

CITY OF FRANKLIN
COMMITTEE OF THE WHOLE MEETING*
MONDAY, JUNE 30, 2014, 6:30 P.M.
COMMON COUNCIL CHAMBERS, FRANKLIN CITY HALL
9229 W. LOOMIS ROAD, FRANKLIN, WISCONSIN
AGENDA

1. Call to Order and Roll Call
2. Concept review for a proposed multi-family memory care residence facility development (at approximately 9201 West Drexel Avenue) (LaSalle Group, Inc., Applicant).
3. Economic Development goals, priorities, activities (Mayor Olson and Alderman D. Mayer).
4. Restructuring of the Forward Franklin Economic Development.
5. Funding sources, grants for economic development studies (Alderswoman Wilhelm).
6. Adjournment

*Notice is given that a majority of the Plan Commission, Forward Franklin Economic Development Commission and Community Development Authority may attend this meeting to gather information about an agenda item over which the Plan Commission, Forward Franklin Economic Development Commission and Community Development Authority has decision-making responsibility. This may constitute a meeting of the Plan Commission, Forward Franklin Economic Development Commission and Community Development Authority per State ex rel. Badke v. Greendale Village Board, even though the Plan Commission, Forward Franklin Economic Development Commission and Community Development Authority 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.]

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| <p style="text-align: center;">APPROVAL</p> <p style="text-align: center;"><i>slw</i></p> | <p style="text-align: center;">REQUEST FOR COMMITTEE OF THE WHOLE</p> | <p style="text-align: center;">MEETING DATE</p> <p style="text-align: center;">6/30/14</p> |
| <p style="text-align: center;">REPORTS & RECOMMENDATIONS</p> | <p style="text-align: center;">CONCEPT REVIEW FOR A PROPOSED MULTI-FAMILY MEMORY CARE RESIDENCE FACILITY DEVELOPMENT (AT APPROXIMATELY 9201 WEST DREXEL AVENUE) (LASALLE GROUP, INC., APPLICANT)</p> | <p style="text-align: center;">ITEM NUMBER</p> <p style="text-align: center;"><i>2.</i></p> |

On June 23, 2014, Mr. Matthew Krummick of LaSalle Group, Inc., submitted an application for a Concept Review for a proposed multi-family memory care residence facility to be located at approximately 9201 West Drexel Avenue. The property is owned by Preserve Apartments LLC.

The subject property is zoned R-8 Multiple-Family Residence District and C-1 Conservancy District, and encompasses approximately 6.95 acres. The property is currently vacant and is located north of the Aurora St. Luke's Health Center, south of the Wyndham Hills single-family subdivision development and the Wyndham Hills Professional Centre, east of Risen Savior Lutheran Church and west of a U.S. Bank Branch Office. The area is identified for future mixed use development in the City of Franklin 2025 Comprehensive Master Plan.

The current property owner was granted a Special Use Permit in 1994, and time extensions in 1995 and 1998, for a 56 unit multi-family development consisting of seven buildings. However, this project was never constructed, its approval has since expired, and this type of use was not incorporated into the 2025 Comprehensive Master Plan's Future Land Use Map. The LaSalle Group, Inc. now has the property under contract for the subject development.

The attached preliminary plans propose a single story, approximately 37,835 square foot building with 46 rooms, which will contain a total of 54 beds. The preliminary site plan illustrates 36 parking spaces, including two ADA accessible spaces, a front entry courtyard and fountain, two interior courtyards, a storm water detention basin to the south of the building, and a monument sign and three flag poles adjacent to West Drexel Avenue. The primary building materials consist of face brick, stone and composition shingles.

The proposed use is permitted as a Special Use in the R-8 Residence District per Table 15-3.0602 of the Unified Development Ordinance (UDO) as a "Multiple-family dwellings and apartments" and "Community living arrangement (serving 16 or more persons)" use. The conceptual site plan has wetland, wetland buffer and wetland setback impacts; therefore, the project as currently proposed requires a Natural Resource Special Exception Application as well as a Special Use Application.

Department of City Development recommends consideration of a project that would position buildings, parking and site features to eliminate or reduce impacts to protected

natural resource features. Furthermore, multi-story buildings should be considered to reduce the impacts to protected natural resources.

Staff would encourage consideration of a mixed use project for this area as envisioned by the City's Comprehensive Master Plan and would further suggest consideration of a rezoning to CC Civic Center District as a possible means to achieve such a mixed use development. Such a use would likely help support and sustain the nearby Shoppes of Wyndham Village development and other nearby commercial developments, particularly if the mixed use project included a compatible residential component.

