

APPROVAL <i>Slw</i>	REQUEST FOR Council ACTION	MEETING DATE 3/21/17
REPORTS AND RECOMMENDATIONS	Contract Ehlers, Inc. for financial services related to the use of tax increment financing in Area D, roughly between W. Oakwood and W. South County Line Roads and S. 27 th and S. 42 nd Streets.	ITEM NUMBER <i>G.6.</i>

Request

Staff is requesting approval of a contract with Ehlers, Inc. for financial services outlined in the attached March 15, 2017 letter to the Economic Development Director. Activities requested include analysis of tax increment finance (TIF) potential and impacts in Area D, roughly between W. Oakwood and W. South County Line Roads and S. 27th and S. 42nd Streets, and meetings with the City of Franklin staff and the Common Council as necessary. The entirety of Area D is within current TIF district #4.

Work by Ehlers is related to previously contracted work and a prior item on today's agenda for professional engineering services with Ruekert & Mielke, Inc. Project costs calculated by Ruekert & Mielke will be the subject of Ehlers' financial analysis. Ehlers will evaluate the impact of potential project costs and development on TID 4 and consider alternative scenarios based on results.

Approval of the contract with Ehlers is subject to review by the City Attorney. The Director of Economic Development will serve as the primary contact.

Funding

Staff requests authorization for spending up to \$15,000 for said services. These services are eligible for funding from TID #4. A budget amendment was approved by the Common Council on February 21, 2017 to make appropriate changes to the budget for TID #4 to accommodate approval if this item.

Background

The request follows a presentation by Ruekert & Mielke at a Committee of the Whole meeting on March 6, 2017 regarding progress towards completion of Task Order #2. Task Order #2 included engineering and cost projections for potential sewer and water connections in Area D and meeting with MMSD, surrounding communities, staff and the Common Council regarding the project. Task Orders #3 and #4 are on the agenda for consider at tonight's meeting and include additional information to activate development and maximize the value of properties in Area D. At the time of the March 6, 2017 meeting, staff suggested it would bring forth additional task orders from Ruekert & Mielke and a contract with Ehlers for consideration by the Council. Ehlers previously provided analysis for Area D in 2015. Those reports will be revisited and revised based on new information collected and a new potential timeline for work.

The Common Council approved rezoning of land in Area D for Mixed-Use Business Park at the November 1, 2016 Council Meeting.

COUNCIL ACTION REQUESTED

A motion to contract Ehlers, Inc. for financial services related to the use of tax increment financing in Area D, roughly between W. Oakwood and W. South County Line Roads and S. 27th and S. 42nd Streets.

Economic Development: AMH

A G R E E M E N T

This AGREEMENT, made and entered into this 21st day of March 2017, between the City of Franklin, 9229 West Loomis Road, Franklin, Wisconsin 53132 (hereinafter "CLIENT") and Ehlers & Associates, Inc. (hereinafter "CONTRACTOR"), whose principal place of business is 375 Bishops Way, Suite 225, Brookfield, Wisconsin.

W I T N E S S E T H

WHEREAS, the CONTRACTOR is duly qualified and experienced as a municipal services contractor and has offered services for the purposes specified in this AGREEMENT; and

WHEREAS, in the judgment of CLIENT, it is necessary and advisable to obtain the services of the CONTRACTOR to provide Tax Incremental District services.

NOW, THEREFORE, in consideration of these premises and the following mutual covenants, terms, and conditions, CLIENT and CONTRACTOR agree as follows:

- A. This AGREEMENT may only be amended by written instrument signed by both CLIENT and CONTRACTOR.

I. BASIC SERVICES AND AGREEMENT ADMINISTRATION

- A. CONTRACTOR shall provide services to CLIENT for consultation with respect to providing non-exclusive financial advisory services, as described in CONTRACTOR's proposal to CLIENT dated March 15, 2017, annexed hereto and incorporated herein as Attachment A.
- B. CONTRACTOR shall serve as CLIENT's professional representative in matters to which this AGREEMENT applies. CONTRACTOR may employ the services of outside consultants and subcontractors when deemed necessary by CONTRACTOR to complete work under this AGREEMENT following approval by CLIENT.
- C. CONTRACTOR is an independent contractor and all persons furnishing services hereunder are employees of, or independent subcontractors to, CONTRACTOR and not of CLIENT. All obligations under the Federal Insurance Contribution Act (FICA), the Federal Unemployment Tax Act (FUTA), and income tax withholding are the responsibility of CONTRACTOR as employer. CLIENT understands that express AGREEMENTS may exist between CONTRACTOR and its employees regarding extra work, competition, and nondisclosure.

- D. During the term of this AGREEMENT and throughout the period of performance of any resultant AGREEMENT, including extensions, modifications, or additions thereto, and for a period of one (1) year from the conclusion of such activity, the parties hereto agree that neither shall solicit for employment any technical or professional employees of the other without the prior written approval of the other party.

II. FEES AND PAYMENTS

CLIENT agrees to pay CONTRACTOR, for and in consideration of the performance of Basic Services further described in Attachment A, at our standard billing rates with a not-to-exceed budget of \$15,000, subject to the terms detailed below:

- A. CONTRACTOR may bill CLIENT and be paid for all work satisfactorily completed hereunder on a monthly basis. CLIENT agrees to pay CONTRACTOR's invoice within 30 days of invoice date for all approved work.
- B. Total price will not exceed budget of \$15,000. For services rendered, monthly invoices will include a report that clearly states the hours and type of work completed and the fee earned during the month being invoiced.
- C. In consideration of the faithful performance of this AGREEMENT, the CONTRACTOR will not exceed the fee for Basic Services and expenses without written authorization from CLIENT to perform work over and above that described in the original AGREEMENT.
- D. Should CLIENT find deficiencies in work performed or reported, it will notify CONTRACTOR in writing within thirty (30) days of receipt of invoice and related report and the CONTRACTOR will remedy the deficiencies within thirty (30) days of receiving CLIENT's review. This subsection shall not be construed to be a limitation of any rights or remedies otherwise available to CLIENT.

III. MODIFICATION AND ADDITIONAL SERVICES

- A. CLIENT may, in writing, request changes in the Basic Services required to be performed by CONTRACTOR and require a specification of incremental or decremental costs prior to change order agreement under this AGREEMENT. Upon acceptance of the request of such changes, CONTRACTOR shall submit a "Change Order Request Form" to CLIENT for authorization and notice to proceed signature and return to CONTRACTOR. Should any such actual changes be made, an equitable adjustment will be made to compensate CONTRACTOR or reduce the fixed price, for any incremental or decremental labor or direct costs, respectively. Any claim by CONTRACTOR for adjustments hereunder must be made to CLIENT in writing no later than forty-five (45) days after receipt by CONTRACTOR of notice of such changes from CLIENT.

IV. ASSISTANCE AND CONTROL

- A. Economic Development Director, Aaron Hertzberg, will coordinate the work of the CONTRACTOR, and be solely responsible for communication within the CLIENT's organization as related to all issues originating under this AGREEMENT.
- B. CLIENT will timely provide CONTRACTOR with all available information concerning PROJECT as deemed necessary by CONTRACTOR.
- C. CONTRACTOR will appoint, subject to the approval of CLIENT, Aaron Hertzberg. CONTRACTOR's Project Manager and other key providers of the Basic Services. Substitution of other staff may occur only with the consent of CLIENT.

V. TERMINATION

- A. This AGREEMENT may be terminated by CLIENT, for its convenience, for any or no reason, upon written notice to CONTRACTOR. This AGREEMENT may be terminated by CONTRACTOR upon thirty (30) days written notice. Upon such termination by CLIENT, CONTRACTOR shall be entitled to payment of such amount as shall fairly compensate CONTRACTOR for all work approved up to the date of termination, except that no amount shall be payable for any losses of revenue or profit from any source outside the scope of this AGREEMENT, including but not limited to, other actual or potential agreements for services with other parties.
- B. In the event that this AGREEMENT is terminated for any reason, CONTRACTOR shall deliver to CLIENT all data, reports, summaries, correspondence, and other written, printed, or tabulated material pertaining in any way to Basic Services that CONTRACTOR may have accumulated. Such material is to be delivered to CLIENT whether in completed form or in process. CLIENT shall hold CONTRACTOR harmless for any work that is incomplete due to early termination.
- C. The rights and remedies of CLIENT and CONTRACTOR under this section are not exclusive and are in addition to any other rights and remedies provided by law or appearing in any other article of this AGREEMENT.

VI. INSURANCE

The CONTRACTOR shall, during the life of the AGREEMENT, maintain insurance coverage with an authorized insurance carrier at least equal to the minimum limits set forth below:

- | | |
|--|-------------|
| A. Limit of General/Commercial Liability | \$1,000,000 |
| B. Automobile Liability: Bodily Injury/Property Damage | \$1,000,000 |
| C. Excess Liability for General Commercial or Automobile Liability | \$1,000,000 |

D. Worker's Compensation and Employers' Liability	\$500,000
E. Professional Liability	\$2,000,000

Upon the execution of this AGREEMENT, CONTRACTOR shall supply CLIENT with a suitable statement certifying said protection and defining the terms of the policy issued, which shall specify that such protection shall not be cancelled without thirty (30) calendar days prior notice to CLIENT, and naming CLIENT as an additional insured for General Liability.

VII. INDEMNIFICATION AND ALLOCATION OF RISK

- A. To the fullest extent permitted by law, CONTRACTOR shall indemnify and hold harmless CLIENT, CLIENT'S officers, directors, partners, and employees from and against costs, losses, and damages (including but not limited to reasonable fees and charges of financial advisors, attorneys, and other professionals, and reasonable court or arbitration or other dispute resolution costs) caused solely by the negligent acts or omissions of CONTRACTOR or CONTRACTOR'S officers, directors, partners, employees, and consultants in the performance of CONTRACTOR'S services under this AGREEMENT.
- B. To the fullest extent permitted by law, CLIENT shall indemnify and hold harmless CONTRACTOR, CONTRACTOR'S officers, directors, partners, employees, and consultants from and against costs, losses, and damages (including but not limited to reasonable fees and charges of financial advisors, attorneys, and other professionals, and reasonable court or arbitration or other dispute resolution costs) caused solely by the negligent acts or omissions of CLIENT or CLIENT'S officers, directors, partners, employees, and consultants with respect to this AGREEMENT.
- C. To the fullest extent permitted by law, CONTRACTOR'S total liability to CLIENT and anyone claiming by, through, or under CLIENT for any injuries, losses, damages and expenses caused in part by the negligence of CONTRACTOR and in part by the negligence of CLIENT or any other negligent entity or individual, shall not exceed the percentage share that CONTRACTOR'S negligence bears to the total negligence of CLIENT, CONTRACTOR, and all other negligent entities and individuals.
- D. In addition to the indemnity provided under Paragraph VII.B, and to the fullest extent permitted by law, CLIENT shall indemnify and hold harmless CONTRACTOR and CONTRACTOR'S officers, directors, partners, employees, and consultants from and against injuries, losses, damages and expenses (including but not limited to all fees and charges of financial advisors, attorneys, and other professionals, and all court or arbitration or other disputes resolution costs) caused by, arising out of, or resulting from an unexpected Hazardous Environmental Condition, provided that (i) any such injuries, losses, damages and expenses is attributable to bodily injury, sickness, disease, or death, or to injury to or destruction of tangible property, including the loss of use resulting therefrom, and (ii) nothing in this Paragraph shall obligate CLIENT to indemnify any individual or entity from and against the consequences of that individual or entity's own negligence or willful misconduct.

VIII. TIME FOR COMPLETION

CONTRACTOR shall commence work immediately having received a Notice to Proceed as of _____.

IX. DISPUTES

This AGREEMENT shall be construed under and governed by the laws of the State of Wisconsin. The venue for any actions arising under this AGREEMENT shall be the Circuit Court for Milwaukee County. The prevailing party shall be awarded its actual costs of any such litigation, including reasonable attorney fees.

X. RECORDS RETENTION

CONTRACTOR shall maintain all records pertaining to this AGREEMENT during the term of this AGREEMENT and for a period of 3 years following its completion. Such records shall be made available by the CONTRACTOR to CLIENT for inspection and copying upon request.

IN WITNESS WHEREOF, the parties have caused this AGREEMENT to be executed on the day and year first above written.

CITY OF FRANKLIN, WISCONSIN

EHLERS & ASSOCIATES, INC.

BY: _____

BY: _____

PRINT NAME: _____

PRINT NAME: _____

TITLE: _____

TITLE: _____

DATE: _____

DATE: _____

BY: _____

PRINT NAME: _____

TITLE: _____

DATE: _____

BY: _____

PRINT NAME: _____

TITLE: _____

DATE: _____

BY: _____

PRINT NAME: _____

TITLE: _____

DATE: _____

March 15, 2017



EHLERS
LEADERS IN PUBLIC FINANCE

Aaron Hertzberg
Director of Economic Development
City of Franklin
9229 W. Loomis Rd.
Franklin, WI 53132

Re: Written Municipal Advisor Client Disclosure with the City of Franklin ("Client") for Updating Financial Feasibility Analysis TID #4 ("Project" Pursuant to MSRB Rule G-42)

Dear Aaron:

As a registered Municipal Advisor, we are required by Municipal Securities Rulemaking Board (MSRB) Rules to provide you with certain written information and disclosures prior to, upon or promptly, after the establishment of a municipal advisory relationship as defined in Securities and Exchange Act Rule 15Ba1-1. To establish our engagement as your Municipal Advisor, we must inform you that:

1. When providing advice, we are required to act in a fiduciary capacity, which includes a duty of loyalty and a duty of care. This means we are required to act solely in your best interest.
2. We have an obligation to fully and fairly disclose to you in writing all material actual or potential conflicts of interest that might impair our ability to render unbiased and competent advice to you. We are providing these and other required disclosures in **Appendix A** attached hereto.
3. As your Municipal Advisor, Ehlers shall provide this advice and service at such fees, as described within **Appendix B** attached hereto.

This documentation and all appendices hereto shall be effective as of its date unless otherwise terminated by either party upon 30 days written notice to the other party.

During the term of our municipal advisory relationship, this writing might be amended or supplemented to reflect any material change or additions.

We look forward to working with you on this Project.

Sincerely,

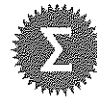
Ehlers

Dawn R. Gunderson, CPFO, CIPMA
Senior Municipal Advisor

cc: Jon Cameron, Ehlers

¹ This document is intended to satisfy the requirements of MSRB Rule G-42(b) and Rule G-42(c).





EHLERS
LEADERS IN PUBLIC FINANCE

Appendix A

Disclosure of Conflicts of Interest/Other Required Information

Actual/Potential Material Conflicts of Interest

Ehlers has no known actual or potential material conflicts of interest that might impair its ability either to render unbiased and competent advice or to fulfill its fiduciary duty to Client.

Other Engagements or Relationships Impairing Ability to Provide Advice

Ehlers is not aware of any other engagement or relationship Ehlers has that might impair Ehlers' ability to either render unbiased and competent advice to or to fulfill its fiduciary duty to Client.

Affiliated Entities

Ehlers offers related services through two affiliates of Ehlers, Bond Trust Service Corporation (BTSC) and Ehlers Investment Partners (EIP). BTSC provides paying agent services while Ehlers Investment Partners (EIP) provides investment related services and bidding agent service. Ehlers and these affiliates do not share fees. If either service is needed in conjunction with an Ehlers municipal advisory engagement, Client will be asked whether or not they wish to retain either affiliate to provide service. If BTSC or EIP are retained to provide service, a separate agreement with that affiliate will be provided for Client's consideration and approval.

Solicitors/Payments Made to Obtain/Retain Client Business

Ehlers does not use solicitors to secure municipal engagements; nor does it make direct or indirect payments to obtain or retain Client business.

Payments from Third Parties

Ehlers does not receive any direct or indirect payments from third parties to enlist Ehlers recommendation to the Client of its services, any municipal securities transaction or any financial product.

Payments/Fee-splitting Arrangements

Ehlers does not share fees with any other parties and any provider of investments or services to the Client. However, within a joint proposal with other professional service providers, Ehlers could be the contracting party or be a subcontractor to the contracting party resulting in a fee splitting arrangement. In such cases, the fee due Ehlers will be identified in a Municipal Advisor writing and no other fees will be paid to Ehlers from any of the other participating professionals in the joint proposal.

Municipal Advisor Registration

Ehlers is registered with the Securities and Exchange Commission (SEC) and Municipal Securities Rulemaking Board (MSRB).

Material Legal or Disciplinary Events

Neither Ehlers nor any of its officers or municipal advisors have been involved in any legal or disciplinary events reported on Form MA or MA-I nor are there any other material legal or disciplinary events to be reported. Ehlers' application for permanent registration as a Municipal Advisor with the Securities and Exchange Commission (SEC) was granted on July 28, 2014 and contained the information prescribed under Section 15B(a)(2) of the Securities and Exchange Act of 1934 and rules thereunder. It did not list any information on legal or disciplinary disclosures.

Client may access Ehlers' most recent Form MA and each most recent Form MA-I by searching the Securities and Exchange Commission's EDGAR system (currently available at <http://www.sec.gov/edgar/searchedgar/companysearch.html>) and searching under either our Company Name (Ehlers & Associates, Inc.) or by using the currently available "Fast Search" function and entering our CIK number (0001604197).

