

CITY OF FRANKLIN
PLAN COMMISSION MEETING*
FRANKLIN CITY HALL COUNCIL CHAMBERS
9229 W. LOOMIS ROAD, FRANKLIN, WISCONSIN
AGENDA
THURSDAY, JUNE 8, 2017, 7:00 P.M.

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

B. **Approval of Minutes**

1. Approval of regular meeting of May 18, 2017.

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

1. **GAZEBO PARK APARTMENT COMPLEX ACCESSORY BUILDING CONSTRUCTION.** Special Use Amendment application by GPark LLC, for construction of an accessory building (5 car detached garage) which will replace exterior parking spaces just south of the northernmost building on the Gazebo Park Apartment Complex property located at approximately 6300-6346 South 35th Street, zoned R-8 Multiple-Family Residence District; Tax Key No. 714-9990-004. **A PUBLIC HEARING IS SCHEDULED FOR THIS MEETING UPON THIS MATTER.**
2. **NUMBER OF BUILDINGS ON A RESIDENTIAL ZONING DISTRICT LOT UNIFIED DEVELOPMENT ORDINANCE TEXT AMENDMENT.** Unified Development Ordinance Text Amendment application by the City of Franklin to amend Section 15-2.0206 [and such other sections as determined necessary to be consistent with the purposes of the proposed amendment] to allow a single-family residence structure to temporarily remain upon a lot during the construction of a replacement single-family residential structure. [Section 15-2.0206 of the Unified Development Ordinance requires in part that in all residential zoning districts excepting the R-1E District, only one principal building may be located, erected, or moved onto a lot.] **A PUBLIC HEARING IS SCHEDULED FOR THIS MEETING UPON THIS MATTER.**

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

1. **THE ROCK SPORTS COMPLEX SPRECHER BEER CAFÉ.** Unified Development Ordinance §15-3.0442 Planned Development District No. 37 (The Rock Sports Complex/Ballpark Commons) Minor Amendment application by Michael E. Zimmerman, owner, The Rock Sports Complex, LLC, to allow for placement of a

Sprecher Beer Café at The Rock Sports Complex, within the four fields located on the north end of the site located at 7900 West Crystal Ridge Drive, property zoned Planned Development District No. 37 (The Rock Sports Complex/Ballpark Commons) and FW Floodway District; Tax Key No. 744-8980-001.

2. **EXTRA SPACE STORAGE SIGNAGE.** Sign plans submitted by Innovative Signs, Inc. as required by Condition No. 10 of Resolution No. 2016-7208, to allow for the installation of five signs consisting of three wall signs, a monument/directional sign and a tenant panel on the existing monument sign shared with Hobby Lobby (178.74 square foot wall sign on the south elevation of the existing building that reads “ExtraSpaceStorage”, 45.45 square foot wall sign above the entrance on the north elevation of the existing building that reads “OFFICE”, 35.4 square foot wall sign at the top of the east elevation of Building A that reads “ExtraSpaceStorage”, 20.22 square foot single-sided monument sign located adjacent to the ingress/egress from South 27th Street that reads “ExtraSpaceStorage” and a 55 square foot double-sided tenant panel on the existing monument sign that reads “ExtraSpaceStorage”), located at 6805 South 27th Street, upon property zoned Planned Development District No. 13 (Wal-Mart/Sam’s Wholesale Club)); Tax Key No. 738-9974-008.

E. Adjournment

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

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

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

REMINDERS:

Next Regular Plan Commission Meeting: June 22, 2017

**City of Franklin
Plan Commission Meeting
May 18, 2017
Minutes**

Unapproved

A. Call to Order and Roll Call

Mayor Steve Olson called the May 18, 2017 Regular Plan Commission meeting to order at 7:00 p.m. in the Council Chambers at Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin.

Present were Commissioners Patricia Hogan, Patrick Leon, David Fowler, City Engineer Glen Morrow and Alderman Mark Dandrea. Member Kevin Haley was excused. Also present was Principal Planner Nick Fuchs and Associate Planner Orrin Sumwalt.

B. Approval of Minutes

1. Regular Meeting of May 4, 2017. Commissioner Leon moved and City Engineer Morrow seconded approval of the May 4, 2017 minutes of the regular meeting of the Plan Commission. On voice vote, all voted 'aye'. Motion carried (5-0-0).

C. Public Hearing Business Matters

1. **DOWN-N-CHEESY LLC; “DIRECT SELLING ESTABLISHMENTS” USE.** Special Use application by Susan C. Van Erden, owner/operator of Down-N-Cheesy LLC, to operate a food truck business use upon the Rawson Pub property zoned B-2 General Business District, located at 5621 West Rawson Avenue; Tax Key No. 758-9990-000.

Principal Planner Fuchs presented the request by Susan C. Van Erden, owner/operator of Down-N-Cheesy LLC, to operate a food truck business use upon the Rawson Pub property zoned B-2 General Business District, located at 5621 West Rawson Avenue.

The Official Notice of Public Hearing was read in to the record by Associate Planner Sumwalt and the Public Hearing was opened at 7:02 p.m. and closed at 7:02 p.m.

Commissioner Fowler moved and Commissioner Leon seconded a motion to recommend approval of a Resolution imposing conditions and restrictions for the approval of a Special Use for a food truck business use upon the Rawson Pub property located at 5621 West Rawson Avenue. On voice vote, all voted 'aye'. Motion carried (5-0-0).

2. **NEUMANN DEVELOPMENTS, INC. MULTIPLE-FAMILY RESIDENTIAL DWELLING BUILDINGS LOTS DEVELOPMENT (SOUTHBROOK).** Rezoning and Comprehensive Master Plan Amendment applications by Neumann Developments,

Principal Planner Fuchs presented the request by Neumann Developments, Inc., to rezone two properties located at approximately 9733 South 76th Street from BP Business Park District to R-8 Multiple-Family Residence District and to amend the Future Land Use Map for the two properties from Business Park Use to Residential–Multi-Family Use and Areas of Natural Resource Features Use.

Inc., to rezone two properties located at approximately 9733 South 76th Street from BP Business Park District to R-8 Multiple-Family Residence District and to amend the Future Land Use Map for the two properties from Business Park Use to Residential–Multi-Family Use and Areas of Natural Resource Features Use; Tax Key Nos. 896-9999- 007 and 896-9999-008.

The Official Notice of Public Hearing for the rezoning request was read in to the record by Associate Planner Sumwalt and the Public Hearing was opened at 7:08 p.m. and closed at 7:12 p.m.

Alderman Dandrea moved and City Engineer Morrow seconded a motion to approve a Resolution recommending the adoption of an ordinance to amend the city of Franklin 2025 Comprehensive Master Plan to change the City of Franklin 2025 Future Land Use Map for property located at approximately 9733 South 76th Street from Business Park use to Residential-Multi-Family use and Areas of Natural Resource Features use, pursuant to WIS. STAT. § 66.1001(4)(b). Upon voice vote, Commissioners Hogan, Leon, Morrow and Dandrea voted 'aye'; Commissioner Fowler voted 'no'. Motion carried (4-1-0).

Alderman Dandrea moved and City Engineer Morrow seconded a motion to recommend approval of an Ordinance to amend the Unified Development Ordinance (Zoning Map) to rezone two parcels of land from BP Business Park District to R-8 Multiple-Family Residence District (approximately 9733 South 76th Street). Upon voice vote, Commissioners Hogan, Leon, Morrow and Dandrea voted 'aye'; Commissioner Fowler voted 'no'. Motion carried (4-1-0).

3. NEUMANN DEVELOPMENTS, INC. SINGLE-FAMILY RESIDENTIAL DWELLING BUILDINGS LOTS DEVELOPMENT (OAKWOOD & 76TH STREET).

Rezoning and Comprehensive Master Plan Amendment applications by Neumann Developments, Inc., to rezone an approximately 43.63 acre property located at the northwest corner of South 76th Street and West Oakwood Road from R-2 Estate Single-Family Residence District, R-8 Multiple-Family Residence District and FW Floodway District to R-5 Suburban Single-Family Residence District and FW Floodway District and to amend the Future Land Use Map for this property from Business Park Use and Areas of Natural Resource Features Use to Residential Use and Areas of Natural Resource Features Use; Tax Key No. 934-9992-010.

Principal Planner Fuchs presented the request by Neumann Developments, Inc., to rezone an approximately 43.63 acre property located at the northwest corner of South 76th Street and West Oakwood Road from R-2 Estate Single-Family Residence District, R-8 Multiple-Family Residence District and FW Floodway District to R-5 Suburban Single-Family Residence District and FW Floodway District and to amend the Future Land Use Map for this property from Business Park use and Areas of Natural Resource Features use to Residential use and Areas of Natural Resource Features use.

The Official Notice of Public Hearing for the rezoning request was read in to the record by Associate Planner Sumwalt and the Public Hearing was opened at 7:42 p.m. and closed at 7:46 p.m.

Commissioner Fowler moved and Commissioner Hogan seconded a motion to approve a Resolution recommending the adoption of an Ordinance to amend the City of Franklin 2025 Comprehensive Master Plan to change the City of Franklin 2025 Future Land Use Map for property located at the northwest corner of South 76th Street and West Oakwood Road from Business Park use and Areas of Natural Resource Features use to Residential use and Areas of Natural Resource Features use, pursuant to WIS. STAT. § 66.1001(4)(b). On voice vote, all voted 'aye'. Motion carried (5-0-0).

Commissioner Fowler moved and Commissioner Hogan seconded a motion to recommend approval of an Ordinance to amend the Unified Development Ordinance (Zoning Map) to rezone a certain parcel of land from R-2 Estate Single-Family Residence District, R-8 Multiple-Family Residence District and FW Floodway District to R-5 Suburban Single-Family Residence District and FW Floodway District (the northwest corner of South 76th Street and West Oakwood Road). On voice vote, all voted 'aye'. Motion carried (5-0-0).

D. Business Matters

1. GUS'S MEXICAN CANTINA SEASONAL, WEEKLY CAR SHOW.

Temporary Use application by Gus's Mexican Cantina, LLC, to host weekly car shows on the northern half of the Garden Plaza Shopping Center parking lot, adjacent to Gus's Mexican Cantina, property zoned B-3 Community Business District, located at approximately 6514 South Lovers Lane Road; Tax Key No. 705-8997-004

Principal Planner Fuchs presented the request by Gus's Mexican Cantina, LLC, to host weekly car shows on the northern half of the Garden Plaza Shopping Center parking lot, adjacent to Gus's Mexican Cantina, property zoned B-3 Community Business District, located at approximately 6514 South Lovers Lane Road.

Alderman Dandrea moved and Commissioner Hogan seconded a motion to approve a Resolution imposing conditions and restrictions for the approval of a Temporary Use for a seasonal, weekly car show upon property located at approximately 6514 South Lovers lane Road (Garden Plaza Shopping Center). On voice vote, all voted 'aye'. Motion carried (5-0-0).

E. Adjournment

Commissioner Fowler moved and Commissioner Leon seconded to adjourn the Plan Commission meeting of May 18, 2017 at 7:50 p.m. All voted 'aye'; motion carried. (5-0-0)



CITY OF FRANKLIN



REPORT TO THE PLAN COMMISSION

Meeting of June 8, 2017

Special Use Amendment

RECOMMENDATION: City Development Staff recommends approval of the detached garage for Gazebo Park located at approximately 6300-6346 South 35th Street, subject to the conditions set forth in the draft resolution.

Project Name:	Gazebo Park Detached Garage
Project Address:	6300-6346 South 35 th Street
Applicant:	Chester Daxe, GPark, LLC
Owners (property):	GPark, LLC
Current Zoning:	R-8 Multiple-Family Residence District
Use of Surrounding Properties:	Two-family residential to the north and east and multi-family residential to the south and west.
Applicant Action Requested:	Recommendation of approval of the Special Use Amendment for the proposed detached accessory building

Introduction and History:

On May 9, 2017, the applicant submitted a Special Use Amendment application to construct a detached accessory building on property located at 6300-6346 South 35th Street. The subject property is zoned R-8 Multiple-Family Residence District and consists of three multi-family buildings and four detached accessory buildings.

The development, known as Gazebo Park, was approved in 1983 via Resolution 83-2091. The existing 2 ½ car detached garage was approved in 1985 via Resolution No. 85-2581 for the storage of maintenance materials. The property owner received approval of a 20-foot by 32-foot six-inch 3 ½-car garage in 2009 via Resolution No. 2009-6579 and a 20-foot by 42-foot 4 ½-car garage in 2012 via Resolution No. 2012-6812. The most recent special use amendment, Resolution No. 2014-7007, allowed for construction of a 20-foot by 38-foot (760 square feet) 4-car detached garage.

Project Description/Analysis

The applicant is proposing to construct a 20-foot by 49-foot (980 square feet) 5-car detached garage. The garage is located in the southeast portion of the property and will replace five exterior parking spaces. The garage will have a height of 12 feet.

The garage will consist of vinyl siding and 30-year shingles to match that of the existing apartment buildings and other accessory buildings located onsite. The garage includes three windows on the north elevation. The south elevation consists of two double and one single overhead garage doors and a double LED floodlight. The applicant is proposing a window on one

side of the garage and a double LED floodlight, window and service door on the opposite side elevation.

Per Resolution No. 83-2091, 2 parking spaces are required per each efficiency, one bedroom and two bedroom units and 2.5 parking spaces are required for each three or more bedroom unit. The applicant has indicated that a total of forty-eight parking spaces are required. The total number of parking spaces will not change and remain at 48; therefore, the site will conform to the required number of parking spaces. The property currently has six exterior parking spaces and two garage parking spaces that are designated for handicapped parking, which is in compliance with Table 15-5.0202(I)(1) of the UDO. The proposed garage will be replacing one ADA accessible parking space, however, that space will be relocated to a parking space to south. Staff is unaware of any parking issues on the site.

The proposed garage meets all R-8 District Development Standards. Note that the R-8 District Special Use Option for multi-family attached dwellings units with more than two dwelling units per structure requires a minimum Open Space Ratio (OSR) of 0.35. OSR is the number derived by dividing the open space of the site by the base site area, and includes natural resource features. Staff conservatively estimates the existing greenspace at approximately 34,500 square feet. The site has an area of approximately 96,267 square feet, resulting in an OSR of about 0.36. As indicated, the garage will be located over existing impervious surface, thus the OSR will remain in compliance.

As indicated, the applicant has illustrated double LED floodlights on the south and a side elevation of the garage. Staff finds that these spotlights will not cause any adverse impacts to the adjacent properties. The applicant is not proposing any new landscaping.

Mum Environmental, Inc. completed a Natural Resource Protection Plan on May 4, 2009. The NRPP showed a wetland to the south of the property and there is also probable woodlands located on or immediately adjacent to the property. The proposed garage is located a significant distance away from these areas and is being placed over existing parking spaces; therefore, no natural resources will be impacted.

Staff Recommendation:

City Development Staff recommends approval of the detached garage for Gazebo Park located at approximately 6300-6346 South 35th Street, subject to the conditions set forth in the draft resolution.

RESOLUTION NO. 2017-_____

A RESOLUTION TO AMEND RESOLUTION NOS. 79-1562, 83-2091, 85-2581, 2009-6579, 2012-6812 AND 2014-7007 IMPOSING CONDITIONS AND RESTRICTIONS FOR THE APPROVAL OF A SPECIAL USE FOR THE GAZEBO PARK APARTMENT COMPLEX PROPERTY LOCATED AT APPROXIMATELY 6300-6346 SOUTH 35TH STREET TO ALLOW FOR THE CONSTRUCTION OF AN ACCESSORY BUILDING (GPARK LLC, APPLICANT)

WHEREAS, GPark LLC having petitioned the City of Franklin for the approval of an amendment to Resolution Nos. 79-1562, 83-2091, 85-2581, 2009-6579, 2012-6812 and 2014-7007, conditionally approving a Special Use to allow for the construction, location and operation of a multiple family housing development upon property located at approximately 6300-6346 South 35th Street, such property being zoned R-8 Multiple-Family Residence District, more particularly described as follows:

Parcel One (1) of Certified Survey Map No. 4438, recorded on March 13, 1984, on Reel 1620, Image 105, as Document No. 5699798, being a redivision of Parcels One (1), Two (2) and Three (3) of Certified Survey Map No. 3755, being a part of the Northwest One-quarter (1/4) of the Northeast One-quarter (1/4) of Section One (1), Township Five (5) North, Range Twenty-one (21) East, in the City of Franklin, Milwaukee County, Wisconsin; Tax Key Number: 714-9990-004; and

WHEREAS, such proposed amendment being for the purpose of constructing an accessory building (5 car detached garage), which will replace existing exterior parking spaces just south of the northernmost building on the Gazebo Park Apartment Complex property; 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 8th day of June, 2017, and the Plan Commission thereafter having determined to recommend that the proposed amendment to Special Use be approved, subject to certain conditions, and the Plan Commission further finding that the proposed amendment to 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

GPARK LLC – AMENDMENT TO SPECIAL USE
RESOLUTION NO. 2017-_____

Page 2

WHEREAS, the Common Council having received such Plan Commission recommendations and also having found that the proposed amendment to 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 GPark LLC for the approval of an amendment to 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 amendment to Special Use is approved only for the use of the subject property by GPark LLC, successors and assigns, for the Gazebo Park Apartments accessory building construction, which shall be developed in substantial compliance with and constructed, operated and maintained by GPark LLC, pursuant to those plans City file-stamped May 31, 2017 and annexed hereto and incorporated herein as Exhibit A.
2. GPark 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 consultants to the City of Franklin, for the Gazebo Park Apartments accessory building construction project, within 30 days of invoice for same. Any violation of this provision shall be a violation of the Unified Development Ordinance, and subject to §15-9.0502 thereof and §1-19. of the Municipal Code, the general penalties and remedies provisions, as amended from time to time.
3. The approval granted hereunder is conditional upon GPark LLC and the Gazebo Park Apartments accessory building construction project for the property located at approximately 6300-6346 South 35th 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. [other conditions, etc.]

BE IT FURTHER RESOLVED, that in the event GPark 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 amendment to 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 additional Special Use permission granted under this Resolution.

BE IT FURTHER RESOLVED, that any violation of any term, condition or

GPARK LLC – AMENDMENT TO SPECIAL USE
RESOLUTION NO. 2017-_____

Page 3

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 an amendment to such Special Use Permit as is contemplated by §15-9.0103 of the Unified Development Ordinance, and that all of the terms and conditions of Resolution Nos. 79-1562, 83-2091, 85-2581, 2009-6579, 2012-6812 and 2014-7007, not specifically and expressly amended by or in direct conflict with this Resolution, shall remain in full force and effect.

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 completion of the construction of the accessory building.

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 _____, 2017.

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2017.

APPROVED:

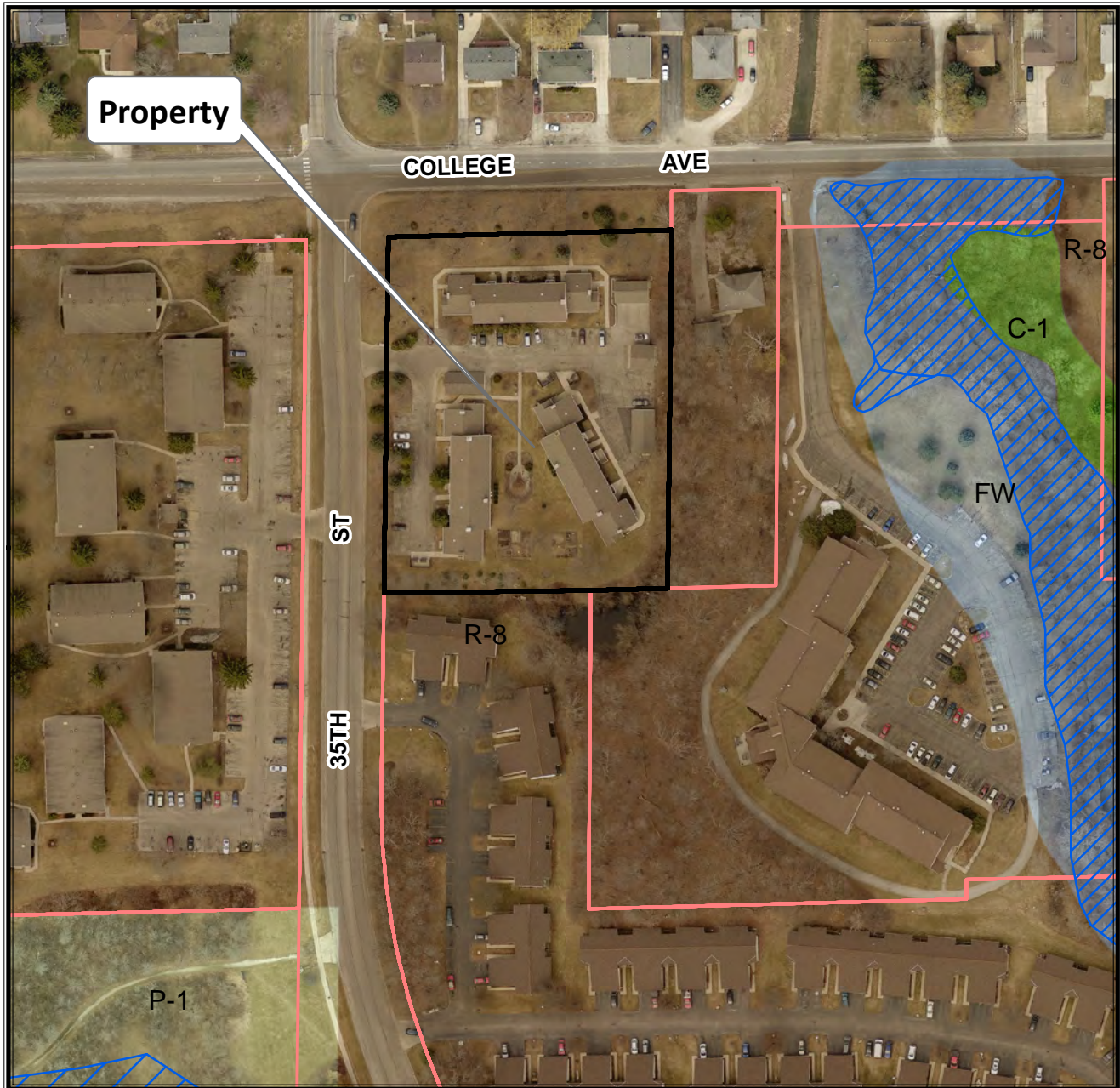
Stephen R. Olson, Mayor

ATTEST:

Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____

6300 - 6346 S. 35th Street
TKN: 714 9990 004



Planning Department
(414) 425-4024

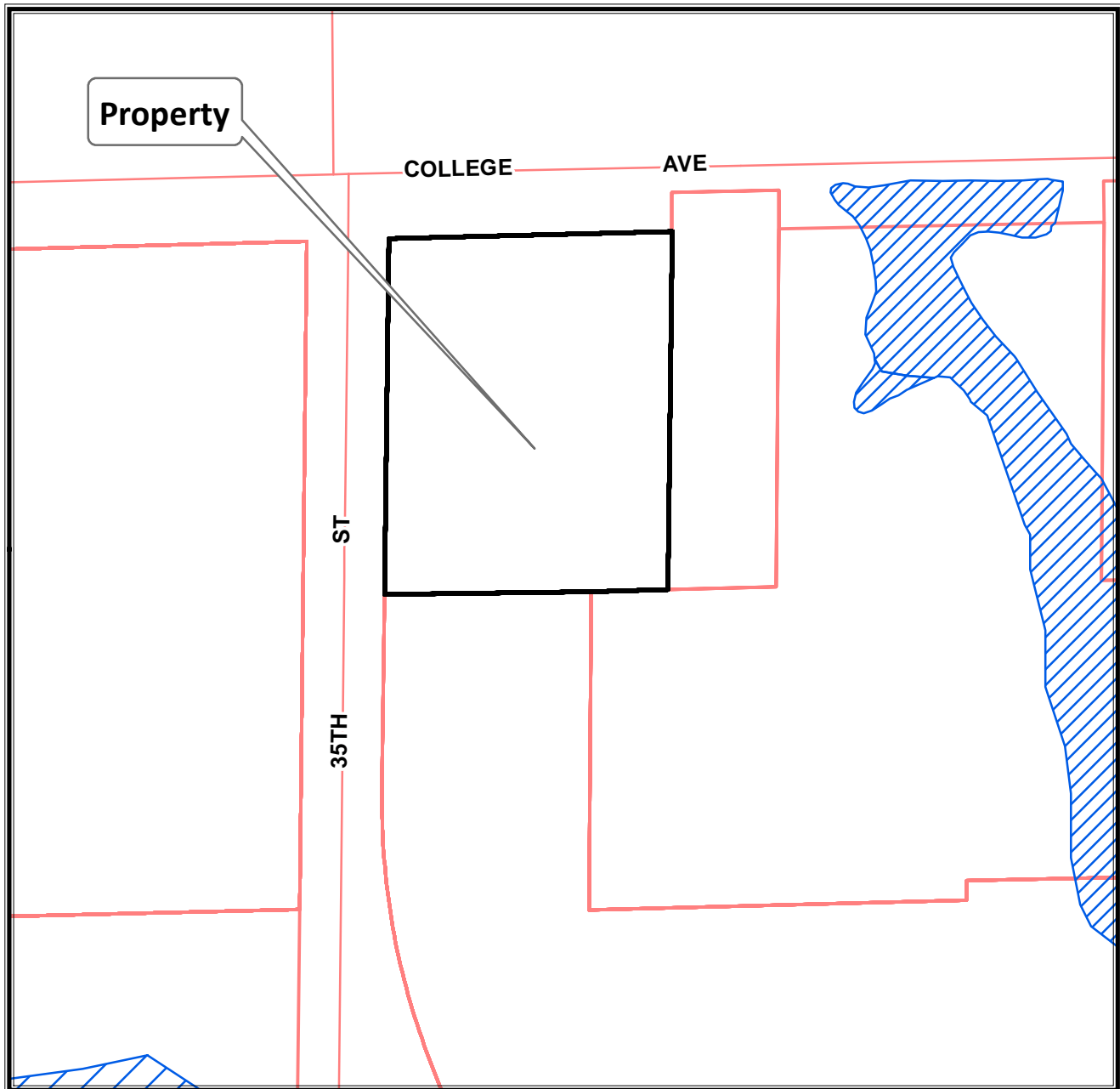
0 95 190 380 Feet

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


NORTH
2017 Aerial Photo



6300 - 6346 S. 35th Street
TKN: 714 9990 004



Planning Department
(414) 425-4024

0 95 190 380 Feet

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



Name of Property: GAZEBO PARK

Owner of property: GPARK LLC
6508 S 27th St, Suite 9 #176
Oak Creek, WI 53154

PROJECT NARRATIVE

6300-6346 S 35th St, Franklin WI 53132

The project consists of a new five car garage building which measures 49' by 20'. The garage would be built south of the existing north apartment building. The five new indoor spaces would replace five outdoor spaces. There would be no change in the total of parking spaces from the present total of 48 parking spaces, which include both indoor and outdoor.

The parking spaces to be removed includes one ADA accessible parking space. That ADA parking space will be relocated 30' south to an unassigned space that has good parallel access for a vehicle side ramp. There are presently six outside ADA parking spaces which are designated by ADA signs. There are two indoor ADA parking spaces. The total number of ADA parking spaces is eight. No additional ADA parking spaces are proposed.

No other changes of any type are contemplated for the existing buildings or features of the property, other than restoring the asphalt paving approach to the new garage.

The proposed five car garage would in terms of architectural character resemble the three other recently built garage buildings on the property. The same contractor who built those three buildings would be hired to build the proposed garage.

