

CITY OF FRANKLIN
COMMON COUNCIL MEETING
FRANKLIN CITY HALL – COMMON COUNCIL CHAMBERS
9229 WEST LOOMIS ROAD, FRANKLIN, WISCONSIN
AGENDA*
TUESDAY, MAY 16, 2017 AT 6:30 P.M.

- A. Call to Order and Roll Call.
- B. 1. Citizen Comment Period.
- C. Approval of Minutes:
Regular Common Council Meeting of May 2, 2017.
- D. Hearings.
- E. Organizational Business.
- F. Letters and Petitions.
- G. Reports and Recommendations:
 - 1. Donation from Robert Jester in the amount of \$100 in Memory of his Departed Spouse Sheila with Appreciation for Services the Police Force Provides.
 - 2. An Ordinance Prohibiting the Dangerous Practicing of Intentionally Inhaling Toxic Vapors for the Purpose of Becoming Intoxicated, Also Known as "Huffing."
 - 3. Twenty-First Annual "Franklin Students Tell the Truth About Tobacco" Poster Contest Winners.
 - 4. A Resolution Authorizing Certain Officials to Accept a Conservation Easement for and as Part of the Review and Approval of a Site Plan and Natural Resource Special Exception for Property Located at 10405 West St. Martins Road (to Allow for Construction of a System of Trails, a Recreational/Educational Boardwalk with an Outdoor Learning Platform with Bench Seating and an Overlook Dock and Four Wetland Ponds within and Adjacent to Wetlands Located North of the Existing School Building) (Indian Community School of Milwaukee, Inc., Applicant).
 - 5. A Resolution Imposing Conditions and Restrictions for the Approval of a Special Use to Allow for a Multi-Tenant Building Development Consisting of Commercial, Light Industrial and Distribution Space Use Upon Property Located at the Southwest Corner of South 27th Street and West Oakwood Road (John Heller, President of Interstate Partners II Wisconsin LLC, Applicant).
 - 6. A Resolution Conditionally Approving a 3 Lot and 1 Outlot Certified Survey Map, Being the Northwest 1/4 and the Part of the Northeast 1/4 of the Northeast 1/4 of Section 36, Township 5 North, Range 21 East, in the City of Franklin, County of Milwaukee, State of Wisconsin (John Heller, President of Interstate Partners II Wisconsin LLC, Applicant) (the Southwest Corner of South 27th Street and West Oakwood Road).
 - 7. A Resolution Authorizing Certain Officials to Accept a Conservation Easement for and as Part of the Review and Approval of a Certified Survey Map for Property Located at 8647 South 35th Street (Ryan S. Konicek, Operator of Bridgestone Capital LLC, Applicant).

Common Council Meeting Agenda

May 16, 2017

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8. A Resolution Engaging Actuarial & Health Care Solution, LLC to Perform Actuarial Study on the City of Franklin Other Post Employment Benefit Plan for 2017.
9. A Resolution Designating Signatures for Checks and Orders Pursuant to § 66.0607 Wisconsin Statutes.
10. Establish Committee of the Whole/Common Council Meeting Schedule for June, July, August and September 2017.
11. An Ordinance to Amend § 10-9.A.(1) Fair Commission Composition, of the Municipal Code, to Increase the Membership of the Commission by the Addition of an Alderperson and a Citizen as Members.
12. Notice of Claim from Nora Hart for Injuries Sustained as a Result of an Alleged Trip and Fall on a Large Piece of Asphalt Located at or Near the Intersection of Lindner Drive and Brunn Drive in the City of Franklin. The Common Council may enter closed session pursuant to §19.85(1)(e) and (g), Wis. Stats., to consider a Notice of Claim from Nora Hart for Injuries Sustained as a Result of an Alleged Trip and Fall on a Large Piece of Asphalt Located at or Near the Intersection of Lindner Drive and Brunn Drive in the City of Franklin.

H. Licenses and Permits.

Miscellaneous Licenses from License Committee Meeting of May 16, 2017.

I. Bills.

Request for Approval of Vouchers and Payroll.

J. Adjournment.

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

REMINDERS:

May 18	Plan Commission Meeting	7:00 p.m.
May 29	Memorial Day	City Hall Closed
June 5	Committee of the Whole	6:30 p.m.
June 6	Common Council Meeting	6:30 p.m.
June 8	Plan Commission Meeting	7:00 p.m.

CITY OF FRANKLIN
COMMON COUNCIL MEETING
MAY 2, 2017
MINUTES

- | | | |
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| ROLL CALL | A.1. | The regular meeting of the Common Council was held on May 2, 2017 and called to order at 6:30 p.m. by Mayor Steve Olson in the Franklin City Hall Council Chambers, 9229 W. Loomis Road, Franklin, Wisconsin. On roll call, the following were in attendance: Alderman Mark Dandrea, Alderman Dan Mayer, Alderwoman Kristen Wilhelm, Alderman Steve F. Taylor, Alderman Mike Barber and Alderman John R. Nelson. Also present were City Engineer Glen Morrow, Dir. of Finance & Treasurer Paul Rotzenberg, Dir. of Administration Mark Lubberda, City Attorney Jesse A. Wesolowski and City Clerk Sandra Wesolowski. |
| CITIZEN COMMENT | B.1. | Citizen comment period was opened at 6:31 p.m. and closed at 6:44 p.m. |
| LYME DISEASE
AWARENESS MONTH | B.2. | Mayor Olson noted the 2017 Senate Joint Resolution proclaiming May 2017 as Lyme Disease Awareness Month, with an update on Lyme disease provided by Alderwoman Wilhelm. |
| APPROVAL OF MINUTES | C. | Alderman Taylor moved to approve the minutes of the regular Common Council Meeting of April 18, 2017 as presented at this meeting. Seconded by Alderman Mayer. All voted Aye; motion carried. |
| APPOINTMENT TO PARK
COMMISSION | E. | Alderman Nelson moved to confirm the Mayoral appointment of Joseph C. Musolf, 12127 W. Jefferson Terrace (Ald. Dist. 6), to a three-year term on the Parks Commission expiring on 4/30/2020. Seconded by Alderman Mayer. On roll call, all voted Aye. Motion carried. |
| 2016 COMPREHENSIVE
ANNUAL FINANCIAL
REPORT | G.1. | Following a presentation by John Knepel, Baker Tilly, LLC, and Paul Rotzenberg, Dir. of Finance & Treasurer, Alderman Taylor moved to accept and place on file the 2016 Comprehensive Annual Financial Report for the City of Franklin. Seconded by Alderman Mayer. All voted Aye; motion carried. |
| 2016 FINANCIAL REPORT
ON TIF DISTRICT 3 & 4 | G.2. | Alderman Taylor moved to accept the 2016 Financial Report on Tax Increment Financing Districts 3 and 4, and take no action at this time, re-evaluating Tax Increment District 4 options in 2018. Seconded by Alderman Barber. All voted Aye; motion carried. Vote recorded as unanimous. |

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| SEWER AND WATER
S. 76TH ST. | G.3. | No action was taken at this time to direct staff to further develop a sanitary sewer project for W. Ryan Road and S. 76th Street north of W. Ryan Road and return with a design proposal. |
| RES. 2017-7265
CONSERVATION
EASEMENT AND SPECIAL
USE AT W. TUCKAWAY
PINES CIR. (GLANDON
HOLDINGS, LLC,
APPLICANT) | G.4. | Alderman Dandrea moved to adopt Resolution No. 2017-7265, A RESOLUTION AUTHORIZING CERTAIN OFFICIALS TO ACCEPT A CONSERVATION EASEMENT FOR AND AS PART OF THE REVIEW AND APPROVAL OF A SPECIAL USE FOR PROPERTY LOCATED AT 7556, 7558, 7560 WEST TUCKAWAY PINES CIRCLE (BUILDING 0), 7550, 7552, 7554 WEST TUCKAWAY PINES CIRCLE (BUILDING 1), 7530, 7532, 7534 WEST TUCKAWAY PINES CIRCLE (BUILDING 2), 7501, 7503, 7505 WEST TUCKAWAY PINES CIRCLE (BUILDING 5), 7543, 7545, 7547 WEST TUCKAWAY PINES CIRCLE (BUILDING 10) AND 7542, 7544, 7546 WEST TUCKAWAY PINES CIRCLE (BUILDING 11)(GLANDON HOLDINGS, LLC, APPLICANT). Seconded by Alderwoman Wilhelm. All voted Aye; motion carried. |
| RES. 2017-7266
STORM, SANITARY
SEWER AND WATER
MAIN, RETENTION POND
AND DETENTION POND
EASEMENTS AT 7500 S.
76TH ST. | G.5. | Alderman Dandrea moved to adopt Resolution No. 2017-7266, A RESOLUTION FOR ACCEPTANCE OF STORM, SANITARY SEWER AND WATER MAIN, RETENTION POND AND DETENTION POND EASEMENTS ON PARCEL 1 OF CERTIFIED SURVEY MAP NO. 7110 FOR TUCKAWAY PINES CONDOS ADDITION NO. 4 LOCATED AT APPROXIMATELY 7500 BLOCK OF S. 76TH STREET. Seconded by Alderwoman Wilhelm. All voted Aye; motion carried. |
| AMEND UDO ALLOWING
MORE THAN ONE
PRINCIPAL STRUCTURE
TEMPORARILY (ALD.
WILHELM) | G.6. | Alderwoman Wilhelm moved to direct staff to review and report upon allowing more than one principal structure temporarily and allowing an accessory use(s) alone upon certain properties under appropriate circumstances as amendments to the Unified Development Ordinance, and to process same as staff determines appropriate. Seconded by Alderman Mayer. All voted Aye; motion carried. |
| RES. 2017-7267
JURISDICTIONAL
TRANSFER BETWEEN
MILW. CO. AND
FRANKLIN OF W. ST.
MARTINS RD. FROM S.
NORTH CAPE RD. TO
STH100 | G.7. | Alderman Taylor moved to adopt Resolution No. 2017-7267, A RESOLUTION AUTHORIZING CERTAIN OFFICIALS TO EXECUTE A JURISDICTIONAL TRANSFER AGREEMENT BETWEEN MILWAUKEE COUNTY AND THE CITY OF FRANKLIN, FOR THE JURISDICTIONAL TRANSFER TO THE CITY OF COUNTY TRUNK HIGHWAY CTH MM, W. ST. MARTINS RD. FROM S. NORTH CAPE RD. TO STATE TRUNK HIGHWAY 100. Seconded by Alderwoman Wilhelm. All voted Aye; motion carried. |

RES. 2017-7268
JURISDICTIONAL
TRANSFER FROM MILW.
CO. TO FRANKLIN OF W.
ST. MARTINS RD. FROM S.
NORTH CAPE RD. TO STH
100

Alderman Taylor moved to adopt Resolution No. 2017-7268 A RESOLUTION ACCEPTING THE JURISDICTIONAL TRANSFER FROM MILWAUKEE COUNTY TO THE CITY OF FRANKLIN OF COUNTY TRUNK HIGHWAY CTH MM, WEST ST. MARTINS ROAD FROM SOUTH NORTH CAPE ROAD TO STATE TRUNK HIGHWAY 100. Seconded by Alderman Mayer. All voted Aye; motion carried.

ORD. 2017-2267
AMEND ORD. 2016-2240
ADDITIONAL
APPROPRIATIONS FOR
FIRE DEPT. SAFETY
EQUIPMENT

G.8. Alderman Mayer moved to adopt Ordinance No. 2017-2267, AN ORDINANCE TO AMEND ORDINANCE NO. 2016-2240, AN ORDINANCE ADOPTING THE 2017 ANNUAL BUDGETS FOR THE DONATIONS FUNDS FOR THE CITY OF FRANKLIN FOR FISCAL YEAR 2017 TO PROVIDE ADDITIONAL APPROPRIATIONS FOR FIRE DEPARTMENT SAFETY EQUIPMENT. Seconded by Alderman Taylor. All voted Aye; motion carried.

MARCH FINANCIAL
REPORT

G.9. Alderman Taylor moved to receive and place on file March 2017 Monthly Financial Report. Seconded by Alderman Mayer. All voted Aye; motion carried.

LICENSES AND PERMITS

H.1. Alderman Taylor moved to approve the following: Grant 2016-17 Operator licenses to Jennifer Hallisch, 4416 S. 62nd St., Greenfield; Brandon Sowinski, S70 W14965 Cornell Cir., Apt #8, Muskego; Edna Gonzales Sosa, 2425 S 33rd St., Milwaukee; Hold 2016-17 and 2017-18 Operator license applications for appearance from Molly Baron, 206 W. Jefferson St., Apt A, Oconomowoc; Grant 2016-17 and 2017-18 Operator licenses to Leesa Bearder, 9644 S. 31st St., Franklin; Crystal Castellon, 4322 S. 20th St., Milwaukee; Stacy Mallak, 1743 N. Cambridge Ave., #405, Milwaukee; Derrick Pucek, 2501 Pendleton Place, Waukesha; Haley Rosploch, 9213 S. 8th Ave., Oak Creek; Annette Zablocki 5827 S. 18th St., Milwaukee; Grant 2017-18 Operator licenses to Ashley Allen, 4809 W. College Ave., #106, Greendale; Amy Balcerzak, 2605 E. Emily Ave., Oak Creek; Larry Behrendt, 6631 S. 51st St., Franklin; Mark Brys, 1720 W. Meyer Ln., #6104, Oak Creek; Pamela Brys, 1720 W. Meyer Ln., #6104, Oak Creek; Joseph Cauley, 1813 S. 70th St., West Allis; Qiao Rong Chen, 6610 S. 35th St., #201, Franklin; Marcus Drewek, 2957 S. 51st St., Milwaukee; Kristen Fenninger, 9750 S. 31st St., Franklin; Eric Gagliano, 3723 Meadow Rose Ct., Franksville; Jody Haase, 2431 W. Carroll Ave., Oak Creek; Daniel Hodach, 4520 Empire Lane, Waterford; Ellen Jensen, 2415 W. Hilltop Ln., Oak Creek; Barbara Johnson, 3107 S. 33rd St., Milwaukee; Jared Jones, 6034 Oakwood Lane, Greendale; Jill Jones, 5495 W. Cobblestone Way, Unit A, Franklin; Harbans Kaur, 2999 W. Yorkshire Cir.,

Franklin; Katlin Keller, 7751 S. Scepter Dr., #25, Franklin; Cynthia Knight, 6964 S. 27th St., Oak Creek; Sue Kuiper, 6951 Beachnut Dr., Racine; Boris Kuzmanovic, 2440 S. Kinnickinnic Ave., #508, Milwaukee; Mary Leaf, 7856 S. 66th St., Franklin; Brittney Levenhagen, 6516 S. 35th St., #206, Franklin; Steven Lippel, 3922 70th St., Kenosha; Stephanie McCabe, 3401 Charles St., Racine; Christine Ogorzelec, 23627 82nd St., Salem; Denise Popp, W182 S7715 Valley Dr., Muskego; Richard Rabiega, 3733 Jerelin Dr., Franklin; Sue Reynolds, 5443 Mulberry Dr., Greendale; James Richter, 9012 W. Puetz Rd., Franklin; Brian Sawinski, 3551 S. 11th St., Milwaukee; Scott Schilling, 3521 S. Chase Ave., Milwaukee; Kerry Schoemann, 5749 Cambridge Cir., #1, Mount Pleasant; Jennifer Schrank, 8029 W. Euclid Ave., Milwaukee; Julie Shutta, 3215 Blakewood Ave., South Milwaukee; Elyzabeth Smith, 5389 Orchard Ln., Greendale; Brianna Sommerfeld, 7414 W. Lincoln Ave., Milwaukee; Nadine Stork, 8636 W. Marshfield Ct., Franklin; Kathleen Varga, 2605 Rebecca Dr., Racine; Judith White, 3302 W. Franklin Terrace, Franklin; Alyssa Zacher, 595 E. Shepard Hills Dr., Oak Creek; Raquel Zalewski, 3625 W. Ruskin St., Milwaukee; Phillip Zurowski, 11836 W. Howard Ave., Greenfield; Hold 2017-18 Operator license applications pending court appearances from Kimberly Leannais, 6317 Riverside Rd., Waterford; Amy Mast, W186 S8961 Cardinal Ct., Muskego; Vito Siciliano, 26500 104th St., Trevor;

Approve the People Uniting for the Betterment of Life and Investment in the Community (PUBLIC) Grant to the Best Buddies (Franklin High School) for park rental fees at Franklin Woods Nature Center;

Grant 2017-18 Entertainment & Amusement licenses, subject to satisfactory inspections, to Milwaukee County Parks, Agent Andrea Wallace, 6000 W. Ryan Road; Milwaukee County Parks, Agent Andrea Wallace, 6751 S. 92nd St., Milwaukee County Parks, Agent Andrea Wallace, 3600 W. Oakwood Rd.;

Grant 2017-18 Daycare license, subject to satisfactory inspections, to Knowledge Universal LLC, Manager, Theresa Castronovo, 6350 S. 108th St.; and

Grant 2017-18 Amusement Device Operator license to Red's Novelty Ltd., Agent Jay Jacomet, 1921 S. 74th St., West Allis. Seconded by Alderman Barber. All voted Aye; motion carried.

VOUCHERS AND PAYROLL

- I.1. Alderman Mayer moved to approve the following:
City vouchers with an ending date of May 1, 2017 in the amount of \$2,418,039.79; Payroll dated April 28, 2017 in the amount of \$423,501.33 and payments of the various payroll deductions in the amount of \$495,796.22, plus City matching payments; and

Estimated payroll dated May 12, 2017 in the amount of \$360,000.00 and payments of the various payroll deductions in the amount of \$207,000.00, plus City matching payments and Property tax payments with an ending date of April 27, 2017 in the amount of \$221.50. Seconded by Alderman Dandrea. On roll call, all voted Aye. Motion carried.

ADJOURNMENT

- J. Alderman Taylor moved to adjourn the meeting at 8:22 p.m. Seconded by Alderman Barber. All voted Aye; motion carried.

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APPROVAL <i>Slw</i>	REQUEST FOR COUNCIL ACTION	MEETING DATE <i>5/16/2017</i>
REPORTS & RECOMMENDATIONS	DONATIONS TO THE FRANKLIN POLICE DEPARTMENT	ITEM NUMBER <i>G.I.</i>

The City of Franklin Police Department has received the following donation:

1) \$100.00 donation from Robert J. Jester in memory of his departed spouse (Sheila), with appreciation for services the Police force provides.

COUNCIL ACTION REQUESTED

Motion to accept a donation of \$100 from Robert Jester to be deposited into the Police Donations Account.

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APPROVAL <i>Slw</i>	REQUEST FOR COUNCIL ACTION	MEETING DATE May 16, 2017
REPORTS AND RECOMMENDATIONS	An Ordinance Prohibiting the Dangerous Practicing of Intentionally Inhaling Toxic Vapors for the Purpose of Becoming Intoxicated, Also Known as "Huffing"	ITEM NUMBER <i>G.2.</i>
<p>The Franklin Police Chief has reported that officers have responded to numerous calls, many of which are rescue calls, pertaining to huffing. A draft of the proposed ordinance is attached.</p>		
<p style="text-align: center;">COUNCIL ACTION REQUESTED</p> <p>A motion to adopt An Ordinance Prohibiting the Dangerous Practicing of Intentionally Inhaling Toxic Vapors for the Purpose of Becoming Intoxicated, Also Known as "Huffing"</p>		

ORDINANCE NO. 2017-____

AN ORDINANCE TO CREATE §183-24. OF THE MUNICIPAL CODE, "HARMFUL
SUBSTANCES", PROHIBITING THE DANGEROUS PRACTICE OF
INTENTIONALLY INHALING TOXIC VAPORS FOR THE
PURPOSE OF BECOMING INTOXICATED,
KNOWN AS "HUFFING"

WHEREAS, the practice of "huffing", or the inhalation of toxic vapors for the purpose of feeling intoxicated or "high", is a dangerous practice that can lead to illness or death; and

WHEREAS, the Chief of Police indicates that there has been an increase in huffing incidents within the City, many of which are rescue calls and one possibly linked to a death; and

WHEREAS, the Common Council having found and determined that the creation of an ordinance to prohibit the practice of "huffing" is necessary to protect the public health, safety and welfare.

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

SECTION 1: §183-24. of the Municipal Code of the City of Franklin, Wisconsin, is hereby created to read as follows:

Harmful Substances.

(1) Definition: "Harmful substance" shall mean any substance having the property of releasing toxic vapors or which is or vaporizes to produce a vapor, gas or fume which, when inhaled, produces intoxication, stupefaction, irrational behavior, paralysis or changing, distorting or disturbing of eyesight, thinking process, judgment, balance or muscular coordination.

(2) Inhalation prohibited. No person shall smell gases or inhale the fumes or vapors of any harmful substance with the intent of becoming intoxicated stupefied, irrational, or paralyzed or of changing, distorting or disturbing his or her eyesight, thinking process, judgment, balance or muscular coordination.

(3) Sale or transfer. No person shall, for the purpose of violation or aiding another to violate any provisions of this section, possess,

buy, sell, transfer possession or receive possession of any harmful substance.

(4) Penalty. Any person violating this subsection shall be subject to a forfeiture of not more than \$376.00.

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

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

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

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

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

APPROVED:

Stephen R. Olson, Mayor

ATTEST:

Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____

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APPROVAL <i>Slw</i>	REQUEST FOR COUNCIL ACTION	MEETING DATE May 16, 2017
Reports and Recommendations	21st Annual <u>Franklin Students Tell the Truth about Tobacco</u> Poster Contest Winners	ITEM NUMBER <i>G. 3.</i>

Background: While Wisconsin has a smoke-free workplace law, tobacco companies continue advertising to children and teens with flavored tobacco products. The City of Franklin Health Department sponsored a movie theater poster contest amongst 7th grade students at Forest Park Middle School. Winning posters will be displayed at Showtime Movie Theater in Franklin from September, 2017 through June, 2017. Our students' artwork will help spread the truth about tobacco to their peers and the Franklin community.

Analysis: Over 230 posters were submitted and ten were chosen to be displayed. All poster contest winners were honored at the May 10th Franklin Public Schools' Board of Education meeting. Winning posters will be displayed at the Common Council meeting. The winning students are:

- Kylee Overland
- Madelyn Kostka
- Madi Grulkowski
- Olivia Urbaniak
- Keltie Cloud
- Adam Danes
- Carly Lehman
- Rohit Raghunathan
- Grace Court
- Maggie Sepersky

Many thanks to this year's judges who represent the Common Council, School Board, and other community leaders and business in Franklin.

Fiscal Note: Winners will receive a copy of their poster, a \$100 gift card, and Marcus movie pass. Funding for this program is derived from tobacco license fees paid to the City of Franklin and is a line item in the department budget.

COUNCIL ACTION REQUESTED:

The Common Council is requested to accept this report and place it on file.

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<p>APPROVAL</p> <p><i>Slw</i></p>	<p>REQUEST FOR COUNCIL ACTION</p>	<p>MEETING DATE</p> <p>05/16/17</p>
<p>REPORTS & RECOMMENDATIONS</p>	<p>RESOLUTION AUTHORIZING CERTAIN OFFICIALS TO ACCEPT A CONSERVATION EASEMENT FOR AND AS PART OF THE REVIEW AND APPROVAL OF A SITE PLAN AND NATURAL RESOURCE SPECIAL EXCEPTION FOR PROPERTY LOCATED AT 10405 WEST ST. MARTINS ROAD (TO ALLOW FOR CONSTRUCTION OF A SYSTEM OF TRAILS, A RECREATIONAL/EDUCATIONAL BOARDWALK WITH AN OUTDOOR LEARNING PLATFORM WITH BENCH SEATING AND AN OVERLOOK DOCK AND FOUR WETLAND PONDS WITHIN AND ADJACENT TO WETLANDS LOCATED NORTH OF THE EXISTING SCHOOL BUILDING) (INDIAN COMMUNITY SCHOOL OF MILWAUKEE, INC., APPLICANT)</p>	<p>ITEM NUMBER</p> <p><i>G.4.</i></p>

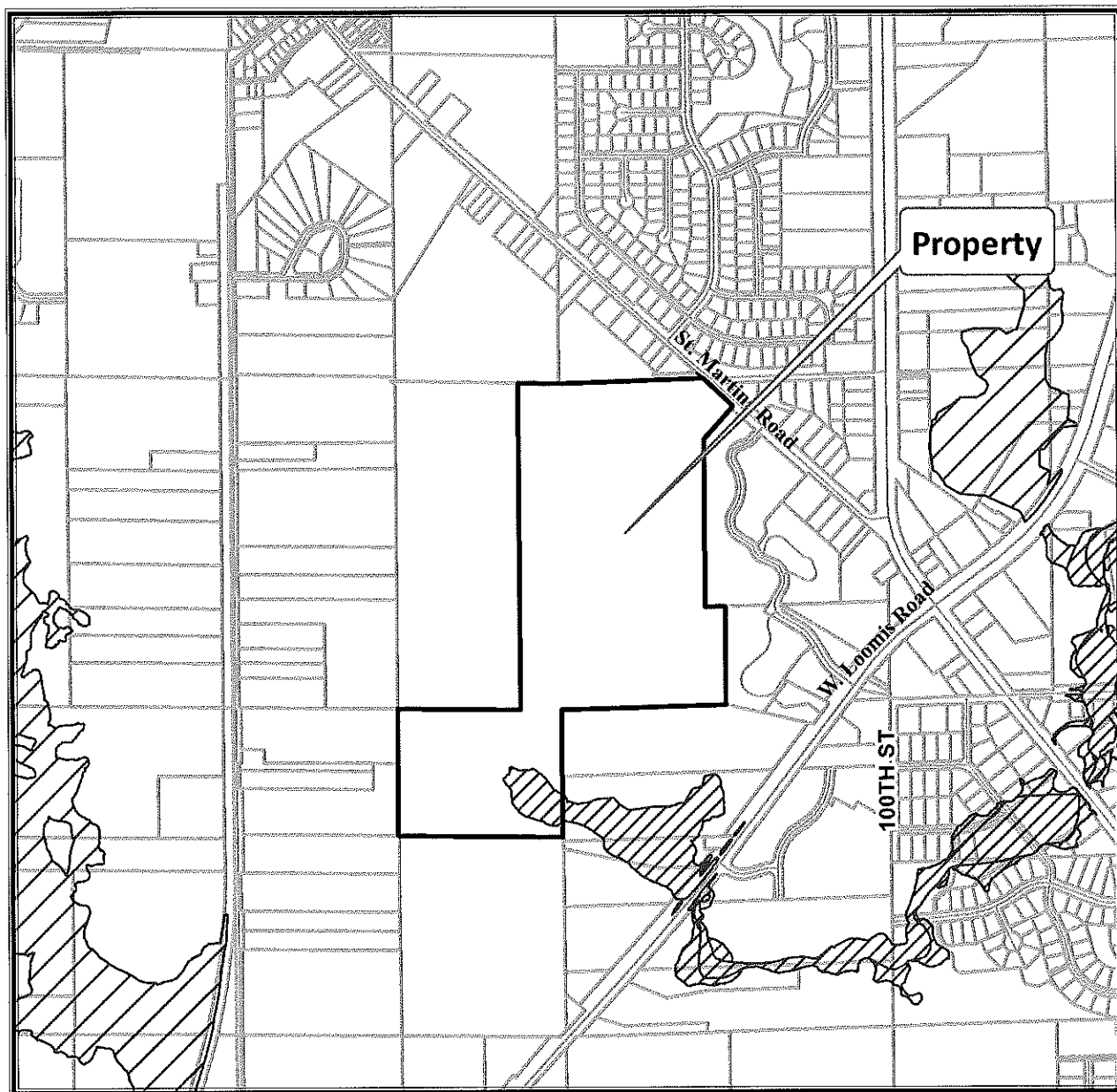
City Development staff recommends approval of a resolution authorizing certain officials to accept a Conservation Easement for and as part of the review and approval of a Site Plan and Natural Resource Special Exception for property located at 10405 West St. Martins Road (to allow for construction of a system of trails, a recreational/educational boardwalk with an outdoor learning platform with bench seating and an overlook dock and four wetland ponds within and adjacent to wetlands located north of the existing school building (Indian Community School of Milwaukee, Inc., Applicant), subject to technical corrections by the City Attorney.

