CITY OF FRANKLIN PLAN COMMISSION MEETING* FRANKLIN CITY HALL COUNCIL CHAMBERS 9229 W. LOOMIS ROAD, FRANKLIN, WISCONSIN AGENDA

THURSDAY, NOVEMBER 9, 2017, 7:00 P.M.

- A. Call to Order and Roll Call
- B. Approval of Minutes
 - 1. Approval of regular meeting of October 19, 2017.
- C. **Public Hearing Business Matters** (action may be taken on all matters following the respective Public Hearing thereon)
 - 1. THE LAKEVIEW AT FRANKLIN SENIOR INDEPENDENT LIVING APARTMENT COMPLEX DEVELOPMENT. Special Use Amendment application by Herman & Kittle Properties, Inc., for construction of a 30,230 square foot, two-story, 48 unit (30 one-bedroom and 18 two-bedroom units with 70 parking spaces and associated landscaping and lighting) senior independent living apartment complex which will be designed, marketed and restricted to those 55 years and older with household incomes of 30%, 50% and 60% of Area Median Household Income, with 8 units proposed as market rate units, upon property zoned R-8 Multiple-Family Residence District, located at 3709 West College Avenue; Tax Key No. 713-9996-003. A PUBLIC HEARING IS SCHEDULED FOR THIS MEETING UPON THIS MATTER.
 - 2. MOLLY MAID PROFESSIONAL HOME CLEANING SERVICE BUSINESS USE. Special Use application by R & R Swan Investments, LLC d/b/a Molly Maid, to operate a maid service business with hours of operation from 7:00 a.m. to 5:00 p.m., Monday through Friday, which application also includes a property owner requested revised Site Plan approval for existing site improvements constructed without prior City approval, specifically, reconfiguration of the parking lot in the northwest corner of the property and addition of a new parking lot in the rear of the property, upon property zoned M-1 Limited Industrial District and C-1 Conservancy District, located at 11113 West Forest Home Avenue, Suite 200; Tax Key No. 704-9978-002. A PUBLIC HEARING IS SCHEDULED FOR THIS MEETING UPON THIS MATTER.
 - FABU EYES EYELASH EXTENSION SERVICE BUSINESS USE. Special Use application by Yulia Da Silva, owner, Fabu LLC, d/b/a Fabù Eyes, to operate an eyelash extension service business with hours of operation from 9:00 a.m. to 7:00 p.m., Monday through Friday, and 9:00 a.m. to 2:00 p.m., Saturday and

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Sunday, upon property zoned M-1 Limited Industrial District and C-1 Conservancy District, located at 11113 West Forest Home Avenue, Suite 240; Tax Key No. 704-9978-002. A PUBLIC HEARING IS SCHEDULED FOR THIS MEETING UPON THIS MATTER.

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

E. 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:

Next Regular Plan Commission Meeting: November TBD, 2017

^{*}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.

Unapproved

City of Franklin Plan Commission Meeting October 19, 2017 Minutes

A. Call to Order and Roll Call

Mayor Steve Olson called the October 19, 2017 regular Plan Commission meeting to order at 7:00 p.m. in the Council Chambers at Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin.

Present was Commissioners Kevin Haley and David Fowler, Alderman Mark Dandrea and City Engineer Glen Morrow. Excused was Commissioner Patricia Hogan. Also present was Planning Manager Joel Dietl and Associate Planner Orrin Sumwalt.

B. Approval of Minutes

1. Regular Meeting of October 5, 2017.

C. Public Hearing Business Matters

1. VY J. KOTLEWSKI AND KRISTIN L. OSGOOD DECK ADDITION TO EXISTING HOME [recommendation to Board of Zoning and Building Appeals]. Application by Vy J. Kotlewski and Kristin L. Osgood for an Area Exception from Table 15-3.0203 of the Unified Development Ordinance to allow for a maximum lot coverage of 18%, exceeding the R-3 Suburban/Estate Single-Family Residence District maximum lot coverage standard of 0.15 or 15%, for property located at 9225 South Wild Berry Way, for construction of a 353 square foot deck addition on the south side of the existing home (which will increase lot coverage by approximately 2%, with existing home and garage already exceeding the maximum lot coverage by approximately 1%), property zoned R-3 Suburban/Estate Single-Family Residence District; Tax Key No. 881-0170-000.

Commissioner Haley moved and Alderman Dandrea seconded approval of the October 5, 2017 minutes of the regular meeting of the Plan Commission. On voice vote, all voted 'aye'. Motion carried (4-0-1).

Planning Manager Joel Dietl presented the request by Vy J. Kotlewski and Kristin L. Osgood for an Area Exception from Table 15-3.0203 of the Unified Development Ordinance to allow for a maximum lot coverage of 18%, exceeding the R-3 Suburban/Estate Single-Family Residence District maximum lot coverage standard of 0.15 or 15%, for property located at 9225 South Wild Berry Way, for construction of a 353 square foot deck addition on the south side of the existing home (which will increase lot coverage by approximately 2%, with existing home and garage already exceeding the maximum lot coverage by approximately 1%), property zoned R-3 Suburban/Estate Single-Family Residence District.

The Official Notice of Public Hearing was read in to the record by Associate Planner Sumwalt and the Public Hearing was opened at 7:03 and closed at 7:04.

Commissioner Fowler moved and Commissioner Haley seconded a motion to recommend approval of an application for an Area Exception to allow for construction of a 353 square foot deck addition on the south side of the existing home [application requests an Area Exception from Table 15-3.0203 of the Unified Development Ordinance to allow for a maximum lot coverage of 18%, exceeding the R-3 Suburban/Estate Single-Family Residence District maximum lot coverage standard of 0.15 or 15%. On voice vote, all voted 'aye'. Motion

carried (4-0-1).

D. Business Matters

1. SACRED HEART SEMINARY AND SCHOOL OF THEOLOGY **BUILDING B EXTERIOR** RENOVATIONS AS PART OF A LARGER INTERIOR BUILDING RENOVATION TO UPGRADE THE **RESIDENCES AND COMMON AREAS IN BUILDING B.** Site Plan Amendment application by Sacred Heart Seminary and School of Theology Inc., property owner/applicant, to allow for construction of a new parking area and entrance addition on the west side of Building B, associated landscaping, a new water lateral to serve the building's fire protection system, new hydrants on the north side of the building and approval of a parking lot addition on the east side of Building B that was constructed in 2016 without City approval, for property zoned I-1 Institutional District, C-1 Conservancy District and FFO Floodplain Fringe Overlay District, located at 7335 South Lovers Lane Road; Tax Key No. 752-9998-000.

E. Adjournment

Planning Manager Joel Dietl presented the request by Sacred Heart Seminary and School of Theology Inc., property owner/applicant, to allow for construction of a new parking area and entrance addition on the west side of Building B, associated landscaping, a new water lateral to serve the building's fire protection system, new hydrants on the north side of the building and approval of a parking lot addition on the east side of Building B that was constructed in 2016 without City approval, for property zoned I-1 Institutional District, C-1 Conservancy District and FFO Floodplain Fringe Overlay District, located at 7335 South Lovers Lane Road.

Alderman Dandrea moved and Commissioner Fowler seconded a motion to approve a Resolution amending the Site Plan for property located at 7335 South Lovers Lane Road to allow for construction of a new parking area and entrance addition on the west side of building B, associated landscaping, a new water lateral to serve the building's fire protection system, new hydrants on the north side of the building and approval of a parking lot addition on the east side of the building (Sacred Heart Seminary and School of Theology), subject to striking condition No. 6. On voice vote, all voted 'aye'. Motion carried (4-0-1).

Commissioner Haley moved and Commissioner Fowler seconded to adjourn the Plan Commission meeting of October 19, 2017 at 7:11 p.m. All voted 'aye'; motion carried. (4-0-1).



REPORT TO THE PLAN COMMISSION

Meeting of November 9, 2017

Special Use Amendment

RECOMMENDATION: Department of City Development staff recommends approval of the Special Use Amendment, subject to the conditions set forth in the attached draft resolution.

Project Name: The Lakeview at Franklin Apartments

Project Location: 3709 West College Avenue

Property Owner: McKowen Family Partnership, LLLP

Applicant: Herman & Kittle Properties, Inc.

Agent: David Thompson, Herman & Kittle Properties, Inc.

Current Zoning: R-8 Multiple-Family Residence District

2025 Comprehensive Plan: Residential – Multi-Family

Use of Surrounding Properties: Single-family residential (City of Greenfield) to the north,

vacant Milwaukee County land (Grobschmidt Park & Mud Lake) to the south, multi-family residential to the east and single-family and multi-family residential to the west

Applicant's Action Requested: Approval of the Special Use Amendment to allow

construction of the Lakeview at Franklin apartment

development

Introduction and Background

Please note:

- Staff recommendations are <u>underlined</u>, in <u>italics</u> and are included in the draft ordinance.
- Staff suggestions are only underlined and are not included in the draft ordinance.

On September 29, 2017, the applicant filed a Special Use Amendment Application for a multifamily apartment development for property located at 3709 W. College Avenue.

In January of 2016, a Rezoning, Comprehensive Master Plan Amendment and Special Use were approved to rezone the subject property to R-8 Residence District, amend the Future Land Use designation to Residential – Multi-Family and a Special Use to allow construction of a two-story, 48 unit multi-family senior independent living apartment complex development use. That project, however, did not move forward following these use and site plan approvals.

The current applicant is also requesting approval of a two story, 48-unit multi-family senior independent living apartment complex development use. According to the applicant, the facility will be designed, marketed and restricted to those 60 years and older with household incomes of 30%, 50% and 60% of Area Median Household Income. Note that eight units are proposed as market rate.

Staff recommends that Herman & Kittle Properties, Inc. and any owner of the property, as a condition of approval of this Resolution, shall enter into an agreement with the City providing that in the event the land and/or building to be developed hereunder be exempt from general property taxation at any time, that such property shall be subject to an annual payment in lieu of taxes to the City by the owner(s) of the property in an amount that would be equal to the amount that would be levied as the annual City general property tax upon the real and personal property were it not exempt from taxation. Such payments to the City shall be due and payable from time to time as and when general property taxes are due and payable. The agreement shall be prepared by the City Attorney and executed by the property owner, the Mayor and the City Clerk and shall be recorded in the Office of the Register of Deeds for Milwaukee County prior to the issuance of a Building Permit.

The application also includes completely redesigned development plans, which are detailed below.

Similar to the previously approved Special Use, the applicant is requesting to exceed the R-8 Residence District density standards under Options 1 and 2, which allows a Gross Density of 6.10 for Option 1 and 8.00 for Option 2 and Net Density of 8.00 for either Special Use Option. Per the applicant's Site Calculations this would allow a maximum of 21 dwelling units per Net Density (Option 1) and 25 dwelling units per Gross Density. The applicant is proposing 48 units, which equates to a Net Density of 17.91 and Gross Density of 11.65. Per Section 15-3.0701A.7. of the UDO (below), the Common Council, pursuant to the recommendations of the Plan Commission, may modify regulations of the zoning district.

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.

Project Description/Analysis

Special Use

The applicant is requesting approval to construct a 48 unit multi-family apartment development. At 48 units, the applicant is proposing a Net Density of 17.91 (48 units divided by a net buildable site area of 2.68 acres) and a Gross Density of 11.65 (48 units divided by the base site area of 4.12 acres).

For comparison, staff roughly estimates the adjacent property's Gross Density as follows:

- Stonefield Village apartments (directly to the east): 128 units, 9.26 acres 13.82 units/acre
- Homes on the Park (directly to the west): 38 units, 4.74 acres 8.02 units/acres
- Park Meadow Condominiums (to the west): 196 units, 19.28 acres 10.16 units/acre

Site Plan:

The site plan consists of a two-story, 30,230 square foot apartment building that consists of 30 one-bedroom and 18 two-bedroom units. The subject property has a base site area of approximately 4.12 acres. As currently proposed, the project would contain 1.95 acres of impervious surface (and 2.17 acres greenspace), resulting in an Open Space Ratio (OSR) of 0.53, which complies with the R-8 District Special Use Options 1 and 2 minimum of 0.35 and 0.25, respectively.

The site plan consists of an L-shaped two-story building, two detached 6-stall garages, a dumpster enclosure, retaining wall and associated landscaping and lighting. The site plan also includes benches, trash receptacles and an outdoor patio with picnic tables and a grill available to residents.

The dumpster enclosure is located to the southwest of the storm water pond along the entry drive, and includes two 8 cubic foot dumpsters. The applicant has indicated that they have found this to be sufficient for this size development.

The retaining wall is located along the west property line. The wall will be constructed of split face block and is proposed to be about 4 feet in height. <u>Staff recommends that the retaining wall comply with Section 6.9 Retaining Walls of the Design Standards & Construction Specifications or as otherwise approved by the Engineering Department, prior to issuance of a Building Permit.</u>

The site plan also includes paved walkways along the west side of the entry drive, through the parking lot and along the front of the building. <u>Staff recommends that the applicant revise the site plan to include a gravel or paved connection from the paved walkways along the building to the existing trail system at Grobschmidt Park, for review and approval by Department of City Development Staff and Milwaukee County, prior to issuance of a Building Permit. Staff would further recommend that this path be looped and extend around the entire building. In addition, staff recommends that the trail be accessible to the public (i.e. within a public easement) as it would connect to the County owned Grobschmidt Park.</u>

Note that the applicant does not wish to install this connection. In their responses to staff comments, the applicant has stated the following:

"HKP has decided to forgo a path from the southern end of the site for two reasons. First, due to the steep grade from the south end of the site into Grobschmidt Park, there is a safety concern of falls on the path. Second, for the senior residents there is a safety concern with a public easement along the back of the site. The landscape requirements on the site will require dense tree cover on the southern end of the site, which would lead to areas on the subject property the public could access which could not be easily monitored."

<u>Staff also suggest that the applicant install a sidewalk along W. College Avenue.</u> Again, the applicant has noted concerns with this recommendation and has responded as follows:

"Currently the City of Franklin's Park Plan does not include a sidewalk along this section of College Avenue. HKP would be interested in future participation with the City of Franklin in the addition of sidewalk along the corridor."

The site plan also illustrates the location of rooftop mechanicals, which will be screened from public view.

Parking:

Table 15-5.0203 of the Unified Development Ordinance requires a Standard Parking Ratio of 1 space per one-bedroom unit, 2 parking spaces for each two-bedroom unit and 2.5 spaces for 3 bedroom or more units. The Lakeview at Franklin development consists of 30 one-bedroom units and 18 two-bedroom units; therefore, 66 parking spaces are required. The proposed Site Plan includes 58 exterior surface parking spaces and 12 enclosed parking spaces within two detached garages. Each garage contains 6 parking stalls, including one ADA accessible parking space in each. The surface parking includes an additional four ADA accessible parking spaces for a total of 6 ADA spaces. The 70 parking spaces provided exceed the Standard Parking Ratio by approximately 6% or four spaces. Per Section 15-5.0203 of the UDO, the Standard Parking Ratio may be exceeded by 10% or 5 parking spaces, thus the proposed parking is in conformance with UDO standards. The 6 ADA surface parking stalls provided are also in conformance with UDO standards.

Although parking standards are met, staff suggests underground parking as was provided in the previous approval. Underground parking would assist in creating additional areas for landscaping, the staff recommended trail and utilities.

The applicant is proposing parking spaces that are 9-feet by 20-feet (180 square feet), along with 24-foot drive aisle widths, in conformance with Part 5 of the UDO.

Landscaping:

Table 15-5.0302 of the UDO requires 1.5 Canopy/Shade Tree per dwelling unit, 1 Evergreen and Decorative Tree per dwelling unit and 3 Shrubs per dwelling unit for Multi-Family development. With 48 dwellings provided, a minimum of 72 Canopy/Shade Trees, 48 Evergreens and Decorative Trees and 144 Shrubs are required. The property is also adjacent to a single-family use, thus a 20% increase in the quantity of plantings is required per Section 15-5.0302C. of the UDO; therefore, 87 Canopy/Shade Trees, 58 Evergreens and Decorative Trees and 173 Shrubs are required.

The applicant has provided two Landscape Plan alternatives. Sheets L101a, L102a and L110a comply with UDO quantity standards consisting of 87 (78 new, 9 existing) Canopy/Shade trees, 58 Evergreens, 58 Decorative trees and 177 Shrubs.

The applicant, however, is requesting permission to reduce the number of new Canopy/Shade Trees from 78 to 40, which would then not comply with UDO required planting quantities. The applicant indicates:

"...The updated landscape plan includes 87 Canopy/Shade trees as required by the UDO (Sheets L101a, L102a, and L110a) Please note that the 87 trees include 78 new trees and

the assumption of 9 trees to be preserved in the conservation easement, to be confirmed by a tree study. However, HKP would like to also present an alternative Landscape Plan for review by Plan Commission as well, which includes 40 new planning trees (Sheets L101, L102, and L103). While it is possible to meet the code, HKP does not find this density of trees to be appropriate for the site or the health of the trees.

In order to meet the City required parking ratios, on-site storm detention, and utility easements, the space in which to provide trees is limited. On the alternative plan, trees are appropriately spaced to allow for growth. In the plan that meets the code required number of trees, trees could be at risk of dying or never reaching their full potential due to overcrowding.

Further, the southern end of the site is bordered by a thickly wooded park. By planting the entirety of the greenspace behind the building, we are limiting the useable outdoor space available to residents, creating a safety concern, and obscuring the view of the park.

We would appreciate the Plan Commission's feedback on a potential request of a variance in the number of new trees on site to 40 as indicated on the alternative landscape plan. If the Plan Commission is amenable to this variance, HKP will submit a variance request for approval."

Note that as part of the Special Use request, the Plan Commission and Common Council may approve either Landscape Plan without submittal of a separate application. The draft resolution includes a condition stating that <u>landscaping shall be installed per Sheets L101a</u>, <u>L102a and L110a</u>, <u>City file-stamped October 30</u>, <u>2017</u>. If the Plan Commission wishes to approve the alternate Landscape Plan with fewer Canopy/Shade Trees as requested by the applicant, that condition must be revised to reference Sheets L101, L102 and L103.

<u>Staff also recommends that the applicant eliminate one parking space in each row of parking in order to shift the garages further east and provide plantings on the west side of the garage</u>. Note that if the applicant proposes underground parking as suggested by staff, this condition may not fully apply; however, staff would continue to recommend that additional plantings be installed along the west property line.

The applicant has indicated that an irrigation system will be designed and constructed by the landscape contractor. Also, a 2-year planting warranty has been noted on the Landscape Plan. Areas for snow storage are illustrated on the Landscape Plans as well.

Outdoor Lighting:

The lighting plan includes 6 pole lights. Two are located along the entry drive and four are located within the parking lot. The lights will be mounted on 20-foot poles.

The photometric plan is in conformance with UDO lighting standards.

Natural Resource Protection Plan

The applicant did not provide a Natural Resource Protection Plan; however, the previous proposal in 2016, included a letter from Stantec Consulting Services, Inc., dated July 28, 2016, indicating that wetlands do not exist on the property. A letter dated November 2, 2016 from the Wisconsin Department of Natural Resources was also provided confirming that no wetlands exist on the property.

In staff review of aerial photography, staff believes a woodland exists in the southwest corner of the site. The applicant has agreed to place this corner of the site within a Conservation Easement as shown on the Site Development Plan.

Staff recommends submittal of a Conservation Easement for review and approval by the Common Council and recording with the Milwaukee County Register of Deeds, prior to issuance of an Occupancy Permit.

Architecture:

The building is primarily comprised of brick and fiber cement siding. The building also includes balconies and the roof will consist of asphalt shingles. The front and rear of the building are designed with similar amounts of brick and siding.

The detached garage buildings also consist of brick and fiber cement siding. The rear of the garages facing the condominium development to the west is primarily brick.

Signage:

The applicant is showing a monument sign on the site plan at the entrance of the site adjacent to W. College Avenue on the east side of the main drive. The proposed sign is a freestanding sign between two steel posts. The sign itself is painted steel with the complex name routed on each side of the sign. The sign is 7'-8" x 3'-6". The sign is proposed as part of this Special Use and is subject to a sign permit through the Inspection Department, if approved.