No landscaping areas would be added, since the construction site is 100% paved parking. The lawn area to the north of the new garage will be restored up to the new garage. The amount of green space to be eliminated would be zero.

The finish garage floor elevation shall be specified on the survey.

No additional keys will be supplied, as the master keys in the Knox box will cover the new garage service door.

Franklin

MAY 31 2017

City Development

RESPONSE TO THE GENERAL STANDARDS (5 CAR)

A. General Standards.

1. Ordinance and Comprehensive Master Plan Purposes and Intent.

The proposal meets the R-8 standards and the development is consistent with multi-family residential use. The property consists of three 8-family buildings built in 1984 along with a 2 car garage built in 1986 and a 3 ½ car garage built in 2010 and a 4 ½ car garage built in 2012 and a 4 car garage built in 2014 on 2.2 acres. The site is 96,238 square feet, while the total of the three residential buildings cover 14,994 square feet.

2. No Undue Adverse Impact.

There is no impact on neighboring properties as the proposed garage is completely surrounded by existing apartment buildings and garages. We propose to replace five paved outdoor parking spaces with five indoor garage spaces.

3. No Interference with Surrounding Development.

See above #2 answer.

4. Adequate Public Facilities.

This standard is not applicable as there is no need for public facilities or services other than police and fire protection.

5. No Traffic Congestion.

The proposed new five indoor parking spaces simply replace five existing outdoor parking spaces for a net change of zero.

6. No Destruction of Significant Features.

The existing paved outdoor parking surface is proposed to be replaced by an indoor parking area, with no other changes whatsoever.

7. Compliance with Standards.

The proposed new structure is compliant with R-8 standards.

B. Special Standards for Specified Special Uses.

C. Considerations.

1. Public Benefit.

N/A

2. Alternative Locations.

N/A

3. Mitigation of Adverse Impacts.

N/A

Franklin

MAY 31 2017

City Development

4. Establishment of Precedents of Incompatible Uses in the Surrounding Area.
N/A

MATERIALS & SPECIFICATIONS

Gable roof with 6/12 pitch, Trusses 2' O.C.

Roof Shingles by: Oakridge in "driftwood" color (30 year)

Siding, solid vinyl by: Royal in "beige" color, double 4" lap

Siding & roofing are exact match to three existing newer garages

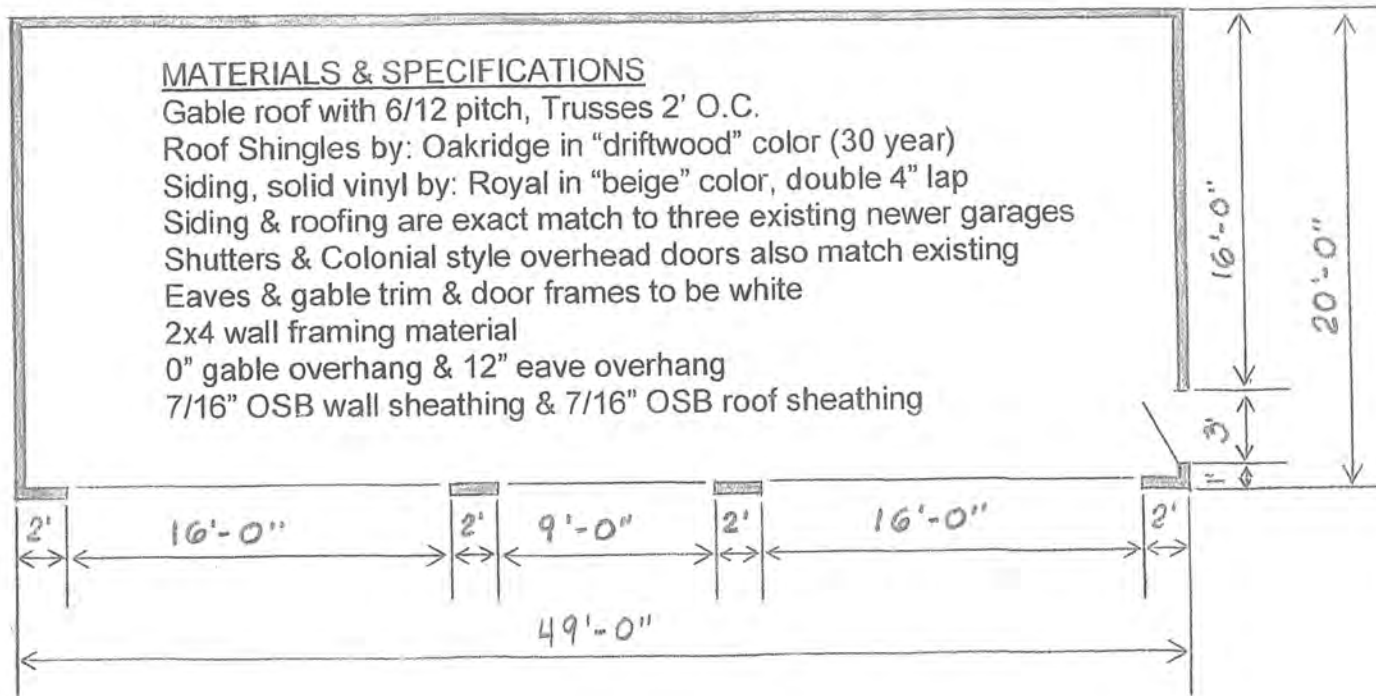
Shutters & Colonial style overhead doors also match existing

Eaves & gable trim & door frames to be white

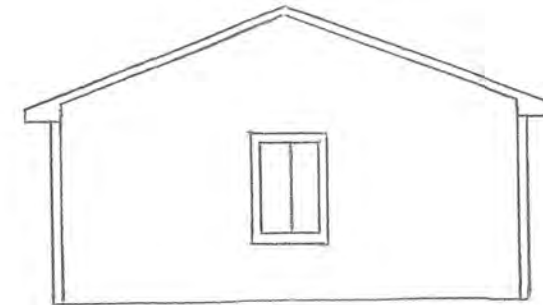
2x4 wall framing material

0" gable overhang & 12" eave overhang

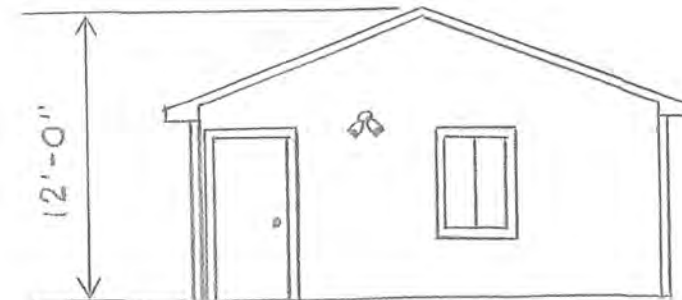
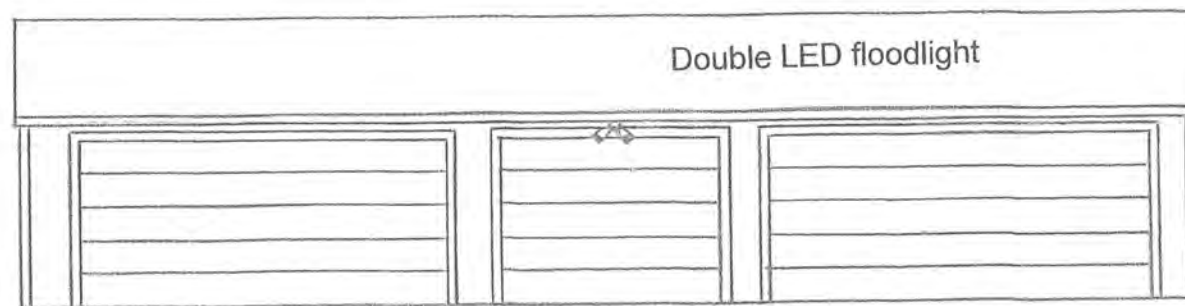
7/16" OSB wall sheathing & 7/16" OSB roof sheathing



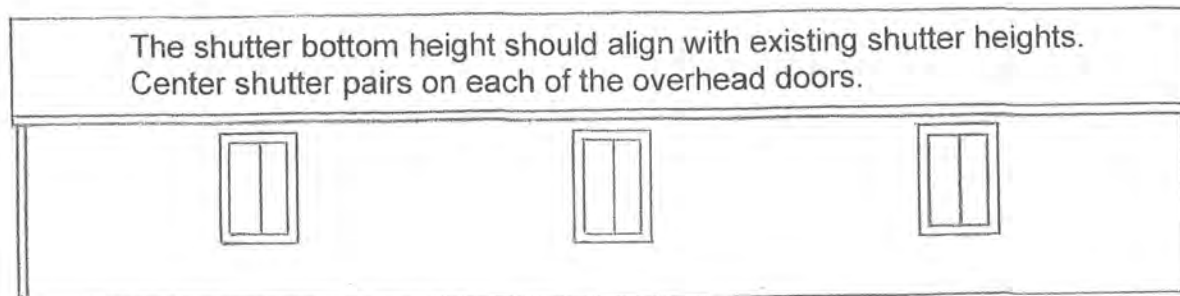
Scale: 1/8" = 1'-0"



Double LED floodlight



The shutter bottom height should align with existing shutter heights.
Center shutter pairs on each of the overhead doors.



GAZEBO PARK

6300-6346 S. 35th ST, FRANKLIN

Owned by: GPark LLC

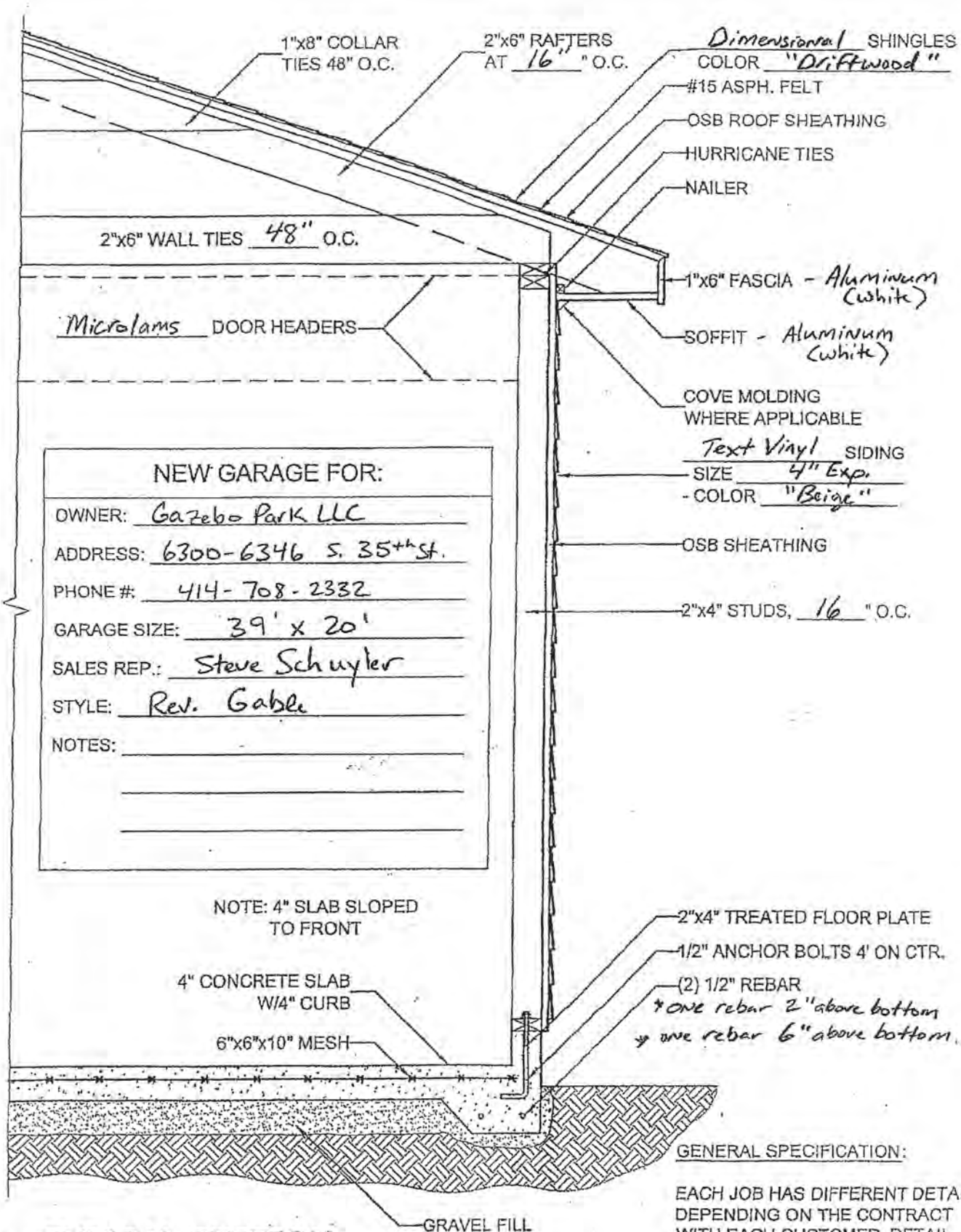
6508 S. 27th St, Suite 9 #176

Oak Creek, WI 53154

Franklin

MAY 31 2017

City Development



1 TYPICAL SECTION:

Scale: 3/4"=12"

GENERAL SPECIFICATION:

EACH JOB HAS DIFFERENT DETAILS DEPENDING ON THE CONTRACT WITH EACH CUSTOMER. DETAIL SECTION SHOWN IS TYPICAL.

Gazebo Park LLC

RESIDENCE

DATE: 1/20

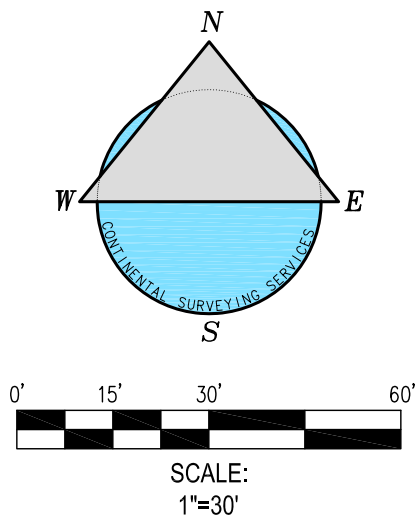
PAGE: 1 OF 1



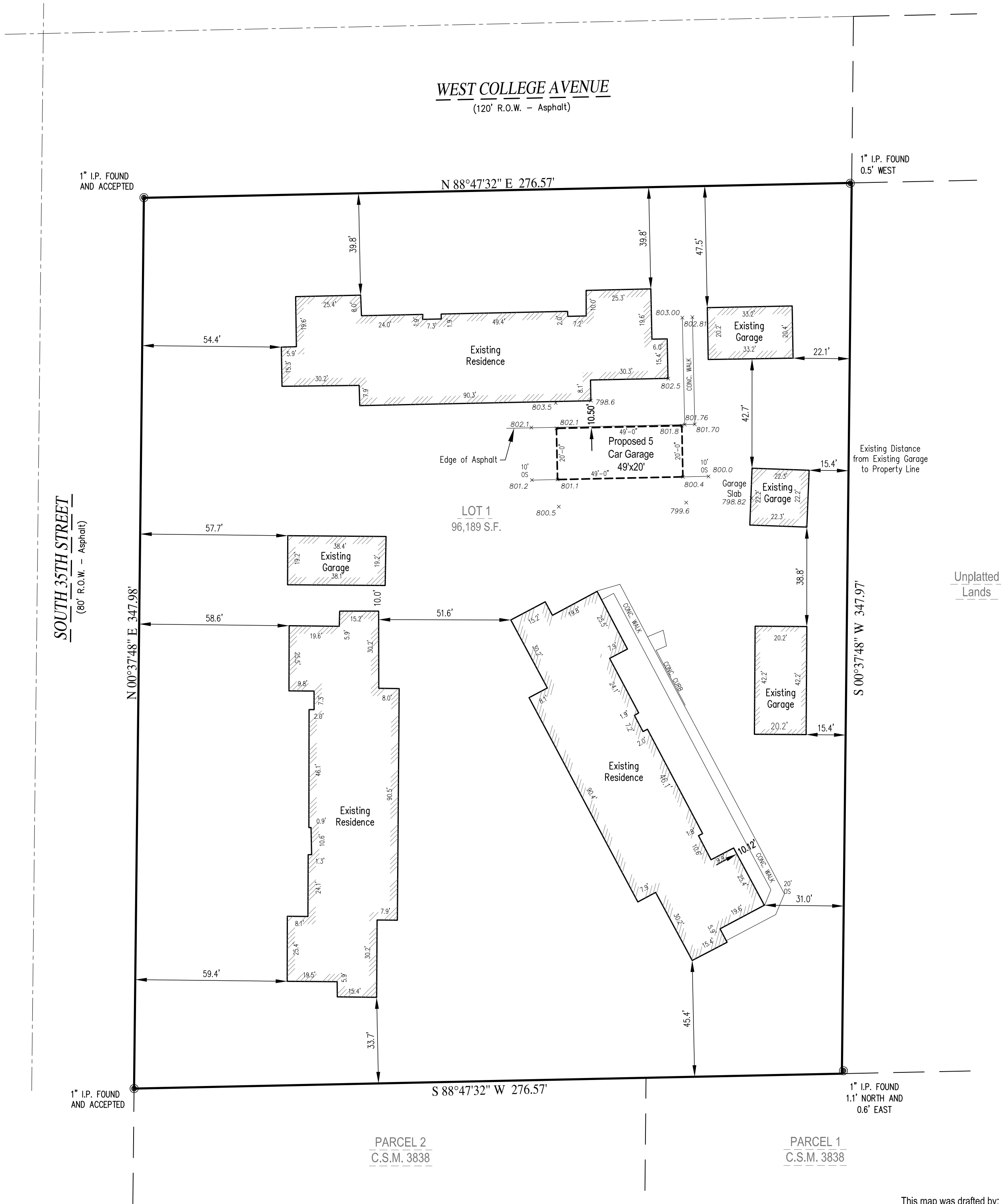
PLAT OF SURVEY

PROPERTY DESCRIPTION: (Per Document No.: 09377482)

Parcel One (1) of Certified Survey Map No. 4438, recorded on March 13, 1984, on Reel 1620, Image 105, as Document No. 5699798, being a redivision of Parcels One (1), Two (2), and Three (3) of Certified Survey Map No. 3755, being a part of the Northwest One-quarter (¼) of the Northeast One-quarter (¼) of Section One (1), Township Five (5) North, Range Twenty-one (21) East, in the City of Franklin, Milwaukee County, Wisconsin.



Conversion to Inches	
0.083'	= 1"
0.166'	= 2"
0.250'	= 3"
0.333'	= 4"
0.416'	= 5"
0.500'	= 6"
0.583'	= 7"
0.666'	= 8"
0.750'	= 9"
0.833'	= 10"
0.916'	= 11"
1.000'	= 1 Foot



Revised this 30th Day of May, 2017.
(Added proposed 5 Car Garage and Elevations)

This map was drafted by: TLM

LEGAL NOTICE: UNAUTHORIZED REVISIONS, MODIFICATIONS, ALTERATIONS, AND OR MAKING CHANGES OF ANY KIND AND THEN USE AND OR DISTRIBUTE THIS MAP, CONTINENTAL SURVEYING SERVICES LLC'S NAME, OR THE SURVEYOR'S NAME NAMED ON THIS MAP WITHOUT CONSENT MAY BE A FEDERAL OFFENSE IN VIOLATION OF COPYRIGHT AND OR PLAGIARISM LAWS WHICH MAY RESULT IN LEGAL ACTION.

**CONTINENTAL
SURVEYING
SERVICES LLC**



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Milwaukee: (414) 425-2060
Website: www.csssurveys.com
Email: survey@csssurveys.com

CLIENT:
Chester Daxe
6300-6346 S. 35th Street
Franklin, WI 53132

PROPERTY ADDRESS:
6300-6346 S. 35th Street
Franklin
Wisconsin 53132

PARCEL INFO:
TAX KEY NUMBER: 7149990004
PROJECT NO.: 20170410_MTG0001
SERVICE PERFORMED: MTG

For questions regarding underground utilities please contact:



NOTE:

Bearings are referenced to the East Line of S. 35th Street as N 00°37'48" E

NOTE: Underground Utilities

Location of Underground utilities are not part of the agreement made between the Surveyor AND Client named on this map, therefore none are shown.

NOTE: Title Policy

As of the date of this survey, no title policy was provided, therefore this Plat of Survey does not guarantee the existence, size and location of any easements, encumbrances, restrictions or other facts that could otherwise be disclosed in a title search or current Title Policy.

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND IN MY PROFESSIONAL OPINION THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, ROADWAYS, THE LOCATION OF ALL VISIBLE DWELLINGS AND PERMANENT OUT BUILDINGS WITHIN OR NEAR SAID BOUNDARIES, IF ANY.

THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE OR GUARANTEE THE TITLE THERETO. THIS SURVEY COMPLIES WITH WISCONSIN ADMINISTRATIVE CODE AE-7 EXCEPT FOR THOSE ITEMS WAIVED, IF ANY, AND IS BOUND BY WISCONSIN STATE STATUTE 893.37 THAT DEFINES STATUTE OF LIMITATIONS IN REGARDS TO SURVEYS.

Rick R. Hillmann S-3005

Dated this 5th Day of MAY, 2017.



By the Graces of God and the talents given to us, we strive to provide the most Honest and Reliable Land Surveying Services

**CITY OF FRANKLIN****REPORT TO THE PLAN COMMISSION****Meeting of June 8, 2017****Unified Development Ordinance Text Amendment**

RECOMMENDATION: City Development staff recommends denial of the proposed Unified Development Ordinance Text Amendment to Section 15-2.0206 to allow a single-family residence structure to temporarily remain upon a lot during the construction of a replacement single-family residential structure.

Project Name:	To allow two residential structures upon a lot
Project Address:	N/A
Applicant:	City of Franklin
Owners (property):	N/A
Current Zoning:	N/A
2025 Comprehensive Master Plan:	N/A
Use of Surrounding Properties:	N/A
Applicant Action Requested:	Recommendation of approval for the proposed Unified Development Ordinance Text Amendment to allow a single-family residence structure to temporarily remain upon a lot during the construction of a replacement single-family residential structure.

INTRODUCTION:

Earlier this year, a Franklin resident inquired about the possibility of remaining within their existing, residentially zoned, single-family residential home while they constructed a new home upon the same lot. City staff subsequently informed the resident that the City's zoning ordinance did not allow such a situation.

In response to the resident's inquiry, Alderwoman Wilhelm placed the subject matter on the Common Council's May 2, 2017 agenda. The Council subsequently moved to "direct staff to review and report upon allowing more than one principal structure temporarily ... as amendments to the Unified Development Ordinance, and to process same as staff determines appropriate."

Staff has provided the following information in response to the above motion.

PROJECT DESCRIPTION:

The City of Franklin Unified Development Ordinance (UDO) Section 15-2.0206, Number of Buildings on a Zoning Lot, currently states in part:

“All principal buildings shall be located on a zoning lot; only one (1) principal building shall be located, erected, or moved onto a lot in the R-1, R-2, R-3, R-3E, R-4, R-5, R-6, R-7 and VR residential zoning districts, and only two (2) principal buildings in the R-1E District.”

Based upon the above, the City’s Unified Development Ordinance does not allow for more than one single-family residential structure on a lot zoned for single-family residential uses, not even on a temporary basis, nor for purposes of replacing an existing residential structure on a lot. Therefore, in order to allow a second single-family residential structure, a UDO Text Amendment of Section 15-2.0206 would be necessary.

During initial staff review of this matter, a number of questions were raised about the intended extent and scope of this text amendment, which have been addressed in the draft ordinance as noted below.

- Should the scope of the UDO text amendment be expanded?
 - As the initial inquiry only pertains to the replacement of an existing single-family residential home, and as staff has many concerns with this proposal, the draft ordinance limits the text amendment to the replacement of existing single-family residential structures only, and only for that duration needed to construct the new home.
- Should the UDO text amendment be limited in some additional manner, such as by lot size?
 - Although originally considered, upon further review it was noted that any lot size restriction might be arbitrary (should all other zoning requirements otherwise be able to be met). Therefore, for purposes of the draft ordinance, it was determined that a minimum lot size would not be required.
- What technical requirements should apply to the allowance for a second residential structure?
 - It was initially determined that the pertinent technical issues would most likely be building code related. As such, the draft ordinance includes requirements for proper building demolition, gas and electric service disconnection, sewer and water system abandonment, etc., as well as a requirement for a bond or letter of credit to ensure proper implementation of the above.
- Who should be responsible for the review, approval, and administration of any such requests?
 - The most likely possibilities identified by staff included the Building Inspection Department, the Department of City Development, the Architectural Review Board, or the Plan Commission. However, should the UDO text amendment be approved in its current or in a somewhat similar form, it can be noted that most of the technical requirements would be building code related. Therefore, the draft ordinance provides that the Building Inspection Department will be responsible for the administration of these requests.

PROJECT ANALYSIS:

Upon further review of this matter, staff identified additional concerns with this proposal, as noted below.

- Potential adverse impacts upon neighborhood character.
 - Particularly in more established neighborhoods, if the original home remains while the new one is constructed, it is likely that the new home will not be placed in a location on the lot similar to the other existing homes in the neighborhood.
- Potential zoning district standard conflicts.
 - Particularly with smaller lots, while both structures are present, temporary conflicts with such district standards as setbacks and lot coverage could occur.
 - Should the Plan Commission or the Common Council still intend that this UDO text amendment proceed, staff would recommend that this matter be tabled so further UDO changes can be identified to address such temporary conflicts.
- Potential accessory structure standard conflicts.
 - Once a new home is completed and the existing home removed, the location of certain existing fences and/or accessory structures might no longer be conforming. For instance, if the new home is built behind the existing home, any existing fences or accessory structures that were in a permitted side yard might now be located within a front yard where they are not allowed.
 - If these structures were allowed to remain, they would become legal non-conforming.
 - Should the Plan Commission or the Common Council still intend that this UDO text amendment proceed, staff would recommend that this matter be tabled so further UDO changes can be identified to address such conflicts
- Potential natural resource feature conflicts.
 - Particularly with smaller lots, construction of the new home could lead to greater chances for conflicts with existing natural resources, conservation easements, or drainage ways.
- Potential private sewer and water system conflicts.
 - Particularly with smaller lots, construction of the new home could reduce the area available for future replacement systems.
- Potential implementation and enforcement difficulties.
 - Should such a UDO Text Amendment be approved, violations may be difficult to enforce. Examples of such difficulties could include instances where: the property owner would like to retain both homes (to keep the existing home as an accessory dwelling unit); for financial, weather, or other reasons completion of the new home cannot occur in a timely fashion; the owner does not wish to remove or relocate existing fences, accessory structures, drainage ways, or other similar features; etc.

In addition, staff believes that while approval of the proposed UDO Text Amendment would be unfair as it would provide single-family residential uses an advantage not available to multi-family residential uses, staff also believes that expanding the Text Amendment to additional uses and situations would exacerbate the issues and concerns noted above.

Lastly, it can be noted that staff is aware of only a few such inquiries over the past 10 years, and would envision that the use of this provision, if approved, would still be relatively rare. Furthermore, staff believes that one of the reasons this provision would be rarely used would be because of the concerns noted above.

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.”*

Wisconsin State Statute 66.1001 also requires that “...if a local governmental unit enacts or amends any of the following ordinances, the ordinance shall be consistent with that local governmental unit’s comprehensive plan:...City of village zoning ordinances enacted or amended under s. 62.23(7)...”

