

CITY OF FRANKLIN  
PLAN COMMISSION MEETING\*  
FRANKLIN CITY HALL COUNCIL CHAMBERS  
9229 W. LOOMIS ROAD, FRANKLIN, WISCONSIN  
AGENDA  
THURSDAY, MARCH 9, 2017, 7:00 P.M.

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

B. **Approval of Minutes**

1. Approval of regular meeting of February 23, 2017.

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

1. **X-PER-T'S SERVICES, INC. LANDSCAPING, SNOW REMOVAL AND BUILDING MAINTENANCE BUSINESS.** Special Use application by Brian F. Drumel, owner, X-Per-T's Services, Inc., to operate a landscaping, snow removal and building maintenance business upon property zoned B-4 South 27th Street Mixed-Use Commercial District, located at 8833 South 27th Street; Tax Key No. 855-9908-001. **A PUBLIC HEARING IS SCHEDULED FOR THIS MEETING UPON THIS MATTER.**

2. **MULTI-TENANT RETAIL BUILDING WITH A DRIVE THROUGH FACILITY.** Special Use application by Steven W. Doran, Managing Member of Daybreak Capital, LLC, to allow for construction of an approximately 4,500 square foot multi-tenant retail building (3 tenants) with a drive through facility within the outlot at the front of the Hobby Lobby building located at 6807 South 27th Street, property zoned Planned Development District No. 13 (Wal-Mart/Sam's Wholesale Club); Requested Waivers of South 27th Street Design Overlay District Standards:

- a. 15-3.0352B. Allowance of 51% more parking than required under Section 15-5.0203 (68 spaces requested) subject to applicant providing additional landscape plantings beyond the amounts required by the Unified Development Ordinance.
- b. 15-3.0355B.7. Allowance for windows with glazing and gray film and without pediments at the top, on the building's east facade.

Tax Key No. 738-9974-008. **A PUBLIC HEARING IS SCHEDULED FOR THIS MEETING UPON THIS MATTER.** [SUBJECT MATTER CONTINUED FROM THE FEBRUARY 23, 2017 MEETING. THIS PUBLIC HEARING WAS PREVIOUSLY NOTICED FOR, OPENED AND HELD AT THE PLAN COMMISSION MEETING ON FEBRUARY 23, 2017, AND

THEN POSTPONED AND CONTINUED TO THE MARCH 9, 2017 PLAN  
COMMISSION MEETING TO ALLOW FOR FURTHER PUBLIC INPUT.]

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

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

\*\*Notice is given that a majority of the Common Council may attend this meeting to gather information about an agenda item over which they have decision-making responsibility. This may constitute a meeting of the Common Council per *State ex rel. Badke v. Greendale Village Board*, even though the 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: March 23, 2017

**City of Franklin  
Plan Commission Meeting  
February 23, 2017  
Minutes**

Unapproved

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

Mayor Steve Olson called the February 23, 2017 Regular Plan Commission meeting to order at 7:00 p.m. in the Council Chambers at Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin.

Present were Commissioners Patricia Hogan, Kevin Haley David Fowler, Alderman Mark Dandrea and City Engineer Glen Morrow. Excused was Commissioner Patrick Leon. Also present were Principal Planner Nick Fuchs and Planning Manager Joel Dietl.

**B. Approval of Minutes**

1. Regular Meeting of February 9, 2017.

Commissioner Hogan moved and Alderman Dandrea seconded approval of the February 9, 2017 minutes of the regular meeting of the Plan Commission. On voice vote, all voted 'aye'. Motion carried (5-0-0).

**C. Public Hearing Business Matters**

**1. JERRY'S AUTO XPRESSIONS BUILDING ADDITION.** Special Use Amendment application by Jerry Kezman, d/b/a Jerry's Auto Xpressions, for construction of a 54 foot by 35 foot and 6 inches (1,917 square feet) building addition (3,888 square feet existing building size; 5,805 square feet total proposed building size) on the south side of the existing building, which will include three windows on the south elevation and an overhead door and service door on the east elevation, upon property zoned B-4 South 27th Street Mixed-Use Commercial District, located at 2803 West Southland Drive; Tax Key No. 855-9973-003.

Planning Manager Dietl presented the request by Jerry's Auto Xpressions, for construction of a 54 foot by 35 foot and 6 inches (1,917 square feet) building addition on the south side of the existing building, which will include three windows on the south elevation and an overhead door and service door on the east elevation.

The Official Notice of Public Hearing was read in to the record by Principal Planner Fuchs and the Public Hearing was opened at 7:02 p.m. and closed at 7:06 p.m.

Commissioner Fowler moved and Alderman Dandrea seconded a motion to recommend approval of a Resolution to amend Resolution Nos. 98-4751 and 2000-4979, imposing conditions and restrictions for the approval of a Special Use for property located at 2803 West Southland Drive to allow for construction of a building addition to the existing Jerry's Auto Xpressions building. On voice vote, all voted 'aye'. Motion carried (5-0-0).

