

CITY OF FRANKLIN  
PLAN COMMISSION MEETING\*  
FRANKLIN CITY HALL COUNCIL CHAMBERS  
9229 W. LOOMIS ROAD, FRANKLIN, WISCONSIN  
AGENDA  
THURSDAY, JANUARY 6, 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 December 9, 2021.

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

1. **SAPUTO CHEESE USA INC. CONSUMER FOOD PRODUCT CONVERTING FACILITY DEVELOPMENT.** Special Use and Site Plan applications by Saputo Cheese USA Inc. (HSA Commercial, Inc., d/b/a HSA Commercial Real Estate, property owner) as follows:  
Special Use: to operate an “Office/Light Industrial Flex Space” in the Gateway Area of Planned Development District No. 39 (Mixed-Use Business Park) (Office/Light Industrial Flex Space requires a Special Use per Section 15-3.0444A B.3.a. of Ordinance No. 2016-2238);  
Site Plan: for construction of an approximately 310,485 square foot consumer food product converting facility, including a two-story welfare and office area supporting the production facility at the northeast portion of the facility, 459 parking spaces for cars in front of the building on West Oakwood Road and South 27th Street, loading areas for trucks on the west and south facing sides of the proposed building and stormwater ponds on the north and south sides of the site for onsite stormwater management and visual amenities (the proposed stormwater elements have been designed to account for potential future expansion of key areas of the facility to accommodate growth for Saputo) upon property zoned Planned Development District No. 39 (Mixed-Use Business Park), located on the eastern half of the parcel at the intersection of West Oakwood Road and South 27th Street in the Gateway Area District of Planned Development District No. 39 (Mixed-Use Business Park) (Lot 2 of Certified Survey Map No. 9362, recorded on November 5, 2021); Requested Waivers/Modifications of Planned Development District No. 39 (Mixed Use Business Park) Design Standards, Section 15-3.0444A.D. Gateway Area Design Standards:

- a. §15-3.0444A.D.1.a. waiver request for parking location due to nature of

- proposed operation
- b. §15-3.0444A.D.2.a., modification to provide furnishings, etc. for employee use only
- c. §15-3.0444A.D.2.b.ii., modification to reduce to 1 walkway from Oakwood Road to front walkway adjacent main entrance
- d. §15-3.0444A.D.2.b.iii., modification to reduce sidewalk along façade primarily to area adjacent to office/employee welfare-courtyard areas
- e. §15-3.0444A.D.3.a.i., waive building foundation plantings, with stipulation that bufferyards are enhanced along South 27th Street and adjacent the residence southeast of site at Tax Key No. 951-9995-000
- f. §15-3.0444A.D.3.b. modification that central areas/feature are intended for employees and not as a public amenity
- g. §15-3.0444A.D.4a.i., modify to require multi-story specific to office/employee welfare portion of facility
- h. §15-3.0444A.D.4.a.ii., modify to permit primarily pigmented precast concrete as principle material around the industrial/distribution portion of facility
- i. §15-3.0444A.D.4.a.iii., modify to permit precast concrete in lieu of stone and brick for the industrial/distribution portion of facility
- j. §15-3.0444A.D.4.a.iv., modify to permit precast concrete as principle material for the industrial/distribution portion of facility
- k. §15-3.0444A.D.4.a.v., modify to permit pigmented precast concrete
- l. §15-3.0444A.D.4.a.xi., modify to include transparent windows on the office portion of the facility
- m. §15-3.0444A.D.5., waive Plan Commission review of proposed signs and defer to staff approval with the Sign Permit Application

Requested Waivers/Modifications of the South 27th Street Design Overlay District:

- a. §15-3.0352A., waiver request for parking location due to nature of proposed operation
- b. §15-3.0352C.2., request reduction of required parking from 621 to 459 spaces based on applicant's stated shift employment justification
- c. §15-3.0353A., modification to provide furnishings, etc. for employee use only
- d. §15-3.0353B.2., modify to reduce to 1 walkway from Oakwood Road to front walkway adjacent main entrance
- e. §15-3.0353B.3., waive connections with other uses for pedestrian and bicycle access except for employees only
- f. §15-3.0353B.4., modify to reduce sidewalk along façade primarily to area adjacent to office/employee welfare-courtyard areas
- g. §15-3.0353B.5., modify to reduce to 1 walkway from Oakwood Road to



- front walkway adjacent main entrance
- h. §15-3.0353D., modify to provide bicycle facilities for employees only
  - i. §15-3.0353E.1., waive building foundation plantings, with stipulation that bufferyards are enhanced along South 27th Street and adjacent the residence southeast of site at Tax Key No. 951-9995-000
  - j. §15-3.0353E.3., modify to shift required parking landscaping to bufferyard areas
  - k. §15-3.0353F., modification that central areas/feature are intended for employees and not as a public amenity
  - l. §15-3.0354A., modify to what is presented on Site Plan Application
  - m. §15-3.0354B.1., modify requirement for trees to a reduced to one tree every 39 parking spaces
  - n. §15-3.0354C.1., modify to provide less than 20 square feet per parking space (approximately 13 square feet per space)
  - o. §15-3.0354C.2., modify to permit larger parking islands (size and dimensions) vs. the requirement here
  - p. §15-3.0354C.5., modify to reduce types of materials to decorative trees, perennials and ground cover as shown on Site Plan Application
  - q. §15-3.0354D.2.a., modify to permit less than opaque street-side greenbelts, and 2.c. to reduce the number of planting elements but otherwise compensate with berming along South 27th Street
  - r. §15-3.0355A.1., modify to permit partial use of multi-story façade on office/employee welfare portion of the facility
  - s. §15-3.0355A.2., modify to permit pigmented precast concrete in lieu of stone or wood
  - t. §15-3.0355A.3., modify to permit pigmented precast concrete in lieu
  - u. §15-3.0355C.5., modify this requirement with specific elements and mix to that proposed by applicant on Site Plan Application
  - v. §15-3.0355C.8., waive this requirement as multiple smaller buildings is not consistent with the intent of proposed facility
  - w. §15-3.0355C.11., modify to permit location of security fence through 258 linear feet of wetland buffer and 526 linear feet of wetland setback, in large part because (a) 80% of proposed fence will be located over an existing gravel driveway and (b) nearby fencing already encroaches on this disturbed wetland area-staff suggests conditions to ensure restoration as appropriate and limits on type of equipment used to install fence to reduce impact on pervious areas of delineated wetland, buffer, and setback
- Tax Key No. part of 951-9994-001 (Lot 2 of Certified Survey Map No. 9362). **A PUBLIC HEARING IS SCHEDULED FOR THIS MEETING UPON THE SPECIAL USE APPLICATION OF THIS MATTER.**

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

## Franklin Plan Commission Agenda

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### 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 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: January 20, 2022

**City of Franklin**  
**Plan Commission Meeting**  
**December 9, 2021**  
**Minutes**

unapproved

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

Mayor Steve Olson called the December 9, 2021, 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 Adam Burckhardt, Kevin Haley and Patrick Leon and City Engineer Glen Morrow. Commissioner Patricia Hogan was excused. Also present were City Attorney Jesse Wesolowski, Planning Manager Heath Eddy and Principal Planner Régulo Martínez-Montilva, along with Alderpersons Michael Barber and Edward Holpfer (in the audience).

**B. Approval of Minutes**

1. Regular Meeting of November 18, 2021

Commissioner Leon moved and Commissioner Burckhardt seconded approval of the November 18, 2021 regular meeting minutes. On voice vote, all voted 'aye'. Motion carried (5-0-1).

**D. Business Matters**

**1. ZBIERANEK/ESCAMILLA FOOD TRUCK OPERATION.**

Temporary Use application by Dale Zbieranek/Anthony R. Escamilla, to allow for a food truck (Tony's Taco Truck/Tony's Food Truck) operation in a paved parking lot located at 3030 West Ryan Road, from May 2, 2022 to May 1, 2023, with business hours from 11:00 a.m. to 7:00 p.m., Monday through Sunday (applicant has a base kitchen in the City of Milwaukee), property zoned B-2 General Business District; Tax Key No. 879-9981-001.

Principal Planner Martinez-Montilva presented the request by Dale Zbieranek/Anthony R. Escamilla, to allow for a food truck (Tony's Taco Truck/Tony's Food Truck) operation in a paved parking lot located at 3030 West Ryan Road, from May 2, 2022 to May 1, 2023, with business hours from 11:00 a.m. to 7:00 p.m., Monday through Sunday (applicant has a base kitchen in the City of Milwaukee), property zoned B-2 General Business District; Tax Key No. 879-9981-001.

Alderwoman Hanneman moved and Commissioner Leon seconded a motion to adopt a Resolution imposing conditions and restrictions for the approval of a Temporary Use for Tony's Taco Truck/Tony's Food Truck operation in a parking lot located at 3030 West Ryan Road. On voice vote, all voted 'aye'; motion carried (5-0-1).

**2. FRANKLIN HIGH SCHOOL TURF INSTALLATION.** Site Plan Amendment application by Franklin Public Schools to allow for installation of a synthetic turf surface, requiring minor regrading and related stormwater management via underground drainage stone storage and a collector pipe system, to replace the existing grass

Principal Planner Martinez-Montilva presented the request by Franklin Public Schools to allow for installation of a synthetic turf surface, requiring minor regrading and related stormwater management via underground drainage stone storage and a collector pipe system, to replace the existing grass

varsity baseball/softball fields [the project will disturb approximately 3.6 acres of land], upon property zoned I-1 Institutional District, FW Floodway District and C-1 Conservancy District, located at 8222 South 51st Street; Tax Key No. 807-9999-001.

Alderman Hanneman moved and Commissioner Leon seconded a motion to adopt a Resolution amending the Site Plan for property located at 8222 South 51st Street to allow for installation of synthetic turf and related drainage to replace the existing grass varsity baseball/ softball fields at the Franklin High School site (tax key no. 807-9999-001) including the condition that the applicants shall install temporary fencing to indicate the conservation easement area adjacent to the site during construction. On voice vote, all voted ‘aye’; motion carried (5-0-1).

### C. Public Hearing Business Matters

**1. CAPE CROSSING DEVELOPMENT: CREATION OF A NEW SINGLE-FAMILY RESIDENTIAL SUBDIVISION PLANNED DEVELOPMENT DISTRICT.** Planned Development District and Rezoning 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 142 units (54 “The Estates” units and 88 “The Villas” units), 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, and to rezone the property from R-3 Suburban/Estate Single-Family Residence District and C-1 Conservancy District to Planned Development District No. 40 (*currently named Cape Crossing*); Tax Key Nos. 890-9991-001 and 890-9991-002.

The Official Notice of Public hearing was read in to the record by Planning Manager Eddy and the Public Hearing was opened at 7:18 p.m. and closed at 7:37 p.m.

Principal Planner 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 142 units (54 “The Estates” units and 88 “The Villas” units), 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, and to rezone the property from R-3 Suburban/Estate Single-Family Residence District and C-1 Conservancy District to Planned Development District No. 40 (*currently named Cape Crossing*); Tax Key Nos. 890-9991-001 and 890-9991-002.

#### **Motion #1**

Alderman Hanneman moved and Commissioner Haley seconded a motion to table this application until the next Plan Commission (January 6, 2022). Following discussion with the applicant and Plan Commissioners, a roll call vote was taken, 2 voted ‘aye’ and 3 voted ‘nay’ motion failed. (2-3-1).

#### **Motion #2**

Alderman Hanneman moved and Commissioner Leon seconded a motion to recommend approval of an Ordinance to create section 15-3.0445 of the Franklin Unified Development Ordinance establishing Planned Development District No. 40 (Cape Crossing) and to rezone property from R-3 Suburban/Estate Single-Family Residence District and C-1 Conservancy District to Planned Development District No. 40 (12200 West Ryan Road), and to remove conditions #1 and #4, and amend condition #3 to replace “Preliminary Plat” for “Final Plat”. With a roll call vote, 4 voted ‘aye’ and 1 voted ‘nay’, motion carried. (4-1-1).

**Plan Commission took a recess at 8:40 p.m. Commissioner Leon departed the meeting.**

**The meeting resumed at 8:47 p.m.**

**3. BEAR DEVELOPMENT, LLC SINGLE-FAMILY RESIDENTIAL SUBDIVISION DEVELOPMENT.**

Comprehensive Master Plan Amendment and Rezoning applications by Stephen R. Mills, President of Bear Development, LLC (Ignasiak Investment Co., LLC, property owner), to amend the Future Land Use Map designation for an area consisting of one property designated as Recreational Use, covering approximately 35 acres, from Recreational Use and Areas of Natural Resource Features Use to Residential Use, and to rezone that area of land from A-2 Prime Agricultural District and C-1 Conservancy District to R-5 Suburban Single-Family Residence District (area consisting of one property (892-9999-002) and containing a corridor zoned C-1 Conservancy District which is an obsolete zoning district because the current Unified Development Ordinance requires protection of natural resources through conservation easements), property generally located on the east side of South 112th Street, east of the Ryan Meadows subdivision and west of the Franklin Savanna Natural Area (totaling approximately 34.54 acres).

The Official Notice of Public Hearing was read in to the record by Planning Manager Eddy and the Public Hearing was opened at 8:52 p.m. and closed at 9:13 p.m.

Planning Manager Eddy presented the request by Stephen R. Mills, President of Bear Development, LLC (Ignasiak Investment Co., LLC, property owner), to amend the Future Land Use Map designation for an area consisting of one property designated as Recreational Use, covering approximately 35 acres, from Recreational Use and Areas of Natural Resource Features Use to Residential Use, and to rezone that area of land from A-2 Prime Agricultural District and C-1 Conservancy District to R-5 Suburban Single-Family Residence District (area consisting of one property (892-9999-002) and containing a corridor zoned C-1 Conservancy District which is an obsolete zoning district because the current Unified Development Ordinance requires protection of natural resources through conservation easements), property generally located on the east side of South 112th Street, east of the Ryan Meadows subdivision and west of the Franklin Savanna Natural Area (totaling approximately 34.54 acres).

**Comprehensive Master Plan Amendment**

Alderwoman Hanneman moved and City Engineer Morrow seconded a motion to adopt a Resolution recommending the adoption of an Ordinance to amend the City of Franklin 2025 Comprehensive Master Plan to change the City of Franklin 2025 Future Land Use Map for property bearing tax key number 892- 9999-002, generally located on the east side of South 112th Street, east of the Ryan Meadows subdivision and west of the Franklin Savanna natural area from Recreational Use and areas of Natural Resource Features Use to Residential Use, pursuant to Wis. Stat. § 66.1001(4)(b). On roll call vote, 2 voted ‘aye’ 2 voted ‘nay’, motion failed. (2-2-1)

**Rezone**

City Attorney Wesolowski explained that under State Statute a Comprehensive Plan Amendment must be forwarded to the Common Council with the affirmative recommendation of four votes one way or the other. As the previous motion failed to gain four votes, the amendment could not be referred to the Common Council for a vote. Likewise, the Rezoning Application could not be considered for a recommendation vote because the Comprehensive Plan would be inconsistent with the proposed Rezoning; therefore, no motion was required or vote taken on the Rezoning Application.

**2. SECTION 15-3.0603 TABLE OF PERMITTED AND SPECIAL USES IN ALL NONRESIDENTIAL ZONING DISTRICTS**

**AMENDMENTS: STANDARD INDUSTRIAL CLASSIFICATION CODE CHANGES IN THE B-2 GENERAL BUSINESS DISTRICT, B-5 HIGHWAY BUSINESS DISTRICT AND M-1 LIMITED INDUSTRIAL DISTRICT [CITY-WIDE].**

Unified Development Ordinance Text Amendment application by the City of Franklin, to amend Section 15-3.0603 Table of Permitted and Special Uses in all Nonresidential Zoning Districts to change certain special trade contractor uses for the following Standard Industrial Classification (SIC) Code Nos. from special to permitted uses (excluding special trade contractors with outdoor storage) in the B-2 General Business District, B-5 Highway Business District and M-1 Limited Industrial District: 1711 Plumbing, Heating and Air-Conditioning; 1721 Painting and Paper Hanging; 1731 Electrical Work; 1741 Masonry, Stone Setting, and Other Stone Work; 1742 Plastering, Drywall, Acoustical, and Insulation Work; 1743 Terrazzo, Tile, Marble, and Mosaic Work; 1751 Carpentry Work; 1752 Floor Laying and Other Floor Work, Not Elsewhere Classified and 1761 Roofing, Siding, and Sheet Metal Work.

**Adjournment**

The Official Notice of Public hearing was read in to the record by Planning Manager Eddy and the Public Hearing was opened at 9:33 p.m. and closed at 9:33 p.m.

Principal Planner Martinez-Montilva presented the request by the City of Franklin, to amend Section 15-3.0603 Table of Permitted and Special Uses in all Nonresidential Zoning Districts to change certain special trade contractor uses for the following Standard Industrial Classification (SIC) Code Nos. from special to permitted uses (excluding special trade contractors with outdoor storage) in the B-2 General Business District, B-5 Highway Business District and M-1 Limited Industrial District: 1711 Plumbing, Heating and Air-Conditioning; 1721 Painting and Paper Hanging; 1731 Electrical Work; 1741 Masonry, Stone Setting, and Other Stone Work; 1742 Plastering, Drywall, Acoustical, and Insulation Work; 1743 Terrazzo, Tile, Marble, and Mosaic Work; 1751 Carpentry Work; 1752 Floor Laying and Other Floor Work, Not Elsewhere Classified and 1761 Roofing, Siding, and Sheet Metal Work.

Alderwoman Hanneman moved and Commissioner Haley seconded a motion to recommend approval of an Ordinance to amend the Unified Development Ordinance text at table 15-3.0603 Standard Industrial Classification Title Nos. 1711 “Plumbing, Heating and Air-Conditioning” 1721 “Painting and Paper Hanging” 1731 “Electrical Work” 1741 “Masonry, Stone Setting, and other Stone Work” 1742 “Plastering, Drywall, Acoustical, and Insulation Work” 1743 “Terrazzo, Tile, Marble, and Mosaic Work” 1751 “Carpentry Work” 1752 “Floor Laying and other Floor Work, not elsewhere classified” and 1761 “Roofing, Siding, and Sheet Metal Work” to change such uses from a Special Use to a Permitted Use in the B-2 General Business District, B-5 Highway Business District and M-1 Limited Industrial District. On voice vote, all voted ‘aye’; motion carried. (4-0-2)

Commissioner Haley moved and Commissioner Burckhardt seconded to adjourn the Plan Commission meeting of December 9, 2021 at 9:36 p.m. On voice vote, all voted ‘aye’; motion carried. (4-0-2).



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

**Meeting of January 6, 2022**

**SPECIAL USE/SITE PLAN**

**RECOMMENDED MOTIONS:** Department of City Development Staff recommends the following: (1) Provide an approval recommendation to the Common Council on the Special Use Application; (2) Approve the 37 waivers/modifications requested from the PDD-39 Design Standards and South 27<sup>th</sup> Street Design Overlay District requirements as indicated below and in the attached Site Plan Resolution; (3) Approve the Site Plan Application based on the conditions as provided in the attached Site Plan Resolution, or modify said Resolution as determined by the Plan Commission.

<b>Applicant:</b>	Saputo Cheese USA, Inc.
<b>Property Address/Tax Key Number:</b>	SW corner West Oakwood Road at South 27 <sup>th</sup> Street Part of 951-9994-001
<b>Aldermanic District:</b>	District 4
<b>Agent:</b>	Jeff Allmann, Saputo Cheese USA, Inc. Dave Koenes, P.E., Excel Engineering, Inc.
<b>Zoning District:</b>	PDD-39 (Mixed Use Business Park) South 27 <sup>th</sup> Street Design Overlay District
<b>Use of Surrounding Properties:</b>	<b>North:</b> Ascension Hospital zoned B-7 South 27 <sup>th</sup> Street Mixed Use-Office District <b>West:</b> Vacant and conservancy land zoned PDD-39 <b>South:</b> XPL Logistics and Residential zoned PDD-39 <b>East:</b> Noncommercial Assembly zoned I-1 and Residential zoned Rs-2
<b>Special Use Request:</b>	To permit an “Office/Light Industrial Flex Space” for a new consumer food product converting facility.
<b>Site Plan Proposal:</b>	To permit construction of a 310,485 square foot office and industrial building and requisite roadway access, parking, loading, and bufferyard and parking area landscaping, with requests for various waivers/modifications to the PDD 39 Design Standards and the South 27 <sup>th</sup> Street Design Overlay District.
<b>Staff Planner:</b>	Heath Eddy, AICP, Planning Manager

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

## **APPLICANT'S REQUEST**

The applicant is requesting approval of a Special Use to permit an "Office/Light Industrial Flex Space" for a new consumer food product converting facility, and approval of a Site Plan to permit construction of a 310,485-square foot office and industrial building including the roadway accesses to both West Oakwood Road (a City-owned and maintained roadway) and South 27<sup>th</sup> Street (a WisDOT maintained roadway), 459 parking spaces, loading and unloading areas, and landscaping and security fencing for Lot 2 of CSM #9362, which was approved by the Common Council on October 19, 2021. As part of the Site Plan Application, the applicant requests waivers or modifications to PDD-39 Design Standards and the design requirements of the South 27<sup>th</sup> Street Design Overlay District.

The Special Use Application is subject to a public hearing, which requires a Class 2 Notice under State Statute. The Public Notice was provided to the South NOW weekly publication on December 13, 2021 and ran on December 22 and December 29, 2021. Notices were mailed to the requisite adjacent property owners by City Development staff on December 17, 2021.

## **CHARACTER OF THE SITE AND SURROUNDING AREA**

The subject property is a formerly active farm that is currently owned by H.S.A. Commercial Real Estate. The property was the subject of a 3-lot CSM that includes two development sites and an outlot that will be almost entirely covered by a Conservation Easement. The subject property for these applications is Lot 2, which is a 34.39-acre site. The property primarily consists of maintained field area with a small concentration of wetland features located along the south property line adjacent the property currently occupied by XPL Logistics. The surrounding area includes a residence to the southeast; a couple of institutional properties and a residential neighborhood to the east; Ascension hospital to the north; and Lot 1 of the same CSM and the conservancy outlot to the west.

## **DESCRIPTION OF THE APPLICATION**

On November 8, 2021, the applicant submitted applications for a Site Plan and a Special Use to develop the proposed food converting facility and offices in Planned Development District (PDD)-39. Because the property is located in the Gateway Area of PDD-39, it requires a Special Use approval to operate a use that is a combination of light industrial and office space. The proposed use category "Office/Light Industrial Flex Space" is most consistent with the proposed use of the site.

The applicant's proposal is for 310,485 square feet of new building (with space retained for additional building area), along with 459 parking spaces and delivery and loading areas along the west and south of the proposed facility. The applicant's proposal includes separate accesses for employee arrivals and departures from those of materials deliveries and distribution facilities, and therefore there are 2 proposed access points to West Oakwood Road and 2 additional access points to South 27<sup>th</sup> Street.

To address the provision for buffering the trucking area, the applicant proposes berming located to the northwest of the facility to block the view from West Oakwood Road, and again along the southeast corner of the proposed facility to block the view from South 27<sup>th</sup> Street. Both berms will be landscaped along the peak to aid in the screening effect. Additionally, the applicant proposes bufferyard landscaping along South 27<sup>th</sup> Street and West Oakwood Road against the proposed employee parking areas. However, the applicant also proposes to maintain a view shed from the Oakwood Road/27<sup>th</sup> Street intersection into the property at the focal point of the office portion of the facility.

The applicant's proposed facility design is intended to provide for food safety and minimization of rodents and other contaminants. These design requirements are the primary impetus for the



waivers/modifications requested, and detailed below. The facility is designed with a two-story profile at the northeast corner of the building opposite the aforementioned intersection. This corner is the office and employee welfare areas of the proposed facility, and is designed with windows and brick-type facades along with canopy overhangs at the entrance to enhance the appearance. The majority of the facility is devoted to the food processing operation, which includes secured facades, no windows, and no foundation plantings of landscaping materials beyond ground vegetation to minimize potential contaminants. The food processing portion of the facility is further enclosed with a security fence which will run due west from the northwest corner of the facility, south along the western lot line, then along the southern lot line, then north again to the southeast corner of the facility. This fence is a requirement for food safety.

The applicant's requests for waivers/modifications are consistent with the proposed operation. There are a total of 37 requested waivers or modifications, 13 to the PDD-39 Gateway Area Design Standards and 24 to the South 27<sup>th</sup> Street Design Overlay District standards. Of these requests, there are a total of 7 design waivers and 30 design modifications to provide an alternative to the precise requirements in the design standards.

## NOTED HIGHLIGHTS

There are couple of discussion points for consideration.

1. **Parking Reduction.** The applicant is requesting a reduction of the required parking for this proposed use. The nearest requirement is consistent with "Warehouse" which is 2 spaces/1,000 square feet of building area, which would yield a minimum of 621 parking spaces. The applicant proposes a total of 459 parking spaces, which according to the applicant is based on a maximum of 200 food production employees per shift, three shifts, with up to 50 office employees in the daytime shift only. The total amount of parking accounts for the overlapping of shift employees. Staff recommends approval of this reduction.
2. **Sidewalk along South 27<sup>th</sup> Street.** This item is notable as there is no sidewalk shown/proposed on the attached Site Plan. While it is normally a requirement, the applicant does have a justification that is two-fold: (1) the existing profile of South 27<sup>th</sup> Street is a four-lane rural boulevard, with no curb/gutter and an open drainage swale adjacent to the shoulder. Installing sidewalk in this condition would either require building in or on the shoulder or behind the swale; and (2) there currently is no sidewalk on South 27<sup>th</sup> Street south of Villa Drive, which is approximately 2.8 miles north of the subject property. Staff believes the sidewalk should be provided if possible though it should be noted that there are no connections south of the subject property except for Elm Road, which currently includes no sidewalk (though proposed for a trail when the City reconstructs this facility). Staff recommends including the sidewalk but defers to the Plan Commission on placing this requirement on the Site Plan Resolution.
3. **Fencing in Wetland Buffers/Setbacks.** The proposed security fence will include a portion that runs through the wetland buffer and setback areas along the south property line. Approximately 258 linear feet of the fence will run through wetland buffer and 526 linear feet will run through wetland setback. The Natural Resource Features Special Exception (NRSE) process was not designed for this kind of limited impact (both duration and area). As shown on the Site Plan, the fence will include 72 posts in the wetland buffer and setback, which would account for maybe 180 square feet of permanent post footings, and a somewhat larger 600 or so cubic feet of disturbance, which would be completed in a fairly short time process. Staff recommends that the fencing be permitted, with the conditions that (1) the applicant is required to restore the wetland buffer and setback from any disturbance consistent with the requirements of UDO §15-4.01021, and (2) the applicant shall not use heavy construction equipment for the fence

installation through the wetland buffer and setback (i.e. a small backhoe or similar construction vehicle would be considered suitable).

## **UNIFIED DEVELOPMENT ORDINANCE REQUIREMENTS**

This application is 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
- §15-7.0102 Principles and Standards of Review, Site Plans

Attached are the applicant's statements in support of the proposed Special Use. Below are staff's review comments based on the General Standards for Special Uses.

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

**Standard 1: Ordinance and Comprehensive Master Plan Purposes and Intent.** The standard states that *“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.”*

**Staff's Findings:** The applicant's proposal is a type of food processing facility (light industrial) which is fully internal operation. In fact, per regulatory standards this type of operation requires entirely indoor operations. The proposed use includes a significant office facility located proximate to the West Oakwood Road/South 27<sup>th</sup> Street intersection for maximum visibility. This is consistent with the intent of the PDD-39 Gateway Area. In addition, the proposed use is consistent with the “Business Park” designation for the property on the City of Franklin 2025 Comprehensive Master Plan Future Land Use Map.

**Standard 2: No Undue Adverse Impact.** The standard states that *“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.”*

**Staff's Findings:** The proposed use will function entirely internal to the facility. The operation includes delivery of material for sorting and modification, then packaged and shipped. Therefore, the operation itself will present no undue or substantial adverse effect to the area.

**Standard 3: No Interference with Surrounding Development.** The standard states that *“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.”*

**Staff's Findings:** The applicant's proposed facility will be over 310,000 square feet in area, with potential additions to bring the total to over 350,000 square feet. However, the subject property is over 34 acres in area, and the proposed facility is set back from both West Oakwood Road and South 27<sup>th</sup> Street and visually buffered with proposed stormwater ponds, berms, and landscaping. The net effect of the proposed development will not dominate the area and should easily blend with the surrounding development.

**Standard 4: Adequate Public Facilities.** The standard states that *“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.”*

**Staff’s Findings:** The proposed facility will be tied to public sewer and water services, and is located on two multi-lane roadway facilities. The access will include truck access from West Oakwood Road and truck departures from South 27<sup>th</sup> Street, with connection to I-94. The proposed facility should have little impact on police and fire protection services, will provide for secure refuse disposal, and should be a net positive to local parks, the Franklin City Library, the local schools, and other public facilities.

**Standard 5: No Traffic Congestion.** The standard states that *“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.”*

**Staff’s Findings:** The proposed facility will operate with three shifts of 200 employees, with one shift with an additional 50 office employees during the daytime. Therefore, the highest point of traffic impact will be at the change of each shift with a total of no more than 450 vehicles entering or exiting the subject property over a span of roughly 30-60 minutes. The other traffic impact is large trucks entering the site from West Oakwood Road, which would be accessed from South 27<sup>th</sup> Street, a 4-lane rural arterial boulevard at this location. Staff sees no undue traffic congestion from this proposed use.

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

**Staff’s Findings:** The applicant’s Natural Resource Protection Plan shows that the only significant protected natural resource on the subject property are four small wetlands on the south side, none of which will be impacted from the proposed use or development of the site. Staff previously discussed the location of the security fence in the wetland buffer and setback area of these wetlands, but not in the wetland itself.

**Standard 7: Compliance with Standards.** The standard states that *“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.”*

**Staff’s Findings:** The application meets the area and bulk regulations of PDD-39, and additional requests for modifications and waivers by the applicant are to be adjudicated with consideration of the Site Plan. Therefore, staff finds this standard is met.

The following is staff’s analysis of the proposed Site Plan based on the Principles and Standards of Review of Site Plans, as well as assessments of the applicant’s requested waivers or modifications to the PDD-39 Design Standards and the South 27<sup>th</sup> Street Design Overlay District.

## **PRINCIPLES AND STANDARDS OF REVIEW OF SITE PLANS (§15-7.0102)**

**Standard A. Conformity of Use to Zoning District.** The standard states that *“the proposed use(s) conform(s) to the use permitted as either a “Permitted Use” or “Special Use” in the zoning district.”*

**Staff’s Findings:** The applicant’s proposal is compliant with the standards of the PDD-39 District.

**Standard B: Dimensional Requirements.** The standard states that *“the dimensional arrangement of buildings and structures conform to the required area, yard, setback and height restrictions of the Ordinance.”*

**Staff’s Findings:** The proposed 310,485-square foot industrial building and associated parking are compliant with the area, yard, setback and height restrictions of PDD-39.

**Standard C: Site Intensity and Site Capacity Calculations to be Reviewed.** The standard states that *“the requirements of Division 15-3.0500 of this Ordinance shall be met. In this respect, the necessary worksheets for determining the maximum site intensity, or development capacity, of the site shall be submitted to the Plan Commission for review and approval.”*

**Staff’s Findings:** The application is compliant with the requirements of Division 15-3.0500 of the UDO.

**Standard D: Use and Design Provisions.** The standard states that *“the proposed use conforms to all use and design provisions and requirements as found in this Ordinance for the specified uses.”*

**Staff’s Findings:** The applicant has requested a series of waivers and modifications to the PDD-39 Design Standards and the South 27<sup>th</sup> Street Design Overlay Standards. Beyond those requests, the applicant’s site plan proposal is compliant with other provisions of those requirements. In addition, staff concurs with the waiver/modification requests as provided by the applicant.

**Standard E: Relation to Existing and Proposed Streets and Highways.** The standard states that *“there is a proper relationship between the existing and proposed streets and highways within the vicinity of the project in order to assure the safety and convenience of pedestrian and vehicular traffic. In the case of arterial streets and highways not under the jurisdiction of the City of Franklin, that the applicable highway authority (County, State or Federal) has been contacted and the needed permits have been obtained and submitted to the City for review.”*

**Staff’s Findings:** The applicant meets the standards for access to West Oakwood Road and should follow the access requirements for South 27<sup>th</sup> Street (WisDOT jurisdiction). Staff added a condition of approval to the Site Plan Resolution specifying that WisDOT access approval shall be submitted for permitting purposes.

**Standard F: Impacts on Surrounding Uses.** The standard states that *“the proposed on-site buildings, structures and entry ways are situated and designed to minimize adverse effects upon owners and occupants of adjacent and surrounding properties by providing for adequate design of ingress/egress and interior/exterior traffic flow, stormwater drainage, erosion, grading, lighting, and parking, as specified by this Ordinance or any other codes or laws.”*

**Staff’s Findings:** The overall design of the site should present no negative impacts on the surrounding properties once construction is completed.

**Standard G: Natural Resource Features Protection.** The standard states that *“Natural features of the landscape are retained to enhance the development on the site, or where they furnish a barrier or buffer between the project and adjoining properties used for dissimilar purposes or where they assist in preserving the general safety, health, welfare, and appearance of the neighborhood. The requirements set forth in Divisions 15-4.0100, 15-7.0100, and 15-11.0100 are to be met. Where required, a "Natural Resource Protection Plan" meeting the requirements set forth in Division 15-7.0100 has also been submitted for Plan Commission review and approval.”*

**Staff’s Findings:** The Natural Resource Protection Plan is generally compliant with the standards of the UDO. No impacts are proposed to the wetland features onsite, and will have minor impact to the wetland buffer and setback.

**Standard H: Required Landscaping and Landscape Bufferyards.** The standard states that *“Adverse effects of the proposed development and activities upon adjoining residents or owners are minimized by design and installation of landscape bufferyards to provide for appropriate screening, fencing, or landscaping as required in Division 15-5.0300 of this Ordinance. Where required, a "Landscape Plan" meeting the requirements set forth in Division 15-5.0300 has also been submitted for Plan Commission review and approval.”*

**Staff’s Findings:** Except where waivers are requested, the applicant has provided landscaping in compliance with Division 15-5.0300 of the UDO and with the PDD-39 Design Standards.

**Standard I: Provision of Emergency Vehicle Accessibility.** The standard states *“land, buildings, and structures are readily accessible to emergency vehicles and the handicapped.”*

**Staff’s Findings:** The applicant has proposed 360 access to the building for all emergency vehicles and adequate access for handicapped and other-abled persons in compliance with the ADA.

**Standard J: Building Location.** The standard states *“No building shall be permitted to be sited in a manner which would unnecessarily destroy or substantially damage the beauty of the area, particularly insofar as it would adversely affect values incident to ownership of land in the area; or which would unnecessarily have an adverse effect on the beauty and general enjoyment of existing structures on adjoining properties.”*

**Staff’s Findings:** The design is generally in compliance with the expectations of PDD-39, excepting the requested waivers and modifications as discussed below.

**Standard K: Location and Design of On-Site Waste Disposal and Loading Facilities.** The standard states *“No on-site waste disposal and/or loading facility shall be permitted to be designed or sited in a manner which would unnecessarily destroy or substantially damage the beauty of the area, particularly insofar as it would adversely affect values incident to ownership of land in the area; or which would unnecessarily have an adverse effect on the beauty and general enjoyment of the existing structures on adjoining properties.”*

**Staff’s Findings:** The proposed loading and dumpster areas are found along the western and southern (rear) property line, which is adjacent to other industrial uses or to a wooded conservancy area.

**Standard L: Consistency with the Intent of the City of Franklin Unified Development Ordinance.** The standard states *“The Site Plan is consistent with the intent and purposes of the City of Franklin*

*Unified Development Ordinance which is to promote the public health, safety, and general welfare, to encourage the use of lands in accordance with their character and adaptability, to avoid the overcrowding of population, to lessen congestion on the public roads and streets, to reduce hazards of life and property, to facilitate the implementation of the City of Franklin Comprehensive Master Plan, or component thereof, and those other purposes and intents of this Ordinance set forth in Division 15-1.0100 of this Ordinance.”*

**Staff’s Findings:** The site plan application is generally consistent with the intent of the UDO, pending review of waivers and modifications to the PDD-39 Design Standards and the South 27<sup>th</sup> Street Design Overlay Standards. Denial of waivers would be incorporated as conditions of approval in the Site Plan Resolution.

**Standard M: Consistency with the Intent of the City of Franklin Comprehensive Master Plan.**

*The standard states “The Site Plan is consistent with the public goals, objectives, principles, standards, policies, and urban-design criteria set forth in the City-adopted Comprehensive Master Plan or component thereof.”*

**Staff’s Findings:** The site plan application is generally consistent with the City of Franklin Comprehensive Master Plan.

**Standard N: Plan Commission Reserves the Right to Determine a Site “Unsuitable” for Planned Use.**

*The standard states “Pursuant to the requirements of § 15-2.0103(B)(3) of this Ordinance, the Plan Commission reserves the right to declare land or structures unsuitable for planned use during the site plan review process.”* Such conditions amount to site suitability, involving conditions where there is inadequate street right-of-way or street improvements; lack of adequate public sewer or public water; lack of separation distance between incompatible uses; and/or crossing of lot lines with improvements.

**Staff’s Findings:** Staff believes the site is suitable for the proposed use and development.

**REQUESTED WAIVERS AND MODIFICATIONS**

The Applicant is requesting waivers or modifications to the following standards. Staff suggestions and recommendations are noted below.

**PDD-39 Design Standards, Section 15-3.0444A.D. Gateway Area Design Standards**

1. §15-3.0444A.D.1.a. states *“Not more than fifty (50) percent 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, and/or additional enhanced landscaping or decorative fencing is used to screen such parking. Such additional buildings and/or landscaping or fencing must be sufficient in size, location and number to provide an effective visual break between the public street and the parking lot.”*

**Staff’s Recommendation:** The applicant requests this requirement be waived, so as to have all employee and visitor parking in front of the buildings. Staff concurs that separation of the public and employee traffic from heavy vehicles would be appropriate given the type of use proposed, and recommends approval of this waiver.

2. §15-3.0444A.D.2.a. states “*Lighting and site furnishings (benches, trash receptacles, bicycle racks, etc.) shall complement the character of the building, and provide an attractive and strong relationship with adjoining properties and the public sidewalk.*”

**Staff’s Recommendation:** The applicant requests a modification to note that all site furnishings are intended for employees only. Staff concurs with this request and recommends approval of this modification.

3. §15-3.0444A.D.2.b.ii. which state “*Large parking areas shall include walkways to allow safe pedestrian access to the building entrance and to connect the site to adjacent streets and properties. Pedestrian walkways shall be designed with amenities such as special paving treatments (colored paver blocks or textured concrete), lighting, and furnishings to create a pedestrian-friendly character.*”

**Staff’s Recommendation:** The applicant requests a modification to require one (1) walkway which is located near the West Oakwood Road/South 27<sup>th</sup> Street intersection and runs through the parking area, and lines up to the main entrance. Staff recommends approval.

4. §15-3.0444A.D.2.b.iii. which state “*Sidewalks shall be provided along the entire length of any façade containing a public entrance, leaving room for foundation planting beds, and shall connect to existing or planned public sidewalks or pedestrian/bike facilities.*”

**Staff’s Recommendation:** The applicant requests modifying this requirement to provide sidewalk as shown on the Site Plan, which limits the sidewalk to the area primarily in front of the proposed office/employee welfare area, rather than including in front of the production/industrial facility area. Staff recommends approval.

5. §15-3.0444A.D.3.a.i. states “*Each development which contains a building over forty-thousand (40,000) square feet in area shall provide extensive building foundation landscaping for all building frontages facing public streets or parking lots to provide visual breaks in the mass of the building.*”

**Staff’s Recommendation:** The applicant requests a waiver of this requirement, because foundation plantings often result in harboring/nesting areas for animals and other creatures that would provide a food safety hazard. Staff recommends approval, with the condition that the bufferyard along South 27<sup>th</sup> Street and adjacent to the residence southeast of the site at TKN 951-9995-000 be enhanced. The applicant has already provided a proposed enhancement on the attached Site Plan.

6. §15-3.0444A.D.3.b. states “*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 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.*”

**Staff’s Recommendation:** The applicant requests a modification to this requirement only that it is provided for employees only, and not as a public amenity. Staff recommends approval.

7. §§15-3.0444A.D.4.a.i., 4.a.ii., 4.a.iii., 4.a.iv., 4.a.v., and 4.a.xi., which state

- a. *“i. All principal buildings shall be multi-story and exhibit quality architectural design. Corner buildings shall also serve as landmarks with distinctive architectural character, including such features as towers, rounded walls, recessed entries, or other unique features.”*
- b. *“ii. All exterior materials shall be durable, of high-quality, utilized true to form (such as stone below wood rather than the opposite), and appropriate for external use.”*
- c. *“iii. Brick and stone are preferred primary materials for the solid (non-window) portion of new buildings or additions.”*
- d. *“iv. Precast concrete, cast stone, concrete masonry units, terra cotta, stucco, and wood siding are acceptable accent and secondary materials for the solid portion of new buildings or additions.”*
- e. *“v. Other materials may be allowed subject to Plan Commission approval.”*
- f. *“xi. Commercial buildings shall have at least 60% of their ground floor front elevation with transparent windows.”*

**Staff’s Recommendation:** The applicant requested modifications to the above subsections for the following: (1) require the multi-story feature for the office/employee welfare portion of the facility only; (2) permit pigmented precast concrete as the principle façade material around the industrial/distribution portion of the facility; (3) permit precast concrete in lieu of stone and brick, and as the principle material for the industrial/distribution portion of the facility; (4) require transparent windows on the office/employee welfare portion of the facility only. Staff recommends approval.

8. §15-3.0444A.D.5., which states *“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.”*

**Staff’s Recommendation:** The applicant requests waiver of the Plan Commission review of the proposed signs for the site, and defer such review and approval to the Department of City Development under a Sign Permit Application. Staff recommends approval.

The applicant requests certain waivers listed under the PDD-39 Design Standards (§15-3.0444A.D.7) but are addressed below as waiver/modification requests of the South 27<sup>th</sup> Street Design Overlay District (Division 15-3.0350).

### **UDO, Part 3, Division 15-3.0350, Section 15-3.0351 – South 27th Street Design Overlay District**

The South 27<sup>th</sup> Street Design Overlay District ordinance states that the overlay’s intent is for South 27<sup>th</sup> Street to “be a local, regional and statewide destination for people to work, live, shop, recreate, and interact with one another.” Many of the standards encourage design features geared towards an attractive commercial, public-facing aesthetic. They are not appropriate for industrial users, and staff believes it would be appropriate to waive or modify the sections as requested.

1. §15-3.0352A. states *“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...”*

**Staff’s Recommendation:** The applicant requests this requirement be waived, so as to have all employee and visitor parking in front of the buildings. Staff concurs that separation of the public



and employee traffic from heavy vehicles would be appropriate given the type of use proposed, and recommends approval of this waiver.

2. §15-3.0352C.2. states “*If a parking reduction is request for any reason other than shared parking...technical documentation shall be furnished by the applicant during the site plan review process to indicated, to the satisfaction of the Plan Commission, that actual off-street parking for that particular use is less than the required amount....*”

**Staff’s Recommendation:** The applicant requests a reduction of required parking from 621 parking spaces to 459 spaces based on the applicant’s stated shift employment, as noted earlier in this report. Staff recommends approval of this reduction request.

3. §15-3.0353A. states “*Landscaping and site amenities shall be provided to safety the requirements of this Division. All site improvements shall be designed and undertaken in such a way that clear site lines are maintained...*”

**Staff’s Recommendation:** The applicant requests a modification to this requirement only that it is provided for employees only, and not as a public amenity. Staff recommends approval.

4. §§15-3.0353B.2., B.3., B.4., and B.5. which state
  - a. “*2. Large parking areas shall include walkways to allow safe pedestrian access to the building entrance....*”
  - b. “*3. The entire development shall provide for safe pedestrian and bicycle access to all uses...*”
  - c. “*4. Sidewalks shall be provided along the entire length of any façade...*”
  - d. “*5 Pedestrian walkways shall be provided from all building entrances to existing or planned public sidewalks...*”

**Staff’s Recommendation:** The applicant requests (1) a modification to subsection B.2. to require one (1) walkway which is located near the West Oakwood Road/South 27<sup>th</sup> Street intersection and runs through the parking area, and lines up to the main entrance; (2) a waiver of subsection B.3. because the proposed facility is not for public use or interaction, and such facilities are to be provided for employee use only; (3) a modification to subsection B.4. to reduce the sidewalk along the façade of the office/employee welfare area only; and (4) a modification to subsection B.5. to reduce the requirement from walkways (plural) to walkway (singular) for the single walkway as shown on the attached Site Plan. Staff recommends approval of the modifications to subsections B.2., B.4., and B.5., and the waiver to subsection B.3.

5. §15-3.0353D. states “*The development shall provide secure, integrated bicycle parking and pedestrian furniture...*”

**Staff’s Recommendation:** The applicant requests a modification to provide bicycle facilities and pedestrian accommodations for employees only. Staff recommends approval of this modification.

6. §§15-3.0353.E.1. and E.3. which state
  - a. “*1. Extensive building foundation landscaping for all building frontages facing public streets, parking lots or residential districts to provide visual breaks in the mass of the building....*”
  - b. “*3. Off-street parking area landscaping as set forth in Section 15-5.0302...*”

**Staff's Recommendation:** The applicant requests a waiver of the requirement in subsection E.1. because foundation plantings often result in harboring/nesting areas for animals and other creatures that would provide a food safety hazard. Staff recommends approval, with the condition that the bufferyard along South 27<sup>th</sup> Street and adjacent to the residence southeast of the site at TKN 951-9995-000 be enhanced. The applicant has already provided a proposed enhancement on the attached Site Plan. Regarding subsection E.3., the applicant requests to modify the requirement for parking lot landscaping to shift those requirements to the bufferyards, again for food safety reasons. Staff recommends approval of this modification.

7. §15-3.0353F. states “Each development which contains a building over fifty thousand (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.”

**Staff's Recommendation:** The applicant requests to modify this requirement to provide such facilities for employees only. Staff supports this modification request.

8. §15-3.0354A. states “Interior and perimeter buffer landscaping is required for all off-street parking lots and their associated vehicular use areas...”

**Staff's Recommendation:** The applicant requests to modify this requirement to shift such landscaping to the bufferyards and limit interior parking lot landscaping for food safety reasons. Staff recommends approval of this modification, as stipulated under the request for Section 15-3.0444A.D.3.a.i.

9. §15-3.0354B.1. states “Shade or decorative trees are required within the vehicular use area at a ratio of one tree for every fifteen (15) parking spaces, unless the Plan Commission grants an exception.”

**Staff's Recommendation:** The applicant requests to modify this requirement to reduce the number of trees (decorative only) to approximately one tree for every 39 parking spaces, primarily for food safety reasons. Staff recommends approval of this modification, again with the stipulation to provide more tree materials in the bufferyards. The applicant has already provided such on the attached Site Plan.

10. §§15-3.0354C.1., C.2., and C.5., which state
- a. “1. A minimum of twenty (20) square feet of interior landscaped island shall be provided per parking stall.”
  - b. “2. The interior landscaping shall be provided within landscaped islands a minimum of 250 square feet in area....”
  - c. “5. The interior parking lot landscaping shall be composed of a combination of hardy trees, shrubs, perennials and groundcover....”

**Staff's Recommendation:** The applicant requests (1) a modification of subsection C.1. to provide approximately 13 square feet of interior landscaped island per parking stall; (2) a modification to subsection C.2. to permit interior landscaped islands that exceed the dimensions stated in this section (up to 9 feet wide and 40 feet long); and (3) a modification of subsection C.5. to not require

hardy trees or shrubs in the parking lot interior landscaped islands, relying on decorative trees, perennials and groundcover. Staff supports all three modification requests.

11. §§15-3.0354D.2.a. and 2.c. which state
  - a. *“a. Street side greenbelts shall contain dense landscape screening which provides plantings...”*
  - b. *“c. Other greenbelts not specifically described above shall contain a minimum of one tree or shrub for each fifteen (15) feet of perimeter....”*

**Staff’s Recommendation:** The applicant requests modifications to both subsections such that the greenbelts are not required to be opaque (as in 2.a.) and to not require the minimum number of materials and provide for berming along South 27<sup>th</sup> Street in lieu of plantings, and stormwater ponds and streets trees along West Oakwood Road in lieu of this standard, and as depicted on the attached Site Plan. Staff recommends approval of both modifications.

