

APPROVAL	REQUEST FOR COUNCIL ACTION	MEETING DATE June 28, 2016
REPORTS & RECOMMENDATIONS	Report on Ballpark Commons Development Proposal Tax Incremental Financing (TID) Financial Feasibility Study by Ehlers & Associates, LLC	ITEM NUMBER M.5

Background

On February 16, 2016, the Common Council engaged Ehlers & Associates, LLC to complete a financial feasibility study for a Tax Incremental Financing District related to the Ballpark Commons Development proposal. Attached is the completed study.

Dawn Gunderson, Ehlers & Associates, LLC Vice President, will be in attendance to present the study and answer questions that the Common Council may have.

An additional agenda item will request the Common Council to consider proceeding with additional phases of the Ehlers & Associates, LLC Ballpark Commons Development Project TID proposal.

COUNCIL ACTION REQUESTED

Receive and place on file the Ballpark Commons Development Proposal Tax Incremental Financing Feasibility Study Report by Ehlers & Associates, LLC.

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Memorandum

TO: Franklin City Council
Mayor Steve Olson

FROM: Dawn Gunderson, CPFO, CIPMA
Senior Municipal Advisor

DATE: June 23, 2016

SUBJECT: Tax Increment District #5 Feasibility Analysis

Ehlers and Associates, Inc. has been hired to provide an analysis of the feasibility for creating a tax increment district (TID) in the City of Franklin. A general map of the proposed TID boundary is depicted to the right. The overall proposed TID represents 167 acres. The site is bordered by Loomis road on the southeast is located north and south of Rawson Ave. The proposed area includes a large tract of land currently owned by Milwaukee County.



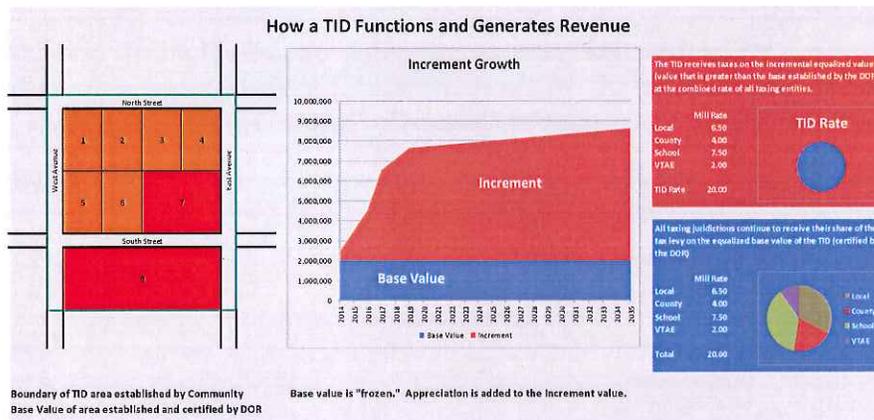
What is a Tax Increment District?

Tax Incremental Finance districts have been Wisconsin's primary economic development tool available to municipalities since the mid 1970's. The law has gone through a number of changes, with the current law allowing basically four(4) types of districts: Blight Elimination/Redevelopment (finding that 50% of land within the district is blighted or in need of rehabilitation), Industrial Development (finding that at least 50% of the land within the district is suitable for Industrial Development), Mixed Use (finding that at least 50% of the land within the district is suitable for 2 of 3 land classifications: industrial, commercial and/or residential), and Environmental Remediation Districts.

Dependent on the type of district created, the life cycle of a TID is between 20 and 27 years. During the life of the TID, expenditures can be made up to five years prior to the statutory closure of a tax increment district. Eligible expenditures within a TID include, but are not limited to: streets and roads, utilities, storm water facilities, grading, landscaping, direct development incentives (cash grants), administrative costs and finance costs.

TIDs are not allowed to expend funds on public buildings and projects that benefit areas outside the district, unless specifically identified and within 1/2 mile of the district boundary. Expenditures made prior to the creation of a district, other than planning, legal and engineering costs, are not eligible to be reimbursed by a TID.

The graphic below depicts the basics of how a TID operates. Generally a boundary is established which carries a base value (equalized value of all the parcels within the district). The base value is frozen and then taxed at the same tax rate as all other lands within the municipality. The taxes on the base value continue to be distributed to the various taxing jurisdictions on their proportionate share of the levy.



Any increased value within the boundary of the TID is also taxed

at the same rate as the base value, however the taxes generated by the new value or increment are retained by the TID to cover the costs that were incurred to "cause" the development to occur.

A tax incremental finance district utilizes the taxing authority of the municipality, school district, county and vocational/technical college district to pay for improvements that otherwise would not have occurred. In other words, "but for" the use of tax incremental financing, the development would either have not occurred, not occurred in the same timeframe, or would not have occurred with the same value.

Proposed District Creation

The type of district proposed for creation in the City is a Mixed Use District. Based upon the land area designated for inclusion in the district, greater than 50% of the land area would be suitable for a combination of commercial and residential development. The area proposed to be included in the district encompasses approximately 167 acres.

Proposed District Projects

Projects contemplated for the proposed district have been quantified in the developer probable cost estimates. The overall development project is anticipated to cost approximately \$12 M. The major projects included as eligible for reimbursement through the TID are as follows:

- Sanitary Sewer \$1,256,000
- Storm Sewer \$943,000
- Water \$1,513,000
- Streets \$3,550,000
- Shared Parking \$3,000,000



• Site Remediation	\$3,450,000
• Trails	\$120,000
• Privacy Berms	\$560,000
• Contingency @ 15%	\$2,046,370
• TID Creation	30,000
• Direct Development Incentives	\$9,290,000

It is anticipated that approximately \$4,750,000 of the above water, sewer and street improvements will be assessed directly back to the benefitting properties or will be paid directly by developers within the TID.

Proposed Private Development (Development Assumptions)

With the construction of the above improvements, it is anticipated that the developer shall construct a 120,000 square foot indoor sports facility, as well as 98,000 square feet of mixed use office and commercial and 100 units of residential housing north of Rawson. The development south of Rawson is anticipated to include a 100 unit hotel, 25,000 sq. feet of commercial development and 303 garden apartments.

The developer has estimated that the entire development area area will generate a value of approximately \$101 million.

Assumptions for Financial Feasibility Analysis

Attached on the ensuing pages is a detailed financial analysis of the proposed tax increment district.



For purposes of the feasibility analysis the following data and assumptions were applied:

- Infrastructure costs provided by developer
- Timing and value of development provided by developer at 85% of construction costs
- No property appreciation was applied to improvements
- The City's current equalized tax rate was declined at a rate of 1% annually.
- Certain improvements currently located on County owned land would either be taxable or would pay a comparable Payment in Lieu of Taxes (PILOT)
- All development incentives (cash grants) provided through a Pay as You Go Municipal Revenue Obligation which is only paid based upon available revenues after any upfront financed City obligations are met.



Summary and Conclusions

Based upon the above, Ehlers conclude that:

- With the private development assumptions, coupled with the district costs assumptions, the tax increment revenue stream generated by the tax increment generated would support the proposed expenditure of \$25.8 million of public funds within a tax increment district;
- The assumptions would result in a tax increment district created in 2016 that would generate a surplus of tax increments in 2033, dependent upon the final value of the development.
- A review of the Developer's sources and uses and the project operating pro forma was not undertaken as part of this analysis. Such a review will assist the City in determining the financial strength of the project and the need for public assistance in order for the development to be financially feasible for the developer. This will help in addressing the "but for" question in the TIF law.

In the event that the City desires to proceed with the creation of a tax increment district, a draft timeline is attached that lays out the process of creating a tax increment district.

Attachments

1. Financial feasibility analysis
2. Tax Increment District creation timeline

Cc: Michael Harrigan, Ehlers
Paula Czaplewski, Ehlers



City of Franklin, Wisconsin

Tax Increment District # 5

Estimated Project List

Project ID	Project Name/Type	Phase I 2017	Phase II 2017	Phase III 2017	Phase IV 2017	Phase V 2020	Phase VI 2031	Total (Note 1)
North of Rawson								
1	Sanitary Sewer (with 75% Special Assessed)	523,500 *	523,500 *					1,047,000
2	Storm Sewer	263,250	263,250					526,500
3	Water (with 75% Special Assessed)	609,250 *	609,250 *					1,218,500
4	Streets (with 75% Special Assessed)	900,000 *	900,000 *					1,800,000
5	Shared Parking	1,500,000	1,500,000					3,000,000
6	County Methane Collection System						750,000	750,000
7	Relocate Methane Gas Line	125,000	125,000					250,000
8	Excavate Unsuitable soils	1,225,000	1,225,000					2,450,000
9	Oak Leaf Trail		80,000					80,000
10	Privacy Berms			160,000				160,000
11	Contingency @ 15%	771,900	783,900	24,000			112,500	1,692,300
12	Sanitary Sewer (with 75% Special Assessed)	104,500 *	104,500 *					209,000
13	Storm Sewer	208,250	208,250					416,500
14	Water (with 75% Special Assessed)	147,500 *	147,500 *					295,000
15	Streets (with 75% Special Assessed)	875,000 *	875,000 *					1,750,000
16	Oak Leaf Trail		40,000					40,000
17	Privacy Berms			400,000				400,000
18	Contingency @ 15%	200,288	206,288	60,000				466,575
Overall TIF Area								
19	TIF Creation and Administration	30,000						30,000
20	Developer Incentive for delivery of additional development				8,240,000	1,050,000		9,290,000
Total Projects		7,483,438	7,591,438	644,000	8,240,000	1,050,000	862,500	25,871,375

Notes:

Note 1: Project costs are estimates and are subject to modification
 Infrastructure Costs Provided by Developer
 75% of Sewer, Water and Streets Special Assessed



City of Franklin, Wisconsin

Tax Increment District # 5

Development Assumptions

Construction Year	Actual	North of Rawson				South of Rawson				Total	Construction Year
		Stadium	Indoor Sports Venue	Sports Village	Commercial	Hotel	Garden Apartments				
1 2016										0	2016
2 2017			6,375,000	6,426,000						24,808,950	2017
3 2018			3,825,000	4,069,375		4,462,500				37,066,375	2018
4 2019				12,835,000				5,312,500		25,213,550	2019
5 2020				8,765,625				5,312,500		14,078,125	2020
6 2021										0	2021
7 2022										0	2022
8 2023										0	2023
9 2024										0	2024
10 2025										0	2025
11 2026										0	2026
12 2027										0	2027
13 2028										0	2028
14 2029										0	2029
15 2030										0	2030
16 2031										0	2031
17 2032										0	2032
18 2033										0	2033
19 2034										0	2034
20 2035										0	2035
Totals	0	0	10,200,000	32,096,000	4,462,500	10,625,000	43,783,500	101,167,000			

Notes: Development Values provided by Developer based upon 85% of construction costs
 Indoor Sports Venue value reflected assumed to be taxable for this analysis, if tax exempt due to location on County owned land, a comparable PILOT will be necessary to meet the cash flow projections in this analysis
 No taxable value has been identified for the Developer's improvements to the Stadium

City of Franklin, Wisconsin

Tax Increment District # 5

Tax Increment Projection Worksheet

Type of District	Mixed Use
District Creation Date	September 6, 2016
Valuation Date	Jan 1, 2016
Max Life (Years)	20
Expenditure Period/Termination	15 9/6/2031
Revenue Periods/Final Year	20 2037
Extension Eligibility/Years	Yes 3
Recipient District	No

Base Value	3,071,294
Appreciation Factor	0.000%
Base Tax Rate	\$23.76
Rate Adjustment Factor	-1.00%
Tax Exempt Discount Rate	
Taxable Discount Rate	1.50%

Apply to Base Value

Construction Year	Value Added	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment	Tax Exempt NPV Calculation	Taxable NPV Calculation
1 2016	0	2017	0	0	2018	\$23.53	0	0	0
2 2017	24,808,950	2018	0	24,808,950	2019	\$23.29	577,798	577,798	560,847
3 2018	37,066,375	2019	0	61,875,325	2020	\$23.06	1,426,660	2,004,458	1,925,186
4 2019	25,213,550	2020	0	87,088,875	2021	\$22.83	1,987,929	3,992,387	3,798,181
5 2020	14,078,125	2021	0	101,167,000	2022	\$22.60	2,286,189	6,278,576	5,920,359
6 2021	0	2022	0	101,167,000	2023	\$22.37	2,263,327	8,541,903	7,990,268
7 2022	0	2023	0	101,167,000	2024	\$22.15	2,240,694	10,782,597	10,009,193
8 2023	0	2024	0	101,167,000	2025	\$21.93	2,218,287	13,000,884	11,978,391
9 2024	0	2025	0	101,167,000	2026	\$21.71	2,196,104	15,196,989	13,899,087
10 2025	0	2026	0	101,167,000	2027	\$21.49	2,174,143	17,371,132	15,772,475
11 2026	0	2027	0	101,167,000	2028	\$21.28	2,152,402	19,523,534	17,599,721
12 2027	0	2028	0	101,167,000	2029	\$21.06	2,130,878	21,654,412	19,381,960
13 2028	0	2029	0	101,167,000	2030	\$20.85	2,109,569	23,763,981	21,120,302
14 2029	0	2030	0	101,167,000	2031	\$20.64	2,088,473	25,852,454	22,815,827
15 2030	0	2031	0	101,167,000	2032	\$20.44	2,067,589	27,920,043	24,469,591
16 2031	0	2032	0	101,167,000	2033	\$20.23	2,046,913	29,966,955	26,082,622
17 2032	0	2033	0	101,167,000	2034	\$20.03	2,026,444	31,993,399	27,655,923
18 2033	0	2034	0	101,167,000	2035	\$19.83	2,006,179	33,999,578	29,190,473
19 2034	0	2035	0	101,167,000	2036	\$19.63	1,986,117	35,985,695	30,687,226
20 2035	0	2036	0	101,167,000	2037	\$19.44	1,966,256	37,951,952	32,147,113
Totals	101,167,000		0		Future Value of Increment		37,951,952		

Notes:

Actual results will vary depending on development, inflation of overall tax rates.
 NPV calculations represent estimated amount of funds that could be borrowed (including project cost, capitalized interest and issuance costs).



EHLERS
 LEADERS IN PUBLIC FINANCE

City of Franklin, Wisconsin

Tax Increment District # 5

Estimated Financing Plan

	G.O. Bond 2017	Municipal Revenue Obligation (MRO) 2017	Municipal Revenue Obligation (MRO) 2020	Totals
Projects				
Phase I	4,434,313			4,434,313
Phase II	5,900,938			5,900,938
Phase III	644,000			644,000
Phase IV		8,240,000	1,050,000	8,240,000
Phase V				1,050,000
Total Project Funds	10,979,250	8,240,000	1,050,000	20,269,250
Estimated Finance Related Expenses				
Municipal Advisor	32,900			
Bond Counsel	17,500			
Disclosure Counsel (if engaged)	10,500			
Rating Agency Fee	18,000			
Paying Agent	675			
Underwriter Discount	144,688	0.00	0.00	0
Debt Service Reserve				
Capitalized Interest	380,325			
Capitalized Carrying Costs	11,583,838	1,018,427	1,050,000	
Total Financing Required	11,583,838	9,258,427	1,050,000	
Estimated Interest	0.25%	(13,724)	0	0.00%
Assumed spend down (months)	6	6	6	6
Rounding	4,887	0	0	0
Net Issue Size	11,575,000	9,258,427	1,050,000	21,883,427
Notes:				



EHLERS
LEADERS IN PUBLIC FINANCE

City of Franklin, Wisconsin

Tax Increment District # 5

Cash Flow Projection

Year	Projected Revenues				Expenditures						Balances					
	Tax Increments	Interest Earnings/ (Cost)	Capitalized Interest	PILOT	Total Revenues	Dated Date: Principal	G.O. Bond Est. Rate	03/01/17 Interest	Municipal Revenue Obligation (MRO)	Other Project Costs	Admin.	Total Expenditures	Annual	Cumulative	Principal Outstanding	Year
2016		0.25%			0							0	0	0		2016
2017	380,325		380,325		380,325		1.40%	126,775			126,775	253,550	253,550	20,069,607	2017	
2018	0	634			634		1.45%	253,550	254,607	30,000	253,550	(252,916)	634	20,578,820	2018	
2019	577,798	2			577,800		1.55%	249,675	656,463	30,000	538,157	39,643	40,277	20,833,427	2019	
2020	1,426,660	101			1,426,760	500,000	1.70%	240,488	1,041,338	30,000	1,436,138	(9,378)	30,899	21,233,427	2020	
2021	1,987,929	77			1,988,006	625,000	1.80%	228,425	1,235,401	30,000	1,936,826	51,180	82,079	20,058,427	2021	
2022	2,286,189	205			2,286,394	750,000	1.85%	214,275	1,173,963	25,000	2,243,826	42,568	124,647	18,533,427	2022	
2023	2,263,327	312			2,263,639	800,000	1.95%	198,100	1,113,901	25,000	2,213,238	50,401	175,048	16,983,427	2023	
2024	2,240,694	438			2,241,132	900,000	2.05%	179,075	1,006,588	25,000	2,237,001	4,131	179,178	15,358,427	2024	
2025	2,218,287	448			2,218,735	1,000,000	2.15%	157,538	952,026	20,000	2,210,663	8,072	187,250	13,708,427	2025	
2026	2,196,104	468			2,196,572	1,050,000	2.25%	133,875	918,288	20,000	2,172,163	2,490	206,749	10,313,427	2026	
2027	2,174,143	511			2,174,654	1,100,000	2.35%	107,988	797,301	15,000	2,070,288	82,630	289,380	8,638,427	2027	
2028	2,152,402	517			2,152,919	1,150,000	2.45%	80,081	759,338	15,000	2,029,420	102,182	391,561	6,953,427	2028	
2029	2,130,878	723			2,131,601	1,225,000	2.55%	50,069	727,063	10,000	2,012,132	98,416	489,977	5,228,427	2029	
2030	2,109,569	979			2,110,548	1,300,000	2.65%	17,225	386,251	10,000	2,575,976	(486,278)	3,699	3,753,427	2030	
2031	2,088,473	1,225			2,089,698	1,300,000	2.75%	0	1,956,938	10,000	1,966,938	100,659	104,359	1,953,427	2031	
2032	2,067,589	9			2,067,598	1,300,000	2.85%	0	2,007,146	10,000	2,017,146	30,027	134,386	(0)	2032	
2033	2,046,913	261			2,047,174	1,300,000	2.95%	0	2,007,146	10,000	2,017,146	30,027	134,386	(0)	2033	
2034	2,026,444	336			2,026,780	1,300,000	3.00%	0	2,007,146	10,000	2,017,146	30,027	134,386	(0)	2034	
2035	2,006,179	5,403			2,011,582	1,300,000	3.05%	0	2,007,146	10,000	2,017,146	30,027	134,386	(0)	2035	
2036	1,986,117	10,432			1,996,549	1,300,000	3.10%	0	2,007,146	10,000	2,017,146	30,027	134,386	(0)	2036	
2037	1,966,256	15,423			1,981,679	1,300,000	3.10%	0	2,007,146	10,000	2,017,146	30,027	134,386	(0)	2037	
Total	37,951,952	38,503	380,325	0	38,370,779	11,575,000		2,490,688	14,986,616	862,500	30,219,803				Total	

Notes: Interest estimates based upon June, 2016 Aa1 sale plus .60% MRO includes carrying costs

Projected TID Closure



CITY OF FRANKLIN, WI
 TAX INCREMENTAL DISTRICT MIXED-USE DISTRICT CREATION
Proposed Timetable - 5/4/16

<u>ACTION DATE</u>	<u>STEP</u>
	City will provide Ehlers with, for each District, a list of the parcel tax key #'s within each of the Districts, pertinent parcel information, the maps, list of projects and costs, the Statement of Taxes Worksheet, etc.
	Ehlers will prepare & provide an applicable findings report, for rehab Districts.
June 28	Ehlers will prepare & present the City with a feasibility analysis report
	Community Development Authority makes a motion to call for a public hearing (optional)
July 27	Ehlers' will e-mail a Notice to Official City Newspaper of organizational JRB meeting & public hearing. (cc: City)
	Ehlers will provide City with a draft of a notice that must be sent to property owners within the proposed TID creations, for the City's use.
	Ehlers will mail notification letters, along with required enclosures, to overlapping taxing jurisdictions of JRB organizational meeting & public hearing, as well as the agenda - to be posted by the City. (cc: City & attorney) <i>(Letters must be postmarked prior to first publication).</i>
July	Ehlers will provide City, overlapping taxing entities, and/or City Attorney with [revised] draft Project Plan documents, if not yet provided and/or necessary, as well as agenda language (City to post) & resolutions (City to distribute) for first meetings, and will also request legal opinion of the plans.
Aug. 4	First Publication of Public Hearing & JRB Meeting Notice <i>(Week prior to second notice & at least 5 days prior to JRB meeting)</i>
Aug. 11	Second Publication of Public Hearing & JRB Meeting Notice. <i>(At least 7 days prior to public hearing)</i>
Aug. 18	Joint Review Board meets to review plans, appoint chairperson and public member and set next meeting date. <i>(Prior to public hearing)</i>
	Community Development Authority Public Hearing on Project Plans and approval TIDs. <i>(Within 14 days of second publication)</i>
	Community Development Authority reviews plans & approval of District Project Plans.
Aug.	Ehlers will provide City & City Attorney with revised draft Project Plans, if necessary, as well as agenda language (City to post) & resolutions (City to distribute) for City Council meeting.
Sept. 6	City Council reviews Plans & adopts resolutions approving District Project Plans. <i>(at least 14 days after hearing)</i>
TBD	Ehlers' will e-mail a Class 1 Notice to Official City Newspaper of JRB meeting. (cc: City)
	Ehlers will mail notices & required attachments to JRB of the final meeting, along with the Agenda (City to post). (cc: City & Attorney) <i>(Letters must be postmarked prior to publication).</i>
TBD	Publication of JRB Meeting Notice <i>(At least 5 days prior to meeting)</i>
TBD	Joint Review Board consideration. <i>(Within 30 days of notification of meeting / receipt of Community Development Authority & City Council resolutions)</i>
May – Oct.	Ehlers will gather, prepare, and submit state forms & required documents to the state, once the 2016 assessed parcel values available (following the BOR) & we receive all remaining maps, legal descriptions, parcel information, documents, etc. from the City. DOR filing deadline October 31.