Staff believes that the proposed UDO Text Amendment would not have any significant impact upon the City’s Comprehensive Master Plan and its goals, objectives, and policies.

STAFF RECOMMENDATION:

City Development staff recommends denial of the proposed Unified Development Ordinance Text Amendment to Section 15-2.0206 to allow a single-family residence structure to temporarily remain upon a lot during the construction of a replacement single-family residential structure.

However, should the Plan Commission and/or the Common Council wish to proceed with the proposed Text Amendment, staff would recommend that further direction and guidance be provided to staff in regard to the issues and concerns noted above. Staff would also recommend that action on this matter be postponed until the draft ordinance can be revised accordingly, and returned to the Plan Commission and the Common Council for further review and consideration.

STATE OF WISCONSIN

CITY OF FRANKLIN

MILWAUKEE COUNTY

[Draft 5-17-17]

ORDINANCE NO. 2017-____

AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE TEXT
TO AMEND SECTION 15-2.0206 TO ALLOW A SINGLE-FAMILY RESIDENCE
STRUCTURE TO TEMPORARILY REMAIN UPON A LOT DURING THE
CONSTRUCTION OF A REPLACEMENT SINGLE-FAMILY
RESIDENTIAL STRUCTURE
(CITY OF FRANKLIN, APPLICANT)

WHEREAS, Section 15-2.0206 of the Unified Development Ordinance provides in part that in all residential zoning districts excepting the R-1E District, only one principal building may be located, erected, or moved onto a lot; and

WHEREAS, there are circumstances over time where it may be land use appropriate and property owner convenient to allow for more than one principal structure temporarily upon a property, such as where a new single-family residential dwelling is being constructed with the intent to replace an existing home building on a relatively larger area property, to allow occupancy of the existing structure until completion of construction of the new structure; and

WHEREAS, the City of Franklin having applied for a text amendment to Section 15-2.0206 of the Unified Development Ordinance so as to allow for such land use appropriate and property owner convenient purposes; and

WHEREAS, the Plan Commission having reviewed the proposed amendment, and having held a public hearing on the proposal on the ____ day of _____, 2017 and thereafter having recommended approval of such amendment; and

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

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

SECTION 1: Section 15-2.0206 Number of Buildings on a Zoning Lot, of the Unified Development Ordinance of the Municipal Code of the City of Franklin, Wisconsin is hereby amended to add the following to and at the end of the existing text:

Notwithstanding anything to the contrary in this Section, during the construction of a new single-family residential structure upon a lot in a residential zoning district, a then existing residential structure upon such lot may temporarily remain upon the property for the purpose of housing the property owner(s) until the new residence has obtained an occupancy permit from the Inspection Department, providing that the property owner(s) apply for and obtain a building permit for such purposes with the Building Inspection Department, which building permit application shall require that the property owner(s) obtain and provide a contract for building demolition, asbestos testing, asbestos abatement, disconnection of gas and electrical service, abandonment of sewer/septic, and water lateral or private well service for the review and approval of the Building Inspection Department; obtain and provide a bond or letter of credit to insure the demolition, cleanup and restoration of the site, and such other site specific and/or general conditions determined to be reasonably necessary by the Building Inspector, for the review and approval of the Building Inspection Department.

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

SECTION 3: All ordinances and parts of ordinances in contravention to this ordinance are hereby repealed.

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

Introduced at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2017, by Alderman _____.

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2017.

APPROVED:

Stephen R. Olson, Mayor

ORDINANCE NO. 2017-____

Page 3

ATTEST:

Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____



CITY OF FRANKLIN



REPORT TO THE PLAN COMMISSION

Meeting of June 8, 2017

Planned Development District No. 37 Minor Amendment

RECOMMENDATION: Department of City Development staff recommends denial of the Minor Amendment of Planned Development District No. 37 for the Sprecher Beer Café at The Rock Sports Complex. Staff recommends that such use be reviewed via Special Use Application.

Project Name:	The Rock Sports Complex, Minor PDD Amendment (Sprecher Beer Café)
Project Address:	7900 West Crystal Ridge Drive
Applicant:	Thomas Earl, Durham Hill Nursery, Inc.
Property Owner:	Milwaukee County
Current Zoning:	Planned Development District No. 37, FW Floodway District
2025 Comprehensive Plan:	Mixed Use and Areas of Natural Resource Features
Use of Surrounding Properties:	Root River Parkway (Village of Greendale) to the north, single-family residential and vacant land zoned commercial to the east, Loomis Road (State Highway 36) to the south, and single-family residential to the west
Applicant's Action Requested:	Recommendation to the Common Council for approval of the proposed Planned Development District Minor Amendment

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 ordinance.

Introduction:

On May 4, 2017, the applicant submitted a Planned Development District (PDD) Amendment application to amend PDD No. 37 to allow for the Sprecher Beer Café at the Rock Sports Complex. The applicant is proposing to locate the Sprecher Beer Café between the four existing baseball fields located on the northern portion of the site. The café will serve beer, soda, popcorn, pretzels and candy.

The applicant is recommending that the Plan Commission classify the proposed amendment as a Minor PDD Amendment. Major PDD Amendments are typically reserved for changes to the exterior boundaries of a PDD, changes to use, and changes to street layouts.

Project Description:

The applicant is proposing to convert a shipping container into the “Sprecher Beer Café” to sell beer, soda and non-processed foods. The applicant has indicated that the re-use of shipping containers is part of a growing trend, which would fit well with the Rock Sports Complex and with the larger Ballpark Commons development as well. In addition, it allows for the placement of a structure without the requirement of footings, allowing the landfill cap to remain undisturbed.

The applicant indicates that the Sprecher Beer Café will be operated by The Rock Sports Complex and will sell Sprecher brand products. Hours of operations will be determined upon baseball tournament schedules and usage of the fields. However, it is important to note that PDD No. 37 currently states the Hours of Operation for the Athletic Fields and Concessions Stands as 7:00 a.m. to 10:30 p.m. Therefore, staff recommends that the hours of operation for the Sprecher Beer Café be limited to 7:00 a.m. to 10:30 p.m.

The applicant has further indicated that there will be seating on top of the container, enclosed by a metal railing, and that additional tables and seating may be placed adjacent to the Sprecher Beer Café as needed. Waste containers will also be provided. The applicant also noted that there will be no outdoor storage of any equipment.

The plans provided illustrate a ground surface covering of crushed/compacted red granite in front (to the south) of the container and washed stone to the rear (on the north side) of the container. The applicant is proposing to plant four Holmstrup Arborvitae and twenty-three Alpine Currant Arborvitae around the container area. Note the plan indicates twenty-three; however, twenty-four plantings are illustrated.

The container is proposed to be wrapped with a 3M graphic with the Sprecher logo and design as shown on the attached renderings. The Sprecher name and logo is considered signage and must comply with Chapter 210 of the Municipal Code. Architectural Review Board review and approval may be required. In addition, a Sign Permit issued by the Inspection Department is required, prior to locating the container onsite or the wrap being applied to the container.

Project Analysis:

Representatives of the Ballpark Commons project have indicated to staff that the use of shipping containers elsewhere within PDD No. 37 is under consideration, but has not been included within the subject Minor PDD amendment. Staff would therefore note that consideration of the proposed Sprecher Beer Café in the context of both The Rock Sports Complex as well as the overall Ballpark Commons development is particularly appropriate.

Use Interpretation. In review of the materials provided by the applicant and of the Planned Development District No. 37 Ordinances, staff finds that the proposed use is more appropriately classified as a drinking place, as opposed to a concession stand. A concession stand is a permitted use in PDD No. 37, whereas a drinking place may only be allowed as a Special Use.

The applicant has maintained that the use is a concession stand and has requested review through the Minor PDD Amendment process. In doing so, the applicant is requesting that the Plan Commission and Common Council agree with their use interpretation.

Staff can note that the primary use and item sold is beer, that the quantity of food items provided is limited, and that the range of food items is not consistent with the range of food items provided at the existing concession stands. Therefore, staff contends that the Sprecher Beer Café should be considered a drinking place. As such, staff recommends denial of the PDD No. 37 Minor Amendment and resubmittal of the request as a Special Use for review and approval by the Plan Commission and Common Council.

Site Plan/Aesthetics/Architecture. While staff has no objection to the concept of the use of a shipping container as a drinking place as part of The Rock Sports Complex, staff does not believe that the currently proposed site layout and structure's architecture is compatible with the purpose and intent of Planned Development District No. 37 which states "It is the intent of Planned Development District No. 37 to provide a unique and high quality sports anchored mixed-use development...And to provide an attractive center of recreational and economic activity which serves to enhance not only the subject District but the City of Franklin, surrounding communities, and Milwaukee County as well..."

More specifically, staff can note in regard to PDD No. 37:

- Section 15-3.0442A.D.5. of the UDO (The Rock Sports Complex Area, Architecture) states "Future use and structures shall provide architectural elements consistent with the structures approved in Phase I to provide a single cohesive development."
- Section 15-3.0442E.B.5.c.ii. of the UDO (The Ballpark Commons Area, Building Materials and Colors) states "Metal is not allowed as the primary exterior building material, though it may be used for accents including awnings."

As such, staff does not believe that a metal sided shipping container is allowed within PDD No. 37, nor is it consistent with the existing concession stands, nor is it consistent with the District Intent. Therefore, staff recommends that the applicant provide decorative siding (compatible with the existing concession stands), to a significant proportion of the exterior of the shipping container, for Department of City Development review and approval prior to issuance of a Building Permit. Staff would suggest the use of decorative wood and/or decorative fiber cement products with the look of wood.

Furthermore, staff recommends that the applicant replace the proposed landscaping with decorative pavers, decorative walls, and decorative outdoor furniture for Department of City Development review and approval prior to issuance of a Building Permit. Staff would suggest such features similar to those present at the Umbrella Bar, and would further suggest the use of trellis' for hops, or vines such as ivy.

Staff Recommendation:

Department of City Development staff recommends denial of the Minor Amendment of Planned Development District No. 37 for the Sprecher Beer Café at The Rock Sports Complex. Rather, staff recommends that such use be reviewed via Special Use Application.

However, should the Plan Commission and/or the Common Council wish to proceed with the proposed Minor PDD Amendment, staff would recommend inclusion of the the three recommendations as noted previously.

ORDINANCE NO. 2017-____

AN ORDINANCE TO AMEND SECTION 15-3.0442 OF THE UNIFIED
DEVELOPMENT ORDINANCE PLANNED DEVELOPMENT DISTRICT NO. 37 (THE
ROCK SPORTS COMPLEX/BALLPARK COMMONS) TO ALLOW FOR PLACEMENT
OF A SPRECHER BEER CAFÉ AT THE ROCK SPORTS COMPLEX
(7900 WEST CRYSTAL RIDGE DRIVE)
(MICHAEL E. ZIMMERMAN, OWNER, THE ROCK
SPORTS COMPLEX, LLC, APPLICANT)

WHEREAS, §15-3.0442 of the Unified Development Ordinance provides for and regulates Planned Development District No. 37 (The Rock Sports Complex/Ballpark Commons),), same having been created by Ordinance No. 2012-2089 and later amended by Ordinance No. 2013-2101 and 2016-2212, with such District primarily being located at 7900 West Crystal Ridge Drive, bearing Tax Key Nos. 744-8980-00108-8996-000, 708-8999-000, 744-8980-001, 744-8981-000, 744-8985-001, 744-8985-002, 744-8988-000, 744-8989-000, 745-0029-000, 745-8998-000, 745-8999-004, 754-9988-001, 754-9988-002, 755-9995-002, 755-9995-001 and 755-9996-000; and

WHEREAS, Planned Development District No. 37 (The Rock Sports Complex/Ballpark Commons) includes those lands legally described as follows:

Part of the Southeast 1/4 of the Southwest 1/4; the Northeast 1/4, Northwest 1/4, Southeast 1/4, and Southwest 1/4 of the Southeast 1/4; and the Southeast 1/4 and Southwest 1/4 of the Northeast 1/4 of Section 4, Township 5 North, Range 21 East, and the Northeast 1/4 and Southeast 1/4 of the Northwest 1/4; and the Northwest 1/4 of the Northeast 1/4 of Section 9, Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin;

Commencing at the Southwest corner of said Southeast 1/4 of Section 4; thence North 88°42'47" East along the South line of said Southeast 1/4 section, 1452.10 feet to Loomis Road (State Trunk Highway "36") reference line as shown in Wisconsin Department of Transportation Plat of Right of Way Project Number F064-I(5)/2240-02-22, dated July 3, 1956 and the point of beginning;

Thence South 49°44'47" West along said reference line, 907.00 feet to a point of curve; thence southwesterly 1280.00 feet along said reference line and along the arc of said curve to the left, whose radius is 3819.72 feet and whose chord bears South 40°08'47" West, 1274.02 feet to a point of tangency; thence South 30°32'47" West along said reference line, 913.06 feet; thence North 59°36'20" West, 148.15 feet to the southeast corner of Stone Hedge Subdivision Addition No. 1; thence North 00°10'59" West along the east line of said Stone Hedge Subdivision Addition, 1801.35 feet to the northeast corner of said Stone Hedge Subdivision Addition; thence North

00°03'31" East, 485.75 feet to the north right of way line of West Rawson Avenue; thence North 88°25'44" East along said north right of way line 598.14 feet to the southeast corner of Parcel 1 of Certified Survey Map No. 3107; thence North 00°17'04" West along the east line of said Parcel 1 and then along the east line of Lot 14, Lot 13, and Lot 12 of Block 1 of Whitnall View Subdivision Addition No. 1, 852.41 feet to the northeast corner of said Lot 12; thence South 88°37'08" West along the north line of said Lot 12 and then the north line of Lot 11 of said Whitnall View Subdivision Addition, 485.05 feet to the northwest corner of said Lot 11; thence North 00°24'53" West along the east line of Lot 10 and then along the east line of Lot 9 of said Whitnall View Subdivision, 399.30 feet to the northeast corner of said Lot 9; thence North 88°36'34" East, 545.17 feet to the East line of said Southwest 1/4 of Section 4; thence South 00°20'48" East along said east line of said Southwest 1/4 of Section 4, 38.94 feet; thence North 88°41'22" East, 661.95 feet; thence North 00°14'26" West, 1877.15 feet; thence North 88°31'03" East 1252.42, feet; thence South 00°19'01" East, 369.30 feet; thence North 54°01'00" East, 650.18 feet; thence North 88°32'16" East, 202.64 feet to the east line of said Northeast 1/4 of Section 4; thence South 00°19'12" East along said east line, 520.62 feet to the southeast corner of said Northeast 1/4 of Section 4; thence South 00°25'03" East along the east line of said Southeast 1/4 of Section 4, 1659.17 feet to said reference line; thence South 49°44'7" West along said reference line, 1561.91 feet to the point of beginning.

Containing in all 8,946,167 square feet (205.376 acres) of land, more or less; and

WHEREAS, the property which is the subject of the application for placement of a Sprecher Beer Café at The Rock Sports Complex is more particularly described as follows:

TKN 744-8980-001: SE 4 5 21 N OF NWLY LI OF LOOMIS RD EXC W HALF OF W HALF OF SD QUAR & EXC COM CL OLD LOOMIS RD 406.47 FT NE OF S LI OF SD QUAR TH NLY 244.20 FT NLY 174.78 FT N 52.21 FT SE 311 .87 FT TH SWLY ALG CL OF SD RD TO BEG & EXC E 60 FT FOR RD CONT 81.478 ACS; and

WHEREAS, Michael E. Zimmerman, owner, The Rock Sports Complex, LLC having petitioned for an amendment to Planned Development District No. 37 (The Rock Sports Complex/Ballpark Commons), to allow for placement of a Sprecher Beer Café at The Rock Sports Complex, within the four fields located on the north end of the site located at 7900 West Crystal Ridge Drive; and

WHEREAS, the City of Franklin Plan Commission determined that the amendment to Planned Development District No. 37 (The Rock Sports Complex/Ballpark Commons) was not a substantial change to the Plan, thus not requiring a public hearing upon the aforesaid petition, and the Plan Commission thereafter having determined that the proposed

amendment would promote the health, safety and welfare of the City and having recommended approval thereof to the Common Council; and

WHEREAS, the Common Council having considered the petition and having concurred with the recommendation of the Plan Commission and having determined that the proposed amendment would 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: §15-3.0442 Planned Development District No. 37 (The Rock Sports Complex/Ballpark Commons), of the Unified Development Ordinance of the City of Franklin, Wisconsin, as previously amended, is hereby amended to allow for placement of a Sprecher Beer Café at The Rock Sports Complex, within the four fields located on the north end of the site located at 7900 West Crystal Ridge Drive, pursuant to those plans City file-stamped May 31, 2017 and subject to the following conditions:

1. The hours of operation for the Sprecher Beer Café shall be limited to 7:00 a.m. to 10:30 p.m.
2. The applicant shall provide decorative siding (compatible with the existing concession stands), to a significant proportion of the exterior of the shipping container, for Department of City Development review and approval prior to issuance of a Building Permit.
3. The proposed landscaping shall be replaced with decorative pavers, decorative walls, and decorative outdoor furniture for Department of City Development review and approval prior to issuance of a Building Permit.
4. [other conditions, etc.]

SECTION 2: The proposed The Rock Sports Complex Sprecher Beer Café placement project shall be completed within one year from the date of adoption of this Ordinance, or this Ordinance and all rights and approvals resulting therefrom shall be null and void without any further action by the City of Franklin.

- SECTION 3: Michael E. Zimmerman, owner, The Rock Sports Complex, LLC, successors and assigns, shall pay to the City of Franklin all development compliance, inspection and review fees incurred by the City of Franklin, including fees of consults to the City of Franklin, for The Rock Sports Complex Sprecher Beer Café placement project. 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.
- SECTION 4: The approval granted hereunder is conditional upon Michael E. Zimmerman, owner, The Rock Sports Complex, LLC and The Rock Sports Complex Sprecher Beer Café placement project for the property located at 7900 West Crystal Ridge Drive: (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.
- SECTION 5: All other applicable terms and provisions of §15-3.0442 Planned Development District No. 37 (The Rock Sports Complex/Ballpark Commons) not inconsistent with the terms of this Ordinance, and the Unified Development Ordinance of the City of Franklin, as amended from time to time, shall apply to The Rock Sports Complex Sprecher Beer Café placement project, and all terms and provisions of §15-3.0442 of Planned Development District No. 37 (The Rock Sports Complex/Ballpark Commons) as existing immediately prior to the adoption of this Ordinance and not amended by this Ordinance, shall remain in full force and effect.
- SECTION 6: 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 7: All ordinances and parts of ordinances in contravention to this ordinance are hereby repealed.
- SECTION 8: This ordinance shall take effect and be in force from and after its passage and publication.

ORDINANCE NO. 2017-_____

Page 5

Introduced at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2017, by Alderman _____.

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2017.

APPROVED:

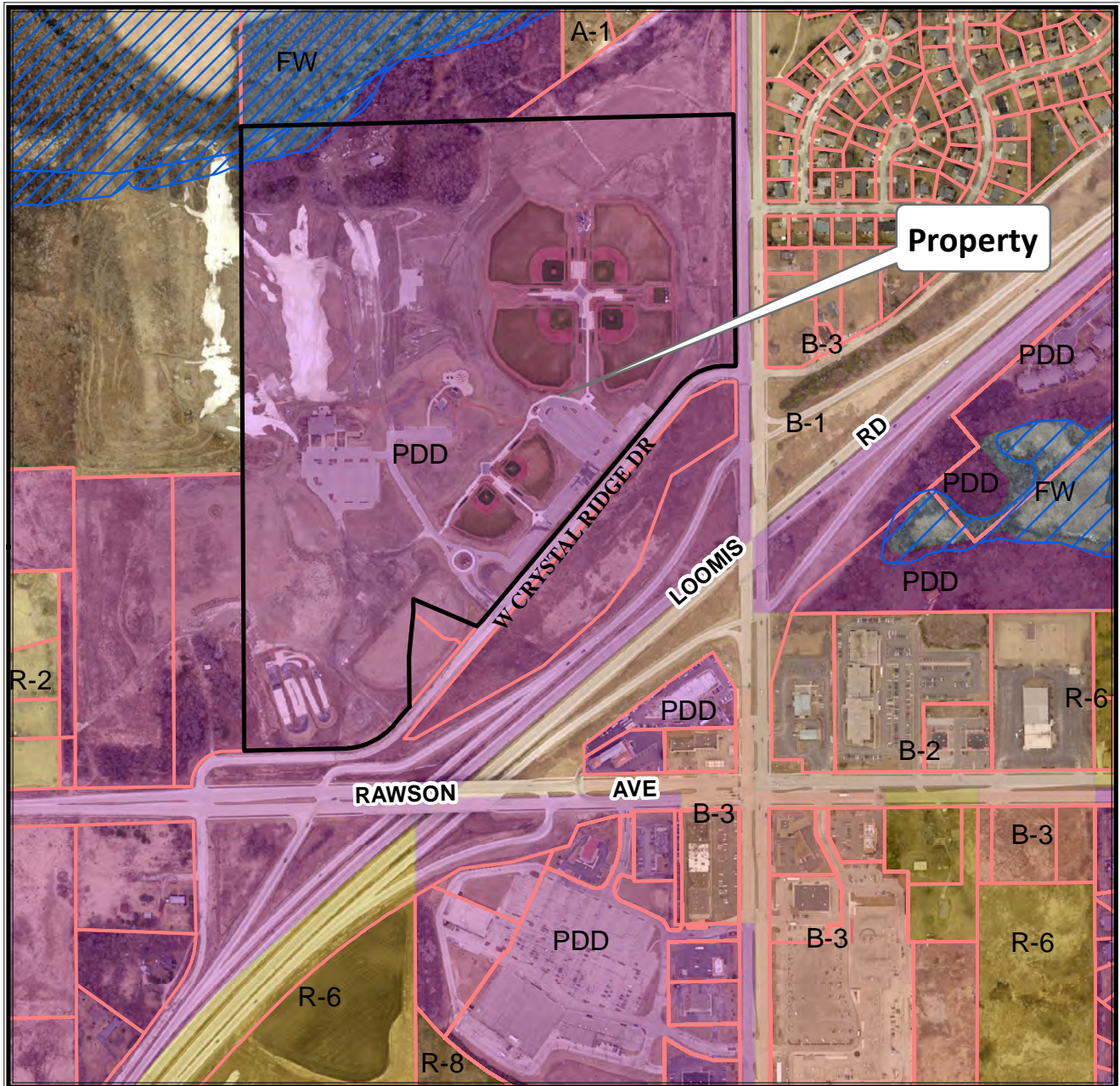
Stephen R. Olson, Mayor

ATTEST:

Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____

7900 W. Crystal Ridge Drive
TKN: 744 8980 001



Planning Department
(414) 425-4024

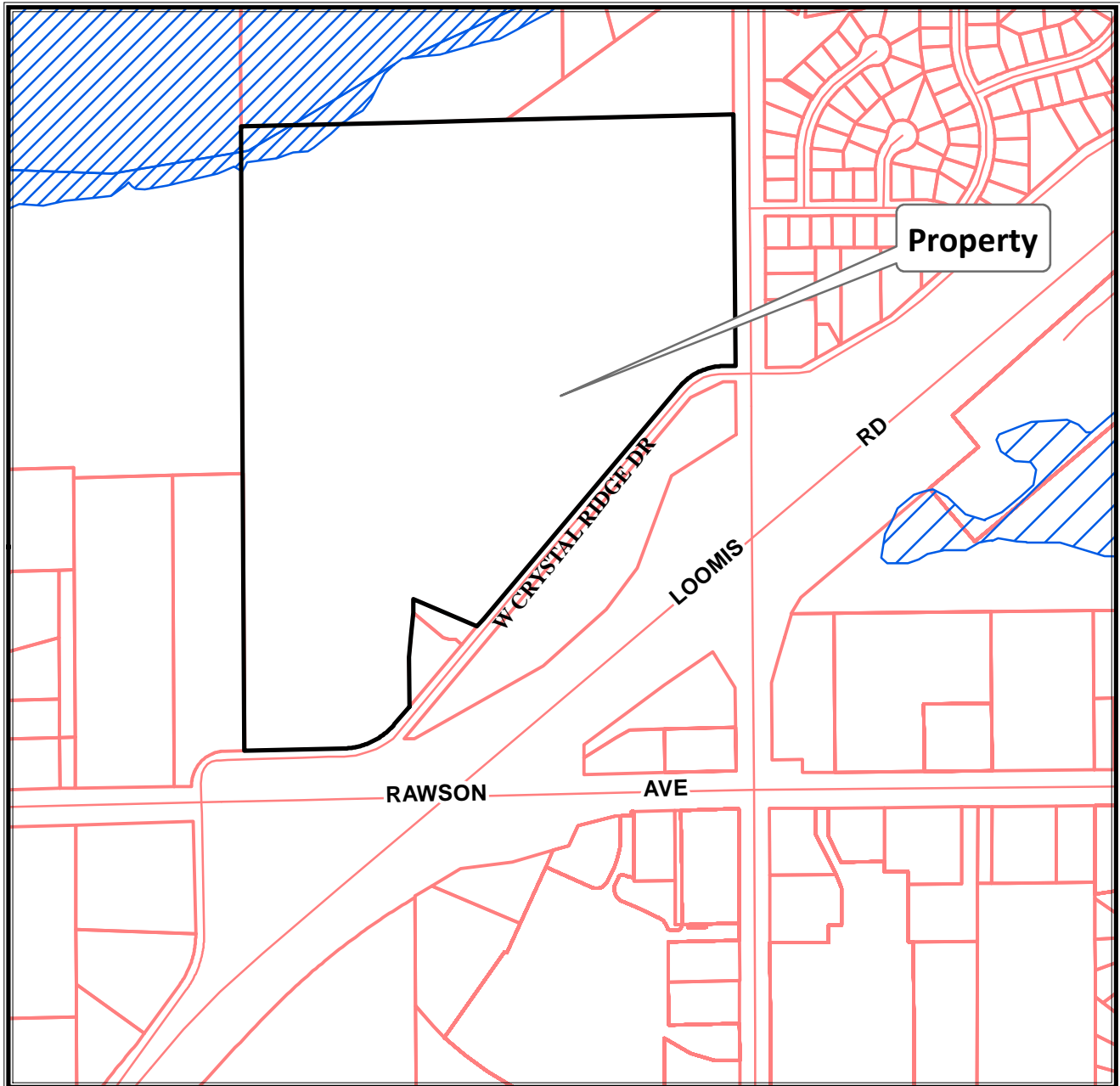
0 375 750 1,500 Feet

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


NORTH
2017 Aerial Photo



7900 W. Crystal Ridge Drive
TKN: 744 8980 001



Planning Department
(414) 425-4024

0 375 750 1,500 Feet

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



Sprecher Concession Stand

Located at The Rock Sports Complex

The Rock Sports Complex is a unique site that requires creative thoughts and ideas for the enjoyment of Franklin's citizens and their visiting guests.

The construction of various structures requires that same creativity.

Recycling, using local products and patronizing local businesses are a growing trend and certainly a draw to consumers.

The use of recycled shipping containers is not new to construction at large but is a new and exciting method of providing a structure without the use of typical materials or construction methods.

Building on a landfill is in itself a challenge, which is why **The Sprecher Concession Stand** has been proposed for The Rock Sports Complex. Not only does it provide Franklin's citizens and their guests with a favorite local product, but it's unique and trending structure is sure to create an attraction (look at what the Brewers Container did) and a solution that doesn't require digging into the landfill cap.

The Sprecher unit is constructed with Corten steel siding. The unit is then being wrapped, not painted, with a full 3M graphic wrap based on the logo and artwork provided by Sprecher. There will be no metal displayed on the exterior of the unit other than the end door wall and the railing, stairs and so on.

