

CITY OF FRANKLIN
PLAN COMMISSION MEETING*
FRANKLIN CITY HALL COUNCIL CHAMBERS
9229 W. LOOMIS ROAD, FRANKLIN, WISCONSIN
AGENDA
THURSDAY, OCTOBER 19, 2017, 7:00 P.M.

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

B. **Approval of Minutes**

1. Approval of regular meeting of October 5, 2017.

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

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. **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)

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**

Franklin Plan Commission Agenda

10/19/17

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

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

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

REMINDERS:

Next Regular Plan Commission Meeting: November 9, 2017

**City of Franklin
Plan Commission Meeting
October 5, 2017
Minutes**

Unapproved

A. Call to Order and Roll Call

Mayor Steve Olson called the October 5, 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 were Commissioners Patricia Hogan, Kevin Haley and David Fowler, Alderman Mark Dandrea and City Engineer Glen Morrow. Also present were Planning Manager Joel Dietl and Principal Planner Nick Fuchs.

B. Approval of Minutes

1. Regular Meeting of September 21, 2017.

Commissioner Hogan moved and Commissioner Haley seconded approval of the September 21, 2017 minutes of the regular meeting of the Plan Commission. On voice vote, all voted 'aye'. Motion carried (5-0-0).

C. Public Hearing Business Matters

1. O'REILLY AUTOMOTIVE STORES, INC.; "AUTO AND HOME SUPPLY STORES" USE. Special Use application by O'Reilly Automotive Stores, Inc., for construction of a 7,228 square foot O'Reilly Auto Parts store with associated parking, landscaping, fencing and lighting, upon an approximately 0.72 acre property, zoned B-4 South 27th Street Mixed-Use Commercial District, located at 7251 South 27th Street; Requested Waivers of South 27th Street Design Overlay District Standards:

- a. 15-3.0352A. Parking required and location regulated (fifty (50) percent of the off-street parking spaces shall be located directly between the front facade of the building and the public street).
- b. 15-3.0353B. Coordination of site furnishings (lighting and site furnishings [benches, trash receptacles, bicycle racks, etc.]).
- c. 15-3.0353C.3. Pedestrian considerations (pedestrian and bicycle access within the development and connections to adjacent properties).
- d. 15-3.0353C.4. Pedestrian considerations (sidewalks along the entire length of facade, leaving room for

Planning Manager Joel Dietl presented the request by O'Reilly Automotive Stores, Inc., for construction of a 7,228 square foot O'Reilly Auto Parts store with associated parking, landscaping, fencing and lighting, upon an approximately 0.72 acre property, zoned B-4 South 27th Street Mixed-Use Commercial District, located at 7251 South 27th Street.

The Official Notice of Public Hearing was read in to the record by Principal Planner Fuchs and the Public Hearing was opened at 7:06 and closed at 7:10.

a. Commissioner Fowler moved and Commissioner Hogan seconded a motion to waive the required standards under 15-3.0352A. pertaining to parking, subject to striking language within Condition No. 15 related to relocating the building closer to South 27th Street. On voice vote, all voted 'aye'. Motion carried (5-0-0).

b. Commissioner Haley moved and Alderman Dandrea seconded a motion to waive the required standards under 15-3.0353B. pertaining to site furnishings.

Commissioner Morrow moved and Commissioner Fowler seconded a motion to reconsider Item b. On voice vote, all voted 'aye'. Motion carried (5-0-0).

Commissioner Fowler moved and Commissioner Morrow seconded a motion to amend the main motion to require the applicant revise the site plan to include a minimum of one

foundation planting beds).

e. 15-3.0353C.5. Pedestrian considerations (pedestrian walkways from building entrances to public sidewalks or pedestrian/bike facilities).

f. 15-3.0353E. Bicycle and pedestrian amenities required (integrated bicycle parking and pedestrian furniture in appropriate quantities and location).

g. 15-3.0353F.1. Landscaping (building foundation landscaping for building frontage).

h. 15-3.0355A.8. and 9. Building Character and Design (sides of the building shall be designed with details that complement the front façade).

i. 15-3.0355B.3.a. and c. Building Materials and Colors (facades shall be varied and articulated; decorative patterns must be incorporated).

j. 15-3.0355B.6. Change in Relief of Building (building must include changes in relief on at least ten (10) percent of the primary façade).

k. 15-3.0355B.4.b. Roof Materials, Parapets, and Roof Pitch (flat roofs are permitted with detailed stepped parapets or detailed brick coursing).

l. 15-3.0355B.7.a., b. and c. Windows (windows shall include sills at the bottom and pediments at the top; windows: sixteen (16) square feet per story or six (6) percent of the facade, whichever is greater).

m. 15-3.0355B.8.d. Pedestrian Accessibility (building shall utilize a corner entrance to the building).
Tax Key No. 761-9956-001.

bench, one trash receptacle and one bicycle rack. On voice vote, all voted 'aye'. Motion carried (5-0-0).

On the main motion as amended, all voted 'aye'. Motion carried (5-0-0).

c. City Engineer Morrow moved and Commissioner Haley seconded a motion to waive the required standards under 15-3.0353C.3. pertaining to pedestrian and bicycle access. On voice vote, all voted 'aye'. Motion carried (5-0-0).

d. Commissioner Hogan moved and Commissioner Haley seconded a motion to waive the required standards under 15-3.0353C.4. pertaining to sidewalks. On voice vote, all voted 'aye'. Motion carried (5-0-0).

e. Commissioner Fowler moved and Alderman Dandrea seconded a motion to waive the required standards under 15-3.0353C.5. pertaining to pedestrian walkways with the insertion of "preferably at the northeast corner of the site, and to provide a sidewalk and curb and gutter along West Minnesota Avenue" following "South 27th Street" in Condition No. 17. On voice vote, all voted 'aye'. Motion carried (5-0-0).

f. Commissioner Fowler moved and Alderman Dandrea seconded a motion to waive the required standards under 15-3.0353E. pertaining to bicycle parking and pedestrian furniture. On voice vote, all voted 'aye'. Motion carried (5-0-0).

g. Commissioner Hogan moved and Commissioner Fowler seconded a motion to waive the required standards under 15-3.0353F.1. pertaining to landscaping. On voice vote, all voted 'aye'. Motion carried (5-0-0).

h. Commissioner Hogan moved and Commissioner Fowler seconded a motion to waive the required standards under 15-3.0355A.8. and 9. pertaining to building character and design standards. On voice vote, all voted 'aye'. Motion carried (5-0-0).

i. Commissioner Haley moved and Commissioner Hogan seconded a motion to waive the required standards under 15-3.0355B.3.a. and c. pertaining to building materials and colors. On voice vote, all voted 'aye'. Motion carried (5-0-0).

j. Commissioner Hogan moved and Commissioner Haley seconded a motion to waive the required standards under 15-3.0355B.6. pertaining to change in relief of building. On voice vote, all voted 'aye'. Motion carried (5-0-0).

k. Alderman Dandrea moved and Commissioner Fowler seconded a motion to waive the required standards under 15-

3.0355B.4.b. pertaining to roof materials, parapets, and roof pitch. On voice vote, all voted 'aye'. Motion carried (5-0-0).

l. Commissioner Haley moved and Commissioner Fowler seconded a motion to waive the required standards under 15-3.0355B.7.a., b. and c. pertaining to windows. On voice vote, all voted 'aye'. Motion carried (5-0-0).

m. Commissioner Hogan moved and Commissioner Fowler seconded a motion to waive the required standards under 15-3.0355B.8.d. pertaining to pedestrian accessibility. On voice vote, all voted 'aye'. Motion carried (5-0-0).

Commissioner Fowler moved and City Engineer Morrow seconded a motion to insert “in part to further assist in storm water management” following “provided” to Condition No. 8.a. of the draft resolution. On voice vote, all voted 'aye'. Motion carried (5-0-0).

Commissioner Fowler moved and Commissioner Haley seconded a motion to recommend approval of a Resolution imposing conditions and restrictions for the approval of a Special Use for an auto parts retail store upon property located at 7251 South 27th Street. On voice vote, all voted 'aye'. Motion carried (5-0-0).

C. Public Hearing Business Matters

2. WOODLAND PRAIRIE

CONDOMINIUMS UNIT NUMBER REDUCTION. Special Use Amendment application by Rick & Ron Development, LLC, to reduce the number of condominium units from 44 units to 32 units (The original site plan included 13 buildings (two 6 unit, five 4 unit and six 2 unit buildings). The applicant is requesting to revise the site plan to include 15 buildings consisting of all 2 unit buildings, except for Building No. 4, which has already been constructed as a 4 unit building. The applicant is also proposing two additional building types and associated landscaping changes, upon property zoned R-8 Multiple-Family Residence District, located at 6700-6799 South Prairiewood Lane; Tax Key Nos. 747-0038-000 through 747-0081-000. (The proposed amendment encompasses the entirety of and is the same bounded property as is in the existing Woodland Prairie Condominiums condominium plat;

Planning Manager Joel Dietl presented the request by Rick & Ron Development, LLC, to reduce the number of condominium units from 44 units to 32 units.

The Official Notice of Public Hearing was read in to the record by Principal Planner Fuchs and the Public Hearing was opened at 7:50 and closed at 7:53.

Commissioner Fowler moved and Alderman Dandrea seconded a motion to recommend approval of a Resolution to amend Resolution No. 2006-6217 imposing conditions and restrictions for the approval of a Special Use for Woodland Prairie Condominiums (formerly Carleton Creek Condominiums) located at 6700-6799 South Prairiewood Lane to reduce the number of condominium units from 44 units to 32 units. On voice vote, all voted 'aye'. Motion carried (5-0-0).

the range of existing addresses and tax key numbers above are for the existing 44 units, which are intended to be reduced to 32 units [one 4 unit building and fourteen 2 unit buildings].)

D. Business Matters

1. BUFFALO BILL'S FARM AUTUMN OUTDOOR MARKET AND AMUSEMENT EVENT.

Temporary Use application by William Hinkel and Roselinda Hinkel, for the sale of pumpkins and decorative gourds as well as other amusement type activities, including a corn maze, corn play area and pedal cars, at Buffalo Bill's Farm located at 9612 West Oakwood Road, with dates of operation from October 6, 2017 through October 28, 2017, on Wednesday, Thursday and Friday from 3:00 p.m. to 6:00 p.m., and Saturdays and Sundays from 10:00 a.m. to 6:00 p.m., property zoned A-2 Prime Agricultural District and FW Floodway District; Tax Key No. 936-9997-000.

2. TORBENSON SHOWS LLC HOLIDAY CRAFT AND GIFT EXPO AT THE MILWAUKEE COUNTY SPORTS COMPLEX. Temporary Use application by James C. Torbenson/Torbenson Shows LLC, for a holiday craft and gift expo at the Milwaukee County Sports Complex located at 6000 West Ryan Road, on November 24, 2017, from 9:00 a.m. to 5:00 p.m., November 25, 2017 from 9:00 a.m. to 5:00 p.m. and November 26, 2017 from 10:00 a.m. to 4:00 p.m., on property zoned P-1 Park District, FC Floodplain Conservancy District and FW Floodway District; Tax Key Nos. 852-9999-001 and 882-9987-001.