<u>Staff recommends that the sign be revised to be a monument sign with a brick base to match that of the building, subject to review and approval by Department of City Development staff.</u>

Stormwater Management:

The applicant is proposing a storm water pond at the northeast corner of the site. The applicant is currently working with the Engineering Department on a detailed plan and is aware that an easement must be obtained from Milwaukee County for the proposed pond outfall. Staff recommends that the applicant submit a final storm water management plan as well as a detailed grading and erosion control plan to the Engineering Department for review and approval, prior to issuance of a Building Permit. Furthermore, the applicant shall secure a drainage easement from Milwaukee County and receive approval from the County for any disturbance of trees within Grobschmidt Park. Note that wetland delineations within the park will be required as may be needed, depending upon the final storm water plan. If there any impacts to Unified Development Ordinance protected natural resource features, a Natural Resource Special Exception Application will be required.

Staff Recommendation

Department of City Development staff recommends approval of the Special Use Amendment, subject to the conditions set forth in the attached draft resolution.

CITY OF FRANKLIN

MILWAUKEE COUNTY

[Draft 11-3-17]

RESOLUTION NO. 2017-____

A RESOLUTION TO AMEND RESOLUTION NO. 2017-7246 IMPOSING CONDITIONS AND RESTRICTIONS FOR THE APPROVAL OF A SPECIAL USE FOR A TWO-STORY, 48 UNIT MULTI-FAMILY SENIOR INDEPENDENT LIVING APARTMENT COMPLEX DEVELOPMENT USE LOCATED AT 3709 WEST COLLEGE AVENUE TO ALLOW FOR CONSTRUCTION OF THE LAKEVIEW AT FRANKLIN TWO-STORY, 48 UNIT SENIOR INDEPENDENT LIVING APARTMENT COMPLEX (HERMAN & KITTLE PROPERTIES, INC., APPLICANT)

WHEREAS, Herman & Kittle Properties, Inc. having petitioned the City of Franklin for the approval of an amendment to Resolution No. 2017-7246, conditionally approving a Special Use for a two-story, 48 unit multi-family senior independent living apartment complex development use, upon property located at 3709 West College Avenue, such property being zoned R-8 Multiple-Family Residence District, more particularly described as follows:

Parcel 1 of Certified Survey Map No. 6537 being part of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section 1, Town 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin excepting therefrom the following: Beginning at the southeast corner of Parcel 2 as recorded in said Certified Survey Map No. 6537; thence South 88°32'26" West along the southerly line of said Parcel 2, 132.00 feet to the southwest corner of said Parcel 2; thence South 00°35'36" West along the westerly line of said Parcel 1, 136.00 feet; thence North 88°32'28" East 132.00 feet; thence North 00°35'36" East 136.00 feet to the place of beginning. Containing a net area of 4.1204 acres or 179,487 square feet of land; Tax Key No. 713-9996-003; and

WHEREAS, such proposed amendment being for the purpose of constructing a 30,230 square foot, two-story, 48 unit (30 one-bedroom and 18 two-bedroom units with 70 parking spaces and associated landscaping and lighting) senior independent living apartment complex which will be designed, marketed and restricted to those 55 years and older with household incomes of 30%, 50% and 60% of Area Median Household Income, with 8 units proposed as market rate units; 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 9th day of November, 2017, and the Plan Commission thereafter having determined to recommend that the proposed amendment to Special Use be approved, subject to certain conditions, and the Plan Commission further finding that the proposed amendment

HERMAN & KITTLE PROPERTIES, INC. – AMENDMENT TO SPECIAL USE RESOLUTION NO. 2017-_____Page 2

to Special Use upon such conditions, pursuant to §15-3.0701 of the Unified Development Ordinance, will be in harmony with the purposes of the Unified Development Ordinance and the Comprehensive Master Plan; that it will not have an undue adverse impact upon adjoining property; that it will not interfere with the development of neighboring property; that it will be served adequately by essential public facilities and services; that it will not cause undue traffic congestion; and that it will not result in damage to property of significant importance to nature, history or the like; and

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

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Common Council of the City of Franklin, Wisconsin, that the petition of Herman & Kittle Properties, Inc. for the approval of an amendment to Special Use for the property particularly described in the preamble to this Resolution, be and the same is hereby approved, subject to the following conditions and restrictions:

- 1. That this amendment to Special Use is approved only for the use of the subject property by Herman & Kittle Properties, Inc., successors and assigns, for The Lakeview at Franklin senior independent living apartment complex development, which shall be developed in substantial compliance with and constructed, operated and maintained by Herman & Kittle Properties, Inc., pursuant to those plans City file-stamped October 30, 2017 and annexed hereto and incorporated herein as Exhibit A.
- 2. Herman & Kittle Properties, Inc., successors and assigns, shall pay to the City of Franklin the amount of all development compliance, inspection and review fees incurred by the City of Franklin, including fees of consultants to the City of Franklin, for The Lakeview at Franklin senior independent living apartment complex development project, within 30 days of invoice for same. Any violation of this provision shall be a violation of the Unified Development Ordinance, and subject to §15-9.0502 thereof and §1-19. of the Municipal Code, the general penalties and remedies provisions, as amended from time to time.
- 3. The approval granted hereunder is conditional upon Herman & Kittle Properties, Inc. and The Lakeview at Franklin senior independent living apartment complex development project for the property located at 3709 West College Avenue: (i) being in compliance with all applicable governmental laws, statutes, rules, codes, orders and

HERMAN & KITTLE PROPERTIES, INC. – AMENDMENT TO SPECIAL USE RESOLUTION NO. 2017-_____Page 3

- 4. 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.
- 5. Herman & Kittle Properties, Inc. and any owner of the property, as a condition of approval of this Resolution, shall enter into an agreement with the City providing that in the event the land and/or building to be developed hereunder be exempt from general property taxation at any time, that such property shall be subject to an annual payment in lieu of taxes to the City by the owner(s) of the property in an amount that would be equal to the amount that would be levied as the annual City general property tax upon the real and personal property were it not exempt from taxation. Such payments to the City shall be due and payable from time to time as and when general property taxes are due and payable. The agreement shall be prepared by the City Attorney and executed by the property owner, the Mayor and the City Clerk and shall be recorded in the Office of the Register of Deeds for Milwaukee County prior to the issuance of a Building Permit.
- 6. The retaining wall shall comply with Section 6.9 Retaining Walls of the Design Standards & Construction Specifications or as otherwise approved by the Engineering Department, prior to issuance of a Building Permit.
- 7. The site plan shall be revised to include a gravel or paved connection from the paved walkways along the building to the existing trail system at Grobschmidt Park, for review and approval by Department of City Development Staff and Milwaukee County, prior to issuance of a Building Permit. Furthermore, the trail shall be looped and extend around the entire building. The entire length of the trail shall be accessible to the public and located within a public easement.
- 8. Landscaping shall be installed per Sheets L101a, L102a and L110a, City file-stamped October 30, 2017.
- 9. One parking space in each row of parking shall be eliminated in order to shift the garages further east and provide plantings along the west side of each garage. A revised Landscape Plan shall be submitted for Department of City Development Staff review and approval.
- 10. A Conservation Easement shall be submitted for review and approval by the Common Council and recording with the Milwaukee County Register of Deeds, prior to issuance of an Occupancy Permit.
- 11. The sign shall be revised to a monument style sign with a brick base to match that of the building, subject to review and approval by Department of City Development staff and issuance of a Sign Permit prior to installation.

HERMAN & KITTLE PROPERTIES, INC. – AMENDMENT TO SPECIAL USE RESOLUTION NO. 2017-_____ Page 4

12. A final storm water management plan as well as a detailed grading and erosion control plans shall be submitted to the Engineering Department for review and approval, prior to issuance of a Building Permit. Furthermore, the applicant shall secure a drainage easement from Milwaukee County and receive approval from the County for any disturbance of trees within Grobschmidt Park.

13. [other conditions, etc.]

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

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

BE IT FURTHER RESOLVED, that this Resolution shall be construed to be an amendment to such Special Use Permit as is contemplated by §15-9.0103 of the Unified Development Ordinance, and that all of the terms and conditions of Resolution No. 2017-7246, not specifically and expressly amended by or in direct conflict with this Resolution, shall remain in full force and effect.

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

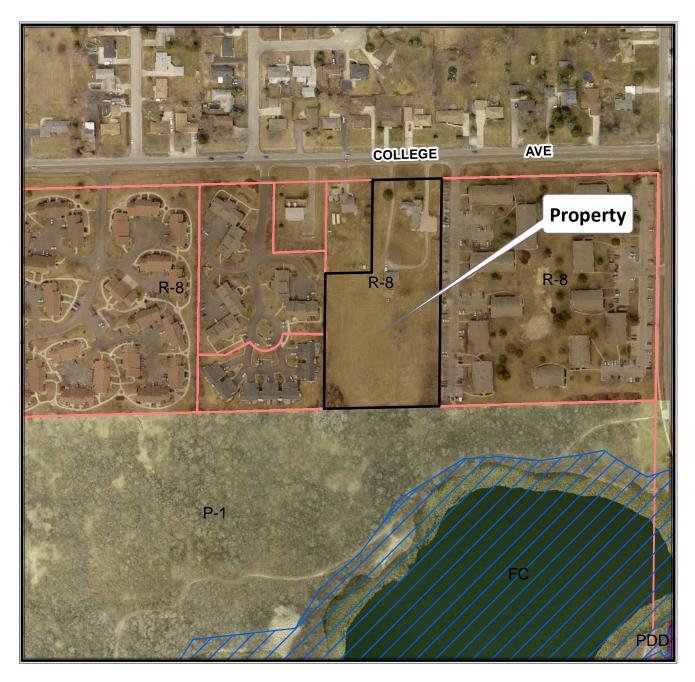
BE IT FINALLY RESOLVED, that the City Clerk be and is hereby directed to obtain the recording of a certified copy of this Resolution in the Office of the Register of Deeds for Milwaukee County, Wisconsin.

| Introduced | l at a regular meetin | g of the Commo | n Council of | f the City | of Franklin | this |
|------------|-----------------------|----------------|--------------|------------|-------------|------|
| day of | | , 2017. | | | | |

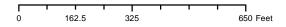
| | & KITTLE PR ON NO. 2017 | * | - AMENDMENT TO SPECIAL USE |
|-------------|----------------------------|--------------------|---|
| | - | ed at a regular me | eting of the Common Council of the City of, 2017. |
| | | | APPROVED: |
| ATTEST: | | | Stephen R. Olson, Mayor |
| Sandra L. W | Vesolowski, Ci | ity Clerk | |
| AYES | NOES | ABSENT | |



3709 W. College Ave. TKN: 713 9996 003



Planning Department (414) 425-4024

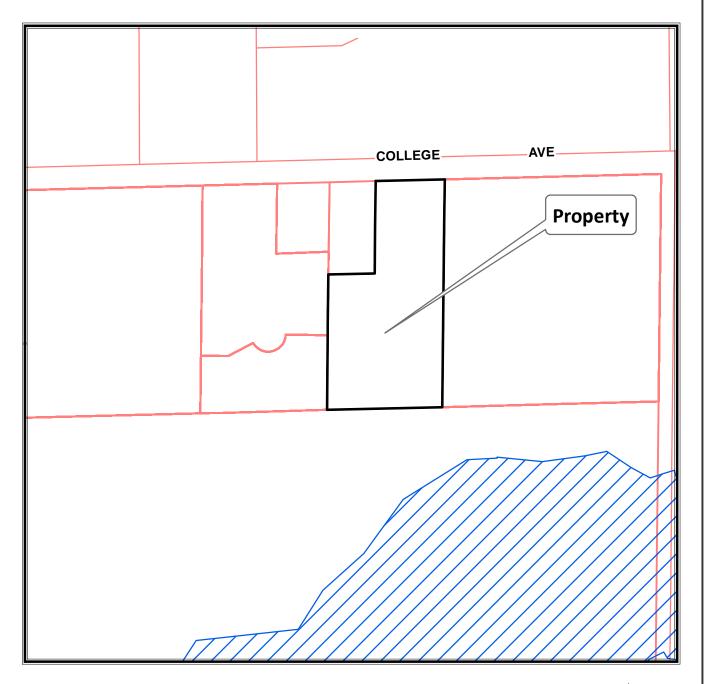


NORTH 2017 Aerial Photo

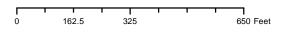
This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. This map is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes.



3709 W. College Ave. TKN: 713 9996 003



Planning Department (414) 425-4024



NORTH 2017 Aerial Photo

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

City of Franklin Department of City Development

Date: October 17, 2017

To: David Thompson, Herman & Kittle Properties, Inc. and Sarah Beck, Herman & Kittle

Properties, Inc.

From: City Development Staff

RE: Lakeview at Franklin Apartments Special Use Amendment – Staff Comments

Please be advised that City Staff has reviewed the above application for the property located at 3709 West College Avenue. Department comments are as follows for the Special Use Amendment Application submitted by David Thompson of Herman & Kittle Properties, Inc. and City file-stamped September 29, 2017.

Planning Department

Site Plan

1. Where will air conditioning units and ground mechanicals be located? What type of screening will be provided, if any?

Mechanicals and air conditioning units will be located on the roof, and will not be visible. Please see note on the Site Plan.

2. Does the building encroach into the 20-foot side yard setback on the east side of the property?

The building has been rotated slightly so no part of the building or overhangs encroach into the side yard setback.

3. Please note that curb and gutter is required throughout.

Keynotes have been added for the curbs and gutters on the site plan. HKP is aware standards for the gutters and curbs are to be reviewed by the City of Franklin Engineering Department prior to building permit issuance.

4. Staff recommends inclusion of pedestrian and site amenities, such as bicycle racks, trash receptacles, benches, trails/pathways (also see comment below), gazebo, etc. These amenities may be appropriate to the rear of the property as well as around the storm water pond. If provided, please illustrate the location on the Site Plan.

Please see the Site Plan for the addition of benches and trash receptacles. Please also note on the Site Plan the first floor community room walks out to an outdoor patio where picnic tables and a grill will be available to residents. 5. Staff recommends that the site plan be revised to include a gravel connection from the southernmost paved walkway to the existing trail system at Grobschmidt Park. Staff would further recommend that this path be looped and extend around the entire building. In addition, staff recommends that the trail be accessible to the public (i.e. within a public easement) as it would connect to the County owned Grobschmidt Park.

HKP has decided to forgo a path from the southern end of the site for two reasons. First, due to the steep grade from the south end of the site into Grobschmidt Park, there is a safety concern of falls on the path. Second, for the senior residents there is a safety concern with a public easement along the back of the site. The landscape requirements on the site will require dense tree cover on the southern end of the site, which would lead to areas on the subject property the public could access which could not be easily monitored.

6. How many dumpsters are located within the dumpster enclosure? Is that sufficient to serve 48 units?

There will be two 8 cubic foot dumpsters located within the dumpster enclosure; please see the detail on sheet A.202. It is an HKP standard to provide this size and quantity of dumpsters for developments with up to 50 units, and we have found that to be adequate in our experience.

7. Please provide details for the dumpster enclosure (materials, wall height, etc.). Staff recommends that the materials match that of the building.

Please see sheet A.202 for details on the dumpster enclosure with noted materials and wall height. It will be wrapped brick matching the building.

8. On the Site Plan, please note the amount of impervious surface proposed, the remaining greenspace and the OSR (see below).

Open Space Ratio (OSR). The number derived by dividing the open space of the site by the base site area. When applied to natural resource protection, the open space ratio shall include the natural resource feature(s) to be protected. Minimum requirements for open space ratios are set forth for the various zoning districts under individual zoning district requirements Sections of this Ordinance.

Impervious surface, greenspace, and the OSR are noted on the updated site plan.

• Site Intensity and Capacity Calculation worksheets were provided, but not completed. Please fully complete these worksheets (see attached).

Please see the updated Site Intensity and Capacity Calculation worksheets included in this package.

• Staff recommends installation of a sidewalk along W. College Avenue.

Currently the City of Franklin's Park Plan does not include a sidewalk along this section of College Avenue. HKP would be interested in future participation with the City of Franklin in the addition of sidewalk along the corridor.

Natural Resource Protection Plan

9. Staff concurs that a Conservation Easement is required for the wooded area at the southwest corner of the property. Attached is the City's Conservation Easement template. This written easement document must be submitted for Common Council review and approval and recording with the Milwaukee County Register of Deeds.

HKP confirms the conservation easement will be submitted for review and approval prior to building permit issuance.

Landscaping

10. The Landscape Plan incorrectly states the quantity of Canopy/Shade Trees required by the UDO. Table 15-5.0302 requires a minimum of 1.5 trees per dwelling unit; therefore, 72 Canopy/Shade Trees are required (1.5 x 48). 87 Canopy/Shade Trees are required when factoring in the additional 20% for the bufferyard. Please revise the notes on the Landscape. Staff also recommends providing an additional 48 Canopy/Shade Trees to be in compliance with the UDO minimum landscape standards.

Notes have been adjusted to reflect the correct equation. The updated landscape plan includes 87 Canopy/Shade trees as required by the UDO (Sheets L101a, L102a, and L110a) Please note that the 87 trees include 78 new trees and the assumption of 9 trees to be preserved in the conservation easement, to be confirmed by a tree study. However, HKP would like to also present an alternative Landscape Plan for review by Plan Commission as well, which includes 40 new planning trees (Sheets L101, L102, and L103). While it is possible to meet the code, HKP does not find this density of trees to be appropriate for the site or the health of the trees.

In order to meet the City required parking ratios, on-site storm detention, and utility easements, the space in which to provide trees is limited. On the alternative plan, trees are appropriately spaced to allow for growth. In the plan that meets the code required number of trees, trees could be at risk of dying or never reaching their full potential due to overcrowding.

Further, the southern end of the site is bordered by a thickly wooded park. By planting the entirety of the greenspace behind the building, we are limiting the useable outdoor space available to residents, creating a safety concern, and obscuring the view of the park.

We would appreciate the Plan Commission's feedback on a potential request of a variance in the number of new trees on site to 40 as indicated on the alternative landscape plan. If the Plan Commission is amenable to this variance, HKP will submit a variance request for approval.

11. Staff recommends additional plantings be installed on the west side of the property, adjacent to the existing condominium development.

Due to retaining wall addition and utilities, all trees along the west edge of the garages have been relocated. (Trees cannot survive in the backfill material of the wall) The wall is approximately 4' tall, with the new construction on the low side of the grade. Shrubs and ornamental grasses have been added along the top of the wall to soften the building from the Homes on the Park Condominium residents. Trees that were originally along this west edge of the property have been relocated to other locations on site that do not have utility and wall conflicts.

12. Please move the text noted below on the Landscape Plan, Sheet L101, so that it does not cover up the plant labels.

"EXC NO. 11, DOCUMENT NO. 10644796 - APPROVED AS SPECIAL USE TO ALLOW SENIOR INDEPENDENT LIVING APARTMENT COMPLEX."

Noted and amended.

13. Staff recommends noting a 2-year plant replacement guaranty on the Landscape Plan per Section 15-5.0303G.3. of the UDO.

A 2-year plant warrantee period has been changed in note 12 on L101 and L102.

14. Staff recommends that irrigation be provided in compliance with Section 15-5.0303D. of the UDO. The type of irrigation provided must be noted on the Landscape Plan.

An irrigation note has been added to the plans. Refer to note #17. This indicates the irrigation system will be designed and constructed by the Contractor.

15. Please provide a Snow Storage Plan in accordance with Section 15-5.0210 of the UDO. Staff recommends illustrating the areas for snow storage on the Landscape Plan.

3,390 s.f. of snow pile storage areas have been identified on the plans. This is a little more than 10 percent of the parking lot area and drive.

Architecture

16. Please label building materials and colors on the proposed elevations.

Noted on elevations.

17. Please include elevations of the proposed detached garages.

Please see sheet A.20.

18. What is the size of the balconies (how far do they extend out from the building)?

The balconies are 11'10" X 5'6 ½" on the one bedroom units and 11'8" X 5'6 ½" on the two bedroom units. The balconies do not extend out from the building, they are setback into the building and flush with the exterior elevation.

19. Staff recommends that brick be included on all elevations. Staff suggests that the rear of the building match the front in terms of materials. This would also include roof materials on the "Wing 'A' – Rear Elevation."

