

CITY OF FRANKLIN  
PLAN COMMISSION MEETING\*  
FRANKLIN CITY HALL COUNCIL CHAMBERS  
9229 W. LOOMIS ROAD, FRANKLIN, WISCONSIN  
AGENDA  
THURSDAY, NOVEMBER 19, 2015, 7:00 P.M.

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

B. **Approval of Minutes**

1. Approval of regular meeting of November 5, 2015.

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

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

1. **GREENLIN BOARDING & GROOMING, INC. DOGS AND OTHER PET ANIMALS DAY CARE BUSINESS.** Special Use application by Greenlin Boarding & Grooming, Inc. Monica Polchert, COO, to operate a dog day care services business including overnight boarding, grooming, vet services, training and a retail area upon property zoned B-3 Community Business District, located at 7140 South 76th Street (Orchard View Shopping Center); Tax Key No. 756-9993-021. [Item continued from November 5, 2015 Plan Commission meeting.]
2. **CLIFDEN COURT ASSISTED LIVING FACILITY SIGNAGE.** Unified Development Ordinance §15-3.0420 Planned Development District No. 15 (Parkwood Lakes Apartments & Lake Terrace Seniorminiums) Minor Amendment application by Robert J. Bach, to allow for the installation of an approximately 58 square foot monument sign and electronic message board (112 square feet overall size, including brick base and columns), adjacent to West Loomis Road at 6751 and 6771 South 68th Street, property zoned Planned Development District No. 15 (Parkwood Lakes Apartments & Lake Terrace Seniorminiums) and FW Floodway District; Tax Key No. 743-8978-001.
3. **AUTUMN LEAVES OF FRANKLIN STATE LICENSED COMMUNITY BASED RESIDENTIAL FACILITIES MEMORY CARE RESIDENCE FACILITY DEVELOPMENT.** Amendment to Special Use to extend the time for obtaining an occupancy permit to February 17, 2018, The LaSalle Group, Inc., applicant, for property located at approximately 9201 West Drexel Avenue, zoned R-8 Multiple-Family Residence District and C-1 Conservancy District; Tax Key No. 794-9994-003.

E. **Adjournment**

## Franklin Plan Commission Agenda

11/19/15

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

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

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

### REMINDERS:

Next Regular Plan Commission Meeting: December 3, 2015

**City of Franklin**  
**Plan Commission Meeting**  
**November 5, 2015**  
**Minutes**

unapproved

**Call to Order and Roll Call**

- A. Mayor Steve Olson called the November 5, 2015 Regular Plan Commission meeting to order at 7:00 p.m. in the Council Chambers at Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin.

Present were Alderman Mark Dandrea and Commissioners Patricia Hogan, Kevin Haley, and Scott Thinner. Excused were City Engineer Glen Morrow and Commissioner David Fowler. Also present were Alderman Doug Schmidt, Alderwoman Susanne Mayer, Director of Economic Development Aaron Hertzberg, Engineering Technician Ronnie Asuncion, Planning Manager Joel Dietl and Senior Planner Nick Fuchs.

**Approval of Minutes**

Regular Meeting of October 22, 2015.

**B.**

1. Commissioner Hogan moved and Alderman Dandrea seconded approval of the October 22, 2015 minutes of the Regular meeting of the Plan Commission as presented. On voice vote, all voted 'aye'. Motion carried.

**Public Hearing Business Matters**

**GREENLIN BOARDING & GROOMING, INC. DOGS AND OTHER PET ANIMALS DAY CARE BUSINESS.** Special Use application by Greenlin Boarding & Grooming, Inc., Monica Polchert, COO, to operate a dogs and other pet animals day care services business including overnight boarding, grooming, vet services, training and a retail area upon property zoned B-3 Community Business District, located at 7140 South 76th Street (orchard View Shipping Center); Tax Key No. 756-9993-021.

**C.**

1. Planning Manager Dietl presented the request by Greenlin Boarding & Grooming, Inc. for Special Use within a B-3 Community Business District under Standard Industrial Classification Title No. 752 "Animal specialty services" to allow for a dogs and other pet animals day care services (including overnight boarding, grooming, vet services, training and retail area business use.

The Official Notice of Public Hearing was read in to the record by Senior Planner Fuchs and the Public Hearing was opened at 7:05 p.m. and closed at 7:09 p.m.

Commissioner Hogan moved to table approval of a resolution imposing conditions and restrictions for the approval of a Special Use for a dogs and other pet animals day care services business use upon property located at 7140 South 76th Street so the applicant can address staff concerns as stated in the Planning Report. Seconded by Alderman Dandrea. On voice vote, all voted 'aye'. Motion carried.

**RICHARD A. REUTELER AND ANN M. REUTELER LAND DIVISION.**

Certified Survey Map, Area Exception and Land Division Variance applications by Richard A. Reuteler and Ann. M. Reuteler,

2. Planning Manager Dietl introduced the request of Richard A. and Ann M. Reuteler for a Land Division Variance to create a flag lot, Area Exception and Certified Survey Map to reconfigure 4 lots located at 10475, 10609, 10629 and 10631 West St. Martins

**Item C.2. (continued)**

to change the sizes and shapes of four existing adjacent properties abutting West St. Martins Road to allow for the proposed single-family residential development of an existing vacant lot (Lot 1, for which a Variance from the Unified Development Ordinance §15-5.0106K. flag lot prohibition and an Area Exception from the Unified Development Ordinance Table 15-3.0203 100 feet minimum lot width at the setback line requirement are requested), for property zoned R-3 Suburban/Estate Single-Family Residence District and C-1 Conservancy District, Lots 1, 2, 3 and 4 located at 10475, 10609, 10629 and 10631 West St. Martins Road; Tax Key Nos. 800-9999-000, 800-9993-000, 800-9992-000 and 800-9991-001.

Road to allow for the proposed single-family residential development of 10475 West St. Martins Road, property zoned R-3 Suburban/Estate Single-Family Residence District and C-1 Conservancy District.

Senior Planner Fuchs read the Official Notice of Public Hearing in to the record for Area Exception for relief from the R-3 District requirement of a minimum lot width at the front setback line of 100-feet, and approving the width at 45-feet back from the front property line of approximately 62-feet to allow for a developable single-family lot. The Public Hearing was opened at 7:43 p.m. and closed at 7:54 p.m.

Commissioner Thinnies moved to recommend approval of a resolution conditionally approving a 4 lot Certified Survey Map, being a part of the Southwest 1/4 of the Northwest 1/4 of Section 17, Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin. Seconded by Alderman Dandrea. On voice vote, all voted 'aye'. Motion carried.

Commissioner Thinnies moved to recommend approval of an application for an Area Exception to allow for a developable single-family lot which would not meet the R-3 Suburban/Estate Single-Family Residence District minimum lot width of 100 feet at the setback per the R-3 Suburban/Estate Single-Family Residence District, Table 15-3.0203 of the Unified Development Ordinance. Seconded by Commissioner Haley. On voice vote, all voted 'aye'. Motion carried (4-0-2 Fowler/Morrow).

Commissioner Haley moved to approve a resolution conditionally approving a Land Division Variance for a 4 lot Certified Survey Map, being a part of the Southwest 1/4 of the Northwest 1/4 of Section 17, Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin. Seconded by Alderman Dandrea. On voice vote, all voted 'aye'. Motion carried (4-0-2 Fowler/Morrow).

**Business Matters**

**D.** (None.)

**Adjournment**

**E.** Commissioner Haley moved and Commissioner Hogan seconded to adjourn the Plan Commission meeting of November 5, 2015 at 8:08 p.m. All voted 'aye'; motion carried.





## CITY OF FRANKLIN



## REPORT TO THE PLAN COMMISSION

Meeting of November 19, 2015

## Special Use

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**RECOMMENDATION:** City Development Staff recommends approval of the proposed special use for a dog and other pet animals daycare use upon property located at 7140 South 76<sup>th</sup> Street subject to the conditions set forth in the revised draft resolution.

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<b>Project Name:</b>	Greenlin Boarding & Grooming, Inc. (d.b.a. Accommodating Petz), Special Use
<b>Project Address:</b>	7140 South 76 <sup>th</sup> Street
<b>Applicants:</b>	Monica Polchert and Linda Lutz
<b>Owners (property):</b>	O'Braun Corporation
<b>Current Zoning:</b>	B-3 Community Business District
<b>2025 Comprehensive Master Plan</b>	Commercial
<b>Use of Surrounding Properties:</b>	McDonald's and Chase Bank to the north, Whitstone Village (PDD #11) and a currently vacant child daycare to the south, vacant lot and single-family residential to the east and Franklin Centre (PDD #16) to the west.
<b>Applicant Action Requested:</b>	Recommendation of approval for the proposed Special Use for Greenlin Boarding & Grooming to operate at 7140 South 76 <sup>th</sup> Street.

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**PLEASE BRING YOUR PACKET MATERIALS FROM THE PREVIOUS MEETING**

**INTRODUCTION:**

Please note: Staff recommendations are underlined, in italics, and are included in the draft resolution. Staff suggestions are underlined and are not included in the draft resolution.

On November 5, 2015, a public hearing was held on a request by Ms. Monica Polchert and Ms. Linda Lutz for a Special Use on behalf of Greenlin Boarding and Grooming, Inc. (d.b.a. Accommodating Petz). The proposed Special Use involves a request to operate a dog and other pet animals daycare use (including overnight boarding, grooming, vet services, training, and a small retail area, for dogs, cats, and birds), within a vacant tenant space (the former Sentry Grocery Store) located at the Orchard View Shopping Center at 7140 South 76<sup>th</sup> Street.

At the public hearing, two nearby neighbors spoke on this matter. One individual requested more information about the location of the proposed project. The other individual expressed concerns about the possibility of pet wastes accumulating outside the building from those pets

being dropped off, that those pets being boarded overnight should have outdoor areas for exercise, and due to the potential number of pets and overnight boarding, that offensive odors could occur. In addition, during its discussion on this matter, the Plan Commissioners asked a number of questions, and expressed some concerns about, the proposed project. The Plan Commission subsequently moved to table any recommendation on this matter until the applicant could address the concerns identified in the staff report that had been prepared for the November 5<sup>th</sup> meeting.

#### **ADDITIONAL INFORMATION AND ANALYSIS:**

In response to the comments made at the public hearing and the concerns raised by the Plan Commissioners, the applicants have provided the following additional information:

- Responses to proposed conditions of approval #4 through #7 as set forth in the previous draft resolution, and responses to some of the concerns raised by the Plan Commissioners, including the provision of additional information about the practices to be utilized to address/reduce noise and the disposal of pet wastes.
- A further explanation of the need for, and a description of, the proposed pet daycare, including brief descriptions of other similar facilities within the United States.
- Statistics about the pet industry/market and pet ownership.

#### **Potential Site Impacts:**

This section of the staff report considers the additional information provided by the applicants noted above, as well as the information previously provided by the applicants and referenced in the previous staff report.

Proposed condition #4 of the draft resolution: The applicants are still not proposing any exterior changes to the building or the site at this time, and accordingly, have not provided a site plan or any other similar information. Therefore, and as previously set forth in the draft resolution, staff recommends that all outdoor pet daycare activities, such as but not limited to, kenneling, exercising of animals, pet waste areas, etc., shall be prohibited until such time as a Special Use amendment for such use(s) is reviewed and approved by the City of Franklin. Staff would also continue to note that any signage requires separate review by the City of Franklin Inspection Department and approval by the Architectural Review Board.

Proposed condition #5 of the draft resolution: To address noise concerns associated with potentially excessive dog barking, the applicants have indicated that an ultrasonic barking control system and acoustic panels on the walls or ceilings will be installed in the tenant space. Staff believes the previously proposed condition in the draft resolution has been partially addressed, such that the condition can be revised to, staff recommends that the applicants shall install both the ultrasonic and acoustic panel systems as part of the subject Building Permit. The applicants have also previously indicated that the southern portion of the former Sentry Grocery Store tenant space they will not be utilizing, when built out for some other future tenant, may be constructed with a sound proofed wall, but have not provided any details about that possibility. Staff suggests that the applicants provide detailed plans for a soundproofed wall for the potential future tenant space, for staff review and approval prior to issuance of a Building Permit, to be installed at the time of City approval of any such future tenant space.

