

CITY OF FRANKLIN  
PLAN COMMISSION MEETING\*  
FRANKLIN CITY HALL COUNCIL CHAMBERS  
9229 W. LOOMIS ROAD, FRANKLIN, WISCONSIN  
AGENDA  
THURSDAY, MARCH 17, 2022, 7:00 P.M.

The YouTube channel “City of Franklin WI” will be live streaming the Plan Commission meeting so that the public will be able to watch and listen to the meeting.

<https://www.youtube.com/c/CityofFranklinWIGov>.

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

B. **Approval of Minutes**

1. Approval of regular meeting of March 3, 2022.

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

1. **HSA COMMERCIAL REAL ESTATE INDUSTRIAL BUILDING DEVELOPMENT IN THE PROPOSED BUSINESS PARK IN PLANNED DEVELOPMENT DISTRICT NO. 39 (MIXED USE BUSINESS PARK).** Special Use application by HSA Commercial, Inc., d/b/a HSA Commercial Real Estate (SFT Franklin Oakwood, LLC, property owner), to allow for the development of an approximately 271,753 square foot speculative industrial building (eCommerce/warehousing and distribution require a Special Use per Section 15-3.0444BB.3.a.e. of the Unified Development Ordinance) and overnight parking for vehicles exceeding 8,000 pounds manufactured Gross Vehicle Weight (which requires Special Use approval per Section 15-3.0444B.D.1.a.iii. (Design Standards, addendum to Ordinance No. 2016-2238) of the Unified Development Ordinance), property generally located at West Oakwood Road, the northwest 1/4 of the parcel adjacent to the future Hickory Street (Lot 1 of Certified Survey Map No. 9362), zoned Planned Development District No. 39 (Mixed Use Business Park); Tax Key No. 951-9994-001. **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**

\*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

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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: April 7, 2022

**City of Franklin  
Plan Commission Meeting  
March 3, 2022  
Minutes**

unapproved

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

Mayor Steve Olson called the March 3 2022, 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 Mayor Steve Olson, Alderwoman Shari Hanneman, Commissioners Patricia Hogan, Adam Burckhardt and Kevin Haley and City Engineer Glen Morrow. Excused was Commissioner Patrick Leon. Also present were City Attorney Jesse Wesolowski, Planning Manager Heath Eddy, Principal Planner Régulo Martínez-Montilva and Associate Planner Marion Ecks.

**B. Approval of Minutes**

- 1. Regular Meeting of February 17, 2022.

Commissioner Hogan moved and Alderwoman Hanneman seconded a motion to approve the February 17, 2022, regular meeting minutes. On voice vote, all voted ‘aye’; motion carried (6-0-1).

**D. Business Matters**

**4. VICTORY OF THE LAMB LUTHERAN CHURCH PARKING LOT EXPANSION.** Site Plan

Amendment application by Victory of the Lamb, Inc., to allow for expansion of the existing parking lot (62 additional spaces) and to build a related stormwater management pond (facilities will be connected to the existing parking area along the west property line), property zoned I-1 Institutional District, located at 11120 West Loomis Road; Tax Key No. 889-9989-000.

Associate Planner Ecks presented the request by Victory of the Lamb, Inc., to allow for expansion of the existing parking lot (62 additional spaces) and to build a related stormwater management pond (facilities will be connected to the existing parking area along the west property line), property zoned I-1 Institutional District, located at 11120 West Loomis Road; Tax Key No. 889-9989-000.

City Engineer Morrow moved and Alderwoman Hanneman seconded a motion to adopt a Resolution to amend the Site Plan for property located at 11120 West Loomis Road for expansion of the existing parking lot and to build a related stormwater management pond for Victory of the Lamb Church (tax key no. 889-9989-000). On voice vote, all voted ‘aye’; motion carried (5-0-1).

**2. KARLEY J. BLAKE AND JACOB W. MUTTER OUTLOT DESIGNATION REMOVAL.**

Certified Survey Map and Land Division Variance applications by Karley J. Blake and Jacob W. Mutter (Crescent Construction Inc., property owner), to remove the outlot designation assigned to the 3.45 acre parcel of Certified

Associate Planner Ecks presented the request by Karley J. Blake and Jacob W. Mutter (Crescent Construction Inc., property owner), to remove the outlot designation assigned to the 3.45 acre parcel of Certified Survey Map No. 6416, to connect a driveway to the stub of West Lake Pointe Drive for future development (this Certified Survey Map requires a Land Division Variance to allow for waiver of the required 60 feet street frontage on a public street, as required by Section 15-5.0101B.1. of the Unified Development Ordinance), property

Survey Map No. 6416, to connect a driveway to the stub of West Lake Pointe Drive for future development (this Certified Survey Map requires a Land Division Variance to allow for waiver of the required 60 feet street frontage on a public street, as required by Section 15-5.0101B.1. of the Unified Development Ordinance), property zoned R-8 Multiple-Family Residence District, specifically located at the abrupt, west dead end of West Lake Pointe Drive (on the east property line of the parcel, abutting the northwest portion of Lake Pointe Estates subdivision); Tax Key No. 839-9996-007.

zoned R-8 Multiple-Family Residence District, specifically located at the abrupt, west dead end of West Lake Pointe Drive (on the east property line of the parcel, abutting the northwest portion of Lake Pointe Estates subdivision); Tax Key No. 839-9996-007.

#### **Land Division Variance**

Commissioner Burckhardt moved and Commissioner Haley seconded a motion to adopt a Resolution conditionally approving a Land Division Variance for a 1 lot Certified Survey Map, being Outlot 1 of Certified Survey Map No. 6416, being a part of the Southwest 1/4 of Section 16, Township 5 North, Range 21 East, in the city of Franklin, Milwaukee County, Wisconsin (at generally the west end of West Lake Pointe Drive). On voice vote, all voted ‘aye’; motion carried. (5-0-1).

#### **Certified Survey Map**

Alderdwoman Hanneman moved and Commissioner Haley seconded a motion to recommend approval of a Resolution conditionally approving a 1 lot Certified Survey Map, being outlot 1 of Certified Survey Map No. 6416, being a part of the Southwest 1/4 of Section 16, Township 5 North, Range 21 East, in the city of Franklin, Milwaukee County, Wisconsin (generally the west end of West Lake Pointe Drive). On voice vote, all voted ‘aye’; motion carried. (5-0-1).

### **C. Public Hearing Business Matters**

**1. FIDUCIARY REAL ESTATE DEVELOPMENT, INC. MULTI-FAMILY APARTMENT COMPLEX DEVELOPMENT.** Special Use and Site Plan applications by Fiduciary Real Estate Development, Inc. (CCM-9801 27th Franklin, LLC, property owner), to allow for the development of the former Nature's Nook, gas station and single-family house properties into a multi-family residential apartment complex (The Seasons at Franklin) use, containing up to 252 apartment units consisting of 2-story units with 20 and 24 unit configurations (total unit counts are 12 buildings with a mix of 30 studio units, 96 one bedroom units, 102 two bedroom units, and 24 three bedroom units) with a single primary access off of South 27th Street, and site plan approval for the full 252 unit apartment complex in a single phase, the property development including stormwater

The Official Notice of Public hearing for the Special Use was read in to the record by Planning Manager Heath Eddy and the Public Hearing was opened at 7:34 p.m. and closed at 7:38 p.m.

Planning Manager Eddy presented the request by Fiduciary Real Estate Development, Inc. (CCM-9801 27th Franklin, LLC, property owner), to allow for the development of the former Nature's Nook, gas station and single-family house properties into a multi-family residential apartment complex (The Seasons at Franklin) use, containing up to 252 apartment units consisting of 2-story units with 20 and 24 unit configurations (total unit counts are 12 buildings with a mix of 30 studio units, 96 one bedroom units, 102 two bedroom units, and 24 three bedroom units) with a single primary access off of South 27th Street, and site plan approval for the full 252 unit apartment complex in a single phase, the property development including stormwater management, parking (both covered and open) and a dog park amenity for on-site residents only, properties located at 9801 South 27th Street and 9605 South 29th Street, zoned B-4 South 27th Street Mixed-Use Commercial District; Tax Key Nos. 902-9965-006 and 902-9966-001.

management, parking (both covered and open) and a dog park amenity for on-site residents only, properties located at 9801 South 27th Street and 9605 South 29th Street, zoned B-4 South 27th Street Mixed-Use Commercial District; Tax Key Nos. 902-9965-006 and 902-9966-001.

**Special Use**

Alderman Hanneman 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 a multi-family residential apartment complex development use upon property located at 9801 South 27th Street and 9605 South 29th Street. On voice vote, all voted ‘aye’ motion carried (5-0-1).

**Site Plan**

Alderman Hanneman moved and Commissioner Haley seconded a motion to adopt a Resolution approving a Site Plan for construction of a multi-family residential apartment development with associated parking, stormwater management and a dog park (9801 South 27th Street and 9605 South 29th Street). On voice vote, all voted ‘aye’; motion carried (5-0-1).

**D. Business Matters**

**1. CAPE CROSSING SINGLE-FAMILY RESIDENTIAL SUBDIVISION PLANNED DEVELOPMENT DISTRICT DEVELOPMENT.**

Preliminary Plat application by Neumann Developments, Inc., Franklin DC Land, LLC, current property owner, to create The Villas at Cape Crossing/The Estates at Cape Crossing, a new single-family residential subdivision Planned Development District which includes a total of 130 single-family lots, 6 outlots and 6,579 linear feet of right-of-way, with private neighborhood amenities such as a pool, playground and firepit and access to a proposed interurban trail, on approximately 84.0074 acres of land located at 12200 West Ryan Road, zoned Planned Development District No. 40 (Cape Crossing); Tax Key Nos. 890-9991-001 and 890-9991-002.

Principal Planner Régulo Martínez-Montilva presented the request by Neumann Developments, Inc., Franklin DC Land, LLC, current property owner, to create The Villas at Cape Crossing/The Estates at Cape Crossing, a new single-family residential subdivision Planned Development District which includes a total of 130 single-family lots, 6 outlots and 6,579 linear feet of right-of-way, with private neighborhood amenities such as a pool, playground and firepit and access to a proposed interurban trail, on approximately 84.0074 acres of land located at 12200 West Ryan Road, zoned Planned Development District No. 40 (Cape Crossing); Tax Key Nos. 890-9991-001 and 890-9991-002.

Alderman Hanneman moved and City Engineer Morrow seconded a motion to recommend approval of a resolution conditionally approving a preliminary plat for cape crossing subdivision (at 12200 West Ryan Road). On roll call vote, Commissioners Hogan and Burckhardt, City Engineer Morrow and Alderman Hanneman voted ‘aye’, Commissioner Haley voted ‘nay’; motion carried. (4-1-1).

**3. HSA COMMERCIAL REAL ESTATE INDUSTRIAL BUILDING DEVELOPMENT IN THE PROPOSED BUSINESS PARK IN PLANNED DEVELOPMENT DISTRICT NO. 39 (MIXED USE BUSINESS PARK).**

Site Plan application by HSA Commercial, Inc., d/b/a HSA Commercial Real Estate (SFT

Planning Manager Eddy presented the request by HSA Commercial, Inc., d/b/a HSA Commercial Real Estate (SFT Franklin Oakwood, LLC, property owner).

**Waivers Business Park Area Design Standards:**

a. 15-3.0444B.D.1.a.iv. Parking required and location regulated-waiver of restriction on parking in front yard.

Alderman Hanneman moved and Commissioner Hogan

Franklin Oakwood, LLC, property owner), to allow for the development of an approximately 271,753 square foot speculative industrial building at the northwest 1/4 of the parcel adjacent to the future Hickory Street (Lot 1 of Certified Survey Map No. 9362), stormwater facilities, parking for cars in front of the buildings on Oakwood Road and loading areas for trucks at the rear, property generally located at West Oakwood Road, the northwest 1/4 of the parcel adjacent to the future Hickory Street (Lot 1 of Certified Survey Map No. 9362), zoned Planned Development District No. 39 (Mixed Use Business Park), Tax Key No. 951-9994-001; Requested Waivers of Planned Development District No. 39 (Mixed Use Business Park) Design Standards, Section 15-3.0444B.D. Business Park Area Design Standards:

- a. 15-3.0444B.D.1.a.iv. Parking required and location regulated-waiver of restriction on parking in front yard
- b. 15-3.0444B.D.1.a.vi. Parking required and location regulated-waiver of screening requirement adjacent to a conservancy outlot
- c. 15-3.0444B.D.2.c.iii. Bicycle and pedestrian amenities required-modification in favor of the proposed site plan
- d. 15-3.0444B.D.4.a.iii. Building Character and Design regulated-modification in favor of articulated, painted precast concrete wall panels

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- e. 15-3.0444B.D.4.a.iv. Building Character and Design regulated-modification to permit precast concrete as a primary material
- f. 15-3.0444B.D.5. Signage Standards-waiver of Plan Commission review of proposed signs, defer review and approval to Department of City Development under Sign Permit Application

seconded a motion to waive the required standards under 15-3.0444B.D.1.a.iv. pertaining to parking. On voice vote, all voted ‘aye’; motion carried (5-0-1).

b. 15-3.0444B.D.1.a.vi. Parking required and location regulated-waiver of screening requirement adjacent to a conservancy outlot.

Commissioner Hogan moved and Alderwoman Hanneman seconded a motion to waive the required standards under 15-3.0444B.D.1.a.vi pertaining to parking. On voice vote, all voted ‘aye’; motion carried (5-0-1).

c. 15-3.0444B.D.2.c.iii. bicycle and pedestrian amenities required-modification in favor of the proposed site plan

Commissioner Burckhardt moved and Commissioner Hogan seconded a motion to waive the required standards under 15-3.0444B.D.2.c.iii. pertaining to bicycle and pedestrian amenities. On voice vote, all voted ‘aye’; motion carried (5-0-1).

d. 15-3.0444B.D.4.a.iii. and 4.a.iv. Building Character and Design regulated-modification in favor of articulated, painted precast concrete wall panels, and modifications to permit precast concrete as a primary material.

Commissioner Hogan moved and Commissioner Haley seconded a motion to waive the required standards under 15-3.0444B.D.4.a.iii. pertaining to building character and design. On voice vote, all voted ‘aye’; motion carried (5-0-1).

e. 15-3.0444B.D.5. Signage Standards-waiver of Plan Commission review of proposed signs, defer review and approval to Department of City Development under Sign Permit Application

Commissioner Hogan moved and Alderwoman Hanneman seconded a motion to waive the required standards under 15-3.0444B.D.4.a.iv. pertaining to signage. On voice vote, all voted ‘aye’; motion carried (5-0-1).

**Waivers of South 27th Street Design Overlay District Standards:**

a. 15-3.0352.A. Parking required and Location Regulated-waiver of restriction on parking in front yard

Alderwoman Hanneman moved and Commissioner Hogan seconded a motion to waive the required standards under 15-3.0352.A. pertaining to parking. On voice vote, all voted ‘aye’; motion carried (5-0-1).

Requested Waivers of South 27th Street Design Overlay District Standards:

- a. 15-3.0352.A. Parking required and Location Regulated-waiver of restriction on parking in front yard
- b. 15-3.0352.B. Number of Parking Spaces Limited-modification on number of parking spaces permitted to 201 motor vehicle parking spaces, vs. 136 minimum
- c. 15-3.0353.C.4. Pedestrian Considerations-modification in favor of the proposed site plan
- d. 15-3.0353.G. Central Areas/Features-waiver of requirement and replacement with the existing covered walk areas, benches, and bicycle parking accommodations
- e. 15-3.0355.A.3. Building Character and Design-modification to permit use of articulated, painted precast concrete wall panels
- f. 15-3.0355.A.4. Building Character and Design-modification to permit precast concrete
- g. 15-3.0355.A.6. Building Character and Design-modification to permit use of painted precast concrete
- h. 15-3.0355.A.10. Building Character and Design-modification to permit a single-story structure construction, with option for second-story office or second-story spaces
- i. 15-3.0355.C.4. Building Materials-modification to permit use of articulated, painted precast concrete wall panels
- j. 15-3.0355.C.5. Building Design-modification to permit the existing architectural requirement in lieu of the specific requirements
- k. 15-3.0355.C.8. Building Location-waiver of setback limit due to parking and truck loading area separation.

b. 15-3.0352.B. Number of Parking Spaces Limited-modification on number of parking spaces permitted to 201 motor vehicle parking spaces, vs. 136 minimum

Commissioner Hogan moved and Commissioner Haley seconded a motion to waive the required standards under 15-3.0352.B. pertaining to parking. On voice vote, all voted ‘aye’; motion carried (5-0-1).

c. 15-3.0353.C.4. Pedestrian Considerations-modification in favor of the proposed site plan

Alderman Hanneman moved and City Engineer Morrow seconded a motion to waive the required standards under 15-3.0353.C.4. pertaining to pedestrian considerations. On voice vote, all voted ‘aye’; motion carried (5-0-1).

d. 15-3.0353.G. Central Areas/Features-waiver of requirement and replacement with the existing covered walk areas, benches, and bicycle parking accommodations.

