Special Meeting of the Economic Development Commission (EDC)
Conference Room – Lower Level
9229 W. Loomis Road, Franklin, Wisconsin
Monday, November 12, 2018 – 6:00 p.m.

Ald Mike Barber
Steve Bobowski
Matt Cool
Paul Dausman (Chair)
Rob Goetsch
Ernest Litynski
Mike Soto

I. Call to Order and Roll Call

II. Citizen Comment Period

III. Approve October 22, 2018 Meeting Minutes

IV. Consideration of a resolution approving the site and building plans, specifically, amending the site plan for Central Aquatics, a Central Garden & Pet Company, parking lot addition and landscape revisions/replacement (tax key no. 931-0009-001), located at 5401 West Oakwood Park Drive.

V. Adjournment

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 Council per State ex rel. Badke v. Greendale Village Board, even though the Common Council will not take formal action at this meeting.

Notice is given that upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information, please contact the Franklin City Clerk’s office at (414) 425-7500.
Minutes of the Meeting of the Economic Development Commission
Franklin City Hall Lower Level Conference Room
9229 W. Loomis Road, Franklin, Wisconsin
Monday, October 22, 2018 – 6:30 p.m.

<table>
<thead>
<tr>
<th>Members Present</th>
<th>Others Present</th>
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</thead>
<tbody>
<tr>
<td>Barber, Alderman</td>
<td>Goetsch, Bob</td>
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<tr>
<td>Bobowski, Steve</td>
<td>Litynski, Ernie</td>
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<td>Cool, Matt</td>
<td>Soto, Mike</td>
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<tr>
<td>Dausman, Paul (Chair)</td>
<td></td>
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<tr>
<td>Calli Berg, Dir of Economic Dev</td>
<td>Leroy Lewandowski</td>
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I. The meeting of the Franklin Economic Development Commission (EDC) was called to order by Chairman Dausman at 6:30 P.M.

II. The floor was opened for citizen comment at 6:31 p.m. and closed at 6:31 p.m. There were no public comments.

III. Goetsch moved, supported by Litynski, to accept the minutes of the October 8th, 2018 meeting. Motion carried unanimously.

IV. Dausman moved, supported by Lytinski, to select Thiel Brand Design as the marketing firm for the city branding project. Motion carried unanimously.

V. Dausman moved, supported by Soto, to give authority to Mayor Olson to enter into contract on behalf of the EDC. Motion carried unanimously.

VI. Dausman moved, supported by Grass, to pay 40% of the branding project at a total cost not-to-exceed $89,000. Motion carried unanimously.

VII. Dausman moved, supported by Litynski, to adjourn the meeting at 6:49 p.m. Motion carried unanimously.
<table>
<thead>
<tr>
<th>APPROVAL</th>
<th>REPORTS AND RECOMMENDATIONS</th>
<th>MEETING DATE</th>
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<tbody>
<tr>
<td>REQUEST FOR ECONOMIC DEVELOPMENT COMMISSION (EDC) ACTION</td>
<td>Amendment to the Site Plan, Landscape Plan and Building Plan to allow for construction of 15 additional parking spaces for Central Aquatics, a light manufacturing operation facility located at 5401 West Oakwood Park Drive, Tax Key No. 931-0009-001 in Planned Development District No. 7 (Franklin Industrial Park)</td>
<td>November 12, 2018</td>
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Department of City Development staff will present the above subject matter to the EDC. The applicant will be present at the meeting to provide information. Attached is the proposed site plan. The application and staff report materials are included with the agenda packet.

EDC ACTION REQUESTED

A motion to approve the site plan, landscape plan and building plan as submitted by the Applicant, subject to those conditions provided by the Department of City Development.
RECOMMENDATION: Department of City Development staff recommends approval of the Site Plan Amendment for Central Aquatics subject to the conditions in the attached draft resolution.