Proposed condition #6 of the draft resolution: Although the applicants have provided some additional information about waste disposal, due to the proposed number of pets, the presence of veterinary services, and the proximity of other tenants within the shopping center, staff is still concerned about the proper disposal of pet waste, used medical supplies, etc. For example, staff is concerned about the amount of pet waste that will be flushed into the sanitary sewer system and its impact upon that system, and the amount of waste that may be stored in garbage dumpsters (most likely outdoors), the frequency of collection, and the potential for offensive odors. Therefore, staff recommends that the previously proposed condition in the draft resolution be revised such that, the applicants shall provide more detailed information about the method(s) of disposal of dogs and other pet animals' waste, used medical supplies, etc., to be utilized by the subject business, including information from the Milwaukee Metropolitan Sewerage District and the landfill to which the solid wastes will be disposed, indicating acceptance of such wastes, for staff review and approval prior to issuance of a Building Permit.

Proposed condition #7 of the draft resolution: As the applicants have now indicated that overnight parking will not occur, the previously proposed condition in the draft resolution can be removed. It can be noted that a separate submittal, review, and approval of a Special Use amendment would be required prior to any overnight parking of vehicles over 8,000 lbs gross vehicle weight.

In regard to the additional concerns raised by the Plan Commissioners at their November 5<sup>th</sup> meeting, staff has the following comments or suggestions.

- The potential for accumulation of pet waste outdoors. Staff suggests that the applicants provide a detailed cleanup and disposal plan for all pet wastes that may occur outside the building for staff review and approval prior to the issuance of a Building Permit.
- The lack of outside exercise areas, and that such areas might not be a good fit for this location. While staff concurs that outdoor exercise areas may not be appropriate at this location, staff does not object to the lack of such facilities.
- The large size of the proposed use. Staff concurs that the size of the proposed facility requires consideration of higher standards to address any potential noise, odor, or waste disposal issues, but believes that the proposed conditions set forth in the draft resolution will adequately address such issues.
- The large number of animals that could be accommodated at this location. Subject to compliance with all other federal, state, and local regulations in this regard, staff has no objection to the number of pets proposed.
- Possible offensive smells or odors. Staff concurs that the size and mix of uses of the proposed facility requires consideration of higher standards to address this potential issue, but believes that the revised condition #6 of the draft resolution, as noted above, will adequately address this issue.
- The proximity of this use to the other tenants in the Orchard View Shopping Center. Staff concurs that the size of the proposed facility requires consideration of higher standards to address any potential noise, odor, or waste disposal issues, but believes that the proposed conditions set forth in the draft resolution will adequately address such issues.
- The mixing of pets that would come for vet services, including vaccines, with those that would not. Staff suggests that the applicants revise the building plans to provide a

separate entrance and a separate room for this use for staff review and approval prior to the issuance of a Building Permit.

- That this use might not be a good fit for the area. Staff concurs that the proposed use requires consideration of higher standards to address any potential noise, odor, or waste disposal issues, but believes that the proposed conditions set forth in the draft resolution will adequately address such issues.

Special Use Standards:

No changes have been made to the information previously submitted by the applicant, which was included in the previous packet.

Comprehensive Master Plan Consistency:

As the City of Franklin's Comprehensive Master Plan identifies the existing and future land use for the subject property as commercial, as the proposed business is a commercial use, and subject to the proposed business meeting all other City rules and regulations, the proposed use would be consistent with the goals, objectives, and policies contained within the Comprehensive Master Plan.

**STAFF RECOMMENDATION:**

City Development Staff recommends approval of the proposed special use for a dog and other pet animals daycare use upon property located at 7140 South 76<sup>th</sup> Street subject to the conditions set forth in the revised draft resolution.

STATE OF WISCONSIN

CITY OF FRANKLIN

MILWAUKEE COUNTY

*[Revised draft 11-13-15]*

RESOLUTION NO. 2015-\_\_\_\_\_

A RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS FOR  
THE APPROVAL OF A SPECIAL USE FOR A DOGS AND OTHER PET ANIMALS  
DAY CARE SERVICES BUSINESS USE UPON PROPERTY LOCATED AT 7140  
SOUTH 76TH STREET  
(GREENLIN BOARDING & GROOMING, INC.,  
MONICA POLCHERT, COO, APPLICANT)

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WHEREAS, Greenlin Boarding & Grooming, Inc., Monica Polchert, COO having petitioned the City of Franklin for the approval of a Special Use within a B-3 Community Business District under Standard Industrial Classification Title No. 752 "Animal specialty services", to allow for a dogs and other pet animals day care services (including overnight boarding, grooming, vet services, training and retail area) business use upon property located at 7140 South 76th Street, bearing Tax Key No. 756-9993-021, more particularly described as follows:

Lot 2 of Certified Survey Map No. 8318, a division of Parcel 1 of Certified Survey Map No. 6313, being a part of the Northwest 1/4 of the Northwest 1/4 of Section 10, Town 5 North, Range 21 East, in the City of Franklin, Milwaukee County, 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 5th day of November, 2015, and the Plan Commission thereafter having determined to recommend that the proposed Special Use be approved, subject to certain conditions, and the Plan Commission further finding that the proposed Special Use upon such conditions, pursuant to §15-3.0701 of the Unified Development Ordinance, will be in harmony with the purposes of the Unified Development Ordinance and the Comprehensive Master Plan; that it will not have an undue adverse impact upon adjoining property; that it will not interfere with the development of neighboring property; that it will be served adequately by essential public facilities and services; that it will not cause undue traffic congestion; and that it will not result in damage to property of significant importance to nature, history or the like; and

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

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Common Council of the City of Franklin, Wisconsin, that the petition of Greenlin Boarding & Grooming, Inc.,



GREENLIN BOARDING & GROOMING, INC., MONICA POLCHERT, COO – SPECIAL  
USE

RESOLUTION NO. 2015-\_\_\_\_\_

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Monica Polchert, COO, 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 Greenlin Boarding & Grooming, Inc., Monica Polchert, COO, successors and assigns, as a dogs and other pet animals day care services business use, which shall be developed in substantial compliance with, and operated and maintained by Greenlin Boarding & Grooming, Inc., Monica Polchert, COO, pursuant to those plans City file-stamped \_\_\_\_\_, 2015 and annexed hereto and incorporated herein as Exhibit A.
2. Greenlin Boarding & Grooming, Inc., Monica Polchert, COO, 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 Greenlin Boarding & Grooming, Inc., Monica Polchert, COO dogs and other pet animals day care services business, 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 Greenlin Boarding & Grooming, Inc., Monica Polchert, COO and the dogs and other pet animals day care services business use for the property located at 7140 South 76th Street: (i) being in compliance with all applicable governmental laws, statutes, rules, codes, orders and ordinances; and (ii) obtaining all other governmental approvals, permits, licenses and the like, required for and applicable to the project to be developed and as presented for this approval.
4. That all outdoor dogs and other pet animal's day care activities, such as but not limited to, kenneling, exercising of animals, pet waste areas, etc., shall be prohibited until such time as a Special Use amendment for such use(s) is reviewed and approved by the City of Franklin.
5. The applicants shall install both the ultrasonic and acoustic panel system as part of the subject Building Permit.
6. The applicants shall provide more detailed information about the methods(s) of disposal of dogs and other pet animals' waste, used medical supplies, etc., to be utilized by the subject business, including information from the Milwaukee Metropolitan Sewerage District and the landfill to which the solid wastes will be

GREENLIN BOARDING & GROOMING, INC., MONICA POLCHERT, COO –  
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disposed, indicating acceptance of such wastes, for staff review and approval prior to the issuance of a Building Permit.

7. [other conditions, etc.]

BE IT FURTHER RESOLVED, that in the event Greenlin Boarding & Grooming, Inc., Monica Polchert, COO, successors or assigns, or any owner of the subject property, does not comply with one or any of the conditions and restrictions of this Special Use Resolution, following a ten (10) day notice to cure, and failure to comply within such time period, the Common Council, upon notice and hearing, may revoke the Special Use permission granted under this Resolution.

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

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

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

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

GREENLIN BOARDING & GROOMING, INC., MONICA POLCHERT, COO – SPECIAL  
USE

RESOLUTION NO. 2015 \_\_\_\_\_

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Introduced at a regular meeting of the Common Council of the City of Franklin this  
\_\_\_\_\_ day of \_\_\_\_\_, 2015.

Passed and adopted at a regular meeting of the Common Council of the City of  
Franklin this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

APPROVED:

ATTEST:

\_\_\_\_\_  
Stephen R. Olson, Mayor

\_\_\_\_\_  
Sandra L. Wesolowski, City Clerk

AYES \_\_\_\_\_ NOES \_\_\_\_\_ ABSENT \_\_\_\_\_



## 1) WHY AN INDOOR DOGGIE DAYCARE?

An indoor doggie Day Care is a great option for pet owners for many reasons. First, your dog can enjoy expansive play areas in any weather! This is such a great factor for dogs raised in the North when much of the year is often too cold and rainy for an outdoor park. Secondly, indoor doggie daycares can be fully cleaned and sanitized multiple times a day. Dirt, germs, bacteria, viruses, and waste can all be completely sanitized away rather than absorbed into the ground. .

## 2) WHAT MAKES ROVERCHASE INDOOR DOG PARK DIFFERENT?

Accommodating petZ is unique in every way, it is truly something Wisconsin has never seen before. Here are a few things that make Accommodating petZ indoor day care and boarding, different. A) We will use the highest standards in sanitation and cleanliness available in the pet care industry. The entire premises will be completely sanitized multiple times a day with an antibacterial and an antiviral. You can always trust that Accommodating petZ will be sanitary and smell and look wonderful! B) Accommodating petZ will implement the highest standards in canine behavior management. Accommodating petZ will be a force-free facility where dogs are always treated with respect and kindness. Each and every dog enjoying our indoor off leash dog park, and play areas. Each pet will go through a rigorous acceptance

procedure performed by a certified professional dog behavior specialist to ensure that both dogs and owners are enjoying off leash play.

## Others Doing It!

### Indoor dog parks: The next big pet trend

DALLAS — An ornery little puppy started what might be the next million dollar idea in the pet industry as the nation's first indoor dog park and retail center, called Unleashed Dog Parks, has opened in Dallas.

"It's hard to believe that one little dog resulted in where we are today," said Kelly Acree of the husband-and-wife-team's business venture sparked by adopting a puppy. "It's amazing that it was something that really did change everything."

"Everything" takes on the shape of a sprawling 50,000-square-foot facility where half of the space is dedicated to an indoor dog run while the remainder of the space goes to various attractions, such as a pet supply center, grooming services, daycare, boarding, a lounge and cafe which also serves up free Wi-fi.

"We tried to create an environment to let people come, lounge, eat, take their laptop, but that they can also bring their dog along, which I think a lot of people can appreciate," said Acree.

And appreciate they are. Acree says customers have been regularly frequenting the facility since its March opening from as far away as Frisco, a suburban town about 30 miles north of Dallas.

"Originally, we thought people would drive about 30 minutes to come on a routine basis," said Acree, who found, in reality, that estimation fell short. "One lady is coming from two hours away, rents a hotel room (for the night) to spend a day and the next day just at the park.

"I find that fascinating, but we really have tried to create a destination."

Not only has the idea been a hit destination with dog owners regionally, but investors and entrepreneurs are sending in requests from across the nation asking to become franchise partners.

"We always thought it would be a proof-of-concept facility to expand and improve upon for other facilities especially in extreme weather states," said Acree.

## Daycare

We have the largest doggy daycare facility in Oregon with 20,000 sqft of space for dogs to play. You can drop off as early as 6:30am and pick up as late as 8pm.

Dogs get to play all day in the park or have breaks in the lobby, versus hour long breaks in crates or dens like so many other facilities.

- Dogs get to choose where they want to be..if they are tired or need a break, they come to the front lobby and hang out on the couches.

## First Indoor Dog Park Opens In Rhode Island

Warwick - Rhode Island's first indoor dog park held its grand opening event last week. The open house brought in dog lovers from across the state for a sneak peek at Rhode Island's largest and only indoor dog park, daycare and boarding facility.