Brick is shown on every elevation, please see the material details. The rear does match the front in terms of materials. There was an error on "Wing "A" – Rear Elevation" that did not show the gables that match throughout; the error has been corrected on the updated submittal.

20. Note that staff recommends that fiber cement siding be utilized, opposed to aluminum or vinyl.

Please see the materials details on the elevation. HKP is utilizing fiber cement siding.

21. Staff suggests that greater variation be provided, such as in the roofline or windows provided.

HKP appreciated the feedback, though the gabled roof, mix of materials, and window detail provide visual interest without overwhelming site lines.

22. Staff suggests a larger, more predominant entrance feature be included.

HKP appreciates the feedback, though the entrance is appropriate for the scale of the building.

23. Staff recommends providing color renderings with the Plan Commission submittal.

Please see the two color 11"x17" renderings.

Sign Plan

24. Staff recommends submitting sign details as part of the Special Use Application.

Please see sheet A.202.

25. Please be aware that a Sign Permit will be required for the proposed sign, prior to installation. Please contact the Building Inspection Department at 414-425-0084 regarding the approval process and any required application.

HKP will apply for the Sign Permit prior to installation.

Engineering Department Comments

• There are numerous references to the Town of Brownsburg and the State of Indiana on the sheet.

References removed and corrected.

 As discussed previously with the engineer, an easement must be obtained from Milwaukee County if the proposed pond outfall will be on County property as currently shown. The plans must specify that the infrastructure shown is on property not owned by the applicant.

HKP is aware of the required easement from Milwaukee County and same will be obtained prior to issuance of building permit. A note has been added that the property is not owned by applicant.

• As discussed previously with the engineer, if the existing storm sewer will be bypassed to the County property as currently shown, the existing outfall of the storm sewer must be determined so that pre and post-development conditions can be adequately compared.

The existing outfall will be televised to understand where it ultimately outfalls and to determine the pre- and post-development conditions.

• As shown the proposed contours do not properly tie in to the existing contours at the western and southern limits of the site.

Please see the updated Preliminary Utility Plan.

• As shown all offsite runoff from the west is conveyed over the parking lot curb, across the parking lot to the storm sewer, and to the proposed pond.

Please see the updated Preliminary Utility Plan. Additional catch basins provided to capture runoff from west property.

• As shown all runoff from south of the building is directed at the building.

Grading revised and additional catch basins provided to pick up drainage from south. Runoff now directed away from building.

• Any work, including the proposed ingress/egress, within the W. College Avenue right-of-way will require Milwaukee County review and approval.

Noted.

• A hydrant may be required onsite, located within a public easement. Please contact the Fire Department to discuss further.

Noted, HKP will work with the Fire Department to determine the necessity/location of a hydrant prior to issuance of building permit.

 Please be aware that the storm sewer must be a minimum of ten feet from any structures. Furthermore, water and storm sewers must be placed within an access easement.

Storm sewer is centered in the 20' setback. The centerline of the storm is at least 10' from the building and garage structures.

 Please submit storm sewer details (plan and profile) for Engineering Department review.

Storm sewer details will be submitted for review and approval prior to issuance of building permit.

• Please submit a grading plan showing the swale between the adjoining properties.

A grading plan will be submitted for review and approval prior to issuance of building permit.

• Please submit an erosion control plan for Engineering Department review.

An erosion control plan will be submitted for review and approval prior to issuance of building permit.

• Please be aware that a Plat of Survey will be required prior to issuance of a Building Permit.

A Plat of Survey will be submitted for review and approval prior to issuance of building permits.

Fire Department Comments

Fire Department Comments/Concerns:

Fire Department administration has concerns over the cumulative impact of
existing and planned senior housing on Emergency Medical Services (EMS)
incident run volume. These developments tend to be higher than average users of
EMS services, and the department has concerns over being able to handle
increasing call volume with existing staffing levels. Response times for Fire and
EMS incidents are likely to increase, and may not meet Department objectives
and/or industry standard benchmarks.

Thank you for the feedback, HKP has reached out to the Fire Department to discuss their concerns.

Police Department Comments

The Franklin Police Department has reviewed the application for 3709 West College Avenue. The Police Department has no issues with this request.

Noted.

The Lakeview at Franklin 3709 W College Ave, Franklin, WI

Development Summary

The Lakeview at Franklin, located at 3709 W College Ave, Franklin, Wisconsin, will be a 48 unit independent living facility designed, marketed, and restricted to those aged 60-years and older. The community facility is proposed as an L-shaped, two-story, elevator equipped building. The unit mix includes 30 one-, and 18 two-bedroom units. The building will be wood frame construction, and the exterior will be brick and fiber cement siding providing different textures, colors, and materials to add visual interest. The variation in wall planes, exterior porches, and gabled pitched roof enhance the articulation of the building façade. Herman & Kittle Properties, Inc. (HKP) estimates the total development cost at approximately \$8,000,000. Site work will be \$720,000, and is included in the total development cost.

The Lakeview at Franklin will offer superior on-site amenities including an outdoor patio, exercise room, community room with kitchenette, library with computers and media space, wellness room, and a management and leasing office. The apartments will have modern kitchens with Energy Star dishwashers, refrigerators, and stove/ranges. They will come with large living spaces and bedrooms with walk in closets, in-unit washers and dryers, and in-building storage lockers provided free of charge. The project will be constructed to the standards of the Wisconsin Green Built Home program, providing superior energy efficiency features for residents. Surface parking and garage parking will be available.

The development will target households with incomes of 30%, 50%, and 60% of Area Median Household Income, adjusted for household size. There will also be eight market rate apartment homes. 30% AMI units are intended for residents who will receive supportive services with a priority for veterans. Residents in other units will also have access to services if they express an interest. Supportive services will be provided by Lutheran Social Services of Wisconsin and Upper Michigan, Inc. (LSS).

There will be a property manager on-site during normal business hours, who will oversee the day-to-day operations and handle the enforcement of property rules and policies including the enforcement of parking standards. Property management will handle the daily up-keep and repairs needed at the property. Landscaping, snow removal, and trash removal will be contracted out to third-party contractors.

HKP, in partnership with LSS, will be the developer, general contractor, property manager, and long-term owner of The Lakeview of Franklin. It is integral to our success to serve as a good neighbor to the community and as a partner to the City of Franklin. HKP estimates the development will provide \$45,000 in property taxes to the City of Franklin annually, and will provide quality, affordable housing to the City's residents.

Financial Plan for Development Implementation

The Lakeview at Franklin will be primarily financed through the Rental Housing Tax Credit (Tax Credit) program, administered by the Wisconsin Housing and Economic Development Authority (WHEDA). The Tax Credits are awarded through an annual competitive process. The application is due December 8, 2017 for the 2018 round. In addition, HKP estimates financing will include a construction loan, traditional permanent loan, a grant from the Federal Home Loan Bank of Cincinnati Affordable Housing Program, and local participation.

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.

The proposed development is compatible with the regulations of the zoning district applicable to the site, R-8 Multiple-Family Residence District. This development is also in harmony with the City of Franklin 2025 Comprehensive Master Plan, which specifies the site to be a multi-family use on the Future Land Use Map.

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.

The proposed development will integrate well with the uses on the adjacent properties, which includes multi-family uses to the east and west, parkland to the south, and single family homes to the north. Herman & Kittle properties (HKP) has spoken with the adjacent property owners, who have expressed support for the proposed multi-family use.

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.

The proposed development is a single two-story building, similar to the adjoining residential uses. The building will be set back over 250 feet from College Ave, and will not dominate the site line along the street. The development will not interfere with the use or development of the neighboring properties, due to the use's height, density, and design aesthetics being generally consistent with those of the other immediately surrounding multifamily uses.

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.

The proposed development will be adequately served by the above listed essential public facilities and services. The proposed development will include an age restriction of 60 years old, so it will not have an impact on the school system. The development will also be an independent living community, and would therefore have a lesser impact on the police and fire protection services potentially generated by an assisted living facility or nursing home.

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.

The proposed development will have a single point of access from College Avenue, and will not draw traffic through residential streets. The proposed development's site plan includes 70 total parking spots, exceeding by 4 parking spaces the requirement of City of Franklin zoning code. HKP has extensive experience managing similar independent living communities and has found the average numbers of cars per household is one to one and a half, with even fewer spaces being appropriate when a property such as the subject is located in such close proximity to public transportation and robust selection of amenities.

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.

The only natural, scenic, or historic feature of significant importance on the site is a woodland in the southwest corner, which will be preserved during construction of the proposed use.

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.

The proposed project will comply with applicable regulations unless modified by the Common Council.

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.

The proposed use is not in a zoning district that has special standards, so the above does not apply.

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.

The proposed development, at the proposed location, will contribute to the general welfare of the neighborhood, and serves the City of Franklin more broadly.

A market study completed by an independent third party found a clear demand for additional age restricted affordable and market rate housing in Franklin. The market study provider found that all other senior properties in the area are fully occupied, many with waiting lists. The Lakeview at Franklin would provide a release valve for the pent up demand for this type and quality of housing.

HKP, in partnership with Lutheran Social Services of Wisconsin and Upper Michigan, Inc., will be the developer, general contractor, property manager, and long-term owner of The Lakeview of Franklin. It is integral to our success to serve as a good neighbor to the community and a partner to the City of Franklin. When completed, The Lakeview at Franklin is estimated to generate approximately \$45,000 in tax revenue annually for the City of Franklin

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.

The proposed development is appropriate for the site, as it is adjacent to multi-family residential to the east and west. Additionally, the location is well suited for the type of development HKP is proposing, as the residents who will live at The Lakeview at Franklin will have access to a wide array of amenities as well as public transportation. The development will be adjacent to Grobschmidt Park, which includes a walking path around Mud Lake. There is a fixed route bus stop 0.1 miles from the site, which provides access to Aurora-St. Lukes Medical Center, Southgate Marketplace, Wilson Park & Senior Center, Mitchell Park Conservatory, and the Franklin Wal-Mart. There is also a commercial and retail node 0.6 miles from the site, which includes a Walgreens, grocery store, Wal-Mart, Home Depot, restaurants, coffee shops, bank, and gas station.

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.

The proposed development will take all steps to mitigate any adverse impacts on the immediate vicinity. This includes, but is not limited to, creation of a stormwater management plan that will cause no adverse impact on neighboring residential properties, appropriate landscaping and screening in compliance with zoning regulations, and thoughtful building design and placement making the development an asset to the community.

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.

The use is compatible with the uses in the surrounding area, which includes multifamily developments, single family homes, and parkland. The proposed use is in line with the density of adjacent properties.

SECTION 15-3.0502 CALCULATION OF BASE SITE AREA

The *base site area* shall be calculated as indicated in Table 15-3.0502 for each parcel of land to be used or built upon in the City of Franklin as referenced in Section 15-3.0501 of this Ordinance.

Table 15-3.0502

WORKSHEET FOR THE CALCULATION OF BASE SITE AREA FOR BOTH RESIDENTIAL AND NONRESIDENTIAL DEVELOPMENT

| STEP 1: | Indicate the total gross site area (in acres) as determined by an actual on-site boundary survey of the property. | | 12 | acres |
|---------|--|-----|------|-------|
| STEP 2: | Subtract (-) land which constitutes any existing dedicated public street rights-of-way, land located within the ultimate road rights-of-way of existing roads, the rights-of-way of major utilities, and any dedicated public park and/or school site area. | ı | 0 | acres |
| STEP 3: | Subtract (-) land which, as a part of a previously approved development or land division, was reserved for open space. | - 1 | 0 | acres |
| STEP 4: | In the case of "Site Intensity and Capacity Calculations" for a proposed residential use, subtract (-) the land proposed for nonresidential uses; or In the case of "Site Intensity and Capacity Calculations" for a proposed nonresidential use, subtract (-) the land proposed for residential uses. | - | 0 | acres |
| STEP 5: | Equals "Base Site Area" | = | 4.12 | acres |

SECTION 15-3.0503 CALCULATION OF THE AREA OF NATURAL RESOURCES TO BE PROTECTED

All land area with those natural resource features as described in Division 15-4.0100 of this Ordinance and as listed in Table 15-3.0503 and lying within the *base site area* (as defined in Section 15-3.0502), shall be measured relative to each natural resource feature present. The actual land area encompassed by each type of resource is then entered into the column of Table 15-3.0503 titled "Acres of Land in Resource Feature." The acreage of each natural resource feature shall be multiplied by its respective *natural resource protection standard* (to be selected from Table 15-4.0100 of this Ordinance for applicable agricultural, residential, or nonresidential zoning district) to determine the amount of resource protection land or area required to be kept in open space in order to protect the resource or feature. The sum total of all resource protection land on the site equals the *total resource protection land*. The *total resource protection land* shall be calculated as indicated in Table 15-3.0503.

Table 15-3.0503

WORKSHEET FOR THE CALCULATION OF RESOURCE PROTECTION LAND

| Natural Resource Feature | Protection Standard Based Upon Zoning District Type (circle applicable standard from Table 15-4.0100 for the type of zoning district in which the parcel is located) Agricultural Residential Residential | | | Acres of Land in Resource Feature | | |
|---|--|----------|--------------------------|-----------------------------------|------|--|
| | District | District | Residential District. | | | |
| Steep Slopes: 10-19% | 0.00 | 0.60 | 0.40 | x0 | _0 | |
| 20 - 30% | 0.65 | 0.75 | 0.70 | = 0 X | | |
| + 30% | 0.90 | 0.85 | 0.80 | | 0 | |
| Woodlands & Forests: | | | | x 0.10 | 0.07 | |
| Mature | 0.70 | 0.70 | 0.70 | = X = 0 | 0 | |
| Young | 0.50 | 0.50 | 0.50 | = | | |
| Lakes & Ponds | 1 | 1 | 1 | X0 | 0 | |
| Streams | 1 | 1 | 1 | X | 0 | |
| Shore Buffer | 1 | 1 | 1 | X0 | 0 | |
| Floodplains | 1 | 1 | 1 | = <u>0</u> | 0 | |
| Wetland Buffers | 1 | 1 | 1 | X0 | 0 | |
| Wetlands & Shoreland Wetlands | 1 | 1 | 1 | x0 | 0 | |
| TOTAL RESOURCE PROTECTION LAND (Total of Acres of Land in Resource Feature to be Protected) | | | | | 0.07 | |

Note: In conducting the calculations in Table 15 3.0503, if two or more natural resource features are present on the same area of land, only the most restrictive resource protection standard shall be used. For example, if floodplain and young woodlands occupy the same space on a parcel of land, the resource protection standard would be 1.0 which represents the higher of the two standard

s.

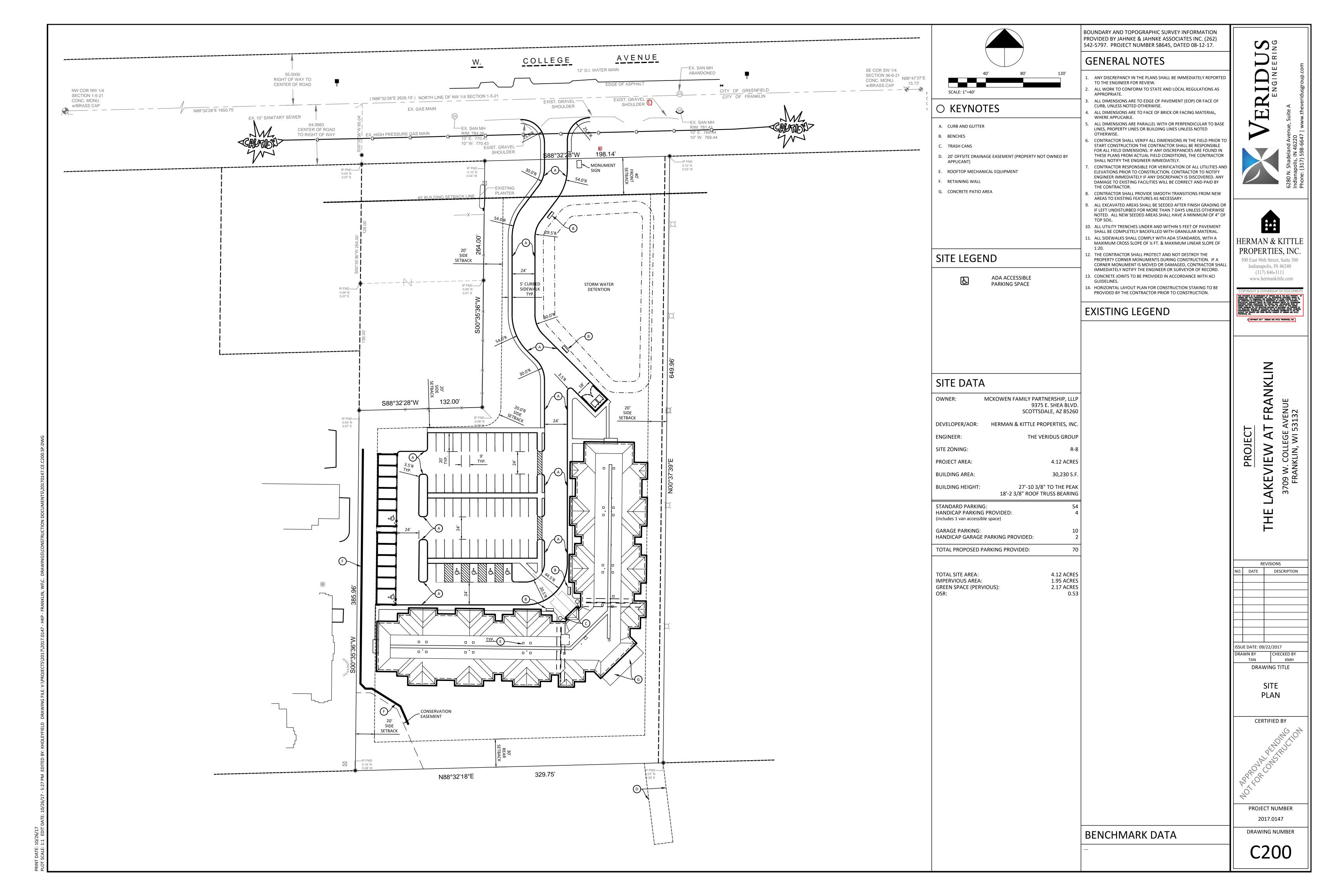
SECTION 15-3.0504 CALCULATION OF SITE INTENSITY AND CAPACITY FOR RESIDENTIAL USES

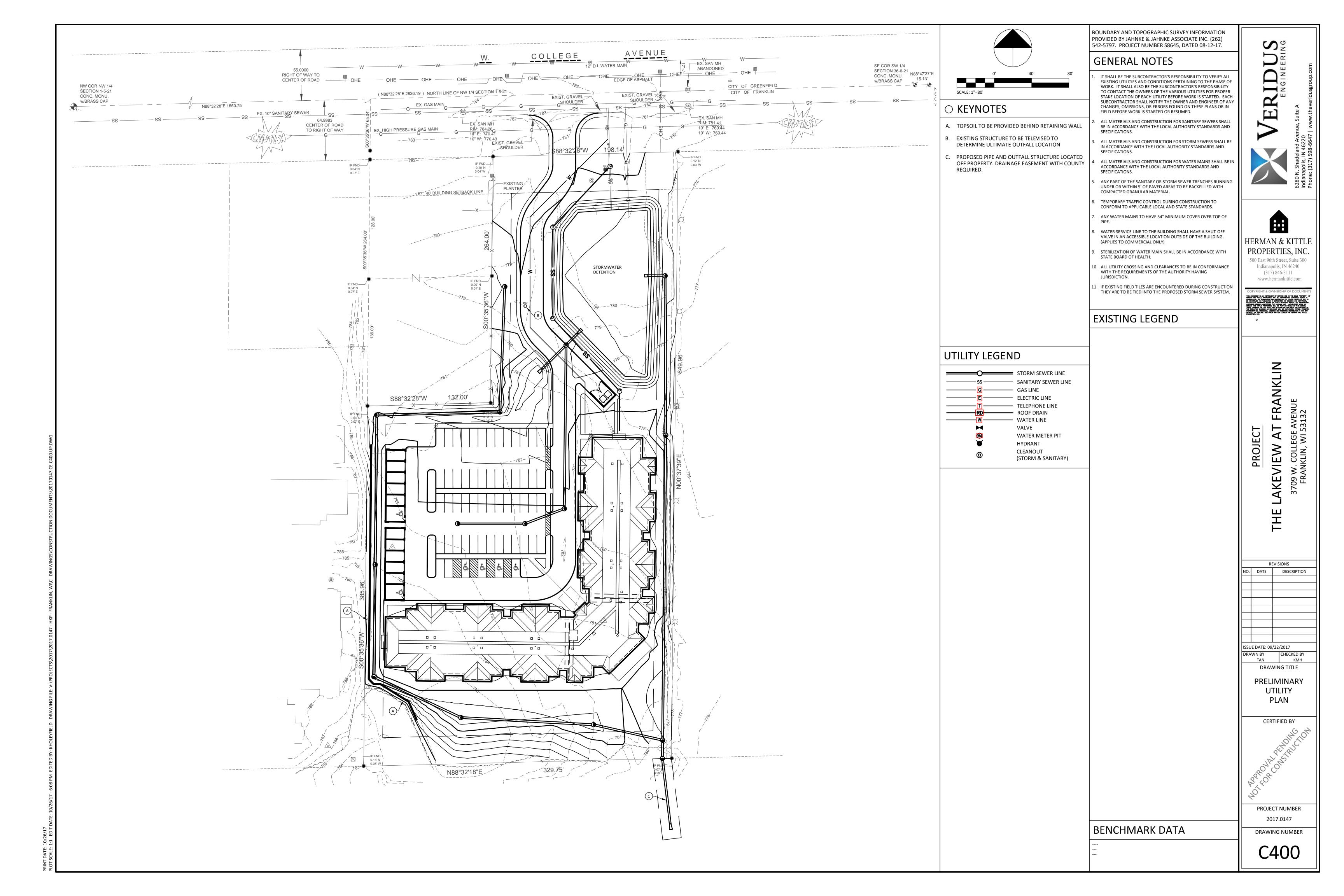
In order to determine the maximum number of dwelling units which may be permitted on a parcel of land zoned in a residential zoning district, the site intensity and capacity calculations set forth in Table 15-3.0504 shall be performed.