Ehlers has not made any material changes to Form MA or Form MA-I since that date.

Conflicts Arising from Compensation Contingent on the Size or Closing of Any Transaction

The forms of compensation for municipal advisors vary according to the nature of the engagement and requirements of the client. Compensation contingent on the size of the transaction presents a conflict of interest because the advisor may have an incentive to advise the client to increase the size of the securities issue for the purpose of increasing the advisor's compensation. Compensation contingent on the closing of the transaction presents a conflict because the advisor may have an incentive to recommend unnecessary financings or recommend financings that are disadvantageous to the client. If the transaction is to be delayed or fail to close, an advisor may have an incentive to discourage a full consideration of such facts and circumstances, or to discourage consideration of alternatives that may result in the cancellation of the financing or other transaction.

Any form of compensation due a Municipal Advisor will likely present specific conflict of interests with the Client. If a Client is concerned about the conflict arising from Municipal Advisor compensation contingent on size and/or closing of their transaction, Ehlers is willing to discuss and provide another form of Municipal Advisor compensation. The Client must notify Ehlers in writing of this request within 10 days of receipt of this Municipal Advisor writing.

MSRB Contact Information

The website address of the MSRB is www.msrb.org. Posted on the MSRB website is a municipal advisory client brochure that describes the protections that may be provided by MSRB rules and how to file a complaint with the financial regulatory authorities.

Appendix B

Tax Incremental Financing Services

Scope of Service

Client has requested that Ehlers assist Client with updating the Financial Feasibility Analysis for TID #4 ("Project"). Ehlers proposes and agrees to provide the following scope of services:

Feasibility Analysis

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

- Consult with appropriate Client officials to identify the Client's objectives for the Project.
- Provide feedback as to the appropriateness of using Tax Incremental Financing in the context of the "but for" test.
- If the Project includes addition of territory to the district, identify preliminary boundaries and gather parcel data from Client. Determine compliance with the following statutory requirements as applicable:
 - Equalized Value test.
 - Purpose test (industrial, mixed use, blighted area, or in need of rehabilitation or conservation).
 - Newly platted residential land use test.
- Prepare feasibility analysis report. The report will include the following information, as applicable:
 - A description of the district type, maximum life, expenditure period and other features corresponding to the type of district.
 - A summary of the development assumptions used with respect to timing of construction and projected values. Development assumptions to be provided by City.
 - Preparation of a development sensitivity analysis at defined % levels.
 - Projections of tax increment revenue collections to include annual and cumulative present value calculations.
 - If debt financing is anticipated, a summary of the sizing, structure and timing of proposed debt issues.
 - A cash flow *pro forma* reflecting annual and cumulative district fund balances and projected year of closure.
 - When warranted, evaluate and compare options with respect to boundaries, type of district, project costs and development levels.
 - Ehlers will provide guidance on district design within statutory limits to creatively achieve as many of the Client's objectives as possible, and will provide liaison with State Department of Revenue as needed in the technical evaluation of options.

- Present the results of the feasibility analysis to the Client's staff, Plan Commission or governing body.

Compensation

In return for the services set forth in the "Scope of Service," Client agrees to compensate Ehlers for its actual hours worked on the Project at the following rates:

Senior Municipal Advisor	\$250/hour
Municipal Advisor	\$225/hour
Financial Specialist II	\$190/hour

Payment for Services

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

Client Responsibility

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

- Services rendered by Client's engineers, planners, surveyors, appraisers, assessors, attorneys, auditors and others that may be called on by Client to provide information related to completion of the Project.
- Preparation of maps necessary for inclusion in the Report.
- Development assumptions values and timing to be used in feasibility analysis.

APPROVAL <i>slw</i>	REQUEST FOR COUNCIL ACTION	MEETING DATE 03/21/17
REPORTS & RECOMMENDATIONS	RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS FOR THE APPROVAL OF A SPECIAL USE TO ALLOW FOR AN EATING AND DRINKING PLACES USE UPON PROPERTY LOCATED AT 6807 SOUTH 27TH STREET (STEVEN W. DORAN, MANAGING MEMBER OF DAYBREAK CAPITAL, LLC, APPLICANT)	ITEM NUMBER <i>G.7.</i>

At its March 9, 2017 meeting, the Plan Commission recommended approval of a resolution imposing conditions and restrictions for the approval of a special use for a eating and drinking places use (associated with a proposed multi-tenant retail building) upon property located at 6807 South 27th Street (Steven W. Doran, Managing Member of Daybreak Capital, LLC, Applicant).

The Plan Commission recommended approval of the Special Use Application, subject to revising Condition No. 5, to notify and obtain acknowledgement from, rather than obtain approval from, the holders of any easements on the subject property that would be impacted by any proposed site changes. In this regard, it can be noted that the applicant has now attempted to contact representatives of Menards upon two separate occasions, and have yet to receive any response.

The attached resolution has been revised per the Plan Commission motion.

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

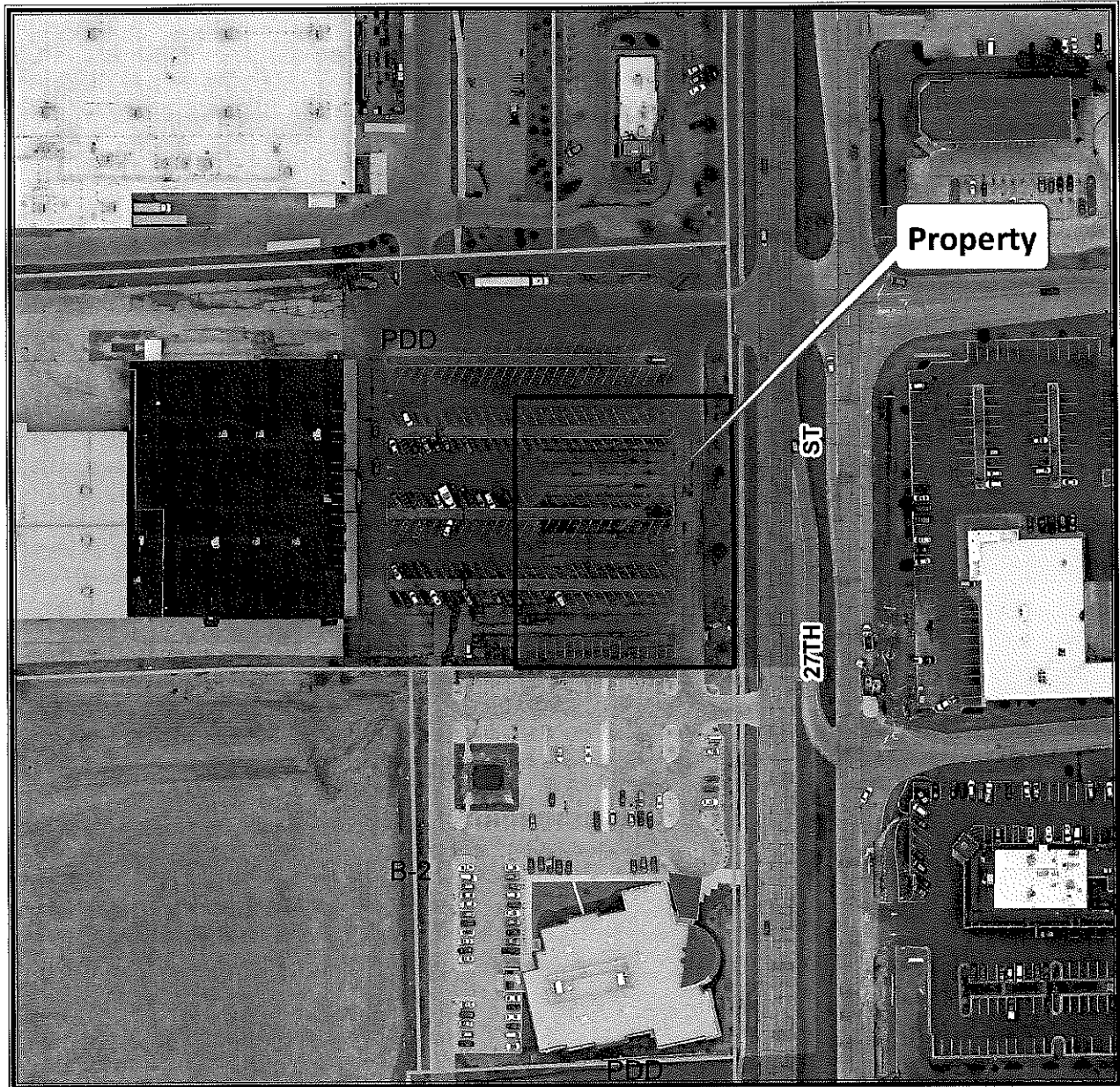
- a. Commissioner Leon moved to waive the required standards under 15-3.0352B., pertaining to parking. Seconded by Commission Hogan. On voice vote, all voted 'aye'. Motion carried (5-0-0) with the Mayor voting.
- b. Commission Leon moved to waive the required standards under 15-3.0355B., pertaining to windows. Seconded by Commissioner Hogan. On voice vote, all voted 'aye'. Motion carried (5-0-0) with the Mayor voting.

COUNCIL ACTION REQUESTED

A motion to adopt Resolution No. 2017-_____, a resolution imposing conditions and restrictions for the approval of a special use to allow for an eating and drinking places use upon property located at 6807 South 27th Street (Steven W. Doran, Managing Member of Daybreak Capital, LLC, Applicant).



6807 S. 27th Street



Planning Department
(414) 425-4024

0 95 190 380 Feet



2017 Aerial Photo

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

RESOLUTION NO. 2017-_____

A RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS
FOR THE APPROVAL OF A SPECIAL USE TO ALLOW FOR AN
EATING AND DRINKING PLACES USE UPON PROPERTY LOCATED
AT 6807 SOUTH 27TH STREET
(STEVEN W. DORAN, MANAGING MEMBER OF DAYBREAK
CAPITAL, LLC, APPLICANT)

WHEREAS, Steven W. Doran, Managing Member of Daybreak Capital, LLC having petitioned for the approval of a Special Use in Planned Development District No. 13 (Wal-Mart/Sam's Wholesale Club), to allow for an Eating and Drinking Places use, specifically, approval of the application would allow for applicant's current intended construction of an approximately 4,500 square foot multi-tenant retail building (3 tenants) with a drive through facility, upon property located at 6807 South 27th Street, bearing Tax Key No. 738-9974-008, more particularly described as follows:

Lot 2 of Certified Survey Map No. 8844, recorded September 7, 2016 as Document No. 10600197, being a redivision of Lot 1 of Certified Survey Map No. 6543, recorded on August 7, 1998 and as corrected by Affidavit of Correction recorded as Document No. 7724864, being a part of the Northeast 1/4 and the Northwest 1/4 of the Southeast 1/4 of Section 1, Township 5 North, Range 21 East, in the City of Franklin, County of Milwaukee, State of Wisconsin; and

WHEREAS, such petition having been duly referred to the Plan Commission of the City of Franklin for a public hearing, pursuant to the requirements of §15-9.0103D. of the Unified Development Ordinance, and a public hearing having been held before the Plan Commission on the 23rd day of February, 2017, and the Plan Commission thereafter having determined to recommend that the proposed Special Use be approved, subject to certain conditions; and the Plan Commission further finding that the proposed Special Use upon such conditions, pursuant to §15-3.0701 of the Unified Development Ordinance, will be in harmony with the purposes of the Unified Development Ordinance and the Comprehensive Master Plan; that it will not have an undue adverse impact upon adjoining property; that it will not interfere with the development of neighboring property; that it will be served adequately by essential public facilities and services; that it will not cause undue traffic congestion; and that it will not result in damage to property of significant importance to nature, history or the like; and

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

STEVEN W. DORAN, MANAGING MEMBER OF DAYBREAK CAPITAL, LLC –
SPECIAL USE
RESOLUTION NO. 2017-_____
Page 2

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Common Council of the City of Franklin, Wisconsin, that the petition of Steven W. Doran, Managing Member of Daybreak Capital, LLC, for the approval of a Special Use for the property particularly described in the preamble to this Resolution, be and the same is hereby approved, subject to the following conditions and restrictions:

1. That this Special Use is approved only for the use of the subject property by Steven W. Doran, Managing Member of Daybreak Capital, LLC, successors and assigns, as an Eating and Drinking Places with a drive through facility use, which shall be developed in substantial compliance with, and operated and maintained by Steven W. Doran, Managing Member of Daybreak Capital, LLC, pursuant to those plans City file-stamped March 1, 2017 and annexed hereto and incorporated herein as Exhibit A.
2. Steven W. Doran, Managing Member of Daybreak Capital, LLC, successors and assigns, shall pay to the City of Franklin the amount of all development compliance, inspection and review fees incurred by the City of Franklin, including fees of consults to the City of Franklin, for the Daybreak Capital, LLC Eating and Drinking Places with a drive through facility, within 30 days of invoice for same. Any violation of this provision shall be a violation of the Unified Development Ordinance, and subject to §15-9.0502 thereof and §1-19. of the Municipal Code, the general penalties and remedies provisions, as amended from time to time.
3. The approval granted hereunder is conditional upon the Steven W. Doran, Managing Member of Daybreak Capital, LLC Eating and Drinking Places with a drive through facility use for the property located at 6807 South 27th Street: (i) being in compliance with all applicable governmental laws, statutes, rules, codes, orders and ordinances; and (ii) obtaining all other governmental approvals, permits, licenses and the like, required for and applicable to the project to be developed and as presented for this approval.
4. That the applicant shall provide additional details about the outdoor seating area, including but not limited to site furnishings and pedestrian amenities, to the Department of City Development for review and approval prior to the issuance of a Building Permit, and that such amenities be installed prior to the issuance of an Occupancy Permit.
5. That the applicant shall notify the parties holding each of the easements located on the subject property pursuant to any site changes within each respective easement, and attempt to return to the City acknowledgement from each easement holder, for

Engineering Department review and approval, prior to the issuance of a Building Permit.

6. That the applicant shall revise the Landscape Plan's planting calculations to reflect the number of parking stalls shown on the Site Plan, for Department of City Development review and approval prior to the issuance of a Building Permit, and that such plantings be installed prior to the issuance of an Occupancy Permit.
7. That a planting guaranty of 2-years shall be provided by the landscape contractor and that guarantee noted on the Landscape Plan per Section 15-5.0303G.3. of the UDO prior to the issuance of an Occupancy Permit.
8. That the applicant shall verify if any existing landscape trees and shrubs will be retained, noted as such on the Landscape Plan, and if dead or in poor health, be replaced, for Department of City Development review and approval prior to the issuance of an Occupancy Permit.
9. That review and approval of all signage on the subject property shall be conducted by the Architectural Review Board and subject to the issuance of a Sign Permit from the Inspection Department, prior to installation of any signage.
10. That the grading, erosion control, and stormwater management plans shall be subject to review and approval by the City Engineer prior to the issuance of a Building Permit.
11. This resolution recognizes the March 9, 2017 Plan Commission waiver approvals granted as authorized under §15-3.0351 SOUTH 27TH STREET DESIGN OVERLAY DISTRICT, from the requirements under §15-3.0352B. PARKING REQUIREMENTS, B. Number of parking spaces limited., ("Parking lots in which the number of spaces significantly exceeds the minimum number of parking spaces required under Section 15-5.0203 are not permitted.") to allow for 51% more parking than required under Section 15-5.0203 (68 spaces requested) and §15-3.0355B.7. ARCHITECTURAL REQUIREMENTS, B. Design Standards for Non-Residential Buildings [20,000 Square Feet or less in Area], 7. Windows. ("Windows which allow views to the interior activity or display areas are expected. Windows shall include sills at the bottom and pediments at the top. Glass curtain walls, reflective glass, and painted or darkly tinted glass shall not be used.") to allow for windows with glazing and gray film and without pediments at the top, of the Unified Development Ordinance.

STEVEN W. DORAN, MANAGING MEMBER OF DAYBREAK CAPITAL, LLC –
SPECIAL USE
RESOLUTION NO. 2017-_____
Page 4

BE IT FURTHER RESOLVED, that in the event Steven W. Doran, Managing Member of Daybreak Capital, LLC, successors or assigns, or any owner of the subject property, does not comply with one or any of the conditions and restrictions of this Special Use Resolution, following a ten (10) day notice to cure, and failure to comply within such time period, the Common Council, upon notice and hearing, may revoke the Special Use permission granted under this Resolution.

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

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

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

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

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

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

STEVEN W. DORAN, MANAGING MEMBER OF DAYBREAK CAPITAL, LLC –
SPECIAL USE
RESOLUTION NO. 2017-_____
Page 5

APPROVED:

Stephen R. Olson, Mayor

ATTEST:

Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____

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

Meeting of February 23, 2017

Special Use and Site Plan

RECOMMENDATION: City Development staff recommends approval of the proposed Special Use and associated Site Plan for a multi-tenant retail building with a drive-through facility upon property located at 6807 S. 27th Street subject to the conditions set forth in the draft Resolution. Staff further recommends approval of the waivers to the South 27th Street Design Overlay District Standards subject to the conditions also set forth in the draft Resolution.