12. §§15-3.0355A.1., A.2., and A.3., which state
  - a. *“1. Buildings located on prominent sites – such as key intersections, corners, terminations of street vistas, and on high points – shall be multi-story and exhibit quality architectural design to serve as landmarks.”*
  - b. *“2. All exterior materials shall be durable, of high-quality, utilized true to form (such as stone below wood rather than the opposite), and appropriate for external use.”*
  - c. *“3. Brick, stone and terra-cotta are preferred primary materials for new buildings or additions.”*

**Staff’s Recommendation:** The applicant requests modifications to these subsections as follows: (1) for subsection A.1. to require the multi-story area for the office/employee welfare portion of the proposed facility and not the whole structure; (2) for subsection A.2. to permit pigmented precast concrete in lieu of stone, wood or other external materials; and (3) for subsection A.3. to permit pigmented precast concrete as the primary material in lieu of brick, stone or terra-cotta. Staff recommends approval of these modifications.

13. §15-3.0355.C.5. states *“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 differenced being 6 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.”*

**Staff’s Recommendation:** The applicant requests to modify the requirements specific to the placement of windows and decorate elements due to the nature of the food processing use and that portion of the proposed facility. The applicant proposes articulation and varied projection areas and parapet heights of 30 to 50 percent for the projections and 29 to 30.5 percent for the parapet heights.

14. §15-3.0355C.8. states “*Modest building setbacks are encouraged. Where buildings are proposed to be distance from the public street, the overall development design shall include smaller buildings on pads or outlots closer to the street.*”

**Staff’s Recommendation:** The applicant requests to waive this requirement because (1) the proposed facility is for essentially the same activity, and therefore creating multiple smaller buildings would create potential food safety hazards; and (2) the larger setback is to permit the parking in front in order to separate employee and delivery/distribution traffic and provide addition security around the food processing portion of the proposed facility. Staff recommends approval of this waiver.

15. §15-3.0355C.11. states “*Existing natural features shall be integrated into the site design as a site and community amenity.*”

**Staff’s Recommendation:** The applicant requests a modification of this subsection in order to install a security fence through 258 linear feet of wetland buffer and 526 linear feet of wetland setback, in large part because (a) 80 percent of the proposed fence will be located over an existing gravel driveway, and (b) nearby fencing already encroaches on this disturbed wetland area (located on the adjacent property to the south). Staff recommends approval of this modification, with the following conditions: that (1) the applicant is required to restore the wetland buffer and setback from any disturbance consistent with the requirements of UDO §15-4.0102I, and (2) the applicant shall not use heavy construction equipment for the fence installation through the wetland buffer and setback (i.e. a small backhoe or similar construction vehicle would be considered suitable).

#### **STAFF RECOMMENDATIONS:**

Based on the above review comments and discussion, staff recommends the following actions:

1. An approval recommendation for the Special Use application, subject to the proposed conditions incorporated in the attached Special Use Resolution.
2. Approval of the following 13 requested waivers/modifications to the PDD-39 Gateway Area Design Standards:
  - a. §15-3.0444A.D.1.a. waiver request for parking location due to nature of proposed operation
  - b. §15-3.0444A.D.2.a., modification to provide furnishings, etc. for employee use only.
  - c. §15-3.0444A.D.2.b.ii., modification to reduce to 1 walkway from Oakwood Road to front walkway adjacent main entrance
  - d. §15-3.0444A.D.2.b.iii., modification to reduce sidewalk along façade primarily to area adjacent to office/employee welfare-courtyard areas
  - e. §15-3.0444A.D.3.a.i., waive building foundation plantings, with stipulation that bufferyards are enhanced along South 27<sup>th</sup> Street and adjacent the residence southeast of site at TKN 951 9995 000.
  - f. §15-3.0444A.D.3.b. modification that central areas/feature are intended for employees and not as a public amenity.
  - g. §15-3.0444A.D.4a.i., modification to require multi-story specific to office/employee welfare portion of facility
  - h. §15-3.0444A.D.4.a.ii., modification to permit primarily pigmented precast concrete as principle material around the industrial/distribution portion of facility
  - i. §15-3.0444A.D.4.a.iii., modification to permit precast concrete in lieu of stone and brick for the industrial/distribution portion of facility.

- j. §15-3.0444A.D.4.a.iv., modification to permit precast concrete as principal material for the industrial/distribution portion of facility
  - k. §15-3.0444A.D.4.a.v., modification to permit pigmented precast concrete.
  - l. §15-3.0444A.D.4.a.xi., modification to include transparent windows on the office portion of the facility
  - m. §15-3.0444A.D.5, waive Plan Commission review of proposed signs and defer to staff approval with the Sign Permit Application
3. Approval of the following requested 24 waivers/modifications of the South 27<sup>th</sup> Street Design Overlay District:
- a. §15-3.0352A., waiver request for parking location due to nature of proposed operation
  - b. §15-3.0352C.2., request reduction of required parking from 621 to 459 spaces based on applicant's stated shift employment justification.
  - c. §15-3.0353A., modification to provide furnishings, etc. for employee use only.
  - d. §15-3.0353B.2., modification to reduce to 1 walkway from Oakwood Road to front walkway adjacent main entrance
  - e. §15-3.0353B.3., waive connections with other uses for pedestrian and bicycle access except for employees only.
  - f. §15-3.0353B.4., modification to reduce sidewalk along façade primarily to area adjacent to office/employee welfare-courtyard areas
  - g. §15-3.0353B.5., modification to reduce to 1 walkway from Oakwood Road to front walkway adjacent main entrance
  - h. §15-3.0353D., modification to provide bicycle facilities for employees only.
  - i. §15-3.0353E.1., waive building foundation plantings, with stipulation that bufferyards are enhanced along South 27<sup>th</sup> Street and adjacent the residence southeast of site at TKN 951 9995 000.
  - j. §15-3.0353E.3., modification to shift required parking landscaping to bufferyard areas.
  - k. §15-3.0353F., modification that central areas/feature are intended for employees and not as a public amenity.
  - l. §15-3.0354A., modification to what is presented on Site Plan, as updated through December 22, 2021.
  - m. §15-3.0354B.1., modification requirement for trees to a reduced to one tree every 39 parking spaces.
  - n. §15-3.0354C.1., modification to provide less than 20 sq.ft. per parking space (approximately 13 sq.ft. per space)
  - o. §15-3.0354C.2., modification to permit larger parking islands (size and dimensions) vs. the requirement here.
  - p. §15-3.0354C.5., modification to reduce types of materials to decorative trees, perennials and ground cover as shown on Site Plan Application.
  - q. §15-3.0354D.2.a., modification to permit less than opaque street-side greenbelts,
  - r. §15-3.0354D.2.c., modification to reduce the number of planting elements but otherwise compensate with berming along South 27<sup>th</sup> Street.
  - s. §15-3.0355A.1., modification to permit partial use of multi-story façade on office/employee welfare portion of the facility.
  - t. §15-3.0355A.2., modification to permit pigmented precast concrete in lieu of stone or wood.
  - u. §15-3.0355A.3., modification to permit pigmented precast concrete in lieu
  - v. §15-3.0355C.5., modification this requirement with specific elements and mix to that proposed by applicant on Site Plan Application.
  - w. §15-3.0355C.8., waive this requirement as multiple smaller buildings are not consistent with the intent of proposed facility.

- x. §15-3.0355C.11., modification to permit location of security fence through 258 linear feet of wetland buffer and 526 linear feet of wetland setback, in large part because (a) 80% of proposed fence will be located over an existing gravel driveway and (b) nearby fencing already encroaches on this disturbed wetland area. Staff suggests conditions to ensure restoration as appropriate and limits on type of equipment used to install fence to reduce impact on pervious areas of delineated wetland, buffer, and setback.
4. Approval of the Site Plan Application with the proposed conditions reflecting adjudication of the waiver/modification requests above, and based on the submitted Site Plan (Complete Civil Plan Set and Architectural Plan Set) dated November 4, 2021, as updated December 22, 2021.

## **APPENDICES**

1. City of Franklin Plan Commission Special Use Resolution No. 2022-\_\_, draft dated December 20, 2021.
2. City of Franklin Common Council Site Plan Resolution No. 2022-\_\_, draft dated December 20, 2021.
3. Planning Maps of Subject Property
4. Special Use Application, dated November 2, 2021
5. Site Plan Application, dated November 2, 2021
6. Proposal Summary and Responses to Standards, submitted November 8, 2021
7. Applicant's Responses to Staff Comments, dated December 23, 2021
8. Legal Description of Subject Property.
9. CSM No. 9362, as recorded November 5, 2021
10. Natural Resource Protection Plan (summary and map), dated December 15, 2021
11. Preliminary Stormwater Memorandum, dated November 4, 2021
12. Complete Civil Plan Set, dated November 4, 2021, as updated December 22, 2021
13. Architectural Plan Set, as submitted November 4, 2021

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

A RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS  
FOR THE APPROVAL OF A SPECIAL USE TO ALLOW A 310,485  
SQUARE FOOT "OFFICE/LIGHT INDUSTRIAL FLEX SPACE" TO DEVELOP  
A FOOD PROCESSING OPERATION, INCLUDING THE PROVISION OF  
MATERIALS DELIVERY, PROCESSING, PACKAGING AND DISTRIBUTION  
OF FOOD PRODUCTS, WITH SUPPORTING OFFICE AND EMPLOYEE  
WELFARE FACILITIES UPON PROPERTY LOCATED ON THE EASTERN HALF  
OF THE PARCEL AT THE INTERSECTION OF WEST OAKWOOD ROAD AND  
SOUTH 27TH STREET (LOT 2 OF CERTIFIED SURVEY MAP NO. 9362)  
(BY SAPUTO CHEESE USA INC., APPLICANT, HSA COMMERCIAL, INC., D/B/A  
HSA COMMERCIAL REAL ESTATE, PROPERTY OWNER)

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WHEREAS, Saputo Cheese USA Inc. having petitioned the City of Franklin for the approval of a Special Use within the Gateway Area of Planned Development District No. 39 (Mixed Use Business Park), to allow a 310,485 square foot "Office/Light Industrial Flex Space" (Office/Light Industrial Flex Space requires a Special Use per Section 15-3.0444A B.3.a. of Ordinance No. 2016-2238) to develop a food processing operation on the subject property, including the provision of materials delivery, processing, packaging and distribution of food products, with supporting office and employee welfare facilities, upon property located on the eastern half of the parcel at the intersection of West Oakwood Road and South 27th Street in the Gateway Area District of Planned Development District No. 39 (Mixed-Use Business Park) (Lot 2 of Certified Survey Map No. 9362, recorded on November 5, 2021), zoned Planned Development District No. 39 (Mixed-Use Business Park). The property which is the subject of the application bears Tax Key No. (part of) 951-9994-001 and is more particularly described as follows:

Commencing at the northwest corner of the Northeast 1/4 of said Section 36; thence South 00°21'57" East along the west line of said Northeast 1/4, 60.01 feet to the Point of the Beginning; Thence North 88°34'35" East, 2544.13 feet; Thence South 00°11'51" East, 1079.38 feet; Thence South 88°38'08" West, 192.33 feet; Thence South 00°11'51" East, 160.00 feet; Thence North 88°38'08" East, 192.33 feet; Thence South 00°11'51" East, 30.00 feet to the south line of the North 1/2 of said Northeast 1/4; Thence South 88°38'08" West along said south line, 2540.35 feet to the aforesaid west line of said Northeast 1/4; Thence North 00°21'57" West along said west line, 1266.68 feet to the Point of the Beginning. Containing 3,192,244 square feet (73.2838 acres) of land Gross, more or less (subsequent thereto upon recording of a certified survey map, the property is now described as Lot 2 of CSM #9362, recorded 11/5/2021); and

SAPUTO CHEESE USA INC. – SPECIAL USE  
RESOLUTION NO. 2022-\_\_\_\_\_

Page 2

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 6th day of January, 2022, and the Plan Commission thereafter having determined to recommend that the proposed Special Use be approved, subject to certain conditions, and the Plan Commission further finding that the proposed Special Use upon such conditions, pursuant to §15-3.0701 of the Unified Development Ordinance, will be in harmony with the purposes of the Unified Development Ordinance and the Comprehensive Master Plan; that it will not have an undue adverse impact upon adjoining property; that it will not interfere with the development of neighboring property; that it will be served adequately by essential public facilities and services; that it will not cause undue traffic congestion; and that it will not result in damage to property of significant importance to nature, history or the like; and

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

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

1. That this Special Use is approved only for the use of the subject property by Saputo Cheese USA Inc., successors and assigns, for an “Office/Light Industrial Flex Space” food processing operation use, which shall be developed in substantial compliance with, and operated and maintained by Saputo Cheese USA Inc., pursuant to those plans City file-stamped \_\_\_\_\_, 2021 and annexed hereto and incorporated herein as Exhibit A.
2. Saputo Cheese USA Inc., successors and assigns, shall pay to the City of Franklin the amount of all development compliance, inspection and review fees incurred by the City of Franklin, including fees of consults to the City of Franklin, for the Saputo Cheese USA Inc. “Office/Light Industrial Flex Space” food processing operation use, 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 Saputo Cheese USA Inc.



SAPUTO CHEESE USA INC. – SPECIAL USE  
RESOLUTION NO. 2022-\_\_\_\_\_

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“Office/Light Industrial Flex Space” food processing operation use for the property located on the eastern half of the parcel at the intersection of West Oakwood Road and South 27th Street in the Gateway Area District of Planned Development District No. 39 (Mixed-Use Business Park) (Lot 2 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. [other conditions, etc.]

BE IT FURTHER RESOLVED, that in the event Saputo Cheese USA Inc., successors or assigns, or any owner of the subject property, does not comply with one or any of the conditions and restrictions of this 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, unless the Special Use has been established by way of the issuance of an occupancy permit for such use.

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

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

SAPUTO CHEESE USA INC. – SPECIAL USE  
RESOLUTION NO. 2022-\_\_\_\_\_

Page 4

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 \_\_\_\_\_

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

A RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS FOR THE APPROVAL OF A SITE PLAN FOR CONSTRUCTION OF AN APPROXIMATELY 310,485 SQUARE FOOT CONSUMER FOOD PRODUCT CONVERTING FACILITY, INCLUDING A TWO-STORY WELFARE AND OFFICE AREA SUPPORTING THE PRODUCTION FACILITY AT THE NORTHEAST PORTION OF THE FACILITY, 459 PARKING SPACES FOR CARS IN FRONT OF THE BUILDING ON WEST OAKWOOD ROAD AND SOUTH 27TH STREET, LOADING AREAS FOR TRUCKS ON THE WEST AND SOUTH FACING SIDES OF THE PROPOSED BUILDING AND STORMWATER PONDS ON THE NORTH AND SOUTH SIDES OF THE SITE FOR ONSITE STORMWATER MANAGEMENT AND VISUAL AMENITIES (THE PROPOSED STORMWATER ELEMENTS HAVE BEEN DESIGNED TO ACCOUNT FOR POTENTIAL FUTURE EXPANSION OF KEY AREAS OF THE FACILITY TO ACCOMMODATE GROWTH FOR SAPUTO) UPON PROPERTY ZONED PLANNED DEVELOPMENT DISTRICT NO. 39 (MIXED-USE BUSINESS PARK) LOCATED ON THE EASTERN HALF OF THE PARCEL AT THE INTERSECTION OF WEST OAKWOOD ROAD AND SOUTH 27TH STREET IN THE GATEWAY AREA DISTRICT OF PLANNED DEVELOPMENT DISTRICT NO. 39 (MIXED-USE BUSINESS PARK) (LOT 2 OF CERTIFIED SURVEY MAP NO. 9362, RECORDED ON NOVEMBER 5, 2021) (PART OF TAX KEY NO. 951-9994-001, OTHERWISE KNOWN AS LOT 2 OF CERTIFIED SURVEY MAP NO. 9362) (SAPUTO CHEESE USA, APPLICANT, H.S.A. COMMERCIAL REAL ESTATE, PROPERTY OWNER)

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WHEREAS, Saputo Cheese USA having applied for approval of a proposed site plan for construction of an approximately 310,485 square foot consumer food product converting facility, including a two-story welfare and office area supporting the production facility at the northeast portion of the facility, 459 parking spaces for cars in front of the building on West Oakwood Road and South 27th Street, loading areas for trucks on the west and south facing sides of the proposed building and stormwater ponds on the north and south sides of the site for onsite stormwater management and visual amenities property located on Lot 2 of Certified Survey Map No. 9362, which was recorded on November 5, 2021; and

WHEREAS, the Plan Commission having reviewed such proposal and having found same to be in compliance with the applicable terms and provisions of §15-3.0421 of the Unified Development Ordinance and in furtherance of those express standards and purposes of a site plan review pursuant to Division 15-7.0100 of the Unified Development Ordinance.

NOW, THEREFORE, BE IT RESOLVED, by the Plan Commission of the City of

SAPUTO CHEESE USA – SITE PLAN  
RESOLUTION NO. 2022-\_\_\_\_\_

Page 2

Franklin, Wisconsin, that the Site Plan for construction of an approximately 310,485 square foot consumer food product converting facility, including a two-story welfare and office area supporting the production facility at the northeast portion of the facility, 459 parking spaces for cars in front of the building on West Oakwood Road and South 27th Street, loading areas for trucks on the west and south facing sides of the proposed building and stormwater ponds on the north and south sides of the site for onsite stormwater management and visual amenities, as depicted upon the plans dated November 4, 2021, most recently updated December 22, 2021, attached hereto and incorporated herein, is hereby approved, subject to the following terms and conditions:

1. The property subject to the Site Plan shall be developed in substantial compliance with, and operated and maintained pursuant to the Site Plan for the Saputo Cheese USA consumer food product converting facility, including a two-story welfare and office area, on plans dated November 4, 2021, most recently updated December 22, 2021.
2. Saputo Cheese USA, successors and assigns, and any developer of the Saputo Cheese USA consumer food product converting facility, including a two-story welfare and office area, 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 Saputo Cheese USA consumer food product converting facility, including a two-story welfare and office area, 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 Saputo Cheese USA consumer food product converting facility, including a two-story welfare and office area for the property located at Lot 2 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. That the Saputo Cheese USA consumer food product converting facility, including a two-story employee welfare and office area shall be developed and constructed pursuant to such Site Plan within one year from the date of adoption of this Resolution, or this Resolution and all rights and approvals granted hereunder shall be null and void, without any further action by the City of Franklin.
5. The applicant shall obtain a waiver from the Plan Commission of the Planned

SAPUTO CHEESE USA – SITE PLAN  
RESOLUTION NO. 2022-\_\_\_\_\_

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6. Development District No. 39 (Mixed Use Business Park) Design Standards Section 15-3.0444A.D.1.a. (Parking required and location regulated) to permit parking in front of the building façades facing West Oakwood Road and South 27th Street.
7. The applicant shall obtain a modification from the Plan Commission of the Planned Development District No. 39 (Mixed Use Business Park) Design Standards Section 15-3.0444A.D.2.a. (Site furnishings required and coordination regulated) to provide site furnishings for employees only.
8. The applicant shall obtain a modification from the Plan Commission of the Planned Development District No. 39 (Mixed Use Business Park) Design Standards Sections 15-3.0444A.D.2.b.ii. and 2.b.iii. (Bicycle and pedestrian amenities required) to require one walkway connection only to West Oakwood Road to the main entrance of the facility and to only require sidewalk in front of the office/employee welfare portion of the facility.
9. The applicant shall obtain a waiver from the Plan Commission of the Planned Development District No. 39 (Mixed Use Business Park) Design Standards Section 15-3.0444A.D.3.a. (Landscaping required and location regulated), provided that the applicant shifts the required foundation plantings to the required Bufferyard along South 27th Street and adjacent to the residential parcel located at Tax Key No. 951-9995-000.
10. The applicant shall obtain a modification from the Plan Commission of the Planned Development District No. 39 (Mixed Use Business Park) Design Standards Section 15-3.0444A.D.3.b. (Central Areas/Features required) to provide central gathering areas for employees and authorized company visitors only.
11. The applicant shall obtain a modification from the Plan Commission of the Planned Development District No. 39 (Mixed Use Business Park) Design Standards Sections 15-3.0444A.D.4.a.i., 4.a.ii., 4.a.iii., 4.a.iv., 4.a.v., and 4.a.xi. (Building Character and Design regulated) to only require a multi-story building for the office/employee welfare portion of the facility, transparent windows on the office/employee welfare portion of the facility, and permit pigmented precast concrete as the primary material for the industrial/distribution portion of the facility.
12. The applicant shall obtain a waiver from the Plan Commission of the Planned Development District No. 39 (Mixed Use Business Park) Design Standards Section 15-3.0444A.E. (Signage Standards) to waive Plan Commission review of proposed signs and defer to Department of City Development staff approval with the Sign Permit Application.

13. The applicant shall obtain a waiver from the Plan Commission of the South 27th Street Design Overlay District Standards Section 15-3.0352A. (Parking required and location regulated) to permit parking in front of the façades facing West Oakwood Road and South 27th Street.
14. The applicant shall obtain a parking reduction from 621 parking spaces to 459 parking spaces from the Plan Commission as provided in the South 27th Street Design Overlay District Standards Section 15-3.0352C.2. (Parking required and location regulated).
15. The applicant shall obtain a modification from the Plan Commission of the South 27th Street Design Overlay District Standards Section 15-3.0353A. (Coordination of site furnishings) to provide site furnishings for employees and authorized company visitors only.
16. The applicant shall obtain a waiver from the Plan Commission of the South 27th Street Design Overlay District Standards Section 15-3.0353B.3. (Pedestrian Considerations) to not require pedestrian and bicycle connections.
17. The applicant shall obtain a modification from the Plan Commission of the South 27th Street Design Overlay District Standards Sections 15-3.0353B.2., B.4., and B.5. (Pedestrian Considerations) to provide one walkway connection to West Oakwood Road, to reduce the sidewalk in front of the building to that area in front of the office/employee welfare portion of the facility.
18. The applicant shall obtain a modification from the Plan Commission of the South 27th Street Design Overlay District Standards Section 15-3.0353D. (Bicycle and pedestrian amenities required) to provide bicycle facilities for employees and company visitors only.
19. The applicant shall obtain a waiver from the Plan Commission of the South 27th Street Design Overlay District Standards Section 15-3.035E.1. (Foundation area landscaping), provided that the applicant shifts the required foundation plantings to the required Bufferyard along South 27th Street and adjacent to the residential parcel located at Tax Key No. 951-9995-000.
20. The applicant shall obtain a modification from the Plan Commission of the South 27th Street Design Overlay District Standards Section 15-3.035E.3. (Off-street parking area landscaping) to shift parking lot landscaping to bufferyard areas.
21. The applicant shall obtain a modification from the Plan Commission of the South

27th Street Design Overlay District Standards Section 15-3.0353F. (Central Areas/ Features) to provide central areas for employees and authorized company visitors only.

22. The applicant shall obtain a modification from the Plan Commission of the South 27th Street Design Overlay District Standards Section 15-3.0354A. (Parking Lot Landscaping Required) provided that the applicant shifts the required foundation plantings to the required Bufferyard along South 27th Street and adjacent to the residential parcel located at Tax Key No. 951-9995-000.
23. The applicant shall obtain a modification from the Plan Commission of the South 27th Street Design Overlay District Standards Section 15-3.0354B.1. (Required Trees for Parking Lot Perimeter and Interior Applications) provided that the applicant shifts the required foundation plantings to the required Bufferyard along South 27th Street and adjacent to the residential parcel located at Tax Key No. 951-9995-000.
24. The applicant shall obtain modifications from the Plan Commission of the South 27th Street Design Overlay District Standards Sections 15-3.0354C.1, C.2., and C.5. (Interior Landscaping for Off-Street Parking Areas) to provide 13 square feet of parking island space per parking stall, to permit larger parking islands (up to 9 feet wide and 40 feet long) and to reduce required planting materials in parking islands to decorative trees, perennials, and groundcover.
25. The applicant shall obtain a modification from the Plan Commission of the South 27th Street Design Overlay District Standards Section 15-3.0354.D.2.a. and D.2.c. (Screening for Off-Street Parking Areas) to not require an opaque planted street-side greenbelt, and to reduce the number of planting elements and substitute planted berms in lieu.
26. The applicant shall obtain a modification from the Plan Commission of the South 27th Street Design Overlay District Standards Section 15-3.0355A.1., A.2., and A.3. (Building Character and Design) to permit partial use of a multi-story facility for the office/general portion of the facility only and to permit pigmented precast concrete as the primary façade material for the industrial/distribution portion of the facility.
27. The applicant shall obtain a modification from the Plan Commission of the South 27th Street Design Overlay District Standards Section 15-3.0355C.5. (Building Façades) to permit use of specific elements and mix of elements as provided on the attached Site Plan dated November 4, 2021, most recently updated December 22, 2021.

SAPUTO CHEESE USA – SITE PLAN  
RESOLUTION NO. 2022-\_\_\_\_\_

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28. The applicant shall obtain a waiver from the Plan Commission of the South 27th Street Design Overlay District Standards Section 15-3.0355C.8. (Building Location) to permit large building setbacks and a single-structure facility.
29. The applicant shall obtain a modification from the Plan Commission of the South 27th Street Design Overlay District Standards Section 15-3.0355C.11. (Natural Resources Protection), provided that:
  - a. The applicant shall restore the wetland buffer and setback from any disturbance consistent with the requirements of UDO §15-4.0102I; and
  - b. The applicant shall not use heavy construction equipment for the fence installation through the wetland buffer and setback (i.e., a small backhoe or similar construction vehicle would be considered suitable).
30. The applicant shall submit conservation easements for areas of preserved natural resources (per City of Franklin Unified Development Ordinance §15-7.0603B) for Common Council review and approval, prior to any land disturbing activities.
31. The applicant shall obtain approval of the Stormwater Management Plan, Utilities Construction Plan, and driveway access from the City Engineering Department prior to the issuance of the building permit.

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:

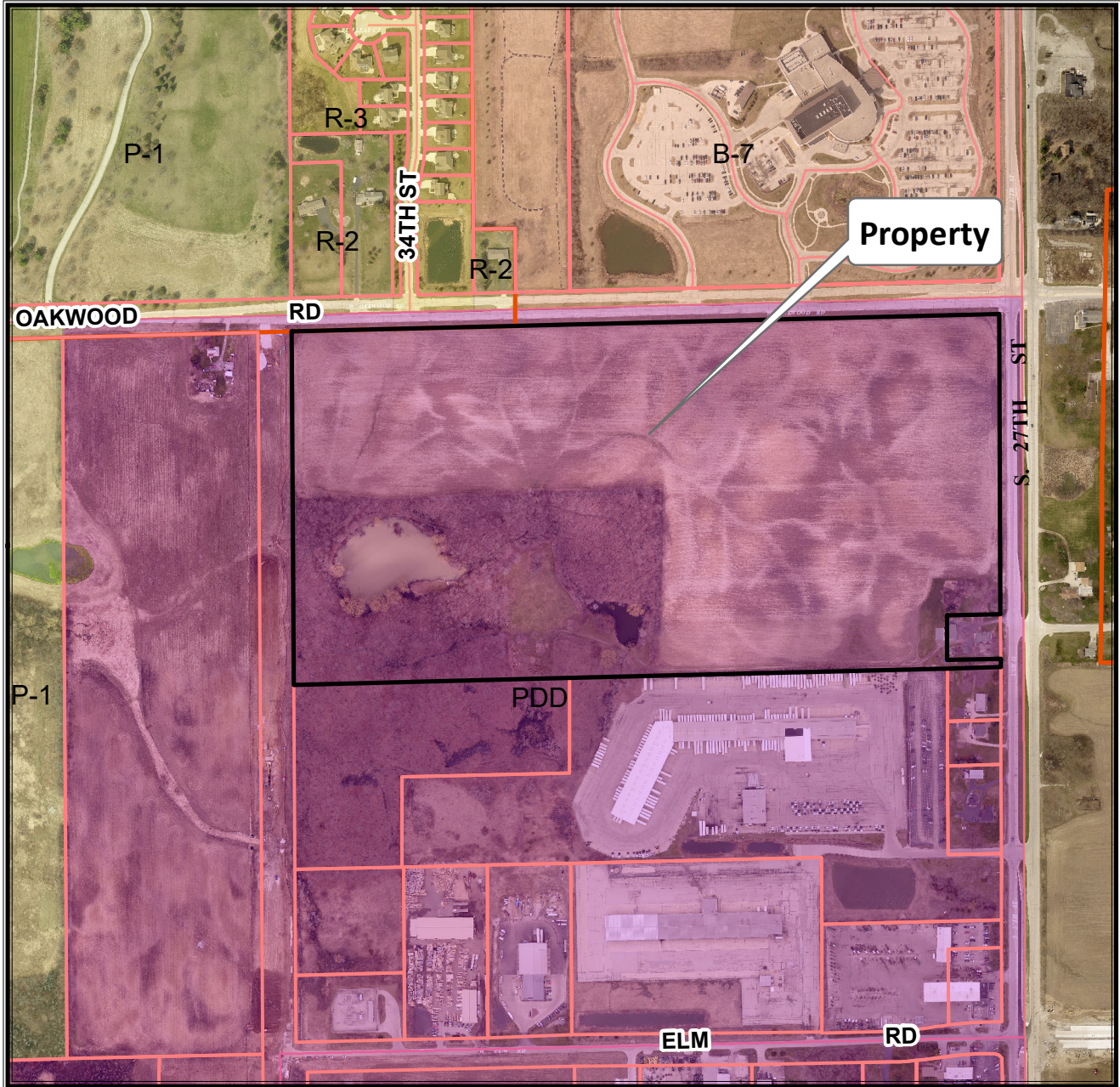
\_\_\_\_\_  
Stephen R. Olson, Chairman

ATTEST:

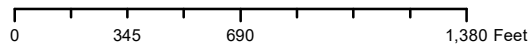
\_\_\_\_\_  
Sandra L. Wesolowski, City Clerk

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





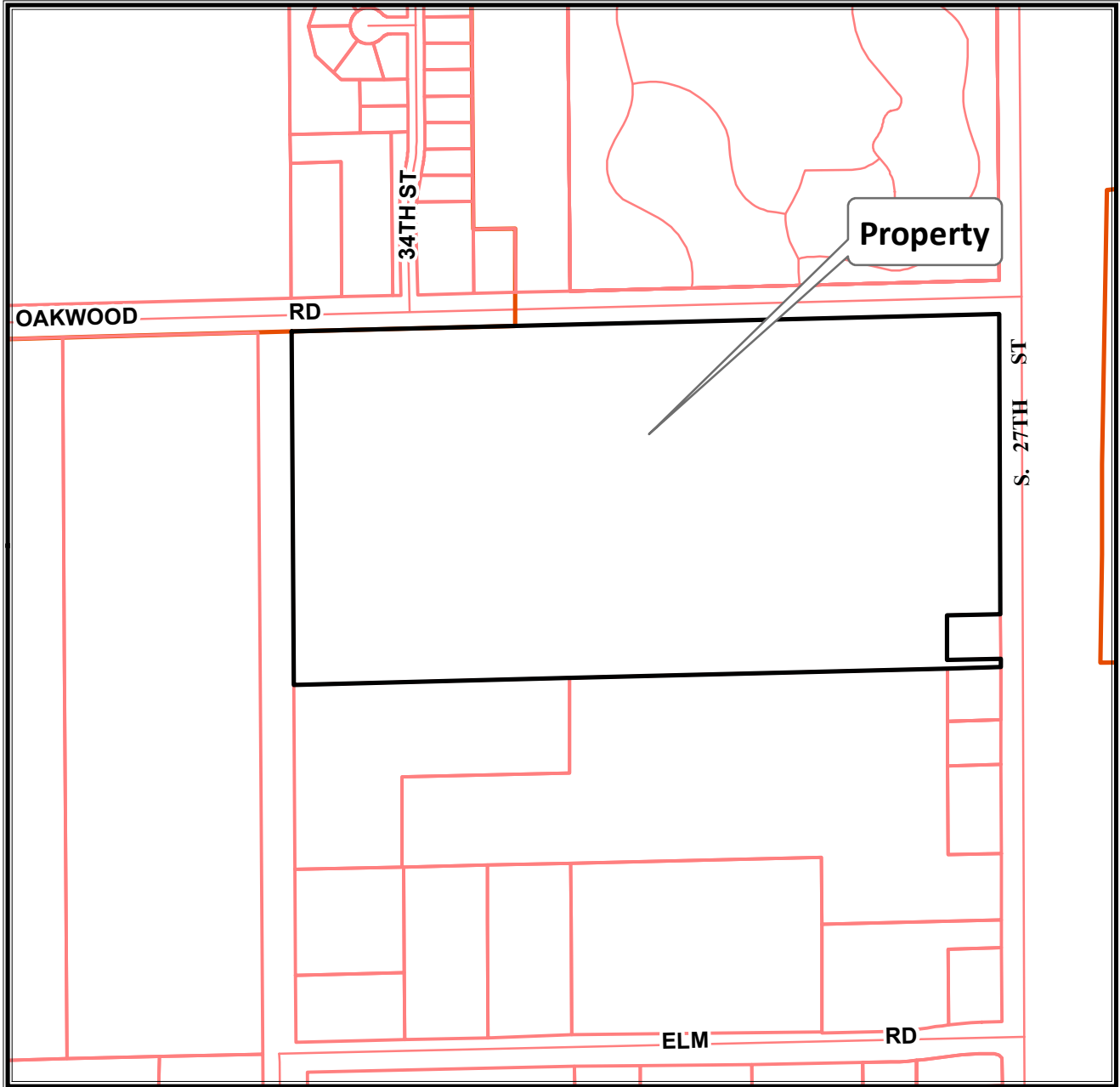
**Planning Department**  
**(414) 425-4024**



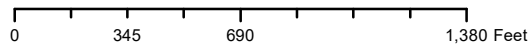
**NORTH**  
 2021 Aerial Photo

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

TKN: 951 9994 001



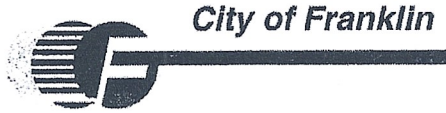
**Planning Department**  
**(414) 425-4024**



*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.*







Date of Application: \_\_\_\_\_

## SPECIAL USE / SPECIAL USE AMENDMENT APPLICATION

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


<p><b>Applicant (Full Legal Name[s]):</b>          Name: <u>Jeff Allmann</u>          Company: <u>Saputo Cheese USA, Inc.</u>          Mailing Address: <u>317 N. Rosera Street</u>          City / State: <u>Lena, WI</u> Zip: <u>54139</u>          Phone: <u>920-829-5631</u>          Email Address: <u>Jeff.allmann@saputo.com</u></p> <p><b>Project Property Information:</b>          Property Address: <u>SW Corner of W Oakwood &amp; S 27th St</u>          Property Owner(s): <u>HSA Commercial Real Estate</u>          Mailing Address: <u>100 S Wacker Dr, Suite 950</u>          City / State: <u>Chicago, IL</u> Zip: <u>60606</u>          Email Address: <u>eogden@hsacommercial.com</u></p>	<p><b>Applicant is Represented by: (contact person)(Full Legal Name[s])</b>          Name: <u>Dave Koenes, Jason Daye</u>          Company: <u>Excel Engineering Inc</u>          Mailing Address: <u>100 Camelot Dr</u>          City / State: <u>Fond du Lac, WI</u> Zip: <u>54935</u>          Phone: <u>920-926-9800</u>          Email Address: <u>david.k@excelengineer.com; jason.d@excelengineer.com</u></p> <p>Tax Key Nos: <u>Part of 951 9994 001</u>          Existing Zoning: <u>PDD 39</u>          Existing Use: <u>Vacant</u>          Proposed Use: <u>Food Conversion Facility = Office/Light Industrial</u>          Future Land Use Identification: <u>Mixed Use</u></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).

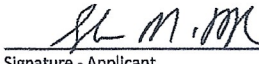
\*Upon receipt of a complete submittal, staff review will be conducted within ten business days.  
 \*Special Use/Special Use Amendment requests require Plan Commission review, a Public Hearing and Common Council approval.

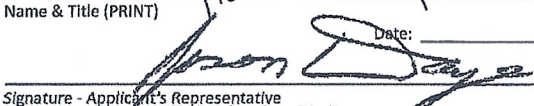
The applicant and property owner(s) hereby certify that: (1) all statements and other information submitted as part of this application are true and correct to the best of applicant's and property owner(s)' knowledge; (2) the applicant and property owner(s) has/have read and understand all information 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).*

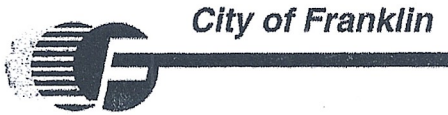
Signature - Property Owner  
  
 Name & Title (PRINT) Eric Ogden, Owner  
 Date: 11/4/21

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

Signature - Applicant  
  
 Name & Title (PRINT) Steven Douglas, SUP Operations Saputo Cheese USA  
 Date: \_\_\_\_\_

Signature - Applicant's Representative  
  
 Name & Title (PRINT) Jason Daye, Principal - Civil  
 Date: 11/02/21





Date of Application: \_\_\_\_\_

## SITE PLAN / SITE PLAN AMENDMENT APPLICATION

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

<p><b>Applicant (Full Legal Name[s]):</b>          Name: <u>Jeff Allmann</u>          Company: <u>Saputo Cheese USA, Inc.</u>          Mailing Address: <u>317 N. Rosera Street</u>          City / State: <u>Lena, WI</u> Zip: <u>54139</u>          Phone: <u>920-829-5631</u>          Email Address: <u>jeff.allmann@saputo.com</u></p> <p><b>Project Property Information:</b>          Property Address: <u>SW Corner of W Oakwood &amp; S 27th St</u>          Property Owner(s): <u>HSA Commercial Real Estate</u>          Mailing Address: <u>100 S Wacker Dr, Suite 950</u>          City / State: <u>Chicago, IL</u> Zip: <u>60606</u>          Email Address: <u>eogden@hsacommercial.com</u></p>	<p><b>Applicant is Represented by: (contact person)(Full Legal Name[s])</b>          Name: <u>Dave Koenes, Jason Daye</u>          Company: <u>Excel Engineering Inc</u>          Mailing Address: <u>100 Camelot Dr</u>          City / State: <u>Fond du Lac, WI</u> Zip: <u>54935</u>          Phone: <u>920-926-9800</u>          Email Address: <u>david.k@excelengineer.com; jason.d@excelengineer.com</u></p> <p>Tax Key Nos: <u>Part of 951 9994 001</u>          Existing Zoning: <u>PDD 39</u>          Existing Use: <u>Vacant</u>          Proposed Use: <u>Food Conversion Facility - Office/Light Industrial</u>          Future Land Use Identification: <u>Mixed Use</u></p>
<p>*The 2025 Comprehensive Master Plan Future Land Use Map is available at: <a href="http://www.franklinwi.gov/Home/ResourcesDocuments/Maps.htm">http://www.franklinwi.gov/Home/ResourcesDocuments/Maps.htm</a></p>	

**Site Plan/Site Plan 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:
  - Tier 1: \$2000
  - Tier 2: \$1000 (Lot size ≤ 1 acre)
  - Tier 3: \$500 (≤ 10% increase or decrease in total floor area of all structures with no change to parking; or change to parking only).
- Legal Description for the subject property (WORD.doc or compatible format).
- 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.)
  - Seven (7) 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 15-7.0103, 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.)
  - Reduced size (11"x17") copies of the Site Plan/Site Plan Amendment package will be at Planning staff recommendation, if applicable.
- One colored copy (11"x17") of the building elevations, if applicable.
- One copy of the Site Intensity and Capacity Calculations, if applicable (see Division 15-3.0500 of the UDO).
- Three copies of the Natural Resource Protection report, if applicable (see Section 15-7.0103Q 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. Additional materials may be required.
- \*Site Plan/Site Plan amendment requests require Plan Commission or Community Development Authority review and 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]  
 Signature - Property Owner  
Eric O'Connell, Owner  
 Name & Title (PRINT)  
 Date: 11/4/21

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

[Signature]  
 Signature - Applicant  
Steven Douglas, SVP Operations Saputo Cheese USA  
 Name & Title (PRINT)  
 Date: \_\_\_\_\_

[Signature]  
 Signature - Applicant's Representative  
Jason Daye, Principal - Civil  
 Name & Title (PRINT)  
 Date: 11/02/21

Commencing at the northwest corner of the Northeast  $\frac{1}{4}$  of said Section 36; thence South  $00^{\circ}21'57''$  East along the west line of said Northeast  $\frac{1}{4}$ , 60.01 feet to the Point of the Beginning;

Thence North  $88^{\circ}34'35''$  East, 2544.13 feet;

Thence South  $00^{\circ}11'51''$  East, 1079.38 feet;

Thence South  $88^{\circ}38'08''$  West, 192.33 feet;

Thence South  $00^{\circ}11'51''$  East, 160.00 feet;

Thence North  $88^{\circ}38'08''$  East, 192.33 feet;

Thence South  $00^{\circ}11'51''$  East, 30.00 feet to the south line of the North  $\frac{1}{2}$  of said Northeast  $\frac{1}{4}$ ;

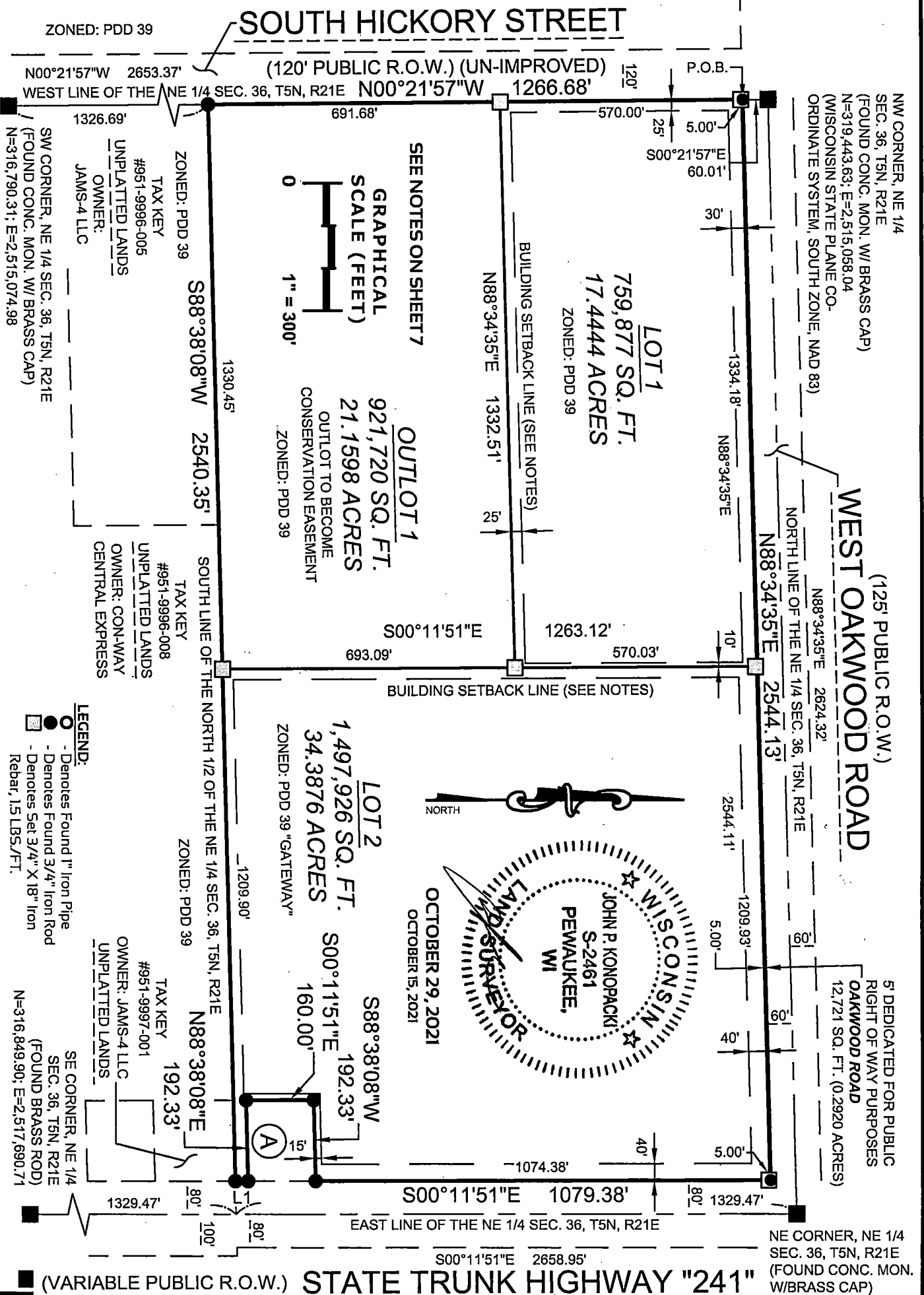
Thence South  $88^{\circ}38'08''$  West along said south line, 2540.35 feet to the aforesaid west line of said Northeast  $\frac{1}{4}$ ;

Thence North  $00^{\circ}21'57''$  West along said west line, 1266.68 feet to the Point of the Beginning.

Containing 3,192,244 square feet (73.2838 acres) of land Gross, more or less.

# CERTIFIED SURVEY MAP NO. 9362

Being a part of 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.



Prepared By:  
**PINNACLE ENGINEERING GROUP**  
20725 WATERTOWN ROAD | SUITE 100  
BROOKFIELD, WI 53186  
OFFICE: (262) 754-8888

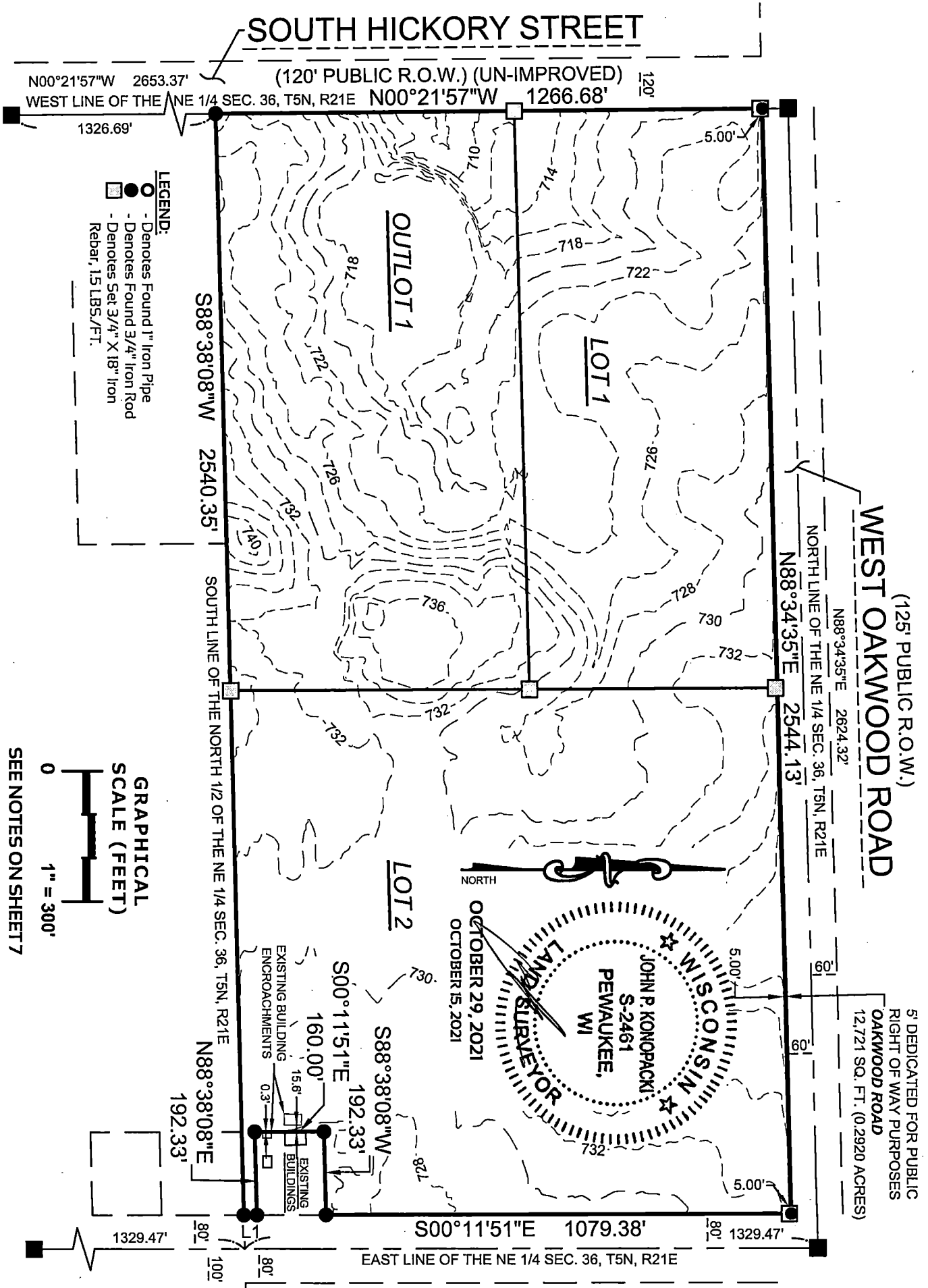
**SOUTH 27TH STREET**

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#2556.00  
**SHEET 1 OF 7**

# CERTIFIED SURVEY MAP NO. 9362

Being a part of 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.