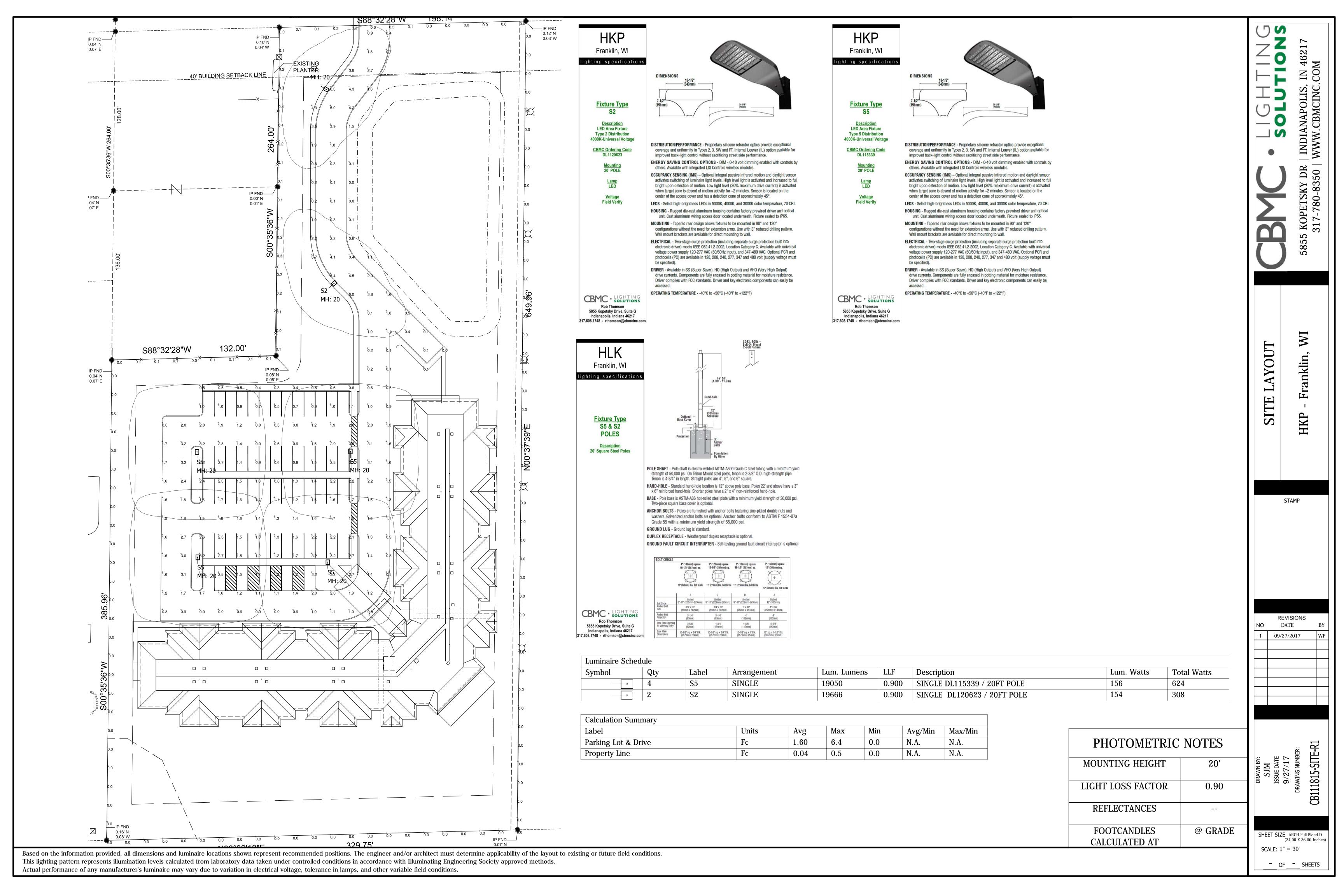
Table 15-3.0504

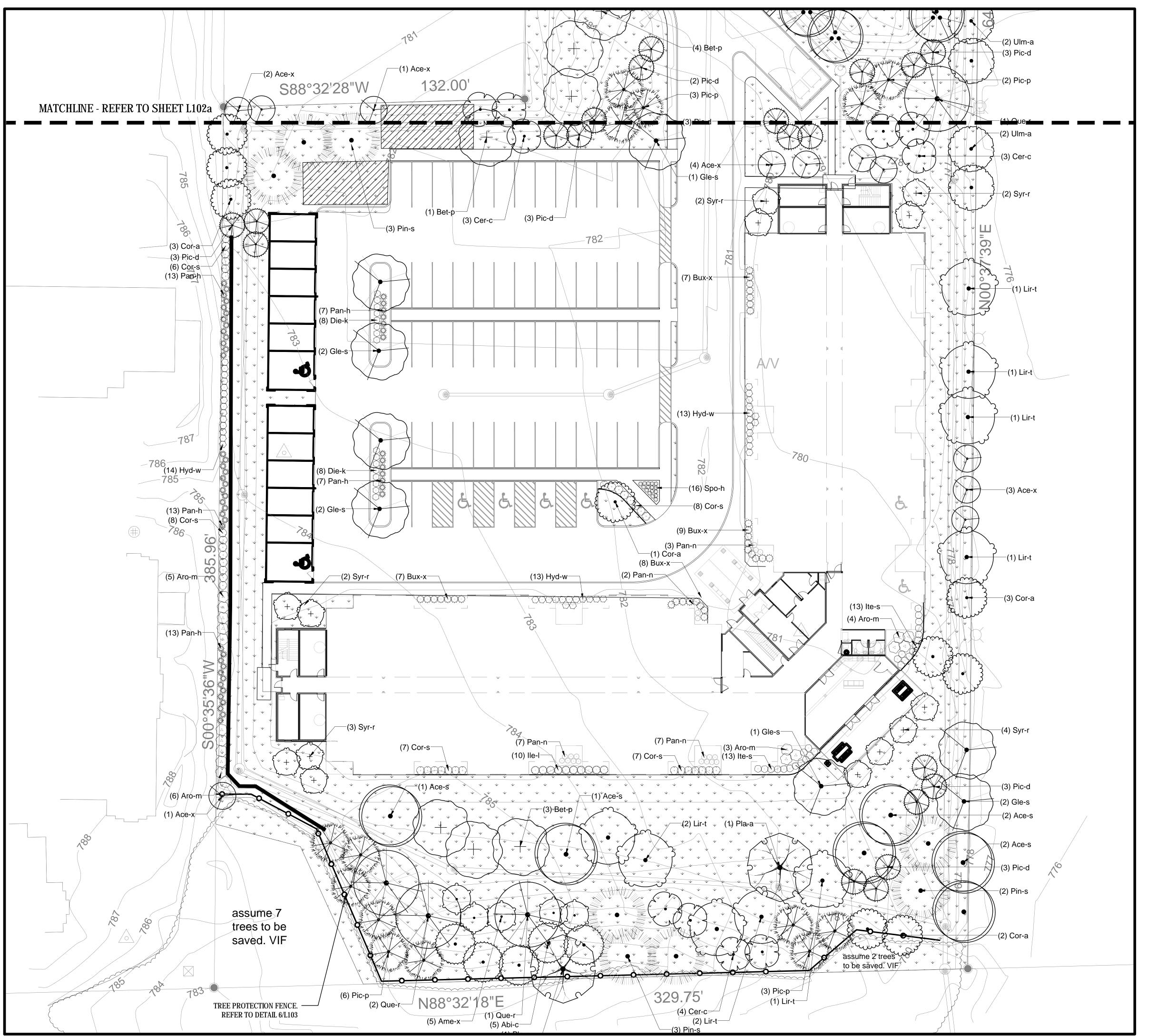
WORKSHEET FOR THE CALCULATION OF SITE INTENSITY AND CAPACITY FOR RESIDENTIAL DEVELOPMENT

| 1 | | | |
|---------|---|-------|-------|
| STEP 1: | CALCULATE MINIMAL REQUIRED ON-SITE OPEN SPACE | | |
| | Take Base Site Area (from Step 5 in Table 15-3.0502): 4.12 | | |
| | Multiple by Minimum <i>Open Space Ratio (OSR)</i> (see specific residential zoning district OSR standard): X0.35 | | |
| | Equals MINIMUM REQUIRED ON-SITE OPEN SPACE = | 1.44 | acres |
| | CALCULATE NET BUILDABLE SITE AREA: | | |
| | Take Base Site Area (from Step 5 in Table 15-3.0502): 4.12 | | |
| STEP 2: | Subtract <i>Total Resource Protection Land</i> from Table 15-3.0503) or <i>Minimum Required On-Site Open Space</i> (from Step 1 above), whichever is greater: | | |
| | Equals NET BUILDABLE SITE AREA = | 2.68 | acres |
| | CALCULATE MAXIMUM NET DENSITY YIELD OF SITE: | | |
| | Take <i>Net Buildable Site Area</i> (from Step 2 above): | | |
| STEP 3: | Multiply by Maximum <i>Net Density (ND)</i> (see specific residential zoning district ND standard): X8.0 | | |
| | Equals MAXIMUM NET DENSITY YIELD OF SITE = | 21.44 | D.U.s |
| | CALCULATE MAXIMUM GROSS DENSITY YIELD OF SITE: | | |
| STEP 4: | Take Base Site Area (from Step 5 of Table 15-3.0502): 4.12 | | |
| | Multiple by Maximum <i>Gross Density (GD)</i> (see specific residential zoning district GD standard): X 6.1 | | |
| | Equals MAXIMUM GROSS DENSITY YIELD OF SITE = | 25.13 | D.U.s |
| STEP 5: | DETERMINE MAXIMUM PERMITTED D.U.s OF SITE: | | |
| | Take the <i>lowest</i> of Maximum Net Density Yield of Site (from Step 3 above) or Maximum Gross Density Yield of Site (from Step 4 above): | 21.44 | D.U.s |
| | | | |











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GENERAL LANDSCAPE AND PLANTING NOTES

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ORDINANCE REQUIREMENTS

Zoning: R-8 Multi-family

Adjacent Zoning/Uses: East: R-8

South:P-1 West: R-8

North: Non-city Single Family dwelling

MINIMUM PLANTINGS

Requirement: 1.5 canopy trees/dwelling unit (DU) +1 evergreen tree/1 DU + 1 decorative tree/1 DU + 3 shrubs/1 DU

trees + 144 shrubs Provided: 9 existing trees to remain (assumption to be verified)+ 63 canopy trees + 48 evergreen trees + 48 decorative trees + 144 shrubs

Required: 48 Dwelling Units = 72 canopy trees + 48 evergreen trees + 48 decorative

Requirement: For uses that are less intense, increase minimum planting requirements

Required: add 15 canopy trees + 10 evergreen trees + 10 decorative trees + 29 shrubs along south border/park use

Provided: an additional 15 canopy trees + 10 evergreen trees + 10 decorative trees = 29

SNOW STORAGE AREAS

Requirement: Provide 10% area for all parking and loading area pavement.

Required: 39,236 s.f. paved parking/loading area @ 10% = 3,924 s.f. snow storage Provided: 3,991 s.f. snow storage. Refer to plan for storage locations.

IRRIGATION: Refer to note 17. Irrigation design shall be provided by the Contractor as a design build system.

snow storage areas



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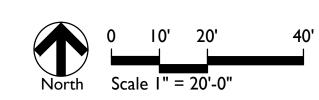
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JOB NO.

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snow storage areas



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Planting Plan

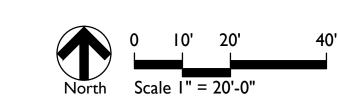
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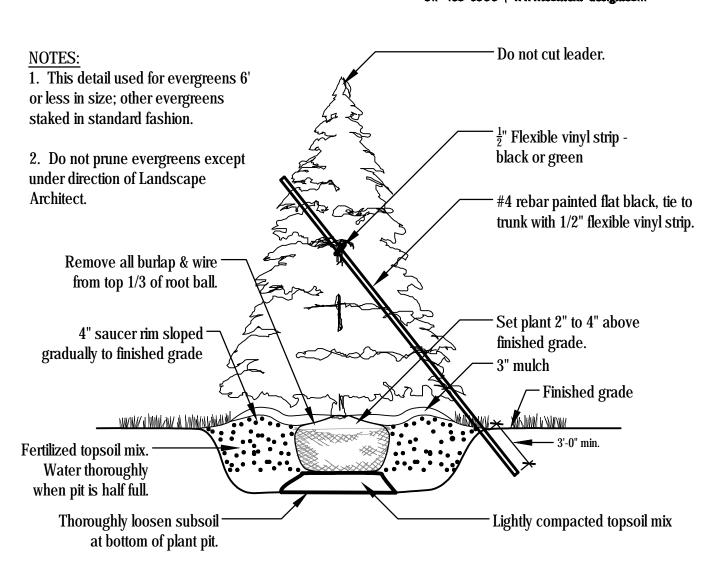


| TREES | JLE QTY | BOTANICAL NAME | COMMON NAME | CONT | CAL | REMARKS |
|------------------|------------|---|------------------------------------|-----------|--------------|---|
| Ace-x | 11 | Acer rubrum `Armstrong` | Armstrong Red Maple | B & B | 2.5"Cal | full, strong central leader, matched |
| Ace-s | 14 | Acer saccharum `Green Mountain` | Green Mountain Sugar Maple | B & B | 2.5"Cal | full, strong central leader, matched |
| Bet-n | 3 | Betula nigra | River Birch | B & B | 2"Cal | full, strong central leader, matched |
| Bet-p | 11 | Betula populifolia `Whitespire` | Whitespire Birch | B & B | 2"Cal | full, strong central leader, matched |
| Gle-s | 9 | Gleditsia triacanthos inermis `Shademaster` | Shademaster Thornless Honeylocust | B & B | 2.5"Cal | full, strong central leader, matched |
| Lir-t | 12 | Liriodendron tulipifera | Tulip Tree | B & B | 2.5"Cal | full, strong central leader, matched |
| Pla-a | 5 | Platanus x acerifolia `Bloodgood` | London Plane Tree | B & B | 2.5"Cal | full, strong central leader, matched |
| Que-r | 9 | Quercus rubra | Red Oak | B & B | 2.5"Cal | spring dug, full, strong central leade matched |
| Ulm-a | 4 | Ulmus x americana `Princeton Elm` | Princeton Elm | B & B | 2.5"Cal | full, strong central leader, matched |
| | 071 | DOTANICAL NIABAT | COMMONINIANA | CONIT | CAL | DEMARKO |
| DECORATIVE TREES | QTY | BOTANICAL NAME | COMMON NAME | CONT | CAL | REMARKS |
| Ame-x | 21 | Amelanchier x grandiflora `Autumn Brilliance` | Autumn Brilliance Serviceberry | B&B | 6` ht. | clump form, 5-13 stems |
| Cer-c | 10 | Cercis canadensis | Eastern Redbud | B&B | 6` ht. | clump form, 3-5 stems |
| Cor-a | 14 | Cornus alternifolia | Pagonda Dogwood | B & B | 1.5"Cal | full, strong central leader, matched |
| Syr-r | 13 | Syringa reticulata `Ivory Silk` | Ivory Silk Japanese Tree Lilac | B & B | 1.5" Cal. | full, strong central leader, matched |
| EVERGREEN TREES | QTY | BOTANICAL NAME | COMMON NAME | CONT | CAL | REMARKS |
| Abi-c | 5 | Abies concolor | White Fir | B & B | min. 6` ht. | full, strong central leader, matched, symmetrical |
| Pic-d | 23 | Picea glauca `Densata` | Black Hills Spruce | B & B | min. 6` ht. | full, strong central leader, matched, symmetrical |
| Pic-p | 20 | Picea pungens | Colorado Spruce | B & B | min. 6` ht. | full, strong central leader, matched, symmetrical |
| Pin-s | 10 | Pinus strobus | White Pine | B & B | min. 6` ht. | full, strong central leader, matched, symmetrical |
| | · | | | | | |
| SHRUBS | QTY | BOTANICAL NAME | COMMON NAME | SIZE | HEIGHT | REMARKS |
| Aro-m | 18 | Aronia melanocarpa `Autumn Magic` | Autumn Magic Black Chokeberry | container | 24" | space @ 5`-0" o.c. |
| Bux-x | 31 | Buxus `Glencoe` | Chiccagoland Boxwood | container | 18" ht. min. | space @ 3`-6" o.c., allow to mass |
| Cor-s | 36 | Cornus sericea `Farrow` | Red Twig Dogwood | container | 24" | space @3`-6" o.c. |
| Die-k | 16 | Diervilla Ionicera `Kodiac Orange` | Kodiac Orange Low Bush Honeysuckle | container | 18" | space @ 3`-0" o.c. |
| Hyd-w | 40 | Hydrangea quercifolia `Pee Wee` | Pee Wee Oakleaf Hydrangea | container | 24" | space @ 3`-0" o.c. |
| lle-l | 10 | Ilex verticillata `Red Sprite` | Red Sprite Winterberry | container | 24" | space @ 3`-6" o.c. |
| lte-s | 26 | Itea virginica `Sprich` | Little Henry Virginia Sweetspire | container | 24" | space @ 3`-0" o.c. |
| GRASSES | QTY | BOTANICAL NAME | COMMON NAME | SIZE | HEIGHT | REMARKS |
| Pan-h | 53 | Panicum virgatum `Heavy Metal` | Heavy Metal Switch Grass | pot | #2 | space @ 2`-6" o.c. |
| Pan-n | 19 | Panicum virgatum `Northwind` | Northwind Switch Grass | pot | #2 | space @ 2`-6" o.c. |
| Spo-h | 16 | Sporobolus heterolepis | Prairie Dropseed | pot | #2 | space @ 2`-0" o.c. |



Area to Receive Lawn





EVERGREEN TREE PLANTING

MULTI-STEM TREE PLANTING

Not to Scale

TREE PLANTING

Not to Scale



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at

- 3" shredded hardwood bark mulch

Slope & scarify sides of pit.

Set root ball on undisturbed soil cone at bottom of pit.

Do NOT Cut Main Leader

3" Shredded Hardwood Bark Mulch

· Slope & Scarify sides of Pit. - Width of Pit to be Two (2) times

Excavated soil or topsoil backfill.