Bow chika Wow Town's mission is to provide the first safe, clean, and exciting indoor play community in the region where dogs can run free despite Mother Nature's seasonal plans for Rhode Island.

Dog owners are encouraged to join their pup for fun in the Indoor Dog Park on their own schedule, without having to sign up for a training class or wait for a time slot.

In addition to being the go-to-spot for safe and climate controlled indoor fun, members feel at ease leaving their beloved Fido in our cage-free daycare and boarding center while taking care of human responsibilities. Bow chika Wow Town's core values are pet health and well-being, which is evident by the state of the art cleaning system and boarding suites, relationship building and community. The park's emphasis on community is highlighted by its monthly activity calendar with events that cater to dog breeds, families, singles, retirees, stay-at-home parents, and professionals

An indoor dog park allows you to join your dog for play. This is great for owners that don't need an entire day of daycare, and is particularly essential in the winter when the public parks are closed and in the peak of summer when it is too hot and uncomfortable for many dogs and their owners to be outdoors for long periods of time. This also provides an added convenience for busy owners that don't have time to take their dog to the park on a regular basis. With the indoor dog play care, you can drop your dog off and feel happy knowing he is getting his social and physical exercise while you are free to take care of those human responsibilities.

What are the benefits of the Doggie DayCare and Indoor Dog Park environment?

Our indoor, temperature controlled, group play environment offers a multitude of benefits. Behaviorists encourage regular socialization and daily exercise for dogs' overall quality of life and improved behavior. Socialization is the process of exposing dogs to a wide variety of environments, situations, animals, and types of people. It is important for them to learn to recognize their own species, to communicate successfully with other dogs, and to learn to live well among people and other animals. This is best achieved by bringing them to a Dog Park or Dog Play Care, where they can interact with a variety of other dogs and people at the same time. This is an ongoing process to continually keep the dog friendly and excited to be out in the world. In addition, regular exercise will greatly help to reduce behavioral problems such as barking, whining, crankiness and/or destruction of property typically caused by under stimulation. By not being left alone throughout the day and getting their social and physical exercise, dogs are able to expel their pent up energy, and will come home happy, tired, and ready to cuddle

Welcome to Portland's Premiere Indoor Dog Park!

November 14th & 15th, 2015

[Click Here For Official Information](#)

### InBark - Portland's Premiere Indoor Dog Park

InBark is Portland's first-of-its-kind indoor dog park. You and your 4-legged friend can 'get down' without the 'get dirty' - we offer a year round climate controlled environment for everybody's enjoyment. With our three different dog daycare options you'll be sure to find something to meet your needs. In addition to our top-notch dog daycare we also offer easygoing overnight and extended-stay boarding services. All of our boarding options include daycare for your dog, so they will have plenty of time for play! Or for those dogs who feel more comfortable staying at home when you are away, we now offer both Pet-Sitting and Dog-Walking Services!

### InBark - Portland's Premiere Indoor Dog Park

InBark is pleased to offer a wide variety of training classes, including basic obedience, Treibball, Flyball, focus classes, and K-9 Nose Work from a great group of experienced trainers. We are also proud to be the only local business to offer all of your Nose Work supplies, from kits to tins, magnets, and oils we have it all. We are also proud to foster dogs for OFOSA (Oregon Friends of Shelter Animals) - so if you are looking for a new canine companion, stop by and meet our fosters! There's always something fun going on at InBark!

Our clients are helping us achieve our goal of uniting dog enthusiasts in a convenient indoor location, with something fun for everyone!



## Indoor Dog Parks, When Weather Outside Is Frightful...

Posted on September 21, 2013 by Dog Ring • 2 Comments

indoor dog parks Indoor dog parks can be the perfect solution to a case of the bad weather blues in your dog. Too hot, too cold, rain coming down in buckets? Indoor dog parks don't care — they can be the best way to keep your dog happy when extreme weather conditions make his life less than interesting. There's also the added benefit that nothing will be broken when tossing that ball at indoor dog parks rather than in your living room.

Take a look around your town. In cities across the nation, from New York to Chicago, Austin to LA there are great facilities that give dogs room to run, some with special K9 turf, automatically refilled water dishes, agility courses and giant toy chests! Many have a cafe adjacent to the park or a multi-level experience where you can watch what's happening over coffee and a chat. These types of indoor dog parks have their own experienced dog handlers watching and ready to enforce the rule that everyone plays nicely.



There are social clubs and meet-up groups you can join if you like the security of knowing almost all the dogs your dog will encounter, new members excepted, and it's nice to talk with other pet parents too. Another benefit, you will be able to use some of this time to reinforce your dog's training. If you join a meet-up group, you get private bookings of the more affordable facilities around town, and you'll know there will be no dogs not part of the group. This can be reassuring for those with shy, quiet or senior dogs.

Whatever your choice, you'll want to check that facilities have a reputation for being clean and safe, and are properly disinfected. Your veterinarian will be able to tell you if there are any viruses or other diseases in your area that might be a reason to wait until they have passed. Dog parks will require your up-to-date vaccination records. Each will have a per visit, hourly or seasonal fee, and often there are other services available, like daycare, dog bakery goods, grooming, spa and dog hotel services.

There are many benefits to attending indoor dog parks, not the least of which is keeping your dog fit and happy regardless of the weather. I hope you find a place that suits your dog down to their furry little toes!

## Accommodating petZ

These are the solutions we will be using to the concern of Barking Dogs. We are willing and have already invested highly in the best care and products for the pets that will be staying with us.

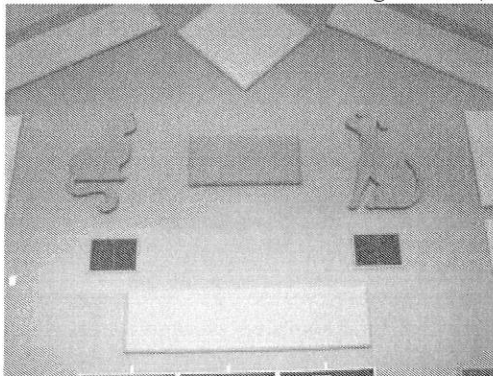
We can produce countless numbers of people who are willing to write letters in our behalf should you need continued proof we know how to take care of pets safely. The square footage is not about caring for hundreds of pets! It'

These are the acoustic panels

### **KENNEL NOISE CONTROL**

#### **Indoor Kennels, Shelters, and Animal Hospitals**

eNoise Control has experience helping indoor kennels, shelters, animal hospitals, and other animal care facilities handle indoor noise problems. Often, the interior spaces of these buildings are constructed of hard surfaces that are easily cleaned. While this is ideal for facilities handling animals, it is also ideal for



amplifying noise, creating a loud echo.

Kennels and shelters often have many dogs barking and other animal noises. Because it is not usually possible to reduce the noise from its source, the best solution for these types of buildings is to add sound absorption

material on the walls or ceiling. The most common products for this application are acoustic baffles and acoustic wall panels. The solution you choose will depend on the size of your space and availability of walls or ceilings for installation.



eNoise Control acoustic baffles are available in a variety of sizes and colors. These are typically suspended from the ceiling with grommets. They are faced with PVC and heat-sealed. Suspending baffles from the ceiling allows them to interrupt the path of the noise and reduce sound reverberation.



Fabric Wrapped Acoustical Panels are another great option for this type of application. These are attached to the wall and help absorb sound. They are available in many colors and can be created in custom shapes or standard squares and rectangles.

## Ultrasonic Method

Stop barking with our newest, most powerful ultrasonic bark control device to date. Whether it's your dog or the neighbor's dog, the Dog Silencer will help you regain the peace and quiet that's been disrupted by nuisance barking. This revolutionary device automatically detects and stops barking with special sound frequencies and works up to 6X Farther than the competition!

### How It Works

When the Dog Silencer detects barking it immediately sends a high-pitched sound heard only by the dog. Using this proven method, dogs are safely and humanely discouraged from barking. Relax while the Dog Silencer quietly trains your dog, your neighbor's dog or even multiple dogs!

### No Shock Technology

Our humane training technique uses an age-old principle that teaches dogs to associate their barking with the irritating frequencies. Unlike shock collars that are painful and can be used only on one dog, the Dog Silencer can be used virtually anywhere without you having to ask permission from your neighbors. The Dog Silencer trains dogs to stop nuisance barking (boredom and attention-getting barking) but is designed to have no effect on instinctual or protective barking.



## Responses to questions 4, 5, 6 and 7

4. We are not planning on any outside activities or kenneling.
5. See previously emailed information from Linda Lutz to Joel.
6. Urine: to be rinsed down floor drains. Feces: to be collected and disposed of in the trash. See attachment for an example of cleaning equipment. Used medical supplies: appropriate disposal using a company as described below.

Since 1994, Sharps Compliance has led the medical waste market with affordable mailback solutions for medical waste. We design systems to meet our customers' needs while innovating new processes for treating waste in an environmentally-responsible manner.

7. There will be no overnight parking.

### Additional Responses to concerns

As far as the customers that will be using the Wellness Clinic, please keep in mind that we have 2 different entrances. Also the main purpose is preventative care, routine vaccinations and to offer a service at a convenience to our customers. The hours of operation will be different that of the daycare.

We will ensure that our team makes it a priority to maintain the parking lot and entrances, to ensure that pet waste is picked up as quickly as possible.

Keep in mind that we will be having activities throughout the day to keep the pets engaged and busy. Not every pet that comes in will be staying overnight. Many of the animals will be there for part of the day, for many different reasons such as grooming/bathing, partial daycare, puppy kindergarten, and obedience class

We strongly feel that the need for the type of facility we are proposing is needed, in this area!

# Pet Industry Market Size & Ownership Statistics

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## U.S. Pet Industry Spending Figures & Future Outlook

The following spending statistics are gathered by APPA from various market research sources and are not included in the organization's bi-annual National Pet Owners Survey.

### Total U.S. Pet Industry Expenditures

<u>Year</u>	<u>Billions of dollars</u>
-------------	----------------------------

2015	\$60.59 Estimated
------	-------------------

2014	\$58.04 Actual
------	----------------

2013	\$55.72
------	---------

2012	\$53.33
------	---------

2011	\$50.96
------	---------

2010	\$48.35
------	---------

2009	\$45.53
------	---------

2008	\$43.2
------	--------

2007	\$41.2
------	--------

2006	\$38.5
------	--------

2005	\$36.3
------	--------

2004	\$34.4
------	--------

2003	\$32.4
------	--------

2002	\$29.6
------	--------

2001	\$28.5
------	--------

1998	\$23
------	------

1996	\$21
------	------

1994	\$17
------	------

### Estimated 2015 Sales within the U.S. Market

For 2015, it estimated that \$60.59 billion will be spent on our pets in the U.S.

### Estimated Breakdown:

Food	\$23.04 billion
------	-----------------

Supplies/OTC Medicine	\$14.39 billion
-----------------------	-----------------

Vet Care	\$15.73 billion
----------	-----------------

Live animal purchases	\$2.19 billion
Pet Services: grooming & boarding	\$5.24 billion

#### Actual Sales within the U.S. Market in 2014

In 2014, \$58.04 billion was spent on our pets in the U.S.

#### Breakdown:

Food	\$22.26 billion
Supplies/OTC Medicine	\$13.75 billion
Vet Care	\$15.04 billion
Live animal purchases	\$2.15 billion
Pet Services: grooming & boarding	\$4.84 billion

#### Data sources and notes

1. Food total is based on PFI research consultant Davenport Co, Packaged Facts Pet Food in the U.S. 2013-2018, and IBISWorld 2014 Industry Report, and Fountain Agricounsel 2013-2014 Situation Analysis Report, BCC 2014 Report on Pet Care Products and Services
2. Supplies based on APPA historical, BCC Research-The Pet Industry, Fountain Agricounsel 2013-2014 Situation Analysis, Pet Product News, Packaged Facts U.S. Pet Market Outlook 2014-2015, IBISWorld Industry Report Pet Stores in the US and Cleveland Research 2015 Forecast.
3. Veterinary care includes routine vet care and is based on AVMA, Newsweek, Brakke Consulting, Bain & Co, Fountain Agricounsel 2013-2014 Situation Analysis Report, Packaged Facts Pet Market Outlook 2013-2014 and Bayer Veterinary Care Usage Study 2012
4. Live Animal purchases based on APPA, AVMA, Barron's Research, Fountain Agricounsel, Packaged Facts Pet Population and Ownership Trends and Euromonitor estimates
5. Other Services based on Packaged Facts, LA Times, APPA State of the Industry Report, Newsweek, Dillon Media Trends Report, IBISWorld and Smallbiztrends.com data
6. Other Services include grooming, boarding, training, pet sitting, pet exercise, miscellaneous
7. Pet insurance figures are included in Veterinary Care



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## 2015-2016 APPA National Pet Owners Survey Statistics: Pet Ownership & Annual Expenses

- According to the 2015-2016 APPA National Pet Owners Survey, 65% of U.S. households own a pet, which equates to 79.7 millions homes
- In 1988, the first year the survey was conducted, 56% of U.S. households owned a pet.

