

CITY OF FRANKLIN
PLAN COMMISSION MEETING*
FRANKLIN CITY HALL COUNCIL CHAMBERS
9229 W. LOOMIS ROAD, FRANKLIN, WISCONSIN
AGENDA
THURSDAY, SEPTEMBER 22, 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 September 8, 2022.

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

1. **LIGHTHOUSE INVESTMENTS, LLC INDOOR/OUTDOOR PICKLEBALL FACILITY CONSTRUCTION.** Rezoning application by Lighthouse Investments, LLC to rezone the properties located at 5012 West Ryan Road from B-1 Neighborhood Business District to B-3 Community Business District; Tax Key Nos. 881-9998-001 and 881-9999-001. **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)

1. **TARGET STORE T-2388 FRANKLIN PARKING LOT DRIVE-UP LOGO SIGN INSTALLATION WITHIN THE SHOPPES AT WYNDHAM VILLAGE COMMERCIAL RETAIL CENTER.** Master Sign Program Amendment application by Target Corporation (Store T-2388 Franklin) to allow for Drive-Up signage totaling 128 square feet, specifically the installation of 12 two-sided posts and panel signs (as pickup stall markers-96 square feet) consisting of Target’s Drive-Up logo and the space number, and two solar beacon signs (32 square feet), one on the north and south end of the proposed pickup area 24 Drive-Up stalls (which require a Master Sign Program (MSP) Amendment), for property located at 7800 South Lovers Lane Road, zoned CC City Civic Center District; Tax Key No. 794-9999-004.

E. **Adjournment**

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

Franklin Plan Commission Agenda

9/22/22

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

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

REMINDERS:

Next Regular Plan Commission Meeting: October 6, 2022

**City of Franklin
Plan Commission Meeting
September 8, 2022
Minutes**

unapproved

A. Call to Order and Roll Call

Mayor Steve Olson called the September 8, 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 Patrick Leon, Kevin Haley, Adam Burkhardt and Patricia Hogan and City Engineer Glen Morrow. Also present were Principal Planner Régulo Martínez-Montilva, Associate Planner Marion Ecks, Director of Administration Peggy Steeno, Director of Economic Development John Regetz and City Attorney Jesse Wesolowski.

B. Approval of Minutes

1. Regular Meeting of August 18, 2022.

Commissioner Hogan moved and Commissioner Haley seconded a motion to approve the August 18, 2022, regular meeting minutes. On voice vote, all voted ‘aye’; motion carried (6-0-0).

C.

**UNIFIED DEVELOPMENT
ORDINANCE (UDO) REWRITE
TASK FORCE: PRESENTATION OF
DIAGNOSTIC REVIEW OF THE
UDO BY PROJECT CONSULTANTS
HOUSEAL LAVIGNE ASSOCIATES
AND BIRCHLINE PLANNING LLC**

Principal Planner Régulo Martínez-Montilva introduced the Unified Development Ordinance (UDO) Rewrite Task Force presentation of a Draft Diagnostic and Chapters 1-4. Ruben Shell of Houseal Lavigne Associates, and J.B. Hines of Birchline Planning LLC presented information about the draft. Discussion only, no action taken.

This item was temporarily set aside at 7:30 PM and resumed at 8:49 PM

D. Public Hearing Business Matters

**1. PROPOSED AMENDMENT
OF BOUNDARIES AND PROJECT
PLAN FOR TAX INCREMENTAL
DISTRICT NO. 6, CITY OF
FRANKLIN, WISCONSIN (THE
“DISTRICT”).**

A. Public Hearing regarding the proposed amendment of boundaries and project plan for Tax Incremental District No. 6 (See the Public Hearing Notice which was published on August 31, 2022). **B.** Consideration and possible action on “A Resolution Designating Proposed Amended Boundaries and Approving a Project Plan Amendment for Tax

The Official Notice of Public hearing for amendment of boundaries and project plan for Tax Incremental District No. 6 was read in to the record by Associate Planner Marion Ecks and the Public Hearing was opened at 7:39 p.m. and closed at 7:49 p.m.

Principal Planner Régulo Martínez-Montilva presented the request by the City of Franklin, **A.** Public Hearing regarding the proposed amendment of boundaries and project plan for Tax Incremental District No. 6 (See the Public Hearing Notice which was published on August 31, 2022). **B.** Consideration and possible action on “A Resolution Designating Proposed Amended Boundaries and Approving a Project Plan Amendment for Tax Incremental District No. 6, City of Franklin, Wisconsin”.

Incremental District No. 6, City of Franklin, Wisconsin”.

A.
City Engineer Morrow moved and Commissioner Leon seconded a motion to adopt a Resolution designating proposed amended boundaries and approving a project plan amendment for Tax Incremental District No. 6, City of Franklin, Wisconsin. On voice vote, 5 voted ‘aye’ and 1 abstained; motion carried (5-0-0).

B.
City Engineer Morrow moved and Commissioner Leon seconded a motion to adopt a Resolution designating proposed amended boundaries and approving a project plan amendment for Tax Incremental District No. 6, City of Franklin, Wisconsin. On voice vote, 5 voted ‘aye’ and 1 abstained; motion carried (5-0-0).

E. Business Matters

1. STRAUSS BRANDS LLC MEAT PROCESSING FACILITY CONSTRUCTION. A Resolution to Amend Resolution No. 2021-7788, A Resolution to Amend Resolution No. 2020-7681, A Resolution Imposing Conditions and Restrictions for the Approval of a Special Use for a Meat Processing Facility Use Upon Property Located at the Southwest Corner of the Intersection of West Loomis Road and the New Monarch Drive (Lot 83 of Ryan Meadows Subdivision) (Strauss Brands LLC, Applicant), to Extend the Time for Commencement of the Special Use Development; and A Resolution to Amend Resolution No. 2021-023, A Resolution to Amend Resolution No. 2020-024, A Resolution Approving a Site Plan for Construction of a Meat Processing Facility with Associated Cattle Pen, a Harvest Floor, Carcass Coolers, Fabrication Areas, Packaging Areas, Warehouse Areas, Shipping Docks, Operations Offices, Employee Welfare Spaces, Associated Mechanical Support Facilities and Spaces, a Future Development Area, Stormwater Ponds, Parking Lot and Truck and Employee Vehicle Entrance Drives (the Southwest Corner of the Intersection of West Loomis Road and the New Monarch Drive (Lot 83 of Ryan Meadows Subdivision) (Strauss Brands LLC, Applicant), to Extend the Time for

Principal Planner Régulo Martínez-Montilva presented the request by the City of Franklin, a Resolution to Amend Resolution No. 2021-7788, A Resolution to Amend Resolution No. 2020-7681, A Resolution Imposing Conditions and Restrictions for the Approval of a Special Use for a Meat Processing Facility Use Upon Property Located at the Southwest Corner of the Intersection of West Loomis Road and the New Monarch Drive (Lot 83 of Ryan Meadows Subdivision) (Strauss Brands LLC, Applicant), to Extend the Time for Commencement of the Special Use Development; and A Resolution to Amend Resolution No. 2021-023, A Resolution to Amend Resolution No. 2020-024, A Resolution Approving a Site Plan for Construction of a Meat Processing Facility with Associated Cattle Pen, a Harvest Floor, Carcass Coolers, Fabrication Areas, Packaging Areas, Warehouse Areas, Shipping Docks, Operations Offices, Employee Welfare Spaces, Associated Mechanical Support Facilities and Spaces, a Future Development Area, Stormwater Ponds, Parking Lot and Truck and Employee Vehicle Entrance Drives (the Southwest Corner of the Intersection of West Loomis Road and the New Monarch Drive (Lot 83 of Ryan Meadows Subdivision) (Strauss Brands LLC, Applicant), to Extend the Time for Commencement of the Site Plan Use Development. As the subject Special Use development upon which the Site Plan Use approval is conditioned is a subject in the litigation matter *Franklin Community Advocates, et al. v. City of Franklin, and Strauss Brands, LLC*, Milwaukee County Circuit Court Case No. 20-CV-7031, which litigation matter is in process and pending at this time, the Plan Commission may enter closed session pursuant to Wis. Stat. § 19.85(1)(g), to confer with legal counsel for the Plan Commission who is rendering advice concerning strategy to be adopted by the body with respect to the subject litigation, and to reenter open session at the same place thereafter to act on such matters discussed therein as it deems appropriate

Commencement of the Site Plan Use Development. As the subject Special Use development upon which the Site Plan Use approval is conditioned is a subject in the litigation matter *Franklin Community Advocates, et al. v. City of Franklin, and Strauss Brands, LLC*, Milwaukee County Circuit Court Case No. 20-CV-7031, which litigation matter is in process and pending at this time, the Plan Commission may enter closed session pursuant to Wis. Stat. § 19.85(1)(g), to confer with legal counsel for the Plan Commission who is rendering advice concerning strategy to be adopted by the body with respect to the subject litigation, and to reenter open session at the same place thereafter to act on such matters discussed therein as it deems appropriate

2. CAPE CROSSING SINGLE-FAMILY RESIDENTIAL SUBDIVISION PLANNED DEVELOPMENT DISTRICT DEVELOPMENT (PHASE 1). Final Plat application by Cape Crossing, LLC, Franklin DC Land, LLC, current property owner, to create Phase 1 of The Villas at Cape Crossing/The Estates at Cape Crossing, a new single-family residential subdivision Planned Development District, Phase 1 consisting of 63 single-family residence lots, with outlots for common areas, stormwater management facilities and future phases), property located at 12200 West Ryan Road, zoned Planned Development District No. 40 (Cape Crossing); Tax Key Nos. 890-9991-001 and 890- 9991-002.

A. Commissioner Leon moved and Alderwoman Hanneman seconded a motion to recommend approval of a Resolution to amend Resolution No. 2021-7788, a Resolution to amend Resolution No. 2020-7681, a Resolution imposing conditions and restrictions for the approval of a Special Use for a meat processing facility use upon property located at the southwest corner of the intersection of West Loomis Road and the new Monarch Drive (lot 83 of Ryan Meadows subdivision) (Strauss Brands LLC, applicant), to extend the time for commencement of the Special Use development. On voice vote, 4 voted ‘aye’, 1 voted ‘nay’ and 1 abstained; motion carried (4-1-0).

B. Commissioner Leon moved and Alderwoman Hanneman seconded a motion to adopt a Resolution to amend Resolution No. 2021-023, a Resolution to amend Resolution No. 2020-024, a Resolution approving a Site Plan for construction of a meat processing facility with associated cattle pen, a harvest floor, carcass coolers, fabrication areas, packaging areas, warehouse areas, shipping docks, operations offices, employee welfare spaces, associated mechanical support facilities and spaces, a future development area, stormwater ponds, parking lot and truck and employee vehicle entrance drives (the southwest corner of the intersection of West Loomis Road and the new Monarch Drive (lot 83 of Ryan Meadows subdivision) (Strauss Brands LLC, applicant), to extend the time for commencement of the Site Plan use development. On voice vote, 4 voted ‘aye’, 1 voted ‘nay’ and 1 abstained; motion carried (4-1-0).

Principal Planner Régulo Martínez-Montilva presented the request by Cape Crossing, LLC, Franklin DC Land, LLC, current property owner, to create Phase 1 of The Villas at Cape Crossing/The Estates at Cape Crossing, a new single-family residential subdivision Planned Development District, Phase 1 consisting of 63 single-family residence lots, with outlots for common areas, stormwater management facilities and future phases), property located at 12200 West Ryan Road, zoned Planned Development District No. 40 (Cape Crossing); Tax Key Nos. 890-9991-001 and 890- 9991-002.

Alderwoman Hanneman moved and Commissioner Leon seconded a motion to recommend approval of a Resolution conditionally approving a Final Plat for the villas at Cape Crossing/The Estates at Cape Crossing subdivision (at 12200 West Ryan Road), recognizing the need of further review of condition No. 10 and recommending dedication of outlot 4. On voice vote, 4 voted ‘aye’, 1 voted ‘nay’; motion carried (5-1-0).

3. THE ROCK SPORTS COMPLEX/BALLPARK COMMONS C-1 BUILDING WALL SIGNAGE INSTALLATION. Sign Review application by-Baseballism and Foth Infrastructure and Environmental, LLC, for two new illuminated wall signs (Baseballism sign (approximately 99 square feet) and a Foth sign (approximately 34 square feet), on the south building elevation (facing Rawson Avenue)), property identified in the Ballpark Commons Masterplan as building C-1 (located in the Ballpark Commons Sports Village Commercial/Mixed Use Area of Planned Development District No. 37 (The Rock Sports Complex/Ballpark Commons)), bearing Tax Key No. 744-1007-000.

Principal Planner Régulo Martínez-Montilva presented the request by Baseballism and Foth Infrastructure and Environmental, LLC, for two new illuminated wall signs (Baseballism sign (approximately 99 square feet) and a Foth sign (approximately 34 square feet), on the south building elevation (facing Rawson Avenue)), property identified in the Ballpark Commons Masterplan as building C-1 (located in the Ballpark Commons Sports Village Commercial/Mixed Use Area of Planned Development District No. 37 (The Rock Sports Complex/Ballpark Commons)), bearing Tax Key No. 744-1007-000.

Alderman Hanneman moved and City Engineer Morrow seconded a motion to adopt a Resolution approving a wall sign for a Baseballism store and Foth offices at Ballpark Commons development (southwest corner of West Rawson Avenue and South Ballpark Drive within the Ballpark Commons Sports Village commercial/mixed use area of Planned Development District No. 37 (The Rock Sports Complex/Ballpark Commons)). On voice vote, all voted ‘aye’; motion carried (5-0-1).

Commissioner Patrick Leon left at 8:42 PM.
The Commission took a break at 8:43 PM.
The Commission returned at 8:45 PM.

C.