E. Adjournment

Planning Manager Joel Dietl presented the request by William Hinkel and Roselinda Hinkel, for the sale of pumpkins and decorative gourds as well as other amusement type activities, including a corn maze, corn play area and pedal cars, at Buffalo Bill's Farm located at 9612 West Oakwood Road, with dates of operation from October 6, 2017 through October 28, 2017, on Wednesday, Thursday and Friday from 3:00 p.m. to 6:00 p.m., and Saturdays and Sundays from 10:00 a.m. to 6:00 p.m., property zoned A-2 Prime Agricultural District and FW Floodway District.

Commissioner Fowler moved and Commissioner Hogan seconded a motion to approve a Resolution imposing conditions and restrictions for the approval of a Temporary Use for an autumn outdoor market and amusement event upon property located at 9612 West Oakwood Road (Buffalo Bill's Farm) with the requirement that the applicant notify all abutting neighbors in writing of the event. On voice vote, all voted 'aye'. Motion carried (5-0-0).

Planning Manager Joel Dietl presented the request by James C. Torbenson/Torbenson Shows LLC, for a holiday craft and gift expo at the Milwaukee County Sports Complex located at 6000 West Ryan Road, on November 24, 2017, from 9:00 a.m. to 5:00 p.m., November 25, 2017 from 9:00 a.m. to 5:00 p.m. and November 26, 2017 from 10:00 a.m. to 4:00 p.m., on property zoned P-1 Park District, FC Floodplain Conservancy District and FW Floodway District.

Commissioner Haley moved and Commissioner Fowler seconded a motion to approve a Resolution imposing conditions and restrictions for the approval of a Temporary Use for a holiday craft and gift expo for property located at 6000 West Ryan Road (Milwaukee County Sports Complex). On voice vote, all voted 'aye'. Motion carried (5-0-0).

Commissioner Hogan moved and Commissioner Haley seconded to adjourn the Plan Commission meeting of October 5, 2017 at 7:59 p.m. All voted 'aye'; motion carried. (5-0-0).



CITY OF FRANKLIN

REPORT TO THE PLAN COMMISSION

Meeting of October 19, 2017

Area Exception

RECOMMENDATION: City Development Staff recommends review of the Findings and Factors and Standards and a decision be made based upon the applicant's recommended findings and consideration of any comments provided at the public hearing.

Project Name:	Kotlewski Area Exception Request
Project Address:	9225 South Wild Berry Way
Applicant:	Vy Kotlewski and Kristin Osgood
Property Owner:	Vy Kotlewski and Kristin Osgood
Zoning:	R-3 Suburban/Estate Single-Family Residence District
Use of Surrounding Properties:	Single-Family residential to the north, south, east and west
Applicant's Action Requested:	Approval of the proposed Area Exception request to exceed the maximum lot coverage of the R-3 Residence District

INTRODUCTION AND ANALYSIS:

On September 13, 2017, the applicant submitted an application for an Area Exception from Table 15-3.0203 of the Unified Development Ordinance to allow for 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 S. Wild Berry Way.

The subject property is approximately 19,149 square feet. With a 15% maximum lot coverage, the home and any accessory buildings may total up to 2,872.35 square feet. The existing home and garage total about 3,088 square feet, thus lot coverage is already exceeded by approximately 1%. The applicant is proposing to construct a 353 square foot deck addition on the south side of the existing home, which will increase lot coverage by another 2%.

Overall, the applicant is proposing lot coverage of approximately 18% (3,441 square feet of impervious surface / lot size of 19,149 = 0.1797) or an increase of 574.47 square feet (3,446.82 – 2,872.35). This is an increase of approximately 20% (574.47 / 2,872 = 0.20) from the 15% maximum lot coverage standard of the R-3 Residence District. Note the proposed deck does not encroach into any easements or setbacks on the property. Furthermore, the deck and existing home are in conformance with all other R-3 District Development standards.

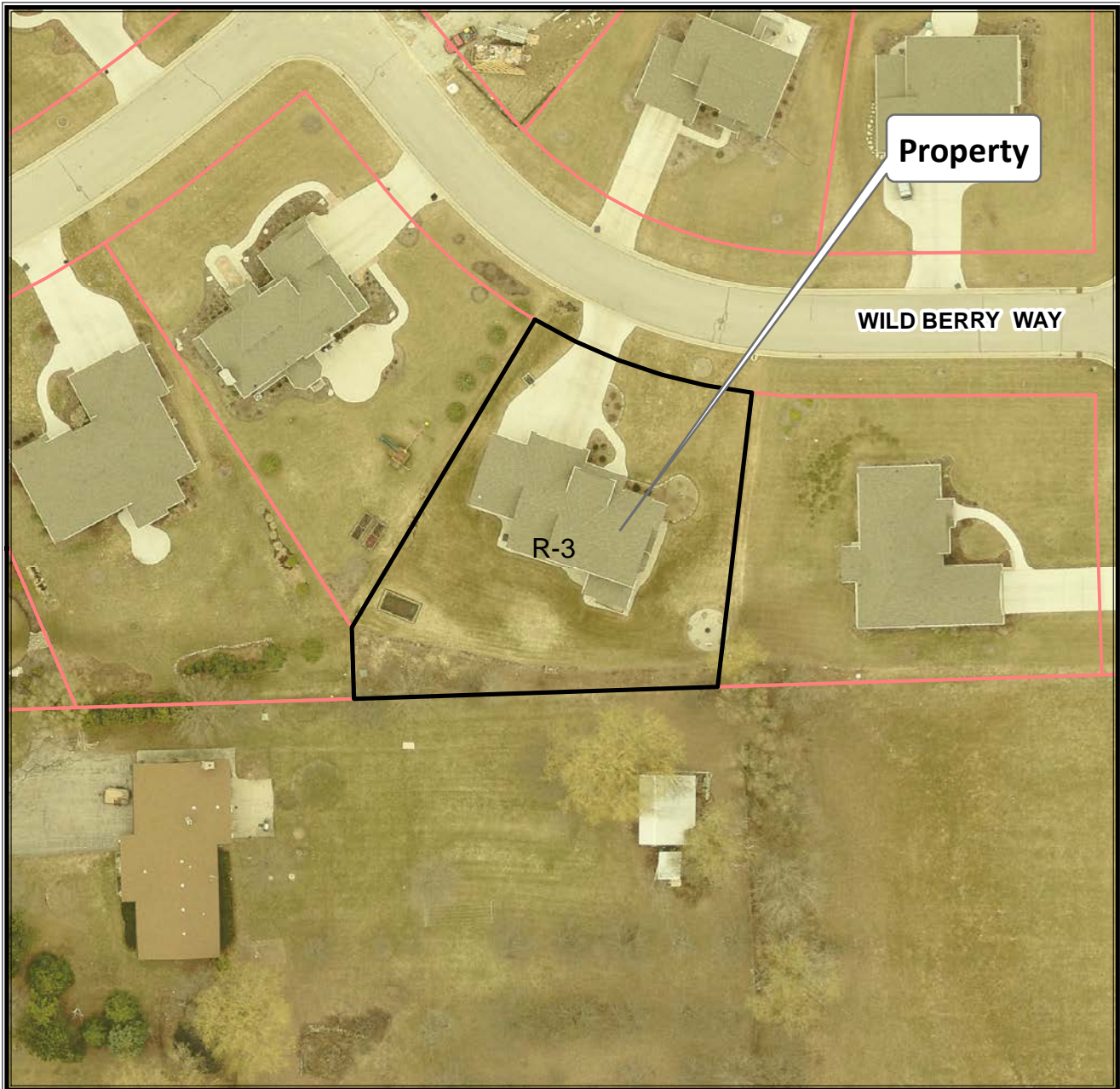
Per Section 15-10.0209, Area Exceptions may be granted to increase the maximum lot coverage of a property by no more than 20%. Area Exceptions require approval by the Board of Zoning and Building Appeals, upon review and recommendation of the Plan Commission. Section 15-10.0209.G. of the UDO specifically lists Standards to be reviewed to grant or deny an Area Exception. The standards are attached as completed by the applicant.

STAFF RECOMMENDATION

City Development Staff recommends review of the Findings and Factors and Standards and a decision be made based upon the applicant's recommended findings and consideration of any comments provided at the public hearing.



9225 S. Wild Berry Way
TKN: 881 0170 000



Planning Department
(414) 425-4024

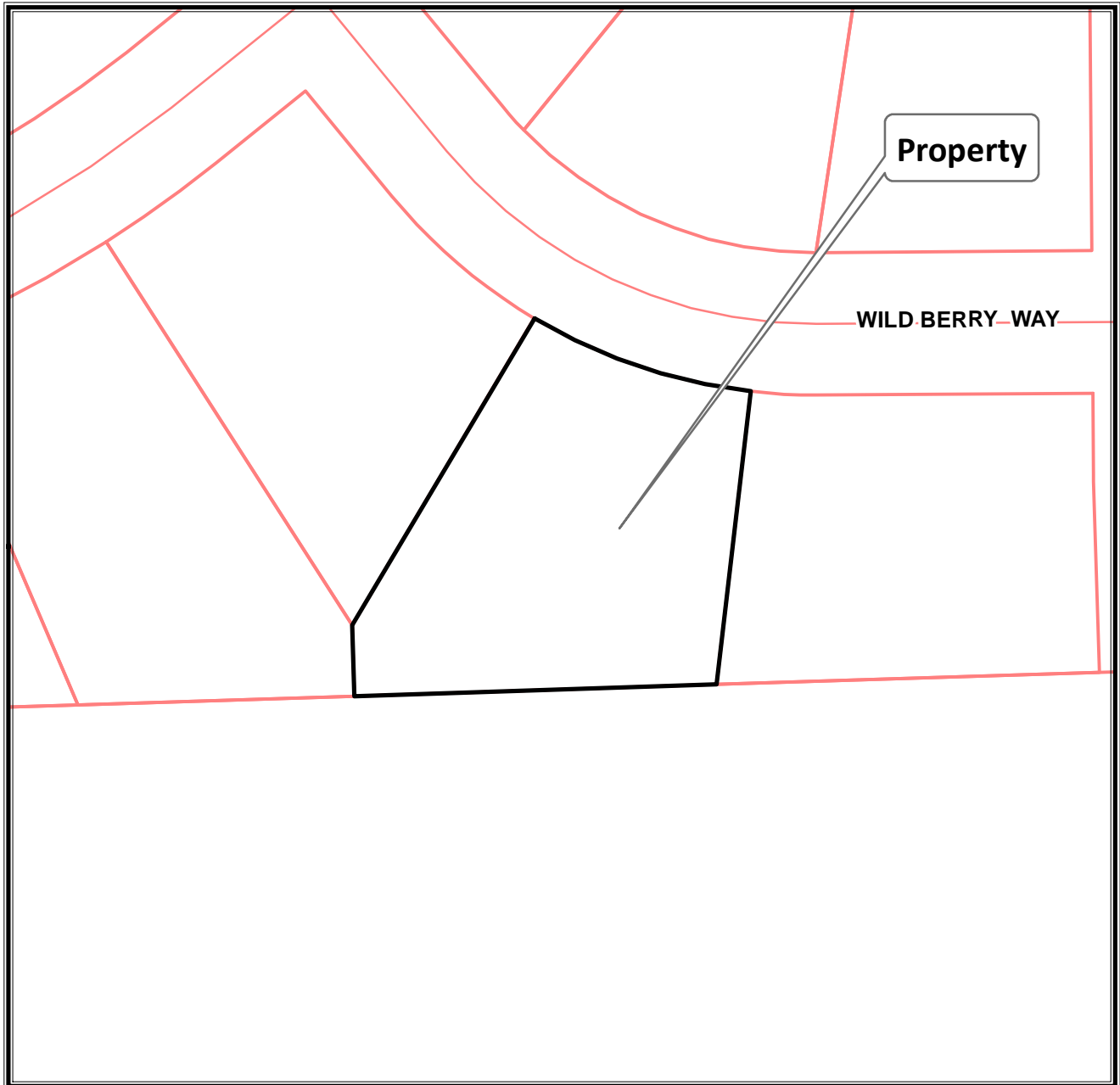
0 40 80 160 Feet

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

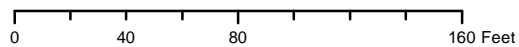




9225 S. Wild Berry Way
TKN: 881 0170 000



Planning Department
(414) 425-4024



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.