The roof top panels will be clear powder coated. The height meets safety requirements and the fastening mechanism is designed to IBC standards. The stairs will also be powder coated with traction material added. The roof top deck is made from marine grade plywood and then covered with putting green carpet material. The seating capacity is as permitted by the city.

City of Franklin Department of City Development

Date: May 18, 2017

To: Thomas Earl, Durham Hill Nursery, Inc.
Mike Zimmerman, The Rock Sports Complex, LLC

From: Department of City Development Staff

RE: Planned Development District No. 37 Amendment (Sprecher Beer Café at The Rock Sports Complex) -- Staff Comments

Please be advised that City staff has reviewed the above application. Staff comments are as follows for the Planned Development District (PDD) No. 37 Amendment application materials submitted by Thomas Earl date stamped by the City of Franklin on May 4, 2017.

Staff would note that this application has been submitted as a PDD Minor Amendment. If determined a PDD Amendment Application is appropriate, staff concurs with this assumption. It is important to note that it is the Plan Commission which makes the final determination whether a PDD amendment is a minor (\$500 fee and no public hearing) or major (\$3,500 fee and a public hearing) amendment. It can be further noted that the final decision on approval of all PDD amendments rests with the Common Council.

Department of City Development:

1. Please provide a project narrative that includes information related to the following:
 - a. Describe the project in detail (i.e. purpose, uses, food and beverage types, hours, seating capacity, how this might tie into the larger Ballpark Commons, etc.).

The purpose of kinetic architecture concession stand is to serve beer, soda and non-processed food (pretzels, popcorn and candy). Hours will be determined by baseball tournament schedules throughout the Spring, Summer and Fall.

- b. Is this to be owned and/or run solely by Sprecher or will other entities be able to use the container? Would the use, food and beverages change in such situations?

The container will remain selling Sprecher Brand products. ROC Venture will staff the operation.

- c. Is this a permanent location or could the location change under any circumstances?

The location is permanent. It is physically possible to move it. If a reason occurs to want it moved the City of Franklin will be notified and appropriate approvals will be requested.

- d. Explain why this use and PDD Amendment is appropriate (i.e. why this is a concession stand and not a drinking place). Staff contends that if only beer, soda, pretzels, and popcorn are served, it should be considered a drinking place and would require a Special Use Permit as the primary item sold is beer. If additional food items are sold, then it may be considered a Concession Stand.

We consider this a concession stand

- e. Indicate if any additional seating is envisioned in front; outdoor heaters; any other materials, equipment, supplies stored outside; any garbage cans; etc. as noted in the preliminary staff comments of March 28th.

Additional tables would be added in front as needed. Waste Containers will be provided. Equipment would not be present outside.

- f. Indicate that metal is being proposed as a permitted building material as part of this PDD Amendment request. i. Please note that staff does not recommend that metal be the sole material. Staff recommends some kind of decorative siding, or combination of decorative trim/accent materials/and decorative lighting on the south, west and east elevations.

Answer on following page.....

The Sprecher unit is constructed with Corten steel siding. The unit is then being wrapped, not painted, with a full 3M graphic wrap based on the logo and artwork provided by Sprecher. There will be no metal displayed on the exterior of the unit other than the end door wall and the railing, stairs and so on.

g. Provide additional details about the roof top aluminum panels (color, coating material, etc.), does it need to be taller and/or more securely fastened for safety purposes? Do the stairs and roof top need some kind of slip proof coating? i. Staff recommends corner posts for decorative lighting, banners, etc. Please also provide the material details of the rooftop seating.

The roof top panels are going to getting powder coated clear. The height is fine for safety and is done to IBC standard along with the fastening mechanism. The stairs will be getting the powder coated with traction material added. The roof top deck is made from marine grade plywood and then covered with putting green carpet material. The seating capacity as permitted by the city.

2. Staff recommends substantial amounts of decorative fencing/walls, with trellis/ pergolas, and with planters and vines rather than arborvitae, particularly if the siding material of the container is not revised.

The exterior is not being painted. It will be covered with a 3M adhesive full cover graphic no metal exposed except the door end of the container.

3. Please contact the Inspection Department regarding signage and Sign Code requirements. Is there any other signage proposed other than "Sprecher" painted on the structure?

The Sprecher 'Sign' is part of the wrap and is not 'Painted on'.

Engineering Department:

Please submit an AutoCAD drawing file referencing the SEWRPC coordinate system. The Engineering Department must have the exact location of the proposed building.

Justin Johnson of JSD Engineering is in contact with Ronnie Asunion City of Franklin Engineering about this.

Fire Department:

The project must be in compliance with City of Franklin, IBC and State fire code requirements.

Police Department:

The Franklin Police Department has reviewed the application for 7900 West Crystal Ridge Drive (Sprecher Beer Café). The Police Department has no issues with this request.

Health Department:

Please contact the Health Department directly to discuss this project further. Franklin Health Department 9229 W. Loomis Road M-F, 8 a.m. to 4 p.m. Phone: 414-425-9101 Fax: 414-427-7539

I (Thomas Earl) contacted the Health Department, William M. Wucherer RN/Health Officer Director of Health & Human Services and have not had any comments other than the requirement of screens or air curtain which will be installed.

sprecher beer cafe

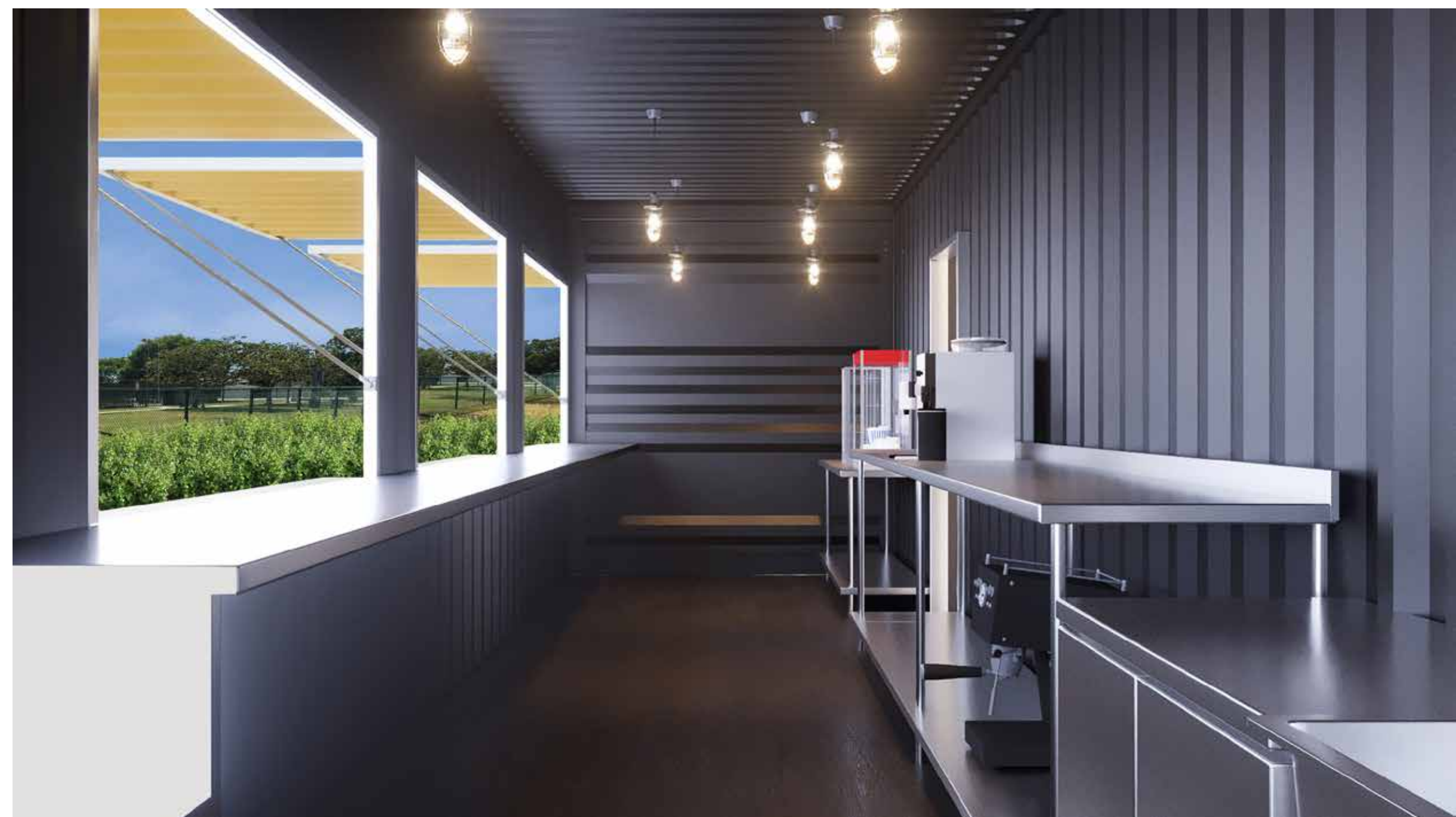
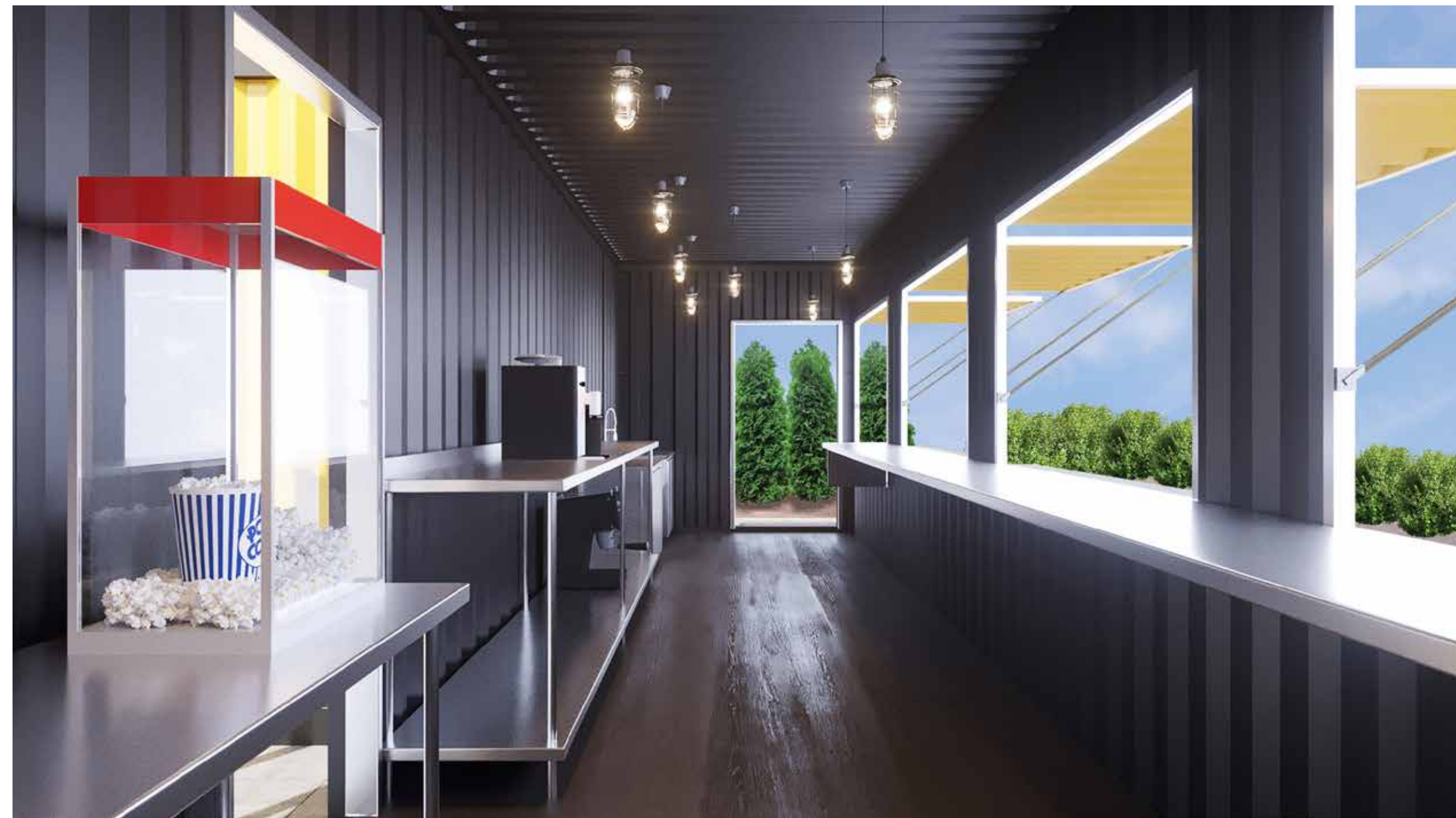
the rock · franklin, wi



MAY 31, 2017

DURHAM HILL
599 W12707 LOOMIS DR
MUSKEGO, WI 53150
414-529-5262

Tactatum
520 N SUMMIT ST
APPLETON, WI 54914
920-406-6769



DURHAM HILL

S99 W12707 LOOMIS DR
MUSKEGO, WI 53150
414-529-5262

Factotum

520 N SUMMIT ST
APPLETON, WI 54914
920-406-6769

SPRECHER BEER CAFE
THE ROCK • FRANKLIN, WI

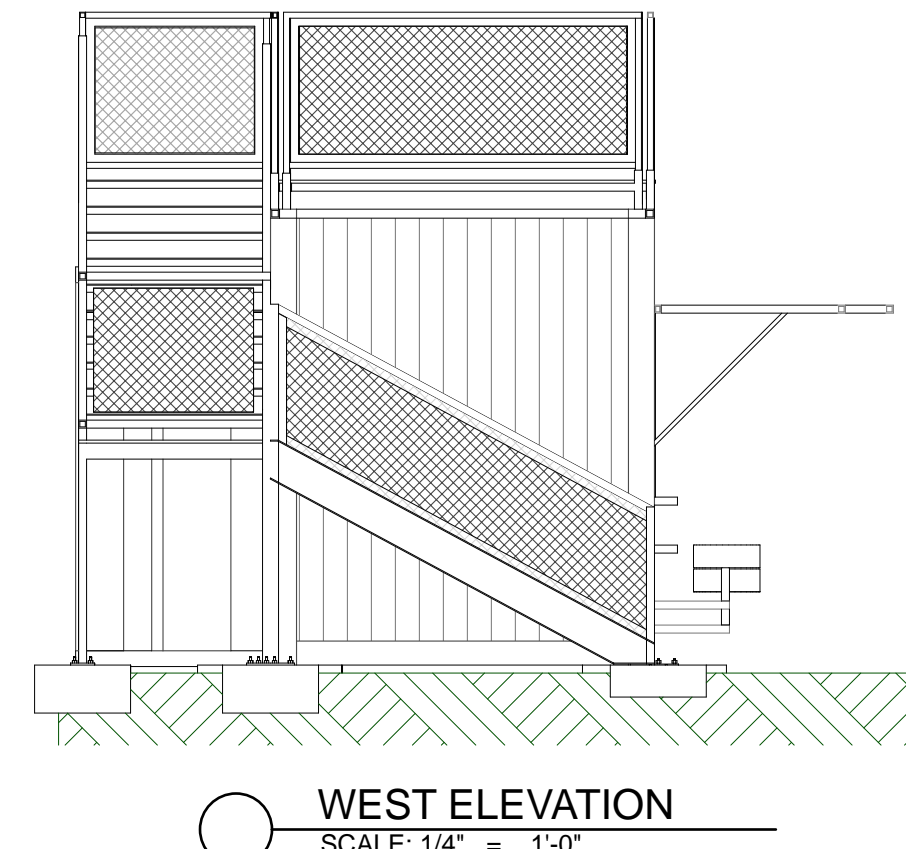
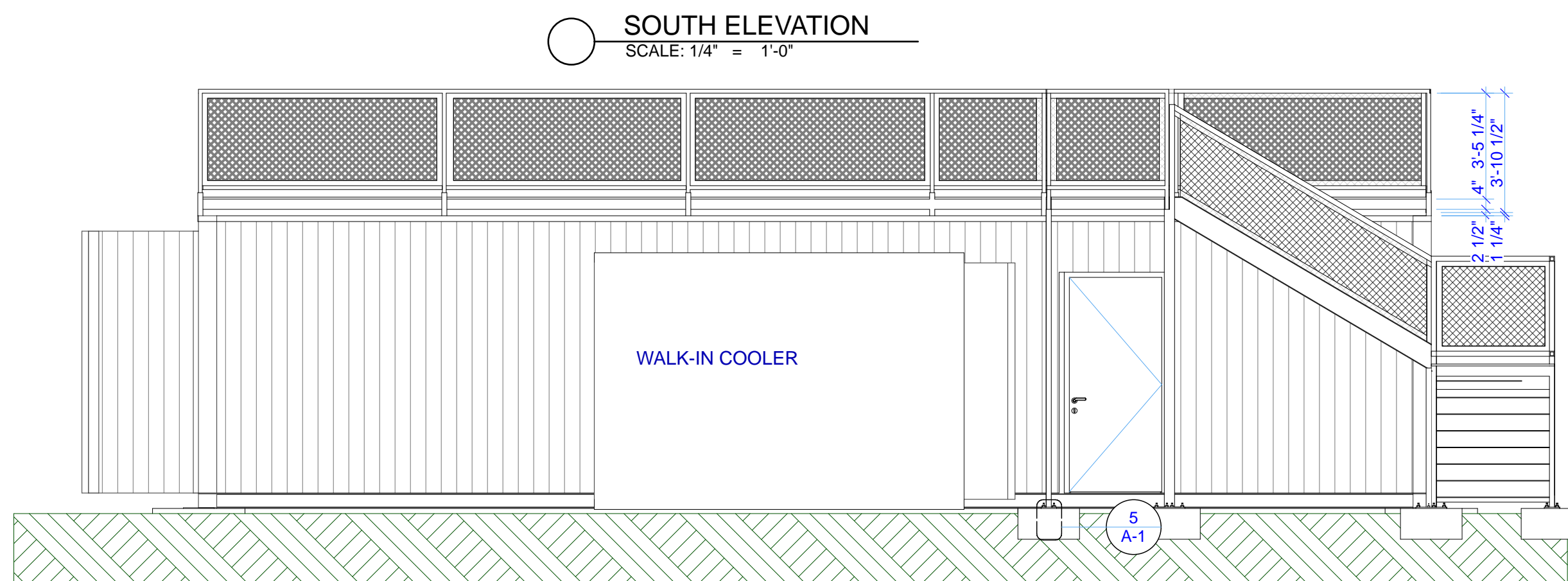
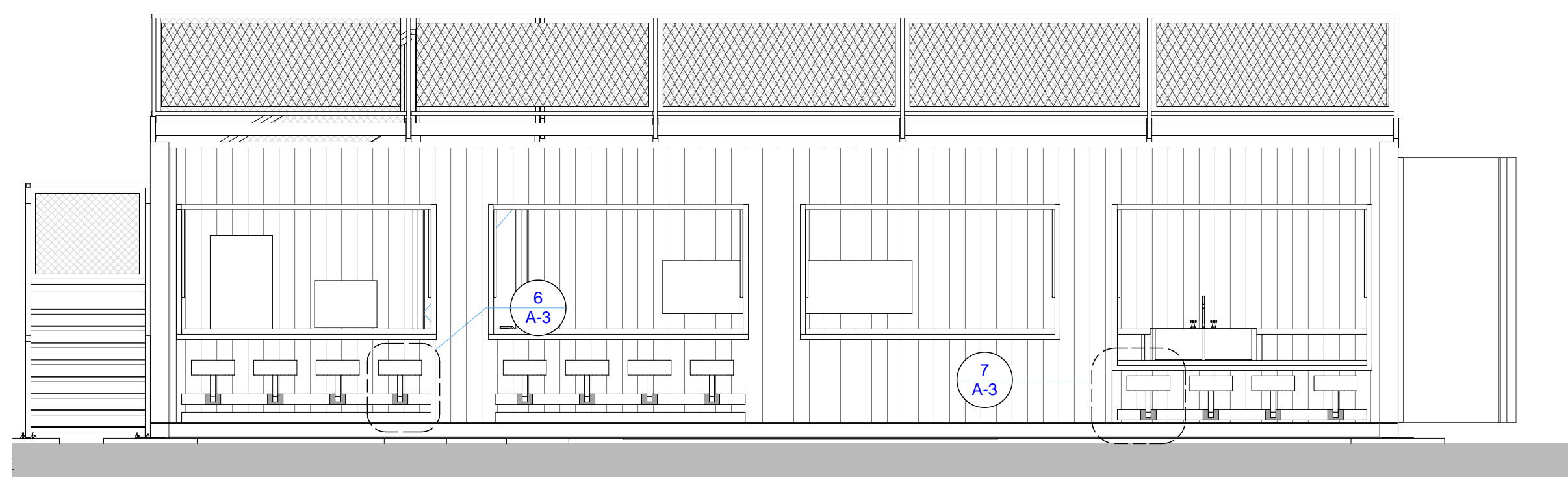
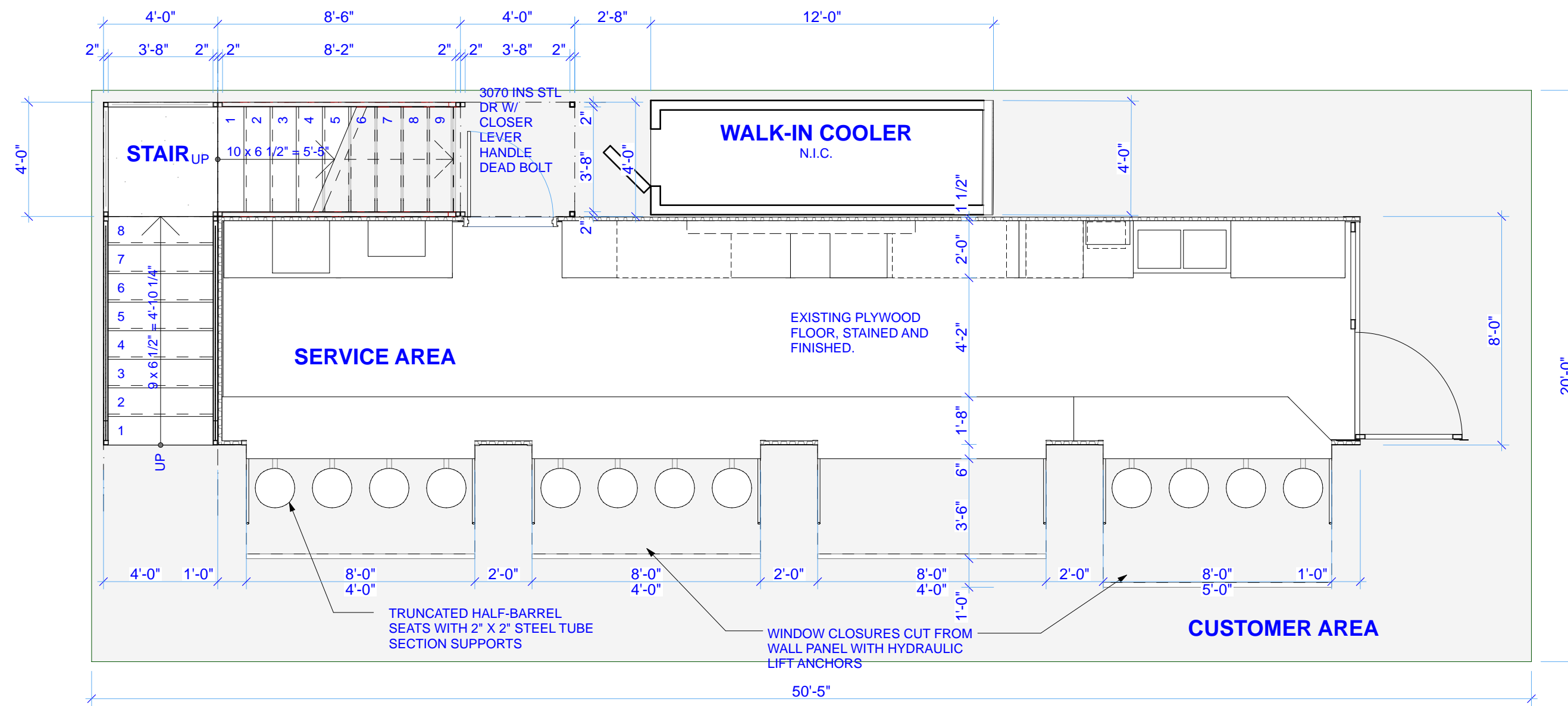
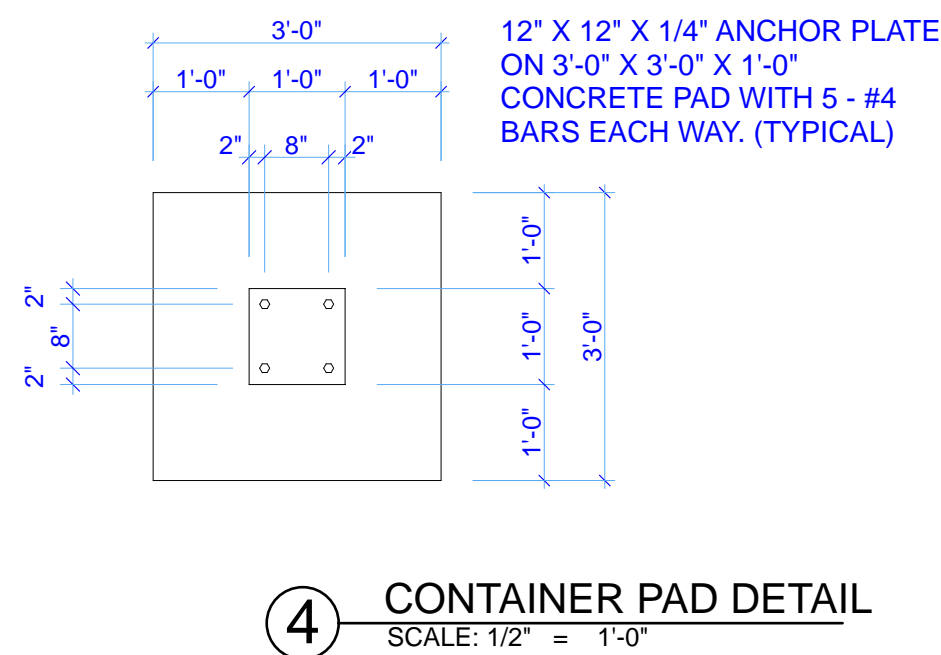
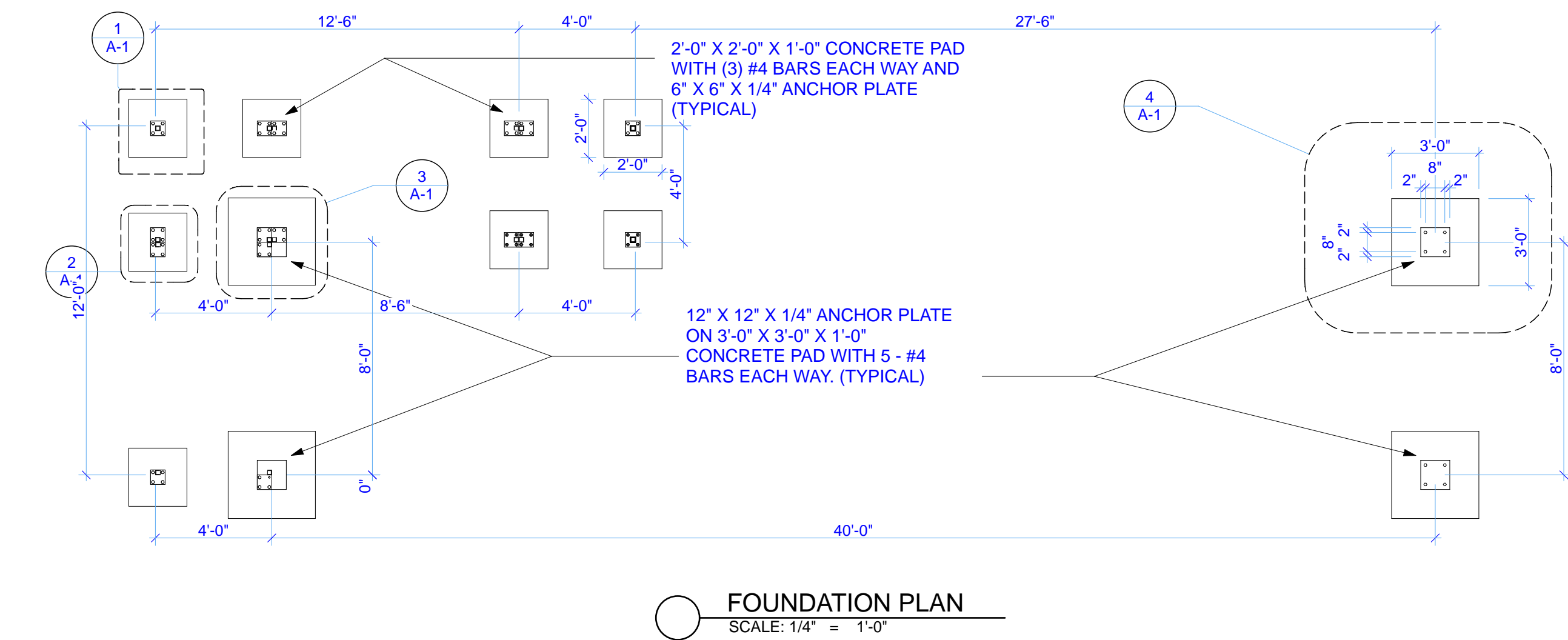
MAY 31, 2017

SHEET TITLE:

SPRECHER BEER
CAFE PERSPECTIVES

SHEET NO.