GRAPHICAL SCALE (FEET)  
0 1" = 300'  
SEE NOTES ON SHEET 7

(125' PUBLIC R.O.W.)  
**WEST OAKWOOD ROAD**  
NORTH LINE OF THE NE 1/4 SEC. 36, T5N, R21E  
N88°34'35"E 2624.32'  
N88°34'35"E 2544.13'  
5' DEDICATED FOR PUBLIC RIGHT OF WAY PURPOSES  
**OAKWOOD ROAD**  
12,721 SQ. FT. (0.2920 ACRES)

(VARIABLE PUBLIC R.O.W.) **STATE TRUNK HIGHWAY "241"**

Prepared By: **PINNACLE ENGINEERING GROUP** **SOUTH 27TH STREET**  
20725 WATERTOWN ROAD | SUITE 100

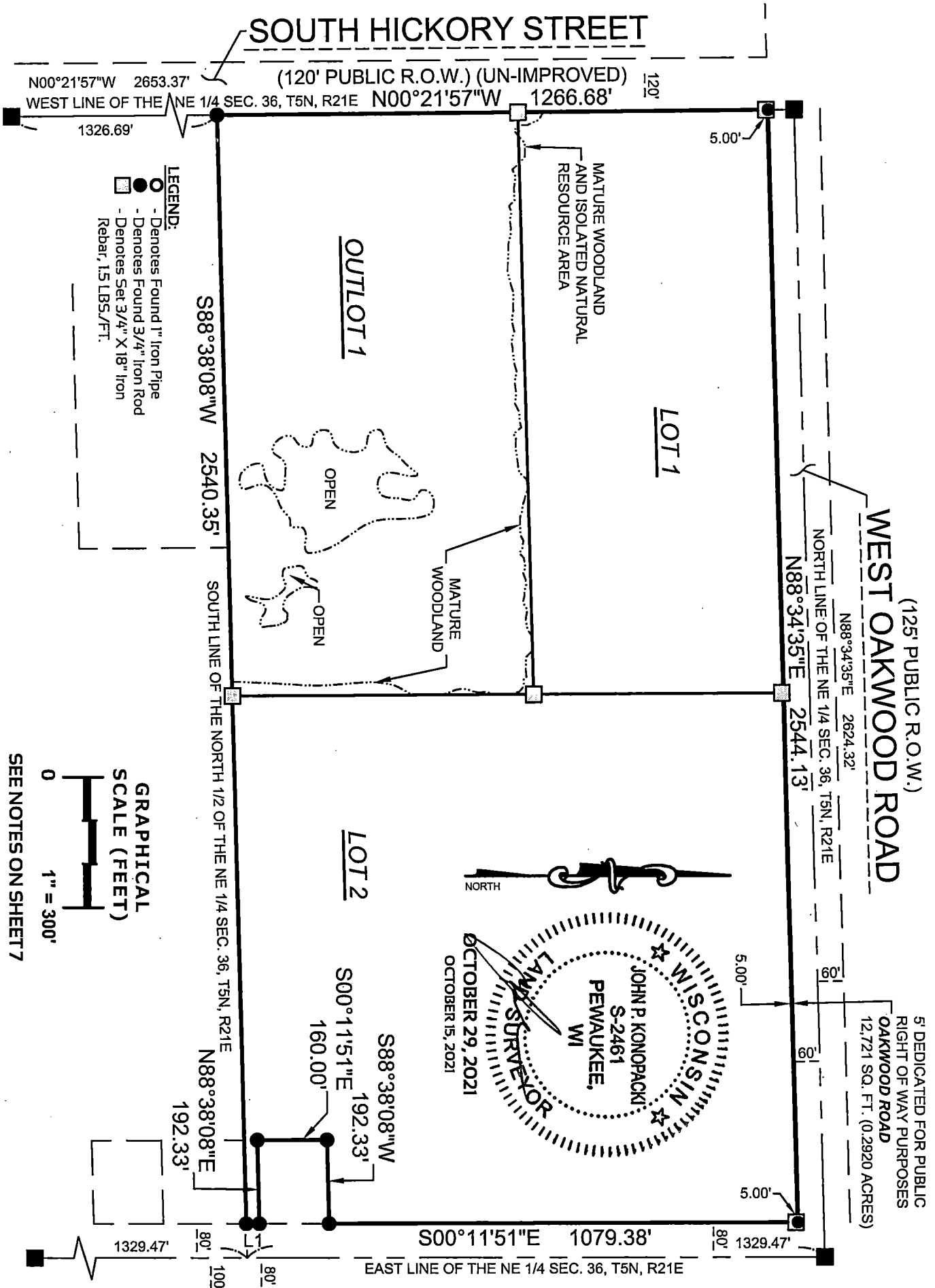
BROOKFIELD, WI 53186  
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#2556.00  
SHEET 2 OF 7

# CERTIFIED SURVEY MAP NO. 9362

Being a part of 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.



(VARIABLE PUBLIC R.O.W.) **STATE TRUNK HIGHWAY "241"**

Prepared By:  
**PINNACLE ENGINEERING GROUP**  
 20725 WATERTOWN ROAD | SUITE 100  
 BROOKFIELD, WI 53186  
 OFFICE: (262) 754-8888

**SOUTH 27TH STREET**

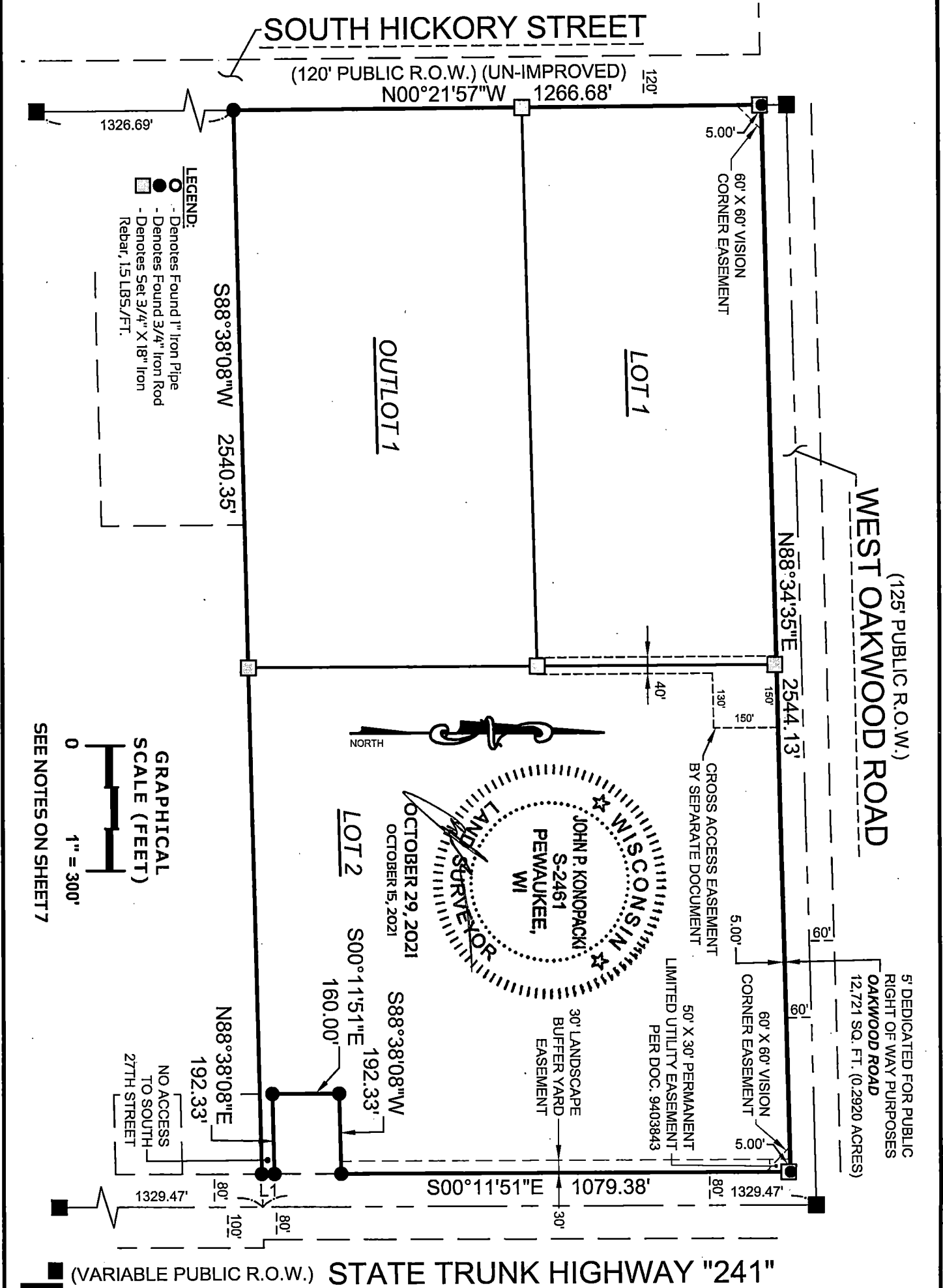
This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#2556.00  
**SHEET 3 OF 7**



# CERTIFIED SURVEY MAP NO. 9362

Being a part of 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.



Prepared By:  
**PINNACLE ENGINEERING GROUP**  
 20725 WATERTOWN ROAD | SUITE 100  
 BROOKFIELD, WI 53186  
 OFFICE: (262) 754-8888

**SOUTH 27TH STREET**

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#2556.00  
**SHEET 4 OF 7**

# CERTIFIED SURVEY MAP NO. 9362

Being a part of 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.

**SURVEYOR'S CERTIFICATE**

STATE OF WISCONSIN)  
WAUKESHA COUNTY) SS

I, John P. Konopacki, Professional Land Surveyor, do hereby certify:

That I have surveyed, mapped and divided that part of 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, described as follows:

Commencing at the northwest corner of the Northeast 1/4 of said Section 36; thence South 00°21'57" East along the west line of said Northeast 1/4, 60.01 feet to the Point of Beginning;

Thence North 88°34'35" East, 2544.13 feet;  
Thence South 00°11'51" East, 1079.38 feet;  
Thence South 88°38'08" West, 192.33 feet;  
Thence South 00°11'51" East, 160.00 feet;  
Thence North 88°38'08" East, 192.33 feet;  
Thence South 00°11'51" East, 30.00 feet to the south line of the North 1/2 of said Northeast 1/4;  
Thence South 88°38'08" West along said south line, 2540.35 feet to the aforesaid west line of said Northeast 1/4;  
Thence North 00°21'57" West along said west line, 1266.68 feet to the Point of Beginning.

Dedicating the northerly portion of subject property as graphically shown for public right of way purposes.

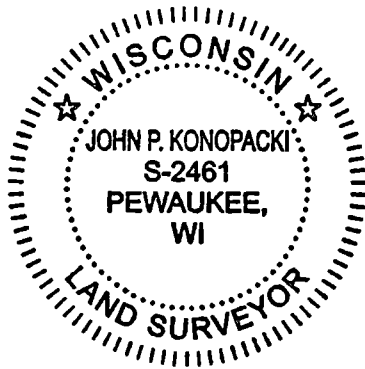
Containing 3,192,244 square feet (73.2838 acres) of land Gross and 3,179,523 square feet (72.9918 Acres) Net, more or less.

That I have made such survey, land division and map by the direction of JAMS-4, LLC, owner of said land.

That such map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

That I have fully complied with the provisions of s.236.34 of the Wisconsin State Statutes and the City of Franklin Unified Development Ordinance Division - 15 in surveying, mapping and dividing the same.

Date: OCTOBER 29, 2021  
OCTOBER 15, 2021



*[Signature]*  
John P. Konopacki  
Professional Land Surveyor S-2461

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	S00°11'51"E	30.00'

**VICINITY SKETCH  
SCALE 1"=1000'**

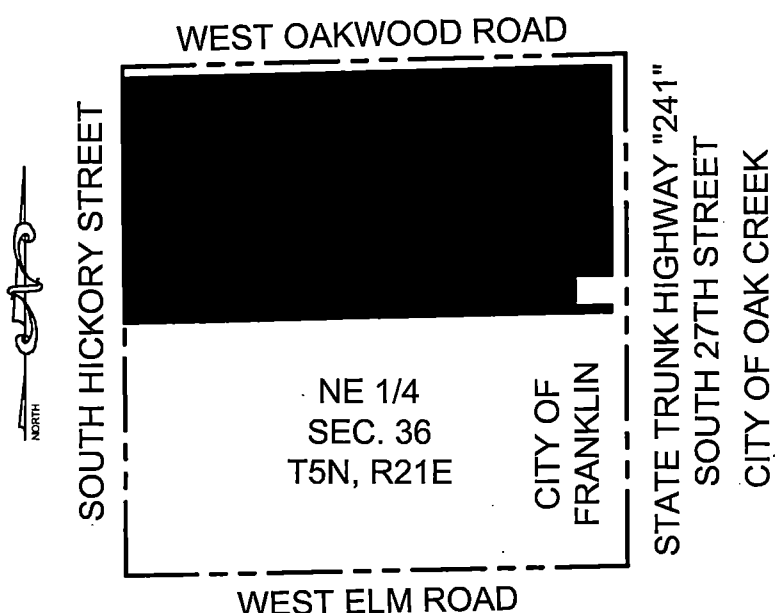
Subject Property  
Zoning: PDD 39  
Tax Key Number:  
951-9994-001

Owner:  
JAMS-4, LLC  
c/o Joan G Mahr  
10467 S. 27th Street  
Franklin, WI 53132

Prepared for Subdivider:  
HSA Acquisitions, Inc.  
100 S. Wacker Drive, Suite 950  
Chicago, IL 60606

Prepared By:

**PINNACLE ENGINEERING GROUP**  
20725 WATERTOWN ROAD | SUITE 100  
BROOKFIELD, WI 53186  
OFFICE: (262) 754-8888



This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB# 2556.00  
SHEET 5 OF 7

# CERTIFIED SURVEY MAP NO. 9362

Being a part of 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.

## OWNER'S CERTIFICATE OF DEDICATION

JAMS-4, LLC, a Limited Liability Company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the land described on this certified survey map to be surveyed, divided, mapped and dedicated as represented on this certified survey map.

JAMS-4, LLC, as owner, does further certify that this certified survey map is required by Chapter 236 of the Wisconsin State Statutes to be submitted to the following for approval:

1. City of Franklin

IN WITNESS WHEREOF, the said JAMS-4, LLC has caused these presents to be signed by (name - print) MATTHEW J. EWEG, (title) AUTHORIZED REPRESENTATIVE at (city) Waukesha County, Wisconsin, on this 26th day of October, 2021.

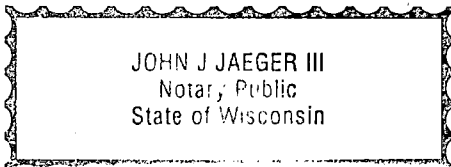
In the presence of: JAMS-4, LLC

[Signature] Authorized Rep  
Name (signature) Title

STATE OF WISCONSIN)  
Waukesha COUNTY) SS

Personally came before me this 26th day of October, 2021, (name) Matthew J. Eweg, (title) Authorized Rep, of the above named limited liability company, to me known to be the persons who executed the foregoing instrument, and to me known to be such Authorized Rep (title) of said limited liability company, and acknowledged that they executed the foregoing instrument as such officer as the deed of said limited liability, by its authority.

Notary Public  
Name: John J. Jaeger III  
State of Wisconsin  
My Commission Expires: 7-24-24



## CONSENT OF CORPORATE MORTGAGEE

Tri City National Bank, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described in the forgoing affidavit of John P. Konopacki, surveyor, and does hereby consent to the above certification of owners.

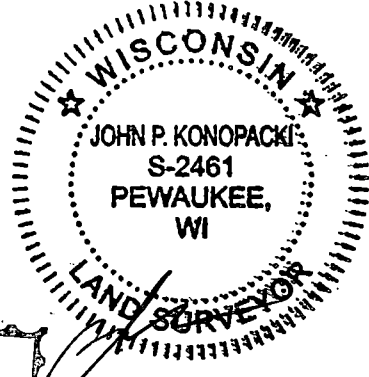
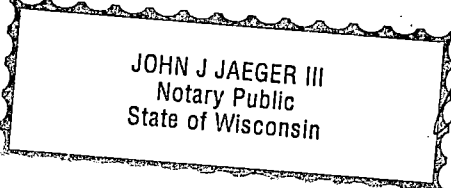
IN WITNESS WHEREOF, the said Tri City National Bank, has caused these presents to be signed by Alissa Peeters, its President, and its corporate seal to be hereunto affixed this 26 day of October, 2021. ASS. STAFF VICE

10/26/21  
Date Alissa Peeters  
ASS. STAFF VICE President

STATE OF WISCONSIN)  
Waukesha COUNTY) SS

Personally came before me this 26th day of October, 2021, Alissa Peeters, to me known to be the person who executed the foregoing instrument and to me known to be such officer of said corporation and acknowledged the same.

Notary Public  
Name: John J. Jaeger III  
State of Wisconsin  
My Commission Expires: 7-24-24



OCTOBER 15, 2021

Prepared By:  
**PINNACLE ENGINEERING GROUP**  
20725 WATERTOWN ROAD | SUITE 100  
BROOKFIELD, WI 53186  
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#2556.00  
SHEET 6 OF 7

# CERTIFIED SURVEY MAP NO. 9362

Being a part of 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.



## CITY OF FRANKLIN COMMON COUNCIL APPROVAL

Approved and dedication accepted by the Common Council of the City of Franklin by Resolution No. 2021-7790

Signed this 2<sup>ND</sup> day of NOVEMBER, 2021.

11/02/2021  
Date

Stephen R. Olson, Mayor

11/02/2021  
Date

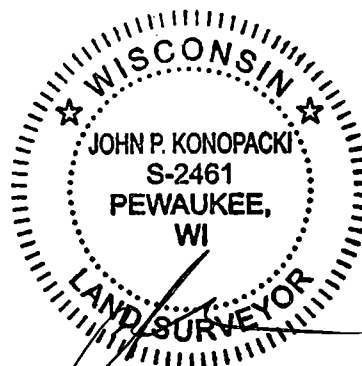
Sandra L. Wesolowski, City Clerk

### NOTES:

- All measurements have been made to the nearest one-hundredth of a foot.
- All angular measurements have been made to the nearest one second.
- Contours shown at a 2' interval based on the Milwaukee County Land Information Office Interactive Mapping System.
- Bearings referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1983/2011). The north line of the Northeast 1/4 of Section 36, Township 5 North, Range 21 East has a bearing of N88°34'35"E.
- Lot 1 and Lot 2 of this Certified Survey Map to be serviced by Public Sanitary Sewer and Public Water Main.
- This Certified Survey Map is located with in Zone "X" of the Flood Insurance Rate Map Community Panel No. 55079C0227E with an effective date of SEPTEMBER 26, 2008. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain.
- No Wetlands shown on the Certified Survey Map.
- VISION CORNER EASEMENT RESTRICTIONS: No structure or improvements of any kind is permitted within the vision corner. No vegetation within the vision corner may be between the heights of 2.5 feet and 10 feet above the plane through the mean curb grades within the triangular space.
- South Hickory Street dedicated to the City of Franklin per Document No. 10958156.
- Access to South 27th Street - State Trunk Highway "241" shall be coordinated with the Wisconsin Department of Transportation.
- All of Outlot 1 shall be subject to a Conservancy Easement. Conservation Easements to be recorded via separate Documents. Recording of Conservation Easements for protected natural resources present on Lot 1 and Lot 2 are required prior to the issuance of building or land disturbance permits.
- Mature Woodlands based on Aerial Photography and field delineation by Southeastern Wisconsin Regional Planning Commission (SEWRPC) December 21, 2016. Woodlands on Lot 1 and Outlot 1 are in Isolated Natural Resource Areas as defined by SEWRPC. SEWRPC also indicates that the woodlands are a Critical Species Habitat area.
- PDD NO. 39 MINIMUM SETBACK REQUIREMENTS PER THE CITY OF FRANKLIN ZONING CODE ARE:  
PDD NO. 39 "BUSINESS PARK" (LOT 1):  
FRONT = 30'  
SIDES = 10'  
CORNER SIDE YARD = 25'  
REAR YARD = 25'  
PDD NO. 39 "GATEWAY" (LOT 2):  
FRONT = 40'  
SIDE YARD = 15'  
CORNER SIDE YARD = 30'  
REAR YARD = 25'.  
Setbacks for Lot 2 subject to change based upon future development and land divisions.

(A)

DOC # 11183864  
RECORDED:  
11/05/2021 09:08 AM  
ISRAEL RAMON  
REGISTER OF DEEDS  
MILWAUKEE COUNTY, WI  
AMOUNT: 30.00



OCTOBER 29, 2021  
OCTOBER 15, 2021

Prepared By:

**PINNACLE ENGINEERING GROUP**  
20725 WATERTOWN ROAD | SUITE 100  
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PEG JOB#2556.00  
SHEET 7 OF 7

## NATURAL RESOURCE PROTECTION PLAN

**For: Saputo Cheese USA, Inc.**

**Located on the southwest corner of the intersection of West Oakwood Road and South 27<sup>th</sup> Street in the City of Franklin, Wisconsin.**

**The protection plan area contains 34.39 acres within lands to be developed by Saputo Cheese USA, Inc. located south of West Oakwood Road and west of South 27<sup>th</sup> Street being a part of Section 36, T05N - R21E in the City of Franklin, Milwaukee County, Wisconsin also known as Lot 2 of a Certified Survey Map (CSM) approved by the City of Franklin on November 2, 2021.**

**Tax PIN #: Part of 951-9994-001**

**December 15, 2021**

Prepared For:  
**Saputo Cheese USA, Inc.**  
**Attn: Jeff Allmann**  
**317 N. Rosera Street**  
**Lena, WI 54139**

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**EXCEL PROJECT # 2113260**

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## **1. Introduction:**

The proposed project area is Lot 2 of a recently approved CSM totaling 34.39 acres in the City of Franklin, Milwaukee County, Wisconsin. The property lies south of West Oakwood Road and west of South 27<sup>th</sup> Street at the southwest corner of the intersection of those two (2) roadways. The property is zoned as a Planned Development District (PDD 39).

As noted previously, the property is bounded on the north by West Oakwood Road; a hospital is on the north side of West Oakwood Road. South 27<sup>th</sup> Street borders the property to the east; a church and parochial school, and a residential development are on the east side of South 27<sup>th</sup> Street. A single-family residential parcel is located at the southeast corner of the development site and a trucking company lies south of the development site; both parcels are within PDD 39. A woodlot and agricultural field are adjacent to the development site and are within PDD 39.

Agricultural farmland has been the historic use of the entire property. The purpose of this plan and investigation is to identify natural resources including steep slopes, woodlands, lakes, ponds, streams, floodlands, wetlands and buffers within the property per the Natural Resource Protection ordinance for the City of Franklin.

## **2. Methodology:**

Wetland delineations, existing conditions topographic surveys, and field investigation surveys were completed on the property.

A wetland delineation and field investigation survey dated July 2, 2019, was completed on the north property by Tina Myers, a Wisconsin Assured Wetland Delineator with raSmith.

An existing conditions topographic field survey [one-foot (1') interval contours) using a robotic total station was completed by Excel Engineering, Inc. on July 22, 2021.

Additional supporting information reviewed and utilized included data obtained from the Milwaukee County Geographic Information System (GIS) interactive website, Wisconsin Department of Natural Resources Surface Water Data Viewer Inventory, U.S. Department of Agriculture (USDA) Web Soil Survey, and aerial photography coverage.

## **3. Results:**

### Steep Slopes:

There are three defined categories of steep slopes per the City of Franklin's Unified Development Ordinance (UDO). Each category is based on the percentage of slope (10 to 20%, 20 to 30%, and greater than 30%); all require at least a ten-foot (10') vertical drop and a minimum area of 5,000 square feet.

No areas within the property meet the steep slope criteria as defined by the UDO. The site topography is "split" with relatively gentle slopes to the east-southeast and southwest.

### Woodlands:

There are two (2) defined categories of woodlands per the UDO; young woodland and mature woodland.

A young woodland is an area or stand of trees whose total combined canopy covers an area of one-half acre (0.50) acre or more and at least fifty percent (50%) of which is composed of canopies of trees having a diameter at breast height (DBH) of at least three inches (3”).

A mature woodland is an area or stand of trees whose total combined canopy covers an area of one (1) acre or more and at least fifty percent (50%) of which is composed of canopies of trees having a diameter at breast height (DBH) of at least ten inches (10”); or any grove consisting of eight (8) or more individual trees having a DBH of at least twelve inches (12”) whose combined canopies cover at least fifty percent (50%) of the area encompassed by the grove.

A tree survey was completed on November 24, 2021 by Kimberly K. Destree, Quast Forestry Consulting, LLC. The survey is found in Appendix B of this plan; Ms. Destree’s educational and professional qualifications and accreditations are included in the survey. The subject survey indicates there are no wooded areas within the property that meet the young woodland or mature woodland criteria.

#### Lakes, Ponds, Streams and Shore Buffers:

No lakes, ponds, or streams are present on the property and as a result there are no shore buffers.

#### Floodplain/Floodway:

No floodplains/floodways are present on the property.

#### Wetlands, Wetland buffers and Wetland Setbacks:

Four (4) wetlands were identified within, or partially within the boundary of the property that is the subject of this report. All four (4) of the wetlands are in the far southeastern quadrant of the site near or straddling the south property line. The wetlands are identified as “W-1”, “W-2”, “W-3”, and “W-4” in the wetland delineation report dated July 2, 2019 and completed by Wisconsin Assured Wetland Delineator Tina Myers of raSmith.

- W-1 is a 16,192 square foot shallow depression farm wetland that had little vegetation at the time of the delineation.
- W-2 is a 4,031 square foot shallow depression farm wetland similar to W-1, and also largely void of vegetation at the time of the delineation.
- W-3 is a 1,201 square foot depression shallow marsh wetland located in the southeast corner of the development site.
- W-4 is a 6,173 square foot narrow shallow marsh wetland ditch along the south property line located in between a gravel farm road the property line of adjacent property to the south.

The subject wetland delineation report also identifies “Other Aquatic Features”. The first aquatic feature is a narrow ditch located between wetlands W-1 and W-2; the report does not provide detail concerning this feature but notes it is located in between two (2) identified wetlands. This feature will not be disturbed or altered in conjunction with the proposed development project and is located within the proposed conservation easement and no build setback associated with wetlands W-1 and W-2.



The second aquatic feature identified in the report is the S. 27<sup>th</sup> Street roadside ditch that appears to have been excavated in upland soils; likely as part of the road construction project in the past. An "Artificial Wetland Exemption" request was submitted to the Wisconsin Department of Natural Resources on December 15, 2021 for the S. 27<sup>th</sup> Street road ditch wetland; that approval will be provided to the City upon receipt for inclusion in this report.

A request for "Jurisdictional Determination" for wetlands W-1, W-2, and W-4 was submitted to the US Army Corps of Engineers (Corps). The Corps determined the review area contains no waters of the United States subject to Corps jurisdiction and the wetlands are therefore not regulated by the Corps. Wetland W-3 was not reviewed by the Corps as part of the Jurisdictional Determination; the proposed development project will not impact this wetland and the appropriate conservation easement and no build buffer/setback will be provided.

#### **4. Natural Resource Disturbance and Protection:**

The proposed site development Sketch Plan is shown on Figure 3. The proposed development will meet all natural resource protection standards. A permanent Natural Resource Conservation Easement will be created for wetland areas W-1, W-2, W-3, and W-4.

#### **5. Conclusion:**

The proposed development will comply with the Natural Resource Protection Standards of the UDO. The worksheets for the Site Intensity and Capacity Calculations are provided in Appendix A. Per the calculations a total of 25.79 acres are available for the development.

**FIGURE 1**  
**NATURAL RESOURCE PROTECTION PLAN**





## Stormwater Memorandum:

Proposed Saputo Converting Facility - Franklin, WI  
November 4, 2021

### Existing Conditions

The proposed development is located on the southwest quadrant of the intersection of Oakwood Avenue and 27<sup>th</sup> Street in the Village of Franklin, Wisconsin. The project site is an existing agricultural field which has not yet been developed. The site currently drains to two major discharge locations, to the respective east and west sides of the site. The existing site can be seen on plan sheet C1.0A-D.

- Property Area: 34.53 acres

### Proposed Project Overview

The proposed project will include a new cheese converting (cut/package) facility along with other site features including employee patio/break area, onsite parking, loading docks, truck maneuvering areas/aisles, stormwater ponds, and site utilities to service the building. The proposed development will drain to onsite storm sewer which will direct stormwater to the proposed onsite stormwater basins located on the northeast and southwest portions of the site. The northeast pond will collect the respective north portion of the developed site and discharge the stormwater to the existing low spot on the east side of the site. The southwest pond will collect the south portion of the site and discharge stormwater to the west low point of the site.

The proposed wet detention ponds will treat stormwater from the site for both quantity and quality to meet Village, MMSD, and DNR requirements. The wet ponds will limit the respective stormwater discharges to below 0.15 cfs/acre for the 2-year rainfall event and 0.5 cfs/acre for the 100-year rainfall event. Additionally, the wet ponds will reduce the TSS discharge from the site by greater than 80%. Infiltration is not proposed onsite due to clay soils being present in all soil boring locations onsite. Storm sewer proposed onsite is sized to convey the 100-year design storm to the stormwater basins. Additionally, the site has been graded to safely convey rainfall events in excess of storm sewer capacity to the ponds via overland flow routes. Storm events above the 100-year design storm will flow to the proposed ponds and safely exit the ponds via the proposed emergency spillways which will convey stormwater overland to the existing site discharge locations.

- Disturbed Area: 30.04 acres

## **WEST OAKWOOD ROAD & 27<sup>TH</sup> STREET DEVELOPMENT – FRANKLIN, WI**

### **SAPUTO PROJECT SUMMARY:**

The proposed development includes the construction of a new consumer food product converting facility of approximately 310,485 square feet. The facility and site development are designed to follow food safety approaches in all aspects of layout and design. As such, a number of steps have been taken limit potential risk points for contamination and introduction of foreign material to the site and into the facility.

The building façade will be constructed using a combination of insulated precast concrete wall panels with integral color pigment, accent banding, and horizontal spanning insulated metal wall panel on its exterior walls. A conventional steel framing and open web joist roof structure will be supported by a combination of steel and precast concrete building columns. The facility will have a fully adhered membrane roof system. Exterior walls will extend beyond the roof line elevation to form an integral roof perimeter guard. A shallow conventional foundation system is anticipated.

The proposed design for the building includes a prominent corner entry with storefront and covered walkways on the northeast corner. The northeast portion of the facility will house a two-story welfare and office area supporting the production facility. Additional windows are provided along the façade of the office and employee service areas on both proposed levels. There are no windows into the production or cold storage areas keeping in line with good manufacturing practices for food processing facilities. Auto traffic has been separated from truck traffic for safety purposes and to control on site movements following industry approaches to ensure food safety. Auto parking is in front of the building to the North and East between the building façade and the public street, with access into the site from West Oakwood Road. Auto parking is also proposed to have an exit discharge along South 27<sup>th</sup> Street on the east frontage of the site. Truck maneuvering and loading is located on the West and South sides of the building and not readily visible from the street. Screen walls have been proposed to shield these areas from public view. A single accessible route will connect the building entrance to West Oakwood Road for pedestrian and bike access.

Stormwater ponds are located on the north and south sides of the site for onsite stormwater management and provide visual amenities. The proposed stormwater elements have been designed to account for potential future expansion of key areas of the facility to accommodate growth for Saputo.

The estimated project value for the development of the building and site work is \$85,000,000. The anticipated project schedule is to break ground on the buildings in the spring 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 proposed facility located at the intersection of West Oakwood and South 27<sup>th</sup> Street is situated the Gateway Area district. The development will house operations for Saputo Cheese USA. It will be a world class food production facility house state of the art processes for the develop of consumer goods. The current Gateway Area zoning approves Office/Light Industrial use classifications including indoor warehousing, distribution, and storage as permitted accessory uses. The proposed development is in line with the approved permitted uses and aligns with the businesses that are expanding in the area which will enhance the long-term property value and maximize assessed property increment to help support TID-4. This development will provide a large number of new jobs withing the Gateway Area.

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 is located at the intersection of West Oakwood Road to the north and 27<sup>th</sup> Street to the east. The development is bordered on the west by a proposed commercial development and a wood area with small ponds. To the south the site is an existing trucking cross dock facility. A single-family residence is located adjacent to the far southeast corner of the site between the site and the trucking cross dock facility. This development is well planned for maintaining the site to ensure no harborage of pest and to ensure ease of maintenance to maintain food safety. Traffic entering and leaving site will be routed to maintain one way traffic through the site to the greatest extent possible.

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 proposed development maintains a building height in line with the surrounding development. The appearance and location of the facility on the site are in line with adjacent developments.

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 including the 16" watermain in Oakwood; 16" sanitary sewer w/ 6" lateral stubs in Oakwood just west of South 27<sup>th</sup> Street. This 16" main connects to 24" MMSD sewage interceptor that flows north.

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 laid out to encourage access to site by right only avoiding traffic crossing to enter the site following already establish roadways and traffic patterns. In addition, site discharge is intended to be by right turn for all truck traffic as on-site truck traffic patterns are being established as one way, routing traffic from West Oakwood to South 27<sup>th</sup> Steet. There should be no reason for traffic entering and leaving the site to utilize residential neighborhoods.

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 and will follow all requirements of the NRPP. There are no historic features associated with the site.

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. If required exceptions are stated below within the response to each item.

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

**Item 1a.**

Parking required and location regulated

Not more than fifty (50) percent 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, and/or additional enhanced landscaping or decorative fencing is used to screen such parking. Such additional buildings and/or landscaping or fencing must be sufficient in size, location, and number to provide an effective visual break between the public street and the parking lot.

Request: We are requesting relief for parking restrictions to separate auto and truck traffic. All parking is directly between the North and East Façade and Oakwood Road and South 27<sup>th</sup> street. The West and South side of the building is for truck maneuvering, loading docks, maintenance & utility, and additional service functions. Ponds, landscape plantings, and berms are incorporated into the design to screen the parking from the street.

**Item 2a**

Site furnishings required and coordination regulated

Lighting and site furnishings (benches, trash receptacles, bicycle racks, etc.) shall complement the character of the building, and provide an attractive and strong relationship with adjoining properties and the public sidewalk.

Response: Site furnishing are in line with the proposed development for a food processing facility. The interconnecting bike and pedestrian pathway to West Oakwood Road. The exterior employee courtyard and covered walkways complement the charter of the building while maintaining the hygienic design approaches for a facility of this nature.

**Item 2b, i**

New streets proposed as part of new developments shall provide “bicycle” and pedestrian friendly” streetscapes.

Response: Site improvements do not include any new streets to be constructed. Owner will be adding sidewalk to the existing south side of West Oakwood Road.



**Item 2b, ii**

Large parking areas shall include walkways to allow safe pedestrian access to the building entrance and to connect the site to adjacent streets and properties. Pedestrian walkways shall be designed with amenities such as special paving treatments (colored paver blocks or textured concrete), lighting (see lighting discussion below) and furnishings to create a pedestrian-friendly character.

Response: A single pedestrian walkway will extend from West Oakwood Road to the walkway to be located at the north side of the facility. A single walkway allows for employee access to the site and allows controlled access to the site a food safety measure.

**Item 2b, iii**

Sidewalks shall be provided along the entire length of any façade containing a public entrance, leaving room for foundation planting beds, and shall connect to existing or planned public sidewalks or pedestrian/bike facilities.

Response: Sidewalks are provided on the north and east facades of the employee welfare and office areas which serve as the controlled point of entry for the facility. Pedestrian and bike path are connected from West Oakwood Road to these elements.

We are requesting relief from the foundation planting requirements on the basis of food safety concerns. Such foundation planting represents pest harborage and nesting locations which does not support good manufacturing practices or aspects of the food safety modernization act which promote removal of harborage point near such facilities.

**Item 3a, i.**

Landscaping required and location regulated

Each development which contains a building over forty thousand (40,000) square feet in area shall provide extensive building foundation landscaping for all building frontages facing public streets or parking lots to provide visual breaks in the mass of the building.

Request: Due to the sensitive nature of a food production facility foundation plantings cannot be used in the landscape design. We are proposing no plantings between the parking lot and the building façade. We are requesting relief from the foundation planting requirements on the basis of food safety concerns.

Foundation plantings provide habitat for rodents and other small mammals both which must be kept away from the building over food safety concerns. Landscaping is provided around the stormwater ponds near Oakwood Road and at the landscape berms near South 27th Street.

**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 are requesting relief from the Central Areas/Features as the facility is not open to the public and such features present some food safety concerns. Stormwater detention ponds between the building and Oakwood Road will provide water features visible from the public way. Landscape berms are provided between the parking lot and South 27th Street focus on those areas. The building has an external employee courtyard which will have patio/seating areas but is not accessible to the public. Due to security and food safety concerns a pedestrian plaza accessible to the public is not desired.

**Item 4a, i.**

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

Response: The office portion of building corner near intersection of South 27th street and West Oakwood Road meets the intent of this requirement.

**Item 4a, ii.**

All exterior materials shall be durable, of high-quality, utilized true to form (such as stone below wood rather than the opposite), and appropriate for external use.

Response: The building meets this intent using banded pigmented precast and horizontal insulated metal panels at warehouse areas fronting the street.

**Item 4a, iii.**

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

Response: The primary building elevation material for the northeast corner office is an articulated pigmented precast concrete with a sandblast finish, including banding with an integrated water wash finish and additional banding at the lower 9'-8" of the wall using an exposed aggregate finish. The Covered walkway leading to the corner entries consists of stone masonry piers. The façade at the industrial portions of the building incorporates horizontal insulated metal panels with accent bands to continue the banding accents used on the precast

walls. There will be a slight variation in color from the precast concrete portions of the building to the insulated metal panel portions of the building.

**Item 4a, iv.**

Precast concrete, cast stone, concrete masonry units, terra cotta, stucco, and wood siding are acceptable accent and secondary materials for the solid portion of new buildings or additions.

Request: We are requesting approval of the use of precast concrete wall panels and insulated metal panels are the primary building materials.

**Item 4a, v.**

Other materials may be allowed subject to Plan Commission approval.

Request: We are requesting approval of the use of precast concrete wall panels and insulated metal panels are the primary building materials. The materials incorporated in the design are standard in the food processing industry.

**Item 4a, vi.**

Color choice shall complement the style and materials of the building's facade and provide a pleasing relationship with adjoining buildings.

Response: See building renderings and elevations included in the submittal package.

**Item 4a, vii.**

Trash, service, and mechanical areas shall be entirely screened from view and located on the side or rear of properties.

Response: Loading docks and recycling docks along with mechanical equipment are screened from view using a combination of architectural screen walls and landscaping.

**Item 4a, viii.**

Roof mounted equipment shall be so located and/or screened to minimize visibility from adjacent streets and sites.

Response: All roof mounted equipment is located and screened as to not be readily visible from the street.

**Item 4a, ix.**

All visible sides of the building shall be designed with details that complement the front facade. Side facades that are visible from the public street shall receive equal design attention.

Response: The façade uses insulated metal panel to compliment the primary office area façade. There is diminishing level of detail provided at the south and west façade that are not readily visible from South 27th Street or West Oakwood Road.

**Item 4a, x.**

For each building more than 40,000 square feet in area, building massing that creates modulation and articulation is required.

Response: Proposed design complies with this intent. See building renderings and elevations included in the submittal package

**Item 4a, xi.**

Commercial buildings shall have at least 60% of their ground floor front elevation with transparent windows.

Request: We are requesting an exception to this requirement be applied to the primary office façade on the North and East elevation have a combined 53.4% glazing along the façade. There are no glazed openings in the warehouse and process area portions of the façade.

**Item 5 SIGNAGE STANDARDS**

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.

Response: A single monument sign will be located at the northeast corner of the site. In addition, traffic control signage will be located at the auto and truck entrance to control traffic flow within the site. No building mounted signage is proposed.

**Item 6 Lighting Standards**

All exterior lighting shall be provided as set forth in Division 15-5.0400 of the Unified Development Ordinance.

Response: See point by point lighting plans included with the submittal for information related to this requirement.

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

**SECTION 15-3.0351 SOUTH 27th STREET DESIGN OVERLAY DISTRICT**

Section does not apply to this development; Section 15-3.03051; section states intent of this division of the UDO.

**SECTION 15-3.0352 PARKING REQUIREMENTS**

**A. Parking required and location regulated**

Not more than fifty (50) percent 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.

Response: To provide for separation between automobile and truck traffic, all auto parking is directly between the North and East Façade and Oakwood Road and South 27th street. The West and South side of the building is for loading docks, maintenance & utility, and additional service functions. A combination of ponds (stormwater), landscape plantings, and berms are incorporated into the site design to effectively screen the parking from the street.

**B. Number of parking spaces limited**

Parking lots in which the number of spaces significantly exceeds the minimum number of parking spaces required under Section 15-5.0203 are not permitted.

Request: The number of parking spaces provided on the site plan indicate the requirements of the manufacturing and office functions which will be located on site. Employee counts have been provided by owner for anticipated full employment at the facility. The facility will be operated in 3 shifts with 200 plant employees per shift. Additionally, 50 office staff will be present on first shift. The parking lot has been designed to include adequate space for shift changes and office staff (200 + 200 + 50). See parking calculations on the attached site plans.

**SECTION 15-3.0353 LANDSCAPE AND SITE DESIGN GENERAL STANDARDS**

**A. Vision Clearance Necessary**

Landscaping and site amenities shall be provided to satisfy the requirements of this Division. All site improvements shall be designed and undertaken in such a way that clear lite lines are maintained for the safety and convenience of all pedestrian and vehicular users.

Response: The site layout and landscaping maintain vision clearance/clear sight lines for safety and convenience of all pedestrian and vehicular users.

**A. Coordination of site furnishing**

Lighting and site furnishings (benches, trash receptacles, bicycle racks, etc.) shall complement the character of the building and provide an attractive and strong relationship with adjoining properties and the public sidewalk.

**Response:** Furnishing will be coordinated with the character of the building. Elements are located to control access to the site following common food safety practices for facilities of this nature.

**B. Pedestrian considerations**

1. New streets proposed as part of new developments shall provide “pedestrian friendly” streetscapes.

**Response:** No new streets included with this development.

2. Large parking areas shall include walkways to allow safe pedestrian access to the building entrance and to connect the site to adjacent streets and properties. Pedestrian walkways shall be designed with amenities such as special paving treatments (colored paver blocks or textured concrete), lighting (see lighting discussion below) and furnishings to create a pedestrian-friendly character.

**Response:** Walkways are provided within the parking area.

3. The entire development shall provide for safe pedestrian and bicycle access to all uses within the development, connections to existing and planned public pedestrian and bicycle facilities, and connections to adjacent properties.

**Response:** Access path is provided at a single point off West Oakwood Road to main site security in line with common food safety approaches.

4. Sidewalks shall be provided along the entire length of any façade containing a public entrance, leaving room for foundation planting beds.

**Response:** Sidewalks are provided along the main facades of the facility.

5. Pedestrian walkways shall be provided from all building entrances to existing or planned public sidewalks or pedestrian/bike facilities.

**Response:** Walkway provided from West Oakwood Road to facility.

6. Internal pedestrian walkways shall be distinguished from driving surfaces.

Response: Walkways are identified within the parking areas.

7. The building shall provide awnings or other weather protection features within thirty (30) feet of all customer entrances along a building.

Response: Awnings and canopies are provided at the primary entrance locations for the facility at the office and welfare area located in the northeast corner of the facility.

**C. Reducing the impact of vehicular use areas**

For properties such as gas stations – where vehicular circulation is dominant on the site – walkways, landscaping, architectural features and lighting shall be provided to make these areas more attractive and inviting. Decorative fences, walls and/or landscaped edges shall screen front parking areas from the public sidewalk. Screening shall not exceed 3’6” in height.

Response: Section does not apply to this development.

**D. Bicycle and pedestrian amenities required**

The development shall provide secure, integrated bicycle parking and pedestrian furniture in appropriate quantities and location.

Response: The development provides bicycle parking, pedestrian furniture for the employees of the facility. Public access and use of site will not be provided in line with the nature of the operation on site and following food safety approaches. We request an exception from the requirements related to public amenities.

**E. Landscaping**

On-site landscaping shall be provided per the landscaping requirements found in Section 15-5.0302. In addition, the project shall provide:

1. Extensive building foundation landscaping for all building frontages facing public streets, parking lots, or residential districts to provide visual breaks in the mass of the building. Building foundation landscaping shall be placed so that, at maturity, the plant’s drip line is within ten (10) feet of the foundation. Canopy/shade trees shall not be used to meet this requirement.

Response: Exception required as stated previously for food safety/sanitation/rodent reduction reasons.

2. Screen fences and/or landscaped buffers at property edges, particularly where commercial and light industrial properties adjoin residential properties.

Response: Screening via landscape buffers will be provided for buffering as well as security reasons.

3. Off-street parking area landscaping as set forth in Section 15-5.0302.

Response: The referenced code section contains minimum standards for plant units per each ten (10) parking stalls (quantity, type/species, and size, and species distribution). Section also includes standards for bufferyards when the proposed development abuts or is across the street. Will are requesting an exception to parking lot landscaping locational standards for purposes of food safety/sanitation concerns and note enhanced perimeter landscaping proposed.

**F. Central Areas/Features**

Each development which contains a building over fifty thousand (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.

Response: We are requesting an exception to this standard. Amenities will be provided for employees but for site security and food safety reasons, these amenities will not be available to the public.

**SECTION 15-3.0354 LANDSCAPING REQUIREMENTS FOR OFF-STREET PARKING AREAS**

Request: We are requesting exception to several of the landscaping requirements listed below. Due the nature of the food processing operations at the facility we are proposing the landscaping as indicated on the attached plans. Food safety concerns as outlined in the food modernization act strongly encourages that landscaping be limited to avoid pest and rodent habitat anywhere close to the facility. To ensure the elimination habitat and harborage areas we are proposing all landscaping on the site be removed from the foundation of the building and that plants within the parking areas be as limited as possible. The attached plans indicate the limits of landscaping desired by the owner based on their current operational needs for the site and facility.

**A. Required Trees for Parking Lot Perimeter and Interior Applications**

1. Shade or decorative trees are required within the vehicular use area at a ratio of one tree for every fifteen (15) parking spaces or fraction thereof, unless the Plan Commission grants an exception. The trees must be evenly distributed throughout the vehicular use



area.

2. Existing trees of desirable species and quality that can be preserved, where grading does not cut them off from a reasonable supply of water and where the area under the canopy remains undisturbed, shall count toward the tree requirements for off-street parking areas on a tree-for-tree basis.
3. Where a landscape border or other landscape area abuts the vehicular use area, shade or decorative trees within those landscaped areas may count toward the vehicular use area requirement, provided:
  - a. The trees are located within ten (10) feet of the vehicular use area.
  - b. The number of trees that are provided within the vehicular use area is not reduced by more than fifty (50) percent of the amount required; and
  - c. There is a minimum of one tree provided within the vehicular use area.
4. Trees shall be planted in such a way that they are protected from vehicle damage.

**B. Interior Landscaping for Off-street Parking Areas**

The interior parking lot landscaping standards of this section shall apply to all off-street parking lots and their vehicular use areas containing twenty (20) or more parking spaces. The intent of this section is to require landscaping within vehicular use areas; therefore, landscaping screens, planting strips and landscaping surrounding buildings shall not be considered as interior landscaping. Interior parking lot landscaping is required as follows:

1. A minimum of twenty (20) square feet of interior landscaped island shall be provided per parking stall.
2. The interior landscaping shall be provided within landscaped islands a minimum of 250 square feet in area. Landscaped islands shall be three (3) feet shorter than the depth of any adjacent space. A landscaped island 9 feet in width and 30 feet in length with rounded ends, placed alongside two parking stalls each 18 feet in depth placed end to end, would meet all dimensional requirements for landscaped islands, provided the dimensions are measured from the inside of any curbs.