Breakdown of pet ownership in the U.S. according to the 2015-2016 APPA National Pet Owners Survey

### Number of U.S. Households that Own a Pet (millions)

Bird	6.1
Cat	42.9
Dog	54.4
Horse	2.5
Freshwater Fish	12.3
Saltwater Fish	1.3
Reptile	4.9
Small Animal	5.4

### Total Number of Pets Owned in the U.S. (millions)

Bird	14.3
Cat	85.8
Dog	77.8
Horse	7.5
Freshwater Fish	95.5
Saltwater Fish	9.5
Reptile	9.3
Small Animal	12.4

According to the 2015-2016 APPA National Pet Owners Survey, basic annual expenses for dog and cat owners in dollars include:

	Dogs	Cats
Surgical Vet Visits	\$551	\$398
Routine Vet	\$235	\$196
Food	\$269	\$246
Food Treats	\$61	\$51
Kennel Boarding	\$333	\$130
Vitamins	\$62	\$33
Groomer/Grooming Aids	\$83	\$43
Toys	\$47	\$28

\*\*Note: APPA does not ask Survey Participants how much in total they spend on their dog or cats annually. The expenses listed above are not all inclusive and each category was asked separately of the survey participant.

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# U.S. Pet Ownership Statistics

[Companion animals](#) | [Exotic animals](#) | [Formulas/Calculator](#)

Source: *2012 U.S. Pet Ownership & Demographics Sourcebook*

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## Companion animals

	Dogs	Cats	Birds	Horses
Percent of households owning	36.5%	30.4%	3.1%	1.5%
Number of households owning	43,346,000	36,117,000	3,671,000	1,780,000
Average number owned per household	1.6	2.1	2.3	2.7
Total number in United States	69,926,000	74,059,000	8,300,000	4,856,000
Veterinary visits per household per year (mean)	2.6	1.6	0.3	1.9
Veterinary expenditure per household per year (mean)	\$378	\$191	\$33	\$373
Veterinary expenditure per animal (mean)	\$227	\$90	\$14	\$133

► [View 2007 statistics](#)

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## Specialty and Exotic Animals

	Households (in 1,000)	Population (in 1,000)
Fish	7,738	57,750
Ferrets	334	748
Rabbits	1,408	3,210
Hamsters	877	1,146
Guinea Pigs	847	1,362
Gerbils	234	468
Other Rodents	391	868
Turtles	1,320	2,297
Snakes	555	1,150
Lizards	726	1,119
Other Reptiles	365	732
Poultry	1,020	12,591
Livestock	661	5,045
All others	246	898

► [View 2007 statistics](#)

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## Formulas for estimating percentage of pet-owning households and pet population in your community

Most communities do not have data on the number of households that own dogs, cats, birds, or horses, nor do they have data on the numbers of these pets in their communities. The following formulas can be used to estimate the number of pet-owning households and pet populations in your community.

These formulas will give you an approximation of the number of pet-owning households and pet populations. These formulas assume that the demographics and rates of pet ownership in your community are similar to national, state and regional demographics and rates of pet ownership. However, because these formulas use sample survey data, they should not be considered 100% accurate.

To use the formulas below you need to know the total number of households in the community in which you are estimating. If you only know the population of the community, you can estimate the number of households by dividing the population of the community by the average number of members per household. In 2011, the U.S. Census Bureau's Current Population Survey estimated that there were 2.6 members per household.

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### Estimate the Number of Pet-owning Households

► Use the [Pet Ownership Calculator](#) to estimate the number of pet-owning households in *your* community

To estimate the number of pet-owning households in your community, multiply the total number of households in your community by the percentage of households that owned pets. For dogs and cats you may replace the national percentage with the percentage for the state in which the community is located. For birds and horses you may replace the national percentage with the percentage for the region in which the community is located.

The demographics of the state or region may be more similar to the demographics of your community, but, as indicated above the state and regional estimates have a greater degree of statistical error associated with them than the national estimates. Therefore, without additional analysis, it is undetermined whether an estimate for the number of pet-owning households in your community will be more accurate by using the national estimates, regional estimates or state estimates.

*Formulas for estimating the number of pet-owning households using national percentages:*

**All Pets:** Number of pet-owning households =  $.56 \times$  total number of households  
**Dogs:** Number of dog-owning households =  $.365 \times$  total number of households  
**Cats:** Number of cat-owning households =  $.304 \times$  total number of households  
**Birds:** Number of bird-owning households =  $.031 \times$  total number of households  
**Horses:** Number of horse-owning households =  $.015 \times$  total number of households

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### Estimate the Number of Pets

► Use the [Pet Ownership Calculator](#) to estimate the number of pets in *your* community

There are two alternative methods for estimating the number of pets in your community. You can multiply the total number of households in your community by a factor determined by multiplying the percentage of households that

own pets by the number of pets owned per household. Alternatively, you can multiply the number of pet-owning households determined above by the mean number of pets owned per household.

As with the number of households, state or regional values may be substituted for the national values if desired. (The number of dogs, cats, birds or horses per household for states or regions can be determined by dividing the total population of the state or region by the total number of pet-owning households in each state or region.) However, the same caution mentioned previously must be noted. Without additional analysis, it is unknown whether the error in the estimate introduced by differences between national and community demographic and pet-ownership characteristics is greater than or less than the error introduced by the larger error inherent in the smaller state or regional samples.

*Formulas for estimating the number of pets using national percentages and number of pets:*

- Dogs:**     Number of dogs =  $0.584 \times$  total number of households in your community  
              Number of dogs =  $1.6 \times$  number of dog-owning households
- Cats:**     Number of cats =  $0.638 \times$  total number of households in your community  
              Number of cats =  $2.1 \times$  number of cat-owning households
- Birds:**    Number of birds =  $0.071 \times$  total number of households in your community  
              Number of birds =  $2.3 \times$  number of bird-owning households
- Horses:**   Number of horses =  $0.041 \times$  total number of households in your community  
              Number of horses =  $2.7 \times$  number of horse-owning households

**EXAMPLE:**

Suppose that you know a community has a population of 50,000.

**To estimate the number of dog-owning households in this community:**

Divide total population by the average number of people per household from the Census:

$$50,000 \div 2.6 = 19,231 \text{ households}$$

$$19,231 \times .365 = 7,019 \text{ dog-owning households}$$

**To estimate the number of dogs in this community:**

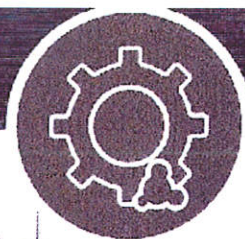
$$19,231 \times 0.584 = 11,231 \text{ dogs}$$

***Alternatively:***

$$1.7 \times 7,019 = 11,231 \text{ dogs}$$

Additional information on state and regional demographics are available in the 2012 *U.S. Pet Ownership & Demographics Sourcebook*.





## Specialized Items



## HT Kennel Vac

### No drains, no problem

The HT Kennel Vac is the ultimate cleaning machine for facilities without drains. Use the adjustable pressurized spray nozzle for applying cleaning solutions and the two-stage vacuums for quick and efficient recovery of dirt, germs, cleaning solutions and water. Our HT Kennel Vac Pro comes equipped with a mixing pump that allows for ready to use solution and a clean water rinse setting to spray down your surfaces. No drains no problem. Our Kennel Vac Systems are self-contained cleaning units that save both time and money. The Kennel Vac will change the way you clean!

**Make  
Cleaning  
EASY**

**TWO Vacs**  
**2X**  
The POWER

**Clean  
Faster  
& Better**

"What used to take two staff members hours to complete, the Kennel Vac does in half the time with better results. We love it!"

Kennel staff,

#### HT Kennel Vac:

- 2 - 2 stage vacuum motors
- 120 psi pressure washer pump
- 25 ft. vacuum hose
- 25 ft. solution hose
- Adjustable spray nozzle
- 15 gallon solution tank
- 15 gallon recovery tank
- Unit weight: 120 lbs

#### HT Kennel Vac Pro:

- Solution Mixing Pump & gallon measuring bucket
- 2 - 2 stage vacuum motors
- 120 psi pressure washer pump
- 25 ft. vacuum hose
- 25 ft. solution hose
- Adjustable spray nozzle
- 15 gallon solution tank
- 15 gallon recovery tank
- Unit weight: 170+ lbs

#### Optional Upgrades:

- Additional 25 ft. vacuum and solution hose
- Additional hand tools and vacuum wands
- Out-cut female plug

Scan QR code  
for more info



Kennel Vac  
Kennel Vac Pro



## CITY OF FRANKLIN



## REPORT TO THE PLAN COMMISSION

Meeting of November 19, 2015

## Planned Development District (PDD) Amendment

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**RECOMMENDATION:** Department of City Development staff recommends approval of the Planned Development District (PDD) Amendment for PDD No. 15, subject to the conditions of approval in the attached draft Ordinance.

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<b>Project Name:</b>	Clifden Court PDD Amendment
<b>Project Address:</b>	6751 & 6771 South 68 <sup>th</sup> Street
<b>Property Owner:</b>	Robert J. Bach and William A. Heinlein et al
<b>Applicant:</b>	Robert Bach, P2 Development Co., LLC
<b>Current Zoning:</b>	Planned Development District No. 15
<b>2025 Comprehensive Master Plan:</b>	Residential – Multi-Family
<b>Use of Surrounding Properties:</b>	City of Greendale to the north, Koepmier Lake (PDD No. 15) to the south, Single-Family Residential and Milwaukee County Park land to the east and City of Greendale (Single-Family Residential) to the west
<b>Applicant's Action Requested:</b>	Recommendation to the Common Council for approval of the Planned Development District No. 15 Amendment

---

**INTRODUCTION**

Please note:

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

On October 20, 2015, the applicant submitted a Planned Development District Amendment application to locate a monument sign adjacent to West Loomis Road at 6751 and 6771 South 68<sup>th</sup> Street.

Planned Development District No. 15 was originally created in 1989 via Ordinance 89-1070. PDD No. 15 was later re-created in 1995 and 1997 via Ordinances 95-1340 and 97-1446, respectively. The Planned Development District was amended in 1999 via Ordinance 99-1543, which modified the building and parking setbacks. The most recent amendment was approved in 2010 to allow for construction of a drive aisle to provide cross access to an abutting property located in the City of Greendale and to relocate a dumpster enclosure (Ordinance No. 2010-2001).



Please note that the existing monument sign adjacent to South 68<sup>th</sup> Street will be re-faced to indicate the new facility name. Consistent with staff practice, the re-facing of the sign is subject to review and approval by staff as a minor change.

## **PROJECT DESCRIPTION**

The subject property contains two Community Based Residential Facilities (CBRF) buildings and has an area of 5.05 acres (219,978 square feet). The proposed monument sign is setback four feet from West Loomis Road in the northwest corner of the property. Staff recommends that the applicant receive Wisconsin Department of Transportation approval of the setback from West Loomis Road, prior to issuance of a Sign Permit.

The sign consists of a brick base and brick columns on either side. There is a sign on top that identifies the name of the facility with an electronic message board below. The monument sign and electronic message board have an area of approximately 58 square feet. The overall size of the sign, including the brick base and columns, is 112 square feet.