**2. JEFFREY D. PEELLEN AND ROXANNE M. PEELLEN SINGLE-FAMILY RESIDENCE CONSTRUCTION.** Rezoning application by Jeffrey D. Peelen and Roxanne M. Peelen, property owners,

Planning Manager Dietl presented the request by Jeffrey D. Peelen and Roxanne M. Peelen to rezone portions of the property located at 7145 South Woelfel Road.

The Official Notice of Public Hearing was read in to the record by Principal Planner Fuchs and the Public Hearing was opened

to rezone portions of the property located at 7145 South Woelfel Road from C-1 Conservancy District and FW Floodway District to R-3E Suburban/Estate Single-Family Residence District to allow for a single-family residence on the property; Tax Key No. 754-9994-024.

at 7:13 p.m. and closed at 7:13 p.m.

Alderman Dandrea moved and Commissioner Fowler seconded a motion to recommend approval of an Ordinance to amend the Unified Development Ordinance (zoning map) to rezone certain parcels of land from C-1 Conservancy District and FW Floodway District to R-3E Suburban/Estate Single-Family Residence District. On voice vote, all voted 'aye'. Motion carried (5-0-0).

**3. MULTI-TENANT RETAIL BUILDING WITH A DRIVE THROUGH FACILITY.**

Special Use application by Steven W. Doran, Managing Member of Daybreak Capital, LLC, to allow for construction of an approximately 4,500 square foot multi-tenant retail building (3 tenants) with a drive through facility within the outlot at the front of the Hobby Lobby building located at 6807 South 27th Street, property zoned Planned Development District No. 13 (Wal-Mart/Sam's Wholesale Club); Tax Key No. 738-9974-008.

Planning Manager Dietl presented the request by Steven W. Doran, Managing Member of Daybreak Capital, LLC, to allow for construction of an approximately 4,500 square foot multi-tenant retail building (3 tenants) with a drive through facility within the outlot at the front of the Hobby Lobby building located at 6807 South 27th Street.

The Official Notice of Public Hearing was read in to the record by Principal Planner Fuchs and the Public Hearing was opened at 7:16 p.m.

Commissioner Haley moved and Commissioner Hogan seconded a motion to postpone and continue the public hearing to the March 9, 2017 meeting. On voice vote, all voted 'aye'. Motion carried (5-0-0)

**D. Business Matters**

1. None.

**E. Adjournment**

Commissioner Hogan moved and Commissioner Haley seconded to adjourn the Plan Commission meeting of February 23, 2017 at 7:17 p.m. All voted 'aye'; motion carried. (5-0-0)

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

Meeting of March 9, 2017

**Special Use**


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**RECOMMENDATION:** City Development Staff recommends the Plan Commission postpone and continue the subject matter and public hearing to the March 23, 2017 Plan Commission meeting.

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**Project Name:** X-Per-T's Services, Inc. Special Use

**Project Address:** 8833 South 27<sup>th</sup> Street

**Applicant:** X-Per-T's Services, Inc.

**Owners (property):** X-Per-T's Services, Inc. (L/C)  
Ervin W & Beverly Martens

**Current Zoning:** B-4 South 27<sup>th</sup> Street Mixed Use Commercial District

**2025 Comprehensive Master Plan** Mixed Use

**Use of Surrounding Properties:** Vacant land zoned B-4 South 27<sup>th</sup> Street Mixed Use Commercial District (to the north), Commercial (to the south), the City of Oak Creek (to the east) and vacant land zoned R-3 Suburban/Estate Single-Family Residence District (to the west).

**Applicant Action Requested:** Recommendation of approval for the proposed Special Use for X-Per-T's Services, Inc. to operate at 8833 South 27<sup>th</sup> Street.

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**INTRODUCTION:**

On January 26, 2017, Brian F. Drumel submitted a Special Use application on behalf of X-Per-T's Services, Inc. requesting approval to operate a landscaping, snow removal and building maintenance business use within the former National True Value building located at 8833 South 27<sup>th</sup> Street. The proposed use corresponds to Standard Industrial Classification (SIC) Title No. 0782, Lawn and Garden Services (with outdoor storage) and SIC Title No. 7349 Building Maintenance Services, Not Elsewhere Classified, which are both allowed within the B-4 South 27<sup>th</sup> Street Mixed Use Commercial District as a Special Use.

**HISTORY:**

X-Per-T's Services, Inc. has been operating at 8833 South 27<sup>th</sup> Street since April of 2016, without any approvals from the City of Franklin. In order to address this situation, Staff has been working with X-Per-T's Services, Inc. on obtaining Special Use approval.