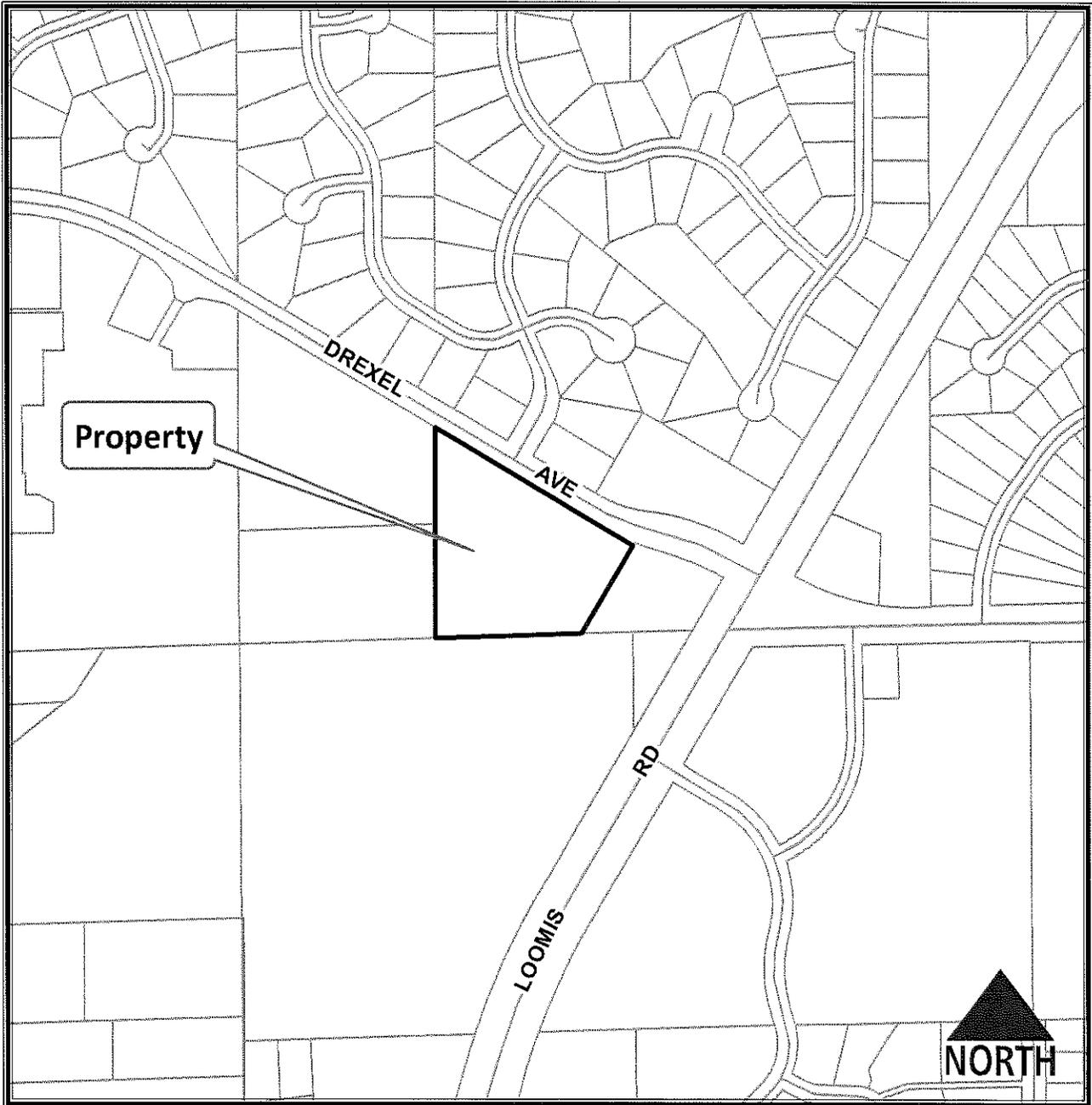
Department of City Development Staff, with assistance from the applicant, will have to review the project for compliance with the R-8 District standards and UDO requirements. If standards are not met, additional processes or a rezoning may be required.

COUNCIL ACTION REQUESTED

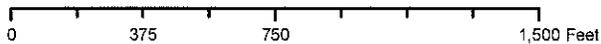
Provide direction to the applicant regarding the proposed development for the proposed multi-family memory car residence facility development (at approximately 9201 West Drexel Avenue) (LaSalle Group, Inc., applicant).



TKN 794-9994-003
Approx. 9201 West Drexel Avenue



Planning Department
(414) 425-4024



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.

THE LASALLE GROUP

June 22, 2014

Franklin

The Honorable Steve Olson
City of Franklin Common Council
9229 W. Loomis Road
Franklin, WI 53132

JUN 23 2014

City Development

Mayor Olson,

My name is Matthew Krummick and I am the Regional Director of Development for The LaSalle Group and our wholly owned subsidiary Autumn Leaves. As such, I want to take this brief moment to introduce to you and your fellow Council members my company, our Memory Care concept, and my proposal to your Community.

The LaSalle Group, Inc. is a family owned and operated company based out of Dallas, Texas with its initial roots in Chicago, Illinois until the mid 1990's. Through our direct subsidiaries, we develop, build, and operate Autumn Leaves Memory Care and Autumn Oaks Assisted Living Communities throughout the US. We have been in the Senior Living sector for 14 years now and have developed close to 35 Autumn Leaves projects in various operating regions. Currently in the Midwest, we have six operating in the Chicagoland area; Crystal Lake, Vernon Hills, Orland Park, St. Charles, Oswego, and Bolingbrook, as well as additional locations in South Barrington, Glen Ellyn, Arlington Heights, and Gurnee under construction.

Over the year months, I and my team have been working with various municipalities throughout the Milwaukee and Waukesha counties in an effort to now bring Autumn Leaves' high level of Memory Care to the Milwaukee area. As such, we have placed a parcel on Drexel Avenue just west of Loomis under contract. Specifically, this is the parcel adjacent to Risen Savior Lutheran Church and directly across from the Wyndham Hills entrance. The proposed facility will be a single story, 37,835+/- SF, 54 Bed, 46 Room, Memory Care Residence to be placed on approximately 6.9 acres of available land. We would require a rezoning and special use permit to a classification deemed appropriate by your Planning Department. The development of this parcel would also require relief from some small areas impacted by protected wetlands.

As for the aesthetic, this building will be very "home like" in structure and design and will fit in beautifully with the complimentary community and residential uses along Drexel Avenue. It will have little, if any, impact on the residential neighbors to the north and the institutional and commercial uses to its immediate east and west. Additionally, we have very little traffic impact as our residents do not drive; the only traffic that would be generated would be from staff and visitors.

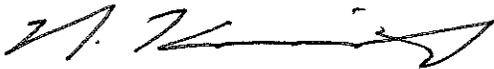
www.LaSalleGroup.com

PHONE: (214) 239-8400 • TOLL FREE: (800) 4-LASALLE • FACSIMILE: (214) 239-8401
545 E. John Carpenter Freeway, Suite 545 • Las Colinas, TX 75062

As such, I have enclosed preliminary plans for your review in regards to the Site Plan, Landscaping, Architectural Elevations, and the Floorplan. With this in mind, I hope to get an informal opinion from the Common Council on our proposal. I hope the Council will find the site plan as pleasing as we do as we have made concerted efforts to retain the current beauty of the parcel with a focus on Wetland Preservation and Amenity Enhancement. With all that in mind however, the requested preliminary comments from the Common Council are critical to the success of this project and ones that we would like now, prior to investing more money and occupying Staff time with the concept.

Please review the documents I have attached and I look forward to our meeting on the 30th. I also invite you and your Board Members to view our firm online at www.lasallegroup.com & at www.autumnleaves.com.