Project Name:	Multi-Tenant Retail Building
Project Address:	6807 South 27 th Street
Applicant:	Steve Doran, Daybreak Capital, LLC
Property Owner:	WS Franklin LLC
Current Zoning:	Planned Development District No. 13, South 27 th Street Design Overlay District
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 Hobby Lobby to the west
Applicant Action Requested:	Recommendation of approval for the proposed Special Use and associated Site Plan for the multi-tenant retail building at 6807 S. 27 th Street.

Please note:

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

INTRODUCTION

On January 30, 2017, the applicant submitted Special Use and Site Plan Applications for the development of a multi-tenant retail building at 6807 South 27th Street. The applicant is proposing to construct a three tenant retail building in the existing parking lot in front of (east of) Hobby Lobby (in a new lot that was created by Certified Survey Map last year).

Although a public hearing on the Special Use request was scheduled and held at the Plan Commission's February 23, 2017 meeting, the applicant had not yet completed various revisions to the Site Plan. The applicant thus requested that this matter be carried over to the next Plan Commission meeting. Therefore, the Plan Commission moved to postpone and continue the public hearing at its March 9, 2017 meeting.

PROJECT DESCRIPTION AND ANALYSIS

The applicant has submitted a Special Use Application for a restaurant with a drive-through facility associated with the proposed multi-tenant retail building (pursuant to Standard Industrial Classification code 5812, eating places with drive through facilities, which is identified as a special use in PDD No. 13). As indicated in the attached Site Plan, the applicant is proposing to:

- remove a portion of the existing parking lot (parking stalls, drive aisles, and landscape islands) in order to construct the approximately 4,500 square foot multi-tenant retail building within the central portion of the recently created lot;
- locate the proposed drive through facility on the south side of the proposed building;
- retain the existing parking on the north and south sides of the parcel;
- add a landscape island and re-configure the parking on the west side of the parcel;
- re-configure the parking on the east side of the building;
- construct additional parking adjacent to S. 27th Street;
- add a landscape island on the south side of the drive through facility;
- add a garbage dumpster and enclosure on the west side of the parcel;
- include a sidewalk and outdoor seating area on the east side of the building; and
- construct a sidewalk connection to the existing sidewalk on 27th Street, and extend pedestrian striping through the parking lot from the sidewalk connection to the building.

SPECIAL USE

The applicant's responses to the Unified Development Ordinance's Special Use standards are attached.

Staff has no objection to the proposed use with a drive through facility, subject to Plan Commission approval of the associated Site Plan for this project.

SITE PLAN

Although an outdoor seating area has been identified on the proposed plans, details about the site furnishings, pedestrian amenities, etc. have not been provided. Staff recommends that the applicant shall provide additional details about the outdoor seating area, including but not limited to site furnishings and pedestrian amenities, to the Department of City Development for review and approval prior to issuance of a Building Permit, and that such amenities be installed prior to issuance of an Occupancy Permit.

It is important to note that numerous utilities and easements exist on the subject property, including but not limited to: an access easement on the east and south sides of the existing parcel; telephone and We Energies easements on the south side of the property; and a water main easement extending across the central portion of the property. Staff recommends that the applicant shall obtain approval from the parties holding each of the easements located on the subject property pursuant to any site changes within each respective easement, for Engineering Department review and approval, prior to issuance of a Building Permit. It can be noted that the applicant has made numerous revisions to the site plan to avoid and minimize changes to, and structures within, the subject easements.

Neither a Snow Storage Plan, nor details about snow storage, have been provided by the applicant. Staff suggests that snow storage areas be identified on the Landscaping Plan for Department of City Development review and approval prior to issuance of a Building Permit.

Parking:

PDD No. 13 states that the applicant shall provide the minimum off-street parking and loading as required by Section 14 of the City of Franklin Zoning Code (the City's zoning ordinance prior to the current Unified Development Ordinance). That section (as well as current UDO standards) require 45 parking stalls for the uses envisioned for the proposed retail building. The applicant indicates they are providing 55 parking spaces, however, a hand count of the parking spaces shown on the Site Plan and on the Landscape Plan indicate 68 parking spaces. This is 23 parking stalls, or about 51 percent more, than the required amount of parking. However, staff understands that currently, the entire subject parcel is part of a parking lot, and the applicant would like to retain the flexibility to potentially have a second restaurant at this location. Therefore, staff suggests that the applicant revise the Site Plan to remove such parking as to more closely match the amount required by PDD No. 13, and further suggests that the proposed new parking spaces along S. 27th Street be among the parking removed, for Department of City Development review and approval prior to issuance of a Building Permit.

It is important to note that the amount of parking currently proposed will require a waiver from the South 27th Street Design Standards, as discussed later in this report.

All parking space and drive aisle sizes comply with Sections 15-5.0202 and 15-5.0204 of the UDO. Two ADA accessible parking spaces are provided in front of the building, which complies with ADA standards and Table 15-5.0202(I)(1) of the UDO.

Landscaping:

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

It can be noted that some existing landscaping islands were removed to allow construction of the proposed building, and that new landscaping islands were provided along the west boundary of the property and immediately south of the drive through facility. In addition, extensive foundation plantings have been provided, primarily on the north and west sides of the building.

Staff recommended to the applicant that the Landscape Plan comply with Division 15-5.0300, Required Landscaping, of the UDO. Table 15-5.0302 of the UDO requires one canopy/shade tree, one evergreen tree, one decorative tree and one shrub for every five provided parking spaces.

Given that the applicant appears to be providing 68 parking spaces on the property, 14 plantings of each type are required. The Landscape Plan includes 11 canopy/shade trees, 12 evergreen trees, 13 decorative trees, and 41 shrubs. Staff would note that the UDO allows credit for preserving existing landscaping, however, the Landscape Plan does not indicate if any existing trees will remain.

Staff recommends that the applicant shall revise the Landscape Plan's planting calculations to reflect the number of parking stalls shown on the Site Plan, for Department of City Development review and approval prior to issuance of a Building Permit, and that such plantings be installed prior to issuance of an Occupancy Permit.

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

Staff recommends that the applicant shall verify if any existing landscape trees and shrubs will be retained, noted as such on the Landscape Plan, and if dead or in poor health, be replaced, for Department of City Development review and approval prior to issuance of an Occupancy Permit.

Lighting:

The applicant has provided a Lighting Plan with photometrics. The Lighting Plan includes four new light poles, one existing light pole to remain, and 8 wall pack lights. The four new light poles will be about 20' tall. The maximum footcandles is 6.6 and at the property lines are 6.0. However, it appears that these lighting levels are similar to the existing lighting levels.

Therefore, staff suggests that the lighting levels adjacent to the proposed new light poles on the north and west sides of the property be redesigned to reduce the lighting levels for Department of City Development review and approval prior to issuance of a Building Permit.

Architecture:

The applicant is primarily utilizing masonry (four types of CMU and two types of standard brick) for the exterior façade, with EFIS on the east elevation where signage is envisioned. The building (with parapets) is approximately 21' high, with the parapets extending approximately 6' above the actual roof. Building articulation includes minor variations in the roofline/parapet height, and on the corners of the building. Awnings have been provided over all doors and windows.

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

Signage:

The applicant has noted that they are proposing a monument sign adjacent to S. 27th Street and probable wall signs on the east elevation of the building.

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

Grading, Drainage, Erosion Control and Storm Water Management:

The development is entirely within the existing impervious surface area of the site. The applicant will be adding some greenspace as shown on the attached Erosion Control and Grading Plans. Pursuant to PDD No. 13, staff recommends that the grading, erosion control, and stormwater management plans shall be subject to review and approval by the City Engineer prior to issuance of a Building Permit.

Natural Resource Protection Plan:

As the subject site is entirely within an existing impervious surface area, and is not adjacent to any open space, staff has not requested a natural resource protection plan.

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

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

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

- **Section 15-3.0352B. Number of parking spaces limited.**

“Parking lots in which the number of spaces significantly exceeds the minimum number of parking spaces required under Section 15-5.0203 are not permitted.”

Although the applicant has indicated that parking reductions have been made from their initial submittal, that the third tenant is unknown at this time, and that in the future a second restaurant is a possibility, a waiver from this standard is still required.

Furthermore, the applicant is already proposing a total landscaping area in excess of the amount required by PDD No. 13. Staff recommends approval of the requested waiver subject to the provision that the applicant shall provide additional landscape plantings beyond the amounts required by the UDO, for review and approval by the Department of City Development prior to issuance of an Occupancy Permit. Staff would suggest that all new parking adjacent to S. 27th Street be removed. It can be noted that some, but not all of the nearby properties, provide a greater setback and landscape buffer along 27th Street.

- **Section 15-3.0355B.7. Windows.**

“Windows which allow views to the interior activity or display areas are expected. Windows shall include sills at the bottom and pediments at the top. Glass curtain walls, reflective glass, and painted or darkly tinted glass shall not be used.”

The applicant has indicated that they would like to request a waiver to retain the full height curtain wall-like windows with glazing on the building's east façade, noting that they help identify each building tenant's entrance. As compared to the initial submittal, it can be noted that the applicant has added sills and pediments to all other windows, reduced the size of these other windows, and has added additional masonry and decorative features to the masonry on the building's façade. Staff recommends that this waiver be granted.

COMPREHENSIVE MASTER PLAN CONSISTENCY

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

Comprehensive Master Plan. The City of Franklin 2025 Comprehensive Master Plan (CMP) identifies the subject property as Commercial. The surrounding future land uses are Commercial.

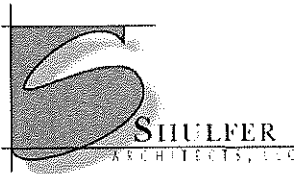
Staff believes that the proposed multi-tenant retail building use is consistent with the City's Comprehensive Master Plan goals, objectives, and policies, including but not limited to:

- Encourage land uses, densities, and regulations that promote efficient development patterns and relatively low municipal and utility costs.
- Build community identity by revitalizing main streets, special districts, and other important areas of the City, enforcing appropriate design standards, and by creating and preserving varied and unique development and land uses.
- Ensure compatibility with adjacent land uses.
- Expand and stabilize the current economic base.
- The 70/30 Goal of the City.

Staff believes the subject proposal is also consistent with the "South 27th Street Corridor Plan" which recommends that this area serve as a regional shopping center district comprised of large and mid-sized retail uses and supporting and complementary commercial uses such as restaurants and offices.

STAFF RECOMMENDATION

City Development staff recommends approval of the proposed Special Use and associated Site Plan for the proposed multi-tenant retail building with a drive-through facility upon property located at 6807 S. 27th Street subject to the conditions set forth in the draft Resolution. Staff further recommends approval of the waivers to the South 27th Street Design Overlay District Standards subject to the conditions also set forth in the draft Resolution.



March 1, 2017

**CITY OF FRANKLIN
DEPARTMENT OF CITY DEVELOPMENT**

Joel Dietl, AICP Planning Manager
9229 W. Loomis Road
FRANKLIN, WI 53132
(414) 425-4024
EMAIL: jdietl@franklinwi.gov

RE: 6807 S. 27th Street Development

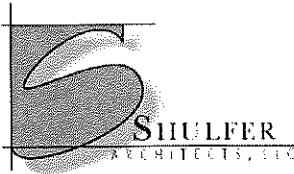
On behalf of Daybreak Capital, LLC, I am submitting this letter of response to staff comments received February 11, 2017 (dated May 3, 2016?) for the new construction of a 4,500 sf multi-tenant building. The current property is zoned PDD No. 13 which refers to Ord. No. 221, the Design Overlay District, which refers to the Unified Development Ordinance as well as the South 27th Street Corridor Plan. Comments received and responses provided are an effort to meet or exceed those regulations to the best of our ability. Those items which are not able to be met, have been carefully scrutinized and every attempt made to conform. We request a waiver be granted from those few instances where the requirements are not fully met. In exchange, we have provided supplemental design elements or improvements that are over and above those which are required.

We have provide a response to each comment, and attached herein. Please reference the Department of City Development – Staff Comments for specific response. For those items where we are not able to conform, I ask this project be granted a waiver. Those items are as follows:

Off-Street Parking:

Section 14.3 of Ord. 221 requires 45 stalls based upon the current tenants whom we have lease agreements in place. A restaurant tenant, and a business. The third tenant is yet undefined at this time. The initial site plan proposed 84 stalls. After revising the site plan to meet other requirements, specifically a 35 ft. access easement on both the east property line (North|South) and southern property line (East|West), as well as the newly created public water main easement, the site plan now provides only 55 parking stalls. Two of which are Handicapped Van accessible per code. Although we are providing parking above when have been determined, we are planning for any possible future tenants over the life of the building. In this instance, more than one restaurant could be tenants and require additional parking capacity.

Staff recommend removal of all parking spaces along S. 27th Street. While we did reduce the overall parking count from 84 to 55, we feel strongly that parking be allowed along 27th street. Of the 20 spaces originally shown, we removed 7 stalls. The remaining stalls were left directly in front of the multi-tenant building, for direct access to those tenant entries. Without such parking, there would only be 6 stalls, of which 2 are handicapped near the tenant entries. Most customers would be required to park on the north and south ends of the building, and be required to cross several lanes of



traffic. Placing parking stalls near the entrances will support the businesses and create a safer environment for customers. Per comments received, a sidewalk link from 27th street to the building has been included as well for pedestrian safety.

In order to create a wider greenbelt as suggested along 27th street by removing the stalls, we were able to widen the proposed from 10 ft. up to 13ft. of additional greenspace. In total, we are providing 11,378.5 sf of greenspace across the parcel, which significantly exceeds the requirement of 2,800 sf set by Ord. 221. The parking along South 27th street also matches parking on the property directly to the south, which we feel sets a precedent to park in this manner. For these reasons, we ask that staff and Plan Commission members support our request for a waiver of this standard of the South 27th Street Design Overlay District.

Exterior Curtain Wall-like Feature:

Per section 15-3.0355B.7 of the South 27th Street Design Overlay District, we also request a waiver be granted for utilizing full height curtain wall-like glazing as described by staff at the east building façade. The overall building design comprises predominately of split-face concrete masonry units at the base, standard width brick masonry veneer to frame each tenant space and signage, and full height anodized aluminum storefront 'clear' glazing identifying each tenant entry. These storefront window entrances provide nature light into each space, and allow a clean look to the building façade. Per staff recommendations, pre-cast pediments have been added above each window for additional detail, as well as canvas awnings to articulate each tenant entry. For these reasons, we ask that staff and Plan Commission members support our request for a waiver of this standard.

Summary:

The applicant, property owner, and design team feel we have responded to staff comments to the best of our ability due to the existing setbacks, easement, and public utilities that are currently present on this parcel. Although we are asking for two specific waivers from the South 27th Street Design Overlay District, we have provided significant greenspace, additional landscaping, pedestrian access, and safe movement throughout the site that warrant our requests.

In summary, the project will consist of the general criteria listed below:

Project Data:

Project Name:	Franklin Retail Development
Address:	6807 S. 27 th Street
Lot size:	56,580 gsf
Building Size:	4,500 gsf
Proposed Use:	Multi-Use Development (multi-tenant, mixed-use)
Parking:	All parking to be cross-parked with the Hobby Lobby development.
Estimated Const. Cost:	\$400,000.00

Zoning District:

The property is currently zoned B-3 / PDD #13 / 27th Street Overlay Zoning District.
Proposed use meets current zoning district(s).



Development Team:

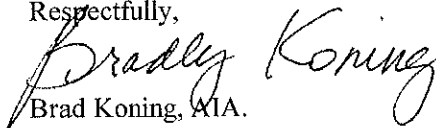
Owner: Daybreak Capitol, LLC.
P.O. Box 45
McFarland Wisconsin

Architect: Shulfer Architects, LLC.
7780 Elmwood Ave. Suite 208
Middleton Wisconsin

Civil Engineer: Professional Engineering, LLC
818 Meadowbrook Ln.
Waunakee Wisconsin

I hope that you find this Letter of Response acceptable and invite you to contact our office should you have any further questions.

Respectfully,


Brad Koning, AIA.
Shulfer Architects, LLC

[illegible]

Minimum Number of Standard Main Units			
Type	Planting Size	Min. Quantity	Splices
Canopy/Spade Tree	2' x 3' tall	1	1
Evergreens	4' tall	1	1
Deciduous Trees	1.5' tall	1	1
Strubs	3' tall	1	1

[illegible]

Legal Description: As provided in In Chicago Title Insurance Company Order No. CO-5451 effective date September 29, 2016.

Lot 2 of Certified Survey Map No. 8844, recorded September 7, 2016 as Document No. 10600197, being a redimension of Lot 1 of Certified Survey Map No. 6543, recorded on August 7, 1988 and as corrected by Affidavit of Correction recorded as Document No. 77248564, being a part of the Northeast 1/4 and the Northwest 1/4 of the Southeast 1/4 of Section 1, Township 5 North, Range 21 East, in the City of Franklin, County of Milwaukee, State of Wisconsin.