Vy Kotlewski
9225 S. Wild Berry Way
Franklin, Wisconsin 53132

PROJECT DESCRIPTION

1. The current existing use of this property is a two-story single-family residence with attached garage and full basement. R-3 District. The lot area is 19,149 ft.². The footprint for the existing house and garage is 3088 ft.² approximately 16% of lot area. The proposed new covered deck and open deck additions will be 385 ft.² which is 2% of the lot area. Therefore the existing residence and posed additions will result in an 18% lot coverage area.
2. The required Ordinance Standard is per Table 15 – 3.0203, R-3 Suburban/Estate Single – Family Residence District Development Standards which requires the Open Space Ratio (OSR) to be 15% of Lot area.
3. The current existing residence with the proposed new deck additions will total a lot area coverage of 18%. This results in a gross area increase of 3%. All required setbacks and rear yard area coverage are within the Development Standards.
4. The proposed deck additions will provide a new exterior outside access to the rear yard of the existing dwelling. The existing property has a sloping rear yard with the basement level below grade and the first floor level raised above grade. Therefore, direct grade level access from the residence to the rear yard is prohibitive. This situation limits the property owners from the normal and customary outdoor use and enjoyment of their rear yard. The new deck additions will not be visible from the street. In addition, the location of the new deck additions will barely be visible to the adjacent neighboring properties. The adjacent neighbors have reviewed the proposed plans for the new deck additions and have no objections and support approval of the requested 3% variance. The proposed deck additions will have no impact with existing environmental or grading issues.
5. No prior petitions for an Area Exception have been submitted.

Vy Kotlewski
9225 S. Wild Berry Way
Franklin, Wisconsin 53132

23 September, 2017

PROJECT REVISIONS

1. Open Deck area was reduced in width by 2'-0"
2. Stairway from open deck to grade was omitted.

Total Lot Area = 19,149 Sq. Ft.

Existing Dwelling & Garage = 3,088 Sq. Ft.

New revised Covered & open deck area = 353 Sq. Ft.

Total proposed Lot area coverage = 3,441 Sq. Ft. (17.97%)

Franklin

SEP. 13 2017

City Development

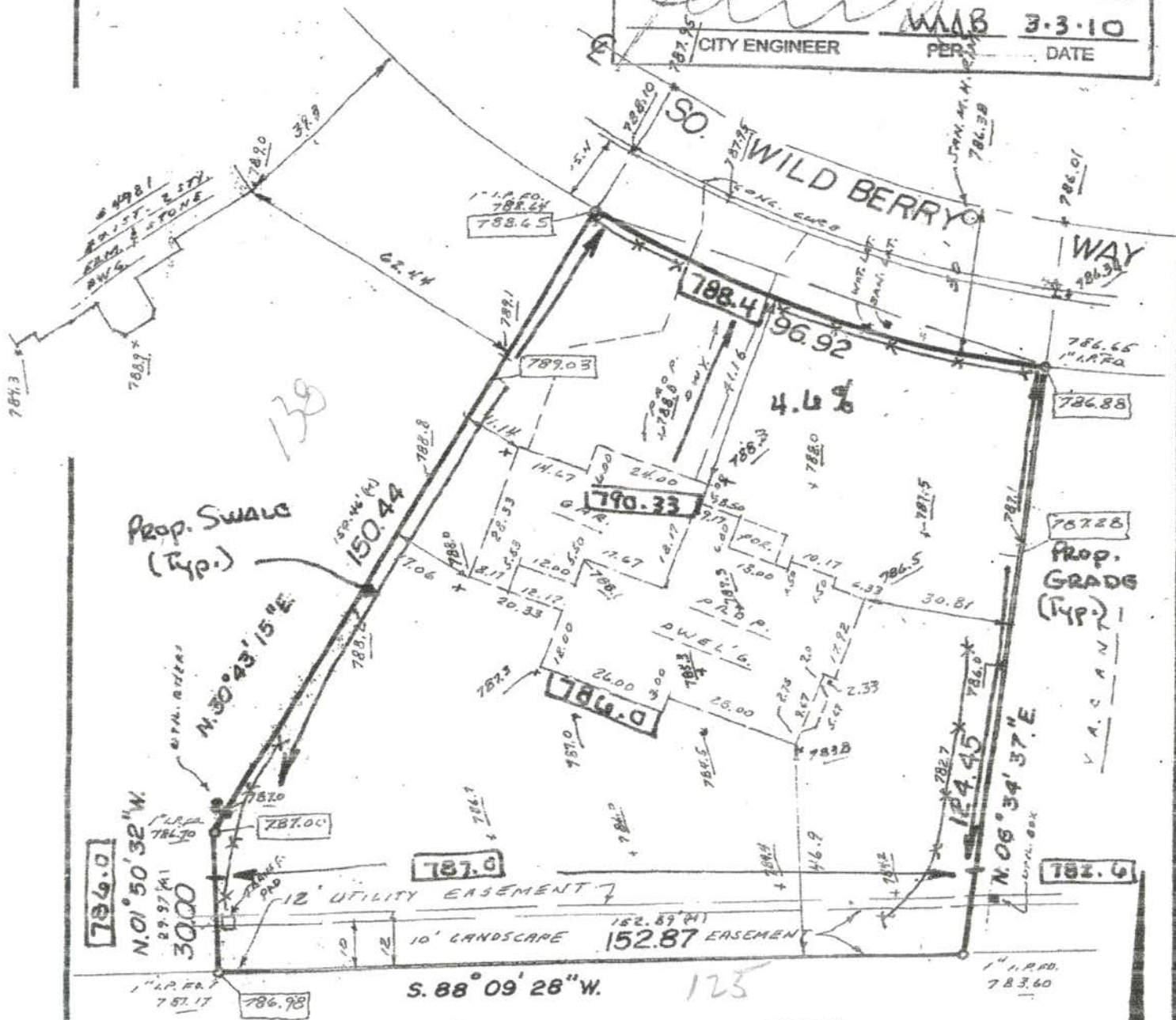
Plat of Survey

Survey For: WILLOWBROOK HOMES
Location: 9225 SO. WILDBERRY WAY

Description: LOT 17 CARDINAL HEIGHTS, PARCEL 1 & OUTLOT 1 OF C.S.M. NO. 4945, BEING A PART OF THE N.W. 1/4 OF THE S.E. 1/4 OF SECTION 23, TOWN 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY

* * * - SILT FENCE

APPROVED ^{BLOQ. GRADE} REAR = 784.0
FINISHED GRADE ELEVATION = 790.33
AT GARAGE FLOOR CITY OF FRANKLIN DATUM
CITY ENGINEER WAB 3.3.10
PER DATE



CURVE DATA
RAD. = 230.00
CHD. = 96.20
ORG. = N. 71° 21' 04.5" W.
Δ = 24-08-39

PROP. FIN. YARD GRADE = 790.00
PROP. REAR EXPOSURE = ~~784.0~~
(PER EST. GRADING PLAN)

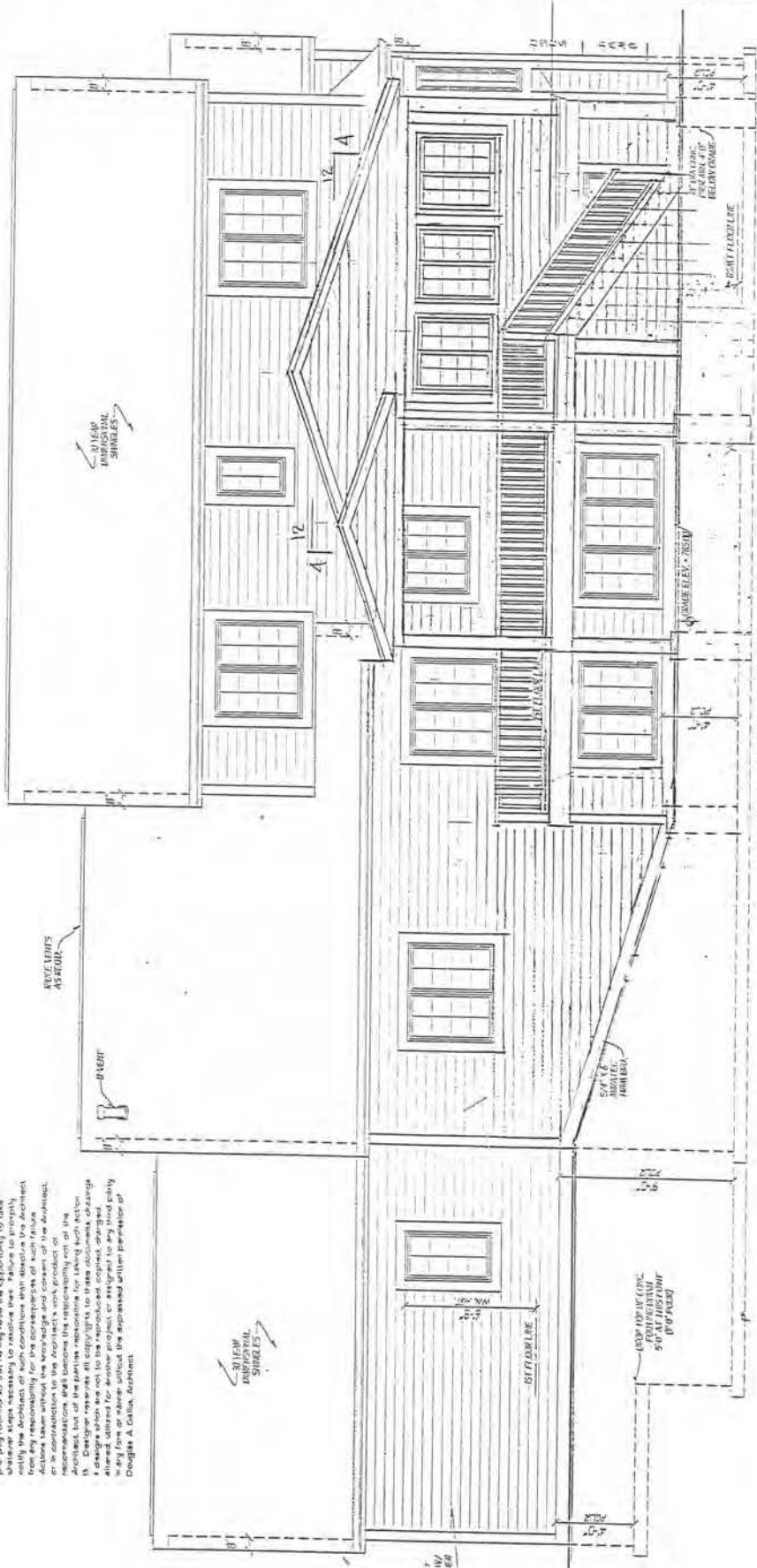


INTERLINE SURVEY
SERVICES, INC.