The applicant is proposing landscaping at the base of the sign per the attached plan. In review of PDD No. 15 files, it was discovered that plantings from an approved Landscape Plan as part of Ordinance No. 99-1543 were never installed. As such, staff is recommending the applicant plant seven Fragrant Sumacs (with a minimum height of 3-feet), five Colorado Spruces (with a minimum height of 4-feet) and one Bailey Compact American Cranberry Bush (with a minimum height of 2-feet), or like types as approved by the Planning Manager, in the proximity of the proposed sign adjacent to West Loomis Road. Please note, staff is only recommending that a portion of the plantings from that plan now be installed, based upon their proximity to the sign location.

Additionally, in review of aerial photography, staff believes a wetland may exist near the proposed location of the sign. Staff is recommending that the applicant verify if a wetland, wetland buffer or wetland setback exists onsite and if so, the sign shall be setback accordingly, in compliance with Part 4 of the Unified Development Ordinance.

Staff is recommending the following conditions of approval related to the electronic message board:

1. **Duration/Hold time:** Any portion of the message must have a minimum duration of sixty (60) seconds and must be a static display. Transition time must be no longer than two seconds.
2. **Motion:** No portion of the message may flash, scroll, twirl, change color, fade in or out or in any manner imitate movement.
3. **Animation:** Limited animation is allowed when no text is displayed. Animation such as video is prohibited.
4. **Text/Scrolling:** The text of the sign must be limited to three lines to allow passing motorists to read the entire copy with minimal distraction. Scrolling text is prohibited.
5. **Lighting/Brightness:** The sign shall not exceed a maximum illumination of 5000 nits (candelas per square meter) during daylight hours and a maximum illumination of 500



nits (candelas per square meter) between dusk to dawn as measured from the sign's face at maximum brightness.

6. **Dimmer Control:** The electronic message boards shall be equipped with light sensing devices or a scheduled timer that will automatically dim the intensity of the light emitted by the sign during ambient low-light conditions and at night so that the sign does not exceed the maximum brightness levels.
7. **Hours of operation:** Messages may be displayed between the hours of 6:00 a.m. and 11:00 p.m. Only time and temperature displays are allowed between the hours of 11:00 p.m. and 6:00 a.m.
8. When malfunctioning, all electronic message board signs must either be turned off or display a blank black screen.
9. Audio speakers are prohibited in association with electronic message board signs.
10. Message content shall be limited to the specific business use and operations of Clifden Court Assisted Living. Advertising messages for other businesses is prohibited.
11. Public service announcements, seasonal messages and holiday greetings are allowed.
12. Electronic message board signs shall conform to City of Franklin Sign Code standards as amended in the future. Applicant shall not have any vested rights under this approval for any electronic message board signs or regulations.
13. Sign standards and functions not addressed per these conditions require City of Franklin approval.

Furthermore, the applicant shall obtain a Sign Permit through the City of Franklin Inspection Department, prior to installation of the sign.

#### **STAFF RECOMMENDATIONS AND SUGGESTIONS:**

Department of City Development staff recommends approval of the Planned Development District (PDD) Amendment for PDD No. 15, subject to the conditions of approval in the attached draft Ordinance.

STATE OF WISCONSIN

CITY OF FRANKLIN

MILWAUKEE COUNTY

*[Draft 11-13-15]*

ORDINANCE NO. 2015-\_\_\_\_\_

AN ORDINANCE TO AMEND SECTION 15-3.0420 OF THE UNIFIED  
DEVELOPMENT ORDINANCE PLANNED DEVELOPMENT DISTRICT NO. 15  
(PARKWOOD LAKES APARTMENTS & LAKE TERRACE SENIORMINIUMS) TO  
ALLOW FOR THE INSTALLATION OF A MONUMENT SIGN AND ELECTRONIC  
MESSAGE BOARD  
(6751 AND 6771 SOUTH 68TH STREET)  
(ROBERT J. BACH, APPLICANT)

---

WHEREAS, §15-3.0420 of the Unified Development Ordinance provides for and regulates Planned Development District No. 15 (Parkwood Lakes Apartments & Lake Terrace Seniorminiums), same having been created by Ordinance No. 89-1070, recreated by Ordinance No. 95-1340 and Ordinance No. 97-1446, and later amended by Ordinance Nos. 95-1352 (prior to the last recreation), 99-1543 and 2010-2001, with such District being located at 6751 South 68th Street; and

WHEREAS, Planned Development District No. 15 (Parkwood Lakes Apartments & Lake Terrace Seniorminiums) includes those lands legally described as follows:

Parcel A:

A parcel of land located in part of the Northeast 1/4 of the Southwest 1/4 of Section 3, Township 5 North, Range 21 East; in the City of Franklin, County of Milwaukee, State of Wisconsin, more fully described as follows: Commencing at the West 1/4 corner of said Section 3; thence South 00°25'13" East (recorded as South 03°45' West), 1,954.59 feet to a point that is North 00°25'13" West and 686.90 feet distant from the Southwest corner of said Section 3; thence North 89°26'56" East, parallel with the South line of said Southwest 1/4, 150.00 feet to its intersection with the Southeasterly right-of-way line of Loomis Road (S.T.H. "36"); thence North 30°46'01" East along said Southeasterly right-of-way line, 72.90 feet; thence North 49°45'23" East along said Southeasterly right-of-way line, 910.73 feet; thence North 40°14'37" West, along said Southeasterly right-of-way line, 160.00 feet; thence North 48°29'12" East, along said Southeasterly right-of-way line, 1,612.82 feet to the point of beginning; thence continuing North 48°29'12" East, along said Southeasterly right-of-way line, 192.40 feet to its intersection with the North line of said Southwest 1/4; thence North 89°33'31" East, (recorded as South 86°16' East) along said North line, 486.27 feet to its intersection with the West right-of-way line of South 68th Street; thence South 00°16'46" East (recorded as South) along said West right-of-way line, 315.00 feet; thence South 53°59'48" West, 250.00 feet; thence South 89°43'14" West, 136.32 feet; thence North 41°30'48" West, 442.51 feet to the point of beginning.

Parcel B:

A non-exclusive easement for Lake access and Trails and Paths as set forth in Easement Agreement recorded August 13, 1990 on Reel 2479, Image 699, as Document No. 6406865. Tax Key No. 743-8978-001; and

WHEREAS, Robert J. Bach having petitioned for an amendment to Planned Development District No. 15 (Parkwood Lakes Apartments & Lake Terrace Seniorminiums), to allow for the installation of an approximately 58 square foot monument sign and electronic message board (112 square feet overall, including brick base and columns) adjacent to West Loomis Road at 6751 and 6771 South 68th Street; and

WHEREAS, the City of Franklin Plan Commission determined that the amendment to Planned Development District No. 15 (Parkwood Lakes Apartments & Lake Terrace Seniorminiums) was not a substantial change to the Plan, thus not requiring a public hearing upon the aforesaid petition, and the Plan Commission thereafter having determined that the proposed amendment would promote the health, safety and welfare of the City and having recommended approval thereof to the Common Council; and

WHEREAS, the Common Council having considered the petition and having concurred with the recommendation of the Plan Commission and having determined that the proposed amendment would promote the health, safety and welfare of the Community.

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

SECTION 1:           §15-3.0420 Planned Development District No. 15 (Parkwood Lakes Apartments and Lake Terrace Seniorminiums), of the Unified Development Ordinance of the City of Franklin, Wisconsin, as previously amended, is hereby amended to allow for the installation of an approximately 58 square foot monument sign and electronic message board (112 square feet overall, including brick base and columns) adjacent to West Loomis Road at 6751 and 6771 South 68th Street, pursuant to those plans City file-stamped October 20, 2015 and subject to the following conditions:

1. Applicant shall receive Wisconsin Department of Transportation approval of the setback from West Loomis Road, prior to issuance of a Sign Permit.
2. Applicant shall plant seven Fragrant Sumacs (with a minimum height of 3-feet), five Colorado Spruces (with a minimum height of 4-feet) and one Bailey Compact American Cranberry Bush (with a minimum height of 2-feet), or like types as approved by the

Planning Manager, in the proximity of the proposed sign adjacent to West Loomis Road.

3. Applicant shall verify if a wetland, wetland buffer or wetland setback exists onsite and if so, the sign shall be setback accordingly, in compliance with Part 4 of the Unified Development Ordinance.
4. The electronic message board shall be subject to the following standards:
  - a. **Duration/Hold time:** Any portion of the message must have a minimum duration of sixty (60) seconds and must be a static display. Transition time must be no longer than two seconds.
  - b. **Motion:** No portion of the message may flash, scroll, twirl, change color, fade in or out or in any manner imitate movement.
  - c. **Animation:** Limited animation is allowed when no text is displayed. Animation such as video is prohibited.
  - d. **Text/Scrolling:** The text of the sign must be limited to three lines to allow passing motorists to read the entire copy with minimal distraction. Scrolling text is prohibited.
  - e. **Lighting/Brightness:** The sign shall not exceed a maximum illumination of 5000 nits (candelas per square meter) during daylight hours and a maximum illumination of 500 nits (candelas per square meter) between dusk to dawn as measured from the sign's face at maximum brightness.
  - f. **Dimmer Control:** The electronic message boards shall be equipped with light sensing devices or a scheduled timer that will automatically dim the intensity of the light emitted by the sign during ambient low-light conditions and at night so that the sign does not exceed the maximum brightness levels.
  - g. **Hours of operation:** Messages may be displayed between the hours of 6:00 a.m. and 11:00 p.m. Only time and temperature displays are allowed between the hours of 11:00 p.m. and 6:00 a.m.
  - h. When malfunctioning, all electronic message board signs must either be turned off or display a blank black screen.
  - i. Audio speakers are prohibited in association with electronic message board signs.
  - j. Message content shall be limited to the specific business use and operations of Clifden Court Assisted Living. Advertising messages for other businesses is prohibited.

- k. Public service announcements, seasonal messages and holiday greetings are allowed.
  - l. Electronic message board signs shall conform to City of Franklin Sign Code standards as amended in the future. Applicant shall not have any vested rights under this approval for any electronic message board signs or regulations.
  - m. Sign standards and functions not addressed per these conditions require City of Franklin approval.
5. Applicant shall obtain a Sign Permit through the City of Franklin Inspection Department, prior to installation of the sign.

SECTION 2: The proposed Clifden Court Assisted Living monument sign installation project shall be completed within one year from the date of adoption of this Ordinance, or this Ordinance and all rights and approvals resulting therefrom shall be null and void without any further action by the City of Franklin.

SECTION 3: Robert J. Bach, successors and assigns, shall pay to the City of Franklin all development compliance, inspection and review fees incurred by the City of Franklin, including fees of consults to the City of Franklin, for the Clifden Court Assisted Living monument sign installation project. Any violation of this provision shall be a violation of the Unified Development Ordinance, and subject to §15-9.0502 thereof and §1-19. of the Municipal Code, the general penalties and remedies provisions.

SECTION 4: The approval granted hereunder is conditional upon Robert J. Bach and the Clifden Court Assisted Living monument sign installation project for the property located at 6751 and 6771 South 68th Street: (i) being in compliance with all applicable governmental laws, statutes, rules, codes, orders and ordinances; and (ii) obtaining all other governmental approvals, permits, licenses and the like, required for and applicable to the project to be developed and as presented for this approval.

SECTION 5: All other applicable terms and provisions of §15-3.0420 Planned Development District No. 15 (Parkwood Lakes Apartments and Lake Terrace Seniorminiums) not inconsistent with the terms of this Ordinance, and the Unified Development Ordinance of the City of Franklin, as amended from time to time, shall apply to the Clifden Court Assisted Living monument sign installation project, and all terms

and provisions of §15-3.0420 of Planned Development District No. 15 (Parkwood Lakes Apartments and Lake Terrace Seniorminiums) as existing immediately prior to the adoption of this Ordinance and not amended by this Ordinance, shall remain in full force and effect.

SECTION 6: The terms and provisions of this ordinance are severable. Should any term or provision of this ordinance be found to be invalid by a court of competent jurisdiction, the remaining terms and provisions shall remain in full force and effect.

SECTION 7: All ordinances and parts of ordinances in contravention to this ordinance are hereby repealed.