Sincerely,



Matthew Krummick
Regional Director of Development
The LaSalle Group, Inc.
1900 E. Golf Road, Suite 600
Schaumburg, IL 60173
847-421-5530
mkrummick@lasallegroup.com

Throughout our history, Autumn Leaves Memory Care Residences have quickly become nationally renowned for their high level of quality and innovation in the care for residents requiring assistance with acts of daily living. We have redefined the level of quality-care and respect associated with the care of this population and have set the standards that families seek for their loved ones. Our Autumn Leaves communities are staffed 24 hours per day, 7 days a week and provides a home for people with memory impairments such as Alzheimer's, and Dementia. Unlike many Assisted Living facilities which simply meet state requirements with one RN on site 8 hours a day and on call the remaining 16 hours, we are committed to providing licensed nurses on site 24 hours a day, 7 days per week. We also employ a Regional Director of Nursing whom is on call 24 hours a day 7 days a week to respond to any medical emergency that would require her attention. Additionally, all of our licensed nurses are complimented by CNA's and other qualified care givers on-site around the clock to assist with daily living activities that range from administering medications and monitoring health status to activities and exercise. What is most important to us and our business is to provide a caring homelike environment that allows residents to maintain their own identity and preserve their dignity while staying active. Some of the services we provide are:

Services and Amenities:

- Licensed nurses with specialized expertise in senior and dementia care
- Staff trained specifically for Alzheimer's and dementia-related memory care
- Emergency call response in each room
- Administration and storage of all medications
- Health monitoring
- Assistance with daily living activities including bathing, dressing, eating, toileting, hygiene, and mobility
- Daily housekeeping and laundry
- 24 hour security with monitored and magnetically locked exterior doors

Nutrition:

- Home-style cooking with freshly prepared meals made from scratch
- 3 nutritious meals prepared daily with attention to individual dietary needs
- Ongoing evaluation of nutritional needs and special dietary requirements
- Snacks available 24 hours a day
- Monitoring of weight loss/gain
- Monitoring of insulin levels for diabetics

Activities:

- Daily activities and exercise programs
- Cookouts, birthday parties and holiday/themed dinners and events
- Music and pet therapy
- Gardening
- Day-trips, outings, and supervised outdoor walks in our courtyards
- Social and educational involvement
- Scheduled entertainment
- Family incorporated activities
- Multi Denomination Religious services and Bible studies

June 2014

AUTUMN LEAVES™

SOUTH BARRINGTON

215 Bartlett Road | Barrington, IL 60010
AutumnLeaves.com



Picture Yourself Here

This is the space for our "Resident of the Month." Once they've moved into our community, we will highlight one resident here every month.

The newsletter is just one way that we keep in touch with our families and let them know what's happening at Autumn Leaves. When a new resident moves in, his or her entire family becomes part of our Autumn Leaves community.

We'd love to have your family join our family!



Visit Us Today

Let us show you how Autumn Leaves of South Barrington was designed with memory care in mind. Notice the abundant natural light, wide hallways and secure courtyard. Residents enjoy ease and freedom of movement while staying safe.

Alzheimer's Complications

Unfortunately, people with Alzheimer's often struggle with more than memory loss. As the disease progresses, many experience additional mental, emotional and physical problems. These complications of Alzheimer's can trigger difficult behavior, especially for those with limited abilities to describe their symptoms or ask for relief.

If you're caring for a loved one at home, these complications can make your job even more stressful, but you can take steps to manage them. Here are some common complications and tips for coping:

Infections. Bladder infections, the flu and pneumonia often affect people with Alzheimer's. Talk with your loved one's

doctor about annual flu shots and a pneumonia shot. Cranberry juice may help ward off bladder infections. Watch for sudden behavior changes or signs of fever.

Sleep problems. People with Alzheimer's may feel sleepy during the day but have difficulty sleeping at night. To help, maintain a regular schedule for waking, meals and bedtime. Keep daytime naps brief. Encourage your loved one to spend time outdoors in the sunlight early in the day. Limit caffeine, alcohol and tobacco. Medications may affect sleep, too; talk with the doctor if that could be a factor.

Bladder and bowel issues. People with Alzheimer's have trouble controlling their bladder and bowels as the disease progresses. To help

(Continued on page 2)

Crunchy Treat

Go ahead and enjoy that bowl of popcorn with your evening movie—this popular snack is rich in antioxidants and fiber. Just be sure to go lightly on the butter and salt.

Staff

Executive Director

Barbara Schechtel

Director Sales & Marketing

Lora Ellis

Thank You From Our Staff

A Tea Time Line

People have been drinking tea, made from the plant *camellia sinensis*, for thousands of years. Originally discovered in China and enjoyed for its taste and health benefits, tea soon spread to Japan and was used often during meditation. As more tea plants were discovered and cultivated, the drink became available to everyone, not just the noble and wealthy.

Similarly, when tea was introduced to Europe in the late 1600s, it was considered a beverage for the aristocratic class, as high import taxes limited the availability of tea to the common people. Around this same time, tea was popular among American colonists, but they too faced high prices due to taxes. Following the Revolutionary War, when tea was famously boycotted, the United States joined the tea trade, bringing the beverage back to the people. By the late 19th century, fine hotels and tea rooms in both the U.S. and England offered late afternoon tea services, boosting the popularity of tea parties once held by English royalty.



The Right Clothes

As the weather warms up, you may be reorganizing your closet—putting away the heavy sweaters and winter coats, and bringing out the swimsuits and lighter clothes for summer.

You may want to do that for your loved one, too. Alzheimer's and dementia affect judgment, and that means mix-ups can happen. Your loved one may no longer be able to weigh factors like the season or the occasion. He or she may choose a heavy sweater on a sweltering day, or wear sequins for a casual outing.

Even those of us without memory loss will have trouble picking the right outfit from time to time. For people with

memory loss, an abundance of options can easily overwhelm.

You can help by simplifying the choices. Pare down your loved one's closet and leave only a limited number of appropriate choices. Put away the clothes that are out-of-season. If you find outfits your loved one will never wear—an evening gown or a business suit, for example—consider giving them away, or store them elsewhere. Make sure all of the clothes are easy to put on in the morning and take off at night.



Alzheimer's Complications, Continued

prevent accidents, take your loved one to the restroom every few hours. Stay alert for signs of needing to toilet (fidgeting, clutching clothing). Limit fluid intake at bedtime.

Falls. People with Alzheimer's are more likely to lose their balance and fall. Remove any objects that might trip your loved one, such as extension cords or loose rugs. Make sure that stairways have handrails, place non-skid strips in the bathtub and install night lights.

Agitation and aggression. Your loved one may fidget, shout, throw things, or try to hit

someone. Try to stay calm. Keep the person's surroundings as quiet as possible. Check for causes of discomfort that might have triggered the outburst: pain, fatigue, or a need to use the restroom.

Autumn Leaves communities are carefully designed to help minimize and manage these complications. Our hallways are wide and have handrails to help prevent falls. Staff members are trained to recognize signs of complications and to calm residents should they become agitated. Our buildings have abundant natural light during the day and dimmer light in the evening, promoting better sleep.