UNIFIED DEVELOPMENT ORDINANCE (UDO) REWRITE TASK FORCE: PRESENTATION OF DIAGNOSTIC REVIEW OF THE UDO BY PROJECT CONSULTANTS HOUSEAL LAVIGNE ASSOCIATES AND BIRCHLINE PLANNING LLC

This item was temporarily set aside at 7:30 PM and resumed at 8:49 PM

Principal Planner Régulo Martínez-Montilva introduced the Unified Development Ordinance (UDO) Rewrite Task Force presentation of a Draft Diagnostic and Chapters 1-4. Ruben Shell of Houseal Lavigne Associates, and J.B. Hines of Birchline Planning LLC presented information about the draft. Discussion only, no action taken.

Adjournment

Commissioner Hogan moved and Commissioner Haley seconded to adjourn the Plan Commission meeting of September 8, 2022 at 9:35 p.m.. On voice vote, all voted ‘aye’; motion carried (6-0-0).



CITY OF FRANKLIN
REPORT TO THE PLAN COMMISSION
Meeting of September 22, 2022
REZONING

RECOMMENDATION: City Development staff recommends approval of the proposed rezoning. However, the current B-1 zoning district is also consistent with the comprehensive plan.

Project name: Lighthouse Investments, Rezoning
Property Owner: DMN/Ryan, LLC
Applicant: Alan Ruud. Lighthouse Investments, LLC
Agent: Thomas J. O’Connell Jr. Partners in Design Architects, Inc.
Property Address/TKN: 5012 W. Ryan Rd. / 881 9998 001 & 881 9999 001
Aldermanic District: District 4
Zoning District: B-1 – Neighborhood Business District
Staff Planner: Régulo Martínez-Montilva, AICP, Principal Planner
Submittal date: 07-29-2022
Application number: PPZ22-0125

INTRODUCTION

Rezoning application to amend the City’s Zoning Map for properties located at 5012 W. Ryan Road from B-1 Neighborhood Business District to B-3 Community Business District. The subject properties are currently vacant and located on the northeast corner of the intersection of Ryan Road and 51st Street. The total area to be rezoned is approximately 9.7 acres.

According to the applicant, the potential use for this site is an indoor pickleball facility. Note that any future development will require use and site plan approval by the City.

PROJECT ANALYSIS

Consistency with the Comprehensive Plan

The subject area is designated “Commercial” by the City of Franklin 2025 Comprehensive Master Plan. The proposed B-3 zoning is consistent with the commercial designation of the Future Land Use Map of the Comprehensive Plan, however, the current B-1 is also consistent with this commercial designation.

A city zoning ordinance is required to be consistent with the local comprehensive plan per Wisconsin Statutes §66.1001(3), “consistent with” means “furthers or does not contradict the objectives, goals, and policies contained in the comprehensive plan”.

Compliance with the zoning district’s intent

The applicant submitted plans for an indoor pickle facility as part of this rezoning application. An indoor pickleball facility is classified under the Standard Industrial Classification Title No. 7999

“Amusement and Recreation, not elsewhere classified”. This land use is not permitted in the current B-1 zoning district, and it requires a Special Use permit in the proposed B-3 zoning district.

SIC		B-1	B-2	B-3	B-4	B-5	B-6	B-7	CC	VB	I-1	P-1	M-1	M-2	BP	OL-1	OL-2
NO	STANDARD INDUSTRIAL CLASSIFICATION TITLE																
7948	Racing, including track operation											S	S				
799	Miscellaneous Amusement, Recreation Services											S	S				
7991	Physical fitness facilities		S	S	P			S/A	P			S	S	S	S	S/A	P
7992	Public golf courses											S	S	S			
7993	Coin-operated amusement devices		P	P	P							S	S	S			P
7996	Amusement parks											S	S	S			
7997	Membership sports & recreation clubs											S	S	S			
7999	Amusement and recreation, not elsewhere classified		S	S	S							S	S	S			

Unified Development Ordinance, Permitted and Special Uses in Nonresidential Zoning Districts
Table 15-3.0603, page 14

The intent of the B-1 and B-3 zoning districts are below for reference:

- **B-1 Neighborhood Business District:** “Provide for the convenience of persons residing in nearby residential areas and is, thus, limited in its functions to accommodating the basic day-to-day shopping and service needs of the residents living in the adjacent areas”.
- **B-3 Community Business District:** “Accommodate the needs of a much larger consumer population than served by the B-1 Neighborhood Shopping District”.

The subject parcels are adjacent to two arterial roadways, Ryan Road and 51st Street, this location is more suitable for the B-3 zoning district than for the B-1 zoning district in staff’s opinion. Additionally, the subject properties abut B-3 zoning to the east and west, therefore, the proposed rezoning would be compatible with the adjacent zoning.



Current zoning map. Source: City of Franklin Property Viewer.

STAFF RECOMMENDATION

City Development staff recommends approval of the proposed rezoning. However, the current B-1 zoning district is also consistent with the comprehensive plan.

Note that the plans for the proposed indoor pickleball facility are for reference only, separate use and site plan approval would be required for this development. If this rezoning is approved, the subject properties may be developed for any of the permitted or special land uses in the B-3 zoning district.

STATE OF WISCONSIN

CITY OF FRANKLIN

MILWAUKEE COUNTY

[Draft 9-6-22]

ORDINANCE NO. 2022-_____

AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT
ORDINANCE (ZONING MAP) TO REZONE CERTAIN PARCELS
OF LAND FROM B-1 NEIGHBORHOOD BUSINESS DISTRICT TO
B-3 COMMUNITY BUSINESS DISTRICT
(LOCATED AT 5012 WEST RYAN ROAD)
(APPROXIMATELY 9.7 ACRES)
(LIGHTHOUSE INVESTMENTS, LLC, APPLICANT)

WHEREAS, Lighthouse Investments, LLC having petitioned for the rezoning of approximately 9.7 acres of land, from B-1 Neighborhood Business District to B-3 Community Business District, such land located at 5012 West Ryan Road; and

WHEREAS, a public hearing was held before the City of Franklin Plan Commission on the 22nd day of September, 2022, upon the aforesaid petition and the Plan Commission thereafter having determined that the proposed rezoning would promote the health, safety and welfare of the City and having recommended approval thereof to the Common Council; and

WHEREAS, the Common Council having considered the petition and having concurred with the recommendation of the Plan Commission and having determined that the proposed rezoning is consistent with the 2025 Comprehensive Master Plan of the City of Franklin, Wisconsin and would promote the health, safety and welfare of the Community.

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

SECTION 1: §15-3.0102 (Zoning Map) of the Unified Development Ordinance of the City of Franklin, Wisconsin, is hereby amended to provide that the zoning district designation for lands located at 5012 West Ryan Road, described below, be changed from B-1 Neighborhood Business District to B-3 Community Business District:

PARCEL I:

That part of the Southeast 1/4 of Section 23, Township 5 North, Range 21 East, in the City of Franklin, County of Wisconsin, State of Wisconsin, bounded and described as follows: Commencing at the Southwest corner of said 1/4 Section; thence North 88°38'16" East, along the South line of said 1/4 Section, 597.05 feet to a point; thence North 00°25'33" West, 599.00 feet to a point; thence South 88°38'16"

West and parallel to the South line of said 1/4 Section, 596.96 feet to a point on the West line of said 1/4 Section; thence South 00°24'50" East, along the West line of said 1/4 Section, 566.00 feet to the place of beginning. Excepting therefrom the South 60.0 feet and the West 33.0 feet dedicated for public road purposes and Excepting that portion conveyed in document recorded on July 13, 2005 as Document No. 9047333.

Tax Key No. 881-9998-001.

PARCEL II:

That part of the Southeast 1/4 of Section 23, Township 5 North, Range 21 East, in the City of Franklin, County of Wisconsin, State of Wisconsin, bounded and described as follows: Commencing at a point in the South line of said 1/4 Section 597.05 feet East of the Southwest corner of said 1/4 Section; continue thence East on and along the South line of said 1/4 Section 385.00 feet to a point; thence Northerly on and along the East line of the West 60 acres of the West 1/2 of the Southeast 1/4 of Section 23, Township 5 North, Range 21 East, 566.00 feet to a point; thence West and parallel to the South line of said 1/4 Section, 385.00 feet to a point; thence Southerly and parallel to the East line of the West 1/2 of the Southeast 1/4 of Section 23, Township 5 North, Range 21 East, 566.00 feet to a point; thence West and parallel to the South line of said 1/4 Section, 566.0 feet to the place of beginning. EXCEPT the South 60 feet thereof. ALSO EXCEPTING that part of the subject premises conveyed for street purposes by Warranty Deed recorded as Document No. 8919530.

Tax Key No. 881-9999-001.

SECTION 2: The terms and provisions of this ordinance are severable. Should any term or provision of this ordinance be found to be invalid by a court of competent jurisdiction, the remaining terms and provisions shall remain in full force and effect.

SECTION 3: All ordinances and parts of ordinances in contravention to this ordinance are hereby repealed.

SECTION 4: This ordinance shall take effect and be in force from and after its passage and publication.

Introduced at a regular meeting of the Common Council of the City of Franklin this
_____ day of _____, 2022, by Alderman _____.

ORDINANCE NO. 2022-_____

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

APPROVED:

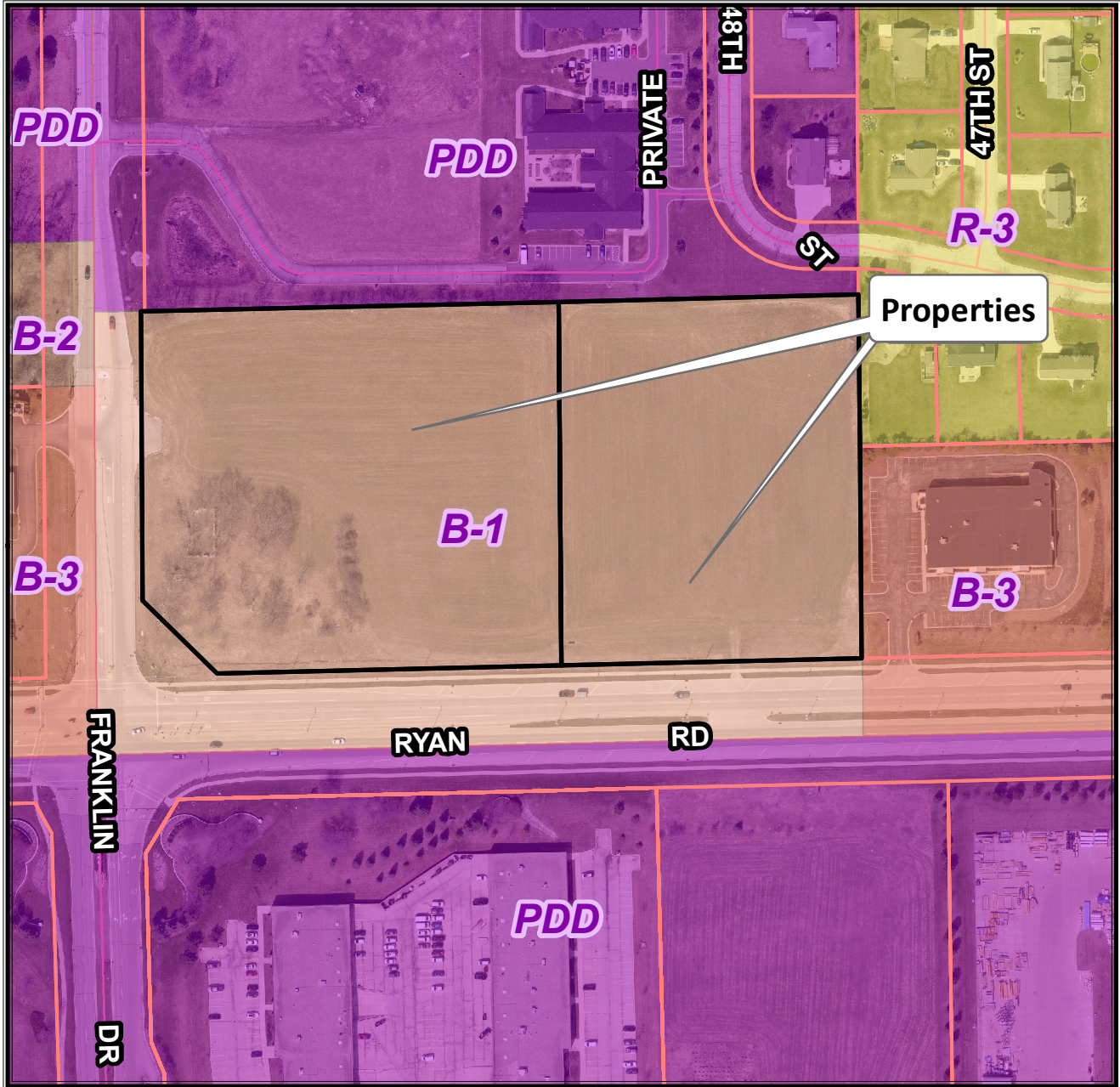
Stephen R. Olson, Mayor

ATTEST:

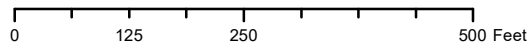
Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____

