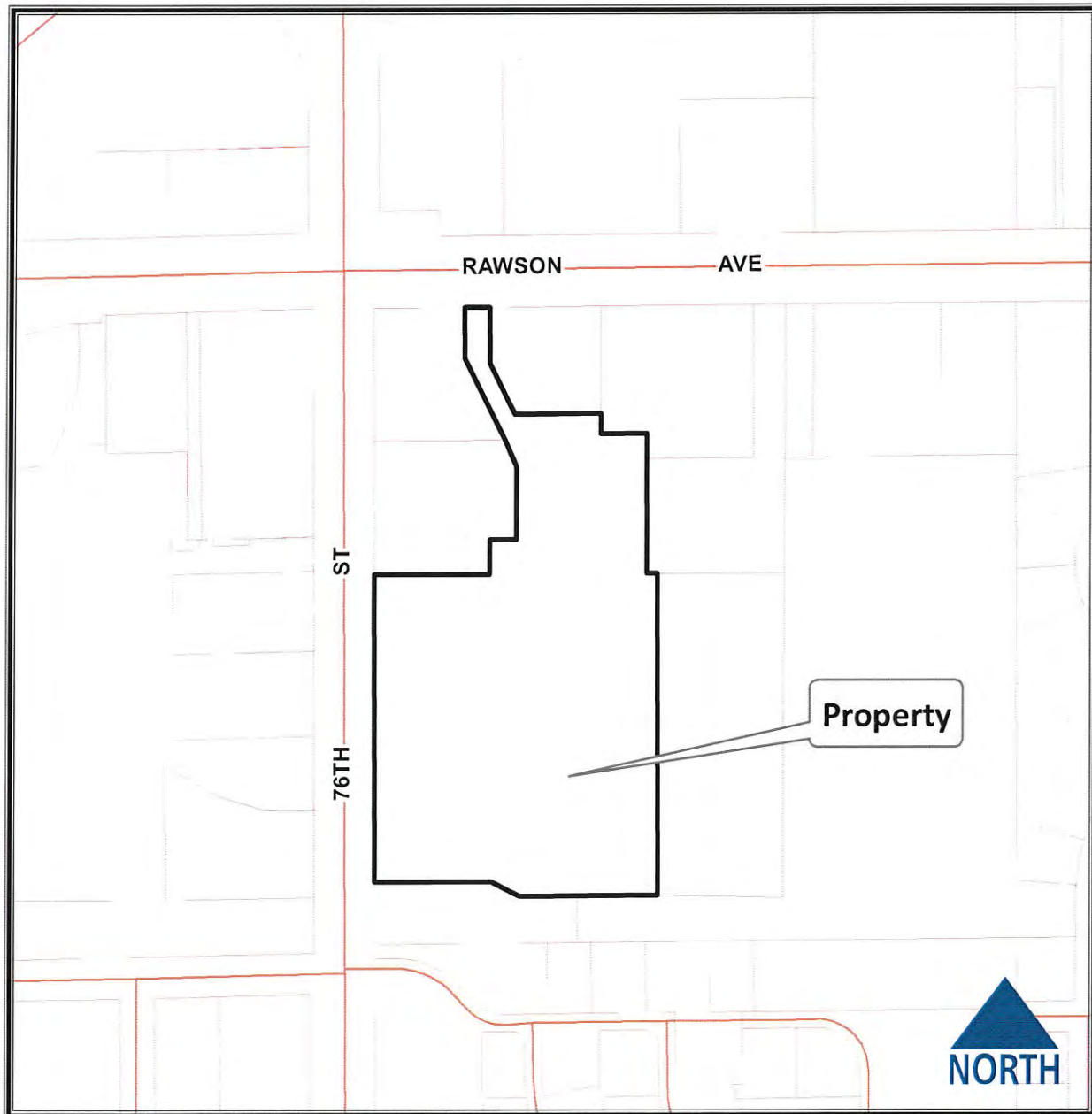
Stephen R. Olson, Mayor

Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____



Orchard View Shopping Center 76th & Rawson



Planning Department
(414) 425-4024

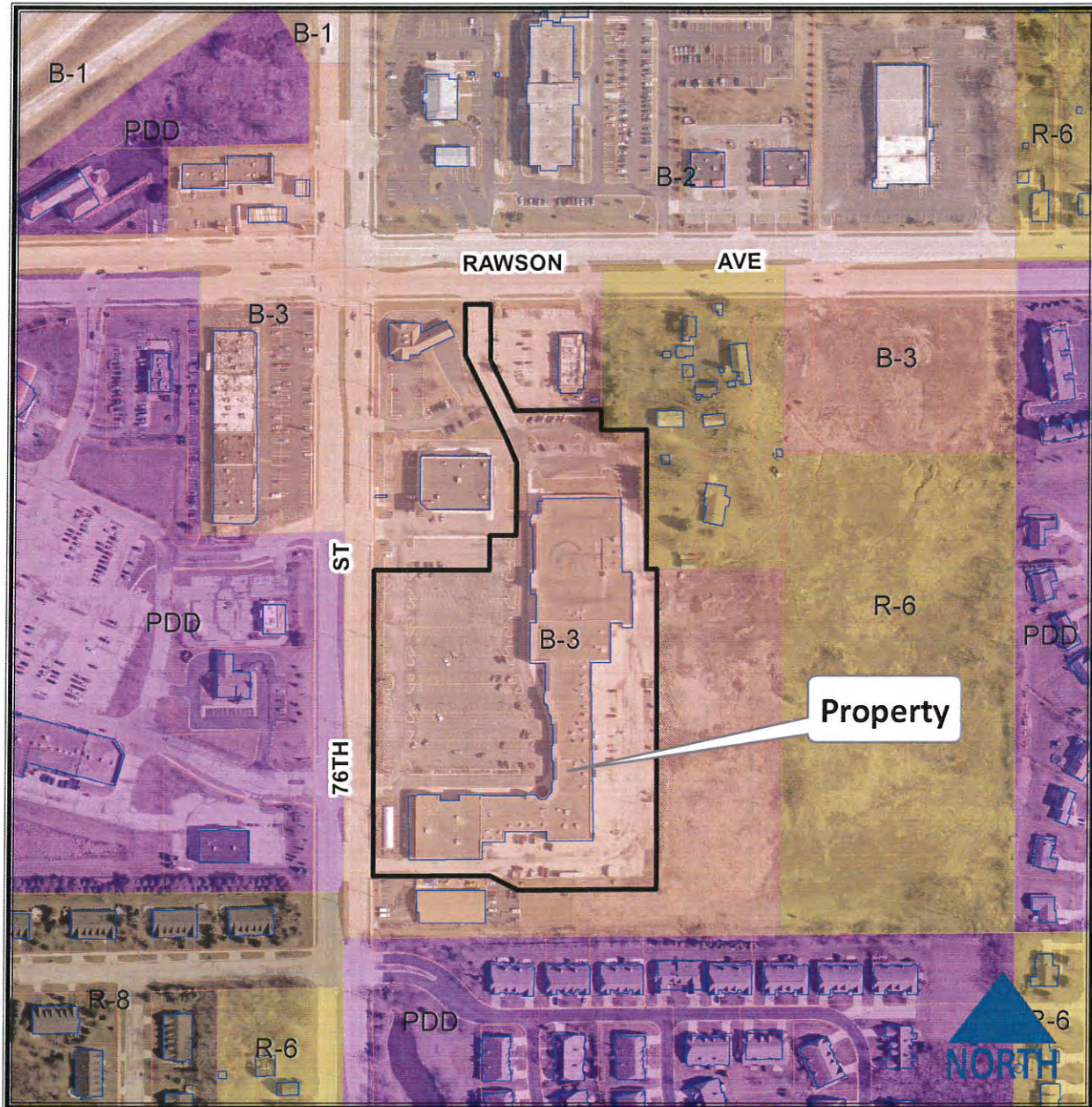
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Miles

2013 Aerial Photo

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



Orchard View Shopping Center 76th & Rawson



Planning Department
(414) 425-4024

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Miles

2013 Aerial Photo

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



Franklin

MAY 26 2015

City Development

Franklin

JUL 1 2015

City Development

Project Summary

We are looking to open a Children's Resale Shop in Franklin, WI. Our business structure will be a LLC. We will take in donations, as well as purchase products from the community. The proposed leased space is approximately 1,426 square feet. There are a total of three sections and 1 restroom. There are currently no plans to alter the original site plan with construction. We plan on only removing wallpaper and painting the indoor facilities. We are looking at an estimate cost of \$300 to improve the site at this time. We currently own and run a Private Christian School of Curriculum Development called *Academy of Integrity* that offers child care, preschool, and school age programs in the Franklin area. The *Academy of Integrity* families that donate will receive A.O.I bucks that will go toward their child's tuition. *Blockton's Kiddie Resale Shop* will sale gently used clothing, furniture, toys, and educational resources. We will set ourselves apart from the typical resale shop because we plan to keep the little ones busy while the customers do their shopping. In a designated area, *Blockton's Kiddie Resale Shop* will have a kid friendly adult that will engage with the children while the customer stays focused on buying. There will be story time, dancing, singing, arts, and crafts, face paintings and more. *Blockton's Kiddie Resale Shop* will prove to be a great place to shop for children in the Franklin area.

July 1, 2015

- Please note proposed signage will be reviewed and approved by the Architectural Review Board, with a Sign Permit issued by the Inspection Department. Staff recommends that sign information not be submitted at this time, so it is clear that signs are not being approved as part of this Special Use.

Signage will be submitted to the City's Architectural Review Board and Inspection Department for approval and permits.

- Please indicate the proposed hours of operation and the number of employees in a revised Project Narrative.

Proposed Hours of Operation:

Monday thru Friday 10:00 am to 7:00 pm

Saturday 10:00 am to 5:00 pm

Closed Sundays (and holidays)

2 employees will be on staff during hours of operation.

- Address whether or not the drop-off of donated items will be allowed during non-business hours.

Drop-off of donated items will be during hours of operation ONLY.

- Indicate the size of the children's activity area (in square feet).

The Children's Play area will be 10' x 7'.

- Does the children's activity area require a commercial daycare license from the State of Wisconsin?

A commercial daycare license will not be required from the State of Wisconsin.

- Will the restroom be available to the general public?

Yes. The restroom(s) will be available to the general public.

- Is there access in the rear of the building for donors to unload larger donated items, such as furniture?

Access is available at the rear of the building for donation of larger items such as furniture. Items will NOT be allowed to be stored or left outside the building.

CITY DEVELOPMENT
DIVISION 15-3.0700

SPECIAL USE STANDARDS AND REGULATIONS

SECTION 15-3.0701

GENERAL STANDARDS FOR SPECIAL USES

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

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

Response: Yes the proposed use will be in harmony with the general and specific purposes.

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

Response: Yes, there will be no undue adverse impact.

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

Response: Yes, there will be no interference with surrounding development.

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

Response: Yes, the proposed use will be served adequately by the public.

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

Response: Yes, the proposed use shall not cause traffic congestion.

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

Response: Yes the proposed use will not result in any destruction, loss, or damage of any natural, scenic, or historic features

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

Response: Yes I will comply with the standards

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

Response: I will establish compliance with all special standards

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

1. **Public Benefit.** Whether and to what extent the proposed use and development at the particular location requested is necessary or desirable to provide a service or a facility that is in the interest of the public convenience or that will contribute to the general welfare of the neighborhood or community.

Response: Blockton Kiddie Resale Shop shall be a public benefit.

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

Response: I am willing to use an alternate location if this one does not work out

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

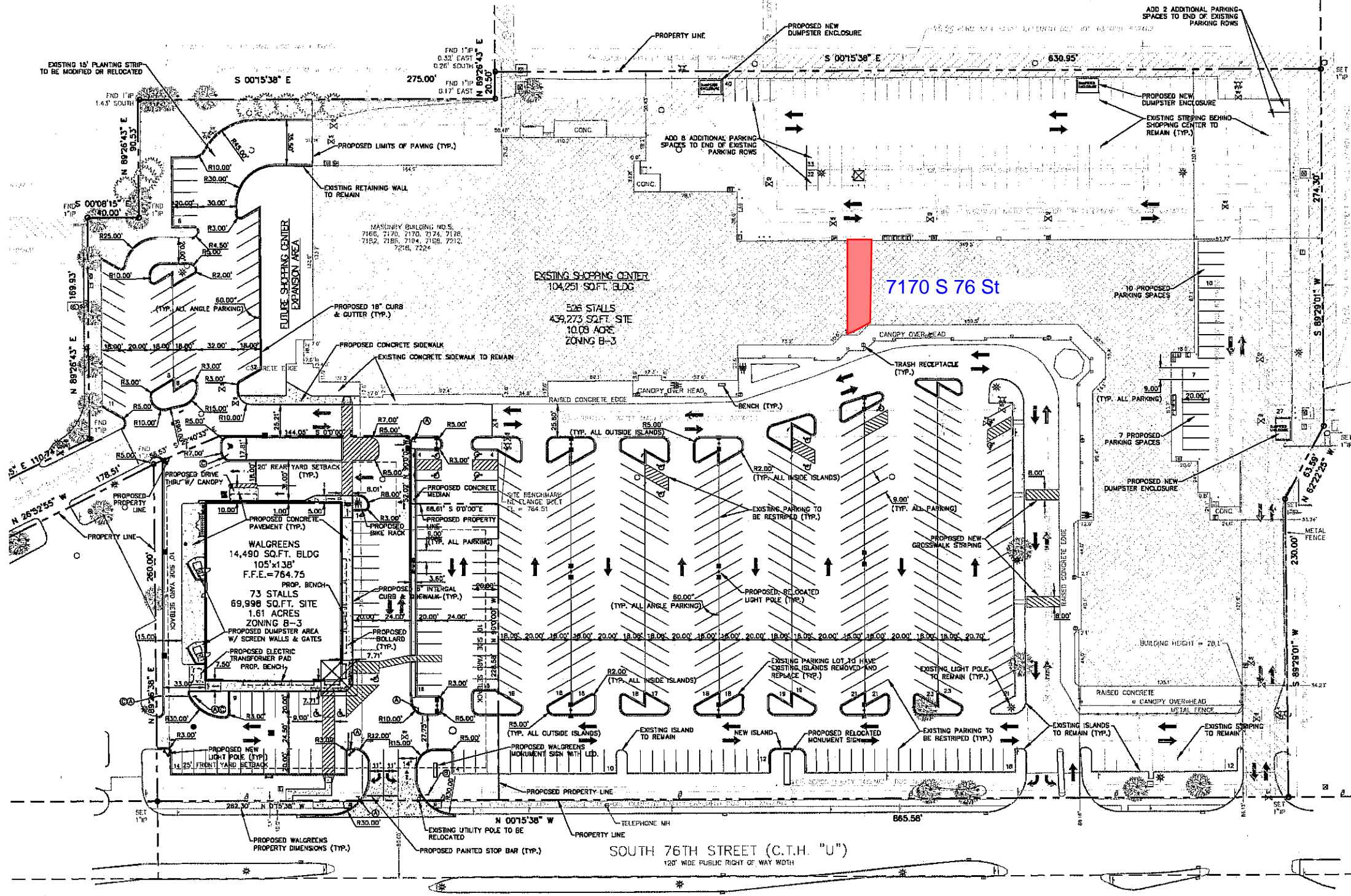
I will take all steps possible to minimize any adverse effects of the proposed use.

Response:

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

Response: The use will establish a precedent and encourage use in the surrounding area.

7170 South 76th Street
Project: Blockton's Kiddie Resale Shop



LEGEND

- EXISTING PROPERTY LINE
- - - EXISTING FENCE
- EXISTING CURB
- PROPOSED BUILDING
- PROPOSED 18" CURB & GUTTER
- 6 PROPOSED ACCESSIBLE PARKING STALL
- 16 NUMBER OF PARKING STALLS PER ROW
- PROPOSED CONCRETE PAVEMENT
- PROPOSED ASPHALT PAVEMENT
- PROPOSED "STOP" SIGN
- PROPOSED "NO TRUCK ENTRANCE" SIGN
- PROPOSED "DO NOT ENTER" SIGN
- PROPOSED CONCRETE CURB RAMP W/ TRUNCATED DOME
- BIKE RACK

EXISTING SHOPPING CENTER STANDARD PARKING STALLS	515
ACCESSIBLE PARKING STALLS	11
TOTAL PARKING SPACES	526

- NOTES:
1. SOILS FOUND ON SITE ARE MORLY SILT LOAM AND ASKUM SILT LOAM. BOTH ARE CONSIDERED TYPE C SOILS (HYDROLOGIC SOIL GROUP C).
 2. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 3. IT HAS BEEN DETERMINED THAT THERE ARE NO AREAS OF "NATURAL RESOURCES" AS DEFINED IN DIVISIONS 15-4.0100 AND 15-11.0100 OF THE CITY OF FRANKLIN DEVELOPMENT ORDINANCE. THEREFORE, A NATURAL RESOURCES PROTECTION PLAN HAS NOT BEEN INCLUDED IN THIS SUBMITTAL.

DIGGERS HOTLINE

Toll Free (800) 343-0001
Milwaukee Area (414) 259-1181
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN WISCONSIN, SIXTH EDITION DATED DECEMBER 22, 2003, AND ADDENDUM NO. 1 DATED DECEMBER 22, 2004, AND THE WISCONSIN ADMINISTRATIVE CODE, LATEST EDITION.

R.A. SMITH NATIONAL, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A. SMITH NATIONAL, INC.

Property Owner:
O'Braun Corporation
5200 W. Loomis Road
Greendale, WI 53129

DESCRIPTION

DATE

TOLD
DEVELOPMENT COMPANY

R.A. Smith National
Beyond Surveying
and Engineering

16746 W. Bluemound Road, Brookfield, WI 53005-6938
262-791-0000 Fax 262-767-4466, www.ra-smithnational.com

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R.A. Smith National, Inc.

DATE: 08-27-10

SCALE: 1" = 40'

JOB NO. 3100136

PROJECT MANAGER:
MATTHEW P. KOCUREK, P.E.

DESIGNED BY: RTP

CHECKED BY: MPK

SHEET NUMBER

C1.0



7170 South 76th Street, Orchard View Shopping Center



CITY OF FRANKLIN

REPORT TO THE PLAN COMMISSION



Meeting of July 9, 2015

Natural Resource Special Exception

RECOMMENDATION: City Development Staff recommends approval of the Natural Resource Special Exception, subject to the conditions of approval in attached draft Standards Findings and Decision.

Project Name:	Natural Resource Special Exception (NRSE) Request for Pleasant View Elementary School
Project Location:	4601 West Marquette Avenue
Applicant:	Franklin School District #5
Existing Zoning:	I-1 Institutional District
Use of Surrounding Properties:	Single-family residential to the north, east and west and Pleasant View Neighborhood Park to the south
2025 Comprehensive Plan:	Institutional
Applicant Action Requested:	Recommendation to the Common Council for approval of the requested Natural Resource Special Exception (NRSE)

INTRODUCTION:

By application dated June 15, 2015, the Franklin School District is requesting approval of a Natural Resource Special Exception (NRSE) to allow for paving within 1,160 square feet of the 50-foot Wetland Setback on the Pleasant View Elementary School property. The applicant is proposing to expand the asphalt pavement area behind the school to install 2 new basketball hoops and relocate 2 other basketball hoops to create two separate basketball courts.