<table>
<thead>
<tr>
<th>Project Name:</th>
<th>Central Aquatics</th>
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<tbody>
<tr>
<td>Project Location:</td>
<td>5401 W. Oakwood Park Drive</td>
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<tr>
<td>Property Owner:</td>
<td>Central Aquatics, A Central Garden &amp; Pet Company</td>
</tr>
<tr>
<td>Applicant:</td>
<td>Pinnacle Engineering Group</td>
</tr>
<tr>
<td>Agent:</td>
<td>Aaron Koch, Pinnacle Engineering Group</td>
</tr>
<tr>
<td>Current Zoning:</td>
<td>Planned Development District No. 7, Franklin Industrial Park</td>
</tr>
<tr>
<td>2025 Comprehensive Plan:</td>
<td>Commercial</td>
</tr>
<tr>
<td>Use of Surrounding Properties:</td>
<td>Industrial properties to the north and west, vacant developable property within the Franklin Business Park (Planned Development District No. 18) to the east, and single family residential development to the south</td>
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INTRODUCTION

On October 4, 2018, the applicant filed a Minor Site Plan Amendment application requesting approval to construct a parking lot addition northwest of the subject building (comprised of 15 additional parking spaces) and a new driveway to Oakwood Park Drive.

However, upon review by staff, it was discovered that Central Aquatics had added approximately 14 parking spaces northwest of the building in 2014/2015 without any approvals, had removed and not replaced existing landscaping, and had not provided additional landscaping for the increase in parking areas. With the greater amount of site changes, a Site Plan Amendment for review and approval by the Economic Development Commission is required.

Therefore, on October 19, 2018, the applicant filed a Site Plan Amendment application requesting approval of:

- A new parking lot addition of 15 spaces and a driveway connection to Oakwood Park Drive.
- The prior parking lot addition of 14 parking spaces.
- Changes to the previously approved Landscape Plan associated with the parking lot changes noted above.

PROJECT DESCRIPTION AND ANALYSIS

The applicant has provided a Grading, Erosion Control & Paving Plan which highlights the parking lot changes adjacent to the northwest corner of the subject building, and has provided a Landscape
Plan which identifies the existing and proposed landscaping adjacent to the northwest corner of the building.

**Landscaping**

Staff has reviewed those plans and has no objection to the proposed landscaping changes.

However, it appears it may be too late in the season to plant the proposed landscaping this year. Therefore, *staff recommends that the applicant shall install all landscaping as set forth in the subject Landscape Plan, for Department of City Development review and approval prior to June 1, 2019.*

It is important to note that the Economic Development Commission, pursuant to Section 6 of Resolution No. 88-3189 Amendments to the Franklin Industrial Park Deed Restrictions and Protective Covenants/Architectural Controls, may require:

“…forfeiture of the cash performance bond in escrow to cover the approved landscape plan. Upon failure to comply with this covenant, the City of Franklin shall cause the work to be completed. If cost of providing said landscaping exceeds escrow, the unpaid balance shall be assessed on the property on which materials are to be placed.”

**Stormwater Management**

It is important to note that the proposed parking lot addition, in combination with the unapproved parking lot addition in 2014/2015, and an approved parking lot addition in 2006, has resulted in an increase of impervious surfaces of more than one-half acre. As such, Milwaukee Metropolitan Sewerage District (MMSD) standards require installation of stormwater management practices.

As the applicant does not wish to install any stormwater management facilities, the applicant has proposed to remove approximately 1,000 square feet of impervious surfaces within the existing parking lot to remain under the one-half acre impervious surface threshold of the MMSD. However, the Assistant City Engineer has indicated:

“[H]ere is what they’ll need to submit to verify they are under the half-acre threshold for storm water management:

- An aerial from September 2001. On that aerial they will need to draw/trace as close as possible the existing (at that time) impervious area including gravel (building, driveway, parking, etc.). They will need to find the area (square feet) and clearly note it on the aerial.
- A proposed plan that needs to include a survey of all existing impervious area on the site as well as depiction of proposed impervious area. The square footage of that area needs to be noted on the exhibit.”

Therefore, *staff recommends that the applicant shall submit to the Engineering Department for review and approval, the Milwaukee Metropolitan Sewerage District required impervious surface/storm water management calculations and exhibits, prior to construction of the proposed parking lot addition.*

**STAFF RECOMMENDATION**

Department of City Development staff recommends approval of the Site Plan Amendment for Central Aquatics subject to the conditions in the attached draft resolution.
ECONOMIC DEVELOPMENT COMMISSION
OF THE CITY OF FRANKLIN, WISCONSIN