The Longest Day

For those of us affected by Alzheimer's disease, June 21 has three meanings: it's the summer solstice, the first day of summer and it's the day when people from around the world mark "The Longest Day" to help fight Alzheimer's.

On The Longest Day, teams come together to honor the strength, passion and endurance of those facing Alzheimer's with a day of activity. Participants enjoy activities, like running, hiking, cycling, cooking, gardening or golfing.

The event raises awareness and funds for the Alzheimer's Association, the world's largest nonprofit funder of Alzheimer's research and a source of care and support for families affected by Alzheimer's.

Alzheimer's disease is the sixth-leading cause of death in the United States. More than 5 million Americans are living with the disease, with some 15.5 million family and friends providing care. In 2013, the cost of caring for people with Alzheimer's in the United States was about \$203 billion.



Father's Day

At Autumn Leaves, we're looking forward to visits from family members on Sunday, June 15, in honor of Father's Day. Here's a little history on how the holiday got started.

The first Father's Day celebration took place in 1910 at the YMCA in Spokane, Wash. Founder Sonora Smart Dodd wanted to honor her father, William Jackson Smart, a Civil War veteran and a single parent who raised six children.

The holiday gained momentum in the 1930s, when manufacturers of ties, tobacco pipes and other traditional gifts for dad began promoting Father's Day. In 1966, President Lyndon B. Johnson issued the first presidential proclamation designating the third Sunday in June as Father's Day. Six years later, President Richard Nixon signed it into law.

Now, Father's Day is a "second Christmas" for retailers of men's gifts. The National Retail Federation estimates that the average person spent almost \$120 on dad in 2013.

Family Ties

What do you give dad for Father's Day? Traditionally, the iconic gift was a necktie.

But ties may be going the way of vinyl record albums soon. Since the words "casual Friday" entered the lexicon, sales of men's neckties have tumbled, from their peak of \$1.8 billion in 1995 to as low as \$500-\$600 million in recent years.

Why? Fewer men are wearing ties to work. Even President Barack Obama turns up often in tie-less dress shirts and blazers. And gadgets are eclipsing ties as favorite Father's Day gifts. Consumers spent an estimated \$1.7 billion on electronic gadgets for Father's Day last year, almost as much as the \$1.8 billion spent for clothing of all types for Father's Day gifts.



But ties may be turning a corner. Sales to young men, ages 18 to 34, are seeing an uptick, and some retailers say they're doing brisk business in bow ties.

Autumn Leaves Blog!

Visit our blog to learn more about Autumn Leaves.
AutumnLeaves.com/blog

Message From the Executive Director

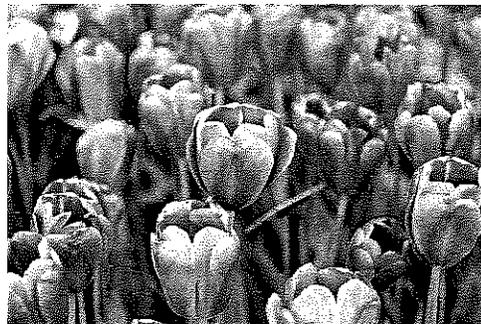
Summer is almost here! And you can certainly see the signs of summer everywhere at Autumn Leaves.

When you visit, be sure to explore our interior courtyard and garden with your loved one. Chances are you'll discover your own favorite spot.

At our Autumn Leaves' communities, many residents enjoy gardening in the courtyard, or taking walks outdoors. The courtyard is designed specifically so that residents may enjoy the outdoors, getting fresh air and exercise without the risk of wandering off or getting lost.

When you visit our garden, take a few minutes to just enjoy the beauty of the season and the blossoming flowers. This is the time of year to stop and smell the roses! We hope you'll do just that.

Barbara Schechtel
Executive Director
Autumn Leaves of
South Barrington



Tip of the Month

People with dementia can forget to drink enough, and often lose the ability to read the body's symptoms of thirst. This can cause serious problems, especially in hot weather. Encourage your loved one to drink often, and offer foods high in fluid content, like soups and smoothies.





"Thank you for all the care you give Mother. You make her smile and laugh, which is so precious to me. I deeply appreciate all you do!"

Jackie - Oswego, IL



The Autumn Leaves Difference

Autumn Leaves is an assisted living community dedicated solely to memory care. We are staffed with certified community managers and nurses who are trained specifically to care for those living with dementia and Alzheimer's. Most assisted living communities offer general assisted services but Autumn Leaves is different. We are focused on memory care only.

Your loved one is surrounded by a thoroughly trained staff since every member of our team, from the housekeeper to the chef, has received dementia training within the first 60 days of joining our family, and on-going training throughout the year. They learn how to read our resident's nonverbal cues and to anticipate needs to address them in a timely manner. This added level of training ensures your loved one a safe and comfortable environment.

We invite you to visit any of our Autumn Leaves communities so that you can experience the Autumn Leaves difference for yourself.

Autumn Leaves Locations

Call and schedule a visit with any of our locations to experience the Autumn Leaves difference in memory care. For more information and to see a virtual tour of one of our communities, visit AutumnLeaves.com.

CHICAGO, IL COMMUNITIES

Autumn Leaves of Bolingbrook

351 Lily Cache Lane | Bolingbrook, IL 60440
 [630] 759-0797 | ID# 5104283

Autumn Leaves of Crystal Lake

495 Alexandra Boulevard | Crystal Lake, IL 60014
 [815] 459-7800 | ID# 5102865

Autumn Leaves of Glen Ellyn

190 Geneva Road | Glen Ellyn, IL 60137
 [888] 662-8886 | ID# Pending

Autumn Leaves of Orland Park

8021 W. 151st Street | Orland Park, IL 60462
 [708] 403-2400 | ID# 5103293

Autumn Leaves of Oswego

900 Douglas Road | Oswego, IL 60543
 [331] 454-7540 | ID# 5103962

Autumn Leaves of St. Charles

10 N. Peck Road | St. Charles, IL 60175
 [630] 485-4510 | ID# 5103970

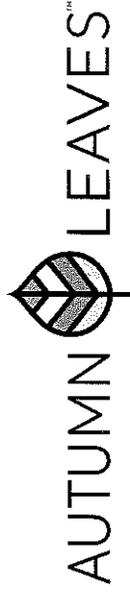
Autumn Leaves of South Barrington

215 Bartlett Road | South Barrington, IL 60010
 [847] 844-1205 | ID# Pending

Autumn Leaves of Vernon Hills

500 Atrium Drive | Vernon Hills, IL 60061
 [847] 996-1000 | ID# 5102949

We have additional communities in Texas, Oklahoma, and Georgia.