5012 W. Ryan Road
 TKNs: 881 9998 001 & 881 9999 001

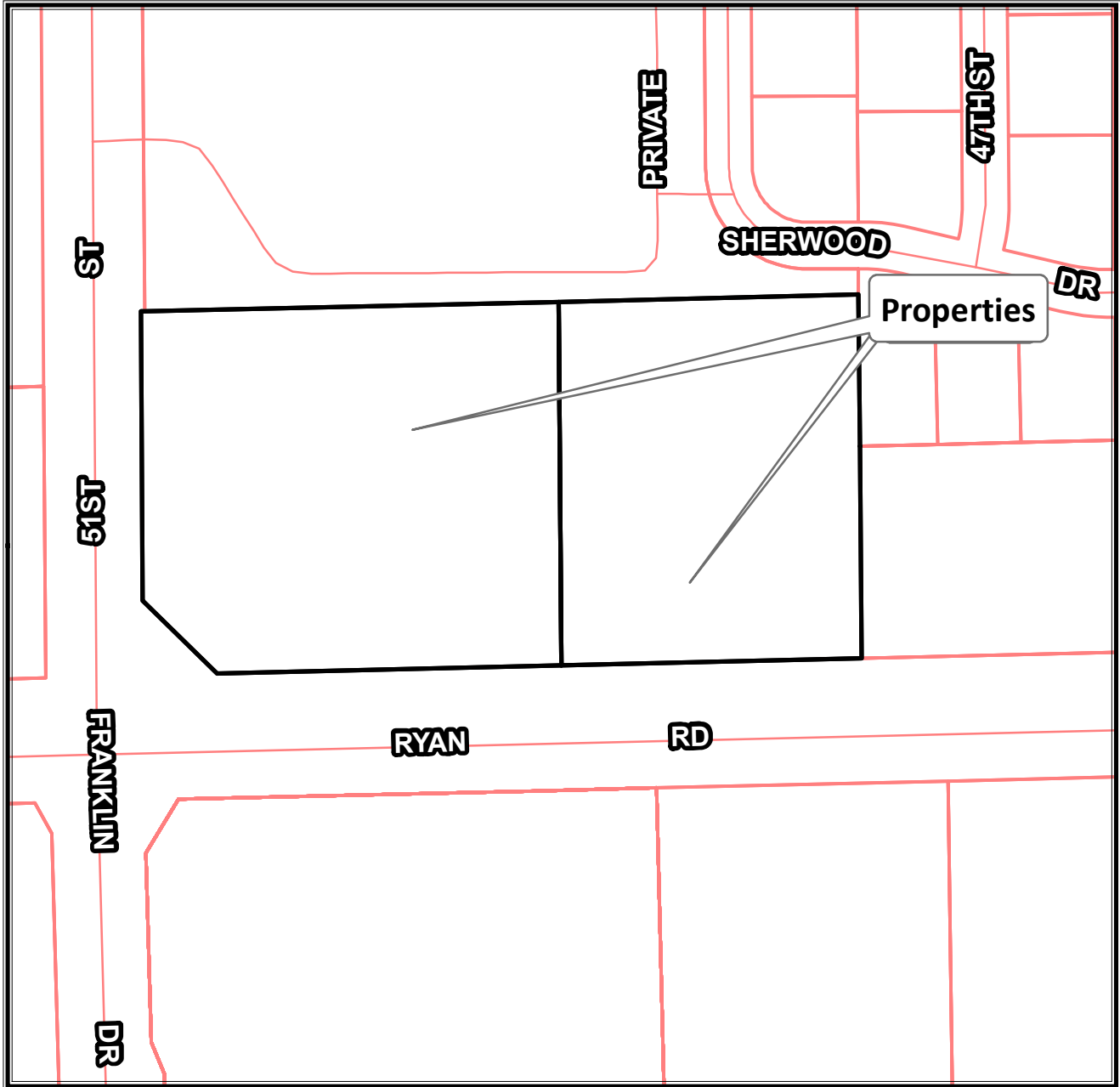


Planning Department
 (414) 425-4024

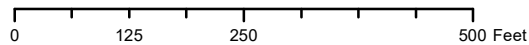


This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. This map is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes.

5012 W. Ryan Road
 TKNs: 881 9998 001 & 881 9999 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.



MEMORANDUM

Date: August 15, 2022
To: Thomas J. O'Connell Jr. Partners in Design Architects, Inc.
From: Department of City Development
Régulo Martínez-Montilva, AICP, Principal Planner
RE: Application for Rezoning, from B-1 to B-3 – Lighthouse Investments, LLC
5012 W. Ryan Rd. / 881 9998 001 & 881 9999 001

Staff comments are as follows for the above-referenced application received on July 29, 2022:

City Development Department comments

1. Please provide an estimate of project value (optional).
2. If this rezoning request is approved, a Site Plan as defined in the Unified Development Ordinance (UDO) Section 15-7.0103 would be subject to a separate review and approval.
3. Preliminary comments regarding the Site Plan for your reference, not all inclusive, you do not need to address these comments for this rezoning application:
 - a) When adjusting the west lot line, please take into account the 10-foot parking setback (UDO Section 15-5.0202C) and the minimum Landscape Surface Ratio (LSR) of 40% in the B-3 zoning district (UDO Table 15-3.0303).
 - b) The parking ratio for Tennis or Pickleball use is 2 parking spaces per court. A parking increase above 10% of the standard parking ratio is subject to approval by the Plan Commission (UDO Section 15-5.0203).
 - c) Note that the quantity of required landscaping is based on the quantity of parking spaces provided (UDO Table 15-5.0302).
 - d) In the B-3 zoning district, the building setback from properties zoned residential is 30 feet (northeast corner). And the maximum building height may be either 30 feet or 60 feet depending on the setback from residential zoning (UDO Table 15-3.0303B).

Engineering Department comments

4. *No comments on the proposed rezoning on this site. However, for the proposed development, we highly advise informing WisDOT to get their input.*
5. *General comments for site development:*
 - *Storm water management is required for the site per UDO 15-08.0600*
 - *For full engineering review submit 3 hard copies of civil plans and 1 hard copy of the storm water management plan*
 - *Wisconsin DOT approval required for any access to WIS 100 (Ryan Rd)*

Fire Department comments

6. *The fire department has no comments at this time.*

Inspection Services Department comments

7. *Inspection Services has no comments on the proposal at this time.*

Health Department comments

8. *In response to Regulo's request for comments on this facility. The floor plan does indicate there is a space for food prep. Anything other than prepackaged, non-temperature controlled for safety (TCS) food items from a licensed food processing facility are being sold, a Retail Food Establishment License will be required. If there are any refrigerated (TCS) items sold or any handling of food items onsite, a license would be required. Please note a consult between the Franklin Health Department and the operator to determine what level of food prep is occurring will be necessary to determine licensing and plan review needs.*

Police Department comments

9. *The PD has no comment regarding this request.*

Dairyland Pickleball

Project Narrative

July 28, 2022

Proposed for a property at the northeast corner of Ryan Road at 51st Street, in Franklin, Wisconsin, the Dairyland Pickleball facility looks to capitalize on America's fastest growing sport, pickleball, thereby providing another active lifestyle amenity for residents of Franklin and surrounding communities. Described as a combination of tennis, ping pong and badminton, pickleball is a sport which can be enjoyed by people of all ages.

Played both indoors and outdoors, pickleball is typically played as a doubles game on a court of 20 feet by 44 feet. The proposed Dairyland Facility is initially planned for 10 indoor courts and 4 outdoor courts, with the option to expand by another 6 indoor and 2 outdoor courts should market condition demand additional capacity.

This building will be constructed on Parcel B, and will have a footprint of approximately 36,000 square feet, with a 7,600 square foot mezzanine. It will have parking for 122 cars, with the opportunity to add 50 additional spaces along the proposed service drive if needed.

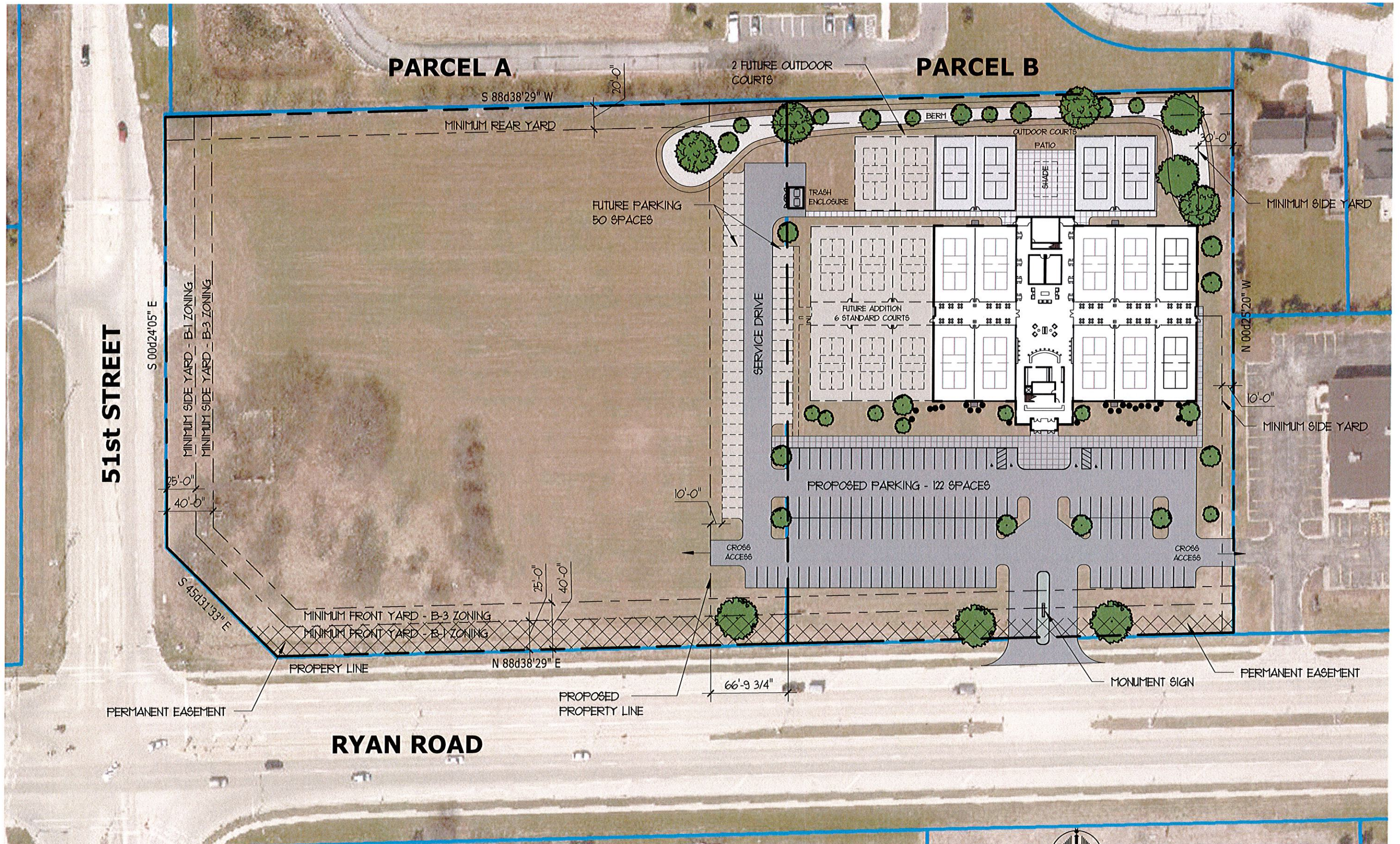
In addition to pickleball activities, this facility will include a reception area, small pro shop, light snack and beverage activities. Its mezzanine may include a few golf simulators, warm-up fitness equipment, a practice dink court, and a corporate event space. It will not have a commercial kitchen.

Initial plans call for this facility expects to be operational from 7:00 AM to 10:00 PM, seven days a week, manned by an average 6 person staff.

Franklin

SEP 12 2022

City Development



PROPOSED PICKLEBALL FACILITY

REZONING EXHIBIT B

PROPOSED SITE PLAN
 SCALE: 1" = 80'-0"
 09/12/22



Partners in Design
 ARCHITECTS

262.652.2800
 Kenosha, WI

847.940.0300
 Riverwoods, IL



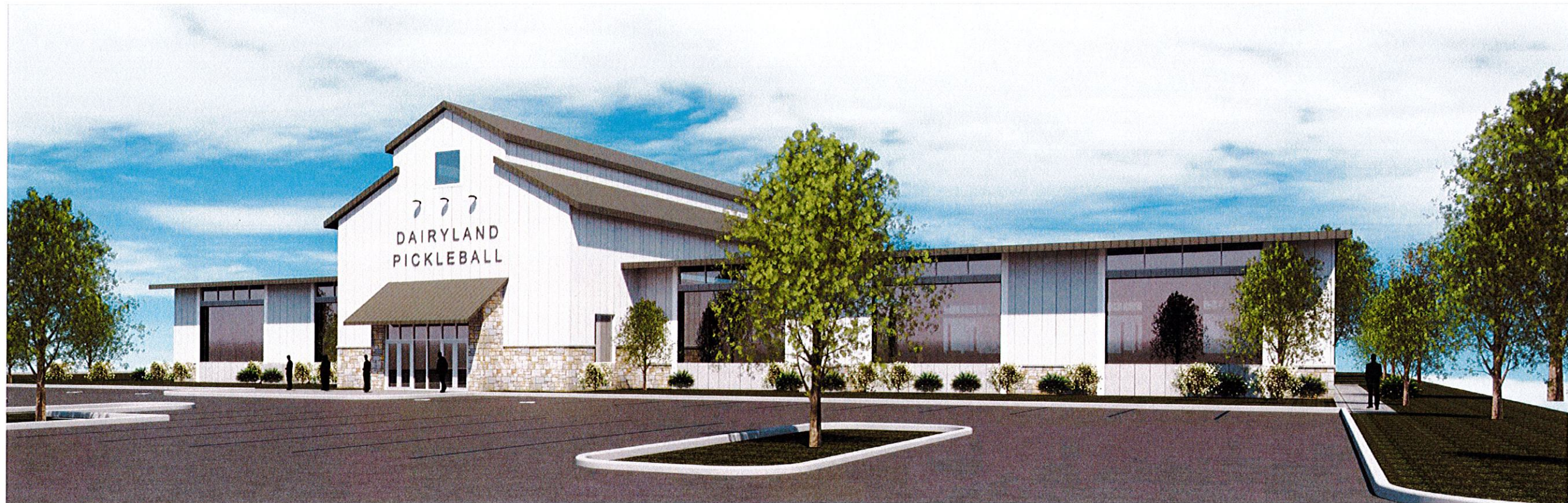
T/O ROOF
EL = 48'-0"

T/O ROOF
EL = 27'-9"
T/O WALL
EL = 21'-0"

FIN. FLOOR
EL = 0'-0"

SOUTH ELEVATION

1" = 20'-0"



PROPOSED PICKLEBALL FACILITY

REZONING EXHIBIT D

PROPOSED RYAN ROAD ELEVATION
N.T.S.
07.25.22



Partners in Design
ARCHITECTS

262.652.2800
Kenosha, WI

847.940.0300
Riverwoods, IL



CITY OF FRANKLIN
REPORT TO THE PLAN COMMISSION

Meeting of September 22, 2022

Master Sign Program Amendment

RECOMMENDATION: City Development Staff recommends approval of the Master Sign Program (MSP) Amendment for the Target at the Shoppes at Wyndham Village development, located at 7800 South Lovers Lane Road. to accommodate signage for the Target Drive Up area, subject to the conditions in the attached draft resolution.