Alderman Hanneman moved and Commissioner Hogan seconded a motion to waive the required standards under 15-3.0353.G. pertaining to central areas/features. On voice vote, all voted ‘aye’; motion carried (5-0-1).

e. 15-3.0355.A.3., A.4, A.6., and A.10., Building Character and Design-modification to permit use of articulated, painted precast concrete wall panels.

Commissioner Hogan moved and Alderman Hanneman seconded a motion to waive the required standards under 15-3.0355.A.3., A.4., A.6. and A.10. pertaining to building character and design. On voice vote, all voted ‘aye’; motion carried (5-0-1).

f. 15-3.0355.C.4. Building Materials-modification to permit precast concrete.

Alderman Hanneman moved and Commissioner Haley seconded a motion to waive the required standards under 15-3.0355.C.4, pertaining to building materials. On voice vote, all voted ‘aye’; motion carried (5-0-1).

g. 15-3.0355.C.5. Building Design-modification to permit different building recessing and protrusions than as required.

Commissioner Hogan moved and Commissioner Haley

seconded a motion to waive the required standards under 15-3.0355.C.5. pertaining to building design. On voice vote, all voted ‘aye’; motion carried (5-0-1).

h. 15-3.0355.C.8. Building Location-waiver of requirement to locate buildings closer to street.

Commissioner Burckhardt moved and Commissioner Hogan seconded a motion to waive the required standards under 15-3.0355.C.8. pertaining to building location. On voice vote, all voted ‘aye’; motion carried (5-0-1).

**Site Plan**

City Engineer Morrow moved and Commissioner Hogan seconded a motion to adopt a Resolution approving a Site Plan for the development of an approximately 271,753 square foot speculative industrial building with associated parking, loading areas and stormwater facilities (generally located at West Oakwood Road, the Northwest 1/4 of the parcel adjacent to the future Hickory Street (lot 1 of Certified Survey Map No. 9362)). On voice vote, all voted ‘aye’; motion carried (5-0-1).

**Adjournment**

Commissioner Hogan moved and Alderwoman Hanneman seconded to adjourn the Plan Commission meeting of March 3, 2022 at 8:45 p.m. On voice vote, all voted ‘aye’; motion carried. (5-0-1).





**CITY OF FRANKLIN**  
**REPORT TO THE PLAN COMMISSION**

**Meeting of March 17, 2022**

**Special Use**

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**RECOMMENDATION:** City Development Staff recommends the Plan Commission forward a recommendation of approval for the proposed uses, subject to the conditions on the attached draft Resolution.

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|---------------------------------------|---|
| <b>Property Owner:</b>                | SFT Franklin Oakwood LLC (JAMS-4, LLC, as shown on Site Plan Application dated July 26, 2021)   |
| <b>Applicant:</b>                     | H.S.A. Acquisitions, Inc.   |
| <b>Project Address:</b>               | 3303 West Oakwood Road (TKN 951-9994-001)   |
| <b>Agents:</b>                        | Werner H. Briske, Partners in Design<br>Matthew Carey, Pinnacle Engineering, Inc.   |
| <b>Zoning:</b>                        | PDD-39 Mixed Use Business Park<br>South 27 <sup>th</sup> Street Design Overlay  |
| <b>Use of Surrounding Properties:</b> | North: Residential zoned R-2 and R-3 and Ascension Hospital zoned B-7<br>West: Office/warehouse (under construction) zoned PDD-39<br>East: Food converting facility (approved) zoned PDD-39<br>South: Conservancy outlot (as per CSM 9362) zoned PDD-39 |
| <b>Special Use Request:</b>           | To authorize use of the subject property as “E-commerce, warehousing and distribution” and authorize “Overnight truck parking of vehicles more than 8,000 pounds Gross Vehicle Weight”.   |
| <b>Staff Planner:</b>                 | Heath Eddy, AICP, Planning Manager  |

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**INTRODUCTION**

On July 13, 2021, the applicant submitted applications for a Site Plan and Special Use to develop a single, 271,780 square foot industrial building intended for flexible end users on the northwestern quarter of the parcel identified as Tax Key Number 951-9994-001, which is located in the Business Park section of Planned Development District No. 39 (PDD-39). The development does not currently have tenants. The Site Plan application was just approved by the Plan Commission at the March 3, 2022 meeting.

The applicant’s request for Special Use approval is to accommodate potential future users in the areas of “eCommerce, Distribution, and Warehousing,” along with “Overnight Parking of Vehicles More Than 8,000 Pounds Gross Vehicle Weight.”

**PROJECT DESCRIPTION AND ANALYSIS**

The proposal is the same as was approved for the applicant on the properties located on Aspen Way, south of this site. Due to various difficulties getting the development work going on that property, the applicant moved the development to this site. In terms of each use, the intensity of the “eCommerce” use is suitable to this location following construction of the Hickory Street segment between Elm Road and Oakwood Road. Truck routing through the Corporate Park runs westbound along Elm Road, then north on the future Hickory Street, then east on Oakwood Road (or south on Hickory Street) then back onto I-94 via the slip ramp. Therefore, this location is suitable for this kind of intensive use.

The overnight parking request is also a replica of the previously approved Special Use on Aspen Way. The applicant’s Site Plan includes 78 truck parking spaces, which are located between the building and the protected woodland area on Outlot 1. In addition, the landscaping along the west edge adjacent Hickory Street should provide additional appropriate buffering against any trucks parked overnight.

**UNIFIED DEVELOPMENT ORDINANCE REQUIREMENTS**

Special Use and Site Plan Applications are subject to the following provisions of the UDO. Subject to the development conditions of approval, the Special Use and Site Plan shall meet these standards:

- §15-3.0701 General Standards for Special Uses

**GENERAL STANDARDS FOR SPECIAL USES (§15-3.0701)**

| Summary of Standard  | Staff’s Finding   |
|--|---|
| 1. <i>Harmony with UDO and Comprehensive Plan purposes and intent.</i> | The applicant’s requests are in keeping with the requirements of the UDO, are consistent with the intent of the PDD-39 Ordinance, and consistent with the objectives of the City with respect to this development. The requests are also in keeping with the intent of the South 27 <sup>th</sup> Street Design Overlay, and consistent with the purpose and intent of the <i>City of Franklin 2025 Comprehensive Master Plan</i> .   |
| 2. <i>No Undue Adverse Impact.</i>                                     | The evaluation of “undue adverse impact” can be subjective. In the context of this use, the applicant’s proposal maintains an existing bufferyard of young and mature woodlands on the adjacent Outlot, which should mitigate any noise from idling vehicles located in the parking area. Other uses in the area are commercial, hospitality, service-oriented, or industrial in character, and the proposed uses are designed to fit into this location.                                       |
| 3. <i>No Interference with Surrounding Development.</i>                | The approved Site Plan shows a 36-foot façade with up to 2 stories of interior development, consistent with adjacent development of similar uses. The applicant’s requested uses should fit within the context of this development and with adjacent development to the west (Wangard) and east (Saputo). Therefore the proposed use should not interfere or dominate adjacent properties.  |
| 4. <i>Adequate Public Facilities.</i>                                  | The proposed development will be served by City water and regional sewer services, and should have ready availability for emergency services, fire, and police protection.  |
| 5. <i>No Traffic Congestion.</i>                                       | The proposed development is designed with three access points along Oakwood Road and a single access from Hickory Street. Truck traffic will enter from Hickory Street and exit from the easternmost access on Oakwood Road and travel eastbound to South 27 <sup>th</sup> Street (STH 241). The other two Oakwood Road accesses are intended for regular vehicular access, but the site is not per-se designed to restrict access. However, staff sees no major impact to traffic in the area. |

|   |  |
|---|--|
| 6. <i>No Destruction of Significant Features.</i> | The proposed design of the site does not impact any protected natural features, as any proposed impact was eliminated with a modification to grading adjacent the Outlot.  |
| 7. <i>Compliance with Standards.</i>              | The proposed use complies with the requirements of the PDD-39 Mixed-Use Business Park District, and with all other aspects of the UDO, as noted by the Site Plan approval. |

**STAFF RECOMMENDATION**

The Department of City Development staff recommends providing a recommendation of approval for the Special Use requests as discussed and included in the draft Resolution as attached.

## RESOLUTION NO. 2022-\_\_\_\_\_

A RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS FOR THE APPROVAL OF A SPECIAL USE FOR THE DEVELOPMENT OF AN APPROXIMATELY 271,753 SQUARE FOOT SPECULATIVE INDUSTRIAL BUILDING AND FOR THE APPROVAL OF A SPECIAL USE FOR OVERNIGHT PARKING FOR VEHICLES EXCEEDING 8,000 POUNDS MANUFACTURED GROSS VEHICLE WEIGHT UPON PROPERTY GENERALLY LOCATED AT WEST OAKWOOD ROAD, THE NORTHWEST 1/4 OF THE PARCEL ADJACENT TO THE FUTURE HICKORY STREET (LOT 1 OF CERTIFIED SURVEY MAP NO. 9362) (BY HSA COMMERCIAL, INC., D/B/A HSA COMMERCIAL REAL ESTATE, APPLICANT, SFT FRANKLIN OAKWOOD, LLC, PROPERTY OWNER)

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WHEREAS, HSA Commercial, Inc., d/b/a HSA Commercial Real Estate having petitioned the City of Franklin for the approval of Special Uses within Planned Development District No. 39 (Mixed Use Business Park), to allow for the development of an approximately 271,753 square foot speculative industrial building generally located at West Oakwood Road, at the northwest 1/4 of the parcel adjacent to the future Hickory Street (Lot 1 of Certified Survey Map No. 9362), (eCommerce/warehousing and distribution require a Special Use per Section 15-3.0444BB.3.a.e. of the Unified Development Ordinance) and to allow for overnight parking for vehicles exceeding 8,000 pounds manufactured Gross Vehicle Weight (which requires Special Use approval per Section 15-3.0444B.D.1.a.iii. (Design Standards, addendum to Ordinance No. 2016-2238) of the Unified Development Ordinance), upon property generally located at West Oakwood Road, the northwest 1/4 of the parcel adjacent to the future Hickory Street (Lot 1 of Certified Survey Map No. 9362), zoned Planned Development District No. 39 (Mixed-Use Business Park). The property which is the subject of the application bears Tax Key No. 951-9994-001 and is more particularly described as follows:

Lot 1 of Certified Survey Map No. 9362, recorded November 05, 2021, recorded in the Register of Deeds office for Milwaukee County as Document No. 11183864, located in the Northeast 1/4 and Northwest 1/4 of the Northeast 1/4 of Section 36, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin; and

WHEREAS, such petition having been duly referred to the Plan Commission of the City of Franklin for a public hearing, pursuant to the requirements of §15-9.0103D. of the Unified Development Ordinance, and a public hearing having been held before the Plan Commission on the 17th day of March, 2022, and the Plan Commission thereafter having determined to recommend that the proposed Special Uses be approved, subject to certain conditions, and the Plan Commission further finding that the proposed Special Uses upon

HSA COMMERCIAL, INC., D/B/A HSA COMMERCIAL REAL ESTATE – SPECIAL USE

RESOLUTION NO. 2022-\_\_\_\_\_

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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 they will not have an undue adverse impact upon adjoining property; that they will not interfere with the development of neighboring property; that they will be served adequately by essential public facilities and services; that they will not cause undue traffic congestion; and that they 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 Uses, subject to conditions, meet 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 HSA Commercial, Inc., d/b/a HSA Commercial Real Estate, for the approval of Special Uses for the property particularly described in the preamble to this Resolution, be and the same are hereby approved, subject to the following conditions and restrictions:

1. That these Special Uses are approved only for the use of the subject property by HSA Commercial, Inc., d/b/a HSA Commercial Real Estate, successors and assigns, for an approximately 271,753 square foot speculative industrial building, and for overnight parking for vehicles exceeding 8,000 pounds manufactured Gross Vehicle Weight uses, which shall be developed in substantial compliance with, and operated and maintained by HSA Commercial, Inc., d/b/a HSA Commercial Real Estate, pursuant to those plans City file-stamped February 21, 2022 and annexed hereto and incorporated herein as Exhibit A.
2. HSA Commercial, Inc., d/b/a HSA Commercial Real Estate, 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 HSA Commercial, Inc., d/b/a HSA Commercial Real Estate approximately 271,753 square foot speculative industrial building, and overnight parking for vehicles exceeding 8,000 pounds manufactured Gross Vehicle Weight Special Uses, within 30 days of invoice for same. Any violation of this provision shall be a violation of the Unified Development Ordinance, and subject to §15-9.0502 thereof and §1-19 of the Municipal Code, the general penalties and remedies provisions, as amended from time to time.
3. The approval granted hereunder is conditional upon the HSA Commercial, Inc.,

HSA COMMERCIAL, INC., D/B/A HSA COMMERCIAL REAL ESTATE – SPECIAL USE

RESOLUTION NO. 2022-\_\_\_\_\_

Page 3

d/b/a HSA Commercial Real Estate approximately 271,753 square foot speculative industrial building, and overnight parking for vehicles exceeding 8,000 pounds manufactured Gross Vehicle Weight Special Uses for the property generally located at West Oakwood Road, the northwest 1/4 of the parcel adjacent to the future Hickory Street (Lot 1 of Certified Survey Map No. 9362): (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. The approved location of all overnight vehicle parking shall be restricted to the truck parking spaces located south of the proposed warehouse/office building along the south property line adjacent Outlot 1 of Certified Survey Map No. 9362.
5. This Special Use approval shall be contingent on the approval terms and conditions of the Site Plan as approved under Plan Commission Resolution 2022-007.

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

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

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

BE IT FURTHER RESOLVED, pursuant to §15-9.0103G. of the Unified Development Ordinance, that the Special Use permission granted under this Resolution shall be null and void upon the expiration of one year from the date of adoption of this Resolution,

HSA COMMERCIAL, INC., D/B/A HSA COMMERCIAL REAL ESTATE – SPECIAL  
USE  
RESOLUTION NO. 2022-\_\_\_\_\_  
Page 4

unless the Special Uses have 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 \_\_\_\_\_, 2022.