SECTION 8: This ordinance shall take effect and be in force from and after its passage and publication.

Introduced at a regular meeting of the Common Council of the City of Franklin this \_\_\_\_\_ day of \_\_\_\_\_, 2015, by Alderman \_\_\_\_\_.

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

APPROVED:

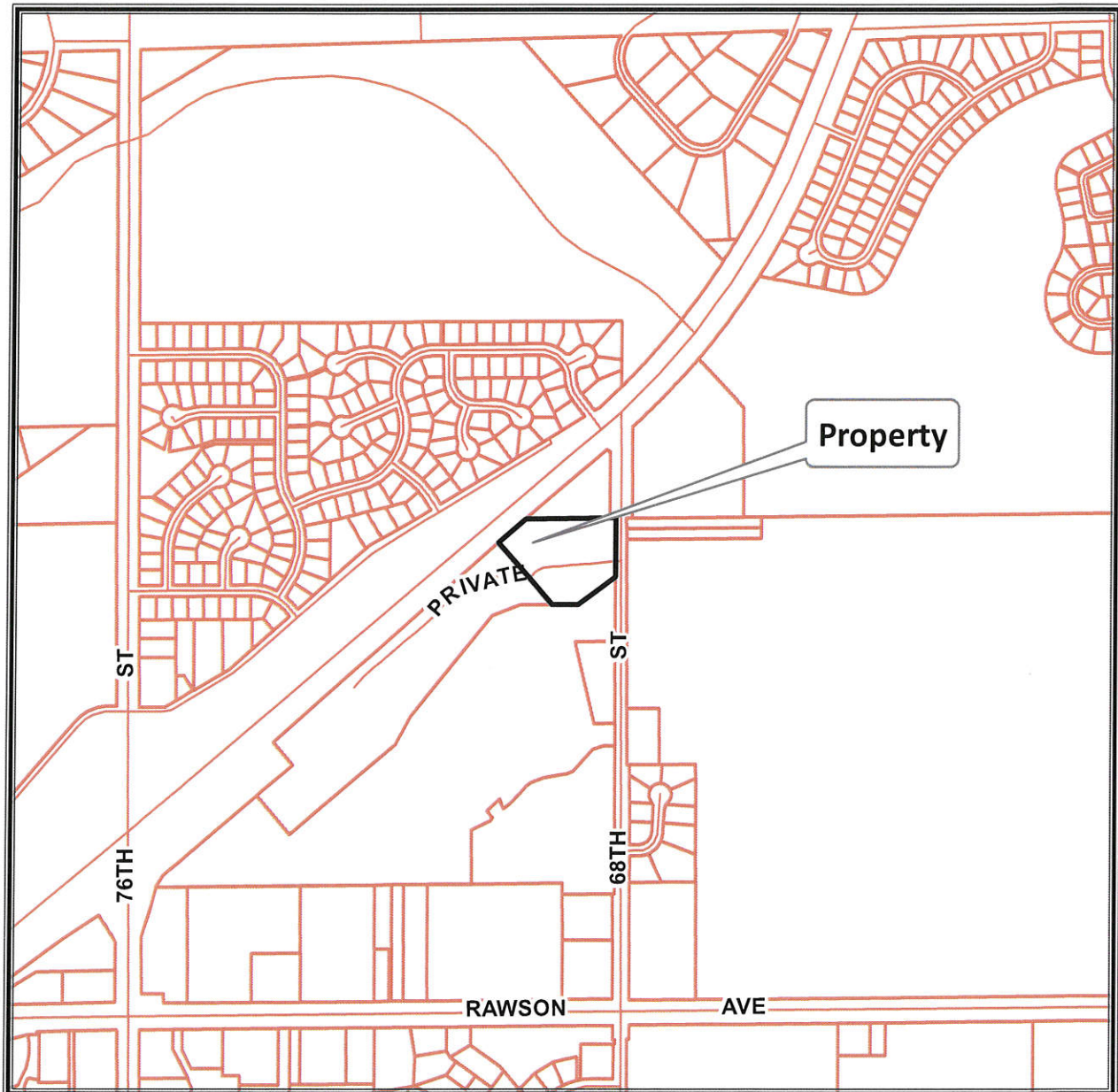
\_\_\_\_\_  
Stephen R. Olson, Mayor

ATTEST:

\_\_\_\_\_  
Sandra L. Wesolowski, City Clerk

AYES \_\_\_\_\_ NOES \_\_\_\_\_ ABSENT \_\_\_\_\_

6751-6771 South 68th Street  
Planned Development District No. 15



Planning Department  
(414) 425-4024

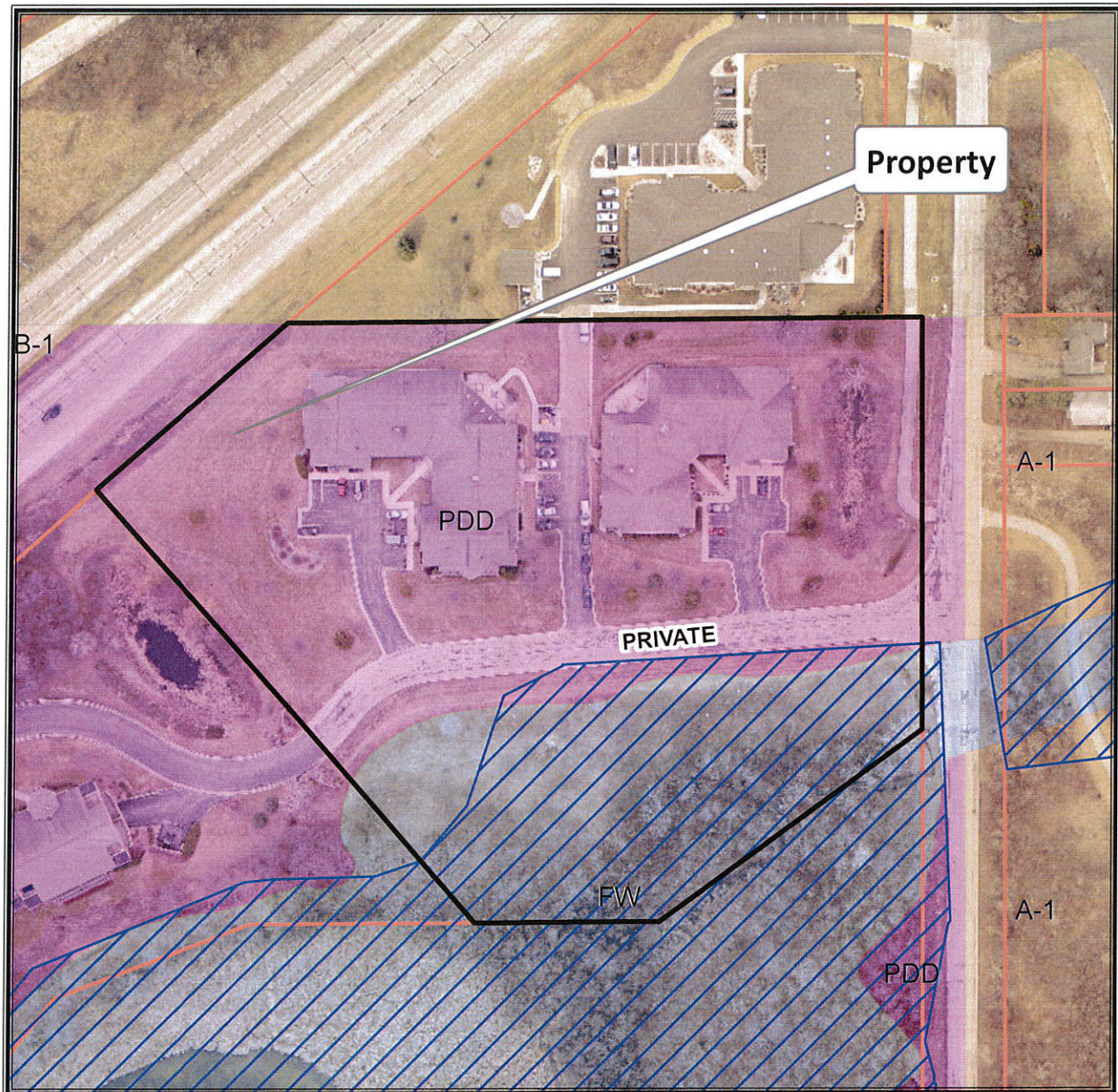
0 500 1,000 2,000 Feet

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

  
**NORTH**  
2013 Aerial Photo



6751-6771 South 68th Street  
Planned Development District No. 15



Planning Department  
(414) 425-4024

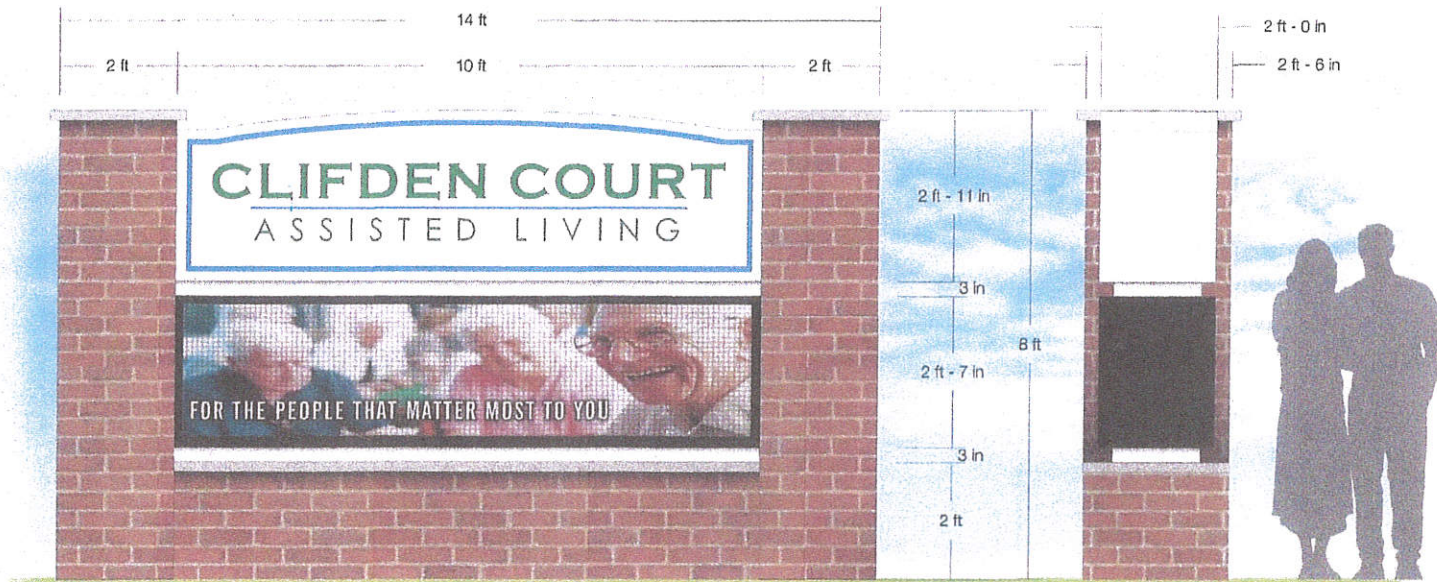
0 75 150 300 Feet

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

  
**NORTH**  
2013 Aerial Photo



# Clifden Court Assisted Living / Monument Sign w/ Electronic Message Center (EMC)



SIDE SECTION VIEW

## MONUMENT SIGN

ONE (1) DOUBLE SIDED, ILLUMINATED MONUMENT SIGN W/ ELECTRONIC MESSAGE CENTER (EMC)

24" DEEP ALUMINUM CABINET, 2" ALUMINUM RETAINERS, WHITE POLYCARBONATE FACES W/ 3M TRANSLUCENT VINYL GRAPHICS APPLIED FIRST SURFACE, FABRICATED ALUMINUM REVEALS, INTERNAL H.O. FLUORESCENT ILLUMINATION