Project Name:	Master Sign Program Amendment for Target at the Shoppes at Wyndham Village
Project Address:	7800 S Lovers Lane Road
Applicant:	Julie Braun, TLC Sign, Inc.
Property Owner:	Target Corporation
Current Zoning:	CC City Civic Center District
2025 Comprehensive Plan	Mixed Use
Use of Surrounding Properties:	Single-Family Residential to the north and south, church to the east and a gas station to the west
Applicant Action Requested:	Approval of the proposed Master Sign Program Amendment
Planner:	Marion Ecks, Associate Planner

Introduction and Project Description:

On August 11, 2022 the applicant submitted an application for a Master Sign Program (MSP) Amendment for the Target at the Shoppes at Wyndham Village development, located at 7800 South Lovers Lane Road. The application is to allow for the addition of a pick-up area including 24 signs indicating drive up stalls. Stalls will be marked by two-sided post and panel signs consisting of Target's Drive-Up logo and the space number. Two solar beacon signs are also proposed, one on the north and south end of the proposed Drive-Up stalls, which require a Master Sign Program (MSP) Amendment. The applicant has also submitted a Minor Site Plan Amendment for related changes to parking.

Master Sign Program

The Master Sign Program for the Shoppes at Wyndham Village was originally established via Resolution 2008-2. It has been subsequently amended via Resolution 2009-016 to allow for Pick 'N Save signage to replace the existing Sendik's signage; in 2012, to change the overall sign type from illuminated box signs to individual illuminated channel letters; in 2014 to allow for the signs for the Summit Credit Union development, and in 2016 to allow for changes to the signage

for the Target Store, and in 2021 to allow for signage for the Learning Experience Daycare, and the Biggby Coffee Store.

The Municipal Code (§210-9. E(1), §210-9.F(6), etc.) requires that any Master Sign Program provide for consistent and cohesive signage throughout a development. This applies to materials, design, and color selection. The MSP for the Shoppes at Wyndham Village stipulates that “the intent of the MSP is to set forth a theme as to placement, lettering style, color and related design considerations of signs, while at the same time reducing sign clutter.”

Analysis

The applicants are requesting amendments to allow for two (2) solar beacon signs, one on the north and south end of the proposed Drive-Up stalls. The signs consist of internally illuminated routed-out pillar signs with text and the Target Drive Up logo. Solar panels will be mounted on the top of the pillars. The MSP does not currently permit routed signage, or contemplate solar panels.

The proposed signage meets the standards for overall sign area and restricted color pallet for the MSP.

The Inspection Services Department, who issues electrical permits for commercial signage, had no comments related to signage.

Additional Comments

The applicant must show that they have obtained approval for both revisions to the master sign program, and initial approval for any sign, from the operators of the Shoppes at Wyndham Village. A copy of a letter from Cloverleaf Real Estate (Franklin-Wyndham LLC) and the bank to that effect is included in your packets. The applicant shall obtain written confirmation that the owners of the neighboring Pick N’ Save has authorized the Master Sign Program Amendment and signage.

Staff has made the applicant aware that Sign Permits shall be issued prior to installation of any new sign.

Staff Recommendation

City Development Staff recommends approval of the Master Sign Program (MSP) Amendment for the Target at the Shoppes at Wyndham Village development, located at 7800 South Lovers Lane Road. to accommodate signage for the Target Drive Up area, subject to the conditions in the attached draft resolution.

RESOLUTION NO. 2022- _____

A RESOLUTION APPROVING AN AMENDMENT TO THE
MASTER SIGN PROGRAM FOR THE SHOPPES AT WYNDHAM
VILLAGE COMMERCIAL RETAIL CENTER TO ALLOW FOR
DRIVE-UP STALL SIGNAGE FOR THE TARGET STORE
(7800 SOUTH LOVERS LANE ROAD)
(TARGET CORPORATION, APPLICANT AND PROPERTY OWNER)

WHEREAS, Target Corporation (Store T-2388 Franklin), having petitioned the City of Franklin for the approval of an amendment to Resolution No. 2008-2, conditionally approving a Master Sign Program for The Shoppes at Wyndham Village Commercial Retail Center, as amended by Resolution No. 2009-016 and thereafter by Resolution No. 2012-001, 2014-004, 2016-005, 2021-001 and 2021-010, to allow for Drive-Up signage totaling 128 square feet, specifically the installation of 12 two-sided posts and panel signs (as pickup stall markers-96 square feet) consisting of Target's Drive-Up logo and the space number, and two solar beacon signs (32 square feet), one on the north and south end of the proposed pickup area 24 Drive-Up stalls, upon property located at 7800 South Lovers Lane Road, and such application having been reviewed by City staff and the application and staff recommendations and suggested considerations having been reviewed by the Plan Commission at its meeting on September 22, 2022; and

WHEREAS, the Plan Commission having determined that the Target Corporation amendment to Master Sign Program application for the Target Store Drive-Up signage, together with those staff recommendations and suggested considerations meets the purposes and intent of §210-9 of the Municipal Code of the City of Franklin and will promote the health, safety and welfare of the Community.

NOW, THEREFORE, BE IT RESOLVED, by the Plan Commission of the City of Franklin, Wisconsin, that the Target Corporation amendment to Master Sign Program application for the Target Store Drive-Up signage be and the same is hereby approved, subject to the Target Corporation amendment to Master Sign Program application for the Target Store Drive-Up signage, and plans City file-stamped on September 12, 2022, together with the following additional conditions, which conditions shall be incorporated into the Master Sign Program – The Shoppes at Wyndham Village Commercial Retail Center:

1. Target Corporation, successors and assigns, and any developer of The Shoppes at Wyndham Village Commercial Retail Center Master Sign Program for the Target Store Drive-Up signage, 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 Target Corporation

FRANKLIN-WYNDHAM, LLC – MASTER SIGN PROGRAM AMENDMENT
RESOLUTION NO. 2022-_____

Page 2

Master Sign Program for the Target Store Drive-Up signage, within 30 days of invoice for same. Any violation of this provision shall be a violation of the Unified Development Ordinance, and subject to §15-9.0502 thereof and §1-19 of the Municipal Code, the general penalties and remedies provisions, as amended from time to time.

2. Compliance with the “City of Franklin – Master Sign Program” document annexed hereto and incorporated herein.
3. The applicant shall obtain written confirmation that the owners of the neighboring Pick N’ Save has authorized the Master Sign Program Amendment and signage.

BE IT FURTHER RESOLVED, that all terms and conditions of Resolution No. 2008-2, as amended by Resolution Nos. 2009-016, 2012-001, 2014-004, 2016-005, 2021-001 and 2021-010 not specifically and expressly amended by or in direct conflict with this Resolution, shall remain in full force and effect.

Introduced at a regular meeting of the Plan Commission of the City of Franklin this _____ day of _____, 2022.

Passed and adopted at a regular meeting of the Plan Commission of the City of Franklin this _____ day of _____, 2022.

APPROVED:

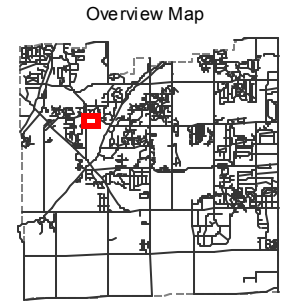
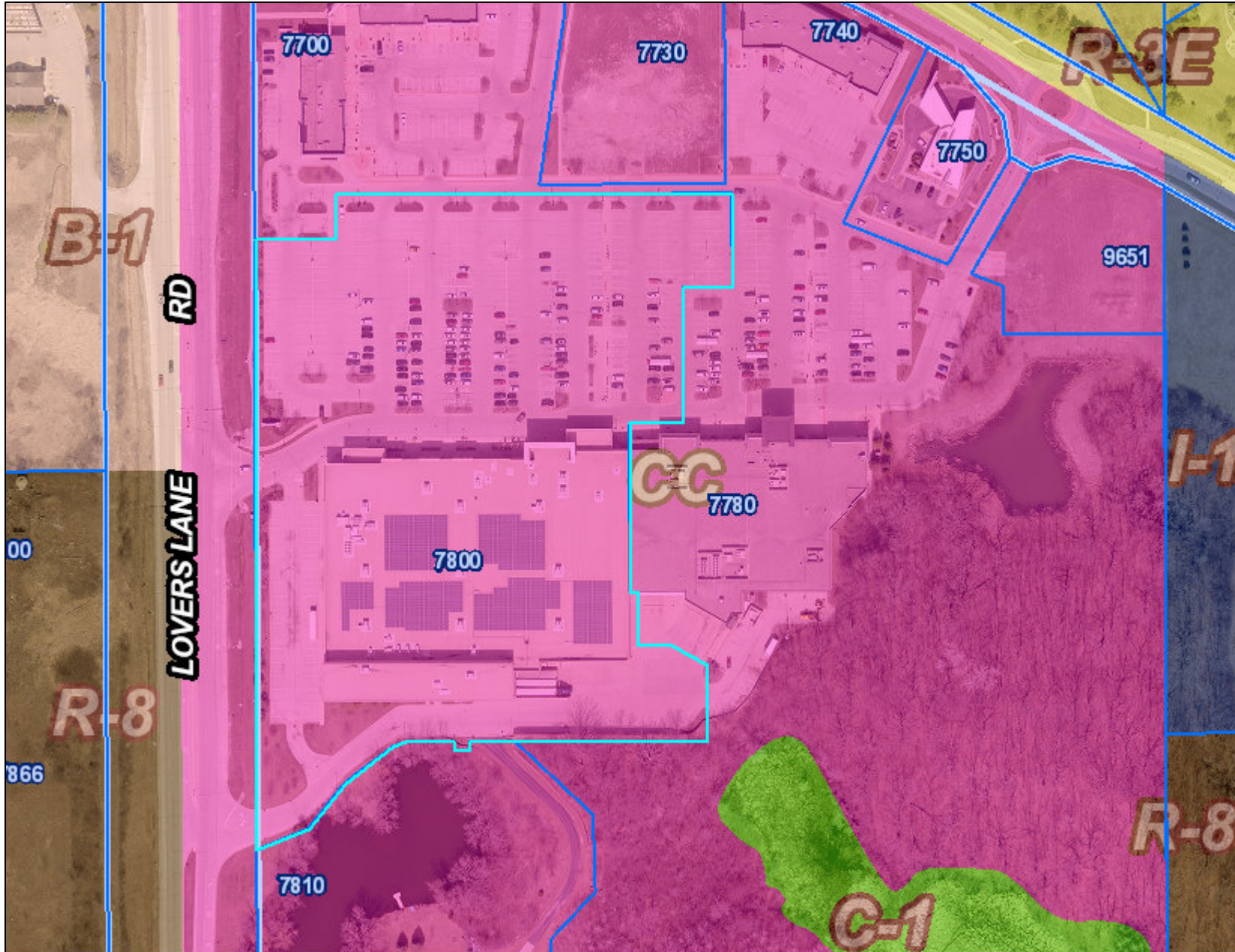
Stephen R. Olson, Chairman

ATTEST:

Sandra L. Wesolowski, City Clerk

AYES ____ NOES ____ ABSENT ____

Franklin Public Property Viewer



- Aldermanic District
- Building
- City Boundary
- Condo
- CSM
- Easement
- Elementary District
- Environmental Corridor
- FEMA DFIRM Flood - Zone A
- FEMA DFIRM Flood - Zone AE
- FEMA - 0.2% Annual Chance
- Parcel
- Park
- Pavement
- County or State Hwy
- Local Road
- Road Right-of-Way
- School District
- Wetland

Zoning Districts

- | | | |
|-----|------|------|
| A-1 | FFO | R-2 |
| A-2 | FW | R-3 |
| B-1 | I-1 | R-3E |
| B-2 | IH | R-4 |
| B-3 | M-1 | R-5 |
| B-4 | M-2 | R-6 |
| B-5 | M-3 | R-7 |
| B-6 | OL-1 | R-8 |
| B-7 | OL-2 | RC-1 |
| BP | P-1 | VB |
| CC | PDD | VR |
| C-1 | R-1 | |
| FC | R-1E | |

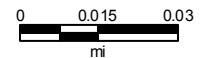
Legend includes all layers even if they are not visible in the map.