L2.0



TERRENCE W.
MARTIN,
ARCHITECT
2708 EAST PLANK ROAD
APPLETON, WI 54915
920 284-7769
twm.architect@me.com

SPRECHER
BEER CAFE

ROCK SPORTS
COMPLEX
CRYSTAL RIDGE
DRIVE
FRANKLIN,
WISCONSIN

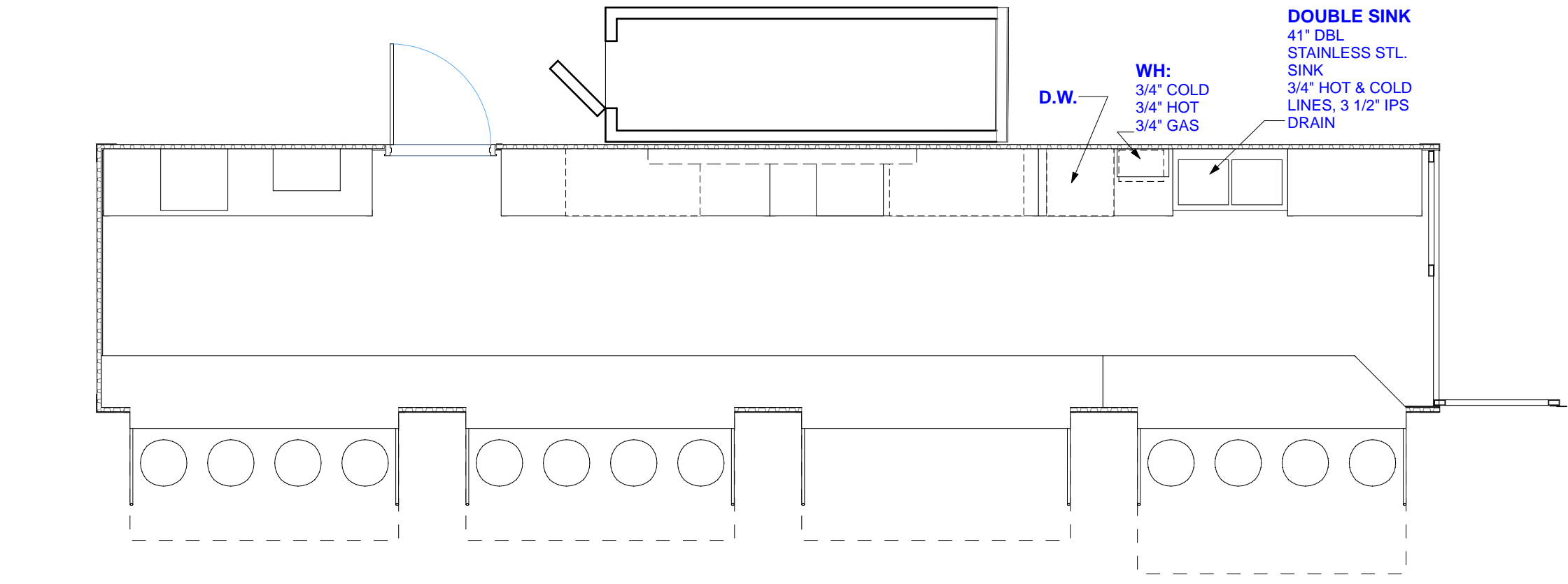
PROJECT NUMBER:
1702

PROJECT STATUS:
CONSTRUCTION
DRAWINGS

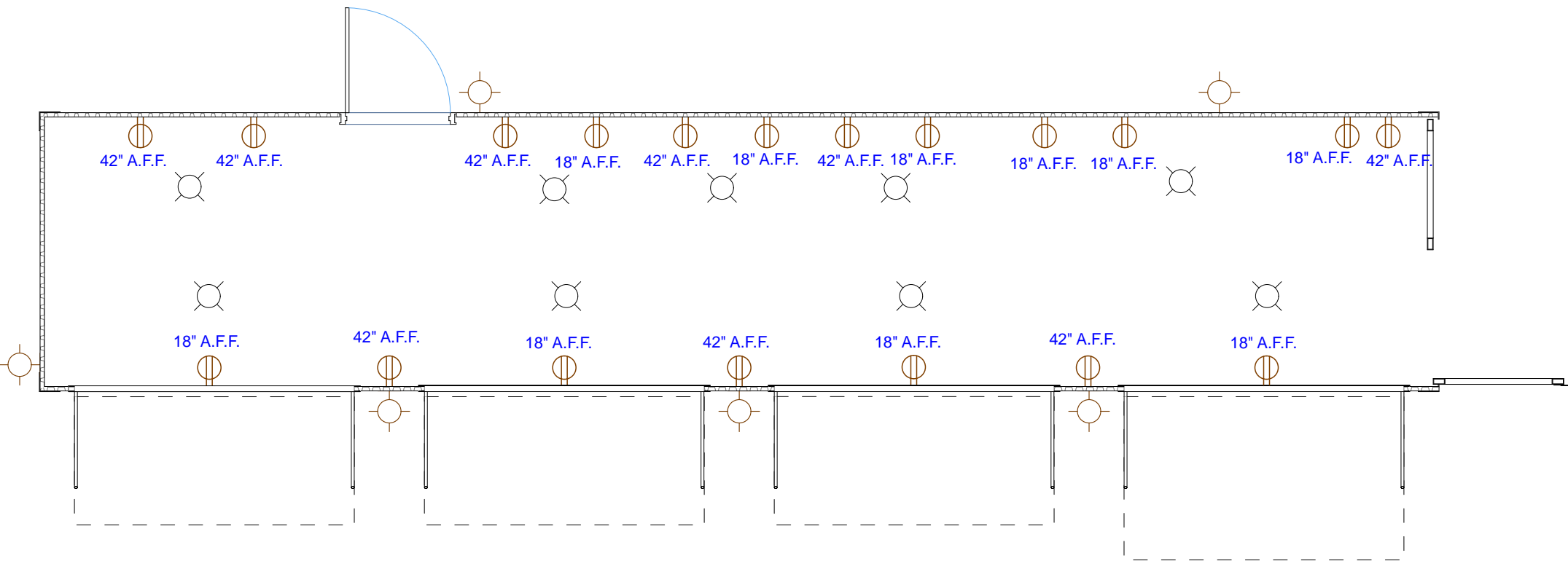
DATE OF
ISSUE:
4.12.2017

SHEET TITLE
FOUNDATION &
FLOOR PLAN

A-1
SHEET 1 OF 4



PLUMBING PLAN
SCALE: 1/4" = 1'-0"



ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

SCOPE: ELECTRICAL WORK SHALL CONSIST OF A COMPLETE WIRING SYSTEM INCLUDING SERVICE, METERLOOP, PANELBOARD, OUTLETS, WALL SWITCHES AND INSTALLATION OF LIGHTING FIXTURES, LAMPS, APPLIANCES, ALL AS INDICATED ON THE DRAWINGS OR REQUIRED FOR THE COMPLETION OF THE WORK. ALL WIRING SHALL BE ENCASED IN EXPOSED CONDUIT, PAINTED TO MATCH INTERIOR FINISH. CONTRACTOR SHALL PAY ALL INSPECTION FEES AND DELIVER CERTIFICATES OF COMPLETION AND INSPECTION TO OWNER.

RULES & PERMITS: THE ENTIRE INSTALLATION SHALL BE IN ACCORDANCE WITH THE LATEST RULES AND REGULATIONS OF THE NATIONAL BOARD OF FIRE UNDERWRITERS, THE NATIONAL ELECTRIC CODE AND ALL LOCAL CODES AND REGULATIONS. MATERIALS SHALL HAVE A UNDERWRITERS LABORATORIES LABEL. CONDUCTOR SIZES: VOLTAGE DROP SHALL NOT EXCEED 3% FROM THE MAIN PANELBOARD TO ANY OUTLET UNDER MAXIMUM LOAD. WIRE SHALL BE IN EXPOSED METAL CONDUIT UNLESS OTHERWISE INDICATED ON THE DRAWINGS.

SERVICE: INSTALL ALL FACILITIES FOR OVERHEAD OR UNDERGROUND SERVICE AS DIRECTED BY THE UTILITY COMPANY. COSTS OF SUCH SERVICE CHARGED AGAINST THE INSTALLATION SHALL BE PAID BY THE CONTRACTOR. CONDUCTORS FROM SERVICE HEAD TO PANEL SHALL BE AT LEAST NO. 3 A.W.G. METER SOCKET SHALL BE BOX TYPE, HEAVY DUTY. THE ELECTRICAL CONTRACTOR SHALL MAKE ARRANGEMENTS FOR, AND PROVIDE AND INSTALL A 100 AMP 120/240/ VOLT SINGLE-PHASE TEMPORARY SERVICE FOR CONSTRUCTION. COST OF CURRENT SHALL BE PAID BY CONTRACTOR.

WALL SWITCHES: WALL SWITCHES SHALL BE PROVIDED WHERE INDICATED ON THE DRAWINGS AND SHALL BE SILENT TYPE AND, UNLESS OTHERWISE NOTED, FOUR (4) FEET ON CENTER FROM FINISHED FLOOR. WALL SWITCHES SHALL BE ON THE STRIKE SIDE OF DOOR OPENINGS UNLESS OTHERWISE INDICATED. WHERE MORE THAN ONE SWITCH OCCURS AT THE SAME LOCATION, THEY SHALL BE GANGED UNDER ONE PLATE. COVER PLATES SHALL BE PLASTIC WITH BEVELED EDGES, UNLESS OTHERWISE INDICATED, AND OF COLOR OR FINISH AS SELECTED BY OWNER OR ARCHITECT.

CONVENIENCE OUTLETS: OUTLETS SHALL BE 18" ABOVE FINISHED FLOOR LEVEL, UNLESS OTHERWISE INDICATED. COVER PLATES SHALL MATCH THOSE OF WALL SWITCHES AS TO DESIGN, THICKNESS AND MATERIAL. ALL RECEPTACLES SHALL HAVE A GROUNDING CONTACT CONNECTED TO SUITABLE GROUND WITH SEPARATE CONDUCTOR. PANEL BOARDS: PANEL BOARDS MOUNTED ON EXTERIOR WALLS SHALL BE RAINTIGHT TYPE. MAIN BREAKER PANEL SHALL BE CIRCUITED ACCORDING TO LOCAL REQUIREMENTS.

FIXTURES & ACCESSORIES: INSTALL ALL FIXTURES AND ACCESSORIES IN THE SPECIFICATIONS OR THE DRAWINGS. GUARANTEE: THE ELECTRICAL CONTRACTOR SHALL GUARANTEE THE WORK, INCLUDING ALL LABOR, MATERIALS AND EQUIPMENT FOR ONE (1) YEAR FROM COMPLETION AND ACCEPTANCE.

MECHANICAL/ELECTRICAL CONTRACTOR TO VERIFY ELECTRICAL REQUIREMENTS FOR ALL MECHANICAL EQUIPMENT, ELECTRICAL APPLIANCES ETC.

ALL OUTLETS ABOVE COUNTER HEIGHT IN KITCHEN AND BATHROOMS TO BE G.F.I. TYPE AS PER LOCAL CODES. VERIFY WITH OWNER LOCATION/TYPE OF ALL FIXTURES, PANEL BOXES, OUTLET PLACEMENT ETC. BY HOLDING AN ELECTRICAL WALKTHROUGH ON THE BUILDING SITE.

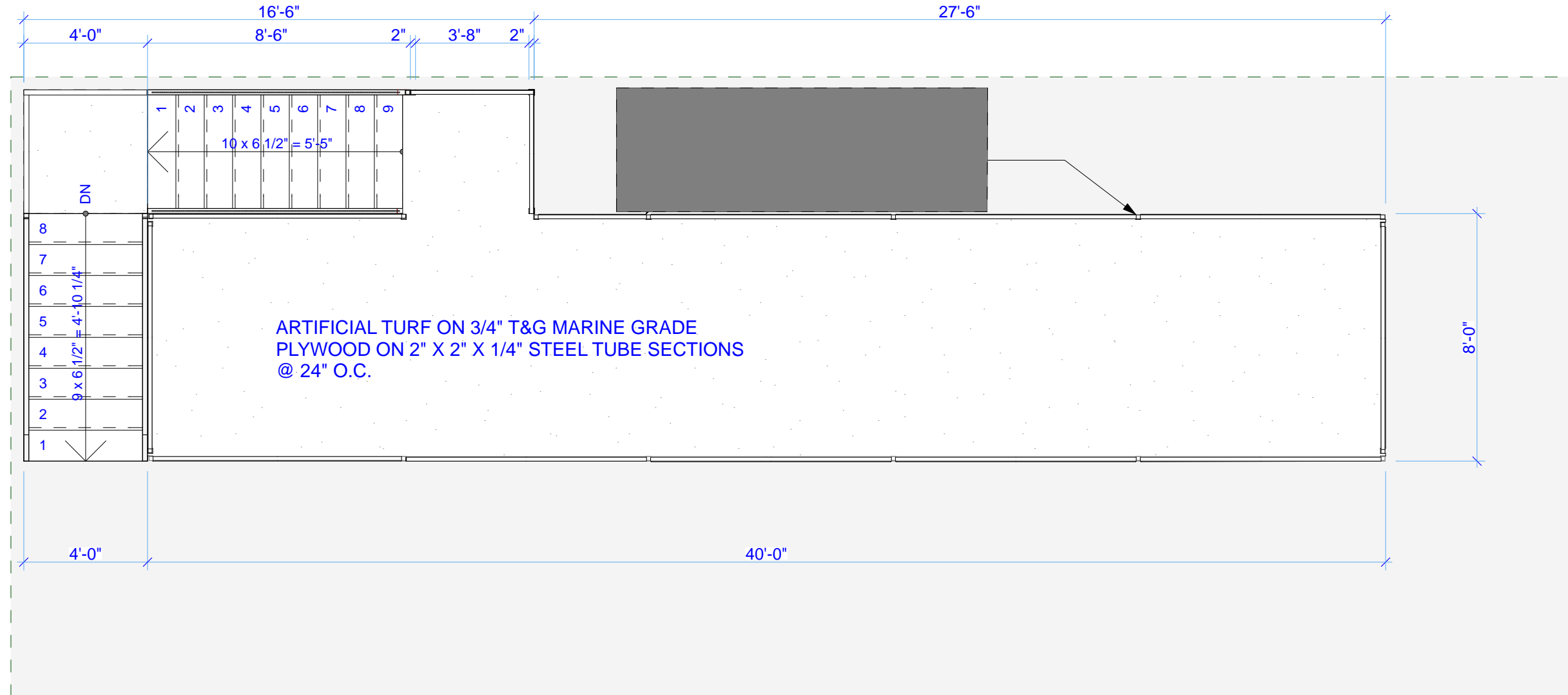


Carlon® Ceiling Mount Metal Cage Light
Variation: Silver
Model Number: MCL150C
Menard SKU: 3652830

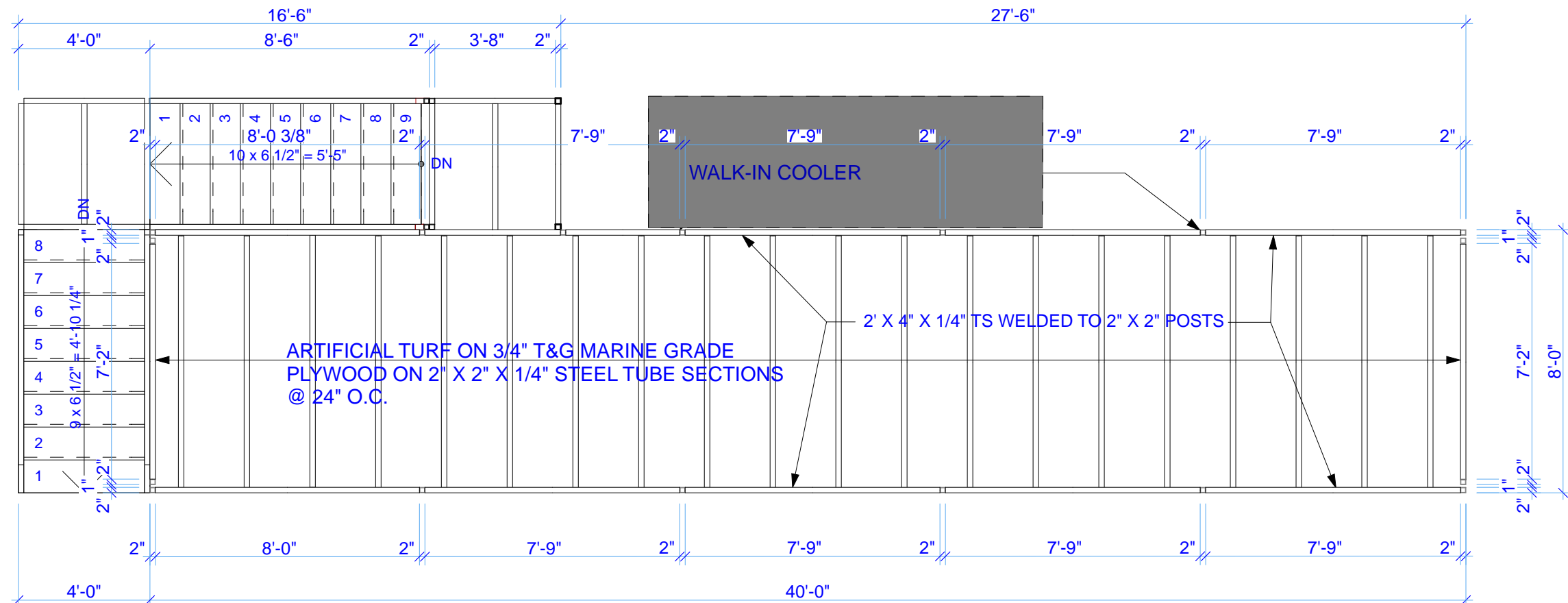
The Carlon® Ceiling Mount Metallic Weatherproof Utility Light Kit is suitable for wet locations.

- Electric lampholder
- Clear glass globe
- Heavy-duty, die-cast aluminum
- Suitable for wet locations
- Surface mounted or mounted to a junction box
- Listed for through branch wiring
- Max. lamp size 150 watts, 120VAC, incandescent built only

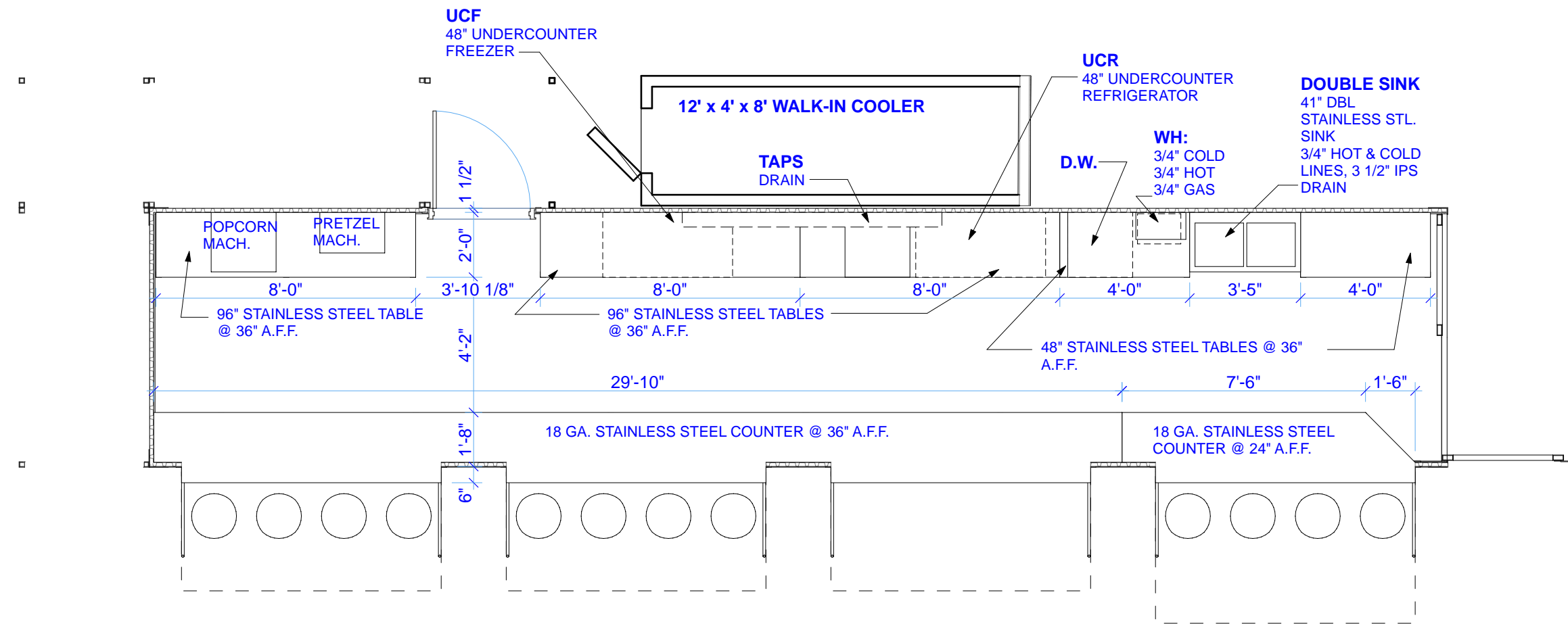
Brand Name: Carlon



DECK PLAN
SCALE: 1/4" = 1'-0"



DECK FRAMING PLAN
SCALE: 1/4" = 1'-0"



EQUIPMENT PLAN
SCALE: 1/4" = 1'-0"

TERRENCE W.
MARTIN,
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SPRECHER
BEER CAFE

ROCK SPORTS
COMPLEX
CRYSTAL RIDGE
DRIVE
FRANKLIN,
WISCONSIN

PROJECT NUMBER:
1702

PROJECT STATUS:
CONSTRUCTION
DRAWINGS

DATE OF
ISSUE:
4.12.2017

SHEET TITLE

DECK &
MECHANICAL
PLANS

A-2

SPRECHER
BEER CAFE

ROCK SPORTS
COMPLEX
CRYSTAL RIDGE
DRIVE
FRANKLIN,
WISCONSIN

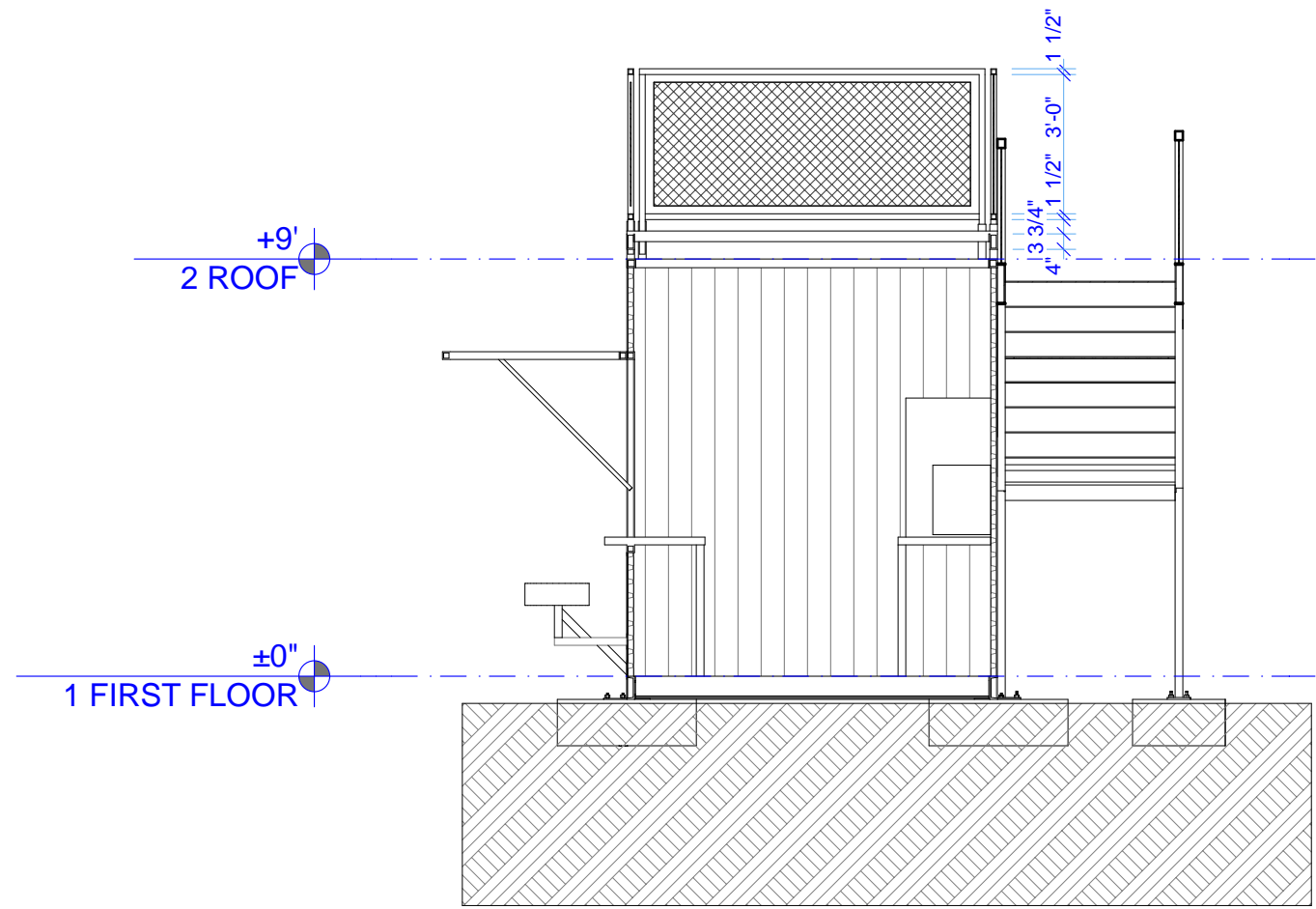
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PROJECT STATUS:
CONSTRUCTION
DRAWINGS