RESOLUTION NO. 2018-____

A RESOLUTION APPROVING THE SITE AND BUILDING PLANS,
SPECIFICALLY, AMENDING THE SITE PLAN FOR CENTRAL
AQUATICS, A CENTRAL GARDEN & PET COMPANY, PARKING
LOT ADDITION AND LANDSCAPE REVISIONS/REPLACEMENT
(TAX KEY NO. 931-0009-001)
(5401 WEST OAKWOOD PARK DRIVE)
(CENTRAL AQUATICS, A CENTRAL GARDEN & PET COMPANY,
APPLICANT, MARK GRAVLEY, VICE PRESIDENT OF OPERATIONS OF
CENTRAL GARDEN & PET COMPANY, PROPERTY OWNER)

WHEREAS, Central Aquatics, a Central Garden & Pet Company, applicant, Mark
Gravley, Vice President of Operations of Central Garden & Pet Company, property owner,
having applied for an amendment to the Site and Building Plan for the Central Aquatics
parking lot addition and landscape revisions/replacement in Planned Development District
No. 7 (Franklin Industrial Park) located at 5401 West Oakwood Park Drive; such Site Plan
having been previously approved as part of a Footing/Foundation Permit approval dated
December 18, 1989 and a Building Permit approval dated January 13, 1990 (for Central
Aquatics, a Central Garden & Pet Company, formerly known as All Glass Aquarium), and
amended thereafter on August 30, 2006, by Resolution No. 2006-002; and

WHEREAS, the proposed amendment provides for a parking lot addition (and
associated landscape revisions) consisting of 15 parking stalls, a drive isle, and a driveway
onto South Oakwood Park Drive, all located at the northwest corner of the property [the Site
Plan Amendment also includes approximately 14 parking stalls (and the replacement of
associated landscaping) that had been constructed between 2014 and 2015 without any Site
Plan approvals], and the Economic Development Commission having reviewed the proposed
plans and having found same to be in compliance with and in furtherance of those express
standards and purposes of a site plan review pursuant to Division 15-7.0100 of the Unified
Development Ordinance and Planned Development District No. 7.

NOW, THEREFORE, BE IT RESOLVED, by the Economic Development
Commission of the City of Franklin, Wisconsin, that the parking lot addition and landscape
revisions/replacement plans for Central Aquatics, a Central Garden & Pet Company, dated
November 5, 2018, as submitted by Central Aquatics, a Central Garden & Pet Company,
applicant, Mark Gravley, Vice President of Operations of Central Garden & Pet Company,
property owner, as described above, be and the same is hereby approved, as an amendment to
the Site and Building Plan as previously approved, subject to the following conditions:

1. Central Aquatics, a Central Garden & Pet Company, applicant, Mark Gravley, Vice
President of Operations of Central Garden & Pet Company, property owner, 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 Central Aquatics parking lot addition and landscape revisions/replacement project in Planned Development District No. 7 (Franklin Industrial Park), 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.

2. The approval granted hereunder is conditional upon Central Aquatics, a Central Garden & Pet Company, applicant, Mark Gravley, Vice President of Operations of Central Garden & Pet Company, property owner and the Central Aquatics parking lot addition and landscape revisions/replacement project in Planned Development District No. 7 (Franklin Industrial Park) for the property located at 5401 West Oakwood Park Drive: (i) being in compliance with all applicable governmental laws, statutes, rules, codes, orders and ordinances; and (ii) obtaining all other governmental approvals, permits, licenses and the like, required for and applicable to the project to be developed and as presented for this approval.

3. The Central Aquatics parking lot addition and landscape revisions/replacement project shall be developed in substantial compliance with the plans City file-stamped October 19, 2018.

4. The applicant shall install all landscaping as set forth in the subject Landscape Plan, for Department of City Development review and approval, prior to June 1, 2019.

5. The applicant shall submit to the Engineering Department for review and approval, the Milwaukee Metropolitan Sewerage District required impervious surface/storm water management calculations and exhibits, prior to construction of the proposed parking lot addition.

BE IT FURTHER RESOLVED, by the Economic Development Commission of the City of Franklin, Wisconsin, that the Central Aquatics parking lot addition and landscape revisions/replacement project, as depicted upon the plans dated November 5, 2018, attached hereto and incorporated herein, shall be developed and constructed within one year from the date of adoption of this Resolution, or this Resolution and all rights and approvals granted hereunder shall be null and void, without any further action by the City of Franklin; and the Site and Building Plan for Central Aquatics, a Central Garden & Pet Company, applicant, Mark Gravley, Vice President of Operations of Central Garden & Pet Company, property owner, as previously approved, is amended accordingly.
Introduced at a special meeting of the Economic Development Commission of the City of Franklin, Wisconsin this ______ day of ____________________, 2018.