(C) City of Franklin, WI



9229 W. Loomis Rd. Franklin, WI 53132
www.franklinwi.gov

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Map Printed: 6/10/2021



#2388

**7800 S Lovers Lane Rd
Franklin, WI 53132**



10101 Reunion Place
Suite 200
San Antonio, TX 78216
P 210. 886. 0644
waltonsignage.com
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Client: TARGET -2388
Address: 7800 S LOVERS LANE RD
City/State: FRANKLIN, WI 53132
Sales: HOUSE Designer: DSG
Date: 07.28.21 PM TM

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Revision:
R1) 08/23/21 Revise scope of work - DSG
R1) 10/29/21 Revise scope of work - DSG

H:\Target_Drive Up Relo Expansion Program\Locations\WI\2388 Franklin WI\2-Design

Signs will be manufactured with 120 or 277 Volts A/C. All Primary electrical service to the sign, and final connection thereof, is the responsibility of the buyer. All work is to be done in accordance with the purchase agreement attached hereto. In case of variance between the specifications of the purchase agreement and this drawing, the drawing shall prevail.

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.
PAGE SIZE: 11" x 17"

Approvals:
Sales: _____ Date: _____
P.M.: _____ Date: _____
Design: _____ Date: _____
Client: _____ Date: _____

CID319181



VICINITY PLAN
Scale: Not to Scale



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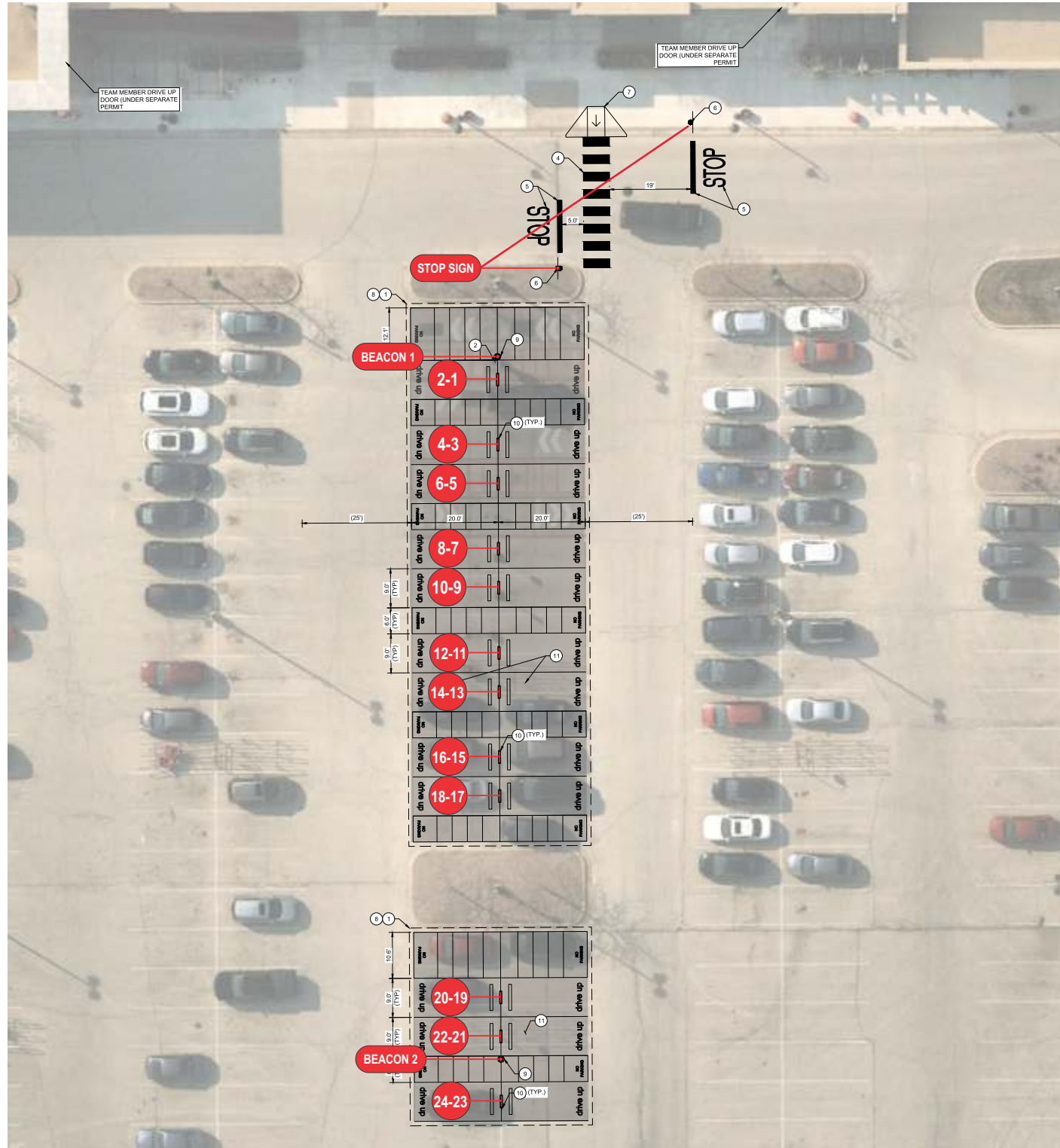
This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

PAGE SIZE: 11" x 17"

Approvals:

Sales:	Date:
P.M.:	Date:
Design:	Date:
Client:	Date:

CID319181



PROPOSED DRIVE UP STALLS

Scale: Not to Scale

INSTALLATION NOTES

DRIVE UP:

REMOVE EXISTING DRIVE-UP SIGNS
 MANUFACTURING AND INSTALL (12) TWELVE D/F POST AND PANEL DRIVE-UP BY WALTON
 NOTE: ONE SIGN FOR EVERY TWO PARKING SPACES
 MANUFACTURERS TO SHIP FASTENAL HARDWARE (PROVIDED BY WALTON) TO INSTALLERS WITH DRIVE UP SIGN

BEACON 1:

PROTECT IN PLACE (1) ONE EXISTING DRIVE UP BEACON AND FOUNDATION
 RETROFIT WITH LED SOLAR PANEL
 MANUFACTURING & HARDWARE PROVIDED BY FED HEATH; INSTALL BY WALTON

BEACON 2:

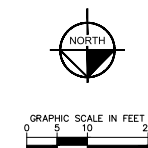
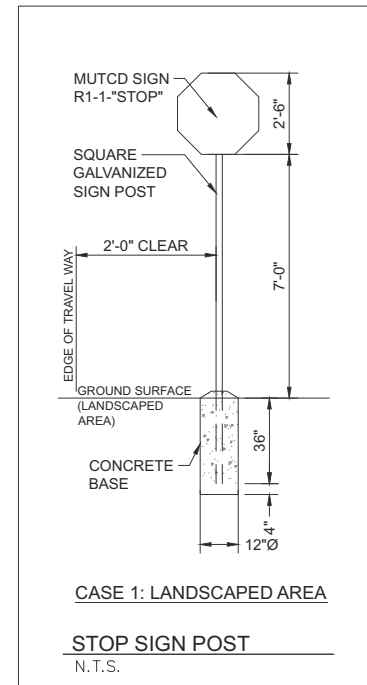
INSTALL (1) ONE NEW BEACON / MANUFACTURING & HARDWARE PROVIDED BY FED HEATH; INSTALL BY WALTON

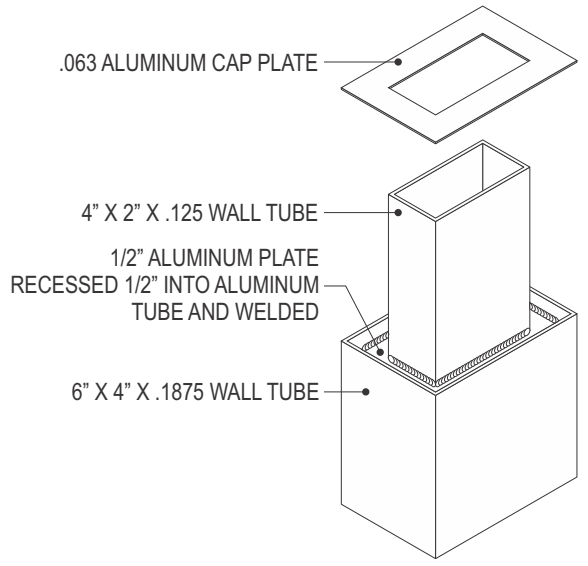
STOP SIGN:

NEW FOUNDATION IN SOFTSCAPE

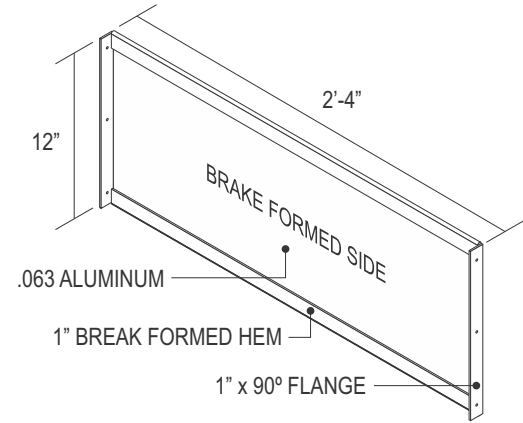
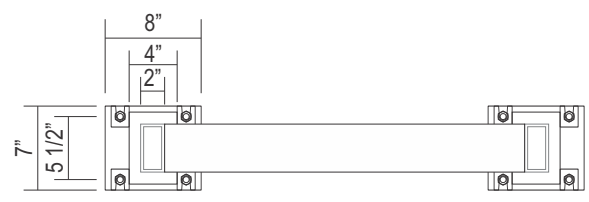
NOTE:

ALL EVEN NUMBER SIDES OF THE SIGN ARE LOCATED ON THE LEFT SIDE WHILE THE ODD NUMBER ARE LOCATED ON THE RIGHT SIDE AS YOU FACE THE STOREFRONT

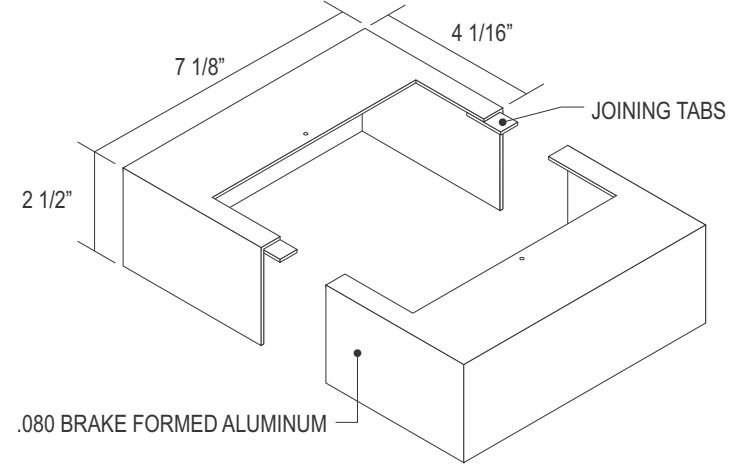




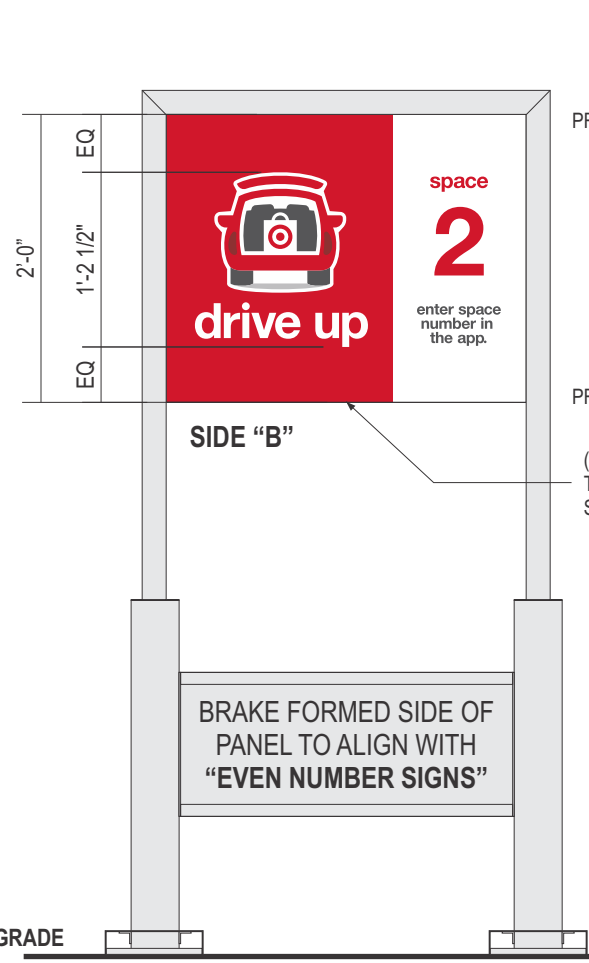
TUBE CONNECTION DETAIL
Scale: Not to Scale