318 N Meadowbrook Ln
Waukegan, WI 53597
phone (608) 849-9378
www.pe-wi.com



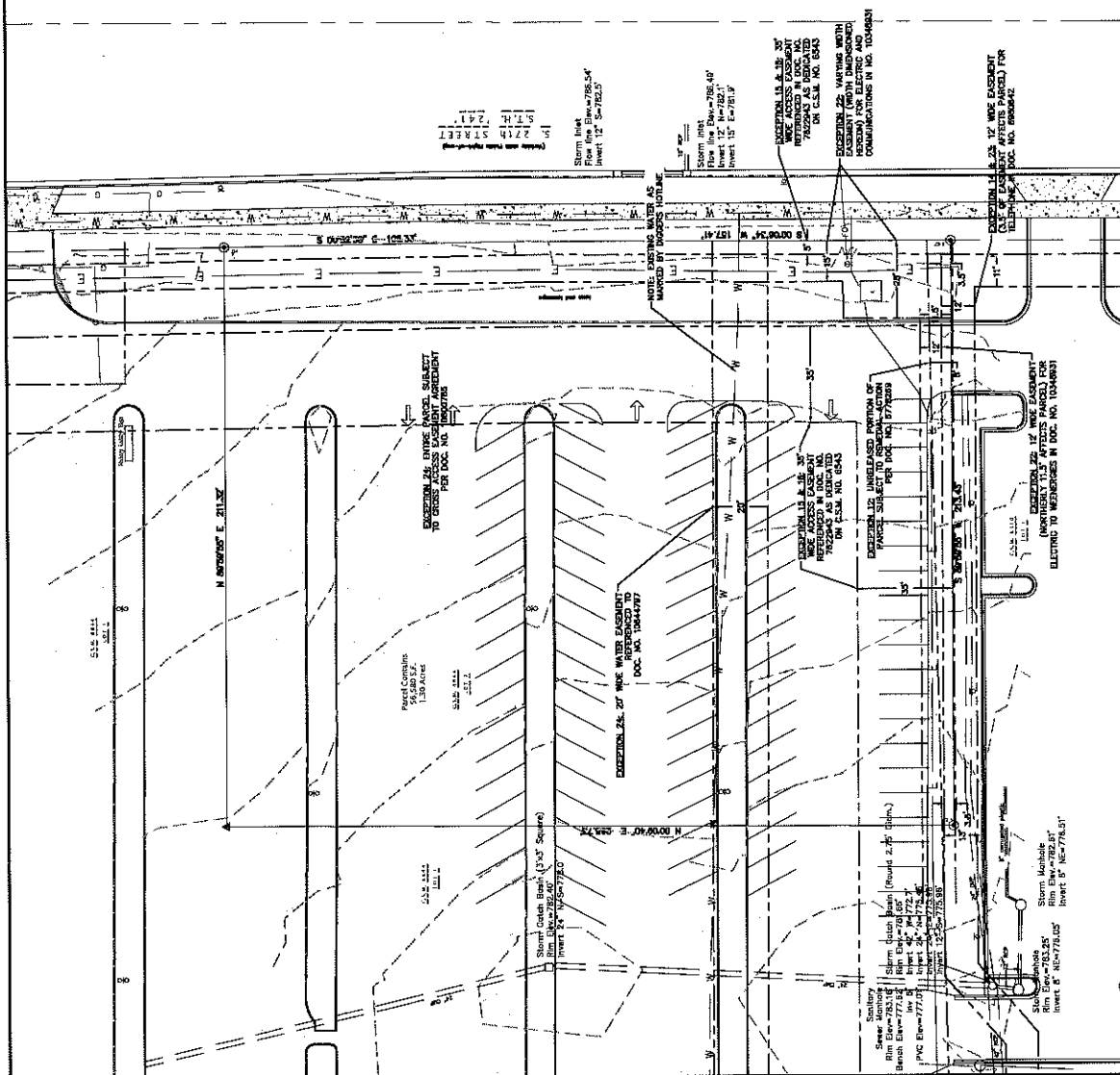
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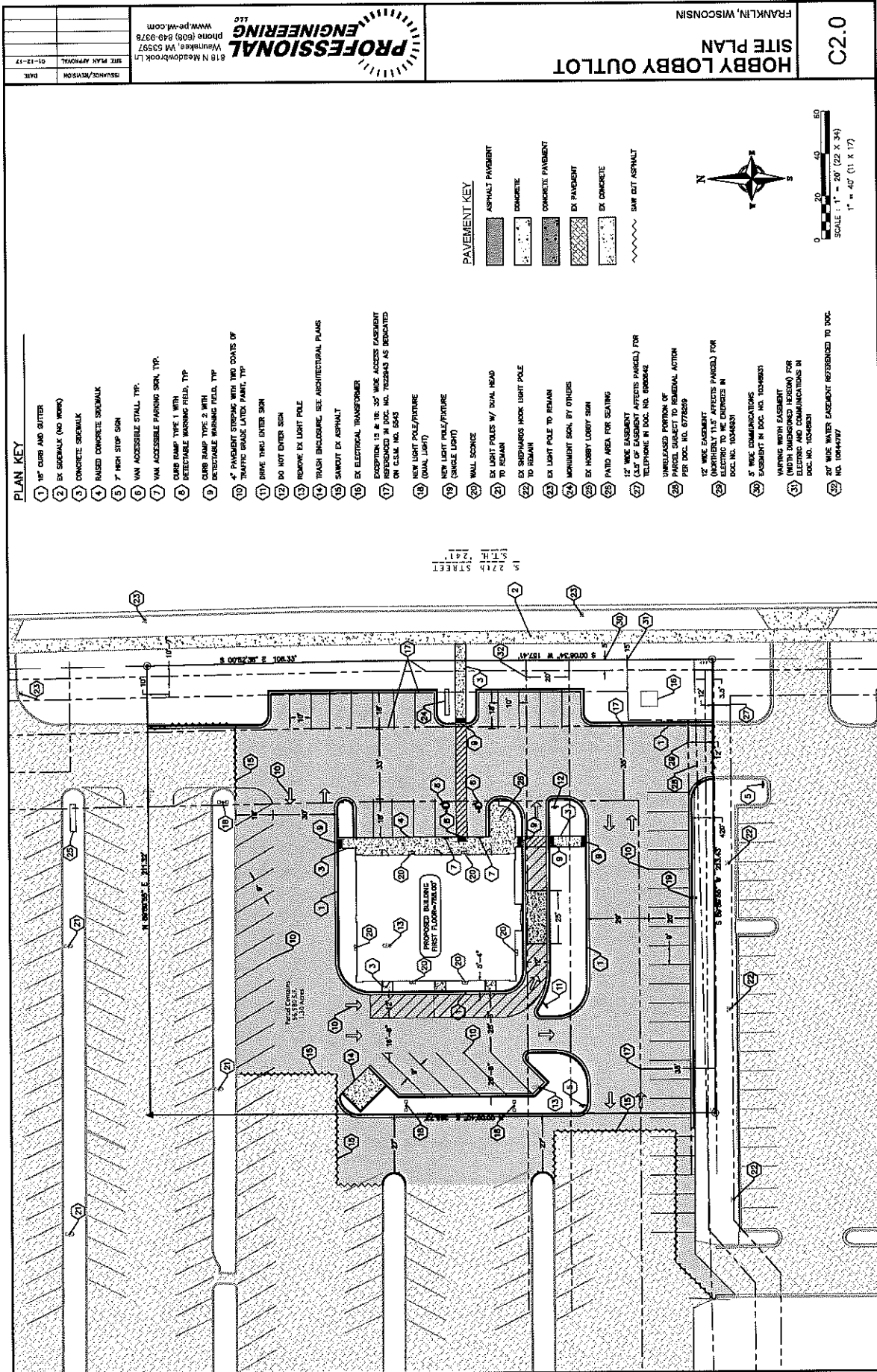
KEY

	EX ASPHALT PAVEMENT
	EX CONCRETE STRUCTURE

LEGEND

A FINDING BALLFOOD SPIKE
 B SET MAG NAIL IN ASPHALT
 C ROW PIPE FOUND (1 5/8" DIA.)
 D 3/4"x16" GOLD IRON ROD SET
 E 1"x16"x1/2"ALUM. POST
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- PLAN KEY**
- 1 1" CURB AND GUTTER
 - 2 EX SIDEWALK (NO WORK)
 - 3 CONCRETE SIDEWALK
 - 4 RAISED CONCRETE SIDEWALK
 - 5 7" HIGH STOP SIGN
 - 6 VAN ACCESSIBLE STALL, TYP.
 - 7 VAN ACCESSIBLE PARKING SIGN, TYP.
 - 8 CURB RAMP TYPE 1 WITH DETECTABLE WARNING FIELD, TYP.
 - 9 CURB RAMP TYPE 2 WITH DETECTABLE WARNING FIELD, TYP.
 - 10 4" PAVEMENT STRIPES WITH TWO COATS OF TRAFFIC GRADE LATEX PAINT, TYP.
 - 11 DRIVE THRU ENTER SIGN
 - 12 DO NOT ENTER SIGN
 - 13 REMOVE EX LIGHT POLE
 - 14 TRASH ENCLOSURE SEE ARCHITECTURAL PLANS
 - 15 SANITARY EX ASPHALT
 - 16 EX ELECTRICAL TRANSFORMER
 - 17 EXCEPTION 15 & 16: 30' WIDE ACCESS EASEMENT REFERENCED IN DOC. NO. 752843 AS INDICATED ON C.S.M. NO. 6543
 - 18 NEW LIGHT POLE/FUTURE (DUAL LIGHT)
 - 19 NEW LIGHT POLE/FUTURE (SINGLE LIGHT)
 - 20 WALL SCORSE
 - 21 EX LIGHT POLES W/ DUAL HEAD TO REMAIN
 - 22 EX SIGN/HOOK LIGHT POLE TO REMAIN
 - 23 EX LIGHT POLE TO REMAIN
 - 24 MONUMENT SIGN BY OTHERS
 - 25 EX HOBBY LOBBY SIGN
 - 26 PAVED AREA FOR SEALING
 - 27 12" WIDE EASEMENT (33' OF EASEMENT AFFECTS PARCEL) FOR TELEPHONE IN DOC. NO. 698042
 - 28 UNRELEASED PORTION OF PARCEL SUBJECT TO REMEDIAL ACTION PER DOC. NO. 6778299
 - 29 12" WIDE EASEMENT (33' OF EASEMENT AFFECTS PARCEL) FOR ELECTRIC TO BE ENTERED IN DOC. NO. 1034830
 - 30 5' WIDE COMMUNICATIONS EASEMENT IN DOC. NO. 1034830
 - 31 WARNING WITH EASEMENT (WITH DIMENSIONED HEREIN) FOR ELECTRIC AND COMMUNICATIONS IN DOC. NO. 1034830
 - 32 30' WIDE WATER EASEMENT REFERENCED TO DOC. NO. 1044477

- PAVEMENT KEY**
- ASPHALT PAVEMENT
 - CONCRETE
 - CONCRETE PAVEMENT
 - EX PAVEMENT
 - EX CONCRETE
 - SAW CUT ASPHALT



SCALE: 1" = 20' (22 X 34)
1" = 40' (11 X 17)

HOBBY LOBBY OUTLOT
SITE PLAN
FRANKLIN, WISCONSIN

C2.0

PROFESSIONAL ENGINEERING
819 N Meadowbrook Ln
Waukegan, WI 53397
phone (908) 849-9378
www.pe-wi.com LLC

ISSUANCE/REVISION

DATE

C3.0

HOBBY LOBBY OUTLOT GRADING PLAN

FRANKLIN, WISCONSIN

**PROFESSIONAL
ENGINEERING**
LLC
918 N Meadbrook Ln
Waukegan, WI 53097
phone (808) 849-9378
www.pe-wi.com

DATE	01-12-17
REVISION/REVISION	
SITE PLAN APPROVAL	

0 15 30 45
SCALE: 1" = 15' (22 X 34)
1" = 30' (11 X 17)

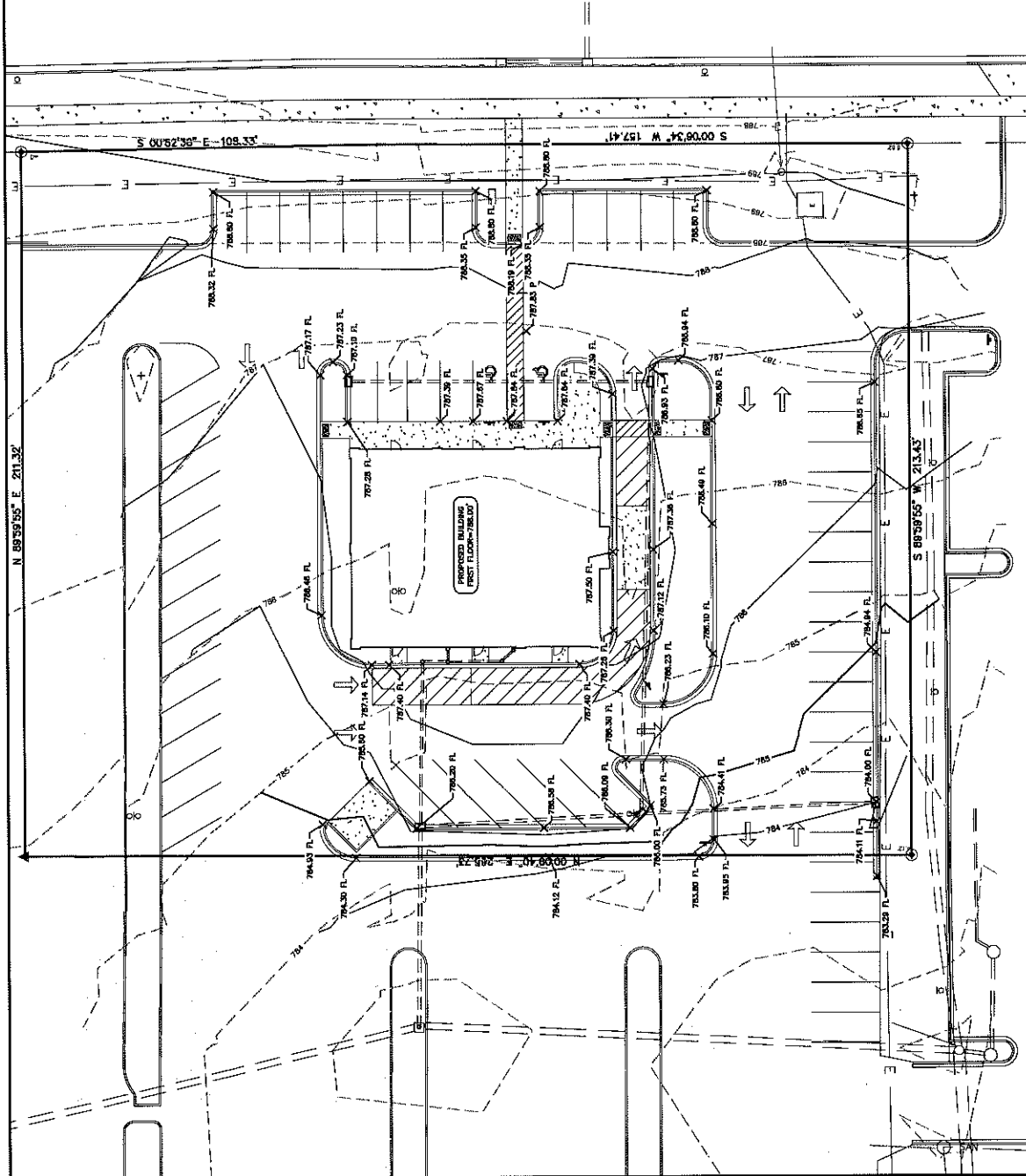


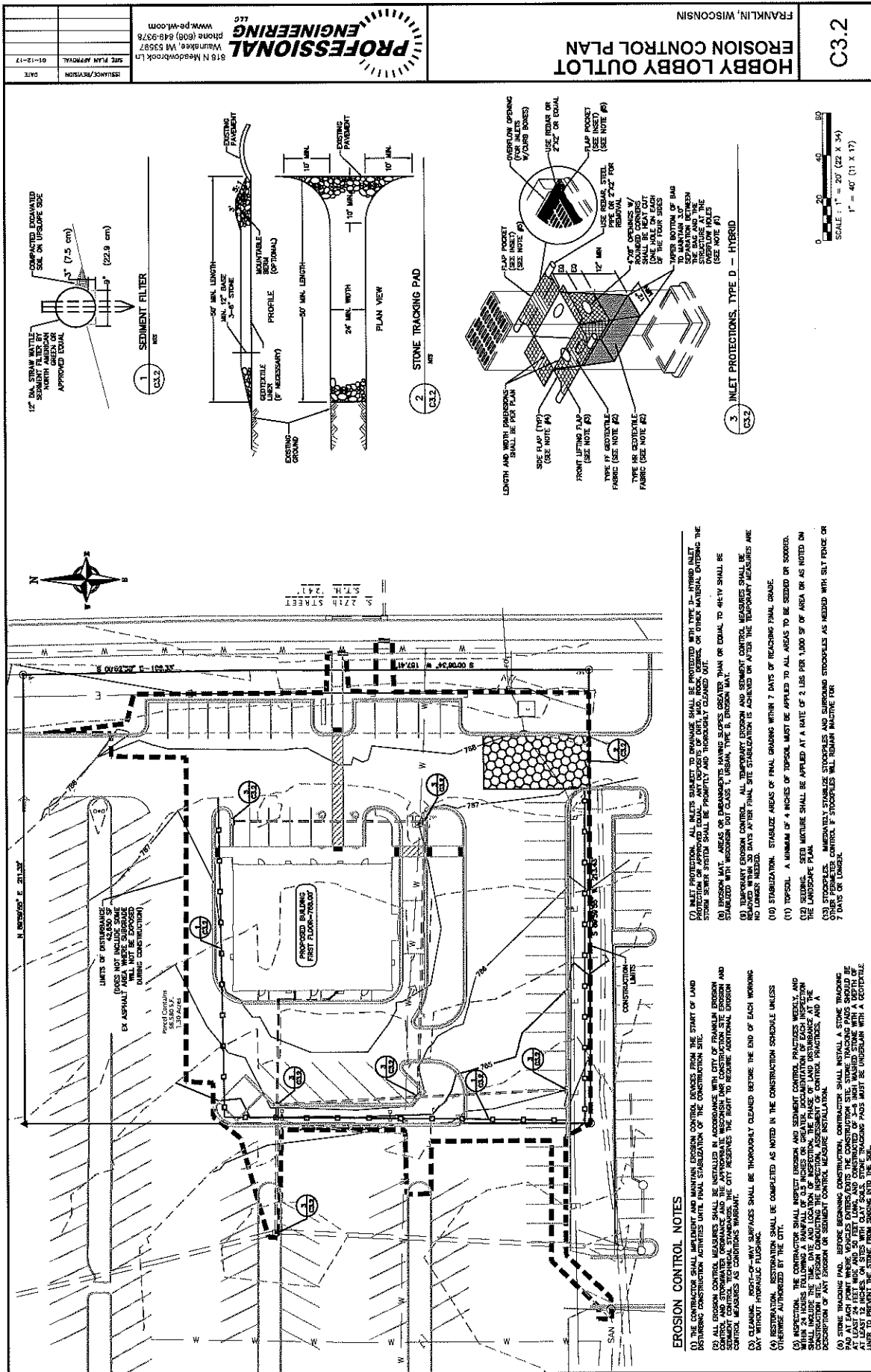
GRADING LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- X 800.00 FC FARGENT ELEVATION
- X 800.00 FL FLOW LINE ELEVATION
- X 800.00 TO TOP OF CURB ELEVATION
- X 800.00 SPOT ELEVATION