[illegible]

NOTE! ALL MATERIALS, DETAILS, FINISHES & COLORS TO MATCH EXISTING

Franklin
SEP 25 2017
City Development



SOUTH ELEVATION

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

REAR DECK ADDITION & ALTERATIONS FOR:
WY KOTLEWSKI
 9225 S. WILDBERRY WAY
 FRANKLIN, WISCONSIN 53132

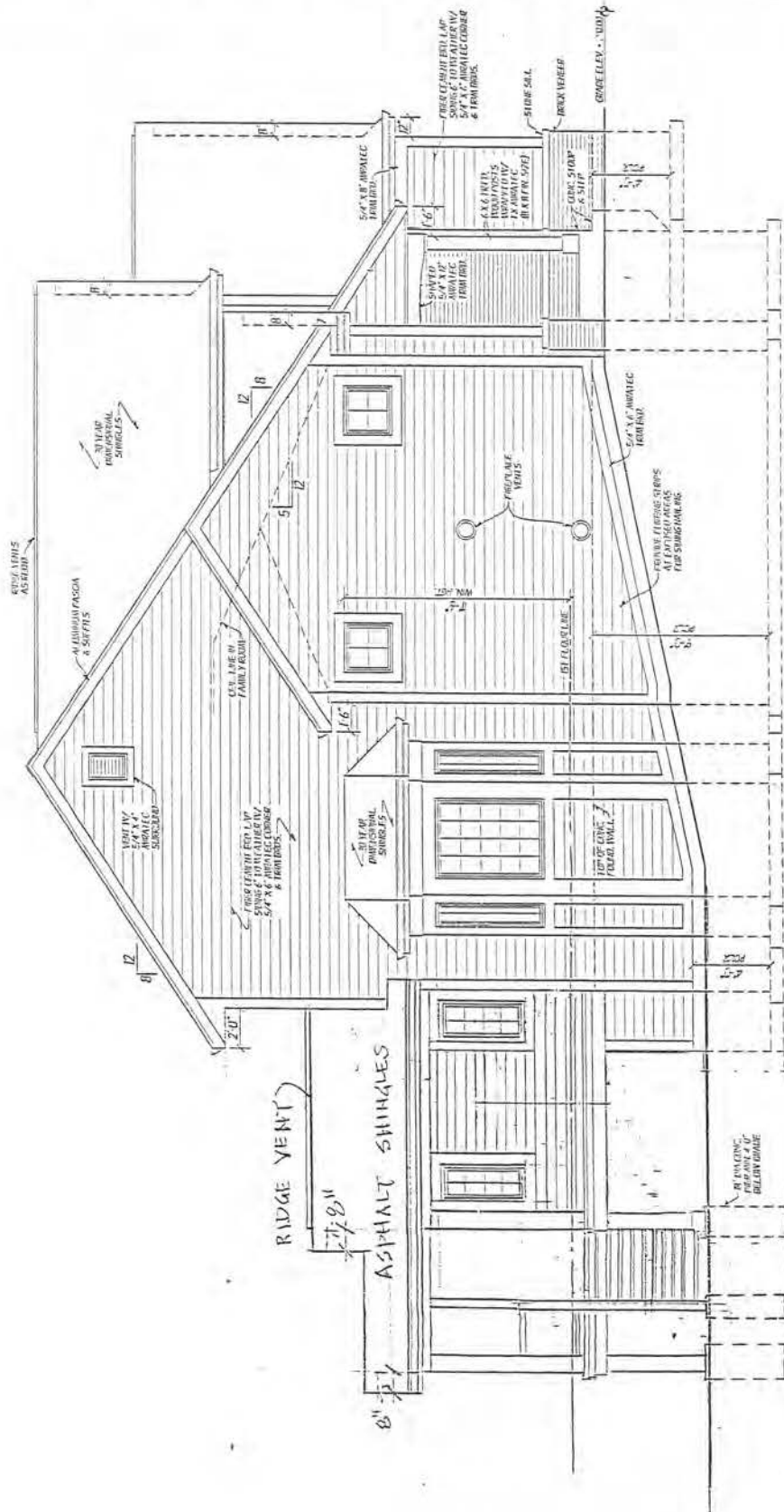
PLAN NO. 17025

SHEET NO.

Douglas & Zinkus
AIA, ARCHITECT
214 N. 76 ST
MILWAUKEE, WI 53213
(414) 259-9555

DRAWN BY: DAC
DATE: JUL 03 2017
REVISIONS: SEP 23 2017
DATE: JUL 18 2017

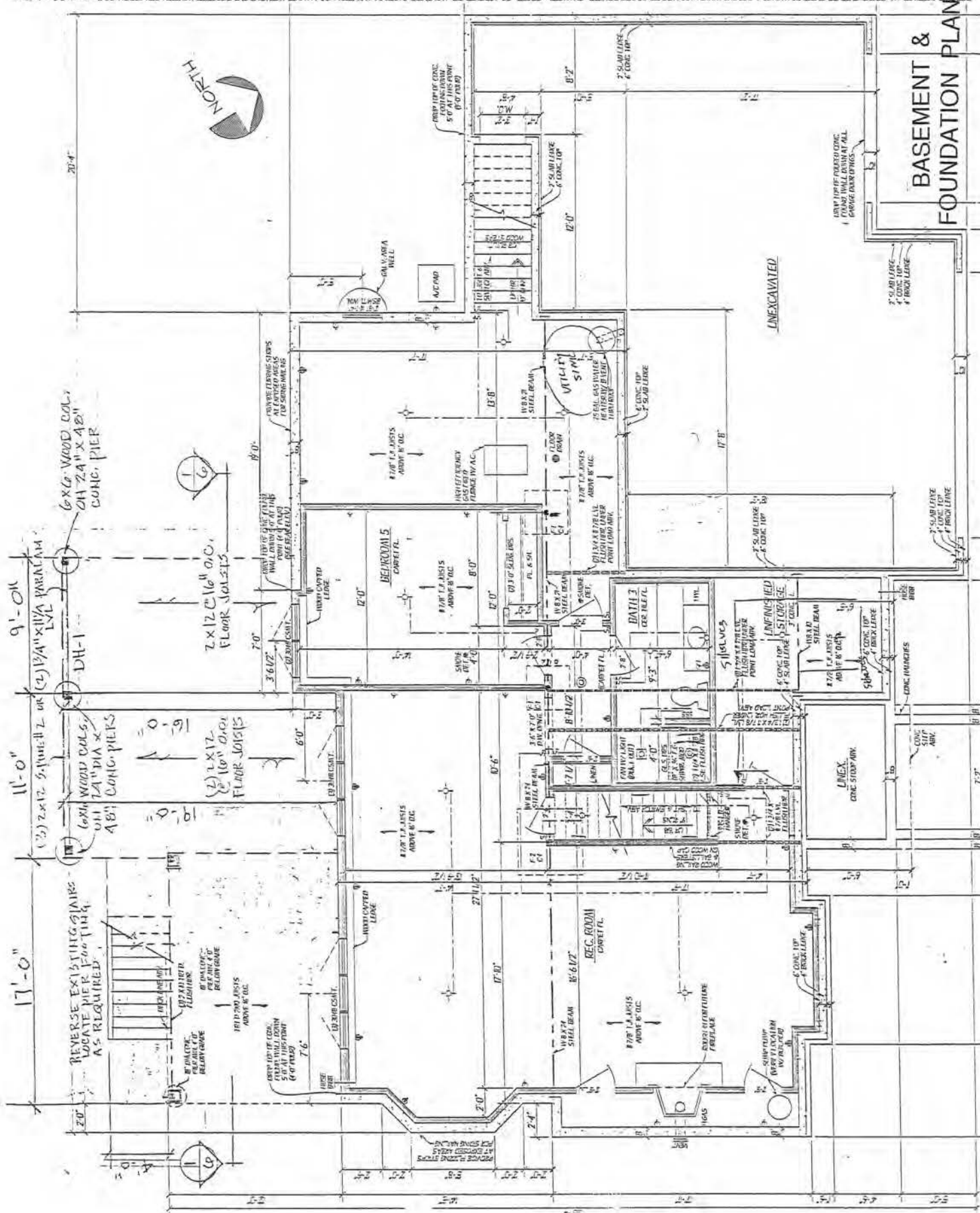
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EAST ELEVATION