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

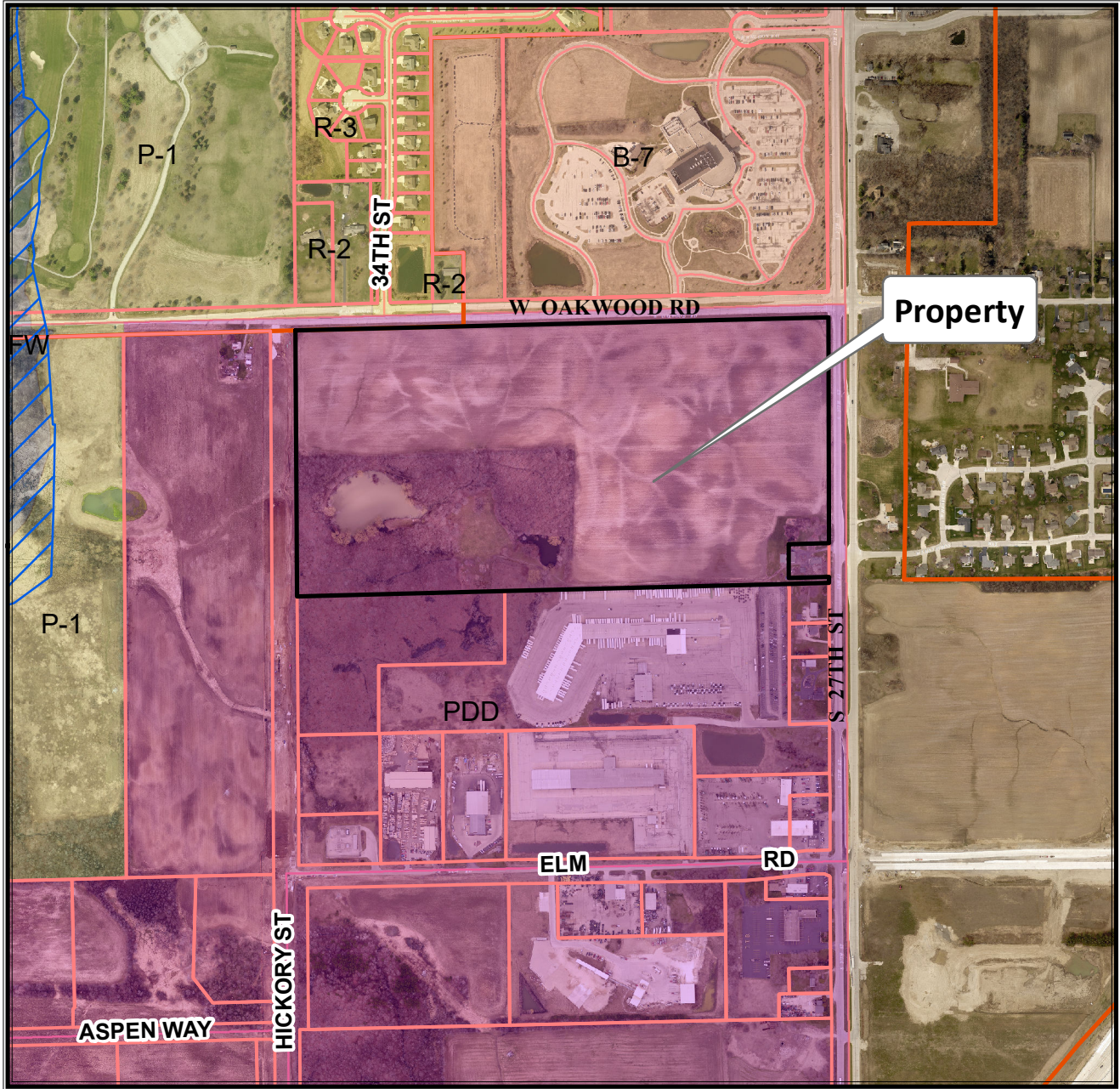
APPROVED:

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

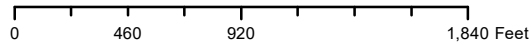
ATTEST:

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

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



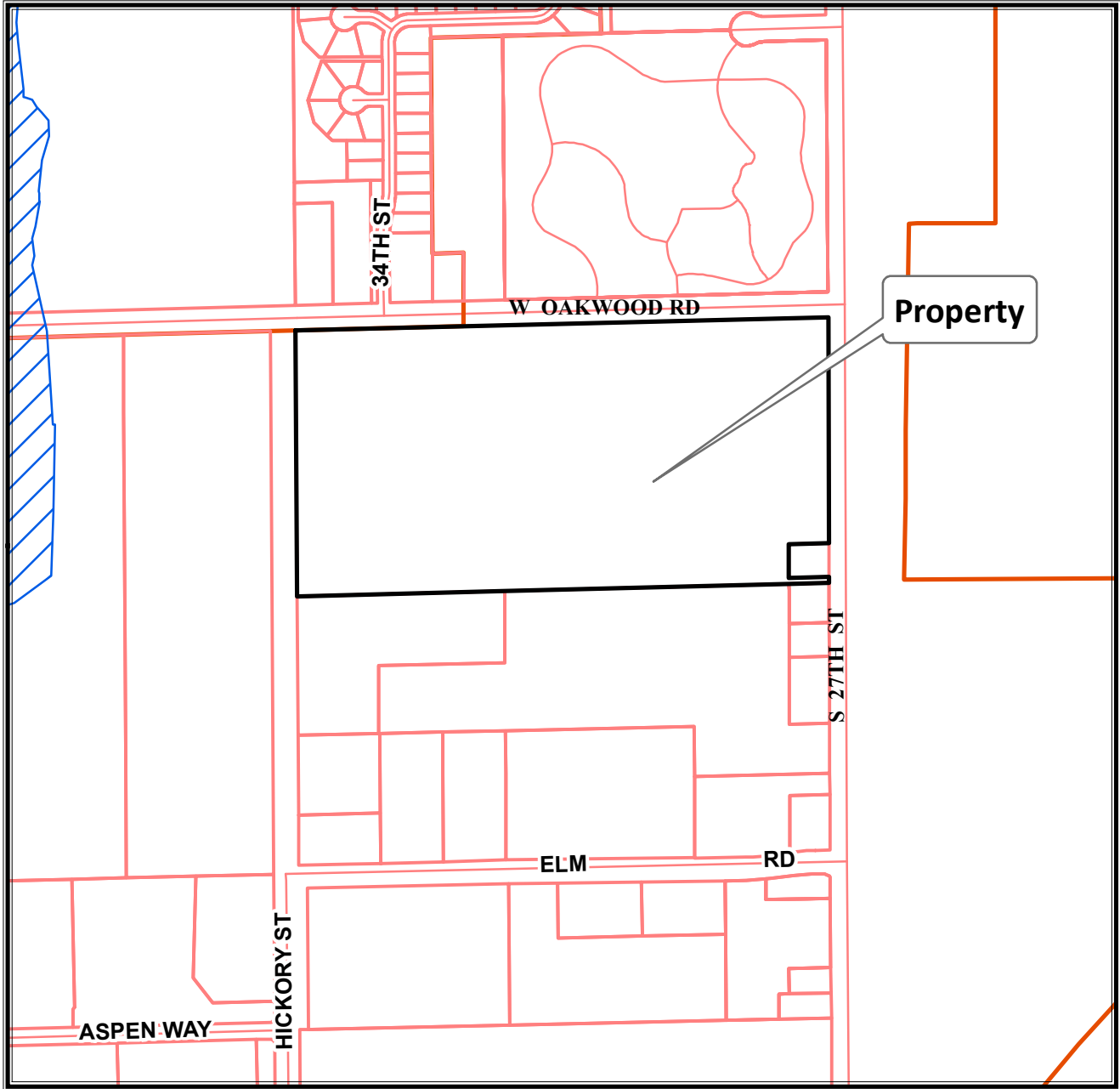
Planning Department  
(414) 425-4024



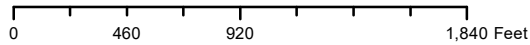
*This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. This map is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes.*



TKN: 951 9994 001



**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.*



## **WEST OAKWOOD ROAD DEVELOPMENT – FRANKLIN, WI**

### **PROJECT SUMMARY:**

The project development will be located in the proposed Gateway Area district situated along West Oakwood Road. HSA Commercial will be developing a speculative industrial building. The building is situated at the intersection of South Hickory Street and West Oakwood Road. The proposed development will be a Class A industrial development that reflects best in class design standards for the asset class.

The building will be approximately 271,800 square feet. The building will be constructed with load bearing precast concrete painted wall panels and interior steel columns and roof framing. The proposed design for the building includes two primary corner entrances and two secondary entry features each with their own storefront and covered walkways. Additional windows and clerestory windows are provided. The car traffic has been separated from truck traffic for safety purposes. Car parking is in front of the building to the north with access from West Oakwood Road. Truck loading is from the west with access at future South Hickory Street and from the east with a shared truck access drive from West Oakwood Road. The shared access drive will be located between the building and adjacent west site. Two accessible routes will connect the building entrances to West Oakwood Road for pedestrian and bike access. Stormwater detention ponds are located on the west of the site for onsite stormwater management and to provide visual amenities. Our discussions with City staff have revealed that the Natural Resources Protection Plan on file with the city will be adequate for this development proposal.

The estimated project value for the development of the west building and site work is \$20,000,000. The estimated project schedule is to break ground on the buildings in the fourth quarter of 2021 for completion in the third quarter of 2022.

**DIVISION 15-3.0700      SPECIAL USE STANDARDS AND REGULATIONS**

**SECTION 15-3.0701      GENERAL STANDARDS FOR SPECIAL USES**

A. **General Standards.** No special use permit shall be recommended or granted pursuant to this Ordinance unless the applicant shall establish the following:

1. **Ordinance and Comprehensive Master Plan Purposes and Intent.** The proposed use and development will be in harmony with the general and specific purposes for which this Ordinance was enacted and for which the regulations of the zoning district in question were established and with the general purpose and intent of the City of Franklin Comprehensive Master Plan or element thereof.

*Response: The development will be located in the proposed Gateway Area district situated at the intersection of the future South Hickory Street and West Oakwood Road. HSA Commercial will be developing a Class A speculative industrial building in which Tenants have not yet been identified. To ensure the success of the project in the COVID -19 era, in which businesses are making decisions on locations under rapidly accelerated time frames, the applicant is requesting additional uses to be considered as approved Permitted Uses for the development. The current Gateway area zoning approves Office/Light Industrial Corporate Headquarters use classification as a Permitted Use as well as Indoor Warehouse, Distribution and Storage as a Permitted Accessory Use. The applicant is requesting that business classifications of eCommerce Fulfillment, Warehousing, and Distribution uses are considered Permitted Uses. The proposed development will be a Class A industrial development that reflects best in class design standards for the asset class. The additional approved permitted uses align with the types of businesses that are expanding in the area which will enhance long term property value and maximize assessed property increment to help support TID 4.*

2. **No Undue Adverse Impact.** The proposed use and development will not have a substantial or undue adverse or detrimental effect upon or endanger adjacent property, the character of the area, or the public health, safety, morals, comfort, and general welfare and not substantially diminish and impair property values within the community or neighborhood.

*Response: The proposed development site is situated next to the future South Hickory Street on the west and West Oakwood Road to the north. The development is bordered by a pond and wooded area to the south. On the east, the development is adjacent a similar future office/industrial use. All employee, vendor and logistics access will be directed to the south side of the property. West Oakwood Road is already a commercial grade road.*

3. **No Interference with Surrounding Development.** The proposed use and development will be constructed, arranged, and operated so as not to dominate the immediate vicinity or to interfere with the use and development of neighboring property in accordance with the applicable zoning

district regulations.

*Response: The development is within the Gateway Area which is a Business/Industrial Park in nature and consistent with other uses in this proposed park.*

4. **Adequate Public Facilities.** The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities including public water supply system and sanitary sewer, police and fire protection, refuse disposal, public parks, libraries, schools, and other public facilities and utilities or the applicant will provide adequately for such facilities.

*Response: The development will be adequately serviced by all existing public utilities, infrastructure, and services.*

5. **No Traffic Congestion.** The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets. Adequate measures will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

*Response: The development is at the intersection of the future South Hickory Street and West Oakwood Road. There should be no reason for traffic from the development to funnel into residential neighborhoods in the area.*

6. **No Destruction of Significant Features.** The proposed use and development will not result in the destruction, loss, or damage of any natural, scenic, or historic feature of significant importance.

*Response: The proposed development will be located on an unimproved site within the Gateway Area district. The proposed development will have on-site detention ponds helping to blend into the natural environment and will offer prospective tenants nature-based amenities that will help attract growing businesses to the area.*

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.

As part of our application and this submittal, we are requesting some exceptions to the applicable design standards. The requested exceptions are in blue text below. We are also identifying areas where we exceed the design standards – these are in green text.

#### **PDD No. 39 Design Standards, Section 15-3.0444A.D. Gateway Area Design Standards**

**Item 3b.** Central Areas/Features required. Each development which contains a building over forty-thousand (40,000) square feet in area shall provide central area(s) or feature(s) such as a patio/seating area, pedestrian plaza with benches, outdoor playground area, water feature, and/or other such deliberately designated areas or focal points that adequately enhance the development or community. All such area shall be openly accessible to the public, connected

to the public and private sidewalk system, designed with materials compatible with the building and remainder of the site, and maintained over the life of the building and project.

*Request: We have located stormwater detention ponds at the intersection of the future South Hickory Street on the west and West Oakwood Road to provide a water feature visible from the public way. The ponds also act as a buffer to the building. Each building entrance features architectural walkway protection at the parking lot leading to a covered entry plaza with a bench. However, the intended uses for the building are not “public” in nature and amenities such as a playground area are inappropriate.*

**Item 4a.i.** All principal buildings shall be multi-story and exhibit quality architectural design. Corner building shall also serve as landmarks with distinctive architectural character, including such features as towers, rounded walls, recessed entries, or other unique features.

*Request: We have created large glazed openings at the corners of the building with clerestory windows above. This provides the ability of a future tenant to build a two-story office while also providing the look of a multi-story building from initial construction. We have also provided architectural covered walkways and large canopies at our four building entries.*

**Item 4a.iii.** Brick and stone are preferred primary materials for the solid (non-window) portion of the new buildings or additions.

*Request: Articulated, painted precast concrete wall panels are utilized for the exterior walls of the building. This is the industry standard for a Class A building of this type. In addition, we are calling for the use of a stone pattern form liner on the lower 10'-6" of a great deal of the walls facing West Oakwood Road. Finally, our arcaded covered walkway piers are further upgraded to a stone masonry. **No concrete masonry units or EIFS is used in the buildings.***

**Item 4a.xi.** Commercial buildings shall have at least 60% of their ground floor front elevations with transparent windows.

*Request: We have created large glazed openings at the corners of the building and at the two center entries with clerestory windows above. Additional larger individual windows are provided along the front elevation. The proposed design provides 30.7% glazing on the north elevation and 8.6% on the west elevation. Providing 60% glazing at the front elevation is not desired or typically provided for a Class A building of this type.*

**Item 5.** All signs must be in accordance with the Municipal Code, as amended, approved by the Plan Commission, and be subject to issuance of a Sign Permit through the Inspection Department. On-site directional signage may be allowed in any area needed to control traffic or parking provided such signage has received approval from the Department of City Development.

*Request: We request a waiver of the Plan Commission review of the proposed signs for the site and defer the review and approval to the Department of City Development under a Sign Permit Application. We note that the PDD-39 prohibits Wall Signs.*

**Item 7.** Supplemental Design Guidelines. It is intended that the *applicable* design guidelines set forth in South 27<sup>th</sup> Street Corridor Plan, and the *applicable* design standards in the South 27<sup>th</sup> Street Design Overlay District, be utilized - *as a supplemental guide* - to the mandatory

design standards set forth elsewhere in this Ordinance pertaining to the Business Park Area portion of the Planned Development District No. 39. The purpose of these supplemental guidelines are to serve as general recommendations to further encourage good quality design in new building and site design, which in turn will support an attractive, interesting, safe, and sustainable District. It is also intended that these supplemental guidelines serve as the supplemental design elements or improvements to be incorporated into any project which requires compensation for any waiver of the additional design standard as set forth in this Ordinance. In particular, it is **encouraged** that the design standards, set forth in Section 15-3.0355B and Section 15-3.0355C of South 27<sup>th</sup> Street Design Overlay District **be considered**.

*Response: The intent as identified in bold text above is noted to encourage considering use of the Supplemental Design Guidelines where applicable, as a supplemental guide. In line with our intent to provide an industrial building which is aesthetically pleasing and appropriate for its use and location in the business park, the following indicates how the proposed design relates to these encouraged guidelines.*

**Village of Franklin Zoning, Chapter UDO, Part 3, Division 15-3.0350, Section 15-3.0351 – South 27<sup>th</sup> Street Design Overlay District**

**15-3.0352.A.** Parking required and Location Regulated. Not more than 50% of the off-street parking spaces shall be located directly between the front façade of the building and the public street, unless additional buildings in the overall development are or will be located between the main building and the public street. Such additional buildings must be sufficient in size, location, and number to provide an effective visual break between the public street and the parking lot.