GRADING NOTES

1. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL VEHICLE SPECIFICATIONS.
2. CONTRACTOR SHALL CALL DIMERS HOTLINE PRIOR TO ANY CONSTRUCTION.
3. ALL ELEVATIONS SHOWN ARE SPOT ELEVATIONS AND SHALL BE VERIFIED IN THE FIELD TO ALLOW FOR PROPER DRAINAGE.
4. CONTOUR AND SPOT ELEVATIONS SHOWN ARE FINISH GRADE ELEVATIONS.
5. ALL LAWN AND PLANTING AREAS SHOWN HAVE BEEN DESIGNED TO BE MAINTAINED AND SHALL BE MAINTAINED PRIOR TO ADDITION OF TURF.





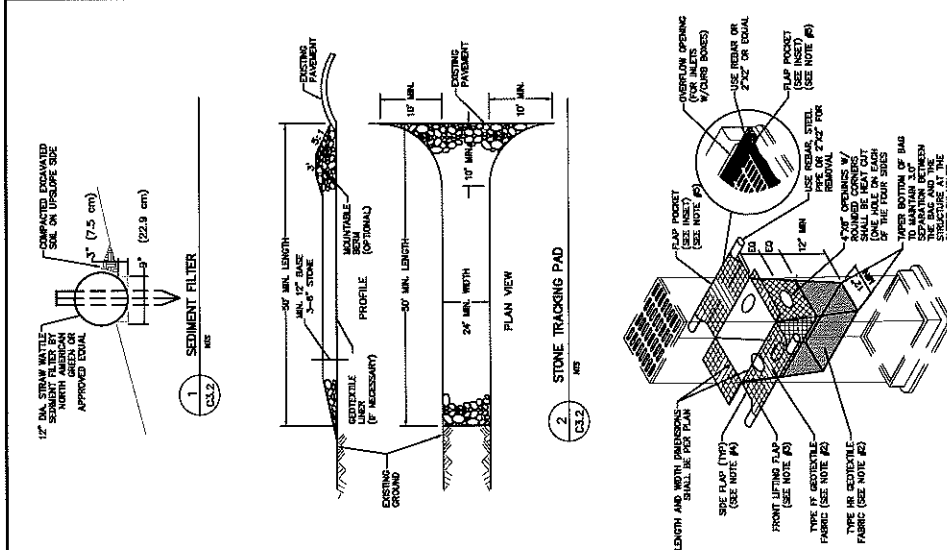
EROSION CONTROL NOTES

- (1) THE CONTRACTOR SHALL MAINTAIN EROSION CONTROL MEASURES FROM THE START OF LAND DISTURBANCE THROUGH THE END OF CONSTRUCTION AND THROUGH THE PERIOD OF STABILIZATION.
- (2) EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF FRANKLIN EROSION CONTROL AND STORMWATER ORDINANCE AND THE APPROPRIATE MEDIAN CONSTRUCTION SITE EROSION CONTROL MEASURES FOR THE CITY OF FRANKLIN.
- (3) EROSION CONTROL MEASURES SHALL BE THOROUGHLY CLEANED BEFORE THE END OF EACH WORKING DAY WITHOUT NECESSARY FLUSHING.
- (4) RESTORATION, RESEEDING SHALL BE COMPLETED AS NOTED IN THE CONSTRUCTION SCHEDULE UNLESS OTHERWISE AUTHORIZED BY THE CITY.
- (5) INSPECTION: THE CONTRACTOR SHALL INSPECT EROSION AND SEDIMENT CONTROL PRACTICES WEEKLY, AND WITHIN 24 HOURS FOLLOWING A RAINFALL OF 0.5 INCHES OR GREATER. DOCUMENTATION OF EACH INSPECTION SHALL BE SUBMITTED TO THE CITY OF FRANKLIN. THE CITY OF FRANKLIN RESERVES THE RIGHT TO CONDUCT INSPECTIONS OF ANY EROSION OR SEDIMENT CONTROL MEASURE INSTALLATION.
- (6) STONE TRACKING PAD: BEFORE BEGINNING CONSTRUCTION, CONTRACTOR SHALL INSTALL A STONE TRACKING PAD ALONG THE FRONT AND SIDE OF THE BUILDING FOOTPRINT AND THE PERIMETER OF THE PAVED DRIVEWAY. THE PAD SHALL BE AT LEAST 12 INCHES WIDE WITH DAILY SALES STONE TRACKING PADS MUST BE UNDERLAIN WITH A GEOTEXTILE UNDER TO PREVENT THE STONE FROM SINKING INTO THE SOIL.
- (7) INLET PROTECTIONS: ALL NEW INLETS TO SEWERAGE SHALL BE PROVIDED WITH TYPE D - HYBRID INLET PROTECTION OR APPROVED EQUIVALENT. ANY EXPOSURE OF FURTHER, BLOCK, CURB, OR OTHER MATERIAL EXISTING THE STORM SEWER SYSTEM SHALL BE PROMPTLY AND THOROUGHLY CLEANED OUT.
- (8) EROSION MAT: AREAS OR DRAINAGE HAVING SLOPES GREATER THAN OR EQUAL TO 4:1 V SHALL BE STABILIZED WITH MEDICIN DOT CLASS 1, URBAN, TYPE B, EROSION MAT.
- (9) TEMPORARY EROSION CONTROL: ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. STABILIZATION IS REQUIRED AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
- (10) STABILIZATION: STABILIZE AREAS OF FINAL GRADING WITHIN 7 DAYS OF REACHING FINAL GRADE.
- (11) TOPSOIL: A MINIMUM OF 4 INCHES OF TOPSOIL MUST BE APPLIED TO ALL AREAS TO BE SEED OR SOILED.
- (12) SEEDING: SEED MIXTURE SHALL BE APPLIED AT A RATE OF 2 LBS PER 1,000 SF OF AREA OR AS NOTED ON THE LANDSCAPE PLAN.
- (13) STODPOLES: MINORITELY STABILIZE STODPOLES AND SURROUNDING STODPOLES AS NOTED WITH SILT FENCE OR CONTROL. IF STODPOLES WILL REMAIN PERMANENT FOR 7 DAYS OR LONGER.

HOBBY LOBBY OUTLOT EROSION CONTROL PLAN

FRANKLIN, WISCONSIN

C3.2



3. INLET PROTECTIONS, TYPE D - HYBRID

SCALE: 1" = 20' (22 X 34)
1" = 40' (11 X 17)

PROFESSIONAL
ENGINEERING
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Phone (908) 848-9378
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LEO
DATE: 01-12-17
ISSUANCE/REVISION: SITE PLAN APPROVAL

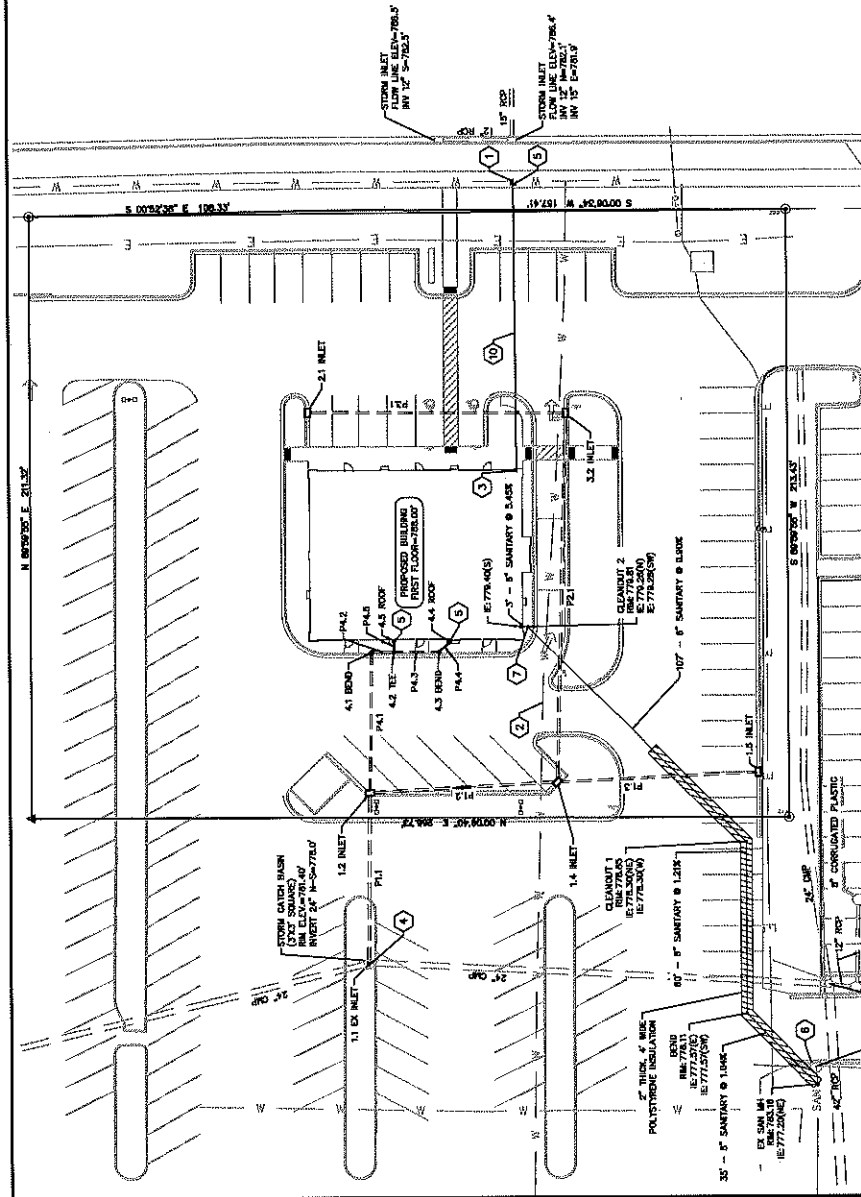
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STRUCTURE TABLE					
STRUCTURE NAME	SIZE	TOP OF CASTING	PIPES IN	PIPES OUT	CASTING
1.1 EX INLET		776.30	IN V1, 8" IN V1-776.80		
1.2 INLET	204'-FT	776.66	IN V1, 8" IN V1-780.77	PI1, 15" INV OT-780.87	NEDHAM R-3067
1.4 INLET	204'-FT	776.48	IN V1, 8" IN V1-781.63	PI1, 8" INV OT-781.63	NEDHAM R-3067
1.5 INLET	204'-FT	784.44		PI1, 8" INV OT-781.83	NEDHAM R-3067
2.1 INLET	204'-FT	782.57		PI1, 8" INV OT-782.54	NEDHAM R-3067
3.2 INLET	204'-FT	787.32	PI1, 8" IN V1-783.00	PI1, 10" INV OT-783.00	NEDHAM R-3067
4.1 BEND		787.51	IN V1, 8" IN V1-781.56	PI1, 8" INV OT-781.56	NEDHAM R-3067
4.2 TEE	204'-FT	787.51	IN V1, 8" IN V1-781.75	PI1, 8" INV OT-781.75	NEDHAM R-3067
4.3 BEND		787.52	IN V1, 8" IN V1-781.76	PI1, 8" INV OT-781.76	
4.4 BEND	CONNECT TO ROCK DRAIN	787.01		PI1, 8" INV OT-782.07	
4.5 ROOF	ROOF DRAIN	787.57		PI1, 8" INV OT-781.49	

PIPE TABLE						
NAME	SIZE	LENGTH	SLOPE	MATERIAL	START INVERT ELEVATION	END INVERT ELEVATION
P-1.1	12"	81'	3.01%	SPP 35	760.57	770.50
P-1.2	10"	68'	1.00%	SPP 35	761.43	760.77
P-1.3	8"	71'	0.71%	SPP 35	761.53	761.43
P-2.1	10"	130'	0.83%	SPP 35	763.90	761.93
P-3.1	6"	94'	0.00%	SPP 35	763.94	763.00
P-3.2	6"	50'	0.79%	SPP 35	761.59	761.00
P-4.3	8"	6"	2.00%	SPP 35	761.75	761.59
P-4.3	8"	17'	2.00%	SPP 35	762.07	761.70
P-4.4	6"	5'	2.00%	SPP 35	761.90	761.59
P-4.4	6"	4'	2.00%	SPP 35	760.85	761.27

PLAN KEY

- ① CONNECT TO EXISTING 12" CITY OF
FARGO WATER MAIN. COORDINATE
INSTALLATION WITH CITY WATER UTILITY.
- ② EXISTING 8" PUBLIC WATER MAIN TO
REMAIN.
- ③ CONNECT TO BUILDING WATER SERVICE
- ④ CONNECT TO EXISTING STORM INLET
- ⑤ CONNECT TO ROOF DRAIN, TYP.
- ⑥ CONNECT TO EXISTING SANITARY SEWER
MANHOLE WITH CORED HOLE AND ROOT
- ⑦ SANITARY CLEAN OUT
- ⑧ ANCHOR EXISTING WATER SERVICE
- ⑨ 4" WATER VALVE
- ⑩ 4" WATER SERVICE (POUR SIZE WITH
APPROX.)