Passed and adopted at a special meeting of the Economic Development Commission of the City of Franklin, Wisconsin this ______ day of ____________________, 2018.

APPROVED:

_____________________________________________________________________

Paul Dausman, Chairman

ATTEST:

_____________________________________________________________________

Michael Soto, Vice Chairman

AYES _____ NOES _____ ABSENT _____
November 5th, 2018

Mr. Joel Dietl
City of Franklin
9229 W Loomis Road
Franklin, WI 53132

RE: Central Aquatics- Parking Expansion
Submittal of Materials for Site Plan/Site Plan Amendment Application

Dear Mr. Dietl,

Please find enclosed the 12 copies of the civil plans, landscape plan and project summary for the parking lot expansion and landscaping at Central Aquatics located on W Oakwood Park Drive. The proposed parking is located along the front of the building on West Oakwood Park Drive. The civil plans for the proposed additional parking along Oakwood Park Drive also show all the additional parking and pavement areas which were added between 2014-2015 without previous Site Plan approval from the City. The landscape plan provided replaces restores and replaces the landscaping which is located within the proposed parking area and also shows the replacement of landscaping for the areas which were removed between 2014-2015. The new access to the parking off Oakwood Park Drive will be 24.0' per code requirements and will also be 24.0' wide from the parking stalls to the edge of pavement. The access road connecting the proposed parking and existing parking on the west side of the building will be 20.0' as this is only a connector of the parking lots and no cars will be backing up into this area. The 20.0' wide drive is wide enough to allow 2 cars to pass comfortably. The proposed parking stalls along the north side of the building are 10'x20' (180 sq ft) and all stalls added since 2014-2015 will be restriped to be a minimum of 180 square feet. Size and width may vary as the stalls are angled, parallel and pull in stalls. In addition to the proposed parking lot, the existing west parking lot will be seal coated and restriped to accommodate the need for the additional ADA parking stalls per code. All the ADA stalls for the west lot will remain in their existing location at the front of the building. The proposed parking and revision made to the site between 2014-2015, would have been over ½ acre of additional pavement which would have made stormwater a requirement. To keep the new pavement below the ½ acre, some pavement will be removed between the main drive aisle and parking in the east lot. Approximately, 970 square feet of pavement will be removed and will be replaced with topsoil and will be immediately seeded and matted. No work will be done to the parking located on the south side of the site near the pond or in the west parking lot on the other side of the building.

Please review and contact me if you have any questions or concerns. Thank you

Sincerely,
Pinnacle Engineering Group

[Signature]

Aaron E. Koch, P.E.
Director of Engineering

Franklin
NOV 05 2018
City Development
GENERAL PLANTING NOTES

1. The layout of all planting beds and new trees and shrubs shall be set by the contractor in advance of installation. Flagging, strings, or paint may be used to delineate locations as scaled from the plans. An approved representative of the owner will review these locations with the contractor and make minor adjustments as necessary. Bed layout shall also include personal landscaping by species.

2. The Contractor is responsible for illuminating the plant material quantities required by the landscape plans. All other quantities are to be furnished by the landscape architect.

3. All plant material is to be furnished by the Contractor. All plant material shall be in accordance with USDA standards (USDA 2000) and the landscape architect's recommendations. The Contractor shall provide the plant material in accordance with the landscape architect's recommendations.

4. All plant material shall be installed in accordance with the landscape architect's recommendations. The Contractor shall furnish all plant material in accordance with the landscape architect's recommendations.

5. All plant material shall be installed in accordance with the landscape architect's recommendations. The Contractor shall furnish all plant material in accordance with the landscape architect's recommendations.

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7. All plant material shall be installed in accordance with the landscape architect's recommendations. The Contractor shall furnish all plant material in accordance with the landscape architect's recommendations.

SOIL PLACEMENT NOTES

1. Loose soil shall be removed prior to planting. All new planting shall be done in a manner consistent with the landscape architect's recommendations. The Contractor shall furnish all plant material in accordance with the landscape architect's recommendations.

2. All plant material shall be installed in accordance with the landscape architect's recommendations. The Contractor shall furnish all plant material in accordance with the landscape architect's recommendations.

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