Franklin-Greendale-Hales Corners-Oak Creek NOW

Publishes Th. Deadline Wed. prior. Via legal@JRN.com mycommunitynow.com 414.224.2100

CDA meets: Thursday's, after the 3rd Tuesday @ 6 p.m. @ Council Chambers, City Hall

CC meets: 1st & 3rd Tuesday @ 6:30 p.m. @ Council Chambers, City Hall



Ball Park Commons TIF Map



City of Franklin
 GIS Department
 9229 W. Loomis Rd.
 Franklin, WI 53132
 www.franklinwi.gov

Legend

- Taxable
- No
 - Yes



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Approval	Council Action Sheet	MEETING DATE 6/28/16
REPORTS & RECOMMENDATIONS	Authorization to extend the contract with Ehlers & Associates for tax incremental financing services related to the Ballpark Commons development proposal for a fee up to \$16,300	ITEM NUMBER B.6.

Background

On February 16, 2016, the Common Council authorize a contract with Ehlers & Associates for tax incremental financing (TIF) services related to the Ballpark Commons development proposal at and in the vicinity of the Rock Sports Complex, 7900 Crystal Ridge Drive. The contract included what was outlined as *Phase I: Feasibility Study* in attached proposal from Ehlers dated February 9, 2016.

Request

The Phase I: feasibility study by Ehlers is complete with the report and presentation offered in the prior council action. If the Common Council elects to proceed with evaluation and preparation for the potential creation of a TIF District, staff recommends extending the City's contract with Ehlers to include *Phase II: Project Plan Development and Approval* and, as needed, *Phase III: State Submittal*. This action does not create the TIF district. Rather, it provides for the necessary drafting of a project plan and the noticing and hosting of public hearings and meetings to refine and advance discussion of the potential TIF district.

In addition, staff recommends contracting with Ehlers to conduct a *Project Pro Forma Analysis*. This will provide an "independent review of the developer's proposed project sources, uses, and cash flows to assess financial feasibility and to identify the "gap", if any, between expected performance and the performance required to achieve a reasonable rate of return." If completed Ehlers would provide information for, and possibly participate in, negotiations with the developer and provide recommendations for the amount type and timing of incentives or assistance and the potential for "look back" provisions in a development agreement.

Cost

Phase II: Project Plan Development and Approval	\$7,300
Phase III: State Submittal	\$1,500*
Project Pro Forma Analysis	\$7,500**
TOTAL	\$16,300

*Phase III of the contract will only be contracted if Phase II approvals occur.

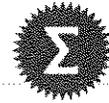
**Ehlers conducts *Project Pro Forma Analysis* at an hourly rate. Total costs for this portion of the review are expected to be between \$2,500 and \$7,500.

Source of Funds

Funding for the expenditure is available in the City's contingency account from funds previously allocated to the City's now cancelled contract with Buxton Company. If a TIF district is eventually created, this expense would be reimbursable by the district.

COUNCIL ACTION REQUESTED

Motion to authorize an extension of the contract with Ehlers & Associations for tax incremental financing services for the Ballpark Commons development proposal for a fee up to \$16,300.



February 9, 2016

Paul Rotzenberg
Director of Finance & Treasurer
City of Franklin
9229 West Loomis Road
Franklin, WI 53132

RE: Proposed Project: Tax Incremental District Creation

Dear Paul:

In accordance with your request, we are herewith transmitting our Agreement to provide Tax Incremental Financing Services. Please have one copy signed and returned to our office.

Ehlers has been involved in the evaluation, creation and amendment of more tax increment districts than any other firm in the state, which makes Ehlers the right choice to guide the City through this process. Throughout the evaluation and creation process, it is important to have a partner that is not driven by potential future fees guiding you through the process. This means that the advice given is free of any conflicts and is based on a fiduciary duty to you, the client.

Please note that our contract is divided into phases. A breakdown of the services to be provided by phase has been outlined in this agreement. The City would have the right to terminate the project at the conclusion of each phase. At this time, Ehlers is prepared to begin the Feasibility Analysis for the proposed Baseball Commons. It is our understanding that this proposal may differ from the prior projections for this site. If we are able to use any of the work analysis previously performed, we will provide the City with a prorated credit to our final fee for service. Should the City decide to move forward with this project, following the completion of the analysis, Ehlers is prepared to begin all other phases outlined.

Ehlers & Associates has been providing tax increment assistance to Wisconsin municipalities since the tool was developed in the 1970's. We assist more Wisconsin municipalities with the creation and amendment of TIDs annually than any other firm in the state. Our firm has provided services for over 400 districts, which is nearly one third of all creations and amendments in Wisconsin. Our experience makes Ehlers the right choice to guide the City through this process. We look forward to the opportunity to work with the City on this important project. If you have any questions regarding the agreement feel free to contact me at any time.

Sincerely,

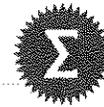
EHLERS & ASSOCIATES, INC.

Dawn R. Gunderson, CPFO, CIPMA
Senior Municipal Advisor – Vice President

Michael C. Harrigan, CIPMA
Senior Municipal Advisor – Board Chair

cc: Paula Czaplewski, TIF Coordinator, Ehlers





Agreement to Provide Tax Incremental Financing Services

Date of Agreement: February 4, 2016
Client: City of Franklin, WI
Proposed Project: Tax Incremental District Creation (the "Project")

This Agreement is between the City of Franklin (the "Client") and Ehlers & Associates, Inc. ("Ehlers"). Ehlers agrees to provide the following scope of services for the above Project:

Scope of Services

Phase I – Feasibility Analysis

The purpose of Phase I is to determine whether or not the Project is a statutorily and economically feasible option to achieve the Client's objectives. This phase begins upon your authorization of this engagement, and ends on completion and delivery of a feasibility analysis report. As part of Phase I services, Ehlers will:

- Consult with appropriate Client officials to identify the Client's objectives for the Project.
- Provide feedback as to the appropriateness of using Tax Incremental Financing in the context of the "but for" test.
- Identify preliminary boundaries and gather parcel data from Client. Determine compliance with the following statutory requirements as applicable:
 - Equalized Value test.
 - Purpose test (industrial, mixed use, blighted area, or in need of rehabilitation or conservation).
 - Vacant land test.
 - Newly platted residential land use test.
- Prepare feasibility analysis report. The report will include the following information, as applicable:
 - Identification of the type or types of districts that may be created.
 - A description of the type, maximum life, expenditure period and other features corresponding to the type of district proposed.
 - A summary of the development assumptions used with respect to timing of construction and projected values.
 - Projections of tax increment revenue collections to include annual and cumulative present value calculations.



- If debt financing is anticipated, a summary of the sizing, structure and timing of proposed debt issues.
 - A cash flow *pro forma* reflecting annual and cumulative district fund balances and projected year of closure.
 - A draft time table for the Project.
 - Identification of how the creation date may affect the district's valuation date, the base value, the number of revenue collection periods, compliance with the equalized value test, and the ability to capture current year construction values and changes in economic value.
 - When warranted, evaluate and compare options with respect to boundaries, type of district, project costs and development levels.
 - Ehlers will provide guidance on district design within statutory limits to creatively achieve as many of the Client's objectives as possible, and will provide liaison with State Department of Revenue as needed in the technical evaluation of options.
- Present the results of the feasibility analysis to the Client's staff, Plan Commission or governing body.

Phase II – Project Plan Development and Approval

If the Client elects to proceed following completion of the feasibility analysis, the Project will move to Phase II. This phase includes preparation of the Project Plan, and consideration by the Plan Commission¹, governing body, and the Joint Review Board. This phase begins after receiving notification from the Client to proceed, and ends after the Joint Review Board takes action on the Project. As part of Phase II services, Ehlers will:

- Based on the goals and objectives identified in Phase I, prepare a draft Project Plan that includes all statutorily required components.
- We will coordinate with your staff, engineer, planner or other designated party to obtain a map of the proposed boundaries of the district, a map showing existing uses and conditions of real property within the district, and a map showing proposed improvements and uses in the district.
- Submit to the Client an electronic version of the draft Project Plan for initial review and comment.
- Coordinate with Client staff to confirm dates and times for the meetings indicated below and on the following. Ehlers will ensure that selected dates meet all statutory timing requirements, and will provide documentation and notices as indicated.

¹ If Client has created a Redevelopment Authority or a Community Development Authority, that body may fulfill the statutory requirements of the Plan Commission related to creation or amendment of the district.

Meeting	Ehlers Responsibility	Client Responsibility
Initial Joint Review Board	<p>Prepare Notice of Meeting and transmit to Client's designated paper.</p> <p>Mail meeting notice, informational materials, and draft Project Plan to overlapping taxing jurisdictions.</p> <p>Provide agenda language to Client.</p> <p>Attend meeting to present draft Project Plan.</p>	<p>Post or publish agenda and provide notification as required by the Wisconsin Open Records Law.</p> <p>Prepare meeting minutes.</p> <p>Designate Client Joint Review Board representative.</p> <p>Identify and recommend Public Joint Review Board representative for appointment.</p>
Plan Commission Public Hearing	<p>Prepare Notice of Public Hearing and transmit to Client's designated paper.</p>	<p>Post or publish agenda and provide notification as required by the Wisconsin Open Records Law.</p>
Plan Commission Public Hearing	<p>For districts created on the basis of blight elimination, or on the basis of properties in need of conservation or rehabilitation, provide a format for the required individual property owner notification letters.</p> <p>Attend hearing to present draft Project Plan.</p>	<p>Prepare and mail individual property owner notices (only for districts created on the basis of blight elimination, or on the basis of properties in need of conservation or rehabilitation).</p> <p>Prepare meeting minutes.</p>
Plan Commission	<p>Provide agenda language to Client.</p> <p>Attend meeting to present draft Project Plan.</p> <p>Provide approval resolution for Plan Commission consideration.</p>	<p>Post or publish agenda and provide notification as required by the Wisconsin Open Records Law.</p> <p>Distribute Project Plan & resolution to Plan Commission members in advance of meeting.</p> <p>Prepare meeting minutes.</p>
Governing Body Action	<p>Provide agenda language to Client.</p> <p>Attend meeting to present draft Project Plan.</p> <p>Provide approval resolution for governing body consideration.</p>	<p>Post or publish agenda and provide notification as required by the Wisconsin Open Records Law.</p> <p>Provide Project Plan & resolution to governing body members in advance of meeting.</p> <p>Prepare meeting minutes.</p>
Joint Review Board Action	<p>Mail meeting notice and copy of final Project Plan to overlapping taxing jurisdictions.</p> <p>Prepare Notice of Meeting and transmit to Client's designated paper.</p> <p>Provide agenda language to Client.</p> <p>Attend meeting to present final Project Plan.</p> <p>Provide approval resolution for Joint Review Board consideration.</p>	<p>Post or publish agenda and provide notification as required by the Wisconsin Open Records Law.</p> <p>Prepare meeting minutes.</p>

- Throughout the meeting process, provide drafts of the Project Plan and related documents in sufficient quantity for the Client's staff, Plan Commission, governing body and Joint Review Board members.
- Provide advice and updated analysis on the impact of any changes made to the Project Plan throughout the approval process.

Phase III – State Submittal

This phase includes final review of all file documents, preparation of filing forms, and submission of the base year or amendment packet to the Department of Revenue. This phase begins following approval of the district by the Joint Review Board, and ends with the submission of the base year or amendment packet. As part of Phase III services, Ehlers will:

- Assemble and submit to the Department of Revenue the required base year or amendment packet to include a final Project Plan document containing all required elements and information.
- Provide the Client with an electronic copy of the final Project Plan (and up to 15 bound hard copies if desired).
- Provide the municipal Clerk with a complete electronic and/or hard copy transcript of all materials as submitted to the Department of Revenue for certification.
- Act as a liaison between the Client and the Department of Revenue during the certification process in the event any questions or discrepancies arise.

Compensation

In return for the services set forth in the "Scope of Services," Client agrees to compensate Ehlers as follows:

Phase I	\$ 5,700
Phase II	\$ 7,300
Phase III	\$ 1,500
Total	\$ 14,500

- Phase I base fee includes up to five financial scenarios. Additional scenarios will be run as needed at a cost of \$750/scenario.

Payment for Services

For all compensation due to Ehlers, Ehlers will invoice Client for the amount due at the completion of each Phase. Our fees include our normal travel, printing, computer services, and mail/delivery charges. The invoice is due and payable upon receipt by the Client.

Client Responsibility

The following expenses are not included in our Scope of Services, and are the responsibility of Client to pay directly:

- Services rendered by Client's engineers, planners, surveyors, appraisers, assessors, attorneys, auditors and others that may be called on by Client to provide information related to completion of the Project.
- Preparation of maps necessary for inclusion in the Project Plan.
- Preparation of maps necessary for inclusion in the base year or amendment packet.
- Publication charge for the Notice of Public Hearing and Notices of Joint Review Board meetings.
- Legal opinion advising that Project Plan contains all required elements (normally provided by municipal attorney).
- Preparation of District metes & bounds description (needed in Phase III)
- Department of Revenue filing fee and annual administrative fees. The current Department of Revenue fee structure is:

Current Wisconsin Department of Revenue Fee Schedules	
Base Year Packet	\$1,000
Amendment Packet with Territory Addition	\$1,000
Amendment Packet	No Charge
Distressed or Severely Distressed Designation	\$500
Annual Administrative Fee	\$150

Additional services available upon request by City

Project Pro forma analysis

Ehlers will undertake an independent review of the developer's proposed project sources, uses and cash flows to assess financial feasibility and to identify the "gap", if any, between expected performance and the performance required to achieve a reasonable rate of return. The results of this analysis will give the Client substantial information to help determine if and how to move forward with future negotiations with the developer. To accomplish this, Ehlers will complete the following tasks:

- Review the developer's submittal and financial data, including but not limited to sources and uses of funds, construction and financing costs, annual revenues and expenses, and Client revenues from the proposed project that may support financing the developer's gap, if any.
- Prepare project *pro formas* with and without Client financial assistance. Ehlers will review the developer's numbers and methodology as compared to Ehlers' model and assumptions utilizing industry and market standards. Ehlers will prepare other alternate scenarios to provide the Client a reasonable understanding of the developer's anticipated returns and risks to the Client.
- Estimate Client revenues (tax increment revenues or other revenues as may be specific to the project) from the proposed project that may support financing the developer's "gap," if any, and compare to the

developer's numbers. Ehlers will examine whether these revenues are appropriate to fill the "gap," if any. Ehlers will review and provide feedback on whether any of the developer's project costs are eligible expenses under state statutes.

- Prepare a summary report to the Client. The report will summarize our findings and make recommendations as appropriate to the Client. Ehlers is available to appear at meetings of the Client's staff, council or committees as appropriate.
- Participate in Developer Negotiations, as requested by the Client. Ehlers will participate with the Client negotiating team in developer negotiations to create or review term sheets, development or redevelopment agreements, and financing options. The final agreement is subject to attorney approval. Based on the financial analyses outlined above, Ehlers will make recommendations to the Client on the amount, type, and timing of incentives or assistance to the Developers and the use of "Look Back" provisions in development agreements, so that if the project is more successful than anticipated, the developer returns funds to the municipality.
- Implementation of Look Back Provision. Should a "Look Back" provision be utilized in the development or redevelopment agreement, Ehlers will review the developer's actual numbers in accordance with the timing and terms outlined in the agreement. Ehlers will inform the Client of the results and make a summary report available for Client and developer review, as authorized by the Client.
- Identify options for financing any needed Client portion of the project, as necessary.

In return for the services set forth in above, Client agrees to compensate Ehlers on an hourly per the table below.

	<u>Project Pro forma Analysis</u>
Principal / Senior Financial Advisor	\$250 per hour
Financial Advisor	\$220 per hour

Based on our past experience with similar engagements, the cost to complete the analysis for a specific development project generally ranges from \$2,500 to \$7,500 depending on the complexity, the availability of information from the developer/applicant, and the number of iterations required to complete the model and test alternatives where applicable. Attendance at meetings and any subsequent involvement in negotiations with the developer would also be billed on an hourly basis.

Execution and Authority

By executing this Agreement, the person signing on behalf of Client represents that he/she has the authority to execute agreements of this type on behalf of Client and that this Agreement constitutes a binding obligation of Client enforceable in accordance with its terms/

The above Contract is hereby accepted

by the City of Franklin, Wisconsin,

by its authorized officer this _____ day of _____, 20__.

APPROVAL 	REQUEST FOR COUNCIL ACTION	MEETING DATE 06/28/2016
REPORTS & RECOMMENDATIONS	Consideration of a Capital Projects Agreement Between the City of Franklin and the Franklin Historical Society, Inc., for the Barn Museum Project	ITEM NUMBER 

At their meeting of April 4, 2016 the Common Council modified the strategy going forward for construction of a Barn Museum at the historical village in Lions Legend Park. The Franklin Historical Society (FHS) requested that the City initiate its capital project funding and move forward with the foundation installation. That approval occurred. The Action Sheet further identified the steps that would follow.