Additional temporary disturbance of the wetland setback associated with construction of the paved area, will also occur. However, activities such as grading are allowed within the wetland setback as long as the area is restored.

In addition to the basketball courts, the applicant is proposing to re-grade portions of the property, repave existing areas of the site, repair miscellaneous curbs and walks around the building, install a six foot high chain link fence around a proposed storm water pond and add storm sewer facilities to collect roof drains. Staff has granted approval for the minor repair and maintenance work that is a minimum of 100-feet away from the wetlands onsite. Following the City's consultant review of the wetland delineations, such work may also be conducted up to the 50-foot wetland setback with the exception of grading, which may occur within the wetland setback, but outside of the 30-foot wetland buffer.

A Minor Site Plan Amendment Application has been submitted for the expansion of the asphalt pavement for the basketball courts. That application is contingent upon receiving approval of the subject Natural Resource Special Exception Application as the expansion of asphalt encroaches within the 50-foot wetland setback of Wetland #3.

Based upon best available information, the site also contains woodland areas. The approximate locations of these areas are shown as “Wooded Area” on the “Wetland Disturbance Site Plan.” The proposed site modifications do not impact the wooded areas on the property.

At their June 24, 2015 meeting, the Environmental Commission recommended approval of the Natural Resource Special Exception Request for Pleasant View Elementary School. A draft copy of their findings is attached for review.

PROJECT DESCRIPTION:

The applicant has identified four wetlands located on the Pleasant View Elementary School property. The wetlands were delineated by Gary W. Starzinski of Star Environmental, Inc. on May 11, 2015. According to the applicant, the expansion of the asphalt play area must be located in this area due to existing site boundary conditions, existing hard surface areas and existing green space areas. Furthermore, the applicant states that the request will improve student safety and supervision in the play areas at the school. The applicant indicated that not paving this area would greatly affect the functionality and safety of the play areas and use by the students.

The wetland delineations are currently under review by Graef as requested by City staff. Staff anticipates receiving comments from Graef by July 2nd and anticipates that the applicant will be required to address all consultant comments prior to the commencement of work.

Staff would note that it appears, pursuant to review of historic aerial photographs, that the subject wetland has been present since at least 1995, and that the adjacent area has likely been in turf grass for most of that time. As such, it appears that the subject area, and particularly the subject wetland setback, has been regularly disturbed by past mowing and other similar activities.

At this time, the applicant is not proposing any mitigation as part of this request.

If approved, staff recommends the following conditions:

1. The applicant shall submit a revised Site Plan/NRPP that illustrates the location of the Conservation Easement prior to commencement of work.
2. The applicant shall establish and maintain 1,160 square feet (an area equal to the amount of loss of wetland setback) of appropriate native plantings within the wetland buffer and/or setback adjacent to the area of encroachment to compensate for the wetland setback loss, within one year of approval of this Natural Resource Special Exception. Staff further recommends submittal of a Landscape Plan that illustrates and identifies the amount, type, and location of proposed plantings prior to commencement of work.

3. All areas of temporary disturbance within the wetland setback shall be restored per Section 15-4.0102I. of the UDO, within one year of approval of this Natural Resource Special Exception.
4. That all City of Franklin Consultant's comments regarding the NRPP are addressed to the satisfaction of Department of City Development Staff, prior to the commencement of work.
5. A written Conservation Easement shall be submitted for review and approval by the Common Council, prior to the commencement of work.
6. All required approvals and permits from the Army Corp of Engineers, the Wisconsin Department of Natural Resources and Federal Emergency Management Agency (FEMA) as may be necessary be obtained, prior to the commencement of work.

CONCLUSION:

City Development Staff recommends approval of the Natural Resource Special Exception, subject to the conditions of approval in the attached draft Standards Finding and Decision.

Draft 6/30/15

Standards, Findings and Decision
of the City of Franklin Common Council upon the Application of Franklin Public
Schools for a Special Exception to Certain Natural Resource Provisions of the City of
Franklin Unified Development Ordinance (for Pleasant View Elementary School
basketball court addition/relocation)

Whereas, Franklin Public Schools having filed an application dated June 15, 2015, for a Special Exception pursuant to Section 15-9.0110 of the City of Franklin Unified Development Ordinance pertaining to the granting of Special Exceptions to Stream, Shore Buffer, Navigable Water-related, Wetland, Wetland Buffer and Wetland Setback Provisions, and Improvements or Enhancements to a Natural Resource Feature; a copy of said application being annexed hereto and incorporated herein as Exhibit A; and

Whereas, the application having been reviewed by the City of Franklin Environmental Commission and the Commission having made its recommendation upon the application, a copy of said recommendation dated June 24, 2015 being annexed hereto and incorporated herein as Exhibit B; and

Whereas, following a public hearing before the City of Franklin Plan Commission, the Plan Commission having reviewed the application and having made its recommendation thereon as set forth upon the report of the City of Franklin Planning Department, a copy of said report dated July 9, 2015 being annexed hereto and incorporated herein as Exhibit C; and

Whereas, the property which is the subject of the application for a Special Exception is located at approximately 4601 West Marquette Avenue, zoned I-1 Institutional District, and such property is more particularly described upon Exhibit D annexed hereto and incorporated herein; and

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

Now, Therefore, the Common Council makes the following findings pursuant to Section 15-10.0208B.2.a., b. and c. of the Unified Development Ordinance upon the application for a Special Exception dated June 15, 2015, by Franklin Public

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

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

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

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

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

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

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

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

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

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

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

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

2. Any exceptional, extraordinary, or unusual circumstances or conditions applying to the lot or parcel, structure, use, or intended use that do not apply generally to other properties or uses in the same district: _____.
3. Existing and future uses of property; useful life of improvements at issue; disability of an occupant: _____.
4. Aesthetics: _____.
5. Degree of noncompliance with the requirement allowed by the Special Exception: _____.
6. Proximity to and character of surrounding property: _____.
7. Zoning of the area in which property is located and neighboring area: *Residential*.
8. Any negative affect upon adjoining property: *No negative affect upon adjoining property is perceived.*
9. Natural features of the property: _____.
10. Environmental impacts: _____.
11. A recommendation from the Environmental Commission as well as a review and recommendation prepared by an Environmental Commission-selected person knowledgeable in natural systems: *The Environmental Commission recommendation and its reference to the report of _____ is incorporated herein.*
12. The practicable alternatives analysis required by Section 15-9.0110C.4. of the Unified Development Ordinance and the overall impact of the entire proposed use or structure, performance standards and analysis with regard to the impacts of the proposal, proposed design solutions for any concerns under the Ordinance, executory actions which would maintain the general intent of the Ordinance in question, and other factors relating to the purpose and intent of the Ordinance section imposing the requirement: *The Plan Commission recommendation and the Environmental Commission recommendation address these factors and are incorporated herein.*

Decision

Upon the above findings and all of the files and proceedings heretofore had upon the subject application, the Common Council hereby grants a Special Exception for such relief as is described within Exhibit C, upon the conditions: 1) that the natural resource features upon the property to be developed be protected by a perpetual conservation easement to be approved by the Common Council prior to any

development within the areas for which the Special Exception is granted; 2) that the applicant obtain all other necessary approval(s) from all other applicable governmental agencies prior to any development within the areas for which the Special Exception is granted; 3) that the applicant shall submit a revised Site Plan/NRPP that illustrates the location of the Conservation Easement prior to commencement of work; 4) that the applicant shall establish and maintain 1,160 square feet (an area equal to the amount of loss of wetland setback) of appropriate native plantings within the wetland buffer and/or setback adjacent to the area of encroachment to compensate for the wetland setback loss, within one year of approval of this Natural Resource Special Exception; 5) that the applicant shall submit a Landscape Plan that illustrates and identifies the amount, type, and location of proposed plantings prior to commencement of work; 6) that all areas of temporary disturbance within the wetland setback shall be restored per Section 15-4.0102I. of the UDO, within one year of approval of this Natural Resource Special Exception; 7) that all City of Franklin Consultant's comments regarding the NRPP are addressed to the satisfaction of Department of City Development Staff, prior to the commencement of work; 8) that all development within the areas for which the Special Exception is granted shall proceed pursuant to and be governed by the approved Natural Resource Protection Plan and all other applicable plans for Franklin Public Schools (Pleasant View Elementary School) and all other applicable provisions of the Unified Development Ordinance. The duration of this grant of Special Exception is permanent.

Introduced at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2015.

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2015.

APPROVED:

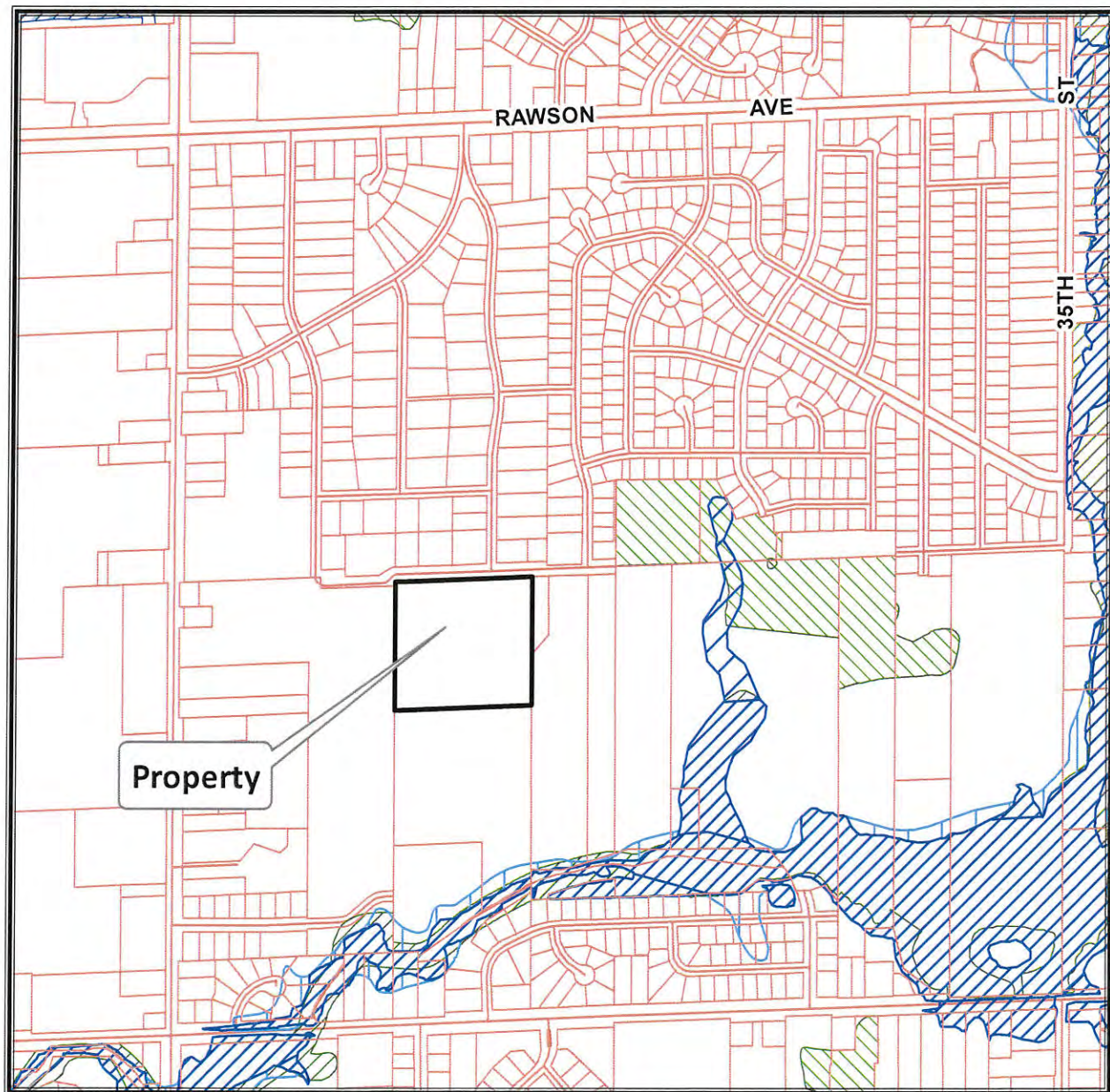
Stephen R. Olson, Mayor

ATTEST:

Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____

4601 West Marquette Avenue
TKN 788-9980-000
Pleasant View Elementary School



Planning Department
(414) 425-4024

0 550 1,100 2,200 Feet

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.


NORTH
2013 Aerial Photo



4601 West Marquette Avenue
TKN 788-9980-000
Pleasant View Elementary School



Planning Department
(414) 425-4024

0 90 180 360 Feet

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.


NORTH
2013 Aerial Photo

City of Franklin Environmental Commission

TO: Common Council
DATE: June 24, 2015
RE: Special Exception application review and recommendation
APPLICATION: Franklin Public Schools, Applicant, dated: June 15, 2015
(Pleasant View Elementary School located at 4601 West Marquette Avenue)

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

1. Unified Development Ordinance Section(s) from which Special Exception is requested:

Special Exception requested from Section 15-4.0102 of the Unified Development Ordinance.

2. Nature of the Special Exception requested (description of resources, encroachment, distances and dimensions):

The Special Exception requested is to allow for paving of asphalt within approximately 1,160 square feet of the 50-foot wetland setback.

3. Applicant's reason for request:

The request is to improve the overall safety and functionality of students by converting existing greenspace to a hard surface play area that will be located in a 50-foot wetland protection setback.

4. Applicant's reason why request appropriate for Special Exception:

The existing greenspace requested to be upgraded to hard surface play area in the 50-foot wetland setback is vital to the overall supervision of students along with functional usable play space for the students.

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

1. Diversity of flora including State and/or Federal designated threatened and/or endangered species:

Not applicable – The subject setback area is currently turf grass/manicured lawn. No Federal- or State-designated Special Concern, Threatened or Endangered species will be impacted by the proposed improvements.

The area of wetland adjacent to the proposed hard surface play area is gently sloped that takes on storm water runoff from existing roof drains and outlets into the greenspace area. The vegetation that exists in the area includes cattails and common wetland grasses.

2. Storm and flood water storage:

Not applicable – There will be no significant impacts to storm and flood water storage as a result of the proposed improvements. There will be no impact to floodplains or base flood elevations.

3. Hydrologic functions:

There will be a minimal affect on hydrologic functions.

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

Not applicable - There will be no significant impact to water quality. During construction activities, erosion control measures will be taken. It appears that the wetland area in question was formed from storm water runoff of the building and hard surface area.

5. Shoreline protection against erosion:

Not applicable – There will be no shoreline impacts.

6. Habitat for aquatic organisms:

Not applicable – The proposed site work will not disturb any habitats.

7. Habitat for wildlife:

Not applicable – The proposed site work will not disturb any habitats. Although the adjacent wetland in question appears to be man-made created

from roof drain run-off, it's the belief there will be no loss of wildlife or aquatic organisms by constructing new hard surface within the 50-foot wetland setback.

8. Human use functional value:

Not applicable – There will be no change to the use or function.

9. Groundwater recharge/discharge protection:

Not applicable – There will be no significant impact to groundwater recharge/discharge.

10. Aesthetic appeal, recreation, education, and science value:

Not applicable – The area of the 50-foot setback impacted is currently lawn.

11. State or Federal designated threatened or endangered species or species of special concern:

Not applicable – The proposed improvements will not impact any State or Federal designated threatened or endangered species or species of special concern.

12. Existence within a Shoreland:

Not applicable – The area is not located within a shoreland.

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

Not applicable - The project area is not located within a Primary or Secondary Environmental Corridor or within an Isolated Natural Area as mapped by the Southeastern Wisconsin Regional Planning Commission.

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

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

The project must be located in this area due to existing site boundary conditions, existing hard surface areas, and existing greenspace areas. The

purpose of this request is to improve student safety and supervision in play areas and is not self-imposed.

2. That compliance with the stream, shore buffer, navigable water-related, wetland, wetland buffer, and wetland setback requirement will:
 - a. be unreasonably burdensome to the applicants and that there are no reasonable practicable alternatives; *or*
 - b. unreasonably and negatively impact upon the applicants' use of the property and that there are no reasonable practicable alternatives:

The proposed section of hard surface play area (approximately 40-feet by 90-feet) within the 50-foot wetland setback could be eliminated but would greatly affect functionality and safety of play use by students.

The project does not have alternative design options that provide adequate safety/functionality for the students. Reducing the project construction site would greatly affect usable safe hard surface area for students.

There is no alternative area since the site is property of the school and is confined to the property limits. Adjacent greenspace areas are already utilized to their fullest potential.

If the approval of the additional hard surface area within the 50-foot wetland setback is not granted, safety and supervision of students during outdoor activities is jeopardized.

After assessing the site, we believe that the safety and supervision of the students outweighs any benefits the school district and the community would receive from any construction not be performed within the 50-foot wetland setback.

3. The Special Exception, including any conditions imposed under this Section will:
 - a. be consistent with the existing character of the neighborhood: *the proposed project disturbs a minimal portion of the wetland setback and will not adversely impact the existing character of the neighborhood; and*
 - b. not effectively undermine the ability to apply or enforce the requirement with respect to other properties: *the circumstances surrounding this project are unique to Pleasant View Elementary School, which use as a public school and the need of the school to have safe play areas would not apply to the vast majority of properties in the City; and*

- c. be in harmony with the general purpose and intent of the provisions of this Ordinance proscribing the requirement: *the proposed improvements do not significantly impact the protected wetland; and*
- d. preserve or enhance the functional values of the stream or other navigable water, shore buffer, wetland, wetland buffer, and/or wetland setback in co-existence with the development (*this finding only applying to an application to improve or enhance a natural resource feature*): *The paving of the relatively small portion of the wetland setback will not adversely impact the functional values of the adjacent wetland.*

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

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

The proposed paving of the wetland setback is located behind the school building. The project complies with all other City of Franklin setback requirements.

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

The use of the property is unique as a public elementary school and does not generally apply to other properties or uses within the same district. The school has unique needs to accommodate a large number of young students.

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

The improvements allow the continued use of the property as a public elementary school and provides better supervision and increased safety.

- 4. Aesthetics:

Aesthetics are not significantly impacted as the proposed improvements are located behind the school building and impact a relatively small area of wetland setback.

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

The project will disturb approximately 1,160 square feet of the 21,794 square feet of wetland setback surrounding the wetland onsite.

6. Proximity to and character of surrounding property:

Pleasant View Elementary School is surrounded by single-family residential uses to the north, Pleasant View Neighborhood Park to the south, single-family and conservation land to the east, and vacant residentially zoned property to the west.

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

Pleasant View Elementary School is zoned I-1 Institutional District. Properties located directly to the north, east and west are zoned R-6 Suburban Single-Family Residence District and the property to the south is zoned P-1 Park District.

8. Any negative affect upon adjoining property:

There are no negative affects to adjoining properties.

9. Natural features of the property:

The property contains four wetlands and the associated 30-foot wetland buffers and 50-foot wetland setbacks.

10. Environmental impacts:

The requested Special Exception to Natural Resource Feature Provisions is for the purpose of allowing for grading and paving within approximately 1,160 square feet of the 50-foot Wetland Setback on the Pleasant View Elementary School property, for the expansion of the asphalt pavement area behind the school to install 2 basketball hoops, and to relocate 2 basketball hoops, to create 2 separate basketball courts on the Pleasant View Elementary School property.