OPTIC 20MM FULL COLOR (RGB) LED MESSAGE CENTER, INCLUDES WIRELESS COMMUNICATIONS, SOFTWARE & WEB BASED TRAINING

SIGN TO SADDLE MOUNT 4" X 4" (1/4" WALL) STEEL POLE, STEEL POLE TO BE SET 4' BELOW GRADE IN TYPICAL CONCRETE FOOTING

UL APPROVED FABRICATION

Franklin

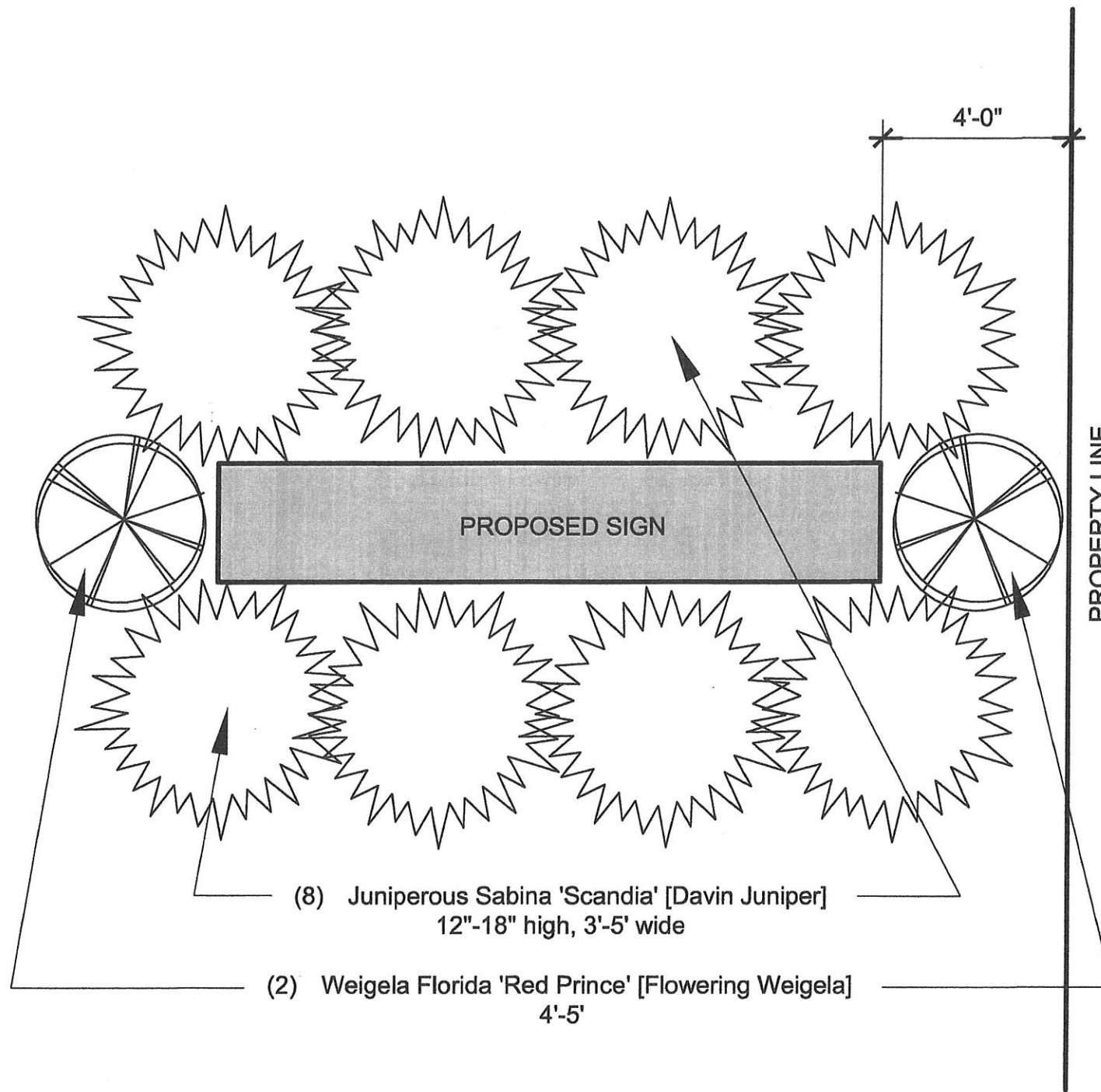
NOV 9 2015

City Development

NOTE: FINAL ELECTRICAL CONNECTION IS THE RESPONSIBILITY OF THE OWNER. LEMBERG WILL ONLY PROVIDE CONNECTION IF APPROPRIATE ELECTRICAL SOURCE IS WITHIN 3' OF THE SIGN.

<b>LEMBERG</b> <small>4095 North 229th Street, Brookfield, WI 53005          P. 262.781.1500          F. 262.781.1540          www.lemberg-electric.com</small>	PROJECT: Clifden Court Assisted Living		DRAWING: 1(1)	REVISION DATE: 9-14-15	REVISION #: 1	LANDLORD APPROVAL SIGNATURE / DATE:	PAGE #: 1 OF 1
	ADDRESS: Franklin, WI		DATE: 9-8-15	SALES REP: Tim McGrath			
			SCALE: 1/2" = 1'	DESIGNER: Eric Bailey		CLIENT APPROVAL SIGNATURE / DATE:	

THESE DESIGNS & DRAWINGS ARE THE EXCLUSIVE PROPERTY OF LEMBERG ELECTRIC INC. USE OR DUPLICATION WITHOUT EXPRESSED WRITTEN PERMISSION OF LEMBERG ELECTRIC INC. IS PROHIBITED. DRAWINGS ARE FOR CONCEPTUAL USE ONLY. DIMENSIONS, SPECIFICATIONS & COLORS ARE NOT FINAL. THE DOCUMENT REPRESENTS ONLY AN APPROXIMATION OF MATERIAL & COLORS. ACTUAL PRODUCT COLORS MAY VARY FROM PRINT.



(8) Juniperous Sabina 'Scandia' [Davin Juniper]  
12"-18" high, 3'-5' wide

(2) Weigela Florida 'Red Prince' [Flowering Weigela]  
4'-5'





REPORT TO THE PLAN COMMISSION

Meeting of November 19, 2015

Special Use Amendment Time Extension

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**RECOMMENDATION:** Department of City Development staff recommends approval of the Special Use Amendment to extend the time for the obtaining of the issuance of an Occupancy Permit.

---

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<b>Project Name:</b>	Autumn Leaves Special Use Time Extension
<b>Project Location:</b>	9201 West Drexel Avenue
<b>Property Owner:</b>	Preserve Apartments LLC
<b>Applicant:</b>	The LaSalle Group, Inc.
<b>Agent:</b>	Jason Glover, Regional Development Director
<b>Current Zoning:</b>	R-8 Multiple-Family Residence District & C-1 Conservancy District
<b>2025 Comprehensive Plan:</b>	Residential – Multi-Family and Areas of Natural Resource Features
<b>Use of Surrounding Properties:</b>	Single-family residential to the north, Aurora St. Luke’s Health Center to the south, U.S. Bank to the east and Risen Savior Lutheran Church to the west
<b>Applicant’s Action Requested:</b>	Recommendation to the Common Council for approval of the proposed time extension

---

**Introduction:**

At the February 5, 2015 meeting, the Plan Commission recommended approval of a Special Use for the development of an approximately 37,835 square foot, single story, 46 unit (54 beds) State licensed Community Based Residential Facilities multi-family memory care residence facility use, upon property located at approximately 9201 West Drexel Avenue. The Common Council approved the Special Use request at their February 17, 2015 meeting.

The Special Use resolution, Resolution No. 2015-7064, contains a condition that states, “...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.”

The applicant has provided a letter indicating that they are moving forward with the development and Building Permits. The applicant anticipates construction beginning in April 1, 2016 and occupying the building by June 15, 2017. The applicant has requested a two year extension, which would require an Occupancy Permit being issued prior to February 17, 2018.

**Staff Recommendation:**

Department of City Development staff recommends approval of the Special Use Amendment to extend the time for the obtaining of the issuance of an Occupancy Permit.



## RESOLUTION NO. 2015-\_\_\_\_\_

A RESOLUTION TO AMEND RESOLUTION NO. 2015-7064, A RESOLUTION  
IMPOSING CONDITIONS AND RESTRICTIONS FOR A 46 UNIT COMMUNITY  
BASED RESIDENTIAL FACILITIES MULTI-FAMILY MEMORY CARE  
RESIDENCE FACILITY USE UPON PROPERTY LOCATED AT  
APPROXIMATELY 9201 WEST DREXEL AVENUE, TO EXTEND THE TIME FOR  
THE OBTAINING OF THE ISSUANCE OF AN OCCUPANCY PERMIT  
(THE LASALLE GROUP, INC., APPLICANT)

---

WHEREAS, the above entitled Resolution No. 2015-7064 was adopted by the Common Council on February 17, 2015 and was conditioned upon the applicant obtaining an occupancy permit within one year from such date, upon property located at approximately 9201 West Drexel Avenue, bearing Tax Key No. 794-9994-003, more particularly described as follows:

That part of the East 1/2 of the East 1/2 of the Southeast 1/4 of Section 8, and part of the Southwest 1/4 of Section 9, Town 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin, which is bounded and described as follows:

Commencing at the Southeast corner of said Southeast 1/4 Section; thence South 88°09'29" West along the South line of said 1/4 Section 169.86 feet to the point of beginning of the lands to be described;

Thence continuing South 88°09'29" West along said South line 490.97 feet to a point on the West line of the East 1/2 of the East 1/2 of said Southeast 1/4 Section; thence North 00°11'57" West along said West line 697.00 feet to a point on the South line of West Drexel Avenue; thence South 59°29'08" East along said South line 646.63 feet to a point; thence Southeasterly along said South line 118.81 feet along the arc of a curve whose center lies to the Northeast whose radius is 545.00 feet and whose chord bears South 65°43'50.5" East 118.57 feet to a point; thence South 71°58'33" East 6.39 feet to a point on the West line of Parcel 1 of Certified Survey Map No. 4122; thence South 30°30'52" West along said West line 350.75 feet to the point of beginning; and

WHEREAS, the applicant having requested a two year extension of the time limit for such condition prior to the expiration thereof, and the Plan Commission having recommended approval thereof, pursuant to §15-9.0103 of the Unified Development Ordinance which contemplates the procedural potential grant of an extension upon a timely request without the requirement of a public hearing, based upon the applicant's

THE LASALLE GROUP, INC. – SPECIAL USE AMENDMENT  
RESOLUTION NO. 2015-\_\_\_\_\_

Page 2

bona fide and ongoing efforts to move the project forward.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Common Council of the City of Franklin, Wisconsin, that Resolution No. 2015-7064, A Resolution Imposing Conditions and Restrictions for the Approval of a Special Use for a 46 unit Community Based Residential Facilities multi-family memory care residence facility use upon property located at approximately 9201 West Drexel Avenue, be and the same is hereby amended only to extend the time limit for the applicant's obtaining of the issuance of an occupancy permit, to February 17, 2018.

BE IT FURTHER 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 \_\_\_\_\_, 2015.

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

APPROVED:

\_\_\_\_\_  
Stephen R. Olson, Mayor

ATTEST:

\_\_\_\_\_  
Sandra L. Wesolowski, City Clerk

YES \_\_\_\_\_ NOES \_\_\_\_\_ ABSENT \_\_\_\_\_

# THE LASALLE GROUP



November 11, 2015

City of Franklin  
Plan Commission and Common Council  
9229 West Loomis Road  
Franklin, WI 53132

RE: Autumn Leaves of Franklin – Establishment of Special Use Extension

Dear City of Franklin Plan Commission and Common Council:

I wanted to provide you an update on our Autumn Leaves of Franklin project. Everything is moving forward; however, due to some timing items, we are planning to pull our sitework and building permits by the end of this calendar year or early next calendar year. We are aware that we cannot really start construction until the Spring arrives, so we will be starting construction at that time.

We are also aware that the Special Use resolution has a paragraph on establishment of Special Use timing.

The LaSalle Group is hereby submitting to receive a two-year extension to the establishment of our Special Use permission for our Autumn Leaves of Franklin project located at 9201 West Drexel Avenue, Franklin, WI 53132.