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

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



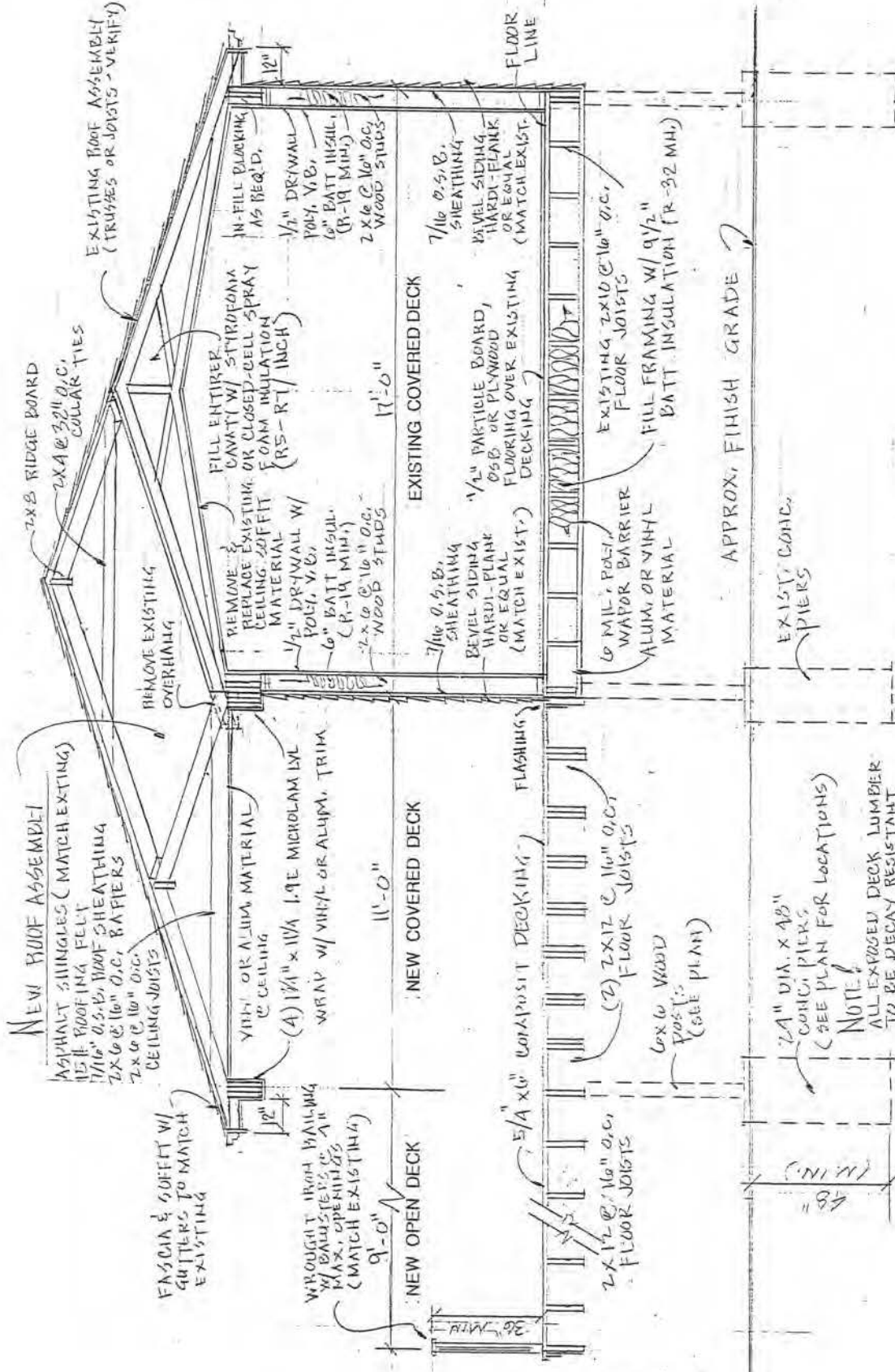
REVISIONS:
SEP 23 2017
JUL 18 2017
DATE:
DAC
DRAWN BY:

Douglas A. Collins
AIA, ARCHITECT
214 N. 76 ST
MILWAUKEE, WI 53213
(414) 259-9555

REAR DECK ADDITION & ALTERATIONS FOR:
VY KOTLEWSKI
9225 S. WILDBERRY WAY
FRANKLIN, WISCONSIN 53132

17025
SHEET NO.
1 of 1

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SECTION @ ALTERATION

1/2" = 1'-0"

1/2

DATE: JUL 18 2017
 DRAWN BY: DAC
 CHECKED BY: SEP 23 2017

Douglas & Galbreath
 AIA, ARCHITECT
 214 N. 76 ST
 MILWAUKEE, WI 53215
 (414) 259-9555

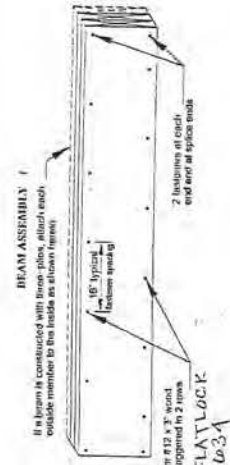
REAR DECK ADDITION & ALTERATIONS FOR:
VY KOTLEWSKI
 9225 S. WILDBERRY WAY
 FRANKLIN, WISCONSIN 53132

PLAN NO. 17025
 SHEET NO. 1/1

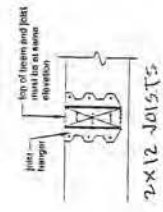
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NOTES:

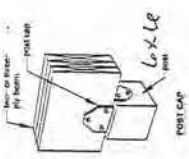
ALL EXPOSED DECK LUMBER MATERIALS TO BE DECAY RESISTANT.
 ALL DECK HARDWARE AND FASTENERS TO BE GALVANIZED STEEL W/ G-185 COATING OR STAINLESS STEEL (2 MAX OR EQUAL)



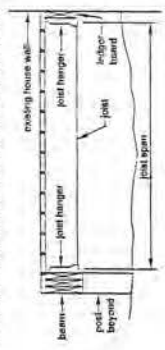
JOIST HANGERS



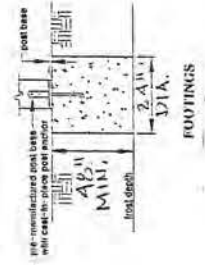
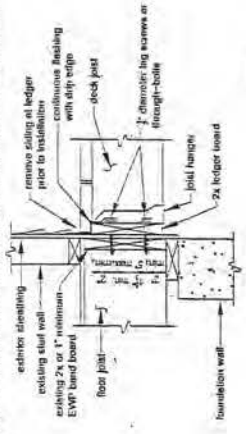
POST-TO-BEAM CONNECTIONS



JOISTS WITH FLUSH BEAM - DECK ATTACHED AT HOUSE



ATTACHMENT OF LEDGER BOARD TO BAND BOARD OR HAND JOIST



DECK DETAILS

NO SCALE



Vy Kotlewski - 9225 S. Wild Berry Way



EXISTING REAR ELEVATION (South)



DOUGLAS A. GALLUS
Architect
214 N. 76th Street
MILWAUKEE, WISCONSIN 53213-3532
(414) 259-9555

Franklin

SEP 13 2017

City Development

VY KOTLEWSKI Residence
9225 S. Wildberry Way
Franklin, Wisconsin



EXISTING REAR ELEVATION (South-East)

**DOUGLAS A. GALLUS**
Architect
214 N. 76th Street
MILWAUKEE, WISCONSIN 53213-3532
(414) 259-9555

Franklin
SEP 13 2017
City Development

VY KOTLEWSKI Residence
9225 S. Wildberry Way
Franklin, Wisconsin



EXISTING REAR ELEVATION (South-West)



DOUGLAS A. GALLUS
Architect
214 N. 76th Street
MILWAUKEE, WISCONSIN 53213-3532
(414) 259-9555

Franklin

SEP 13 2017

City Development

VY KOTLEWSKI Residence
9225 S. Wildberry Way
Franklin, Wisconsin



CITY OF FRANKLIN



REPORT TO THE PLAN COMMISSION

Meeting of October 19, 2017

Site Plan Amendment

RECOMMENDATION: City Development staff recommends approval of the proposed Site Plan Amendment for the Sacred Heart Seminary & School of Theology parking lot and building additions upon property located at 7335 S. Lovers Lane Road subject to the conditions set forth in the draft Resolution.

Project Name:	Sacred Heart Seminary & School of Theology Site Plan Amendment
Project Address:	7335 S. Lovers Lane Road
Applicants:	Deacon David Nagel, Priests of the Sacred Heart Ray White, Dimension IV
Property Owner:	Priests of the Sacred Heart
Current Zoning:	I-1 Institutional District, C-1 Conservancy District, FFO Floodplain Fringe Overlay
2025 Comprehensive Plan	Institutional and Areas of Natural Resource Features
Use of Surrounding Properties:	Multi-family senior housing apartment complex and natural resource features to the east; single-family residential to the south; and natural resource features to the west and north
Applicant Action Requested:	Recommendation of approval for the proposed Site Plan Amendment for the Sacred Heart Seminary & School of Theology at 7335 S. Lovers Lane Road

Please note:

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

INTRODUCTION

On September 11, 2017, Mr. White submitted a Site Plan Amendment application on behalf of the Sacred Heart Seminary & School of Theology for construction of a parking lot addition and building addition on the west side of Building B, and for a prior parking lot addition on the east side of Building B.

It can be noted that while the parking lot addition on the east side of the building had obtained stormwater management approval from the City Engineering Department in 2015, and had obtained an Electrical Permit for revised parking lot lighting in 2015, the parking lot itself did not obtain any planning/zoning approval. Therefore, that prior project has been included in the current Site Plan Amendment application.

It can also be noted that the Sacred Heart Seminary & School of Theology have been undergoing numerous site and building changes, although up to this point in time, those changes have been limited to internal building renovations, and Minor Site Plan amendment revisions.

In addition, a further future parking lot and building addition on the west side of Building B is shown on some of the attached plans. However, as details pertaining to use, architecture, and landscaping have not been included at this time, those changes will require submittal of a future Site Plan or Site Plan Amendment application.

PROJECT DESCRIPTION AND ANALYSIS

As indicated in the attached Site Plan Amendment materials, the applicants are proposing to:

- expand the existing parking lot on the west side of Building B by 11 parking stalls;
- re-construct the entrance on the west side of Building B, including a building addition of approximately 840 square feet;
- construct a new sidewalk from the parking lot addition to the new building addition; and
- install associated landscaping.

The applicants indicate that the prior 43 stall parking lot addition on the east side of Building B was intended to provide more parking, improve traffic flow, and also included associated lighting, landscaping and minor aesthetic changes to the front entrance of the building. In addition, to address the increase in impervious surface, a biofilter basin was constructed in front of the new parking lot.

SITE PLAN AMENDMENT

While staff has no concerns with the architecture, lighting, landscaping, or parking associated with the proposed building and site changes on the west side of Building B, it must be noted that the applicants have not prepared a Natural Resource Protection Plan for the subject project. In addition, the applicants have not presented landscaping or lighting plans for the parking lot addition on the east side of the building, as further discussed later in this report.

Natural Resource Protection Plan (NRPP)

The applicants have not prepared a Natural Resource Protection Plan pursuant to Sections 15-4.0100 and 15-7.0103Q. of the Unified Development Ordinance (UDO), which identifies the floodlands, wetlands, wetland buffers and setbacks, and woodlands within the subject property. While most of these natural resource features are located more than 350' from either parking lot addition, it appears that woodlands, as delineated by the Southeastern Wisconsin Regional Planning Commission (which are part of a Primary Environmental Corridor) extend to the boundary of the western parking lot addition.

Although the applicant has provided information on the location of the adjacent existing larger trees, and has provided certain information along with the Site Intensity Calculations, this information does not provide an accurate delineation of the woodlands adjacent to the proposed western parking lot addition, nor does it show all wetlands, buffers and setbacks, and floodplain

depicted on available Wisconsin Department of Natural Resources and Southeastern Wisconsin Regional Planning Commission maps.

Therefore, staff recommends that the applicants shall prepare a Natural Resource Protection Plan based upon best available information, for Department of City Development review and approval prior to issuance of a Building Permit. Staff also recommends that the applicants shall obtain a field verification of the woodland boundary adjacent to the western parking lot addition, for Department of City Development review and approval, prior to issuance of a Building Permit.