The first step was approval by the Plan Commission of a site plan for the Barn Museum. That approval was recently received so the next identified step was to get a formal Capital Projects Agreement in place prior to commencing work. That document is attached. Since this is a cooperative effort between the City and the FHS the document is straight forward and only addresses the critical points.

In a very summary nature, the sections address the following:

- Section 1 ensures that everyone understands the stages of the project, the role of the FHS, and the need to follow statutory bidding procedures.
- Section 2 addresses the financial arrangements. It ensures that the City is in possession of the current funds FHS has for the project prior to commencing the foundation work. The remaining estimated necessary funds would need to be delivered to the City prior to awarding the contract for the full construction. This section also commits the City's authorized funding and staff time. Importantly, it addresses contingencies, shortages, and overages.
- Section 3 notes that the City will be owner of the Barn Museum.
- Section 4 incorporates the requirement that they will still need to execute an Ownership Agreement to resolve ownership and lease issues from past years and will need to execute an Operating and Maintenance Agreement to detail their authority and responsibility throughout the historic village.

As a matter of some additional background, note that staff is currently initiating the steps for getting the construction documents and arrangements in place for installation of the foundation. The Common Council will have to authorize that contract(s) at an upcoming meeting. While the foundation is being installed, work will be performed on creating the complete construction and bidding documents for the remainder of the barn.

The President of the FHS has reviewed the document and is confident his Board will support the provisions. The document is currently under review by the City Attorney for technical corrections or additions.

COUNCIL ACTION REQUESTED

Move to approve the Capital Projects Agreement Between the City of Franklin and the Franklin Historical Society, Inc., for the Barn Museum Project and to authorize the Mayor and Clerk to authorize said agreement.

Capital Projects Agreement
Between the
City of Franklin
and the
Franklin Historical Society, Inc.,
for the Barn Museum Project.

Whereas, the City of Franklin, a municipal corporation, 9229 W. Loomis Road, Franklin, Wisconsin 53132 (hereinafter "City") and the Franklin Historical Society, a Wisconsin non-profit corporation, 8050 S. Legend Drive, Franklin Wisconsin 53132 (hereinafter "FHS") desire to work together to add a Barn Museum to the historic village currently in place in Lions Legend Park (hereinafter "the Project").

Whereas the construction of a Barn Museum has been instigated by the FHS, who is intended to be the primary fundraiser for the project, but said construction is incumbent upon the cooperation of and participation by the City, given, in part, its location on City property.

For the mutual benefits received as a result of entering into this Capital Projects Agreement for the Barn Museum Project, the parties, hereby, enter into this Capital Project Agreement, made this _____ day of _____, 2016, with the following terms:

1. Construction

a) The construction project will be a City of Franklin project directed by City of Franklin employees, carried out under the policy direction of the Common Council, and executed in accordance with State Statutes. The parties acknowledge that even though this is a unique project attempting to incorporate historic features and reclaimed materials, for example, the project and/or phases thereof will constitute a "public works" project under the statute, which will invoke certain bidding and notice requirements.

b) The FHS will have an advisory role during the course of the construction project and may assist in project monitoring and in providing input and guidance on design.

c) The project shall be completed in three phases, unless subsequently determined otherwise by the City, which are as follows: installation of the foundation, construction of the Barn Museum, and final site rehabilitation.

2. Financial Arrangements

a) The City has committed and authorized \$20,000 toward the project and additional labor from the Department of Public Works for foundation site preparation and for working with a contractor on the installation of the foundation. The portion of the \$20,000 not used as an out-of-pocket, non-employee cost will be contributed to support the construction of the Barn Museum (specifically, to provide contingency funds during construction) and to support the final site rehabilitation, in a manner as determined by the City.

b) Prior to the City undertaking installation of the foundation, the FHS shall pay to the City \$52,000, which the City shall hold as a designated revenue in the City's Capital Improvement Fund to be used by the City toward expenses on the project.

c) Prior to the City awarding a construction contract for construction of the Barn Museum, including any final site rehabilitation determined appropriate for the construction contract, FHS shall pay to the City \$38,000, subject to the following noted adjustment, which the City shall hold as a designated revenue in the City's Capital Improvement Fund to be used by the City toward expenses on

the project. This amount shall be reduced or increased as necessary to fully fund the cost of the construction contract(s) to be awarded.

d) After total completion of the project if any of the City funds identified above remain unspent, then an equivalent amount of the funding contributed by the FHS shall be reimbursed to FHS. Additionally, after total completion of the project, if any of the FHS contributed funds being held by the City remain unspent, such funds shall be reimbursed to FHS.

e) The above noted fiscal requirements and expectations assume that the FHS will donate various commodities and supplies that have been collected for completion of the project, such as but not limited to salvaged wood, and will continue to provide donated architectural support for plan and document development. Should such contributions not occur to the extent anticipated, the parties acknowledge that the final cost of the construction contract could increase, which could require an increase in the amount of the payment required in c) above.

3. Ownership

The City will own the Barn Museum structure at all times. The contributions and donations by the FHS do not create or confer any ownership or property right in the Barn Museum to the FHS.

4. Additional Agreements

a) **Ownership Agreement:** Prior to completion of the Barn Museum, the FHS and the City agree to negotiate, prepare, and enter into an Ownership Agreement that stipulates that the City owns each of the structures of the historic complex and that mutually terminates the current lease, executed in 1993, of land for the buildings of the historic complex. That document will also indicate that to the extent that the FHS may have an ownership interest in any of the structures, based upon prior investments by FHS or upon documents as may be determined to exist, the FHS is donating that interest to the City at no cost. The Ownership Agreement will also address which contents are inherent to each of the historic structure of the historic complex and are transferred to City ownership, as well and which contents remain or become the property the FHS.

b) Prior to completion of the Barn Museum, the FHS and the City agree to negotiate, prepare, and enter into an Operating and Maintenance Agreement that would provide the FHS access to the historic structures of the historic village, including the Barn Museum, and the surrounding grounds, as defined therein, for their programming and organizational operations. It will also define and allocate certain maintenance and operating requirements and costs to the parties. The parties acknowledge that the intent is that the resulting functional arrangement would be very similar to the current operating arrangement. The Operating and Maintenance Agreement would address items such as, but not limited to, the following:

- FHS access to the structures and area around the structures for programming and organizational functions and acknowledgement that the organization and its members are operating the facility as volunteers to City.
- FHS's responsibility for routine and regular maintenance and upkeep, except mowing as is currently being performed by the City.
- The City's control over the structures and a requirement that the FHS obtain approval for modifications to the buildings or grounds.
- FHS's operational role in making the facilities available to the public for programming, special events, and fundraising.
- FHS's primary role in fundraising to ensure long-term capital maintenance responsibilities while acknowledging the City's ability to determine whether or not to financially participate in such projects.

- FHS's role in recommending long-term site plan development for the area and the City's ultimate, unilateral control over the grounds and structures, except as that control is delegated by the terms of the agreement
- Acknowledgment that all capital projects must be in compliance with State statutes on public works projects, will require Common Council authorization, and will, generally, be managed in accordance with a separate Capital Projects Agreement that will set forth the operating and fiscal responsibilities of both parties relative to the capital project.
- Identify the steps and associated timelines should the FHS fail to uphold or complete their responsibilities and duties under the Agreement or should the FHS effectively become defunct as an organization.

In witness whereof the said parties have hereunto set their hands the date first above written.

FRANKLIN HISTORICAL SOCIETY

BY:

Name

Title

Name

Title

Name

Title

CITY OF FRANKLIN

BY:

Stephen R. Olson, Mayor

Sandra L. Wesolowski, City Clerk

As to form _____, 2016:

Jesse A. Wesolowski, City Attorney

<p align="center">APPROVAL</p>	<p align="center">REQUEST FOR COUNCIL ACTION</p>	<p align="center">MEETING DATE 06/28/16</p>
<p>REPORTS & RECOMMENDATIONS</p>	<p align="center">ORDINANCE TO AMEND §15-3.0418 OF THE UNIFIED DEVELOPMENT ORDINANCE PLANNED DEVELOPMENT DISTRICT NO. 13 (WAL-MART/SAM'S WHOLESALE CLUB), SECTION 2., TO ADD SELF-STORAGE AS AN ALLOWED SPECIAL USE WITHIN THE EXISTING BUILDING AT 6803, 6805 AND 6807 SOUTH 27TH STREET (ADAM HIRD, MANAGING PARTNER OF HIGHLAND DEVELOPMENT VENTURES, LLC, APPLICANT)</p>	<p align="center">ITEM NUMBER 15.8.</p>

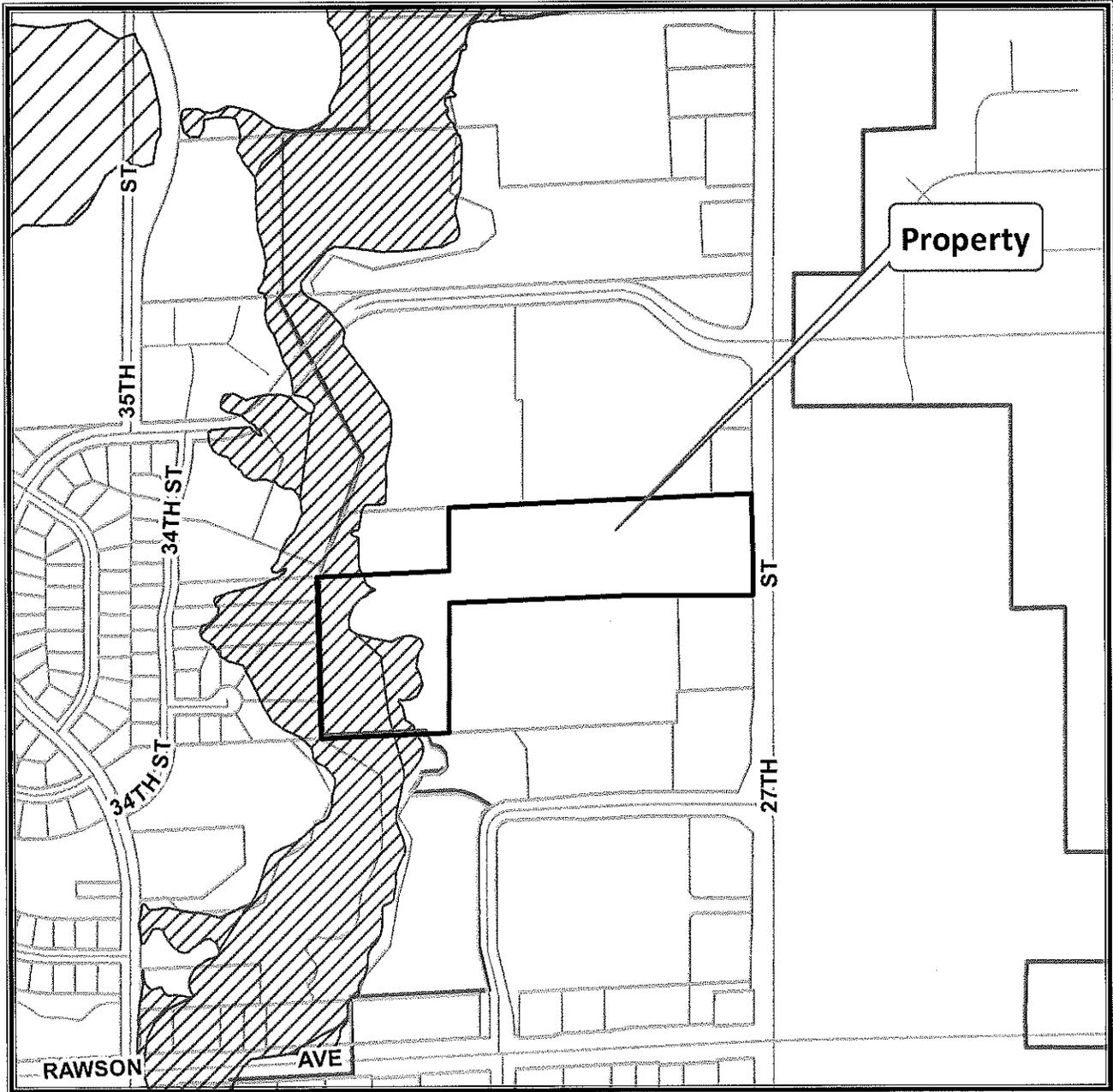
At their meeting on June 9, 2016, the Plan Commission recommended approval of an ordinance to amend Section 15-3.0418 of the Unified Development Ordinance Planned Development District No. 13 (Wal-Mart/Sam's Wholesale Club), Section 2., to add self-storage as an allowed special use within the existing building at 6803, 6805 and 6807 South 27th Street (Adam Hird, Managing Partner of Highland Development Ventures, LLC, Applicant).

COUNCIL ACTION REQUESTED

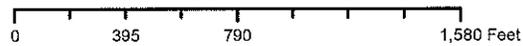
A motion to approve Ordinance No. 2016-_____, an ordinance to amend Section 15-3.0418 of the Unified Development Ordinance Planned Development District No. 13 (Wal-Mart/Sam's Wholesale Club), Section 2., to add self-storage as an allowed special use within the existing building at 6803, 6805 and 6807 South 27th Street (Adam Hird, Managing Partner of Highland Development Ventures, LLC, Applicant).



6803-6807 S. 27th Street
TKN: 738 9974 006



Planning Department
(414) 425-4024



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.



2016 Aerial Photo



CITY OF FRANKLIN



REPORT TO THE PLAN COMMISSION

Meeting of June 9, 2016

Planned Development District Amendment and Special Use

RECOMMENDATION: Department of City Development staff recommends denial of the Planned Development District Amendment and Special Use applications. If approved, staff recommends approval be subject to the conditions set forth in the draft Planned Development District Amendment Ordinance and in the draft Special Use Resolution.

Project Name:	Highland Development Ventures Self-Storage
Project Address:	6805-6807 South 27 th Street
Applicant:	Highland Development Ventures
Property Owner:	WS Franklin LLC
Current Zoning:	Planned Development District No. 13
2025 Comprehensive Plan	Commercial
Use of Surrounding Properties:	Wendy's, Walmart and Sam's Club to the north, Dental Associates and vacant land to the south, City of Oak Creek to the east and multiple-family and single-family residential uses to the west
Applicant Action Requested:	Approval of the proposed Planned Development District Amendment, the requested waivers from the South 27 th Street Design Overlay District standards and the Special Use

Introduction:

Please note:

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

On April 18, 2016, the applicant submitted Planned Development District (PDD) Amendment and Special Use Applications for the development of a self-storage facility at 6805-6807 South 27th Street. The applicant is requesting an amendment of PDD No. 13, Section 2, to add self-storage as an allowed Special Use within the existing building at 6803-6807 S. 27th Street, and to request the subject Special Use approval.

The Special Use request is for approval of the specific use, and for site and building modifications. The applicant is proposing 948 storage units within one existing building and three proposed buildings. The proposal includes converting the existing vacant warehouse portion of the building into climate-controlled storage, adding two outdoor vehicle storage areas, and constructing three new buildings around the perimeter of the existing pavement adjacent to the warehouse space. The three new buildings will total 9,580 square feet. The proposal also includes landscaping, repaving parking spaces and drive aisles, and some façade changes to the warehouse portion of the existing building.

Staff is recommending, with agreement from the applicant, that the Plan Commission classify the proposed amendment as a Major PDD Amendment. To expedite the process, the applicant has paid the

Major PDD Amendment Application fee of \$3,500. Major PDD Amendments are typically reserved for changes to the exterior boundaries of a PDD, changes to use and changes to street layouts.

Background:

Original Approvals:

The existing building was originally a 52,957 square foot Menard's store. Menard's received Special Use approval in 1983, via Resolution No. 83-2052, for the location and operation of a home improvement retail sales center. In 2002, the Ashley Companies received approval of a Site Plan Amendment to remodel the front exterior façade of the building, adding additional landscaping and new signage and restoring the property to an acceptable condition (Resolution No. 2002-138).

In 2003, the Ashley Companies received approval to construct an 18,000 square foot addition to accommodate the retail floor area, 2,100 square feet of new office space and restrooms, and a 42,900 square foot warehouse, and to increase the number of parking stalls required in a B-2 Zoning District (Resolution No. 2003-0005).

A letter dated May 1, 2003 from Michael J. Fox, Development Director of Continental Properties Company, Inc. to Mary K. Buratto, City Planning Manager at that time, detailed the 2003 site plan amendment proposal. The letter stated, "We have understood that there was some original concern over the size of the warehouse and amount of truck volume. A warehouse of this size is typical for a furniture store of this size." The letter also detailed the use of the space stating, "Ashley's delivery operation consists of 3 semi-trailers that will make deliveries from the manufacturing plant to the store/warehouse. The straight truck home delivery vans consist of approximately 12 vans that will all be loaded up simultaneously in the mornings and will return in the late afternoon. Deliveries take place between 8:00AM and 4:00PM..."

Ashley Furniture also submitted an outline of their business operations with their 2003 Site Plan Application, which stated, "This facility will not be run as a Distribution Center based on the lack of heavy truck traffic for all hours of the day. The delivery vehicles are all straight trucks and leave one time during the morning and return once to remain for the night."

Recent Approvals:

The 19.7-acre property located at 6803-6807 South 27th Street was rezoned from B-2 General Business District to PDD No. 13 in November 2013. The existing building on the property is approximately 116,000 square feet with about 40,000 square feet of retail space and 76,000 square feet of warehouse and distribution space.

The 2013 rezoning and PDD Amendment allowed warehouse and distribution uses and amusement and recreation uses within this existing building through the Special Use Application process, in addition to uses as allowed under the B-3 Community Business District. In 2013, the City also approved Special Use Permits for Sky Zone, an indoor trampoline park facility and AST Logistics, a warehouse and distribution business use. It can be noted that the AST Logistics approval was specific to that user and did not run with the land. However, neither of these uses occurred and their approvals have since expired (although a third use, the Hobby Lobby store, was also approved and did move in).

Earlier this year the City approved a PDD Amendment, Certified Survey Map and Condominium Plat for the property. The Condominium Plat created two separate condominium units for the existing building.

Unit 1 of the proposed Condominium Plat consists of the Hobby Lobby portion of the existing building. Unit 2 is the remaining back portion of the building consisting of former warehouse space.

The CSM divided the existing approximately 823,908 square foot (19.7-acre) property into two separate lots. Lot 1 has an area of 767,326 square feet and consists of the existing building, adjacent parking and the westernmost greenspace portion of the property primarily consisting of protected natural resource features. Lot 2 has an area of 56,582 square feet and is currently utilized for parking. The PDD Amendment allowed for zero foot interior building and parking setbacks.

Current Situation:

The applicant's request was initially scheduled for Plan Commission review and a public hearing at its meeting of May 19, 2016. However, shortly before that meeting, the applicant requested that this matter be tabled to the next Plan Commission meeting in order to allow time to have a Concept Review with the Common Council and to consider any comments or concerns raised at that meeting. Therefore, the Plan Commission opened and held the public hearing, then moved to table and continue the hearing and any action on this matter, at its June 9, 2016 meeting.

At the public hearing on May 19th, two individuals (including the Alderperson of the District) spoke on this matter, expressing concerns about the proposed project including potential noise, traffic, lights, etc. Alderwoman Wilhelm further indicated that the President of the Victoria Place Condominium Association (located west of the subject site) had expressed to her concerns about the proposed use including potential noise, lights, hours of operation, and the architecture of the proposed buildings, fence, etc.