V. Environmental Commission Recommendation:

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

1. The recommendations set forth in Sections III. and IV. Above are incorporated herein.

2. The Environmental Commission recommends approval of the Application upon the aforesaid recommendations for the reasons set forth therein.
3. The Environmental Commissions recommends that should the Common Council approve the Application, that such approval be subject to the following conditions:
 - a. The applicant shall submit a revised Site Plan/NRPP that illustrates the location of the Conservation Easement.
 - b. The applicant shall provide additional plantings within the wetland buffer adjacent to the wetland setback encroachment to compensate for the wetland setback loss. Staff recommends submittal of a Landscape Plan that illustrates and identifies the proposed plantings.
 - c. All areas of temporary disturbance within the wetland setback shall be restored per Section 15-4.0102I. of the UDO.
 - d. That all City of Franklin Consultant's comments regarding the NRPP are addressed to the satisfaction of Department of City Development Staff, prior to the commencement of work.
 - e. A written Conservation Easement shall be submitted for review and approval by the Common Council, prior to the commencement of work.
 - f. All required approvals and permits from the Army Corp of Engineers, the Wisconsin Department of Natural Resources and Federal Emergency Management Agency (FEMA) as may be necessary be obtained, prior to the commencement of work.

The above review and recommendation was passed and adopted at a regular meeting of the Environmental Commission of the City of Franklin on the 24th day of June, 2015.

Dated this ____ day of _____, 2015.

Wesley Cannon, Chairman

Attest:

Curtis Bolton, Vice-Chairman

JUN 15 2015

Natural Resource Special Exception Question and Answer Form.

City Development

Questions to be answered by the Applicant

Items on this application to be provided in writing by the Applicant shall include the following, as set forth by Section 15-9.0110C. of the UDO:

- A. Indication of the section(s) of the UDO for which a Special Exception is requested. _____
SECTION 15-10.0208

- B. Statement regarding the Special Exception requested, giving distances and dimensions where appropriate.
Requesting to pave new asphalt within 50' protection wetland buffer.

- C. Statement of the reason(s) for the request.
We are requesting this permission to improve the overall safety and functionality of students by converting existing green space to a hard surface play area that will be located in a 50' wetland protection buffer.

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

1) Background and Purpose of the Project.

- (a) Describe the project and its purpose in detail. Include any pertinent construction plans.
The purpose of the project is to upgrade existing hard surface play areas which involves repaving asphalt in those play areas. Additional improvements include replacing broken concrete curb/walk, expanding hard surface play area and connecting existing roof drains to outlet through a grass swale.

- (b) State whether the project is an expansion of an existing work or new construction.
The proposed project includes expansion of hard surface play areas along with repairing existing concrete walkways and curbs. The installation of new storm sewer is proposed along with regrading of turf in green space areas.

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

The project must be located in this area, due to existing site boundary conditions, existing hard surface areas, and existing green space areas. The purpose of this request is to improve student safety and supervision in play areas.

2) **Possible Alternatives.**

- (a) State all of the possible ways the project may proceed without affecting the stream or other navigable water, shore buffer, wetland, wetland buffer, and/or wetland setback as proposed.

The proposed section of hard surface play area (approx 40'x90') within the 50' wetland protection buffer could be eliminated but would greatly affect functionality and safety of play use by students.

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

As stated in Section 2a, the project does not have alternative design options that provide adequate safety/ functionality for the students.

- (c) State how the project may be made smaller while still meeting the project's needs.

Reducing the project construction site would greatly affect usable safe hard surface area for students.

- (d) State what geographic areas were searched for alternative sites.

There is no alternative area, since the site is property of the school and is confined to the property limits. Adjacent green space areas are already utilized to their fullest potential.

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

As stated in 2d, since the site is confined to what the school district owns, there are no other options for land use in the surrounding area.

- (f) State what will occur if the project does not proceed.
If the approval of the additional hard surface area within the 50' wetland protection buffer is not granted, safety and supervision of students during outdoor activities is jeopardized.

3) Comparison of Alternatives.

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

After assessing the site, we believe that the safety and supervision of the students outweighs any benefits the school district and the community would receive from any construction not be performed within the 50' wetland protection buffer.

- (b) State any logistical reasons limiting any of the possible alternatives set forth under sub. 2., above.

Not applicable

- (c) State any technological reasons limiting any of the possible alternatives set forth under sub. 2., above.

Not applicable

- (d) State any other reasons limiting any of the possible alternatives set forth under sub. 2., above.

Not applicable

4) Choice of Project Plan.

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

The existing green space requested to be upgraded to hard surface play area in the 50' wetland protection buffer is vital to the overall supervision of students along with functional usable play space for the students.

5) **Stream or Other Navigable Water, Shore Buffer, Wetland, Wetland Buffer, and Wetland Setback Description.**

Describe in detail the stream or other navigable water shore buffer, wetland, wetland buffer, and/or wetland setback at the site which will be affected, including the topography, plants, wildlife, hydrology, soils and any other salient information pertaining to the stream or other navigable water, shore buffer, wetland, wetland buffer, and/or wetland setback.

The area of wetland adjacent to the proposed hard surface play area is gently sloped that takes on stormwater runoff from existing roof drains and outlets into the green space area. The vegetation that exists in the area includes cattails and common wetland grasses.

6) **Stream or Other Navigable Water, Shore Buffer, Wetland, Wetland Buffer, and Wetland Setback Impacts.**

- | | | |
|---|--|--|
| a) Diversity of flora including State and/or Federal designated threatened and/or endangered species. | <input checked="" type="checkbox"/> Not Applicable | <input type="checkbox"/> Applicable |
| b) Storm and flood water storage. | <input checked="" type="checkbox"/> Not Applicable | <input type="checkbox"/> Applicable |
| c) Hydrologic functions. | <input type="checkbox"/> Not Applicable | <input checked="" type="checkbox"/> Applicable |
| d) Water quality protection including filtration and storage of sediments, nutrients or toxic substances. | <input checked="" type="checkbox"/> Not Applicable | <input type="checkbox"/> Applicable |
| e) Shoreline protection against erosion. | <input checked="" type="checkbox"/> Not Applicable | <input type="checkbox"/> Applicable |
| f) Habitat for aquatic organisms. | <input checked="" type="checkbox"/> Not Applicable | <input type="checkbox"/> Applicable |
| g) Habitat for wildlife. | <input checked="" type="checkbox"/> Not Applicable | <input type="checkbox"/> Applicable |
| h) Human use functional value. | <input checked="" type="checkbox"/> Not Applicable | <input type="checkbox"/> Applicable |
| i) Groundwater recharge/discharge protection. | <input checked="" type="checkbox"/> Not Applicable | <input type="checkbox"/> Applicable |
| j) Aesthetic appeal, recreation, education, and science value. | <input checked="" type="checkbox"/> Not Applicable | <input type="checkbox"/> Applicable |
| k) Specify any State or Federal designated threatened or endangered species or species of special concern. | <input checked="" type="checkbox"/> Not Applicable | <input type="checkbox"/> Applicable |
| l) Existence within a Shoreland. | <input checked="" type="checkbox"/> Not Applicable | <input type="checkbox"/> Applicable |
| m) Existence within a Primary or Secondary Environmental Corridor or within an Isolated Natural Area, as those areas are defined and currently mapped by the Southeastern Wisconsin Regional Planning Commission from time to time. | <input type="checkbox"/> Not Applicable | <input checked="" type="checkbox"/> Applicable |

Describe in detail any impacts to the above functional values of the stream or other navigable water, shore buffer, wetland, wetland buffer, and/or wetland setback:

Although the adjacent wetland in question appears to be man-made created from roof drain run-off, its the belief there will be no loss of wildlife or aquatic organisms by constructing new hard surface within the 50' wetland protection buffer.

7) **Water Quality Protection.**

Describe how the project protects the public interest in the waters of the State of Wisconsin.

Non applicable. It appears that the wetland area in question was formed from stormwater runoff of the building and hard surface area.

The Natural Resource Special Exception application was filled out on the school's behalf because a conflict has arisen within the school district, regarding a low lying stormwater area that has created a less susceptible wetland and poses a safety concern for students. This low-lying, degraded area has been fed by runoff from the site and a stormwater pipe that has caused mesic soils to exist in an area that was once uninhibited by wetland flora, according to aerial photography and metadata from the Milwaukee County GIS Database. We believe that this intensified concentration of stormwater runoff from the drainage pipe that daylight directly into the green space has allowed wetland flora to encroach onto the property of the school site; continuing to encroach further towards the drainage pipe. This artificial wetland has a significant setback around the edge of the delineated area that is prohibiting the school district from adding much needed hard surface for the children to use. The engineered design was created to minimize the amount of hard surface that shall impede on the existing wetland setback, however, it should be stressed that due to existing low-lying areas located on the site, the school is in need of safe hard surface play areas to meet the needs and demands of the students at Pleasant View Elementary School. According to Chapter NR 151 from the DNR, NR 151.25 section "f" states that, "10 percent of the average wetland width, but no less than 10 feet nor more than 30 feet" is considered the protective area standard. This is much less restrictive than the city requirements. Considering the low lying area, deemed a "wetland," is 100% protected by the city and cannot be touched, trimmed, or mowed, visibility issues arise from the perspective of the faculty that supervise the students. By creating an open hard surface area, visibility would drastically improve.

In addition, the low-lying area may encourage the growth of harmful fauna that are typical for hydric soils. Stagnant water, muddy conditions, and decreased visibility create growing concerns within the school district and the faculty about the students' safety. This vegetative obstacle may be seen as an attractive nuisance, and we believe that it is in the best interest of the city, the school, and the children to create other areas for students to play, such as hard surface areas, so that kids are not encouraged to play around the potentially dangerous low-lying mesic area and remain more visible to faculty supervisors.

Franklin

JUN 29 2015

City Development

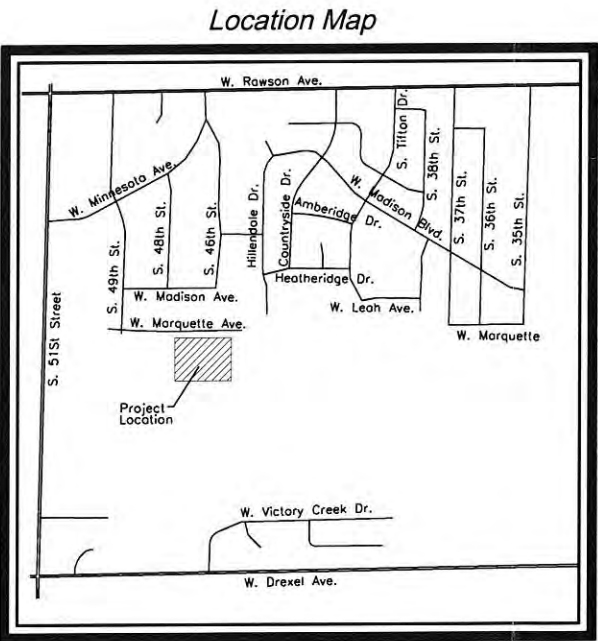
FRANKLIN PUBLIC SCHOOL DISTRICT PLEASANT VIEW ELEMENTARY

SITE IMPROVEMENT PROJECT

FRANKLIN, WISCONSIN

REVISED 6-26-2015

Owner Information:
Franklin Public School District
8255 W. Forest Hill Ave.
Franklin, WI 53132



SHEET INDEX

C0.0	TITLE SHEET
C1.0	EXISTING SITE SURVEY
C2.0	SITE DEMOLITION PLAN
C3.0	SITE LAYOUT PLAN
C4.0	SITE GRADING PLAN
C5.0	SITE EROSION CONTROL PLAN
C6.0	SITE STORM SEWER PLAN
C7.0	SITE DETAILS
C7.1	SITE DETAILS
C8.0	WETLAND DISTURBANCE SITE PLAN

Franklin

JUN 29 2015

City Development

TITLE SHEET

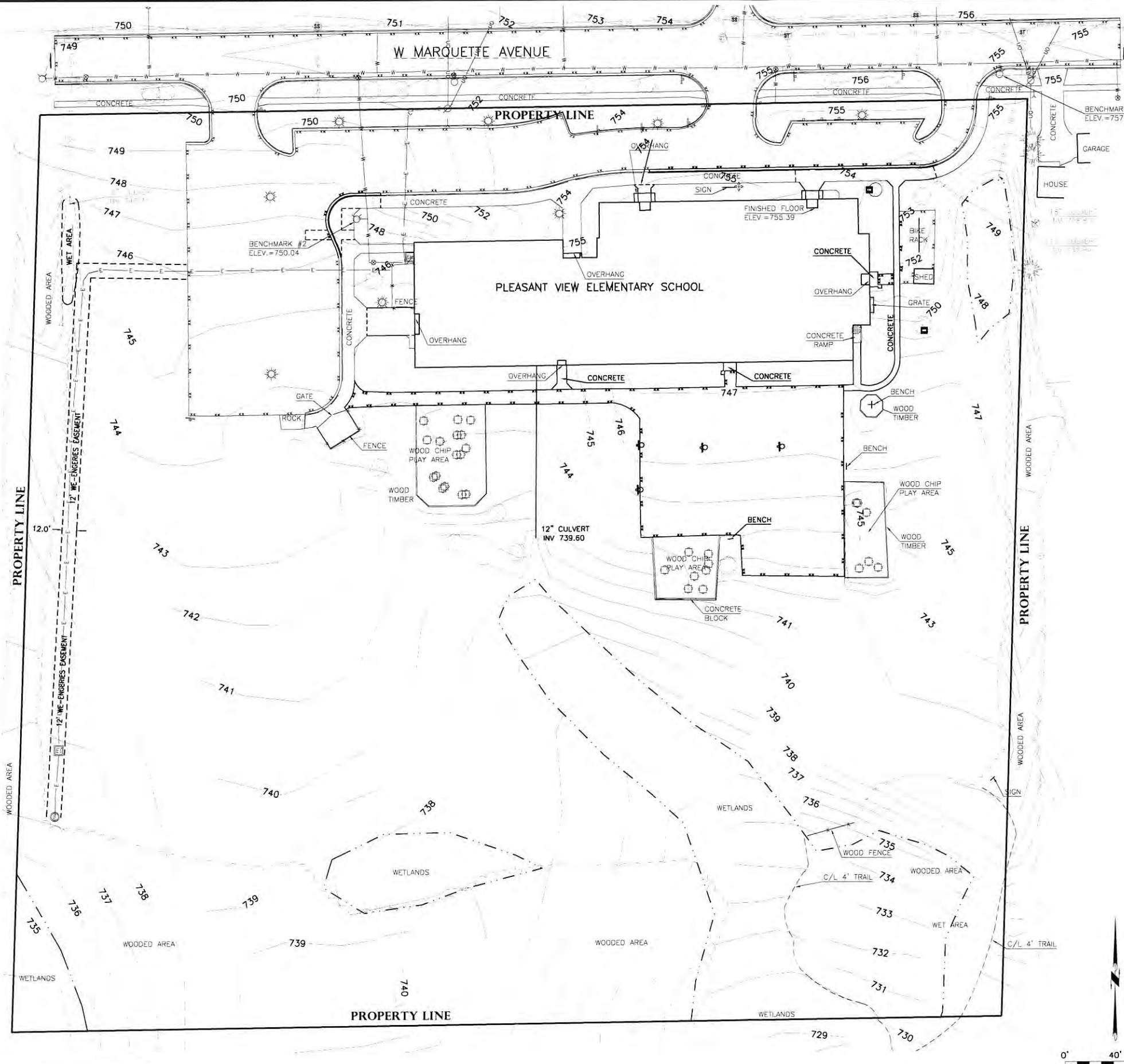
FRANKLIN PUBLIC SCHOOLS
PLEASANT VIEW ELEMENTARY
CITY OF FRANKLIN
MILWAUKEE COUNTY, WISCONSIN

Land Surveying
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Landscape Architecture
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Stevens Point, WI 54482
715.344.9999 (Ph) 715.344.9922 (Fax)



Point of Beginning

C0.0



LEGEND

These standard symbols will be found in the drawing

- SANITARY SEWER
- STORM SEWER
- OVERHEAD UTILITIES
- BURIED ELECTRIC
- BURIED GAS
- BURIED TELEPHONE
- WATERMAIN
- FIBER OPTICS
- EDGE OF BITUMINOUS
- CONTOUR LINE
- RECTANGULAR CATCH BASIN
- BASKETBALL HOOP
- CIRCULAR CATCH BASIN
- ELECTRIC METER
- EMERGENCY SIREN
- ELECTRIC TRANSFORMER
- FLAGPOLE
- MEMORIAL STONE
- GAS VALVE
- GUY WIRE
- HYDRANT
- LIGHTPOLE
- MAILBOX
- FIBER OPTIC MANHOLE
- PLAY EQUIPMENT
- POWERPOLE
- SANITARY MANHOLE
- SIGN
- STORM MANHOLE
- WATER VALVE
- BUSH/SHRUB
- TREE
- PINE TREE
- COMPUTED CORNER
- CONCRETE MONUMENT FOUND
- RECORDED AS
- 1-1/4" O.D. IRON PIPE FOUND
- 2" O.D. IRON PIPE FOUND

UNDERGROUND UTILITIES

THESE RECORD DRAWINGS HAVE BEEN PREPARED, IN PART, ON THE BASIS OF INFORMATION COMPILED AND FURNISHED BY OTHERS. THE SURVEYOR AND ARCHITECT WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH HAVE BEEN INCORPORATED INTO THIS DOCUMENT AS A RESULT.

SOME UTILITIES HAVE BEEN LOCATED BY MAPS PROVIDED BY OTHERS - LOCATIONS ARE APPROXIMATE. PRIVATE UTILITIES MAY EXIST BUT ARE NOT SHOWN ON MAP. CONTACT DIGGERS HOTLINE FOR LOCATIONS.

FIELD VERIFY SANITARY AND STORM SEWER PIPE SIZE AND LOCATION.

UNDERGROUND UTILITIES SHOWN ON THIS MAP ARE BASED IN PART ON MARKINGS BY DIGGERS HOTLINE (TICKET #20131613551).

DESCRIPTION

OWNER: FRANKLIN PUBLIC SCHOOL DISTRICT
8255 W. FOREST HILL AVE.
FRANKLIN, WI 53132

BEING LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 5 NORTH, RANGE 21 EAST, CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN.

BENCH MARK

ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM.

BENCHMARK #1
WEST FLANGE BOLT ON HYDRANT, LOCATED APPROXIMATELY 100 FEET EAST AND 100 FEET NORTH OF THE NORTHEAST CORNER OF THE PLEASANT VIEW ELEMENTARY BUILDING.
ELEVATION = 757.26

BENCHMARK #2
TOP OF ARROW ON PLANGE OF HYDRANT, LOCATED APPROXIMATELY 50 FEET WEST AND 50 FEET NORTH OF THE NORTHEAST CORNER OF THE PLEASANT VIEW ELEMENTARY BUILDING.
ELEVATION = 750.04

SURVEYOR'S CERTIFICATE

I, DONALD J. BUZA, REGISTERED LAND SURVEYOR DO HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF A TOPOGRAPHICAL SURVEY AS DONE UNDER MY DIRECTION ON APRIL 24-25, 2013.