COUNCIL ACTION REQUESTED

A motion to adopt Resolution No. 2017-_____, authorizing certain officials to accept a Conservation Easement for and as part of the review and approval of a Site Plan and Natural Resource Special Exception for property located at 10405 West St. Martins Road (to allow for construction of a system of trails, a recreational/educational boardwalk with an outdoor learning platform with bench seating and an overlook dock and four wetland ponds within and adjacent to wetlands located north of the existing school building) (Indian Community School of Milwaukee, Inc., Applicant), subject to technical corrections by the City Attorney.



10405 W. St. Martins Road
TKN: 841 9985 001



Planning Department
(414) 425-4024

0 750 1,500 3,000 Feet



2016 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.

STATE OF WISCONSIN

CITY OF FRANKLIN

MILWAUKEE COUNTY

RESOLUTION NO. 2017-_____

A RESOLUTION AUTHORIZING CERTAIN OFFICIALS TO
ACCEPT A CONSERVATION EASEMENT FOR AND AS PART
OF THE REVIEW AND APPROVAL OF A SITE PLAN AMENDMENT AND
NATURAL RESOURCE FEATURES SPECIAL EXCEPTION FOR PROPERTY
LOCATED AT 10405 WEST ST. MARTINS ROAD (INDIAN COMMUNITY SCHOOL
OF MILWAUKEE, INC., PROPERTY OWNER, APPLICANT)

WHEREAS, the Plan Commission having approved a Site Plan Amendment and having recommended approval of a Natural Resource Features Special Exception upon the application of Indian Community School of Milwaukee, Inc., on February 9, 2017, and the Common Council having granted the Special Exception upon the condition that the natural resource features upon the property to be developed be protected by a perpetual conservation easement to be approved by the Common Council prior to any development within the areas of for which the Special Exception is granted; and

WHEREAS, §15-7.0102G and §15-7.0103Q of the Unified Development Ordinance requires the submission of a Natural Resource Protection Plan in the Site Plan review process and the Unified Development Ordinance requires conservation easements to be imposed for natural resource features identified within such Plan to protect such features, all as part of the approval process for a Site Plan Amendment and Natural Resource Features Special Exception; and

WHEREAS, the City Engineering Department, Department of City Development and the Office of the City Attorney having reviewed the proposed Conservation Easement and having recommended approval thereof to the Common Council.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Common Council of the City of Franklin, Wisconsin, that the Conservation Easement submitted by Indian Community School of Milwaukee, Inc., in the form and content as annexed hereto, be and the same is hereby approved; and the Mayor and City Clerk are hereby authorized to execute such Easement as evidence of the consent to and acceptance of such easement by the City of Franklin.

BE IT FURTHER RESOLVED, that the City Clerk be and the same is hereby directed to obtain the recording of the Conservation Easement 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.

A RESOLUTION AUTHORIZING CERTAIN OFFICIALS
TO ACCEPT A CONSERVATION EASEMENT
INDIAN COMMUNITY SCHOOL OF MILWAUKEE, INC.
RESOLUTION NO. 2017-_____

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

APPROVED:

Stephen R. Olson, Mayor

ATTEST:

Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____

**FIRST AMENDMENT
TO CONSERVATION
EASEMENT**

Document Number

Document Title

Recording Area

Name and Return Address:

Bret A. Roge, Esq.
Michael Best & Friedrich LLP
100 E. Wisconsin Avenue, Ste. 3300
Milwaukee, WI 53202

PIN:

See Attached

FIRST AMENDMENT TO CONSERVATION EASEMENT

THIS FIRST AMENDMENT TO CONSERVATION EASEMENT (the "First Amendment") is made and entered into as of this ____ day of _____, 2017, by and between CITY OF FRANKLIN, a municipal corporation of the State of Wisconsin ("Grantee") and INDIAN COMMUNITY SCHOOL OF MILWAUKEE, INC., a Wisconsin nonstock nonprofit corporation ("Grantor").

RECITALS:

WHEREAS, Grantor is the owner in fee simple of certain real property described in Exhibit A attached hereto and hereby made a part hereof (the "Grantor Property"), which Exhibit A amends and restates in its entirety that certain Exhibit A attached to the Conservation Easement (as defined below) to correct a typographical error; and

WHEREAS, Grantor and Grantee entered into that certain Conservation Easement dated recorded on March 24, 2005 with the Office of the Register of Deeds of Milwaukee County, Wisconsin as Document No. 08979734 (the "Conservation Easement"), pursuant to which Grantor granted and conveyed to Grantee a conservation easement encumbering that certain portion of Grantee's property described therein as the "Protected Property" and, specifically, setting forth nine (9) conservation areas to be protected on the Grantor Property as the Protected Property; and

WHEREAS, on or about February 21, 2017, Grantor requested Grantee approve Grantor's Natural Resource Features Special Exception pursuant to the Standards, Findings and Decision recommended by the Plan Commission and Common Council consideration of the Environmental Commission recommendation (the "Special Exception") to allow Grantee to develop and construct a boardwalk, trail, earthen trail, ponds, and certain other improvements and features (the "Boardwalk") in the area depicted as "Conservation Area 1 (Wetland, Wetland Buffer, and Woodland)" in Exhibit B attached hereto and hereby made a part hereof, which Exhibit B amends and restates in its entirety that certain Exhibit B attached to the Conservation Easement to correct a typographical error; and

WHEREAS, Grantee agreed to approve the Special Exception, provided, among other conditions, that Grantee approve a conservation easement which protects the Protected Property while excepting out of the area for the Boardwalk subject to Grantor's Special Exception; and

WHEREAS, Grantee and Grantor desire to amend certain terms, conditions and covenants of the Conservation Easement, as further set forth in this First Amendment, for the purpose of evidencing the consent and agreement of Grantee to the Special Exception for the area to be referred to herein as the "Boardwalk Area" (as depicted in Exhibit C attached hereto and incorporated herein by reference) as an exception to the Protected Property set forth in the Conservation Easement and to permit such other variations as set forth herein; and

NOW, THEREFORE, in consideration of the above, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantee and Grantor hereby agree as follows:

1. Recitals; Defined Terms. The Recitals set forth above are hereby incorporated herein. Any capitalized terms set forth in this First Amendment shall have the same defined meaning as set forth in the Conservation Easement, unless otherwise set forth herein.

2. Special Exception for Boardwalk in Conservation Area 1. Grantee hereby agrees that Grantor may develop and construct the Boardwalk in approximately the locations depicted on Exhibit C within the Conservation Area 1 depicted on Exhibit B and the same shall constitute the Boardwalk Area for purposes of the Special Exception. This Grantee approval is unconditional, absolute, and in perpetuity as to this First Amendment and the Special Exception, and for Grantor to have and to hold forever.

3. Grantor Covenants of Conservation Easement – Permitted Grantor Actions. Notwithstanding the Grantor covenants numbered 1-6 in the Conservation Easement, Grantee and Grantor hereby covenant and agree that such Grantor covenants set forth in the Conservation Easement are hereby amended such that Grantor (or Grantor's agents) may take the following actions in the Boardwalk Area consistent with the Grantee's rights under the Conservation Easement to view the Protected Property (as defined therein) in its natural, scenic, and open condition, without Grantee's further approval or consent:

- a. Construct the Boardwalk and related features, which will include scraping, excavating, dredging, changing the topography, constructing permanent improvements, installing fixtures and other improvements, cutting and removing vegetation, filling, dumping, and depositing of materials, and planting vegetation to or from portions of the Boardwalk Area;
- b. After construction of the Boardwalk, cutting and removing vegetation from portions of the Boardwalk Area and using mechanical equipment (including, but not limited to, snow-blowers, snowmobiles, all-terrain vehicles, and other types of motorized or mechanical equipment or vehicles) to maintain and to manage the Boardwalk Area; and
- c. Install and thereafter maintain additional improvements to the Boardwalk, including, but not limited to, animal and bird feeding stations, observation platforms and decks, park benches, trails, and other similar uses, in accordance with the Special Exception.

4. Grantor's Maintenance of the Protected Property. Notwithstanding the Conservation Easement, Grantor (or Grantor's agents) may maintain the entire Protected Property without further consent or approval from Grantee in the following respects: (a) removal of dead or diseased trees; (b) following the recommendation of a professional forester, arborist, or botanist, and with the prior approval by the City of Franklin's designated forester, maintain the desirable control of invasive species; (c) perform silvicultural thinning upon the recommendation of a professional forester, arborist, or botanist, and with the prior approval of a City of Franklin staff member.

5. Rights and Responsibilities of Parties. Except as expressly provided herein or in the Conservation Easement, Grantor reserves all rights as owner of the Protected Property and

the Boardwalk Area, including, but not limited to, the right to use the Protected Property for all purposes not inconsistent with this First Amendment or the Conservation Easement. Grantor shall be responsible for the payment of all general property taxes levied, assessed, or accruing against the Protected Property pursuant to law as encumbered by this First Amendment and the Conservation Easement. Grantor shall not be required to maintain the Protected Property or Boardwalk Area in the condition that it existed as of the date of this First Amendment or the Conservation Easement. This Conservation Easement shall only apply to the Protected Property, less and except the Boardwalk Area, and not to the entire Site.

6. Successors and Assigns; Notices. The covenants, terms, conditions, and restrictions set forth in this First Amendment shall be binding upon Grantor and Grantee and their respective agents, personal representatives, heirs, successors, and assigns, and shall constitute servitudes running with the Protected Property and Boardwalk Area in perpetuity. This First Amendment may not be amended, except by a writing executed and delivered by Grantor and Grantee or their respective personal representatives, heirs, successors, and assigns.

Notices to the parties shall be personally delivered or mailed by U.S. Mail registered mail, return receipt requested, as follows:

To Grantor:

Indian Community School of Milwaukee, Inc.
c/o Attorney Bret A. Roge
Michael Best & Friedrich LLP
100 East Wisconsin Ave. Suite 3300
Milwaukee, WI 53202

To Grantee:

City of Franklin
Office of the City Clerk
9229 W. Loomis Road
Franklin, Wisconsin 53132

7. All Other Terms Remain the Same. Except as expressly modified by this First Amendment, all of the other terms contained in the Conservation Easement shall remain the same.

8. Counterparts. This First Amendment may be executed in counterparts.

[Signatures begin on next page following.]

This First Amendment is entered into as of the date first set forth above.

GRANTOR:

INDIAN COMMUNITY SCHOOL OF
MILWAUKEE, INC.

By: _____

Name: _____

Title: _____

STATE OF WISCONSIN)
) ss.
COUNTY OF MILWAUKEE)

Personally came before me on this ____ day of _____, 2017, the above-named _____, as the _____ of Indian Community School of Milwaukee, Inc., to me known to be the person who executed the foregoing instrument and acknowledged the same.

Name: _____
Notary Public, State of Wisconsin
My Commission (is permanent) (expires: _____)

GRANTEE:

CITY OF FRANKLIN, WISCONSIN

Stephen R. Olson, Mayor

Sandra L. Wesolowski, City Clerk

STATE OF WISCONSIN)
 ss
COUNTY OF MILWAUKEE)

On this ____ day of _____, A.D. 2017 before me personally appeared Stephen R. Olson and Sandra L. Wesolowski who being duly sworn, did say that they are respectively the Mayor and City Clerk of the City of Franklin, and that the seal affixed to said instrument is the corporate seal of said municipal corporation, and acknowledged that they executed the foregoing assignment as such officers as the deed of said municipal corporation by its authority, and pursuant to resolution file No. _____ adopted by its Common Council of _____, 2017.

Notary Public, Milwaukee County, Wisconsin

My commission expires _____

This instrument was drafted by and after recording should be returned to:

Bret A. Roge, Esq.
Michael Best & Friedrich LLP
100 E. Wisconsin Avenue, Suite 3300
Milwaukee, WI 53202
Telephone: 414-271-6560
Facsimile: 414-277-0656

EXHIBIT A

PROJECT BOUNDARIES LEGAL DESCRIPTION

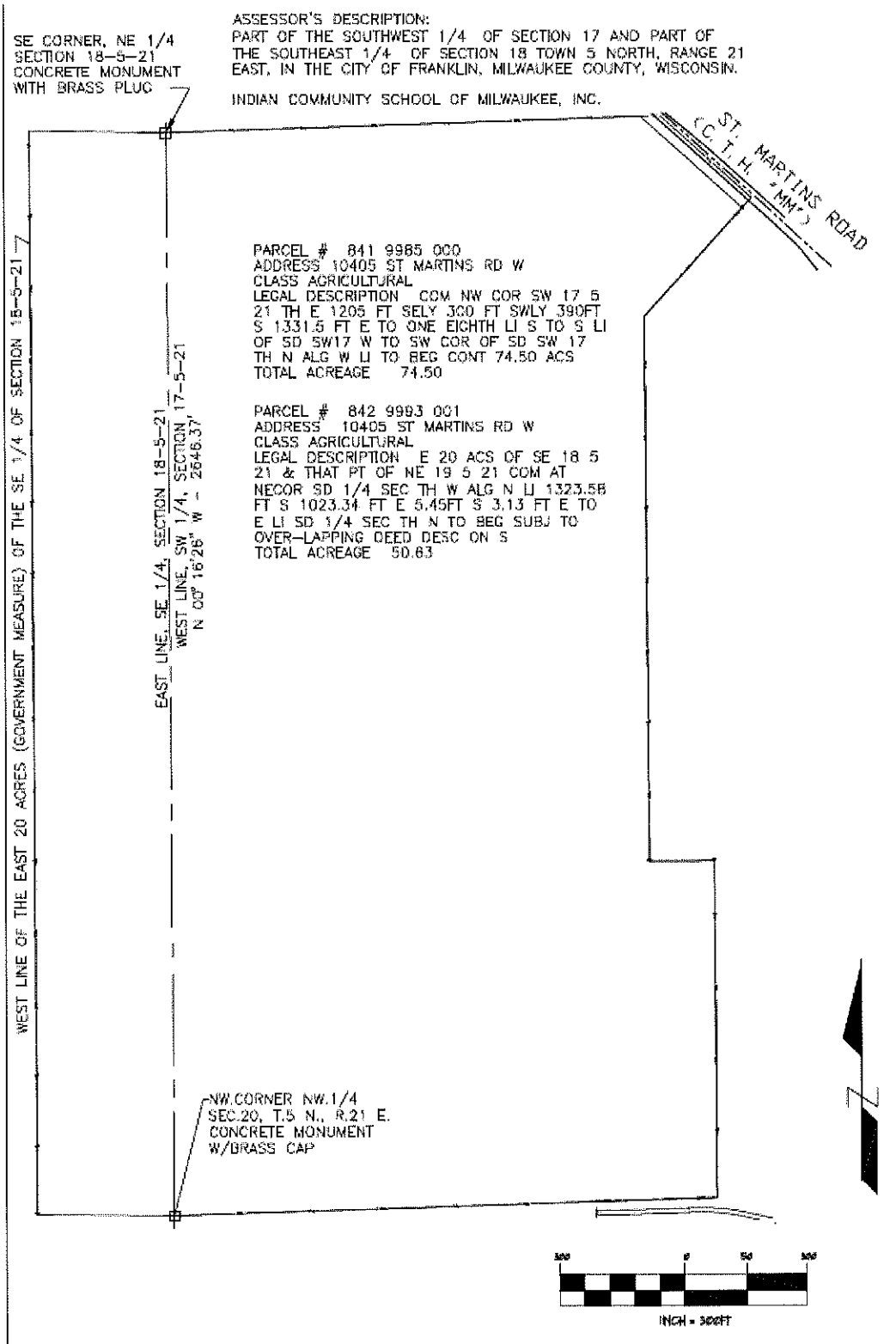


EXHIBIT B

DEPICTION OF PROTECTED PROPERTY

EXHIBIT "B"

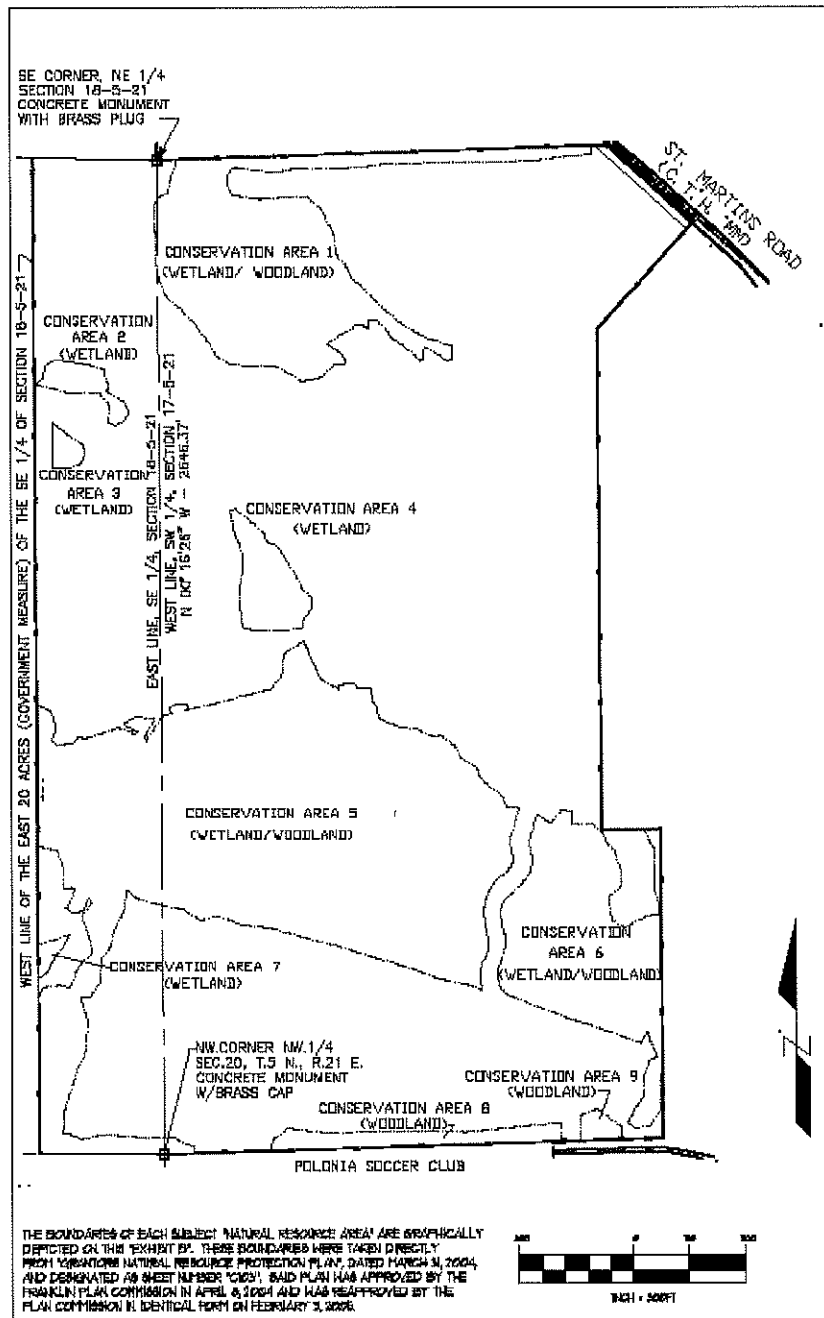
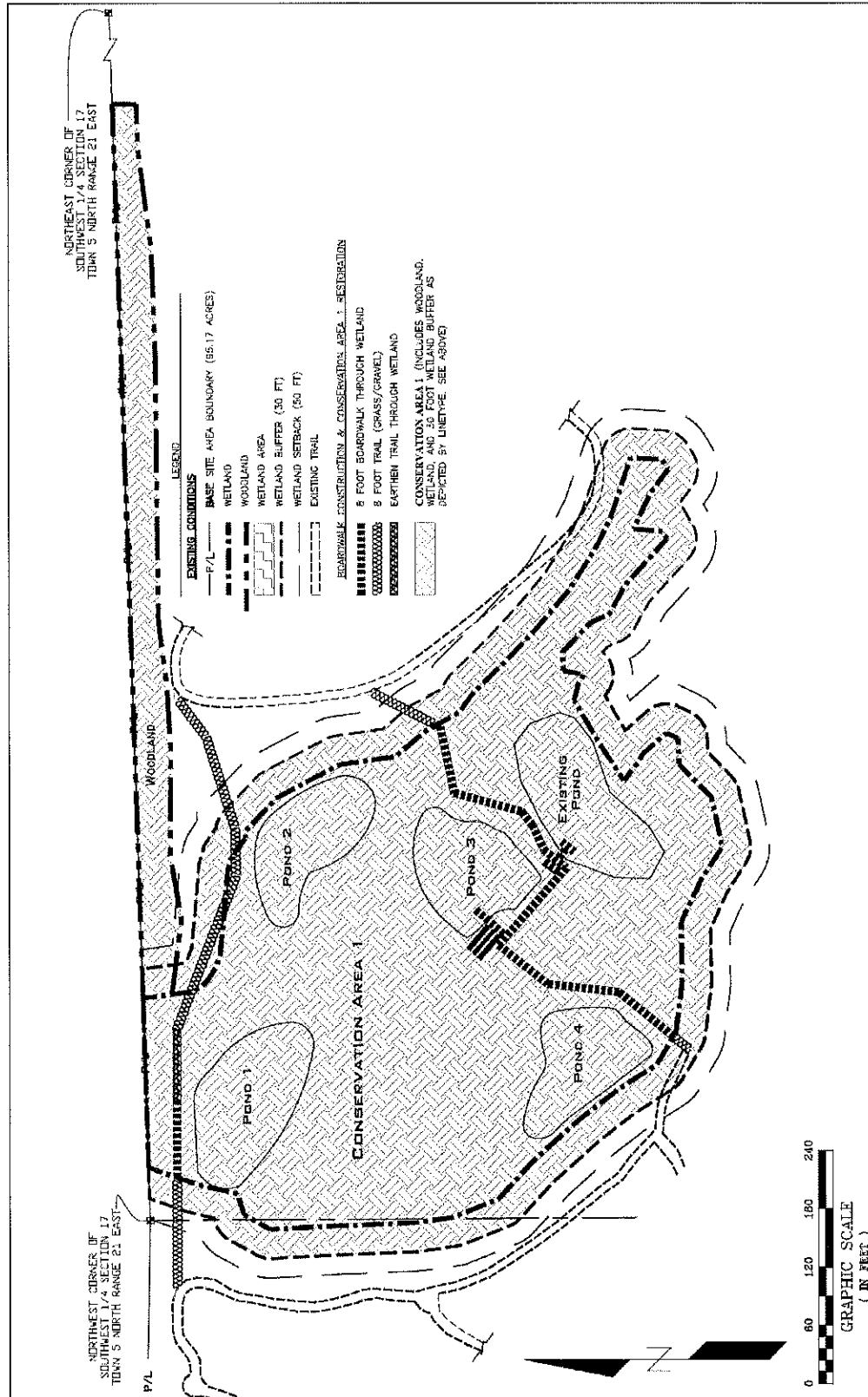


EXHIBIT C

DEPICTION OF BOARDWALK AREA



LEGAL DESCRIPTION

Being a part of the NW 1/4 of the SW 1/4 of Section 17, T5N, R21E, and part of the NE 1/4 of the SE 1/4 of Section 18, T5N, R21E in the City of Franklin, Milwaukee County, Wisconsin.