*Request: The speculative nature of this building is intended to be extremely flexible to meet needs of potential companies searching for a facility of this type. The goal is to separate the car traffic from truck traffic for safety purposes through primary employee and visitor car parking located in parking lot on the north side of the building while any truck maneuvering being confined to the south sides of the buildings. The flexible nature of this site plan features pavement areas on the south side of the building to be stripped as additional car parking almost equivalent to that provided on the north. It is our opinion that our site planning for flexibility with this potential parking achieves the spirit of locating 50% of the parking behind the building. Enhanced landscaping beyond the minimum requirements is being provided between the car parking and adjacent public ways.*

*Provided: The proposed design provides large entrance canopies and architectural walkway protection at each of the proposed tenant entrances to accent the entries and provide rain cover while the pedestrian enters the building. The weather protection extends 89' beyond the minimum 30' required at the corner entrances and 38' beyond the minimum 30' required at the center entries.*

**15-3.0352.B.** Number of Parking Spaces Limited. Parking lots in which the number of spaces significantly exceeds the minimum number of parking spaces required under 15-5.0203 are not permitted.

*Request: The minimum required parking spaces under the UDO 15-5.0203 section is 136 per the staff comments. We are requesting 201 car parking spaces. This is a speculative*

*development and actual parking needs will vary with the prospective tenants. This parking ratio is consistent with the other similar developments and necessary for marketability.*

**15-3.0353.G.** Central Areas/Features. Each development which contains a building over 50,000 square feet in area shall provide central area(s) or feature(s) such as a patio/seating area, pedestrian plaza with benches, outdoor playground area, water feature, and/or other such deliberately designated areas or focal points that adequately enhance the development or community. All such areas shall be openly accessible to the public, connected to the public and private sidewalk system, designed with materials compatible with the building and remainder of the site, and maintained over the life of the building and project.

*Request: We request a waiver for this requirement. The proposed design does not include any specific central area/feature as these are not typical for buildings of this type. However, we have located our stormwater detention pond at the intersection of the future South Hickory Street and West Oakwood Road to act as water feature visible from the public way. We have also provided architectural covered walkways and benches at our four building entries.*

**15-3.0355.A.** Building Character and Design.

3. Brick, stone and terra-cotta are preferred primary materials for new buildings or additions.

*Request: See our response under PDD-39, item 4.a.iii above and UDO, section 15-3.0355.B.3.b below.*

4. The use of false brick or other “faux” sidings is discouraged.

*Request: See our response under PDD-39, item 4.a.iii above and UDO, section 15-3.0355.B.3.b below.*

6. Painting of brick and stone is discouraged.

*Request: See our response under PDD-39, item 4.a.iii above and UDO, section 15-3.0355.B.3.b below.*

10. Multi-story buildings that allow for a mix of retail, office or residential uses are preferred.

*Request: The development is within the Gateway Area which is a Business/Industrial Park in nature and consistent with other uses in this proposed park. The speculative nature of this building is intended to be extremely flexible to meet needs of potential companies searching for a facility of this type. Facilities of this type are typically one story. Our two-story glazed corner entry design does allow for a tenant to construct a two-story office or two-story space.*

**15-3.0355.B.3.b.** Exterior building materials shall convey an impression of durability. Materials such as masonry, stone, stucco, and wood are encouraged. Metal is not allowed as the primary exterior building material, though it may be used for accents including awnings.

*Request: As also stated in response to Item 4a.iii. in the PDD No. 39 above, articulated, painted precast concrete wall panels are utilized for the exterior walls of the building. This is the industry standard for a Class A building of this type. Metal and stone masonry accents are incorporated into our design.*

**15-3.0355.B.5.a.** Decorative devices – such as molding, entablature, and friezes – are expected at the roofline. Where such ornamentation is present in the form of a linear molding or board, the band must be at least eight inches wide.

*Request: The proposed design includes a simple color coordinated metal coping at the top of the wall.*

**15-3.0355.B.6.** Change in Relief of Building. Buildings must include changes in relief on at least 10% of their primary façade for pedestrian interest and scale. Relief changes include cornices, bases, fenestration, fluted masonry, or other treatments.

*Provided: The proposed design provides façade articulation in the form of precast recesses and projections at the entrance areas for a total of 25.9% of the building's north facade. In addition, there are grade level windows, clerestory windows and paint changes to provide further visual interest/relief. Approximately 20.5% of the north elevation, the bottom 10'-6" of the building, incorporates 'stone' form liner to provide additional texture to the building. In addition, we are providing a stone pier arcade with articulated covered walkways leading to entry canopies across 37% of the north façade.*

**15-3.0355.B.7.a.** Windows which allow views to the interior activity or display areas are expected. Windows shall include sills at the bottom and pediments at the top. Glass curtain walls, reflective glass, and painted or darkly tinted glass shall not be used.

*Request: The glazing at these buildings will typically be to office areas that are part of the overall function of the tenant's operations. These are not typically retail or showroom display areas as seem to be intended by the language in the standards.*

**15-3.0355.C.5** Building Design. The building exterior shall be unified in design throughout the structure, and shall complement other buildings in the vicinity. The building shall employ varying building setbacks, height, roof treatments, door and window openings, and other structural and decorative elements to reduce apparent size and scale. A minimum of 20% of all the combined facades of the structure shall employ actual façade protrusions or recesses. A minimum of 20% of all of the combined linear roof eave or parapet lines of the structure shall employ differences in height, with such differences being six feet or more as measured eave to eave or parapet to parapet for buildings over 50,000 square feet. Roofs with particular slopes may be required by the City to complement existing buildings or otherwise establish a particular aesthetic objective. Ground floor facades that face and are on properties that are in any part within 100 feet of public streets shall have arcades, display windows, entry areas, awnings, or other such features along no less than 50% of their horizontal length. The integration of windows into building design is strongly encouraged.

*Request: We request a waiver for the technical aspects of this requirement. However, we feel the design does meet the intent of the requirement. As noted in response to 15-3.0355.B.6 above, the proposed design provides façade articulation in the form of precast recesses and projections at the entrance areas for a total of 15.9% of all combined facades and 37% of the north facade is articulated with arcades and canopies. The proposed design also provides varying parapet heights at the entrance areas with a combined percentage of varied parapet being 14% of all the combined linear parapets. The proposed elevations indicate the relative heights to vary from 2'-3" to 4'-3". An accent paint scheme and additional glazing are used to further accentuate the entrance areas. These recesses, projections and elevation changes are appropriate for the visual impact of the entrances*



*and the proportions of each element. As stated previously, the proposed design also provides large entrance canopies and architectural walkway protection at each of the proposed tenant entrances to accent the entries and provide rain cover while the pedestrian enters the building.*

**15-3.0355.C.6** Building Entrances. Public building entryways shall be clearly defined and highly visible on the building exterior design, and shall be emphasized by on-site traffic flow patterns. Two or more of the following design features shall be incorporated into all public building entryways: canopies or porticos, overhangs, projections, arcades, peaked roof forms, arches, outdoor patios, display windows, distinct architectural details. Unless exempted by the Plan Commission all sides of the building that directly face or abut a public street or public parking area shall have at least one public entrance, except that the City shall not require building entrances on more than two sides of any building.

*Request: The proposed design includes a canopy element in front of the future South Hickory Street although the main entry is on the north side of the building.*

**15-3.0355.C.8** Modest building setbacks are encouraged. Where buildings are proposed to be distant from a public street, the overall development design shall include smaller buildings on pads or outlots closer to the street.

*Request: We request a waiver from this requirement. The building setback on the north to allow space for employee / visitor parking and provide separation between car and truck traffic.*

- B. Special Standards for Specified Special Uses.** When the zoning district regulations authorize a special use in a particular zoning district and that special use is indicated as having special standards, as set forth in Section 15-3.0702 and 15-3.0703 of this Division, a Special Use Permit for such use in such zoning district shall not be recommended or granted unless the applicant shall establish compliance with all such special standards.

*Response: The applicant is requesting that business classifications of eCommerce Fulfillment, Warehousing, and Distribution uses be considered Permitted Uses, which may be approved by the Zoning Administrator, and not subject to the requirements of Section 15-3.0702 and 15-3.0703.*

- C. Considerations.** In determining whether the applicant's evidence establishes that the foregoing standards have been met, the Plan Commission and the Common Council shall consider the following:

1. **Public Benefit.** Whether and to what extent the proposed use and development at the particular location requested is necessary or desirable to provide a service or a facility that is in the interest of the public convenience or that will contribute to the general welfare of the neighborhood or community.

*Response: The proposed Class A development will be attractive to many different types of industrial operations who will be looking to capitalize on the access that West Oakwood Road provides to Interstate 94. The development will be a catalyst project for TID 4 which will establish immediate assessed property value increment.*

2. **Alternative Locations.** Whether and to what extent such public goals can be met by the location

of the proposed use and development at some other site or in some other area that may be more appropriate than the proposed site.

*Response: The proposed Class A development site presents an optimal site plan layout which is inclusive of all of the amenities that progressive industrial tenants are searching for. The site is located in the Gateway Area District section of TID 4 which allows the community of Franklin to attract immediate investment and increment, while preserving future development sites closer to the 27<sup>th</sup> Street corridor for signature corporate headquarter developments.*

3. **Mitigation of Adverse Impacts.** Whether and to what extent all steps possible have been taken to minimize any adverse effects of the proposed use and development on the immediate vicinity through building design, site design, landscaping, and screening.

*Response: The proposed Class A development promotes maximum density development which maximizes the per acre assessed value of land in the community. HSA Commercial was drawn to the natural features of the community of Franklin and they have long been a proponent of creating sustainable long-term development that protects the environment. Maximum per acre development ensures that the community maximizes property value while also protecting its natural resources. The opportunity to leverage the natural environment surrounding the development as part of necessary greenspace requirements will ensure that the community of Franklin will experience both a development that blends into the environment and a development that immediately provides a return on investment to the community in TID 4.*

4. **Establishment of Precedent of Incompatible Uses in the Surrounding Area.** Whether the use will establish a precedent of, or encourage, more intensive or incompatible uses in the surrounding area.

*Response: The proposed development will be the first Class A development in the Gateway Area district and it will set the bar for the continuing development of properties along the West Oakwood Road corridor.*

Date of Application: 07.23.21

## SPECIAL USE / SPECIAL USE AMENDMENT APPLICATION

*Complete, accurate and specific information must be entered. Please Print.*

|   |  |
|---|--|
| <p><b>Applicant (Full Legal Name[s]):</b><br/>         Name: <u>Mark TeGrootenhuis</u><br/>         Company: <u>HSA Commercial Real Estate</u><br/>         Mailing Address: <u>100 S Wacker Drive, Suite 950</u><br/>         City / State: <u>Chicago, IL</u> Zip: <u>60606</u><br/>         Phone: <u>312-683-7224</u><br/>         Email Address: <u>tegrootenhuis@hsacommercial.co</u></p> <p><b>Project Property Information:</b><br/>         Property Address: <u>Future South Hickory Street &amp; West Oakwood Road</u><br/>         Property Owner(s): <u>JAMS-4, LLC</u><br/>         Mailing Address: <u>10467 S. 27th Street</u><br/>         City / State: <u>Franklin, WI</u> Zip: <u>53132</u><br/>         Email Address: <u>matt@langdonpartnersre.com</u></p> | <p><b>Applicant is Represented by: (contact person)(Full Legal Name[s])</b><br/>         Name: <u>Werner H. Briske, AIA</u><br/>         Company: <u>Partners in Design</u><br/>         Mailing Address: <u>2610 Lake Cook Road</u><br/>         City / State: <u>Riverwoods / Illinois</u> Zip: <u>60015</u><br/>         Phone: <u>847-940-0300</u><br/>         Email Address: <u>wernerb@pidarchitects.com</u></p> <p>Tax Key Nos: <u>9519994001</u><br/>         Existing Zoning: <u>Planned Development</u><br/>         Existing Use: <u>Unimproved land</u><br/>         Proposed Use: <u>Industrial</u><br/>         Future Land Use Identification: _____</p> |
| <p>*The 2025 Comprehensive Master Plan <u>Future Land Use Map</u> is available at: <a href="http://www.franklinwi.gov/Home/ResourcesDocuments/Maps.htm">http://www.franklinwi.gov/Home/ResourcesDocuments/Maps.htm</a></p>  |  |

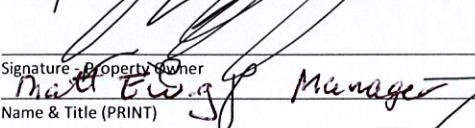
**Special Use/Special Use Amendment submittals for review must include and be accompanied by the following:**

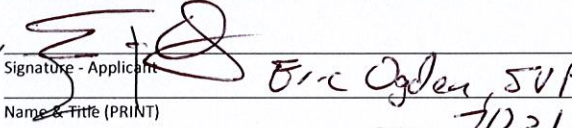
- This Application form accurately completed with original signature(s). Facsimiles and copies will not be accepted.
- Application Filing Fee, payable to City of Franklin:
  - \$1500, New Special Use over 4,000 square feet
  - \$1000 Special Use Amendment
  - \$750, New Special Use under 4,000 square feet
- Legal Description for the subject property (WORD.doc or compatible format).
- One copy of a response to the General Standards, Special Standards (if applicable), and Considerations found in Section 15-3.0701(A), (B), and (C) of the Unified Development Ordinance available at [www.franklinwi.gov](http://www.franklinwi.gov).
- Seven (7) complete **collated** sets of Application materials to include:
  - One (1) original and six (6) copies of a written Project Summary, *including description of any new building construction and site work, interior/exterior building modifications or additions to be made to property, site improvement costs, estimate of project value and any other information that is available.*
  - Three (3) **folded** full size, drawn to scale copies (at least 24" x 36") of the Site Plan/Site Plan Amendment package. *(The submittal should include only those plans/items as set forth in Section 17-7.0101, 15-7.0301 and 15-5.0402 of the Unified Development Ordinance that are impacted by the development. (e.g., Site Plan, Building Elevations, Landscape Plan, Outdoor Lighting Plan, Natural Resource Protection Plan, etc.)*
  - Four (4) **folded** reduced size (11"x17") copies of the Site Plan/Site Plan Amendment package.
- One colored copy (11"x17") of the building elevations, if applicable.
- Three copies of the Natural Resource Protection Plan and report, if applicable (see Section 15-4.0102 & 15-7.0201 of the UDO).
- Email (or CD ROM) with all plans/submittal materials. *Plans must be submitted in both Adobe PDF and AutoCAD compatible format (where applicable).*

- Upon receipt of a complete submittal, staff review will be conducted within ten business days.
- Special Use/Special Use Amendment requests require Plan Commission review, a Public Hearing and Common Council approval.

The applicant and property owner(s) hereby certify that: (1) all statements and other information submitted as part of this application are true and correct to the best of applicant's and property owner(s)' knowledge; (2) the applicant and property owner(s) has/have read and understand all information in this application; and (3) the applicant and property owner(s) agree that any approvals based on representations made by them in this Application and its submittal, and any subsequently issued building permits or other type of permits, may be revoked without notice if there is a breach of such representation(s) or any condition(s) of approval. By execution of this application, the property owner(s) authorize the City of Franklin and/or its agents to enter upon the subject property(ies) between the hours of 7:00 a.m. and 7:00 p.m. daily for the purpose of inspection while the application is under review. The property owner(s) grant this authorization even if the property has been posted against trespassing pursuant to Wis. Stat. §943.13.