BRAKE FORMED ALUMINUM CROSS BAR
Scale: Not to Scale



TWO PART PLATE COVER
Scale: Not to Scale



1" X 3" X 1" X .080 ALUMINUM PRESS BROKE "C" CHANNEL AT 4 SIDES PAINTED MP BRUSHED ALUMINUM

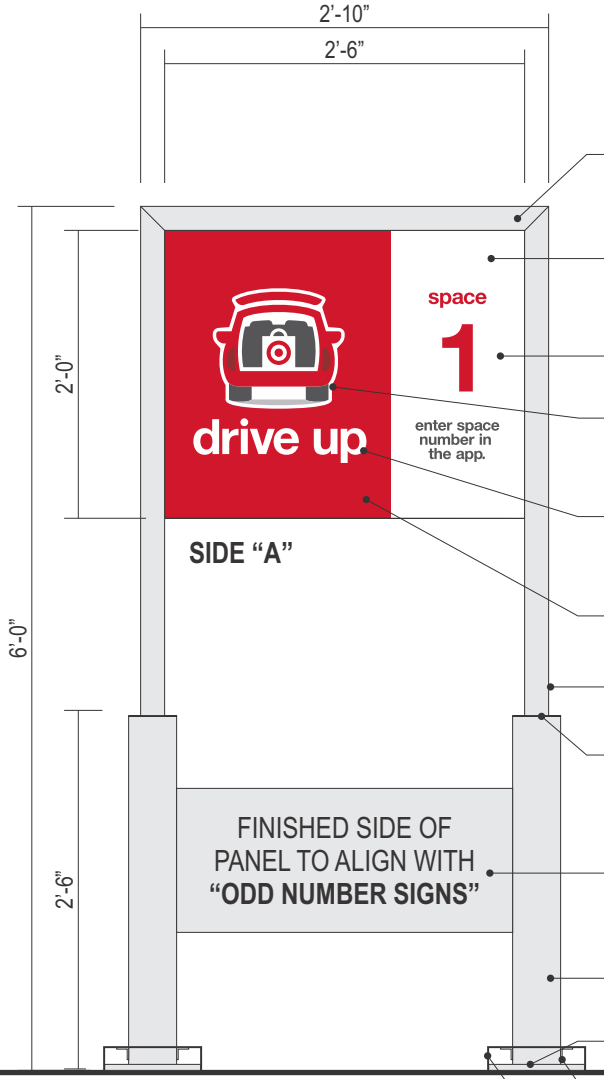
1" X 3" X 1" X .080 ALUMINUM PRESS BROKE "C" CHANNEL AT 4 SIDES PAINTED MP BRUSHED ALUMINUM

(1) ONE 1/4" DRAIN HOLE DRILLED AT THE BOTTOM OF THE FILLER OF THE SIGN PANELS

1/2" ALUMINUM PLATE RECESSED 1/2" INTO ALUMINUM TUBE AND WELDED

BRAKE FORMED SIDE OF PANEL TO ALIGN WITH "EVEN NUMBER SIGNS"

NON-ILLUMINATED D/F POST AND PANEL DRIVE-UP
Scale: 3/4" = 1'-0"



4" X 2" X .125 WALL TUBE PAINTED MP BRUSHED ALUMINUM

.080" PRE-FINISHED WHITE ALUMINUM PANEL, RECESSED FACE AND BACK PANEL ATTACHED TO SUPPORT STRUCTURE W/ 3M 4950 VHB AND/OR APPROVED EPOXY/CHEMICAL BONDING AGENT

VINYL COPY APPLIED FIRST SURFACE 3M 7725-63 RED / 3M 7725-41 GRAY

CAR GRAPHIC: DIGITAL GRAPHIC APPLIED FIRST SURFACE OVER OPAQUE VINYL BACKGROUND SEMI-GLOSS OVERLAMINATE

"drive up": VINYL GRAPHICS APPLIED FIRST SURFACE 3M 7725-10 WHITE

VINYL BACKGROUND APPLIED FIRST SURFACE 3M 7725-63 RED

4" X 2" X .125 WALL TUBE PAINTED MP BRUSHED ALUMINUM

.063 ALUMINUM CAP PLATE PAINTED MP BRUSHED ALUMINUM CHEMICALLY BONDED TO TOP OF TUBE

12" X .063 ALUMINUM BRAKE FORMED PANEL PANEL TO HAVE 1" HEM TOP AND BOTTOM 1" X 90° FLANGE AT LEFT AND RIGHT ENDS ATTACH WITH RIVETS 3 PER SIDE PAINTED MP BRUSHED ALUMINUM

6" X 4" X .1875 WALL TUBE PAINTED MP BRUSHED ALUMINUM

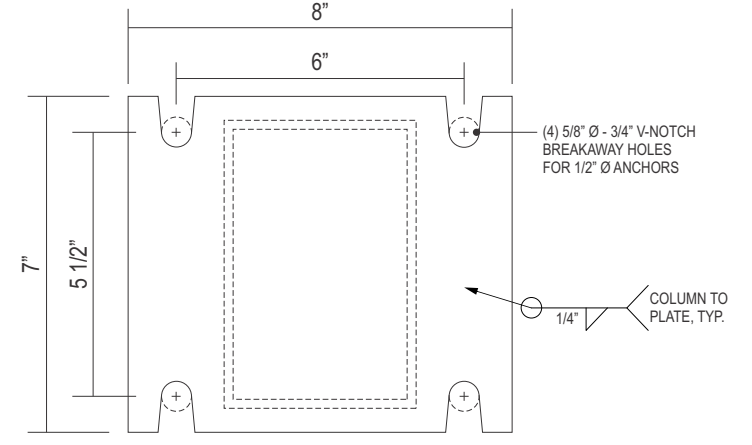
7" X 8" X .50 BASE PLATE SEE SHEET 4 FOR FOUNDATION DETAIL

1" X 1" X .125 X 2" LONG ALUMINUM ANGLE ON TWO SIDES OF UPRIGHT

TWO PART .080 ALUMINUM PLATE COVER PAINTED MP BRUSHED ALUMINUM

FINISHED SIDE OF PANEL TO ALIGN WITH "ODD NUMBER SIGNS"

NOTE: ALL SEAMS FULLY WELDED AND GROUND SMOOTH



BASE PLATE DETAIL
Scale: 3" = 1'-0"

PLATE:

- 1/2" THICK 6061-T6 BASE PLATE

ANCHORS:

- HILTI ANCHOR ROD HAS-V-36 HDG 1/2" X 6-1/2" MC/160 #3693371 (OR EQUIVALENT GRADE 36 THREADED ROD W/ (2) NUTS – 1 NUT UNDER THE PLATE AND ONE ON TOP OF THE PLATE
- HILTI ADHESIVE CAPSULE HVU2 1/2" X 4 1/4" #2234721

CAR LOGO COLORS

--	--	--	--

10101 Reunion Place
Suite 200
San Antonio, TX 78216
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Client: **TARGET -2388**
Address: **7800 S LOVERS LANE RD**
City/State: **FRANKLIN, WI 53132**
Sales: **HOUSE** Designer: **DSG**
Date: **07.28.21** PM **TM**

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R1) 08/23/21 Revise scope of work - DSG
R1) 10/29/21 Revise scope of work - DSG

H:\Target_\Drive Up Relo Expansion Program\Locations\WI\2388 Franklin WI\2-Design

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This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

Approvals:
Sales: _____ Date: _____
P.M.: _____ Date: _____
Design: _____ Date: _____
Client: _____ Date: _____

CID319181
Sheet: 4 of 7

PAGE SIZE: 11" x 17"



STALL PANEL
Scale: 3/4" = 1'-0"

PRE-FINISHED .080 WHITE ALUMINUM
VINYL APPLIED FIRST SURFACE



Client: TARGET -2388
Address: 7800 S LOVERS LANE RD
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Design: _____ Date: _____
Client: _____ Date: _____

CID319181

DRAWN BY:	D.P. Ward
DATE:	June 8, 2021
PROJECT#:	035521
DWG.#:	EB-10761
SCALE:	1/2" = 1'-0"

165 MPH Design | Layout & Details
TIES THOMPSON ENGINEERING SERVICES, LLC
P.O. BOX 1500, ENGLEWOOD, TN 37329
PHONE: (423) 781-7336 FAX: (423) 781-7337

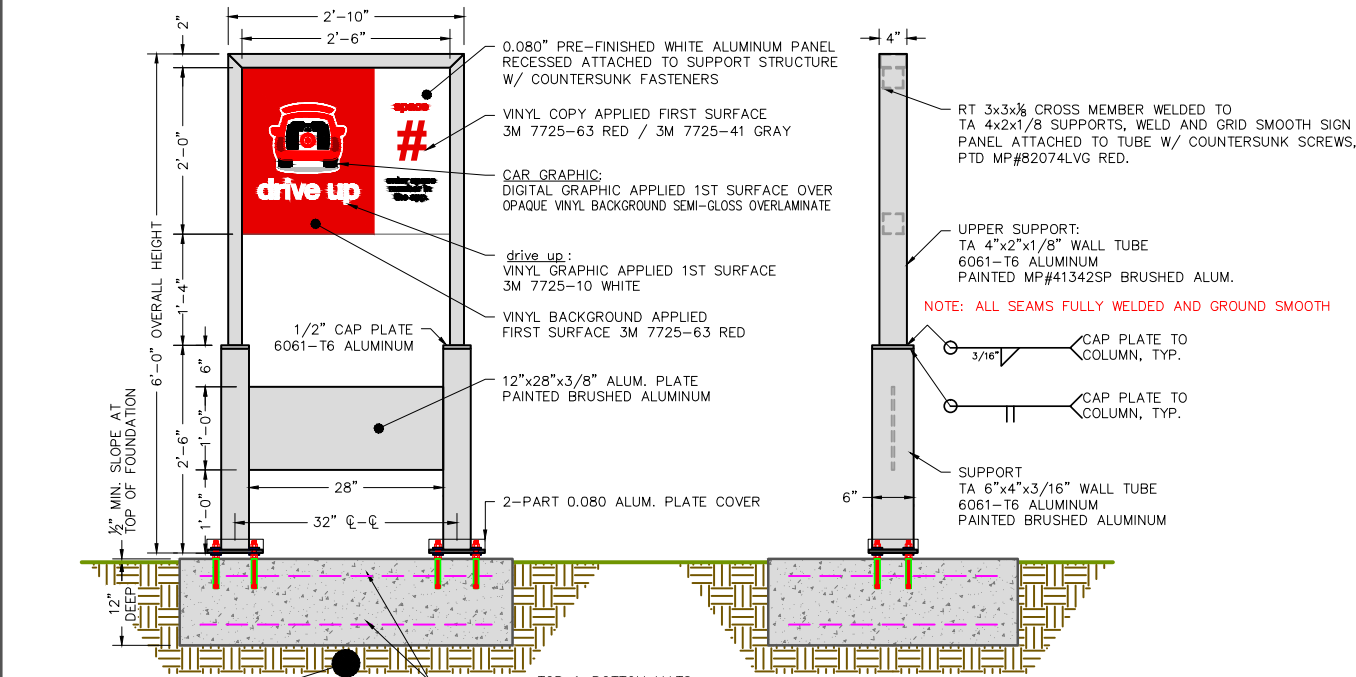
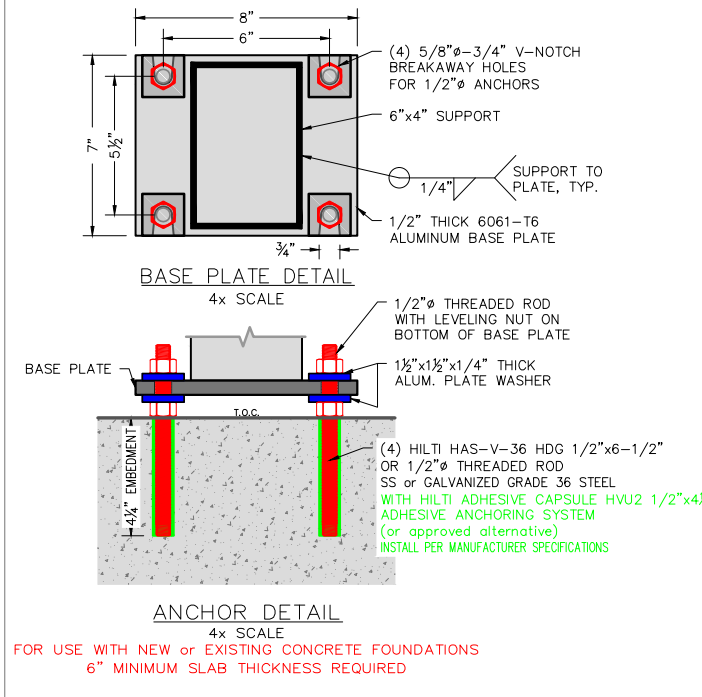
- GENERAL NOTES:**
- All design, detailing, fabricating and construction shall conform to the following codes and specifications:
 - The 2018 International Building Code (ASCE 7-16).
 - American Society of Testing and Materials (ASTM) specifications.
 - Building Code Requirements for Reinforced Concrete (ACI 318-Current Edition).
 - Code for Welding in Building Construction of the American Welding Society.
 - Specification for the Design, Fabrication and Erection of Structural Steel for Buildings by The American Institute of Steel Construction (AISC) (Current Edition).
 - Aluminum Association Aluminum Design Manual (2010 Edition).
 - Concrete shall be $f'_c=3,000$ P.S.I. (min.) @ 28 days Compressive Strength, STD WT (150 P.C.F.)
 - Contractor may install signage on the structure after the concrete has cured for seven (7) days, providing the curing process has been properly maintained.
 - Air Content - Exposure Class F2 & F3:
 - Aggregate size: 1/2" = 7%
 - Aggregate size: 3/4" = 6%
 - Aggregate size: 1" = 6%
 - Reinforcing Steel shall be ASTM A-615 Grade 60, (if required).
 - All reinforcing steel shall be free from mud, oil, rust or coatings that would reduce or destroy bond.
 - All reinforcing bars shall lap 30 diameters minimum, except as noted.
 - Minimum concrete cover on ties, stirrups and main bars shall be 3/4 inch for slab, wall and surfaces not exposed to weather or in contact with ground; 3 inches for unformed surfaces deposited against the ground except as noted.
 - Structural Material Specifications:
 - Aluminum shapes shall be extruded from 6061-T6 alloy. Welding filler alloy shall be 5183, 5356, 5556 or approved alternative.
 - Structural Steel and Plates shall be ASTM A-36 (F_y=36 ksi)
 - W-Shape beams shall be ASTM A-992 (F_y=50 ksi) Minimum
 - Structural tubing shall be ASTM A-500, Grade B, (F_y=46 ksi)
 - Structural piping shall be ASTM A-53, Grade B, Type E or S, (F_y=35 ksi), ASTM A572 Grade 42 (F_y=42 ksi) or ASTM A572 Grade 50 (F_y=50 ksi), (see drawing for individual member specifications).
 - Anchor Bolts shall be Galvanized F-1554 Grade 36 Rod, unless otherwise noted.
 - Stainless Steel bolts for connections shall be ASTM 316A SS Class 2A, unless otherwise noted.
 - Standard strength bolts for connections shall be Galvanized ASTM A-307, unless otherwise noted.
 - Welding electrodes shall comply with AWS D1.2-(Current Edition). (All welding to be done by welder certified for specified weld type.)
 - Design Wind Speed, V_{ULT}=165 MPH Equivalent Wind Load, P_{ULT}=75.6 PSF @ 6'-0" above the ground (3 Sec Wind Gusts). Exposure "C" Risk Category I I_w=1.0 G=0.85
 - Soil Bearing Capacity Requirements:
 - Minimum Allowable Vertical Bearing Capacity shall be 1,500 P.S.F.
 - Minimum Allowable Lateral Bearing Capacity shall be $(100 \frac{P.S.F.}{FT} * 2) = 200$ P.S.F. per foot of depth. (Times two increase per IBC Section 1806.3.4)
 - Contractor shall verify all dimensions and conditions in the field before erection and notify the Engineer of any discrepancies.