Commencing at a concrete monument with a brass cap marking the NW 1/4 of the SW 1/4 of said Section 17; Thence N88°07'34"E a distance of 54.37 feet to a point on the North line of the SW 1/4 of said Section 17 and the POINT OF BEGINNING of the lands to be described;

Thence S18°37'52"W, a distance of 53.91 feet to a point;
Thence S13°29'56"W, a distance of 42.21 feet to a point;
Thence S72°56'54"W, a distance of 22.74 feet to a point;
Thence S28°39'43"W, a distance of 31.12 feet to a point;
Thence S02°58'15"E, a distance of 67.09 feet to a point;
Thence S02°16'30"E, a distance of 82.86 feet to a point;
Thence S08°08'44"E, a distance of 38.09 feet to a point;
Thence S 21°25'00"E, a distance of 51.46 feet to a point;
Thence S47°23'32"E, a distance of 53.89 feet to a point;
Thence S42°15'01"E, a distance of 63.72 feet to a point;
Thence S37°25'56 E, a distance of 49.77 feet to a point;
Thence S32°43'30"E, a distance of 47.27 feet to a point;
Thence S59°17'39"E, a distance of 38.23 feet to a point;
Thence S82°53'58"E, a distance of 50.67 feet to a point;
Thence N89°19'28"E, a distance of 63.70 feet to a point;
Thence S64°50'20"E, a distance of 49.41 feet to a point;
Thence S56°43'24"E, a distance of 38.82 feet to a point;
Thence N78°00'56"E, a distance of 22.71 feet to a point;
Thence N77°09'06"E, a distance of 29.98 feet to a point;
Thence N45°32'20"E, a distance of 46.75 feet to a point;
Thence N87°08'12"E, a distance of 26.93 feet to a point;
Thence N25°51'24"E, a distance of 12.62 feet to a point;
Thence N41°06'45"W, a distance of 31.54 feet to a point;
Thence N57°32'38"W, a distance of 14.47 feet to a point;
Thence N52°55'39"W, a distance of 20.19 feet to a point;
Thence N56°18'25"E, a distance of 43.12 feet to a point;
Thence N59°24'41"E, a distance of 54.05 feet to a point;
Thence S76°41'41"E, a distance of 18.54 feet to a point;
Thence S55°42'12"E, a distance of 10.69 feet to a point;
Thence N11°25'05"E, a distance of 21.74 feet to a point;
Thence N88°27'26"E, a distance of 19.43 feet to a point;
Thence S46°29'57"E, a distance of 42.30 feet to a point;
Thence S22°07'31"E, a distance of 19.82 feet to a point;
Thence S60°39'26"E, a distance of 35.53 feet to a point;
Thence S47°54'07"E, a distance of 63.54 feet to a point;
Thence N60°36'59"E, a distance of 8.44 feet to a point;
Thence N05°32'47"E, a distance of 30.18 feet to a point;

Thence S64°52'32"E, a distance of 40.79 feet to a point;
 Thence S53°06'18"E, a distance of 30.60 feet to a point;
 Thence N58°49'09"E, a distance of 11.91 feet to a point;
 Thence N03°05'41"E, a distance of 32.45 feet to a point;
 Thence N71°14'53"W, a distance of 65.12 feet to a point;
 Thence N63°49'11"W, a distance of 31.97 feet to a point;
 Thence N58°00'44"W, a distance of 55.67 feet to a point;
 Thence N49°41'30"W, a distance of 51.52 feet to a point;
 Thence N46°35'23"W, a distance of 39.71 feet to a point;
 Thence N44°20'07"W, a distance of 54.36 feet to a point;
 Thence N54°18'50"W, a distance of 22.87 feet to a point;
 Thence N28°36'38"W, a distance of 37.45 feet to a point;
 Thence N39°55'34"W, a distance of 43.06 feet to a point;
 Thence N08°03'30"W, a distance of 57.04 feet to a point;
 Thence N27°31'18"W, a distance of 73.33 feet to a point;
 Thence N46°11'59"W, a distance of 47.35 feet to a point;
 Thence N89°00'01"W, a distance of 7.91 feet to a point;
 Thence N50°55'03"W, a distance of 13.18 feet to a point;
 Thence N57°17'55"W, a distance of 11.78 feet to a point;
 Thence N74°57'03"W, a distance of 12.98 feet to a point;
 Thence N85°11'27"W, a distance of 42.43 feet to a point;
 Thence N84°22'07"W, a distance of 43.72 feet to a point;
 Thence N72°59'44"W, a distance of 14.08 feet to a point;
 Thence N60°03'02"W, a distance of 14.25 feet to a point;
 Thence N46°11'43"W, a distance of 12.44 feet to a point;
 Thence N24°36'36"W, a distance of 9.88 feet to a point;
 Thence N08°13'46"W, a distance of 21.21 feet to a point;
 Thence S82°38'41"E, a distance of 77.61 feet to a point;
 Thence N80°05'03"E, a distance of 68.32 feet to a point;
 Thence S89°25'48"E, a distance of 105.64 feet to a point;
 Thence N86°31'37"E, a distance of 69.99 feet to a point;
 Thence N82°26'41"E, a distance of 66.37 feet to a point;
 Thence N89°24'24"E, a distance of 187.55 feet to a point;
 Thence N89°22'53"E, a distance of 85.48 feet to a point;
 Thence N87°52'31"E, a distance of 109.97 feet to a point;
 Thence N82°07'24"E, a distance of 99.71 feet to a point;
 Thence N87°25'43"E, a distance of 49.90 feet to a point;
 Thence N00°37'11"E, a distance of 24.55 feet to a point
 on the North line of the SW 1/4 of said Section 17;
 Thence S88°07'34"W, a distance of 1096.31 feet to the POINT OF BEGINNING, containing
 272,623 square feet or 6.26 acres of land more or less.

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APPROVAL <i>slw</i>	REQUEST FOR COUNCIL ACTION	MEETING DATE 05/16/17
REPORTS & RECOMMENDATIONS	RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS FOR THE APPROVAL OF A SPECIAL USE TO ALLOW FOR A MULTI-TENANT BUILDING DEVELOPMENT CONSISTING OF COMMERCIAL, LIGHT INDUSTRIAL AND DISTRIBUTION SPACE USE UPON PROPERTY LOCATED AT THE SOUTHWEST CORNER OF SOUTH 27TH STREET AND WEST OAKWOOD ROAD (JOHN HELLER, PRESIDENT OF INTERSTATE PARTNERS II WISCONSIN LLC, APPLICANT)	ITEM NUMBER <i>G.5.</i>

At its May 4, 2017 meeting, the Plan Commission recommended approval of a resolution imposing conditions and restrictions for the approval of a special use to allow for a multi-tenant building development consisting of commercial, light industrial and distribution space use upon property located at the southwest corner of South 27th Street and West Oakwood Road (John Heller, President of Interstate Partners II Wisconsin LLC, Applicant).

The Plan Commission recommended approval of the Special Use Application, subject to striking Condition No. 4, amending Condition No. 5 to change the number 35 to 25 and inserting the word "each" between the words "percent" and "of" and striking Condition No. 13.

Below are the original conditions. The attached resolution has been revised per the Plan Commission motion above.

- Condition No. 4: Phase 2 of the proposed development, comprised of a proposed 136,700 square foot light industrial flex space building, shall obtain separate Special Use approval from the City of Franklin at such time as a full and complete submittal for, and City review of, a Special Use application can be undertaken.
 - Replaced with: Phase 2 of the proposed development shall require Plan Commission review and approval of a Site Plan Application.
- Condition No. 5: At least 35 percent of the building shall be reserved for office uses or other uses as allowed within the PDD No. 39 Business Park Area.
 - Replaced with: At least 25 percent of each building shall be reserved for office uses or other uses as allowed within the PDD No. 39 Business Park Area.
- Condition No 13: The Site Plan shall be revised to eliminate the parking spaces along the shared drive between Lots 1 and 2 for Department of City

Development review and approval prior to issuance of a Building Permit.

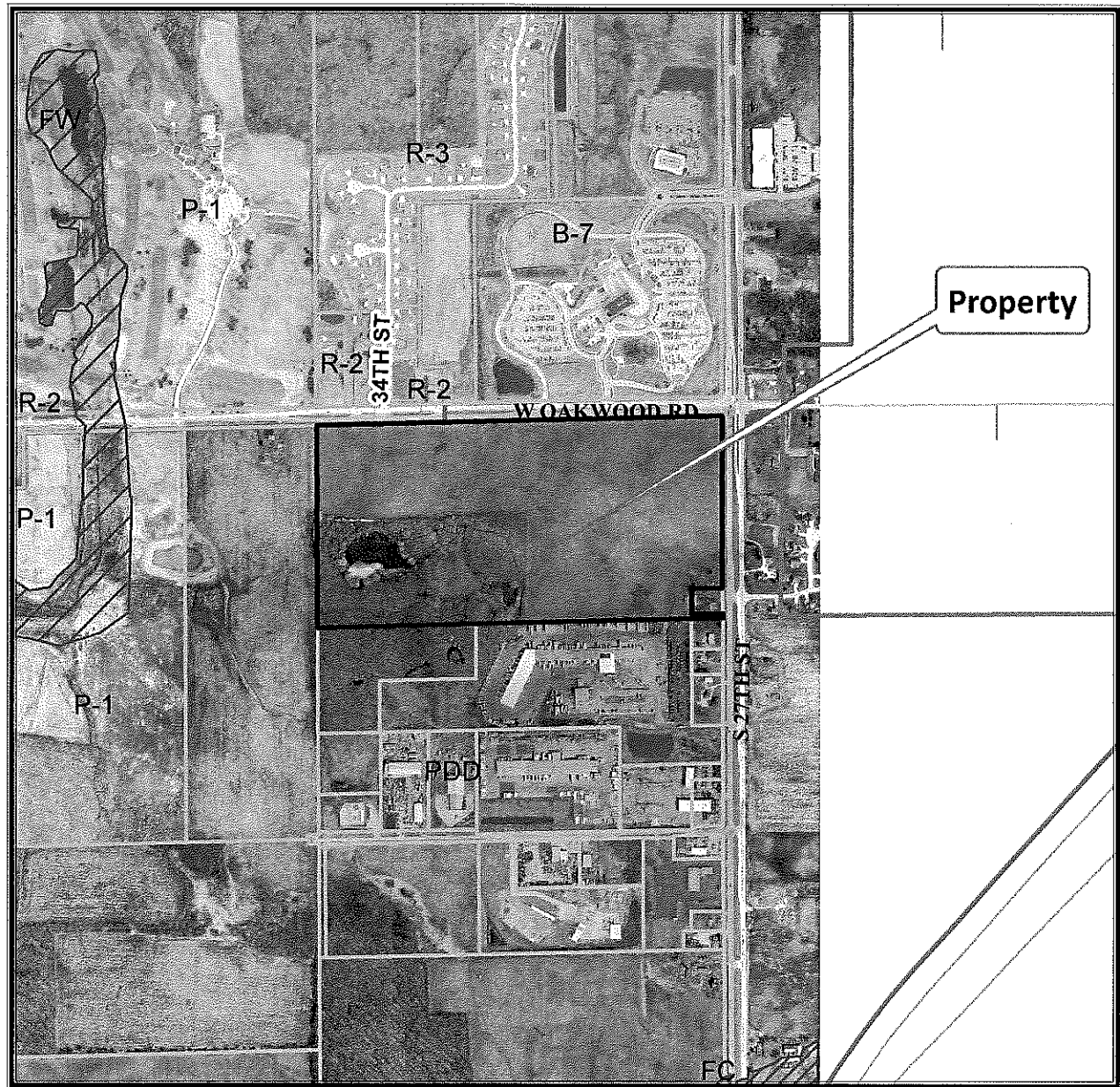
- Condition No. 18: Condition Nos. 7, 8, 9, 10, 11 and 12 of the Certified Survey Map resolution related to the Natural Resource Protection Plan and Conservation Easement shall be resolved prior to issuance of a Building Permit related to this Special Use.
 - Replaced with: Condition Nos. 7, 8, 9 and 10 of the Certified Survey Map resolution related to the Natural Resource Protection Plan and Conservation Easement shall be resolved prior to issuance of a Building Permit related to this Special Use.

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 a multi-tenant building development consisting of commercial, light industrial and distribution space use upon property located at the southwest corner of South 27th Street and West Oakwood Road (John Heller, President of Interstate Partners II Wisconsin LLC, Applicant).



S. 27th Street and W. Oakwood Road
TKN: 951 9994 001



Planning Department
(414) 425-4024

0 600 1,200 2,400 Feet

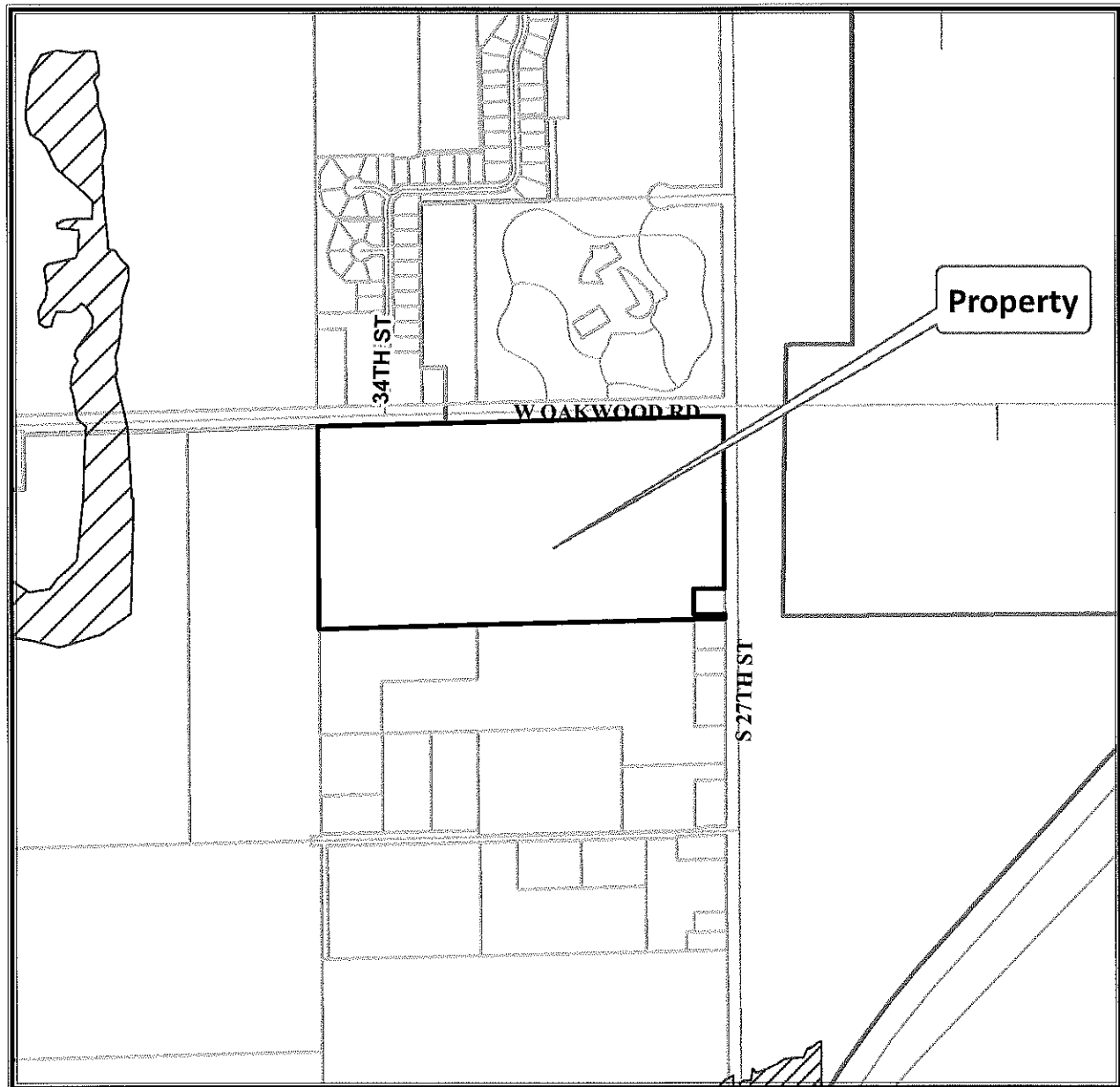
This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. This map is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes.



2017 Aerial Photo



S. 27th Street and W. Oakwood Road
TKN: 951 9994 001



Planning Department
(414) 425-4024

0 600 1,200 2,400 Feet

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



2017 Aerial Photo



CITY OF FRANKLIN



REPORT TO THE PLAN COMMISSION

Meeting of May 4, 2017

Special Use and Certified Survey Map

RECOMMENDATION: City Development staff recommends approval of the proposed Special Use and Certified Survey Map for property Tax Key Number 951-9994-001, subject to the conditions in the draft resolutions.

Project Name:	Interstate Partners Special Use and CSM
Project Address:	O West Oakwood Road (Tax Key No. 951-9994-001)
Applicant:	Caroline Brzezinski, Interstate Partners
Property Owner(s):	JAMS-4 LLC
Current Zoning:	Planned Development District No. 39
2025 Future Land Use:	Business Park
Use of Surrounding Properties:	Single-family residential and Wheaton Franciscan/Ascension Hospital to the north; trucking, areas of natural resource features, and single-family residential to the south; single-family residential and the City of Oak Creek to the east; and agricultural lands to the west
Applicant Action Requested:	Approval of the CSM and Special Use for two light industrial/light manufacturing mixed-use buildings

Introduction:

Please note:

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

On March 28, 2017, the applicant submitted Special Use and Certified Survey Map applications for a proposed development at the southwest corner of S. 27th Street and W. Oakwood Road. The applicant is requesting approval of a four lot Certified Survey Map (CSM) and of two light industrial flex space buildings to be located on Lots 1 and 2 of the proposed CSM.

Background

The subject property is located in the southeast corner of the City (where the City recently rezoned approximately 500 acres of land within the South 27th Street Corridor Area lying south of W. Oakwood Road) from primarily B-7 South 27th Street Mixed-Use Office District to Planned Development District No. 39 (a proposed Mixed Use/Business Park Planned Development District).

The City also amended the Comprehensive Master Plan/South 27th Street Corridor Plan, to change the Future Land Use designation of the subject lands from Mixed Use Office to Mixed Use Business Park, and to revise the design guidelines as they pertain to this area.

Phasing

The applicant indicates that the first phase of the development will consist of construction of the 101,717 square foot building on Lot 2 of the proposed CSM. A shared driveway for both Lots 1 and 2, as well as a shared stormwater management pond to be located on the far south end of Lot 1 of the proposed CSM, will also be constructed at this time.

The applicant anticipates that the second phase of development will consist of construction of an approximately 136,700 square foot building on Lot 1 of the proposed CSM. No development is anticipated at this time for Lot 3 or Outlot 1 of the proposed CSM.

The applicant indicates that the timing of construction of the Phase 2 building will be dependent upon the leasing of the Phase 1 building. The applicant has also indicated that they understand they would need to return for review and approval of detailed site and architectural plans for Phase 2. However, the applicant is requesting Special Use approval of both buildings at this time, including the allowance for each building to include up to 75% warehouse, distribution, and storage uses.

Staff has concerns with the applicant's request for approval of the Phase 2 portion of the Special Use. Given that the site and architectural details (which require City review and approval) have not yet been provided, that the time-frame of development of Phase 2 is unknown, and that Phase 2 is located on a completely separate parcel (that could be sold to another developer or business owner) - staff recommends that Phase 2 of the proposed development, comprised of a proposed 136,700 square foot light industrial flex space building, obtain separate Special Use approval from the City of Franklin at such time as a full and complete submittal for, and City review of, a Special Use application can be undertaken.

- If the Common Council should approve both buildings at this time, the above condition must be removed from the draft Special Use resolution and replaced with a condition requiring applicant submittal for, and Plan Commission review and approval of, a Site Plan application for Phase 2.

Project Description/Analysis:

The subject property is about 73.3 acres in size, and is located at the southwest corner of S. 27th Street and W. Oakwood Road. About 52.7 acres is currently farmed, and the remaining 20.6 acres is a woodland (with wetlands and ponds) which has been identified as an Isolated Natural Resource Area by the Southeastern Wisconsin Regional Planning Commission. Public sewer and water is available along W. Oakwood Road.

Certified Survey Map

The CSM consists of dividing the parcel into three separate lots and one outlot: Lot 1 would be about 10.1 acres, and is the furthest west parcel; Lot 2 is about 7.5 acres; Lot 3 is about 34.5 acres and is located at the corner of S. 27th Street and W. Oakwood Road; and Outlot 1 would be about 21.2 acres and consists primarily of protected natural resource features.

Staff recommends that the applicant shall make the following technical revisions to the Certified Survey Map, for staff review and approval, prior to recording of the CSM with the Milwaukee County Register of Deeds:

1. That dashed setback lines be added to Lot 3 on Sheet 1, adjacent to W. Oakwood Road and Outlot 1 and Lot 2.
2. That the Certified Survey Map be revised to replace "Oakwood Avenue" with "West Oakwood Road".
3. That Sheet 2 be changed to Sheet 7 and the Certified Survey Map renumbered accordingly.

The following comments and recommendations, which relate to the Natural Resource Protection Plan and Conservation Easement, also require revisions to the CSM. Therefore, these recommendations are stated here, and are included within the draft CSM resolution. A complete discussion of the NRPP and Conservation Easement are provided later in the Special Use section of this Staff Report.

While the natural resource features depicted on the CSM and NRPP have been identified by the Southeastern Wisconsin Regional Planning Commission, it is important to note that some of the delineations (including some adjacent to the proposed Phase 1 development) were based solely on aerial photograph interpretation. Therefore, staff recommends that the applicant shall revise the Natural Resource Protection Plan to include field verified natural resource delineations within 100 feet of all land disturbing activities for Department of City Development review and approval prior to issuance of a Building Permit. Staff also recommends that the applicant shall revise the Certified Survey Map, Natural Resource Protection Plan, and Conservation Easement accordingly, for Department of City Development review and approval, prior to recording the Certified Survey Map and Conservation Easement with the Milwaukee County Register of Deeds.

The Ordinary High Water Mark for the ponds within Outlot 1 has not yet been determined by the Wisconsin Department of Natural Resources (WDNR), therefore, staff recommends that the applicant shall ensure that the location of the Ordinary High Water Mark as determined by the WDNR be illustrated on the Certified Survey Map, Natural Resource Protection Plan and Conservation Easement, prior to recording the Certified Survey Map and Conservation Easement with the Milwaukee County Register of Deeds.

The applicant has submitted a draft Conservation Easement that includes the entirety of Outlot 1. The CSM, however, only includes the wetland details as identified by the Southeastern Regional Planning Commission. It can be noted that Outlot 1 contains additional protected resources, such as wetland buffers, shore buffers and woodlands; therefore, staff recommends that the applicant shall include all of Outlot 1 within the Conservation Easement and that the Certified Survey Map be revised to illustrate all of Outlot 1 as the Conservation Easement boundary.

It appears that the proposed stormwater management pond may extend into Outlot 1, and may extend into the mature woodland. Therefore, staff recommends that the applicant shall revise the NRPP, CSM, and Conservation Easement to reflect the envisioned loss of mature woodland, for Department of City Development review and approval prior to issuance of a Building Permit.

Special Use (Phase 1 only)

The proposed light industrial flex building is allowed as a Special Use within PDD No. 39 as defined below.

Office/Light Industrial Flex Space, herein defined as a building within which each tenant must have a combination of office and any one or more of the following uses: commercial, light industrial, warehouse, distribution, and/or storage (such uses consisting of any permitted/accessory/special use office, commercial, light industrial, warehouse, distribution, and storage uses as may otherwise be allowed within the pertinent Business Park Area portion of PDD No. 39), provided these uses are compatible with the office use of the building. The uses within an Office/Light Industrial Flex Space building may be interchangeable based on market demand and owner/tenant needs, provided that an office component is retained by each tenant at all times, and shall be subject to Zoning Compliance and/or Minor Site Plan Amendment review and approval by the Department of City Development. The following additional standard shall apply to any Office/Light Industrial Flex Space building located within the Gateway Area, and within all parcels immediately adjacent to Oakwood Road: If at any time should the total amount of space within the entire building devoted to warehouse, distribution, and/or storage uses increase by more than 25 percent over those amounts approved by the Common Council, a Special Use amendment shall be required.

As a light industrial flex building, the applicant is requesting that the Special Use approval allow the proposed building to contain up to 75% warehouse/distribution/storage space, plus the allowance for up to an additional 25% as may be approved by staff (per the above definition). This would result in a potential maximum total of 94% warehouse/distribution/storage within the building.

Considering the allowance for an additional 25% of warehouse/distribution/storage space by staff beyond the percentage approved by the Common Council, the emphasis PDD No. 39 places upon office uses, the prominent and desirable location of the buildings, and the extent of other permitted uses that may be accommodated with the proposed building, staff recommends that at least 35 percent of the building be reserved for office uses or other uses as allowed within the PDD No. 39 Business Park Area.

If the Special Use Permit is granted, each warehouse/distribution/storage tenant (similar to permitted uses), would be required to obtain its own zoning approval via a Zoning Compliance Permit prior to occupancy. Any future tenants which would cause the building to exceed the amount of warehouse/distribution/storage approved by the Common Council (by more than 25%), or any other special uses, would be required to obtain Council approval.