DATED THIS _____ DAY OF _____

DONALD J. BUZA - (# 2338)
REGISTERED LAND SURVEYOR

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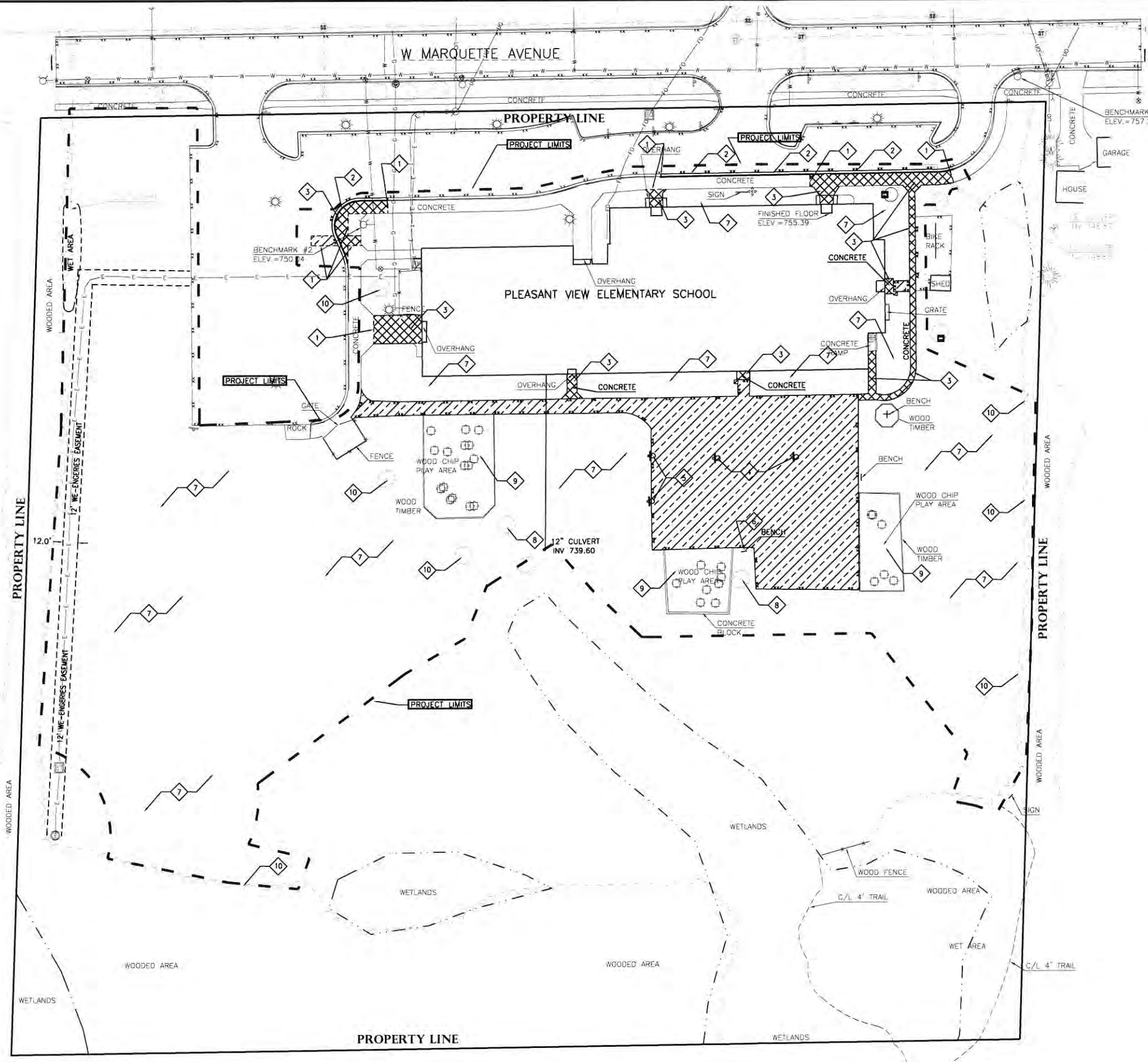
EXISTING SITE SURVEY

FRANKLIN PUBLIC SCHOOLS
PLEASANT VIEW ELEMENTARY
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Point of Beginning

C1.0



GENERAL NOTES:

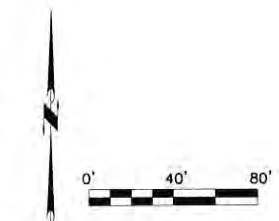
1. CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
2. ALL DEMOLITION MATERIALS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LEGAL MANNER EXCEPT FOR THOSE ITEMS NOTED TO BE SALVAGED, WHICH SHOULD BE TURNED OVER TO THE OWNER.
3. INSTALL ALL REQUIRED EROSION CONTROL MEASURES FOR PERIMETER PROTECTION PRIOR TO THE START OF DEMOLITION/CONSTRUCTION. SEE SHEET C5.0 FOR REQUIRED EROSION CONTROL MEASURES.
4. ALL BIDDERS PLANNING ON SUBMITTING A BID SHALL VISIT THE SITE AND REVIEW THE EXISTING CONDITIONS PRIOR TO THE BID DATE.
5. COORDINATE WITH THE OWNER AND LOCAL UTILITY COMPANIES TO LOCATE ANY EXISTING PRIVATE UTILITIES ON SITE PRIOR TO THE START OF WORK.
6. VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF WORK.
7. STRIP TOPSOIL WITHIN THE PROJECT LIMITS IN ACCORDANCE WITH THE PROJECT MANUAL SPECIFICATIONS.
8. STOCKPILE STRIPPED TOPSOIL ON SITE. PLACE SILT FENCE AROUND THE BASE OF THE STOCKPILE TO PREVENT EROSION IF NECESSARY. REMOVE ALL EXCESS TOPSOIL FROM SITE.
9. PRIOR TO PERFORMING WORK WITHIN PUBLIC RIGHT OF WAYS, NOTIFY AND COORDINATE WORK WITH THE LOCAL MUNICIPALITY.
10. ALL CONTRACTORS SHALL KEEP CONSTRUCTION EQUIPMENT AND MATERIAL STORAGE ON SITE IN AREAS OUTSIDE THE GENERAL LIMITS OF EVERYDAY CONSTRUCTION.
11. PROJECT LIMITS LINE LOCATION IS APPROXIMATE AND SHOWN FOR REFERENCE ONLY. SEE PLANS AND SPECIFICATIONS FOR ALL ITEMS THAT ARE TO BE PART OF THE PROPOSED CONSTRUCTION.

KEYNOTES:

- 1 SAWCUT EXISTING ASPHALT/ CONCRETE
- 2 REMOVE CONCRETE CURB
- 3 REMOVE CONCRETE PAVEMENT
- 4 REMOVE/ DISPOSE BASKETBALL STANDARD/GOAL
- 5 SALVAGE BASKETBALL STANDARD/GOAL, REINSTALL/RELOCATE AS PER LAYOUT PLAN
- 6 SALVAGE BENCH, REINSTALL/RELOCATE AS PER LAYOUT PLAN
- 7 STRIP/ STOCKPILE TOPSOIL WHICH INHIBITS CONSTRUCTION. REMOVE ALL EXCESS MATERIAL FROM SITE.
- 8 GRUB/ REMOVE TREES, BRUSH, AND VEGETATION THAT INHIBITS CONSTRUCTION
- 9 MAINTAIN PLAYGROUND AREA
- 10 MAINTAIN TREES/VEGETATION

DEMOLITION LEGEND

- REMOVE ASPHALT/ BASE COURSE
- REMOVE/ DISPOSE CONCRETE PAVEMENT



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C2.0

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PROJECT NO. 15.001

SITE LAYOUT PLAN

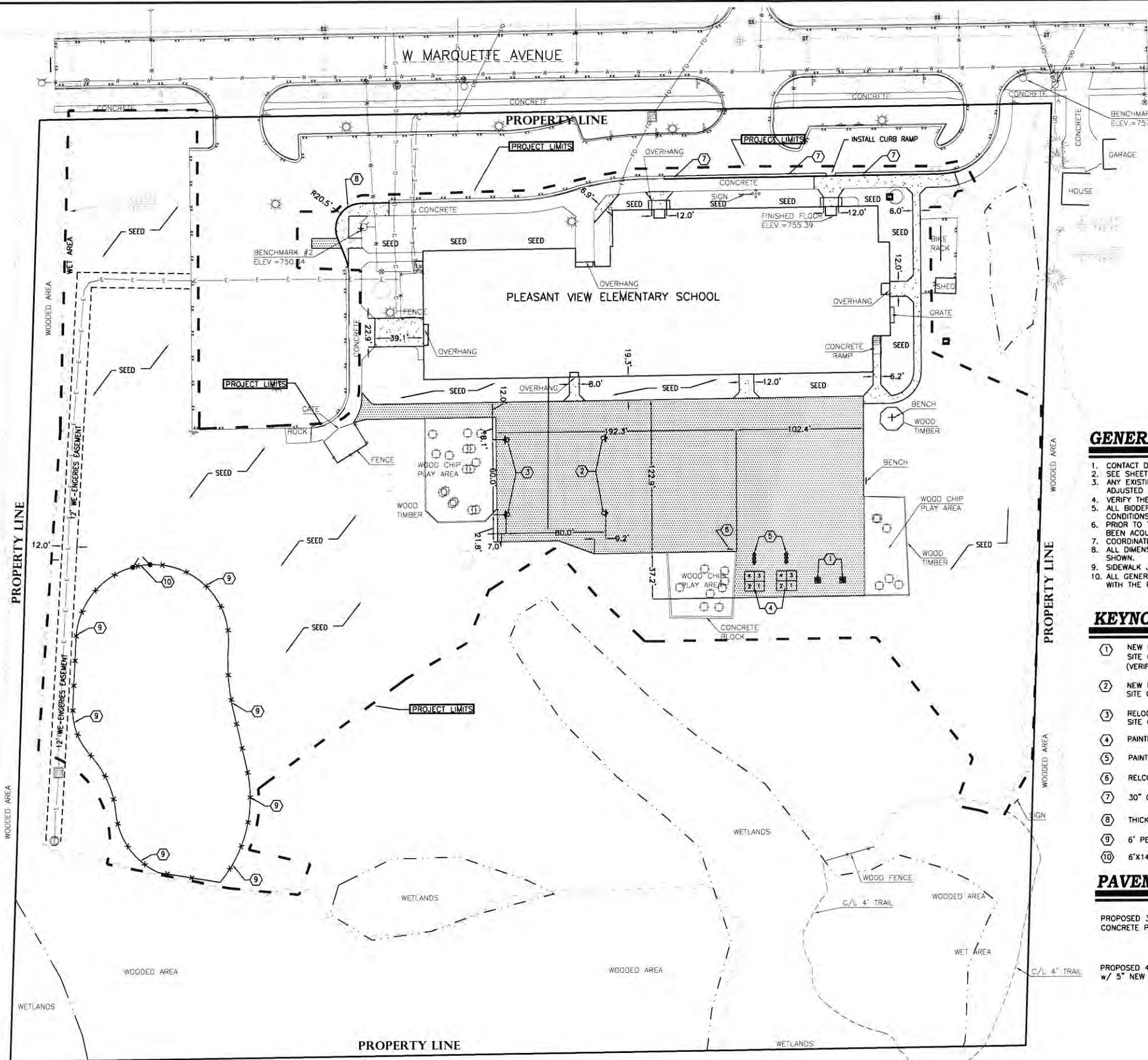
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Point of Beginning

C3.0



GENERAL NOTES:

1. CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
2. SEE SHEET C5.0 FOR ALL REQUIRED EROSION CONTROL ELEMENTS.
3. ANY EXISTING UTILITIES SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED AND OR ADJUSTED SHALL BE COORDINATED WITH ASSOCIATED UTILITY COMPANY.
4. VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
5. ALL BIDDERS PLANNING ON SUBMITTING A BID SHALL VISIT THE SITE AND REVIEW THE EXISTING CONDITIONS PRIOR TO THE BID DATE.
6. PRIOR TO THE START OF WORK VERIFY WITH THE LOCAL AUTHORITIES THAT ALL REQUIRED PERMITS HAVE BEEN ACQUIRED.
7. COORDINATE CONSTRUCTION IN THE RIGHT OF WAY WITH THE LOCAL AUTHORITIES.
8. ALL DIMENSIONS ARE REFERENCED PARALLEL OR PERPENDICULAR TO THE PROPOSED SITE ENTITIES SHOWN.
9. SIDEWALK JOINTS TO BE MAX 10' SPACING OR AS APPROVED BY SITE ENGINEER.
10. ALL GENERAL LANDSCAPE AREAS SHALL BE SEEDED/FERTILIZED/ CRIMP HAY MULCHED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.

KEYNOTES:

1. NEW FUNNEL BALL STANDARD FURNISHED BY OWNER
SITE CONTRACTOR SHALL INSTALL PER MANUFACTURER'S SPECIFICATIONS
(VERIFY FINAL LOCATION WITH OWNER)
2. NEW BASKETBALL STANDARD/GOAL FURNISHED BY OWNER
SITE CONTRACTOR SHALL INSTALL PER MANUFACTURER'S SPECIFICATIONS
3. RELOCATED BASKETBALL STANDARD/GOAL
SITE CONTRACTOR SHALL INSTALL PER MANUFACTURER'S SPECIFICATIONS
4. PAINTED FOUR SQUARE, VERIFY LOCATION WITH OWNER
5. PAINTED HOPSCOTCH, VERIFY LOCATION WITH OWNER
6. RELOCATED BENCH, VERIFY LOCATION WITH OWNER
7. 30" CURB & GUTTER
8. THICKENED EDGE WALK
9. 6' PERMANENT HIGH CHAINLINK FENCE
10. 6'X14' WIDE SERVICE GATE

PAVEMENT HATCH PATTERNS:

PROPOSED 3.25" ASPHALTIC
CONCRETE PAVEMENT

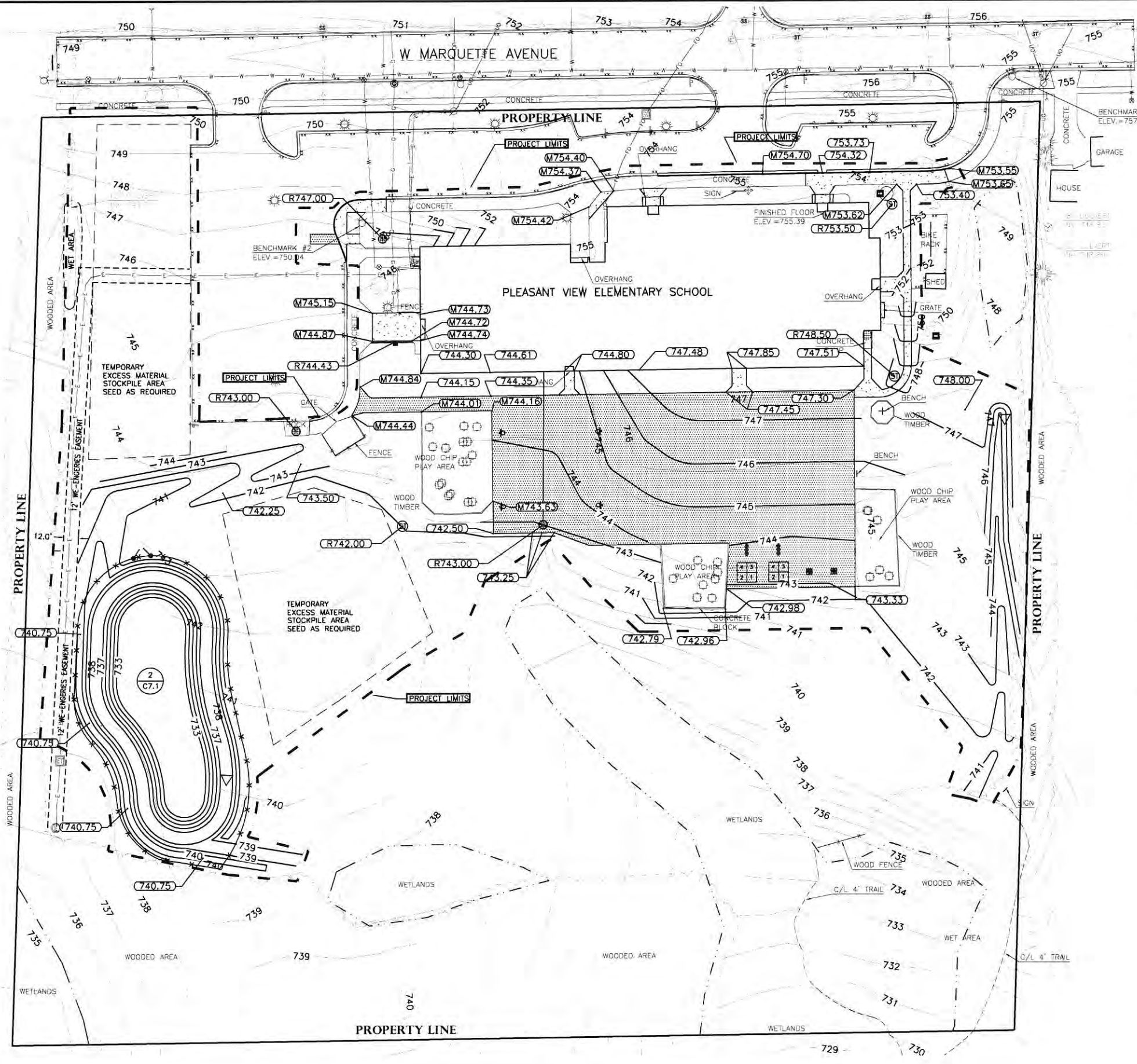


1
C7.0

PROPOSED 4" CONCRETE PAVEMENT
w/ 5" NEW DENSE GRADED BASE



2
C7.0



GENERAL NOTES:

1. CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
2. GRADE, LINE, AND LEVEL TO BE REVIEWED IN THE FIELD BY THE CONSTRUCTION MANAGER.
3. INSTALL ALL REQUIRED EROSION CONTROL MEASURES IN ACCORDANCE WITH LOCAL AUTHORITIES AND THE DEPARTMENT OF NATURAL RESOURCES REGULATIONS.
4. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED IN ACCORDANCE WITH THE DEPARTMENT OF NATURAL RESOURCES, LOCAL AUTHORITIES REGULATIONS.
5. 6" OF TOPSOIL SHALL BE PROVIDED IN ALL GENERAL LAWN AREAS AND 12" SHALL BE PROVIDED IN ALL PLANTING BED AREAS.
6. SEE SHEET C5.0 FOR ALL REQUIRED EROSION CONTROL ELEMENTS.
7. COORDINATE ALL EARTHWORK ACTIVITIES WITH GAS, ELECTRIC, (INCLUDING MAIN SERVICE, SITE LIGHTING, CONDUITS AND SIGNAGE) CABLE AND TELEPHONE CONSTRUCTION AND RESPECTIVE TRADES FOR THE INSTALLATION OF SAID UTILITIES.
8. EXCESS TOPSOIL/ SUBGRADE MATERIAL SHALL BE REMOVED FROM SITE UNLESS DIRECTED OTHERWISE BY OWNER.
9. ALL TESTING AND INSPECTION SHALL BE DONE IN ACCORDANCE WITH SPS 382.21.
10. THE LOCAL MUNICIPALITY SHALL BE CONTACTED PRIOR TO ANY EXCAVATION IN THE PUBLIC RIGHT-OF-WAY. THE CONTRACTOR SHALL HAVE HIS TRAFFIC CONTROL PLAN APPROVED PRIOR TO WORK COMMENCING. THE LOCAL MUNICIPALITY SHALL OPERATE ALL EXISTING WATER VALVES IF NEEDED.