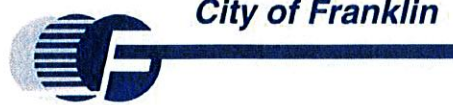
*(The applicant's signature must be from a Managing Member if the business is an LLC, or from the President or Vice President if the business is a corporation. A signed applicant's authorization letter may be provided in lieu of the applicant's signature below, and a signed property owner's authorization letter may be provided in lieu of the property owner's signature[s] below. If more than one, all of the owners of the property must sign this Application).*

Signature - Property Owner  
  
 Name & Title (PRINT) Mark TeGrootenhuis, Manager  
 Date: 7/23/21

Signature - Applicant  
  
 Name & Title (PRINT) Eric Ogden, SVP  
 Date: 7/23/21

Signature - Property Owner  
 Name & Title (PRINT)  
 Date: \_\_\_\_\_

Signature - Applicant's Representative  
 Name & Title (PRINT)  
 Date: \_\_\_\_\_



Date of Application: 07.23.21

## SPECIAL USE / SPECIAL USE AMENDMENT APPLICATION

*Complete, accurate and specific information must be entered. Please Print.*

**Applicant (Full Legal Name[s]):**

Name: Mark TeGrootenhuis  
 Company: HSA Commercial Real Estate  
 Mailing Address: 100 S Wacker Drive, Suite 950  
 City / State: Chicago, IL Zip: 60606  
 Phone: 312-683-7224  
 Email Address: tegrootenhuis@hsacommercial.co

**Applicant is Represented by: (contact person)(Full Legal Name[s])**

Name: Werner H. Briske, AIA  
 Company: Partners in Design  
 Mailing Address: 2610 Lake Cook Road  
 City / State: Riverwoods / Illinois Zip: 60015  
 Phone: 847-940-0300  
 Email Address: wernerb@pidarchitects.com

**Project Property Information:**

Property Address: Future South Hickory Street & West Oakwood Road  
 Property Owner(s): JAMS-4, LLC  
 Mailing Address: 10467 S. 27th Street  
 City / State: Franklin, WI Zip: 53132  
 Email Address: matt@langdonpartnersre.com

Tax Key Nos: 9519994001  
 Existing Zoning: Planned Development  
 Existing Use: Unimproved land  
 Proposed Use: Industrial  
 Future Land Use Identification: \_\_\_\_\_

\*The 2025 Comprehensive Master Plan Future Land Use Map is available at: <http://www.franklinwi.gov/Home/ResourcesDocuments/Maps.htm>

**Special Use/Special Use Amendment submittals for review must include and be accompanied by the following:**

- This Application form accurately completed with original signature(s). Facsimiles and copies will not be accepted.
- Application Filing Fee, payable to City of Franklin:
  - \$1500, New Special Use over 4,000 square feet
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  - One (1) original and six (6) copies of a written Project Summary, *including description of any new building construction and site work, interior/exterior building modifications or additions to be made to property, site improvement costs, estimate of project value and any other information that is available.*
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The applicant and property owner(s) hereby certify that: (1) all statements and other information submitted as part of this application are true and correct to the best of applicant's and property owner(s)' knowledge; (2) the applicant and property owner(s) has/have read and understand all information in this application; and (3) the applicant and property owner(s) agree that any approvals based on representations made by them in this Application and its submittal, and any subsequently issued building permits or other type of permits, may be revoked without notice if there is a breach of such representation(s) or any condition(s) of approval. By execution of this application, the property owner(s) authorize the City of Franklin and/or its agents to enter upon the subject property(ies) between the hours of 7:00 a.m. and 7:00 p.m. daily for the purpose of inspection while the application is under review. The property owner(s) grant this authorization even if the property has been posted against trespassing pursuant to Wis. Stat. §943.13.

*(The applicant's signature must be from a Managing Member if the business is an LLC, or from the President or Vice President if the business is a corporation. A signed applicant's authorization letter may be provided in lieu of the applicant's signature below, and a signed property owner's authorization letter may be provided in lieu of the property owner's signature[s] below. If more than one, all of the owners of the property must sign this Application).*

Marilyn Spencer  
 Signature - Property Owner  
Marilyn Spencer JAMS 4 Manager  
 Name & Title (PRINT)  
 Date: 7/23/2021

\_\_\_\_\_  
 Signature - Applicant  
 Name & Title (PRINT)  
 Date: \_\_\_\_\_

\_\_\_\_\_  
 Signature - Property Owner  
 Name & Title (PRINT)  
 Date: \_\_\_\_\_

\_\_\_\_\_  
 Signature - Applicant's Representative  
 Name & Title (PRINT)  
 Date: \_\_\_\_\_



# WEST OAKWOOD ROAD DEVELOPMENT

## FUTURE SOUTH HICKORY STREET & WEST OAKWOOD ROAD, FRANKLIN, WI

### SITE AND BUILDING PLAN REVIEW



#### PROJECT DATA

**APPLICABLE CODES:**  
INTERNATIONAL BUILDING CODE - 2015 AS MODIFIED BY THE WISCONSIN ENROLLED COMMERCIAL BUILDING CODE IN CHAPTER SPS 362.

**BUILDING CLASSIFICATION:**  
MIXED USE NON-SEPARATED, UNLIMITED AREA BUILDING  
S-1 (MODERATE-HAZARD STORAGE)  
F-1 (MODERATE-HAZARD FACTORY)  
B (BUSINESS)

**CONSTRUCTION CLASSIFICATION:**  
TYPE 2B - UNPROTECTED WITH AUTOMATIC SPRINKLER SYSTEM

**BUILDING AREA:** 271,780 SF.

#### GENERAL NOTES

- DO NOT SCALE DRAWINGS.
- CONTRACTOR SHALL FIELD VERIFY AND BECOME THOROUGHLY FAMILIAR WITH ALL CONDITIONS AND DIMENSIONS.
- EACH CONTRACTOR SHALL REVIEW COMPLETE PLANS FOR RELATED WORK.
- ALL WORK SHALL BE IN COMPLIANCE WITH STATE AND LOCAL CODES FOR RESPECTIVE TRADES.

#### SHEET INDEX

TI TITLE SHEET

**CIVIL**  
C-1 COVER SHEET  
C-2 EXISTING CONDITIONS  
C-3 SITE DIMENSIONAL & PAVING PLAN  
C-4 GRADING PLAN  
C-5 UTILITY PLAN  
C-6 GENERAL NOTES  
C-7 CONSTRUCTION DETAILS  
C-8 CONSTRUCTION DETAILS  
C-9 CONSTRUCTION DETAILS

**LANDSCAPE**  
L-1 LANDSCAPE OVERVIEW  
L-2 LANDSCAPE PLAN  
L-3 LANDSCAPE PLAN  
L-4 LANDSCAPE PLAN  
L-5 NATIVE PLANTING NOTES  
L-6 GENERAL NOTES

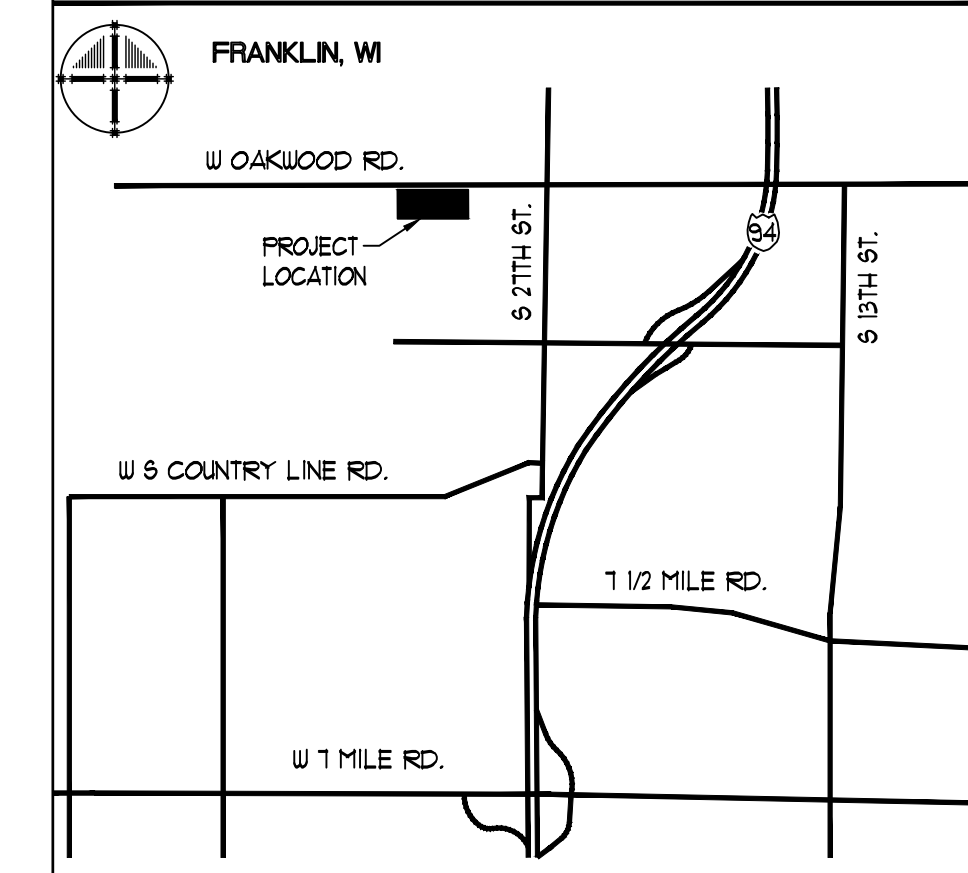
**LIGHTING**  
SITE LIGHTING LAYOUT

**ARCHITECTURAL**  
A11 OVERALL DEVELOPMENT SITE PLAN  
A12 WEST SITE PLAN  
A41 EXTERIOR ELEVATIONS

#### ABBREVIATIONS

|       |                                       |        |                        |
|-------|---------------------------------------|--------|------------------------|
| ALT   | ALTERNATE                             | GA     | GAUGE                  |
| A/E   | ARCHITECT/ENGINEER                    | GALV   | GALVANIZED             |
| AFF   | ABOVE FINISH FLOOR                    | GYP BD | GYP SUM BOARD          |
| ALUM  | ALUMINUM                              | HDWR   | HARDWARE               |
| BD    | BOARD                                 | HM     | HOLLOW METAL           |
| B/O   | BOTTOM OF                             | HT     | HEIGHT                 |
| CFT   | CARPET                                | INSUL  | INSULATION             |
| CL    | CENTER LINE                           | JT     | JOINT                  |
| CLG   | CEILING                               | MFR    | MANUFACTURER           |
| CJ    | CONTROL JOINT                         | MIN    | MINIMUM                |
| CMU   | CONCRETE MASONRY UNIT                 | MO     | MASONRY OPENING        |
| CONC  | CONCRETE                              | MTL    | METAL                  |
| CONT  | CONTINUOUS                            | NIC    | NOT IN CONTRACT        |
| CO    | CLEAN OUT                             | NTS    | NOT TO SCALE           |
| CW    | COLD WATER                            | OC     | ON CENTER              |
| DBL   | DOUBLE                                | OPP    | OPPOSITE               |
| DIA   | DIAMETER                              | PLYWD  | PLYWOOD                |
| DIM   | DIMENSION                             | PL     | PLATE                  |
| DN    | DOWN                                  | REQ'D  | REQUIRED               |
| DR    | DOOR                                  | RO     | ROUGH OPENING          |
| DS    | DOWNSPOUT                             | SHT    | SHEET                  |
| DTL   | DETAIL                                | SV     | SHEET VINYL            |
| DWG   | DRAWING                               | SM     | SIMILAR                |
| EA    | EACH                                  | SS     | SOLID SURFACE          |
| EIPB  | EXTERIOR INSULATION AND FINISH SYSTEM | SST    | STAINLESS STEEL        |
| EL    | ELEVATION                             | STD    | STANDARD               |
| EJ    | EXPANSION JOINT                       | TBD    | TO BE DETERMINED       |
| EQ    | EQUAL                                 | TEMP   | TEMPORARY              |
| EQUIP | EQUIPMENT                             | T/O    | TOP OF                 |
| EXIST | EXISTING                              | TYP    | TYPICAL                |
| EXT   | EXTERIOR                              | UNO    | UNLESS NOTED OTHERWISE |
| FIN   | FINISH                                | VB     | VINYL BASE             |
| FD    | FLOOR DRAIN                           | VIF    | VERIFY IN FIELD        |
| FLR   | FLOOR                                 | WD     | WOOD                   |
|       |                                       | WUF    | WELDED WIRE FABRIC     |

#### LOCATION MAP



**CLIENT:**  
HSA FRANKLIN INDUSTRIAL, LLC  
100 S. WACKER DRIVE, SUITE 350  
CHICAGO, ILLINOIS 60606  
PHONE: 312.693.1742  
ATTN: ERIC OGDEN



**ARCHITECT:**  
2610 LAKE COOK ROAD, SUITE 280  
RIVERWOODS, ILLINOIS 60015  
PHONE: 847.340.0300  
ATTN: WERNER BRISKE, AIA  
OR  
CHAD SILVESTER, AIA



**CIVIL & LANDSCAPE ENGINEER:**  
PINNACLE ENGINEERING GROUP  
20125 WATERTOWN ROAD, SUITE 100  
BROOKFIELD, WI 53186  
PHONE: 262.754.8888  
FAX: 262.754.8850  
ATTN: ADAM ARTZ

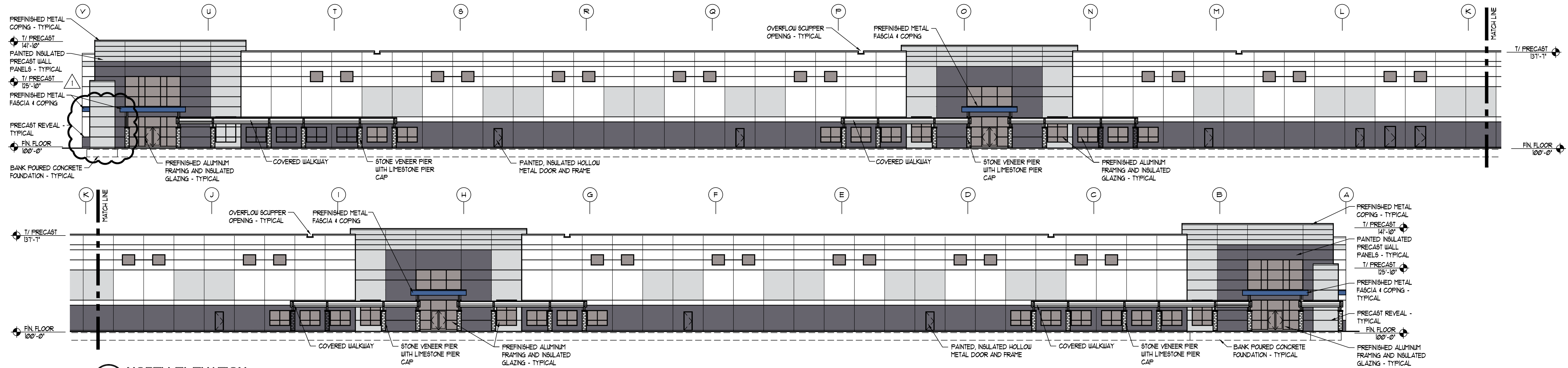


**SITE LIGHTING:**  
ENTERPRISE LIGHTING & CONTROL  
2001 PEWAUKEE ROAD  
WAUKESHA, WI 53188  
PHONE: 414.312.0603  
ATTN: JOE BOKELMAN