According to the applicant, the future tenants may have overnight parking of trucks and trailers, which, if allowed, must be included as part of this Special Use approval. Staff recommends that overnight parking of commercial vehicles (as defined by the Unified Development Ordinance) and semi-truck trailers is allowed, subject to being located within parking spaces on the south side (rear) of the site. Other than overnight parking within this area, staff recommends that no outdoor storage be allowed.

Site Plan

The applicant is proposing a single story 101,717 square foot building adjacent to W. Oakwood Road. The proposed Lot 2 has an area of 7.5198 acres or 327,563 square feet. The development will result in a Landscape Surface Ratio of 28.4%. This exceeds the required 25% minimum LSR standard per Ordinance 2016-2238, PDD No. 39.

The project includes the building, which consists of 12 loading docks (expandable to 21), 4 drive through docks, 127 parking spaces, associated landscaping and lighting, and a shared driveway with proposed Lot 1, which are further discussed below. In addition, a stormwater management pond is proposed as part of this development, to be located on and shared with Lot 1.

Ingress/egress to the site is from W. Oakwood Road with a shared drive between Lots 1 and 2. It was contemplated to locate the main drive directly across from S. 34th Street; however, the Alderperson and adjacent property owners requested that the drive be shifted further east.

Staff has discussed with the applicant construction of a sidewalk along W. Oakwood Road. The applicant has indicated that there is limited space available for a sidewalk due to the berm location, which was requested by the Alderperson and adjacent residences. Staff would note that adequate room does exist for a sidewalk within the Oakwood Road right-of-way. Staff recommends that the applicant shall work with the City of Franklin Public Works and Engineering Department to locate a sidewalk within the Oakwood Road right-of-way.

- Alternatively, staff would recommend that a pedestrian crossing of Oakwood Road, at the location of the driveway into the subject development, with connection to a sidewalk along the driveway to the parking lot, be established.

Staff would suggest that a sidewalk connection be established from the building to the proposed sidewalk along the south side of Oakwood Road, or to the proposed pedestrian crossing of Oakwood Road if that were to be constructed instead.

The storm water basin is shown behind the Phase 2 building (i.e. Lot 1 of the proposed CSM). Staff recommends that the applicant shall submit a detailed storm water management plan for Phase 1 (or for Phase 1 and 2 if such is approved) for Engineering Department review and approval prior to issuance of a Building Permit.

Pursuant to Section 15-7.0103G. of the UDO, staff recommends that the applicant shall revise the Site Plan to include soils data for the subject area, for Department of City Development review and approval prior to issuance of a Building Permit.

Pursuant to Section 15-8.0300 of the UDO, staff recommends that the applicant shall prepare an Erosion Control Plan for Engineering Department review and approval prior to issuance of a Building Permit.

Pursuant to the City's Design Standards and Construction Specifications for water service and fire suppression purposes, staff recommends that the applicant shall ensure that fire hydrant leads are located within easements and that flow calculations are submitted for Engineering Department review and approval prior to issuance of a Building Permit.

Parking

Pursuant to the Unified Development Ordinance:

- Light industrial uses require two parking spaces per 1,000 square feet of Gross Floor Area, plus required parking spaces for offices, or similar uses where those uses exceed 10% of GFA.
- Warehouse uses require 0.5 parking spaces per 1,000 square feet of GFA, plus required parking spaces for offices, or similar uses where those uses exceed 10% of GFA.
- General Office uses require 3.33 parking spaces per 1,000 square feet of GFA.

The applicant's site plan includes 127 parking spaces with the possibility of providing 23 more if necessary, for a total of 150 parking spaces. The site plan includes six accessible parking spaces, which meets Table 15-5.0202(I)(1) of the UDO. The applicant indicates that in their experience, such flex space buildings typically need 1.4 to 1.75 parking stalls per 1,000 square feet of GFA, and generally have about 7% of the building space devoted to office uses. This would result in a need for about 140 to about 180 parking spaces.

Staff would note that it is anticipated that the building will be occupied by tenants that have a mix of primarily light industrial, warehousing, distribution, and storage uses, and a lesser amount of office space. As specific tenants are not known at this time, staff considered the amount of parking proposed based on a potential mix of uses and the parking standards set forth in the UDO and noted above. This would result in a need for about 80 to about 200 parking spaces.

Considering these ranges and envisioned uses (and areas reserved for future parking if needed), staff does not object to the number of parking spaces provided. However, staff believes traffic conflicts may occur between cars backing out of the potential future parking spaces along the driveway and other car and truck traffic entering and exiting the site via this drive. Therefore, staff recommends that the applicant shall revise the Site Plan to eliminate the parking spaces along the shared drive between Lots 1 and 2 for Department of City Development review and approval prior to issuance of a Building Permit. Staff would note that should such parking be needed in the future, the applicant could apply for a Special Use amendment.

- If the future parking should remain part of the Site Plan, staff recommends that construction of the future parking shall require staff review and approval and the applicant shall demonstrate compliance with PDD No. 39 lot coverage requirements and shall submit a Landscape Plan to add the required amount of landscaping based upon the quantity of parking added.

The applicant is also proposing parking spaces that are 9' x 18' (162 square feet) in size. However, the UDO recommends a minimum of 180 square feet. In this instance, staff does not have any serious concerns as the majority of the proposed parking for this building will be employee parking for light industrial and warehouse/distribution/storage uses, with fewer turnover rates than retail or office type uses.

Landscaping

Table 15-5.0302 of the UDO requires 1 planting of each type (canopy/shade tree, decorative tree, evergreen and shrub) per 10 provided parking spaces. With 127 parking spaces provided, 13 plantings of each type are required (15 plantings of each type if all of the future parking were

constructed). The development is adjacent to single-family residential uses (on the north side of W. Oakwood Road); therefore, a 20% increase in the quantity of plantings is required per Section 15-5.0302C. of the UDO. Based upon that increase, 16 plantings of each type are required (or 18 if all future parking is developed).

The applicant is proposing to install 13 plantings of each type. Staff recommends that the applicant shall plant an additional three plantings of each type (canopy/shade tree, decorative tree, evergreen and shrub) to comply with Unified Development Ordinance requirements for Department of City Development review and approval prior to issuance of an Occupancy Permit. Staff recommends that the location of these additional plantings shall be along the berm adjacent to W. Oakwood Road.

Staff recommends that a 2-year planting guaranty be provided and noted on the Landscape Plan per Section 15-5.0303G.3 of the Unified Development Ordinance (below).

Plant Replacement. Any plant materials included in an approved landscaping plan that do not survive a plant establishment period of two (2) years after installation shall be replaced with plant material(s) of the same or like species of equal size within the next planting season, but in any event, within six (6) months of the plant's demise. Said replacement shall be made by the property owner or, in the case of landscape plant materials located within a landscape easement under the control of a homeowners' association, the homeowners' association shall be responsible for said replacement.

As the amount of parking needed for the various tenants of the building will likely vary significantly from time to time, such that some employees may not always be able to park close to their tenant space, staff suggests that the applicant revise the Site Plan and Landscape Plan to extend the walkway along the entire front of the building.

Lighting

The Lighting Plan consists of parking lot and building lighting. Twelve double and single fixture light poles are located throughout the site, primarily at access locations around the perimeter of the site and within the parking lot. These light poles are 20 feet high.

Architecture

The proposed building exterior consists primarily of painted precast concrete wall panels of different colors and finishes. The building contains a center entrance feature and entrance features on the east and west ends of the building. All three entrances include a canopy feature and raised roofline. The building is generally 33'-5 1/2" in height with a peak height of 35'-8".

A dumpster enclosure is proposed and shown on the site plan. The enclosure will be constructed of painted CMU. Details can be found on Sheet AS500.

The applicant has noted that rooftop mechanical units have not been considered since tenants are not yet known. Staff recommends that all roof and wall-mounted mechanical, electrical, communications, and service equipment, including satellite dishes and vent pipes, must be screened from public view by parapets, walls, or by other means, or site line drawings provided that demonstrate the rooftop equipment is not visible from the public right-of-way, as approved by the Department of City Development.

Staff suggests higher parapets for all or portions of the north, east, and west elevations of the building to provide more variation to the roofline and to help screen future rooftop mechanicals.

Natural Resource Protection

The property contains several protected natural resource features, primarily within Outlot 1 and Lot 3 of the proposed CSM. The applicant has provided natural resource information based upon a combination of SEWRPC aerial photograph interpretation, field delineations (with and without subsequent surveying), and best available information. Staff concurs with the use of this information for the CSM and Special Use except for those areas within 100 feet of any land disturbing activity. In that instance, field verified and surveyed delineations would be necessary. In addition, wetland delineation concurrence may also be required by the Wisconsin Department of Natural Resources.

The CSM contains the following notes related to natural resources:

- “Upon further division or development of Outlot 1 or Lot 3, field verification of all natural resources will be required.”
- “The natural resource features identified herein are not based upon field surveys. In the event of further land division or development of a parcel herein with any such natural resource feature, a complete NRPP with field surveys is required for said parcel.”
- “The natural resource features identified herein are not based upon filed surveys. In the event of further land division or any such natural resource feature, a complete NRPP with field surveys is required for said parcel.”

Conservation Easement

A draft conservation easement document is attached for review. Note that best available information is being utilized in some locations, and that the conservation easement does not include protection of any resources located upon Lots 1, 2 and 3 of the CSM at this time. It is envisioned that a Conservation Easement would be required prior to any land division or development of those parcels, and would be based upon field verified delineations.

Outlot 1 contains a SEWRPC Isolated Natural Resource Area, which is also identified as a Natural Area and critical species habitat area, thus staff suggests that the second whereas paragraph of the conservation easement include language identifying that area as “Natural Area and Critical Species Habitat Area.”

The conservation easement proposed does not follow the City’s standard template. Most notably, the property owner is requesting that the property (Outlot 1) may continue to be used as it has been in the past, including holding family and friend gatherings, maintaining and using walking paths, various recreational uses such as fishing, hunting, and interacting with wildlife, riding horses, collecting maple sap and operating snowmobiles, all-terrain vehicles and other types of motorized vehicles.

Staff is not supportive of any motorized vehicle use, and is not supportive of these uses in perpetuity, therefore, staff recommends that the applicant shall revise the Conservation Easement to remove motorized vehicle use and to state that the remaining added rights sunset in the event that this property is sold, further subdivided or developed, prior to the recording the Conservation Easement with the Milwaukee County Register of Deeds.

Staff also recommends the following technical revisions:

- Staff recommends that wetland setbacks be included as part of the conservation easement and that the second whereas paragraph be amended to include "wetland setbacks." Note that in protecting the entirety of Outlot 1, the wetland setbacks will be protected within that easement boundary.
- Mortgage Holder Consent page required. If no mortgage holder, the page is still required with "None" written across it, so the City and County are aware that there is no mortgage on the property.
- A more legible exhibit and legal description will be needed for the Conservation Easement.

Signage

The applicant is proposing to locate a monument sign adjacent to W. Oakwood Road. The sign includes the development name and three individual tenant panels. The sign has a masonry base and has an overall height of 9'-9 ¾".

Signs are shown for reference only. Signs require separate review and approval by the Architectural Review Board and a Sign Permit from the Inspection Department, prior to installation.

Staff Recommendation:

City Development staff recommends approval of the proposed Special Use and Certified Survey Map for property Tax Key Number 951-9994-001, subject to the conditions in the draft resolutions.

RESOLUTION NO. 2017-_____

A RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS
FOR THE APPROVAL OF A SPECIAL USE TO ALLOW FOR A
MULTI-TENANT BUILDING DEVELOPMENT CONSISTING OF COMMERCIAL,
LIGHT INDUSTRIAL AND DISTRIBUTION SPACE USE UPON PROPERTY
LOCATED AT THE SOUTHWEST CORNER OF SOUTH 27TH STREET
AND WEST OAKWOOD ROAD
(JOHN HELLER, PRESIDENT OF INTERSTATE PARTNERS II
WISCONSIN LLC, APPLICANT)

WHEREAS, John Heller, President of Interstate Partners II Wisconsin LLC having petitioned for the approval of a Special Use in Planned Development District No. 39 (Mixed-Use Business Park), to allow for a multi-tenant building development (2 buildings totaling approximately 230,000 – 240,000 square feet) consisting of commercial, light industrial and distribution space use, upon property located at the southwest corner of South 27th Street and West Oakwood Road, bearing Tax Key No. 951-9994-001, more particularly described as follows:

The Northwest 1/4 and part of the Northeast 1/4 of the Northeast 1/4 of Section Thirty-Six, Township Five North, Range Twenty-One 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 4th day of May, 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.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Common Council of

JOHN HELLER, PRESIDENT OF INTERSTATE PARTNERS II WISCONSIN LLC –
SPECIAL USE
RESOLUTION NO. 2017-_____
Page 2

the City of Franklin, Wisconsin, that the petition of John Heller, President of Interstate Partners II Wisconsin 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 John Heller, President of Interstate Partners II Wisconsin LLC, successors and assigns, as a multi-tenant building development use, which shall be developed in substantial compliance with, and operated and maintained by John Heller, President of Interstate Partners II Wisconsin LLC, pursuant to those plans City file-stamped April 25, 2017 and annexed hereto and incorporated herein as Exhibit A.
2. John Heller, President of Interstate Partners II Wisconsin 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 Interstate Partners II Wisconsin LLC multi-tenant building development, 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 John Heller, President of Interstate Partners II Wisconsin LLC multi-tenant building development use for the property located at the southwest corner of South 27th Street and West Oakwood Road: (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. Phase 2 of the proposed development shall require Plan Commission review and approval of a Site Plan Application.
5. At least 25 percent of each building shall be reserved for office uses or other uses as allowed within the PDD No. 39 Business Park Area.
6. Overnight parking of commercial vehicles (as defined by the Unified Development Ordinance) and semi-truck trailers is allowed, subject to being located within parking spaces on the south side (rear) of the site.
7. No outdoor storage shall be allowed.

8. The applicant shall work with the City of Franklin Public Works and Engineering Department to locate a sidewalk within the Oakwood Road right-of-way.
9. A detailed storm water management plan for Phase 1 (or for Phase 1 and 2 if such is approved) shall be submitted for Engineering Department review and approval prior to issuance of a Building Permit.
10. The Site Plan shall be revised to include soils data for the subject area, for Department of City Development review and approval prior to issuance of a Building Permit.
11. The applicant shall prepare an Erosion Control Plan for Engineering Department review and approval prior to issuance of a Building Permit.
12. The applicant shall ensure that fire hydrant leads are located within easements and that flow calculations are submitted for Engineering Department review and approval prior to issuance of a Building Permit.
13. The applicant shall plant an additional three plantings of each type (canopy/shade tree, decorative tree, evergreen and shrub) to comply with Unified Development Ordinance requirements for Department of City Development review and approval prior to issuance of an Occupancy Permit. The location of these additional plantings shall be along the berm adjacent to W. Oakwood Road.
14. A 2-year planting guaranty shall be provided and noted on the Landscape Plan per Section 15-5.0303G.3 of the Unified Development Ordinance
15. All roof and wall-mounted mechanical, electrical, communications, and service equipment, including satellite dishes and vent pipes, shall be screened from public view by parapets, walls, or by other means, or site line drawings provided that demonstrate the rooftop equipment is not visible from the public right-of-way, as approved by the Department of City Development.
16. Signs shall require separate review and approval by the Architectural Review Board and a Sign Permit from the Inspection Department, prior to installation.
17. Condition Nos. 7, 8, 9 and 10 of the Certified Survey Map resolution related to the Natural Resource Protection Plan and Conservation Easement shall be resolved prior to issuance of a Building Permit related to this Special Use.

BE IT FURTHER RESOLVED, that in the event John Heller, President of Interstate Partners II Wisconsin 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

JOHN HELLER, PRESIDENT OF INTERSTATE PARTNERS II WISCONSIN LLC –
SPECIAL USE
RESOLUTION NO. 2017-_____
Page 4

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.

APPROVED:

Stephen R. Olson, Mayor

JOHN HELLER, PRESIDENT OF INTERSTATE PARTNERS II WISCONSIN LLC –
SPECIAL USE
RESOLUTION NO. 2017-_____
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ATTEST:

Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____



Interstate Partners LLC

N16 W2321st Stone Ridge Drive • Suite 110 • Waukesha, WI 53188 • Tel: 262.586.1000 • Fax: 262.586.1001 • interstatepartners.com

April 25, 2017

Franklin

City of Franklin
9229 W Loomis Road
Franklin, WI 53132

APR 25 2017

City Development

RE: Oakwood Business Park

Interstate Partners is proposing a development consisting of two buildings totaling approximately 230,000 – 240,000 SF of commercial / light industrial / distribution space (see attached site plan). If approved, although dependent upon market conditions, it is anticipated construction would commence on approximately 100,000 SF of space in 2017.

We have met with city representatives, Alderman Taylor and neighbors several times over the course of the last two years. We have incorporated input from residents and Alderman Taylor into the design presented to you today. For example, based on their suggestions, we have added a berm in front of the buildings along Oakwood Road. This berm will be landscaped with trees (including evergreen trees as requested by neighbors) and shrubs. We have also dropped the elevation of the front parking lot so it now sits lower than Oakwood Road and won't be as visible. As requested by neighbors and Alderman Taylor, the point of entry into the site was moved further east so the entry road does not align with 34th Street. Also, we have changed the color of the buildings from a white and blue color scheme to the design shown here.

The building features would include painted precast wall panels, an interior building clear height of 28 feet, and glass accents highlighting areas of the building where we anticipate future tenants will have office space. The building would be built on a speculative basis, but we believe the market demand is such that this high-quality building would attract new tenants within 12 months of construction. The resulting value created for the two buildings would be approximately \$11.5 million (\$50 per square foot times the 230,000 square feet).

We are requesting Special Use Approval for both proposed buildings as part of Planned Development District No. 39. Approval is requested for the total percentage of each building devoted to warehouse, distribution and/or storage uses be set at 75%. It is anticipated each tenant will have some office component. The office component can be defined as any work area with one or more desks with phones, computers, etc. where the tenant conducts its business.

We are requesting the city will be able to use TIF funds for the cost of the required improvements that will need to be made to Oakwood Road in order to accommodate this development, along with a small portion of the costs related to the stormwater retention areas,

which assistance will allow this project to be economically viable. Also, the property owners are requesting assistance for reimbursement of costs related to the sewer and water assessments levied against this land in the past, of which they have not yet recouped any costs. We understand eventually there may be regional stormwater facilities created for the overall development of PDD 39 for other buildings to use, but these will not be available in time for this development. Details on this will be discussed with staff and submitted to Ehlers for analysis.

Please feel free to contact John Heller or Caroline Brzezinski with any questions or comments.

Thank you for consideration of this matter. We look forward to a lasting partnership with the City of Franklin.

Sincerely,

A handwritten signature in dark ink, appearing to read "John Heller", written in a cursive style.

John Heller
President, Interstate Partners
262-506-6200
jheller@interstatepartners.com

A handwritten signature in dark ink, appearing to read "Caroline Brzezinski", written in a cursive style.

Caroline Brzezinski
Development Associate, Interstate Partners
262-506-6204
cb@interstatepartners.com



Franklin

APR 25 2017

City Development

MEMORANDUM:

FROM: City Development

DATE: April 13, 2017

TO: Caroline Brzezinski, Interstate Partners

FROM: Department of City Development

SUBJECT: Staff Comments – Certified Survey Map and Special Use Applications

Please be advised that City Staff has reviewed the above applications. Department comments are as follows for the Special Use and Certified Survey Map date-stamped by the City of Franklin on March 28, 2017:

Department of City Development

Certified Survey Map, Natural Resource Protection Plan and Conservation Easement:

1. Please include the following information per Section 15-7.0702 of the Unified Development Ordinance:
 - 15-7.0702C **Utility and Drainage Easements.** Utility and/or drainage easements.
 - 15-7.0702F **Existing and Proposed Contours.** Existing and **proposed** contours at vertical intervals of not more than two (2) feet. Elevations shall be marked on such contours based on National Geodetic Vertical Datum of 1929 (mean sea level). This requirement may be waived if the parcel(s) created are fully developed.
2. It appears Lots 1 and 2 will share the access drive. A shared access easement is recommended and should be shown on the CSM.
3. The mature woodlands note for Lot 1 is not labeled correctly. The note states “Mature Wetlands.” Please revise. This has been corrected.
4. The setback notes on Sheet 1 are not complete. The Gateway side and rear yards are not listed and the Business park area Corner Side Yard setback is not listed. The note should read as follows: The setbacks have been corrected.
 - PDD No. 39 Gateway Area (Lot 3):
 - Front Yard = 40’
 - Side Yard = 15’
 - Corner Side Yard = 30’
 - Rear Yard = 25’
 - PDD No. 39 Business Park Area (Lot 1 & 2):
 - Front Yard = 30’
 - Side Yard = 10’
 - Corner Side Yard = 25’
 - Rear Yard = 25’
5. The Lot 3 setbacks are illustrated incorrectly. The setback adjacent to S. 27th Street is the WisDot minimum setback, which is more restrictive. This setback is 42 feet per Trans 233.08.

Furthermore, the setback from W. Oakwood Road is 30 feet as it is the corner side yard. Thus, the setback from the south property line is 15 feet as the side yard and the setback adjacent to Outlot 1 and Lot 2 is 25 feet as the rear yard.

With that said staff also recommends including a note that the setbacks for Lot 3 are subject to change based upon future development proposals or future land divisions. The City would further consider setbacks at that time.

6. It appears that only SEWRPC delineations and mapping was utilized for the NRPP. Staff recommends field verified natural resource delineations within 100 feet of all land disturbing activities (as that may extend into Outlot 1 and /or Lot 3), and for all of Lots 1 and 2. Best available information as prepared is sufficient for the remainder of Outlot 1 and Lot 3. The City of Franklin commissioned SEWRPC to complete a delineation of the subject property and the surrounding areas. We have used this SEWRPC delineation to complete our NRPP. The distance of the SEWRPC delineation into Outlot 1 varies from 150 feet deep into Outlot 1 near the wetland, to 60 feet along most of the southern property line. We are requesting the ability to use this SEWRPC delineation for this development and base our findings on "best available information from SEWRPC" in areas that don't extend 100 feet into Outlot 1.
7. Is there an anticipated time-frame for the DNR to determine the navigability and Ordinary High Water Mark for the ponds? I am waiting to hear back from the DNR on their timing.
8. The approximate location of wetlands along S. 27th Street is not shown. These are the wetlands along the ditch on S. 27th Street and in the far southeast corner of the woods just south of the wetland area shown on Sheet 1. These are noted on the WDNR Map and SEWRPC map previously provided. We are looking for further clarification from SEWRPC on this issue as it is called a "wet ditch" versus a wetland.
9. Please include a note on the CSM that the woodlands are an Isolated Natural Resource Area as identified by the Southeastern Wisconsin Regional Planning Commission. SEWRPC also indicates that the woodlands are a Critical Species Habitat area. We will consider including this note, but first we would like the city or SEWRPC to explain what the Critical Species Habitat area means. We assume this will not result in any future limitations for use on any lots or outlots.
10. In regards to the Conservation Easement, it is important to remember that these woods are a Critical Species Habitat Area as identified by SEWRPC in its "A Regional Natural Areas and Critical Species Habitat Protection and Management Plan for Southeastern Wisconsin". Staff suggests that be added to the second Whereas paragraph on page 1 that describes the natural resources present at this site.

Also, in regard to the added rights on page 2, staff is not supportive of any motorized vehicle use, and recommends that these added rights sunset in the event that this property is sold, further subdivided, developed, etc. All comments related to the conservation easement will be addressed separately and discussions are ongoing with the City Attorney.

11. Staff recommends including wetland setbacks as part of the conservation easement. If so, the second Whereas paragraph of the easement agreement should be amended to include "wetland setbacks."

12. If there is no mortgage holder, please provide the Mortgage Holder Consent page with "None" written across it, so the City and County are aware that there is no mortgage on the property. Mortgage information will be added to the CSM.
13. A more legible exhibit and legal description will be needed for the Conservation Easement.

Special Use and Site Plan:

14. Staff recommends that more office space be provided/required for the proposed Office/Light Industrial Flex buildings. Taking into account the PDD No. 39 allowance for up to an additional 25 percent of warehouse/distribution/storage space within the proposed building (beyond what the Common Council may herein approve), staff would propose that at least 35 percent of the building be reserved for office uses. As discussed, we are requesting that not more than 75% of the building be warehouse/distribution space, with an allowance for up to an additional 25% of warehouse/distribution/storage space.
15. Please be aware that individual tenants will require zoning approval prior to occupancy. Allowed uses can be found in Ordinance 2016-2238. What is the process for this if a tenant is an allowed use and conforms to current zoning?
16. What is the time-frame for construction of the second building? Staff recommends that the second building be required to submit a Special Use Application, prior to construction. We are requesting the same Special Use Approval for Building Two as Building One at this time. Timeline for construction will be based on how quickly leasing occurs in Building One. We understand the city will need to review and approve architecture and site plan, but we request the same 75% level discussed above be approved for Building Two at this time.
17. Please illustrate the proposed property line for Lots 1 and 2 on the site plans. This has been added.
18. The site calculation table must be revised to include the site area of Lot 1 and Lot 2 separately as they are proposed to be separate parcels (Sheets C110 & AS400). Each parcel for Phase 1 and Phase 2 must meet PDD No. 39 standards. Note that Phase 1 appears to not meet the minimum LSR of 25%. See below.
 - Phase 1
 - Total Site Area 7.5198 AC
 - Proposed Impervious Area 5.7110 AC
 - Proposed Greenspace 1.8088 AC (24.05%) *(not 11.887 and 67.5% as currently noted)*

In general, the calculations are not correct as noted. For example, the total site area for the future phase is 10.0777 acres per Lot 1 of the proposed CSM. The calculations note an impervious area of 6.957 acres and greenspace of 4.930 acres, which totals 11.887 acres. Please revise accordingly. The site calculation tables have been corrected. The LSR is greater than 25%.