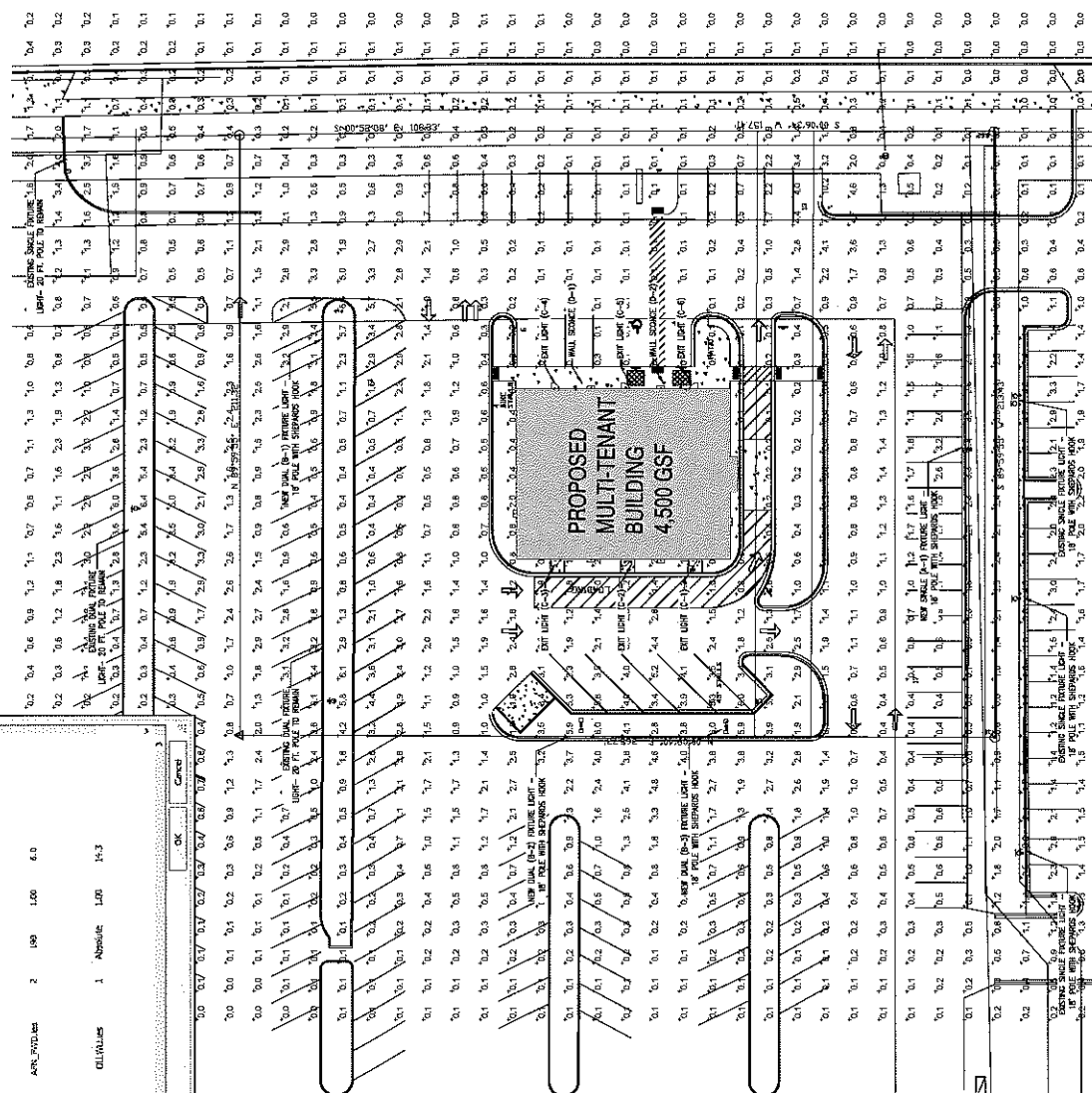
UTILITY NOTES

1. CONTRACTOR SHALL CALL DEEDERS HOTLINE PRIOR TO ANY CONSTRUCTION.
2. ALL EXISTING UTILITIES SHOWN ON THE PLAN ARE APPROXIMATE AND WHERE FIELD LOCATIONS ARE SHOWN FOR INFORMATION PURPOSES ONLY AND SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
3. ALL SITE UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION.
4. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL OBTAIN A STREET OPENING PERMIT FROM THE DEPARTMENT FOR ANY WORK TO BE DONE WITHIN THE RIGHT-OF-WAY.
5. CONTRACTOR SHALL OBTAIN ALL NECESSARY LICENSES AND CONNECTIONS PERMITS FROM THE DEPARTMENT OF PUBLIC WORKS AND THE DEPARTMENT OF PUBLIC UTILITIES.
6. RESTORATION OF PAVEMENT, CURBS & GUTTER, AND SIDEWALK WITHIN THE STREET RIGHT OF WAY IS CONSIDERED NECESSARY AND SHALL BE INCLUDED IN THE COST OF THE CONSTRUCTION IMPROVEMENTS.
7. ALL OTHER STREET WORK TO BE DONE 8-12 AS NOTED.
8. CONTRACTOR SHALL PROVIDE CONNECTION UTILITIES GRADES OF ALL PIPES PRIOR
9. WATER MAIN SHALL BE CASTLE IRON, CLASS 30.
10. SANITARY SEWER SERVICES SHALL BE 300-36 PVC.
11. ANY PERSON WHO INSTALLS A NONPOTABLE WATER OR SEWER SYSTEM MUST ALSO OBTAIN A PERMIT FROM THE CITY OF CHICAGO. THE METHOD SHALL BE APPROVED BY THE CITY.
12. CONTRACTOR TO COORDINATE NEW RELAYED AND/OR ABOVEGROUND GAS, ELECTRIC, TELEPHONE, AND CABLE WITH APPROPRIATE UTILITY COMPANIES.
13. UTILITIES SERVING PROPOSED BUILDINGS SHALL BE STUBBED INTO THE PROPOSED BUILDINGS) A MIN. OF 5' AND STAKED.
14. ALL WATER MAIN PIPE AND FITTINGS SHALL BE INSTALLED TO A MIN. DEPTH OF COVER OF 6.0'. AFTER RESIDUAL, EXISTING WATER MAIN WHICH DOES NOT MEET THIS REQUIREMENT SHALL BE REPLACED WITH 30" DEEP COVER.
15. SANITARY SEWER SHALL BE 18" AFTER COVERED ON WATER MAIN OR LATERAL SHALL BE 24" AFTER COVERED ON WATER MAIN. ALL SEWER SHALL BE 30" DEEP COVER. ALL LINES SHALL HAVE A MINIMUM CLEAN VERTICAL CLEARANCE OF THREE (3) FEET. CROSSINGS WITH LESSER VERTICAL CLEARANCE SHALL BE PROTECTED FROM PEDESTAL DAMAGE BY PLACEMENT OF 2-INCH THICK POLYSTYRENE OR EQUIVALENT PROTECTION.
16. EXISTING PAVING AND WATER SERVICES PRIOR TO INSTALLATION OF PROPOSED



SCALE : 1" = 20' (22 X 34)
1" = 40' (11 X 17)

Symbol	Label	Quantity	Manufacturer	Comp Number	Description	Lamp	Partname	Average Lamps Per Lamp	Lenses Per Lens	Light-Box Factor	Voltage
	A	+	None/none	GB15AHP0001S24H	GLANVERS II B29H	150W CLEAR IPS	GB15AHP0001S24H	1	16000	1.00	110-0
	B	6	None/none	GB15AHP0001S24H	GLANVERS II B29H	150W CLEAR IPS	GB15AHP0001S24H	1	16000	1.00	175-0
	C	6	Liberal Lighting	APR-FND	DIECAST ALUMINUM, EMERGENCY LIGHT WITH 150W CLEAR IPS, 150W CLEAR IPS, POLYCARBONATE INSULATION, AND FORWARD-THROW OPTICS	LED	APR-FND-015	2	140	1.00	6-0
	D	2	Liberal Lighting	OLLVU	OUTDOOR LED WALL UPLIGHT AND DOWNLIGHT WITH 150W CLEAR IPS, 150W CLEAR IPS, POLYCARBONATE INSULATION, AND FORWARD-THROW OPTICS	LED	OLLVU-015	1	14000	1.00	14-3



LITHONIA LIGHTING

FEATURES & SPECIFICATIONS

OLLD & OLLWU
OLLD OLLWU
OLLD OLLWU

FINISHES

INSTALLATION

MAINTENANCE

WARRANTY

NOTES

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ANCHORAGE GUIDE

LITHONIA LIGHTING

FEATURES & SPECIFICATIONS

AFN
AFN
AFN

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FEATURES & SPECIFICATIONS

OUTDOOR
OUTDOOR
OUTDOOR

FINISHES

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ANCHORAGE GUIDE

HALLBROOK Series
Single Arm Aluminum Post
22" Dia. Base

Specifications

Materials

Dimensions

Finish

Installation

Maintenance

Warranty

Notes

Ordering Guide

Anchor Guide

HALLBROOK Series
Double Arm Aluminum Post
22" Dia. Base

Specifications

Materials

Dimensions

Finish

Installation

Maintenance

Warranty

Notes

Ordering Guide

Anchor Guide

HALLBROOK Series
Single Arm Aluminum Post
22" Dia. Base

Specifications

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Dimensions

Finish

Installation

Maintenance

Warranty

Notes

Ordering Guide

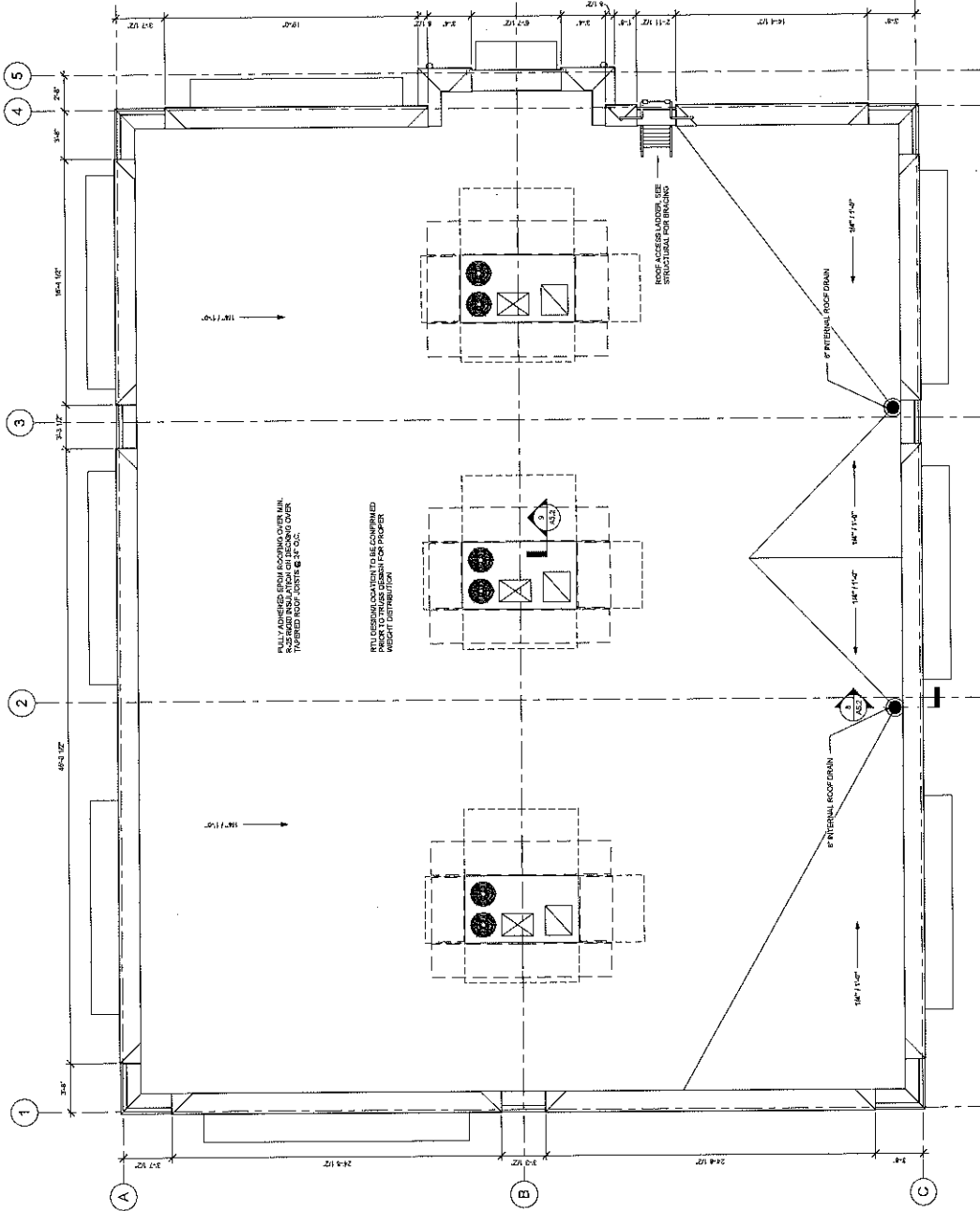
Anchor Guide

① First Floor
1/6" = 1'-0"

ROOF PLAN

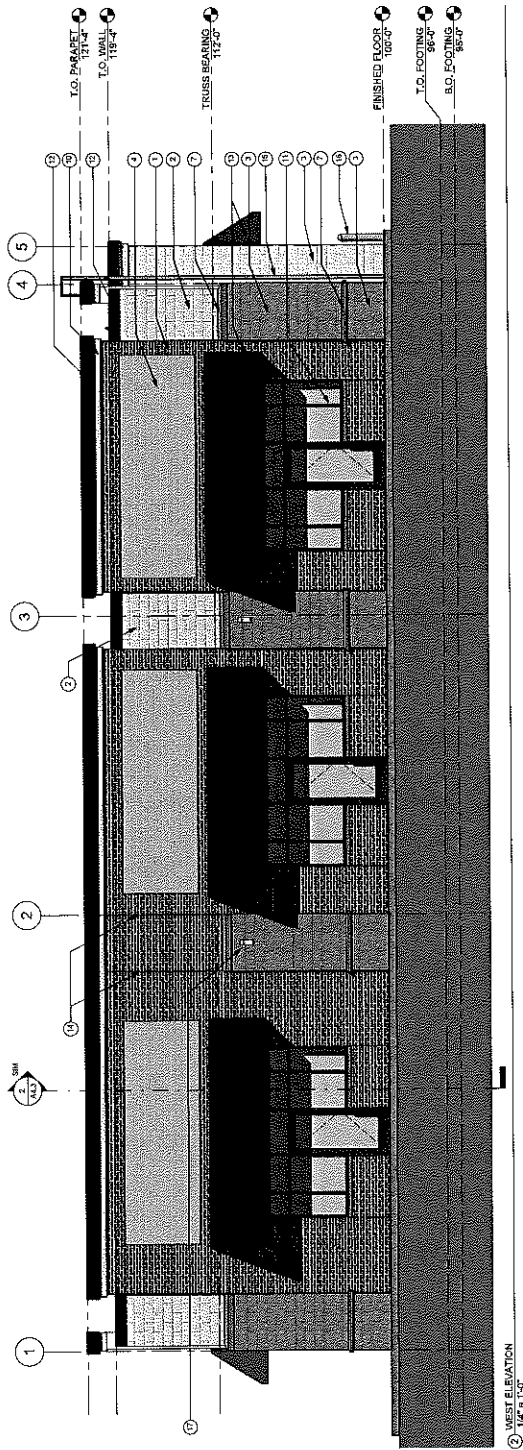
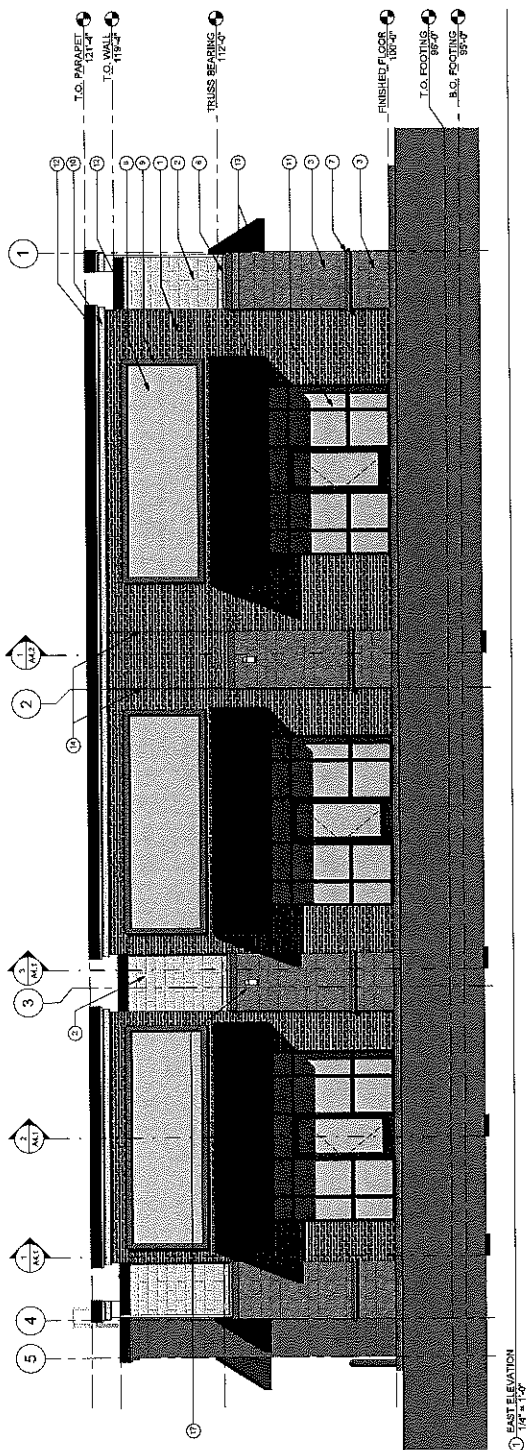
FRANKLIN DEVELOPMENT
6807 S. 27TH STREET
FRANKLIN, WI 53132