GRADING LEGEND:

EXISTING CONTOUR	---
PROPOSED CONTOUR	— 747 —
PROPOSED SPOT ELEVATION	(742.25)
PROPOSED RIM ELEVATION	(R740.00)
PROPOSED FLOWLINE ELEVATION	(F800.00)

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SITE GRADING PLAN

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SITE EROSION CONTROL PLAN

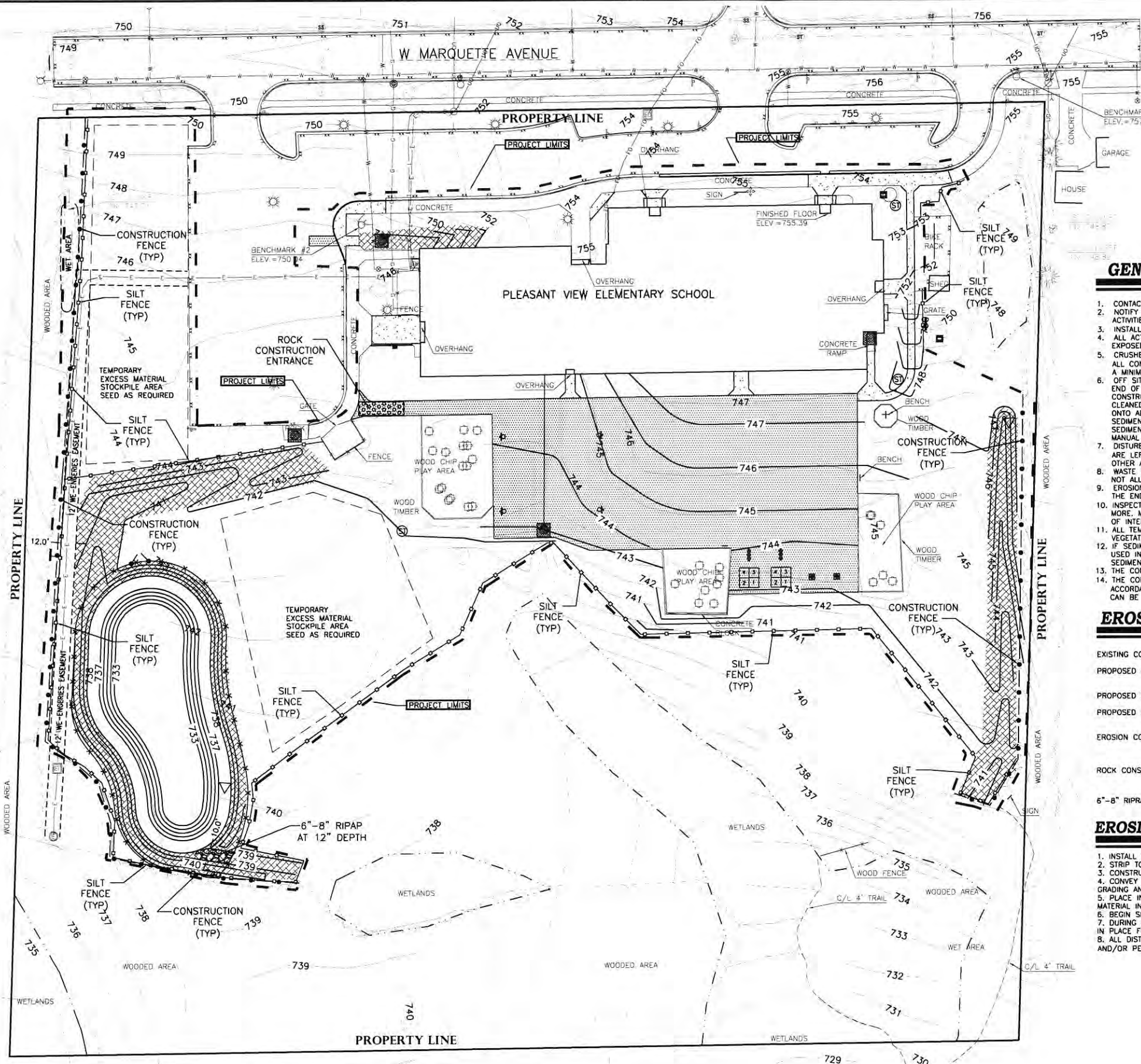
**FRANKLIN PUBLIC SCHOOLS
 PLEASANT VIEW ELEMENTARY
 CITY OF FRANKLIN
 MILWAUKEE COUNTY, WISCONSIN**

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Point of Beginning

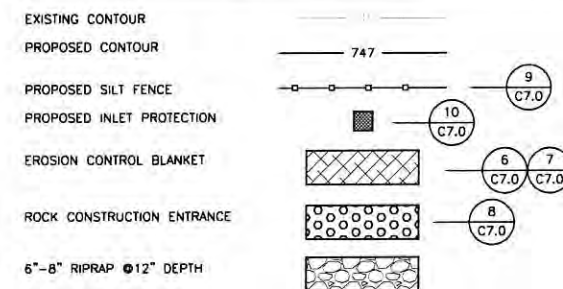
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GENERAL NOTES:

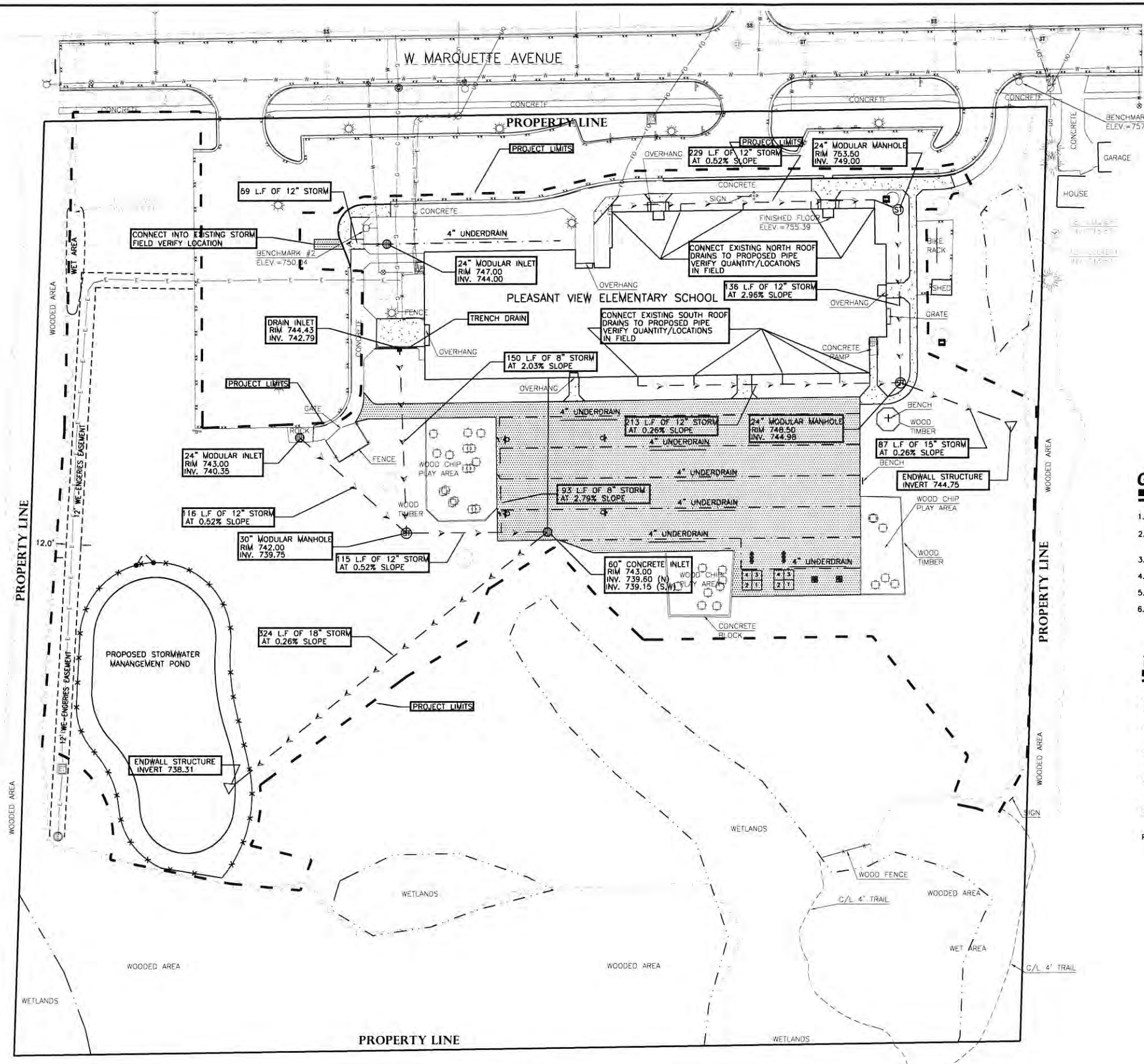
1. CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
2. NOTIFY THE LOCAL MUNICIPALITY AT LEAST 2 WORKING DAYS PRIOR TO THE START OF SOIL DISTURBING ACTIVITIES.
3. INSTALL ALL TEMPORARY EROSION CONTROL ELEMENTS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
4. ALL ACTIVITIES SHALL BE CONDUCTED IN A LOGICAL SEQUENCE AS TO MINIMIZE THE AMOUNT OF BARE SOIL EXPOSED AT ANY ONE TIME. MAINTAIN EXISTING VEGETATION AS LONG AS POSSIBLE.
5. CRUSHED ROCK DRIVES FOR SEDIMENT TRACKING UTILIZING 3" CRUSHED ROCK SHALL BE MAINTAINED AT ALL CONSTRUCTION ENTRANCES TO THE SITE. THE ROCK DRIVE SHALL BE A MINIMUM OF 12" THICK AND BE A MINIMUM OF 50' FEET IN LENGTH BY THE WIDTH OF THE DRIVEWAY.
6. OFF SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF A STORM EVENT SHALL BE CLEANED UP BY THE END OF THE NEXT WORK DAY. ALL OFF SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION ACTIVITIES, INCLUDING SOIL TRACKED BY CONSTRUCTION TRAFFIC, SHALL AT A MINIMUM BE CLEANED BY THE END OF EACH WORK DAY. EXCESSIVE AMOUNTS OF SEDIMENT OR OTHER DEBRIS TRACKED ONTO ADJACENT STREETS SHALL BE CLEANED IMMEDIATELY. FINE SEDIMENT ACCUMULATIONS SHALL BE CLEANED FROM ADJACENT STREETS BY THE USE OF MECHANICAL OR MANUAL SWEEPING OPERATIONS ONCE A WEEK AT A MINIMUM AND BEFORE IMMINENT RAIN EVENTS.
7. DISTURBED GROUND OUTSIDE OF THE EVERYDAY CONSTRUCTION AREAS, INCLUDING SOIL STOCKPILES, THAT ARE LEFT INACTIVE FOR MORE THAN 7 DAYS SHALL BE TEMPORARILY STABILIZED BY SEEDING/MULCHING OR OTHER APPROVED METHODS.
8. WASTE MATERIAL THAT IS GENERATED ON THE CONSTRUCTION SITE SHALL BE PROPERLY DISPOSED OF AND NOT ALLOWED TO RUN INTO RECEIVING WATERS.
9. EROSION CONTROL DEVICES DESTROYED AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE END OF EACH WORK DAY.
10. INSPECT ALL EROSION CONTROL MEASURES AT LEAST ONCE A WEEK AND AFTER ANY RAINFALL OF 0.5" OR MORE. MAKE NEEDED REPAIRS AND DOCUMENT ALL ACTIVITIES AS PER THE REQUIREMENTS OF THE NOTICE OF INTENT SUBMITTED BY THE PROJECT CIVIL ENGINEER.
11. ALL TEMPORARY EROSION CONTROL ELEMENTS SHALL REMAIN IN PLACE UNTIL A SUFFICIENT GROWTH OF VEGETATION IS ESTABLISHED AND THEN BE REMOVED AS PART OF THE BASE BID.
12. IF SEDIMENT LADEN WATER NEEDS TO BE REMOVED FROM THE SITE, FILTER BAGS OR SCREENING SHALL BE USED IN ACCORDANCE WITH THE WI DNR TECHNICAL STANDARDS 1061 TO PREVENT THE DISCHARGE OF SEDIMENT TO THE MAXIMUM EXTENT PRACTICABLE.
13. THE CONTRACTOR SHALL ONLY USE PHOSPHORUS FREE FERTILIZER FOR ALL LANDSCAPE APPLICATIONS.
14. THE CONTRACTOR SHALL PERFORM INSPECTIONS AND MONITORING OF EROSION CONTROL PRACTICES IN ACCORDANCE WITH THE WI DNR "CONSTRUCTION SITE INSPECTION REPORT" FORM 3400-187. THIS FORM CAN BE FOUND IN THE CONSTRUCTION SPECIFICATIONS.

EROSION CONTROL LEGEND:



EROSION CONTROL SEQUENCING

1. INSTALL EROSION CONTROL SILT FENCE AND ROCK CONSTRUCTION ENTRANCE PAD.
2. STRIP TOPSOIL WITHIN PROPOSED STORM WATER POND AREA.
3. CONSTRUCT NEW STORM WATER POND.
4. CONVEY STORM WATER RUNOFF TOWARDS NEW STORM WATER POND THROUGH OVER LAND GRADING AND NEW STORM PIPE INSTALLATION.
5. PLACE INLET PROTECTION ONLY OVER EXISTING STORM STRUCTURES TO PREVENT INFILTRATION OF MATERIAL INTO THE EXISTING SYSTEM.
6. BEGIN SITE DEMOLITION AND ADDITIONAL ROUGH GRADING OPERATIONS.
7. DURING GRADING ACTIVITIES, EXISTING GRASS AND VEGETATION STATED TO BE REMOVED SHALL REMAIN IN PLACE FOR AS LONG AS POSSIBLE, TO AVOID SEDIMENT TRANSPORT.
8. ALL DISTURBED TURF AREAS SHALL BE STABILIZED TEMPORARILY WITHIN 14 DAYS OF DISTURBANCE AND/OR PERMANENTLY STABILIZED 7 DAYS AFTER FINAL TOPSOIL PLACEMENT AND GRADING.

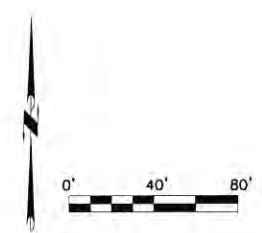


GENERAL NOTES:

1. GRADE, LINE, AND LEVEL TO BE REVIEWED IN THE FIELD BY THE CONSTRUCTION MANAGER.
2. COORDINATE ALL UTILITY WORK WITH GAS, ELECTRICAL, (INCLUDING MAIN SERVICE, SITE LIGHTING, CONDUITS AND SIGNAGE) CABLE AND TELEPHONE CONSTRUCTION AND RESPECTIVE TRADES RESPONSIBLE FOR INSTALLATION OF SAID UTILITIES.
3. COORDINATE ALL WORK WITHIN THE PUBLIC RIGHT OF WAY WITH THE LOCAL MUNICIPALITY.
4. ALL TESTING AND INSPECTION SHALL BE DONE IN ACCORDANCE WITH SPS 382.21.
5. FIELD VERIFY LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITY CONNECTIONS PRIOR TO INSTALLATION.
6. ALL REQUIRED DIGGERS HOTLINE LOCATES AND PRIVATE UTILITY LOCATES SHALL BE ORDERED AND PAID FOR BY EACH CONTRACTOR REQUIRING THE LOCATE SERVICE.

UTILITY LEGEND:

PROPOSED TRENCH DRAIN ALONG CONCRETE WALK	
PROPOSED TRENCH DRAIN BASIN	
PROPOSED MODULAR PVC INLET	
PROPOSED STORM PIPE	
PROPOSED ENDWALL STRUCTURE	
PROPOSED 4" UNDERDRAIN	



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PROJECT NO.: 15.001

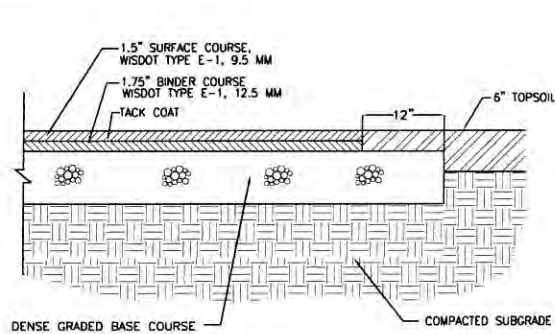
SITE STORM SEWER PLAN

FRANKLIN PUBLIC SCHOOLS
PLEASANT VIEW ELEMENTARY
CITY OF FRANKLIN
MILWAUKEE COUNTY, WISCONSIN

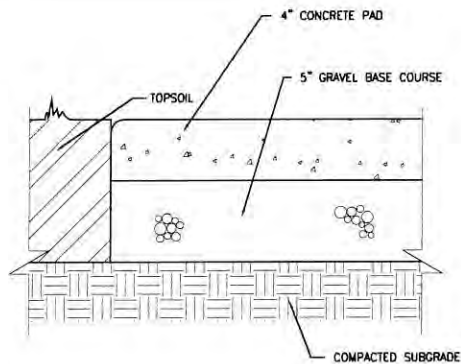
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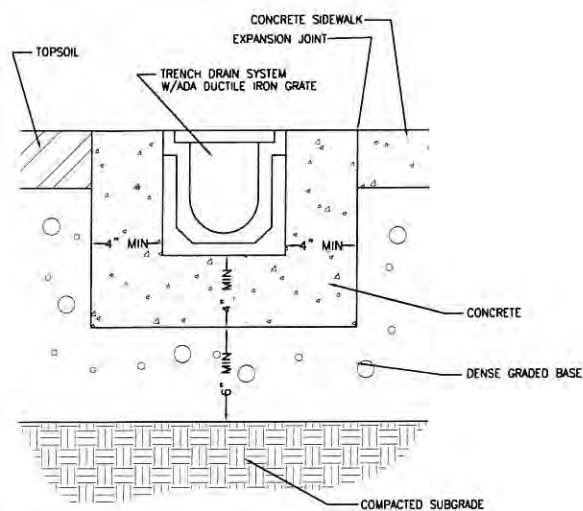
C6.0