19. Staff recommends eliminating the future parking along the main drive between Lots 1 and 2. Staff does not support parking directly off that drive. We are requesting the parking along this interior, private drive remain as a future option. If a tenant requires greater amounts of office space (as desired by staff), parking in these locations would allow us to accommodate such a user.

20. Please indicate if any overnight parking of vehicles over 8,000 lbs will occur, as such use requires prior approval by the Common Council. Occasionally overnight parking could occur, so we request approval as long as such parking is in the rear of the building.
21. Please indicate why the proposed truck maneuvering area is needed. Absent an overwhelming need for this area, and in part to address the LSR concern noted in these staff comments, staff would recommend that this area be removed. According to our engineers, without this truck maneuvering area, trucks would not be able to access the two eastern most docks of the building so we view this area as imperative to the development. As noted above, the LSR concern has been addressed.
22. Staff recommends that more detailed information be provided in regard to the proposed amount of parking, comparing this to the proportion of uses anticipated within the building (office, light manufacturing, warehousing, etc.) and to the parking standards for such uses provided in Table 15-5.0203 of the UDO. Staff suggests that you provide alternative scenarios or ranges of the proportions of such uses if exact amounts are not known at this time. We typically plan to have approximately 1.4 stalls per 1,000 SF of light industrial use and 4 stalls per 1,000 SF of office use. We anticipate tenants may require approximately 7% office space, therefore we need about 1.65 stalls per 1,000 SF (which is what is shown on the plan). A typical range for this building type is between 1.5 stalls per 1,000 SF and 1.75 stalls per 1,000 SF. The future parking allows flexibility in the event a tenant has more employees.
23. Please be aware that signs are subject to separate review and approval by the Architectural Review Board and Sign Permit from the Inspection Department. Please provide a note on the plans for any signage referenced that the signs are shown for reference only and require separate review and approval. So noted.
24. Staff recommends a sidewalk along W. Oakwood Road, and along the private drive to the front of the buildings. We have added a berm with landscaping along Oakwood Road in lieu of a sidewalk at the request of the Alderman and neighbors.
25. Staff recommends the walkway in front of the building extend across the entire length of the building. The sidewalk in front of the building is only extended in areas where we believe it will be used by tenant entries and is necessary for ADA accessibility.
26. The walkways do not match from Sheet AS100 and the landscape plan. Please note that connections to all entrances are recommended. That may just modify the planting count; although the change should not be significant. This has been corrected.
27. Please revise the Site Zoning and Location Table to just state the existing zoning as PDD No. 39. This has been corrected.
28. Pursuant to Section 15-7.0103G. of the UDO, soils data for the subject property must be provided. We can provide in the future. Please comment as to why the city requires our soils data.
29. Sheet C110 parking summary is not consistent with Sheet AS400. Please revise (Sheet C110 is incorrect). This has been corrected.
30. Staff recommends amending item 16 on Sheet L1.2 to a two year planting guaranty as typically required by the UDO. A two-year guarantee is not available from the landscape contractor.
31. Sheet AS100 notes a 20' side yard setback. The side yard setback is 10'. Also, the rear yard setback is 25'. Please review setbacks and make sure they are correct and consistent throughout the plan set. Sheet AS100 shows actual distances, not required setbacks. All distances are in excess of setback requirements.
32. Please note that as it is anticipated that the building will consist of primarily industrial uses, the landscape planting requirement is 1 planting of each type (Canopy/Shade Tree,

Evergreens, Decorative Trees and Shrubs) per 10 provided parking spaces, not 5 as noted on the landscape plan. The calculations and the code compliance table have been adjusted.

In addition, as residential uses exist on the north side of W. Oakwood Road, the requirements of Section 15-5.0302C. of the UDO must be met. See below. This requirement is noted on the plan; however, it is not reflected in the calculations.

C. BUFFERYARD. When development abuts or is across a street from a residential zoning or use, or a less intense use such as a church or school, the following bufferyard requirements apply:

1. The minimum quantity of plantings required in Table 15-5.0302 increases by twenty (20) percent.
2. Emphasis shall be on placing the increased amount of plantings within the bufferyard, except where preservation of existing plant material does not allow additional plantings.
3. Evergreens and arborvitae are required within the buffer yard with a minimum planting height of six (6) feet.

Please revise the tables on the landscape plan per the above comment and identify the bufferyard on the plans. Even with the option to reduce the plant quantity, staff would encourage maintaining the proposed screening adjacent to W. Oakwood Road.

Overall plant counts were reduced, yet an additional 18 shrubs were added in the Identified Bufferyard Area along the northwest portion of Oakwood Drive to comply with Bufferyard Landscape Requirements.

Please also note that if future parking is installed, additional plantings may be required, unless those plantings are included in the current plan. If so, please account for future parking in the landscape table. Understood

33. The table on Sheet L1.2 indicates 14 MV plantings. Sheet L1.1 illustrates 16 plantings. Please revise to be consistent. This has been corrected.
34. Staff recommends plantings within the parking lot islands. Note that staff does not object to mulch or stone being installed, opposed to grass. This has been addressed on the plans.
35. Staff recommends breaking up the row of parking along the south of the property with landscape islands and plantings. The row of parking along the south of the property does not have islands and plantings to allow for truck maneuverability.
36. What is the height of the light poles and mounted height of the building light fixtures? Please note these heights on the Lighting Plan, Sheet ES100. The note does exist on the Lighting Plan. The height is 20 feet.
37. Are rooftop mechanicals planned at this time? If so, where are they located and what type of screening, if any, will be in place? Note that rooftop equipment shall be so located and/or screened and/or painted to minimize visibility from streets and adjacent sites. If screening is anticipated, please provide sample cut sheets or details of such screening. The size and locations of rooftop units will be determined in the future once tenants are secured. We understand all RTUs will need to be screened in a manner that is acceptable to the city and it is assumed this approval is granted at staff level.
38. Related to architecture, staff recommends the following:

- Raising the height of the main entrance and the ends of the building to add more variation to the roofline. The heights of the building entrances have been raised at each end of the building.
- Staff looks favorably on the design of the main entrance, northeast and northwest corners of the building; however, we do recommend additional architectural features on the front (north) elevation of the building. This is a long expanse of the building that will be highly visible from W. Oakwood Road. Staff recommends consideration of greater variation in the building footprint, additional features such as awnings or canopies, inclusion of additional entrance features, additional materials, and/or additional colors, textures or patterns. Please note that these are only suggestions and not meant to be inclusive or limiting and staff is pleased to review and consider any other ideas. We have added an architectural feature to the center building entrance along the north elevation.

Engineering Department

Certified Survey Map Review:

Before recommending its approval, the applicant has to comply with the following conditions:

39. Must resolve the technical omissions and deficiencies identified by Milwaukee County. Upon receipt of the comments from Milwaukee County, the City comments may be revised to reflect changes required by the County.
40. Must show that the hydrant lead is in the easement. Hydrant lead easement document must also be submitted for review and approval.
41. Must submit conservancy easement document for review and approval. This document has been submitted to the City Attorney.
42. Must include wetland table in this proposal. Delineation of the wetland must be approved by the DNR.
43. Must confirm that the 40' (42'?) setback line, fronting South 27th Street (S.T.H 241) is in compliance with the State DOT requirements.

Special Use:

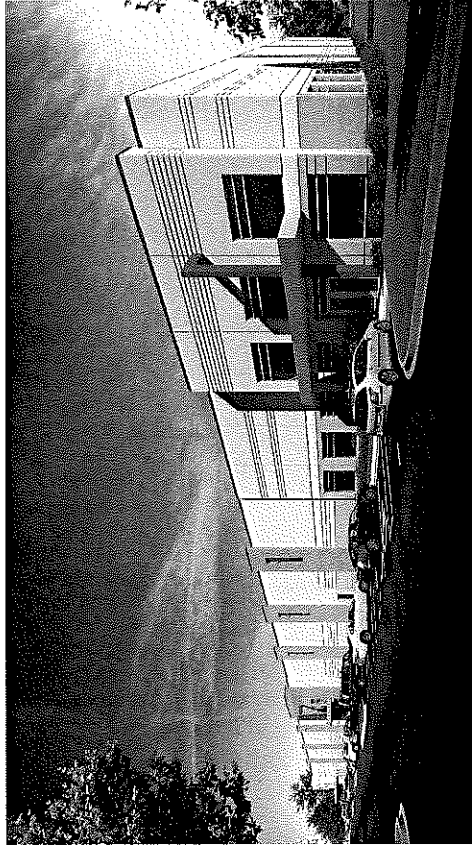
44. Must submit Storm Water Management Plan. The City will forward SWMP to designated Engineering Consultant for review and approval at owner's expense. This will be available for submittal in the near future, but not before Plan Commission.
45. Must submit flow calculation of the hydrant. The installation of the hydrant lead must adhere to the City of Franklin Design Standards and Construction Specifications. This work must also be inspected with City's approved inspector at owner's expense. This will be available for submittal in the near future, but not before Plan Commission.

Fire Department

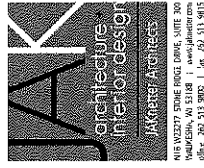
Comments have not yet been received from the Fire Department. You may contact them directly at 414-425-1420.

Police Department

The Franklin Police Department has reviewed the application for TKN 951 9994 001. The Police Department has no issues with this request.



PLAN COMMISSION DRAWINGS FOR: INTERSTATE PARTNERS SPECULATIVE INDUSTRIAL BUILDING



PROJECT INFORMATION:
Interstate Partners Inc.
SPECUATIVE
BUSINESS CENTER

FRANKLIN COMMERCE
CENTER I

FRANKLIN COMMERCE
CENTER I

DRAWINGS: SPACE
CITY REVIEW
COMMENTS PACKAGE

REVISION	DATE	DESCRIPTION
1	04/11/2017	CITY REVIEW COMMENTS

NO.	DATE	DESCRIPTION
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FRANKLIN COMMERCE CENTER I

CIVIL
HARWOOD ENGINEERING CONSULTANTS, LTD.
261 NORTH 214th STREET
MILWAUKEE, WI 53223
PHONE: (414) 475-5554
FAX: (414) 775-3228
PROJECT CONTACT:
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EMAIL ADDRESS: tom.clemonce@harc.com

LANDSCAPE
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FAX: (414) 775-3228
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DIRECT PHONE: (414) 518-1240
EMAIL ADDRESS: david.heller@heller.com

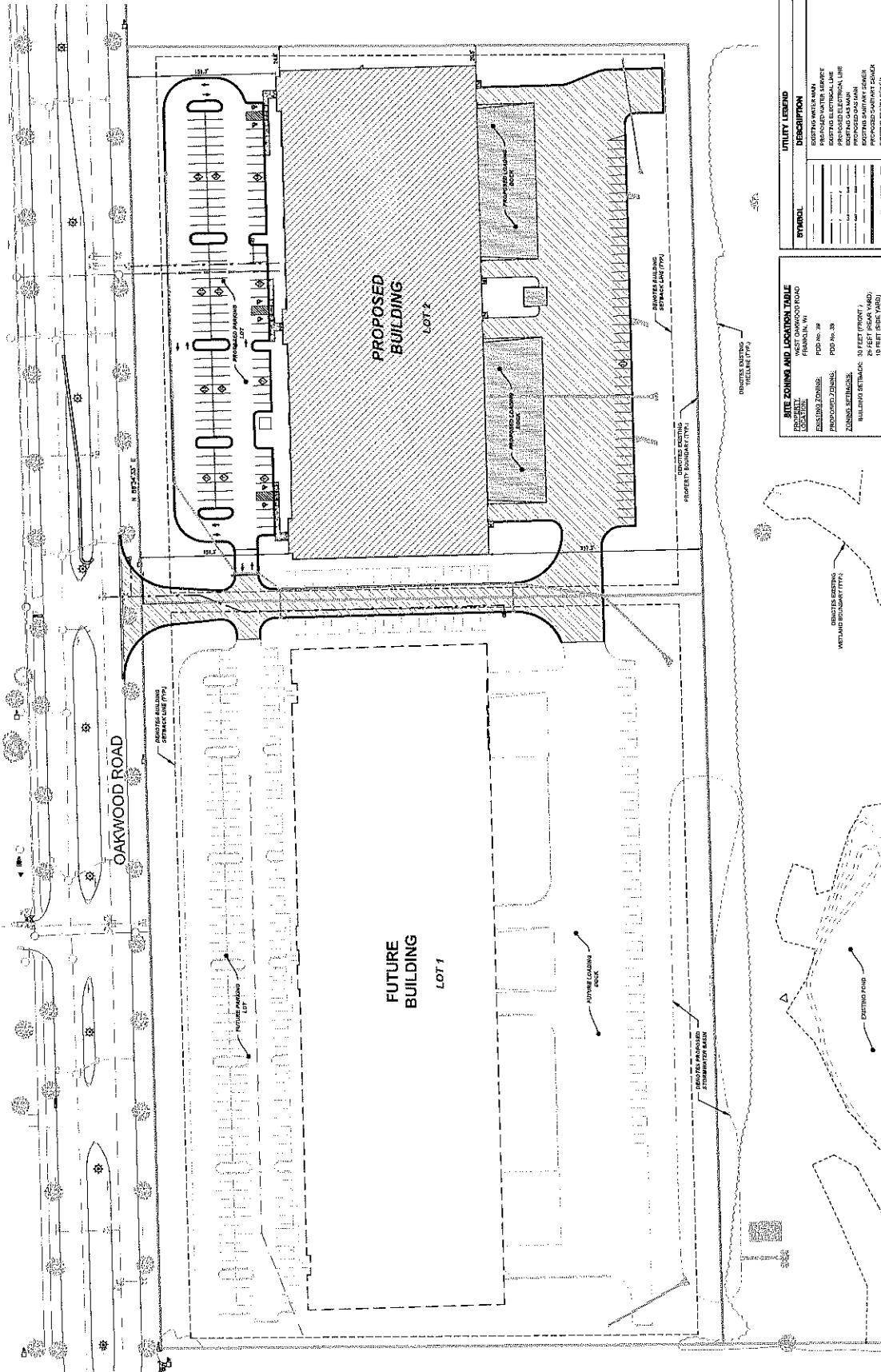
ARCHITECTURAL
JAKnetter ARCHITECTS
1815 NORTH 214th STREET
MILWAUKEE, WI 53223
PHONE: (414) 475-5554
FAX: (414) 775-3228
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EMAIL ADDRESS: jay@jaknetter.com

SITE PHOTOMETRICS
HARWOOD ENGINEERING CONSULTANT, LTD.
261 NORTH 214th STREET
MILWAUKEE, WI 53223
PHONE: (414) 475-5554
FAX: (414) 775-3228
PROJECT CONTACT:
BRYAN KARP
DIRECT PHONE: (414) 518-1240
EMAIL ADDRESS: bryan.karp@harc.com

ISSUANCES

PLAN COMMISSION SUBMITTAL PACKAGE
CITY REVIEW COMMENTS SUBMITTAL
27 MARCH 2017
25 APRIL 2017

25 APRIL 2017
PROJECT NUMBER
14048-00
COVER
JAK
TS100

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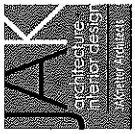
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	SEWER WATER MANHOLE	SEWER WATER MANHOLE
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EXHIBIT INDEX

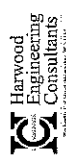
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| C110 | SITE PLAN - OVERALL |
| C111 | DETAILED SITE PLAN |
| C120 | DETAILED GRADING PLAN - EAST |
| C121 | DETAILED GRADING PLAN - WEST |
| C130 | EXISTING SITE SURVEY |
| C500 | CONSTRUCTION DETAILS |
| C801 | CONSTRUCTION DETAILS |

IT IS ACCORDANCE WITH MODERN STATUTE 162.0172, DAMAGE TO THUNDERBOLT FACILITY, EXCAVATION SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE ASSOCIATED MEMBER CALL CENTER *NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION PERMITTED TO OCCUR. ANY EXCAVATION WORK CONTAINED ON THESE DRAWINGS, AND FURTHER, ANY EXCAVATION SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATION'S WORK.





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SPECULATIVE
BUSINESS CENTER

FRANKLIN COMMERCE
CENTER

DRAWING ISSUANCE

CITY REVIEW COMMENTS
PACKAGE

REVISIONS

#	DATE	DESCRIPTION
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- NOTES**
1. THE CITY ENGINEER'S OFFICE HAS REVIEWED THIS DRAWING AND HAS NO COMMENTS.
 2. THE CITY ENGINEER'S OFFICE HAS REVIEWED THIS DRAWING AND HAS NO COMMENTS.
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25 APRIL 2017

PROJECT NUMBER

14045-00

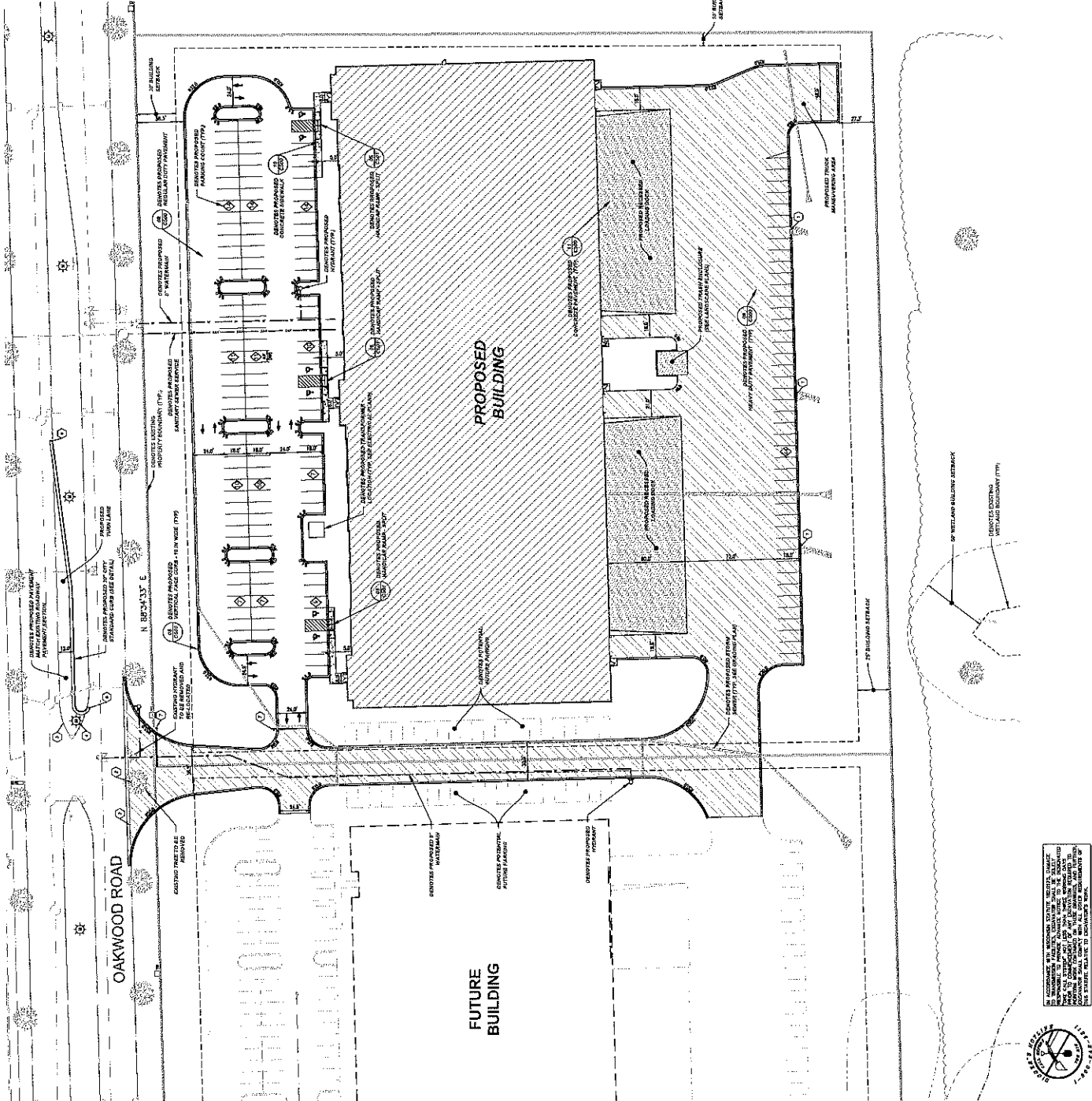
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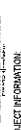
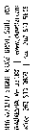
JAK

SCALE 1" = 10'

SITE PLAN - DETAILED

C111





FRANKLIN COMMERCIAL CENTER

DRAWING ISSUANCE:
CITY REVIEW COMMENT
PACKAGE

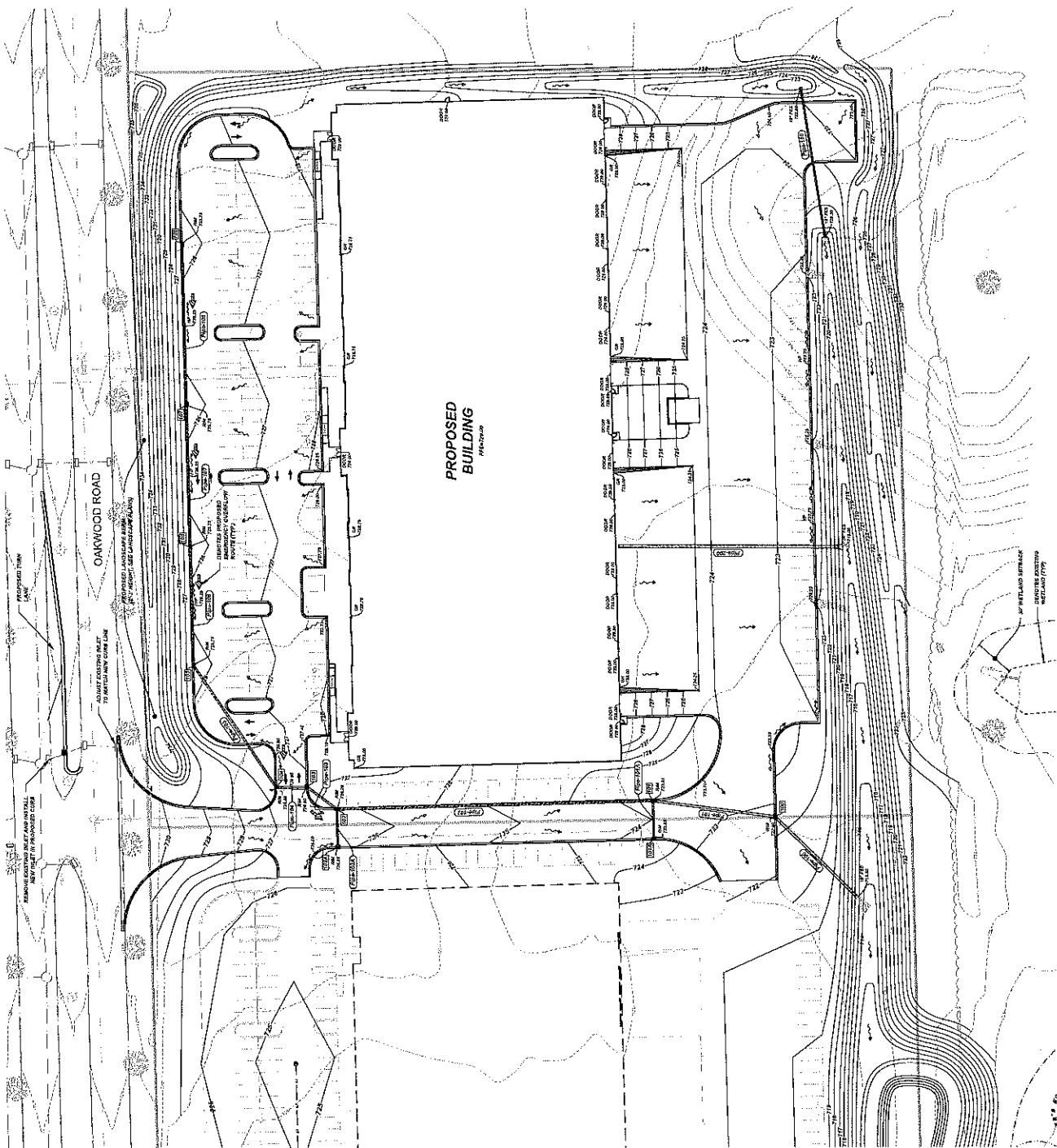
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25 APRIL 2017	PROJECT NUMBER	14045-00	PROJECT NAME	J
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GRADING PLAN - DETAIL
EAST
C120

[illegible]

Shower Pipe Table					
Pipe Name	Size	Length	Shape	Material	Description
Shower 1	1/2"	10'	Round	Galv.	Shower 1
Shower 2	1/2"	10'	Round	Galv.	
Shower 3	1/2"	10'	Round	Galv.	
Shower 4	1/2"	10'	Round	Galv.	
Shower 5	1/2"	10'	Round	Galv.	Shower 2
Shower 6	1/2"	10'	Round	Galv.	
Shower 7	1/2"	10'	Round	Galv.	
Shower 8	1/2"	10'	Round	Galv.	
Shower 9	1/2"	10'	Round	Galv.	Shower 3
Shower 10	1/2"	10'	Round	Galv.	
Shower 11	1/2"	10'	Round	Galv.	
Shower 12	1/2"	10'	Round	Galv.	
Shower 13	1/2"	10'	Round	Galv.	Shower 4
Shower 14	1/2"	10'	Round	Galv.	
Shower 15	1/2"	10'	Round	Galv.	
Shower 16	1/2"	10'	Round	Galv.	