3. The interior parking lot landscaping shall be placed so as to delineate driving lanes, define rows and generally mitigate the visual impact of the parking lot while maintaining clear site lines for safety purposes.
4. Plants in landscaped islands shall be underlain by soil (not base course material), and shall be protected by curbing or other protective treatment.
5. The interior parking lot landscaping shall be composed of a combination of hardy trees, shrubs, perennials, and groundcover that are able to tolerate winter salt and snow. Where islands are used as retention/infiltration areas for storm water management, they should be landscaped appropriately for that purpose. Decorative mulch and weed barriers may be utilized when shown on an approved landscape plan.
6. Landscaped islands that function as storm water retention/infiltration areas shall be subject to the following:
  - a. Landscaped islands shall be a minimum of fifteen (15) feet in width if used for this purpose.
  - b. Parking areas will sheet drain into the landscaped islands through curb cuts or other apertures.
  - c. Proposed plantings shall be tolerant of flood conditions.

**c. Screening for Off-street Parking Areas**

The perimeter parking lot screening standards of this section shall apply to all off-street parking areas for six (6) or more vehicles or larger than 2,000 square feet in area. Off-street parking areas, including aisles and driveways, shall be effectively screened year round as follows:

1. Perimeter planting areas shall be designed to maintain and protect visibility at driveways and access points.
2. On-site perimeter greenbelts at least ten (10) feet in width shall be installed along any street side and along all interior lot lines when parking is located on that side of any building on the site.
  - a. Street side greenbelts shall contain dense landscape screening which provides plantings at least eighteen (18) inches high at planting and thirty (30) inches high at maturity. Such greenbelts shall provide a semi-opaque screen at a minimum during the winter season.

- b. Interior side lot line greenbelts for non-residential uses when adjacent to residential uses shall contain dense landscape screening which provides plantings at least thirty-six (36) inches high at planting and forty-eight (48) inches high at maturity. Such greenbelts shall provide a semi-opaque screen at a minimum during the winter season.
    - c. Other greenbelts not specifically described above shall contain a minimum of one tree or shrub for each fifteen (15) feet of perimeter to be planted in effective groupings within said strip. The remainder of the strip shall be planted in grass, ground cover or other effective landscape treatment.
  3. Berms may be utilized as part of the perimeter landscaping.

## **SECTION 15-3.0355 ARCHITECTURAL REQUIREMENTS**

### **A. Building Character and Design**

#### **15-3.0355. A.1.**

Buildings located on prominent sites -- such as key intersections, corners, terminations of street vistas, and on high points – shall be multi-story and exhibit quality architectural design to serve as landmarks.

Response: The northeast corner of the facility is multi-story and is design as the focal point of the facility. The production of areas have reduced architectural focus but have been design primarily based on food safety requirements.

#### **15-3.0355. A.2.**

All exterior materials shall be durable, of high-quality, utilized true to form (such as stone below wood rather than the opposite), and appropriate for external use.

Response: Exterior materials are primarily insulated precast wall panels with varying surface textures and insulated metal wall panels appropriate for the nature of the facility.

#### **15-3.0355. A.3.**

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

Response: Please reference response to PDD 39 - Item 4a -iii above.

**15-3.0355. A.4.**

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

Response: No false brick or faux siding is used on the building façade.

**15-3.0355. A.5.**

Color choice shall complement the style and materials of the building’s facade and provide a pleasing relationship with adjoining buildings.

Response: The color selection is consistent with other buildings in the district and promotes the corporate colors of the owner.

**15-3.0355. A.6.**

Painting of brick and stone is discouraged.

Response: The precast concrete elements and masonry accents at walkways utilized pigmented systems which do not require painting.

**15-3.0355. A.7.**

Trash, service, and mechanical areas shall be entirely screened from view and located on the side or rear of properties.

Response: Loading docks and recycling docks along with mechanical equipment are screened from view using a combination of architectural screen walls and landscaping.

**15-3.0355. A.8.**

All visible sides of the building shall be designed with details that complement the front facade. Side facades that are visible from the public street shall receive equal design attention.

Response: Please reference response to PDD 39 - Item 4a -ix above.

**15-3.0355. A.9.**

Building massing that creates modulation and articulation is encouraged.

Response: Proposed design complies with this intent. See building renderings and elevations included in the submittal package

**15-3.0355. A.10.**

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

Request: The building is designed to be occupied by a single user for the purposes of food processing, storage, and shipping. Office functions within the building are in direct support of the food processing operations. The development will not include any retail, tenant office spaces, or residential uses.

**B. Design Standards for Non-Residential Buildings [20,000 Square Feet or less in Area]**

Section B does not apply to this development as the building is greater than 20,000 s.f. in area.

**C. Design Standards for Non-Residential Buildings [Greater than 20,000 Square Feet in Area]**

**15-3.0355. C.1.** Purpose and Intent

The design standards for buildings greater than 20,000 square feet are intended to ensure that large buildings, and the sites they occupy, are properly located and compatible with the surrounding area and community character of the South 27th Street Design Overlay District. Such projects shall also be subject to the more general standards for the approval of Special Use Permits or PUD Districts when applicable.

The following requirements are applicable to all new buildings in excess of twenty thousand (20,000) gross square feet. These requirements are also applicable when additions to non-residential and mixed-use buildings built either before or after the effective date of this Division, bring the total building size to over twenty thousand (20,000) gross square feet.

Response: None

**15-3.0355. C.2.** Waiver of Standards

The Plan Commission may waive any of the following standards by a ¾ vote of members in attendance, but only if supplemental design elements or improvements are incorporated into the project (over and above those which are otherwise required) which compensate for the waiver of the particular standard. In support of the waiver request, the applicant shall detail such supplemental design elements in written and graphical form and provide an explanation as to the nature of the standards for which the waiver is requested.

Response: There are several standards as stated throughout this document that the proposed development is seeking adjust or waiver of for the reasons stated. The design and layout of the facility and site have been completed to ensure food safety as the paramount concern while making the site and facility attractive and prominent given the site location. If addition elements or information is required by the plan commission specifically to any of the request made in this application package, please let us know.

**15-3.0355. C.3.** Compatibility with City Plans

The applicant shall provide, through a written report submitted with the petition for a Site Plan adequate evidence that the proposed building and overall development project shall be

compatible with the City's community character, urban design, natural area preservation, commercial development, redevelopment, or community facility objectives as expressed in adopted elements of the City's Comprehensive Master Plan.

**Response:** Preliminary review discussions with the Mayor, Alderwoman, Economic Development and Planning representatives have stated that the proposed development is very compatible with the City plans. No written report is being submitted.

**15-3.0355. C.4.** Building Materials

Building materials shall be unified throughout the building, and shall complement other buildings in the vicinity. Exterior building materials shall be of high and comparable aesthetic quality on all sides. Building materials such as glass, brick, decorative concrete block, or stucco shall be used. Decorative architectural metal with concealed fasteners may be approved if sensitively incorporated into the overall design of the building.

**Response:** The building materials are noted on the included renderings and elevations. The design and selection of building materials has been done to achieve a well balanced and unified appearance to all facades of the facility.

**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 twenty (20) percent of all of the combined façades of the structure shall employ actual façade protrusions or recesses. A minimum of twenty (20) percent of all of the combined linear roof eave or parapet lines of the structure shall employ differences in height, with such differences being six (6) feet or more as measured eave to eave or parapet to parapet for buildings over fifty thousand (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 one hundred (100) feet of public streets shall have arcades, display windows, entry areas, awnings, or other such features along no less than fifty (50) percent of their horizontal length. The integration of windows into building design is strongly encouraged.

**Response:** We request relief from portions of the above design requirement based on the percentages and elements described here. Due to the nature of the operation proposed at this facility, the production of consumer food products, large segments of the facades cannot be provided with windows and decorative elements. The building envelope is critical to the internal operations of the facility and for food safety reasons limiting openings in that envelope is critical.

**East Façade:**

The East façade provides façade articulation that consists of various wall panel recesses/projections, parapet height changes, and a stone pier arcade. East façade recess/projection area is approximately 50% of the overall East façade. A stone pier arcade with covered walkway is shown along approximately 8% of the overall East façade. The proposed design also provides varying parapet heights of 5'-0" at the entrance area, and 5'-6" at the screening walls. The varied parapet heights occur over approximately 29% of the overall East façade.

#### North Façade:

The North façade provides façade articulation that consists of various wall panel recesses/projections, parapet height changes, and a stone pier arcade. North façade recess/projection area is approximately 30% of the overall North façade. A stone pier arcade with covered walkway is shown along approximately 11.1% of the overall North façade. And the Employee courtyard is shown along approximately 9.5% of the North façade. The proposed design also provides varying parapet heights of 5'-0" at the entrance area, 5'-0" from the office to production area, and down 10'-6" at the screening walls. The varied parapet heights occur over approximately 30.5% of the overall North façade.

#### **15-3.0353. C.6.** Building Entrances

Public building entryways shall be clearly defined and highly visible on the building's exterior design, and shall be emphasized by on-site traffic flow patterns. Two (2) 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 (2) sides of any building.

**Response:** The building consists of a single public access into the main lobby on the North façade. Further façade articulation in the form of canopies and external employee areas occur on the East façade to create a public appearance along South 27<sup>th</sup> Street. The building will have controlled access at all points of entry.

#### **15-3.0353. C.7.** Building Color

Building façade colors shall be non-reflective, subtle, neutral, or earth tone. The use of high intensity colors, metallic colors, black, or fluorescent colors on façades shall be prohibited. Building trim and architectural accent elements may feature brighter colors, but such colors shall be muted, not metallic, not fluorescent, and not specific to particular uses or tenants. Standard corporate and trademark colors shall be permitted only on sign face and copy areas.

**Request:** None

#### **15-3.0353. C.8.** Building Location

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:** This project is a single development to be occupied by a single end user for the converting of consumer food products. Building setbacks are large to provide segregation between employee auto traffic and operational truck traffic by placement of parking areas between West Oakwood Road and South 27<sup>th</sup> Street and the building. No outlots are proposed.

**15-3.0353. C.9.** Screening

Mechanical equipment, refuse containers and any permitted outdoor storage shall be fully concealed from on-site and off-site ground level views, with materials identical to those used on the building exterior. Loading docks shall be completely screened from surrounding roads and properties. Said screening may be accomplished through loading areas internal to buildings, screen walls which match the building exterior in materials and design, fully opaque landscaping at time of planting, or combinations of the above. Gates and fencing may be used for security and access, but not for screening, and shall be of high aesthetic quality.

**Response:** Loading docks and recycling docks along with mechanical equipment are screened from view using a combination of architectural screen walls and landscaping.

**15-3.0353. C.10.** Traffic Impact

All projects that include buildings over twenty thousand (20,000) square feet shall have direct access to an arterial or collector street, or shall dedicate public roads which have direct access to a public street. Vehicle access shall be designed to accommodate peak on-site traffic volumes without disrupting traffic on public streets or impairing pedestrian safety. This shall be accomplished through adequate parking lot design and capacity; access drive entry throat length, width, design, location, and number; and traffic control devices; and sidewalks. The site design shall provide direct connections to adjacent land uses if required by the City. Prior to development approval, the applicant's traffic engineer shall complete and present a traffic impact analysis following Wisconsin Department of Transportation guidelines. Where the project will cause off-site public roads, intersections, or interchanges to function below level of service C, as defined by the Institute of Transportation Engineers, the City may deny the application, require a size reduction in the proposed development, or require that the developer construct and/or pay for required off-site improvements.

**Response:** TIA was previously completed, and site plan has been provided to the traffic engineer for review and consultation with WisDOT. Proposed development will have access to West Oakwood Road and South 27<sup>th</sup> Street.

**15-3.0353. C.11.** Natural Resources Protection

Existing natural features shall be integrated into the site design as a site and community amenity.



Response: Site design shall follow all requirements stated in the Natural Resources Protection Plan. Non-exempt wetlands will not be distributed with this development. Working with the DNR wetlands (drainage ditches along South 27<sup>th</sup> Street) will be modified as part of the stormwater management for the overall site. These wetlands are eligible for exemption as artificial wetlands.

**15-3.0353. C.12.** Signage

The plan for exterior signage shall provide for modest, coordinated, and complimentary exterior sign locations, configurations, and colors throughout the development. All freestanding signage within the development shall compliment on-building signage. Monument style ground signs are strongly preferred over pole signs, and consolidated signs for multiple users are strongly preferred over multiple individual signs. The City may require the use of muted corporate colors on signage if proposed colors are not compatible with the City's design objectives for the area.

Response: A monument sign will be located at the northeast corner of the site. In addition, traffic control signage will be located at the auto and truck entrance to control traffic flow within the site. No building signage is proposed.

December 23, 2021

City of Franklin

Attn: Heath Eddy  
Department of City Development  
9229 W Loomis Road  
Franklin, WI 53132

Re: Special Use and Site Plan Review Staff Comments

Dear Mr. Eddy,

This letter is in response to emailed comments received on December 14, 2021 regarding the site plan and special use submittal reviews for the proposed Saputo Cheese USA development located at the SW Corner of West Oakwood Road and South 27<sup>th</sup> Street.

### **Department of City Development**

- 1. Natural Resource Protection Plan.** Staff is still awaiting the required Natural Resource Protection Plan as required under UDO Division 15-7.0200 and based on the requirements of Division 15.4.0100.  
**Excel Response: The NRPP has been submitted since receipt of these comments.**
- 2. Parking Reduction Request Noted.** Staff will note for the public hearing coming up that the applicant is requesting a reduction from the required 621 parking spaces to 459 parking spaces, a 26.1% reduction request. Normally, such requests are subject to UDO section 15-5.0203B which permits a reduction of up to 25 percent below the minimum required. However, in this case Section 15-3.03452C.2 (see below) is how this request will need to be processed.  
**Excel Response: Noted.**
- 3. Landscaping Additional Requirements.** Staff notes the following in addition to the requirements included in the PDD-39 Design Standards and South 27<sup>th</sup> Street Design Overlay District:
  - a)** As the east lot line is “adjacent” or across from institutional and residential uses (on the Oak Creek side of South 27<sup>th</sup> Street) as well as the residential unit on the southeast corner, per UDO Section 15-5.0302C. the normal landscaping requirements are increased by 20 percent. In this case, the normal requirement is 46 each of canopy/shade trees, evergreen trees, decorative trees, and shrubs, but with the increase each required element would be 55.  
**Excel Response: Additional landscaping has been added to meet the requirement.**
  - b)** Also note: UDO Section 15-5.0302F requires at least 4 different species of each type of landscape material, with a minimum of 10 plants for each species. Also, no more than 35 percent of each material can be any one plant species.  
**Excel Response: Additional landscaping has been added to meet the requirement.**
  - c)** Staff will recommend that soil substrate is sufficient for landscaping installation along with the required irrigation as specified in UDO Section 15-5.0303.

Excel Response: Topsoil specification is included on Sheet C0.1 within section 32 30 00. The specification conforms with/exceeds WISDOT standards for thickness and organics.

- d) Finally, please check to make sure no trees (shade, decorative or evergreen) are located within 10 feet of any water, sewer, or storm sewer pipeline. I noted a few such items along the South 27<sup>th</sup> Street berms, specifically along the storm sewer line running to the roadside swale.

Excel Response: Plantings have been adjusted to stay away from the storm line.

4. **PDD 39 Design Standards.** PDD 39 includes a specific set of design requirements in Section 15-3.0444A.D. (Gateway Area Design Standards) in addition to those contained in UDO §§15-5.0200 (Parking); 15-5.0300 (Required Landscaping); 15-5.0400 (Lighting Standards); and the requirements of the Sign Code (Municipal Code Chapter 210). Staff notes several waivers/modifications requested below, which are identified (bold/italics) along with staff's review comments. Staff recommendations for proposed revisions are in bold/italics/underline.

1. PARKING STANDARDS

Off-street parking, loading, and unloading shall be provided as set forth in Division 15-5.0200 of the Unified Development Ordinance. The following additional standards also apply:

- a. ***Parking required and location regulated. Not more than fifty (50) percent 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, and/or additional enhanced landscaping or decorative fencing is used to screen such parking. Such additional buildings and/or landscaping or fencing must be sufficient in size, location, and number to provide an effective visual break between the public street and the parking lot.***

Excel Response: Noted.

Staff Comment: This waiver request is logical given the limitations required for food safety. Staff supports with proviso that landscaping fronting South 27<sup>th</sup> Street and Oakwood Road is designed to mitigate the viewshed into the site.

Excel Response: Noted.

2. GENERAL SITE DESIGN STANDARDS

The following additional site furnishings and bicycle and pedestrian amenities standards apply:

- a. ***Site furnishings required and coordination regulated. Lighting and site furnishings (benches, trash receptacles, bicycle racks, etc.) shall complement the character of the building, and provide an attractive and strong relationship with adjoining properties and the public sidewalk.***
- b. Bicycle and pedestrian amenities required
- i. New streets proposed as part of new developments shall provide "bicycle and pedestrian friendly" streetscapes.
- ii. ***Large parking areas shall include walkways to allow safe pedestrian access to the building entrance and to connect the site to adjacent streets and properties. Pedestrian walkways shall be designed with amenities such as special paving treatments (colored paver blocks or textured concrete), lighting (see lighting discussion below) and furnishings to create a pedestrian-friendly character.***

- iii. **Sidewalks shall be provided along the entire length of any façade containing a public entrance, leaving room for foundation planting beds, and shall connect to existing or planned public sidewalks or pedestrian/bike facilities.**

*Staff Comments: Staff understands the applicants' rationale; 2.a. is intended for a facility with a public interface and this will be a private facility (employees only). Making sure the employee experience is supported while also promoting food safety is proposed. The applicant is proposing a single proposed walkway from Oakwood Road sidewalk. This is a minimum necessary, and the location makes the travel distance over 600 feet from Oakwood Road to the employee entrance. It would be more desirable to locate the proposed walkway closer to the Oakwood/27<sup>th</sup> Street intersection. Finally, the request to modify 2.b.iii to limit sidewalks along the facades is also acceptable.*

**Excel Response: The proposed sidewalk access connecting to the Oakwood sidewalk has been moved closer to the intersection.**

### 3. LANDSCAPE STANDARDS

Landscaping shall be provided as set forth in Division 15-5.0300 of the Unified Development Ordinance. The following additional standards also apply:

- a. Landscaping required and location regulated
  - i. **Each development which contains a building over forty-thousand (40,000) square feet in areas shall provide extensive building foundation landscaping for all building frontages facing public streets or parking lots to provide visual breaks in the mass of the building.**
  - b. **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 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.**

*Staff Comments: The waiver request for foundation planting based on food safety and potential harboring of animals is understandable. Staff recommends making sure the viewshed along Oakwood Road and South 27<sup>th</sup> Street is enhanced to compensate for minimal landscaping near the building, particularly the area southwest of the proposed monument sign, which is currently proposed as maintained lawn.*

**Excel Response: The viewsheds from 27<sup>th</sup> Street and Oakwood have been heavily landscaped with berms, plantings, and the site stormwater ponds. The viewshed from the intersection has been kept relatively free of plantings to allow the northeast corner of the building to be seen as an architectural accent of the building.**

*In regards to 3.b. waiver request: the lack of public accessibility is a requirement for food safety; therefore, staff supports this with the caveat that the employee courtyard is suitable as an environment for staff breaks outdoors.*

**Excel Response: Noted.**

### 4. ARCHITECTURAL STANDARDS

The following additional building character and design standards apply:

- a. Building Character and Design regulated

- i. **All principal buildings shall be multi-story and exhibit quality architectural design. Corner buildings shall also serve as landmarks with distinctive architectural character, including such features as towers, rounded walls, recessed entries, or other unique features.**
- ii. **All exterior materials shall be durable, of high-quality, utilized true to form (such as stone below wood rather than the opposite), and appropriate for external use.**
- iii. **Brick and stone are preferred primary materials for the solid (non-window) portion of new buildings or additions.**
- iv. **Precast concrete, cast stone, concrete masonry units, terra cotta, stucco, and wood siding are acceptable accent and secondary materials for the solid portion of new buildings or additions.**
- v. **Other materials may be allowed subject to Plan Commission approval.**
- vi. Color choice shall complement the style and materials of the building's facade and provide a pleasing relationship with adjoining buildings.
- vii. Trash, service, and mechanical areas shall be entirely screened from view and located on the side or rear of properties.
- viii. Roof mounted equipment shall be so located and/or screened to minimize visibility from adjacent streets and sites.
- ix. All visible sides of the building shall be designed with details that complement the front facade. Side facades that are visible from the public street shall receive equal design attention.
- x. For each building more than 40,000 square feet in area, building massing that creates modulation and articulation is required.
- xi. **Commercial buildings shall have at least 60% of their ground floor front elevation with transparent windows.**

*Staff Comments: The applicant requests modifications rather than waivers, in lieu of what is presented. Staff supports these requests, given that the proposed facility and use are (1) private and industrial in character rather than a public/consumer-oriented facility; (2) consistent with similar kinds of facilities previously reviewed/approved/constructed in the City and region; (3) materials and arrangement are logical and reasonable. In addition, Standard 4.a.xi. is not appropriate for the processing/industrial portion of the facility, but including something similar to this standard for the office portion of the facility is appropriate.*

**Excel Response: Noted.**

## 5. SIGNAGE STANDARDS

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.

*Staff Comment: Sign review will be completed with a Sign Permit Application. What the applicant has provided is consistent with this type of facility. Staff recommends that Plan Commission defer review and approval for the sign permit and any directional or other signage to City Development staff. Note:*

the sign requirements of Chapter 210 are not waivable by the Plan Commission.

Excel Response: Noted.

6. LIGHTING STANDARDS

All exterior lighting shall be provided as set forth in Division 15-5.0400 of the Unified Development Ordinance.

Staff Comment: Staff notes that the submitted materials are consistent with the requirements of Division 15-5.0400. Those requirements are not waivable by the Plan Commission.

Excel Response: Noted.

7. SUPPLEMENTAL DESIGN GUIDELINES (see Comment #5 below)

5. **South 27<sup>th</sup> Street Design Overlay District Requirements.** PDD 39 requires compliance with the South 27<sup>th</sup> Street Design Overlay District standards. Staff notes several waivers/modifications requested below, which are identified (bold/italics) along with staff's review comments. Staff recommendations for proposed revisions are in bold/italics/ underline.

**15-3.352 Parking Requirements.**

- A. *Parking required and Location Regulated. Not more than 50% of the off-street parking spaces shall be located directly between the front facade 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.***

Staff Comment: This request is logical given the limitations required for food safety. Staff supports with proviso that landscaping fronting South 27<sup>th</sup> Street and Oakwood Road is designed to mitigate the viewshed into the site.

Excel Response: Noted.

- 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.***

Staff Comment: The applicant's proposed parking makes sense based on the operational expectation of the use (three shifts of 200 each plus 59 extra for office staff and shift changes).

Excel Response: Noted.

C. Potential Parking Reductions.

1. Shared Parking. The Plan Commission may authorize as much as a 40% reduction in the area to be paved for non-residential off-street parking stalls when parking is shared by two or more uses provided:
  - a. The reduction does not exceed 40% of the required parking.
  - b. The uses that are sharing parking have peak parking demand at different times.
  - c. Pedestrian sidewalks or paths are provided as safe connections between any uses sharing the parking area.
  - d. A shared parking agreement, signed by all parties, is approved by the City Council, following receipt of Plan Commission recommendations. The agreement shall state a minimum time frame for the agreement to be in effect; provide for ingress/egress easements; and be recorded with the County as a covenant.

2. Other Requested Parking Reductions. If a parking reduction is requested for any reason other than shared parking, or a parking reduction beyond 40% is requested for shared parking arrangements, technical documentation shall be furnished by the applicant during the site plan review process to indicate, to the satisfaction of the Plan Commission, that actual off-street parking demand for that particular use is less than the required amount or that sufficient on-street parking is available in the area.

*Staff Comment: Subsection 2 above is how the applicant's requested reduction in required parking will need to be approved.*

**Excel Response: Noted.**

- C. Land-Banking of Reserved Parking Area. When a parking reduction has been authorized, the Plan Commission may require that sufficient area on the property be held in reserve for the potential future development of paved off-street parking to meet the full requirements. When required, this reserve off-street parking area shall be shown and noted on the site plan, maintained as open space, and developed with paved off-street parking spaces when the City determines that such off-street parking is necessary due to parking demand on the property which exceeds original expectations. The reserve parking area may not be counted as part of any required green space area, nor may it be used as the location of landscaping that is required under § 15-5.0302. The City may require that a letter of credit or other approved financial surety be provided at the time of permit issuance in an amount not to exceed 125% of the estimated cost of parking lot completion, to be exercised at City discretion, should the need for parking lot completion be determined.

*Staff Comment: The applicant is proposing no land banking of reserved parking for this project.*

### **15-3.0353 Landscape and Site Design General Standards.**

- A. Vision Clearance Necessary. Landscaping and site amenities shall be provided to satisfy the requirements of this Division. All site improvements shall be designed and undertaken in such a way that clear sight lines are maintained for the safety and convenience of all pedestrian and vehicular users.

*Staff Comment: There appear to be no conflicts between proposed landscaping locations and sight lines on-site or with respect to current and future rights-of-way.*

- A. Coordination of Site Furnishings. Lighting and site furnishings (benches, trash receptacles, bicycle racks, etc.) shall complement the character of the building, and provide an attractive and strong relationship with adjoining properties and the public sidewalk.**

*Staff Comment: As per above, the applicant's request to modify this requirement for on-site employee support is logical.*

- B. Pedestrian Considerations.

1. New streets proposed as part of new developments shall provide "pedestrian friendly" streetscapes.
2. **Large parking areas shall include walkways to allow safe pedestrian access to the building entrance and to connect the site to adjacent streets and properties. Pedestrian walkways shall be designed with amenities such as special paving treatments (colored paver blocks or**



*textured concrete), lighting (see lighting discussion below) and furnishings to create a pedestrian-friendly character.*

3. *The entire development shall provide for safe pedestrian and bicycle access to all uses within the development, connections to existing and planned public pedestrian and bicycle facilities, and connections to adjacent properties.*
4. *Sidewalks shall be provided along the entire length of any facade containing a public entrance, leaving room for foundation planting beds.*
5. *Pedestrian walkways shall be provided from all building entrances to existing or planned public sidewalks or pedestrian/bike facilities.*
6. Internal pedestrian walkways shall be distinguished from driving surfaces.
7. The building shall provide awnings or other weather protection features within 30 feet of all customer entrances along a building.

*Staff Comments: The request to modify #2 is consistent with an earlier request above. Same with #3. Same with #4. The request for #5 is similar to #2 and #3. Staff notes that there will be a requirement to place sidewalk along South 27<sup>th</sup> Street. However, staff does not expect to require the applicant to connect a walkway with that street sidewalk. **Staff notes also that there is no sidewalk proposed along South 27<sup>th</sup> Street, and the City standard is to require such along each frontage.***

*Excel Response: South 27<sup>th</sup> street is currently a rural section type road with ditches, and without curb/gutter and storm sewer. WisDOT would need to upgrade the road to an urban section in order to allow for sidewalk installation. Additionally, no sidewalk exists along South 27<sup>th</sup> Street in the near vicinity of the site.*

- c. Reducing the Impact of Vehicular Use Areas. For properties such as gas stations — where vehicular circulation is dominant on the site — walkways, landscaping, architectural features and lighting shall be provided to make these areas more attractive and inviting. Decorative fences, walls and/or landscaped edges shall screen front parking areas from the public sidewalk. Screening shall not exceed three feet six inches in height.

*Staff Comment: This standard doesn't apply to this proposed facility.*

***D. Bicycle and Pedestrian Amenities Required. The development shall provide secure, integrated bicycle parking and pedestrian furniture in appropriate quantities and location.***

*Staff Comment: The applicant's waiver request relates to the "public" provision of such facilities. The applicant proposes such amenities for employees.*

- E. Landscaping. On-site landscaping shall be provided per the landscaping requirements found in § 15-5.0302. In addition, the project shall provide:

1. ***Extensive building foundation landscaping for all building frontages facing public streets, parking lots, or residential districts to provide visual breaks in the mass of the building. Building foundation landscaping shall be placed so that, at maturity, the plant's drip line is within 10 feet of the foundation. Canopy/shade trees shall not be used to meet this requirement.***
2. Screen fences and/or landscaped buffers at property edges, particularly where commercial and light industrial properties adjoin residential properties.
3. ***Off-street parking area landscaping as set forth in §15-5.0302.***

Staff Comments: The applicant's waiver requests above are logical and consistent with the desire to design for food safety and prevent the harboring of pests. Staff anticipates the applicant will supplement the borders along Oakwood Road and South 27<sup>th</sup> Street, and also recommends the applicant provide some kind of bufferyard adjacent to the existing residence southeast of the site.

Excel Response: A substantial bufferyard has been provided adjacent to the southeast residence.

- F. **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.

Staff Comment: This waiver request is consistent with the one provided earlier. Staff supports the applicant's alternative design.

- G. **Cart Returns.** A minimum of one 200 square foot cart return area shall be provided for everyone 100 parking spaces for any establishment utilizing carts. Cart corrals shall be of durable, all season construction, and shall be designed and colored to be compatible with the building and parking lot light standards. Exterior cart return or cart storage areas shall be situated for the safety and convenience of users, however no such facilities shall be located within 25 feet of the building.

Staff Comment: Not applicable for this project.

15-3.0354 Landscaping Requirements for Off-Street Parking Areas.

- A. **Parking Lot Landscaping Required.** Interior and perimeter buffer landscaping is required for all off-street parking lots and their associated vehicular use areas, with the exception of those infill and redevelopment projects that have been granted an exception by the Plan Commission. These regulations stipulate the design and placement of such plantings. The actual number of plant units utilized in such plantings may be counted toward the total number of plant units required on-site as determined under § 15-5.0302.

Staff Comments: Staff understands the applicant's request. The plan shows that there is interior landscaping provided in the parking area, but these are primarily perennial plants with some decorative trees within the parking islands around the office portion of the building. The applicant is proposing to provide berms along the streetscapes in lieu of locating around the perimeter of the parking area especially adjacent the industrial portion of the building. Staff has no issues with this, again with the expectation the streetscapes account for the additional required elements in UDO Section 15-5.0302.

- B. **Required Trees for Parking Lot Perimeter and Interior Applications.**

1. **Shade or decorative trees are required within the vehicular use area at a ratio of one tree for every 15 parking spaces or fraction thereof, unless the Plan Commission grants an exception. The trees must be evenly distributed throughout the vehicular use area.**
2. **Existing trees of desirable species and quality that can be preserved, where grading does not cut them off from a reasonable supply of water and where the area under the canopy**

*remains undisturbed, shall count toward the tree requirements for off-street parking areas on a tree-for-tree basis.*

- 3. Where a landscape border or other landscape area abuts the vehicular use area, shade or decorative trees within those landscaped areas may count toward the vehicular use area requirement, provided:**
  - a. The trees are located within 10 feet of the vehicular use area.**
  - b. The number of trees that are provided within the vehicular use area is not reduced by more than 50% of the amount required; and**
  - c. There is a minimum of one tree provided within the vehicular use area.**
- 4. Trees shall be planted in such a way that they are protected from vehicle damage.**

*Staff Comments: The applicant requests a waiver to these requirements. The plan shows a total of 12 decorative trees located within the parking lot interior; B.1. above would require 31 within 10 feet of the parking lot perimeter. There are no areas where bufferyard plantings would substitute for these requirements.*

- C. Interior Landscaping for Off-street Parking Areas. The interior parking lot landscaping standards of this section shall apply to all off-street parking lots and their vehicular use areas containing 20 or more parking spaces. The intent of this section is to require landscaping within vehicular use areas; therefore, landscaping screens, planting strips and landscaping surrounding buildings shall not be considered as interior landscaping. Interior parking lot landscaping is required as follows:**
  - 1. A minimum of 20 square feet of interior landscaped island shall be provided per parking stall.**
  - 2. The interior landscaping shall be provided within landscaped islands a minimum of 250 square feet in area. Landscaped islands shall be three feet shorter than the depth of any adjacent space. A landscaped island nine feet in width and 30 feet in length with rounded ends, placed alongside two parking stalls each 18 feet in depth placed end to end, would meet all dimensional requirements for landscaped islands, provided the dimensions are measured from the inside of any curbs.**
  - 3. The interior parking lot landscaping shall be placed so as to delineate driving lanes, define rows and generally mitigate the visual impact of the parking lot while maintaining clear site lines for safety purposes.**
  - 4. Plants in landscaped islands shall be underlain by soil (not base course material), and shall be protected by curbing or other protective treatment.**
  - 5. The interior parking lot landscaping shall be composed of a combination of hardy trees, shrubs, perennials, and groundcover that are able to tolerate winter salt and snow. Where islands are used as retention/infiltration areas for storm water management, they should be landscaped appropriately for that purpose. Decorative mulch and weed barriers may be utilized when shown on an approved landscape plan.**
  - 6. Landscaped islands that function as storm water retention/infiltration areas shall be subject to the following:**
    - a. Landscaped islands shall be a minimum of 15 feet in width if used for this purpose.**
    - b. Parking areas will sheet drain into the landscaped islands through curb cuts or other apertures.**
    - c. Proposed plantings shall be tolerant of flood conditions.**

Staff Comments: The applicant proposes the following

- A total of approximately 6,000 square feet of parking islands (9,180 square feet required under C.1. above);
- Parking islands that are generally close to 400 square feet each rather than the 350-270 square feet is provided in C.2. above;
- Each parking island is bordered by concrete curbing; several of the islands in the parking lot have decorative trees which should aid in delineating them visually for incoming motor vehicles.

a) **The applicant would need to stipulate to C.4 regarding soil.**

Excel Response: Topsoil specification is included on Sheet C0.1 within section 32 30 00. The specification conforms with/exceeds WISDOT standards for thickness and organics. Additionally, the landscape installation details found on C1.4A-D include provisions for subgrade work at planting areas

- The applicant's proposal reduces the variety of plant materials to decorative trees and perennial plantings in lieu of the variety required in C.5. above.
- Total interior parking landscaping is 22 decorative trees and 58 perennial plants within the landscaped islands (including the 10 decorative trees along the vehicular access drive from Oakwood Road).

**D. Screening for Off-street Parking Areas. The perimeter parking lot screening standards of this section shall apply to all off-street parking areas for six or more vehicles or larger than 2,000 square feet in area. Off-street parking areas, including aisles and driveways, shall be effectively screened year-round as follows:**

- 1. Perimeter planting areas shall be designed to maintain and protect visibility at driveways and access points.**
- 2. On-site perimeter greenbelts at least 10 feet in width shall be installed along any street side and along all interior lot lines when parking is located on that side of any building on the site.**
  - a. Street side greenbelts shall contain dense landscape screening which provides plantings at least 18 inches high at planting and 30 inches high at maturity. Such greenbelts shall provide a semi-opaque screen at a minimum during the winter season,**
  - b. Interior side lot line greenbelts for non-residential uses when adjacent to residential uses shall contain dense landscape screening which provides plantings at least 36 inches high at planting and 48 inches high at maturity. Such greenbelts shall provide a semi-opaque screen at a minimum during the winter season.**
  - c. Other greenbelts not specifically described above shall contain a minimum of one tree or shrub for each 15 feet of perimeter to be planted in effective groupings within said strip. The remainder of the strip shall be planted in grass, ground cover or other effective landscape treatment.**
- 3. Berms may be utilized as part of the perimeter landscaping.**

Staff Comments: Staff notes as follows:

- Perimeter planting areas are designed to mitigate views to the truck-centered loading areas along the west side and southeast sides of the building. Therefore, a significant percentage of

*the required shade trees are devoted to buffering along the west property line, along with berming north and east of the building truck entrances. **Staff is not certain there needs to be such a concentration of shade trees adjacent a (1) conservancy area and (2) future spec industrial development. Would it be more advantageous to move the shade trees to the east/northeast side of the site?***

**Excel Response:** A significant amount of landscaping was added/moved to the southeast corner of the site to provide buffer with the residence.

- *The greenbelts are clearly in evidence on both street frontages. However, beyond the street trees located along Oakwood Road, the only other planting in the greenbelts are 40 evergreen trees and 62 evergreen and deciduous shrubs along South 27<sup>th</sup> Street, which will be planted generally in a row along the top of 2 berms straddling the motor vehicle access on that frontage.*
- *Per D.2. above (particular b. and c.), the total length of the off-street parking areas is 1,600 linear feet, so technically the minimum number of plantings should be 114. The applicant's proposal is short of this but the berms provided (2 to 3 feet in height along South 27<sup>th</sup> Street) would mitigate some of this.*
- *Staff notes also that there are no Street Trees provided along South 27<sup>th</sup> Street.*

#### 15-3.0355 Architectural Requirements.

##### A. Building Character and Design.

1. ***Buildings located on prominent sites — such as key intersections, corners, terminations of street vistas, and on high points — shall be multi-story and exhibit quality architectural design to serve as landmarks.***
2. ***All exterior materials shall be durable, of high-quality, utilized true to form (such as stone below wood rather than the opposite), and appropriate for external use.***
3. ***Brick, stone and terra-cotta are preferred primary materials for new buildings or additions.***
4. The use of false brick or other "faux" sidings is discouraged.
5. Color choice shall complement the style and materials of the building's facade and provide a pleasing relationship with adjoining buildings.
6. Painting of brick and stone is discouraged.
7. Trash, service, and mechanical areas shall be entirely screened from view and located on the side or rear of properties.
8. All visible sides of the building shall be designed with details that complement the front facade. Side facades that are visible from the public street shall receive equal design attention.
9. Building massing that creates modulation and articulation is encouraged.
10. ***Multi-story buildings that allow for a mix of retail, office or residential uses are preferred.***

*Staff Comments: The applicant proposes waivers/modifications for the sections above in favor of the proposed design. Staff has no issues with these requests.*

##### B. Design Standards for Non-Residential Buildings [20,000 Square Feet or Less in Area]. **Not**

***applicable.***

C. Design Standards for Non-Residential Buildings [Greater than 20,000 Square Feet in Area].

1. Purpose and Intent. The design standards for buildings greater than 20,000 square feet are intended to ensure that large buildings, and the sites they occupy, are properly located and compatible with the surrounding area and community character of the South 27th Street Design Overlay District. Such projects shall also be subject to the more general standards for the approval of Special Use Permits or PUD Districts when applicable.

The following requirements are applicable to all new buildings in excess of 20,000 gross square feet. These requirements are also applicable when additions to non-residential and mixed-use buildings built either before or after the effective date of this Division, bring the total building size to over 20,000 gross square feet.

2. Waiver of Standards. The Plan Commission may waive any of the following standards by a 3/4 vote of members in attendance, but only if supplemental design elements or improvements are incorporated into the project (over and above those which are otherwise required) which compensate for the waiver of the particular standard. In support of the waiver request, the applicant shall detail such supplemental design elements in written and graphical form, and provide an explanation as to the nature of the standards for which the waiver is requested.
3. Compatibility with City Plans. The applicant shall provide, through a written report submitted with the petition for a Site Plan adequate evidence that the proposed building and overall development project shall be compatible with the City's community character, urban design, natural area preservation, commercial development, redevelopment, or community facility objectives as expressed in adopted elements of the City's Comprehensive Master Plan.
4. Building Materials. Building materials shall be unified throughout the building, and shall complement other buildings in the vicinity. Exterior building materials shall be of high and comparable aesthetic quality on all sides. Building materials such as glass, brick, decorative concrete block, or stucco shall be used. Decorative architectural metal with concealed fasteners may be approved if sensitively incorporated into the overall design of the building.

*Staff Comment: The applicant's proposal is consistent with other designs proposed in this area.*

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 of the combined facades of the structure shall employ actual facade 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.***

*Staff Comment: The applicant requested a modification of this requirement specific to placement of windows and decorative elements due to the nature of the proposed facility. Staff agrees with the applicant's justification.*

6. Building Entrances. Public building entryways shall be clearly defined and highly visible on the



building's 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.

*Staff Comment: The proposed facility makes it clear where employees and applicants would enter the facility.*

7. Building Color. Building facade colors shall be non-reflective, subtle, neutral, or earth tone. The use of high intensity colors, metallic colors, black, or fluorescent colors on facades shall be prohibited. Building trim and architectural accent elements may feature brighter colors, but such colors shall be muted, not metallic, not fluorescent, and not specific to particular uses or tenants. Standard corporate and trademark colors shall be permitted only on sign face and copy areas.

*Staff Comment: The proposed façade colors are consistent with the design of other facilities in the City.*

8. Building Location. 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.

*Staff Comment: The applicant requests a waiver to this requirement and staff agrees with the applicant's justification.*

9. Screening. Mechanical equipment, refuse containers and any permitted outdoor storage shall be fully concealed from on-site and off-site ground level views, with materials identical to those used on the building exterior. Loading docks shall be completely screened from surrounding roads and properties. Said screening may be accomplished through loading areas internal to buildings, screen walls which match the building exterior in materials and design, fully opaque landscaping at time of planting, or combinations of the above. Gates and fencing may be used for security and access, but not for screening, and shall be of high aesthetic quality.

*Staff Comment: The proposed design complies with this requirement.*

10. Traffic Impact. All projects that include buildings over 20,000 square feet shall have direct access to an arterial or collector street, or shall dedicate public roads which have direct access to a public street. Vehicle access shall be designed to accommodate peak on-site traffic volumes without disrupting traffic on public streets or impairing pedestrian safety. This shall be accomplished through adequate parking lot design and capacity; access drive entry throat length, width, design, location, and number; and traffic control devices; and sidewalks. The site design shall provide direct connections to adjacent land uses if required by the City. Prior to development approval, the applicant's traffic engineer shall complete and present a traffic impact analysis following Wisconsin Department of Transportation guidelines. Where the project will cause off-site public roads, intersections, or interchanges to function below level of service C, as defined by the Institute of Transportation Engineers, the City may deny the application, require a size reduction in the proposed development, or require that the developer construct and/or pay for required off-site improvements.

*Staff Comment: The proposed design complies with this requirement.*



11. Natural Resources Protection. Existing natural features shall be integrated into the site design as a site and community amenity.

*Staff Comment: The applicant has not yet submitted the required Natural Resource Protection Plan. Staff notes that the submitted site plan shows two small wetland features along the south lot line and two smaller areas along the South 27<sup>th</sup> Street right-of-way. The applicant proposes minimal grading in the wetland setback area on the south side, but also proposes border/security fencing that runs through the wetland buffer and setback; a total of 258 linear feet through the wetland buffer and another 526 linear feet through the wetland setback. The proposed fence would be a temporary construction impact. Staff doesn't recommend a full required Natural Resource Features Special Exception for this type of impact, however:*

- **The applicant should be required to restore any impacts on the wetland buffer and setback as required under UDO Section 15-4.0102I.**

**Excel Response:** Understood, has been noted on sheet C1.1.

- **The applicant's equipment usage for installing said fencing shall be that which is minimally necessary.**

**Excel Response:** Understood, has been noted on sheet C1.1.

12. Signage. The plan for exterior signage shall provide for modest, coordinated, and complimentary exterior sign locations, configurations, and colors throughout the development. All freestanding signage within the development shall compliment on-building signage. Monument style ground signs are strongly preferred over pole signs, and consolidated signs for multiple users are strongly preferred over multiple individual signs. The City may require the use of muted corporate colors on signage if proposed colors are not compatible with the City's design objectives for the area.

*Staff Comments: The applicant's minimal discussion of proposed signage is consistent with this requirement. Staff recommends final sign permit review should be delegated to City Development staff.*

### **Engineering Department Comments**

6. The Engineering Dept. will provide more thorough review when full engineering submittal is provided

- Need Storm Water Management Plan

**Excel Response:** SWMP will be completed at a later date during engineering approvals.

- Need erosion control and construction sequencing

**Excel Response:** These items will be completed at a later date during engineering approvals.

- WDNR permit

**Excel Response:** These items will be completed at a later date during engineering approvals.

- Any work in 27th Street (STH 241) requires coordination with Wisconsin DOT

**Excel Response:** Understood, coordination efforts have been started.

- Need more detailed erosion control plans

**Excel Response:** These items will be completed at a later date during engineering approvals.

- Need water main easement, water main plan and profile

**Excel Response:** These items will be completed at a later date during engineering approvals.

**Fire Department Comments**

- 7. *FD has no comments on the special use application. Further comments/requirements will be forthcoming upon specific plan submissions.*

**Health Department Comments**

- 8. *Facility will need to obtain licensing from WI DATCP for Food Processing Facility.*  
**Excel Response: Understood, these items will be completed at a later date.**

**Police Department Comments**

- 9. *The police department has no issues with this project.*

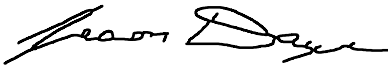
**Inspection Services Department Comments**

- 10. *Inspection Services has no comments on the subject proposal at this time.*

The resubmittal documents have been revised per your comments above. Please let me know if you have any comments, questions, or need additional information.