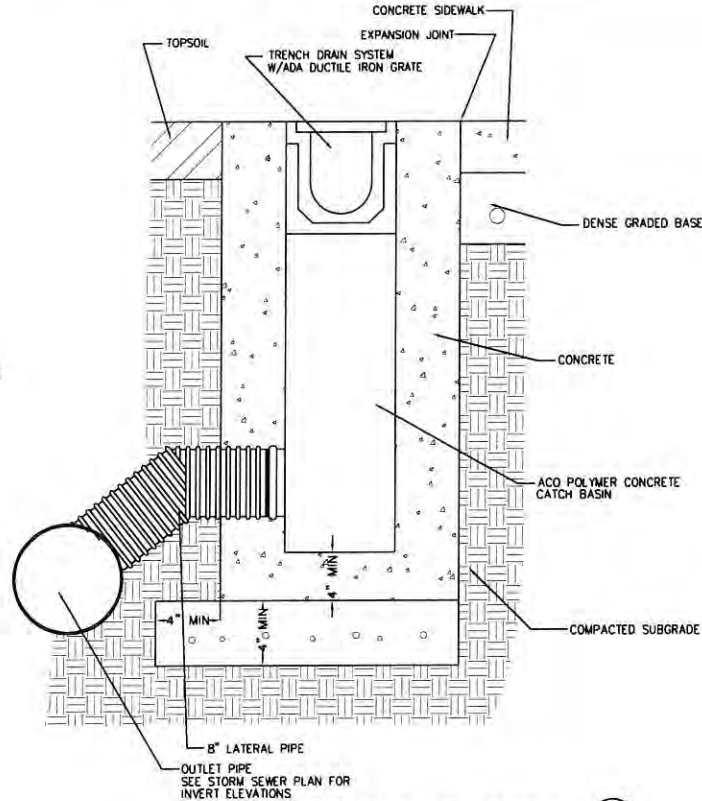
3.25" ASPHALT PAVEMENT (1)
C7.0



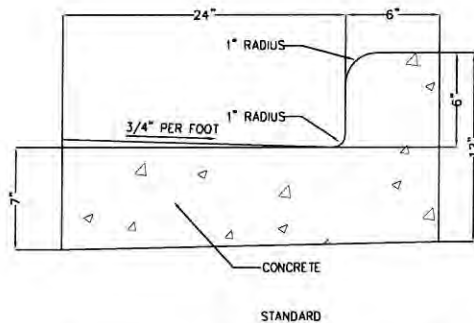
4" CONCRETE PAVEMENT (2)
C7.0



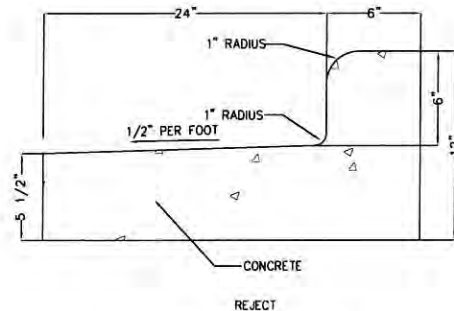
TRENCH DRAIN ALONG SIDEWALK (3)
C7.0



TRENCH DRAIN BASIN LATERAL CONNECTION (4)
C7.0



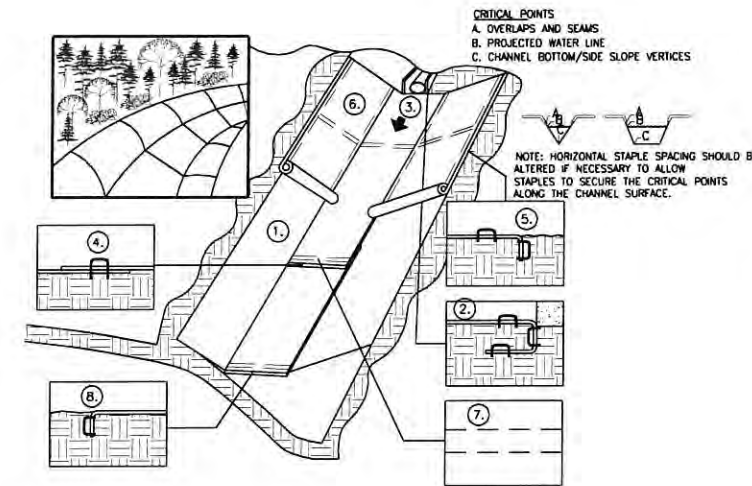
STANDARD



REJECT

* SEE LAYOUT PLAN FOR CURB AND GUTTER LOCATIONS

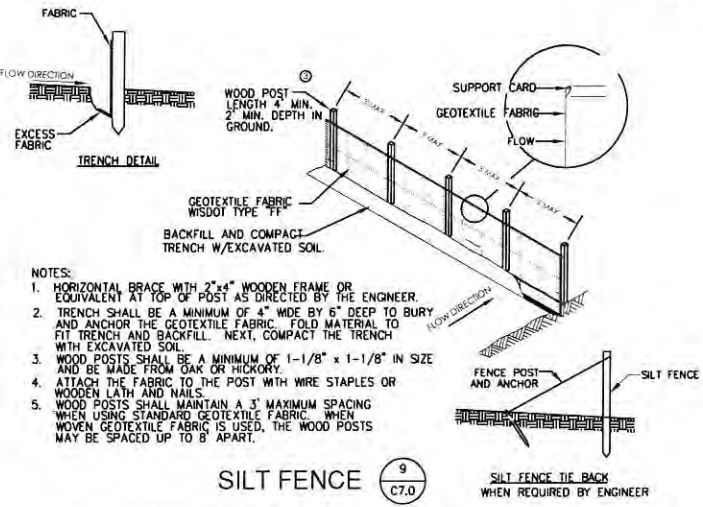
CONCRETE CURB AND GUTTER (5)
C7.0



- GENERAL NOTES:
1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF LIME, FERTILIZER, AND FERTILIZER AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
 2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" DEEP BY 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
 3. ROLL CENTER BLANKET IN DIRECTION OF WATER FLOW ON BOTTOM OF CHANNEL.
 4. PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH A 6" OVERLAP. USE A DOUBLE ROW OF STAGGERED STAPLES 4" APART TO SECURE BLANKETS.
 5. FULL LENGTH EDGE OF BLANKETS AT TOP OF SIDE SLOPES MUST BE ANCHORED IN 6" DEEP BY 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
 6. BLANKETS ON SIDE SLOPES MUST BE OVERLAPPED 4" OVER THE CENTER BLANKET AND STAPLED.
 7. IN MEDIUM/HIGH FLOW CHANNEL APPLICATIONS, A STAPLE CHECK SLOT IS RECOMMENDED AT 30 TO 40 FOOT INTERVALS. USE A ROW OF STAPLES 4" APART OVER ENTIRE WIDTH OF CHANNEL. PLACE A SECOND ROW OF 4" BELOW THE FIRST ROW IN A STAGGERED PATTERN.

AND COMPACT THE TRENCH AFTER STAPLING.

EROSION CONTROL BLANKETS (6)
C7.0



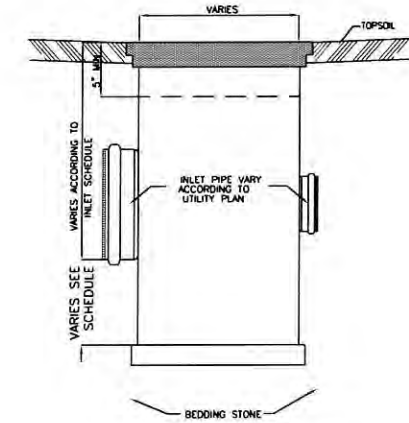
SILT FENCE (9)
C7.0



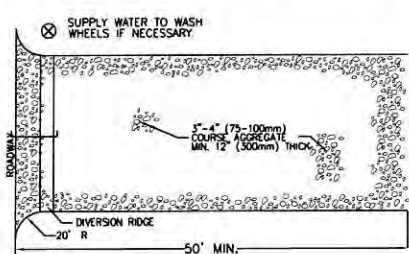
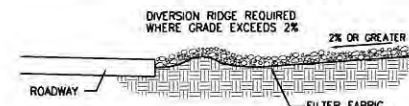
- INSTALLATION:
1. REMOVE INLET GRATE
 2. PLACE FABRIC OVER THE TOP OF THE CASTING
- MAINTENANCE:
1. CLEAN AS NEEDED TO MAINTAIN FLOW. DO NOT CUT OR RIP FABRIC TO INCREASE FLOWS.
 2. WOOD POSTS SHALL BE A MINIMUM OF 1-1/8" x 1-1/8" IN SIZE AND BE MADE FROM OAK OR HICKORY.
 3. ATTACH THE FABRIC TO THE POST WITH WIRE STAPLES OR WOODEN LATH AND NAILS.
 4. WOOD POSTS SHALL MAINTAIN A 3' MAXIMUM SPACING WHEN USING STANDARD GEOTEXTILE FABRIC. WHEN WOVEN GEOTEXTILE FABRIC IS USED, THE WOOD POSTS MAY BE SPACED UP TO 8' APART.
- GENERAL NOTES:
1. USE ONLY THE FOLLOWING GEOTEXTILE FABRICS THAT ARE APPROVED BY THE WISDOT FOR USE AS INLET PROTECTION: a) LINO INDUSTRIAL FABRICS - GTF 403 b) TC MARFI FILTERWEAVE 401.
 2. FOR INLET PROTECTION, TYPE C, WITH A CURB BOX, AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES.
 3. INLET PROTECTION WITHIN THE PUBLIC ROADWAY SHOULD SET BELOW THE GRATE TO PREVENT DAMAGE FROM PLOWING OPERATIONS. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO INLET PROTECTION AS A RESULT OF THE NORMAL PLOWING OPERATIONS WITHIN THE PUBLIC RIGHT OF WAY.

INLET PROTECTION (10)
C7.0

EROSION CONTROL BLANKETS (7)
C7.0

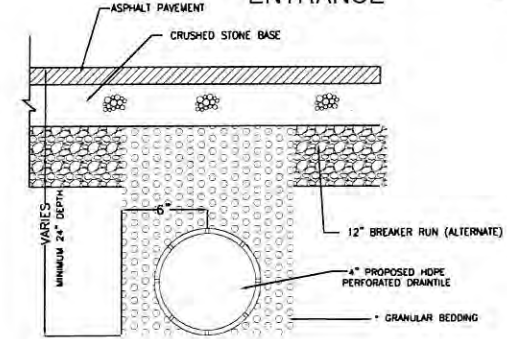


DRAIN BASIN (11)
C7.0



- NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT ANY MEASURES USED TO TRAP SEDIMENT.
 2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
 3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

ROCK CONSTRUCTION ENTRANCE (8)
C7.0



4" DRAINTILE INSTALLATION (12)
C7.0

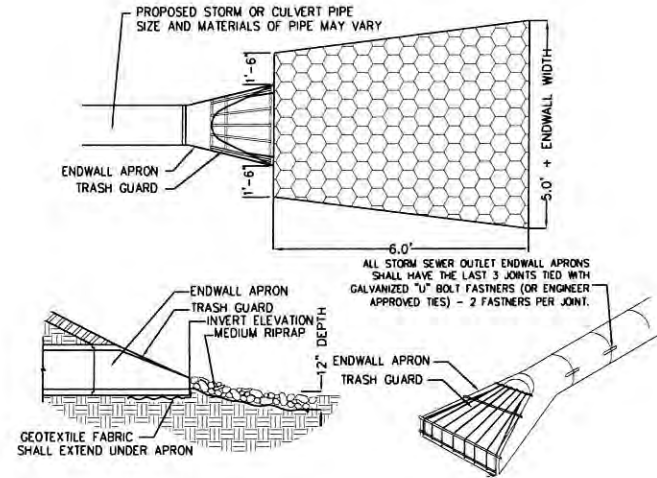
SITE DETAILS

FRANKLIN PUBLIC SCHOOLS
PLEASANT VIEW ELEMENTARY
CITY OF FRANKLIN
MILWAUKEE COUNTY, WISCONSIN

Land Surveying
Engineering
Landscape Architecture
5709 Windy Drive, Suite D
Stevens Point, WI 54482
715.344.9999 (Ph) 715.344.9922 (Fax)

Point of Beginning

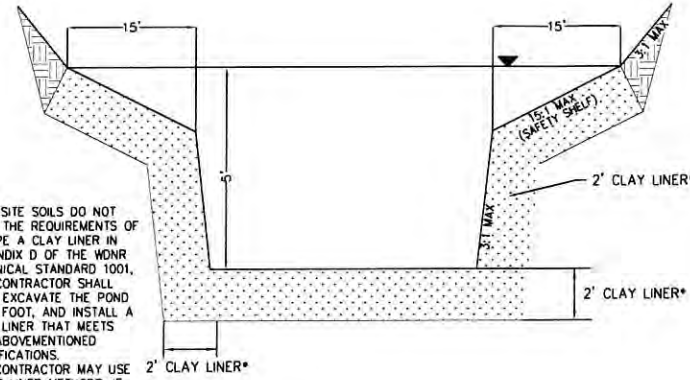
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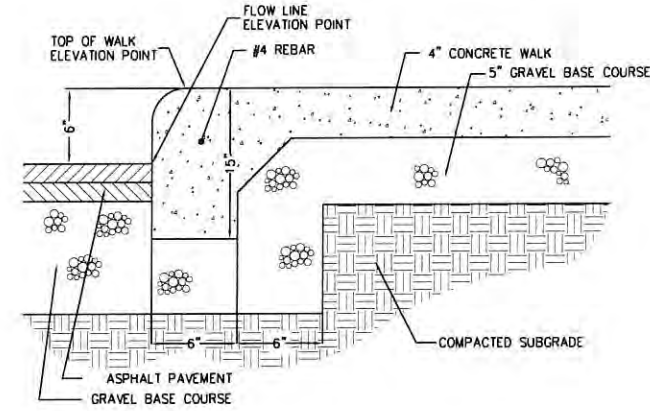
NOTES:
ENDWALL APRON SHALL BE PLACED
LEVEL WITH THE TOP OF THE RIPRAP.
PLACE FILTER FABRIC BENEATH THE
PROPOSED RIPRAP.
ALL ENDWALLS SHALL HAVE A TRASH
GUARD

ENDWALL STRUCTURE 1
C7.1

- *NOTES:
1. IF IN SITE SOILS DO NOT MEET THE REQUIREMENTS OF A TYPE A CLAY LINER IN APPENDIX D OF THE WDMR TECHNICAL STANDARD 1001, THE CONTRACTOR SHALL OVER EXCAVATE THE POND BY 2 FOOT, AND INSTALL A CLAY LINER THAT MEETS THE ABOVEMENTIONED SPECIFICATIONS. THE CONTRACTOR MAY USE OTHER LINER METHODS, IF APPROVED BY THE CIVIL ENGINEER.
 - 2.



WET DETENTION POND 2
C7.1



THICKENED EDGE WALK 3
C7.1

REVISIONS

CHECKED: DLP
DRAWN: DLP
DATE: 6-26-2015
PROJECT NO.: 15.001

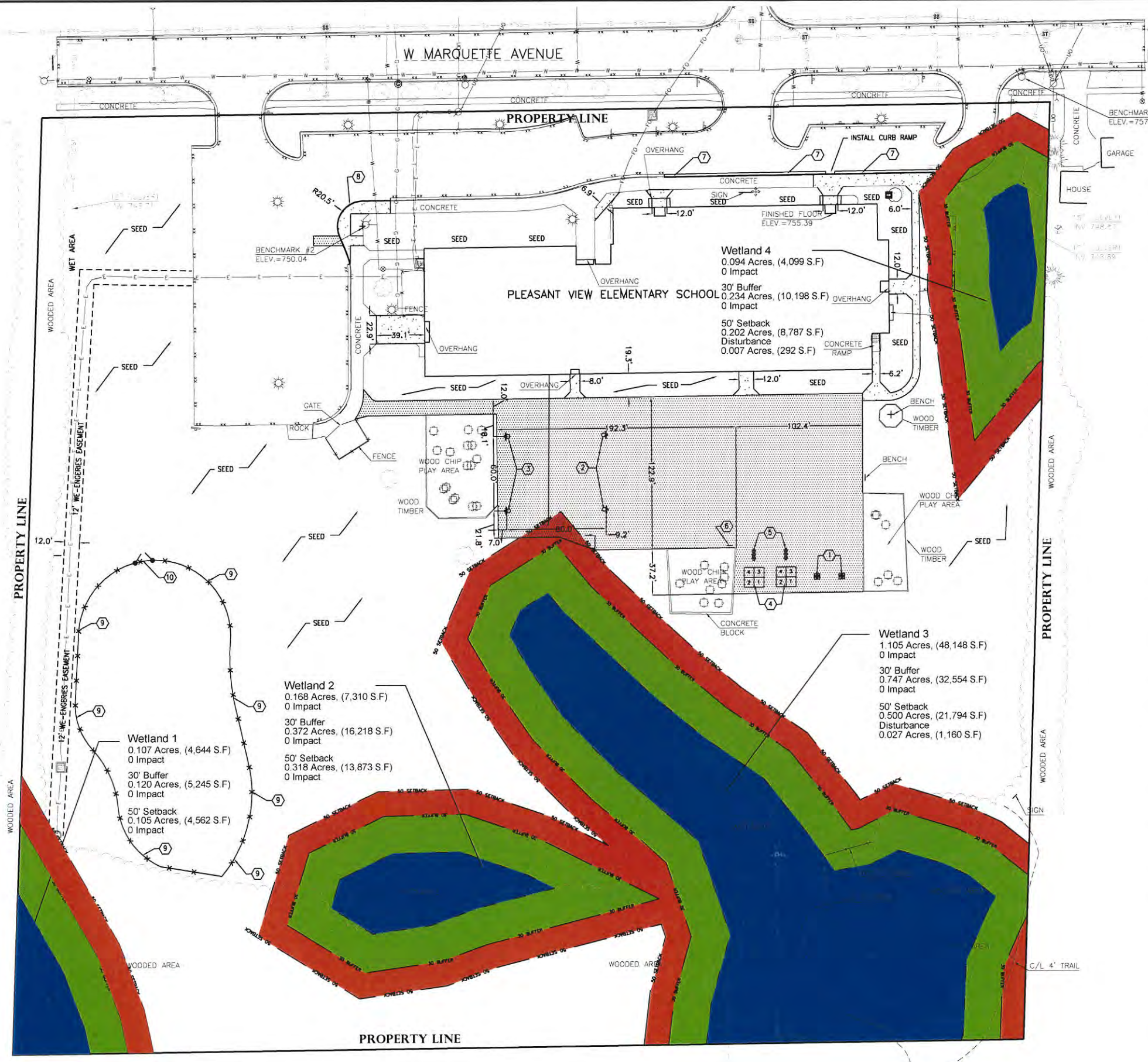
SITE DETAILS

**FRANKLIN PUBLIC SCHOOLS
PLEASANT VIEW ELEMENTARY
CITY OF FRANKLIN
MILWAUKEE COUNTY, WISCONSIN**

Land Surveying
Engineering
Landscape Architecture
5709 Windy Drive, Suite D
Stevens Point, WI 54482
715.344.9999(PH) 715.344.9922(FX)



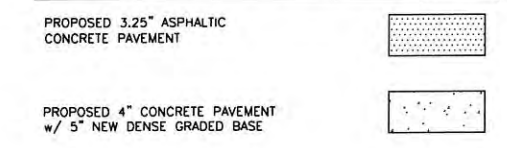
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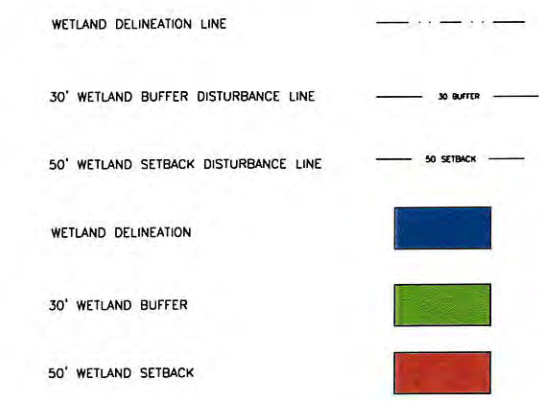
KEYNOTES:

- 1 NEW FUNNEL BALL STANDARD FURNISHED BY OWNER
SITE CONTRACTOR SHALL INSTALL PER MANUFACTURER'S SPECIFICATIONS
(VERIFY FINAL LOCATION WITH OWNER)
- 2 NEW BASKETBALL STANDARD/GOAL FURNISHED BY OWNER
SITE CONTRACTOR SHALL INSTALL PER MANUFACTURER'S SPECIFICATIONS
(VERIFY FINAL LOCATION WITH OWNER)
- 3 RELOCATED BASKETBALL STANDARD/GOAL
SITE CONTRACTOR SHALL INSTALL PER MANUFACTURER'S SPECIFICATIONS
- 4 PAINTED FOUR SQUARE, VERIFY LOCATION WITH OWNER
- 5 PAINTED HOPSCOTCH, VERIFY LOCATION WITH OWNER
- 6 RELOCATED BENCH, VERIFY LOCATION WITH OWNER
- 7 30" CURB & GUTTER
- 8 THICKENED EDGE WALK
- 9 6' PERMANENT HIGH CHAINLINK FENCE
- 10 6'x14' WIDE SERVICE GATE

PROPOSED PAVEMENT LEGEND:



WETLAND DELINATION LEGEND



WETLAND DELINATION REPORT

CONDUCTED BY: STAR ENVIRONMENTAL, INC. (MAY, 2015)
GARY W. STARZINSKI
(LICENSED PROFESSIONAL SOIL SCIENTIST)
705 THIRD STREET
MARATHON, WI 54448
PH 715-443-6115
STARENVIRONMENTAL@HOTMAIL.COM

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REVISIONS

CHECKED: DLP
DRAWN: DLP
DATE: 6-26-2015
PROJECT NO.: 15.001

WETLAND DISTURBANCE
SITE PLAN

FRANKLIN PUBLIC SCHOOLS
PLEASANT VIEW ELEMENTARY
CITY OF FRANKLIN
MILWAUKEE COUNTY, WISCONSIN

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STARENVIRONMENTAL@HOTMAIL.COM

Point of Beginning

C8.0



REPORT TO THE PLAN COMMISSION

Meeting of July 9, 2015

Unified Development Ordinance Text Amendment and Site Plan Amendment

RECOMMENDATION: Department of City Development staff recommends approval of the Unified Development Ordinance Text Amendment and Site Plan Amendment Applications for Krones, Inc.