[illegible]

IN ACCORDANCE WITH RECORDING STATUTE, DELAWARE, DAMAGE TO TRANSMISSION FACILITIES, ELEVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "TOLL CALL SERVICE" SET LIES TRANK PARTS REFERRING PAYEE PRIOR TO COMMENCEMENT OF ANY ELEVATOR REQUESTED TO SYSTEM, WHEN EXISTENCE ON THESE CHARGES, AND FURNISHING ELEVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO ELEVATOR'S WORK.



SPECULATIVE
BUSINESS CENTER

FRANKLIN COMMERCE
CENTER

DRAWING ISSUANCE

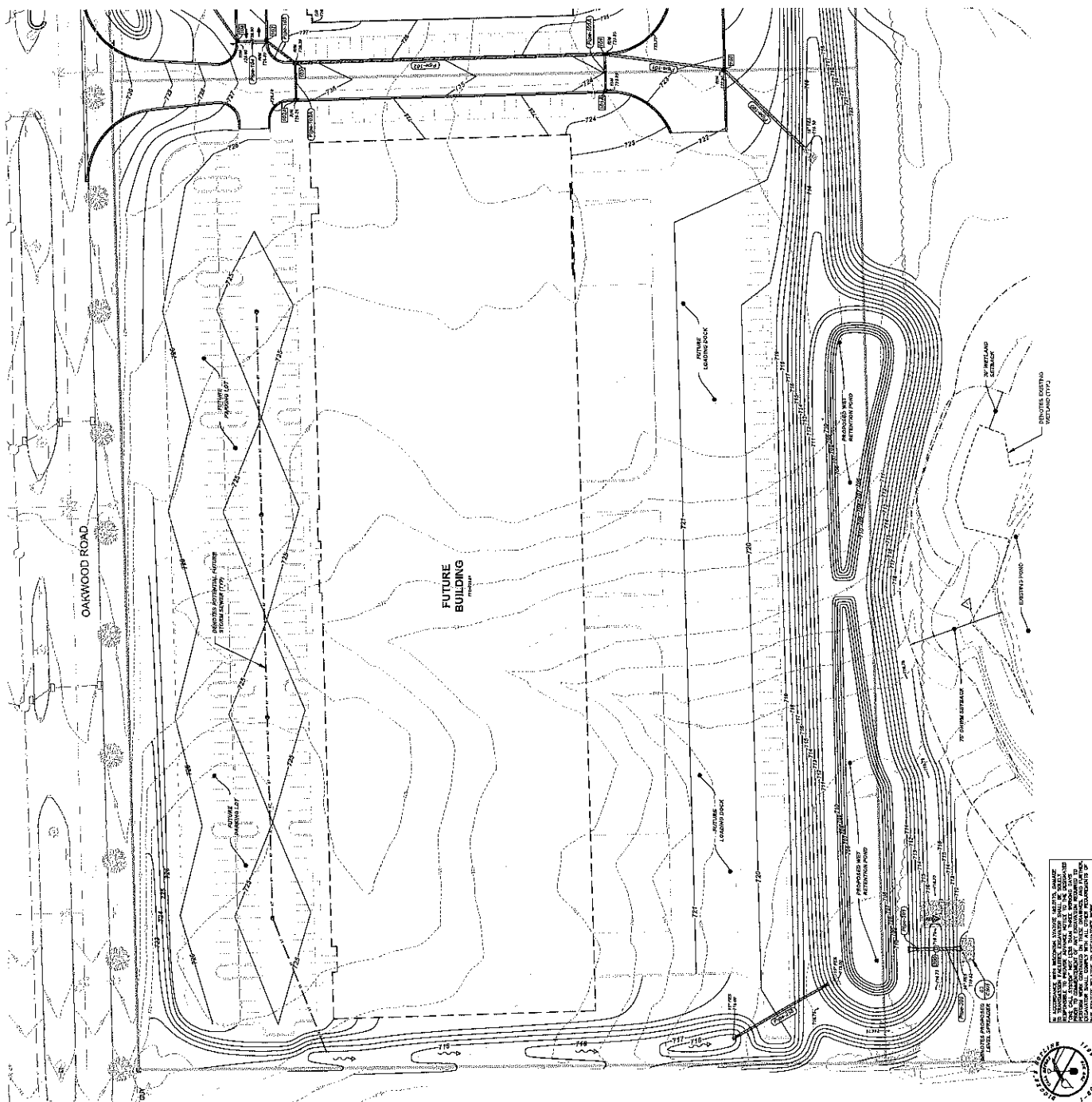
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25 APRIL 2017

PROJECT NUMBER: 14045-00
PROJECT MANAGER: JAK

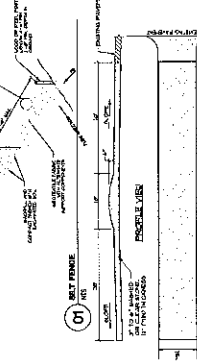
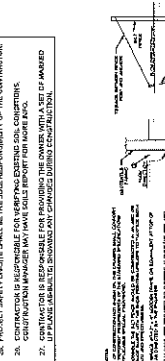
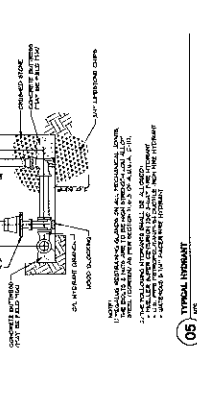
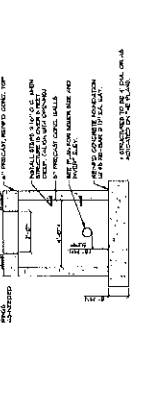
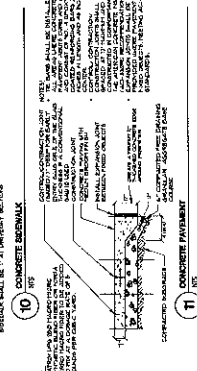
GRADING PLAN - DETAILED
WEST

C122



Sl. No.	Shore Structure Type	Shoreline Change
30	CAI	CAI 1980-1984 CAI 1984-1988 CAI 1988-1992 CAI 1992-1996 CAI 1996-2000 CAI 2000-2004 CAI 2004-2008 CAI 2008-2012 CAI 2012-2016 CAI 2016-2020 CAI 2020-2024 CAI 2024-2028 CAI 2028-2032 CAI 2032-2036 CAI 2036-2040 CAI 2040-2044 CAI 2044-2048 CAI 2048-2052 CAI 2052-2056 CAI 2056-2060 CAI 2060-2064 CAI 2064-2068 CAI 2068-2072 CAI 2072-2076 CAI 2076-2080 CAI 2080-2084 CAI 2084-2088 CAI 2088-2092 CAI 2092-2096 CAI 2096-2100 CAI 2100-2104 CAI 2104-2108 CAI 2108-2112 CAI 2112-2116 CAI 2116-2120 CAI 2120-2124 CAI 2124-2128 CAI 2128-2132 CAI 2132-2136 CAI 2136-2140 CAI 2140-2144 CAI 2144-2148 CAI 2148-2152 CAI 2152-2156 CAI 2156-2160 CAI 2160-2164 CAI 2164-2168 CAI 2168-2172 CAI 2172-2176 CAI 2176-2180 CAI 2180-2184 CAI 2184-2188 CAI 2188-2192 CAI 2192-2196 CAI 2196-2200 CAI 2200-2204 CAI 2204-2208 CAI 2208-2212 CAI 2212-2216 CAI 2216-2220 CAI 2220-2224 CAI 2224-2228 CAI 2228-2232 CAI 2232-2236 CAI 2236-2240 CAI 2240-2244 CAI 2244-2248 CAI 2248-2252 CAI 2252-2256 CAI 2256-2260 CAI 2260-2264 CAI 2264-2268 CAI 2268-2272 CAI 2272-2276 CAI 2276-2280 CAI 2280-2284 CAI 2284-2288 CAI 2288-2292 CAI 2292-2296 CAI 2296-2300 CAI 2300-2304 CAI 2304-2308 CAI 2308-2312 CAI 2312-2316 CAI 2316-2320 CAI 2320-2324 CAI 2324-2328 CAI 2328-2332 CAI 2332-2336 CAI 2336-2340 CAI 2340-2344 CAI 2344-2348 CAI 2348-2352 CAI 2352-2356 CAI 2356-2360 CAI 2360-2364 CAI 2364-2368 CAI 2368-2372 CAI 2372-2376 CAI 2376-2380 CAI 2380-2384 CAI 2384-2388 CAI 2388-2392 CAI 2392-2396 CAI 2396-2400 CAI 2400-2404 CAI 2404-2408 CAI 2408-2412 CAI 2412-2416 CAI 2416-2420 CAI 2420-2424 CAI 2424-2428 CAI 2428-2432 CAI 2432-2436 CAI 2436-2440 CAI 2440-2444 CAI 2444-2448 CAI 2448-2452 CAI 2452-2456 CAI 2456-2460 CAI 2460-2464 CAI 2464-2468 CAI 2468-2472 CAI 2472-2476 CAI 2476-2480 CAI 2480-2484 CAI 2484-2488 CAI 2488-2492 CAI 2492-2496 CAI 2496-2500 CAI 2500-2504 CAI 2504-2508 CAI 2508-2512 CAI 2512-2516 CAI 2516-2520 CAI 2520-2524 CAI 2524-2528 CAI 2528-2532 CAI 2532-2536 CAI 2536-2540 CAI 2540-2544 CAI 2544-2548 CAI 2548-2552 CAI 2552-2556 CAI 2556-2560 CAI 2560-2564 CAI 2564-2568 CAI 2568-2572 CAI 2572-2576 CAI 2576-2580 CAI 2580-2584 CAI 2584-2588 CAI 2588-2592 CAI 2592-2596 CAI 2596-2600 CAI 2600-2604 CAI 2604-2608 CAI 2608-2612 CAI 2612-2616 CAI 2616-2620 CAI 2620-2624 CAI 2624-2628 CAI 2628-2632 CAI 2632-2636 CAI 2636-2640 CAI 2640-2644 CAI 2644-2648 CAI 2648-2652 CAI 2652-2656 CAI 2656-2660 CAI 2660-2664 CAI 2664-2668 CAI 2668-2672 CAI 2672-2676 CAI 2676-2680 CAI 2680-2684 CAI 2684-2688 CAI 2688-2692 CAI 2692-2696 CAI 2696-2700 CAI 2700-2704 CAI 2704-2708 CAI 2708-2712 CAI 2712-2716 CAI 2716-2720 CAI 2720-2724 CAI 2724-2728 CAI 2728-2732 CAI 2732-2736 CAI 2736-2740 CAI 2740-2744 CAI 2744-2748 CAI 2748-2752 CAI 2752-2756 CAI 2756-2760 CAI 2760-2764 CAI 2764-2768 CAI 2768-2772 CAI 2772-2776 CAI 2776-2780 CAI 2780-2784 CAI 2784-2788 CAI 2788-2792 CAI 2792-2796 CAI 2796-2800 CAI 2800-2804 CAI 2804-2808 CAI 2808-2812 CAI 2812-2816 CAI 2816-2820 CAI 2820-2824 CAI 2824-2828 CAI 2828-2832 CAI 2832-2836 CAI 2836-2840 CAI 2840-2844 CAI 2844-2848 CAI 2848-2852 CAI 2852-2856 CAI 2856-2860 CAI 2860-2864 CAI 2864-2868 CAI 2868-2872 CAI 2872-2876 CAI 2876-2880 CAI 2880-2884 CAI 2884-2888 CAI 2888-2892 CAI 2892-2896 CAI 2896-2900 CAI 2900-2904 CAI 2904-2908 CAI 2908-2912 CAI 2912-2916 CAI 2916-2920 CAI 2920-2924 CAI 2924-2928 CAI 2928-2932 CAI 2932-2936 CAI 2936-2940 CAI 2940-2944 CAI 2944-2948 CAI 2948-2952 CAI 2952-2956 CAI 2956-2960 CAI 2960-2964 CAI 2964-2968 CAI 2968-2972 CAI 2972-2976 CAI 2976-2980 CAI 2980-2984 CAI 2984-2988 CAI 2988-2992 CAI 2992-2996 CAI 2996-3000 CAI 3000-3004 CAI 3004-3008 CAI 3008-3012 CAI 3012-3016 CAI 3016-3020 CAI 3020-3024 CAI 3024-3028 CAI 3028-3032 CAI 3032-3036 CAI 3036-3040 CAI 3040-3044 CAI 3044-3048 CAI 3048-3052 CAI 3052-3056 CAI 3056-3060 CAI 3060-3064 CAI 3064-3068 CAI 3068-3072 CAI 3072-3076 CAI 3076-3080 CAI 3080-3084 CAI 3084-3088 CAI 3088-3092 CAI 3092-3096 CAI 3096-3100 CAI 3100-3104 CAI 3104-3108 CAI 3108-3112 CAI 3112-3116 CAI 3116-3120 CAI 3120-3124 CAI 3124-3128 CAI 31

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AK architectural
interior design
AMERICA'S ARCHITECTS

Harwood
Engineering
Consultants
PROJECT INFORMATION

Interstate Partners LLC
BUSINESS CENTER

SPECULATIVE
BUSINESS CENTER

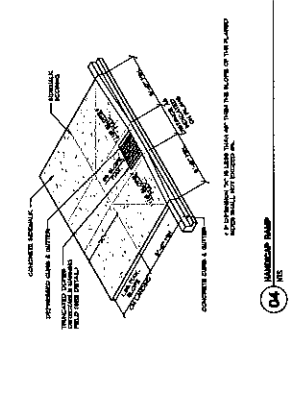
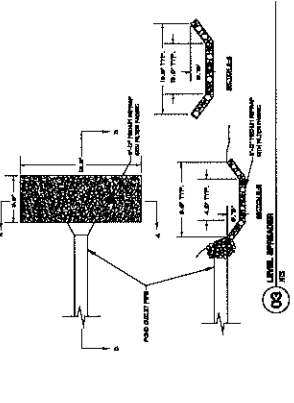
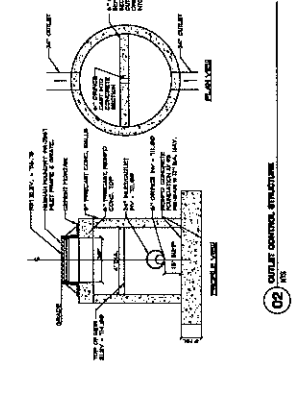
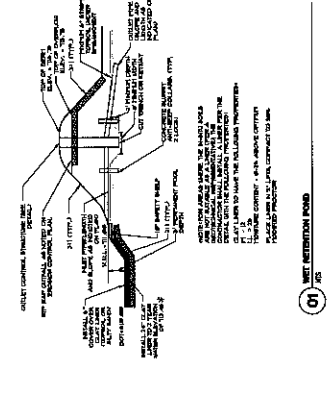
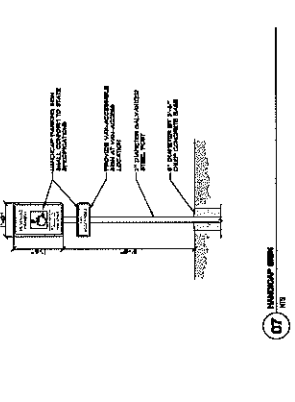
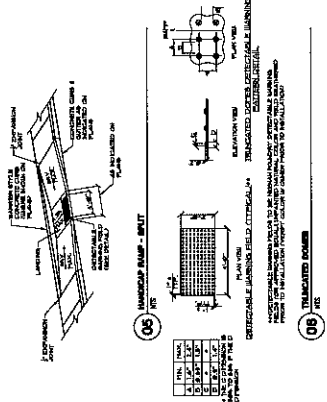
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CENTER

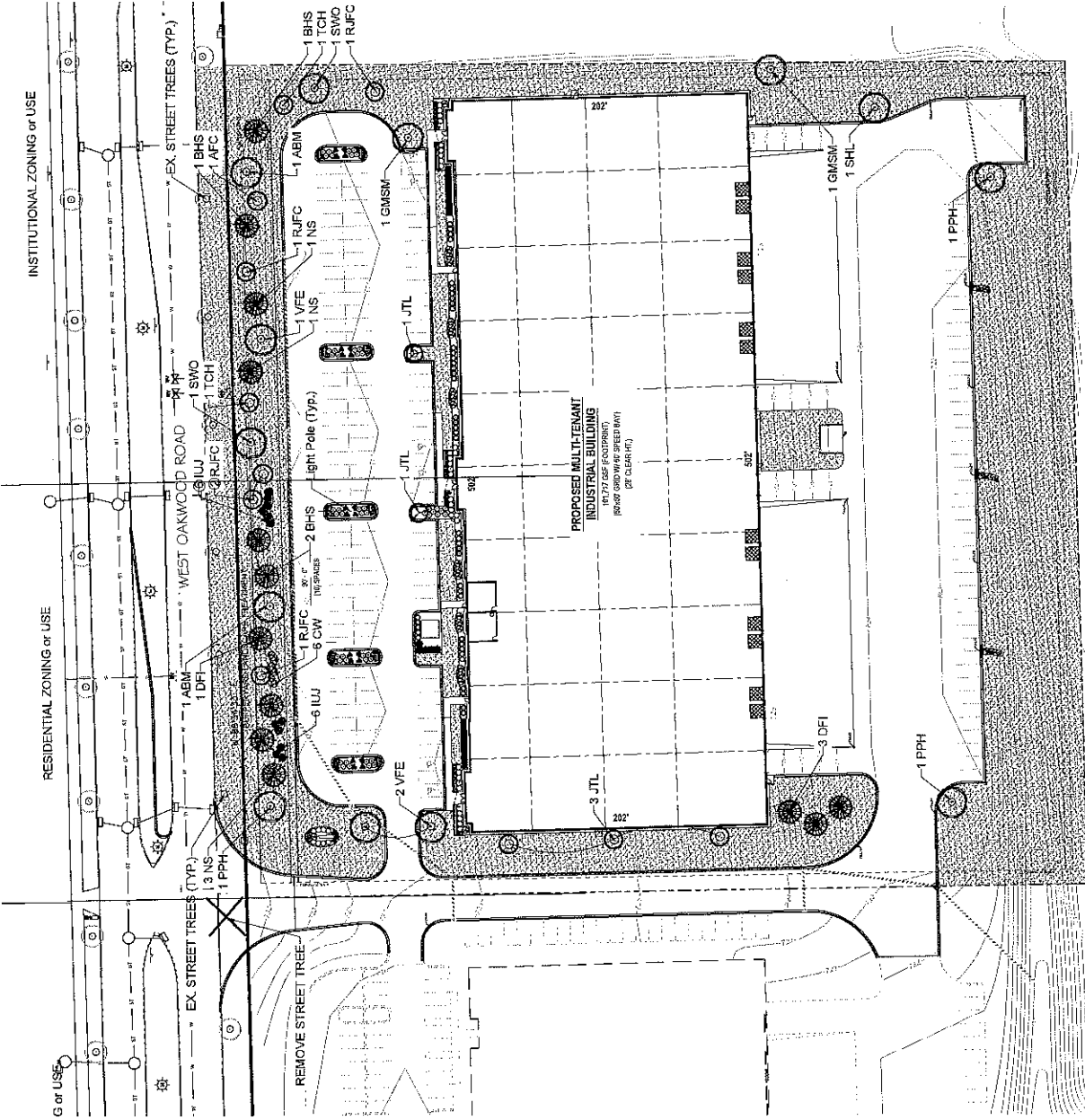
DRAWING ISSUANCE
CITY REVIEW COMMENTS
PACKAGE

REVISIONS		
#	DATE	DESCRIPTION

25 APRIL 2017		
PROJECT NUMBER	PROJECT MANAGER	
14045-00	JAK	

CONSTRUCTION DETAILS
C501





OVERALL LANDSCAPE PLAN

Scale: 1" = 30'

SHADE TREES (continued)

ASH	Austrian Black Maple
GLDM	Green Mountain Sugar Maple
PPN	Pearle Paper Maple
SHL	Shiloh Honeylocust
SWO	Swamp White Oak
WFE	Walley Forge American Elm

TCR	The Quietus Cardspur Hawthorn
AFC	Aquatic Floating Catbait
PFC	Red Jawed Flowering Crabapple
ATL	Heavy Silk Japanese Tree Lilac

EVINGDAGEN TILFØR

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THE **SECTION** **IN** **THE** **PLACE** **YOU**

Common Witchhazel
Incordeball Hydrangea
Little Devil Hibiscus
King Low Hydrangea

ORNAMENTAL GRASSES

THE JOURNAL OF THE
LAW OF
MORRIS, DEWEY & COMPANY

EBM: Egon B. Mielke
KNC: Daniel K. Naeff
PLANT ABBREVIATION:

101

parking Spaces
parking Spaces
parking Spaces

Each Species

20% to Plant Units
with 3 or more species are required

2010	100
------	-----

34

103

COMPLIANCE



PROJECT

INTERSTATE PARTNERS

SPECULATIVE BUSINESS CENTER

Oakwood Road
Franklin, WI

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
3.27.17	ISSUE TO OWNER
4.24.17	REVISED PER REVIEW



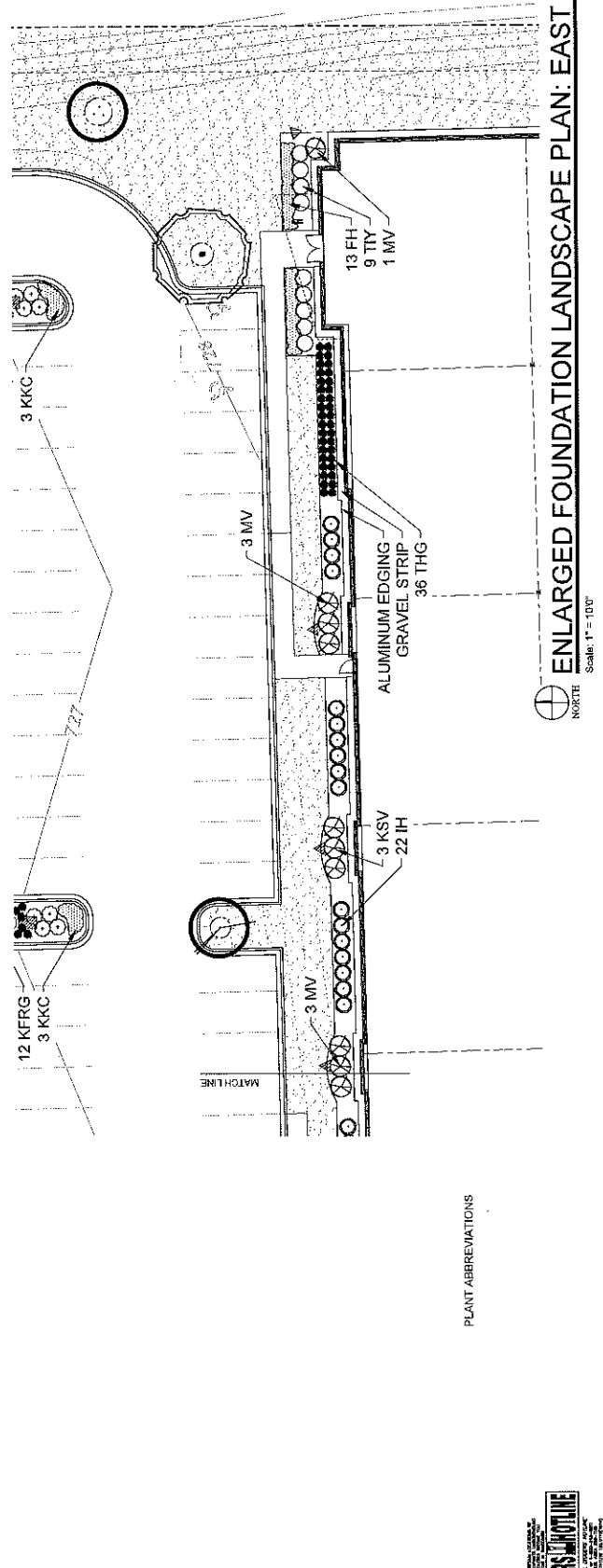
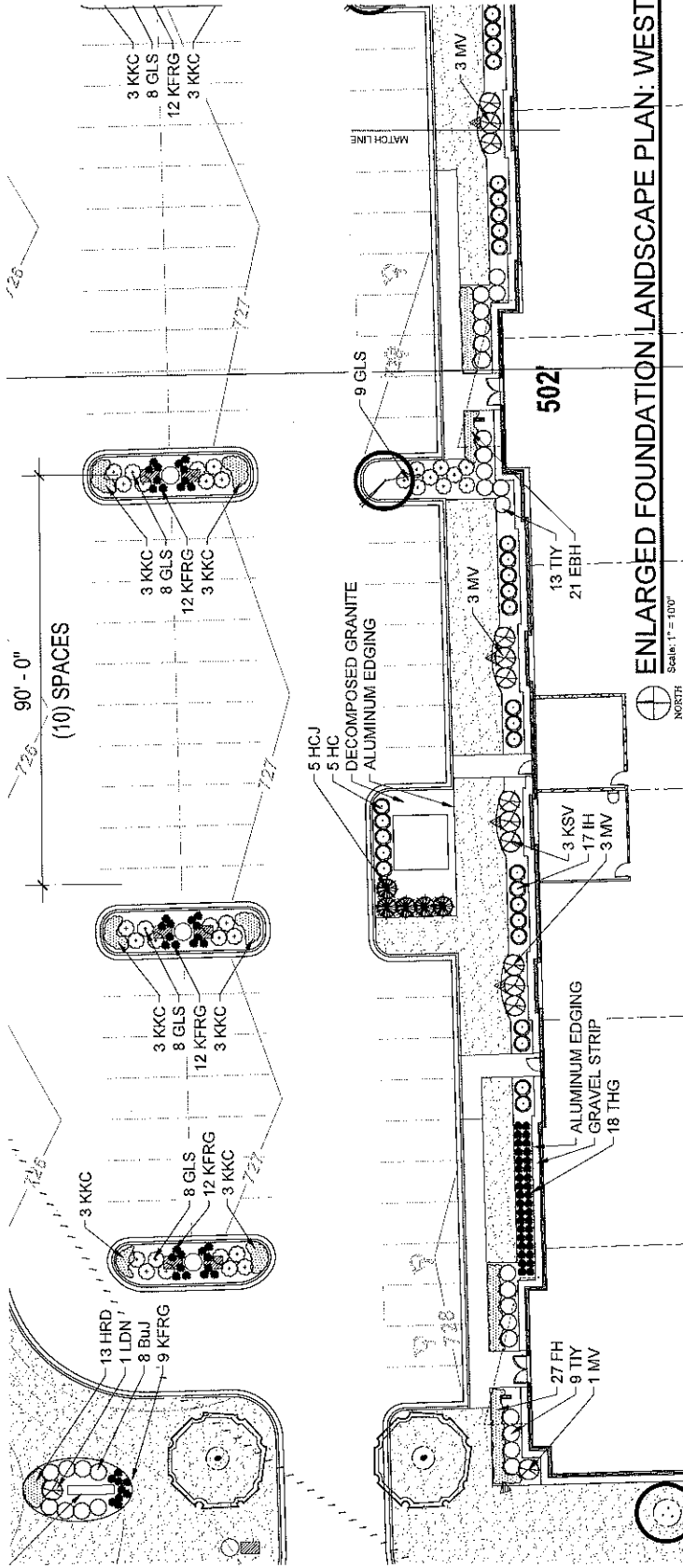
This plan was prepared by
David Heller, P.E.
Registered Landscape Architect
#1000000000
Information: This plan was prepared by
David Heller, P.E.
Information: This plan was prepared by
David Heller, P.E.