Set root ball on undisturbed soil

cone at bottom of pit.

- Finish Grade

Ball Diameter

1/2" Dia.

of Root Ball

Excavated soil or topsoil backfill.

Width of pit to be two times ball diameter.

Finish grade

SHEET TITLE

ISSUED FOR:

Planting Details

DATE

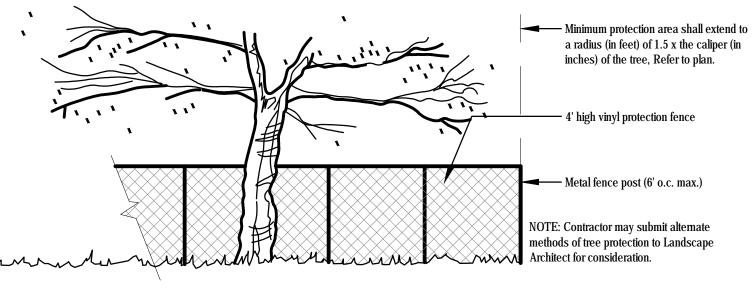
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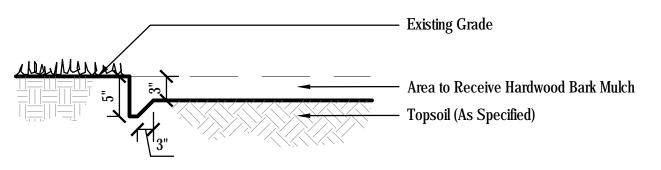
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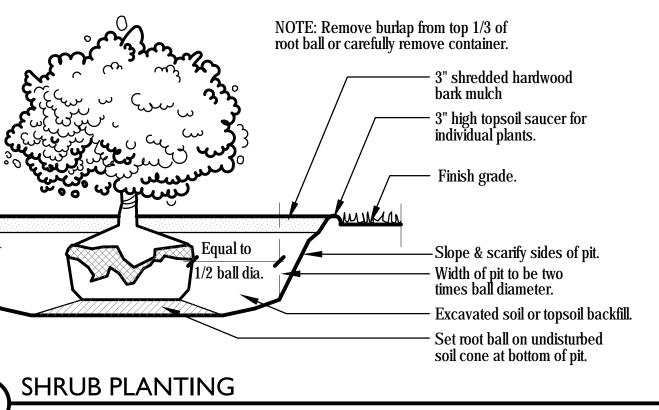
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TREE PROTECTION FENCE Not to Scale

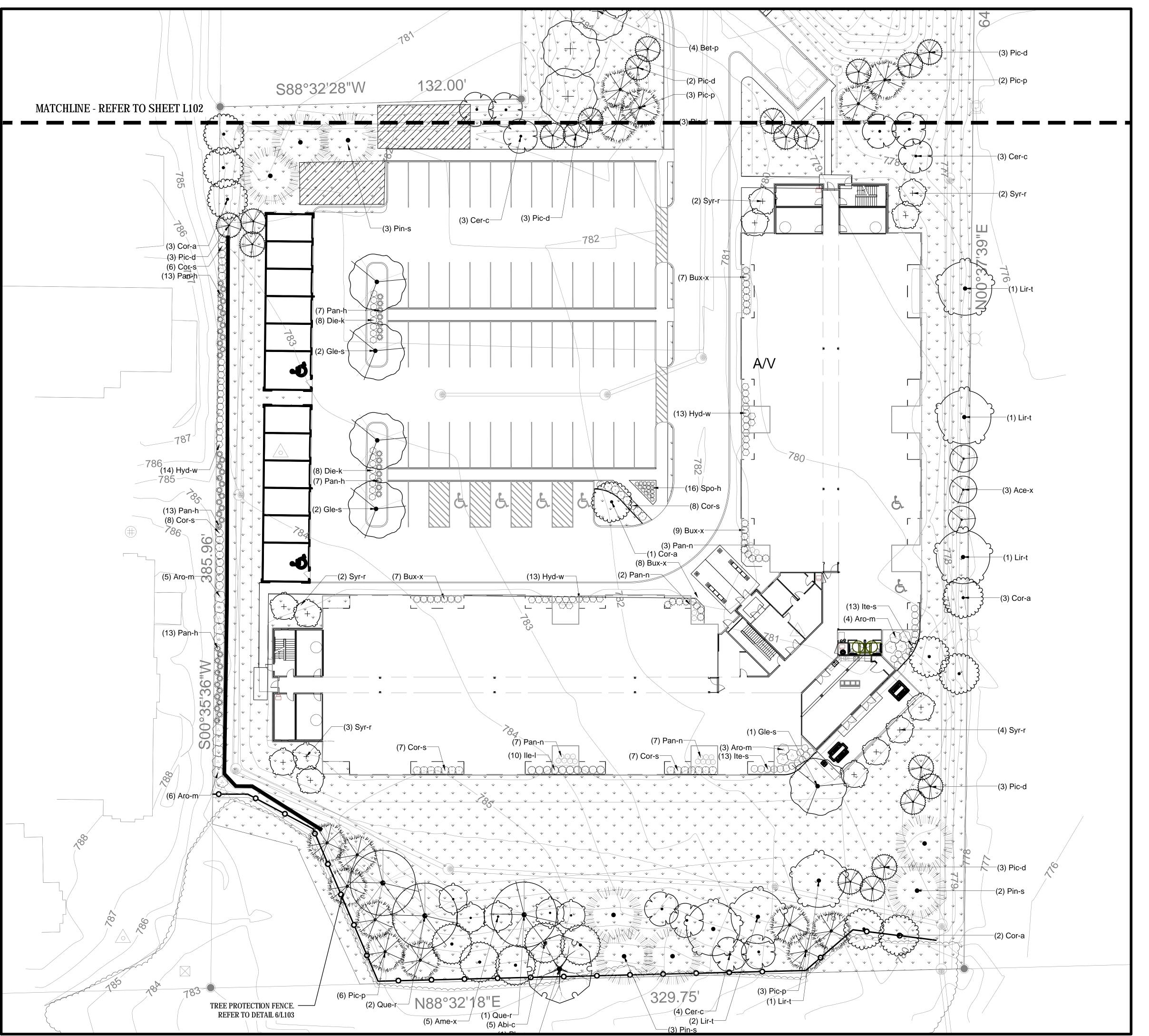


5 SPADE EDGE
Not to Scale



SHRUB PLANTING

Not to Scale





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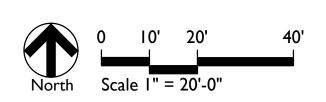
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- 12. All workmanship and materials shall be guaranteed by the Contractor for a period of two (2) calendar years after Final Acceptance.
- 13. Install all plant material in accordance with all local codes and ordinances.

 Coordinate with the Owner to obtain any required permits necessary to complete work.
- 14. Contractor shall test all tree pits for drainage. Any tree pit that holds water for more than 24 hours shall be installed using tree pit drainage.
- 15. Tree Protection Fencing is the responsibility of the Contractor. Minimum protected area shall include the full drip line of the canopy. NO construction activities, material storage, etc. may occur within that area. The Contractor shall ensure that no soil compaction or tree damage occurs in any Protected areas, at any time during the construction process.
- 16. Trees shall be matched in groups unless otherwise noted.
- 17. A permanent underground irrigation system shall be installed for all landscape areas. Adjustable spray heads and rotors shall be used for all lawn areas, excluding the detentions basin, and drip irrigation line shall be used for all planting beds.

ORDINANCE REQUIREMENTS

Zoning: R-8 Multi-family

Adjacent Zoning/Uses:

East: R-8 South:P-1

> West: R-8 North: Non-city Single Family dwelling

MINIMUM PLANTINGS

Requirement: 1.5 canopy trees/dwelling unit (DU) +1 evergreen tree/1 DU + 1 decorative tree/1 DU + 3 shrubs/1 DU

Required: 48 Dwelling Units = 72 canopy trees + 48 evergreen trees + 48 decorative trees + 144 shrubs

Provided: 9 existing trees to remain (assumption to be verified)+ 32 canopy trees + 48

evergreen trees + 48 decorative trees + 144 shrubs

Requirement: For uses that are less intense, increase minimum planting requirements by 20%

Required: add 15 canopy trees + 10 evergreen trees + 10 decorative trees + 29 shrubs along south border/park use

Provided: an additional 8 canopy trees + 10 evergreen trees + 10 decorative trees = 29 shrubs

SNOW STORAGE AREAS

Requirement: Provide 10% area for all parking and loading area pavement.

Required: 39,236 s.f. paved parking/loading area @ 10% = 3,924 s.f. snow storage

Provided: 3,991 s.f. snow storage. Refer to plan for storage locations.

IRRIGATION: Refer to note 17. Irrigation design shall be provided by the Contractor as a design build system.

snow storage areas



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SEAL

PROJECT TITLE

THE LAKEVIEW at FRANKLIN

SHEET TITLE

Planting Plan

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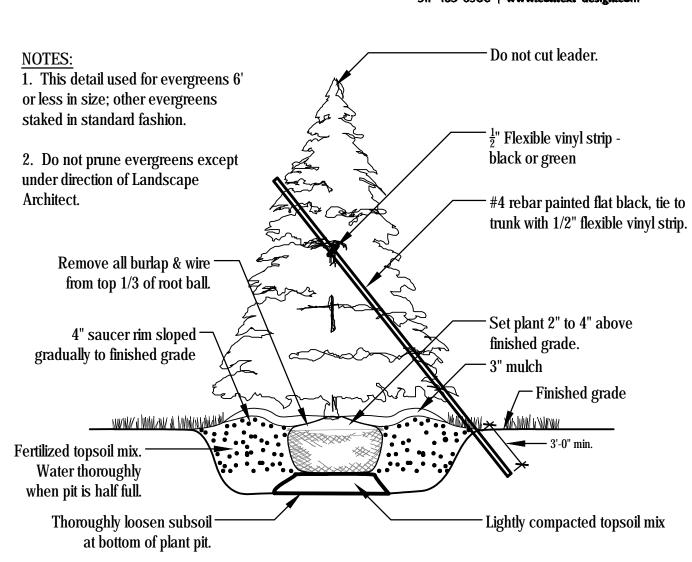
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| TREES | QTY | BOTANICAL NAME | COMMON NAME | CONT | CAL | REMARKS |
|------------------|-----|---|------------------------------------|-----------|--------------|---|
| Ace-x | 3 | Acer rubrum `Armstrong` | Armstrong Red Maple | B & B | 2.5"Cal | full, strong central leader, matched |
| Ace-s | 8 | Acer saccharum `Green Mountain` | Green Mountain Sugar Maple | B & B | 2.5"Cal | full, strong central leader, matched |
| Bet-p | 4 | Betula populifolia `Whitespire` | Whitespire Birch | B & B | 2"Cal | full, strong central leader, matched |
| Gle-s | 5 | Gleditsia triacanthos inermis `Shademaster` | Shademaster Thornless Honeylocust | B & B | 2.5"Cal | full, strong central leader, matched |
| Lir-t | 9 | Liriodendron tulipifera | Tulip Tree | B & B | 2.5"Cal | full, strong central leader, matched |
| Pla-a | 4 | Platanus x acerifolia `Bloodgood` | London Plane Tree | B & B | 2.5"Cal | full, strong central leader, matched |
| Que-r | 7 | Quercus rubra | Red Oak | B & B | 2.5"Cal | spring dug, full, strong central leade matched |
| DECORATIVE TREES | QTY | BOTANICAL NAME | COMMON NAME | CONT | CAL | REMARKS |
| Ame-x | 21 | Amelanchier x grandiflora `Autumn Brilliance` | Autumn Brilliance Serviceberry | B & B | 6` ht. | clump form, 5-13 stems |
| Cer-c | 10 | Cercis canadensis | Eastern Redbud | B & B | 6` ht. | clump form, 3-5 stems |
| Cor-a | 14 | Cornus alternifolia | Pagonda Dogwood | B & B | 1.5"Cal | full, strong central leader, matched |
| Syr-r | 13 | Syringa reticulata `Ivory Silk` | Ivory Silk Japanese Tree Lilac | B & B | 1.5" Cal. | full, strong central leader, matched |
| EVERGREEN TREES | QTY | BOTANICAL NAME | COMMON NAME | CONT | CAL | REMARKS |
| Abi-c | 5 | Abies concolor | White Fir | B & B | min. 6` ht. | full, strong central leader, matched, symmetrical |
| Pic-d | 23 | Picea glauca `Densata` | Black Hills Spruce | B & B | min. 6` ht. | full, strong central leader, matched, symmetrical |
| Pic-p | 20 | Picea pungens | Colorado Spruce | B & B | min. 6` ht. | full, strong central leader, matched, symmetrical |
| Pin-s | 10 | Pinus strobus | White Pine | B & B | min. 6` ht. | full, strong central leader, matched, symmetrical |
| CLIDLIDO | OTV | DOTANICAL NAME | COMMONIANAE | OLZE | LIFICLIT | DEMARKO |
| SHRUBS | QTY | BOTANICAL NAME | COMMON NAME | SIZE | HEIGHT | REMARKS |
| Aro-m | 18 | Aronia melanocarpa `Autumn Magic` | Autumn Magic Black Chokeberry | container | 24" | space @ 5`-0" o.c. |
| Bux-x | 31 | Buxus `Glencoe` | Chiccagoland Boxwood | container | 18" ht. min. | space @ 3`-6" o.c., allow to mass |
| Cor-s | 37 | Cornus sericea `Farrow` | Red Twig Dogwood | container | 24" | space @3`-6" o.c. |
| Die-k | 16 | Diervilla Ionicera `Kodiac Orange` | Kodiac Orange Low Bush Honeysuckle | container | 18" | space @ 3`-0" o.c. |
| Hyd-w | 10 | Hydrangea quercifolia `Pee Wee` | Pee Wee Oakleaf Hydrangea | container | 24" | space @ 3`-0" o.c. |
| lle-l | | Ilex verticillata `Red Sprite` | Red Sprite Winterberry | container | | space @ 3`-6" o.c. |
| lte-s | 26 | Itea virginica `Sprich` | Little Henry Virginia Sweetspire | container | 24" | space @ 3`-0" o.c. |
| GRASSES | QTY | BOTANICAL NAME | COMMON NAME | SIZE | HEIGHT | REMARKS |
| Pan-h | 53 | Panicum virgatum `Heavy Metal` | Heavy Metal Switch Grass | pot | #2 | space @ 2`-6" o.c. |
| Pan-n | 19 | Panicum virgatum `Northwind` | Northwind Switch Grass | pot | #2 | space @ 2`-6" o.c. |
| Spo-h | 16 | Sporobolus heterolepis | Prairie Dropseed | pot | #2 | space @ 2`-0" o.c. |







EVERGREEN TREE PLANTING

MULTI-STEM TREE PLANTING

Not to Scale

TREE PLANTING

Not to Scale



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PROJECT TITLE



- 3" shredded hardwood bark mulch

Slope & scarify sides of pit.

Set root ball on undisturbed soil cone at bottom of pit.

Do NOT Cut Main Leader

3" Shredded Hardwood Bark Mulch

· Slope & Scarify sides of Pit. - Width of Pit to be Two (2) times

Excavated soil or topsoil backfill.

Set root ball on undisturbed soil

cone at bottom of pit.

- Finish Grade

Ball Diameter

1/2" Dia.

of Root Ball

Excavated soil or topsoil backfill.

Width of pit to be two times ball diameter.

Finish grade

SHEET TITLE

Planting Details

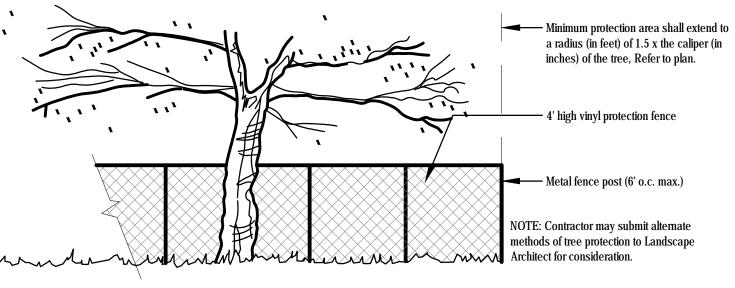
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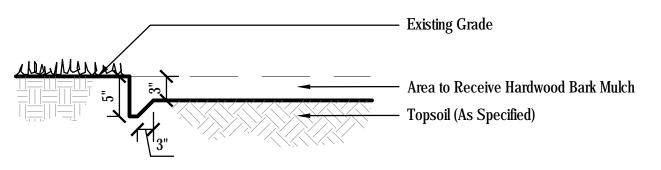
JOB NO.

HKPxx-xxx

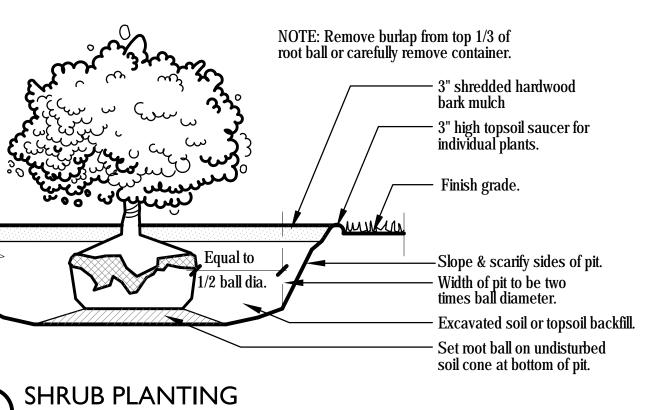
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TREE PROTECTION FENCE Not to Scale

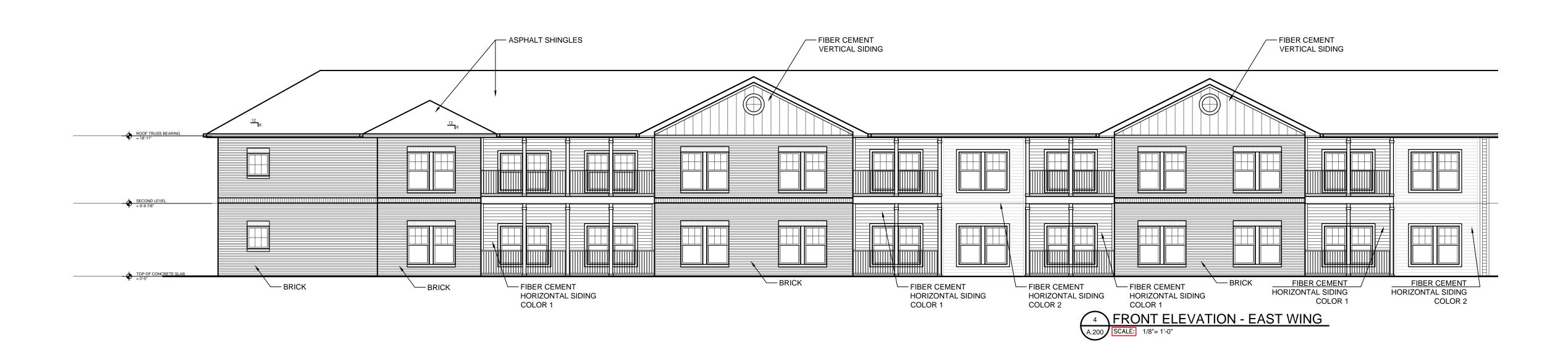


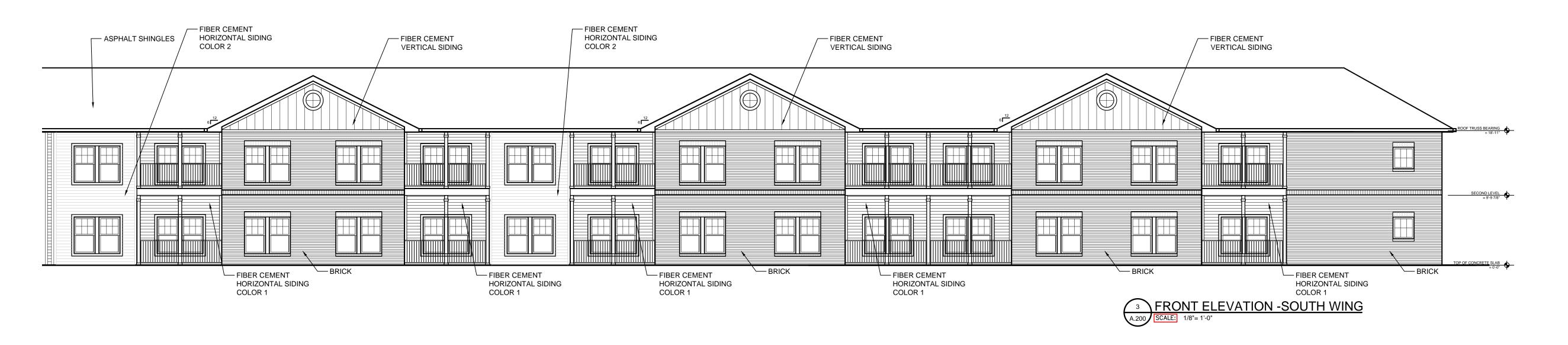
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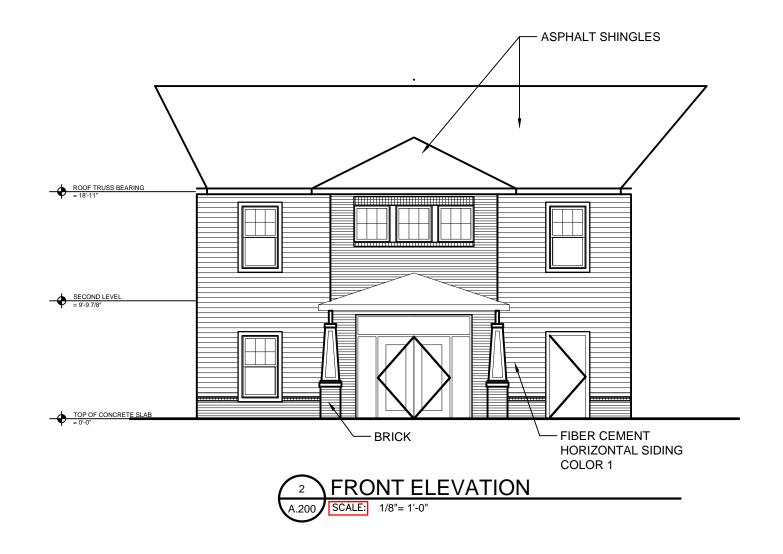