This matter was the subject of a Concept Review by the Common Council at its meeting of May 17, 2016. Discussion and comments provided by the Common Council included:

- Ongoing concerns expressed by neighbors to the west about excessive noise from the existing businesses in this area and concern about the potential for more noise from the proposed use.
- The importance of providing adequate screening and landscaping on the western edge of the subject property.
- Some concerns were expressed about increasing the intensity of use at this site, such as the proposal to construct additional buildings, to allow outdoor storage, etc.
- Some concerns were expressed about increased lighting from the proposed use.
- Some concerns were expressed that the proposed use is not compatible with the intent of the 27th Street Design Overlay District.
- It was noted that a neighborhood meeting between the applicant and neighbors, including the residential properties to the west, would be a good idea.
- The importance of filling a vacant tenant space was noted.

Staff is not aware if a neighborhood meeting was held, but can note that the applicant did make some revisions to the proposed plans (which revisions are reflected in the attached plans) subsequent to the Concept Review meeting.

Project Description:

The existing building consists of Hobby Lobby and vacant tenant space. Hobby Lobby occupies the easternmost approximately 53,126 square feet of space closest to S. 27th Street. The remaining approximately 62,640 square feet of space directly behind or west of the Hobby Lobby is vacant and would be utilized entirely by the proposed self-storage facility.

The Special Use Application requests approval of a self-storage facility consisting of climate controlled storage units within the existing building, ambient temperature storage units within the three proposed buildings, and outdoor vehicle storage. The development primarily includes storage units that are accessed from the interior of the existing building; however, 35 units are contained within the three separate buildings that will have exterior overhead doors for access.

According to the applicant, the self-storage facility will have office hours from 9:30 a.m. to 6:00 p.m. on Monday through Friday and weekend office hours between 9:00 a.m. to 5:00 p.m. Tenants will be able to access their storage units every day of the year between 6:00 a.m. and 10:00 p.m. The applicant has noted that under special circumstances a tenant may be allowed access to their unit outside of these specified hours. The applicant also envisions about 5 – 6 vehicles per day, on average, visiting this site.

The applicant's Site Plan includes three proposed self-storage buildings around the perimeter of the site. The buildings contain mini warehousing units in sizes of 5-feet by 10-feet and 10-feet by 30-feet. The buildings are labeled "A," "B" and "C" on Sheet AS.1 of the plans. The site plan also includes a black aluminum fence and gates as illustrated on the site plan. The fence and gates will be six feet in height.

Comprehensive Master Plan Consistency:

- *Consistent with, as defined by Wisconsin State Statute, means "furthers or does not contradict the objectives, goals, and policies contained in the comprehensive plan."*

Comprehensive Master Plan. The City of Franklin 2025 Comprehensive Master Plan (CMP) identifies the subject property as Commercial and Areas of Natural Resource Features. The surrounding future land uses are Commercial, Residential and Areas of Natural Resource Features.

It can be noted that the proposed PDD No. 13 Amendment and associated Special Use request are not consistent with certain elements of the City's Comprehensive Master Plan including but not limited to:

- The future land use map, which envisions that the subject area will be developed for commercial uses, as opposed to Business Park, Industrial or Light Manufacturing, which would more appropriately accommodate indoor self-storage and outdoor vehicle storage types of uses.
- Encourage land uses, densities, and regulations that promote efficient development patterns and relatively low municipal and utility costs.
- Build community identity by revitalizing main streets, special districts, and other important areas of the City, enforcing appropriate design standards, and by creating and preserving varied and unique development and land uses.
- Ensure compatibility with adjacent land uses.

The subject proposal is also not consistent with the "South 27th Street Corridor Plan" which recommends that this area serve as a regional shopping center district comprised of large and mid-sized retail uses and supporting and complementary commercial uses such as restaurants and offices. The "South 27th Street Corridor Plan" also suggests that the City require any rezoning in the corridor to be limited to those that are consistent with this Plan.

On the other hand, the subject proposal is consistent with the Comprehensive Master Plan goals to "Expand and stabilize the current economic base" and to "Create Jobs", and is generally consistent with the 70/30 Goal of the City.

Project Analysis:

Site Plan:

Building "A" is located in the middle of the property adjacent to the north property line and has a footprint of 780 square feet and is 26' tall. The first floor includes three storage units. Building "B" is 4,000 square feet in size, is located along the western edge of the existing impervious surface, and contains sixteen 10' x 25' units. Building "C" is 4,800 square feet, is connected to the south end of Building B, and contains sixteen 10' x 30' units. The existing building will house the remaining 913 units.

The two outdoor vehicle storage areas are located at the northwest and southwest corners of the existing building. Staff has concerns with the proposed outdoor vehicle storage areas as such a use is not an allowed use within PDD No. 13, is not an allowed use within the B-3 and other adjacent zoning districts, and is not compatible with the 27th Street Design Standards. Therefore, should the City wish to approve the proposed self-storage use, staff recommends that the applicant remove the outdoor vehicle storage use from its Project Narrative and any other applicable elements of its submittal, for staff review and approval prior to issuance of a Building Permit. Should the outdoor vehicle storage areas be approved, staff would note its concern that such areas would be visible to the public (to a certain extent), would be unsightly, and could expand in size or in types of items stored beyond that indicated by the applicant. Therefore, staff suggests that the applicant revise the Site Plan to indicate that: only storage of licensed vehicles in operating condition such as boats and RV's be allowed at this site; and that a 8-foot high decorative sight-proof fence or wall be placed to totally enclose the two storage areas; for staff review and approval prior to issuance of a Building Permit.

The Site Plan provided by the applicant does not include noted dimensions of drive aisle widths, parking space sizes, snow storage square footages, square feet of outdoor vehicle storage areas, building sizes, fence height, etc. Staff recommends that the applicant submit a dimensioned and more detailed Site Plan for staff review and approval prior to issuance of a Building Permit. Staff has discussed several of these issues with the applicant and from the scaled drawing finds that all setback, parking space sizes, quantity of snow storage, etc. requirements appear to be met.

Parking:

PDD No. 13 states that the applicant shall provide the minimum off-street parking and loading as required by Section 14 of the City of Franklin Zoning Code (the City's zoning ordinance prior to the current Unified Development Ordinance). That section does not specifically address self-storage uses and states that uses not listed shall provide parking in accordance with the Plan Commission recommendation and as required by the Mayor and Common Council. The most similar standard provided is for Warehouse, Storage, Wholesale, and Mail Order Establishments, which requires one parking space for each fifteen hundred square feet of floor space, or when the number of employees is specifically indicated, one parking space per each two employees employed on the premises.

It can be noted that Table 15-5.0203 of the UDO requires a Standard Parking Ratio of one space per 10 storage units. The site contains 948 storage units; therefore, 95 parking spaces are required. The applicant is providing just six parking spaces.

Staff also researched and compared the parking requirements for self-storage uses from other communities. Staff found that there was a wide range, with some standards similar to the UDO standard and others requiring just one parking space per 100 storage units. *The Dimensions of Parking, Fifth Edition*, published by the Urban Land Institute recommends a ratio of 1.75 parking spaces per 100 storage units. This ratio would require 17 parking spaces, and staff finds that this ratio would be more

appropriate than the UDO standard. Therefore, staff recommends that the applicant revise the Site Plan to provide a minimum of 17 parking spaces for staff review and approval prior to issuance of a Building Permit. Staff suggests that the additional parking spaces be provided along the north elevation next to the proposed six parking spaces.

Contrary to the Architectural Site Plan, the applicant's Project Data indicates that nine parking spaces will be provided within the existing warehouse. Staff believes the Project Data is in error and reflects the earlier submittal, which has since been revised. Therefore, staff recommends that the applicant revise the Project Narrative, Project Data, Landscape Plan, and any other applicable elements of its submittal, to identify the correct amount, location, and type of parking and access, for staff review and approval prior to issuance of a Building Permit.

All parking space sizes comply with Section 15-5.0202B. of the UDO, which states that the size of each parking space shall be neither less than 180 square feet nor less than 9-feet in width.

One ADA accessible parking space is provided adjacent to the main entrance, which complies with ADA standards and Table 15-5.0202(I)(1) of the UDO, which requires a minimum of one accessible parking spaces for off-street parking lots with 1 to 25 parking spaces.

Landscaping:

Planned Development District No. 13 references Section 15.7 of the previous City of Franklin Zoning Ordinance for review of landscaping plans by the Architectural Review Board. The Plan Commission now serves as the review board for commercial projects and as such, a detailed Landscape Plan has been provided for review.

Staff recommended to the applicant that the Landscape Plan comply with Division 15-5.0300, Required Landscaping, of the UDO. Table 15-5.0302 of the UDO requires one canopy/shade tree, one evergreen tree, one decorative tree and one shrub for every five provided parking spaces. As the property abuts less intense residential uses, a 20% increase is also required per Section 15-5.0302C.1. of the UDO. Furthermore, Section 15-5.0302B.3. of the UDO requires a minimum of five plantings per property for each type.

Given that the applicant is providing 6 parking spaces on the property, 6 plantings of each type are required (which would still be appropriate should staff's recommended 17 parking spaces be provided), which includes the 20% increase. The Landscape Plan includes 11 canopy/shade trees, 17 evergreen trees, 2 decorative trees and 38 shrubs. The UDO allows the replacement of decorative trees with shade trees when appropriate. Staff does not object to the increased number of shade trees versus decorative trees; therefore, staff finds that a sufficient number of plantings have been provided. Staff also notes that the UDO allows credit for preserving existing landscaping. The Landscape Plan illustrates existing trees and vegetation that will remain; however, the necessary information has not been provided for staff to calculate the extent of the credit the applicant could receive.

Staff recommends that a planting guaranty of 2-years be provided by the landscape contractor and that guarantee noted on the Landscape Plan per Section 15-5.0303G.3. of the UDO prior to issuance of an Occupancy Permit.

Staff recommends that the applicant verify that the existing landscaped trees and shrubs noted on the Landscaping Plan be field verified, and if dead or in poor health, be replaced and noted as such on the Landscape Plan, for staff review and approval prior to issuance of an Occupancy Permit.

Staff would note that the applicant is requesting waivers from South 27th Street Design Overlay District standards. As such, the Plan Commission may wish to consider requiring additional landscaping and consider any such landscaping enhancements as compensation for some of the requested waivers to the South 27th Street Design Overlay District standards.

Lighting:

The applicant has provided a Lighting Plan with photometrics. The Lighting Plan includes 28 wall pack lights. Twenty-six lights will be mounted at 7-feet and two at 12-feet. The maximum footcandles is 8.5 and footcandles levels at the property lines is 0.0.

The Lighting Plan is in conformance with Division 15-5.0400 of the UDO.

Staff would note that the applicant is requesting waivers from South 27th Street Design Overlay District standards. As such, the Plan Commission may wish to consider requiring additional lighting features or enhancements and consider any such changes as compensation for some of the requested waivers to the South 27th Street Design Overlay District standards.

Architecture:

The applicant is utilizing metal panels, fiber cement panels, stone veneer and metal roofs for the three proposed buildings, and is proposing minor façade changes to the existing building.

Building A, which consists of a 26-foot tower feature (and three first floor self-storage units) primarily consists of metal panels and an aluminum storefront glass feature. As the subject building is highly visible to the public, and to be more consistent with the architectural materials of the existing adjacent buildings, staff recommends that the applicant revise the architectural elevations to replace the metal panels with fiber cement panels and stone and/or brick, utilize opaque darkly tinted windows, and replace the overhead storage door on the east elevation with a man door, for staff review and approval prior to issuance of a Building Permit.

Buildings B (9' 4" high) and C (10' 4" high) each contain 16 overhead doors, and metal panels/trim, on the east elevations. The west elevation of both buildings are primarily fiber cement panels with stone veneer columns to break up the elevations. The north elevation of Building B and south elevation of Building C are similarly designed with fiber cement panels and stone veneer columns on the ends.

The applicant is also proposing modifications to the existing building. The north elevation will be remodeled to include a new entrance feature consisting of metal panels, storefront glass and a metal canopy (replacing three existing truck doors). The applicant is also removing the existing man door on the north elevation near the Hobby Lobby portion of the building, and is proposing faux overhead doors to replace all but one of the existing truck dock doors. On the west elevation of the existing building, the applicant is also replacing the two existing truck dock doors with faux overhead doors. On the south elevation, the applicant is adding 19 faux overhead doors and removing the western-most existing man door.

As the south elevation of the existing building is highly visible to the public, and to be more consistent with the existing and adjacent buildings, staff recommends that the applicant revise the architectural elevations to replace the faux overhead doors on the south elevation with stone veneer columns or pilasters with brick or stone at their base, for staff review and approval prior to issuance of a Building Permit.

Staff would note that the applicant is requesting waivers from South 27th Street Design Overlay District standards. As such, the Plan Commission may wish to consider requiring additional architectural features or enhancements and consider any such changes as compensation for some of the requested waivers to the South 27th Street Design Overlay District standards.

Signage:

The applicant has noted on the Site Plan, Sheet AS.1, that they are proposing a sign to be added to the existing monument sign adjacent to S. 27th Street and plan to utilize the existing directional sign adjacent to the cross-access to Wal-Mart to the north. A wall sign is also illustrated on the east elevation of Building A.

PDD No. 13 states that signs shall be in conformance with the provisions of the City of Franklin Sign Ordinance. As such, *staff recommends review and approval of all signage by the Architectural Review Board and issuance of a Sign Permit from the Inspection Department, prior to installation of any signage.*

Grading, Drainage, Erosion Control and Storm Water Management:

The development is entirely within the existing impervious surface area of the site. The applicant will be adding some greenspace and staff anticipates that there will be minor grade changes. *Staff recommends that the applicant submit a grading, drainage, erosion control and storm water management plan for review and approval by the Engineering Department prior to issuance of a Building Permit.*

Natural Resource Protection Plan and Conservation Easement:

A NRPP and Conservation Easement was recently provided as part of the Condominium Plat and Certified Survey Map Applications earlier this year, which included a Wetland Delineation Report dated October 26, 2015, from R.A. Smith National, Inc. The report included a study area encompassing the westernmost greenspace portion of the property, starting from the edge of the existing pavement. The vast majority of the greenspace area is wetland. The area also contains floodplain. Based upon the applicant's plans, all new development is located within existing impervious areas and outside the recently delineated natural resource features.

South 27th Street Design Overlay District Standards and Necessary Waivers:

The subject property is located within the South 27th Street Design Overlay District. This zoning district contains special architectural, parking and landscaping standards for sites with new buildings or for projects that result in an increase in floor area of fifty (50) percent or more over the floor area of the existing building at the time of the addition. The proposed new buildings must meet these standards.

The Design Overlay District authorizes the Plan Commission to waive any of the District standards by 5 votes of all the members of the Plan Commission provided that supplemental design elements or improvements are incorporated into the project (over and above those which are otherwise required) which compensate for the waiver of the particular standard, or, in the case of parking provisions, where it can be demonstrated that the required parking is excessive or where specified areas are provided for the future provision of additional parking if necessary.

However, staff does not believe that the applicant has provided any supplemental design elements or improvements to compensate for waiver of any of the standards noted below. The applicant's requested, and other required waivers, include:

- **Section 15-3.0352C.2. Other requested parking reductions.**

“If a parking reduction is requested for any reason other than shared parking, or a parking reduction beyond forty (40) percent is requested for shared parking arrangements, technical documentation shall be furnished by the applicant during the site plan review process to indicate, to the satisfaction of the Plan Commission, that actual off-street parking demand for that particular use is less than the required amount or that sufficient on-street parking is available in the area.”

The applicant provided additional parking information in the attached Project Data letter. However, staff does not agree with the amount of parking provided by the applicant. Instead, and as previously noted, staff recommends approval of the requested waiver provided that the applicant revises the Site Plan to include 17 parking spaces.

- **15-3.0353B. Coordination of site furnishings.**

“Lighting and site furnishings (benches, trash receptacles, bicycle racks, etc.) shall complement the character of the building, and provide an attractive and strong relationship with adjoining properties and the public sidewalk.”

Site furnishings (benches, trash receptacles, bicycle racks, etc.) have not been provided. The applicant provided comment related to site furnishings in the attached Project Data letter. Staff concurs that such furnishings would not be appropriate for the proposed self-storage use, but that supplemental design elements or improvements would be needed to waive this standard. Staff recommends approval of the requested waiver provided that the applicant provides decorative lighting for Building A and decorative lighting fixtures for Buildings B and C for staff review and approval prior to issuance of a Building Permit.

- **15-3.0353C.3., 4. and 5. Pedestrian considerations.**

“3. The entire development shall provide for safe pedestrian and bicycle access to all uses within the development, connections to existing and planned public pedestrian and bicycle facilities, and connections to adjacent properties.”

“4. Sidewalks shall be provided along the entire length of any facade containing a public entrance, leaving room for foundation planting beds.”

“5. Pedestrian walkways shall be provided from all building entrances to existing or planned public sidewalks or pedestrian/bike facilities.”

Staff believes that pedestrian considerations would not be appropriate for the proposed self-storage use, but that supplemental design elements or improvements would be needed to waive this standard. Staff recommends approval of the required waivers provided that the applicant provides additional decorative foundation planting beds and green screens adjacent to the customer entrance on the north elevation of the existing building for staff review and approval prior to issuance of a Building Permit.

- **15-3.0353E. Bicycle and pedestrian amenities required.**

“The development shall provide secure, integrated bicycle parking and pedestrian furniture in appropriate quantities and location.”

Bicycle and pedestrian amenities have not been provided. The applicant provided comment related to amenities in the attached Project Data letter, and noted that the proposed plans include

provision of a decorative fence. Staff concurs that such amenities would not be appropriate for the proposed self-storage use, and that the decorative fence supplemental design element meets this waiver. Staff recommends that this waiver be granted.

- **15-3.0355A.2., 3., 5., 8., and 9. Building Character and Design.**

“2. All exterior materials shall be durable, of high-quality, utilized true to form (such as stone below wood rather than the opposite), and appropriate for external use.”

“3. Brick, stone and terra-cotta are preferred primary materials for new buildings or additions.”

“5. Color choice shall complement the style and materials of the building’s façade and provide a pleasing relationship with adjoining buildings.”

“8. All visible sides of the building shall be designed with details that complement the front façade. Side facades that are visible from the public street shall receive equal design attention.”

“9. Building massing that creates modulation and articulation is encouraged.”

Staff believes these standards have not been met due to use of such materials as metal panels in Building A, the use of metal overhead doors on Buildings B and C, use of faux overhead doors on the existing building, etc. Instead, and as previously noted, staff recommends approval of the required waivers provided that the applicant: replace the metal panels with fiber cement panels and stone and/or brick, utilize opaque darkly tinted windows, and replace the overhead storage door on the east elevation with a man door on Building A; and replace the faux overhead doors on the south elevation of the existing building with stone veneer columns or pilasters with brick or stone at their base; for staff review and approval prior to issuance of a Building Permit.

- **15-3.0355B.1., 3., 4., 5., 6., 7., 8., and 9. Design Standards for Non-Residential Buildings [20,000 Square Feet or Less in Area]**

“1. Purpose and Intent.”

“3. Building Materials and Colors.”

“4. Roof Materials, Parapets, and Roof Pitch.”

“5. Building Facades.”

“6. Change in Relief of Building.”

“7. Windows.”

“8. Pedestrian Accessibility.”

“9. Landscaping/Streetscape.”

Staff believes these standards have not been met due to the lack of appropriate use of varied and articulated facades, windows, architectural details, exterior features, stone and brick, decorative concrete panels, façade colors, stepped parapets or brick coursing, landscaping, etc. and that supplemental design elements are needed to meet these waivers. In addition, staff believes that pedestrian accessibility and streetscaping would not be appropriate for the proposed self-storage

use. Therefore, staff recommends approval of the required waivers provided that the applicant: replace all faux overhead doors on the north and west elevations of the existing building with green screens or some other decorative feature; that all overhead doors on Buildings A, B, and C be replaced with decorative doors; and that additional landscaping be provided on the south side of the existing building; for staff review and approval prior to issuance of a Building Permit.