SHEET TITLE

LANDSCAPE MASTER PLAN

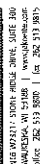
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PROJECT NUMBER	17-010
DATE	04.24.17
SHEET NUMBER	

L1.1



PLANT ABBREVIATIONS





416 W 221ST STREET MIDLAND DRIVE, SUITE 300
VALLEJO, CA, 94591 | www.jakobson.com
OFFICE 925 533 9300 | FAX 925 513 9815

PROJECT INFORMATION:



**SPECULATIVE BUSINESS
CENTER**

FRANKLIN COMMERCE
CENTER I

DRAWING ISSUANCE-

CITY REVIEW COMMENTS
PACKAGE

REVISIONS	
#	DATE
1	25 APRIL 2017
	CITY REVIEW COMMENTS

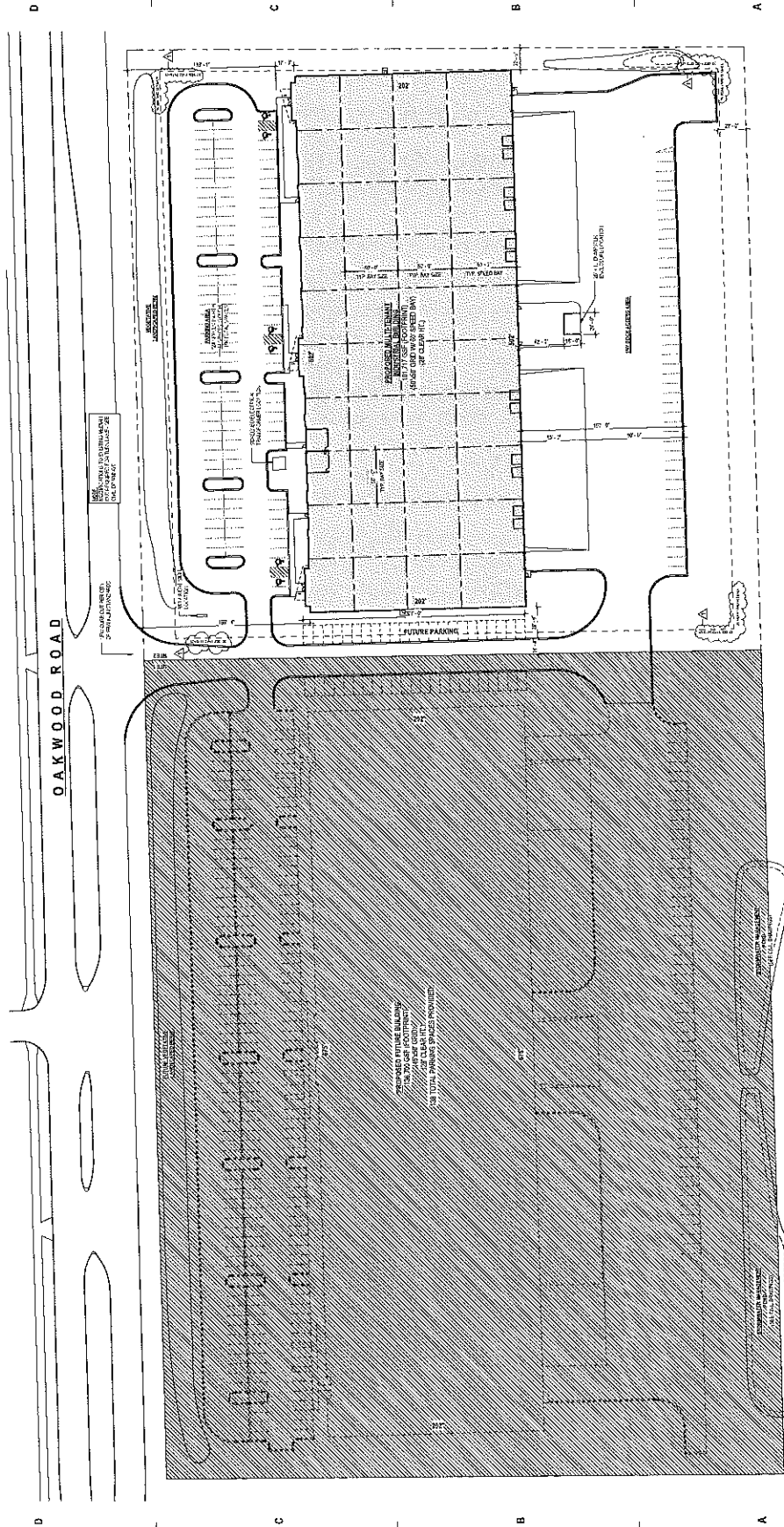
25 APRIL 2017

PROJECT NUMBER	PROJECT MANAGER
14048-00	JAK

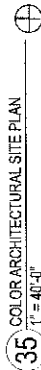
OVERALL ARCHITECTURAL
SITE PLAN

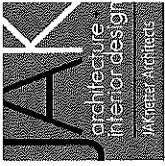
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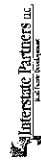
36 ARCHITECTURAL SITE PLAN





1100 KENNEDY DRIVE, SUITE 200, WILMINGTON, DE 19801
PH: 302.478.1000 | FAX: 302.478.1001

PROJECT INFORMATION



SPECULATIVE BUSINESS CENTER

FRANKLIN COMMERCE CENTER I

DRAWING ISSUANCE

CITY REVIEW COMMENTS PACKAGE

REVISION	DATE	DESCRIPTION
1	12 APRIL 2017	CITY REVIEW COMMENTS

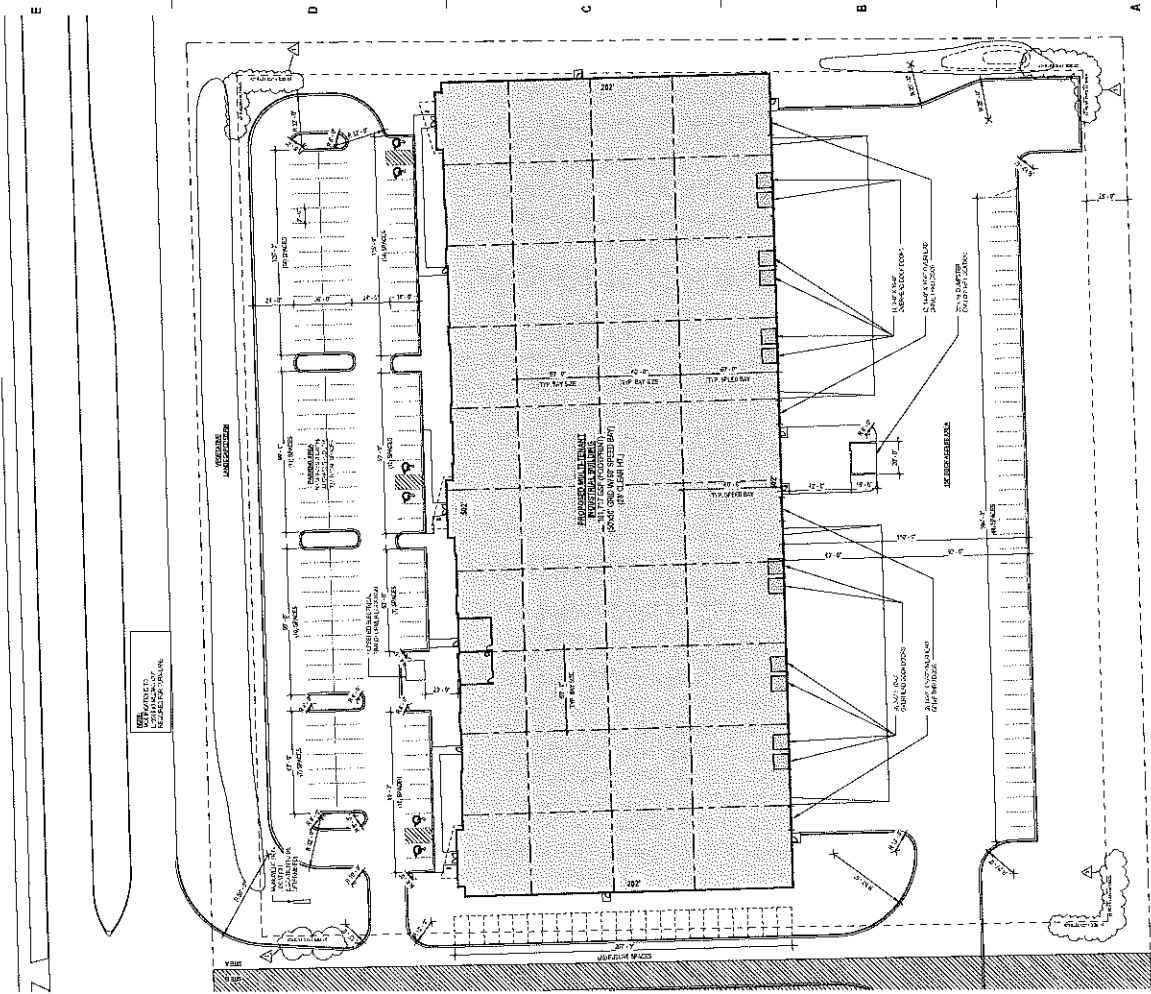
25 APRIL 2017

PROJECT NUMBER	PROJECT MANAGER
14048-00	JAK

ENLARGED ARCHITECTURAL SITE PLAN

AS400

© JAKOB ARCHITECTS



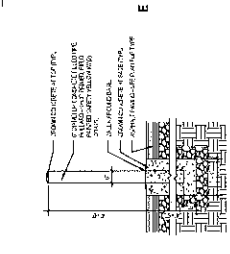
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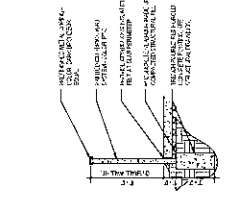
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- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE U.S. NATIONAL BUILDING CODE (NBC) AND THE DELETED EDITIONS OF THE U.S. NATIONAL BUILDING CODE (NBC).
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REVISIONS:

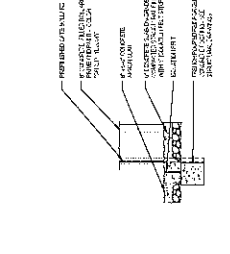
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- 2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE U.S. NATIONAL BUILDING CODE (NBC) AND THE DELETED EDITIONS OF THE U.S. NATIONAL BUILDING CODE (NBC).
- 3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE U.S. NATIONAL BUILDING CODE (NBC) AND THE DELETED EDITIONS OF THE U.S. NATIONAL BUILDING CODE (NBC).



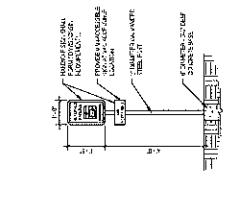
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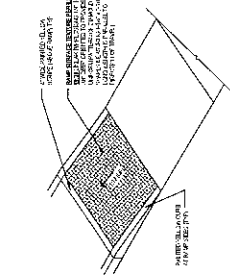
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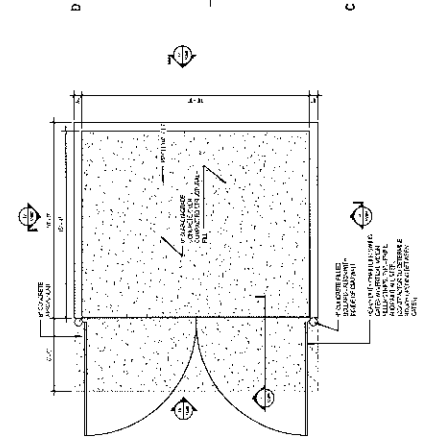
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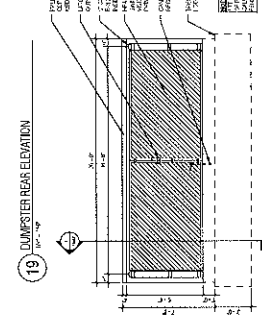
4 SITE DETAIL - ACCESSIBLE SIGN
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3 SITE DETAIL - ACCESSIBLE CURB
1/2\"/>



20 DUMPMSTER PLAN
1/2\"/>



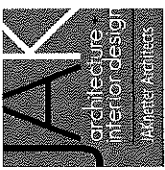
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10 DUMPMSTER FRONT ELEVATION
1/2\"/>



27 SITE DETAIL
1/2\"/>



JAK architecture
interior design
JAMES ARCHITECTS

NEW YORK CITY COMMERCIAL DISTRICT, LANE 100
THURSDAY, APRIL 2017
DATE: APR 20, 2017
BY: JAK

PROJECT INFORMATION



INTERSTATE PARTNERS DE
SPECUATIVE BUSINESS
CENTER

FRANKLIN COMMERCE
CENTER I

DRAWING ISSUANCE
CITY REVIEW COMMENTS
PACKAGE

REVISION	DATE	DESCRIPTION
1	15 APRIL 2017	CITY REVIEW COMMENTS

25 APRIL 2017

PROJECT NUMBER
14048-00

PROJECT MANAGER
JAK

OVERALL FLOOR PLAN

A100

© JAMES ARCHITECTS

BUILDING ASSUMPTIONS

1. ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS ARE GIVEN TO THE CENTERLINE OF THE ELEMENTS UNLESS OTHERWISE NOTED.

2. ALL WALLS ARE 12" THICK UNLESS OTHERWISE NOTED.

3. ALL FLOORS ARE 4" THICK UNLESS OTHERWISE NOTED.

4. ALL ROOFS ARE 6" THICK UNLESS OTHERWISE NOTED.

5. ALL CEILING ARE 8" THICK UNLESS OTHERWISE NOTED.

6. ALL DOORS ARE 36" WIDE UNLESS OTHERWISE NOTED.

7. ALL WINDOWS ARE 36" WIDE UNLESS OTHERWISE NOTED.

8. ALL STAIRS ARE 36" WIDE UNLESS OTHERWISE NOTED.

9. ALL ELEVATORS ARE 36" WIDE UNLESS OTHERWISE NOTED.

10. ALL MECHANICAL ROOMS ARE 36" WIDE UNLESS OTHERWISE NOTED.

11. ALL ELECTRICAL ROOMS ARE 36" WIDE UNLESS OTHERWISE NOTED.

12. ALL TELEPHONE ROOMS ARE 36" WIDE UNLESS OTHERWISE NOTED.

13. ALL JANUARY ARE 36" WIDE UNLESS OTHERWISE NOTED.

14. ALL RESTROOMS ARE 36" WIDE UNLESS OTHERWISE NOTED.

15. ALL KITCHENS ARE 36" WIDE UNLESS OTHERWISE NOTED.

16. ALL DINING AREAS ARE 36" WIDE UNLESS OTHERWISE NOTED.

17. ALL LIVING AREAS ARE 36" WIDE UNLESS OTHERWISE NOTED.

18. ALL BEDROOMS ARE 36" WIDE UNLESS OTHERWISE NOTED.

19. ALL BATHS ARE 36" WIDE UNLESS OTHERWISE NOTED.

20. ALL PORCHES ARE 36" WIDE UNLESS OTHERWISE NOTED.

21. ALL PATIOS ARE 36" WIDE UNLESS OTHERWISE NOTED.

22. ALL TERRACES ARE 36" WIDE UNLESS OTHERWISE NOTED.

23. ALL BALCONIES ARE 36" WIDE UNLESS OTHERWISE NOTED.

24. ALL ROOFS ARE 6" THICK UNLESS OTHERWISE NOTED.

25. ALL CEILING ARE 8" THICK UNLESS OTHERWISE NOTED.

26. ALL FLOORS ARE 4" THICK UNLESS OTHERWISE NOTED.

27. ALL WALLS ARE 12" THICK UNLESS OTHERWISE NOTED.

28. ALL DOORS ARE 36" WIDE UNLESS OTHERWISE NOTED.

29. ALL WINDOWS ARE 36" WIDE UNLESS OTHERWISE NOTED.

30. ALL STAIRS ARE 36" WIDE UNLESS OTHERWISE NOTED.

31. ALL ELEVATORS ARE 36" WIDE UNLESS OTHERWISE NOTED.

32. ALL MECHANICAL ROOMS ARE 36" WIDE UNLESS OTHERWISE NOTED.

33. ALL ELECTRICAL ROOMS ARE 36" WIDE UNLESS OTHERWISE NOTED.

34. ALL TELEPHONE ROOMS ARE 36" WIDE UNLESS OTHERWISE NOTED.

35. ALL JANUARY ARE 36" WIDE UNLESS OTHERWISE NOTED.

36. ALL RESTROOMS ARE 36" WIDE UNLESS OTHERWISE NOTED.

37. ALL KITCHENS ARE 36" WIDE UNLESS OTHERWISE NOTED.

38. ALL DINING AREAS ARE 36" WIDE UNLESS OTHERWISE NOTED.

39. ALL LIVING AREAS ARE 36" WIDE UNLESS OTHERWISE NOTED.

40. ALL BEDROOMS ARE 36" WIDE UNLESS OTHERWISE NOTED.

41. ALL BATHS ARE 36" WIDE UNLESS OTHERWISE NOTED.

42. ALL PORCHES ARE 36" WIDE UNLESS OTHERWISE NOTED.

43. ALL PATIOS ARE 36" WIDE UNLESS OTHERWISE NOTED.

44. ALL TERRACES ARE 36" WIDE UNLESS OTHERWISE NOTED.

45. ALL BALCONIES ARE 36" WIDE UNLESS OTHERWISE NOTED.

BUILDING ASSUMPTIONS

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3. ALL FLOORS ARE 4" THICK UNLESS OTHERWISE NOTED.

4. ALL ROOFS ARE 6" THICK UNLESS OTHERWISE NOTED.

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8. ALL STAIRS ARE 36" WIDE UNLESS OTHERWISE NOTED.

9. ALL ELEVATORS ARE 36" WIDE UNLESS OTHERWISE NOTED.

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26. ALL FLOORS ARE 4" THICK UNLESS OTHERWISE NOTED.

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41. ALL BATHS ARE 36" WIDE UNLESS OTHERWISE NOTED.

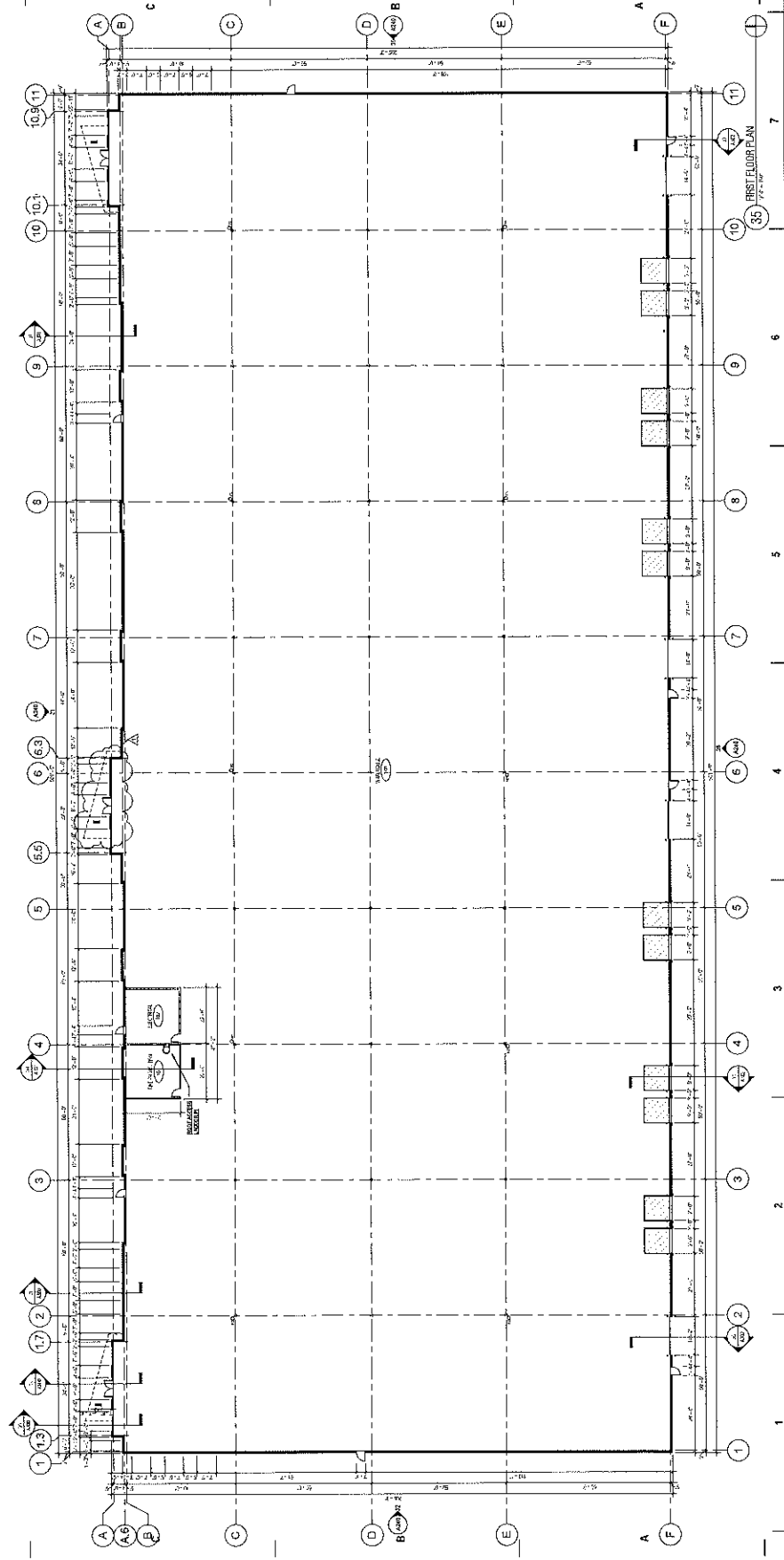
42. ALL PORCHES ARE 36" WIDE UNLESS OTHERWISE NOTED.