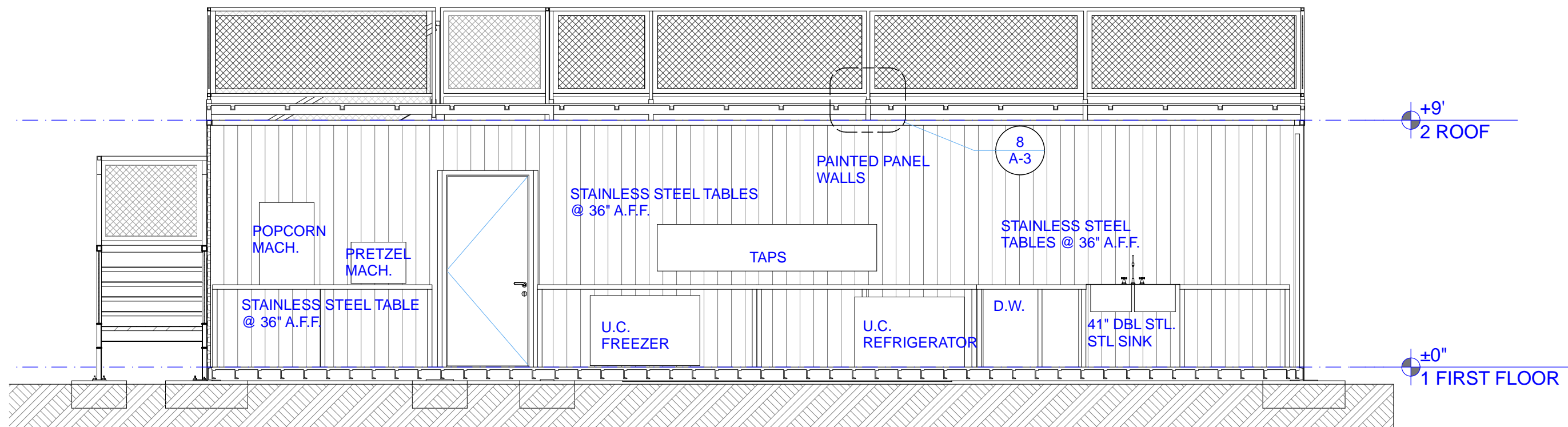
DATE OF
ISSUE:
4.12.2017

SHEET TITLE
SECTIONS AND
DETAILS

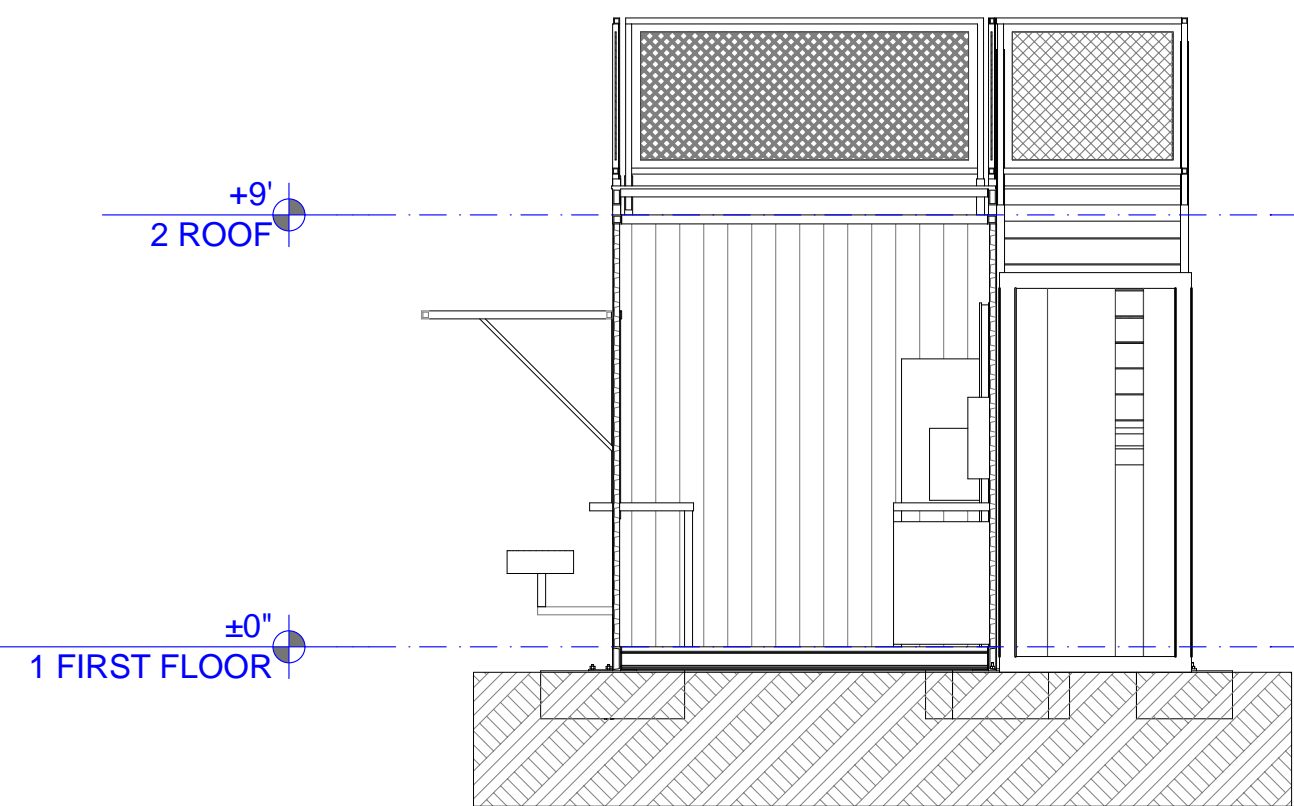
A-3



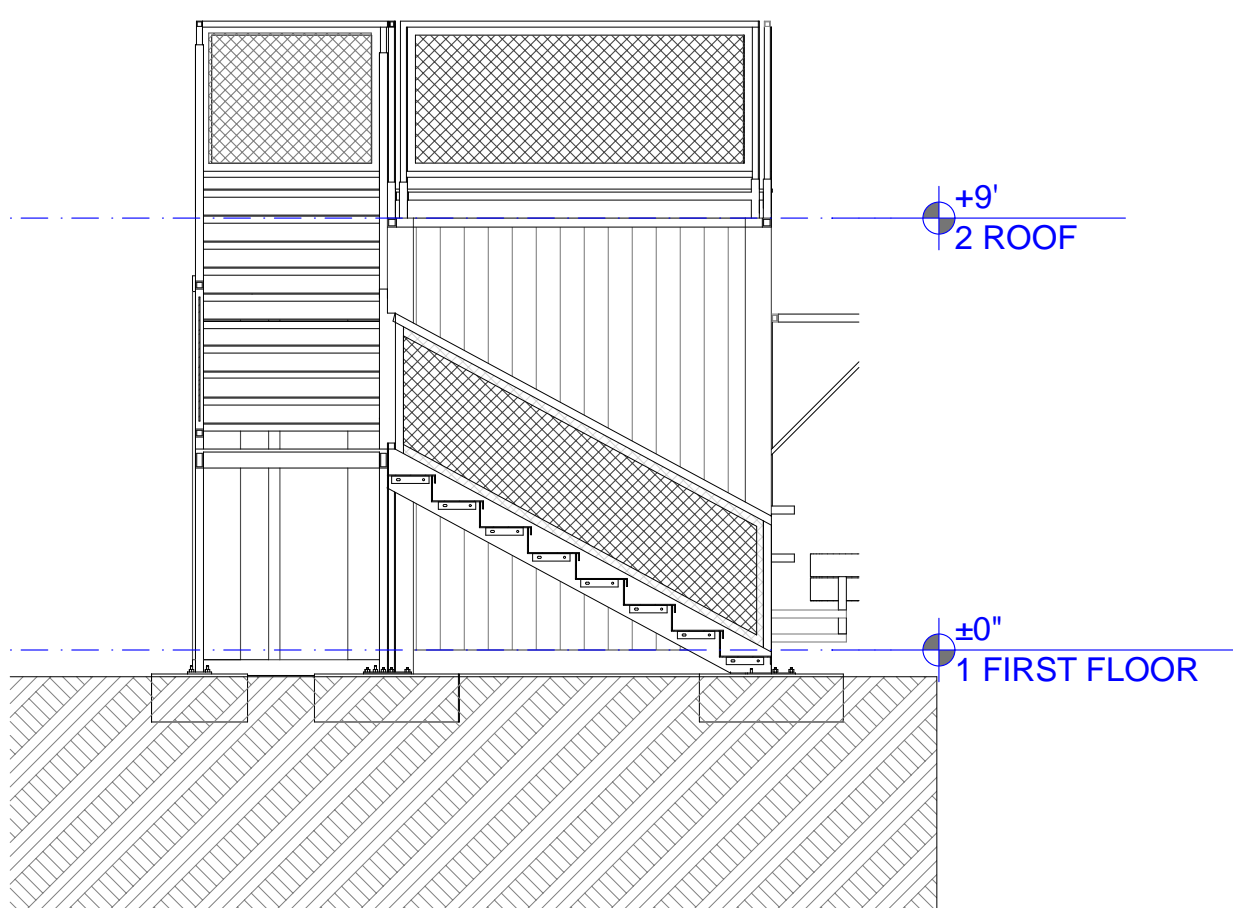
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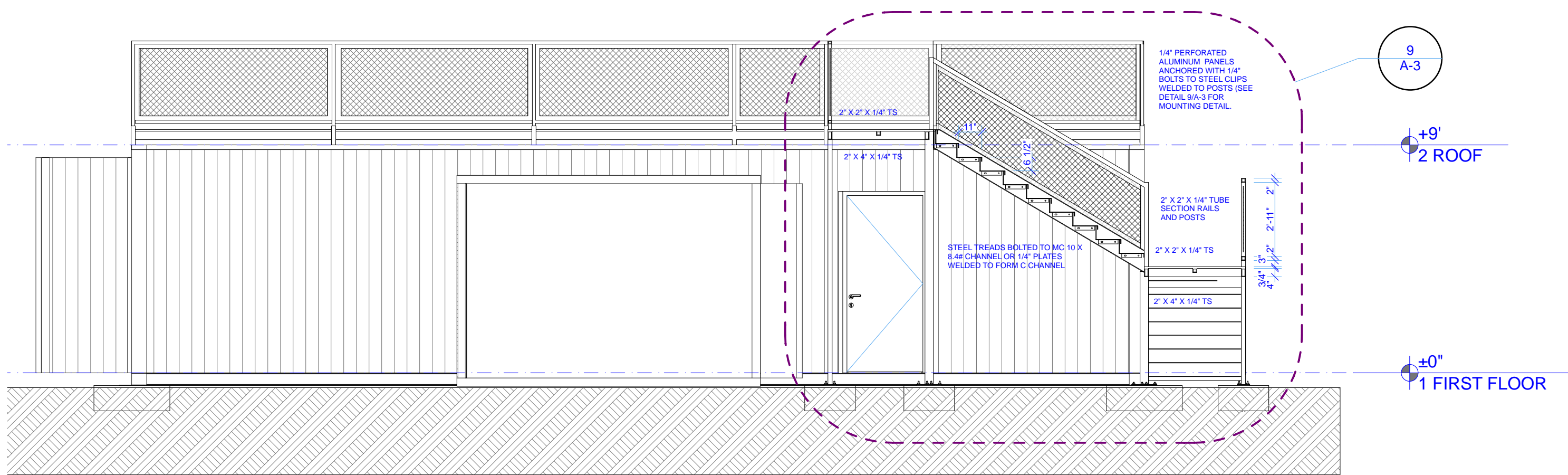
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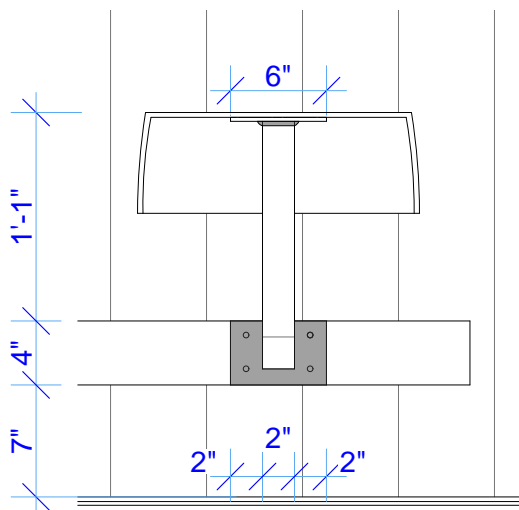
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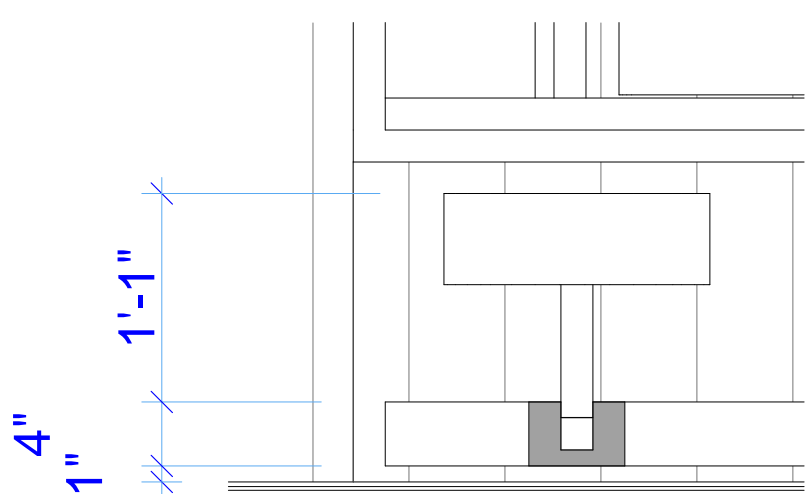
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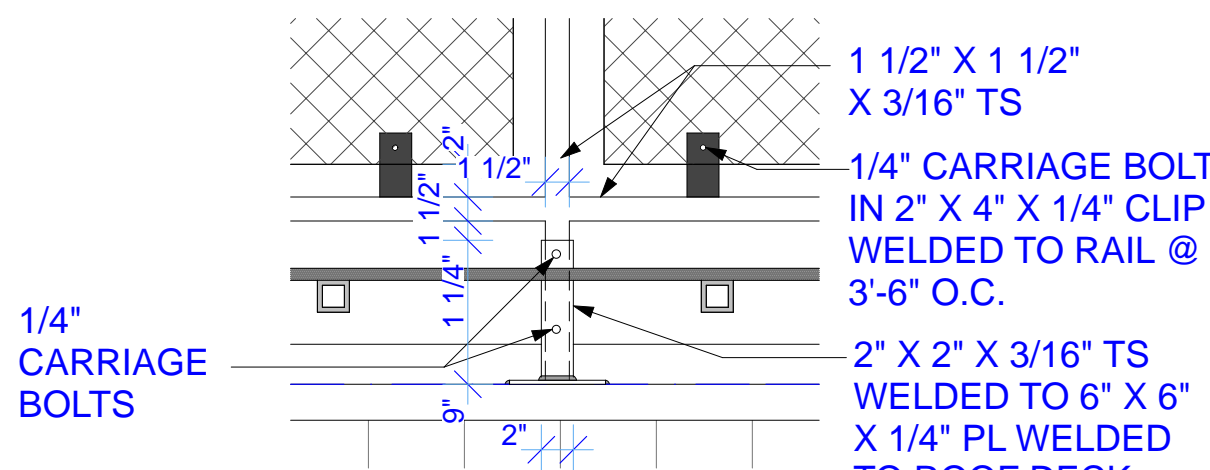
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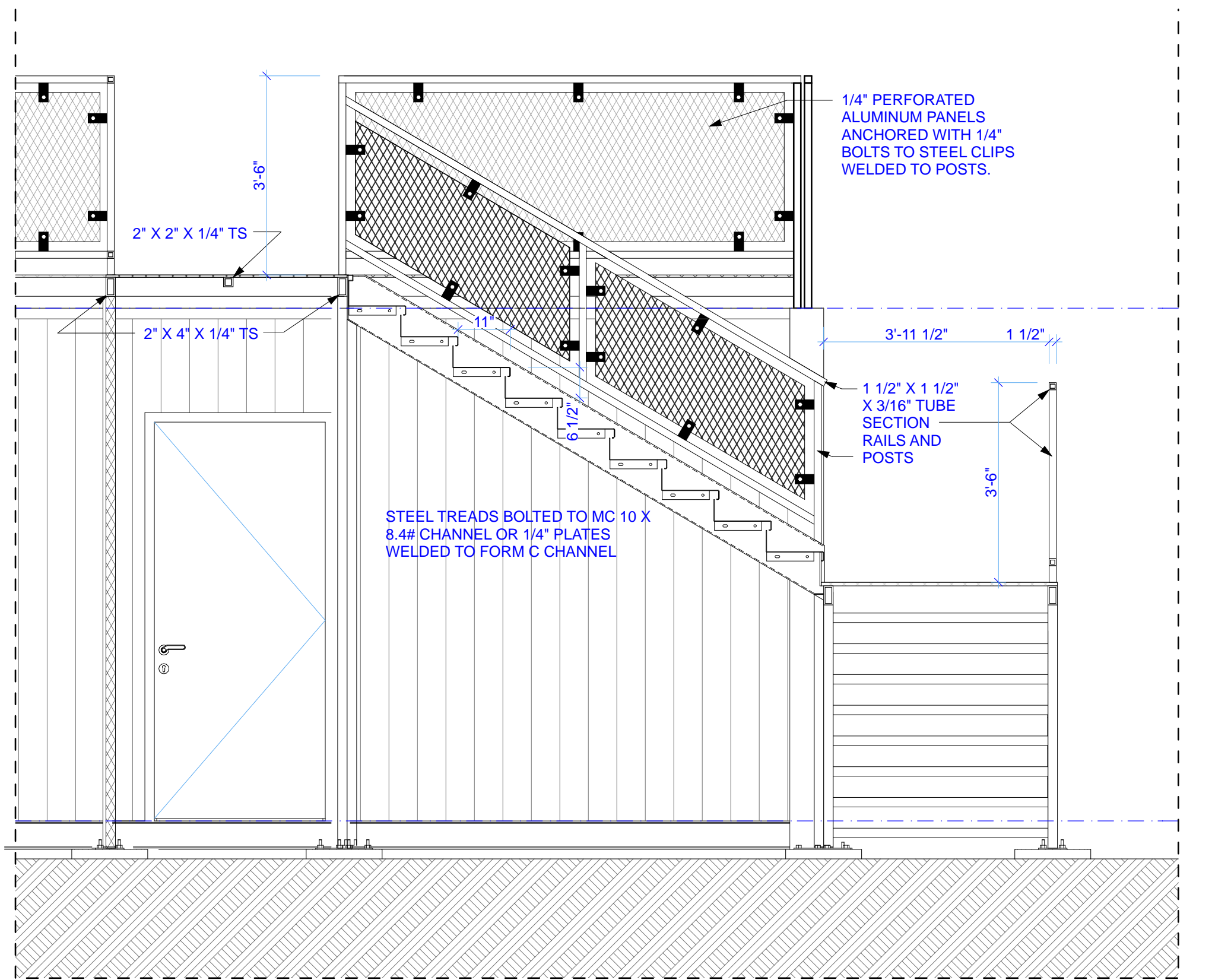
⑥ SEAT DETAIL
SCALE: 1" = 1'-0"



⑦ LOW SEAT DETAIL
SCALE: 1" = 1'-0"



⑧ RAILING ANCHOR DETAIL
SCALE: 1" = 1'-0"

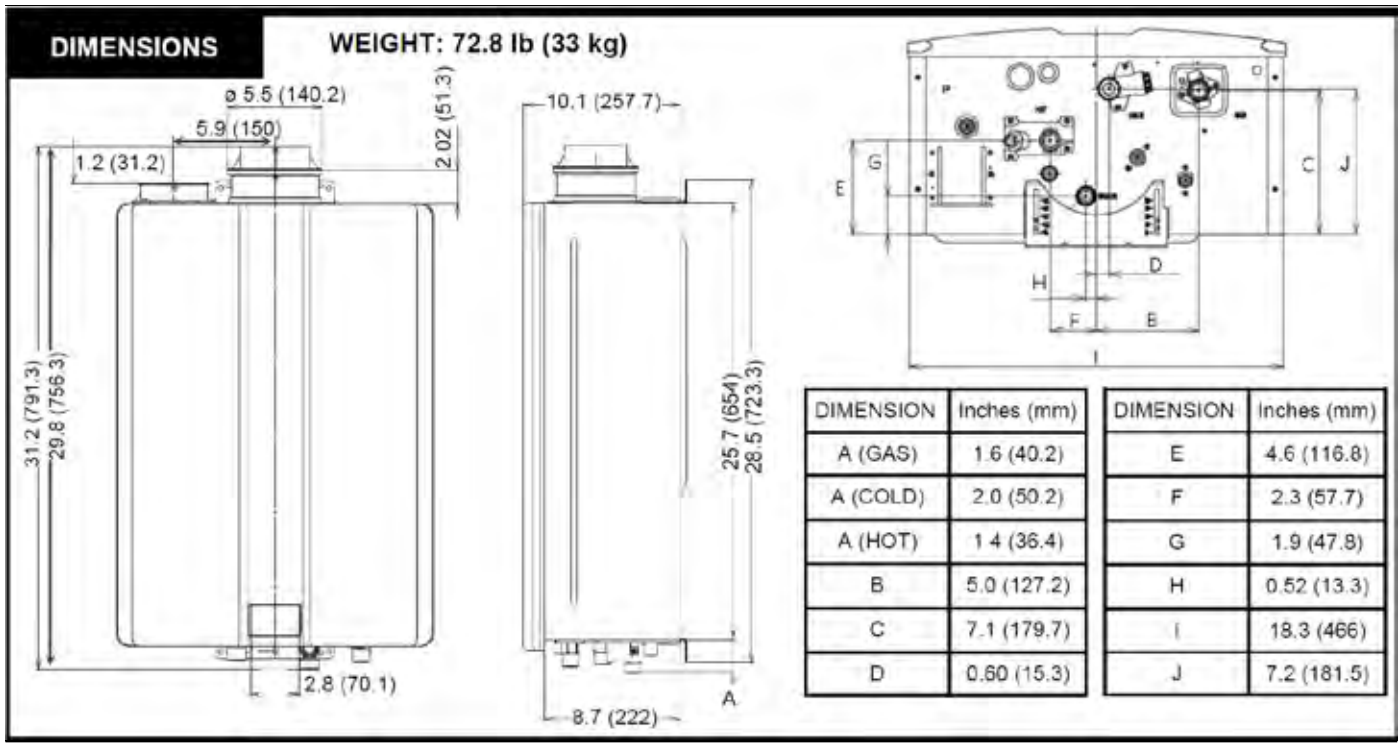


⑨ STAIR DETAIL
SCALE: 1/2" = 1'-0"

Rinnai

RUR98i (KBP3237FFUD)

Type of Appliance	Condensing Tankless Water Heater with Integrated Recirculation Pump Energy Star Qualified
Rinnai model number	REU-KBP3237FFUD-US
Operation / Installation	Forced combustion; indoor only; Certified for installation in Manufactured (Mobile) Homes 15,200 - 199,000 BTU/h (4.5-58.3 kWh)
Minimum/Maximum Gas Rate (Input)	
Electrical	Appliance: AC 120 Volts - 60 Hz Temperature Controller: DC 12 Volts
Electrical Consumption	Normal: 205 w Standby: 3 w Anti-frost protection: 150 w
Amperage	Max: 8A Fuse: 10A
Ignition System	Direct electronic ignition
Hot Water Capacity	Minimum flow rate: 0.26 GPM (1 l/min) Minimum activation flow rate: 0.4 GPM (1.5 l/min) Maximum flow rate: 9.8 GPM (37.1 l/min)
Temperature	98° - 120° F (37°- 49°C) (factory default) Maximum temperature is selectable at 120° F (49°C) or at 140° F (60°C)
Temperature (without remote)	120° F (49°C) (factory default) or 140° F (60°C)
Approved Gas Types	Natural or Propane (ensure unit matches gas type)
Energy Factor (EF)	Natural Gas: 0.95 Propane: 0.95
Service Connections	Gas supply: 3/4 inch (19mm) MNPT Cold water inlet: 3/4 inch (19mm) MNPT Hot water outlet: 3/4 inch (19mm) MNPT
Isolation & Pressure Relief Valves Included	Isolation Valves are certified to NSF/ANSI 61 for potable water
Water Flow Control	Water flow sensor, electronic water control and by-pass control
Minimum/Maximum Water Supply Pressure	20 - 150 PSI (138-1035 KPa) (recommended 60 - 80 PSI (414 - 552 KPa) for optimal performance)



TANKLESS WATER HEATER

NOTE: TANKLESS WATER HEATER BRAND & MODEL IS SUBJECT TO CHANGE

1	3 st	WORK TABLE Packed 1 st Work Table, 24" x 96" x 34", 18 gauge/430 stainless steel flat top, turn-down edges, galvanized steel adjustable undershelf & 6 legs, 1" adjustable plastic bullet feet, KD, NSF
2	2 st	WORK TABLE Packed 1 st Work Table, 24" x 48" x 34", 18 gauge/430 stainless steel flat top, turn-down edges, galvanized steel adjustable undershelf & legs, 1" adjustable plastic bullet feet, KD, NSF
5	1 ea	REACH-IN UNDERCOUNTER REFRIGERATOR 48"Undercounter Reach-In Refrigerator, two-section, self-contained refrigeration, 12.0 cu. ft. capacity, 33° to 45°F temperature range, (2) locking hinged self-closing doors, (2) adjustable shelves, ventilated refrigeration, automatic evaporation, air defrost, stainless steel interior & exterior, galvanized steel back, casters, rear mounted refrigeration, 390 watts, 115v/60/1-ph, 4.2 amps, 1/3 HP, cETLus, ETL, CE, ENERGY STAR® 1 ea 2 year labor & parts warranty, 5 years warranty on compressor 1 ea Contact factory for available options and accessories
7	1 ea	REACH-IN UNDERCOUNTER FREEZER 48"Undercounter Reach-In Freezer, two-section, self-contained refrigeration, 12.0 cu. ft. capacity, -8° to -0°F temperature range, (2) locking hinged self-closing doors, (2) adjustable shelves, ventilated refrigeration, automatic evaporation, electric defrost, stainless steel interior & exterior, galvanized steel back, casters, rear mounted refrigeration, 600 watts, 115v/60/1-ph, 7.2 amps, 1/2 HP, cETLus, ETL, CE 1 ea 2 year labor & parts warranty, 5 years warranty on compressor 1 ea Contact factory for available options and accessories
10	1 ea	PARAGON POPCORN MACHINE MODEL 1116810 Pretzel Merchandiser, 27-1/4" x 15-1/8" x 18-1/8", revolving, stainless steel construction, tempered glass case, illuminated interior, thermostat control, stainless steel, 120v/60/1ph, 290 watts, 2.4 amps, NSF Paragon Model 1116810 Popcorn Machine 16 oz

EQUIPMENT CUT SHEETS



FEATURES:

- **Energy Star Qualified.**
- 30 racks / 120 covers per hour.
- Fully automatic cycle for easy operation.
- Built-in detergent and rinse chemical pumps.
- Pump drain system allows for multiple installation applications including elevated drains.
- Safety Temp feature assures 180°F sanitizing rinse every cycle.
- Built-in 4kW booster heater.
- 2kW wash tank heater.
- Counter-balanced double skin door.
- Low 0.8 US gal. water usage per rack.
- Door safety switch, extended wash cycle switch.
- Stainless steel safety filters protect wash pump.
- Top mounted detergent and rinse-aid prime switches.
- Operator friendly, removable stainless steel wash and rinse arms allows for easy cleaning.
- (1) peg and (1) flat bottom rack supplied.