Fire Department Comments:

The Fire Department provided the applicant with a list of comments and requirements for compliance of fire protection standards. Staff recommends that the applicant address all Fire Department staff comments to the satisfaction of the Fire Chief, prior to issuance of an Occupancy Permit.

Staff Recommendation:

Based upon the preceding information, Department of City Development staff recommends denial of the Planned Development District Amendment to PDD No. 13 and of the associated Special Use for the Highland Development Ventures proposed self-storage development at 6805-6807 South 27th Street due to its lack of consistency with:

- a preponderance of the principles, goals, objectives, and standards contained within the City's Comprehensive Master Plan;
- the "South 27th Street Corridor Plan" which recommends that this area serve as a regional shopping center district comprised of large and mid-sized retail uses and supporting and complementary commercial uses such as restaurants and offices; and
- a preponderance of the site design general standards and architectural requirements of the South 27th Street Design Overlay District.

However, if the Plan Commission chooses to recommend approval of the subject proposal, staff recommends such approval be subject to the conditions set forth in the draft Ordinance and draft Resolution.

ORDINANCE NO. 2016-_____

AN ORDINANCE TO AMEND §15-3.0418 OF THE UNIFIED
DEVELOPMENT ORDINANCE PLANNED DEVELOPMENT
DISTRICT NO. 13 (WAL-MART/SAM'S WHOLESALE CLUB), SECTION 2., TO ADD
SELF-STORAGE AS AN ALLOWED SPECIAL USE WITHIN THE EXISTING
BUILDING AT 6803, 6805 AND 6807 SOUTH 27TH STREET
(ADAM HIRD, MANAGING PARTNER OF HIGHLAND DEVELOPMENT
VENTURES, LLC, APPLICANT)

WHEREAS, §15-3.0418 of the Unified Development Ordinance provides for and regulates Planned Development District No. 13 (Wal-Mart/Sam's Wholesale Club), same having been created by Ordinance No. 1989-1071 and later amended by Ordinance Nos. 1994-1313, 1995-1342, 2001-1645, 2002-1705, 2004-1814, 2008-1940, 2010-1995, 2013-2123 and 2016-2213, with such District primarily being located at the 6700 Block of South 27th Street; and

WHEREAS, Planned Development District No. 13 (Wal-Mart/Sam's Wholesale Club) currently includes those lands legally described as follows:

Lot 1 of Certified Survey Map No. 6543, recorded on August 7, 1998, Reel 43667, Images 1756 to 1758 inclusive, as Document No. 7578744, as corrected by Affidavit of Correction recorded as Document No. 7724864, part of the Northeast 1/4 and Northwest 1/4 of the Southeast 1/4 of Section 1, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin, bounded and described as follows:

Commencing at the northeast corner of the Southeast 1/4 of said Section 1; thence South 00°06'34" West along the east line of said Southeast 1/4, 401.22 feet; thence South 87°35'33" West, 84.53 feet to the west right of way line of South 27th Street - State Trunk Highway "241" and the northeast corner of Lot 1 of CSM 6543 and the point of beginning;

Thence South 00°52'38" East along the west right of way line of South 27th Street and the east line of said Lot 1 of CSM No. 6543, 258.33 feet; thence South 00°06'34" West along said east line of CSM No. 6543, 157.41 feet to the southeast corner of Lot 1 of said CSM No. 6543; the following 8 courses follow the boundary of said Lot 1; thence South 89°59'55" West, 503.59 feet; thence South 87°51'06" West, 755.75 feet; thence South 00°07'09" West, 531.71 feet; thence South 87°31'24" West, 531.35 feet; thence North 01°18'51" West, 661.78 feet; thence North 87°32'56" East, 548.08 feet; thence North 00°06'58" East, 260.22 feet; thence North 87°33'33" East, 1255.32 feet to the aforesaid west right of way line of South 27th Street- State Trunk Highway "241" and the point of beginning.

Containing in all 856,806 square feet (19.6695 acres) of land, more or less.
Tax Key No. 738-9974-006; and

WHEREAS, the property which is the subject of the application for the addition of self-storage as an allowed Special Use within the existing building at 6803, 6805 and 6807 South 27th Street, which is within Planned Development District No. 13 (Wal-Mart/Sam's Wholesale Club) is more particularly described as follows:

All that part of Township 5 North, County, Wisconsin, the Northeast 1/4 and Southeast 1/4 of Section 1, Range 21 East, in the City of Franklin, Milwaukee bounded and described as follows: Commencing at the East 1/4 corner of said Section 1; thence South 0°06'34" West along the East line of said Southeast 1/4, 401.22 feet to a point, thence South 87°33'06" West 1340.00 feet to a point; thence South 87°33'06" West 263.35 feet to a point; thence North 0°06'34" East 401.94 feet to a point on the North line of said Southeast 1/4; thence North 0°06'34" East 492.42 feet to a point; thence North 87°34'39" East 1604.77 feet to a point on the East line of said NE 1/4; thence South 0°16'42" West along said East line 492.48 feet to the place of beginning, containing 1,432,320.89 square feet or 32.8816 acres more or less, excepting therefrom the East 80 feet dedicated for public street purposes. Tax Key Nos.: 714-0001-001, 714-0002-001, 714-0003-002, 714-0004-001; AND

Lot 1 of Certified Survey Map No. 6543, recorded on August 7, 1998, Reel 43667, Images 1756 to 1758 inclusive, as Document No. 7578744, as corrected by Affidavit of Correction recorded as Document No. 7724864, part of the Northeast 114 and Northwest 114 of the Southeast 114 of Section 1, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin, bounded and described as follows: Commencing at the northeast corner of the Southeast 1/4 of said Section 1; thence South 00°06'34" West along the east line of said Southeast 1/4, 401.22 feet; thence South 87°33'33" West, 84.53 feet to the west right of way line of South 27th Street- State Trunk Highway "241" and the northeast corner of Lot 1 of CSM 6543 and the point of beginning; Thence South 00°52'38" East along the west right of way line of South 27th Street and the east line of said Lot 1 of CSM No. 6543, 258.33 feet; thence South 00°06'34" West along said east line of CSM No. 6543, 157.41 feet to the southeast corner of Lot 1 of said CSM No. 6543; the following 8 courses follow the boundary of said Lot 1; thence South 89°59'55" West, 503.59 feet; thence South 87°51'06" West, 755.75 feet; thence South 00°07'09" West, 531.71 feet; thence South 87°31'24" West, 531.35 feet; thence North 01°18'51" West, 661.78 feet; thence North 87°32'56" East, 548.08 feet; thence North 00°06'58" East, 260.22 feet; thence North 87°33'33" East, 1255.32 feet to the aforesaid west right of way line of South 27th Street-

State Trunk Highway "241" and the point of beginning. Tax Key No. 738-9974-006. Containing in all 856,806 square feet (19.6695 acres) of land, more or less; and

WHEREAS, Adam Hird, managing partner of Highland Development Ventures, LLC, having petitioned for a further amendment to Planned Development District No. 13 (Wal-Mart/Sam's Wholesale Club), to allow for the addition of self-storage as an allowed Special Use within the existing building at 6803, 6805 and 6807 South 27th Street; and

WHEREAS, the Plan Commission having reviewed the proposed amendment to Planned Development District No. 13 (Wal-Mart/Sam's Wholesale Club), and having held a public hearing on the proposal on the 19th day of May, 2016, which hearing was continued to and also held on the 9th day of June, 2016, 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 to Planned Development District No. 13 (Wal-Mart/Sam's Wholesale Club) 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: §15-3.0418 Planned Development District No. 13 (Wal-Mart/Sam's Wholesale Club), Section 2., of the Unified Development Ordinance of the City of Franklin, Wisconsin, specifically, Ordinance No. 1989-1071, as previously amended, is hereby amended to allow for the addition of self-storage as an allowed Special Use within the existing building at 6803, 6805 and 6807 South 27th Street [City staff reviewing the addition of further additional details of the use and conditions thereof].

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.

ORDINANCE NO. 2016-_____

Page 4

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 _____, 2016, by Alderman _____.

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2016.

APPROVED:

Stephen R. Olson, Mayor

ATTEST:

Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____

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<p align="center">APPROVAL</p>	<p align="center">REQUEST FOR COUNCIL ACTION</p>	<p align="center">MEETING DATE 06/28/16</p>
<p>REPORTS & RECOMMENDATIONS</p>	<p align="center">RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS FOR THE APPROVAL OF A SPECIAL USE FOR A SELF-STORAGE FACILITY USE UPON PROPERTY LOCATED AT 6805-6807 SOUTH 27TH STREET (ADAM HIRD, MANAGING PARTNER OF HIGHLAND DEVELOPMENT VENTURES, LLC, APPLICANT)</p>	<p align="center">ITEM NUMBER B.9.</p>

At its June 9, 2016 meeting, the Plan Commission recommended approval of a resolution imposing conditions and restrictions for the approval of a special use for a self-storage facility use upon property located at 6805-6807 South 27th Street (Adam Hird, Managing Member of Highland Development Ventures, LLC, Applicant).

The Plan Commission recommended approval of the Special Use Application, subject to striking Conditions No. 10 and No. 20 related to architectural changes and the removal of faux doors as well as removing the requirement for decorative lighting per Condition No. 16. The Plan Commission also required additional plantings on the south side of the development.

The attached resolution has been revised per the Plan Commission motion. As noted at the Plan Commission meeting, staff made additional changes to the draft resolution to ensure that all conditions of approval were consistent with the Plan Commission recommendation. A tracked change version of the resolution that was reviewed by the Plan Commission is also attached.

Please note that the Plan Commission approved the following waivers from the South 27th Street Overlay Design Standards.

- a. Commissioner Fowler moved to waive the required standards under 15-3.0352C.2., pertaining to parking. Seconded by Alderman Dandrea. On voice vote, all voted 'aye'. Motion carried (5-0-0) with the Mayor voting.
- b. Commissioner Fowler moved to waive the required standards under 15-3.0353B., pertaining to site furnishings. Seconded by Alderman Dandrea. On voice vote, all voted 'aye'. Motion carried (5-0-0) with the Mayor voting.
- c. Commissioner Haley moved to waive the required standards under 15-3.0353C.3., 4., and 5., pertaining to bicycle and pedestrian access, sidewalks, and facilities. Seconded by Commissioner Fowler. On voice vote, all voted 'aye'. Motion carried (5-0-0) with the Mayor voting.
- d. Commissioner Fowler moved to waive the required standards under 15-3.0353E., pertaining to bicycle and pedestrian furniture. Seconded by Alderman Dandrea. On voice vote, all voted 'aye'. Motion carried (5-0-0) with the Mayor voting.
- e. Commissioner Fowler moved to waive the required standards under 15-

3.0355A.2., 3., 5., 8., and 9., pertaining to building character and design standards. On voice vote, all voted 'aye'. Motion carried (5-0-0) with the Mayor voting.

- f. Commissioner Fowler moved to waive the required standards under 15-3.0355B.1., 3., 4., 5., 6., 7., 8., and 9., pertaining to design standards for non-residential buildings 20,000 square feet or less in area. On voice vote, all voted 'aye'. Motion carried (5-0-0) with the Mayor voting.

COUNCIL ACTION REQUESTED

A motion to adopt Resolution No. 2016-_____, a resolution imposing conditions and restrictions for the approval of a special use for a self-storage facility use upon property located at 6805-6807 South 27th Street (Adam Hird, Managing Member of Highland Development Ventures, LLC, Applicant).

RESOLUTION NO. 2016-_____

A RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS
FOR THE APPROVAL OF A SPECIAL USE FOR A SELF-STORAGE
FACILITY USE UPON PROPERTY LOCATED AT 6805-6807 SOUTH 27TH STREET
(ADAM HIRD, MANAGING PARTNER OF HIGHLAND
DEVELOPMENT VENTURES, LLC, APPLICANT)

WHEREAS, Adam Hird, Managing Partner of Highland Development Ventures, LLC having petitioned for the approval of a Special Use in Planned Development District No. 13 (Wal-Mart/Sam's Wholesale Club), to allow for a self-storage facility use, specifically, conversion of the warehouse space to the west of Hobby Lobby (in the same building) to a drive-in climate controlled self-storage facility, the addition of two outdoor vehicle storage areas, construction of three buildings (building A: 3 units, 35 feet high; building 2: 150 feet long with (16) 10 by 25 foot deep storage units; building C: 216 feet long with (16) 12 by 30 foot deep storage units) (3 buildings totaling approximately 10,500 square feet) around the perimeter of the existing pavement area, and landscaping and repaving of the parking spaces and drive aisles [upon approval of a pending application for a Planned Development District Amendment to add self-storage as an allowed Special Use within the existing building at 6803-6807 South 27th Street], upon property located at 6805-6807 South 27th Street, bearing Tax Key No. 738-9974-006, more particularly described as follows:

Lot 1 of Certified Survey Map No. 6543, recorded on August 7, 1998, Reel 43667, Images 1756 to 1758 inclusive, as Document No. 7578744, as corrected by Affidavit of Correction recorded as Document No. 7724864, part of the Northeast 114 and Northwest 114 of the Southeast 114 of Section 1, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin, bounded and described as follows:

Commencing at the northeast corner of the Southeast 1/4 of said Section 1; thence South 00°06'34" West along the east line of said Southeast 1/4, 401.22 feet; thence South 87°33'33" West, 84.53 feet to the west right of way line of South 27th Street- State Trunk Highway "241" and the northeast corner of Lot 1 of CSM 6543 and the point of beginning; Thence South 00°52'38" East along the west right of way line of South 27th Street and the east line of said Lot 1 of CSM No. 6543, 258.33 feet; thence South 00°06'34" West along said east line of CSM No. 6543, 157.41 feet to the southeast corner of Lot 1 of said CSM No. 6543; the following 8 courses follow the boundary of said Lot 1; thence South 89°59'55" West, 503.59 feet; thence South 87°51'06" West, 755.75 feet; thence South 00°07'09" West, 531.71 feet; thence South

ADAM HIRD, MANAGING PARTNER OF HIGHLAND DEVELOPMENT VENTURES,
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RESOLUTION NO. 2016-_____

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87°31'24" West, 531.35 feet; thence North 01°18'51" West, 661.78 feet; thence North 87°32'56" East, 548.08 feet; thence North 00°06'58" East, 260.22 feet; thence North 87°33'33" East, 1255.32 feet to the aforesaid west right of way line of South 27th Street- State Trunk Highway "241" and the point of beginning. Containing in all 856,806 square feet (19.6695 acres) of land, more or less; 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 19th day of May, 2016, and having held a public hearing on the proposal on the 19th day of May, 2016, which hearing was continued to and also held on the 9th day of June, 2016, 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 Adam Hird, managing partner of Highland Development Ventures, LLC, for the approval of a Special Use for the property particularly described in the preamble to this Resolution, be and the same is hereby approved, subject to the following conditions and restrictions:

1. That this Special Use is approved only for the use of the subject property by Adam Hird, managing partner of Highland Development Ventures, LLC, successors and assigns, as a self-storage facility use, which shall be developed in substantial compliance with, and operated and maintained by Adam Hird, managing partner of Highland Development Ventures, LLC, pursuant to those plans City file-stamped June 1, 2016 and annexed hereto and incorporated herein as Exhibit A.

ADAM HIRD, MANAGING PARTNER OF HIGHLAND DEVELOPMENT VENTURES,
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2. Adam Hird, managing partner of Highland Development Ventures, LLC, 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 Highland Development Ventures, LLC self-storage facility, within 30 days of invoice for same. Any violation of this provision shall be a violation of the Unified Development Ordinance, and subject to §15-9.0502 thereof and §1-19. of the Municipal Code, the general penalties and remedies provisions, as amended from time to time.
3. The approval granted hereunder is conditional upon the Adam Hird, managing partner of Highland Development Ventures, LLC self-storage facility use for the property located at 6805-6807 South 27th 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 remove the outdoor vehicle storage use from its Project Narrative and any other applicable elements of its submittal, for staff review and approval prior to the issuance of a Building Permit.
5. The applicant shall submit a dimensioned and more detailed Site Plan for staff review and approval prior to the issuance of a Building Permit.
6. The applicant shall revise the Site Plan to provide a minimum of 17 parking spaces for staff review and approval prior to the issuance of a Building Permit.
7. The applicant shall revise the Project Narrative, Project Data, Landscape Plan, and any other applicable elements of its submittal, to identify the correct amount, location, and type of parking and access, for staff review and approval prior to the issuance of a Building Permit.
8. A planting guaranty of 2-years shall be provided by the landscape contractor and that guarantee noted on the Landscape Plan prior to the issuance of an Occupancy Permit.
9. The applicant shall verify that the existing landscaped trees and shrubs noted on the Landscaping Plan be field verified, and if dead or in poor health, be replaced and noted as such on the Landscape Plan, for staff review and approval prior to the issuance of an Occupancy Permit.

ADAM HIRD, MANAGING PARTNER OF HIGHLAND DEVELOPMENT VENTURES,
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10. All signage shall be subject to review and approval by the Plan Commission and issuance of a Sign Permit from the Inspection Department, prior to the installation of any signage.
11. The applicant shall submit a grading, drainage, erosion control and storm water management plan for review and approval by the Engineering Department prior to the issuance of a Building Permit.
12. The applicant shall address all Fire Department staff comments to the satisfaction of the Fire Chief, prior to the issuance of an Occupancy Permit.
13. The Plan Commission approves the requested waiver for Section 15-3.0352C.2. (Other requested parking reductions), provided that the applicant revises the Site Plan to include 17 parking spaces.
14. The Plan Commission approves the required waivers for Sections 15-3.0353C.3., 4. and 5. (Pedestrian considerations), provided that the applicant provides additional decorative foundation planting beds and green screens adjacent to the customer entrance on the north elevation of the existing building, for staff review and approval prior to the issuance of a Building Permit.
15. The Plan Commission approves the required waivers for Sections 15-3.0355B.1., 3., 4., 5., 6., 7., 8., and 9. (Design Standards for Non-Residential Buildings [20,000 Square Feet or Less in Area]) provided that additional landscaping be provided on the south side of the existing building; for staff review and approval prior to the issuance of a Building Permit.

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

BE IT FURTHER RESOLVED, that any violation of any term, condition or restriction of this Resolution is hereby deemed to be, and therefore shall be, a violation of the Unified Development Ordinance, and pursuant to §15-9.0502 thereof and §1-19. of the Municipal Code, the penalty for such violation shall be a forfeiture of no more than \$2,500.00, or such other maximum amount and together with such other costs and terms as may be specified therein from time to time. Each day that such violation continues shall be a

ADAM HIRD, MANAGING PARTNER OF HIGHLAND DEVELOPMENT VENTURES,
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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 _____, 2016, by Alderman _____.

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2016.