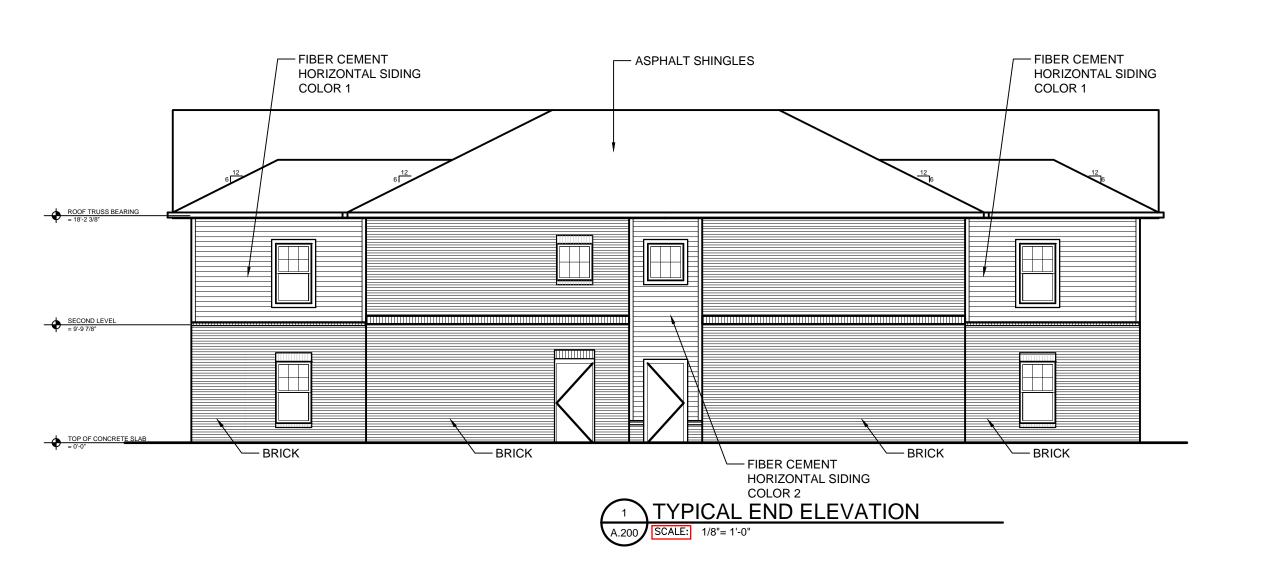
SHRUB PLANTING

Not to Scale

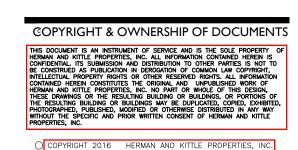








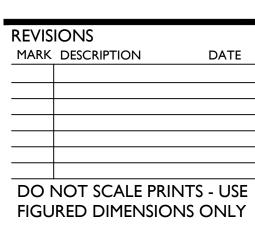




SENIOR APARTMENTS
THE LAKEVIEW AT FRANKLIN

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SPECIAL USE PERMIT 10.30.2017



PROJECT NO.

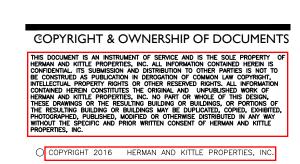
17-015

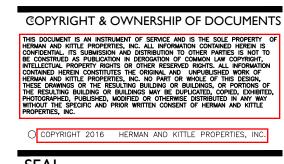
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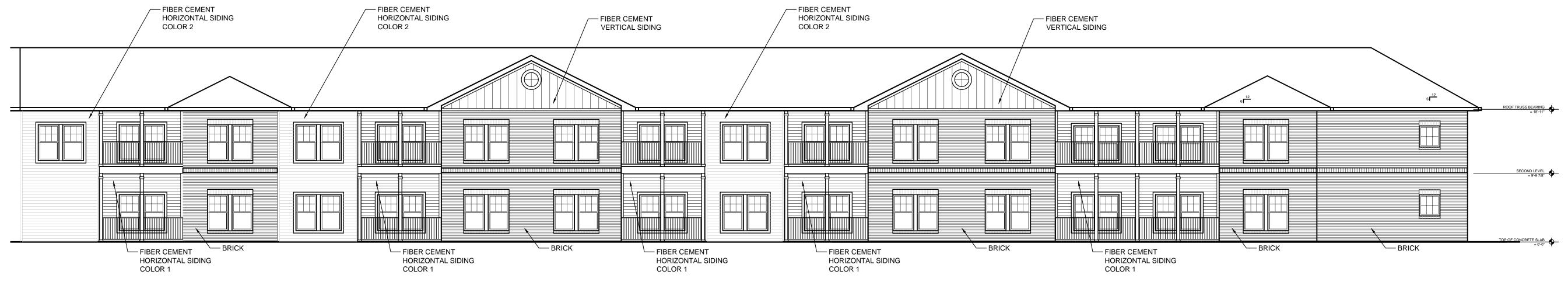
FRONT ELEVATIONS

SHEET NUMBER



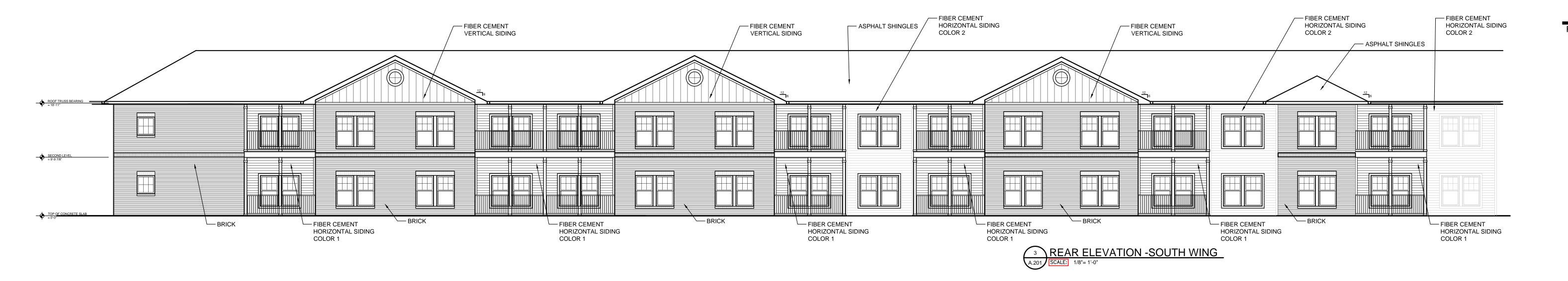


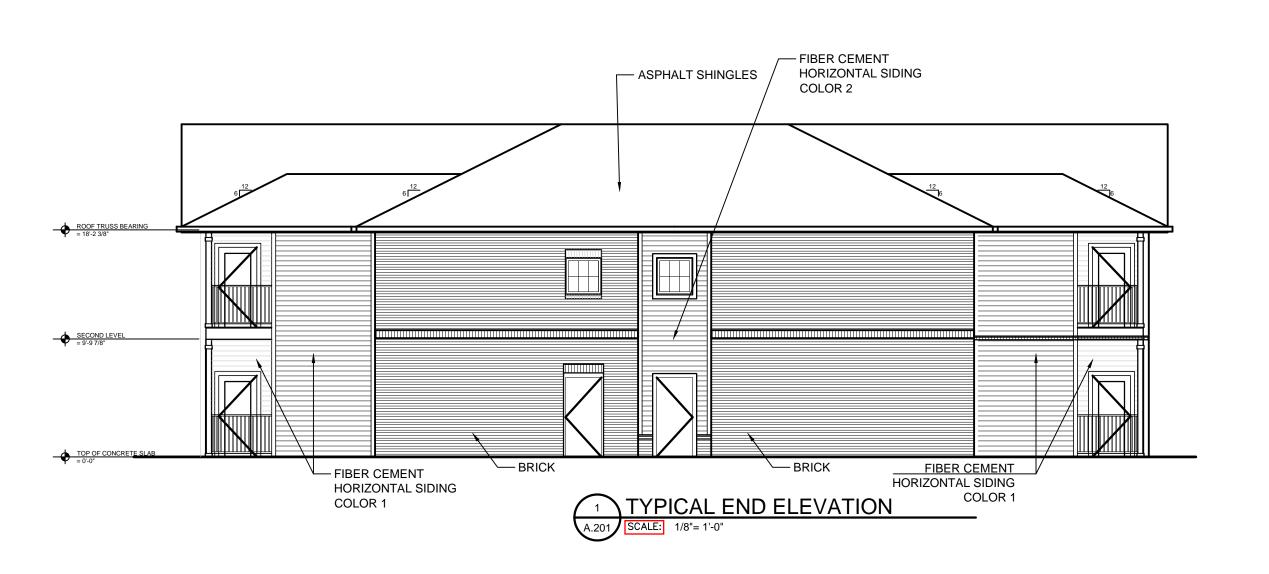


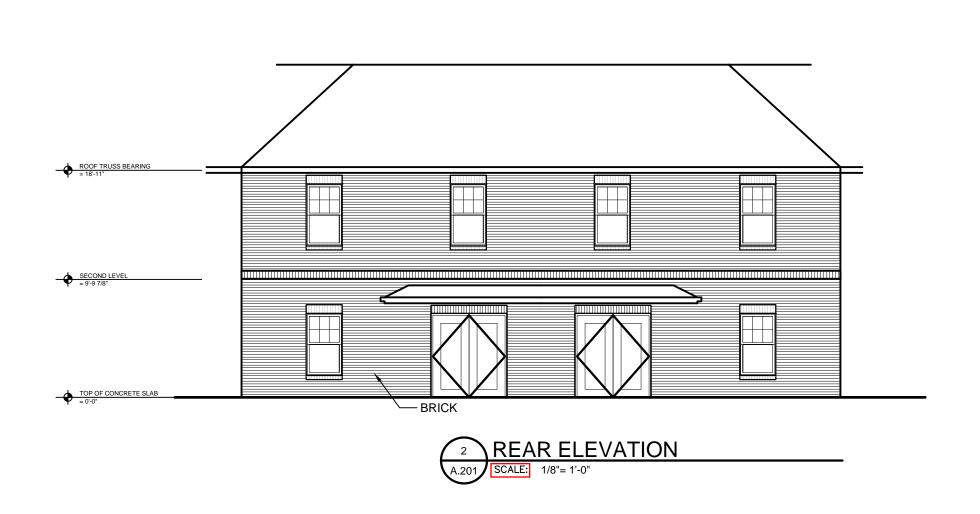


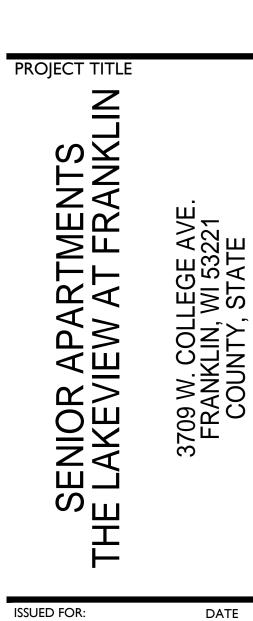
4 REAR ELEVATION - EAST WING

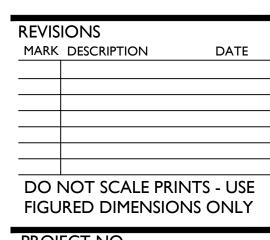
A.201 SCALE: 1/8"= 1'-0"











10.30.2017

PROJECT NO. 17-015

SPECIAL USE PERMIT

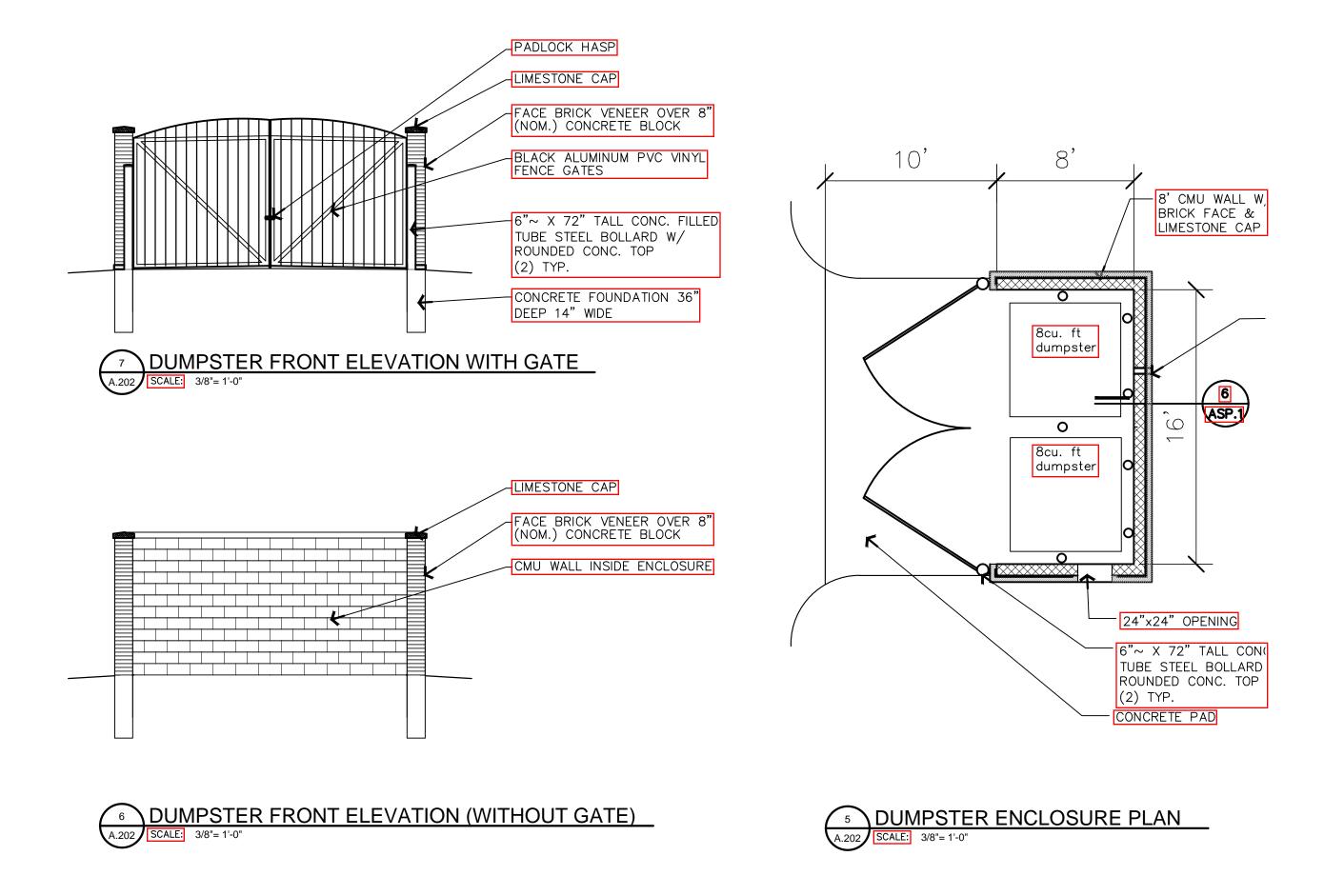
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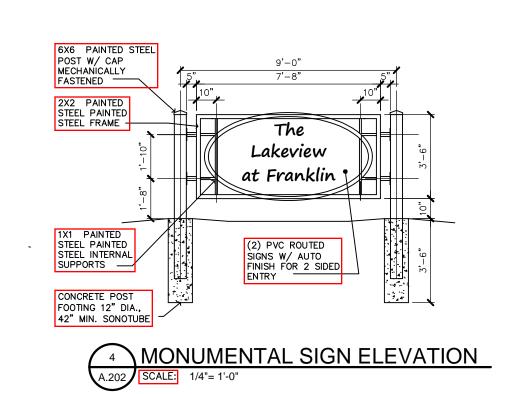
REAR **ELEVATIONS**

SHEET NUMBER



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1 GARAGE FRONT ELEVATION

A.202 SCALE: 1/8"= 1'-0"

SENIOR APARTMENTS
E LAKEVIEW AT FRANKLIN

ISSUED FOR: DATE

SPECIAL USE PERMIT 10.30.2017

REVISIONS

MARK DESCRIPTION DATE

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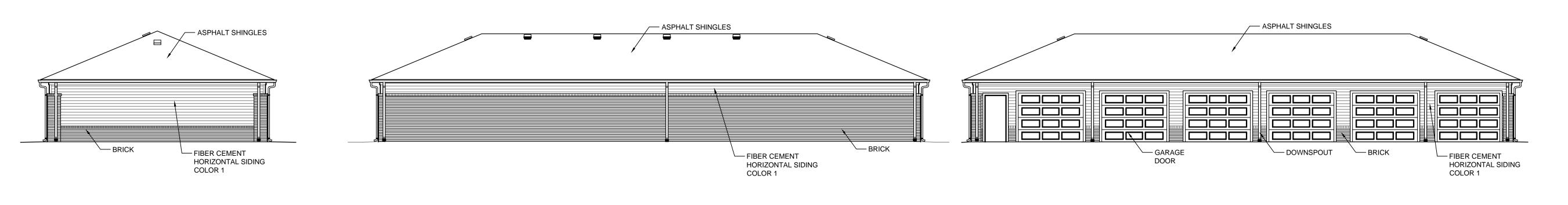
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GARAGE,
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AND MONUMENTAL
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17-015

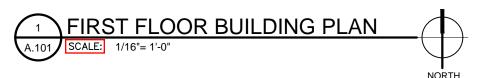
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SENIOR APARTMENTS
THE LAKEVIEW AT FRANKLIN

3709 W. COLLEGE AVE. FRANKLIN, WI 53221

ISSUED FOR: DATE

SPECIAL USE PERMIT 10.30.2017

REVISIONS

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PROJECT NO.