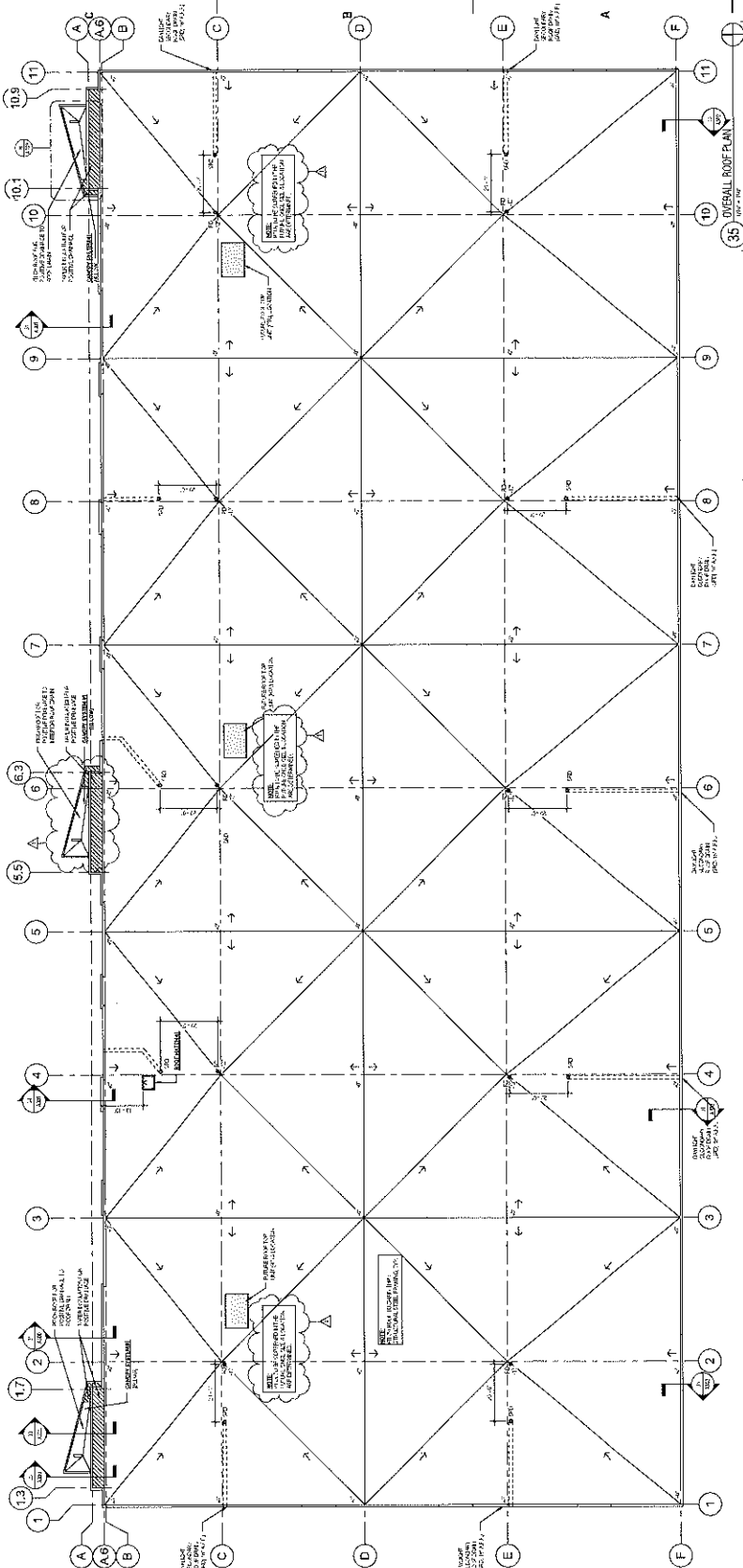
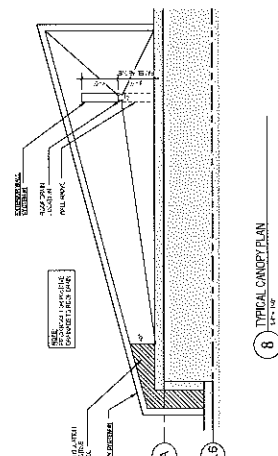
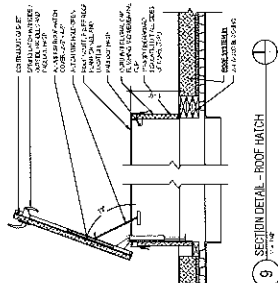
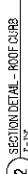
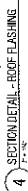
43. ALL PATIOS ARE 36" WIDE UNLESS OTHERWISE NOTED.

44. ALL TERRACES ARE 36" WIDE UNLESS OTHERWISE NOTED.

45. ALL BALCONIES ARE 36" WIDE UNLESS OTHERWISE NOTED.

SYMBOL	DESCRIPTION
1	DOOR
2	WINDOW
3	STAIR
4	ELEVATOR
5	MECHANICAL ROOM
6	ELECTRICAL ROOM
7	TELEPHONE ROOM
8	JANUARY
9	RESTROOM
10	KITCHEN
11	DINING AREA
12	LIVING AREA
13	BEDROOM
14	BATH
15	PORCH
16	PATIO
17	TERRACE
18	BALCONY



[illegible][illegible]

3

2



1

FEDERAL BUREAU OF INVESTIGATION		
REPORT OF INVESTIGATION	DATE	FILE NO.
1. TITLE AND SYNOPSIS	2. DATE OF INVESTIGATION	3. NAME OF SUBJECT
4. SUMMARY OF FACTS	5. ANALYSIS OF FACTS	6. CONCLUSIONS
7. RECOMMENDATIONS	8. ACTION TAKEN	9. COMMENTS
10. REFERENCES	11. ATTACHMENTS	12. DISTRIBUTION
13. APPROVAL	14. SIGNATURE	15. DATE

NOTES:

1. *Staphylococcus aureus* is a common cause of skin infections.
2. *Streptococcus pyogenes* is a common cause of skin infections.
3. *Streptococcus pneumoniae* is a common cause of skin infections.
4. *Streptococcus pyogenes* is a common cause of skin infections.
5. *Streptococcus pyogenes* is a common cause of skin infections.

PROJECT INFORMATION



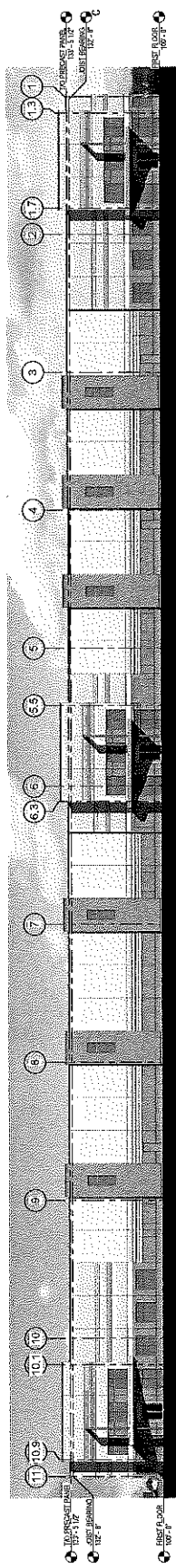
**SPECULATIVE BUSINESS
CENTER**

FRANKLIN COMMERCE
CENTER!

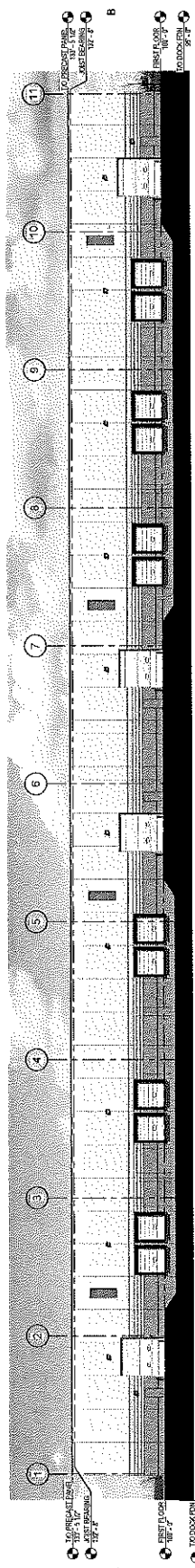
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CITY REVIEW COMMENTS
PACKAGE


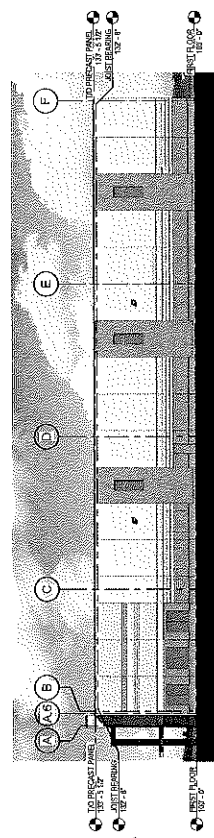
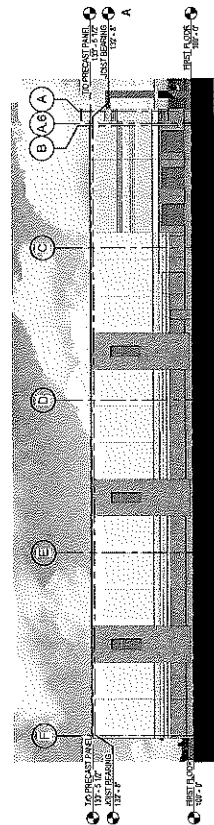
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25 NORTH COLOR ELEVATION



SOUTH COLOR ELEVATION

 WEST GROUP ELEVATION

25 EAST COLOR ELEVATION

25 APR 2017

PROJECT NUMBER	PROJECT MANAGER
14048-00	JAK

OVERALL COLOR
ELEVATIONS

A240

by Melissa Archibald

JAK

architecture
interior design

JAKinterior Architects
 100 W. 102nd St. Suite 100, New York, NY 10025
 Tel: 212.312.3600 | Fax: 212.312.3601



PROJECT INFORMATION

Interstate Partners LLC

100 W. 102nd St. Suite 100
 New York, NY 10025

SPECULATIVE BUSINESS
CENTER

FRANKLIN COMMERCE
CENTER I

DRAWING ASSURANCE

CITY REVIEW COMMENTS
PACKAGE

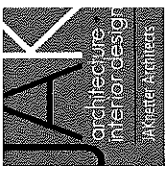
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25 APRIL 2017	
PROJECT NUMBER	PROJECT MANAGER
14048-00	JAK

EXTERIOR RENDERING

A250

G. JAKinterior Architects



JANIER ARCHITECTS
1100 N. 10TH STREET, SUITE 200, DENVER, CO 80202
303.733.1000 | www.janierarchitects.com

PROJECT INFORMATION
SPECUATIVE BUSINESS
CENTER
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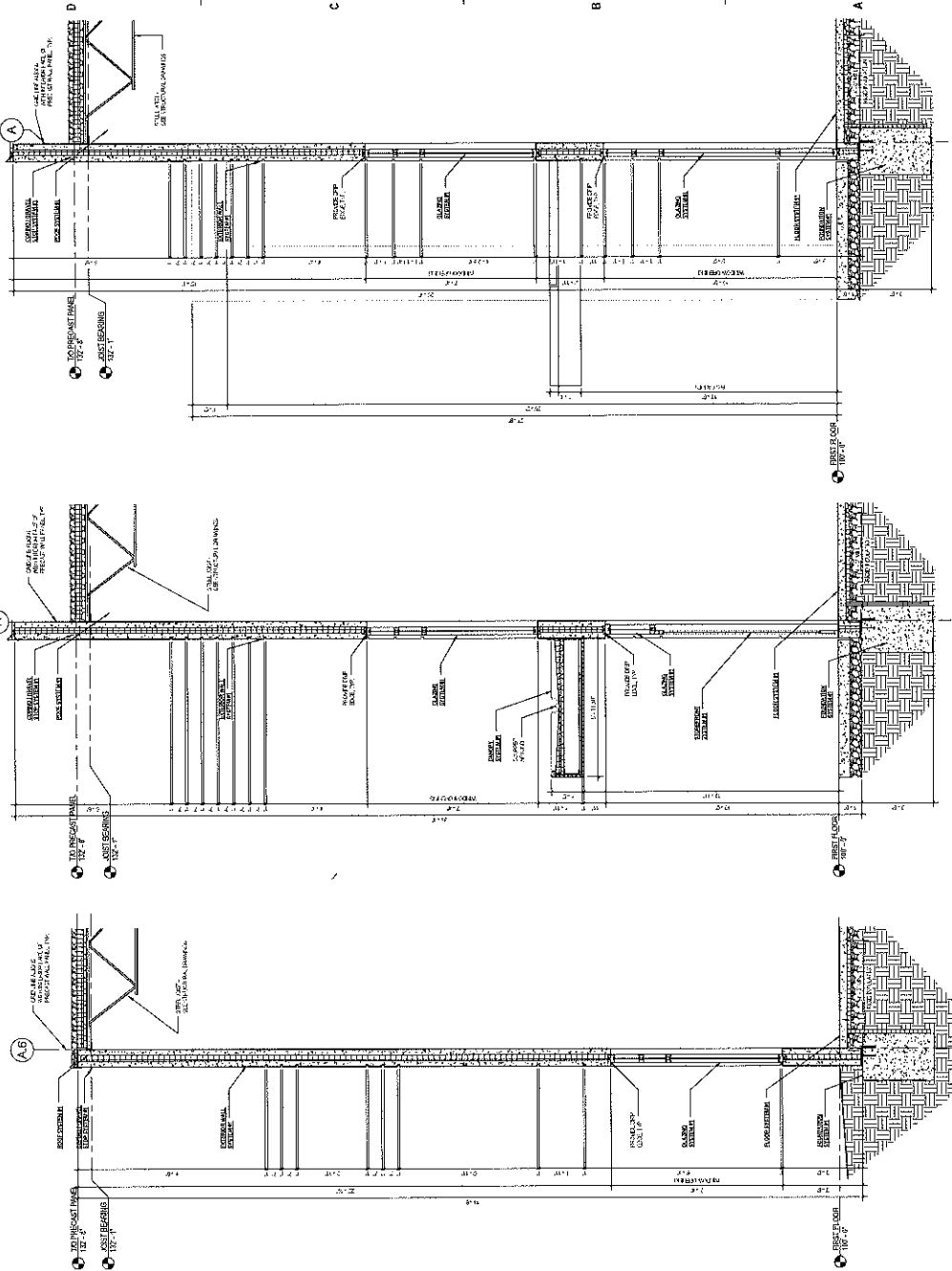
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25 APRIL 2017
PROJECT NUMBER
14048-00
JAK

WALL SECTIONS
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G. JANIER ARCHITECTS

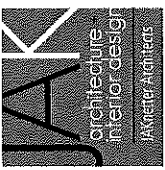
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31 WALL SECTION
10'-0" MAX

33 WALL SECTION
10'-0" MAX

35 WALL SECTION
10'-0" MAX



JAK architecture
interior design
JAK Interiors Architects

PROJECT INFORMATION
SPECUATIVE BUSINESS
CENTER

FRANKLIN COMMERCE
CENTER I

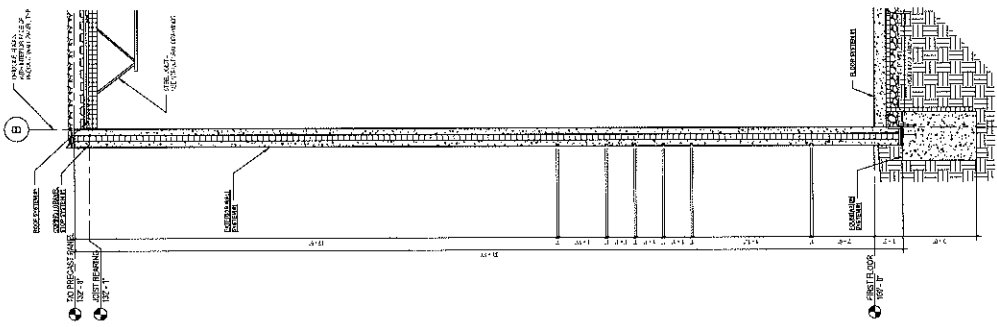
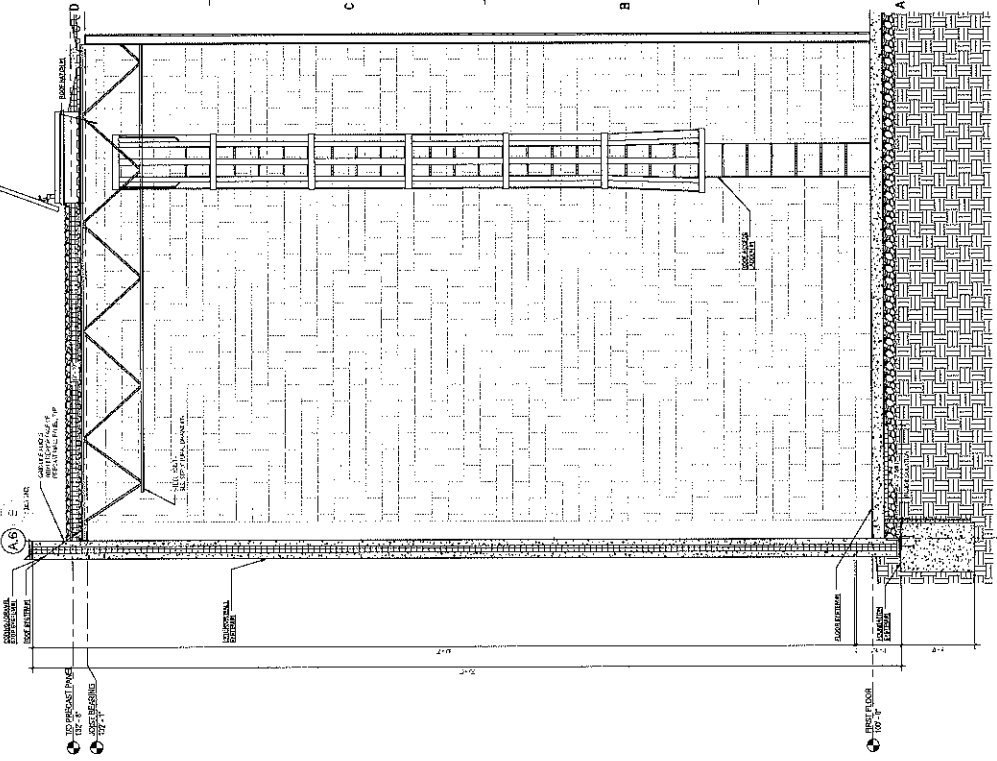
DRAWING ASSURANCE
CITY REVIEW COMMENTS
PACKAGE

25 APRIL 2017
PROJECT NUMBER
14049-00
JAK

WALL SECTIONS
A301

© JAK Interiors Architects

1. WALL SECTION 1: 1'-0" SECTION
2. WALL SECTION 2: 1'-0" SECTION
3. WALL SECTION 3: 1'-0" SECTION
4. WALL SECTION 4: 1'-0" SECTION
5. WALL SECTION 5: 1'-0" SECTION
6. WALL SECTION 6: 1'-0" SECTION
7. WALL SECTION 7: 1'-0" SECTION



31 WALL SECTION
1'-0" SECTION

34 WALL SECTION
1'-0" SECTION

1. RESEARCH DESIGN - The study was a descriptive, cross-sectional survey of 1000 high school students in the United States. The sample was selected using a stratified random sampling method, ensuring representation across various demographic factors such as age, gender, and socioeconomic status. Data was collected through a series of standardized questionnaires administered by trained research assistants.

2. MEASUREMENTS AND MAIN RESULTS - The primary outcome measured was the prevalence of self-reported anxiety disorders, which was found to be 15.3% among the study population. Secondary outcomes included the identification of risk factors for anxiety, such as family history, academic pressure, and social isolation. The study also explored the impact of these factors on the severity of the anxiety symptoms.

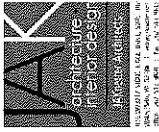
3. CONCLUSIONS - The findings of this study suggest that a significant portion of high school students experience anxiety disorders. The results highlight the need for early identification and intervention, particularly for students with a family history of mental health issues or those experiencing high levels of academic stress. Further research is needed to explore the long-term effects of these factors and to develop targeted prevention strategies.

10'-0" HEIGHT
1'-0" BASE
1'-0" WALL THICKNESS

ROOF DECK

PARAPET WALL

[illegible][illegible][illegible][illegible]



PROJECT INFORMATION



SPECULATIVE
BUSINESS CENTER

FRANKLIN COMMERCE
CENTER

DRAWING ISSUANCE

CITY REVIEW COMMENTS
PACKAGE

REVISIONS

NO.	DATE	DESCRIPTION
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25 APRIL 2017

PROJECT NUMBER
14045-00

PROJECT MANAGER
JAK

ELECTRICAL SITE
CALCULATION PLAN

ES100

© JANUARY 2017



2 Types OA/OB/OC

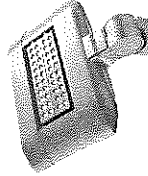
One Light Fixture @ 150 watts each
Type OA: Single-bulb, Type B installation
Type OB: Double-bulb, Type B installation
Type OC: Double-bulb, Type B installation

TYPE
ALL LIGHT FIXTURES TO BE A MINIMUM OF 8' HGT
FROM THE GROUND



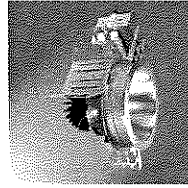
3 Types OD/OE

One Light Fixture @ 150 watts each
Type OD: Single-bulb, Type B installation
Type OE: Double-bulb, Type B installation



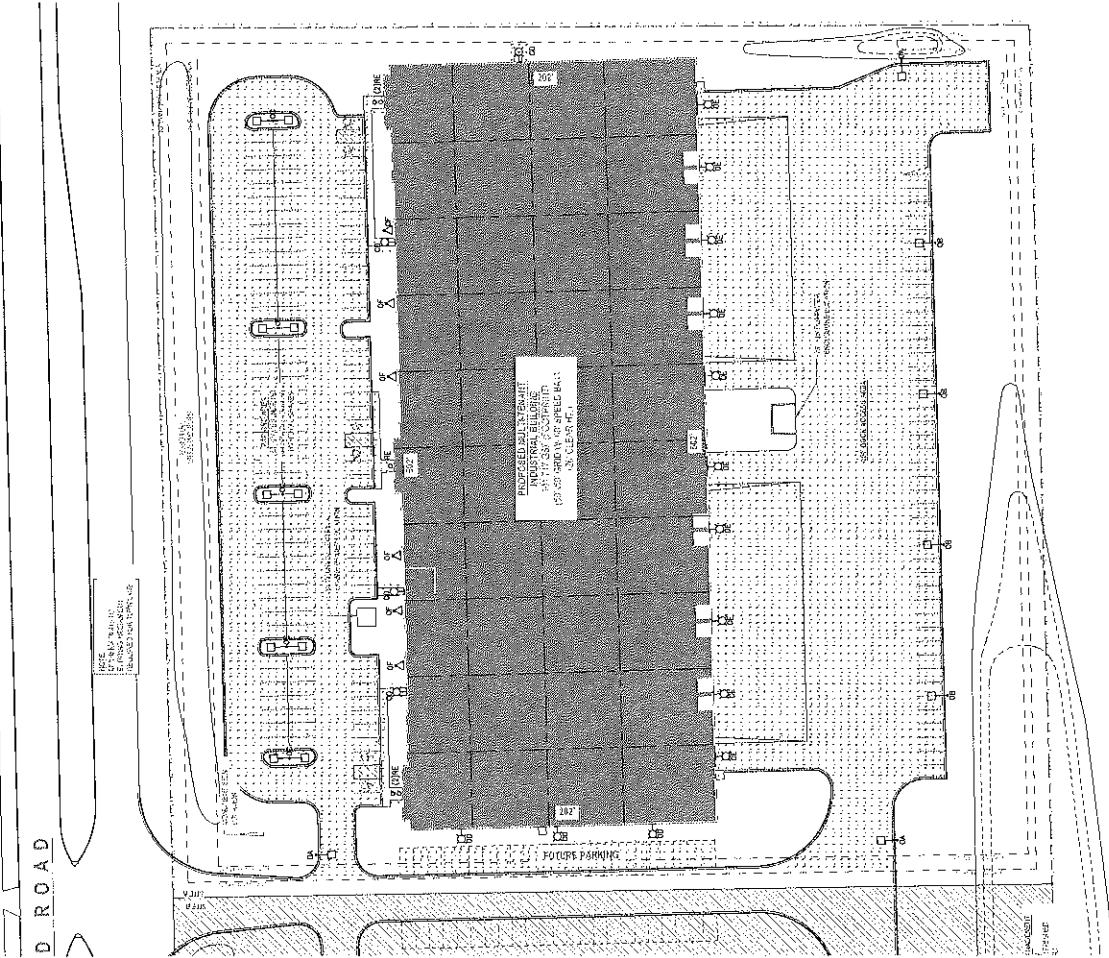
4 Type OF

One Light Fixture @ 150 watts each, Type OF: 150W



5 Types RE

One Light Fixture @ 150 watts each, Type RE: 150W



NOTES
1. SEE LIST OF SYMBOLS ON SHEET ES100-1
2. SEE LIST OF SYMBOLS ON SHEET ES100-2
3. SEE LIST OF SYMBOLS ON SHEET ES100-3

GENERAL NOTES

1. CALCULATIONS ARE BASED ON THE "GENERAL NOTES" INFORMATION.
2. THE DESIGNER IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION.
3. THE DESIGNER IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION.

1 Electrical Site Calculation Plan

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: The new development will include high quality, Class A buildings that will comply with the city regulations.

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: We will work to ensure the proposed development does not have an adverse effect on our neighbors. We have designed the site so neighbors will not be able to see the majority of the parking lot in front of the building, and all loading docks and truck traffic will be located in the back of the building, shielded from Oakwood Road.

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: Agreed, we have shifted the location of the entrance of the site to minimize impact on the surrounding neighborhood. Also, if requested by the city, we can install "No Left Turn" sign for trucks when leaving the site.

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: Agreed

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: As stated above, we have taken measures in our site design, in addition to the modifications to Oakwood Road, to ensure there is minimal impact to the surrounding neighbors.

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: The proposed development will require a nominal amount of trees to be cut down for the construction of the stormwater facilities, but we will work to ensure this is kept to a minimum and construction will not enter any wetland buffer zones.

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: Agreed

- 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: Please see narrative regarding request for Special Use Approval.

- 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: The two proposed buildings are estimated to provide approximately \$11.5 million in value to the site along Oakwood Road. Please see the attached narrative and company brochure for examples of similar high-quality projects that we have built in the past. We

believe the proposed use is superior to residential development as well. For example, there would be fewer children entering the school district, the use of police/fire protection is typically minimal, and the use of City utilities is generally less. Also, the City would have less infrastructure to maintain such as snow plowing and street maintenance.

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: We believe the proposed site is an excellent location for the Franklin Commerce Center due to the proximity to Interstate 94 and 27th street. Also, the site already has access to sewer & water, and the new infrastructure required will be minimal. We believe the location of the entrance to the site will result in minimal traffic impact to surrounding neighborhoods.

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: We have incorporated comments from neighbors and city leaders into both our site design and building design. The colors of the building have been revised to present a neutral colored scheme that blends more easily into its surroundings. A rolling berm has been added along Oakwood Road that shields neighbors across Oakwood from viewing the parking lot. We have also designed the building such that all loading docks are positioned in the rear of the building.

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: Our buildings will be of a very high quality with precast panels, glass accents and extensive landscaping. This development will be an upgrade compared to the freight and trucking companies that occupy buildings to the south of this development.