APPROVED:

Stephen R. Olson, Mayor

ATTEST:

Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____

RESOLUTION NO. 2016-_____

A RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS
FOR THE APPROVAL OF A SPECIAL USE FOR A SELF-STORAGE
FACILITY USE UPON PROPERTY LOCATED AT 6803 SOUTH 27TH STREET
(ADAM HIRD, MANAGING PARTNER OF HIGHLAND
DEVELOPMENT VENTURES, LLC, APPLICANT)

WHEREAS, Adam Hird, Managing Partner of Highland Development Ventures, LLC having petitioned for the approval of a Special Use in Planned Development District No. 13 (Wal-Mart/Sam's Wholesale Club), to allow for a self-storage facility use, specifically, conversion of the warehouse space to the west of Hobby Lobby (in the same building) to a ~~drive-through~~ in climate controlled self-storage facility, the addition of two outdoor vehicle storage areas, construction of three buildings (building ~~1A~~: 3 units, 35 feet high; building 2: 150 feet long with ~~(4516)~~ 10 by 25 foot deep storage units; building ~~3C~~: 216 feet long with ~~(4816)~~ 12 by 30 foot deep storage units) (3 buildings totaling approximately 10,500 square feet) around the perimeter of the existing pavement area, and landscaping and repaving of the parking spaces and drive aisles [upon approval of a pending application for a Planned Development District Amendment to add self-storage as an allowed Special Use within the existing building at 6803-6807 South 27th Street], upon property located at 6803 South 27th Street, bearing Tax Key No. 738-9974-006, more particularly described as follows:

Lot 1 of Certified Survey Map No. 6543, recorded on August 7, 1998, Reel 43667, Images 1756 to 1758 inclusive, as Document No. 7578744, as corrected by Affidavit of Correction recorded as Document No. 7724864, part of the Northeast 114 and Northwest 114 of the Southeast 114 of Section 1, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin, bounded and described as follows:

Commencing at the northeast corner of the Southeast 1/4 of said Section 1; thence South 00°06'34" West along the east line of said Southeast 1/4, 401.22 feet; thence South 87°33'33" West, 84.53 feet to the west right of way line of South 27th Street- State Trunk Highway "241" and the northeast corner of Lot 1 of CSM 6543 and the point of beginning; Thence South 00°52'38" East along the west right of way line of South 27th Street and the east line of said Lot 1 of CSM No. 6543, 258.33 feet; thence South 00°06'34" West along said east line of CSM No. 6543, 157.41 feet to the southeast corner of Lot 1 of said CSM No. 6543; the following 8 courses follow the boundary of said Lot 1; thence South 89°59'55" West, 503.59 feet; thence South 87°51'06" West, 755.75 feet; thence South 00°07'09" West, 531.71 feet; thence South

87°31'24" West, 531.35 feet; thence North 01°18'51" West, 661.78 feet;
thence North 87°32'56" East, 548.08 feet; thence North 00°06'58" East, 260.22
ADAM HIRD, MANAGING PARTNER OF HIGHLAND DEVELOPMENT VENTURES,
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feet; thence North 87°33'33" East, 1255.32 feet to the aforesaid west right of
way line of South 27th Street- State Trunk Highway "241" and the point of
beginning. Containing in all 856,806 square feet (19.6695 acres) of land, more
or less; 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 19th day of May, 2016, and having held a public hearing on the proposal
on the 19th day of May, 2016, which hearing was continued to and also held on the 9th day
of June, 2016, 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 Adam Hird, managing partner of
Highland Development Ventures, LLC, for the approval of a Special Use for the property
particularly described in the preamble to this Resolution, be and the same is hereby
approved, subject to the following conditions and restrictions:

1. That this Special Use is approved only for the use of the subject property by
Adam Hird, managing partner of Highland Development Ventures, LLC,
successors and assigns, as a self-storage facility use, which shall be developed in
substantial compliance with, and operated and maintained by Adam Hird,
managing partner of Highland Development Ventures, LLC, pursuant to those
plans City file-stamped _____, 2016 and annexed hereto and incorporated
herein as Exhibit A.

2. Adam Hird, managing partner of Highland Development Ventures, LLC,

ADAM HIRD, MANAGING PARTNER OF HIGHLAND DEVELOPMENT VENTURES,
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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 Highland Development Ventures, LLC self-storage facility, within 30 days of invoice for same. Any violation of this provision shall be a violation of the Unified Development Ordinance, and subject to §15-9.0502 thereof and §1-19. of the Municipal Code, the general penalties and remedies provisions, as amended from time to time.

3. The approval granted hereunder is conditional upon the Adam Hird, managing partner of Highland Development Ventures, LLC self-storage facility use for the property located at 6803 South 27th 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 remove the outdoor vehicle storage use from its Project Narrative and any other applicable elements of its submittal, for staff review and approval prior to the issuance of a Building Permit.
5. The applicant shall submit a dimensioned and more detailed Site Plan for staff review and approval prior to the issuance of a Building Permit.
6. The applicant shall revise the Site Plan to provide a minimum of 17 parking spaces for staff review and approval prior to the issuance of a Building Permit.
7. The applicant shall revise the Project Narrative, Project Data, Landscape Plan, and any other applicable elements of its submittal, to identify the correct amount, location, and type of parking and access, for staff review and approval prior to the issuance of a Building Permit.
8. A planting guaranty of 2-years shall be provided by the landscape contractor and that guarantee noted on the Landscape Plan prior to the issuance of an Occupancy Permit.
9. The applicant shall verify that the existing landscaped trees and shrubs noted on the Landscaping Plan be field verified, and if dead or in poor health, be replaced

and noted as such on the Landscape Plan, for staff review and approval prior to the issuance of an Occupancy Permit.

ADAM HIRD, MANAGING PARTNER OF HIGHLAND DEVELOPMENT VENTURES,
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- ~~10.~~ The applicant shall revise the architectural elevations of Building A to replace the metal panels with fiber cement panels and stone and/or brick, utilize opaque darkly tinted windows, and replace the overhead storage door on the east elevation with a man door, for staff review and approval prior to the issuance of a Building Permit.
- ~~11.~~ The applicant shall revise the architectural elevations of the existing building to replace the faux overhead doors on the south elevation with pilasters with brick or stone at their base, for staff review and approval prior to the issuance of a Building Permit.
- ~~12.~~10. All signage shall be subject to review and approval by the Plan Commission~~Architectural Review Board~~ and issuance of a Sign Permit from the Inspection Department, prior to the installation of any signage.
- ~~13.~~11. The applicant shall submit a grading, drainage, erosion control and storm water management plan for review and approval by the Engineering Department prior to the issuance of a Building Permit.
- ~~14.~~12. The applicant shall address all Fire Department staff comments to the satisfaction of the Fire Chief, prior to the issuance of an Occupancy Permit.
- ~~15.~~13. ~~Staff recommends approval of~~The Plan Commission approves the requested waiver for Section 15-3.0352C.2. (Other requested parking reductions), provided that the applicant revises the Site Plan to include 17 parking spaces.
- ~~16.~~ ~~Staff recommends approval of the requested waiver for Section 15-3.0353B. (Coordination of site furnishings), provided that the applicant provides decorative lighting for Building A and decorative lighting fixtures for Buildings B and C, for staff review and approval prior to the issuance of a Building Permit.~~
- ~~17.~~14. ~~Staff recommends approval of~~The Plan Commission approves the required waivers for Sections 15-3.0353C.3., 4. and 5. (Pedestrian considerations), provided that the applicant provides additional decorative foundation planting beds and green screens adjacent to the customer entrance on the north elevation of the existing building, for staff review and approval prior to the issuance of a Building Permit.

~~18. Staff recommends that the waiver for Section 15-3.0353E. (Bicycle and pedestrian amenities) required be granted.~~

ADAM HIRD, MANAGING PARTNER OF HIGHLAND DEVELOPMENT VENTURES,
LLC – SPECIAL USE

RESOLUTION NO. 2016-_____

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~~19. Staff recommends approval of the required waivers for Sections 15-3.0355A.2., 3., 5., 8., and 9. (Building Character and Design), provided that the applicant: replace the metal panels with fiber cement panels and stone and/or brick, utilize opaque darkly tinted windows, and replace the overhead storage door on the east elevation with a man door on Building A; and replace the faux overhead doors on the south elevation of the existing building with pilasters with brick or stone at their base; for staff review and approval prior to the issuance of a Building Permit.~~

~~20.~~ 15. ~~Staff recommends approval of~~ The Plan Commission approves the required waivers for Sections 15-3.0355B.1., 3., 4., 5., 6., 7., 8., and 9. (Design Standards for Non-Residential Buildings [20,000 Square Feet or Less in Area]) provided that the applicant: replace all faux overhead doors on the north and west elevations of the existing building with green screens or some other decorative feature; that all overhead doors on Buildings A, B, and C be replaced with decorative doors; and that additional landscaping be provided on the south side of the existing building; for staff review and approval prior to the issuance of a Building Permit.

~~24.~~ 16. [other conditions, etc.]

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

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

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

ADAM HIRD, MANAGING PARTNER OF HIGHLAND DEVELOPMENT VENTURES, LLC – SPECIAL USE
RESOLUTION NO. 2016-_____

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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 _____, 2016, by Alderman _____.

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2016.

APPROVED:

Stephen R. Olson, Mayor

ATTEST:

Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____

Exhibit A



**ANDERSON
ASHTON**
DESIGN / BUILD

2746 South 166th Street
New Berlin, WI 53151
262.786.4640 P
262.786.4675 F
andersonashton.com

Mr. Nick Fuchs
Principal Planner
Department of City Development
9229 W. Loomis Road
Franklin, WI 53132

June 1, 2016

Re: 6803 S 27th Street – Project Narrative

Dear Mr. Fuchs,

Currently, 6803 S 27th Street is a Hobby Lobby box retail store with a vacant single story 62,640 square foot warehouse in the rear. The warehouse has approximately 4.3 acres dedicated to it, most of which is paved. Highland Development Ventures is proposing to purchase and convert the warehouse at 6803 S 27th Street in Franklin to a Class A Self-Storage facility that is attractive and noticeable, conveying a sense of quality and security while conveying the building's function.

We believe there are many benefits to self-storage at this location. As developed, this building is setup for warehouse distribution, which invites a lot of tractor trailer activity through a retail parking area and noise to the nearby residential areas. Alternatively, the majority of self-storage customers use regular vehicles they own and only about 20% rent box trucks for move-ins and move-outs. Tractor trailer deliveries are rare in self-storage.

Self-storage does not invite a lot of traffic. On average 40% of self-storage tenants visit their rental unit only a few times a year, 30% visit about once a month, 15% visit twice a month, 9% once a week, and 6% visit a few times a week. We intend to have 950 units, so given the percentages above we should average 5-6 vehicles a day, though we expect peaks as high as 12 vehicles per day and in extreme circumstances we could have as many as 20 vehicles a day – which is insignificant compared to the adjacent Hobby Lobby and Walmart.

Hours of operation shall be from 6am to 10pm, 7 days a week with office hours on M-F 9:30am-6:00pm and 9:00am-5:00pm on weekends. Under special circumstances we may give a customer access afterhours, but this will be rare.

The renovation and conversion of the existing warehouse into self-storage will include a fully climate controlled environment with access through a secure 20' x 14' glass door, (1) secure pedestrian entry to the west of the large glass door, a secure rental office door with parking to the east of the large glass door (see elevations provided), and (1) exterior loading dock facing north at the Walmart. All remaining dock doors facing the Walmart will be infilled with metal stud and insulation from the inside, and faux roll-up doors infilling on the exterior. The west side will remain unchanged but will

be shielded by a new 8,800sf building at the west asphalt line, and the south elevation will all but one exterior metal stairway, and install faux overhead doors facing south per the attached elevations.

A mezzanine level will be provided within the existing envelop of the warehouse, and will be serviced by two elevators and the appropriate amount of interior stair for egress. The mezzanine shall have the same amenities as the rest of the building, including climate control and sprinklers. Once inside the building, customer will be able to drive-in, load or unload, and drive out via the same 20 x 14 glass overhead door or 6' wide glass walk-in door. Vehicle storage shall not be permitted inside the warehouse.

The project shall include two exterior buildings, the first being an 8,800 sq. ft. drive-up style building with exterior roll-up doors facing into the site. These doors will be facing east towards the west end of the existing building. The west façade of this building will receive a stone and brick panel treatment (Nichiha) presenting an attractive view to the neighbors to the west. Additional landscaping will be installed to enhance the existing tree lines behind the west asphalt line. This exterior building will not be sprinklered.

Access beyond the drive-in, drive-out door will be through a secure black coated decorative aluminum, sliding gate and fencing system. Similar black coated decorative aluminum fence system will span along the north property line to the 8,800sf building along the west asphalt line. Egress will be through a similar secure black coated aluminum sliding gate and fencing system facing south that runs between the 8,800sf exterior storage building and the existing warehouse building.

All access points into the building and site will be through electronic access controlled key pads and the entire site will be monitored via security cameras and all exterior lights will be attached to motion-sensors. Exterior lighting will be confined to fully shielded LED powered wall sconce fixtures. No exterior pole lights are proposed. A complete photometric plan with fixture cut sheets have been provided.

Exterior vehicle parking has been proposed and located such that it will not be visible by the general public traveling on So. 27th street, nor any neighbors to the west.

Due to the location (behind Hobby Lobby), a tower of metal, glass, and masonry, shall be provided at the storage facility entrance to enhance visibility and convey the quality of the facility. It is our intent to make the tower has high as the code permits. The security gate shall be positioned away from the entrance to allow vehicles room for vehicles to turn around and/or park without going through the gate.

Very truly yours,
Adam Hird
Managing Partner



**ANDERSON
ASHTON**
DESIGN / BUILD

2746 South 166th Street
New Berlin, WI 53151
262.786.4640 P
262.786.4675 F
andersonashton.com

Mr. Nick Fuchs
Principal Planner
Department of City Development
9229 W. Loomis Road
Franklin, WI 53132

June 1, 2016

PROJECT DATA

Based on the City of Franklin Staff Report dated May 3, 2016, Anderson Ashton would like to take this opportunity to answer staff comments with the following data.

Per Table 15-3.0203 of the Unified Development Ordinance requiring one parking space per 10 storage units, we would like to request a parking reduction for the following reasons.

On average 40% of self-storage tenants visit their rental unit only a few times a year, 30% visit about once a month, 15% visit twice a month, 9% once a week, and 6% visit a few times a week. Based on 950 units, this facility should average 5-6 vehicles a day, though we expect peaks as high as 12 vehicles per day and in extreme circumstances we could have as many as 20 vehicles a day. Given the hours of operation, this will work out to less than one car per hour. Therefore, given the 9 parking proposed for within the existing warehouse, the (6) including (1) accessible stall provided outside the office next to the large drive-in door, as well as the room with of the isles in-front of the 35 exterior drive-up units, we feel the code suggested (1) parking stall per (10) units is well beyond what any fully functioning self-storage facility has ever required.

Per Table 15-3.0353 Site Furnishings

While this is a noble and understandable requirement to provide site furnishings for the So. 27th Street Design Overlay District, the unique nature of our development makes having site furnishings (which will never be seen by the general public) unnecessary. For example: Self-storage renters when they come, get in and out as fast as possible. There is no value to take a seat at a bench outside and drink a cup of coffee. Regarding bike racks, we do not envision renters arriving to their storage locker via bicycle, and lastly. Self-storage operators as a matter of principle do not offer dumpsters or places to throw trash because every possible piece of junk a renter has will fill those receptacles immediately. Therefore we request to be exempt from this requirement.

Per Table 15-3.0353 Site Amenities

Site amenities for 6803 So. 27th Street have been provided by way of decorative aluminum fencing, key-pad access to the facility, and code required landscaping per the attached plans.

Unit Breakdown

The existing warehouse space will be broken down into two levels, both will be temperature controlled, contain security cameras, intercom, and motion sensor controlled lights. The first level will contain the Welcome Center, toilet room, security nerve center for the development, fire sprinkler room, (2) elevators, elevator equipment rooms HVAC rooms, and 302 storage units broken down as follows:

5' x 5'	Total of 5
10' x 5'	Total of 18
10' x 10'	Total of 96
10' x 15'	Total of 102
10' x 20'	Total of 61
10' x 25'	Total of 10
<u>10' x 30'</u>	<u>Total of 10</u>

Total of 302

The second level will contain (2) elevators, HVAC rooms, and 611 storage units broken down as follows:

5' x 5'	Total of 93
10' x 5'	Total of 212
10' x 7.5'	Total of 180
10' x 10'	Total of 122
<u>10' x 15'</u>	<u>Total of 4</u>

Total of 611

The exterior building will consist to ambient only storage units over two buildings.

The larger building will be 320' long with units being 10' wide. This building is broken down as follows:

10 x 30	Total of 16
<u>10 x 25</u>	<u>Total of 16</u>

Total of 32

The exterior tower building will consist to ambient only storage units. This building is broken down as follows:

<u>10 x 25</u>	<u>Total of 3</u>
----------------	-------------------

Total of 3

Grand Unit Total = 948 Units



Estimated Project Value

The estimate project value is between \$3.5 & \$4.0 million.

Hours of Operation

Hours of operation shall be from 6am to 10pm, 7 days a week with office hours on M-F 9:30am-6:00pm and 9:00am-5:00pm on weekends. Under special circumstances we may give a customer access afterhours, but this will be rare. Numbers of employees will be no more than (3) at any given shift.

Site Plan

ii Scale and Size

We are basing the below area calculations by creating a property line running north and south through the party wall between Hobby Lobby and Extra Space, to include all land west of this line per an Alta Survey provided by the current property owner.

Green Space = 9.55 acres (71%)

Impervious = 3.89 acres (29%)

Total area = 13.44 acres (100%)

iii Existing and Proposed Topography

We are requesting to present this data to the City Engineering Department for review and approval as a condition until the Special Use and PDD are approved, and prior to issuance of a building permit.

iv Building Heights

The building heights are as follows:

Existing warehouse – Single Story. 24’ to the ridge, 22’ at the gutter

Proposed – Two Story. 26- to top of tower

Proposed – Single Story. Drive-up building, side facing neighbors. 11’ to high-side eave.

Will the drive aisles and parking lot be completely repaved? **Yes**

Is a dumpster(s) kept onsite? If so, the dumpster(s) must be shown on the Site Plan within a fully screened enclosure. Please provide details of the enclosure as well (materials, type of gate, height, etc.) **There will not be an dumpster on site. The site managers will roll-out a residential trash and recycling can on garbage days**

Are any vehicles over 8,000 pounds kept overnight onsite? **No**

Please indicate the height of the chain-link fence on the Site Plan? Staff recommends an aluminum fence to replace the chain-link fence. **The proposed fence will be a 6’ high aluminum fence with spear pickets on top. (see attached pictures of the proposed fence and gate’s to be used throughout this development).**

Are any moving trucks provided or rented as part of the business operations. **No.** If so, where will these trucks be parked? Also, what is the size of the trucks (length and weight)?

Are any portable storage units or moving trailers being kept onsite? **No**

Please indicate the amount of existing impervious surface and the amount of existing greenspace currently provided onsite and note that no new impervious surface will be added as part of this development. **No new impervious surface area is proposed. Some existing impervious will be given back to green space as a result of this project.**

Green Space = 9.55 acres (71%)

Impervious = 3.89 acres (29%)

Total area = 13.44 acres (100%)

Please provide dimensions of drive aisles.

- a. **32' between tower and Hobby Lobby**
- b. **60' between entry gate and landscaping**
- c. **45' between west building and outside storage**
- d. **40' between narrowest area along the south drive isle.**

Please provide parking space count.

- a. **(5) regular and (1) accessible customer parking space.**
- b. **(13) outdoor vehicle storage stalls = 5,850sf**
- c. **(14) outdoor vehicle storage stalls = 6,300sf**

Please provide snow removal square footages.

- a. **4,000sf split-up amongst three locations per the site plan.**

Are the outdoor vehicle storage areas striped? **No** If so, please show the striping and dimensions of the spaces on the Site Plan. **We are allowing 14' wide by 45' deep per stored item but do not intend to strip the asphalt.**

Please provide material colors for the building exterior:

Tower

We are using the color pallet provided by Extra Space for the tower (see attached).

Wall panels = Silversmith.