Due to the limited amount of development and land disturbing activities associated with this project, staff only suggests that the applicant place all protected natural resource features within a Conservation Easement at this time.

Landscaping

Pursuant to Sections 15-5.0300A. and 15-7.0103R. of the UDO, landscaping is required for all off-street parking areas. The applicants indicate that all landscaping disturbed during construction of the parking lot addition on the east side of Building B was replaced. However, information provided by the applicants in that regard only indicated what trees were removed and what shrubs were installed. That information did not specify what new trees were installed and did not include any additional landscaping for the approximately 43 new parking stalls. Therefore, staff recommends that the applicants shall prepare a Landscape Plan for the prior parking lot addition on the east side of Building B for Department of City Development review and approval prior to issuance of a Building Permit, and that such landscaping shall be installed prior to issuance of an Occupancy Permit.

Lighting

Pursuant to Sections 15-5.0400 and 15-7.0103W. of the UDO, a lighting plan is required whenever exterior lighting is installed or substantially modified. The information provided by the applicants for the eastern parking lot addition indicates that four of the existing parking lot lights were removed and replaced, and two new lights were added. Therefore, staff recommends that the applicants shall prepare a Lighting Plan for the prior parking lot addition on the east side of Building B for Department of City Development review and approval prior to issuance of a Building Permit.

Signage

The applicants have not indicated if any new or revised signage would be included with the proposed project. Staff would note that any signage would need to obtain review and approval from the Architectural Review Board and obtain a Sign Permit from the Inspection Department.

Stormwater Management

Pursuant to Sections 15-7.0103P. and 15-8.0600 of the UDO (and Milwaukee Metropolitan Sewerage District regulations), a stormwater management plan is required as impervious surfaces associated with the proposed and previous building and parking lot additions have now exceeded one-half acre in size. Therefore, staff recommends that the applicants shall prepare a Stormwater Management Plan for Engineering Department review and approval prior to

issuance of a Building Permit, and any necessary stormwater management facilities shall be installed prior to issuance of an Occupancy Permit.

STAFF RECOMMENDATION

City Development staff recommends approval of the Site Plan Amendment for the proposed Sacred Heart Seminary & School of Theology located at 7355 S. Lovers Lane Road subject to the conditions set forth in the draft Resolution.

RESOLUTION NO. 2017-____

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)
(TAX KEY NO. 752-9998-000)
(SACRED HEART SEMINARY AND SCHOOL OF THEOLOGY INC.,
PROPERTY OWNER/APPLICANT)

WHEREAS, Sacred Heart Seminary and School of Theology Inc., property owner/applicant, having applied for an amendment to the site plan for the property located at 7335 South Lovers Lane Road, such Site Plan having been previously approved as part of a Use approval for Sacred Heart Monastery by Resolution No. 71-545, and amended thereafter by Resolution No. 2000-08, and a further Use approval by Resolution No. 2001-5211; and

WHEREAS, such proposed amendment proposes 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 that was constructed in 2016 without City approval, and the Plan Commission having reviewed such proposal 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.

NOW, THEREFORE, BE IT RESOLVED, by the Plan Commission of the City of Franklin, Wisconsin, that the Site Plan for Sacred Heart Seminary and School of Theology Inc., property owner/applicant, dated _____, 2017, as submitted by Sacred Heart Seminary and School of Theology Inc., property owner/applicant, as described above, be and the same is hereby approved, subject to the following conditions:

1. Sacred Heart Seminary and School of Theology Inc., property owner/applicant, successors and assigns and any developer of the Sacred Heart Seminary and School of Theology Inc. Building B exterior and grounds renovation project 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

SACRED HEART SEMINARY AND SCHOOL OF THEOLOGY INC., PROPERTY
OWNER/APPLICANT - SITE PLAN AMENDMENT
RESOLUTION NO. 2017-_____

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the Sacred Heart Seminary and School of Theology Inc. Building B exterior and grounds renovation 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.

2. The approval granted hereunder is conditional upon Sacred Heart Seminary and School of Theology Inc., property owner/applicant, and the Sacred Heart Seminary and School of Theology Inc. Building B exterior and grounds renovation project for the property located at 7335 South Lovers Lane Road: (i) being in compliance with all applicable governmental laws, statutes, rules, codes, orders and ordinances; and (ii) obtaining all other governmental approvals, permits, licenses and the like, required for and applicable to the project to be developed and as presented for this approval.
3. The Sacred Heart Seminary and School of Theology Inc. Building B exterior and grounds renovation project shall be developed in substantial compliance with the plans City file-stamped _____, 2017.
4. The applicant shall prepare a Natural Resource Protection Plan based upon best available information, for Department of City Development review and approval prior to the issuance of a Building Permit. The applicant shall also obtain a field verification of the woodland boundary adjacent to the western parking lot addition, for Department of City Development review and approval, prior to the issuance of a Building Permit.
5. The applicant shall prepare a Landscape Plan for the prior parking lot addition on the east side of Building B for Department of City Development review and approval prior to the issuance of a Building Permit, and that such landscaping shall be installed prior to the issuance of an Occupancy Permit.
6. The applicant shall prepare a Lighting Plan for the prior parking lot addition on the east side of Building B for Department of City Development review and approval prior to the issuance of a Building Permit.
7. The applicant shall prepare a Stormwater Management Plan for Engineering Department review and approval prior to the issuance of a Building Permit, and any necessary stormwater management facilities shall be installed prior to the issuance of an Occupancy Permit.

8. [other conditions, etc.]

BE IT FURTHER RESOLVED, by the Plan Commission of the City of Franklin,

SACRED HEART SEMINARY AND SCHOOL OF THEOLOGY INC., PROPERTY
OWNER/APPLICANT - SITE PLAN AMENDMENT
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Wisconsin, that the Sacred Heart Seminary and School of Theology Inc. Building B exterior and grounds renovation project as depicted upon the plans City file-stamped _____, 2017, 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 Plan for the property located at 7335 South Lovers Lane Road, as previously approved, is amended accordingly.

Introduced at a regular meeting of the Plan Commission of the City of Franklin this _____ day of _____, 2017.

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

APPROVED:

Stephen R. Olson, Chairman

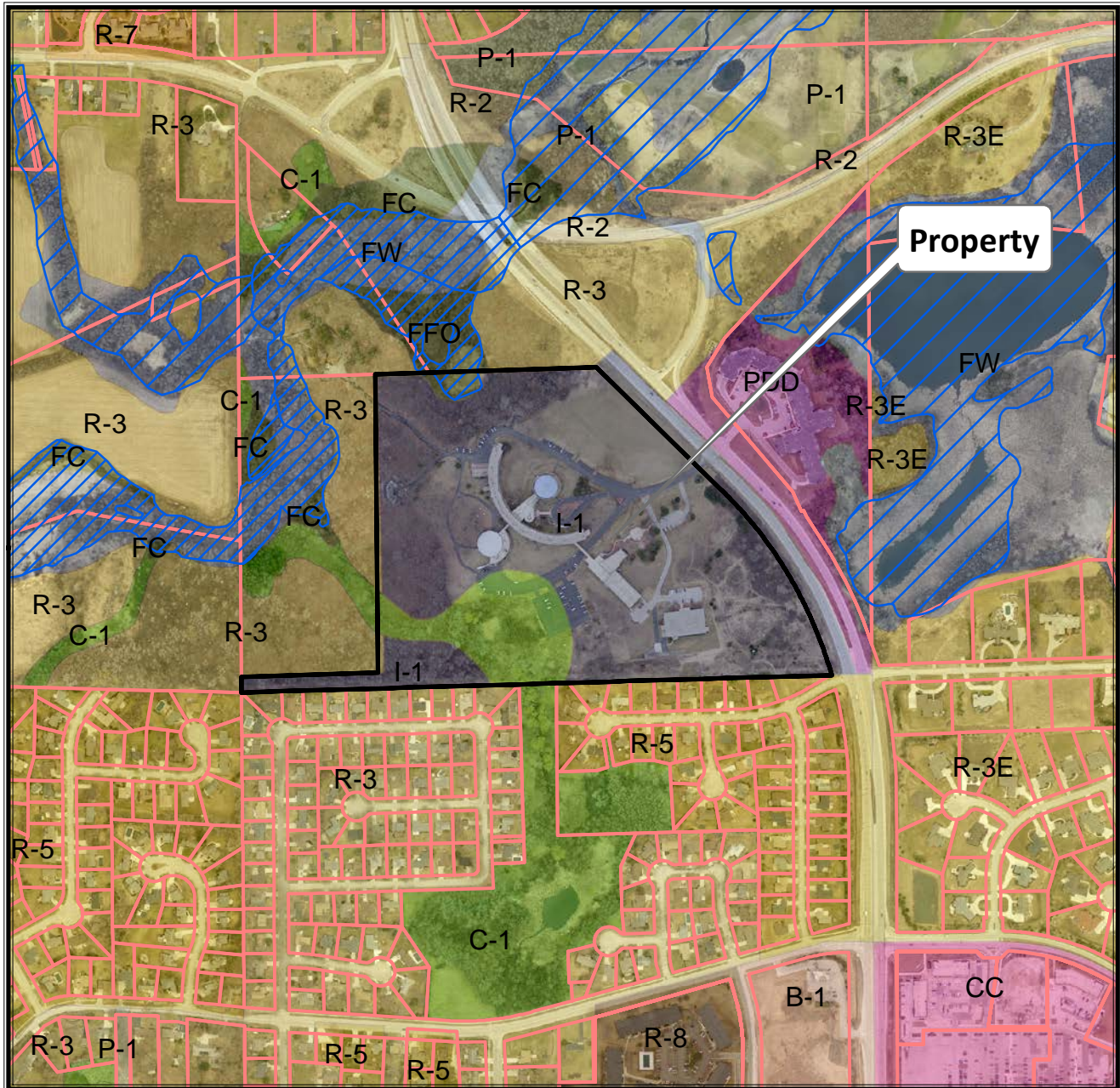
ATTEST:

Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____



7335 S. Lovers Lane Road
TKN: 752 9998 000



Planning Department
(414) 425-4024

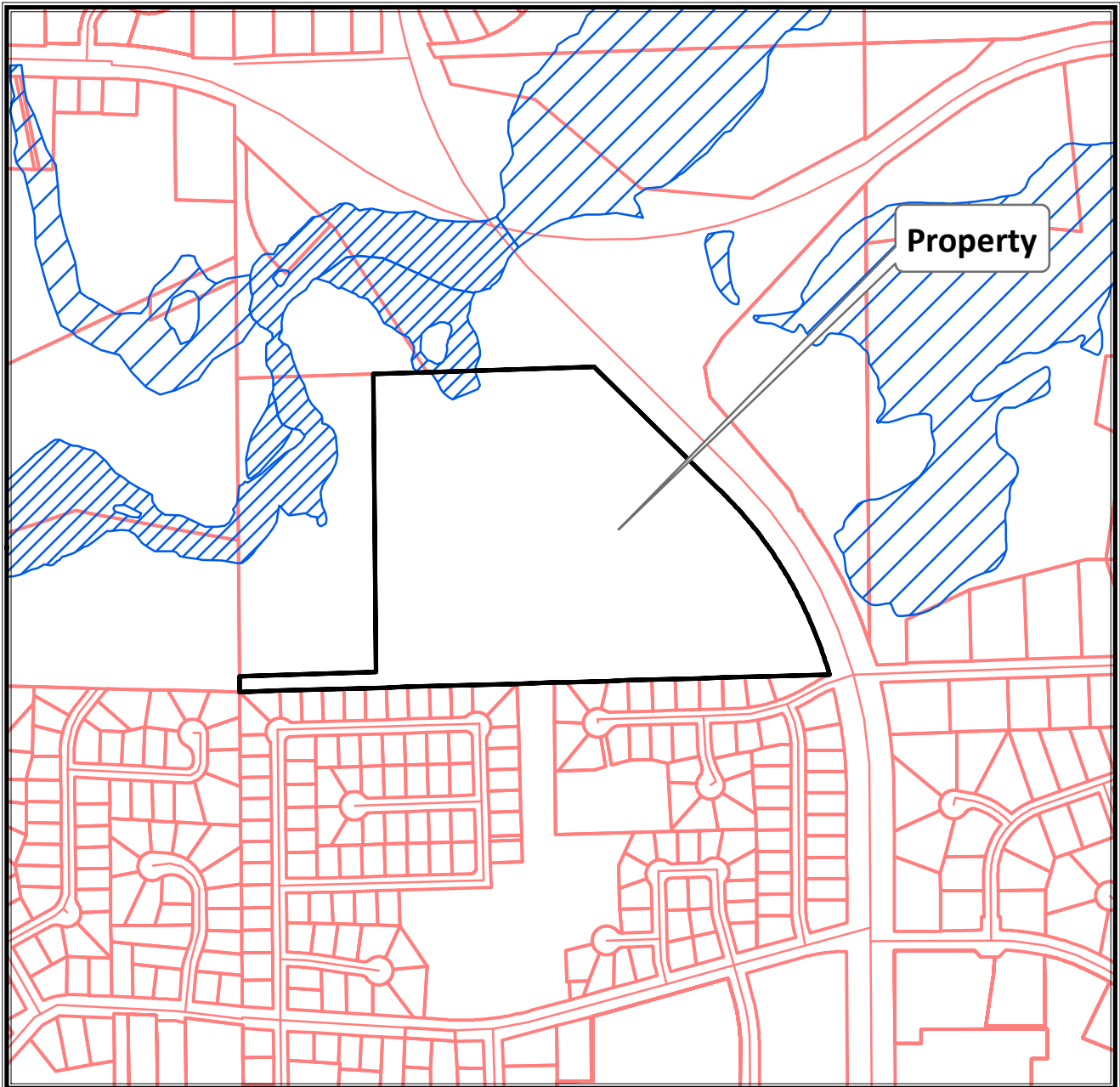
0 400 800 1,600 Feet

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





7335 S. Lovers Lane Road
TKN: 752 9998 000



Planning Department
(414) 425-4024

0 400 800 1,600 Feet

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



New Residences and Building B Renovations Sacred Heart Seminary and School of Theology

Franklin, Wisconsin

September 7, 2017

Project Summary

Existing Seminary and School of Theology Campus

The existing Seminary and School of Theology campus is on a 50 acre site in the City of Franklin. The property is west of South Lovers Lane (State Highway 100) and south of West Rawson Road (County Road BB). The property to the west is wooded and agricultural land.

The Seminary and School of Theology occupies four interconnected buildings fronting on South Lovers Lane. The property also has a separate building for the Provincial offices for the Priests of the Sacred Heart as well as a small residence. The School of Theology buildings include classrooms, three chapels, cafeteria and food service, dormitory rooms for students and faculty with common toilet and shower rooms, a library, gymnasium, offices, conference rooms and support spaces. In addition, the facility provides sleeping, recreational and spiritual facilities for the members of the Priest of the Sacred Heart.

The Seminary and School of Theology buildings are almost 50 years old and are architecturally and culturally significant. The buildings were designed by the Architect Henry Slaby of Milwaukee and are an interesting example of decorated modernism. These buildings consist of approximately 190,000 square feet in one, two and four stories. The main Chapel, Cafeteria and Library are significant architectural spaces. Building A is the main Chapel. Building B includes the Main Entrance and Lobby and the 4-story curved building that houses Classrooms, Offices, Dormitory Rooms, Priests of the Sacred Heart Sleeping and Living Rooms.

In 2013 a Master Plan was developed to address specific program upgrades and modernization of the facilities. Dovetailed with these programmatic renovations were planned upgrades to the heating and air conditioning, plumbing, electrical, and fire protection systems. The goal of the master-planned projects is to provide a contemporary educational and spiritual facility with modern amenities. In 2014 an initial phase of work was completed with the renovation of the main Lobby and Reception area.

Building B Elevator Addition and Accessibility Renovations (Phase 1)

The first phase of the renovation project will include a new elevator addition on the west side of Building B, accessibility upgrades to seminarian toilet and shower rooms on 3rd and 4th floors, and renovations to create replacement Rector and guest suites. This initial phase of work will accommodate occupancy during the Phase 2 construction project described below. The Phase 1 has received a minor site plan amendment, DSPS Industry Services and Franklin Building Inspection approvals and construction will begin this fall.

SCJ Residence Renovations (Phase 2)

This proposed project is submitted as a site plan amendment and includes renovations to upgrade the SCJ residences and common areas at the north end of Building B. This includes the complete interior renovation of the north half of the 3rd and 4th floors, creating new residential rooms and suites along with a new dining room and lounge areas. Second floor renovations include a conference room and new lobby spaces. There will be a small addition to create a designated SCJ entrance which will also house new accessible toilet rooms and a basement mechanical room. The renovation project will also include new HVAC systems, new lighting, NFPA 13 sprinkler system in the renovation areas, a new fire alarm system, and the modernization of the existing elevator. The proposed site improvements associated with this work will include a new parking area on the west side of Building B, landscaping, a new water lateral to serve the fire protection system and new hydrants on the north side of the building.

Project schedule

September – October 2017	Phase 2 construction documents
Late-September – December 2017	Phase 1 and new elevator construction
December 2017 - June 2018	Phase 2 construction renovations

Existing Building Area Summary

	<u>1st Floor</u>	<u>2nd Floor</u>	<u>3rd Floor</u>	<u>4th Floor</u>	<u>Total</u>
Building A	7,380	10,190	-	-	17,570
Building B	33,580	32,020	22,680	22,680	110,960
Elevator addition (Ph 1)	96	96	96	96	384
SCJ entrance addition	840	840			1,680
Building C	15,040*	12,280	-	-	27,320
Building D	6,410	22,110	5,110	-	33,630
Bridge	620	1,220	-	-	<u>1,840</u>
					193,384

*Includes sub-basement

SACRED HEART SEMINARY & SCHOOL OF THEOLOGY

NEW RESIDENCES & BUILDING B RENOVATIONS
7335 S. Hwy 100, Franklin, WI 53132



ZONING GIS MAP

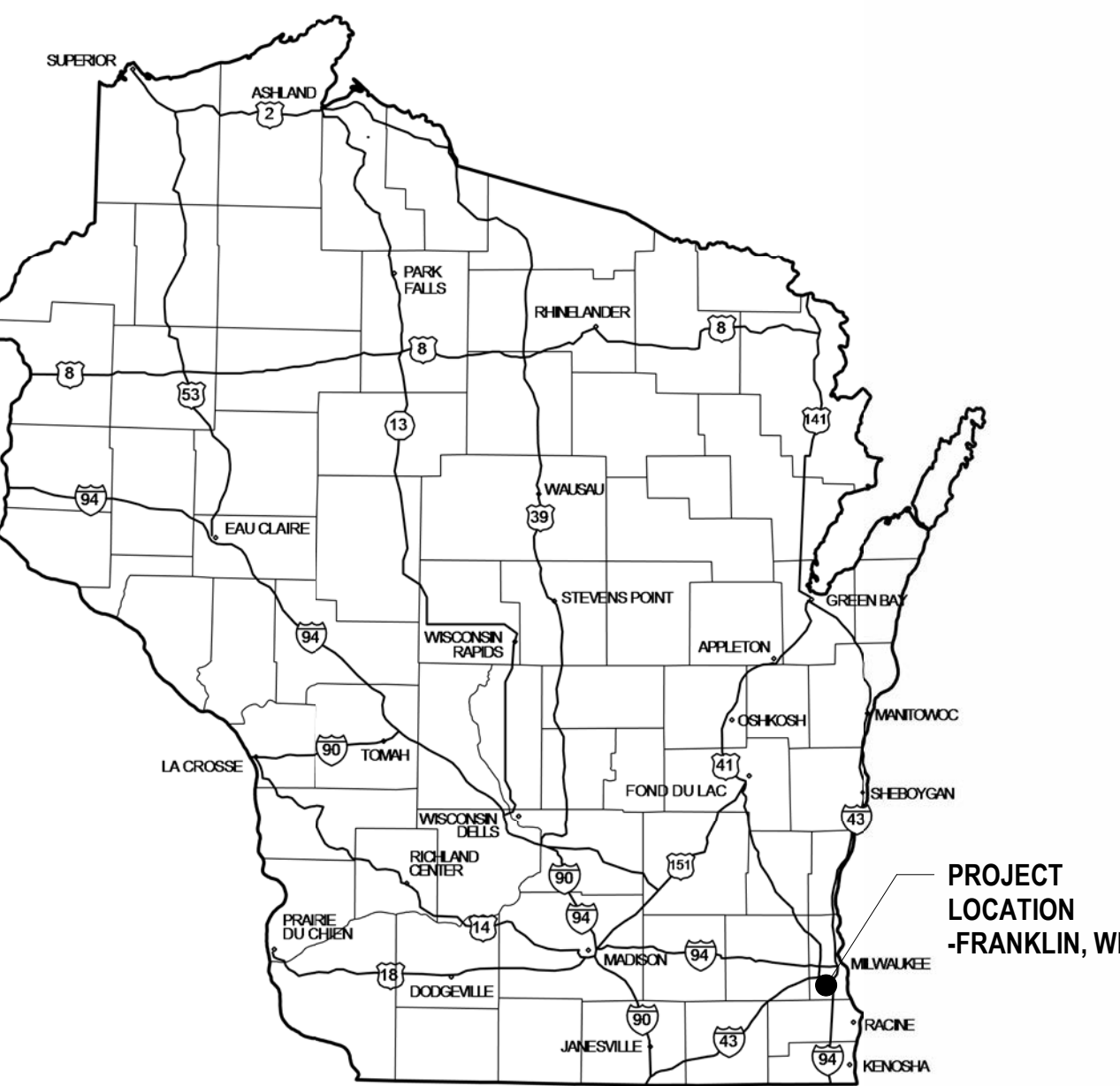
GREEN CROSSHATCH INDICATES PROTECTED ENVIRONMENTAL CORRIDOR

PROJECT LOCATION

SACRED HEART SEMINARY AND SCHOOL OF THEOLOGY PARCEL 46.757 ACRES

ZONING GIS MAP LEGEND

- C-1 CONSERVANCY DISTRICT
- I-1 INSTITUTIONAL DISTRICT
- R-3 SUBURBAN/ESTATE SINGLE-FAMILY DISTRICT
- R-9E SUBURBAN/ESTATE SINGLE-FAMILY DISTRICT
- FW FLOODWAY DISTRICT
- FC FLOODPLAIN CONSERVANCY DISTRICT
- F-0 FLOODPLAIN FRINGE OVERLAY DISTRICT
- PDD PLANNED DEVELOPMENT DISTRICT