Sincerely,

**Excel Engineering, Inc.**

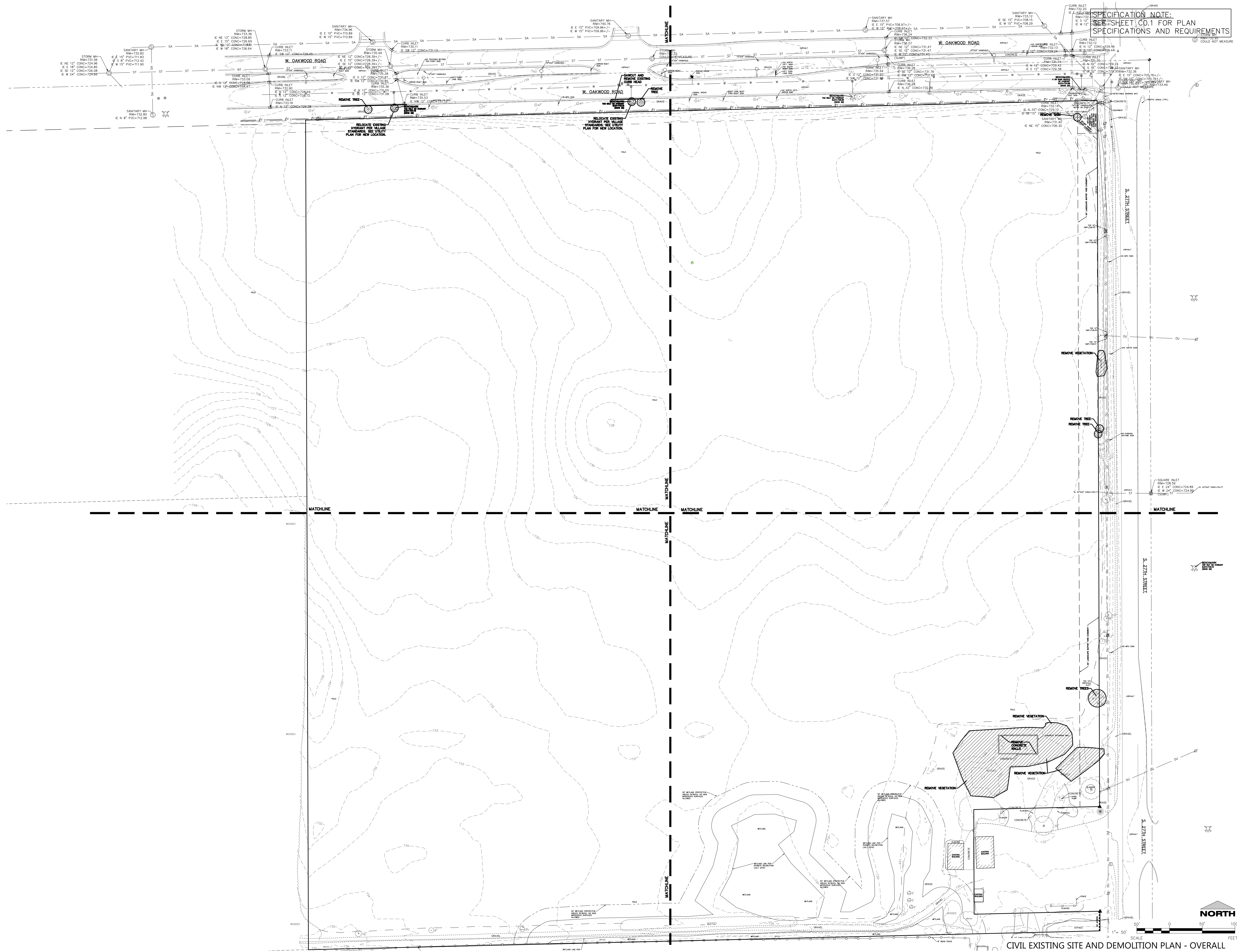


**Jason Daye, P.E.**









**SPECIFICATION NOTE:**  
 SEE SHEET C0.1 FOR PLAN SPECIFICATIONS AND REQUIREMENTS

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COLLABORATION

*Saputo*

**PROJECT INFORMATION**

WISCONSIN PACKAGING AND CUTTING FACILITY FOR:  
**SAPUTO CHEESE USA, INC.**  
 SOUTH 27TH AND WEST OAKWOOD ROAD • FRANKLIN, WI

PROFESSIONAL SEAL

**PRELIMINARY DATES**  
 NOV. 4, 2021  
 NOV. 22, 2021  
 DEC. 22, 2021

**NOT FOR CONSTRUCTION**

**JOB NUMBER**  
 2113260

**SHEET NUMBER**  
**C1.0**

CIVIL EXISTING SITE AND DEMOLITION PLAN - OVERALL



SPECIFICATION NOTE:  
SEE SHEET C0.1 FOR PLAN  
SPECIFICATIONS AND REQUIREMENTS

PROJECT INFORMATION

WISCONSIN PACKAGING AND CUTTING FACILITY FOR:  
**SAPUTO CHEESE USA, INC.**  
SOUTH 27TH AND WEST OAKWOOD ROAD • FRANKLIN, WI

PROFESSIONAL SEAL

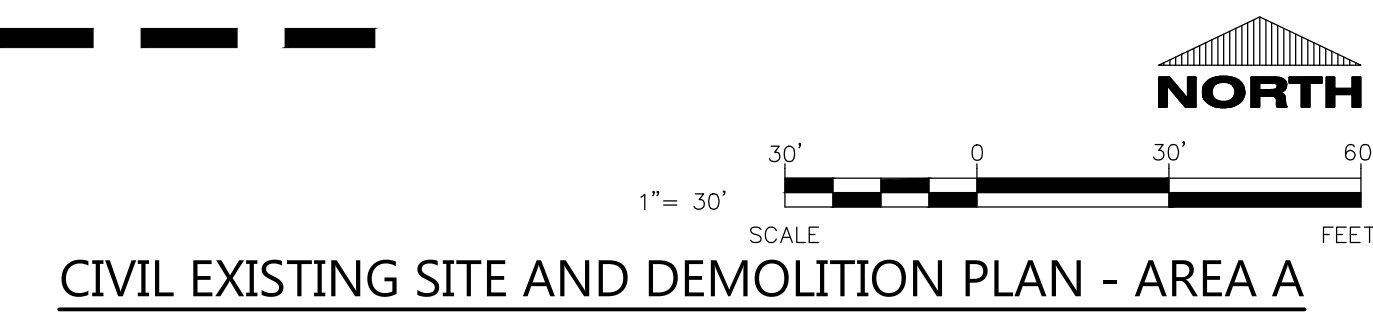
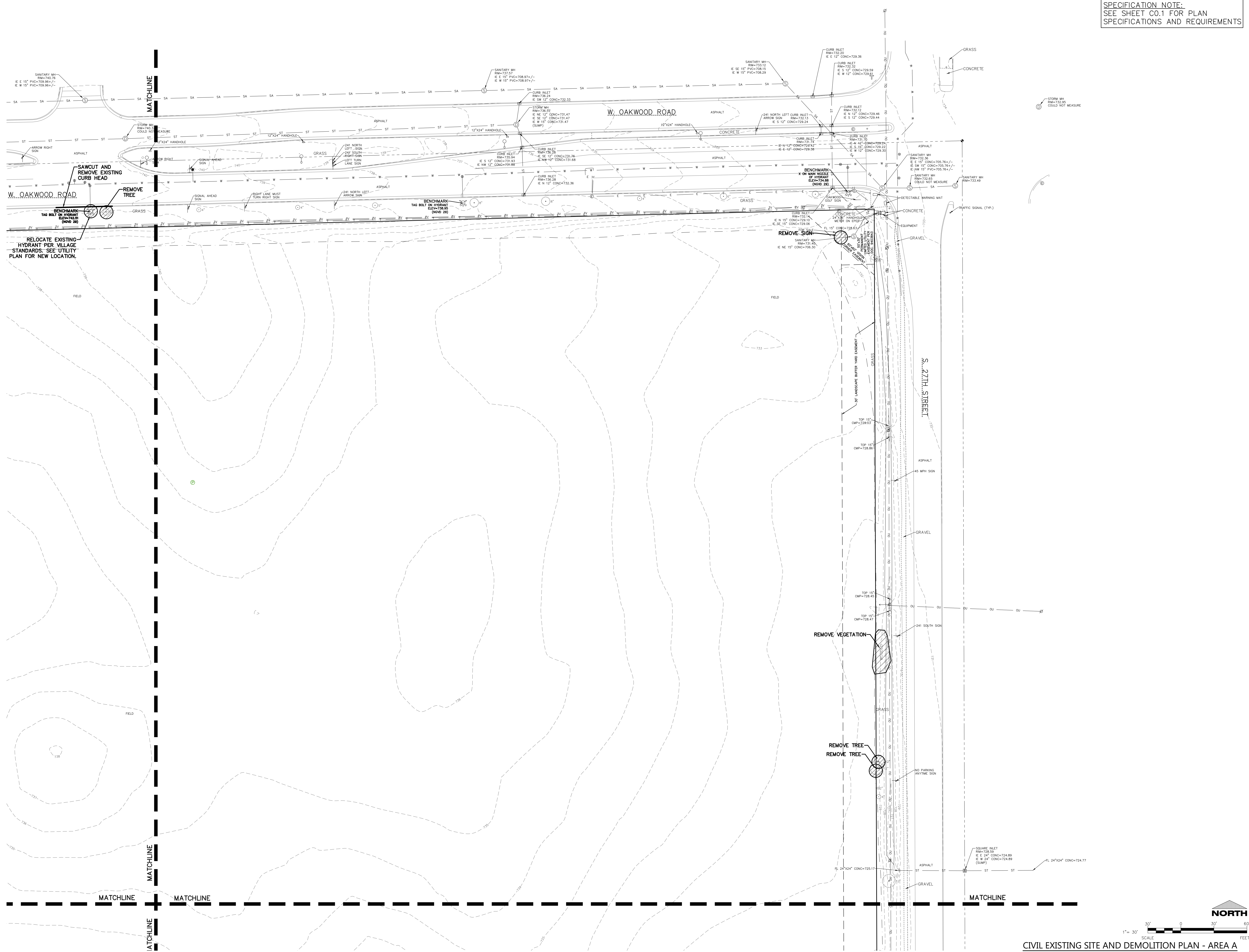
PRELIMINARY DATES  
NOV. 4, 2021  
NOV. 22, 2021  
DEC. 22, 2021

NOT FOR CONSTRUCTION

JOB NUMBER  
2113260

SHEET NUMBER

**C1.0A**



CIVIL EXISTING SITE AND DEMOLITION PLAN - AREA A









SPECIFICATION NOTE:  
SEE SHEET C0.1 FOR PLAN  
SPECIFICATIONS AND REQUIREMENTS

PROJECT INFORMATION

WISCONSIN PACKAGING AND CUTTING FACILITY FOR:  
**SAPUTO CHEESE USA, INC.**  
SOUTH 27TH AND WEST OAKWOOD ROAD • FRANKLIN, WI

PROFESSIONAL SEAL

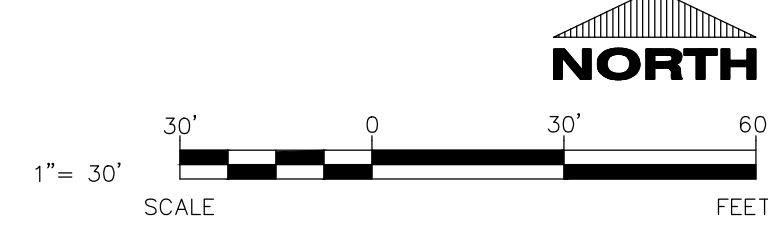
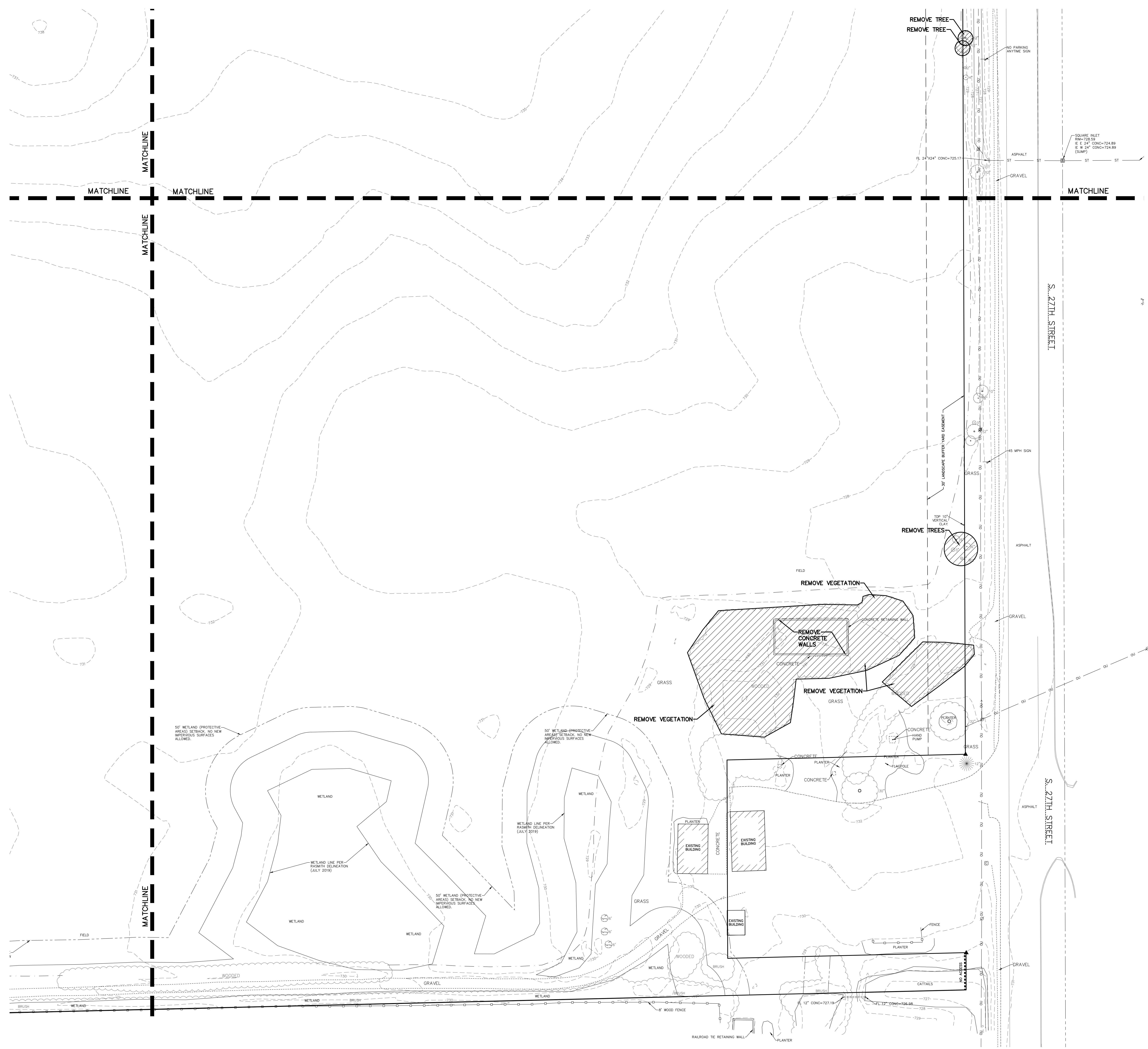
PRELIMINARY DATES  
NOV. 4, 2021  
NOV. 22, 2021  
DEC. 22, 2021

NOT FOR CONSTRUCTION

JOB NUMBER  
2113260

SHEET NUMBER

**C1.0D**



CIVIL EXISTING SITE AND DEMOLITION PLAN - AREA D



**PROJECT INFORMATION**

WISCONSIN PACKAGING AND CUTTING FACILITY FOR:  
**SAPUTO CHEESE USA, INC.**  
 SOUTH 27TH AND WEST OAKWOOD ROAD • FRANKLIN, WI

PROFESSIONAL SEAL

PRELIMINARY DATES

NOV. 4, 2021  
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 DEC. 22, 2021

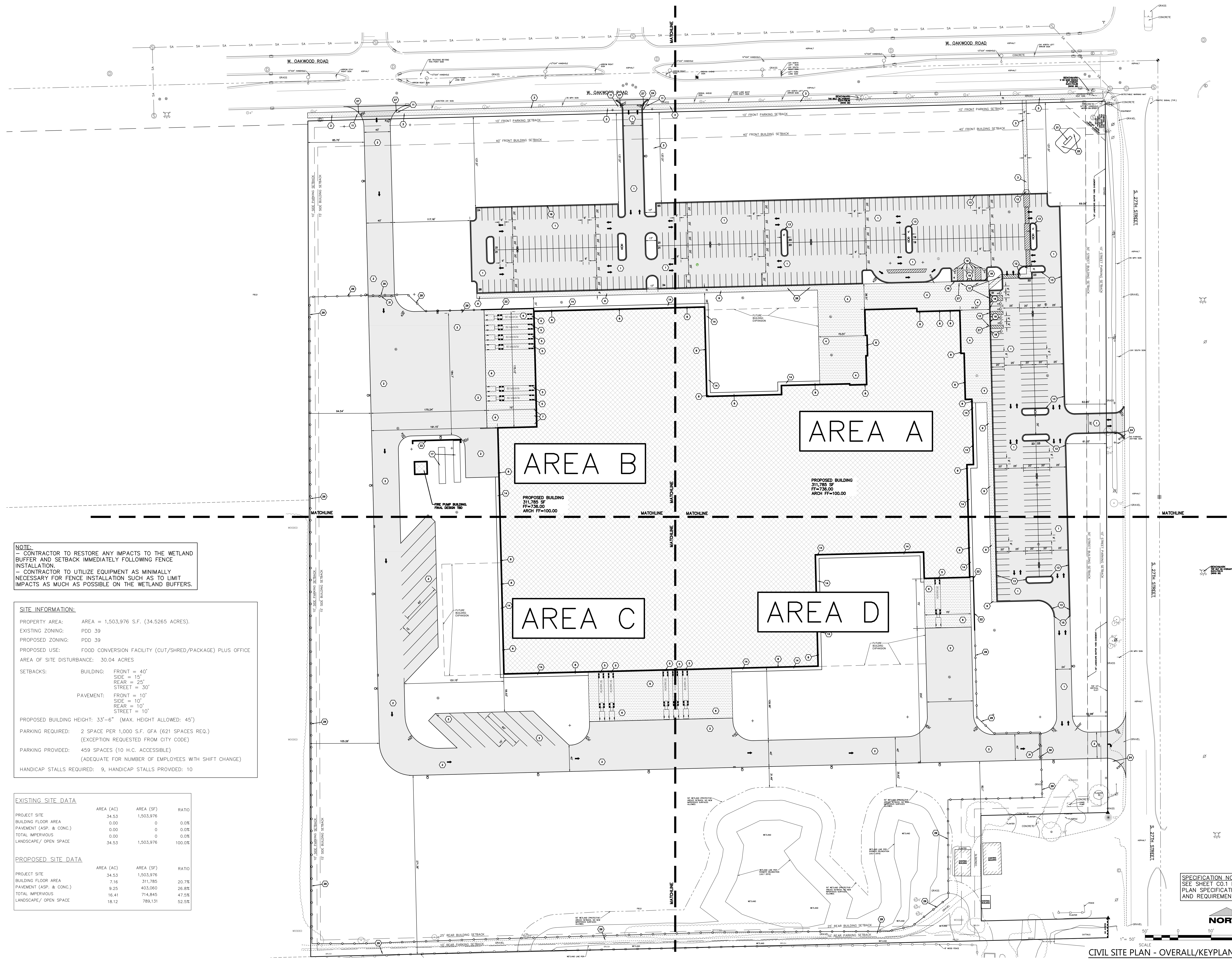
JOB NUMBER

2113260

SHEET NUMBER

**C1.1**

NOT FOR CONSTRUCTION



**NOTE:**  
 - CONTRACTOR TO RESTORE ANY IMPACTS TO THE WETLAND BUFFER AND SETBACK IMMEDIATELY FOLLOWING FENCE INSTALLATION.  
 - CONTRACTOR TO UTILIZE EQUIPMENT AS MINIMALLY NECESSARY FOR FENCE INSTALLATION SUCH AS TO LIMIT IMPACTS AS MUCH AS POSSIBLE ON THE WETLAND BUFFERS.

**SITE INFORMATION:**

PROPERTY AREA: AREA = 1,503,976 S.F. (34.5265 ACRES).  
 EXISTING ZONING: PDD 39  
 PROPOSED ZONING: PDD 39  
 PROPOSED USE: FOOD CONVERSION FACILITY (CUT/SHRED/PACKAGE) PLUS OFFICE  
 AREA OF SITE DISTURBANCE: 30.04 ACRES

SETBACKS: BUILDING: FRONT = 40'  
 SIDE = 15'  
 REAR = 25'  
 STREET = 30'

PAVEMENT: FRONT = 10'  
 SIDE = 10'  
 REAR = 10'  
 STREET = 10'

PROPOSED BUILDING HEIGHT: 33'-6" (MAX. HEIGHT ALLOWED: 45')

PARKING REQUIRED: 2 SPACE PER 1,000 S.F. GFA (621 SPACES REQ.)  
 (EXCEPTION REQUESTED FROM CITY CODE)

PARKING PROVIDED: 459 SPACES (10 H.C. ACCESSIBLE)  
 (ADEQUATE FOR NUMBER OF EMPLOYEES WITH SHIFT CHANGE)

HANDICAP STALLS REQUIRED: 9, HANDICAP STALLS PROVIDED: 10

**EXISTING SITE DATA**

	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	34.53	1,503,976	
BUILDING FLOOR AREA	0.00	0	0.0%
PAVEMENT (ASP. & CONC.)	0.00	0	0.0%
TOTAL IMPERVIOUS	0.00	0	0.0%
LANDSCAPE/ OPEN SPACE	34.53	1,503,976	100.0%

**PROPOSED SITE DATA**

	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	34.53	1,503,976	
BUILDING FLOOR AREA	7.16	311,785	20.7%
PAVEMENT (ASP. & CONC.)	9.25	403,060	26.8%
TOTAL IMPERVIOUS	16.41	714,845	47.5%
LANDSCAPE/ OPEN SPACE	18.12	789,131	52.5%

**SPECIFICATION NOTE:**  
 SEE SHEET CO.1 FOR  
 PLAN SPECIFICATIONS  
 AND REQUIREMENTS

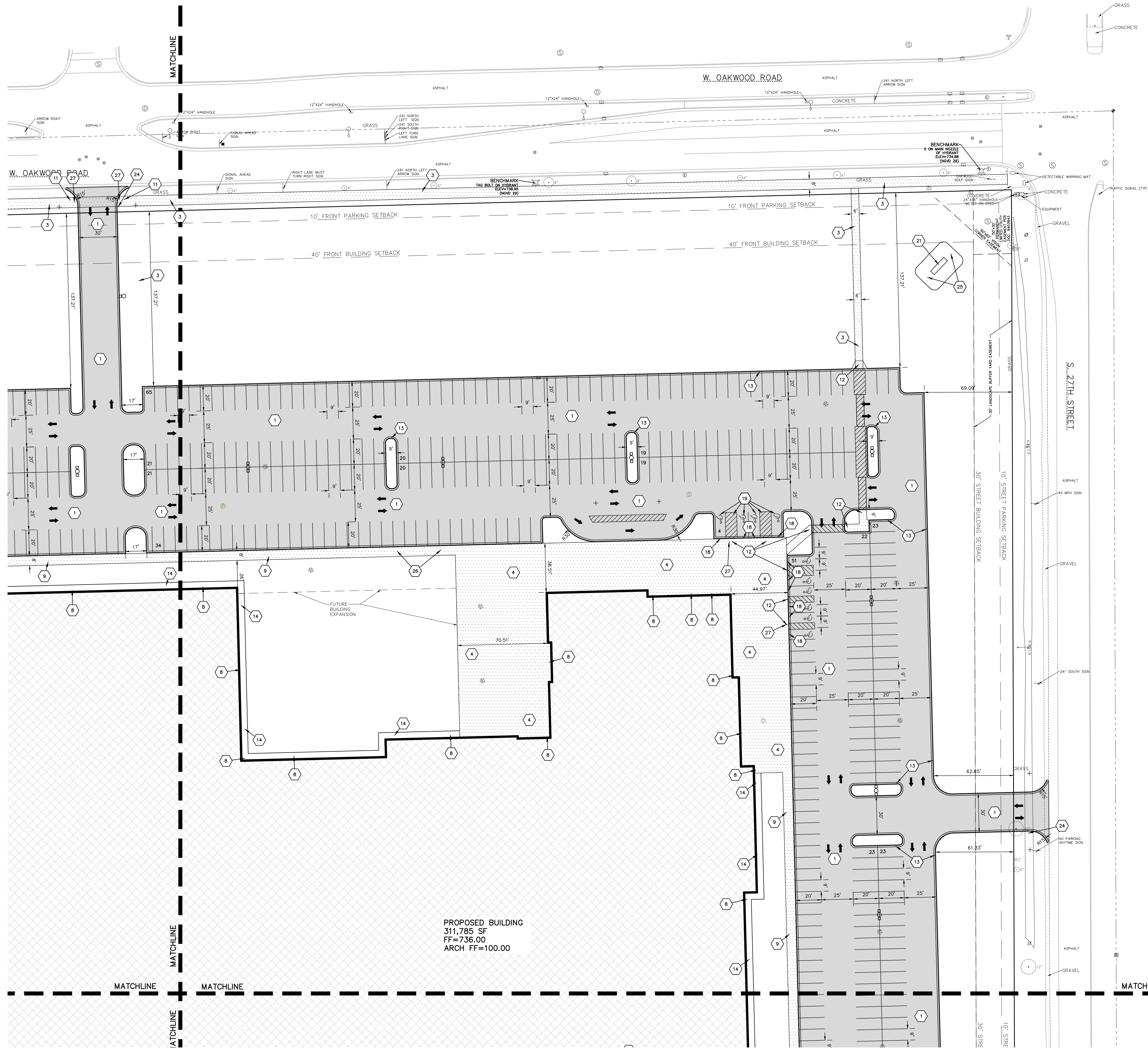


SCALE: 1" = 50'  
 0' 50' 100'  
**CIVIL SITE PLAN - OVERALL/KEYPLAN**



**PROJECT INFORMATION**

WISCONSIN PACKAGING AND CUTTING FACILITY FOR:  
**SAPUTO CHEESE USA, INC.**  
 SOUTH 27TH AND WEST OAKWOOD ROAD • FRANKLIN, WI

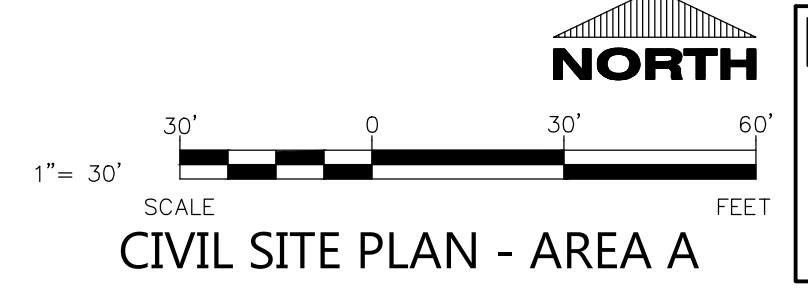


**SITE PLAN KEYNOTES**

1	STANDARD ASPHALT SECTION (TYP.)
2	HEAVY DUTY ASPHALT SECTION (TYP.)
3	CONCRETE SIDEWALK (TYP.)
4	LIGHT DUTY CONCRETE (TYP.)
5	LOADING DOCK LOCATION. SEE ARCH PLANS.
6	LOADING DOCK CONCRETE (TYP.)
7	TRASH COMPACTOR LOCATION. SEE ARCH PLANS.
8	CONCRETE STOOP (TYP.) SEE ARCH. PLANS FOR DETAILS.
9	RAISED WALK (TYP.)
10	FLUSH WALK (TYP.)
11	CURB RAMP (TYP.)
12	ADA RAMP (TYP.)
13	18" CURB & GUTTER (TYP.)
14	5' STONE STRIP. SEE DETAIL.
15	CURB TAPER (TYP.)
16	CURB CUT (TYP.)
17	CONCRETE TRANSFORMER PAD BY UTILITY SUPPLIER (CONTRACTOR TO VERIFY FINAL LOCATION & DESIGN PRIOR TO CONSTRUCTION)
18	HANDICAP SIGN (TYP.)
19	HANDICAP STALL & STRIPING PER STATE CODES.
20	RETAINING WALL WITH RAILING. SEE ARCH AND STRUCTURAL PLANS FOR DETAILS.
21	MONUMENT SIGN (DETAILS, FINAL LOCATION, & APPROVAL BY SIGN VENDOR)
22	SCREEN WALL. SEE ARCH PLANS.
23	6" CONCRETE BOLLARDS (SEE DETAIL ON ARCH. PLAN)
24	STOP SIGN (TYP.)
25	FLAGPOLE (TYP.)
26	BIKE RACK (TYPE & COLOR BY OWNER)
27	DETECTABLE WARNING PLATE
28	TRAFFIC FLOW ARROWS. COLOR TO MATCH PARKING STALL STRIPING.
29	6" TALL SECURITY FENCING.
30	MECHANICAL SLIDE GATE FOR END OF DAY SECURITY.
31	BARRIER ARMS WITH A/V PEDESTAL FOR TRUCK ENTRY.

PROPOSED BUILDING  
 311,785 SF  
 FF=736.00  
 ARCH FF=100.00

SPECIFICATION NOTE:  
 SEE SHEET C0.1 FOR  
 PLAN SPECIFICATIONS  
 AND REQUIREMENTS



PROFESSIONAL SEAL

**PRELIMINARY DATES**  
 NOV. 4, 2021  
 NOV. 22, 2021  
 DEC. 22, 2021

**JOB NUMBER**  
 2113260

**SHEET NUMBER**  
**C1.1A**

NOT FOR CONSTRUCTION



**PROJECT INFORMATION**

WISCONSIN PACKAGING AND CUTTING FACILITY FOR:  
**SAPUTO CHEESE USA, INC.**  
 SOUTH 27TH AND WEST OAKWOOD ROAD • FRANKLIN, WI

PROFESSIONAL SEAL

**PRELIMINARY DATES**

NOV. 4, 2021  
 NOV. 22, 2021  
 DEC. 22, 2021

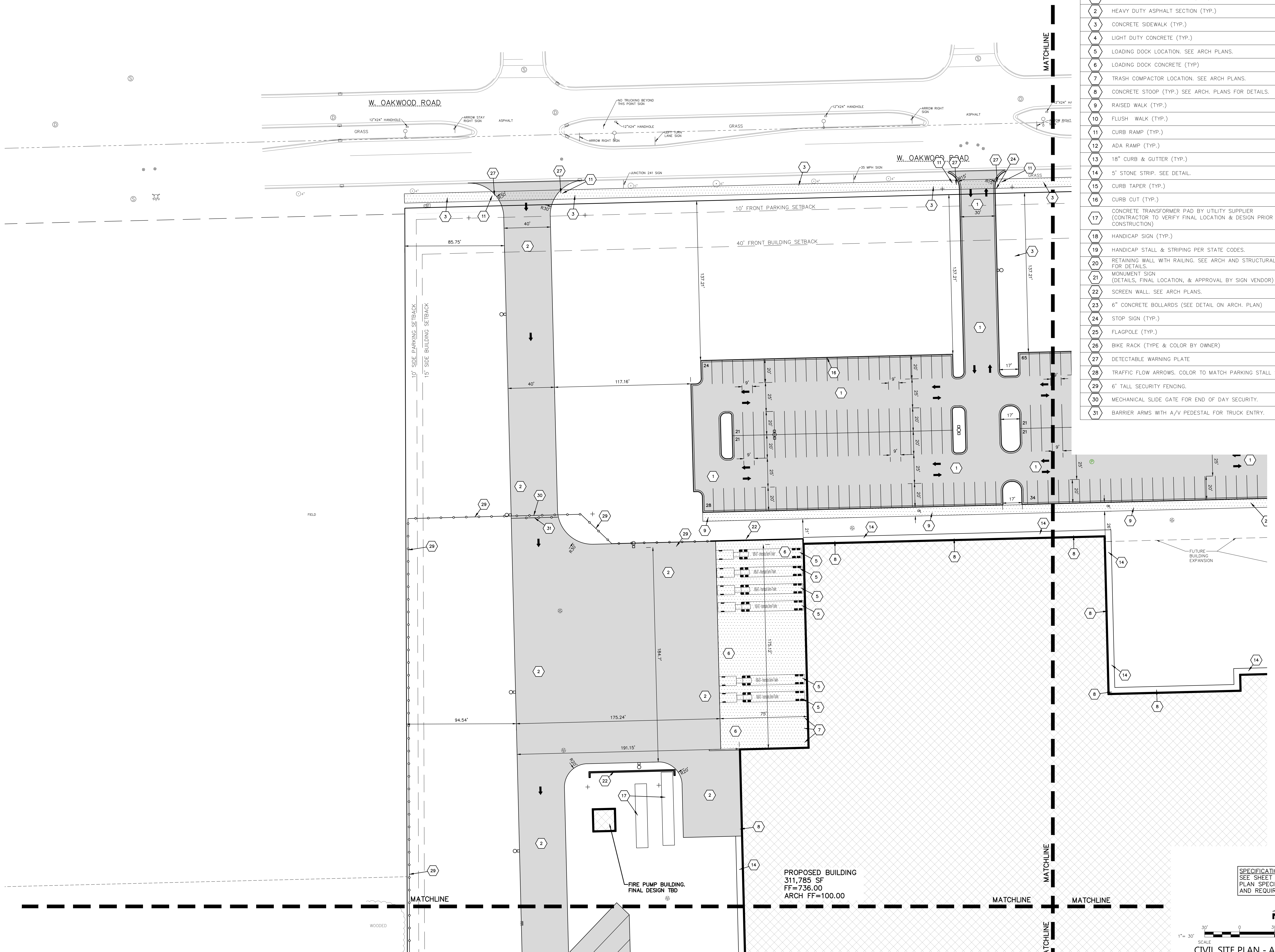
**JOB NUMBER**

2113260

**SHEET NUMBER**

**C1.1B**

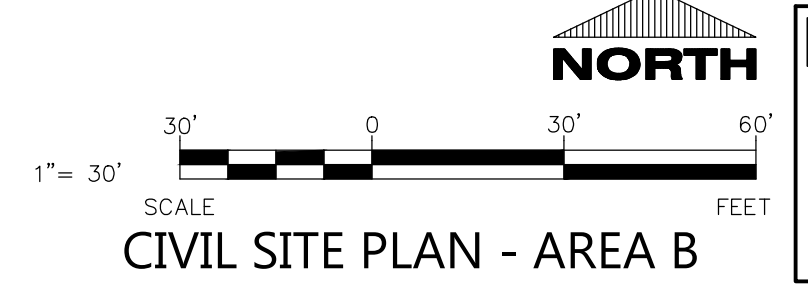
SITE PLAN KEYNOTES	
1	STANDARD ASPHALT SECTION (TYP.)
2	HEAVY DUTY ASPHALT SECTION (TYP.)
3	CONCRETE SIDEWALK (TYP.)
4	LIGHT DUTY CONCRETE (TYP.)
5	LOADING DOCK LOCATION. SEE ARCH PLANS.
6	LOADING DOCK CONCRETE (TYP.)
7	TRASH COMPACTOR LOCATION. SEE ARCH PLANS.
8	CONCRETE STOOP (TYP.) SEE ARCH. PLANS FOR DETAILS.
9	RAISED WALK (TYP.)
10	FLUSH WALK (TYP.)
11	CURB RAMP (TYP.)
12	ADA RAMP (TYP.)
13	18" CURB & GUTTER (TYP.)
14	5' STONE STRIP. SEE DETAIL.
15	CURB TAPER (TYP.)
16	CURB CUT (TYP.)
17	CONCRETE TRANSFORMER PAD BY UTILITY SUPPLIER (CONTRACTOR TO VERIFY FINAL LOCATION & DESIGN PRIOR TO CONSTRUCTION)
18	HANDICAP SIGN (TYP.)
19	HANDICAP STALL & STRIPING PER STATE CODES.
20	RETAINING WALL WITH RAILING. SEE ARCH AND STRUCTURAL PLANS FOR DETAILS.
21	MONUMENT SIGN (DETAILS, FINAL LOCATION, & APPROVAL BY SIGN VENDOR)
22	SCREEN WALL. SEE ARCH PLANS.
23	6" CONCRETE BOLLARDS (SEE DETAIL ON ARCH. PLAN)
24	STOP SIGN (TYP.)
25	FLAGPOLE (TYP.)
26	BIKE RACK (TYPE & COLOR BY OWNER)
27	DETECTABLE WARNING PLATE
28	TRAFFIC FLOW ARROWS. COLOR TO MATCH PARKING STALL STRIPING.
29	6' TALL SECURITY FENCING.
30	MECHANICAL SLIDE GATE FOR END OF DAY SECURITY.
31	BARRIER ARMS WITH A/V PEDESTAL FOR TRUCK ENTRY.



PROPOSED BUILDING  
 311,785 SF  
 FF=736.00  
 ARCH FF=100.00

FIRE PUMP BUILDING.  
 FINAL DESIGN TBD

SPECIFICATION NOTE:  
 SEE SHEET C0.1 FOR  
 PLAN SPECIFICATIONS  
 AND REQUIREMENTS



CIVIL SITE PLAN - AREA B



PROJECT INFORMATION

WISCONSIN PACKAGING AND CUTTING FACILITY FOR:  
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PROFESSIONAL SEAL

PRELIMINARY DATES

NOV. 4, 2021  
 NOV. 22, 2021  
 DEC. 22, 2021

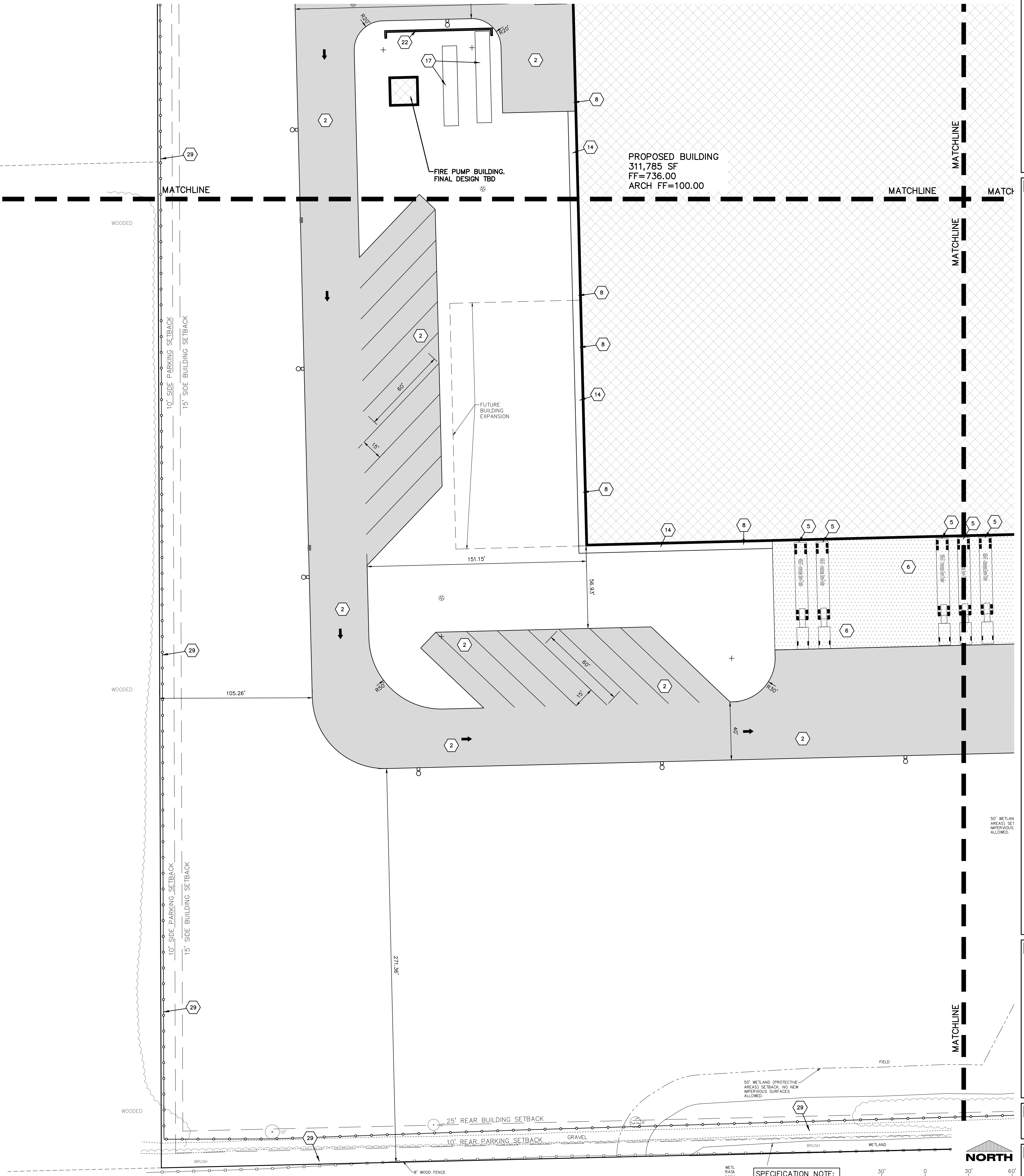
JOB NUMBER

2113260

SHEET NUMBER

**C1.1C**

SITE PLAN KEYNOTES	
1	STANDARD ASPHALT SECTION (TYP.)
2	HEAVY DUTY ASPHALT SECTION (TYP.)
3	CONCRETE SIDEWALK (TYP.)
4	LIGHT DUTY CONCRETE (TYP.)
5	LOADING DOCK LOCATION. SEE ARCH PLANS.
6	LOADING DOCK CONCRETE (TYP.)
7	TRASH COMPACTOR LOCATION. SEE ARCH PLANS.
8	CONCRETE STOOP (TYP.) SEE ARCH. PLANS FOR DETAILS.
9	RAISED WALK (TYP.)
10	FLUSH WALK (TYP.)
11	CURB RAMP (TYP.)
12	ADA RAMP (TYP.)
13	18" CURB & GUTTER (TYP.)
14	5' STONE STRIP. SEE DETAIL.
15	CURB TAPER (TYP.)
16	CURB CUT (TYP.)
17	CONCRETE TRANSFORMER PAD BY UTILITY SUPPLIER (CONTRACTOR TO VERIFY FINAL LOCATION & DESIGN PRIOR TO CONSTRUCTION)
18	HANDICAP SIGN (TYP.)
19	HANDICAP STALL & STRIPING PER STATE CODES.
20	RETAINING WALL WITH RAILING. SEE ARCH AND STRUCTURAL PLANS FOR DETAILS.
21	MONUMENT SIGN (DETAILS, FINAL LOCATION, & APPROVAL BY SIGN VENDOR)
22	SCREEN WALL. SEE ARCH PLANS.
23	6" CONCRETE BOLLARDS (SEE DETAIL ON ARCH. PLAN)
24	STOP SIGN (TYP.)
25	FLAGPOLE (TYP.)
26	BIKE RACK (TYPE & COLOR BY OWNER)
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28	TRAFFIC FLOW ARROWS. COLOR TO MATCH PARKING STALL STRIPING.
29	6' TALL SECURITY FENCING.
30	MECHANICAL SLIDE GATE FOR END OF DAY SECURITY.
31	BARRIER ARMS WITH A/V PEDESTAL FOR TRUCK ENTRY.

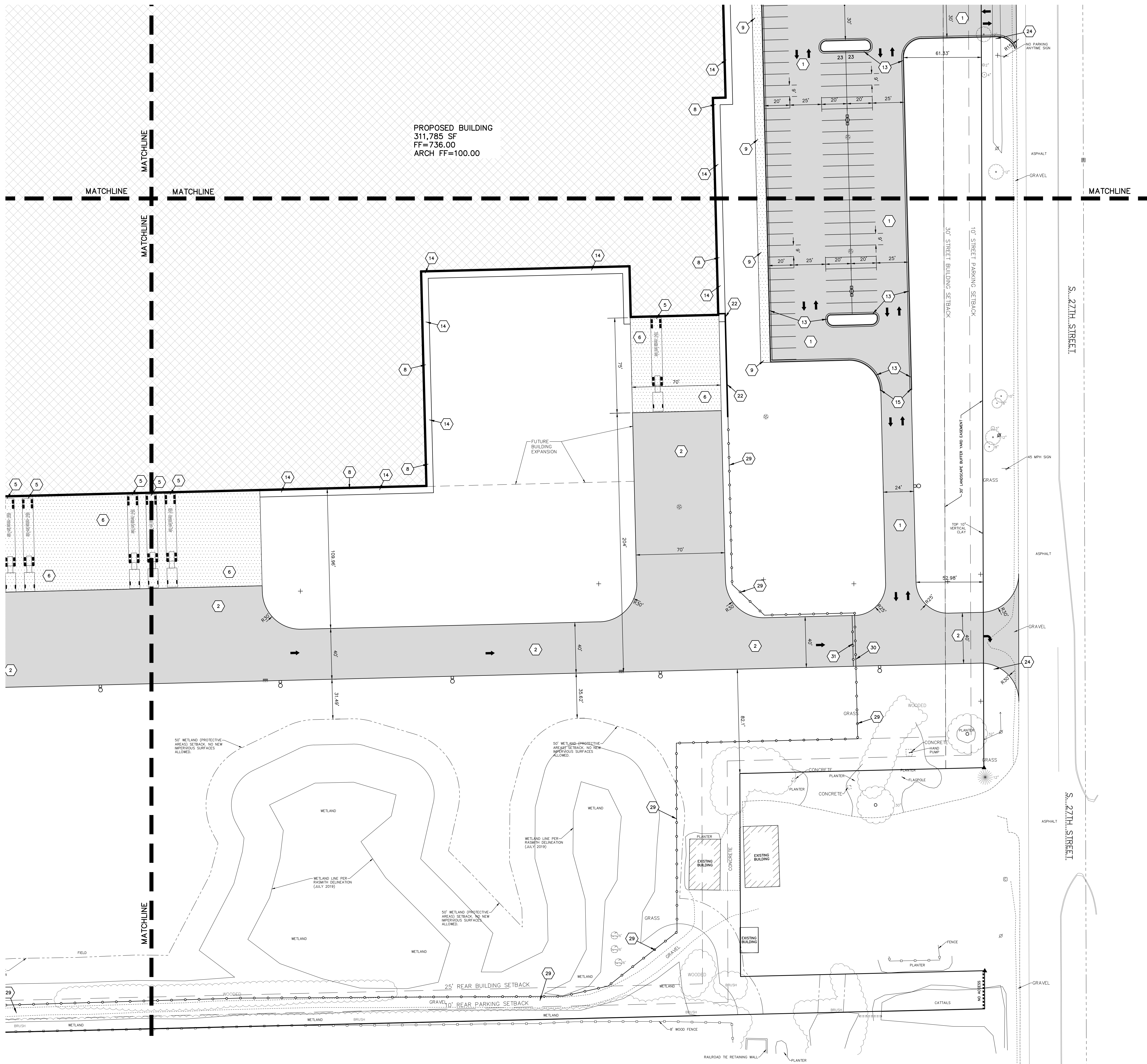


SPECIFICATION NOTE:  
 SEE SHEET C0.1 FOR  
 PLAN SPECIFICATIONS  
 AND REQUIREMENTS

SCALE 1" = 30'  
 0 30' 60'  
 FEET

**CIVIL SITE PLAN - AREA C**

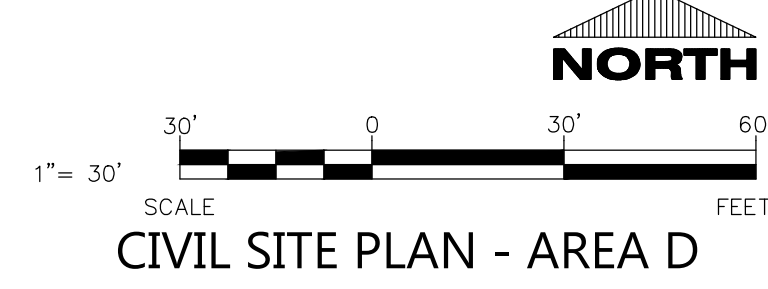
**NOT FOR CONSTRUCTION**



PROPOSED BUILDING  
311,785 SF  
FF=736.00  
ARCH FF=100.00

SITE PLAN KEYNOTES	
1	STANDARD ASPHALT SECTION (TYP.)
2	HEAVY DUTY ASPHALT SECTION (TYP.)
3	CONCRETE SIDEWALK (TYP.)
4	LIGHT DUTY CONCRETE (TYP.)
5	LOADING DOCK LOCATION. SEE ARCH PLANS.
6	LOADING DOCK CONCRETE (TYP.)
7	TRASH COMPACTOR LOCATION. SEE ARCH PLANS.
8	CONCRETE STOOP (TYP.) SEE ARCH. PLANS FOR DETAILS.
9	RAISED WALK (TYP.)
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11	CURB RAMP (TYP.)
12	ADA RAMP (TYP.)
13	18" CURB & GUTTER (TYP.)
14	5' STONE STRIP. SEE DETAIL.
15	CURB TAPER (TYP.)
16	CURB CUT (TYP.)
17	CONCRETE TRANSFORMER PAD BY UTILITY SUPPLIER (CONTRACTOR TO VERIFY FINAL LOCATION & DESIGN PRIOR TO CONSTRUCTION)
18	HANDICAP SIGN (TYP.)
19	HANDICAP STALL & STRIPING PER STATE CODES.
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30	MECHANICAL SLIDE GATE FOR END OF DAY SECURITY.
31	BARRIER ARMS WITH A/V PEDESTAL FOR TRUCK ENTRY.