WEST OAKWOOD ROAD DEVELOPMENT  
PROJECT NUMBER: 715.21.103

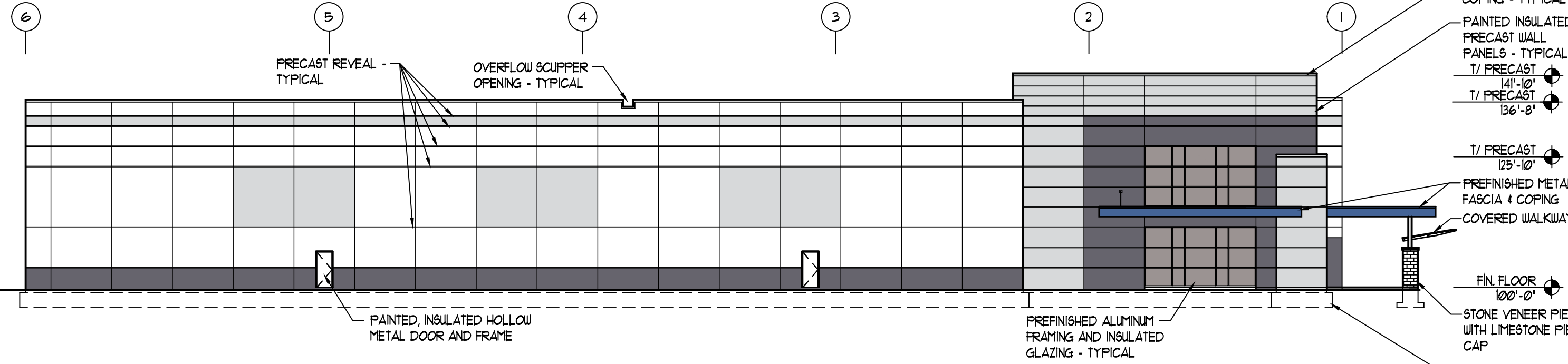
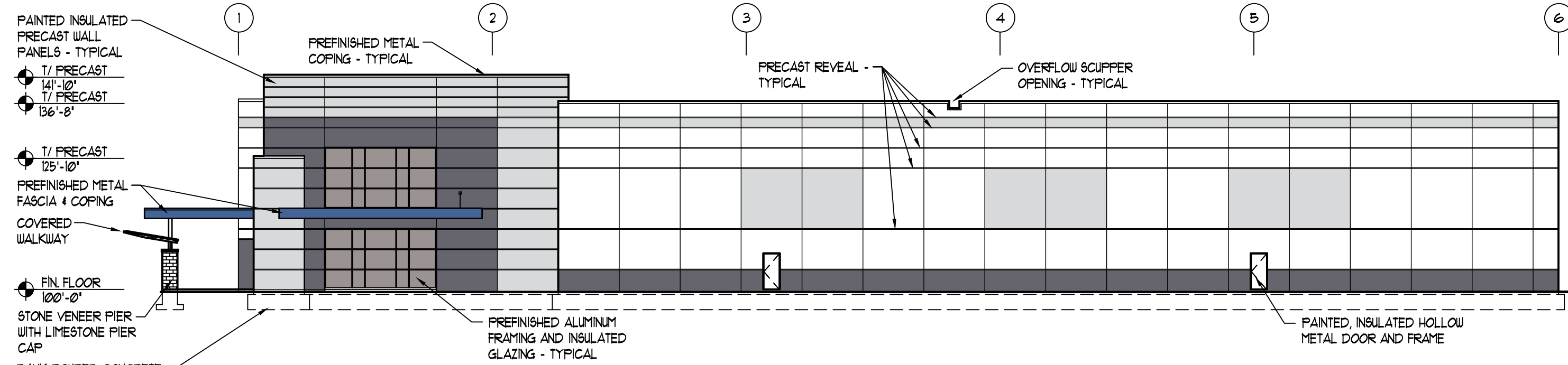
SITE PLAN REVIEW  
ISSUE DATE: 07.23.21  
REVISION DATE: 02.15.22



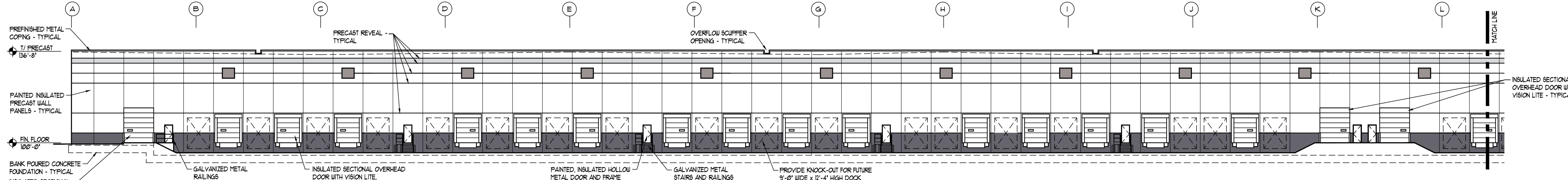


1 NORTH ELEVATION  
A4.1 1" = 20'-0"

2 WEST ELEVATION  
A4.1 1" = 20'-0"



3 EAST ELEVATION  
A4.1 1" = 20'-0"



4 SOUTH ELEVATION  
A4.1 1" = 20'-0"

**EXTERIOR FINISHES:**

- PAINT COLORS:
- COLOR 1 (LIGHT FIELD COLOR)  
SHERWIN-WILLIAMS  
COLOR: SW 7095 REPOSE GRAY
  - COLOR 2 (MEDIUM ACCENT COLOR)  
SHERWIN-WILLIAMS  
COLOR: SW 7011 DORIAN GRAY
  - COLOR 3 (DARK ACCENT COLOR)  
SHERWIN-WILLIAMS  
COLOR: SW 7078 GAINLET GRAY
  - COLOR 4 (BRICK FORMLINER COLOR)  
SHERWIN-WILLIAMS  
COLOR: SW 9168 ELEPHANT EAR
- INSULATED GLASS: GRAY TINTED
- METAL CANOPY:  
PAC-CLAD, COLOR: INTERSTATE BLUE
- ROOF COPING TO MATCH ADJACENT WALL COLOR  
WINDOW FRAMES: CLEAR ANODIZED ALUMINUM  
OVERHEAD DOORS: PREFINISHED ALUMINUM, WHITE  
EXTERIOR STAIRS: GALVANIZED STAIRS & RAILINGS

WEST OAKWOOD ROAD DEVELOPMENT  
 West Oakwood Road  
 EXTERIOR ELEVATIONS  
 2510 Lake Cook Road  
 Suite 280  
 Riverwoods, IL 60015  
 Ph.: (847) 940-0300  
 www.pdadarchitects.com  
 PROJECT NO.: 11521103  
 DRAWN BY: CTS  
 CHECKED BY: WHB  
 DATE: 02/22  
 SHEET NO.: A4.1

| LEGEND |   |
|--------|---|
|        | LIGHT DUTY PAVEMENT<br>- 8" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED LIMESTONE)<br>- 3-1/2" ASPHALTIC CONC. (2 LIFTS)<br>- LOWER LAYER (1-3/4", 4 LT 58-28.5)<br>- UPPER LAYER (1-3/4", 5 LT 58-28.5) |
|        | HEAVY DUTY PAVEMENT<br>- 12" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED LIMESTONE)<br>- 4" ASPHALTIC CONC. (2 LIFTS)<br>- LOWER LAYER (2-1/4", 3 MT 58-28.5)<br>- UPPER LAYER (1-3/4", 4 MT 58-28.5)    |
|        | CONCRETE PAVEMENT (APRON AND DOLLY PAD)<br>- 6" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED LIMESTONE)<br>- 8" PCC (4000 PSI AIR ENTRAINED CONCRETE WITH 6x6x6 GAUGE STEEL MESH)                         |
|        | CONCRETE SIDEWALK<br>- 5" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED LIMESTONE)<br>- 4" PCC (4000 PSI AIR ENTRAINED CONCRETE)   |
|        | 4" SOLID WHITE STRIPE   |
|        | 4" DIAGONAL AT 45° SPACED 2' O.C.   |
|        | ADA PARKING STALL SIGNAGE (SEE DETAIL)  |
|        | 18" CURB & GUTTER (SEE DETAIL)  |
|        | 18" REVERSE CURB & GUTTER (SEE DETAIL)  |
|        | TAPER CURB HEAD (SEE DETAIL)  |
|        | BUILDING DOOR SLAB (2% MAX SLOPE WITHIN 5-FT OF DRIVE IN OR MAN DOOR)   |
|        | ADA STALL INSIGNIA  |
|        | PAINTED CROSS WALK  |
|        | BOLLARD (SEE ARCHITECTURAL PLANS FOR DETAILS)   |
|        | PARKING COUNT (FOR INFORMATION ONLY, NOT TO BE PAINTED)   |
|        | MAN DOOR  |
|        | OVERHEAD DOOR   |

| SITE DATA TABLE   |                          |   |   |
|-------------------|--------------------------|---|---|
| TOTAL SITE AREA:  | 17.4 AC (759,877 S.F.)   | TRAILER SPACES:                         | 78  |
| BUILDING SIZE:    | 6.24 AC (271,753 S.F.)   | PROPOSED IMPERVIOUS AREA:               | 13.05 AC (568,871 S.F.)                                     |
| REQUIRED PARKING: | 0.5 SPACES/1000 S.F. GFA | GREEN SPACE/<br>LANDSCAPE SURFACE AREA: | 25.2% (4.40 AC) LOT 1 ONLY<br>66.2% (25.6 AC) WITH OUTLOT 1 |
| PROPOSED PARKING: | 201 (7 A.D.A.)           | ZONING:                                 | PDD 39 BUSINESS PARK  |

SEE SHEET C-17 FOR  
SITE/PAVING SPECIFICATIONS

FOR ALL IMPROVEMENTS WITHIN OAKWOOD ROAD ROW  
(INCLUDING DRIVEWAYS AND SIDEWALK) REFER TO  
SEPARATE SHEETS

FUTURE HICKORY STREET

SHEET C-5

MATCHLINE

DESIGNED: MCC  
DRAFTED: MCC  
REVIEWED: MAC

Z:\PROJECTS\2021\2556.00-WI\CAD\SHEETS\2556.00 SITE PLAN.DWG

PLAN | DESIGN | DELIVER  
www.pinnacle-engr.com

**PINNACLE ENGINEERING GROUP**  
ENGINEERING | NATURAL RESOURCES | SURVEYING

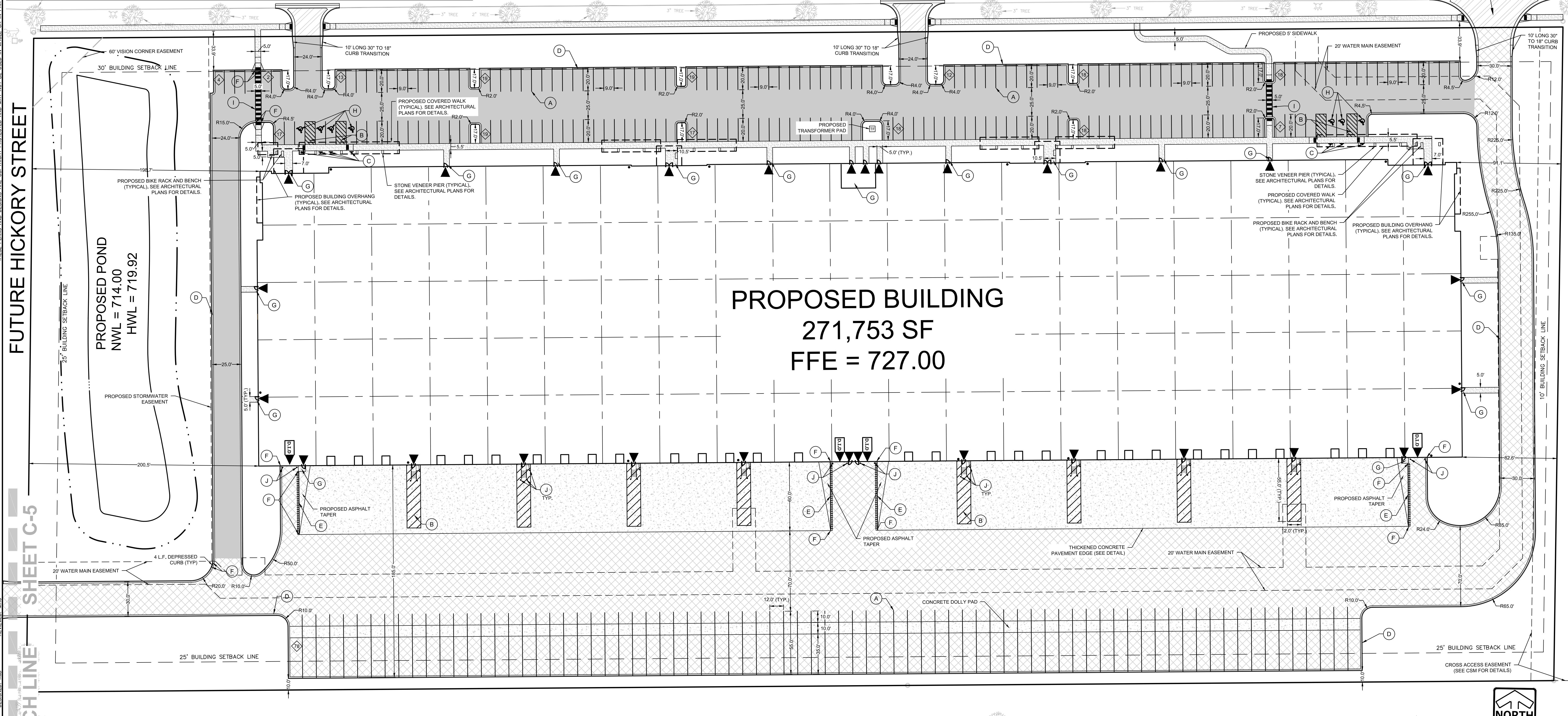
WISCONSIN OFFICE:  
20725 WATERTOWN ROAD, SUITE 100  
BROOKFIELD, WI 53186  
(262) 754-8888  
CHICAGO | MILWAUKEE | NATIONWIDE

# WEST OAKWOOD ROAD DEVELOPMENT-WEST FRANKLIN, WI

## SITE DIMENSIONAL & PAVING PLAN

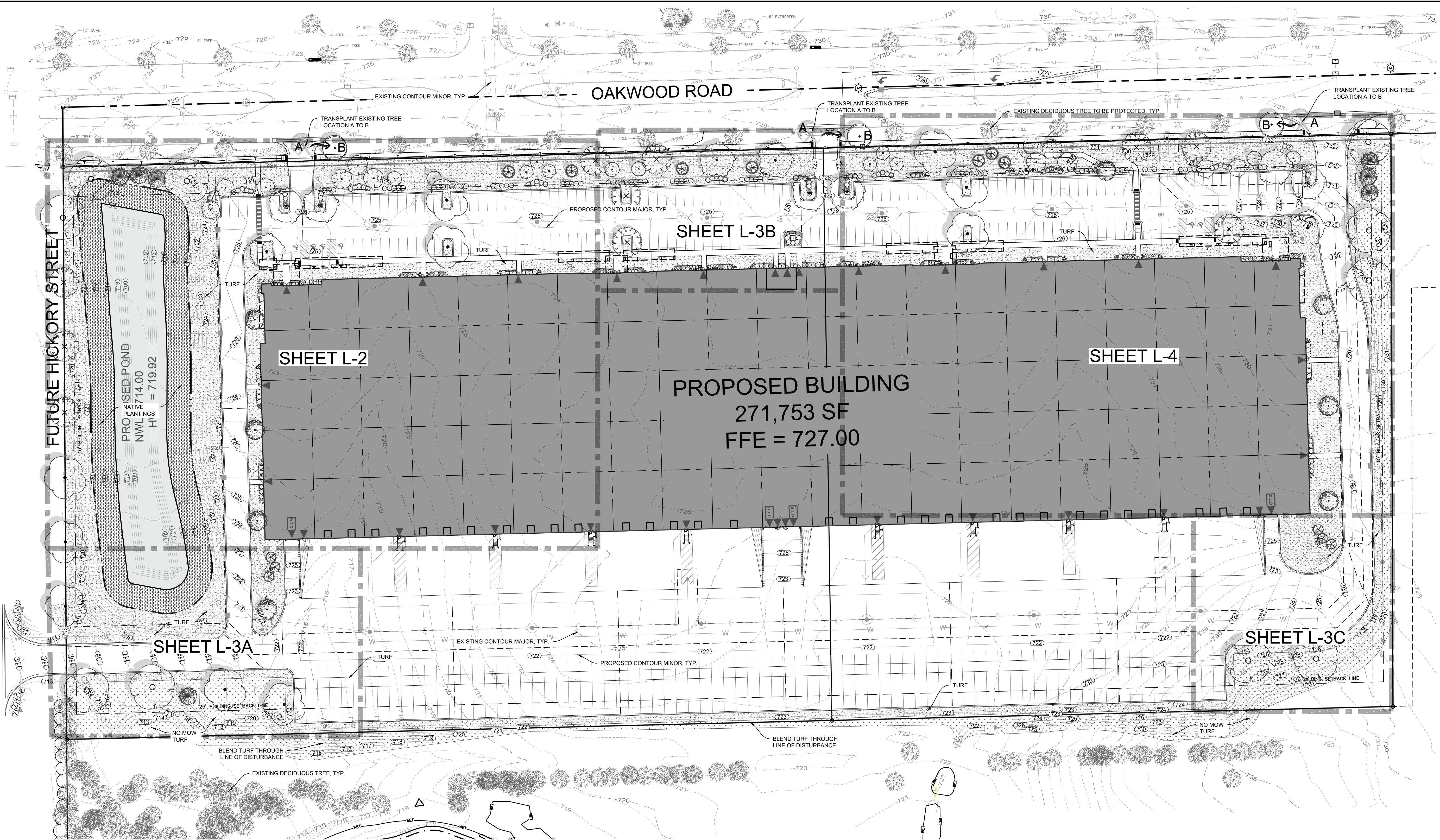
| REVISIONS               |          |
|-------------------------|----------|
| 1 ADDRESS CITY COMMENTS | 01/06/22 |
| 2 ADDRESS CITY COMMENTS | 02/21/22 |

|                      |     |              |           |
|----------------------|-----|--------------|-----------|
| REG. JOB No. 2556.00 | MAC | SCALE 1"=40' | SHEET C-3 |
| REG. PM              | MAC | SCALE 1"=40' | C-22      |
| START DATE 7/22/2021 |     |              |           |