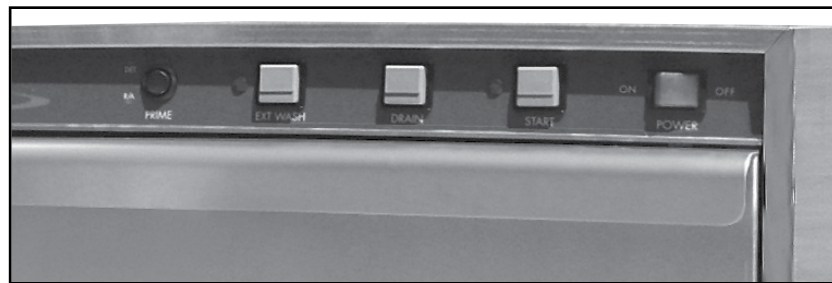
Upper and lower wash and rinse arms guarantee excellent results.



Uses standard 19-3/4" X 19-3/4" racks.



Built-in detergent and rinse chemical pumps.



Top mounted controls are easy to read and simple to operate.

CMA Dishmachines 12700 Knott Street Garden Grove, CA 92841 • 800-854-6417 • 714-898-8781 • Fax: 714-895-2141 • www.cmadishmachines.com
CMA reserves the right to modify specifications or discontinue models without prior notification.

Printed in the U.S.A.

CMA
MIZER®
Registered Trademark

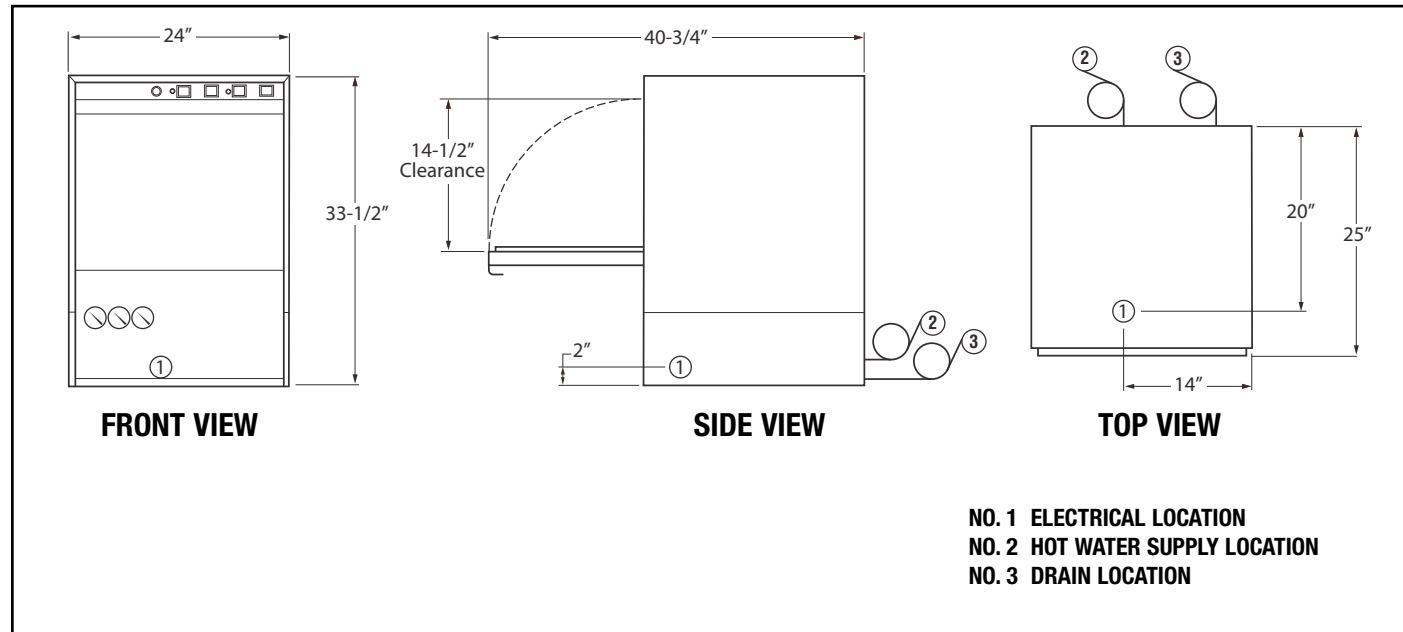


© 2013 CMA, Inc.



UC65e

High Temp Undercounter
Dishwasher And
Glasswasher



Specifications:			USA			METRIC														
MODEL UC65e																				
WATER CONSUMPTION						FRAME DIMENSIONS														
PER RACK			8 GAL			DEPTH			25"			(63.5 cm)								
PER HOUR			20.4 GAL			(64 L)			WIDTH			24"			(60.9 cm)					
									HEIGHT			33-1/2"			(85.1 cm)					
OPERATING CYCLE									MAX HEIGHT CLEARANCE FOR DISHES			14-1/2"			(36.8 cm)					
WASH TIME-SEC			100			100			STANDARD DISHRACK			1			1					
RINSE TIME-SEC			15			15			DIMENSIONS			19-3/4"X19-3/4"			(50X50CM)					
DWELL-SEC			5			5			SHIPPING WEIGHT			148#			(67KG)					
TOTAL CYCLE-SEC			120			120			FRONT LEVELING FEET PROVIDED											
OPERATING CAPACITY									MOTOR			1HP								
RACKS PER HOUR			30			30			HEATERS											
WATER REQUIREMENTS			140°F			(60°C)			WASH TANK HEATER			2kW								
WATER CONNECTION (flexible hose) (supplied)			1/2" I.D.						BOOSTER HEATER(40°F/22°C rise)			4kW								
DRAIN CONNECTION (6 ft. flexible hose) (supplied)			3/4" I.D.						ELECTRICAL RATING*			VOLTS			PHASE			AMPS		
FLOW PRESSURE (PRV supplied)			18-22 PSI			1.2-1.5 kg/cm ²						208			1			22		
												230			1			24		
CYCLE TEMPERATURES												*THIS SYSTEM REQUIRES THREE POWER WIRES WHICH INCLUDES A CURRENT CARRYING NEUTRAL. AN ADDITIONAL FOURTH WIRE MUST BE PROVIDED FOR MACHINE GROUND.								
WASH (minimum)			150°F			(66°C)														
RINSE (minimum)			180°F			(82°C)														

WARNING: Plumbing connections must be made by a qualified service company who will comply with all available Federal, State, and Local Health, Plumbing and Safety codes.

Summary Specifications:

Specified unit will be a CMA model UC65e undercounter high temperature sanitizing dishmachine with built-in booster heater. Features include large 14-1/2" door opening clearance, standard liquid detergent and rinse-aid dispensing pumps, top, side and rear panels. Unit has standard pump drain, "Safe-T-Temp" feature to ensure proper 180°F final rinse temperature and stainless steel rinse arms with removable end caps for easy cleaning.



CMA
MIZER®
Registered Trademark

CMA Dishmachines 12700 Knott Street Garden Grove, CA 92841 • 800-854-6417 • 714-898-8781 • Fax: 714-895-2141 • www.cmadishmachines.com
CMA reserves the right to modify specifications or discontinue models without prior notification.

Printed in the U.S.A.

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DISHWASHER CUT SHEETS

TERRENCE W.
MARTIN,
ARCHITECT

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APPLETON, WI 54915

920 284-7769
twm.architect@me.com

SPRECHER
BEER CAFE

ROCK SPORTS
COMPLEX
CRYSTAL RIDGE
DRIVE
FRANKLIN,
WISCONSIN

PROJECT NUMBER:
1702

PROJECT STATUS:
CONSTRUCTION
DRAWINGS

DATE OF
ISSUE:
4.12.2017

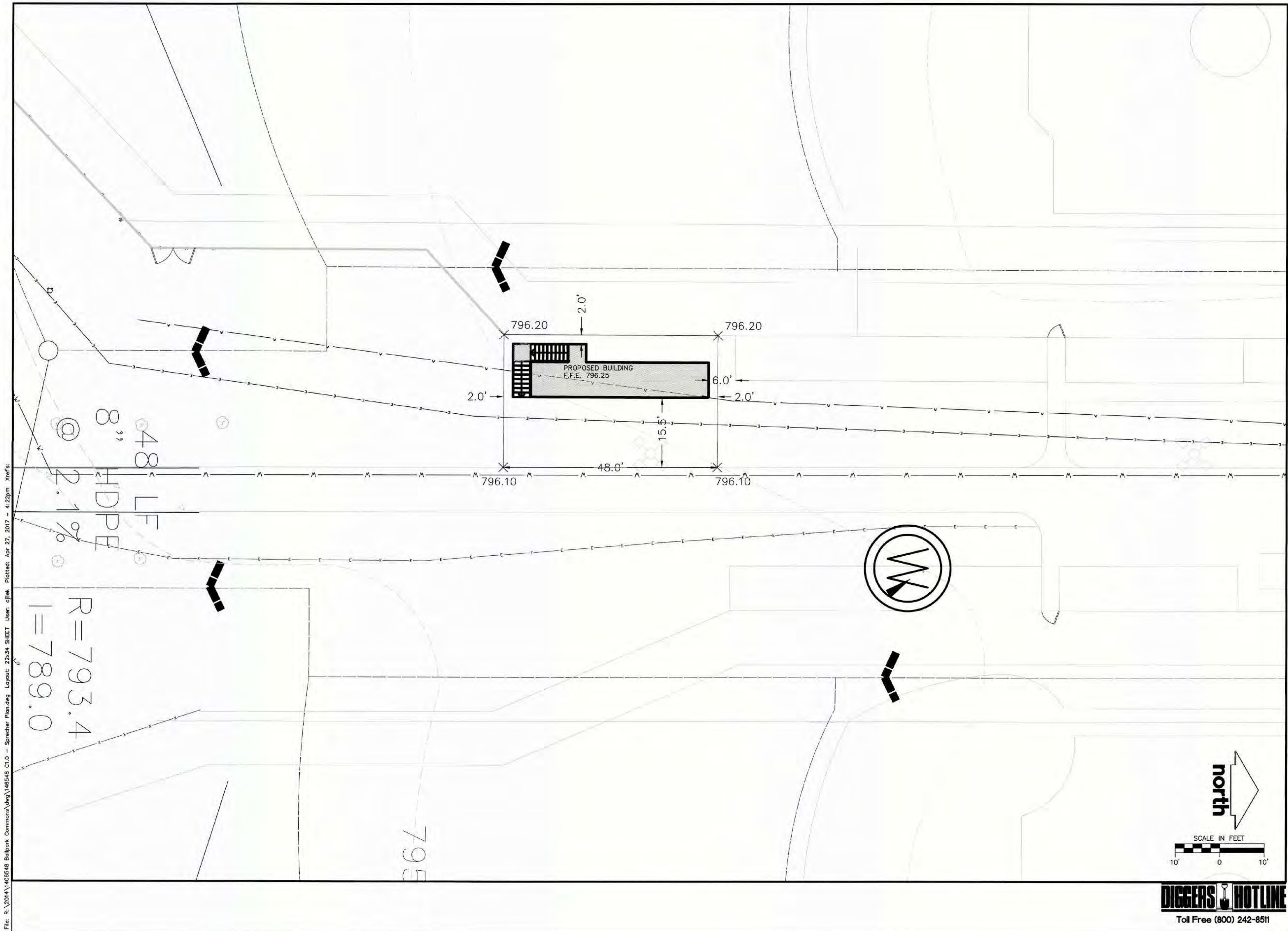
SHEET TITLE

CUT SHEETS

A-4

SHEET 4

OF 4



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N22 W22951 NANCY'S COURT SUITE 3
WAUKESHA, WISCONSIN 53186
P. 262.513.0666

CLIENT:

TERRENCE W. MARTIN,
ARCHITECT

CLIENT ADDRESS:

2708 EAST PLANK ROAD
APPLETON, WI 54915
920-284-7769
twn.architect@me.com

PROJECT:

SPRECHER
BEER CAFE

PROJECT LOCATION:
FRANKLIN, WI
MILWAUKEE, COUNTY

PLAN MODIFICATIONS:

#	Date	Description
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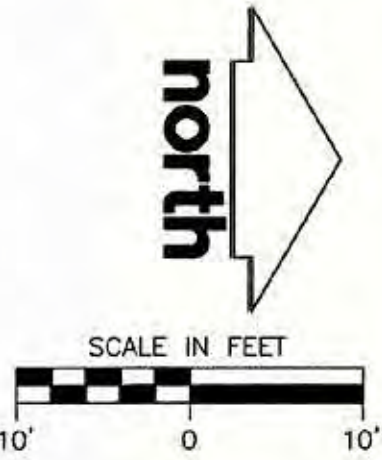
Design/Drawn: (initials)
Approved: (initials)

SHEET TITLE:
SPRECHER BEER CAFE

SHEET NUMBER:

C1.0

JSD PROJECT NO.



DIGGERS HOTLINE
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CLIENT:

**TERRENCE W. MARTIN,
ARCHITECT**

CLIENT ADDRESS:

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APPLETON, WI 54915
920-284-7769
twm.architect@me.com

PROJECT:

**SPRECHER
BEER CAFE**

PROJECT LOCATION:

FRANKLIN, WI
MILWAUKEE, COUNTY

PLAN MODIFICATIONS:

#	Date:	Description:
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Design/Drawn: C.J.

Approved: J.L.

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

C1.0

JSD PROJECT NO:

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**CITY OF FRANKLIN****REPORT TO THE PLAN COMMISSION**

Meeting of June 8, 2017

Extra Space Storage Sign Plans

RECOMMENDATION: Department of City Development staff recommends approval of the proposed signage for Extra Space Storage subject to the conditions set forth in the draft resolution.

Project Name:	Extra Space Storage Signage
Project Address:	6805 South 27 th Street
Applicant:	Innovative Signs, Inc.
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 sign plans for Extra Space Storage

Project Description/Analysis:

Please note:

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

On May 17, 2017, the applicant submitted Sign Plans for Extra Space Storage located at 6805 S. 27th Street. A Special Use was recently granted for Extra Space Storage via Resolution No. 2016-7208. Condition No. 10 of that resolution states, "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."

The applicant is proposing five signs consisting of three wall signs, re-facing an existing monument/directional sign and adding a tenant panel on the existing monument sign that is shared with Hobby Lobby. Below is a description of the signs and proposed locations.

1. 178.74 square foot LED illuminated channel letter wall sign located on the south elevation of the existing building that reads "ExtraSpaceStorage."
2. 45.45 square foot LED illuminated channel letter wall sign located above the entrance on the north elevation of the existing building that reads "OFFICE."

3. 35.4 square foot wall sign located at the top of the east elevation of Building A that reads “ExtraSpace Storage.”
4. 20.22 square foot single sided monument/directional sign located adjacent to the cross access between the subject property and Wal-Mart development. The sign reads “ExtraSpace Storage” and is atop a brick base. The overall height of the sign is 8-feet.
5. 55 square foot double sided tenant panel on the existing monument sign that reads “ExtraSpace Storage.” This sign will be relocated from the interior of the parking lot to the perimeter of the site, adjacent to South 27th Street as indicated on the site plan. Note that a minimum setback of three feet will be required to comply with Chapter 210 of the Franklin Municipal Code.

The sign plans submitted are similar to that shown at the time of Special Use approval. The Special Use plans indicated a tenant panel to be added to the existing monument sign adjacent to S. 27th Street and usage of the existing directional sign adjacent to the cross-access to Wal-Mart to the north. The plans also illustrated a wall sign on the east elevation of Building A.

In addition to the Special Use condition noted above, PDD No. 13 states that signs shall be in conformance with the provisions of the City of Franklin Sign Ordinance. As such, the applicant shall obtain a Sign Permit through the City of Franklin Inspection Department, prior to the installation of the signs.

Staff Recommendation:

Department of City Development staff recommends approval of the proposed signage for Extra Space Storage subject to the conditions set forth in the draft resolution.

RESOLUTION NO. 2017-____

A RESOLUTION APPROVING SIGNAGE FOR
EXTRA SPACE STORAGE FACILITY
(AT 6805 SOUTH 27TH STREET)
(INNOVATIVE SIGNS, INC., APPLICANT)

WHEREAS, Innovative Signs, Inc. having applied for approval of signage for Extra Space Storage facility, consisting of five total signs (three wall signs, a monument/directional sign and a tenant panel on the existing monument sign shared with Hobby Lobby (178.74 square foot wall sign on the south elevation of the existing building that reads “ExtraSpaceStorage”, 45.45 square foot wall sign above the entrance on the north elevation of the existing building that reads “OFFICE”, 35.4 square foot wall sign at the top of the east elevation of Building A that reads “ExtraSpaceStorage”, 20.22 square foot single-sided monument sign located adjacent to the ingress/egress from South 27th Street that reads “ExtraSpaceStorage” and a 55 square foot double-sided tenant panel on the existing monument sign that reads “ExtraSpaceStorage”), located at 6805 South 27th Street, upon property zoned Planned Development District No. 13 (Wal-Mart/Sam’s Wholesale Club)); Tax Key No. 738-9974-008; and

WHEREAS, the Plan Commission having reviewed the proposed sign plans and having found same to be in compliance with and in furtherance of the standards of Planned Development District No. 13 (Wal-Mart/Sam’s Wholesale Club).

NOW, THEREFORE, BE IT RESOLVED, by the Plan Commission of the City of Franklin, Wisconsin, that the sign plans City file-stamped May 17, 2017, attached hereto and incorporated herein, be and the same is hereby approved, subject to the following conditions:

1. That the signage shall be constructed and installed pursuant to such signage plan within one year from the date of adoption of this Resolution, or this Resolution and all rights and approvals granted hereunder shall be null and void, without any further action by the Plan Commission.
2. The applicant shall obtain a Sign Permit through the City of Franklin Inspection Department, prior to the installation of the signs.
3. [other conditions, etc.]

Introduced at a regular meeting of the Plan Commission of the City of Franklin this _____ day of _____, 2017.

INNOVATIVE SIGNS, INC. – EXTRA SPACE STORAGE SIGNAGE
RESOLUTION NO. 2017-_____

Page 2

Passed and adopted at a regular meeting of the Plan Commission of the City of Franklin this _____ day of _____, 2017.

APPROVED:

Stephen R. Olson, Chairman

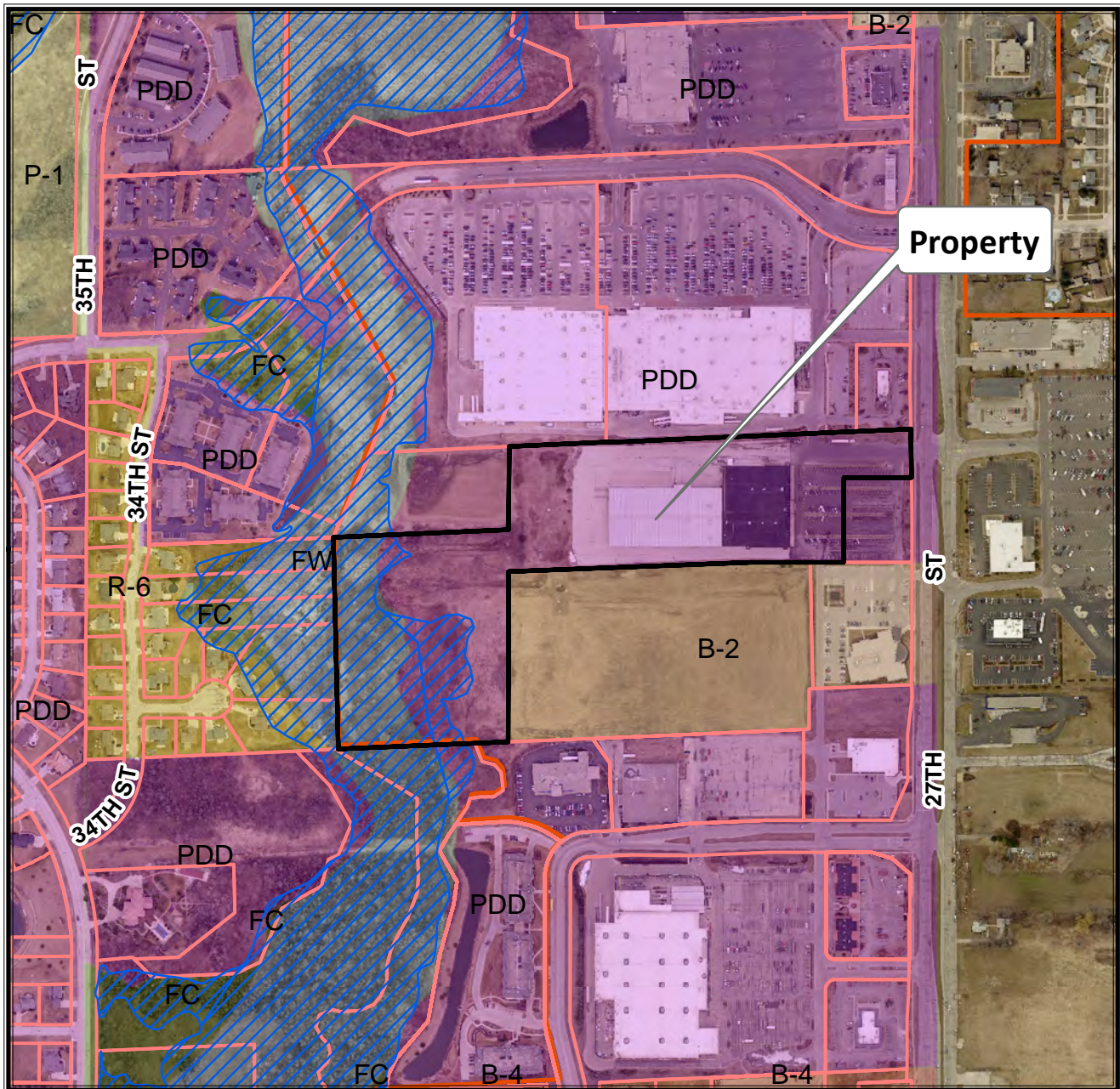
ATTEST:

Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____



6805 S. 27th Street



Planning Department
(414) 425-4024

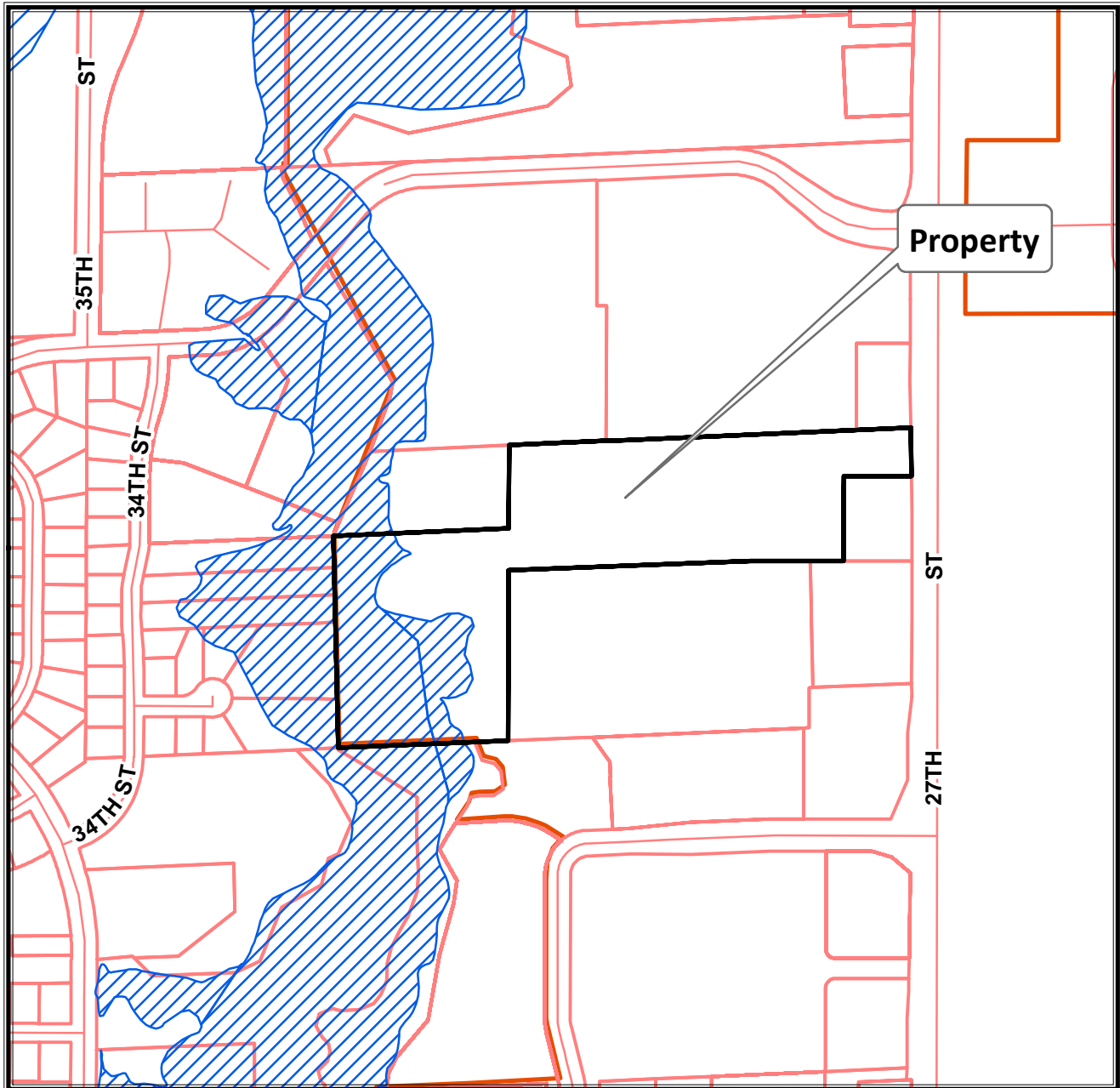
0 300 600 1,200 Feet

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





6805 S. 27th Street



Planning Department
(414) 425-4024

0 300 600 1,200 Feet

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



Summary of Signs for ExtraSpaceStorage, 6805 S. 27th Street, Franklin, WI

Type	Location on Building/Site	Proposed Sign	Sign Type	Proposed \$ F	Notes
Wall	South Elevation	ExtraSpaceStorage	LED Channel Letters/Internally Lit LED Channel	178.74	
Wall	North Elevation	OFFICE ExtraSpaceStorage Pan	Letters/Internally Lit LED Illuminated	45.45	
Wall	East Elevation	Sign	Aluminum Pan Sign	35.4	
Directional	Walmart Entrance	ExtraSpaceStorage Directional	LED Illuminated Directional single sided LED Illuminated Multi-	20.22	
Monument	Near 27th Street Entrance	Hobby Lobby/ExtraSpaceStorage	Tenant Monument Sign. Double Faced	ExtraSpaceStorage Panel 120 is 55 sq. ft. 399.81	

Franklin

MAY 17 2017

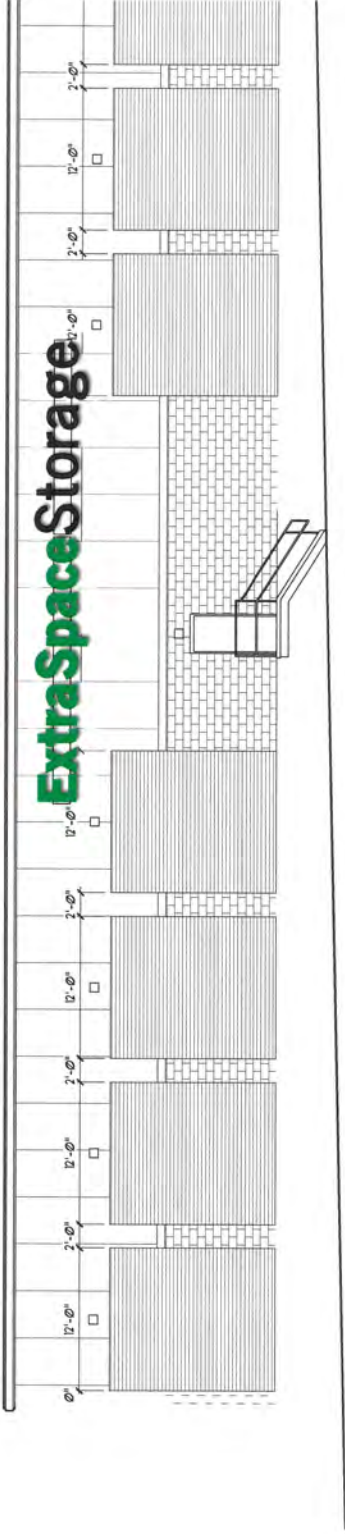
City Development



www.Innovative-Signs.com

Client	Anderson Ashton
Quote/Order #	9331
Size	
See Right	
Quantity	1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5 <input type="checkbox"/> 88
Materials & Specs	LED Illuminated Channel Letters 5" Aluminum Letter Returns with standard black trim cap retainer 2500-106 Brilliant Green for vinyl face on "Extra & Space" Black Perforated vinyl on "Storage" Raceway Mounted Color: TBD
Colors	<input checked="" type="checkbox"/> 2500-106 Brilliant Green <input type="checkbox"/> Black
Representative	Kathryn K.
Designer	Brian Tock
Date:	05/11/2017

* Production cannot begin until we receive your authorization the proof is accurate. Delays in receiving your approval will delay production times.