SPECIFICATION NOTE:  
SEE SHEET C0.1 FOR  
PLAN SPECIFICATIONS  
AND REQUIREMENTS



CIVIL SITE PLAN - AREA D

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PROJECT INFORMATION

WISCONSIN PACKAGING AND CUTTING FACILITY FOR:  
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PROFESSIONAL SEAL

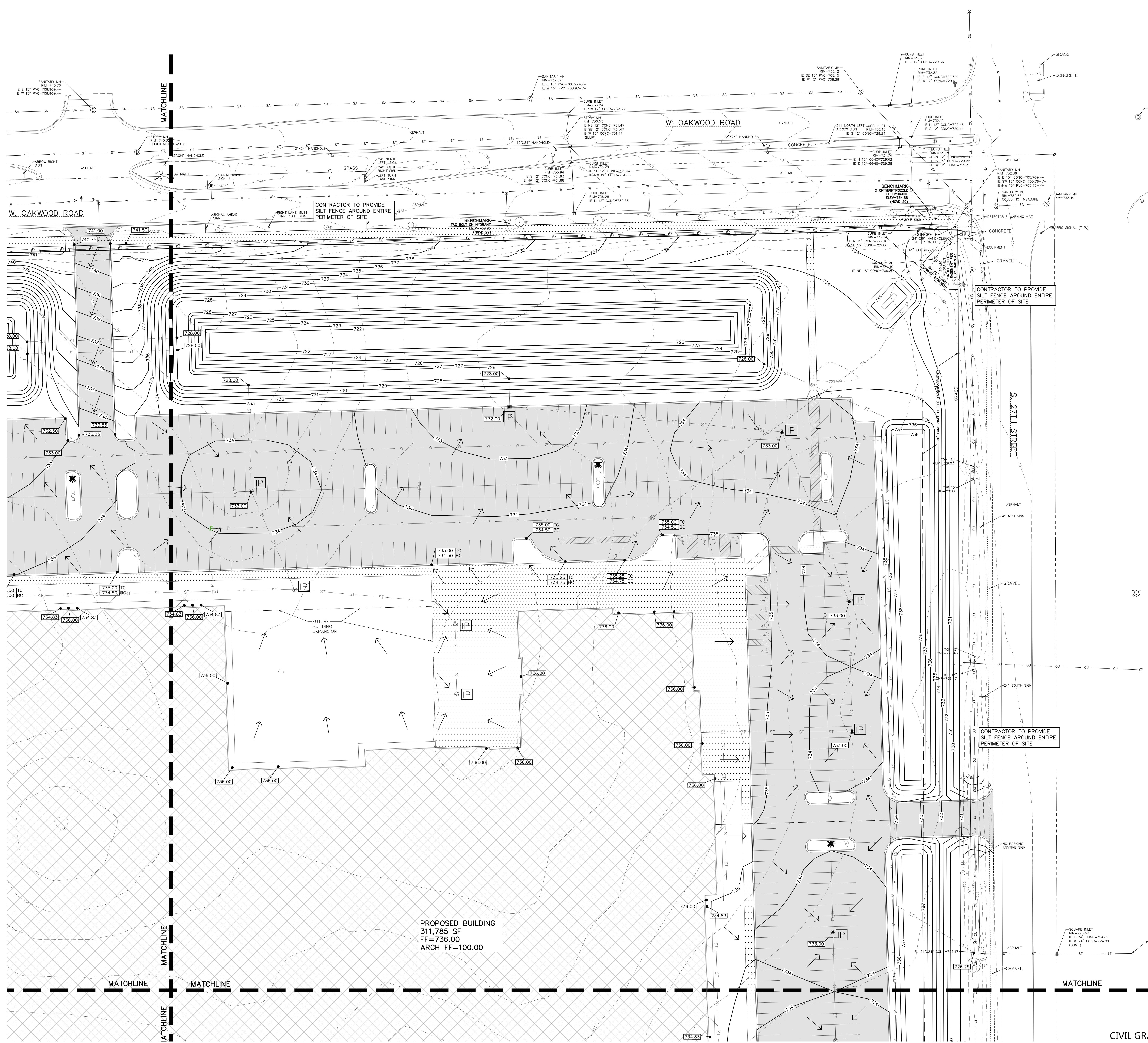
PRELIMINARY DATES	
NOV. 4, 2021	
NOV. 22, 2021	
DEC. 22, 2021	

**NOT FOR CONSTRUCTION**

JOB NUMBER  
**2113260**

SHEET NUMBER  
**C1.1D**





CONTRACTOR TO PROVIDE SILT FENCE AROUND ENTIRE PERIMETER OF SITE

CONTRACTOR TO PROVIDE SILT FENCE AROUND ENTIRE PERIMETER OF SITE

CONTRACTOR TO PROVIDE SILT FENCE AROUND ENTIRE PERIMETER OF SITE

**SPECIFICATION NOTE:**  
SEE SHEET C0.1 FOR PLAN SPECIFICATIONS AND REQUIREMENTS

**NOTES:**

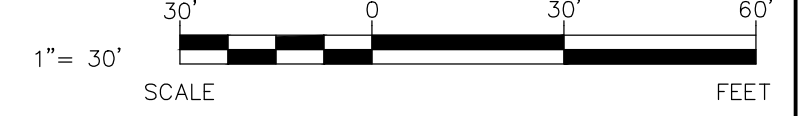
- HANDICAP STALL AND ACCESS AISLES SHALL NOT EXCEED A SLOPE OF 1.50% IN ANY DIRECTION. HANDICAP STALL & ACCESS AISLES SHALL CONFORM TO ADA REQUIREMENTS (CURRENT EDITION)
- ALL SIDEWALKS SHALL NOT EXCEED A MAXIMUM CROSS SLOPE OF 1.50% AND RUNNING SLOPE OF 4.50% UNLESS OTHERWISE SPECIFIED.

**INLET PROTECTION NOTE:**  
CONTRACTOR SHALL PROVIDE TEMPORARY INLET PROTECTION FOR ALL CURB INLETS & CATCH BASINS ONSITE & OFFSITE IMMEDIATELY DOWNSTREAM OF THE PROJECT SITE PER LOCAL CODE.

**STABILIZED CONSTRUCTION ENTRANCE NOTE:**  
CONTRACTOR SHALL PROVIDE STABILIZED CONSTRUCTION ENTRANCE AT CONSTRUCTION ENTRANCE FOR PROPOSED IMPROVEMENTS AS REQUIRED PER CODE.

**CONCRETE WASHOUT NOTE:**  
CONTRACTOR SHALL PROVIDE CONCRETE WASHOUT AS REQUIRED PER CODE. FINAL LOCATION TBD BY CONTRACTOR.

PROPOSED BUILDING  
311,785 SF  
FF=736.00  
ARCH FF=100.00



CIVIL GRADING AND EROSION CONTROL PLAN - AREA A

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WISCONSIN PACKAGING AND CUTTING FACILITY FOR:

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PROFESSIONAL SEAL

**PRELIMINARY DATES**  
NOV. 4, 2021  
NOV. 22, 2021  
DEC. 22, 2021

**NOT FOR CONSTRUCTION**

**JOB NUMBER**  
2113260

**SHEET NUMBER**  
**C1.2A**



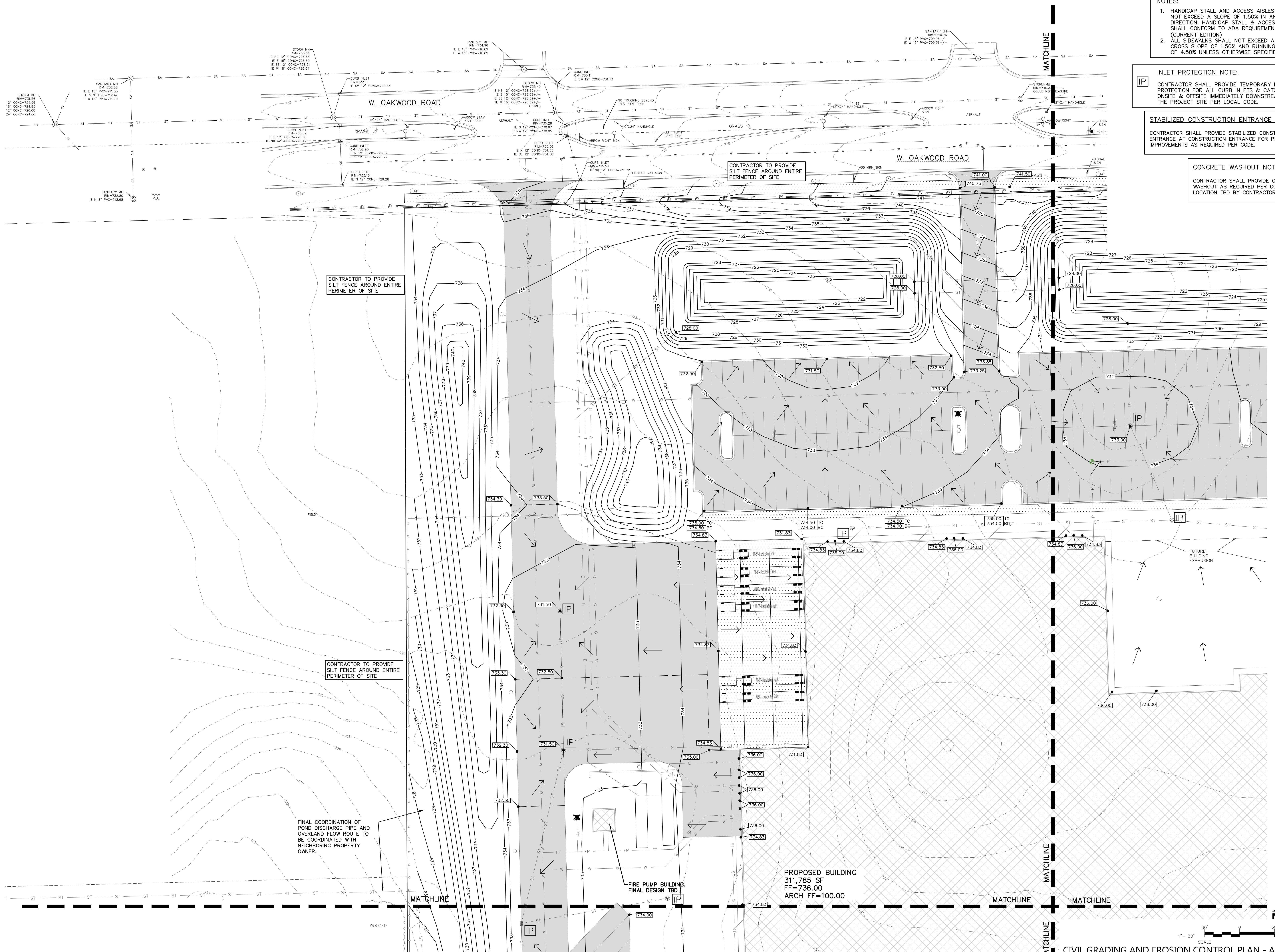
**SPECIFICATION NOTE:**  
SEE SHEET C0.1 FOR PLAN SPECIFICATIONS AND REQUIREMENTS

**NOTES:**  
1. HANDICAP STALL AND ACCESS AISLES SHALL NOT EXCEED A SLOPE OF 1.50% IN ANY DIRECTION. HANDICAP STALL & ACCESS AISLES SHALL CONFORM TO ADA REQUIREMENTS (CURRENT EDITION)  
2. ALL SIDEWALKS SHALL NOT EXCEED A MAXIMUM CROSS SLOPE OF 1.50% AND RUNNING SLOPE OF 4.50% UNLESS OTHERWISE SPECIFIED.

**INLET PROTECTION NOTE:**  
CONTRACTOR SHALL PROVIDE TEMPORARY INLET PROTECTION FOR ALL CURB INLETS & CATCH BASINS ONSITE & OFFSITE IMMEDIATELY DOWNSTREAM OF THE PROJECT SITE PER LOCAL CODE.

**STABILIZED CONSTRUCTION ENTRANCE NOTE:**  
CONTRACTOR SHALL PROVIDE STABILIZED CONSTRUCTION ENTRANCE AT CONSTRUCTION ENTRANCE FOR PROPOSED IMPROVEMENTS AS REQUIRED PER CODE.

**CONCRETE WASHOUT NOTE:**  
CONTRACTOR SHALL PROVIDE CONCRETE WASHOUT AS REQUIRED PER CODE. FINAL LOCATION TBD BY CONTRACTOR.



CONTRACTOR TO PROVIDE SILT FENCE AROUND ENTIRE PERIMETER OF SITE

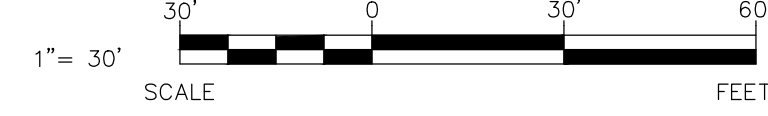
CONTRACTOR TO PROVIDE SILT FENCE AROUND ENTIRE PERIMETER OF SITE

FINAL COORDINATION OF POND DISCHARGE PIPE AND OVERLAND FLOW ROUTE TO BE COORDINATED WITH NEIGHBORING PROPERTY OWNER.

CONTRACTOR TO PROVIDE SILT FENCE AROUND ENTIRE PERIMETER OF SITE

PROPOSED BUILDING  
311,785 SF  
FF=736.00  
ARCH FF=100.00

FIRE PUMP BUILDING  
FINAL DESIGN TBD



CIVIL GRADING AND EROSION CONTROL PLAN - AREA B



PROJECT INFORMATION

WISCONSIN PACKAGING AND CUTTING FACILITY FOR:  
**SAPUTO CHEESE USA, INC.**  
 SOUTH 27TH AND WEST OAKWOOD ROAD • FRANKLIN, WI

PROFESSIONAL SEAL

PRELIMINARY DATES

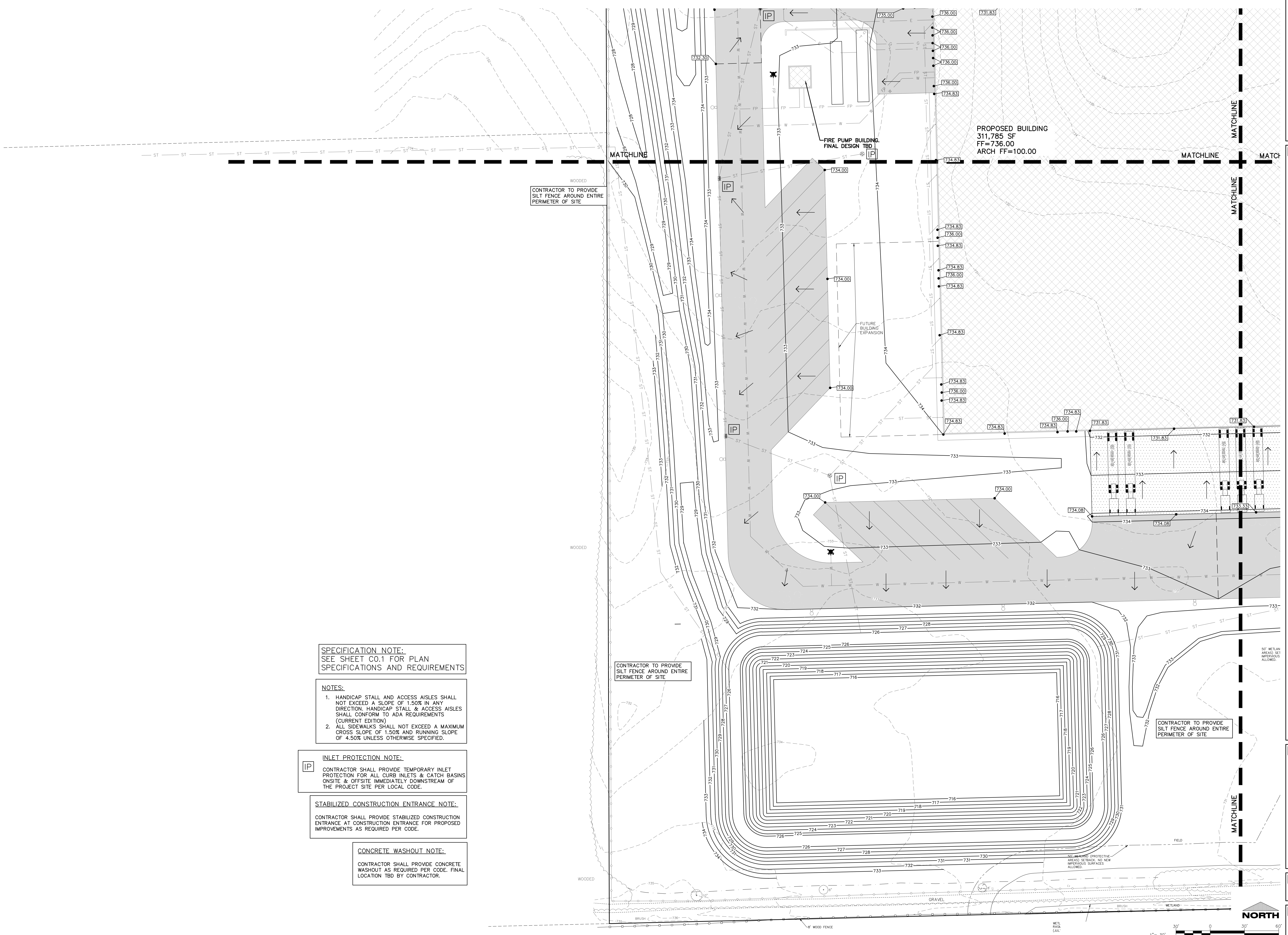
NOV. 4, 2021  
 NOV. 22, 2021  
 DEC. 22, 2021

JOB NUMBER

2113260

SHEET NUMBER

**C1.2C**



WOODED  
 CONTRACTOR TO PROVIDE  
 SILT FENCE AROUND ENTIRE  
 PERIMETER OF SITE

WOODED  
 CONTRACTOR TO PROVIDE  
 SILT FENCE AROUND ENTIRE  
 PERIMETER OF SITE

50' WETLAND  
 AREAS SET  
 IMPERVIOUS  
 ALLOWED

**SPECIFICATION NOTE:**  
 SEE SHEET C0.1 FOR PLAN  
 SPECIFICATIONS AND REQUIREMENTS

**NOTES:**  
 1. HANDICAP STALL AND ACCESS AISLES SHALL NOT EXCEED A SLOPE OF 1.50% IN ANY DIRECTION. HANDICAP STALL & ACCESS AISLES SHALL CONFORM TO ADA REQUIREMENTS (CURRENT EDITION)  
 2. ALL SIDEWALKS SHALL NOT EXCEED A MAXIMUM CROSS SLOPE OF 1.50% AND RUNNING SLOPE OF 4.50% UNLESS OTHERWISE SPECIFIED.

**INLET PROTECTION NOTE:**  
 IP  
 CONTRACTOR SHALL PROVIDE TEMPORARY INLET PROTECTION FOR ALL CURB INLETS & CATCH BASINS ONSITE & OFFSITE IMMEDIATELY DOWNSTREAM OF THE PROJECT SITE PER LOCAL CODE.

**STABILIZED CONSTRUCTION ENTRANCE NOTE:**  
 CONTRACTOR SHALL PROVIDE STABILIZED CONSTRUCTION ENTRANCE AT CONSTRUCTION ENTRANCE FOR PROPOSED IMPROVEMENTS AS REQUIRED PER CODE.

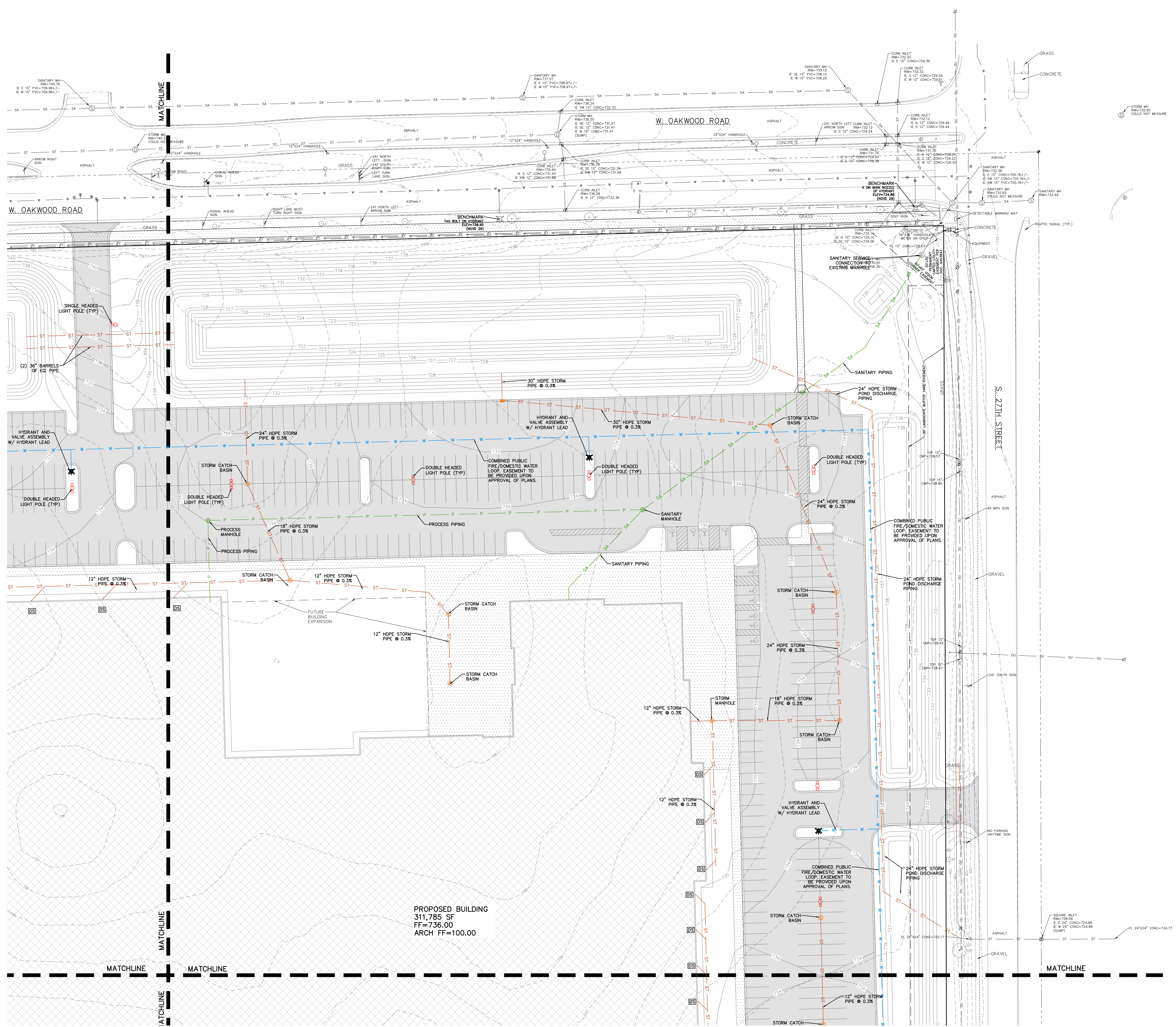
**CONCRETE WASHOUT NOTE:**  
 CONTRACTOR SHALL PROVIDE CONCRETE WASHOUT AS REQUIRED PER CODE. FINAL LOCATION TBD BY CONTRACTOR.

CIVIL GRADING AND EROSION CONTROL PLAN - AREA C









PROPOSED BUILDING  
 311,785 SF  
 FF=736.00  
 ARCH FF=100.00

**SPECIFICATION NOTE:**  
 SEE SHEET C0.1 FOR PLAN SPECIFICATIONS AND REQUIREMENTS

**DOWNSPOUT NOTE:**  
 [DS] = DENOTES DOWNSPOUT TO GRADE LOCATIONS. PROVIDE SPLASH BLOCKS AT ALL DS TO GRADE LOCATIONS. SEE ARCH PLANS FOR FINAL LOCATIONS.

**CLEANOUT NOTE:**  
 [CO] = DENOTES LOCATIONS WHERE CONTRACTOR SHALL INSTALL CLEANOUTS. SEE C0.1 FOR SPECIFICATION.

**PROJECT INFORMATION**

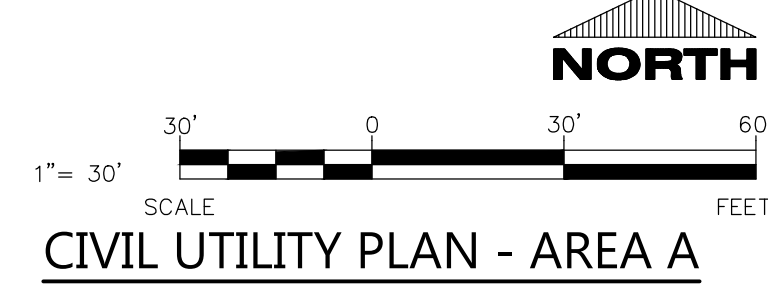
WISCONSIN PACKAGING AND CUTTING FACILITY FOR:  
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**PRELIMINARY DATES**  
 NOV. 4, 2021  
 NOV. 22, 2021  
 DEC. 22, 2021

**JOB NUMBER**  
 2113260

**SHEET NUMBER**  
**C1.3A**



NOT FOR CONSTRUCTION



**SPECIFICATION NOTE:**  
SEE SHEET C0.1 FOR PLAN SPECIFICATIONS AND REQUIREMENTS

**DOWNSPOUT NOTE:**  
DS = DENOTES DOWNSPOUT TO GRADE LOCATIONS. PROVIDE SPLASH BLOCKS AT ALL DS TO GRADE LOCATIONS. SEE ARCH PLANS FOR FINAL LOCATIONS.

**CLEANOUT NOTE:**  
CO = DENOTES LOCATIONS WHERE CONTRACTOR SHALL INSTALL CLEANOUTS, SEE C0.1 FOR SPECIFICATION.

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**PROJECT INFORMATION**

WISCONSIN PACKAGING AND CUTTING FACILITY FOR:  
**SAPUTO CHEESE USA, INC.**  
SOUTH 27TH AND WEST OAKWOOD ROAD • FRANKLIN, WI

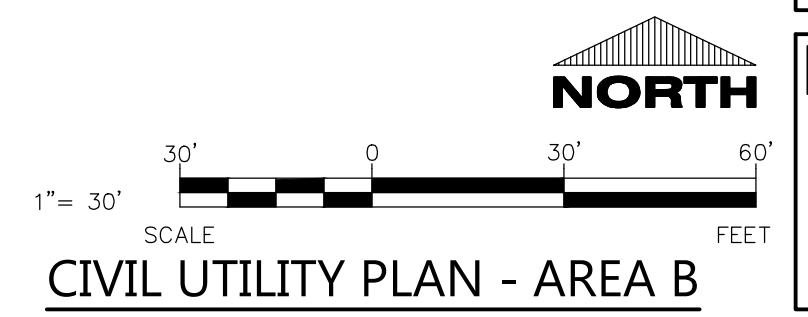
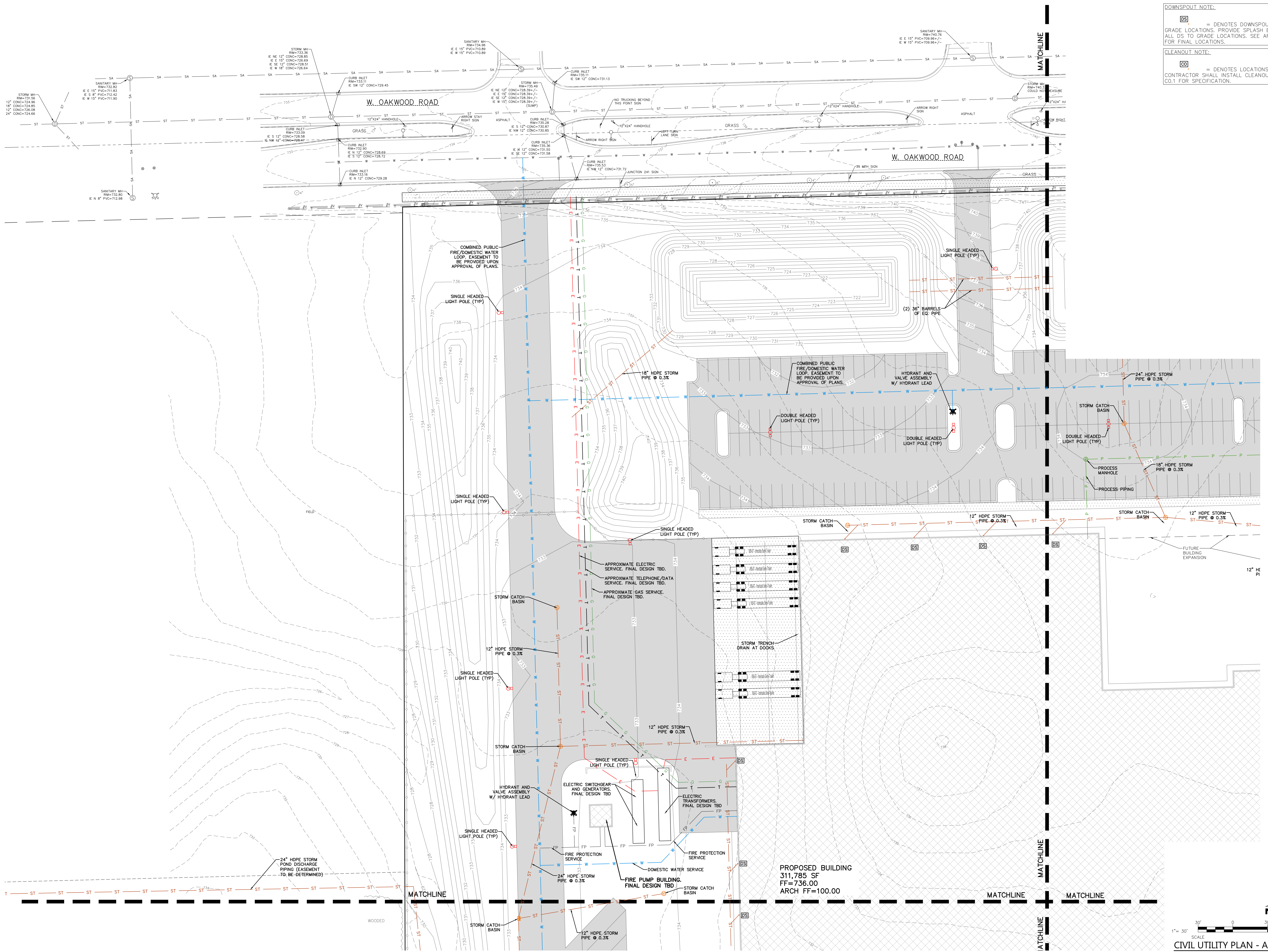
PROFESSIONAL SEAL

**PRELIMINARY DATES**  
NOV. 4, 2021  
NOV. 22, 2021  
DEC. 22, 2021

**NOT FOR CONSTRUCTION**

**JOB NUMBER**  
2113260

**SHEET NUMBER**  
**C1.3B**



PROPOSED BUILDING  
311,785 SF  
FF=736.00  
ARCH FF=100.00



PROJECT INFORMATION

WISCONSIN PACKAGING AND CUTTING FACILITY FOR:  
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 SOUTH 27TH AND WEST OAKWOOD ROAD • FRANKLIN, WI

PROFESSIONAL SEAL

PRELIMINARY DATES

NOV. 4, 2021  
 NOV. 22, 2021  
 DEC. 22, 2021

JOB NUMBER

2113260

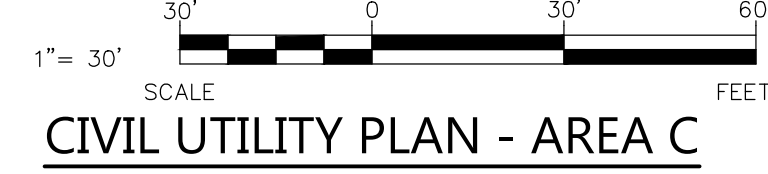
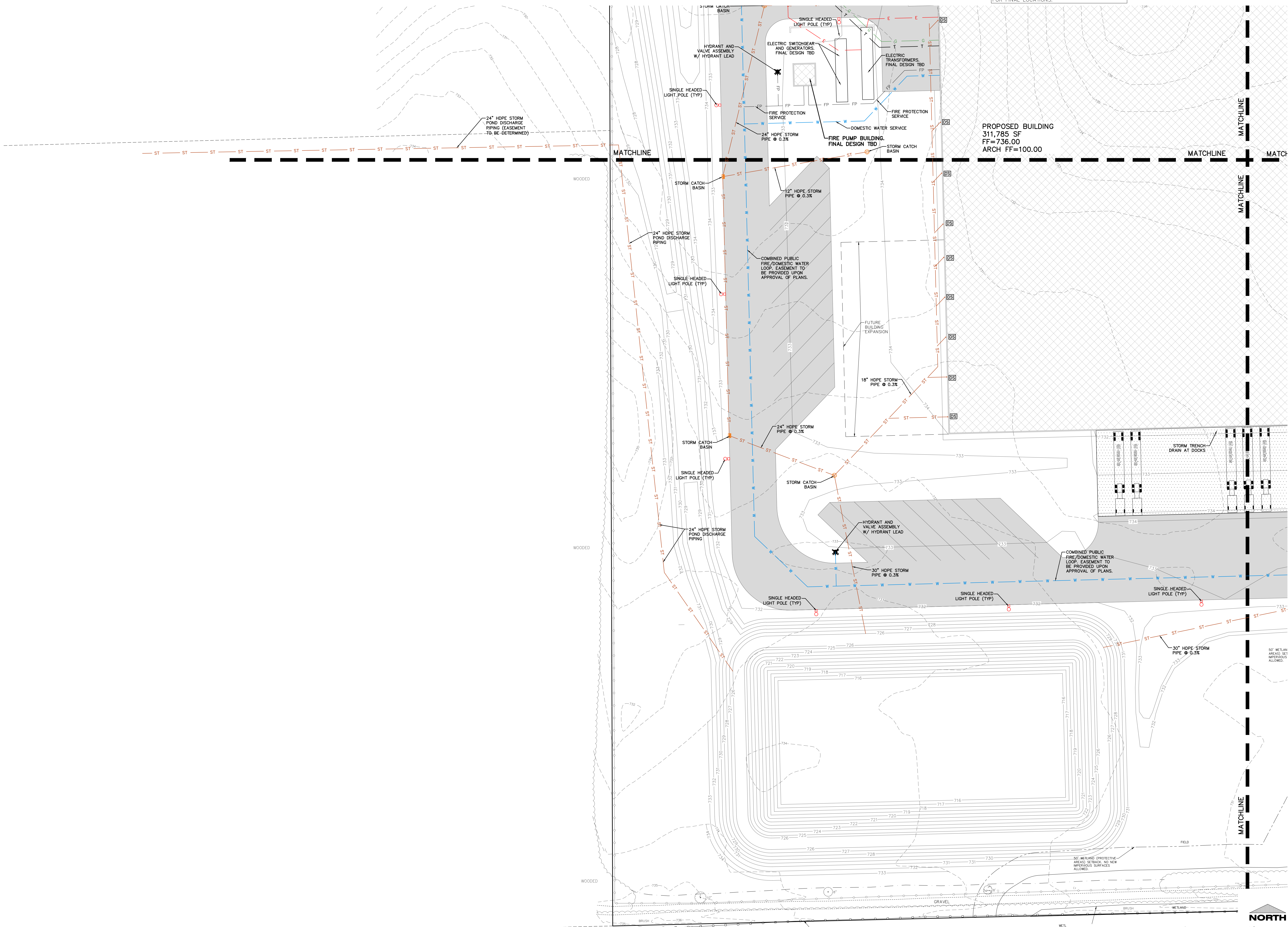
SHEET NUMBER

**C1.3C**

CLEANOUT NOTE:  
 [Symbol] = DENOTES LOCATIONS WHERE CONTRACTOR SHALL INSTALL CLEANOUTS. SEE C0.1 FOR SPECIFICATION.

DOWNSPROUT NOTE:  
 [Symbol] = DENOTES DOWNSPROUT TO GRADE LOCATIONS. PROVIDE SPLASH BLOCKS AT ALL DS TO GRADE LOCATIONS. SEE ARCH PLANS FOR FINAL LOCATIONS.

SPECIFICATION NOTE:  
 SEE SHEET C0.1 FOR PLAN SPECIFICATIONS AND REQUIREMENTS





**SPECIFICATION NOTE:**  
SEE SHEET C0.1 FOR PLAN SPECIFICATIONS AND REQUIREMENTS

**DOWNSPOUT NOTE:**  
DS = DENOTES DOWNSPOUT TO GRADE LOCATIONS. PROVIDE SPLASH BLOCKS AT ALL DS TO GRADE LOCATIONS. SEE ARCH PLANS FOR FINAL LOCATIONS.

**CLEANOUT NOTE:**  
CO = DENOTES LOCATIONS WHERE CONTRACTOR SHALL INSTALL CLEANOUTS. SEE C0.1 FOR SPECIFICATION.

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**PROJECT INFORMATION**

WISCONSIN PACKAGING AND CUTTING FACILITY FOR:  
**SAPUTO CHEESE USA, INC.**  
SOUTH 27TH AND WEST OAKWOOD ROAD • FRANKLIN, WI

PROFESSIONAL SEAL

**PRELIMINARY DATES**

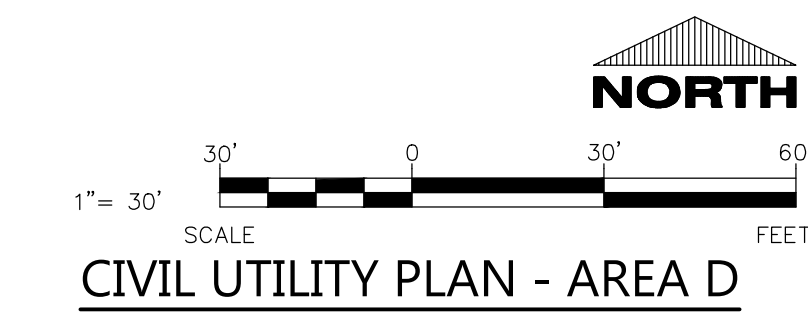
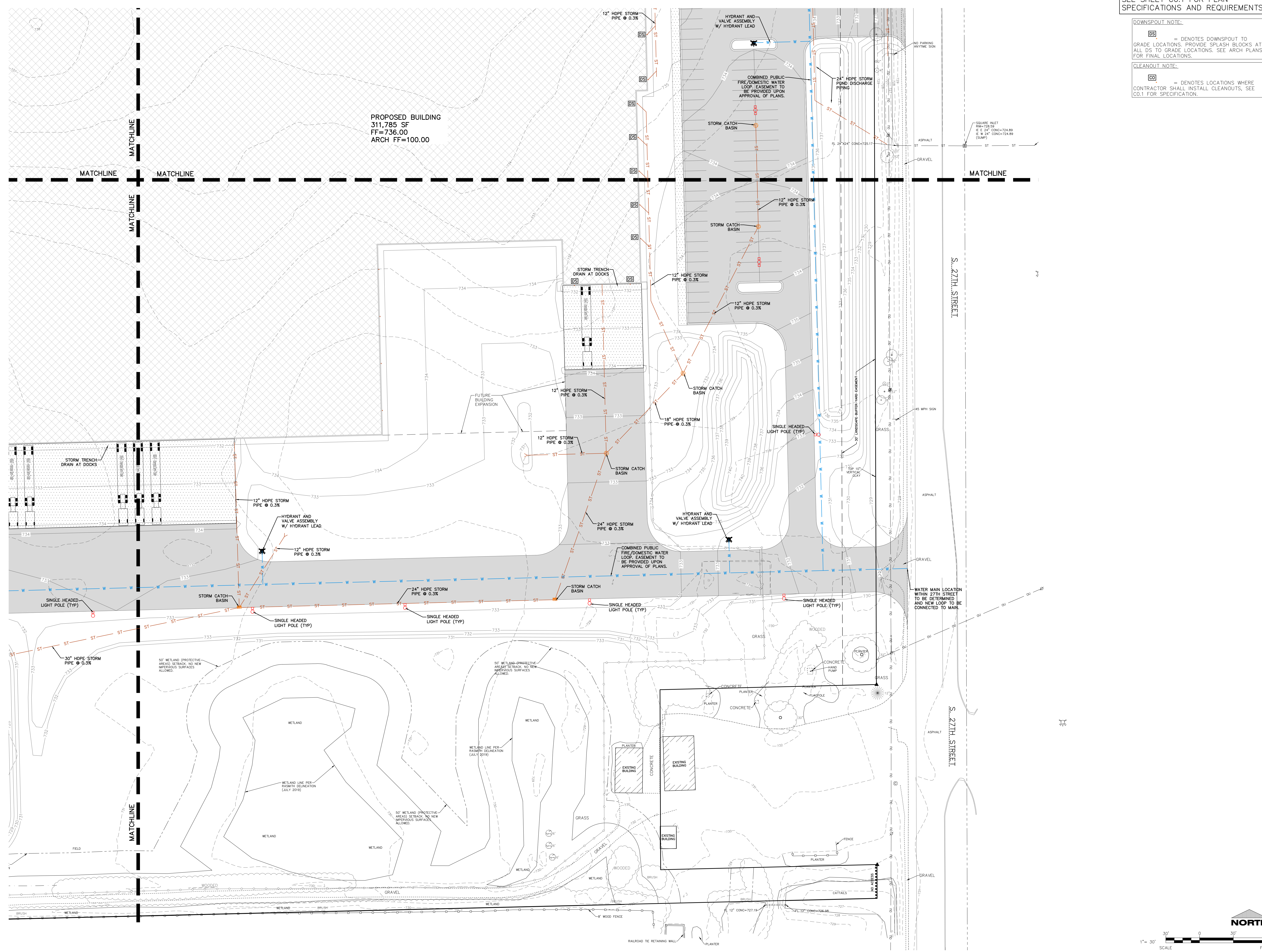
NOV. 4, 2021  
NOV. 22, 2021  
DEC. 22, 2021

**NOT FOR CONSTRUCTION**

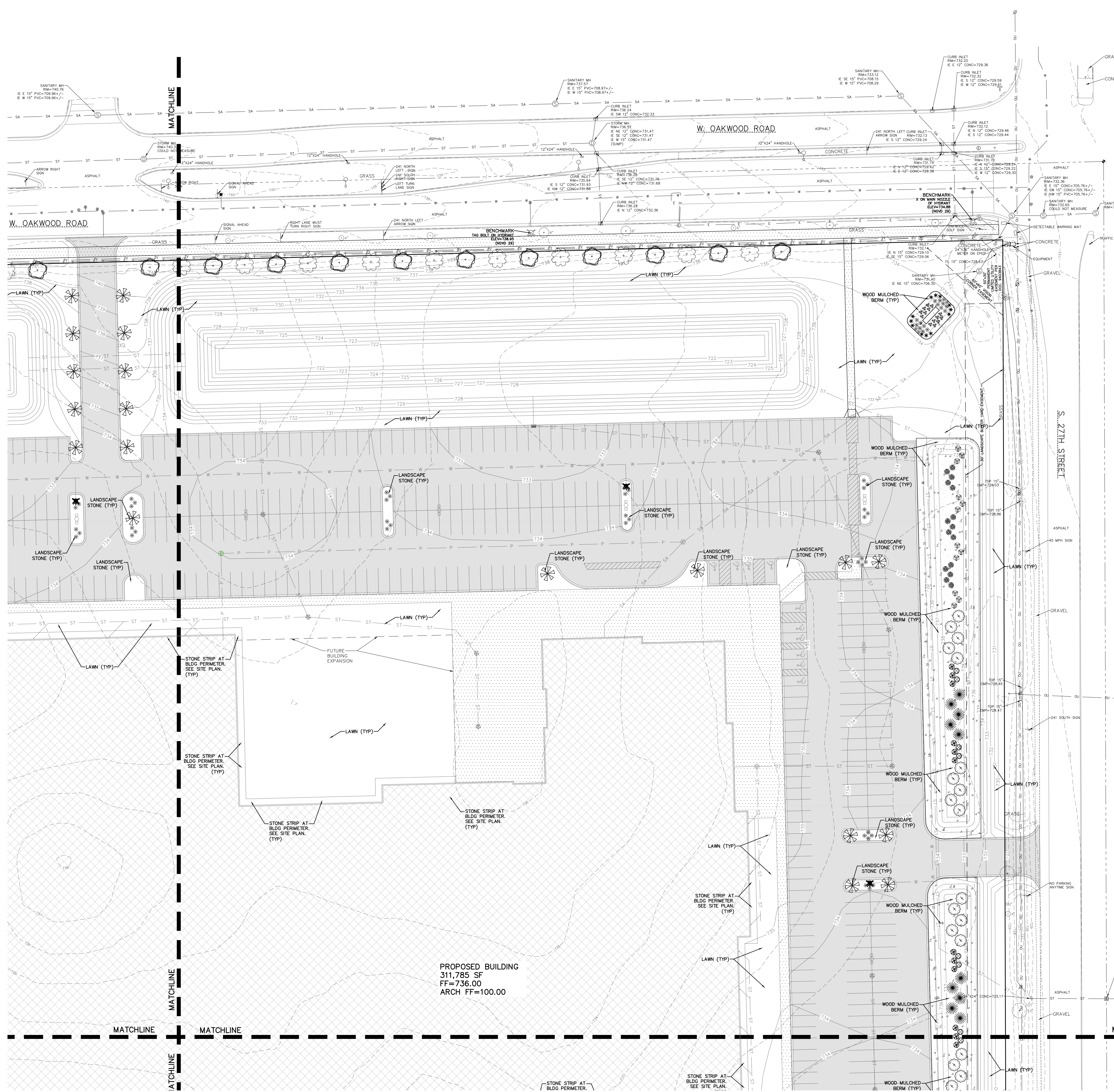
**JOB NUMBER**  
2113260

**SHEET NUMBER**

**C1.3D**



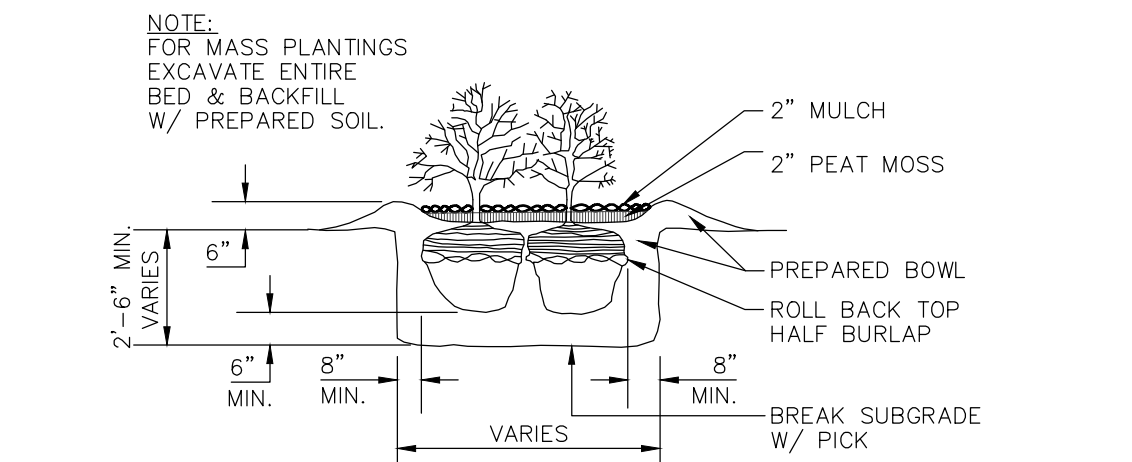




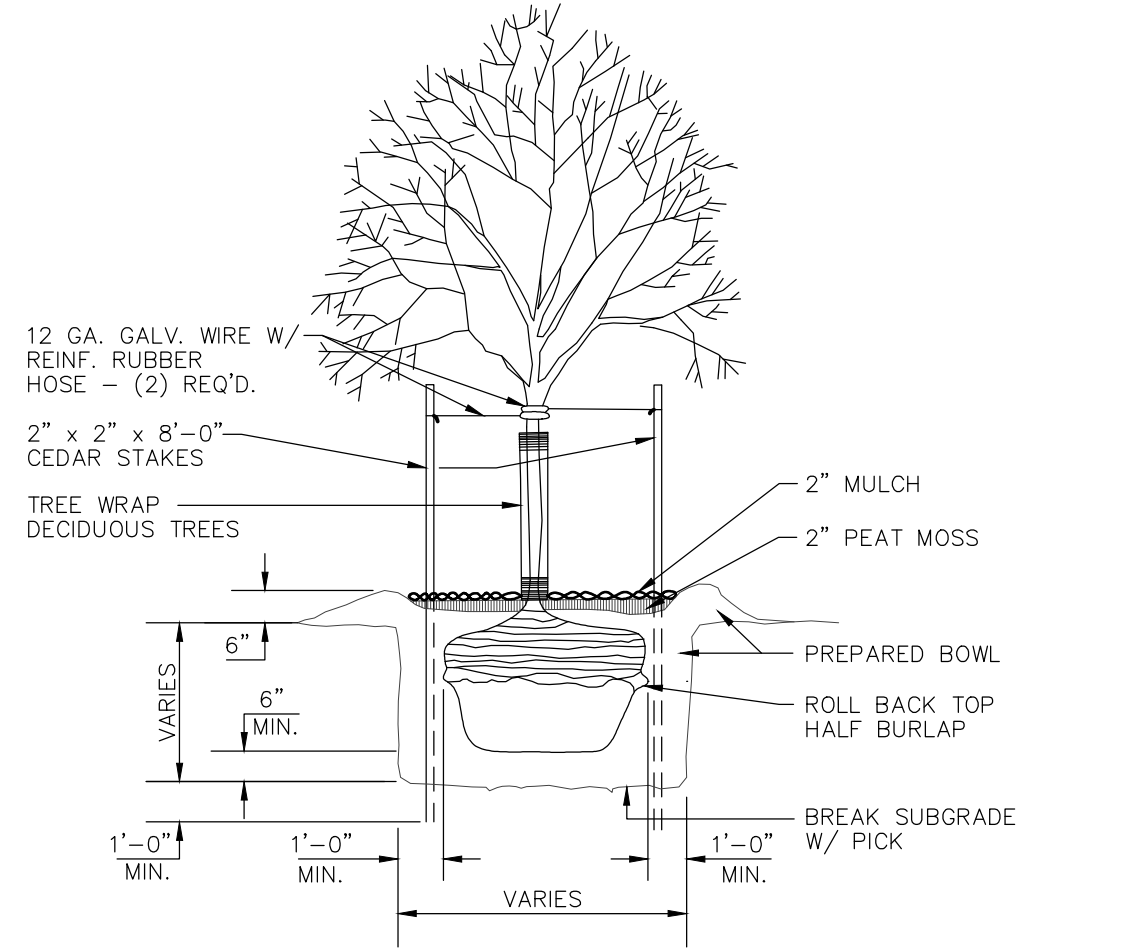
**SPECIFICATION NOTE:**  
SEE SHEET C0.1 FOR PLAN SPECIFICATIONS AND REQUIREMENTS

EROSION MATTING LOCATION

**IRRIGATION NOTE:**  
SEE C0.1 FOR IRRIGATION PLAN SPECIFICATION. IRRIGATION INSTALLER TO COMPLETE FULL IRRIGATION PLAN CONFORMING TO VILLAGE STANDARDS AND SUBMIT PLAN TO VILLAGE FOR APPROVAL PRIOR TO INSTALLATION OF SYSTEM.