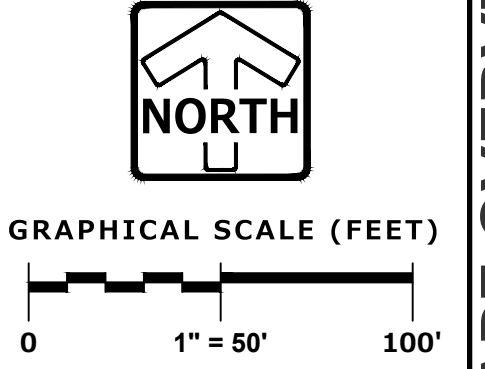
www.pinnacle-engr.com  
FOR REVIEW ONLY  
SITE DIMENSIONAL & PAVING PLAN

DESIGNED: JSJ  
DRAWN: JSJ  
CHECKED: DUB  
REVIEWED: DUB  
DATE: 02/21/2024  
PROJECT: 2021\2556.00-WI\CAD\SHEETS\2556.00 LANDSCAPE PLAN.DWG



| LANDSCAPE CALCULATIONS                          |              |          |
|---|--------------|----------|
| LANDSCAPE SURFACE RATIO (LSR) 25.2 % LOT 1 ONLY |              |          |
| PARKING STALLS PROVIDED                         | 201 STALLS   |          |
| INTERIOR LANDSCAPE ISLAND GREENSPACE REQ.       | 4,020 SQ FT  |          |
| INTERIOR LANDSCAPE ISLAND GREENSPACE PROV.      | >4,020 SQ FT |          |
|   | REQ + 20%    | PROVIDED |
| CANOPY / SHADE TREES (1/10 STALLS)              | 21+ 5        | 33       |
| EVERGREEN TREES (1/10 STALLS)                   | 21+ 5        | 26       |
| DECORATIVE TREES (1/10 STALLS)                  | 21+ 5        | 26       |
| SHRUBS (1/10 STALLS)                            | 21+ 5        | 283      |

| PLANT KEY     |   |
|---------------|---|
| GROUND COVERS | BOTANICAL / COMMON NAME                                 |
|               | NATIVE PLANTINGS / AGRECOL RAINWATER RENEWAL SEED MIX   |
|               | Turf Hydroseed / Reinders - Cadet 70/30 Fescue/Blue Mix |
|               | Turf Hydroseed Low Grow / Reinders No Mow/Low Grow Mix  |



**PINNACLE ENGINEERING GROUP**  
ENGINEERING | NATURAL RESOURCES | SURVEYING

PLAN | DESIGN | DELIVER  
www.pinnacle-engr.com

WISCONSIN OFFICE:  
20725 WATERTOWN ROAD, SUITE 100  
BROOKFIELD, WI 53186  
(262) 754-8888  
CHICAGO | MILWAUKEE | NATIONWIDE

# WEST OAKWOOD ROAD DEVELOPMENT-WEST FRANKLIN, WI

## LANDSCAPE OVERVIEW

| REVISIONS                |          |
|--------------------------|----------|
| 1. ADDRESS CITY COMMENTS | 01/06/22 |
| 2. ADDRESS CITY COMMENTS | 02/21/22 |
|                          |          |
|                          |          |

|                      |              |       |
|----------------------|--------------|-------|
| REG. JOB No. 2556.00 | MAC          | SHEET |
| REG. PM              | SCALE 1"=50' | L-1   |
| START DATE 7/22/2021 |              | L-6   |
|                      |              |       |

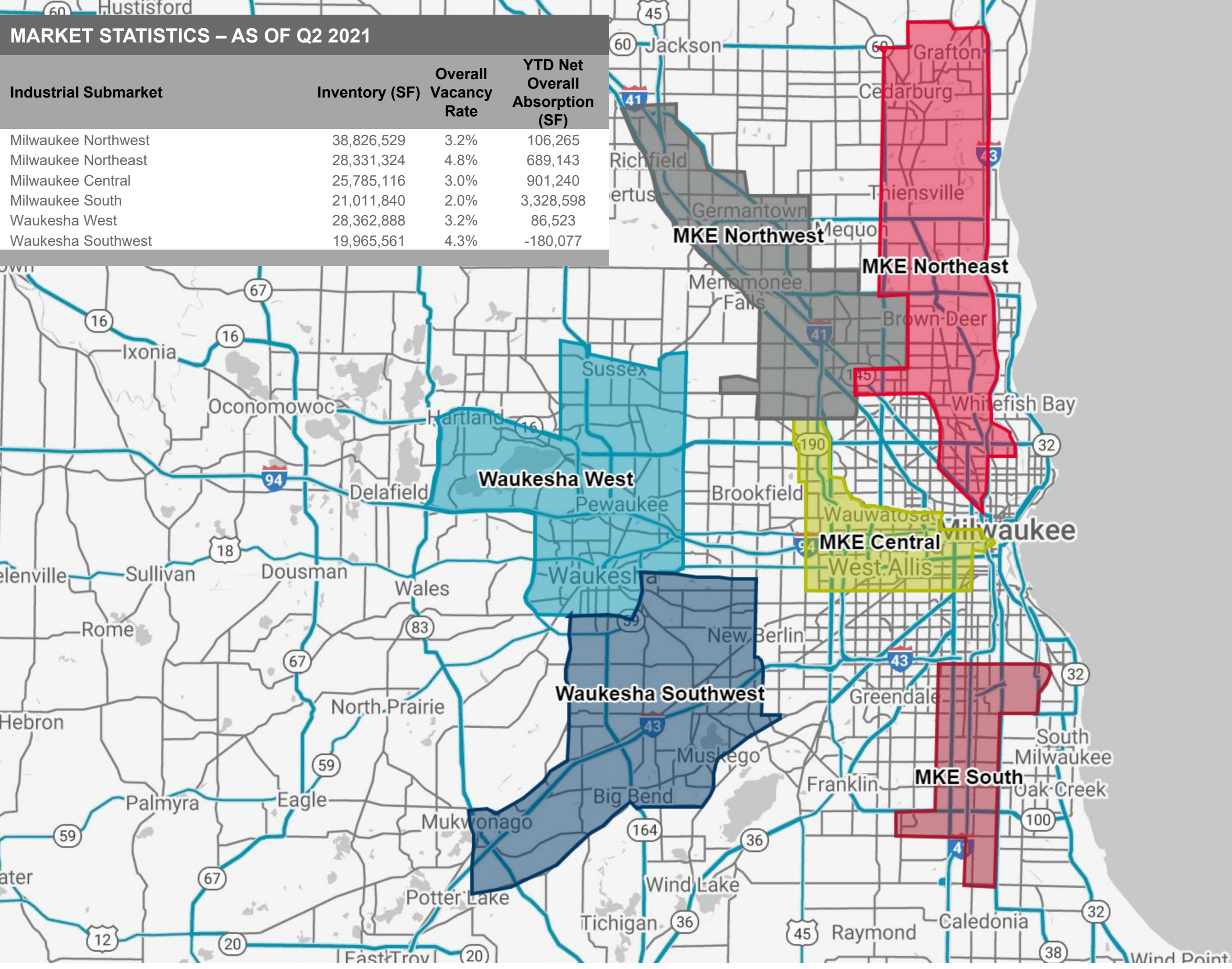
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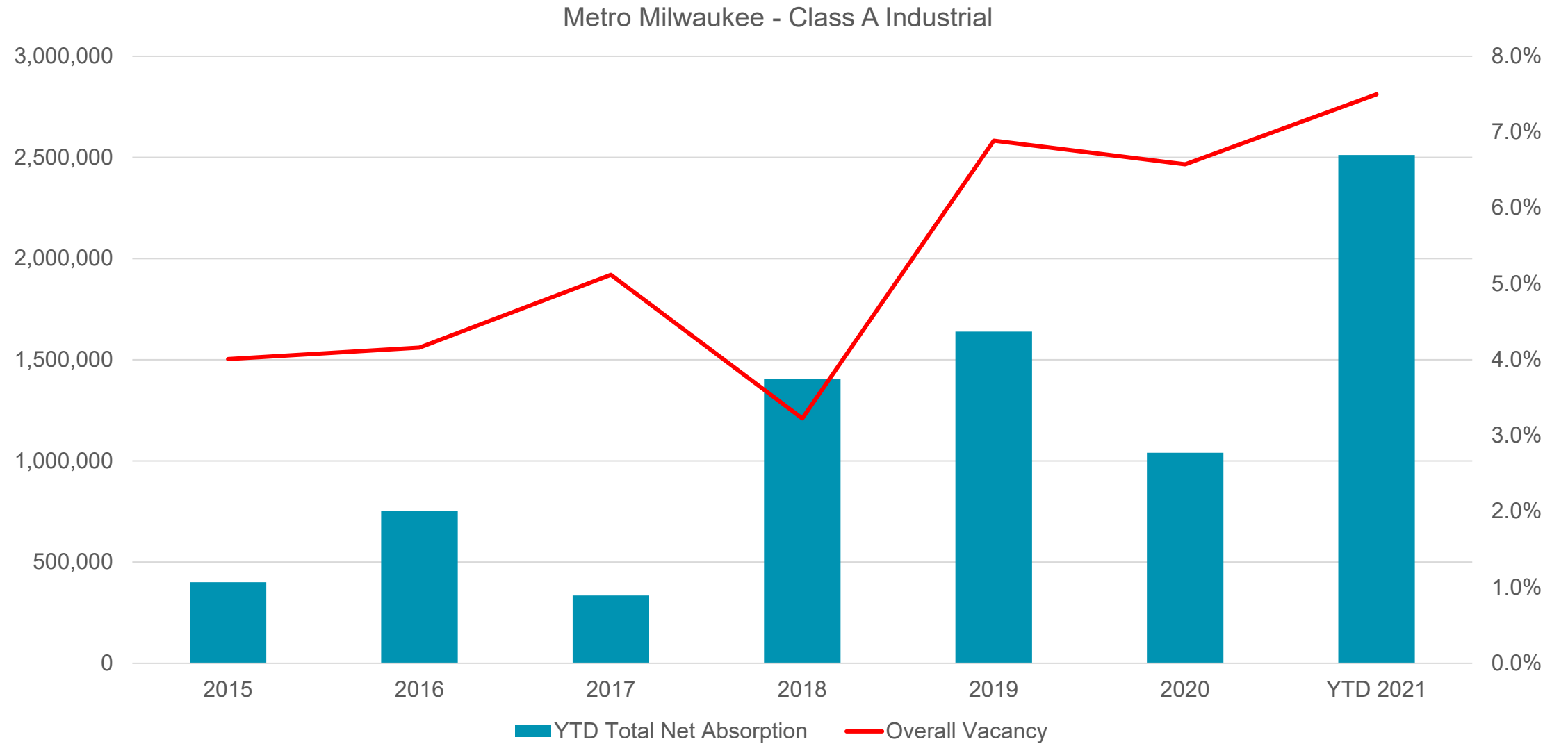
MARKET STATISTICS – AS OF Q2 2021

| Industrial Submarket | Inventory (SF) | Overall Vacancy Rate | YTD Net Overall Absorption (SF) |
|----------------------|----------------|----------------------|---------------------------------|
| Milwaukee Northwest  | 38,826,529     | 3.2%                 | 106,265                         |
| Milwaukee Northeast  | 28,331,324     | 4.8%                 | 689,143                         |
| Milwaukee Central    | 25,785,116     | 3.0%                 | 901,240                         |
| Milwaukee South      | 21,011,840     | 2.0%                 | 3,328,598                       |
| Waukesha West        | 28,362,888     | 3.2%                 | 86,523                          |
| Waukesha Southwest   | 19,965,561     | 4.3%                 | -180,077                        |



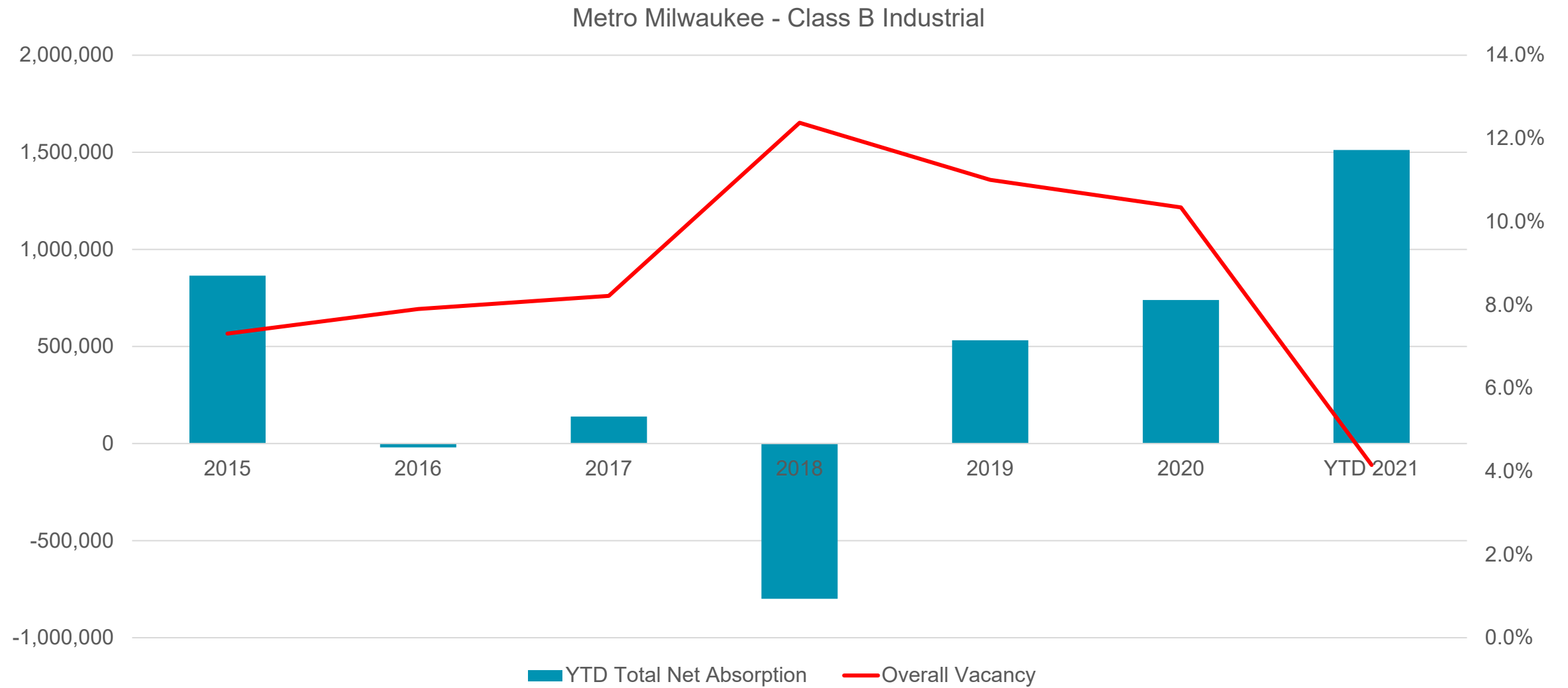
# Metro Milwaukee Class A Industrial

|      | Overall Absorption | Overall Vacancy |
|------|--------------------|-----------------|
| 2015 | 400,341            | 4.0%            |
| 2016 | 754,533            | 4.2%            |
| 2017 | 335,306            | 5.1%            |
| 2018 | 1,403,884          | 3.2%            |
| 2019 | 1,639,273          | 6.9%            |
| 2020 | 1,040,637          | 6.6%            |
| 2021 | 2,511,845          | 7.5%            |