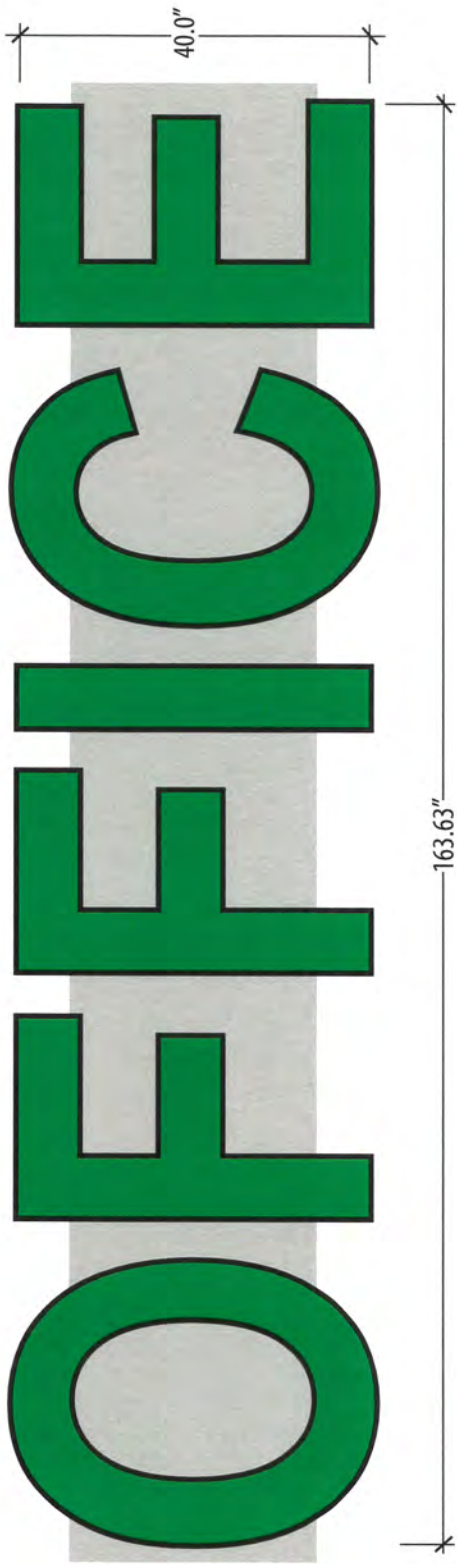
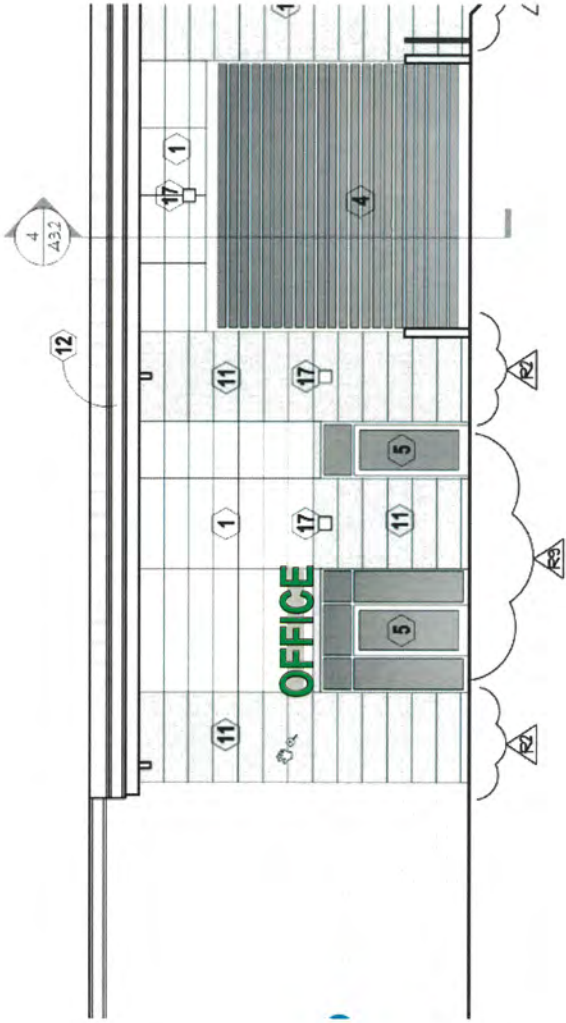
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www.Innovative-Signs.com

Client		Anderson Ashton, Franklin	
Quote/Order #		9331	
Size		See Right	
Quantity		1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5 <input type="checkbox"/> 88	
Materials & Specs		LED Illuminated Channel Letters	
		5" Aluminum Letter Returns with standard black trim cap retainer	
		2500-106 Brilliant Green for vinyl face on "OFFICE"	
		Raceway Mounted	
		Color: TBD	
Colors		2500-106 Brilliant Green	
		SW 7065	
Representative		Kathryn K.	
Designer		Brian Tock	
		Date: 04/04/2017	

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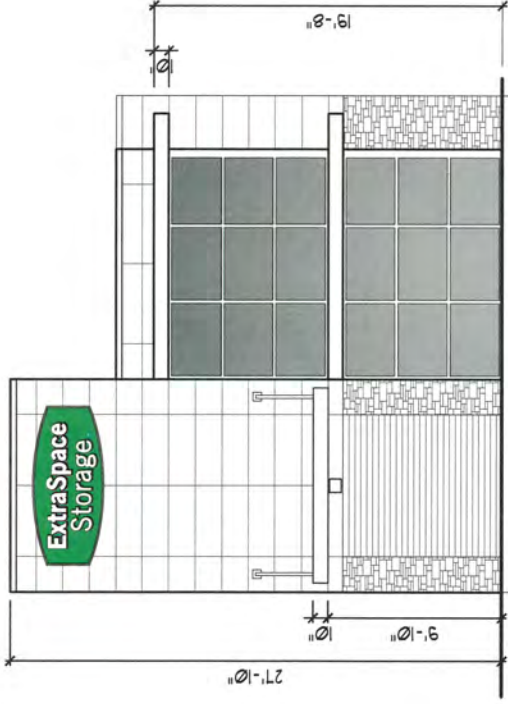




www.Innovative-Signs.com

Client	Anderson Ashton
Quote/Order #	9331
Size	See Right
Quantity	1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5 <input type="checkbox"/> 88
Materials & Specs	Aluminum Pan Sign 3/8" ALUMINUM BOLT W/WASHER .090" ALUMINUM PAINTED WITH APPLIED VINYL NON-CORROSIVE MOUNTING HARDWARE CONCEALED ALUMINUM CLIP
Colors	2500-106 Brilliant Green Black
Representative	Kathryn K.
Designer	Brian Tock
Date:	03/06/2017

*Production cannot begin until we receive your authorization the proof is accurate. Delays in receiving your approval will delay production times.



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

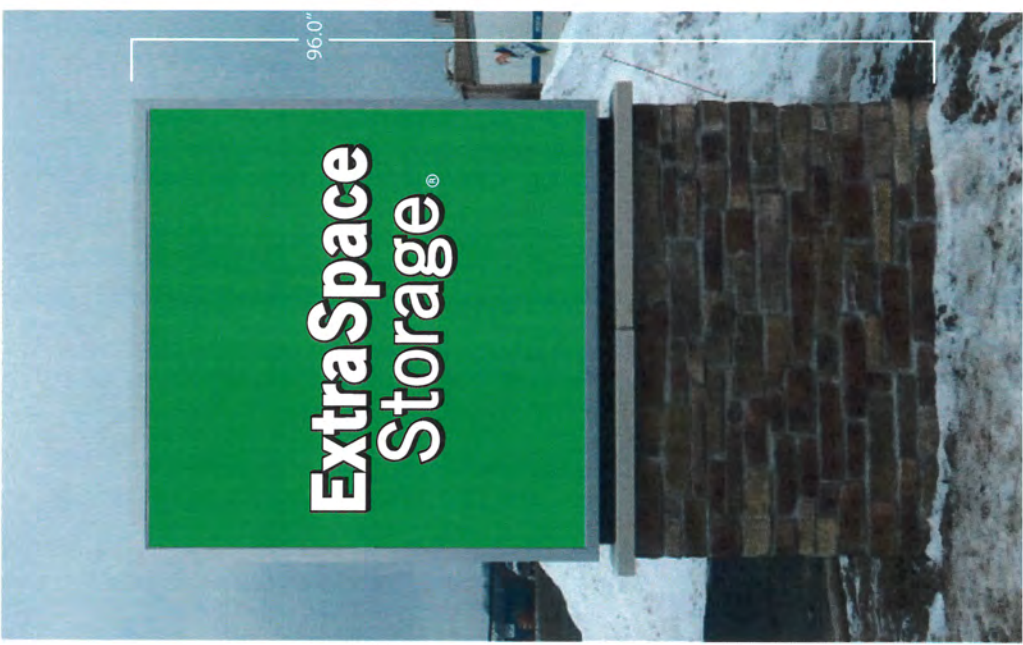




www.Innovative-Signs.com

Client	Anderson Ashton
Quote/Order #	9331
Size	52.0" x 56.0"
Quantity	1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5 <input type="checkbox"/> 88
Materials & Specs	LED Illuminated Directional Single Sided Poly Faces Digital Print
Colors	White 2500-106 Brilliant Green Black
Representative	Kathryn K.
Designer	Brian Tock
Date:	05/11/2017

*Production cannot begin until we receive your authorization the proof is accurate. Delays in receiving your approval will delay production times.



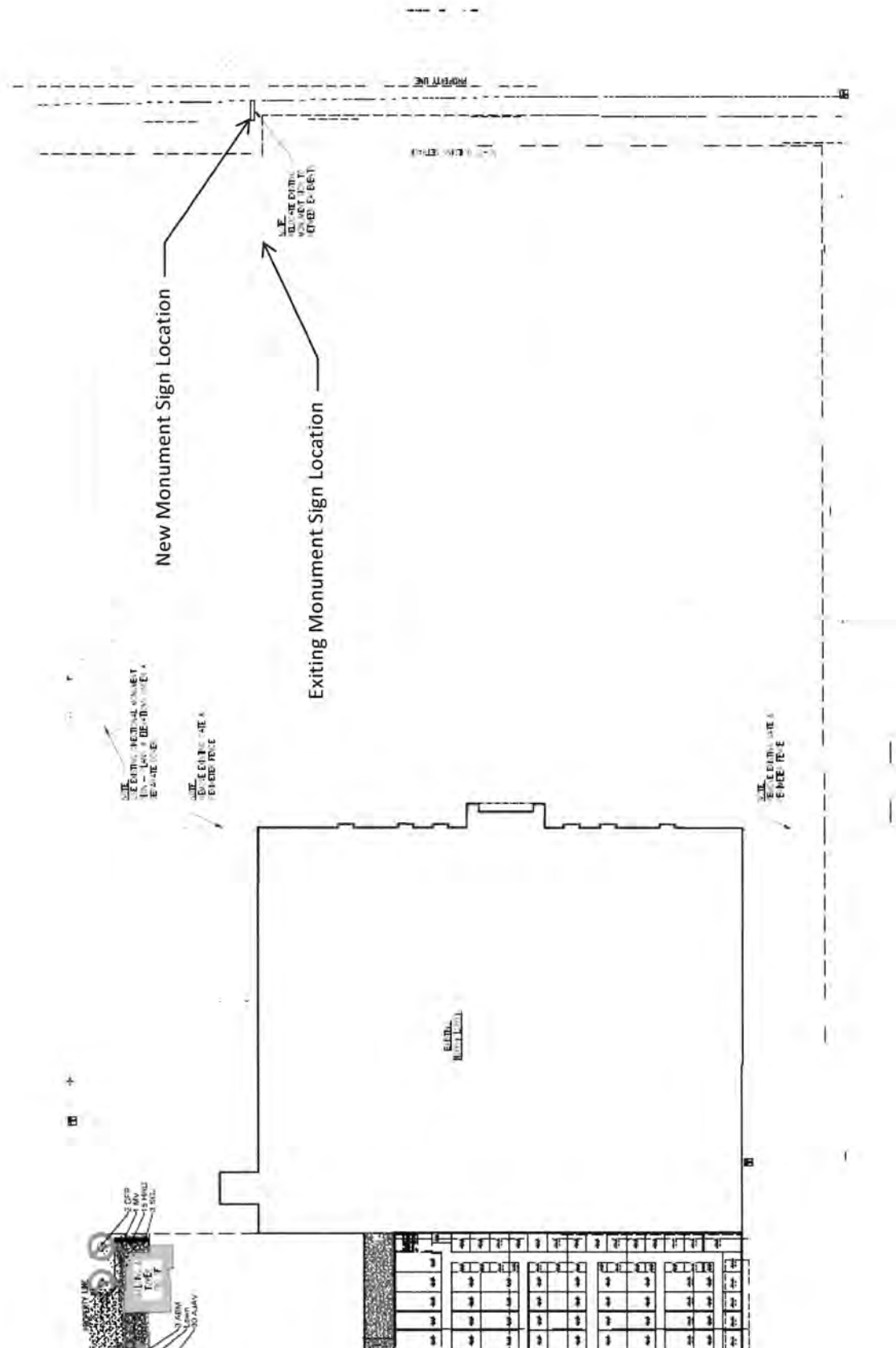


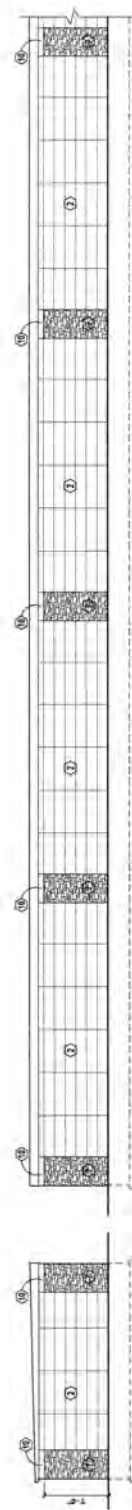
www.Innovative-Signs.com

Client	Anderson Ashton
Quote/Order #	9331
Size	
See Right	
Quantity	<input checked="" type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5 <input type="checkbox"/> 88
Materials & Specs	
Double Face Cabinet	
(2) Tenants Each Side Poly Tenant Face	
*Brick base to be made and installed by others.	
Colors	SW 7067 City Scape
Representative	Kathryn K.
Designer	Brian Tock
Date:	03/22/2017

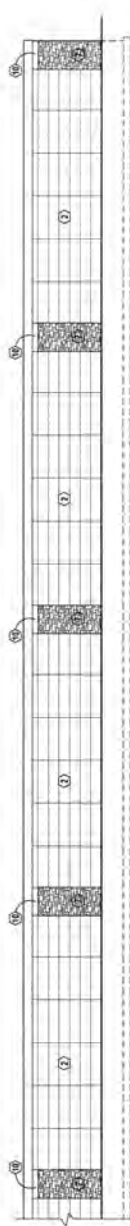
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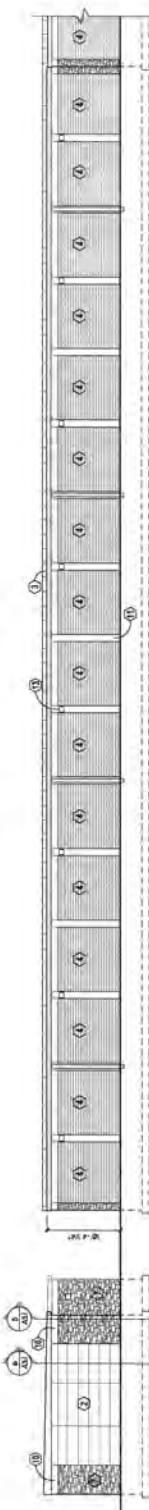




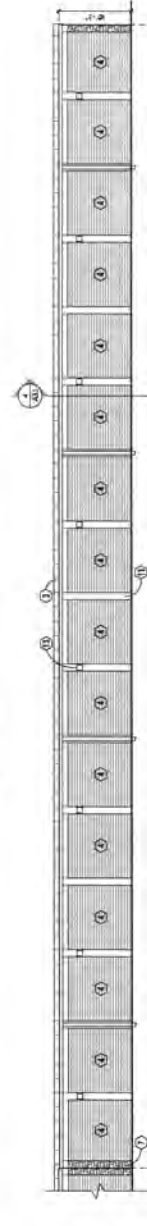
NORTH ELEVATION
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 BUILDING B (A2.1)



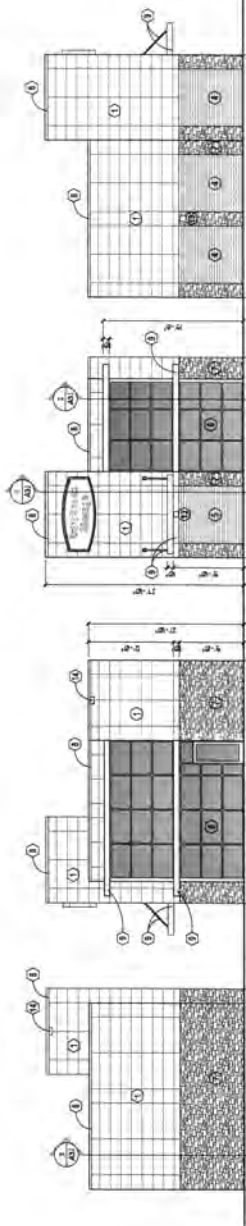
WEST ELEVATION
 1/8" = 1'-0"
 BUILDING B (A2.1)



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



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



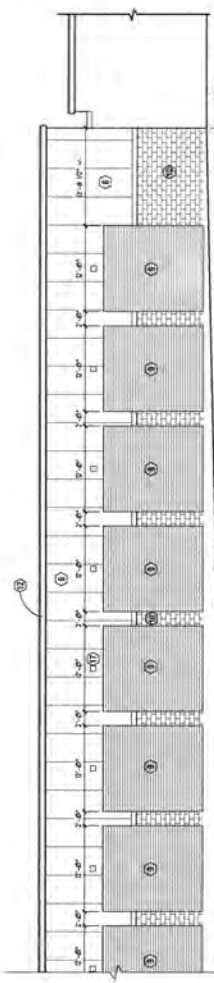
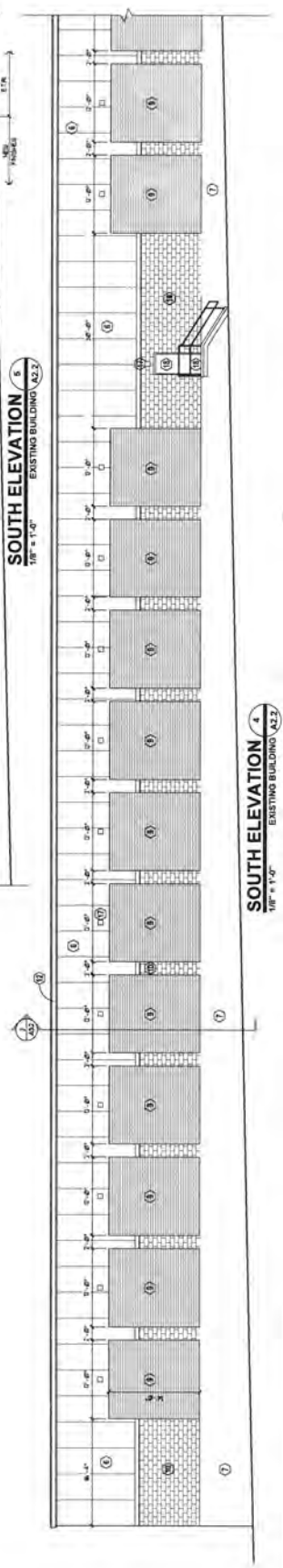
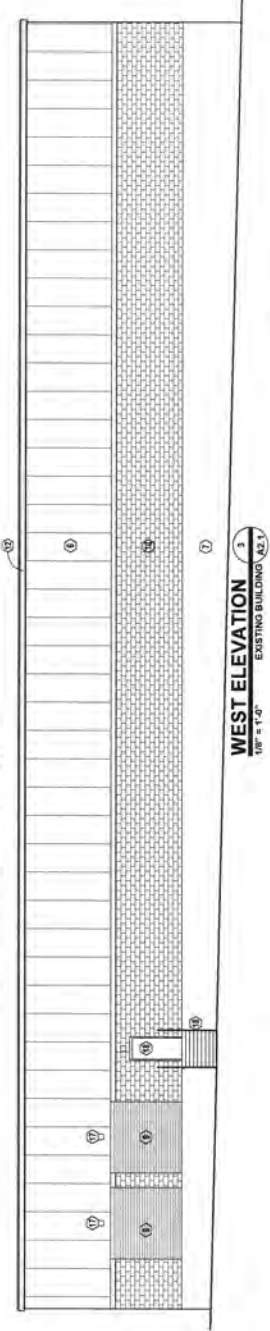
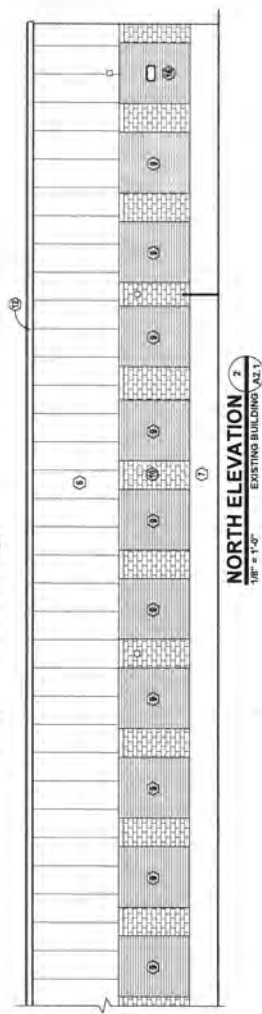
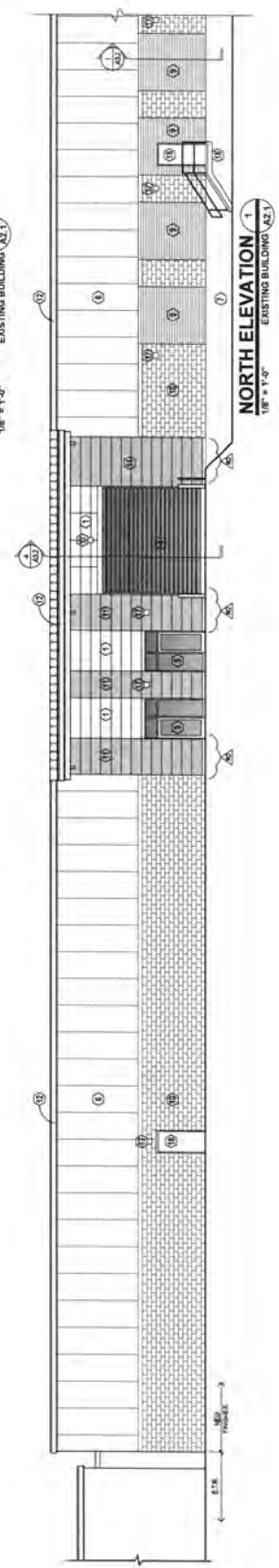
WEST ELEVATION
 1/8" = 1'-0"
 BUILDING A (A2.1)

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

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

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

- MATERIAL KEY**
- 1 - NICRA - ILLUMINATION - COLOR - ANODIZED
 - 2 - NICRA - SAMSTONE - GENTLE GRAY - COLOR - ANODIZED
 - 3 - METAL ROOF BY STORAGE SYSTEM SUPPLIER - GALVALUME
 - 4 - PRE-FINISHED METAL - COLOR - RICH ORE
 - 5 - PRE-FINISHED METAL - COLOR - CITY SCAPE
 - 6 - ALUMINUM STONEFRONT GLASS - COLOR - CLEAR ANODIZED
 - 7 - NICRA - SAMSTONE - GENTLE GRAY - COLOR - ANODIZED
 - 8 - NICRA - SAMSTONE - GENTLE GRAY - COLOR - ANODIZED
 - 9 - PRE-FINISHED METAL - COLOR - RICH ORE
 - 10 - PRE-FINISHED METAL - COLOR - CITY SCAPE
 - 11 - STANDARD GRAY BRICK BY STORAGE UNIT SUPPLIER
 - 12 - PRE-FINISHED METAL - COLOR - RICH ORE
 - 13 - LUMARK CROSSSTAIR LED WALL PACK - FULLY SHIELDED
 - 14 - ROOF OVER LOW SCUPPER



- MATERIAL KEY**
- (1) - HICKORY - ILLUMINATION - COLOR: AMBROS
 - (2) - PRE-PAINTED GLASS OVERHEAD DOOR
 - (3) - ALUMINUM STOREFRONT GLASS
 - (4) - EXISTING METAL PANEL - COLOR: NEBULOSUS WHITE
 - (5) - CASTING CONCRETE - COLOR: CITY SCAPE
 - (6) - NOT USED
 - (7) - EXISTING MASONRY - COLOR: AMBROS
 - (8) - HICKORY - ILLUMINATION - COLOR: CITY SCAPE
 - (9) - PRE-PAINTED METAL - COLOR: CITY SCAPE
 - (10) - NOT USED
 - (11) - NOT USED
 - (12) - NOT USED
 - (13) - ALUMINUM OVERHEAD DOOR TO REMAIN
 - (14) - LUMINOUS CHRISTOPHER LEAD WALL PACK - FULLY ILLUMINATED
 - (15) - METAL DOOR FRAME STYLING - COLOR: CITY SCAPE