**SHRUB PLANTING DETAIL**  
NO SCALE



**TREE PLANTING DETAIL**  
NO SCALE

**LANDSCAPING PLANTING SCHEDULE**

SYMBOL	COMMON NAME	BOTANICAL NAME	PLANTED SIZE	QUANTITY
<b>DECIDUOUS TREES</b>				
⊙	Red Oak	<i>Quercus rubra</i>	3"	19
⊙	Sugar Maple	<i>Acer saccharum</i>	3"	18
⊙	Autumn Blaze Maple	<i>Acer x freemanii 'Jeffers'</i>	2.5"	15
⊙	Red Maple	<i>Acer rubrum</i>	2"	10
⊙	Jack Flowering Pear	<i>Pyrus calleryana 'Jazzam'</i>	2"	21
⊙	Flowering Crabapple (Spring Snow)	<i>Malus x hybrid (Spring Snow)</i>	2"	12
⊙	Redmond Linden	<i>Tilia americana</i>	2"	12
⊙	River Birch	<i>Betula nigra</i>	2"	10
<b>EVERGREEN TREES</b>				
⊙	Colorado Spruce	<i>Picea pungens</i>	4"	25
⊙	Austrian Pine	<i>Pinus nigra</i>	4"	15
⊙	Arborvitae - Nigra	<i>Thuja occidentalis 'Nigra'</i>	2"	17
⊙	Black Hills Spruce	<i>Picea glauca</i>	6"	10
<b>DECIDUOUS SHRUBS</b>				
⊙	Goldmound Spirea	<i>Spiraea x bumalda 'Goldmound'</i>	15"-18"	20
⊙	Burning Bush	<i>Evonymus alatus 'Compactus'</i>	30"-36"	12
⊙	Red Twigged Dogwood	<i>Cornus baileyi</i>	30"-36"	12
<b>EVERGREEN SHRUBS</b>				
⊙	Techny Arborvitae	<i>Thuja occidentalis</i>	42"-48"	21
⊙	Arborvitae Sunkist	<i>Thuja occidentalis 'Sunkist'</i>	24"	14
<b>PERENNIALS</b>				
★	Hostas	<i>Hostas 'Royal Standard'</i>	1 gal pot	12
★	Daylilies 'Stella de Oro'	<i>Hemerocallis 'Stella de Oro'</i>	1 gal pot	14
★	Karl Foerster Reed Grass	<i>Clamagrostis x scutiflora 'Karl Foerster'</i>	1 gal pot	70

**LANDSCAPING CALCULATIONS**

ZONE	REQ. PLANTS	PLANTS PROVIDED
SITE	459 STALLS = 48 X 1.2 = 55 CANOPY TREES 459 STALLS = 48 X 1.2 = 55 EVERGREEN TREES 459 STALLS = 48 X 1.2 = 55 DECORATIVE TREES 459 STALLS = 48 X 1.2 = 55 SHRUBS	63 CANOPY TREES 67 EVERGREEN TREES 55 DECORATIVE TREES 79 SHRUBS 96 PERENNIALS

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COLLABORATION  
**Saputo**

**PROJECT INFORMATION**

WISCONSIN PACKAGING AND CUTTING FACILITY FOR:  
**SAPUTO CHEESE USA, INC.**  
SOUTH 27TH AND WEST OAKWOOD ROAD • FRANKLIN, WI

PROFESSIONAL SEAL

**PRELIMINARY DATES**  
NOV. 4, 2021  
NOV. 22, 2021  
DEC. 22, 2021

**NOT FOR CONSTRUCTION**

**JOB NUMBER**  
2113260

**SHEET NUMBER**  
C1.4A

**CIVIL LANDSCAPE AND RESTORATION PLAN - AREA A**

1" = 30'  
NORTH



SPECIFICATION NOTE:  
SEE SHEET C0.1 FOR PLAN  
SPECIFICATIONS AND REQUIREMENTS

EROSION MATTING LOCATION

PROJECT INFORMATION

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NOV. 22, 2021  
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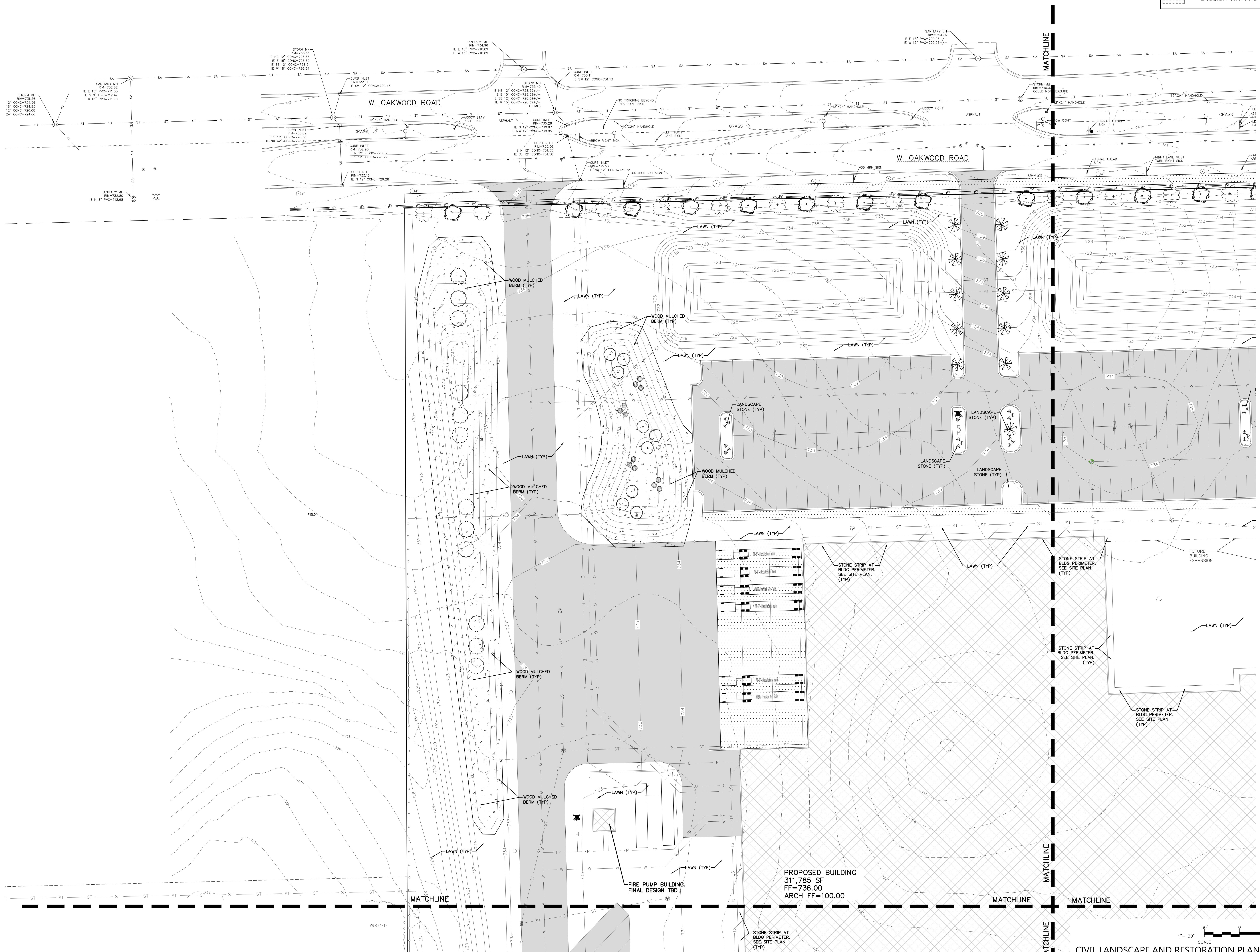
NOT FOR CONSTRUCTION

JOB NUMBER

2113260

SHEET NUMBER

**C1.4B**



PROPOSED BUILDING  
311,785 SF  
FF=736.00  
ARCH FF=100.00

CIVIL LANDSCAPE AND RESTORATION PLAN - AREA B



SPECIFICATION NOTE:  
SEE SHEET C0.1 FOR PLAN  
SPECIFICATIONS AND REQUIREMENTS

EROSION MATTING LOCATION

PROJECT INFORMATION

WISCONSIN PACKAGING AND CUTTING FACILITY FOR:  
**SAPUTO CHEESE USA, INC.**  
SOUTH 27TH AND WEST OAKWOOD ROAD • FRANKLIN, WI

PROFESSIONAL SEAL

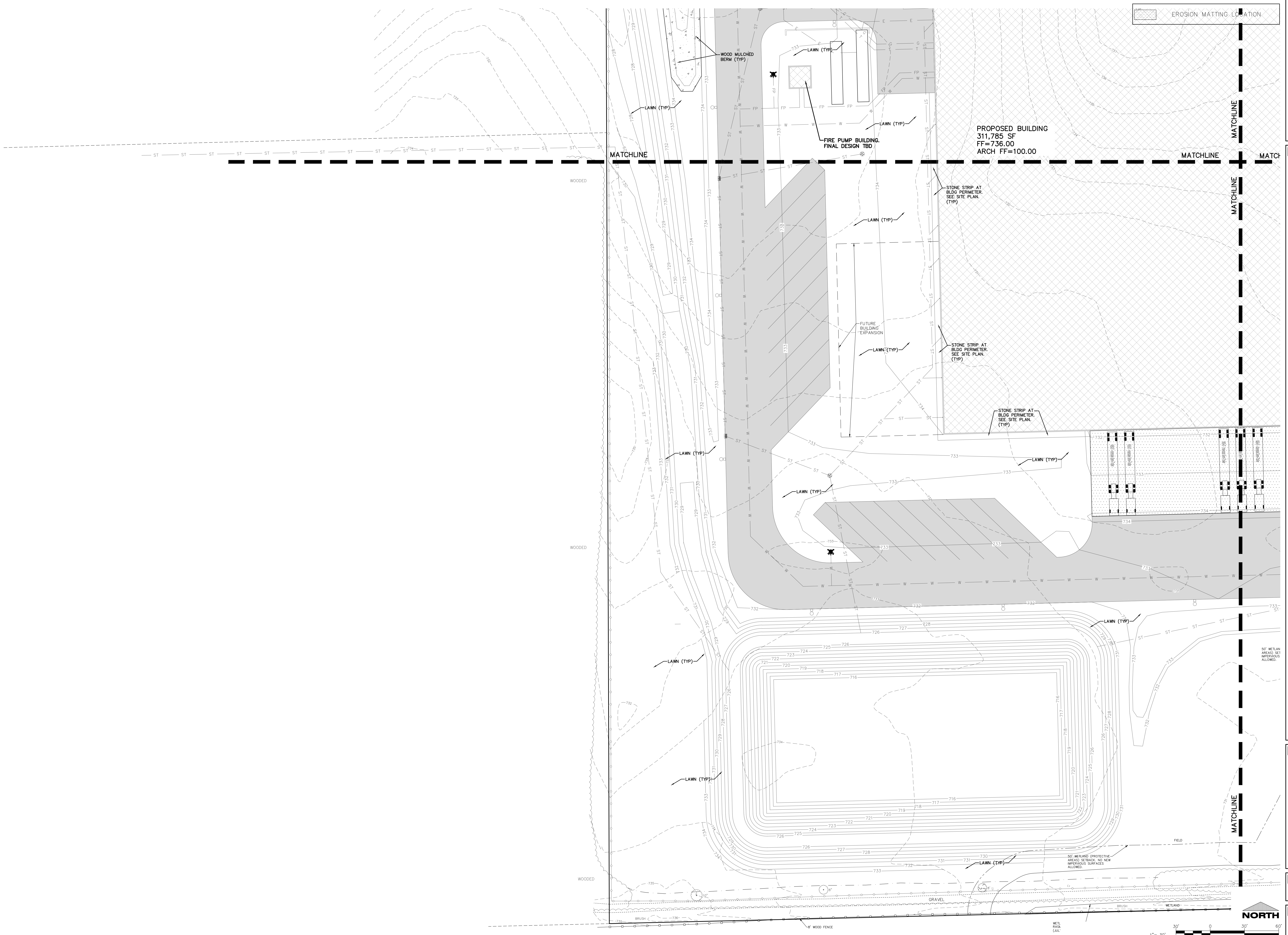
PRELIMINARY DATES

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NOV. 22, 2021  
DEC. 22, 2021

NOT FOR CONSTRUCTION

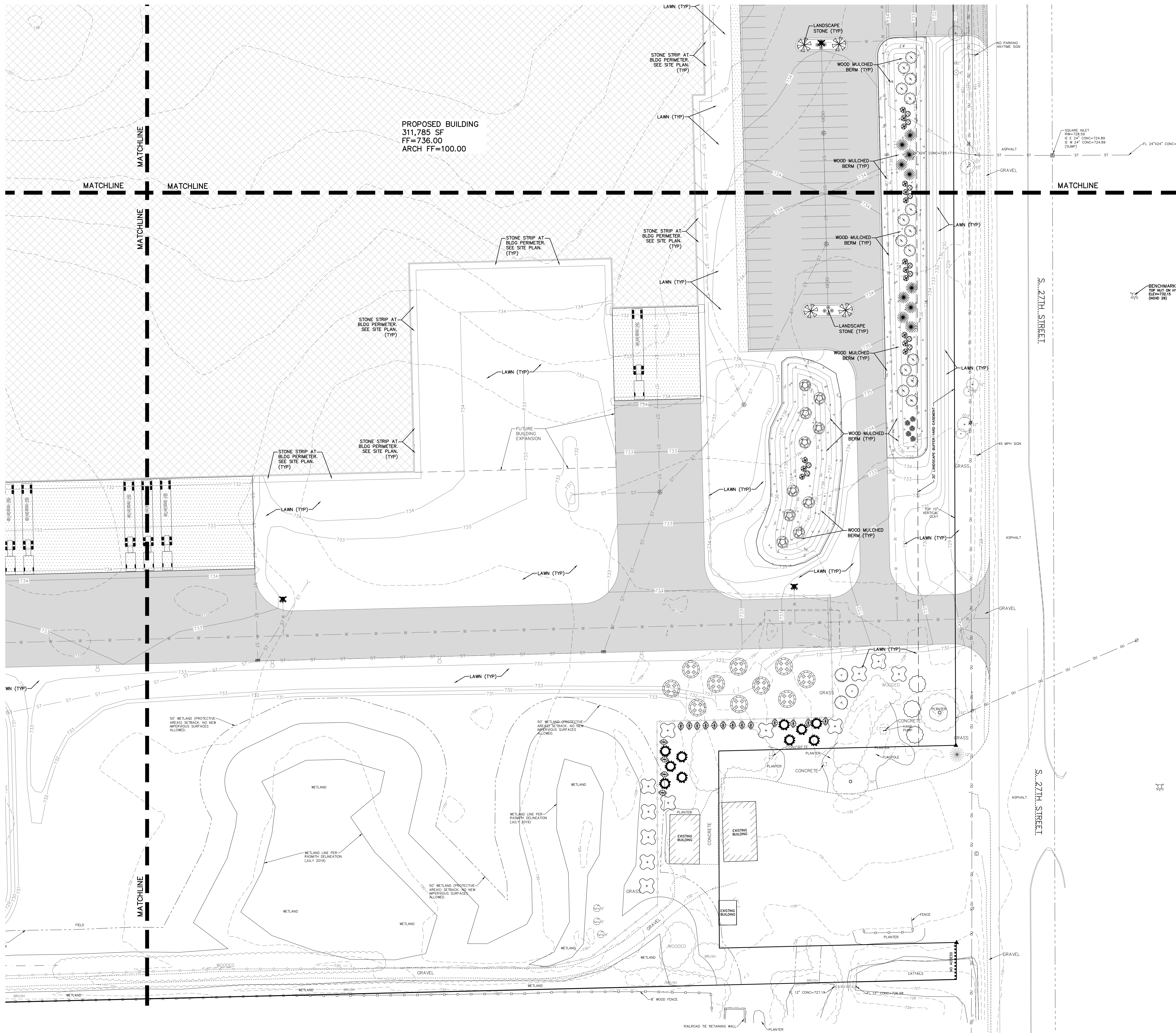
JOB NUMBER  
2113260

SHEET NUMBER  
**C1.4C**



CIVIL LANDSCAPE AND RESTORATION PLAN - AREA C





SPECIFICATION NOTE:  
SEE SHEET C0.1 FOR PLAN  
SPECIFICATIONS AND REQUIREMENTS



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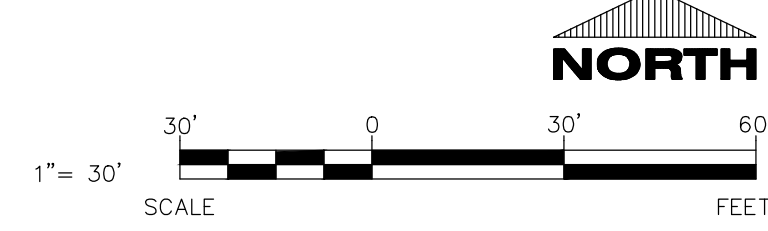
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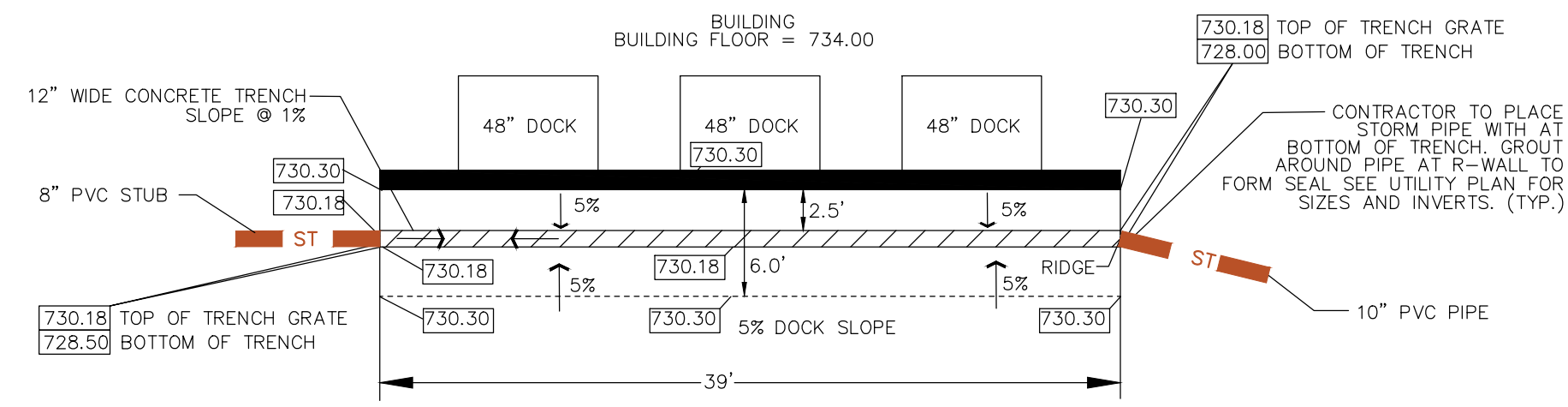
SHEET NUMBER

**C1.4D**

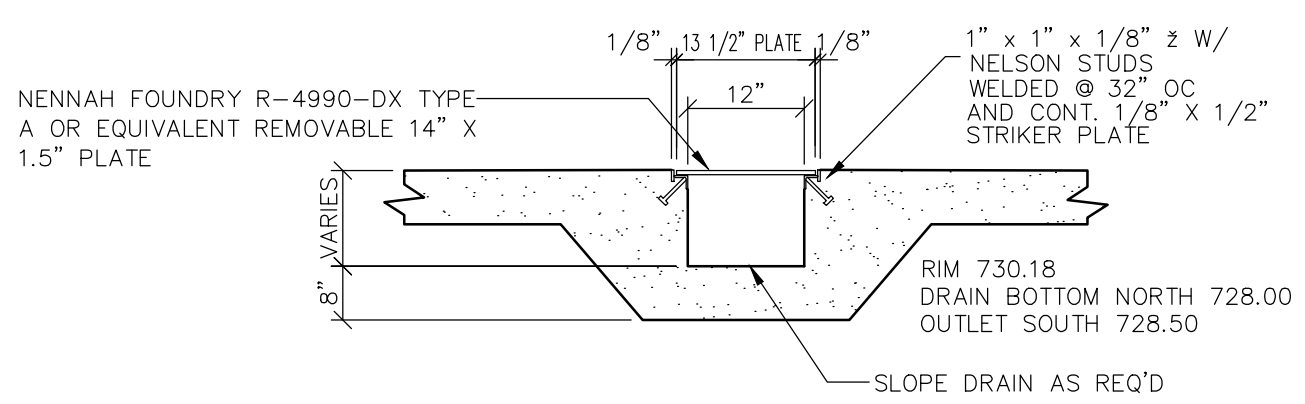


CIVIL LANDSCAPE AND RESTORATION PLAN - AREA D

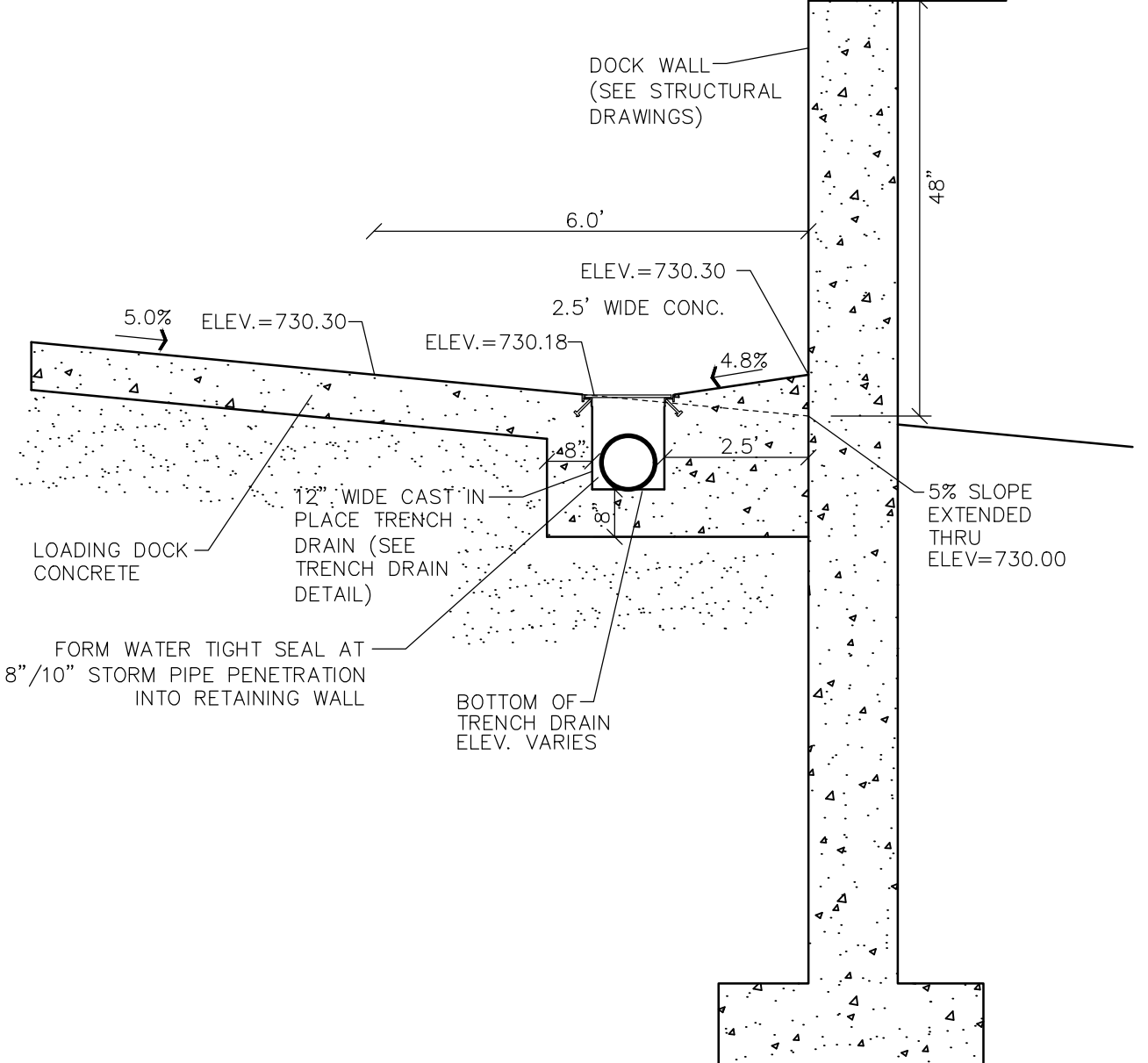




**EAST LOADING DOCK DETAIL**  
NO SCALE



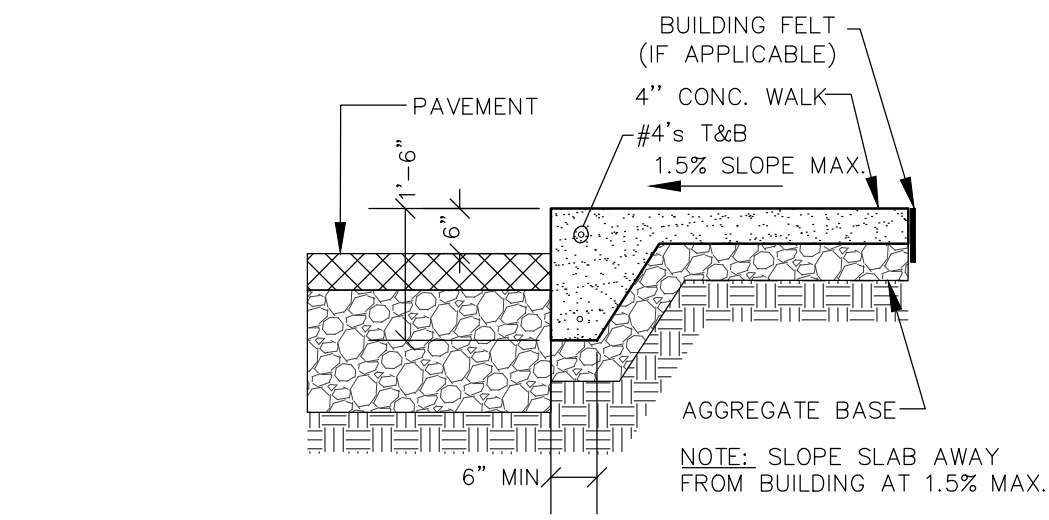
**EAST DOCK TRENCH DRAIN DETAIL**  
NO SCALE



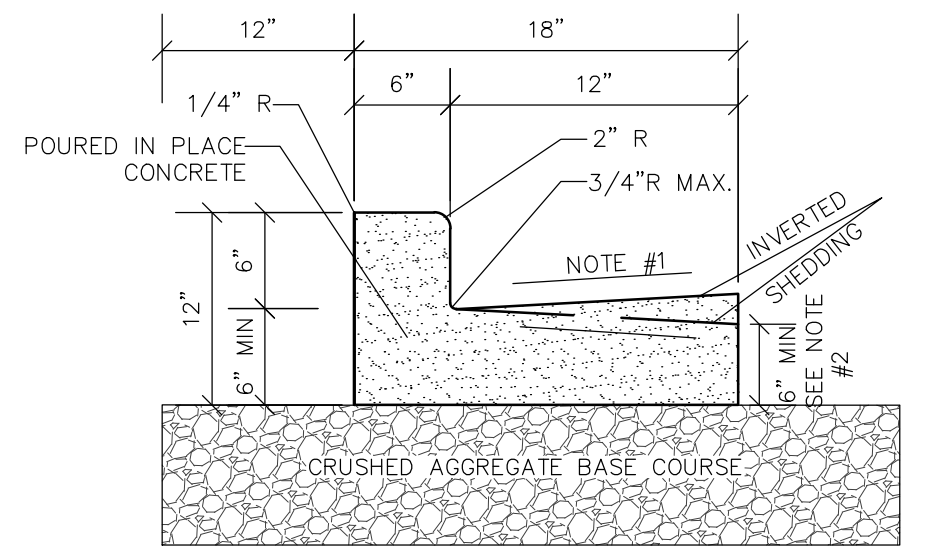
**EAST LOADING DOCK TRENCH DRAIN X-SECTION**  
NO SCALE

**SOUTHWEST LOADING DOCK TRENCH DRAIN X-SECTION**  
NO SCALE

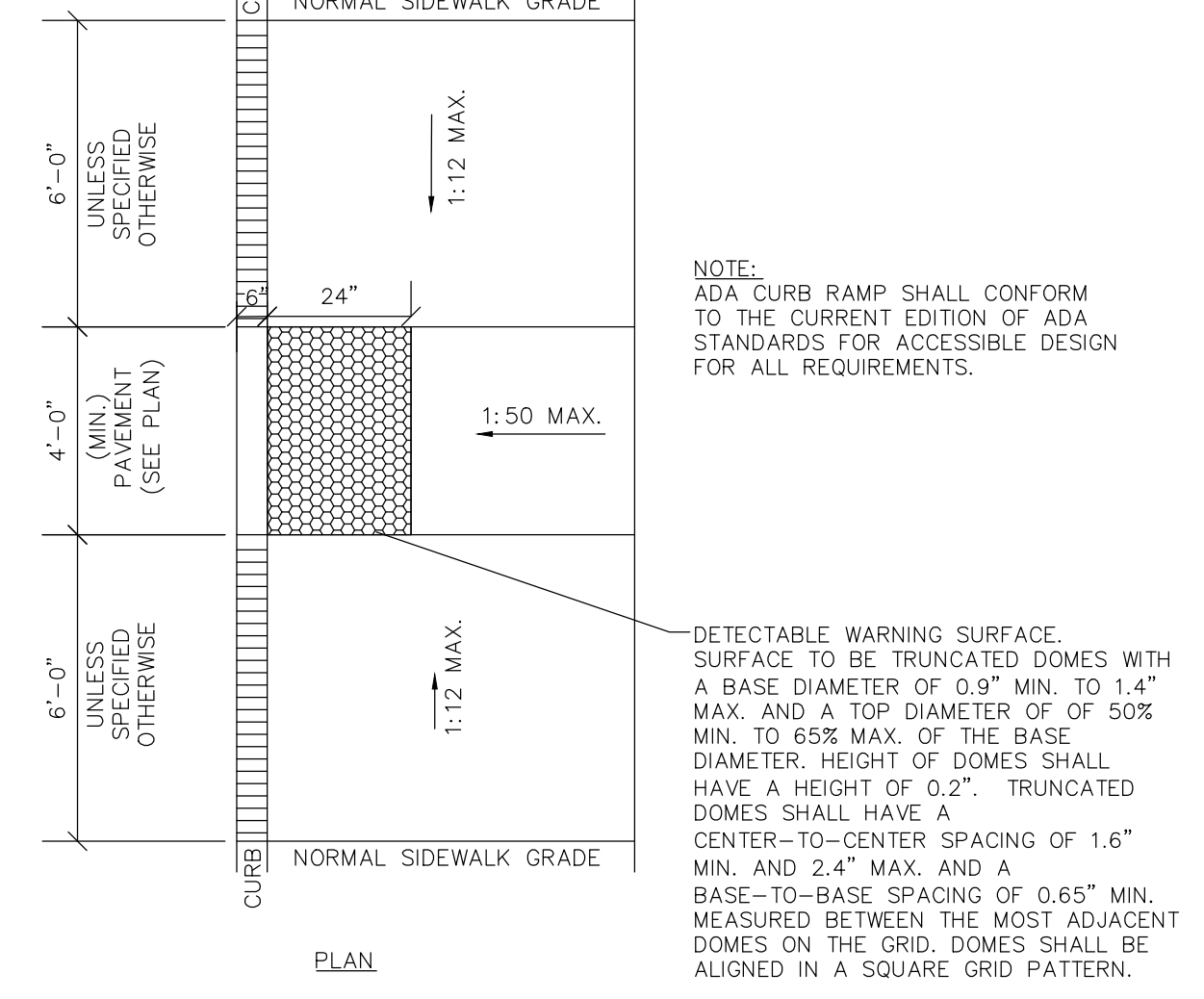
**WEST LOADING DOCK TRENCH DRAIN X-SECTION**  
NO SCALE



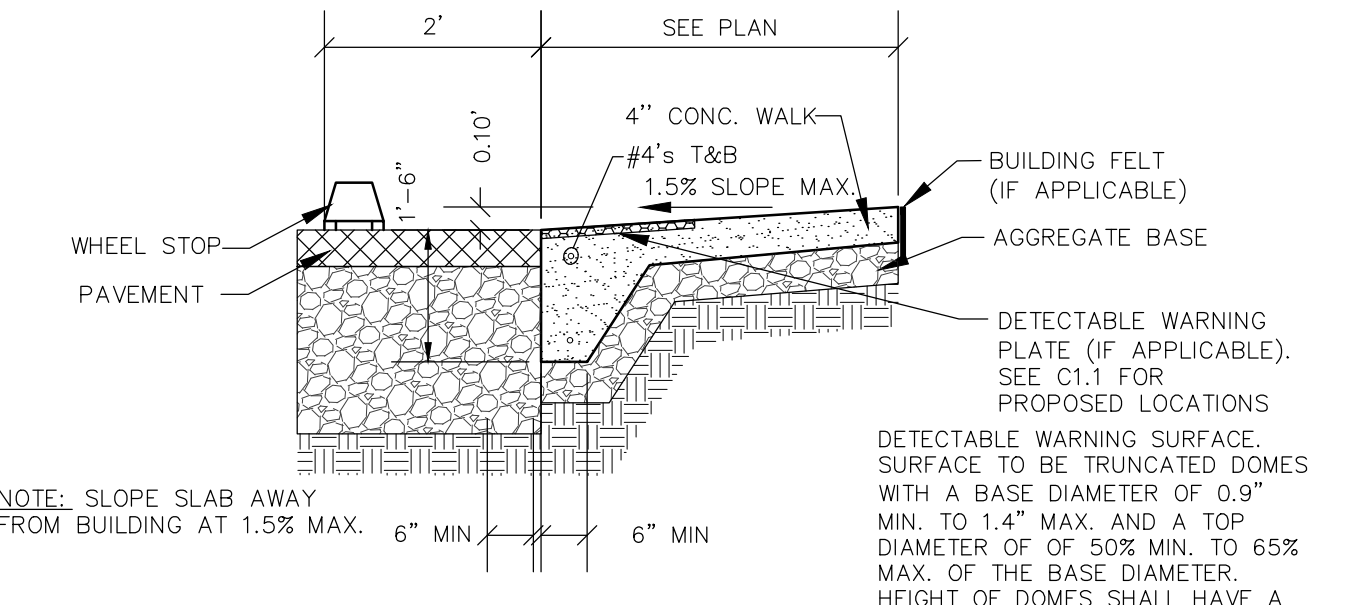
**RAISED WALK DETAIL**  
NO SCALE



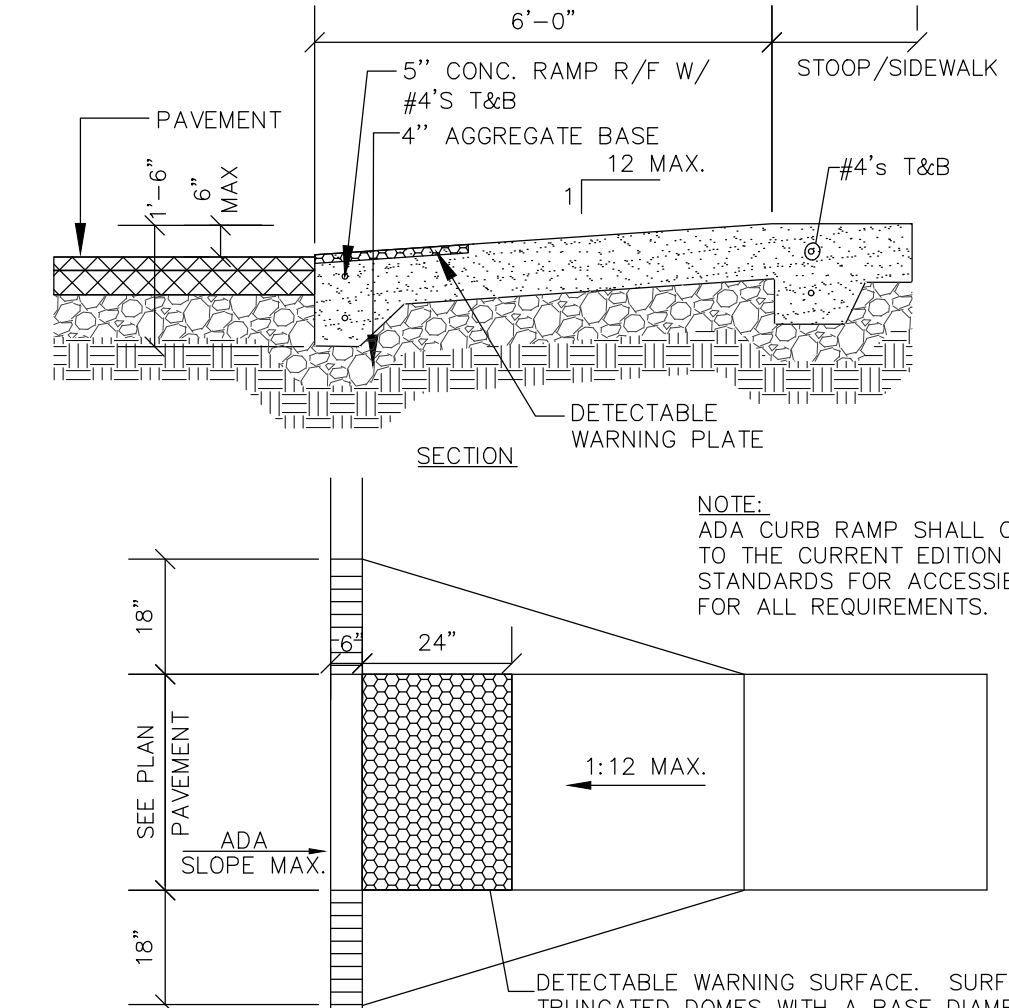
**18" CONCRETE CURB & GUTTER DETAIL**  
NO SCALE