Canopy's, coping's, awnings, and trim = Iron Ore

Doors = EXR Wasabi Green

Storefront/window frames = Clear Aluminum

Warehouse Building

We are retaining the existing colors of the Warehouse except were we are performing enhancements to the entry. We will be using the following materials and colors (see attached).

Wall panels = Silversmith

Canopy's = Iron Ore

Faux Doors = EXR Wasabi Green

Storefront and overhead door frames = Clear Aluminum



Exterior Building

We are using the color pallet provided by Extra Space for the new drive-up building on the west property line at the façade containing the doors, and Nichiha fiber-cement panels on the north, south, and west elevations.

Metal post and beams surrounding the doors = Argos

Coping and trim = Iron Ore

Doors = EXR Wasabi Green

Material 2 = Industrial Block –

<http://www.nichiha.com/products/detail-dev/industrialblock> Painted to = Argos

Material 7 = Kurastone –

<http://www.nichiha.com/products/detail-dev/kurastone> = Mountain

Material 8 = Sandstone –

<http://www.nichiha.com/products/detail-dev/sandstone> Painted to = Nebulous White

Roof will be a clear galvalume finish

Roof Penetrations

We are not anticipating any rooftop units for this project. There will be some exterior vents but those will be on the north elevation above the existing overhead doors and below the existing canopy. There will maybe a vent stack penetrating the roof as well since we will be using 95% efficient package heating units inside the warehouse.

Signage

We will not be formally proposing signage at this time. We will be submitting a formal sign program at a future date, but would like Plan Commission comments on a new monument sign concept which we will bring to Thursday's meeting.

Brian Fisher

Business Development Manager

bfisher@andersonashton.com

262.786.4640 p

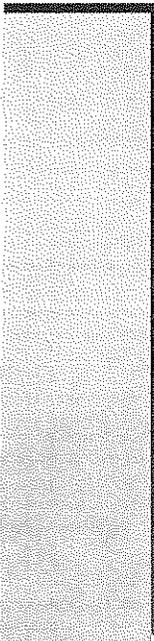
262.613.4015 c

An **EnergySTAR** Partner



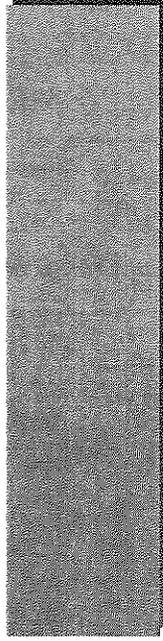






EXR Wasabi Green

- Storage roll-up doors / Customer Loading doors / Faux doors
- Wall color around office to identify "Where"
- Limit use to about 30% of exterior building surface



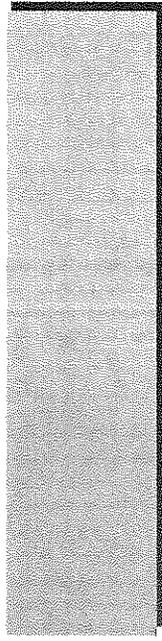
Electric Lime

- Interior - Accent Wall Panels



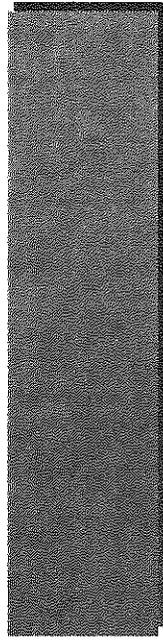
Nebulous White

- Primary color. Avoid using on large wall masses



Argos

- Secondary wall color / accent color used to breakup Nebulous White



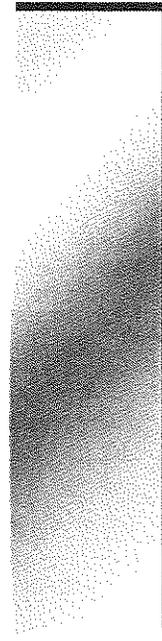
Cityscape

- 40" +/- Base Color on Single story buildings
- Storage door surround on multi-storage buildings / faux door
- Use sparingly on large wall masses



Iron Ore

- Canopies, awnings, exterior handrails, etc.



Silversmith

- Corrugated or smooth metal panels
- Sign towers, accent walls



AS.1

DATE: 10/1/11
SCALE: 1/8"=1'-0"
SHEET NO. 1 OF 1

PROPOSED NEW PROJECT FOR:
EXTRA SPACE STORAGE
8803 SOUTH 27TH STREET
FRANKLIN, WI 53132

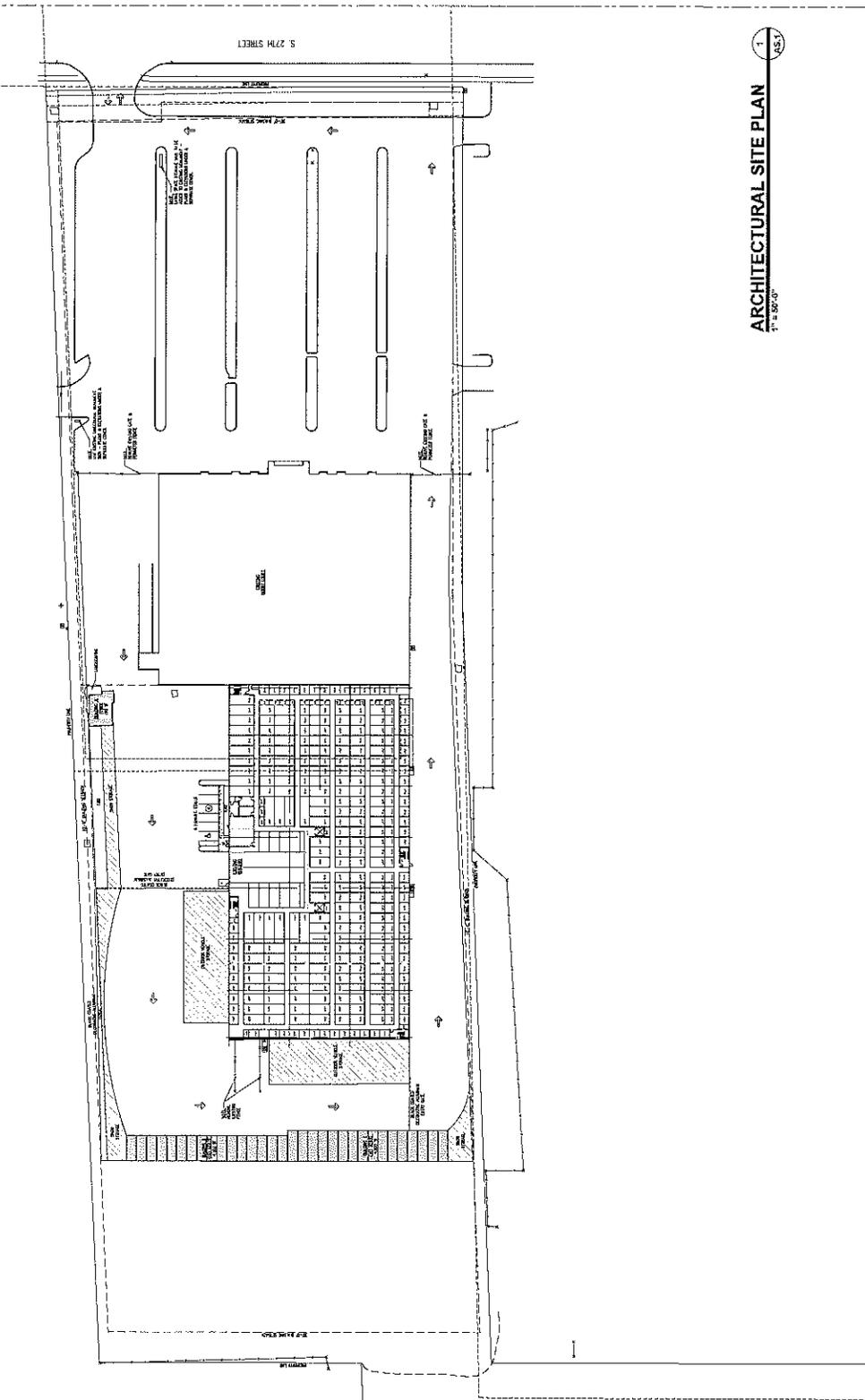
Anderson Design & Construction, Inc.
1205 S. KENNEDY
NEW BRUNSWICK, NJ 07102
TEL: 908.486.4540
WWW.ANDERSONDESIGN.COM



ANDERSON
DESIGN / BUILD
1205 S. KENNEDY
NEW BRUNSWICK, NJ 07102
TEL: 908.486.4540
WWW.ANDERSONDESIGN.COM

REVISION:

ARCHITECTURAL SITE PLAN
1/8" = 1'-0"



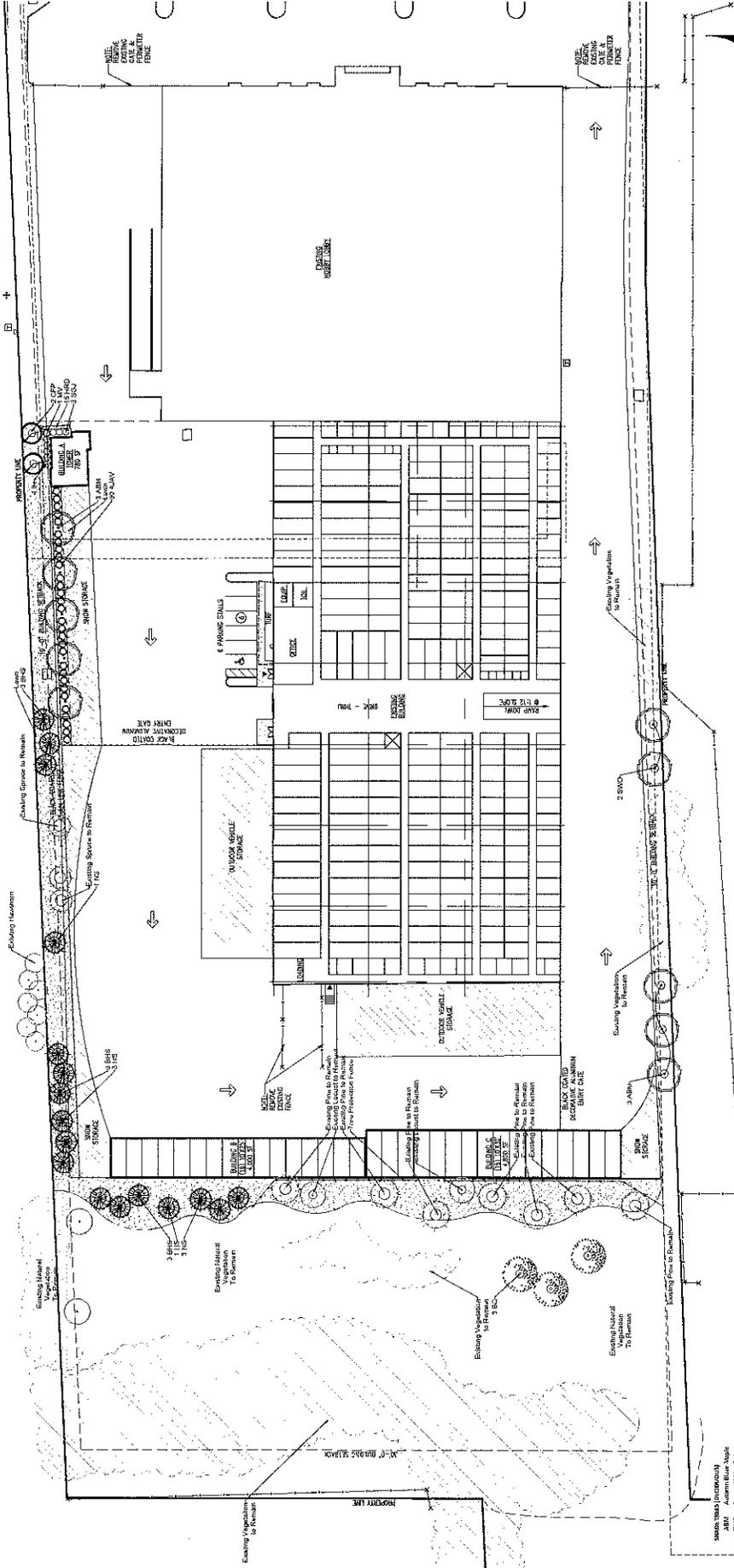
S. 27TH STREET



LANDSCAPE PLAN
 1" = 30'-0"

DATE: 06/11
 SHEET NO.: 144/144
 PROJECT: 144/144
 DRAWN BY: JLS
 CHECKED BY: JLS
 APPROVED BY: JLS

HELLER & ASSOCIATES, INC.
 LANDSCAPE ARCHITECTURE
 One Pleasant Court
 Racine, Wisconsin 53402
 PH: 262-539-9739
 FX: 262-539-9737
 www.hellerandassociates.com



SHRUB TREES (CONTINUED)
 SW - Swamp White Birch
 SH - Shadbolt Holly
 SP - Spirea
 BC - Bald Cypress

ORNAMENTAL TREES (CONTINUED)
 CT - Cereus
 HO - Hornbeam

EMERALD TREES
 NS - Norway Spruce
 BHS - Blue Hills Spruce

EXTENSIVE PLANTINGS
 JH - Japanese Holly

PERENNIALS
 IN - Inland Blue Hydrangea
 AW - Autumn White Hydrangea
 CT - Cereus

PERENNIALS
 HSD - Heavy Return Daylily

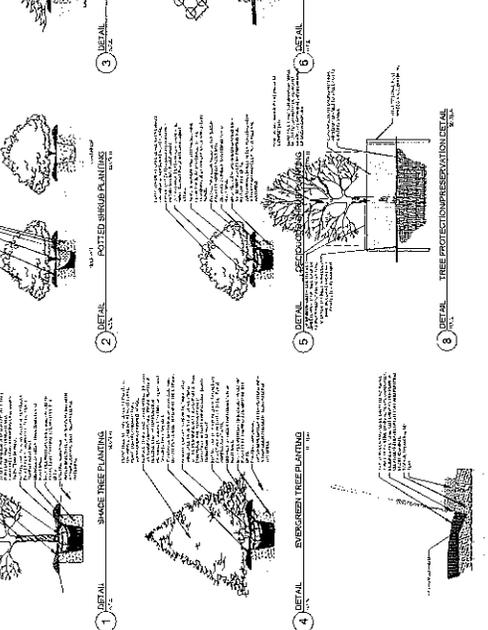
PLANT ABBREVIATION KEY

NO.	SYMBOL	PLANT NAME	COMMON NAME	SIZE	NOTES	PROVISIONAL NOTES
1	100	100	100	100	100	100
2	200	200	200	200	200	200
3	300	300	300	300	300	300
4	400	400	400	400	400	400
5	500	500	500	500	500	500
6	600	600	600	600	600	600
7	700	700	700	700	700	700
8	800	800	800	800	800	800
9	900	900	900	900	900	900
10	1000	1000	1000	1000	1000	1000

NO.	SYMBOL	PLANT NAME	COMMON NAME	SIZE	NOTES	PROVISIONAL NOTES
11	1100	1100	1100	1100	1100	1100
12	1200	1200	1200	1200	1200	1200
13	1300	1300	1300	1300	1300	1300
14	1400	1400	1400	1400	1400	1400
15	1500	1500	1500	1500	1500	1500
16	1600	1600	1600	1600	1600	1600
17	1700	1700	1700	1700	1700	1700
18	1800	1800	1800	1800	1800	1800
19	1900	1900	1900	1900	1900	1900
20	2000	2000	2000	2000	2000	2000

PLANT & MATERIAL SCHEDULE

SCALE: NONE



PLANTING & HARDSCAPE DETAILS

SCALE: NONE

HELLER & ASSOCIATES, LLC
 LANDSCAPE ARCHITECTS
 One Research Court
 Bannockburn, Illinois 60015
 Tel: 847.439.8733
 Fax: 847.439.8737
 hellers@aia.com

PROPOSED NEW PROJECT FOR:
 EXTRA SPACE STORAGE
 6803 SOUTH 27TH STREET
 FRANKLIN, WI 53132

DATE: 11/11/11
 DRAWING NO: 111111
 SHEET NO: 111111
 SCALE: 1:1

- Contractor responsible for contacting Diggers Hotline (811 or 800-242-8511) to have site marked prior to excavation or planting.
- Contractor to verify all plant quantities shown on Plant & Material List and landscape planting symbols and report any discrepancies to Landscape Architect or General Contractor.
- All plantings shall comply with standards as described in American Standard of Nursery Stock, Z60.1 ANSI (latest version). Landscape Architect reserves the right to inspect and potentially reject any plants that are inferior, compromised, undersized, discolored, improperly transported, installed incorrectly or damaged. No sub-standard "B Grade" or "Park Grade" plant material shall be accepted. Plant material shall originate from nurseries with a similar climate as the planting site.
- Any potential plant substitutions must be approved by Landscape Architect or Owner. All plants must be installed as per sizes indicated on Plant & Material Schedule, unless approved by Landscape Architect. Any changes to sizes shown on plan must be submitted in writing to the Landscape Architect prior to installation.
- Topsoil in Parking Lot Islands (if applicable). All parking lot islands to be backfilled with topsoil to a minimum depth of 18" to insure long-term plant health. Topsoil should be placed within 3" of finish grade by General Contractor / Excavation Contractor during rough grading operation/activity. The landscape contractor shall be responsible for the fine grading of all disturbed areas, planting bed areas, and lawn areas. Crown all parking lot islands to a minimum of 6" to provide proper drainage, unless otherwise specified.
- Tree Planting: Plant all trees slightly higher than finished grade at the root flare. Remove excess soil from the top of the root ball. If needed, remove and discard non-biodegradable bag wrapping and support wire. Remove biodegradable burlap and wire cage (if present) from the top 3" of the rootball and carefully bend remaining wire down to the bottom of the hole. Once the tree has been potted into the hole and will no longer be moved, score the remaining 3" of the burlap and remove the wire. Provide site slow release fertilizer packets (per 1" caliper) for each tree planted.
- Tree Planting: Backfill tree glazing holes 60% existing soils removed from excavation and 20% Soil Amendments (see Note 11). Avoid air pockets and do not tamp soil down. Discard any gravel, rocks, heavy clay, or concrete pieces. When hole is full, trees shall be watered thoroughly and water left to soak in before proceeding to fill the remainder of the hole. Water again to full soak in the new planting. Each tree shall receive a 3" deep, 4-6" diameter (see planting details or planting plan) shredded hardwood bark mulch ring / saucer around all trees. Do not build up any mulch onto the trunk of any tree. Trees that are installed incorrectly will be replaced at the time and expense of the Landscape Contractor.
- Shrub Planting: All shrubs to be planted in groupings as indicated on the Landscape Plan. Install with the planting of shrubs a 50% mix of Soil Amendments with blended, pulverized topsoil. Install topsoil into all plant beds as needed to achieve proper grade and replace undesirable soils (see planting detail). Remove all excessive gravel, clay and stones from plant beds prior to planting. When holes are 75% full, shrubs shall be watered thoroughly, and water left to soak in before proceeding. Provide slow-release fertilizer packets at the rate of 1" per 2-4" height/diameter of shrub at planting.
- Mulching: All tree rings to receive a 3" deep layer of high quality shredded hardwood bark mulch (not pigment dyed or emerald-mulch). All shrub planting and perennial planting bed areas (groupings) shall receive a 2-3" layer of shredded hardwood bark mulch, and groundcover areas a 1-2" layer of the same mulch. Do not mulch annual flower beds (if applicable). Do not allow mulch to contact plant stems and tree trunks.
- Edging: All planting beds shall be edged with a 4" deep spade edge using a flat landscape spade or a mechanical edger. Bedlines are to be cut crisp, smooth as per plan. A clean transition between landscape beds and lawn is required. Pack mulch against lawn edge to hold in place.
- Plant bed preparation/Soil Amendment composition: All perennial, groundcover and annual areas (if applicable) are required to receive a blend of organic soil (Soil Amendments) amendments prior to installation. Re-fill the following materials at the following ratio, into existing soil beds or installed topsoil beds to a depth of approximately 8"-10". Contaminated and baled / burlapped plant material should be back-filled with amended soil.
 Per 100 SF of bed area (Soil Amendment composition):
 1/2 CY Peat Moss or Mushroom Compost
 1/4 CY Blended/pulverized Topsoil
 1/4 CY Composted manure
 in ratio-based beds only, also include in above mixture:
 2 lbs Shatter Fertilizer
- Installation preparation for all seeded areas: remove/kill off any existing unwanted vegetation prior to seeding. Prepare the topsoil (if adequate or provide as item #6 above) and seed bed by removing all surface stones, 1" or larger. Apply a starter fertilizer (20-10-5, or approved comparable) and specified seed uniformly at the specified rate, and provide mulch covering suitable to germinate and establish turf. Provide seed and fertilizer specifications to Landscape Architect. All seeding areas shall be watered thoroughly and kept moist until established. Methods of installation may vary at the discretion of the Landscape Contractor on his/her responsibility to establish and guarantee a smooth, uniform, quality turf. A minimum of 2" of blended, prepared and non-compacted topsoil is required for all lawn areas. If straw mulch is used as a mulch covering, a tackifier may be necessary to avoid wind dispersal of mulch covering. Marsh hay containing weed canary grass is NOT acceptable as a mulch covering.
 An acceptable quality seed installation is defined as having:
 10 bare spots per 100 sq ft (10 squares foot)
 No bare spots larger than 10" x 10" or more
 A uniform coverage through all turf areas
- Weiririty and Replacements: All plantings are to be watered thoroughly at the time of planting, through construction and upon completion of project as required. Trees, Evergreens, and Shrubs (deciduous and evergreen) shall be guaranteed (100% replacement) for a minimum of one (1) year from the date of project completion. Perennials, groundcovers, and ornamental grasses shall be guaranteed for a minimum of one (1) growing season. Perennials, groundcovers, and ornamental grasses planted after September 15th shall be guaranteed through May 31st of the following year. Only one replacement per plant will be required during the warranty period, except for losses or replacements due to failure to comply with specified requirements. Watering and general ongoing maintenance instructions are to be supplied by the Landscape Contractor to the Owner upon completion of the project.
- The Landscape Contractor is responsible for the watering and maintenance of all landscape areas for a period of 45 days after the substantial completion of the landscape installation. This shall include all trees, shrubs, evergreens, perennials, ornamental grasses, turf grass, no-mow grass, and native plants seed mix / stormwater seed mix. Work also includes weeding, edging, mulching (only if required), fertilizing, trimming, sweeping up grass droppings, pruning and dead-heading.
- Project Completion: Landscape Contractor is responsible to conduct a final review of the project, upon completion, with the Landscape Architect, Client or Owner, and the General Contractor to answer questions, provide written care instructions for new plantings and turf, and insure that all specifications have been met.