NOT FOR PERMIT PROCUREMENT PURPOSES

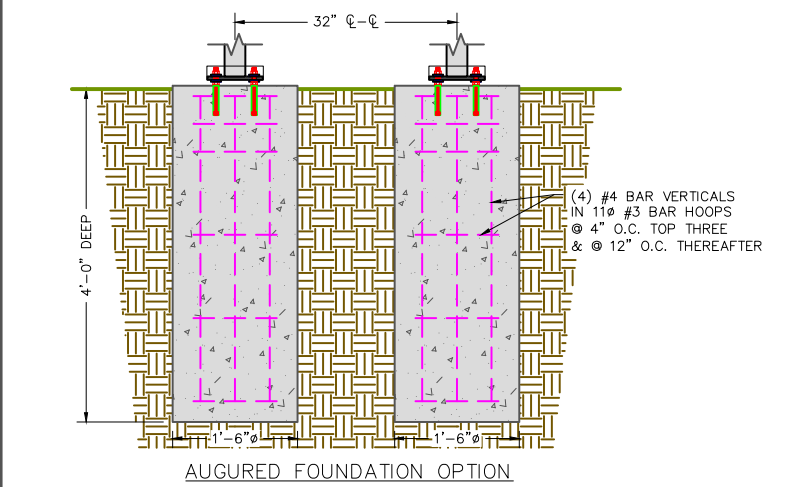
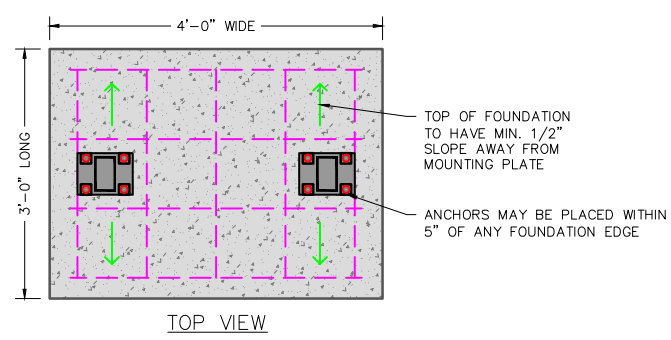
NOTICE: T.E.S. is responsible for column supports, lateral supports, base plate, anchor studs & foundation design only, all other items shown are for informational purposes only. This drawing is NOT FOR PERMIT PROCUREMENT PURPOSES, it is for the sole use of T.E.S. and its designers. Unauthorized use is strictly prohibited.



This item has been electronically signed and sealed by Carl E. Thompson, Jr., P.E. using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



SOIL BELOW FOUNDATION TO BE TAMPED TO COMPACT DISTURBED EARTH
TOP & BOTTOM MATS #5 LONG BARS @ 10" O.C. E.W. 3" MIN. COVER FOR REINFORCEMENT
12" DEEP



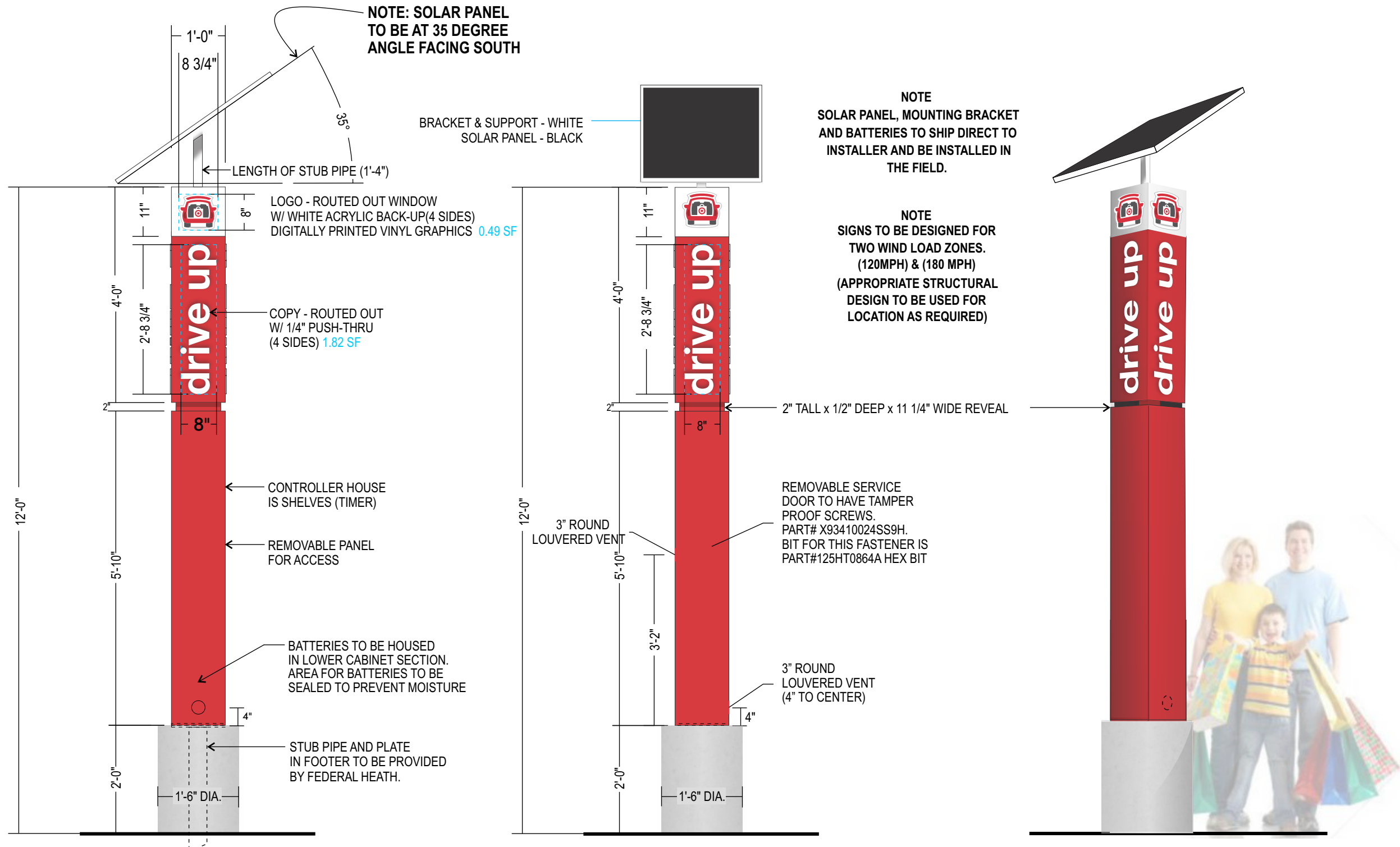
International Building Code 2018
1809.5 Frost protection. Except where otherwise protected from frost, foundations and other permanent supports of buildings and structures shall be protected from frost by one or more of the following methods:
1. Extending below the frost line of the locality;
2. Constructing in accordance with ASCE 32; or
3. Erecting on solid rock.

Exception: Free-standing buildings meeting all of the following conditions shall not be required to be protected:
1. Assigned to Risk Category I.
2. Area of 600 square feet (56m²) or less for light-frame construction or 400 square feet (37 m²) or less for other than light-frame construction; and
3. Eave height of 10 feet (3048 mm) or less.

Shallow foundations shall not bear on frozen soil unless such frozen condition is of a permanent character.

NOTE:

-Solar Panel to be 100Watt Solar Panel (Dimensions 2'3"x3'6")



Planning Department
 9229 West Loomis Road
 Franklin, Wisconsin 53132
 (414) 425-4024
franklinwi.gov



APPLICATION DATE: _____

STAMP DATE: _____ city use only

SIGN PERMIT APPLICATION

PROJECT INFORMATION [print legibly]

APPLICANT [FULL LEGAL NAMES]	APPLICANT IS REPRESENTED BY [CONTACT PERSON]
NAME:	NAME:
COMPANY:	COMPANY:
MAILING ADDRESS:	MAILING ADDRESS:
CITY/STATE: ZIP:	CITY/STATE: ZIP:
PHONE:	PHONE:
EMAIL ADDRESS:	EMAIL ADDRESS:

PROJECT PROPERTY INFORMATION

PROPERTY ADDRESS:	TAX KEY NUMBER:
PROPERTY OWNER:	PHONE:
MAILING ADDRESS:	EMAIL ADDRESS:
CITY/STATE: ZIP:	DATE OF COMPLETION: office use only

ILLUMINATED SIGNS REQUIRE ELECTRICAL PERMITS


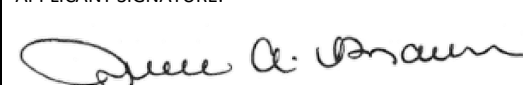

An Electrical Permit must be obtained from the the Department of Inspection Services for any sign that is illuminated regardless if it is a new or replaced sign. All signs must have their Listing Marking Label visible for inspection.

SIGNATURES

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).

I, the applicant, certify that I have read the following page detailing the requirements for Administrative review approval and submittals and understand that incomplete applications and submittals cannot be reviewed.

PROPERTY OWNER SIGNATURE: 	APPLICANT SIGNATURE: 
NAME & TITLE: DATE:	NAME & TITLE: DATE:
TENANT SIGNATURE (if applicable):	APPLICANT REPRESENTATIVE SIGNATURE: 
NAME & TITLE: DATE:	NAME & TITLE: DATE:

CITY OF FRANKLIN APPLICATION CHECKLIST

If you have questions about the application materials please contact the planning department.

REQUIRED APPLICATION MATERIALS

- Application Form.** This application form accurately completed with signatures or authorization letters (see reverse side for more details).
- Application Fee.** General Application fee of \$50 per sign, payable to the City of Franklin. Note: if the Sign Plan Review requires Plan Commission, Community Development Authority, or Economic Development Commission approval, please fill out separate "Plan Commission Application".
- * **Permit Fee per Sign.** In addition, the applicant shall pay a permit fee per sign based on the following schedule which is determined by the sign face size for each sign:
 - 8 square feet or less: \$40
 - >9 up to 50 square feet: \$75
 - >50 up to 100 square feet: \$100 ?
 - >100 up to 150 square feet: \$150
 - >150 square feet: \$150 plus \$25 for each additional 100 square feet
 - Additional fee for illuminated sign: \$50 each sign
 - Reinspection fee: \$75 per inspection
 - Failure to call for required inspection: \$100
 - Mobile or temporary sign: \$75 each permit or renewal
 - Failure to obtain a permit before starting work: First offense: Triple fees (3X), and subsequent offenses: Quadruple fees (4X)
 - Technology fees: (1) Permit Fee is less than \$100: \$4.00 per permit (2) Permit fee is \$100 or more: \$7.00 per permit
- Maximum Allowable Sign Area.** The applicant shall submit completed calculations using both calculation methods below:

Calculation of Gross Allowable Sign Area. If the property is located on a corner, use the longest street side only, do not add street frontages together. The Building Side used must be the side parallel to the same street side used.

 - a. Property Frontage Method: Property Frontage (in feet) x 0.8 = Gross Sign Area
 - b. Building Frontage Method: Building Frontage (in feet) x 1.5 = Gross Sign Area

The Maximum Allowable Sign Area is the larger of the two calculations.
- Sign Location Drawing.** Provide a location drawing to scale or a Plat of Survey of the property location of the proposed sign(s). The following items are required on the drawing: Identification of adjacent streets; driveways; location of all buildings; proposed location of sign(s); setback distances of the sign(s) to lot lines; distance from sign to all buildings and all other signs; location of streets if property is corner lot; identification of each sign location by number.
- Mobile Signs.** Such signs are limited to a maximum of 30 days per application. No more than three (3) 30-day temporary sign permits will be issued per property per year. Lights for such signs shall be continuously illuminated and flashing or chasing lights are not permitted. Lights shall not be red, amber or green in color. Wiring used for such signs shall comply with Franklin Electrical Code, subject to Electrical Permit issuance.
- Sign Drawings.** Applicants shall provide color renderings or color photographs depicting the sign face and showing dimensions of each sign.