# Metro Milwaukee Class B Industrial

|      | Overall Absorption | Overall Vacancy |
|------|--------------------|-----------------|
| 2015 | 864,706            | 7.3%            |
| 2016 | -19,813            | 7.9%            |
| 2017 | 139,073            | 8.2%            |
| 2018 | -799,040           | 12.4%           |
| 2019 | 531,844            | 11.0%           |
| 2020 | 739,322            | 10.3%           |
| 2021 | 1,512,014          | 4.2%            |

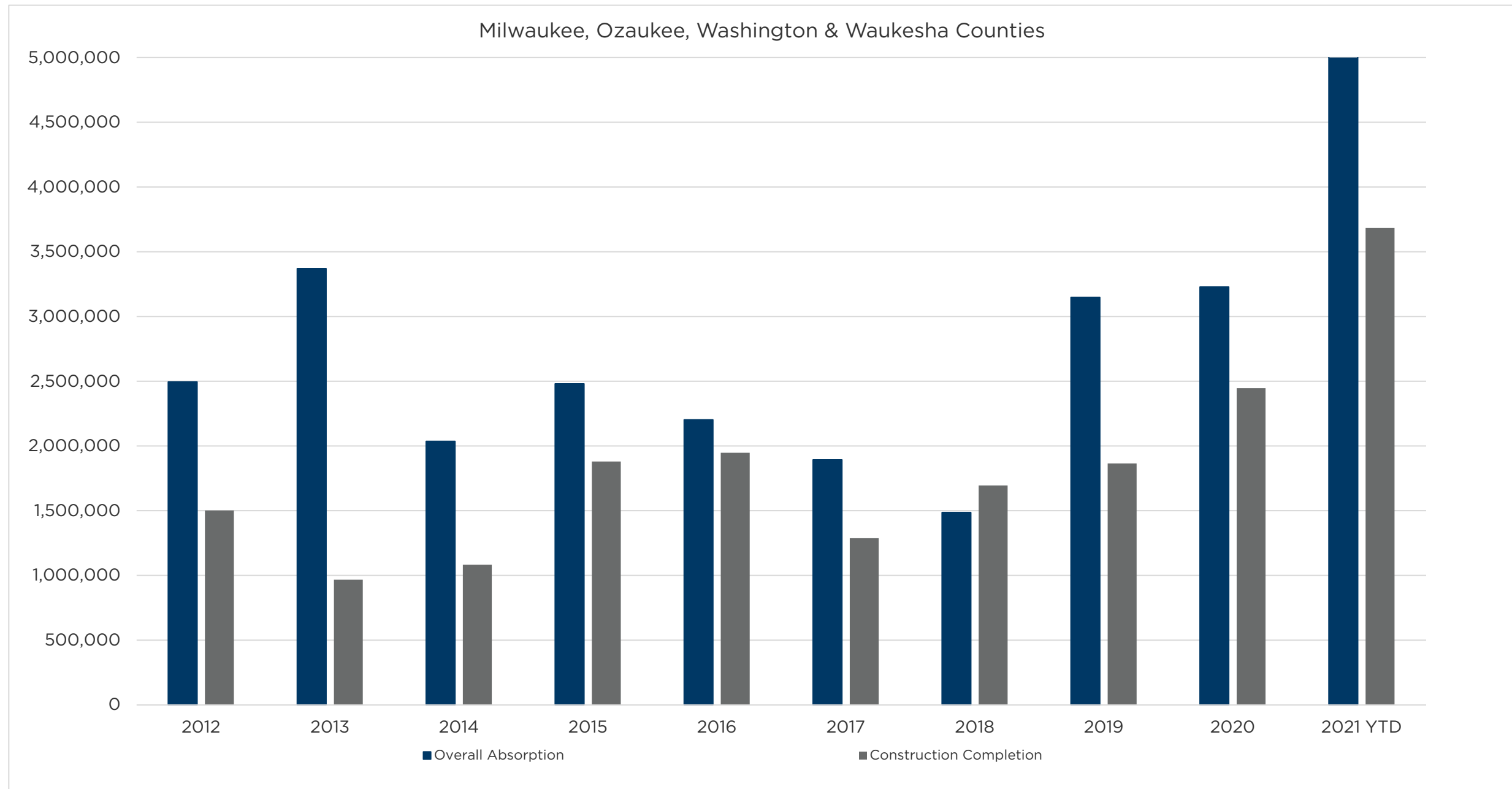


# Metro Milwaukee Industrial

Milwaukee, Ozaukee, Washington, Waukesha

Overall Absorption    Construction Completion

|          |           |           |
|----------|-----------|-----------|
| 2012     | 2,494,506 | 1,501,819 |
| 2013     | 3,370,177 | 966,997   |
| 2014     | 2,036,566 | 1,082,949 |
| 2015     | 2,479,939 | 1,879,686 |
| 2016     | 2,201,818 | 1,947,459 |
| 2017     | 1,892,872 | 1,287,067 |
| 2018     | 1,486,188 | 1,694,856 |
| 2019     | 3,158,773 | 2,941,510 |
| 2020     | 2,543,828 | 2,446,383 |
| YTD 2021 | 5,395,458 | 3,684,000 |



## MARKET STATISTICS – AS OF Q2 2021

| Industrial Submarket                       | # of Buildings | Inventory (SF) | Overall Vacancy Rate | YTD Net Overall Absorption (SF) |
|--|----------------|----------------|----------------------|---------------------------------|
| Total Milwaukee South Industrial Submarket | 266            | 21,011,840     | 2.0%                 | 3,328,598                       |
| Class A - Investor                         | 34             | 7,262,850      | 2.1%                 | 2,770,472                       |
| Class B – Investor                         | 74             | 5,844,041      | 2.0%                 | 97,966                          |
| Flex – Investor                            | 24             | 776,619        | 11.1%                | 29,800                          |

## DEVELOPER CONSTRUCTION ACTIVITY – LAST 12 MONTHS

| Project   | Building SF | Completion | Comments          |
|---|-------------|------------|-------------------|
| <b>COMPLETIONS</b>  |             |            |                   |
| Ryan Business Park, Oak Creek                                     | 2,600,000   | Q4 2020    | 100% Leased       |
| Dickman III – 10650 OakView Parkway, Oak Creek                    | 110,000     | Q4 2020    | 38% Leased        |
| HSA – 610 W Rawson Avenue, Oak Creek                              | 180,178     | Q4 2019    | 39% Leased        |
| Seefried Industrial Properties – Spec – 9705 S Oakwood, Oak Creek | 88,309      | Q4 2019    | 100% Vacant       |
| St. John Properties – 2 Spec Buildings – 140 E Rawson, Oak Creek  | 93,680      | Q4 2019    | Flex – 82% Vacant |
| HSA -102 W OakView Parkway, Oak Creek                             | 132,000     | Q2 2019    | 100% Leased       |

## UNDER CONSTRUCTION

|   |         |                  |
|---|---------|------------------|
| HSA Pennsylvania, Cudahy                | 125,000 | Q4 2021 delivery |
| Dickman IV – OakView Parkway, Oak Creek | 157,000 | Q4 2021 delivery |

## PROPOSED

|   |             |
|---|-------------|
| HSA III – OakView Parkway, Oak Creek                  | 155,000     |
| Capstone – 9900 S 13 <sup>th</sup> Street, Oak Creek  | 199k & 190k |
| HSA – Oakwood Avenue, Franklin                        | 230,000     |
| Frontline – 9141 S 13 <sup>th</sup> Street, Oak Creek | 351,201     |
| Ursa Investors – 550 W Grange, Milwaukee              | 160,800     |
| Wangard – Oakwood Road                                | 236k & 300k |

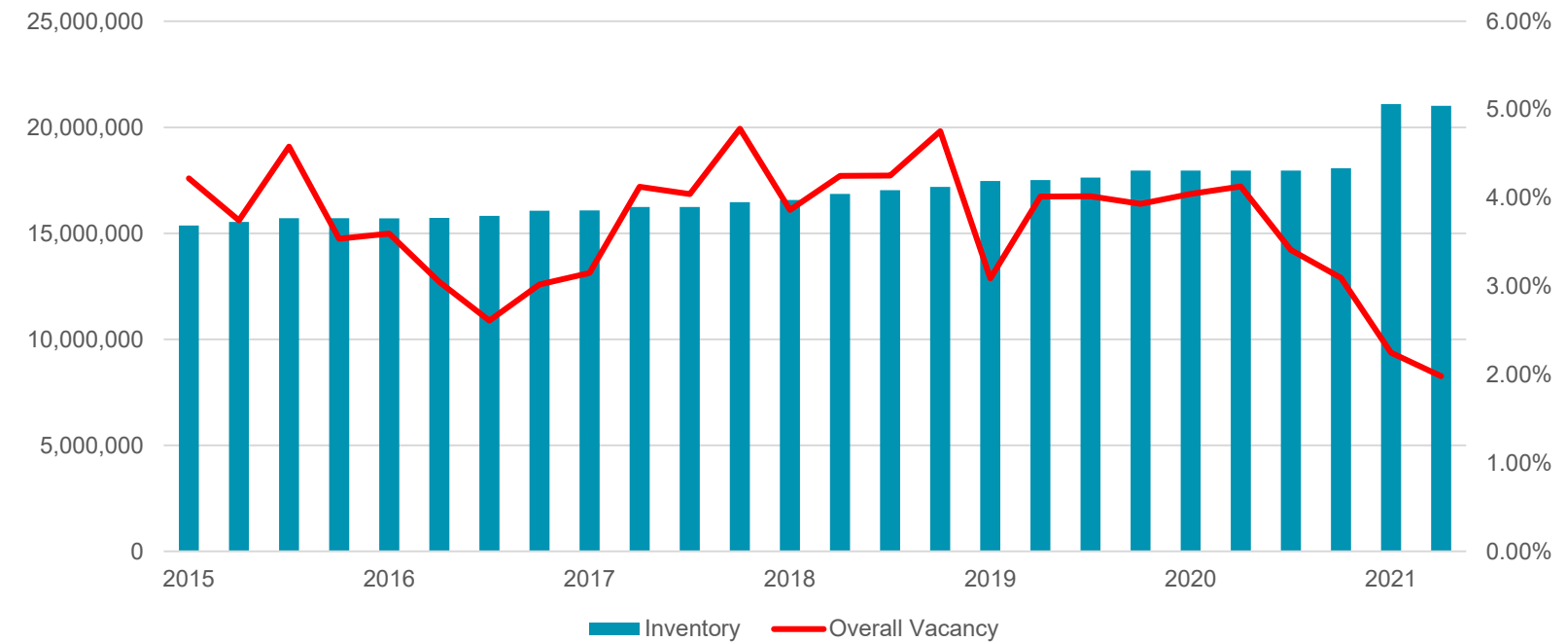
## LEASING ACTIVITY

| Address                                       | Tenant              | Leased SF                     |
|---|---------------------|-------------------------------|
| 9705 S Oakwood Park Drive, Franklin           | Niche Cocoa         | 44,425                        |
| Ryan Business Park, Oak Creek                 | Confidential        | 2,600,000                     |
| 5211 S 3 <sup>rd</sup> Street, Milwaukee      | Oshkosh Corporation | 359,988                       |
| 3326 E Layton Avenue, Cudahy                  | NPS Corp            | 164,000 (Renewal / Expansion) |
| 10650 OakView Parkway, Oak Creek              | Stella & Chewy's    | 110,000                       |
| 100 W Oakwood Road, Oak Creek                 | Yaskawa America     | 139,095 (Renewal)             |
| 102 W OakView Parkway, Oak Creek              | AIM Logistics       | 132,000                       |
| 5315 S 3 <sup>rd</sup> Street, Milwaukee      | Cargo Force         | 56,000                        |
| 9705 S Oakwood Park Drive, Franklin           | AST Logistics       | 53,075                        |
| 5170-5250 S 6 <sup>th</sup> Street, Milwaukee | J.H Findorff & Sons | 48,000                        |
| 9720 S Oakwood Park Drive, Franklin           | Innovative Fiber    | 20,883                        |

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Milwaukee South Industrial Submarket



## RECENT SALE COMPS

| Address  | Building SF | Sale Price   | Price PSF | Date     | Comments        |
|--|-------------|--------------|-----------|----------|-----------------|
| 9720 S Oakwood Park Drive, Franklin                  | 54,434      | \$3,690,000  | \$67.79   | 5/18/21  | Class B         |
| 7747 S 6 <sup>th</sup> Street, Oak Creek             | 30,000      | \$2,425,000  | \$80.83   | 5/27/21  | Owner/User Sale |
| 5315 & 5319-5375 S 3 <sup>rd</sup> Street, Milwaukee | 201,200     | \$9,700,000  | \$48.21   | 2/10/21  | Class B         |
| 130 W Edgerton Avenue, Milwaukee                     | 120,400     | \$5,485,126  | \$45.56   | 12/18/20 | Class B         |
| 5831 S Pennsylvania Avenue, Cudahy                   | 128,000     | \$7,138,000  | \$55.77   | 10/12/20 | Class A – 6.9%  |
| 9750 S Oakwood Park Drive, Franklin                  | 54,434      | \$3,100,000  | \$56.95   | 9/17/20  | Owner/User Sale |
| 111 W Oakview Parkway, Oak Creek                     | 164,007     | \$25,290,000 | \$154.20  | 6/24/20  | Class A         |

## KEY VACANCIES

| Address                                  | Building SF | Available SF | Asking Rate         | Class |
|--|-------------|--------------|---------------------|-------|
| 6055 S 6 <sup>th</sup> Street, Milwaukee | 250,000     | 250,000      | \$4.75-\$8.75 NNN   | B     |
| 2 World Packaging Circle, Franklin       | 207,814     | 207,814      |                     | A     |
| 610 W Rawson Avenue, Oak Creek           | 180,178     | 110,618      | \$5.50 NNN          | A     |
| 9875 S Stern Street, Oak Creek           | 102,503     | 102,503      | \$5.50 NNN          | A     |
| 430 W Grange Street, Milwaukee           | 201,200     | 81,000       | \$4.50 - \$8.50 NNN | B     |
| 5110 S 6th Street, Milwaukee             | 58,500      | 58,500       | \$3.95 NNN          | B     |
| 7730 S 6th Street, Oak Creek             | 72,210      | 50,703       | \$4.25 NNN          | B     |
| 5111-5185 S 9th St                       | 187,572     | 49,000       | \$3.95 NNN          | B     |
| 5170 - 5250 S 6th St                     | 163,200     | 48,000       |                     | B     |
| 7221 S 10th Street, Oak Creek            | 45,000      | 45,000       | \$5.50 NNN          | B     |
| 4659-4859 W Basswood Drive, Franklin     | 126,000     | 42,000       | \$4.75 NNN          | A     |