Per Page 5 of Resolution No. 2015-7064 dated February 17, 2015: “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.” Therefore, we would have to establish occupancy by February 17, 2016. It will not be possible for us to establish occupancy by that date. We are therefore requesting a two-year extension to our Special Use to establish occupancy.

Our anticipated timeline for the project is as follows:

- Site Permit and Building Permit. We anticipate pulling the Site Permit and Building Permit by December 31, 2015. This may go to March 31, 2015.
- Commence Construction. We anticipated starting construction April 1, 2016.
- Complete Construction. We anticipate completing construction around May 15, 2017.
- Establish Occupancy. We anticipate establishing occupancy around June 15, 2017. This includes approximately one month of state licensing.

Please review and approve this two-year Special Use extension submittal.

Please feel free to call me at 713.231.4438 with any questions.

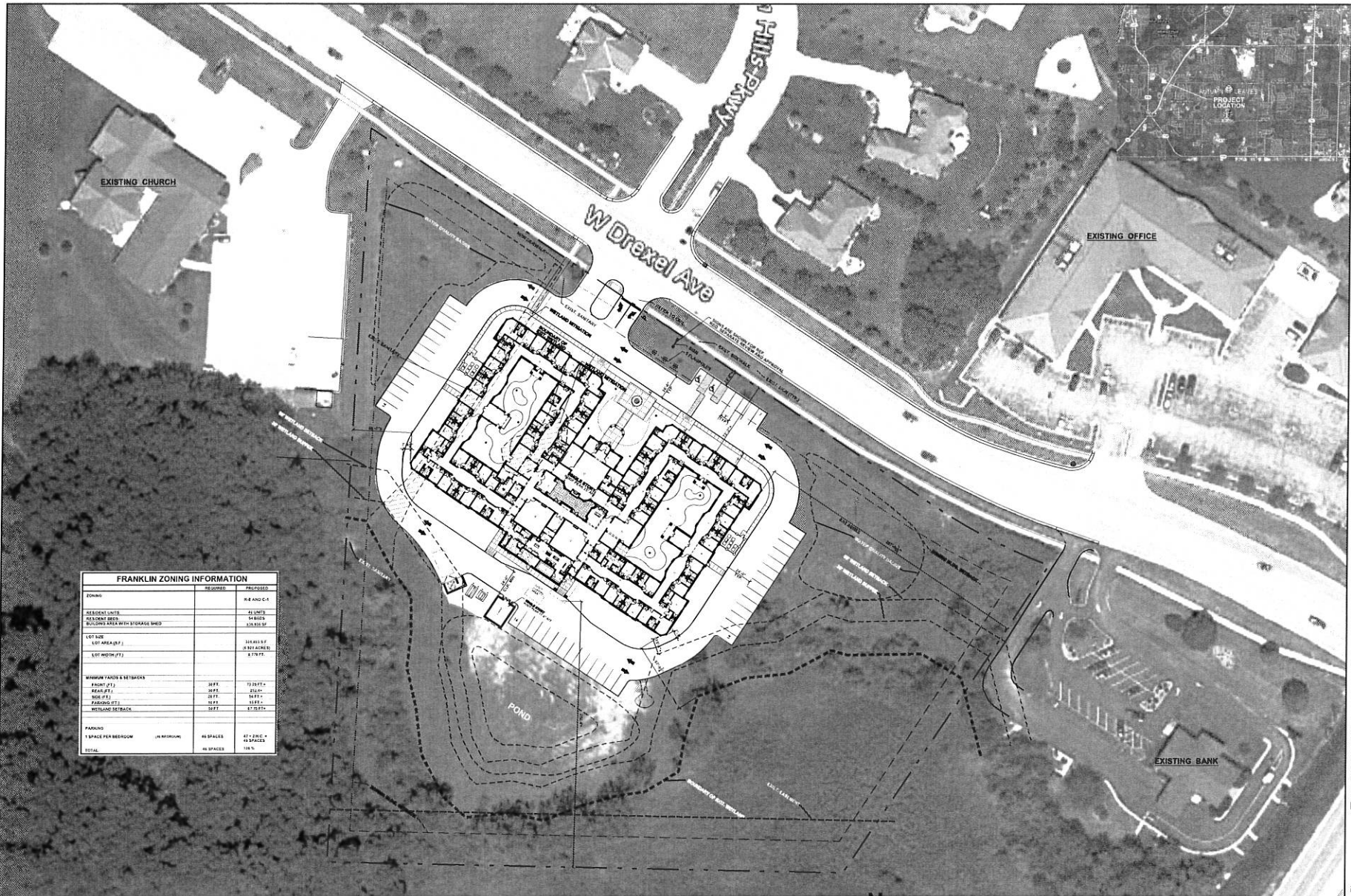
We look forward to becoming valuable members of the City of Franklin community.

Sincerely,



Jason A. Glover  
Regional Director of Development  
The LaSalle Group  
9525 Katy Freeway  
Suite 445  
Houston, Texas 77024  
713.231.4438





**MICHAEL ARENSEN**

635 DUNBAR ROAD  
NORTHBRIDGE, ILLINOIS 60062  
847-484-4432 • FAX 847-484-4438

**AUTUMN LEAVES**  
15101 WISCONSIN AVE. #100

**The LaSalle Group, Inc.**  
www.lasallegroup.com  
800 S. JACOBY STREET, SUITE 100  
LA SALLE, ILLINOIS 60530  
312-461-4000 • FAX 312-461-4001  
www.lasallegroup.com

**AUTUMN LEAVES  
ASSISTED LIVING  
FRANKLIN  
WISCONSIN  
PROPOSED SITE PLAN**

NO.	DESCRIPTION	DATE
1	Plan Development	08-21-14
2	Zoning	12-04-14
3	Zoning Review	05-14-15
4	Zoning Review	12-12-15

**REVISIONS**  
SIGNATURE

DRAWN BY: **SD1** APPROVED BY: **ICA**  
JOB NO. **1402** DATE **05-15-2014**  
SHEET NO.

**SD1**

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FRANKLIN ZONING INFORMATION		
ZONING	REQUIRED	PROPOSED
RESIDENTIAL	R-4 AND C-1	R-4 UNITS
RESIDENTIAL BUILDING AREA WITH STORAGE SHED	10,000 SF	10,000 SF
LOT AREA (SF)	10,000 SF	10,000 SF
LOT WIDTH (FT)	50 FT	50 FT
MINIMUM YARDS & SETBACKS		
FRONT (FT)	25 FT	25 FT
REAR (FT)	25 FT	25 FT
SIDE (FT)	25 FT	25 FT
PARKING (FT)	10 FT	10 FT
MINIMUM DRIVEWAY	10 FT	10 FT
PARKING		
1 SPACE PER BEDROOM (IN REGION)	16 SPACES	17-18 UNITS + 16 SPACES
TOTAL	16 SPACES	16 UNITS

1

**SITE PLAN**

SCALE: 1"=40'-0"

**6.92 ACRES**

0' 5' 10' 30' 60' 120'

**N**



**MICHAEL ARENSON**

635 DUNDAS ROAD  
NORTHBRIDGE, ILLINOIS 60062  
630-854-4333 • FAX 630-854-4335

**AUTUMN LEAVES**  
ASSISTED LIVING  
The LeSalle Group, Inc.

600 S. John Deere Parkway, Suite 200  
Lisle, Illinois, 60532  
(708) 854-4333 • FAX (708) 854-4335  
www.le-sallegroup.com

**AUTUMN LEAVES**  
ASSISTED LIVING  
FRANKLIN  
WISCONSIN



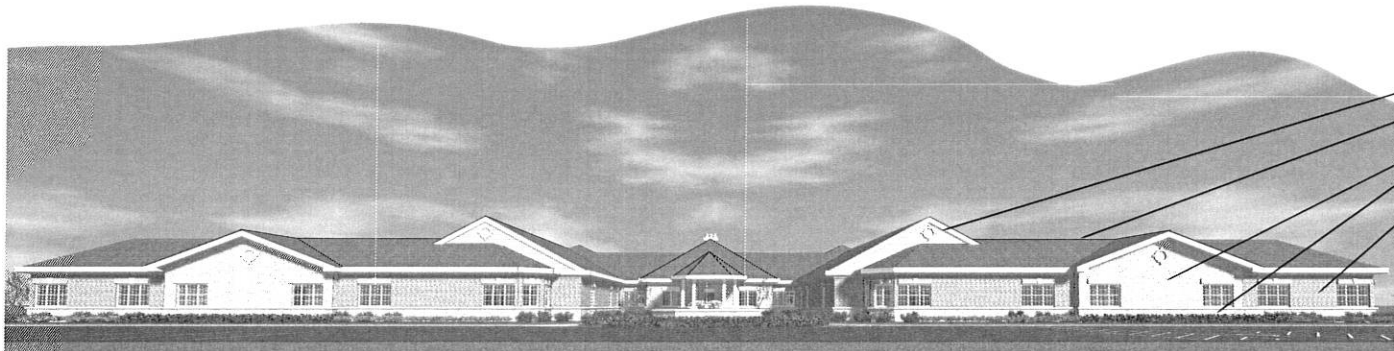
TYPICAL BUILDING ELEVATIONS

NO.	DESCRIPTION	DATE
1	Plan Circulation	08-21-14
2	Zoning	12-04-14
3	Zoning Revisions	01-14-15
4	Zoning Revisions	02-12-15

REVISIONS  
SIGNATURE

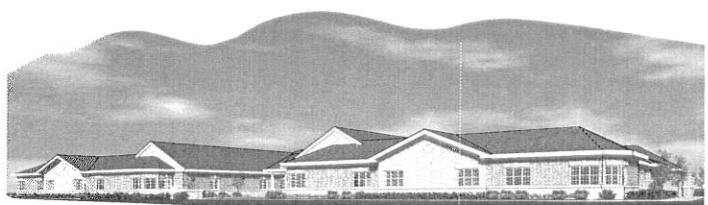
DRAWN BY	APPROVED BY
BY	SCA
JOB NO.	DATE
1402	08-18-2014
SHEET NO.	

**ELEVS**  
© 2014 MICHAEL ARENSON & ASSOCIATES

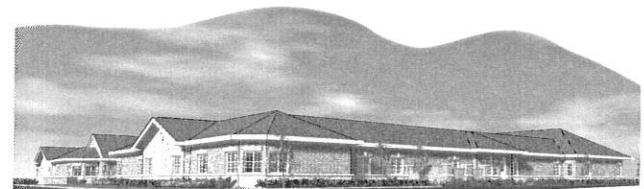


**01 FRONT RENDERING**  
SCALE: NONE

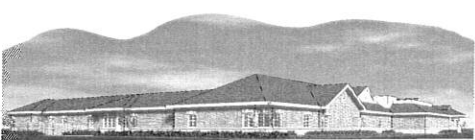
- FIBER CEMENT BD (TYP.)
- ASPHALT SINGLE ROOF (TYP.)
- STONE VENEER (TYP.)
- FACE BRICK VENEER (TYP.)



**02 FRONT ELEVATION**  
SCALE: NONE



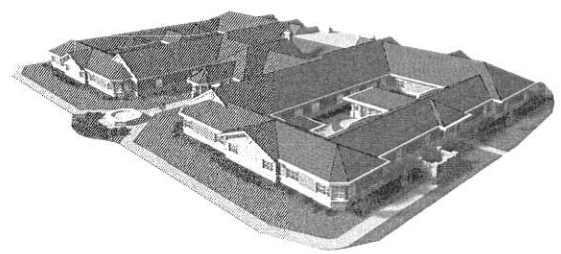
**03 SIDE ELEVATION**  
SCALE: NONE



**04 SIDE ELEVATION**  
SCALE: NONE



**05 REAR ELEVATION**  
SCALE: NONE



**06 ROOF RENDERING**  
SCALE: NONE



**(3) FLAG POLES**



**MONUMENTAL SIGN**



**FENCE**



**STORAGE SHED**



**DUMPSTER**



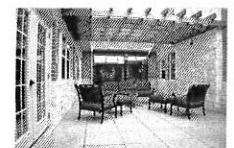
**GARDEN COURTYARD**



**FRONT ENTRANCE**



**LIVING ROOM**



**COURTYARD**



**DINING**



**LIBRARY**