FOR OFFICE USE	SIGN #	TYPE POLE, PYLON, WALL, MONUMENT	DIMENSIONS OF SIGN FACE (w x L)	SIGN AREA (sq.ft)	TOTAL HEIGHT	ILLUMINATED Y/N	ILLUMINATION TYPE	ESTIMATED COST
	1	Qty: 12 parking lot sign	2'-6" x 2'	5	6'	N	None	\$ 5,000
	2	Qty: 2 Beacon	4' x 1'	4 ft	12 ft	Y	Internal Solar	\$ 10,000
	3							\$
	4							\$
	5							\$
	6							\$

Planning Department
 9229 West Loomis Road
 Franklin, Wisconsin 53132
generalplanning@franklinwi.gov
 (414) 425-4024
franklinwi.gov



APPLICATION DATE: _____

STAMP DATE: _____ city use only

MASTER SIGN PROGRAM/AMENDMENT APPLICATION

PROJECT INFORMATION [print legibly]

APPLICANT [FULL LEGAL NAMES]	APPLICANT IS REPRESENTED BY [CONTACT PERSON]
NAME: <small>Click or tap here to enter text.</small> Julie Braun	NAME: <small>Click or tap here to enter text.</small> Cheryl Brown
COMPANY: <small>Click or tap here to enter text.</small> TLC Sign, Inc	COMPANY: <small>Click or tap here to enter text.</small> Walton Signage
MAILING ADDRESS: <small>Click or tap here to enter text.</small> 990 Jameson Street	MAILING ADDRESS: <small>Click or tap here to enter text.</small> 3419 E. Commerce St.
CITY/STATE: <small>Click or tap here to enter text.</small> ZIP: <small>Click or tap here to enter text.</small> Neenah WI 54956	CITY/STATE: <small>Click or tap here to enter text.</small> ZIP: <small>Click or tap here to enter text.</small> San Antonio TX 78220
PHONE: <small>Click or tap here to enter text.</small> 920-731-4852	PHONE: <small>Click or tap here to enter text.</small> 210-904-7271
EMAIL ADDRESS: <small>Click or tap here to enter text.</small> julie@tlcsign.com	EMAIL ADDRESS: <small>Click or tap here to enter text.</small> CBrown@waltonsignage.com

PROJECT PROPERTY INFORMATION

PROPERTY ADDRESS: <small>Click or tap here to enter text.</small> 7800 S Lovers Lane Rd Franklin WI 53132	TAX KEY NUMBER: <small>Click or tap here to enter text.</small> 7949999004
PROPERTY OWNER: <small>Click or tap here to enter text.</small> Target Corporation	PHONE: <small>Click or tap here to enter text.</small> 612-761-6788
MAILING ADDRESS: <small>Click or tap here to enter text.</small> 50 South 10 Street Ste 400 TP3-1174	EMAIL ADDRESS: <small>Click or tap here to enter text.</small> Matthew.Flansburg@target.com
CITY/STATE: <small>Click or tap here to enter text.</small> ZIP: <small>Click or tap here to enter text.</small> MINNEAPOLIS MN 55440-9456	DATE OF COMPLETION: _____ office use only

SIGNATURES

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).

I, the applicant, certify that I have read the following page detailing the requirements for Administrative review approval and submittals and understand that incomplete applications and submittals cannot be reviewed.

PROPERTY OWNER SIGNATURE: 6/1/22	APPLICANT SIGNATURE:
NAME & TITLE: <small>Click or tap here to enter text.</small> DATE: <small>Click or tap to enter a date.</small> Matthew Flansburg, Project Manager	NAME & TITLE: <small>Click or tap here to enter text.</small> DATE: <small>Click or tap to enter a date.</small> Julie Braun, Permit Coordinator 6-1-2022
PROPERTY OWNER SIGNATURE:	APPLICANT REPRESENTATIVE SIGNATURE:
NAME & TITLE: <small>Click or tap here to enter text.</small> DATE: <small>Click or tap to enter a date.</small>	NAME & TITLE: <small>Click or tap here to enter text.</small> DATE: <small>Click or tap to enter a date.</small> Cheryl Brown, Project Manager

CITY OF FRANKLIN APPLICATION CHECKLIST

If you have questions about the application materials please contact the planning department.

MASTER SIGN PROGRAM/AMENDMENT APPLICATION MATERIALS

- Proposal Summary**, describing how the proposal addresses all requirements for Master Sign Program approval:
 - (1) Aesthetic them on color, size and style;
 - (2) Proposal location of all permanent signs centering all wall signs over tenant spaces;
 - (3) Proposed size of individual signs, with ranges of sizes as deemed necessary;
 - (4) Identification of any of the following: Master Identification Sign; Tenant Identification Signs; Tenant/Directory Boards (for office center or office/limited business structure); Entrance Markers; Traffic Directional Signs; Wall Signs (for retail centers); and Such other signs as requested;
 - (5) Characteristics of proposed signs, i.e. construction type and scale; (6) Written Program governing color, size, style, location and other features of the proposed signs.
- Site Plan**, drawn to scale, showing the following: Location of each building; setback of each building to property lines; frontage of each building (dimensioned); building frontage of each tenant space of each building; location of sign drawn by Civil Engineer or Land Survey (fully dimensioned) of each Ground Sign (Master Identification, Monument, Directional, Menu Boards).
- Building Elevations** (to scale), showing elevations of each side of the building(s) that are proposed to have signs; sign zones showing where tenant signs are to be permit located on each elevation; dimensions and area of each sign zone; locations of permanent window signs.
- Sign Drawings** (to scale), for each type, size or variation of sign that is proposed.
- Additional Information** required: color of sign materials; type of illumination for signs; color of illumination source
- Sign Area Calculations**. The allowable sign area for each building shall be calculated as follows: Building Frontage x 1.5 = maximum allowable sign area for each building.
- Maximum Size of Signs Permitted**: Master Identification Signs – 120 sq.ft.; Monument Signs – 120 sq.ft.; Traffic Directional Signs – 4 sq.ft.; Entrance Markers – 4 sq.ft.; Information Signs – 4 sq.ft.
- Special Exceptions Requested**. If the applicant desires to request signs exceeding the physical areas permitted above, they may request approval of a Special Exception. These are limited to the following:
 - (1) Wall Signs – May deviate from the required location above the tenant space;
 - (2) Monument Signs – May modify the number of monument signs; the 30-foot façade setback requirement; the height limitations up to the height of the principal building to which the sign pertains; the proximity to another monument sign; and the sign area limitations up to a maximum of 150 sq.ft. per sign (as long as the total permitted sign area for either the occupant or property is not exceeded).
 - (3) Tenant Identification Signs – May deviate from the size area limitations.
 - (4) Master Identification Signs – May deviate from the requirements set forth as per #5, below;
 - (5) The total amount of signs permitted under Sect. 210-4.C.(1)(d) and (e) may be increased by up to 100 percent.
- Modification of Master Sign Program Approval**. Provide a description of each modification requested, including copies of the original sign drawings and any proposed sign modifications; describing any modifications and how the proposed modification differs from the original approval; and provide a justification or rationale for why the original approval cannot be met.

CITY OF FRANKLIN APPLICATION CHECKLIST

If you have questions about the application materials please contact the planning department.

HOME OCCUPATION APPLICATION MATERIALS

- This application form accurately completed with signatures or authorization letters (see reverse side for more details).
- \$50 Application fee payable to the City of Franklin.
- A detailed description of the proposed Home Occupation, *describing how the project complies with the Home Occupation standards set forth in section 15-3.0802 (F) and 15-3.0802 (G) of the UDO*
 - Refer to Section 15-3.0802(F) and (G) of the Unified Development Ordinance for a listing of permitted and prohibited Home Occupation uses and regulations.

HOME OCCUPATION ADDITIONAL INFORMATION

DESCRIPTION OF BUISNESS:

PROPERTY TYPE – Check one Single-Family Two-Family Multi-Family

MINOR SITE PLAN AMENDMENT APPLICATION MATERIALS

- This application form accurately completed with signatures or authorization letters (see reverse side for more details).
- \$75 Application fee payable to the City of Franklin.
- Three (3) complete collated sets of application materials to include ...
 - Three (3) project narratives.
 - Three (3) folded full size, drawn to scale copies (at least 24" X 36") of the Site Plan Amendment package. *The submittal should include only those plans/items as set forth in Section 15-7.0103 of the UDO that are impacted by the development (e.g., Site Plan, Building Elevations, Landscape Plan, Outdoor Lighting Plan, Natural Resource Protection Plan, Natural Resource Protection Report, etc.)*
- One (1) colored copy of the building elevations on 11" X 17" paper, if applicable.
- Email or flash drive with all plans / submittal materials.
 - Review and consideration of Minor Site Plan Amendments shall be in accordance with Section 15-7.0107 of the UDO.



990 Jameson St. Neenah, WI 54956
Phone: 920-731-4852 (4TLC)

June 10, 2022

City of Franklin
9229 W Loomis Road
Franklin, WI 53132

Proposal Summary – Master Sign Program

TLC Sign is working with Walton Signage to complete the project for Target. The company would like to install Drive Up signs and beacons for the convenience of the customers. This will make the pick-up process that has become more common in the past few years a much easier and better process for everyone.

(1) Aesthetic theme on color, size and style

Both the Drive-Up signs and the Beacons follow Target color scheme and brand specs. They have the Target logo and information for the Drive-Up parking spaces. Target has recently installed these same signs in several locations as they try to make each site uniform. Currently at this location there is one existing beacon that will be moved to a new location onsite along with a new identical one being installed.

(2) Proposed location of all permanent signs centering all wall signs over tenant spaces

The signs are located in the parking lot of Target. They will take up one double sided row as shown in the site plan. The Drive Up post and panel signs (12) will be located in the center between the two parking spaces. The Beacons (2) will have one on both ends of where the Drive-Up signs are located.

(3) Proposed size of individual signs, with range of sizes as deemed necessary

The Drive-Up signs are small post and panel signs that have an overall height of 6'. The actual sign portion is 2' H x 2' 6" W. Each sign clearly indicates the space number (1-24 as there are 12 double sided signs) and that it is a Drive-Up parking spot, it also includes the Target logo. The Beacons are taller to help direct customers driving through the parking lot. The overall size is 12' H x 1' W.

(4) Identification of any of the following:

These signs do not fall under any of the signs listed. They are parking signs that indicate the pick-up location for customers that order online.

(5) Characteristics of proposed signs

The signs are necessary for Target to mark the location for the Drive-Up orders. They help direct customers to the correct location for their pick-up orders. The Drive-Up signs are post and panel signs that are non-illuminated. The posts and frames are made of aluminum and will be installed on a foundation that will be completed by others. The panel is an aluminum panel with vinyl graphics. The beacon is routed aluminum with push through acrylic. There is LEDs in the sign that are run by solar power.

(6) Written Programming governing color, size, style, location and other features of the proposed signs

The Drive-Up signs will be installed on a foundation that will be completed by a concrete company. The signs are installed on anchor bolts. The supports with the anchor bolts are 6"x4"x3/16" aluminum. There is an aluminum plate that is horizontal between both sides that is 12"x28"x3/8" aluminum plate. The upper supports are 4"x2"x/8" aluminum. The overall size of the sign is 6' H x 2' 10" W. The panel is 2' 6" W x 2' H and is made of .080" white aluminum panels. The vinyl copy is applied first surface and is 3M 7725-63 Red and 3M 7725-41 Gray. The car graphic is a digital print that is applied first surface. "Drive Up" is 3M 7725-10 White. These post and panel signs will be installed in the Target parking lot taking up one row as shown in site plan.

The Beacons are 12' H x 1' W. The signs are routed aluminum with push through acrylic for the logo and "Drive Up" portions. Those locations are illuminated with LEDs that are run by solar power. The logo on the acrylic is a digital print that is applied first surface. The red will match the 3M 7725-63 Red. The beacons will be installed on a foundation that is completed by a concrete company. The beacons will be installed in Target parking lot and will be installed on either sides of the Drive-Up signs.



990 Jameson St. Neenah, WI 54956
Phone: 920-731-4852 (4TLC)

June 9, 2022

City of Franklin
9229 W Loomis Road
Franklin, WI 53132

To Whom It May Concern:

TLC Sign is working with Walton Signage to install new Drive-Up signage at the Target located in Franklin, Wisconsin. There is a quantity of twelve, double sided signs that will be installed on concrete foundations that are being installed by a concrete company. The signs have two posts with one panel, the overall size is 6' H x 2' 10" W. There will also be one new solar powered beacon that will be installed on a foundation that is also being completed by the concrete company. There is currently an existing beacon that will be moved to a new location in the parking lot. The beacons overall size is 12' H x 1' W.



August 30, 2022

Marion Ecks, AICP
Associate Planner
Department of City Development
City of Franklin
9229 W. Loomis Road
Franklin, Wisconsin 53132

Julie Braun
TLC Sign

Via email: mecks@franklinwi.gov
julie@tlcsign.com

RE: Target #2388 Master Sign Program Amendment
7800 S Lovers Lane Rd, Franklin, WI

Dear Marion & Julie,

Summit Credit Union as a property owner in the Shoppes at Wyndham Village supports the amendment of the Master Sign Program to allow for the requested signage per the attachment at the adjacent Target store in the development.

Thank you.

Greg Polacheck

Greg Polacheck, CCIM, CPM
Real Estate Manager
Summit Credit Union



August 30, 2022

Via E-Mail: julie@tlcsign.com

Julie Braun
TLC Sign
990 Jameson Street
Neenah, WI 54956


**Re: Master Sign Program Amendment Application
Target Pick Up Area
7800 S. Lovers Lane Road, Franklin, WI**

Dear Ms. Braun:

Please be advised that Franklin-Wyndham, LLC ("Owner") owns that portion of Wyndham Village located at 7700, 7720, and 7740 (along with 3 out lots) S. Lovers Lane Road, Franklin, WI. Owner has reviewed Target's Master Sign Program Amendment Application and supporting documents dated July 28, 2021 and supports the Amendment.

Very truly yours,

Franklin-Wyndham, LLC
By: The Cloverleaf Real Estate Group, Inc.,
Its Manager

DocuSigned by:

A4B7E173A1CA48E...
Ross Cosyns
Vice President
rec@cleafgroup.com
REC:lav