Project Name:	Krones, Inc.
Project Location:	9600 South 58 th Street
Property Owner:	Krones, Inc.
Applicant:	Krones, Inc.
Agent:	Doris Mary, Krones, Inc.
Current Zoning:	M-1 Limited Industrial District
2025 Comprehensive Plan:	Industrial
Use of Surrounding Properties:	Industrial zoned properties to the north, south and west and Franklin Business Park (Planned Development District No. 18) to the east
Applicant's Action Requested:	Approval of the UDO Text Amendment and Site Plan Amendment Applications

Introduction and Background

Please note:

- Staff recommendations are underlined, in italics and are included in the draft ordinance.

On June 15, 2015, the applicant filed a Unified Development Ordinance Text Amendment Application and a Site Plan Amendment Application related to a proposed building addition and associated site modifications.

Krones, Inc. first received approval to construct a building upon the subject property in 1972. At that time, Krones, Inc. was a permitted use in the M-1 Limited Industrial District. Under the current Unified Development Ordinance, Krones, Inc. is classified as Standard Industrial Classification (SIC) Title No. 3565 Packaging Machinery, which is not an allowed use in the M-1 District. Thus, Krones, Inc. is currently a legal nonconforming use.

To allow for the proposed building expansion and site modifications, Krones, Inc. is proposing to allow SIC No. 3565 as a Permitted Use in the M-1 Limited Industrial District. SIC No. 3565 includes the following uses:

- Establishments primarily engaged in manufacturing packaging machinery, including wrapping and bottling machinery.

- Aerating machines, for beverages
- Bag opening, filling and closing machines
- Bottling machinery: washing, sterilizing, filling, capping, and labeling
- Bread wrapping machines
- Carton packing machines
- Label moisteners, industrial type
- Labeling machinery, industrial type
- Packaging machinery
- Wrapping machines

Department of City Development staff finds these uses to be compatible with the M-1 District.

The proposed Site Plan Amendment Application is to allow construction of a new entrance and lobby addition and new employee entrance to the existing building. The applicant is also proposing modifications to the parking lot, ingress/egress and landscaping. As the Krones, Inc. use is currently legal nonconforming, staff has included a condition stating that Site Plan Amendment approval shall be contingent upon Common Council approval of the Unified Development Ordinance Text Amendment to allow Standard Industrial Classification Title No. 3565 Packaging Machinery as a Permitted Use in the M-1 Limited Industrial District.

Project Description/Analysis

Site Plan:

The proposed entrance/lobby addition is located on the southwest corner of the building, adjacent to South 58th Street. This area currently consists of the existing entrance feature, parking lot and minimal landscaping.

The building addition will extend the existing lobby area by about 9-feet from the existing entrance. The proposed addition will add approximately 250 square feet of building area and has a peak height of 28.5 feet. The site plan also includes a new employee entrance and canopy on the south side of the building along with the removal of existing parking and asphalt to create new lawn areas. Concrete walks are also included around the new lobby and employee entrance with metal canopies above. The primary access from South 58th Street is being modified slightly. The applicant is proposing to shift the northernmost ingress/egress directly to the north of the existing driveway opening.

The M-1 District requires a minimum Landscape Surface Ratio of 0.4. The property does not currently conform to this standard. Staff roughly estimates approximately 15% of the site as greenspace. The proposed site modifications will reduce the amount of impervious surface, adding approximately 4,910 square feet of greenspace.

Parking:

There are 29 existing parking spaces within the project area, plus about 48 motorcycle parking spaces. The parking lot will be reconfigured. Staff estimates a loss of about nine automobile parking spaces and 19 motorcycle parking spaces. Staff does not consider this to be a significant loss of parking in consideration of all of Krones, Inc. parking areas and opportunities for additional parking if necessary. Furthermore, in review of aerial photographs, it appears vehicles

often parked within the undersized motorcycle parking spaces, so a reduction in motorcycle parking would appear appropriate.

ADA accessible parking spaces will be relocated; however, the quantity is not changing from eight spaces.

Landscaping:

The applicant is proposing to remove one existing 8-inch Ash tree and is proposing to plant four shade trees, 12 decorative trees and 76 shrubs. Hose bibs are located on the building for irrigation. The Landscape Plan notes a 2-year planting guaranty consistent with Unified Development Ordinance (UDO) standards.

Outdoor Lighting:

The applicant is proposing decorative light fixtures on the building and canopy. A catalog page of the light fixture is attached.

Architecture:

The new entrance feature primarily consists of a glass and aluminum front with steel columns. The adjacent canopies are metal with concrete piers. The proposed south elevation will include the new employee entrance, removal of an existing window and inclusion of a new canopy.

Signage:

The applicant is proposing to relocate the existing monument sign. The applicant is also proposing to paint a 20-foot by 30-foot blue Krones, Inc. logo on the south side of the building. *The relocation of the monument sign and the painted logo on the south elevation shall be subject to review and approval by the Inspection Department and shall comply with the requirements set forth by Chapter 210 of the Franklin Municipal Code.*

Storm water Management:

The applicant is not adding impervious surface; therefore, storm water facilities are not required.

Staff Recommendation

Department of City Development staff recommends approval of the Unified Development Ordinance Text Amendment and Site Plan Amendment Applications for Krones, Inc.

ORDINANCE NO. 2015-____

AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE
TEXT AT TABLE 15-3.0603 STANDARD INDUSTRIAL CLASSIFICATION
TITLE NO. 3565 "PACKAGING MACHINERY" TO ALLOW FOR SUCH USE AS A
PERMITTED USE IN THE M-1 LIMITED INDUSTRIAL DISTRICT
(KRONES, INC., APPLICANT)

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

WHEREAS, Krones, Inc. having applied for a text amendment to Table 15-3.0603, Standard Industrial Classification Title No. 3565 "Packaging machinery", to allow for such use as a Permitted Use in the M-1 Limited Industrial District; and

WHEREAS, the Plan Commission having reviewed the proposed amendment to allow for Standard Industrial Classification Title No. 3565 "Packaging machinery" as a Permitted Use in the M-1 Limited Industrial District, and having held a public hearing on the proposal on the 9th day of July, 2015 and thereafter having recommended approval of such amendment; and

WHEREAS, the Common Council having accepted the recommendation of the Plan Commission and having determined that the proposed amendment is consistent with the 2025 Comprehensive Master Plan of the City of Franklin, Wisconsin and will serve to further orderly growth and development and promote the health, safety and welfare of the Community.

NOW, THEREFORE, the Mayor and Common Council of the City of Franklin, Wisconsin, do ordain as follows:

SECTION 1: Table 15-3.0603 of the Unified Development Ordinance of the Municipal Code of the City of Franklin, Wisconsin, only as it pertains to: Standard Industrial Classification Title No. 3565 "Packaging machinery", is hereby amended as follows: insert "P" (Permitted Use) in the M-1 column.

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

SECTION 3: All ordinances and parts of ordinances in contravention to this

ordinance are hereby repealed.

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

Introduced at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2015, by Alderman _____.

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2015.

APPROVED:

Stephen R. Olson, Mayor

ATTEST:

Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____

RESOLUTION NO. 2015-____

A RESOLUTION AMENDING THE SITE PLAN FOR THE
PROPERTY LOCATED AT 9600 SOUTH 58TH STREET (KRONES, INC.)
TO ALLOW FOR BUILDING, PARKING LOT, INGRESS/EGRESS AND
LANDSCAPING MODIFICATIONS
(TAX KEY NO. 899-9990-067)
(KRONES, INC., APPLICANT)

WHEREAS, Krones, Inc. having applied for an amendment to the site plan for the property located at 9600 South 58th Street, such Site Plan having been previously approved on July 27, 1972; and

WHEREAS, such proposed amendment proposes construction of a new entrance and lobby addition and a new employee entrance to the existing Krones, Inc. building, and modifications to the parking lot, ingress/egress and landscaping, and the Plan Commission having reviewed such proposal and having found same to be in compliance with and in furtherance of those express standards and purposes of a site plan review pursuant to Division 15-7.0100 of the Unified Development Ordinance.

NOW, THEREFORE, BE IT RESOLVED, by the Plan Commission of the City of Franklin, Wisconsin, that the Site Plan for the property located at 9600 South 58th Street, dated June 30, 2015, as submitted by Krones, Inc., as described above, be and the same is hereby approved, subject to the following conditions:

1. Krones, Inc., successors and assigns and any developer of the Krones, Inc. building, parking lot, ingress/egress and landscaping modifications project shall pay to the City of Franklin the amount of all development compliance, inspection and review fees incurred by the City of Franklin, including fees of consults to the City of Franklin, for the Krones, Inc. building, parking lot, ingress/egress and landscaping modifications project, within 30 days of invoice for same. Any violation of this provision shall be a violation of the Unified Development Ordinance, and subject to §15-9.0502 thereof and §1-19. of the Municipal Code, the general penalties and remedies provisions, as amended from time to time.
2. The approval granted hereunder is conditional upon Krones, Inc. building, parking lot, ingress/egress and landscaping modifications project for the property located at 9600 South 58th Street: (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

KRONES, INC. - SITE PLAN AMENDMENT
RESOLUTION NO. 2015-_____

Page 2

applicable to the project to be developed and as presented for this approval.

3. The Krones, Inc. building, parking lot, ingress/egress and landscaping modifications project shall be developed in substantial compliance with the plans City file-stamped June 30, 2015.
4. Site Plan Amendment approval shall be contingent upon approval of the proposed pending Unified Development Ordinance Text Amendment to allow Standard Industrial Classification Code No. 3565 as a Permitted Use in the M-1 Limited Industrial District.
5. The relocation of the monument sign and the painted logo on the south elevation shall be subject to review and approval by the Inspection Department and shall comply with the requirements set forth by Chapter 210 of the Franklin Municipal Code.

6. [other conditions, etc.]

BE IT FURTHER RESOLVED, by the Plan Commission of the City of Franklin, Wisconsin, that the building, parking lot, ingress/egress and landscaping modifications project as depicted upon the plans dated June 30, 2015, attached hereto and incorporated herein, shall be developed and constructed within one year from the date of adoption of this Resolution, or this Resolution and all rights and approvals granted hereunder shall be null and void, without any further action by the City of Franklin; and the Site Plan for the property located at 9600 South 58th Street, as previously approved, is amended accordingly.

Introduced at a regular meeting of the Plan Commission of the City of Franklin this _____ day of _____, 2015.

Passed and adopted at a regular meeting of the Plan Commission of the City of Franklin this _____ day of _____, 2015.

APPROVED:

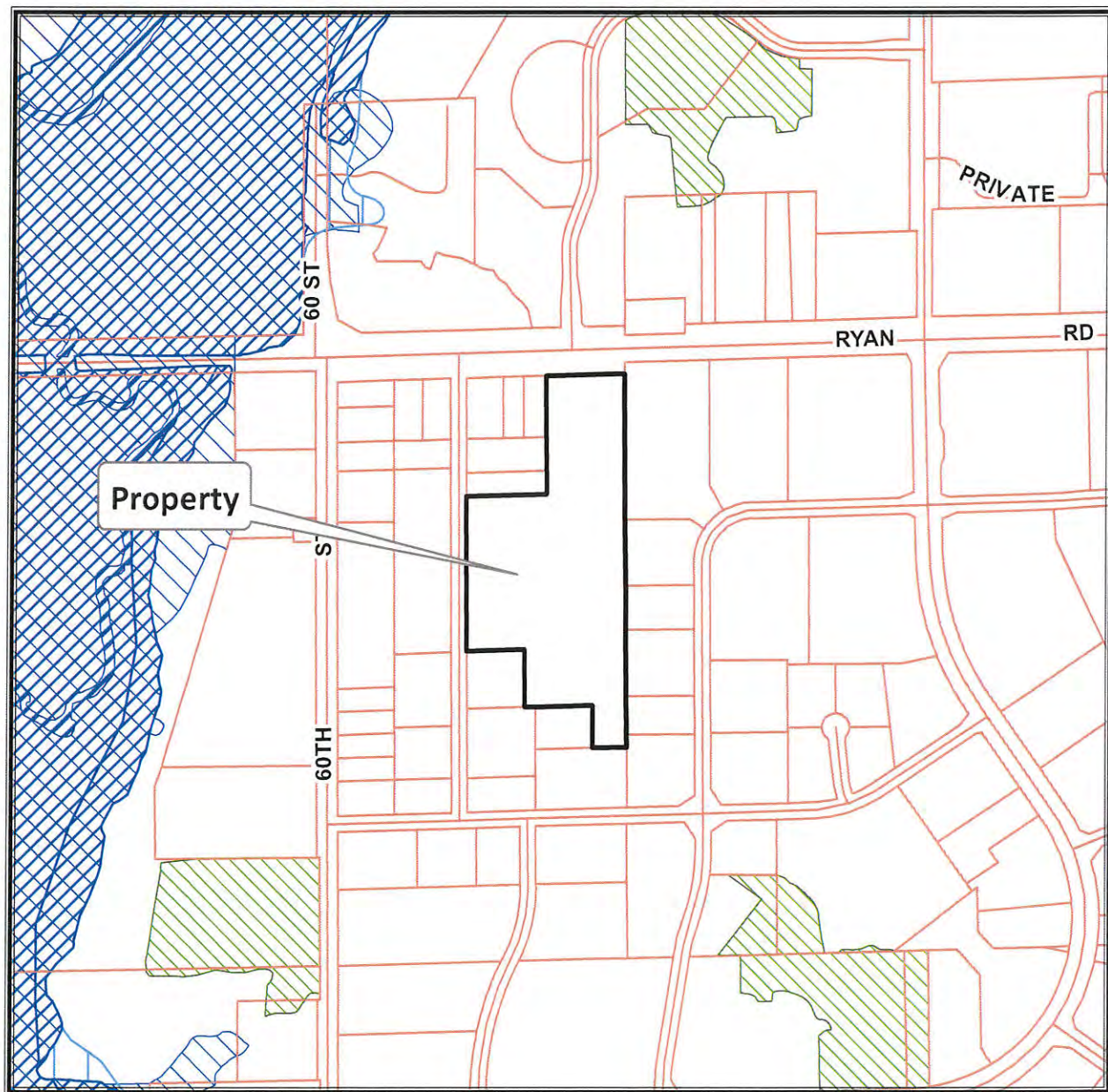
Stephen R. Olson, Chairman

ATTEST:

Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____

9600 South 58th Street
TKN 899-9990-067



Planning Department
(414) 425-4024

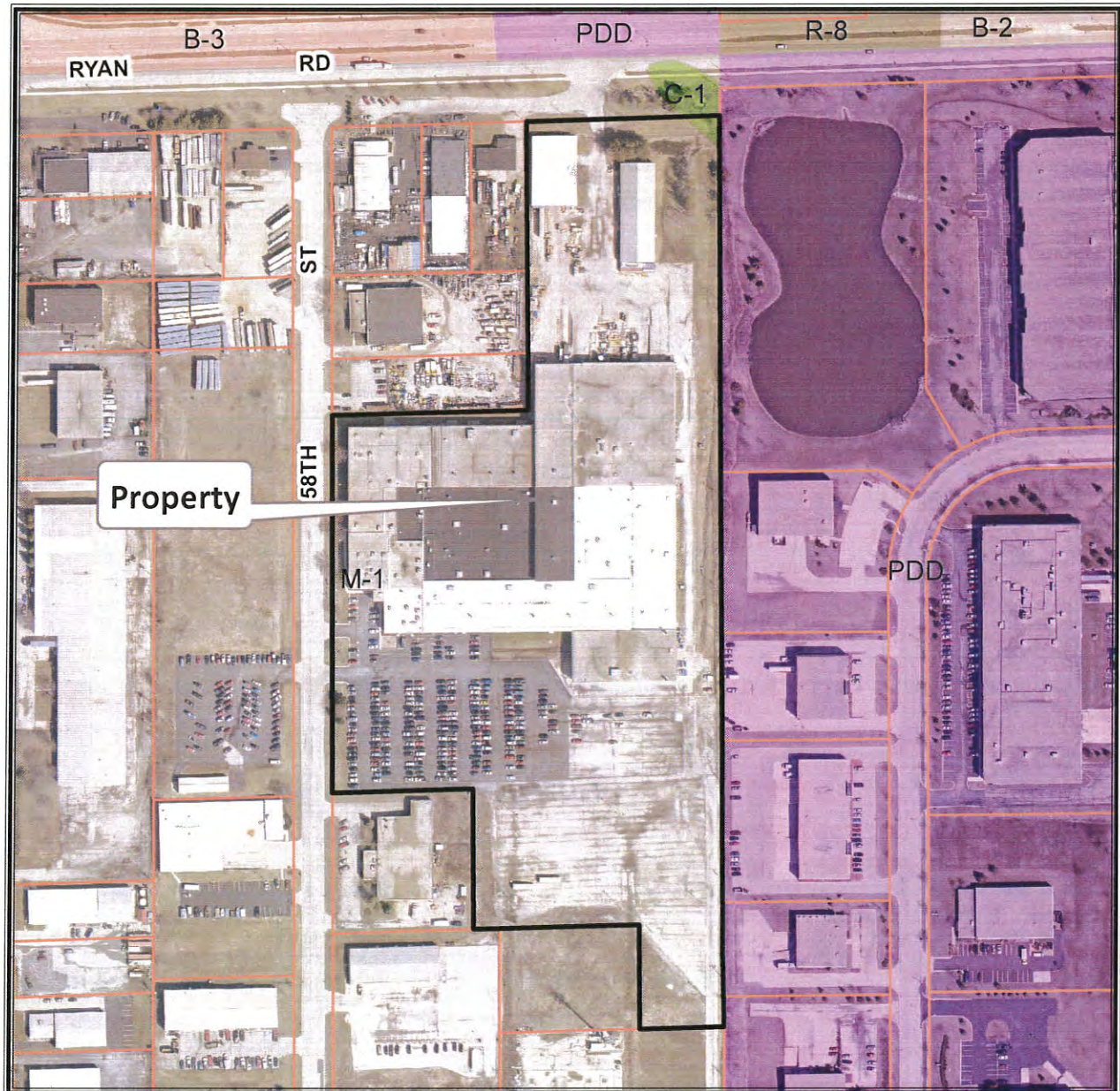
0 412.5 825 1,650 Feet

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.