AUTUMN LEAVES™

BETTER MEMORY CARE. BY DESIGN.



AUTUMN LEAVES™

AutumnLeaves.com | [888] 662-8886

Our Legacy Of Care

For over 15 years our family has been providing quality care to those with Alzheimer's and other forms of dementia. We specifically train our caregivers and staff to understand the unique needs of each individual we are privileged to care for. As leaders in the industry, we also know how crucial it is to design an environment where our residents can thrive and feel at home.

Our care team is dedicated to knowing our residents as individuals and to provide care as they would for a member of their own family. When a resident moves into Autumn Leaves, they are family.



Quality Care You Can Trust

We are dedicated to providing a safe and secure home for your loved one. Our expertly trained nursing staff is on duty 24 hours a day, seven days a week, to ensure individualized care in a safe and nurturing environment.



A Nurturing Environment

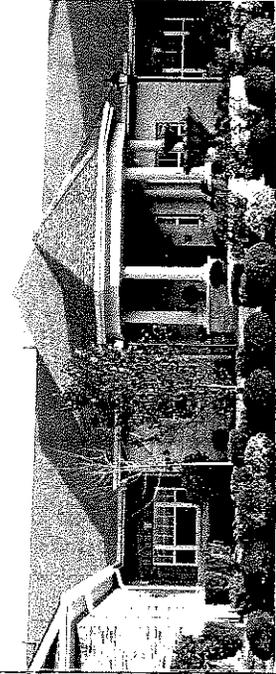
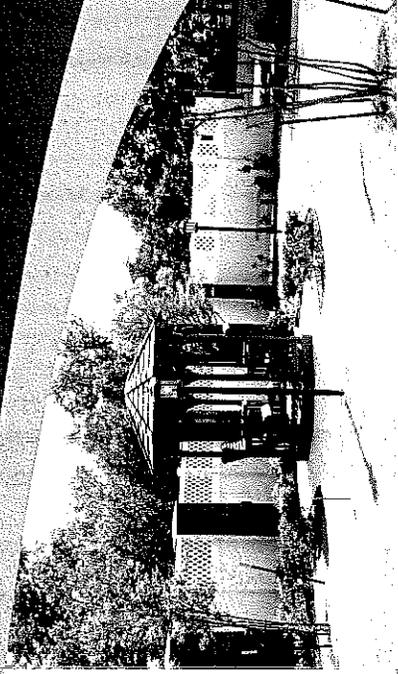
Our communities are designed and built from the ground up to provide the best possible environment for those with memory loss. With our years of experience and extensive research, we have been able to meticulously plan our communities to ensure the comfort and safety of our residents.

Our experience has shown that social interaction and activities play a vital role in your loved one's mental and physical well-being. With this in mind, we have researched and designed the Autumn Leaves Inspired Connections® program that is tailored to specifically fit our residents' unique personalities and preferences. You can rest assured that your loved one's days are filled with enjoyable activities and meaningful friendships.

Our floor plan layout, the wide hallways, the abundance of natural light, and secure courtyards and walking paths have all been designed to provide ease of movement, minimize confusion, and encourage social interaction. Keeping current with the latest advancements in dementia care, we are able to implement programs and introduce technologies to improve our residents' quality of life.

“My experience with Autumn Leaves has been wonderful from day one...There is no cure for this terrible disease, but there is hope here at Autumn Leaves. I thank God every day for all these people here at Autumn Leaves for giving me a little more happy time with my Mom.”

Jan - St. Charles, IL



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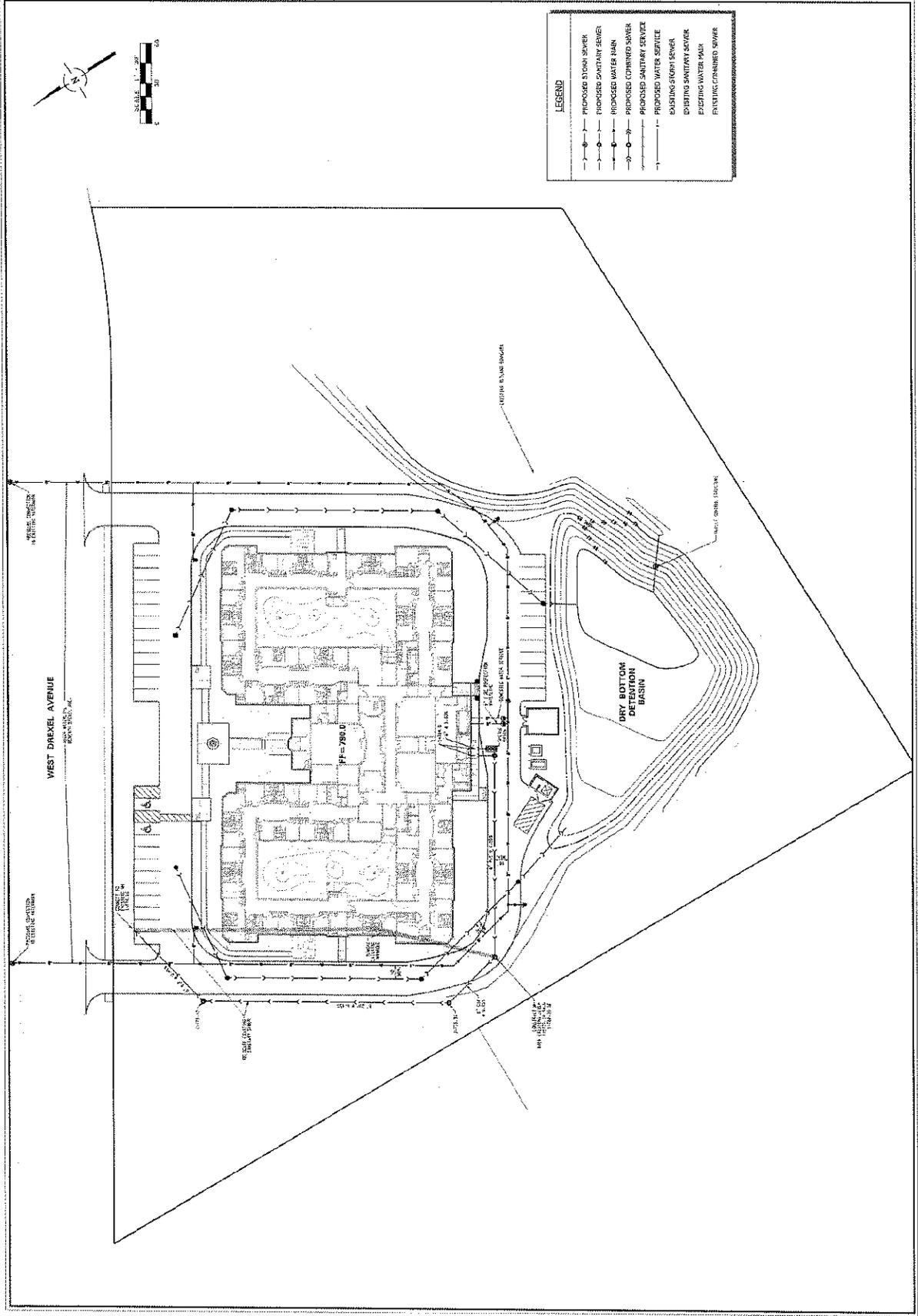
CONCEPTUAL UTILITY PLAN
AUTUMN LEAVES
 FRANKLIN, WISCONSIN