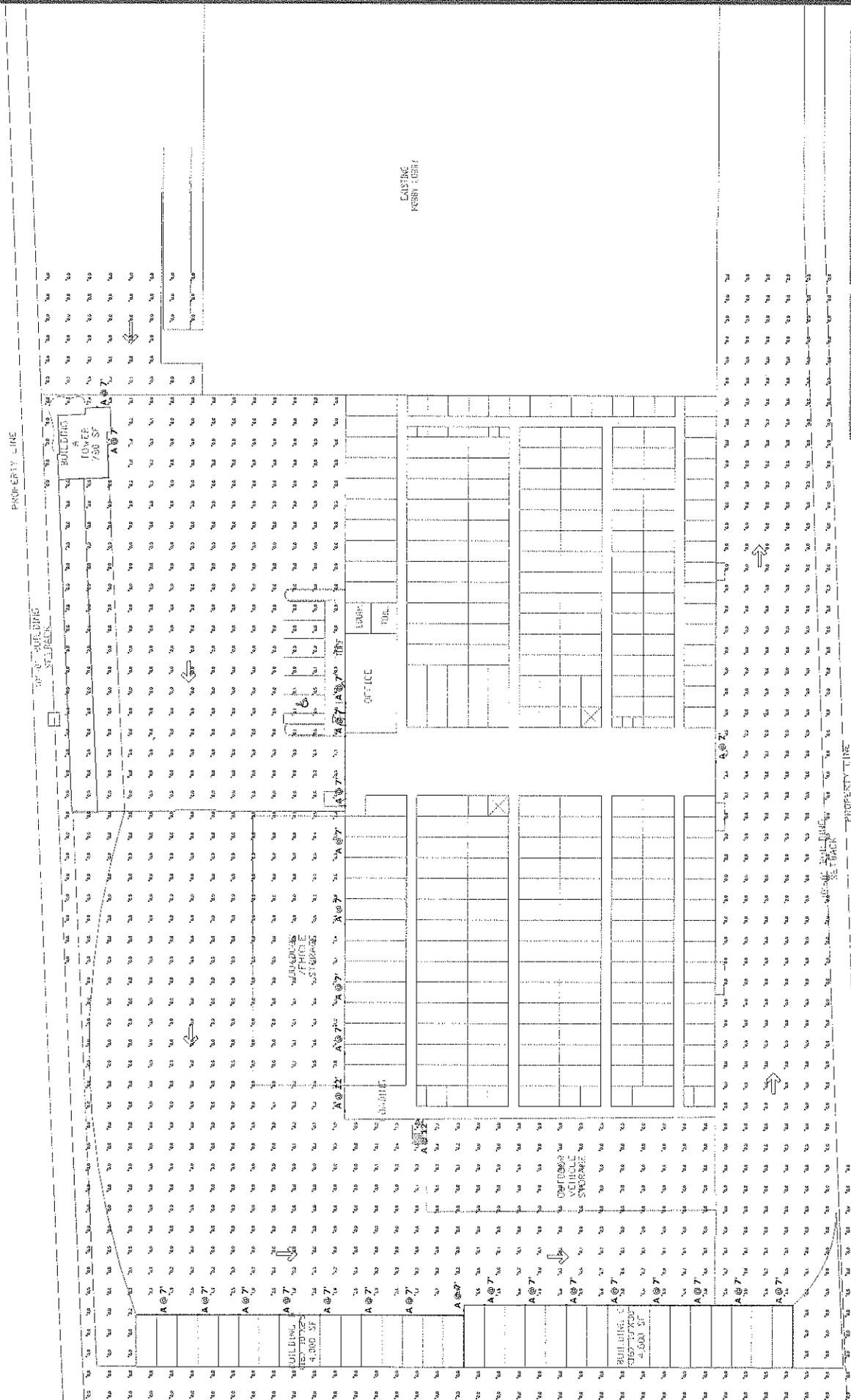
LANDSCAPE GENERAL NOTES

SCALE: NONE



EXTRA SPACE - S. 27TH ST. - SITE LIGHTING

DATE: 01/11/11
DRAWING NO.: 11-001
PROJECT: EXTRA SPACE - S. 27TH ST. - SITE LIGHTING
DRAWING NO. SUMMARY



DATE	01/11/11
DRAWING NO.	11-001
PROJECT	EXTRA SPACE - S. 27TH ST. - SITE LIGHTING
DRAWING NO. SUMMARY	

DATE	01/11/11
DRAWING NO.	11-001
PROJECT	EXTRA SPACE - S. 27TH ST. - SITE LIGHTING
DRAWING NO. SUMMARY	

Plan View
Scale - 1" = 20'

REVISIONS

ANDERSON
DESIGN/BUILD
244 S. KENNAWAY
MILWAUKEE, WI 53212
TEL: 414.224.4600

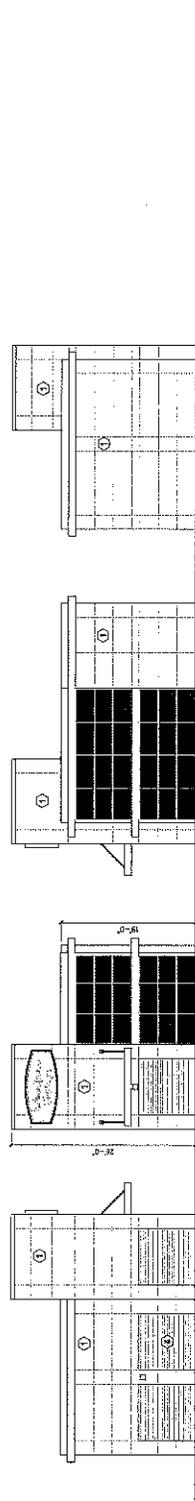


PROPOSED NEW PROJECT FOR:
FRANKLIN, WI 53132

EXTRA SPACE STORAGE
6803 SOUTH 27TH STREET

DATE: 01/11/11
DRAWN BY: J. B. BROWN
CHECKED BY: J. B. BROWN
SCALE: AS SHOWN

A2.1

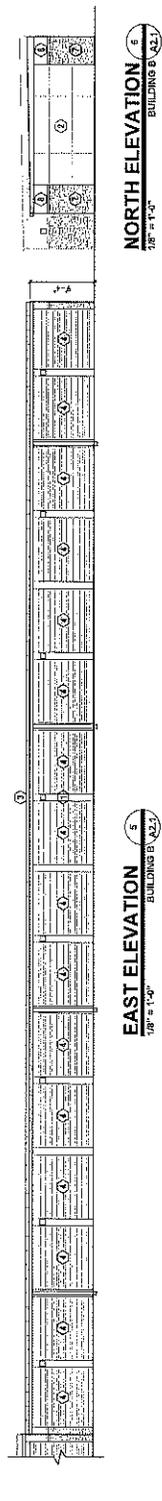


SOUTH ELEVATION 1
BUILDING A (A2.1)
1/8" = 1'-0"

EAST ELEVATION 2
BUILDING A (A2.1)
1/8" = 1'-0"

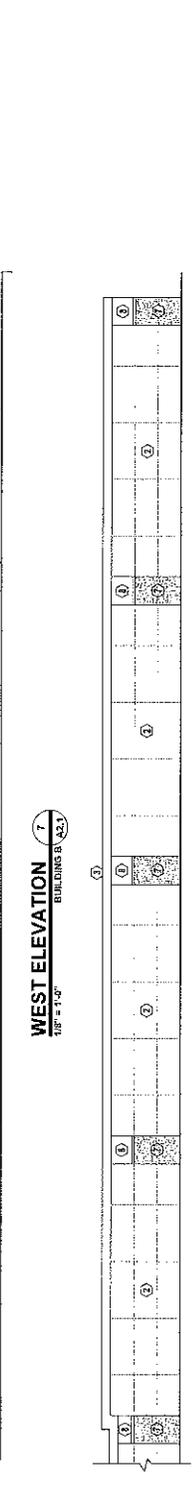
NORTH ELEVATION 3
BUILDING A (A2.1)
1/8" = 1'-0"

WEST ELEVATION 4
BUILDING A (A2.1)
1/8" = 1'-0"



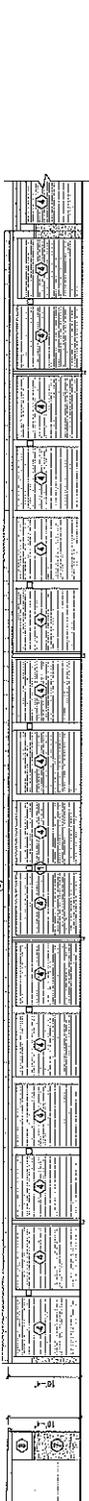
EAST ELEVATION 5
BUILDING B (A2.1)
1/8" = 1'-0"

NORTH ELEVATION 6
BUILDING B (A2.1)
1/8" = 1'-0"



WEST ELEVATION 7
BUILDING B (A2.1)
1/8" = 1'-0"

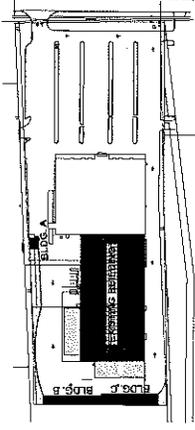
WEST ELEVATION 8
BUILDING C (A2.1)
1/8" = 1'-0"



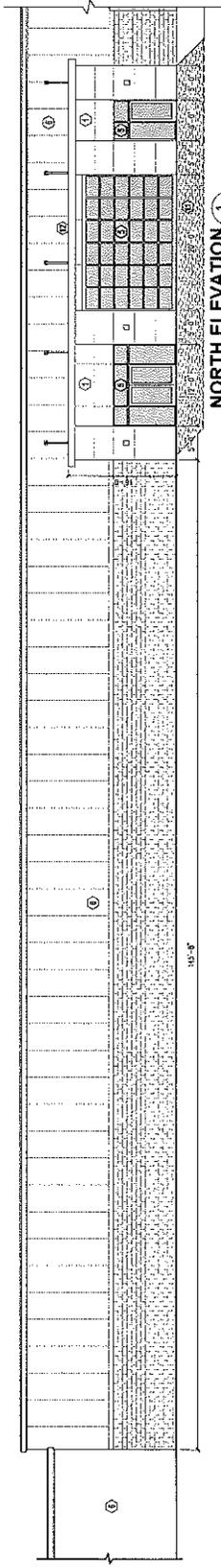
WEST ELEVATION 9
BUILDING C (A2.1)
1/8" = 1'-0"

SOUTH ELEVATION 10
BUILDING C (A2.1)
1/8" = 1'-0"

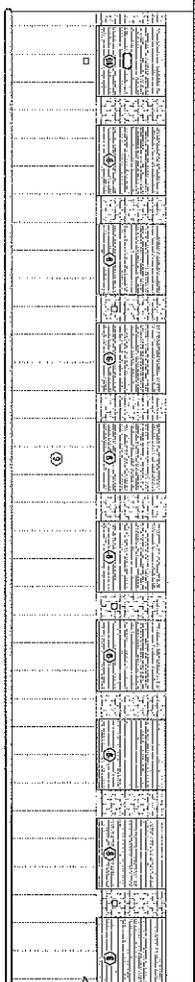
- MATERIAL KEY**
- 1 - PRE-FINISHED METAL PANELS
 - 2 - FIBER CEMENT PANELS
 - 3 - METAL ROOF BY STORAGE SYSTEM SUPPLIER
 - 4 - METAL ROOF BY STORAGE SYSTEM SUPPLIER
 - 5 - ALUMINUM STORMPORT GLASS
 - 6 - EXISTING BUILDING
 - 7 - KIDURMAX ENGINEERED STONE VENEER
 - 8 - HIGHNA FIBER CEMENT PANEL
 - 9 - EXISTING OVERHEAD DOOR TO REMAIN
 - 10 - BASE GRADE IN THIS AREA
 - 11 - PRE-FINISHED METAL CANOPY



KEY PLAN

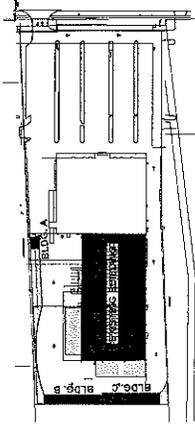


NORTH ELEVATION 1
EXISTING BUILDING A2.2
1/8" = 1'-0"

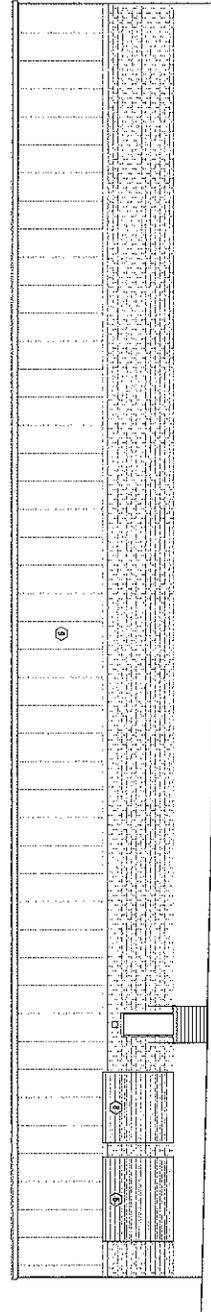


NORTH ELEVATION 2
EXISTING BUILDING A2.2
1/8" = 1'-0"

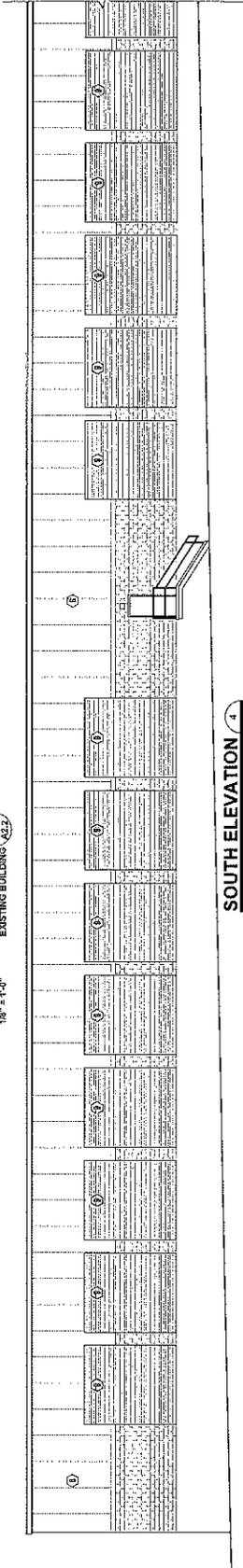
- MATERIAL KEY**
- 1 - PRE-FINISHED METAL PANELS
 - 2 - FIBRA-CEMENT PANELS
 - 3 - METAL ROOF BY SUGGESTED SUPPLIER
 - 4 - PRE-FINISHED METAL ROOF BY SUGGESTED SUPPLIER
 - 5 - ALUMINUM STOREFRONT GLASS
 - 6 - EXISTING BUILDING
 - 7 - ENVIROMAX ENGINEERED STONE VENEER
 - 8 - ARCHITECTURAL CEMENT PANEL
 - 9 - EXISTING ROOF
 - 10 - EXISTING OVERHEAD DOOR TO REMAIN
 - 11 - BASE GRADE IN THIS AREA
 - 12 - PRE-FINISHED METAL CANOPY
 - 13 - EXISTING TERRACE



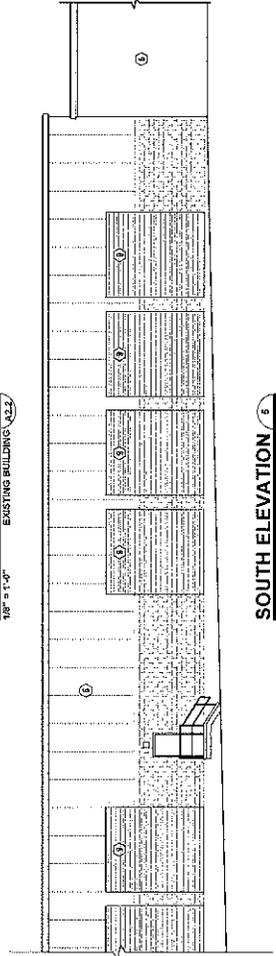
KEY PLAN



WEST ELEVATION 3
EXISTING BUILDING A2.2
1/8" = 1'-0"



SOUTH ELEVATION 4
EXISTING BUILDING A2.2
1/8" = 1'-0"



SOUTH ELEVATION 5
EXISTING BUILDING A2.2
1/8" = 1'-0"

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