17-015

SHEET TITLE

1ST FLOOR PLAN BUILDING PLAN

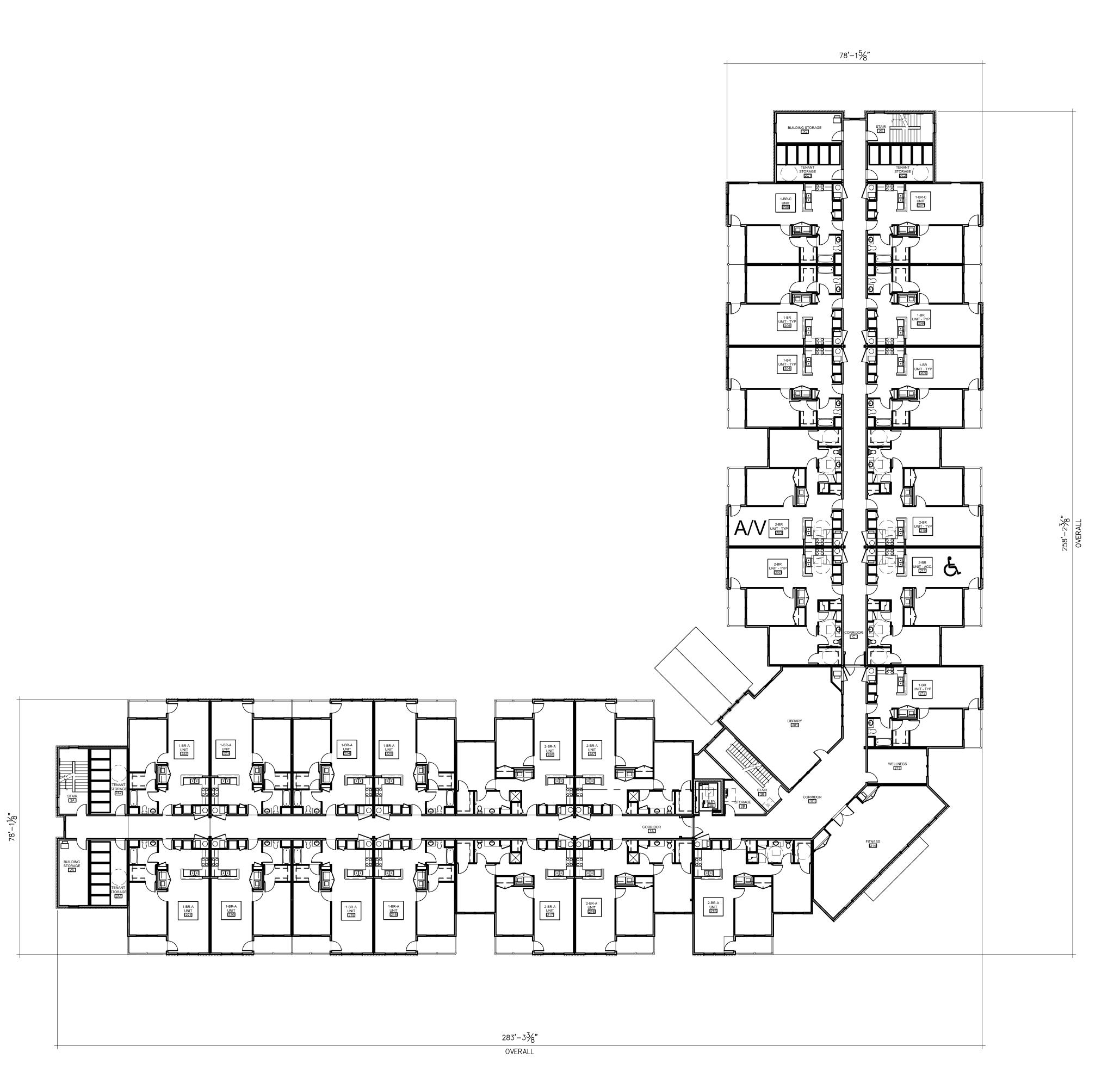
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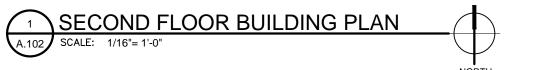
UNIT TYPE TOTAL 5% ACCESSIBLE
1-BEDROOM 30 2
2-BEDROOM 18 1

BUILDING AREAS

29,952 SF FIRST FLOOR AREA 29,952 SF SEDOND FLOOR AREA 59,904 SF BUILDING TOTAL

4,785SF CIRCULATION AND COMMUNITY SPACE 840 SF COMMUNITY ROOM 474 SF LEASING AREA







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709 W. COLLEGE AVE. FRANKLIN, WI 53221 COUNTY, STATE

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PROJECT NO.

17-015

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2ND FLOOR PLAN BUILDIG PLAN

BUILDING AREAS

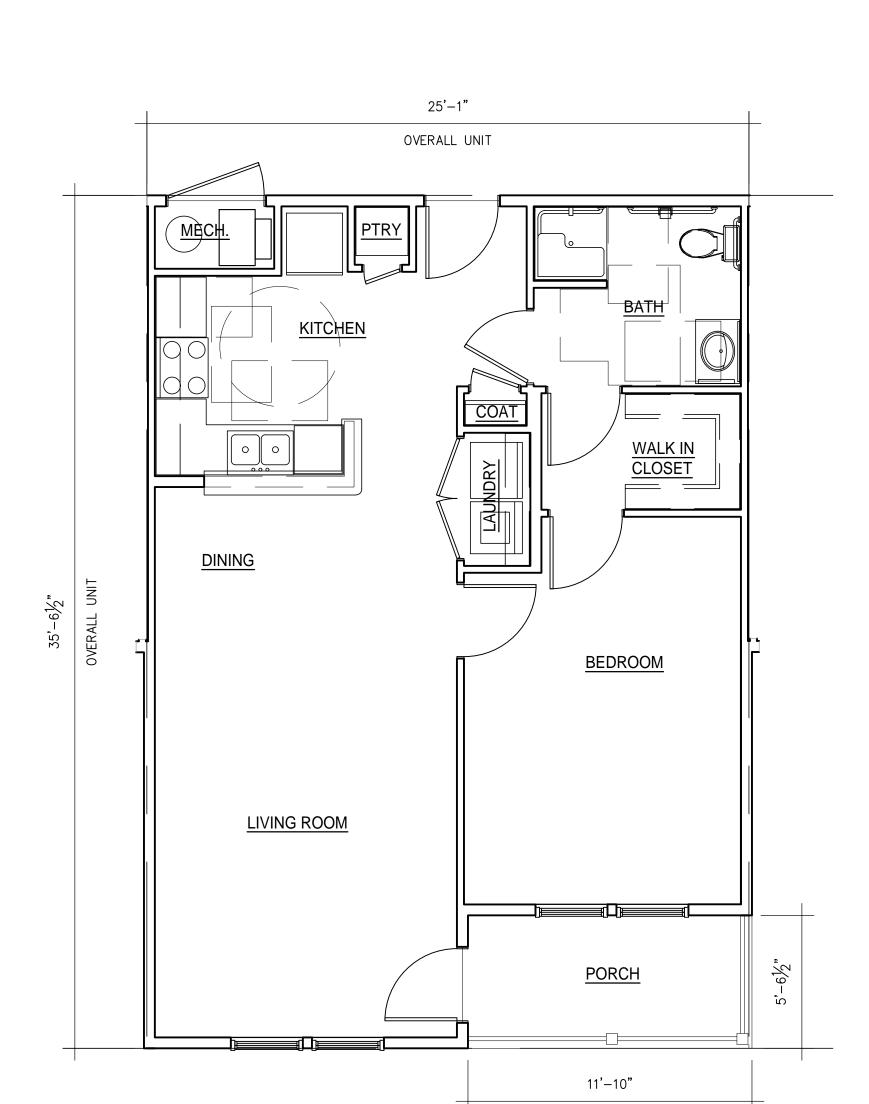
5,280SF CIRCULATION AND COMMUNITY SP

UNIT TYPE TOTAL 5% ACCESSIBLE
1-BEDROOM 30 2
2-BEDROOM 18 1

5,280SF CIRCULATION AND COMMUNITY SPACE 854 SF LIBRARY 842 SF FITNESS CENTER 190 SF WELLNESS CENTER

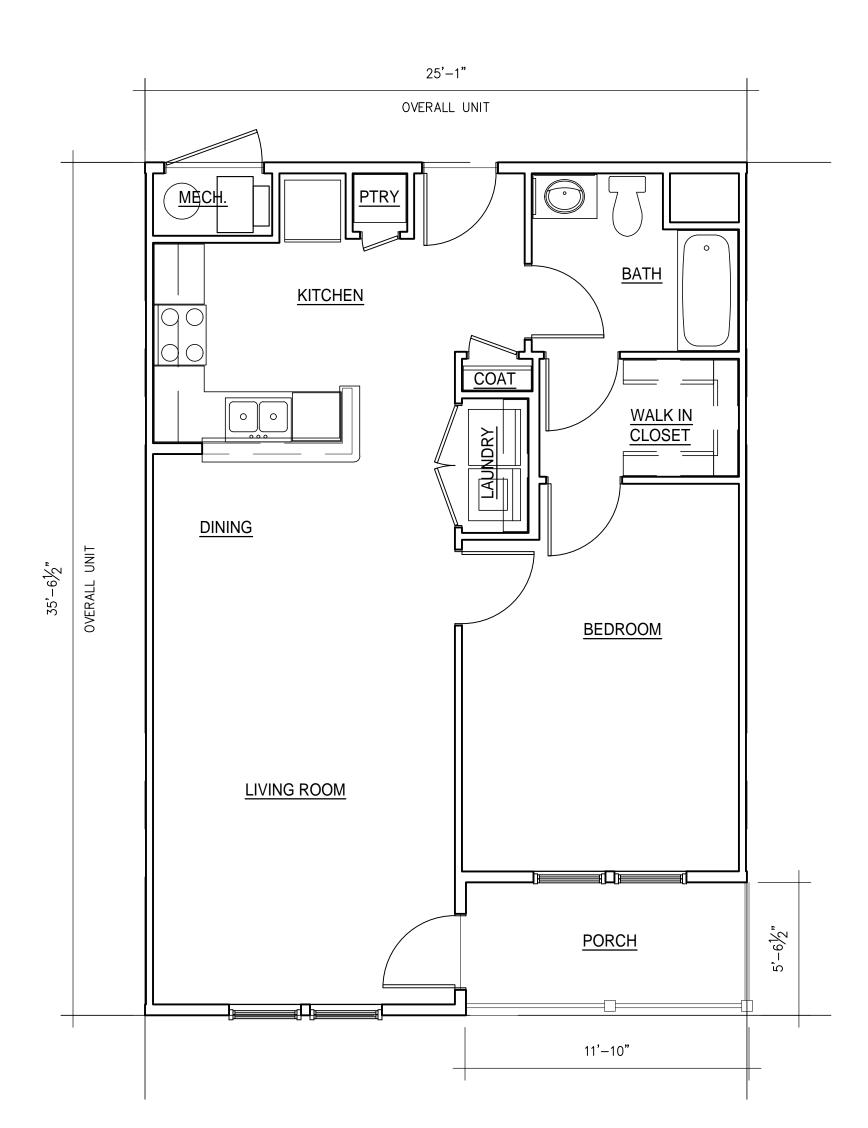
29,952 SF FIRST FLOOR AREA
29,952 SF SEDOND FLOOR AREA
59,904 SF BUILDING TOTAL

SHEET NUMBER





AREAS
765 NET SF (NOT INCLUDING MECH CLOSET)
65 NET BALCONY
892 GROSS SF



TYPICAL 1-BEDROOM UNIT PLAN

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

AREAS
765 NET SF (NOT INCLUDING MECH CLOSET)
65 NET BALCONY
892 GROSS SF



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SENIOR APARTMENTS THE LAKEVIEW AT FRANKLIN

ISSUED FOR:

SPECIAL USE PERMIT DATE **10.30.2017**

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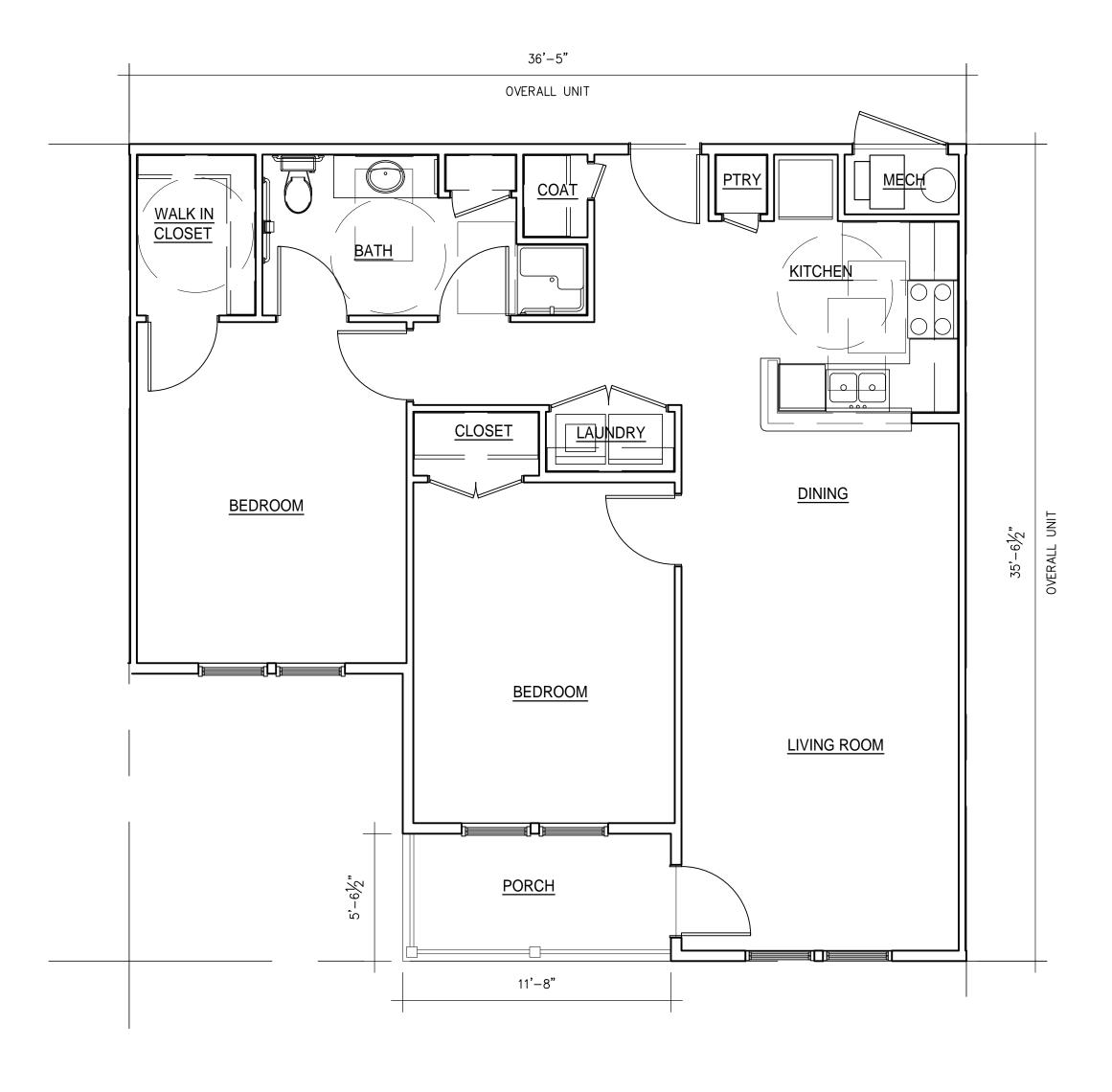
PROJECT NO.

17-015

SHEET TITLE

1BEDROOM UNIT PLAN

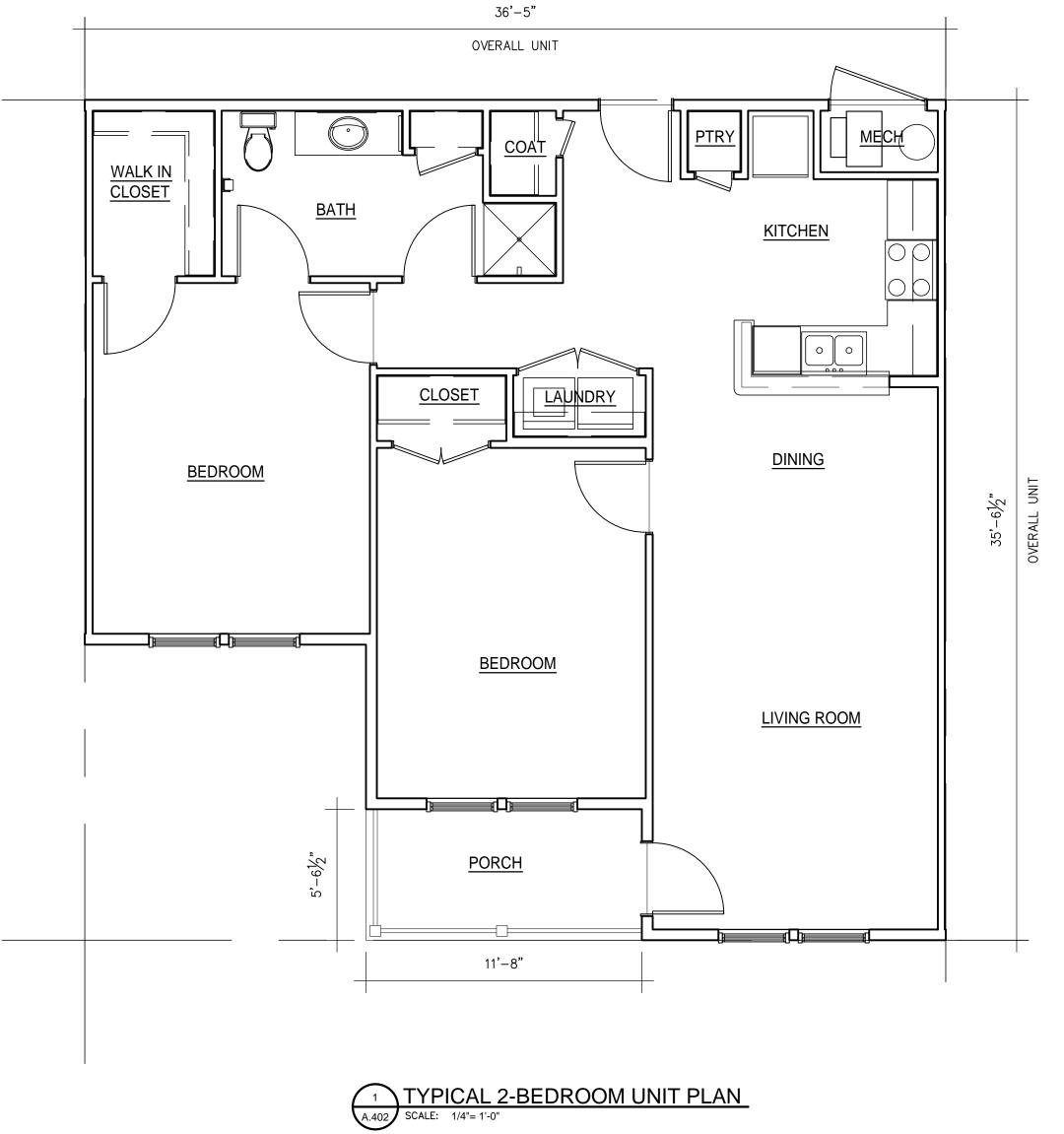
SHEET NUMBER





AREAS

1008 NET SF (NOT INCLUDING MECH CLOSET)
65 NET BALCONY
1146 GROSS SF



AREAS

1008 NET SF (NOT INCLUDING MECH CLOSET)
65 NET BALCONY
1146 GROSS SF



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PROJECT TITLE SENIOR APARTMENTS THE LAKEVIEW AT FRANKLIN

ISSUED FOR:

SPECIAL USE PERMIT DATE 10.30.2017

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PROJECT NO.

17-015

SHEET TITLE

2-BEDROOM UNIT PLAN

SHEET NUMBER







REPORT TO THE PLAN COMMISSION

Meeting of November 9, 2017

Special Use

RECOMMENDATION: City Development Staff recommends the Plan Commission postpone and continue the subject matter and public hearing to the December 7, 2017 Plan Commission meeting.