Prepared by: [Redacted]
 Checked by: [Redacted]
 Date: [Redacted]

CONSULTING ENGINEERS
PREPARED BY ENGINEERS
LAND SURVEYORS

12. LEAVES
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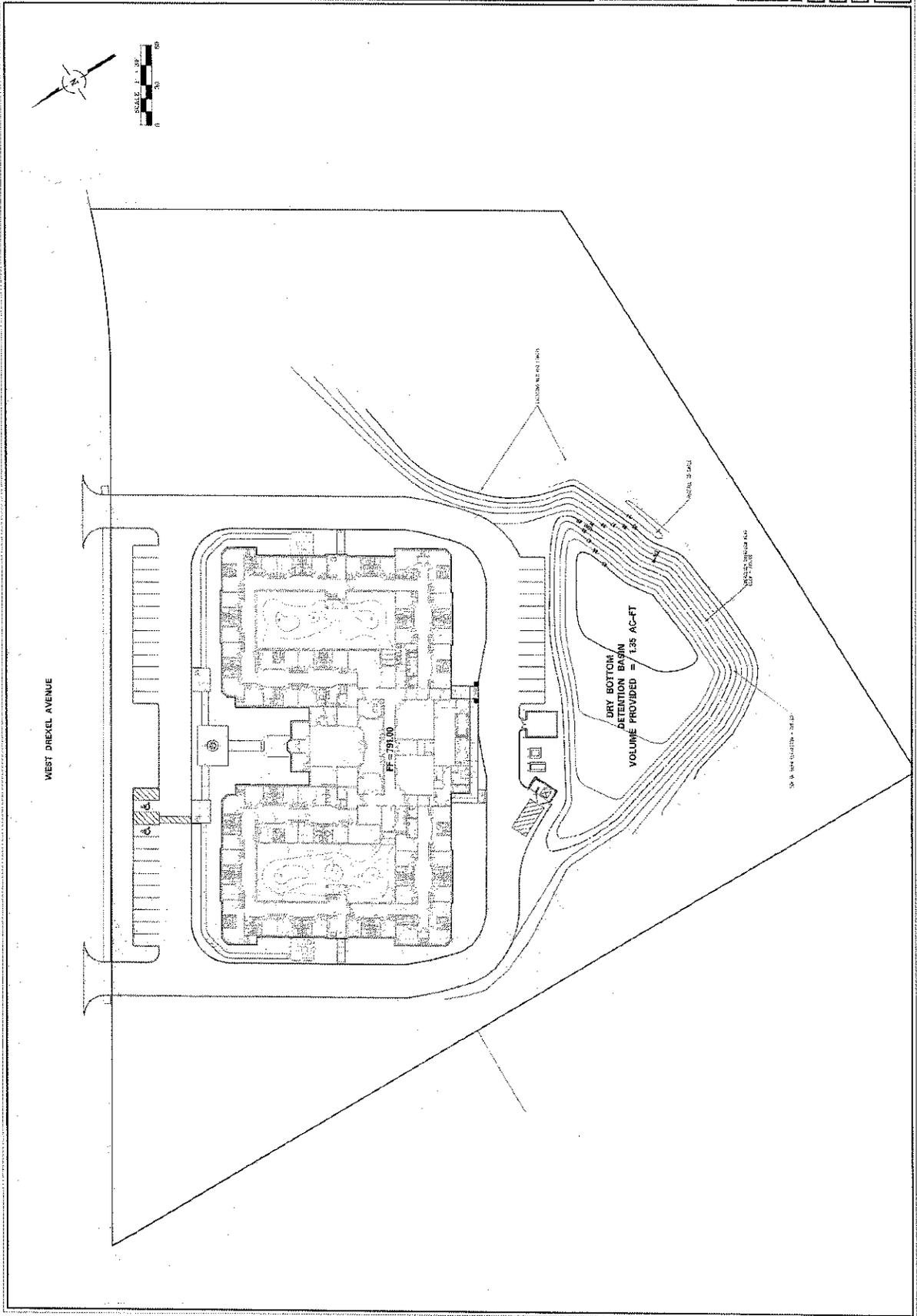
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CONCEPTUAL GRADING PLAN
AUTUMN LEAVES
 FRANKLIN, WISCONSIN

CONCEPT ENGINEER:
 LANDSCAPE ARCHITECT:
 CIVIL ENGINEER:
 ELECTRICAL ENGINEER:
 MECHANICAL ENGINEER:
 PLUMBING ENGINEER:
 STRUCTURAL ENGINEER:
 GEOTECHNICAL ENGINEER:
 ENVIRONMENTAL ENGINEER:
 TRAFFIC ENGINEER:
 HISTORIC PRESERVATION ARCHITECT:



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| SCALE | |
| SHEET | 2 OF 2 |