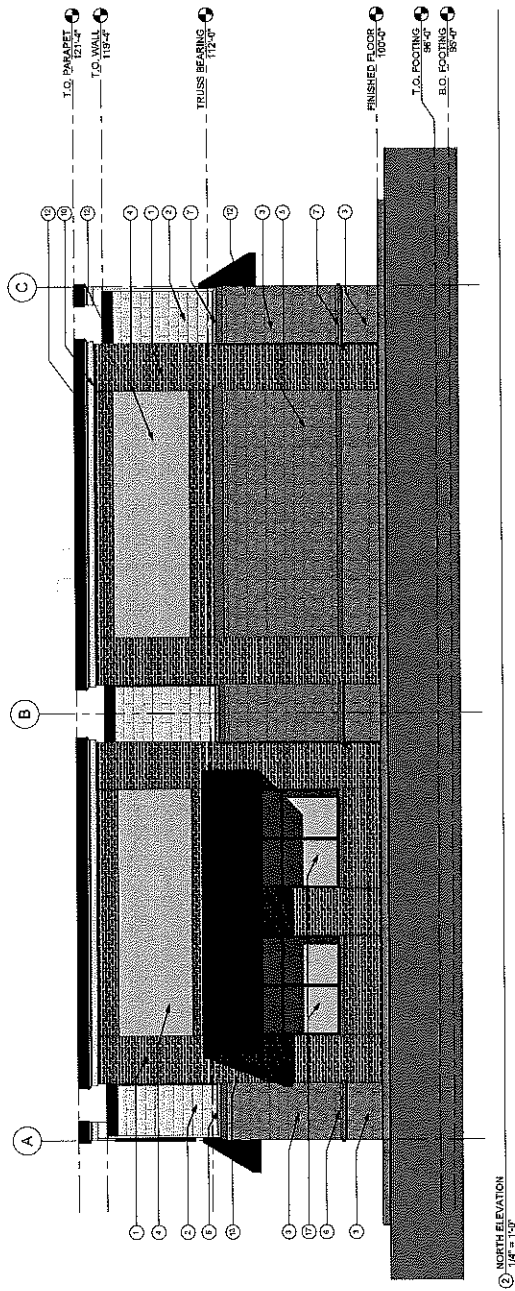
01/18/2017
SITE PLAN SUBMITTAL
02/20/2017
FOR CONSTRUCTION

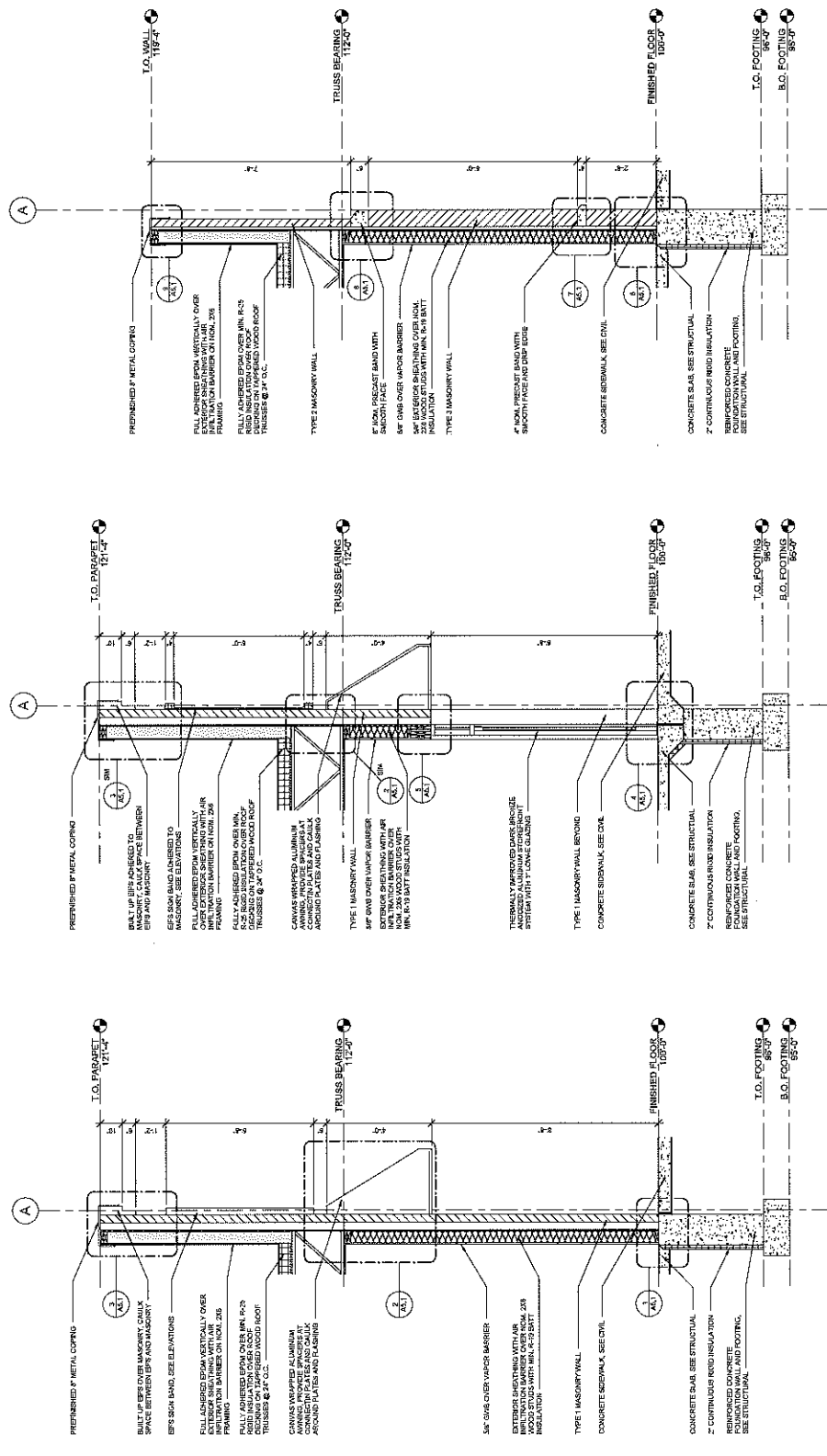


1 Roof Plan
1/4" = 1'-0"

- | | |
|--|--|
| TYPE 1 MAGNIFY - 500A CITY BRICK STANDARD BRICK, COLOR: FINEST VENDOR, OR SIMILAR | TYPE 1 MAGNIFY - 500A CITY BRICK STANDARD BRICK, COLOR: FINEST VENDOR, OR SIMILAR |
| TYPE 2 MAGNIFY - 500A CITY BRICK STANDARD BRICK, COLOR: FINEST VENDOR, OR SIMILAR | TYPE 2 MAGNIFY - 500A CITY BRICK STANDARD BRICK, COLOR: FINEST VENDOR, OR SIMILAR |
| TYPE 3 MAGNIFY - COUNTY MATERIALS F' DALI SPFL- FACE, COLOR: WESTERN SAND, OR SIMILAR | TYPE 3 MAGNIFY - COUNTY MATERIALS F' DALI SPFL- FACE, COLOR: WESTERN SAND, OR SIMILAR |
| TYPE 4 MAGNIFY - RIGLER, STANDARD BRICK, COLOR: MAYO CLEAR, OR SIMILAR | TYPE 4 MAGNIFY - RIGLER, STANDARD BRICK, COLOR: MAYO CLEAR, OR SIMILAR |
| TYPE 5 MAGNIFY - COUNTY MATERIALS F' DALI SPFL- FACE, COLOR: WESTERN SAND, OR SIMILAR | TYPE 5 MAGNIFY - COUNTY MATERIALS F' DALI SPFL- FACE, COLOR: WESTERN SAND, OR SIMILAR |
| TYPE 6 MAGNIFY - COUNTY MATERIALS F' DALI SPFL- FACE, COLOR: SOLTECH, OR SIMILAR | TYPE 6 MAGNIFY - COUNTY MATERIALS F' DALI SPFL- FACE, COLOR: SOLTECH, OR SIMILAR |
| TYPE 7 CAST STONE ACIDENT, STANDARD BRICK, BIG POWER CAST STONE, COLOR: 6.5/5 OR SIMILAR | TYPE 7 CAST STONE ACIDENT, STANDARD BRICK, BIG POWER CAST STONE, COLOR: 6.5/5 OR SIMILAR |
| TYPE 8 MAGNIFY - COUNTY MATERIALS F' DALI SPFL- SAND/SHIMMER FINISH, COLOR: VAN DYKE, SAND/SHIMMER FINISH, COLOR: VAN DYKE | TYPE 8 MAGNIFY - COUNTY MATERIALS F' DALI SPFL- SAND/SHIMMER FINISH, COLOR: VAN DYKE, SAND/SHIMMER FINISH, COLOR: VAN DYKE |
| TYPE 9 EXTERIOR INSULATION FINISH, COLOR: EPSON, SPYNT, SAND/SHIMMER FINISH, COLOR: EPSON | TYPE 9 EXTERIOR INSULATION FINISH, COLOR: EPSON, SPYNT, SAND/SHIMMER FINISH, COLOR: EPSON |
| TYPE 10 EXTERIOR INSULATION FINISH SYSTEM (IES) CORING, SAND/SHIMMER FINISH, COLOR: VAN DYKE | TYPE 10 EXTERIOR INSULATION FINISH SYSTEM (IES) CORING, SAND/SHIMMER FINISH, COLOR: VAN DYKE |
| TYPE 11 TYPICAL 4" PARQUET FLOOR ANCHORED STORMPORT SYSTEM WITH 1" DASH GLAZING | TYPE 11 TYPICAL 4" PARQUET FLOOR ANCHORED STORMPORT SYSTEM WITH 1" DASH GLAZING |
| TYPE 12 PREHIBITED 4" METAL CLASHING | TYPE 12 PREHIBITED 4" METAL CLASHING |
| TYPE 13 4" CAST CONCRETE GANTRY WITH 1" SQUARE TIE-UP ALUMINUM ANCHORED | TYPE 13 4" CAST CONCRETE GANTRY WITH 1" SQUARE TIE-UP ALUMINUM ANCHORED |
| TYPE 14 MAGNIFY CONTROL JOINTS | TYPE 14 MAGNIFY CONTROL JOINTS |
| TYPE 15 ROOF ACCESS LUGGER | TYPE 15 ROOF ACCESS LUGGER |
| TYPE 16 4" ON, CONCRETE BOLLARD | TYPE 16 4" ON, CONCRETE BOLLARD |
| TYPE 17 WALL BOLDS IMPURTELY TB0 | TYPE 17 WALL BOLDS IMPURTELY TB0 |
| TYPE 18 THERMAL INSULATION CLEAR ANCHORED STORMPORT | TYPE 18 THERMAL INSULATION CLEAR ANCHORED STORMPORT |
| TYPE 19 4" ON, CONCRETE BOLLARD | TYPE 19 4" ON, CONCRETE BOLLARD |
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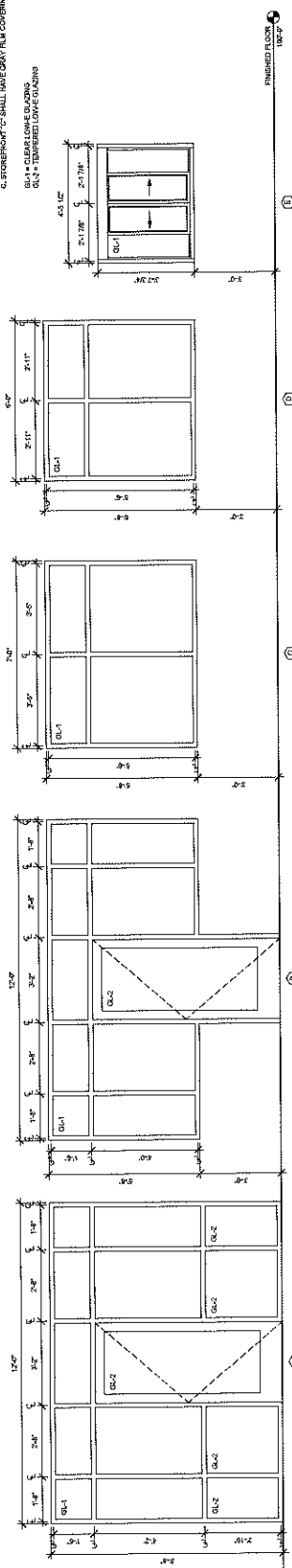
ENLARGED WALL SECTION - C
1/2" = 1'-0"

ENLARGED WALL SECTION - B
1/2" = 1'-0"

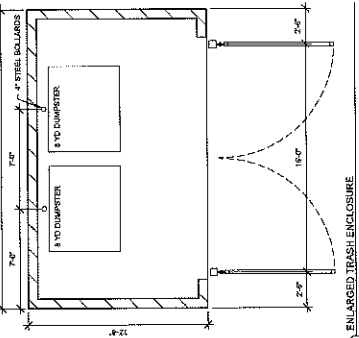
ENLARGED WALL SECTION - A
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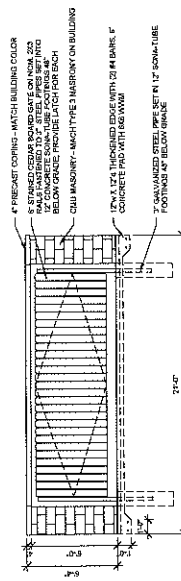
STORAGE FRONT WINDOW AND DOOR NOTES
A. STANDARD DARK BROWN ANODIZED ALUMINUM FRAMES
B. NEW GLAZING SHALL BE DUAL PANE LOW-E INSULATED GLAZING
C. STORMDOOR TO HAVE GRAY FILM COVERING GLAZING
GL-1 = CLEAR LOWE GLAZING
GL-2 = TINTED LOWE GLAZING



STORAGE FRONT WINDOW
1/2" = 1'-0"



FRONT OF TRASH ENCLOSURE
1/4" = 1'-0"



FRONT OF TRASH ENCLOSURE
1/4" = 1'-0"

DOOR SCHEDULE NOTES



NO.	DOOR TYPE	DOOR			FRAME			REMARKS
		SIZE	MATERIAL	FINISH	GLASS	TYPE	MATERIAL	
SD101	1	3'-0" x 7'-0"	ALUMINUM	CLEAR	INSUL. TEMP.	SEE S.E.	ALUMINUM	CLOSER THRESHOLD PULL
SD102	1	3'-0" x 7'-0"	ALUMINUM	CLEAR	INSUL. TEMP.	SEE S.E.	ALUMINUM	CLOSER THRESHOLD PULL
SD103	1	3'-0" x 7'-0"	ALUMINUM	CLEAR	INSUL. TEMP.	SEE S.E.	ALUMINUM	CLOSER THRESHOLD PULL
SD104	1	3'-0" x 7'-0"	ALUMINUM	CLEAR	INSUL. TEMP.	SEE S.E.	ALUMINUM	CLOSER THRESHOLD PULL
SD105	1	3'-0" x 7'-0"	ALUMINUM	CLEAR	INSUL. TEMP.	SEE S.E.	ALUMINUM	CLOSER THRESHOLD PULL
SD106	1	3'-0" x 7'-0"	ALUMINUM	CLEAR	INSUL. TEMP.	SEE S.E.	ALUMINUM	CLOSER THRESHOLD PULL
SD107	1	3'-0" x 7'-0"	ALUMINUM	CLEAR	INSUL. TEMP.	SEE S.E.	ALUMINUM	CLOSER THRESHOLD PULL
SD108	1	3'-0" x 7'-0"	ALUMINUM	CLEAR	INSUL. TEMP.	SEE S.E.	ALUMINUM	CLOSER THRESHOLD PULL
SD109	1	3'-0" x 7'-0"	ALUMINUM	CLEAR	INSUL. TEMP.	SEE S.E.	ALUMINUM	CLOSER THRESHOLD PULL
SD110	1	3'-0" x 7'-0"	ALUMINUM	CLEAR	INSUL. TEMP.	SEE S.E.	ALUMINUM	CLOSER THRESHOLD PULL

DOOR AND FRAME TYPE NOTES:

1. VERIFY DOOR SIZES FROM DOOR SCHEDULE
2. PROVIDE SMOOTH GLASS FOR CODE IN ALL DOORS AND FRAMES
3. ALL EXTERIOR GLASS DOORS AND FRAMES SHALL BE INSULATED CORES
4. ALL EXTERIOR GLASS DOORS AND FRAMES SHALL BE INSULATED CORES
5. PROVIDE REINFORCED GLASS DOORS AND FRAMES FOR VEHICULAR SELECTIONS
6. PROVIDE REINFORCED GLASS DOORS AND FRAMES FOR VEHICULAR SELECTIONS
7. PROVIDE REINFORCED GLASS DOORS AND FRAMES FOR VEHICULAR SELECTIONS
8. PROVIDE REINFORCED GLASS DOORS AND FRAMES FOR VEHICULAR SELECTIONS
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15. PROVIDE REINFORCED GLASS DOORS AND FRAMES FOR VEHICULAR SELECTIONS
16. PROVIDE REINFORCED GLASS DOORS AND FRAMES FOR VEHICULAR SELECTIONS

FRANKLIN DEVELOPMENT
8807 S. 27TH STREET
FRANKLIN, WI 53132

SCHEDULES

1/1/2024
SITE PLAN SUBMITTAL
02/28/2024
FOR CONSTRUCTION

DIVISION 15-3.0700

SPECIAL USE STANDARDS AND REGULATIONS

SECTION 15-3.0701

GENERAL STANDARDS FOR SPECIAL USES

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

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

Response: Yes, the development follows the purpose and intent of the zoning districts. As shown on L1.1 Landscape Plan, we are taking an under utilized parking lot and creating a new development with substantial greenspace and landscape beyond the requirements.

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

Response: No Adverse Impact. As shown on sheets A3.1 and A3.2 Building Elevations, the design of the building is to enhance the surrounding property. Vehicle access across parcels is maintained, and pedestrian movement is enhanced via proposed sidewalks as shown in sheet A2.0

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

Response: The proposed development will not interfere with surrounding development. The building has been located such that all access easements to adjacent properties be maintained for current and future use.

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

Response: Yes. Shared access easements area maintained from S. 27th Street, as well as the property to the south. Public Utilities are adjacent to the property. Water Utility cuts across site, refuse disposal is located for ease of access, and pedestrian sidewalks shown connected to building.