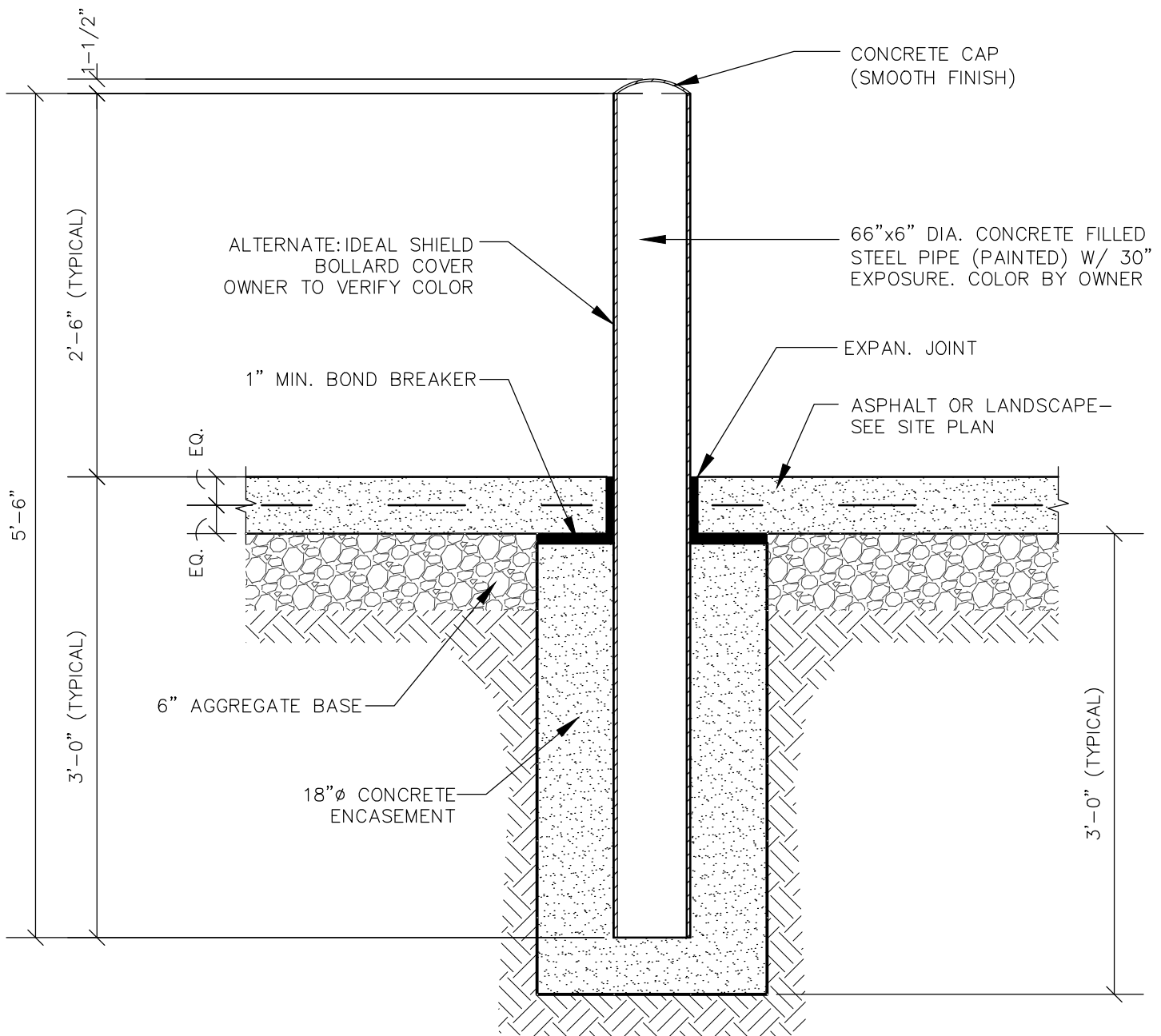
**ADA SIDEWALK RAMP DETAIL**  
NO SCALE



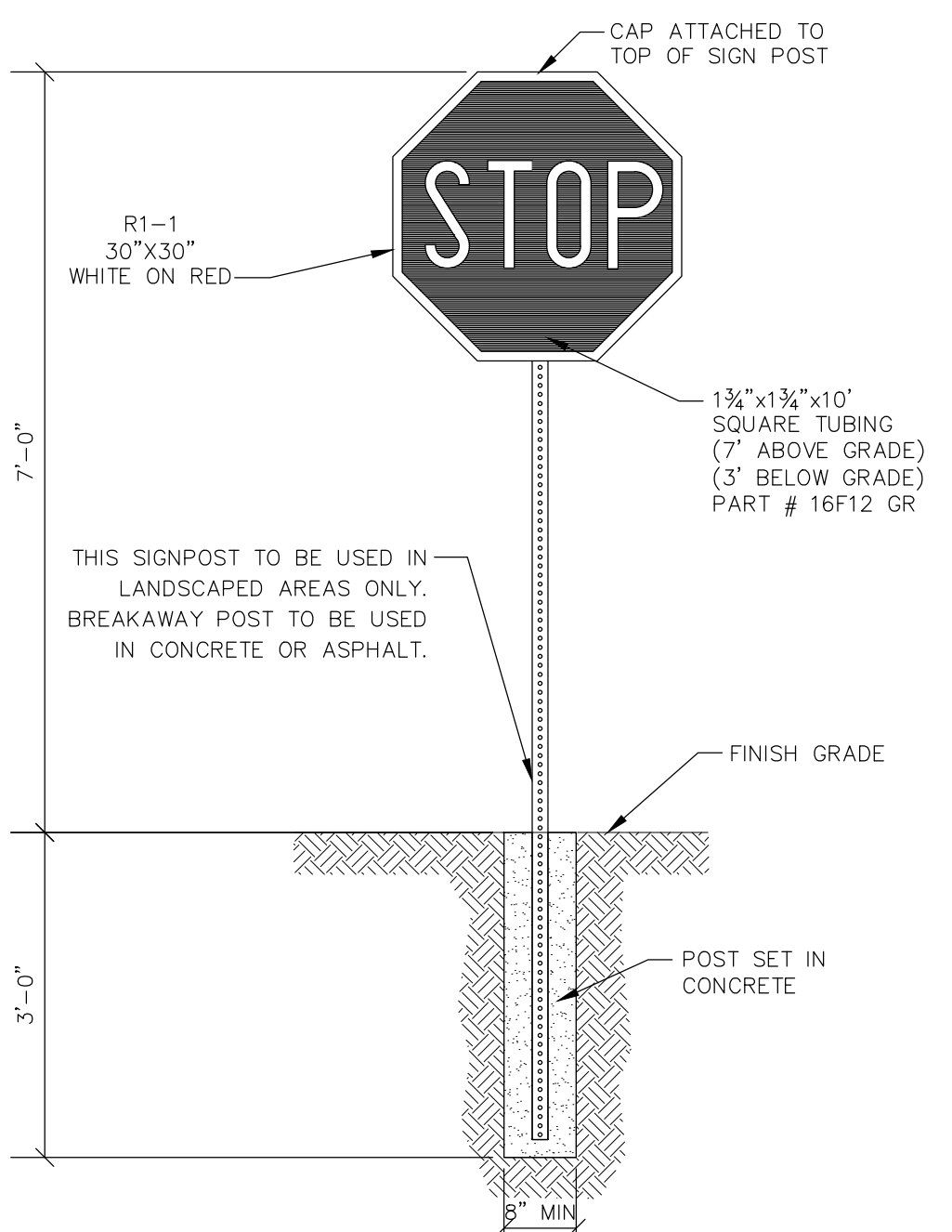
**FLUSH WALK DETAIL**  
NO SCALE



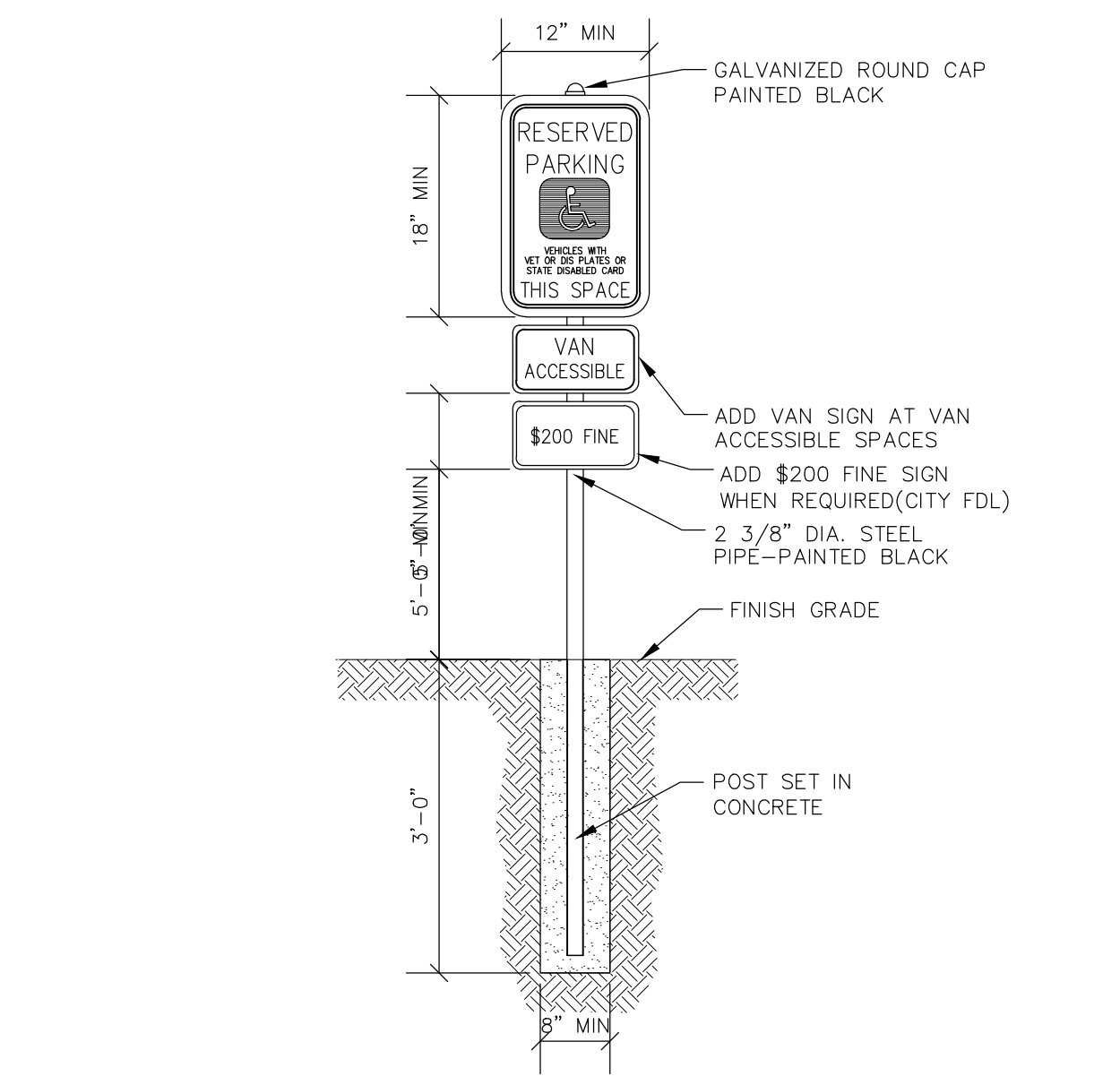
**CURB RAMP DETAIL**  
NO SCALE



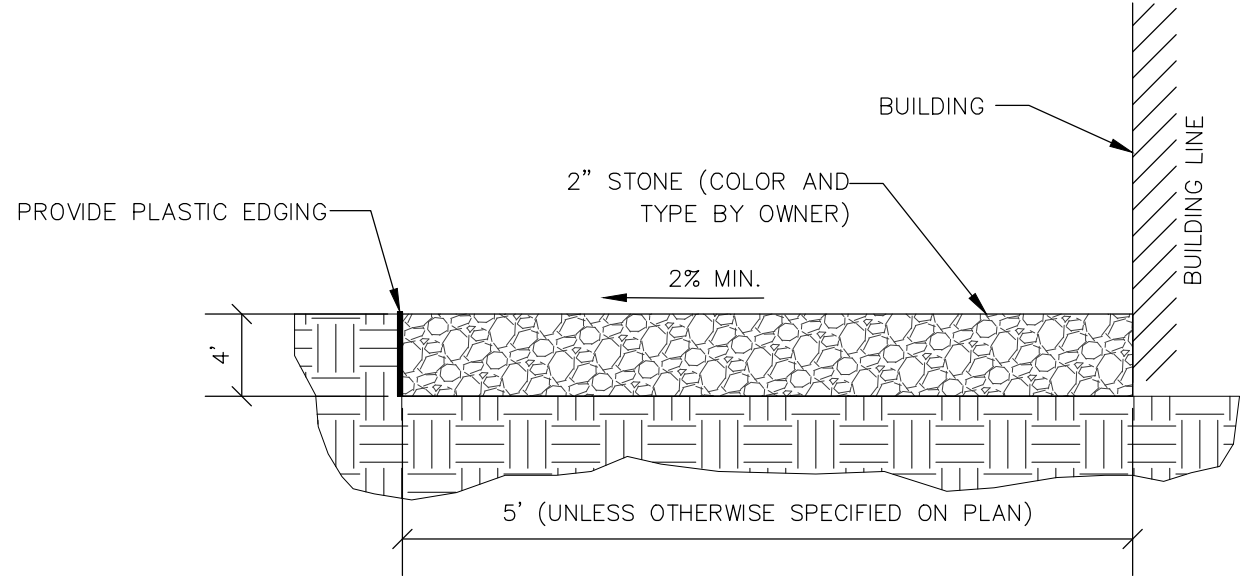
**6" PIPE BOLLARD DETAIL**  
NO SCALE



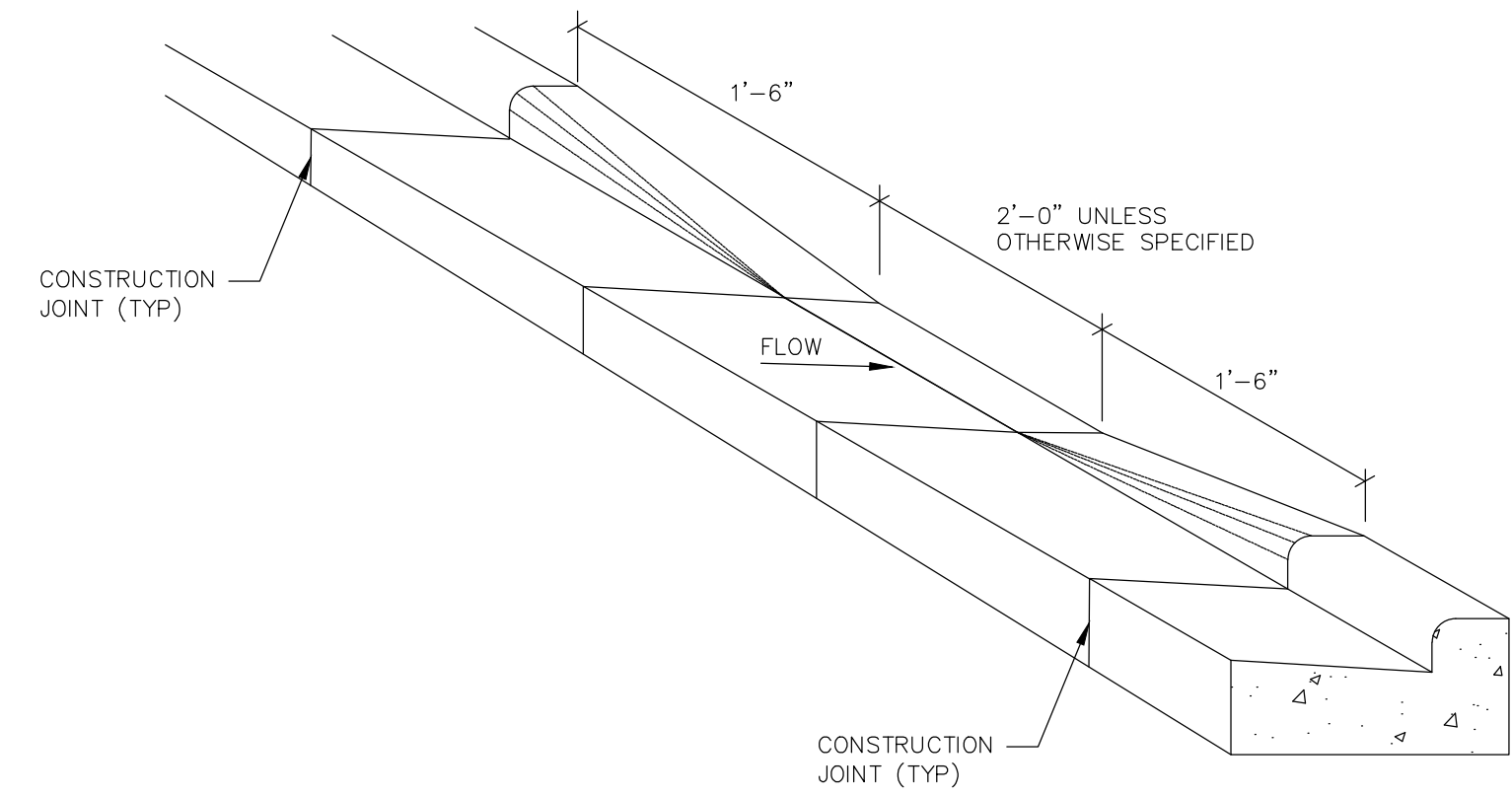
**STOP SIGN WITH CONCRETE BASE DETAIL**  
NO SCALE



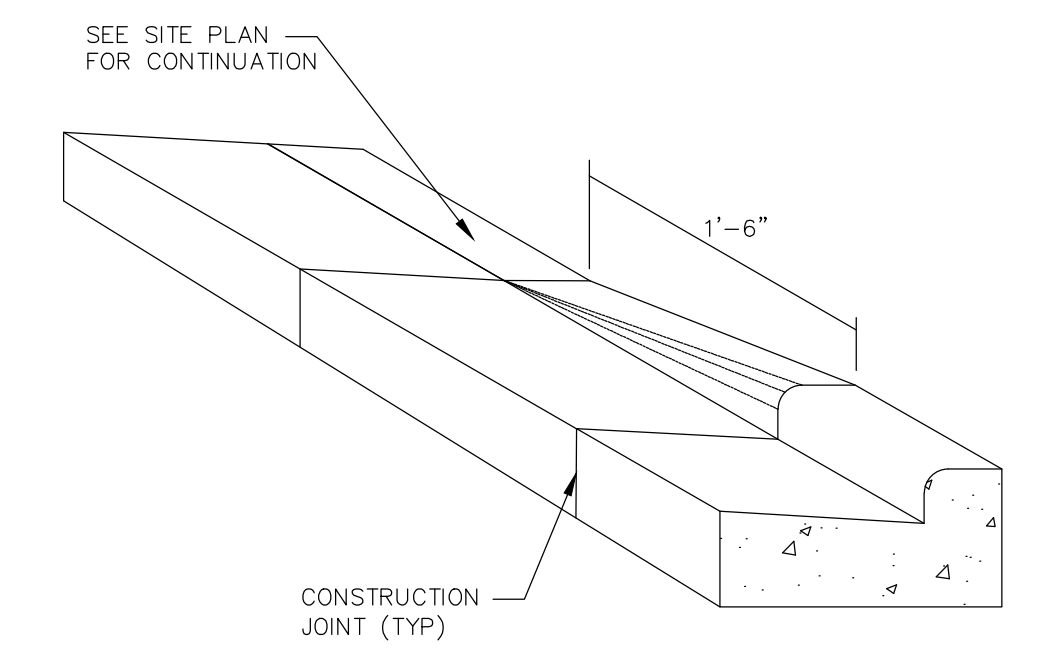
**HANDICAP SIGNAGE WITH CONCRETE BASE DETAIL**  
NO SCALE



**STONE STRIP DETAIL**  
NO SCALE



**CURB CUT DETAIL**  
NO SCALE



**CURB TAPER DETAIL**  
NO SCALE

SPECIFICATION NOTE:  
SEE SHEET C0.1 FOR PLAN  
SPECIFICATIONS AND REQUIREMENTS

CIVIL DETAILS

**PROJECT INFORMATION**

WISCONSIN PACKAGING AND CUTTING FACILITY FOR:  
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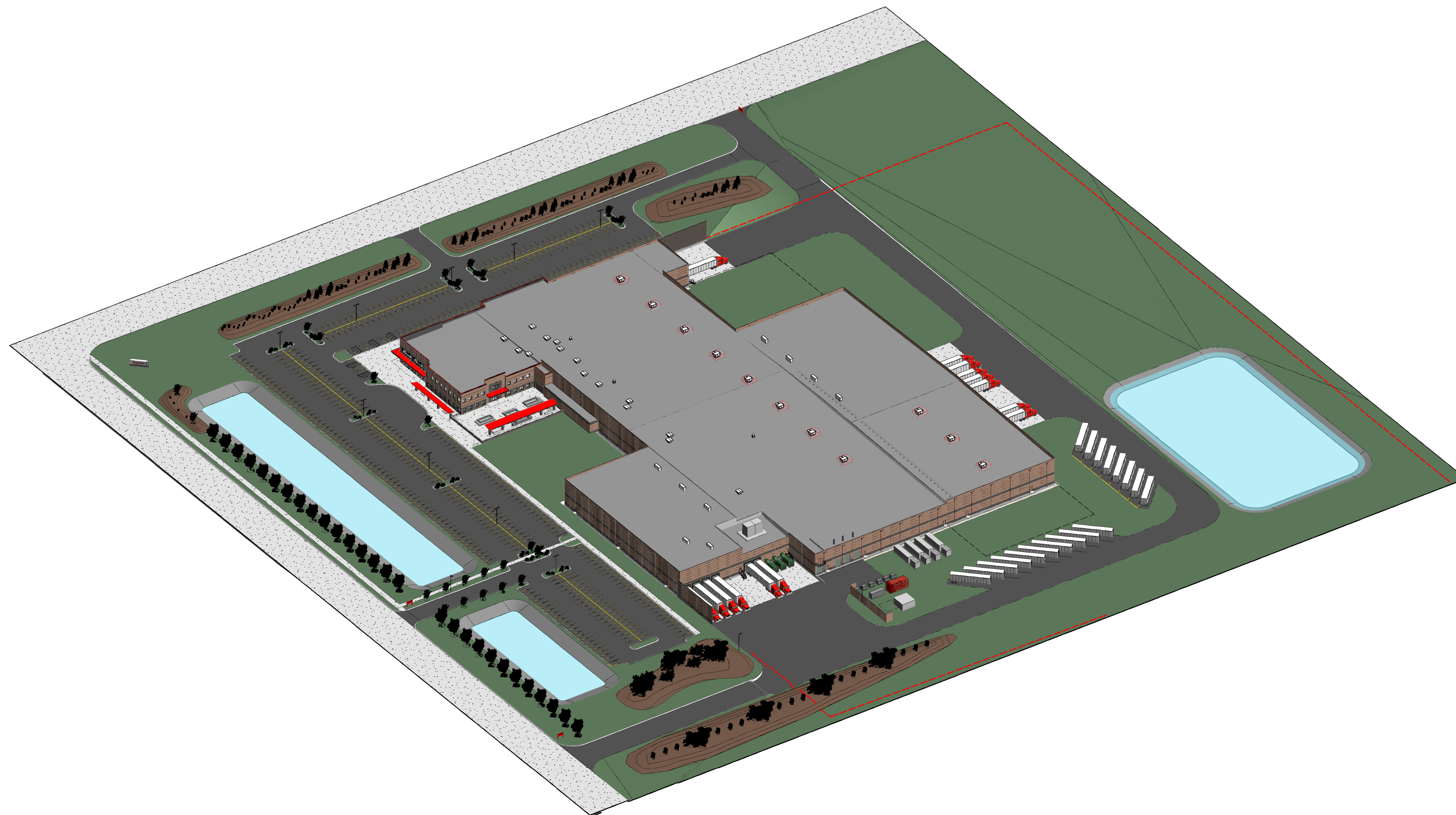
JOB NUMBER  
2113260

SHEET NUMBER  
**C2.0**

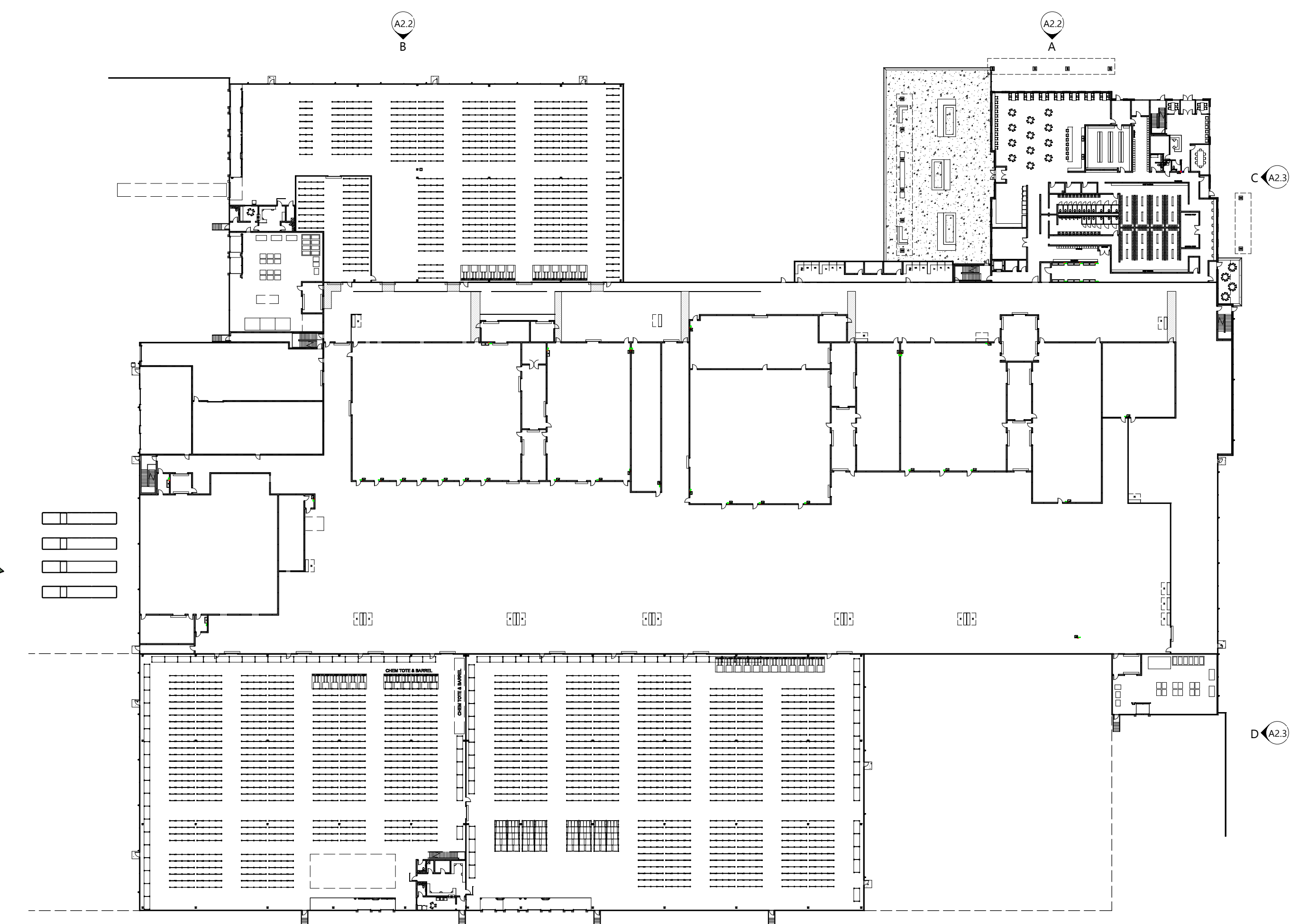




**PERSPECTIVE VIEW LOOKING SOUTHWEST - INTERSECTION OF 27TH AND OAKWOOD DRIVE**



**ISOMETRIC VIEW LOOKING NORTHWEST**



**ELEVATION KEY PLAN**  
NORTH SCALE: 1" = 60'-0"

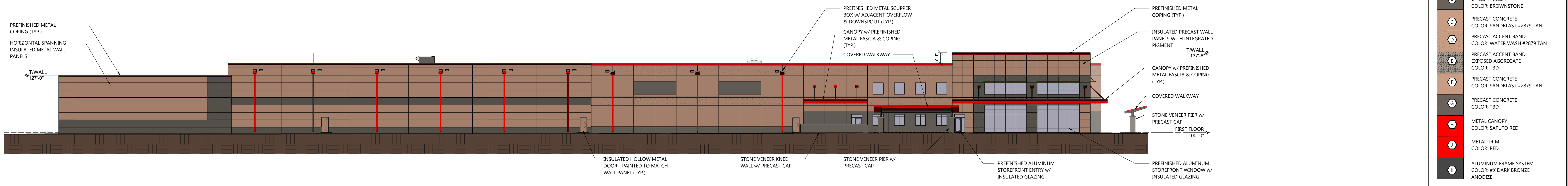


**PROJECT INFORMATION**

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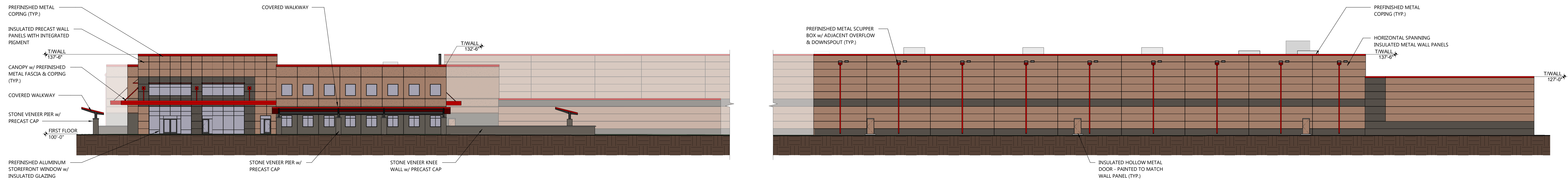
**EXTERIOR FINISH KEY**

- A INSULATED METAL PANEL (CLADDING)  
CF-MESA  
COLOR: SANDSTONE
- B INSULATED METAL PANEL (CLADDING)  
CF-LIGHT MESA  
COLOR: BROWNSTONE
- C PRECAST CONCRETE  
COLOR: SANDBLAST #2879 TAN
- D PRECAST ACCENT BAND  
COLOR: WATER WASH #2879 TAN
- E PRECAST ACCENT BAND  
EXPOSED AGGREGATE  
COLOR: TBD
- F PRECAST CONCRETE  
COLOR: SANDBLAST #2879 TAN
- G PRECAST CONCRETE  
COLOR: TBD
- H METAL CANOPY  
COLOR: SAPUTO RED
- I METAL TRIM  
COLOR: RED
- K ALUMINUM FRAME SYSTEM  
COLOR: #X DARK BRONZE ANODIZE



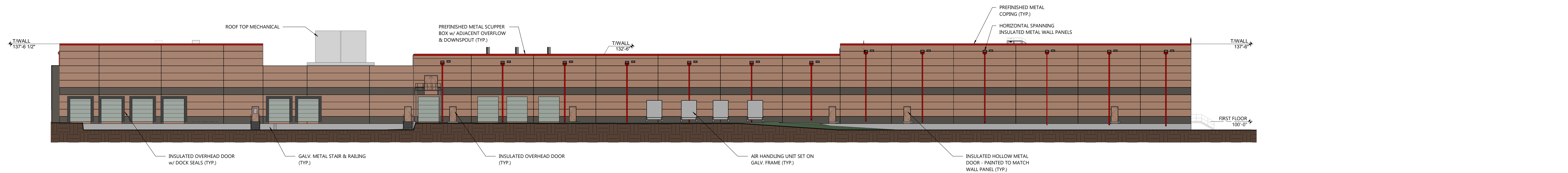
**EAST ELEVATION**

SCALE: 1" = 20'-0"



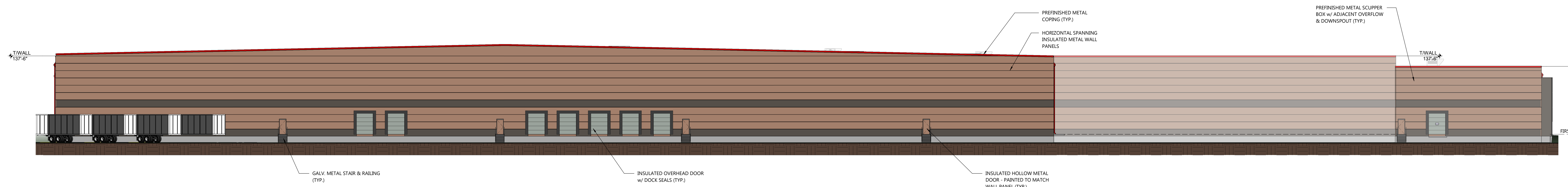
**NORTH ELEVATION**

SCALE: 1" = 20'-0"



**WEST ELEVATION**

SCALE: 1" = 20'-0"



**SOUTH ELEVATION**

SCALE: 1" = 20'-0"

PROFESSIONAL SEAL

**PRELIMINARY DATES**

NOV. 4, 2021

**NOT FOR CONSTRUCTION**

**JOB NUMBER**

2113260

**SHEET NUMBER**

**A2.1**

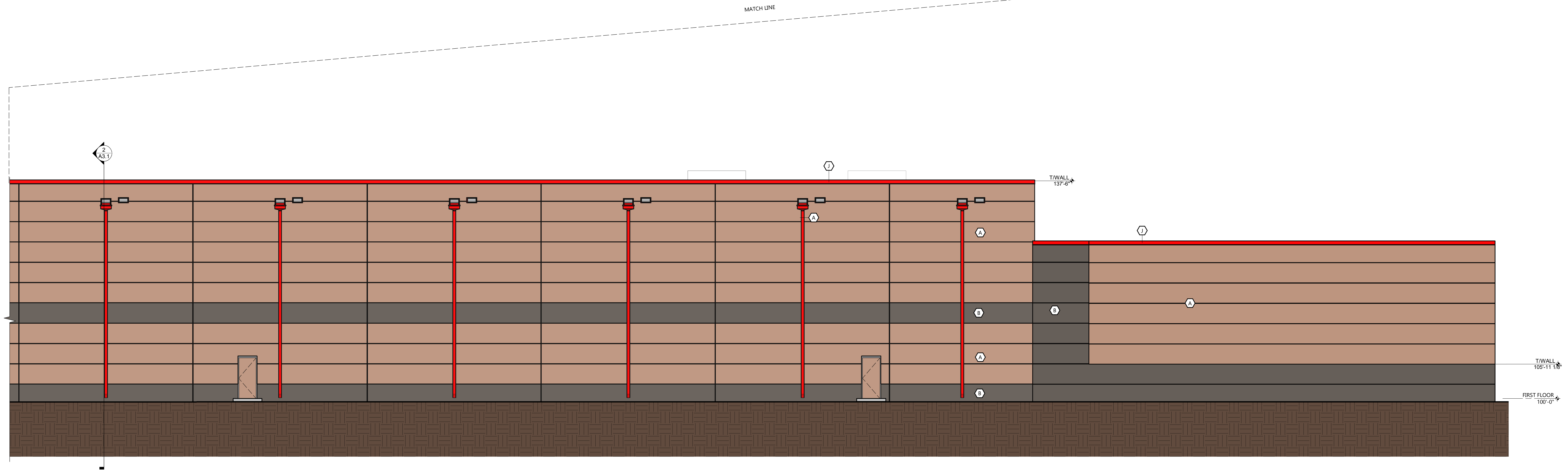


EXTERIOR FINISH KEY	
A	INSULATED METAL PANEL (CLADDING) CF-MESA COLOR: SANDSTONE
B	INSULATED METAL PANEL (CLADDING) CF-LIGHT MESA COLOR: BROWNSTONE
C	PRECAST CONCRETE COLOR: SANDBLAST #2879 TAN
D	PRECAST ACCENT BAND COLOR: WATER WASH #2879 TAN
E	PRECAST ACCENT BAND EXPOSED AGGREGATE COLOR: TBD
F	PRECAST CONCRETE COLOR: SANDBLAST #2879 TAN
G	PRECAST CONCRETE COLOR: TBD
H	METAL CANOPY COLOR: SAPUTO RED
I	METAL TRIM COLOR: RED
K	ALUMINUM FRAME SYSTEM COLOR: #X DARK BRONZE ANODIZE



ELEVATION - ENLARGED NORTH OFFICE

SCALE: 1/8" = 1'-0"

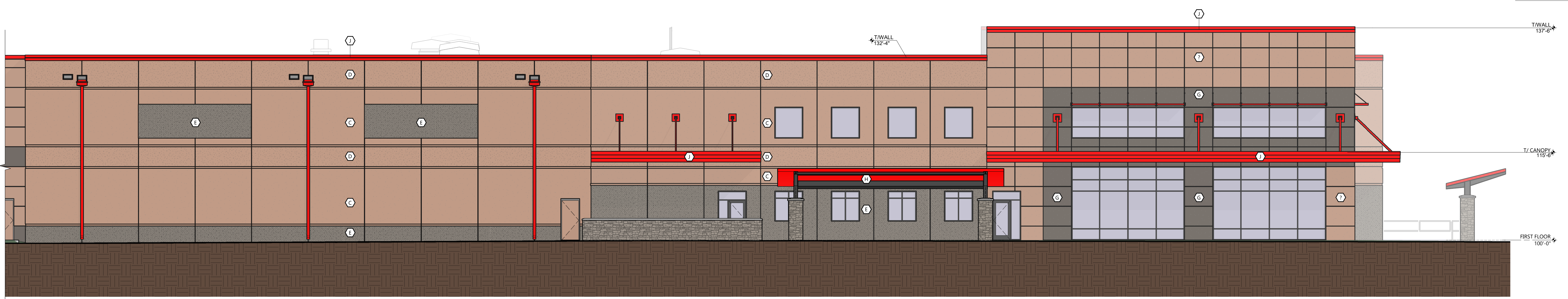


ELEVATION - ENLARGED NORTH WAREHOUSE

SCALE: 1/8" = 1'-0"

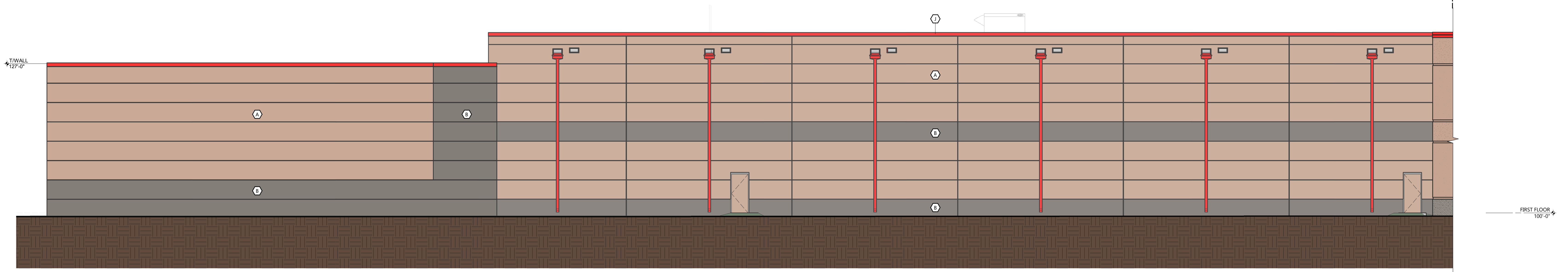


EXTERIOR FINISH KEY	
A	INSULATED METAL PANEL (CLADDING) CF-MESA COLOR: SANDSTONE
B	INSULATED METAL PANEL (CLADDING) CF LIGHT MESA COLOR: BROWNSTONE
C	PRECAST CONCRETE COLOR: SANDBLAST #2879 TAN
D	PRECAST ACCENT BAND COLOR: WATER WASH #2879 TAN
E	PRECAST ACCENT BAND EXPOSED AGGREGATE COLOR: TBD
F	PRECAST CONCRETE COLOR: SANDBLAST #2879 TAN
G	PRECAST CONCRETE COLOR: TBD
H	METAL CANOPY COLOR: SAPUTO RED
I	METAL TRIM COLOR: RED
K	ALUMINUM FRAME SYSTEM COLOR: #X DARK BRONZE ANODIZE



**C** ELEVATION - ENLARGED EAST OFFICE  
 A2.3 SCALE: 1/8" = 1'-0"

MATCH LINE



**D** ELEVATION - ENLARGED EAST WAREHOUSE  
 A2.3 SCALE: 1/8" = 1'-0"

PROFESSIONAL SEAL

PRELIMINARY DATES

NOV. 4, 2021

JOB NUMBER  
2113260

SHEET NUMBER

A2.3

ARCHITECTURAL ENLARGED EXTERIOR ELEVATIONS

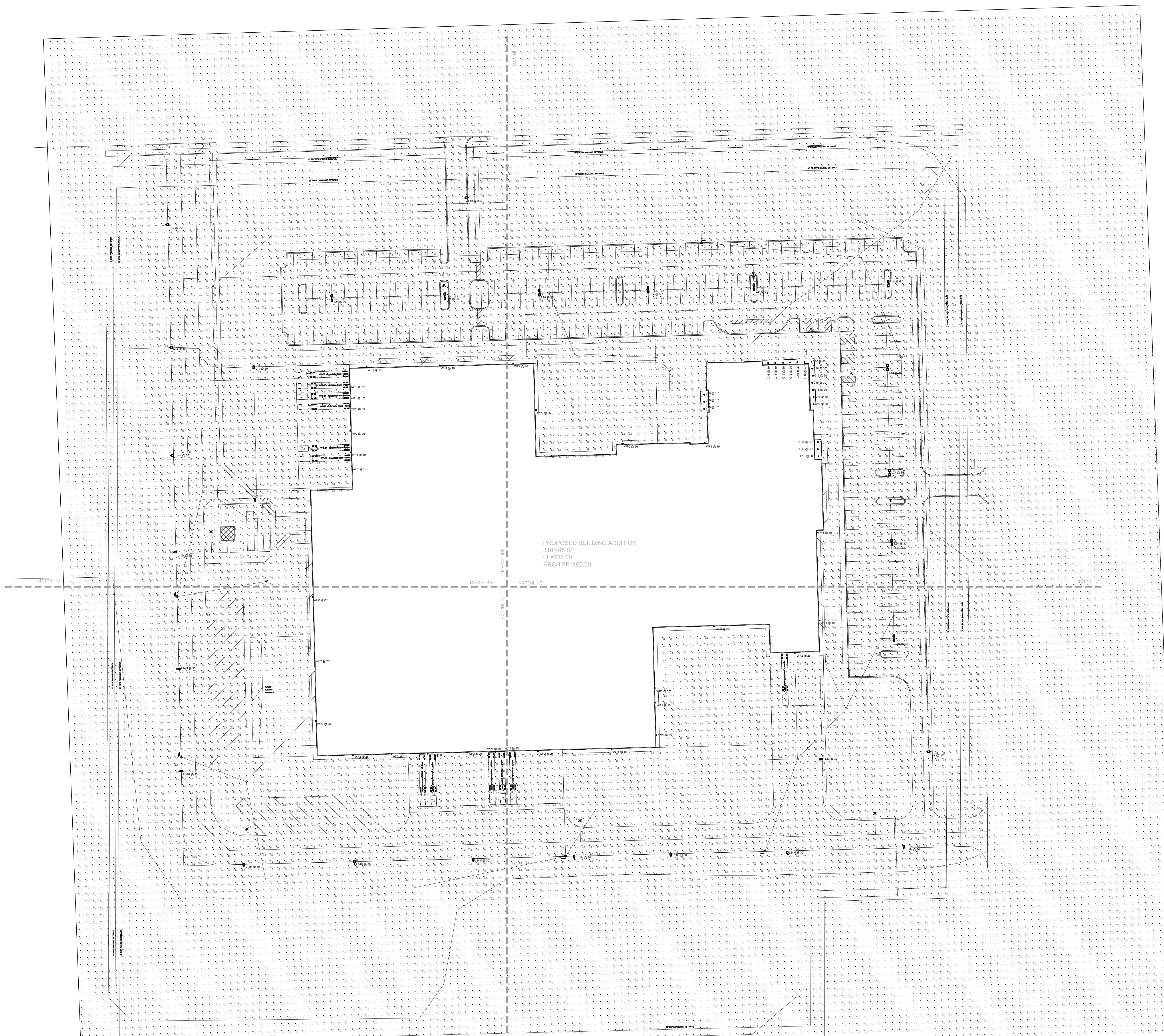
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**SITE PLAN PHOTOMETRIC - OVERALL**  
 SCALE: 1" = 60'  


**PROJECT INFORMATION**

WISCONSIN PACKAGING AND CUTTING FACILITY FOR:  
**SAPUTO CHEESE USA, INC.**  
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PROFESSIONAL SEAL

**PRELIMINARY DATES**  
 NOV. 4, 2021

**NOT FOR CONSTRUCTION**

**JOB NUMBER**  
 2113260

**SHEET NUMBER**

**PXP1**

PROJECT INFORMATION

WISCONSIN PACKAGING AND CUTTING FACILITY FOR:  
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NOV. 4, 2021

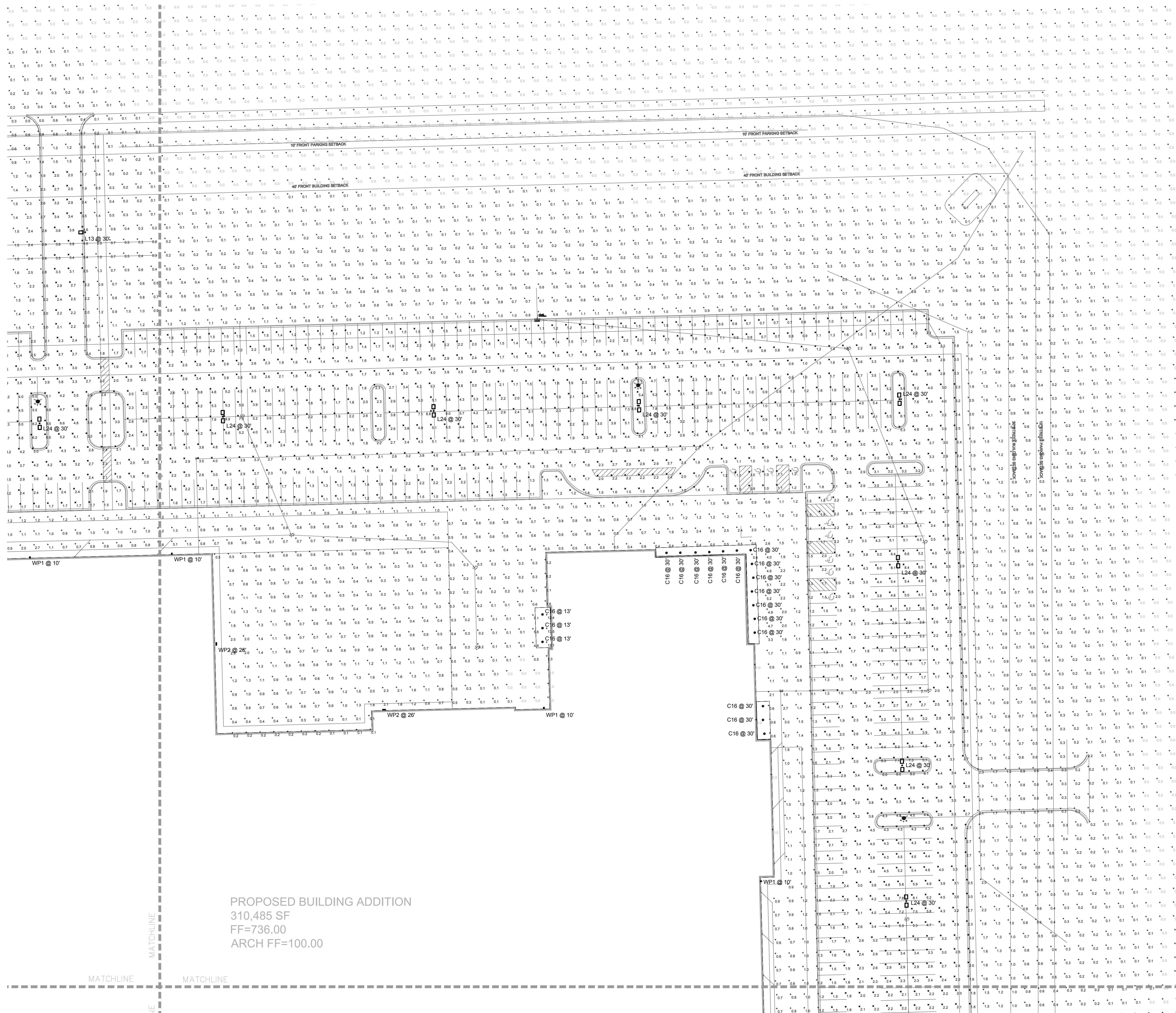
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**PXP1A**

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PROPOSED BUILDING ADDITION  
 310,485 SF  
 FF=736.00  
 ARCH FF=100.00

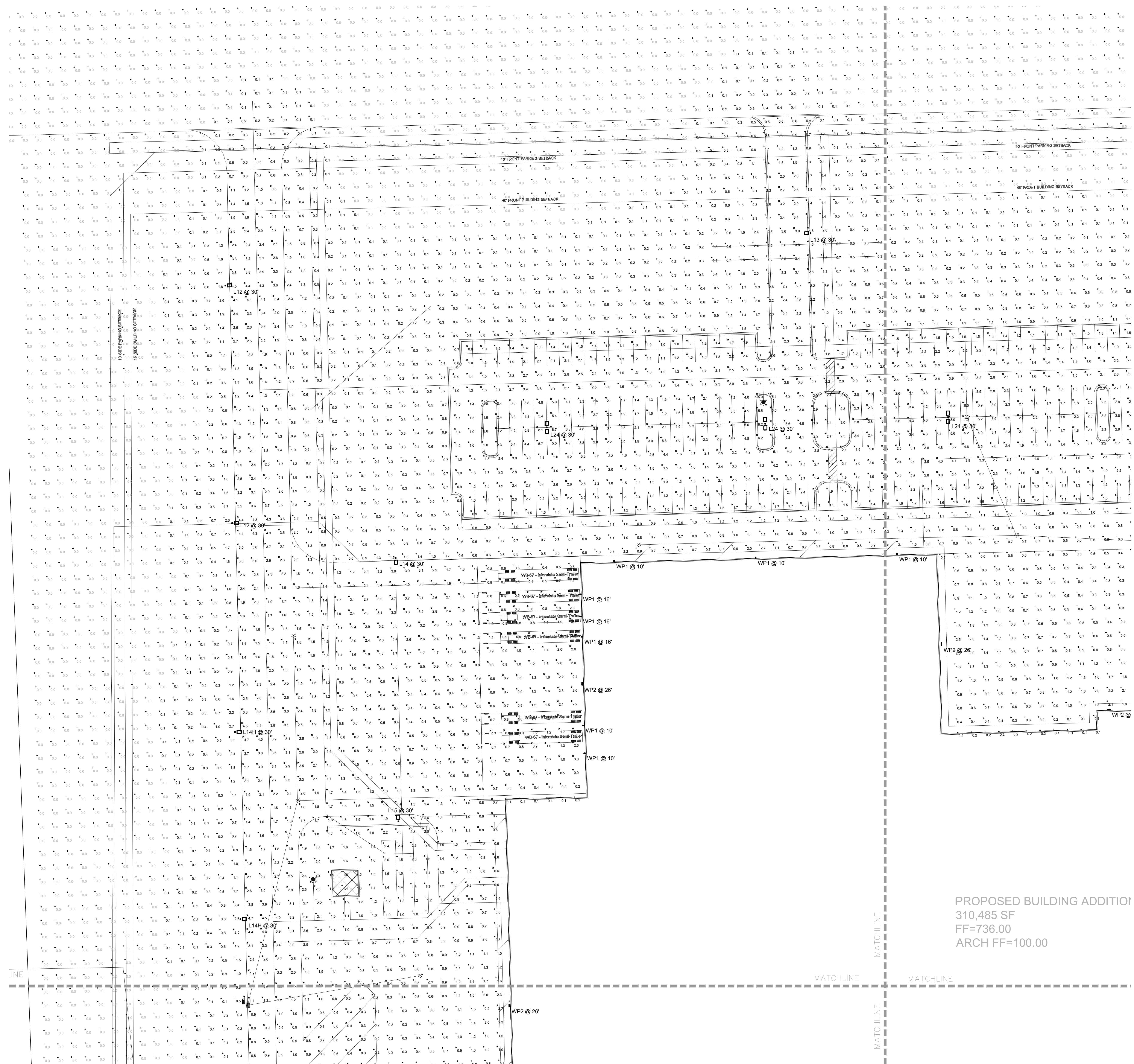
**SITE PLAN PHOTOMETRIC - AREA A**  
 SCALE: 1" = 30'

NOT FOR CONSTRUCTION



PROJECT INFORMATION

WISCONSIN PACKAGING AND CUTTING FACILITY FOR:  
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 SOUTH 27TH AND WEST OAKWOOD ROAD • FRANKLIN, WI



PROPOSED BUILDING ADDITION  
 310,485 SF  
 FF=736.00  
 ARCH FF=100.00

**SITE PLAN PHOTOMETRIC - AREA B**  
 SCALE: 1" = 30'

PROFESSIONAL SEAL

PRELIMINARY DATES

NOV. 4, 2021

JOB NUMBER

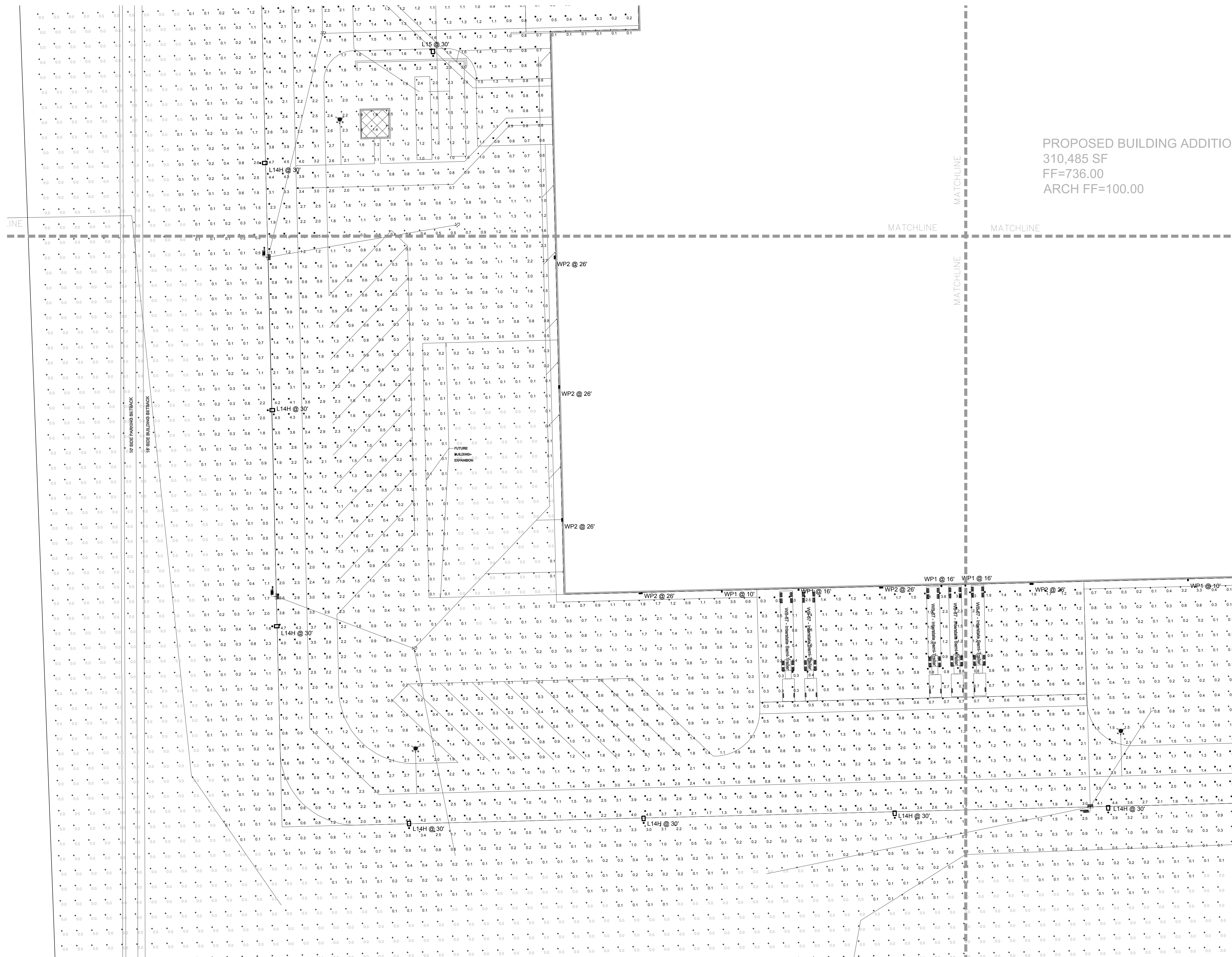
2113260

SHEET NUMBER

**PXP1B**

NOT FOR CONSTRUCTION





PROPOSED BUILDING ADDITION  
 310,485 SF  
 FF=736.00  
 ARCH FF=100.00

**SITE PLAN PHOTOMETRIC - AREA C**  
 SCALE: 1" = 30'

**PROJECT INFORMATION**

WISCONSIN PACKAGING AND CUTTING FACILITY FOR:  
**SAPUTO CHEESE USA, INC.**  
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PROFESSIONAL SEAL

**PRELIMINARY DATES**

NOV. 4, 2021  
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**JOB NUMBER**

2113260

**SHEET NUMBER**

**PXP1C**

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