NORTH
2013 Aerial Photo



9600 South 58th Street
TKN 899-9990-067



Planning Department
(414) 425-4024

0 175 350 700 Feet



2013 Aerial Photo

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

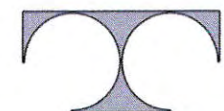


Franklin

JUN 30 2015

City Development

KRONES ENTRANCE MODIFICATIONS



TDI ASSOCIATES, INC.
ARCHITECTS, ENGINEERS, PLANNERS
111 WISCONSIN AVENUE, SUITE 201
WAUKESHA, WISCONSIN 53186
PHONE: 262-409-2150 FAX: 262-409-2151

MAY 18TH, 2015

the**greatoutdoors**®

by MINKA-LAVERY®

Job Name:
Job Type:
Quantity:



Family:	Skyline
Product Category:	Outdoor Lantern
Item#:	72502-A144-PL
Finish:	Brushed Aluminum
Certification:	4006752

Lamping

Number of Bulbs:	2
Light Type:	Gu24 Spiral Cfl
Socket Type:	Gu24
Max Bulb Wattage:	26
Bulbs Included:	2
Dimmable:	N
CRI:	N/A
Color Temp:	N/A
Initial Lumens:	N/A
Delivered Lumens:	N/A
Rated Life Hours:	N/A
Photo Cell Included:	N
Ballast:	N/A

Shipping

Carton Weight:	4.6
Carton Width:	8.25
Carton Height:	18
Carton Length:	10.75
Carton Cubic Feet:	0.924
Master Pack:	1
Master Pack Weight:	N/A
Master Pack Width:	N/A
Master Pack Height:	N/A
Master Pack Length:	N/A
Master Cubic Feet:	N/A
*Multi-Pack:	N/A
Small Package Shippable:	Y

Measurements

Width:	5
Height:	14.5
Length:	N/A
Min Overall Height:	N/A
Max Overall Height:	N/A
Height Adjustable:	N
Extension:	6.75
Net Weight:	3.40
Back Plate/Canopy Width:	5
Back Plate/Canopy Height:	7
Canopy Length:	N/A
Center to Top of Fixture:	7.25
Center to Bottom of Fixture:	7.25
Slope:	N
Chain Length:	N/A
Wire Length:	7

Shade

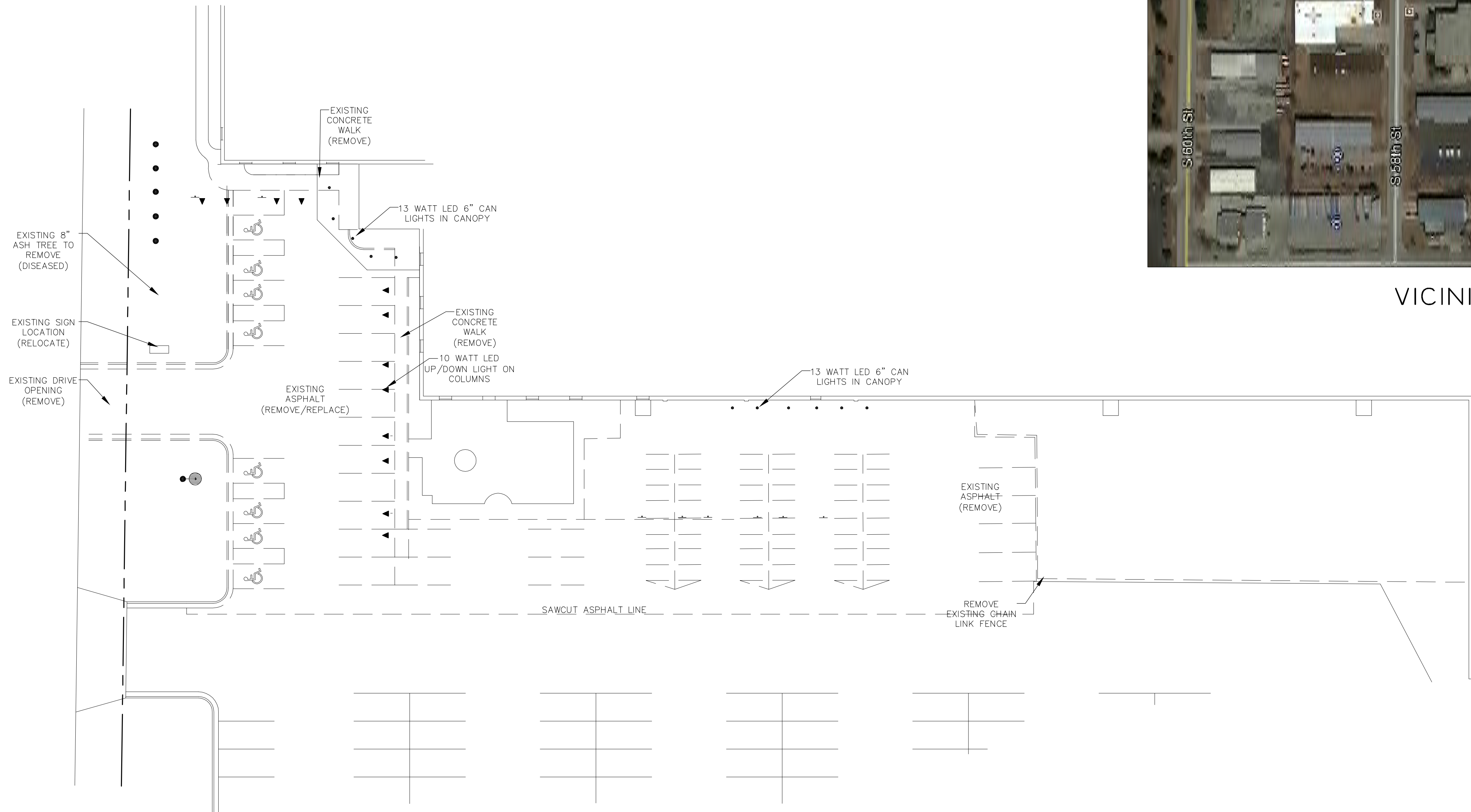
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*Shade Quantity:	N/A
*Shade Number:	G72501
*Shade Width:	4.63
*Shade Height:	0.5
*Shade Length:	4.63

Miscellaneous

Safety Cable Included:	N
------------------------	---

*For additional information, please contact Customer Care: 1-800-221-7977.

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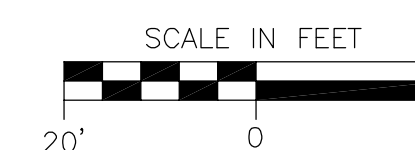


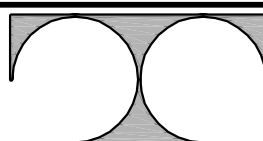
PROJECT AREA

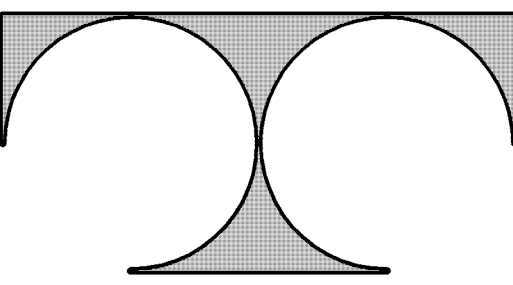
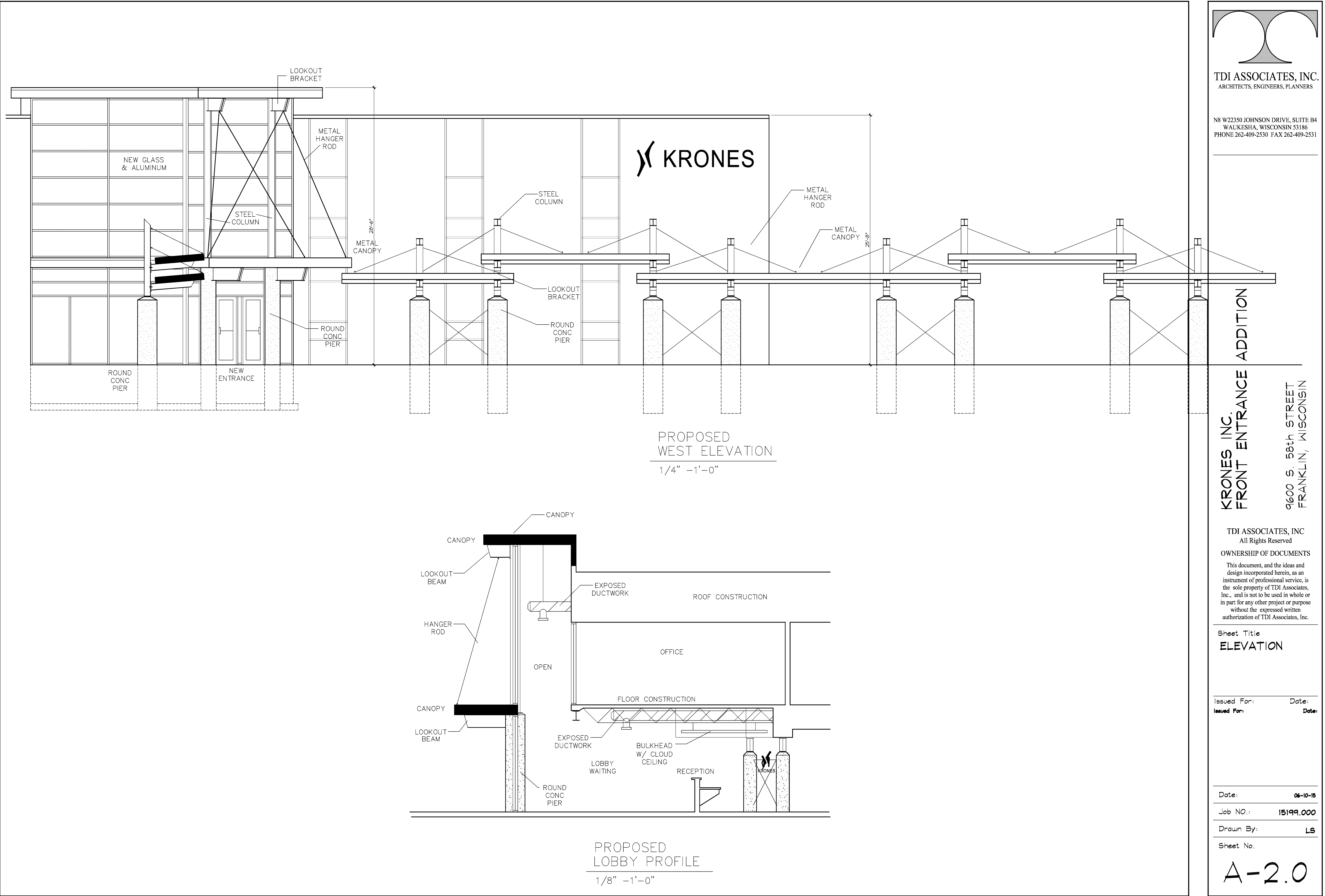


VICINITY MAP

Franklin
JUN 30 2015
City Development



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NOTE	DATE	All Rights Reserved			
CITY COMM.	6-29-15	N8 W22350 JOHNSON DRIVE, SUITE B4 WAUKESHA, WISCONSIN 53186 PHONE: 262-408-2030 FAX 262-408-2031			
		TDI ASSOCIATES, INC.			
		ARCHITECTS, ENGINEERS, PLANNERS			
		CITY OF FRANKLIN, WI			
		KRONES ENTRANCE MODIFICATIONS			
EXISTING SITE/DEMO PLAN					
SCALE: 1"= 20'-0"				JOB NO: 15-199.000	
				DATE: 06-24-15	
DESIGNED BY: ROB		DRAWN BY: ROB		CHECKED BY:	
APPROVED BY:					
ENGINEER		DATE		SHEET C-1.0	



TDI ASSOCIATES, INC.
ARCHITECTS, ENGINEERS, PLANNERS

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WAUKESHA, WISCONSIN 53186
PHONE 262-409-2530 FAX 262-409-2531

KRONES INC.
FRONT ENTRANCE ADDITION

9600 S. 58th STREET
FRANKLIN, WISCONSIN

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Sheet Title
ELEVATION

Issued For: Date:
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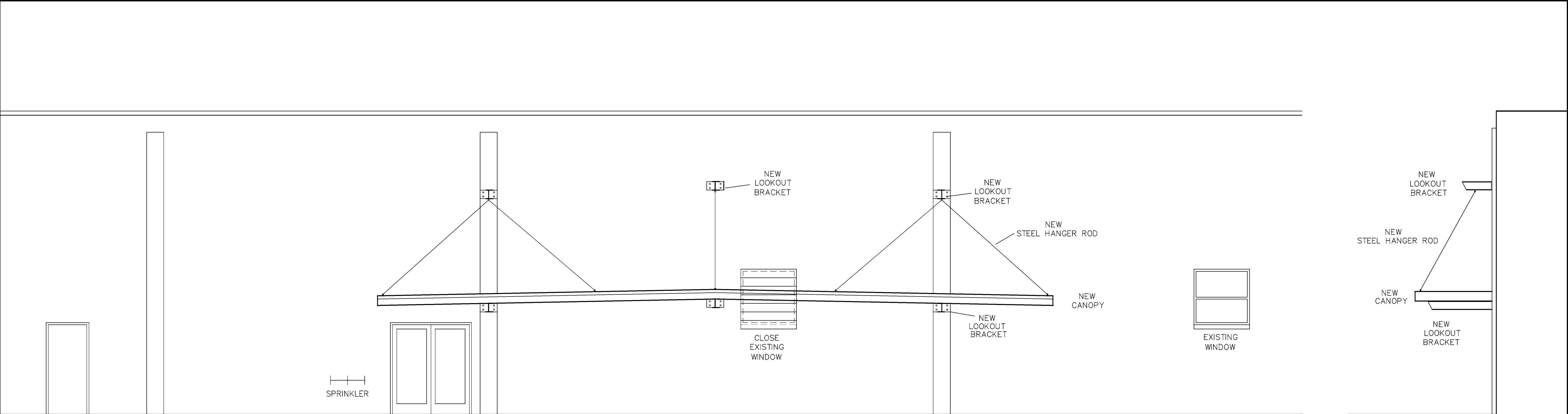
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Job NO.: 15199.000

Drawn By: LS

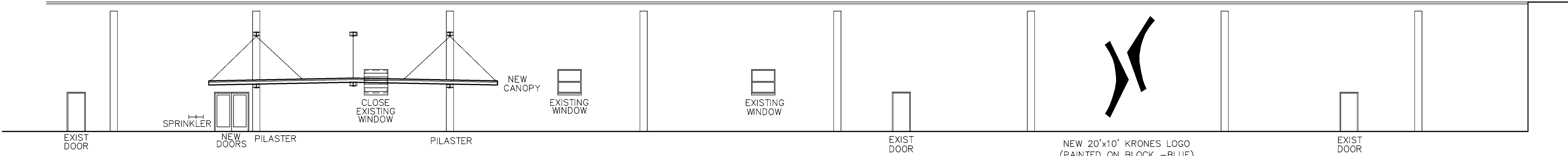
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A-2.0

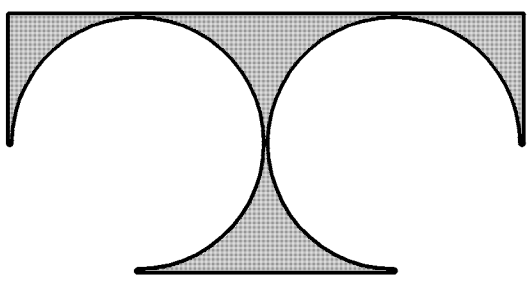


CANOPY ELEVATION
PROPOSED EMPLOYEE ENTRY
1/4" = 1'-0"

PROPOSED
CANOPY PROFILE
1/4" = 1'-0"



PARTIAL SOUTH WALL ELEVATION
3/32" = 1'-0"



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Sheet Title
ELEVATIONS

Issued For: Date:
Issued For: Date:

Date: 06-10-15
Job NO.: 15199.000
Drawn By: LS

Sheet No.

A-2.1



REPORT TO THE PLAN COMMISSION

Meeting of July 9, 2015

Certified Survey Map

RECOMMENDATION: City Development Staff recommends approval of the proposed Certified Survey Map, subject to the conditions in the draft resolution.

Project Name:	Horizon Resource Group, LLC Certified Survey Map
Project Address:	Approximately 9150 South 80 th Street
Applicant:	Joseph Grasc, Horizon Group, LLC
Owners (property):	The Equitable Bank, SSB
Current Zoning:	R-3 Suburban/Estate Single Family Residence District
2025 Future Land Use:	Areas of Natural Resource Features and Institutional
Use of Surrounding Properties:	Single-family residential to the north, south, east and west
Applicant Action Requested:	Approval of the Certified Surrey Map

INTRODUCTION:

Please note:

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

On March 3, 2015, the applicant filed a Certified Survey Map (CSM) Application with the Department of City Development requesting approval to subdivide an existing 9.4-acre property into two separate lots. Lot 1 of the proposed CSM has an area of about 4.90 acres. Lot 2 has an area of approximately 4.51 acres. The subject property is currently vacant and is virtually all wooded.

As noted by the applicant, a number of discussions have been held with staff to discuss various options for development of the subject property. In addition, staff has met with the Alderman of the subject District and the larger adjacent property owners, to discuss how development of the subject property would affect the future development opportunities of their properties. Those discussions and meetings covered such issues as:

- the number of lots which the subject property and adjacent properties could be divided into;
- whether S. 80th Street should be extended northward to Hilltop Lane;
- whether Hilltop Lane should be extended eastward to 76th Street; and
- and the amount of natural resource impacts which could be anticipated from each of the various options discussed.

From those discussions and meetings, little consensus was reached. It was apparent however, that all of the options discussed would have impacts upon protected natural resource features,