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

Response: No congestion anticipated. Direct access is provided via access easement from S. 27th Street. Refer to sheet C2.0. There is no residential in the neighborhood.

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

Response: None. Converting asphalt parking lot into usable redevelopment. Additional landscape islands and greenspace have been added to enhance the development. Refer to sheet L1.1 Landscape Plans.

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

Response: Project Complies. All regulations have been met with two exceptions. Waiver Requested for full height curtain wall-like windows at tenant entries. (Recommended approval by staff) and allow limited parking along S. 27th street, matching adjacent property parking precedent.

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

Response: A drive-thru for restaurant use does not have any special standards per Section 15-3.0703 (non-residential district).

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

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

Response: Development provides opportunity for more diverse business use and redevelops empty and underutilized parking lot for new small business.

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

Response: Existing parking lot is underutilized by existing use and prime candidate for redevelopment of this type. The development follows several other locations in the area that have completed similar projects.

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

Response: Due to existing easements, property has been developed to maximize vehicular flow through the site, allow access to pedestrians coming to the site and within site. Landscape and greenspace has been maximized and over planted per city ord. We believe development enhances surrounding properties.

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

Response: Surrounding uses include big box retail, restaurants, and service type business. The building design and site plan create a more inviting road frontage with abundant landscape, building materials, (mostly masonry and storefront glazing). The development will set a positive precedent of what future projects should have with regard to landscape and greenspace as well as building design.

City of Franklin

Department of City Development

Date: May 3, 2016
To: Brad Koning, Shulfer Architects, LLC
Victor Michel, WS Franklin, LLC
From: Department of City Development
RE: 6807 S. 27th Street Multi-tenant Building,
Special Use and Site Plan – Staff Comments

Please be advised that City Staff has reviewed the above application. Department comments are as follows for the Special Use and Site Plan date-stamped by the City of Franklin on January 30, 2017.

Please note that the property is zoned, and subject to the regulations contained within, both Planned Development District (PDD) No. 13 and the South 27th Street Design Overlay District. Please further note that PDD No. 13 in turn refers to certain zoning standards set forth in Ordinance No. 221 (which was the City's zoning ordinance in effect at the time PDD No. 13 was adopted), and that the Design Overlay District in turn refers to certain zoning standards set forth in the Unified Development Ordinance (the City's current zoning and land division ordinance).

The following comments are based upon those ordinances, as well as the South 27th Street Corridor Plan (which adopted plan encompasses the subject area), as noted below.

Planned Development District (PDD) No. 13 (Ordinance No. 89-1071) Requirements

1. Permitted and Special Uses:

- a. Pursuant to Section 02, 1. of PDD No. 13, and subsequent amendments, please note that allowed uses are those as set forth in the B-3 zoning district. As set forth in the City's Unified Development Ordinance (UDO), Eating places (with drive through facilities) are a Special Use within the B-3 zoning district.
 - i. Pursuant to Section 15-9.0103C. of the UDO, please submit a completed 15-3.0700 Special Use Standards form that was provided by email dated January 25, 2017. Special Use form completed and included in re-submittal with original signatures.

2. Site Grading Plan:

- a. Pursuant to Section .02, 7. of PDD No. 13, please note that the Site Grading Plan will be subject to further review, and approval by the City Engineer.

3. Erosion and Sediment Control Plan:

- a. Pursuant to Section .02, 8. of PDD No. 13, please note that the Erosion and Sediment Control Plan will be subject to further review, and approval by the City Engineer.

4. Landscape Plan:

- a. Pursuant to Section .02, 9. of PDD No. 13 (subsequently amended by Ordinance No. 2008-1940), the Landscape Plan is subject to the standards set forth in Ordinance No.

221, and review and approval by the Plan Commission. Staff comments pertaining to the Landscape Plan are provided later in this report.

5. Off-Street Parking:

- a. Pursuant to Section .02, 11. of PDD No. 13, off-street parking is subject to the standards set forth in Ordinance No. 221. Staff comments pertaining to off-street parking are provided later in this report.

6. Solid Waste Collection and Storage

- a. Pursuant to Section .02, 17. of PDD No. 13 (subsequently amended by Ordinance No. 2008-1940), solid waste collection and storage are subject to the standards set forth in Ordinance No. 221, and review and approval by the Plan Commission. Staff comments pertaining to solid waste collection and storage are provided later in this report.

7. Architectural Drawings

- a. Pursuant to Section .02, 18. of PDD No. 13 (subsequently amended by Ordinance No. 2008-1940), architecture is subject to the standards set forth in Ordinance No. 221, and review and approval by the Plan Commission. Staff comments pertaining to architecture are provided later in this report.

Ordinance No. 221 Requirements

1. Landscaping:

- a. Please note that the parking lot landscaping standards set forth in Section 14.2(8) do not allow landscape areas less than 100 square feet in size.
 - i. The small landscape area near the northwest corner of the proposed building is only approximately 75 square feet. Staff would recommend that this landscape area be increased in size (also see the staff comments pertaining to Overlay District required landscaping). Landscape Island has been reconfigured due to parking changes. A larger greenspace has been provided along the entire north side of the building.
- b. Please note that the Landscape Plan is not to scale.
 - i. Staff recommends that the Landscape Plan be presented at a legible scale such as 1" = 20'. Landscape plan is drawn at 1/16"=1'-0" and resubmitted.

2. Off-Street Parking:

- a. Please note that the Handicapped Parking standards set forth in Section 14.2(9) have been super-ceded by new federal standards.
 - i. Therefore, 4 handicapped accessible stalls are required for parking lots in excess of 76 parking spaces (the Site Plan identifies 82 parking spaces, not counting the 2 accessible spaces). Parking stalls have been reduced to 55 stalls, thus only 2 accessible stalls are required.
- b. Pursuant to Section 14.3 (and current City parking standards), based upon the envisioned uses (one restaurant and two miscellaneous retail establishments), only 45 parking stalls are required, but 84 parking spaces are shown on the Site Plan (39 spaces, and 87 percent, more than required).

- i. Staff would recommend that the amount of parking be reduced (also see the staff comments pertaining to Overlay District required parking). Parking has been significantly reduced from 84 to 55 stalls. We request the flexibility in parking to allow future restaurant uses.
- c. Pursuant to Section 14.4, staff would recommend the inclusion of one off-street loading area, which could possibly be located on the west side (rear) of the building where employee parking would likely occur. A loading area has been identified and stripped as part of the drive-thru lane. Loading will occur on off-hours of the drive thru.

South 27th Street Design Overlay District Requirements

1. General

Please be aware that the South 27th Street Design Overlay District Standards apply whenever new principal and/or accessory buildings are constructed in the district.

Note that the Plan Commission is authorized to waive any of the South 27th Street Design Overlay District Standards by 5 votes of all the members of the Plan Commission, provided that supplemental design elements or improvements are incorporated into the project (over and above those which are otherwise required) which compensate for the waiver of the particular standard, or, in the case of parking provisions, where it can be demonstrated that the required parking is excessive or where specified areas are provided for the future provision of additional parking if necessary. In support of the waiver request, the applicant shall detail such supplemental design elements in written and graphical form, and provide an explanation as to the nature of the standards for which the waiver is requested.

In a revised project narrative, please note the requested waivers from the South 27th Street Design Overlay District standards. Those standards (ORD2005-1842) were provided by email dated November 10, 2016 for your review. Staff finds that the following standards are not met:

- **15-3.0352B.**

The number of parking spaces provided (84) significantly exceeds the minimum number of spaces required by both Ordinance No. 221 and the UDO (45 parking spaces).

Staff would recommend that the 20 parking spaces nearest to 27th Street be removed, as inferred in the Landscape Plan. While a waiver would still be required, staff would note that the amount of landscaping area proposed (approximately 9,700 square feet), exceeds the minimum amount required by Ordinance 221 (approximately 2,800 square feet). We have reduced the overall parking from 84 stalls to 55 stalls, including 7 stalls located along S. 27th street. A waiver will be requested for the remaining 13 stalls along S. 27th street, utilizing supplemental design elements such as landscaping and green space in excess of 11,378 gsf. Minimum amount required by Ord. 221 is approx.. 2800 sf.

- **15-3.0353B. and E. and 15-3.0355B.8.e. and 9.a.**

Site furnishings (benches, trash receptacles, bicycle racks, planters, etc.) have not been provided.

Staff recommends that these site furnishings be provided along the front of the building and within the proposed seating area, and that cut sheets of similar furnishings as you might envision be included. Site furnishings shown in patio area and bike racks have been added and cut sheets provided for reference.

- **15-3.0353C.3., 4., 5., and 6.**

A sidewalk connecting the proposed building to the existing sidewalk along 27th Street has not been provided.

Staff recommends that such a sidewalk be provided (striped as necessary where it would traverse the parking lot). Staff would suggest it be located adjacent to the proposed seating area. Side walk connection has been included with stripping where vehicles and pedestrians cross each other.

- **15-3.0353D. and 15-3.0355B.8.a.**

Staff does not consider the narrow landscape island along the south side of the drive through lane as an appropriate measure to reduce the impact of vehicular use areas.

Staff would recommend that the landscape island be replaced with a short decorative wall or fence, with appropriate striping across the drive through lane and parking lot, from the proposed seating area south to the landscape island by the cross access drive. Due to the relocation of parking and access easements on the property, and public water main easement, the building needed to be moved north on the site, allowing a much larger landscape island to the south of the drive-thru. A sidewalk connection has been shown with appropriate striping. A black aluminum fence and landscape will surround the patio area as shown in the revised site plan.

Staff also does not believe that extensive building foundation landscaping has been provided.

Staff recommends that additional building foundation landscaping and/or planters be provided along the east side of the building, such amount to be dependent upon how much of this side of the building would be identified for outdoor seating. Additional foundation landscaping has been provided on the north, west, and partial south building façade. Landscape areas buffer the patio seating from the drive-thru, along with a black aluminum fence.

- **15-3.0353F.1. and 3.**

Pursuant to the amount of parking provided on the Site Plan, an adequate amount of landscaping (17 each of shade trees, evergreens, and decorative trees) has not been provided.

Staff recommends providing the proper amount of landscaping. However, should the parking near 27th Street be removed (as inferred in the Landscaping Plan), an adequate amount of landscaping would then be provided. Per the schedule on the revised landscape plan, we are meeting and in most cases exceeding the amount of landscape required per the 55 parking stalls shown. We have widened the greenbelt along S. 27th street, increasing the width from a min. 10 ft. to 13 ft at the north and 13'-6" at

the south where parking stalls are located. These stalls align with the adjacent property to the south – along S. 27th Street. We feel there is a precedent set to the south, allowing parking along S. 27th street. We have limited our parking to directly in front of the building allowing max. parking near the tenant entrances.

- **15-3.0355A.7. and 15-3.0355B.10.c.**

Details of the screening of the trash area have not been provided.

Staff recommends that a trash enclosure be provided, constructed of the same material as the principal structure. The trash enclosure details have been provided in the resubmittal. Materials will consist of CMU interior walls for durability, with brick veneer/ split-face cmu matching the building façade. Stained cedar gate will enclose the structure from view.

- **15-3.0355B.4.**

Details of the screening of the mechanical equipment have not been provided.

Staff recommends that such details be provided, fully screening such elements from public view. The building parapets will provide sufficient screening of the mechanical units. At the shallow depth, the building parapets are 7ft. tall. RTU's will most likely be 5ft. max.

- **15-3.0355B.7.**

Although a waiver is required, staff does not object to the glass curtain wall-like features of the front of the building.

Staff would recommend that the applicant confirm that the windows are not excessively reflective or tinted, and that the similar windows on the west elevation be replaced with standard windows with sills at the bottom and pediments at the top, or other similar decorative features. Building glazing is clear, insulated set in anodized aluminum storefront framing. North, West, and South building elevations have been revised to include masonry under precast window sills. Precast pediments have been included above windows for a more decorative feature as recommended. East façade storefronts remain full height glazing for greater visibility and aesthetic preference. A waiver will be requested for the east façade.

2. Landscaping

- a. Pursuant to Section 15-3.0354A.,

- i. Staff recommends that the Landscape Plan be revised as noted previously, to be presented at a legible scale such as 1" = 20", that the amount of landscaping consist of that amount compliant with the number of parking stalls to be provided, etc. Landscaping plan is shown at 1/16"=1'-0".
- ii. Staff also recommends that the Landscape Plan indicate if any existing landscaping will be retained (please note that any existing landscaping retained onsite can apply toward required plantings).

- b. Pursuant to Section 15-3.0354C.2., please note that certain landscape areas adjacent to the proposed building are less than 250 square feet in area. However, an adequate amount of properly sized landscaping areas are provided elsewhere within the interior of the parking lot. We have made an attempt to increase the areas of landscape beds upto 250 sf or greater. Where there are areas of less square footage, appropriate plant species have been identified.

- c. Pursuant to Section 15-3.0354D.2., please note that while the minimum 10' wide perimeter greenbelt is proposed along 27th Street, most adjacent properties provide a wider greenbelt (ranging from approximately 10' to 30').
 - i. As previously noted, staff recommends removal of the parking along 27th Street. Doing so would not only provide a wider greenbelt, and partly address the excessive amount of parking provided onsite, but would also provide an area for snow storage, and would likely allow the existing landscaping in this area to remain. As noted in prior responses, we have limited parking and are matching adjacent properties with regard to the greenbelt depth.

3. Architecture

- a. Pursuant to Section 15-3.0355A.2., 3., and 4.
 - i. Staff recommends that the details for material #4 from the Materials List be provided (type of material, color, etc.) Revised elevations include material description
 - ii. Staff further recommends material #4 be true brick, or at a minimum, a more decorative manufactured stone product. Material #4 is full brick.
 - iii. Staff also recommends that more decorative treatments be incorporated into the CMU products, such as polished face, patterns, articulation, etc. We have incorporated additional accent and articulation as recommended.
- b. Pursuant to Sections 15-3.0355A.9., B.3.a., and c., B.4.c., and B.6.
 - i. Should additional decorative architectural materials/patterns/etc. as recommended above not be provided, staff would conversely recommend that additional articulation be provided to both the building footprint and to the building roofline. Otherwise, staff would only suggest this change. Masonry accents have been provided.
- c. Pursuant to Section 15-3.0355A.10.
 - i. Staff would suggest that a second floor be considered for the subject building. Staff would note that the existing amount of parking would easily accommodate such additional uses and would justify retaining all of the existing parking. Parking has been reduced, a second floor is not a consideration to the owner for multiple reasons.
- d. Pursuant to Section 15-3.0355B.8.c.
 - i. Staff would suggest that a primary building entrance feature be added to the east façade of the building.

4. Site Plan:

- a. Pursuant to Section 15-3.0355B.10.a., please note that outside storage or display is not allowed without prior approval from the Plan Commission. Noted.
- b. Pursuant to UDO Section 15-7.0103B. and C., please provide
 - i. **Owner's and/or Developer's Name and Address.** Please correct the owner's and developer's name and address noted on the Site Plan. Noted.
 - ii. **Architect/Engineer's Seal.** Please add the appropriate seal on the Site Plan. Noted.
 - iii. **Easements.** Please verify that the proposed changes are allowed within each of the existing easements. For example, verify that the outdoor seating area will be allowed within the cross access easement,

revise/relocate any easements as may be required, etc. Site plan revised to eliminate all curbing, patio, etc. out of the current North/South easement. Existing parking to remain in the East/West easement – maintaining drive aisle alignment.

- iv. **Existing and Proposed Zoning Boundaries.** Please label the existing zoning boundaries of the property on the Site Plan. Noted
- v. **Financial Plan/Project Summary.** Please provide additional details about the fiscal impact upon the City, taxable value, etc. within the project narrative.
- c. Staff Recommendation.
 - i. To address many of the recommendations noted above, and to still meet UDO minimum parking, drive aisle, etc. widths, staff further recommends that:
 - 1. The parking along 27th Street be removed and that area retained as lawn and for snow storage. 7 stalls removed and retained for additional greenspace and snow storage.
 - 2. The applicant verify if the eastern drive aisle can be 24' wide and that the 35' cross access allows parking and outdoor seating. Site plan adjusted to provide clear width of 35' between curbs.
 - 3. The parking stalls along the east side of the building be revised to 10' x 18'. Parking to remain city standard 180 sf. (9x20)
 - 4. The sidewalk on the west side of the building be reduced to 5' wide. Incorporated in revised plan
 - 5. That the drive through lane be striped along the entire west side of the building at 10' wide (which would also provide adequate space for the UDO required queuing of 7 vehicles). Incorporated into revised plan
 - 6. That the west side drive lane be striped and signed for one-way (southbound) traffic only. Incorporated into revised plan

5. Signage

- a. Staff recommends that signage be reviewed and approved separately via the Architectural Review Board and a Sign Permit issued through the Inspection Department.

Engineering Department Comments

See attached.

Fire Department Comments

See attached.

Please contact the Franklin Fire Department for questions or clarification (414) 425-1420

City ordinances, fire, and building codes can be found at:

<http://franklinwi.gov/Home/ResourcesDocuments/MunicipalOrdinances.htm>

Police Department Comments

The Franklin Police Department has reviewed the application for 6805-6807 South 27th Street. The Police Department has no issues with this request.