AREA MAP



VICINITY MAP

BUILDING AND CODE DATA:

APPLICABLE CODE
ORIGINAL BUILDING CONSTRUCTED IN 1966 - INDUSTRIAL
COMMISSION CODE CHAPTER 52 CODE 1962
INTERNATIONAL EXISTING BUILDING CODE (IEBC) 2009
INTERNATIONAL BUILDING CODE 2009 FOR NEW WORK
FRANKLIN FIRE PREVENTION CODE

BUILDINGS A,B AND C ARE A SINGLE, UNSEPARATED BUILDING.
NO MAXIMUM AREA PER IND 52 (1962)
BUILDING D IS A SEPARATE BUILDING CONNECTED WITH A
BRIDGE/CORRIDOR

CONSTRUCTION CLASS
IND CHAPTER 52 (1962): "FIRE-RESISTIVE CONSTRUCTION"
(EXTERIOR MASONRY WALLS AND NON-COMBUSTABLE FLOOR,
ROOF AND WALL ASSEMBLIES)

OCCUPANCY
ASSEMBLY A-3
BUSINESS B (OFFICES AND CLASSROOMS ABOVE 12TH GRADE)
RESIDENTIAL R-2 (DORMITORIES)
UNSEPARATED USES

FIRE SPRINKLER
BUILDING CURRENTLY NOT SPRINKLED
EXISTING SPRINKLER ROUGH-IN AT LOBBY (NOT ACTIVATED)
EXISTING SPRINKLER ROUGH-IN AT ELEVATOR LOBBY (NOT
ACTIVATED)

PHASE 2: SPRINKLE NORTH HALF OF BUILDING B, FLOORS 2,3 &4.
ACTIVATE EXISTING SPRINKLER ROUGH-IN AT LOBBY AND
ELEVATOR LOBBY. SEE A1.10

BUILDING HEIGHT SUMMARY
4 STORIES
41' - 5 3/4"
IND 52.001(3) (1962): BUILDINGS OF ORDINARY CONSTRUCTION NOT
MORE THAN 4 STORIES, NOT MORE THAN 60' TO ADJACENT GRADE.

CAMPUS PARKING COUNTS
PREVIOUS PARKING - 320 SPACES / 7 ADA
CURRENT PARKING - 363 SPACES / 13 ADA
PROPOSED PARKING - 374 SPACES / 15 ADA

Owner :

Priests of the Sacred Heart
7373 South Hwy 100, Franklin, WI 53130
Deacon David Nagel provtreas@usprovince.org
p: 414.427.4268 www.poshusa.org
Dimension IV - Madison Design Group
6515 Grand Teton Plaza, Suite 120, Madison, WI 53719
Ray White, AIA rwhite@dimensionivmadison.com
p: 608.829.4444 www.dimensionivmadison.com

Architecture :

Civil Engineering :
(Building B
Renovation)

Civil Engineering :
(East parking lot
reconstruction)

MEP Engineering :

Structural
Engineering :

The Sigma Group
1300 West Canal St, Milwaukee, WI 53233
Terry Meyer, P.E. tmeyer@thesigmagroup.com
p: 414.643.4200 www.thesigmagroup.com
Inspec Inc.
126 North Jefferson St, Suite 120, Milwaukee, WI 53202
Daniel Roehrdanz, P.E. droehrdanz@inspec.com
p: 414.744.6962 www.inspec.com
The Matrix Group Engineering Consultants
311 East Chicago St, Suite 310, Milwaukee, WI 53202
Jason Leffingwell, P.E. jasonl@tmgec.com
p: 414.329.2827 www.tmgec.com
Oneida Total Integrated Enterprises
5100 Eastpark Blvd, Suite 300, Madison, WI 53718
Paul Karow, P.E. pkarow@otie.com
p: 608.241.6723 www.otie.com

DRAWING LIST

GENERAL
G1.00 COVER SHEET

ARCHITECTURAL
AS1.00 ARCHITECTURAL SITE PLAN

CIVIL / SITE
C001 SITE SURVEY
C002 EROSION CONTROL AND PREPARATION PLAN
C100 SITE PLAN
C200 GRADING PLAN
C300 UTILITY PLAN
C400 DETAILS
C500 SPECIFICATIONS

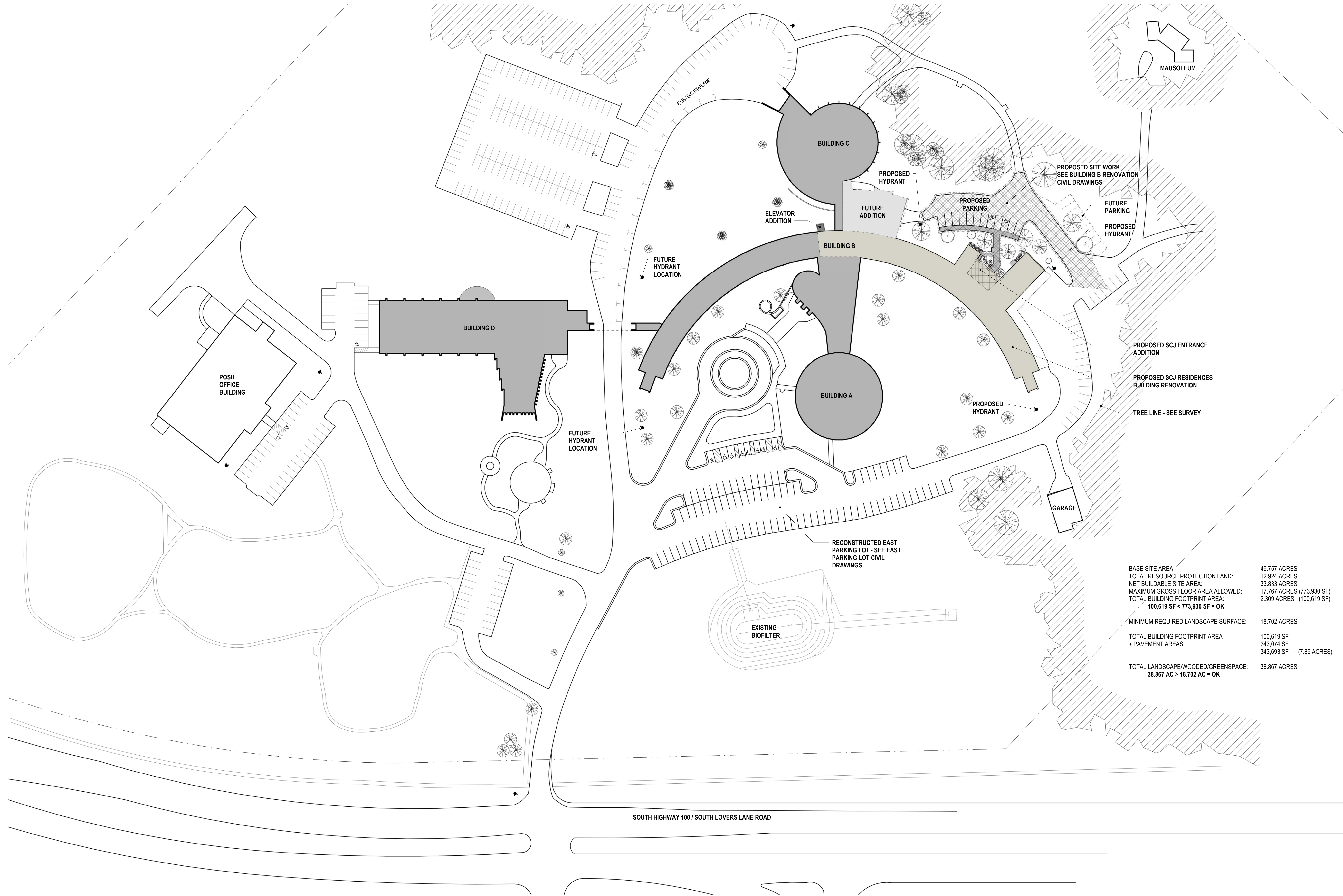
ARCHITECTURAL
A1.00 WORK AREA PLAN
A1.10 SPRINKLER COVERAGE PLAN
A2.00 BUILDING ELEVATIONS

DRAWING LIST

LANDSCAPE
LS1.00 LANDSCAPE PLAN

ELECTRICAL
E 0.1 ELECTRICAL SITE PLAN
E 0.2 PHOTOMETRIC SITE PLAN
E 0.3 SITE LIGHTING CUT SHEETS

CIVIL - EAST PARKING LOT RECONSTRUCTION
C1 PARKING LOT AND DRIVE RECONSTRUCTION COVER
C2 EXISTING SURVEY
C3 REMOVAL AND EROSION CONTROL PLAN
C4 NEW CONDITIONS - SITE PLAN
C5 NEW CONDITIONS - GRADING AND PLUMBING PLAN
C6 DETAILS
C7 DETAILS
C8 EXISTING CONDITIONS WATERSHED
C9 NEW CONDITIONS WATERSHED



BASE SITE AREA:	46.757 ACRES
TOTAL RESOURCE PROTECTION LAND:	12.924 ACRES
NET BUILDABLE SITE AREA:	33.833 ACRES
MAXIMUM GROSS FLOOR AREA ALLOWED:	17,767 ACRES (773,930 SF)
TOTAL BUILDING FOOTPRINT AREA:	2,309 ACRES (100,619 SF)
100,619 SF < 773,930 SF = OK	
MINIMUM REQUIRED LANDSCAPE SURFACE:	18.702 ACRES
TOTAL BUILDING FOOTPRINT AREA	100,619 SF
+ PAVEMENT AREAS	243,074 SF
	343,693 SF (7.89 ACRES)
TOTAL LANDSCAPE/WOODED/GREENSPACE:	38.867 ACRES
38.867 AC > 18.702 AC = OK	

**SACRED HEART
SEMINARY & SCHOOL
OF THEOLOGY**
NEW RESIDENCES &
BUILDING B RENOVATIONS

7335 S. Hwy 100, Franklin,
WI 53132

DATE OF ISSUE: 9/8/17

REVISIONS:

PROJECT # 17022

SITE PLAN AMENDMENT