Project Name: Molly Maid Special Use

Project Address: 11113 West Forest Home Avenue, Suite 200

Applicant: R & R Swan Investments, LLC

Owners (property): 11113 West Forest Home Avenue, LLC

Current Zoning: M-1 Limited Industrial District & C-1 Conservancy District

2025 Comprehensive Master Plan Industrial

Use of Surrounding Properties: WE Energies substation and Ewald automobile dealership

to the north, gasoline service station to the south, Ewald Truck Center and Hiller Ford automobile dealership to the

east and single-family residential to the west.

Applicant Action Requested: Recommendation of approval for the proposed Special Use

for Molly Maid of Southern Milwaukee County to operate

at 11113 West Forest Home Avenue, Suite 200.

INTRODUCTION:

On October 5, 2017, Joel Cook of Ogden Construction submitted a Special Use application on behalf of R & R Swan Investments, LLC dba Molly Maid of Southern Milwaukee County, requesting approval to operate a maid service business within the Falcon Commons building located at 11113 West Forest Home Avenue. The proposed use corresponds to Standard Industrial Classification (SIC) Title No. 7349 Building Maintenance Services, Not Elsewhere Classified, which is allowed within the M-1 Limited Industrial District as a Special Use.

HISTORY:

Molly Maid of Southern Milwaukee County has been operating at 11113 West Forest Home Avenue, Suite 200 since the summer of 2017, without any approvals from the City of Franklin. In order to address this situation, Staff has been working with R & R Swan Investments, LLC on obtaining Special Use approval. This Special Use Application includes a request by the property owner to keep site improvements made without City approvals. Specifically, the parking lot in the northwest corner of the property was reconfigured and a new 15,120 square foot parking lot was added in the rear of the property.

PROJECT DESCRIPTION AND ANALYSIS:

The applicant has submitted a letter requesting their item be tabled and the public hearing carried over to the next meeting in December to allow more time to address Staff's comments. Therefore, Staff recommends the item be tabled to allow the applicant additional time to revise their plans as necessary, prior to submitting for Plan Commission and Common Council review.

STAFF RECOMMENDATION:

City Development Staff recommends the Plan Commission postpone and continue the subject matter and public hearing to the December 7, 2017 Plan Commission meeting.

CITY OF FRANKLIN

MILWAUKEE COUNTY [Draft 10-24-17]

RESOLUTION NO. 2017-____

A RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS
FOR THE APPROVAL OF A SPECIAL USE FOR A PROFESSIONAL HOME
CLEANING SERVICE BUSINESS USE AND PROPERTY OWNER REQUESTED
REVISED SITE PLAN APPROVAL UPON PROPERTY LOCATED
AT 11113 WEST FOREST HOME AVENUE, SUITE 200
(R & R SWAN INVESTMENTS, LLC, D/B/A MOLLY MAID, APPLICANT)

WHEREAS, R & R Swan Investments, LLC, d/b/a Molly Maid, having petitioned the City of Franklin for the approval of a Special Use within an M-1 Limited Industrial District and C-1 Conservancy District under Standard Industrial Classification Title No. 7349 "Building Cleaning and Maintenance Services, Not Elsewhere", to allow for a maid service business use, with hours of operation from 7:00 a.m. to 5:00 p.m., Monday through Friday, which application also includes a property owner requested revised Site Plan approval for existing site improvements constructed without prior City approval, specifically, reconfiguration of the parking lot in the northwest corner of the property and addition of a new parking lot in the rear of the property, upon property located at 11113 West Forest Home Avenue, Suite 200, bearing Tax Key No. 704-9978-002, more particularly described as follows:

Parcel 1 of Certified Survey Map No. 3988, recorded on March 11, 1981, Reel 1362, Images 185 to 187, as Document No. 5462366, being a part of the Northeast 1/4 of Section 6, Town 5 North, Range 21 East, in the City of Franklin, County of Milwaukee, State of Wisconsin; and

WHEREAS, such petition having been duly referred to the Plan Commission of the City of Franklin for a public hearing, pursuant to the requirements of §15-9.0103D. of the Unified Development Ordinance, and a public hearing having been held before the Plan Commission on the 9th day of November, 2017, and the Plan Commission thereafter having determined to recommend that the proposed Special Use and revised site plan be approved, subject to certain conditions, and the Plan Commission further finding that the proposed Special Use and revised site plan 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 and revised site plan,

| R & R SWAN INVESTMENTS, LLC, /D/B/A MOLLY MAID – SPECIAL US | E |
|---|---|
| RESOLUTION NO. 2017 | |
| Page 2 | |

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 R & R Swan Investments, LLC, d/b/a Molly Maid, for the approval of a Special Use and revised site plan 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 and revised site plan is approved only for the use of the subject property by R & R Swan Investments, LLC, d/b/a Molly Maid, successors and assigns, as a maid service business use, which shall be developed in substantial compliance with, and operated and maintained by R & R Swan Investments, LLC, d/b/a Molly Maid, pursuant to those plans City file-stamped _______, 2017 and annexed hereto and incorporated herein as Exhibit A.
- 2. R & R Swan Investments, LLC, d/b/a Molly Maid, 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 R & R Swan Investments, LLC, d/b/a Molly Maid maid service 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 R & R Swan Investments, LLC, d/b/a Molly Maid and the maid service business use for the property located at 11113 West Forest Home Avenue, Suite 200: (i) being in compliance with all applicable governmental laws, statutes, rules, codes, orders and ordinances; and (ii) obtaining all other governmental approvals, permits, licenses and the like, required for and applicable to the project to be developed and as presented for this approval.

4. [other conditions, etc.]

BE IT FURTHER RESOLVED, that in the event R & R Swan Investments, LLC, d/b/a Molly Maid, 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 and revised site plan 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 and revised site plan permission granted under this Resolution.

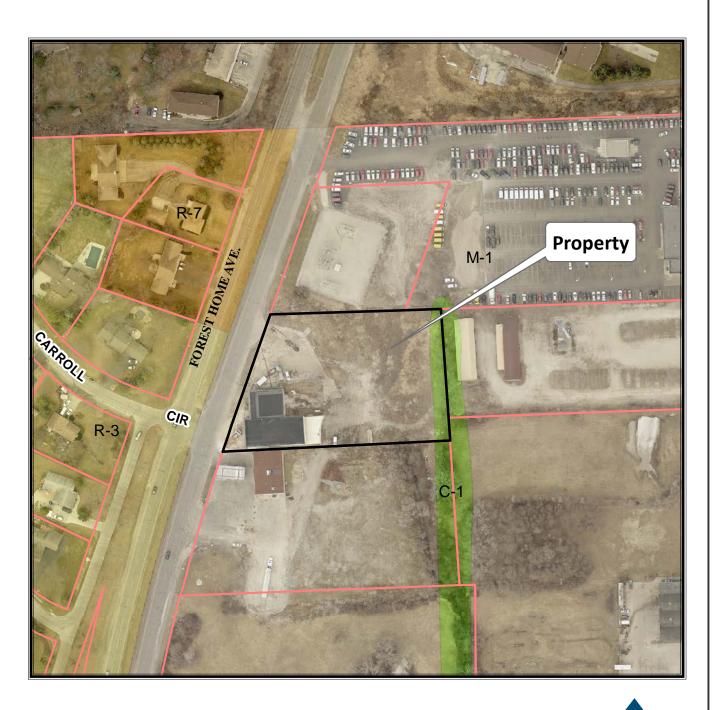
BE IT FURTHER RESOLVED, that any violation of any term, condition or

| R & R SWAN INVESTMENTS, LLC, /D/B/A RESOLUTION NO. 2017 Page 3 | A MOLLY MAID – SPECIAL USE |
|--|---|
| Unified Development Ordinance, and pursue Municipal Code, the penalty for such viola \$2,500.00, or such other maximum amount at may be specified therein from time to time. E | I to be, and therefore shall be, a violation of the ant to \$15-9.0502 thereof and \$1-19. of the ation shall be a forfeiture of no more than and together with such other costs and terms as ach day that such violation continues shall be a tree any such violation shall not be a waiver of |
| | this Resolution shall be construed to be such y §15-9.0103 of the Unified Development |
| Development Ordinance, that the Special Use this Resolution shall be null and void upon | pursuant to §15-9.0103G. of the Unified and revised site plan permission granted under the expiration of one year from the date of cial Use has been established by way of the |
| | e City Clerk be and is hereby directed to obtain ution in the Office of the Register of Deeds for |
| Introduced at a regular meeting of the, 201 | Common Council of the City of Franklin this 7. |
| Passed and adopted at a regular mee Franklin this day of | ting of the Common Council of the City of, 2017. |
| | APPROVED: |
| ATTEST: | Stephen R. Olson, Mayor |
| Sandra L. Wesolowski, City Clerk | |

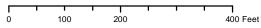
AYES _____ NOES ____ ABSENT ____



11113 W. Forest Home Ave. TKN: 704 9978 002



Planning Department (414) 425-4024

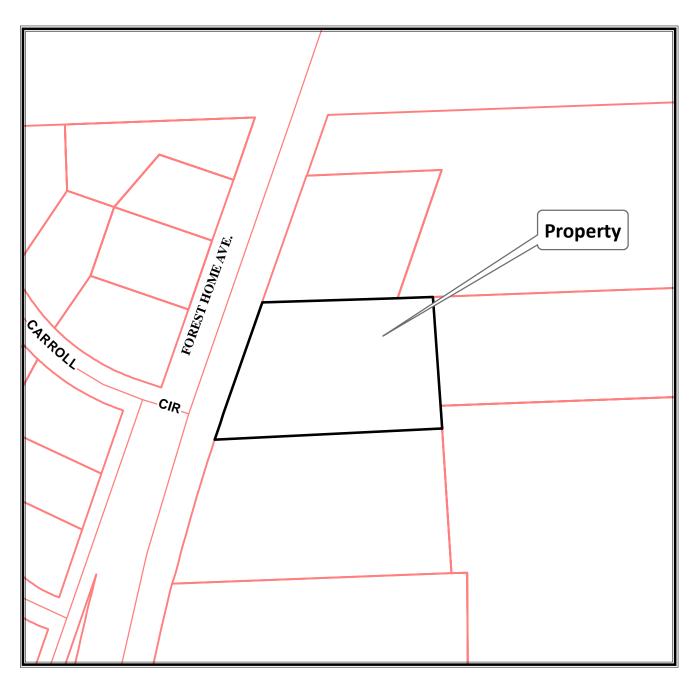


NORTH 2017 Aerial Photo

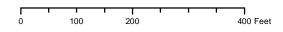
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Phone 414.342.7200 • Fax 414.342.4203

Website: ogdenre.com

October 30, 2017

Orrin Sumwalt
City Plan Commission
City of Franklin
9229 W Loomis Rd
Franklin, WI 53132

RE: Molly Maids & Fabu Eyes Special Use

Orrin,

This is a written request to table the applications and carry the public hearings over to the next meeting in December to allow more time to address Staff's comments in regards to the special use for Molly Maids & Fabu Eyes at 11113 W Forest Home Ave, Franklin, WI 53132.

If you have any questions, please do not hesitate to call us.

Sincerely,

Ogden Construction Group, LLC

Joel Cook

President



REPORT TO THE PLAN COMMISSION

Meeting of November 9, 2017

Special Use

RECOMMENDATION: City Development Staff recommends the Plan Commission postpone and continue the subject matter and public hearing to the December 7, 2017 Plan Commission meeting.

Project Name: Fabù Eyes Special Use

Project Address: 11113 West Forest Home Avenue, Suite 240

Applicant: Fabù, LLC

Owners (property): 11113 West Forest Home Avenue, LLC

Current Zoning: M-1 Limited Industrial District & C-1 Conservancy District

2025 Comprehensive Master Plan Industrial

Use of Surrounding Properties: WE Energies substation and Ewald automobile dealership

to the north, gasoline service station to the south, Ewald Truck Center and Hiller Ford automobile dealership to the

east and single-family residential to the west.

Applicant Action Requested: Recommendation of approval for the proposed Special Use

for Fabù Eyes to operate at 11113 West Forest Home

Avenue, Suite 240.

INTRODUCTION:

On October 10, 2017, Joel Cook of Ogden Construction submitted a Special Use application on behalf of Fabù LLC, dba Fabù Eyes requesting approval to operate an eyelash extension business use within the Falcon Commons building located at 11113 West Forest Home Avenue. The proposed use corresponds to Standard Industrial Classification (SIC) Title No. 7231 Beauty Shops, which is allowed within the M-1 Limited Industrial District as a Special Use.

HISTORY:

Fabù Eyes has been operating at 11113 West Forest Home Avenue, Suite 240 since the summer of 2017, without any approvals from the City of Franklin. In order to address this situation, Staff has been working with Fabù, LLC on obtaining Special Use approval. The property owner is requesting to keep site improvements made without City approvals via the Molly Maid Special Use Application.

PROJECT DESCRIPTION AND ANALYSIS:

The applicant has submitted a letter requesting their item be tabled and the public hearing carried over to the next meeting in December to allow more time to address Staff's comments. Therefore, Staff recommends the item be tabled to allow the applicant additional time to revise their plans as necessary, prior to submitting for Plan Commission and Common Council review.

STAFF RECOMMENDATION:

City Development Staff recommends the Plan Commission postpone and continue the subject matter and public hearing to the December 7, 2017 Plan Commission meeting.

CITY OF FRANKLIN

MILWAUKEE COUNTY
[Draft 10-24-17]

RESOLUTION NO. 2017-____

A RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS
FOR THE APPROVAL OF A SPECIAL USE FOR AN EYELASH
EXTENSION SERVICE BUSINESS USE UPON PROPERTY LOCATED
AT 11113 WEST FOREST HOME AVENUE, SUITE 240
(YULIA DA SILVA, OWNER, FABU LLC, D/B/A FABÚ EYES, APPLICANT)

WHEREAS, Yulia Da Silva, owner, Fabu LLC, d/b/a Fabù Eyes, having petitioned the City of Franklin for the approval of a Special Use within an M-1 Limited Industrial District and C-1 Conservancy District under Standard Industrial Classification Title No. 7231 "Beauty Shops", to allow for an eyelash extension service business use, with hours of operation from 9:00 a.m. to 7:00 p.m., Monday through Friday, and 9:00 a.m. to 2:00 p.m., Saturday and Sunday, upon property located at 11113 West Forest Home Avenue, Suite 240, bearing Tax Key No. 704-9978-002, more particularly described as follows:

Parcel 1 of Certified Survey Map No. 3988, recorded on March 11, 1981, Reel 1362, Images 185 to 187, as Document No. 5462366, being a part of the Northeast 1/4 of Section 6, Town 5 North, Range 21 East, in the City of Franklin, County of Milwaukee, State of Wisconsin; and

WHEREAS, such petition having been duly referred to the Plan Commission of the City of Franklin for a public hearing, pursuant to the requirements of §15-9.0103D. of the Unified Development Ordinance, and a public hearing having been held before the Plan Commission on the 9th day of November, 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 the City of Franklin, Wisconsin, that the petition of Yulia Da Silva, owner, Fabu LLC, d/b/a Fabù Eyes, for the approval of a Special Use for the property particularly described in the

| YULIA DA SILVA, OWNER, FABU LLC, D/B/A FABÚ EYES – SPECIAL USF |
|--|
| RESOLUTION NO. 2017 |
| Page 2 |

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 Yulia Da Silva, owner, Fabu LLC, d/b/a Fabù Eyes, successors and assigns, as an eyelash extension service business use, which shall be developed in substantial compliance with, and operated and maintained by Yulia Da Silva, owner, Fabu LLC, d/b/a Fabù Eyes, pursuant to those plans City file-stamped _______, 2017 and annexed hereto and incorporated herein as Exhibit A.
- 2. Yulia Da Silva, owner, Fabu LLC, d/b/a Fabù Eyes, 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 Yulia Da Silva, owner, Fabu LLC, d/b/a Fabù Eyes eyelash extension service 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 Yulia Da Silva, owner, Fabu LLC, d/b/a Fabù Eyes and the eyelash extension service business use for the property located at 11113 West Forest Home Avenue, Suite 240: (i) being in compliance with all applicable governmental laws, statutes, rules, codes, orders and ordinances; and (ii) obtaining all other governmental approvals, permits, licenses and the like, required for and applicable to the project to be developed and as presented for this approval.

4. [other conditions, etc.]

BE IT FURTHER RESOLVED, that in the event Yulia Da Silva, owner, Fabu LLC, d/b/a Fabù Eyes, 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.

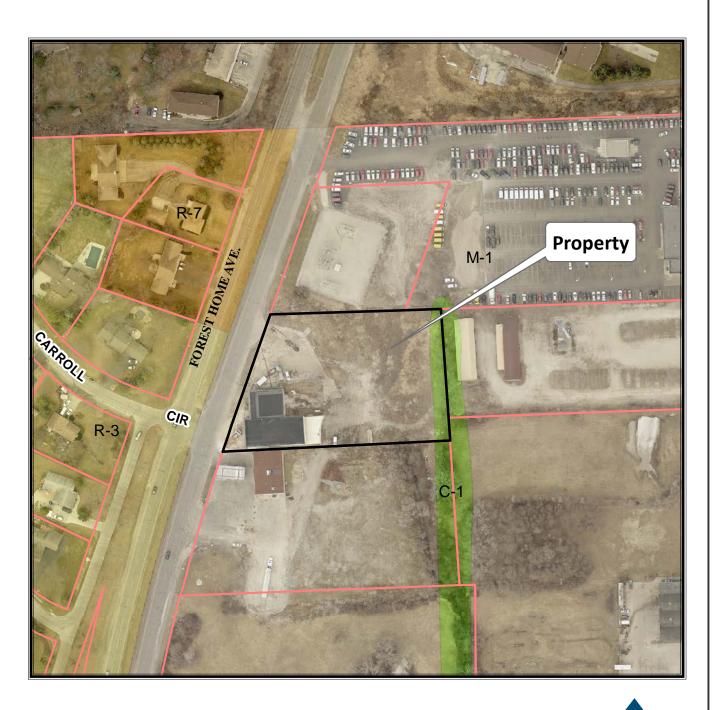
BE IT FURTHER RESOLVED, that any violation of any term, condition or restriction of this Resolution is hereby deemed to be, and therefore shall be, a violation of the Unified Development Ordinance, and pursuant to \$15-9.0502 thereof and \$1-19. of the Municipal Code, the penalty for such violation shall 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

| YULIA DA SILVA, OWNER, FABU LLC, D/B/A FABÚ EYES – SPECIAL USE RESOLUTION NO. 2017 Page 3 |
|---|
| 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. |
| 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 |

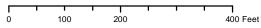
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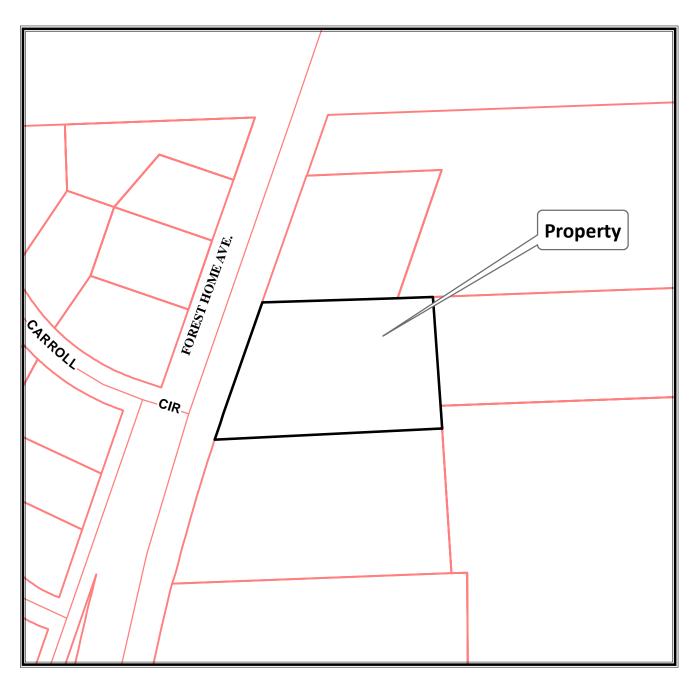


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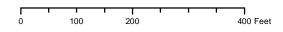
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Sincerely,

Ogden Construction Group, LLC

Joel Cook

President