MICHAEL ARENSEN

ARCHITECT
1000 W. WISCONSIN AVENUE
MILWAUKEE, WI 53233
TEL: 414.224.1100
WWW.MICHAELARENSEN.COM

ARCHITECT

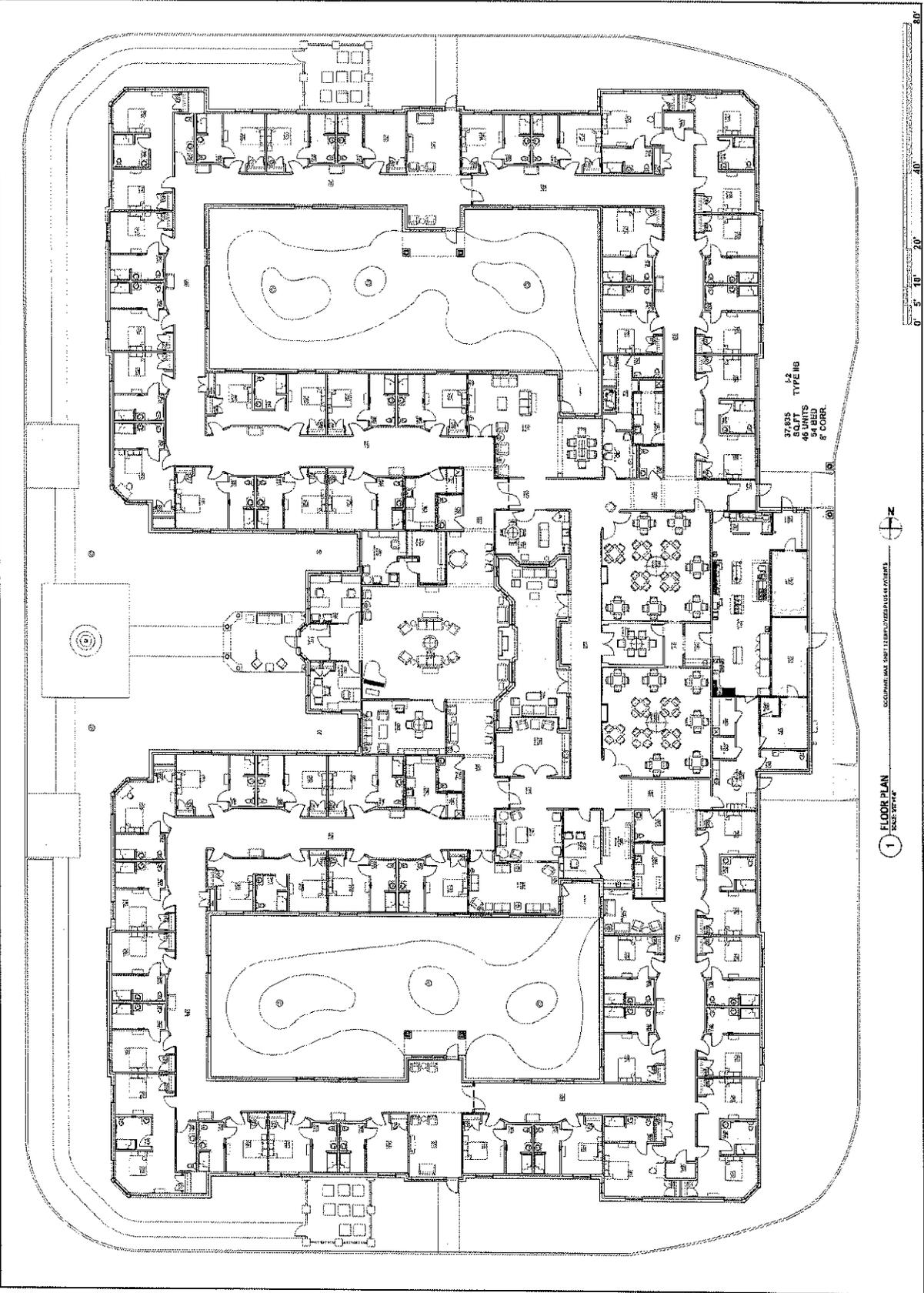
Autumn Leaves
The Labors Group, Inc.
1000 W. WISCONSIN AVENUE
MILWAUKEE, WI 53233
TEL: 414.224.1100
WWW.AUTUMNLEAVES.COM

FRANKLIN WISCONSIN
AUTUMN LEAVES ASSISTED LIVING
FLOOR PLAN

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DATE: 10/1/14
SCALE: AS SHOWN
PROJECT: ASSISTED LIVING
SHEET: 101 OF 102
DRAWN BY: J. SMITH
CHECKED BY: M. ARENSEN

PLAN



1-2 TYPE IIG
37,635 SQ. FT. UNITS
46 UNITS
54 BED
8' CORR.



1 FLOOR PLAN
SCALE: 1/8" = 1'-0"

0' 5' 10' 20' 30'



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AUTUMN LEAVES
ASSISTED LIVING
FRANKLIN
WISCONSIN
EXTERIOR ELEVATIONS

| | |
|-------------|----------|
| DATE | 10/15/14 |
| BY | MA |
| CHECKED BY | MA |
| PROJECT NO. | 14-001 |
| SCALE | AS SHOWN |

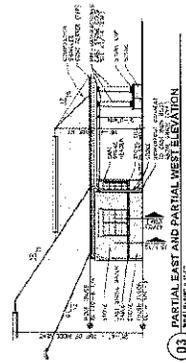
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| PROJECT NO. | 14-001 |
| DATE | 10/15/14 |
| BY | MA |
| CHECKED BY | MA |
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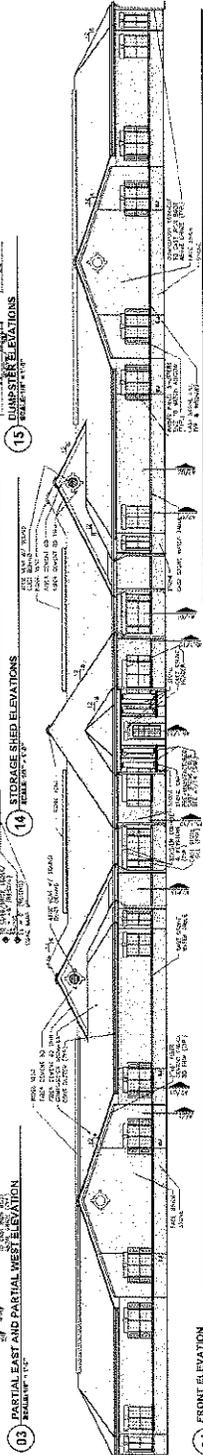
| EXTERIOR MATERIAL LEGEND | |
|--------------------------|-------------|
| | CONCRETE |
| | BRICK |
| | WOOD SHAKES |
| | GLASS |
| | PAINT |
| | ROOFING |

| TYPICAL CONSTRUCTION NOTES | |
|---|--|
| 1. SEE GENERAL NOTES FOR FINISHES AND MATERIALS. | |
| 2. ALL EXTERIOR WALLS TO BE FINISHED WITH CONCRETE OR BRICK UNLESS OTHERWISE NOTED. | |
| 3. ALL EXTERIOR WALLS TO BE FINISHED WITH WOOD SHAKES UNLESS OTHERWISE NOTED. | |
| 4. ALL EXTERIOR WALLS TO BE FINISHED WITH PAINT UNLESS OTHERWISE NOTED. | |
| 5. ALL EXTERIOR WALLS TO BE FINISHED WITH ROOFING UNLESS OTHERWISE NOTED. | |

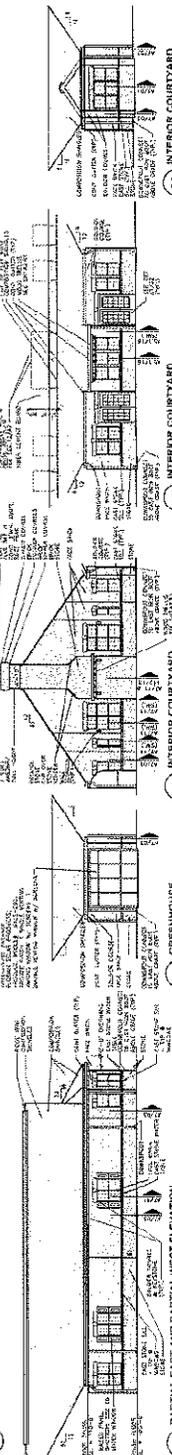
| EXTERIOR MATERIAL SCHEDULE | | | |
|----------------------------|-------------|----------|------|
| NO. | DESCRIPTION | QUANTITY | UNIT |
| 1 | CONCRETE | | |
| 2 | BRICK | | |
| 3 | WOOD SHAKES | | |
| 4 | GLASS | | |
| 5 | PAINT | | |
| 6 | ROOFING | | |



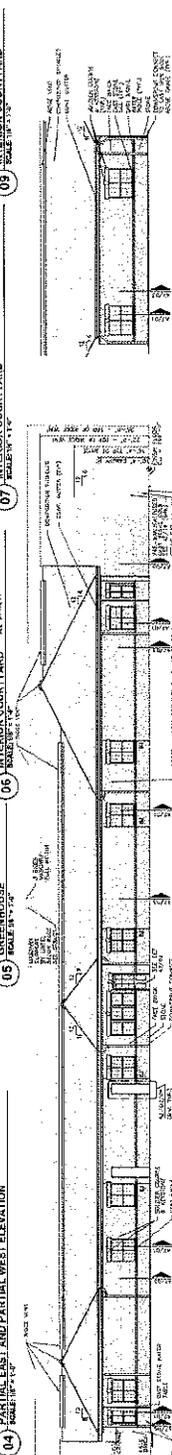
02 PARTIAL EAST AND PARTIAL WEST ELEVATION
SCALE: 1/4" = 1'-0"



01 FRONT ELEVATION
SCALE: 1/8" = 1'-0"



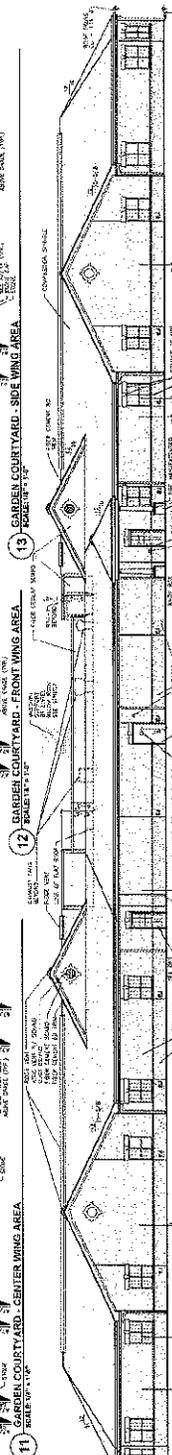
04 PARTIAL EAST AND PARTIAL WEST ELEVATION
SCALE: 1/4" = 1'-0"



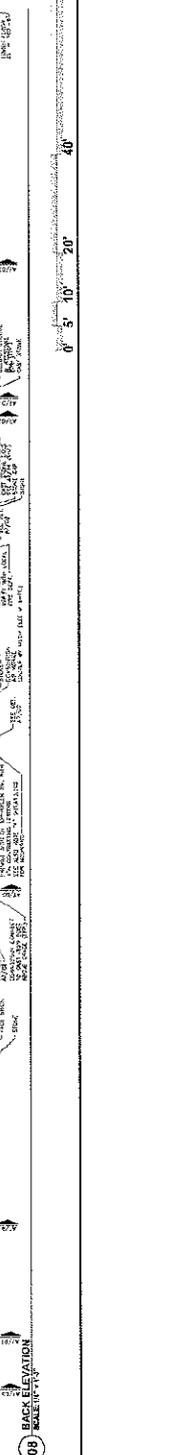
05 GREENHOUSE
SCALE: 1/4" = 1'-0"



02 SIDE ELEVATION
SCALE: 1/8" = 1'-0"



01 GARDEN COURTYARD - CENTER WING AREA
SCALE: 1/8" = 1'-0"



12 GARDEN COURTYARD - FRONT WING AREA
SCALE: 1/8" = 1'-0"



13 GARDEN COURTYARD - SIDE WING AREA
SCALE: 1/8" = 1'-0"

10 GARDEN COURTYARD - REAR WING AREA
SCALE: 1/8" = 1'-0"

07 INTERIOR COURTYARD
SCALE: 1/8" = 1'-0"

06 INTERIOR COURTYARD
SCALE: 1/8" = 1'-0"

08 BACK ELEVATION
SCALE: 1/8" = 1'-0"

0" 5' 10' 20' 40' 80'

| | | |
|--|--|--|
| <p>APPROVAL</p> <p><i>Slw</i></p> | <p>REQUEST FOR COUNCIL ACTION</p> | <p>MEETING DATE</p> <p>6/30/2014</p> |
|--|--|--|

| | | |
|---|--|--|
| <p>REPORTS & RECOMMENDATIONS</p> | <p>Economic Development Goals, Priorities, and Activities (Mayor Olson and Ald. D. Mayer)</p> | <p>ITEM NUMBER</p> <p><i>3.</i></p> |
|---|--|--|

Mayor Olson and Ald. D. Mayer requested that a discussion be held on economic development goals, priorities, and activities.

The attached document, entitled "A Flow Chart to Consider Action Steps for Moving Forward," was prepared to partially aid in focusing the discussion points. Chapter 4 of the City's Comprehensive Master Plan, which is available through the City's website, also addresses this topic.

COUNCIL ACTION REQUESTED

As determined by the Common Council.

CITY OF FRANKLIN – ECONOMIC DEVELOPMENT
 A Flow Chart to Consider Action Steps for Moving Forward