**PROJECT DESCRIPTION AND ANALYSIS:**

The applicant had not submitted revised materials addressing Staff's review comments for the Plan Commission. Therefore, Staff recommends the item be tabled to allow the applicant

additional time to revise their plans as necessary, prior to submitting for Plan Commission and Common Council review.

**STAFF RECOMMENDATION:**

City Development Staff recommends the Plan Commission postpone and continue the subject matter and public hearing to the March 23, 2017 Plan Commission meeting.

## RESOLUTION NO. 2017-\_\_\_\_\_

A RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS  
FOR THE APPROVAL OF A SPECIAL USE FOR A LANDSCAPING, SNOW  
REMOVAL AND BUILDING MAINTENANCE BUSINESS USE UPON PROPERTY  
LOCATED AT 8833 SOUTH 27TH STREET  
(BRIAN F. DRUMEL, OWNER, X-PER-T'S SERVICES, INC., APPLICANT)

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WHEREAS, Brian F. Drumel, owner, X-Per-T's Services, Inc., having petitioned the City of Franklin for the approval of a Special Use within a B-4 South 27th Street Mixed-Use Commercial District under Standard Industrial Classification Title No. 0782 "Lawn and Garden Services" and Standard Industrial Classification Title No. 7349 "Building Cleaning and Maintenance Services, Not Elsewhere", to allow for a landscaping, snow removal and building maintenance business use, upon property located at 8833 South 27th Street, bearing Tax Key No. 855-9908-001, more particularly described as follows:

PARCEL A: That part of the Northeast 1/4 of Section 24, in Town 5 North, Range 21 East, in the City of Franklin, County of Milwaukee, State of Wisconsin, bounded and described as follows: Commencing at a point in the East line of said 1/4 Section, 836.30 feet South of the Northeast corner of said 1/4 Section; thence South 88° 26' 40" West and parallel to the North line of the South 1/2 of the North 1/2 of said 1/4 Section 357.79 feet to a point; thence South and parallel to the East line of said 1/4 Section, 163.96 feet to a point; thence North 88° 29' 30" East and parallel to the South line of the South 1/2 of the North 1/2 of said 1/4 Section, 357.78 feet to a point in the East line of said 1/4 Section; thence North along the East line 164.30 feet to the place of commencement, excepting the East 80 feet and the South 30 feet thereof.

PARCEL B: That part of the South 1/2 of the North 1/2 of the Northeast 1/4 of Section 24, in Town 5 North, Range 21 East, in the City of Franklin, County of Milwaukee, State of Wisconsin, bounded and described as follows: Commencing at the Northeast corner of said 1/4 Section; running thence South along the East line of said 1/4 Section 666.30 feet to a point; thence South 88° 29' 40" West along the North line of South 1/2 of the North 1/2 of said 1/4 Section, 357.79 feet to the place of beginning of the land about to be described; continuing thence South 88° 29' 40" West 100.00 feet to a point; thence South and parallel to the East line of said 1/4 Section, 333.93 feet to a point; thence North 88° 29' 30" East and parallel to the South line of North 1/2 of said 1/4 Section 100.00 feet to a point; thence North and parallel to the East line of said 1/4 Section, 334.02 feet to the place of commencement, excepting the South 30 feet thereof; and

BRIAN F. DRUMEL, OWNER, X-PER-T'S SERVICES, INC. – SPECIAL USE  
RESOLUTION NO. 2017-\_\_\_\_\_

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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 9th day of March, 2017, 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 Brian F. Drumel, owner, X-Per-T's Services, 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 Brian F. Drumel, owner, X-Per-T's Services, Inc., successors and assigns, as a landscaping, snow removal and building maintenance business use, which shall be developed in substantial compliance with, and operated and maintained by Brian F. Drumel, owner, X-Per-T's Services, Inc., pursuant to those plans City file-stamped \_\_\_\_\_, 2017 and annexed hereto and incorporated herein as Exhibit A.
2. Brian F. Drumel, owner, X-Per-T's Services, 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 X-Per-T's Services, Inc. landscaping, snow removal and building maintenance business, 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 Brian F. Drumel, owner, X-Per-



BRIAN F. DRUMEL, OWNER, X-PER-T'S SERVICES, INC. – SPECIAL USE  
RESOLUTION NO. 2017-\_\_\_\_\_

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T's Services, Inc. and the landscaping, snow removal and building maintenance business use for the property located at 8833 South 27th Street: (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 Brian F. Drumel, owner, X-Per-T's Services, 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 \_\_\_\_\_, 2017.

BRIAN F. DRUMEL, OWNER, X-PER-T'S SERVICES, INC. – SPECIAL USE  
RESOLUTION NO. 2017-\_\_\_\_\_

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Passed and adopted at a regular meeting of the Common Council of the City of  
Franklin this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

APPROVED:

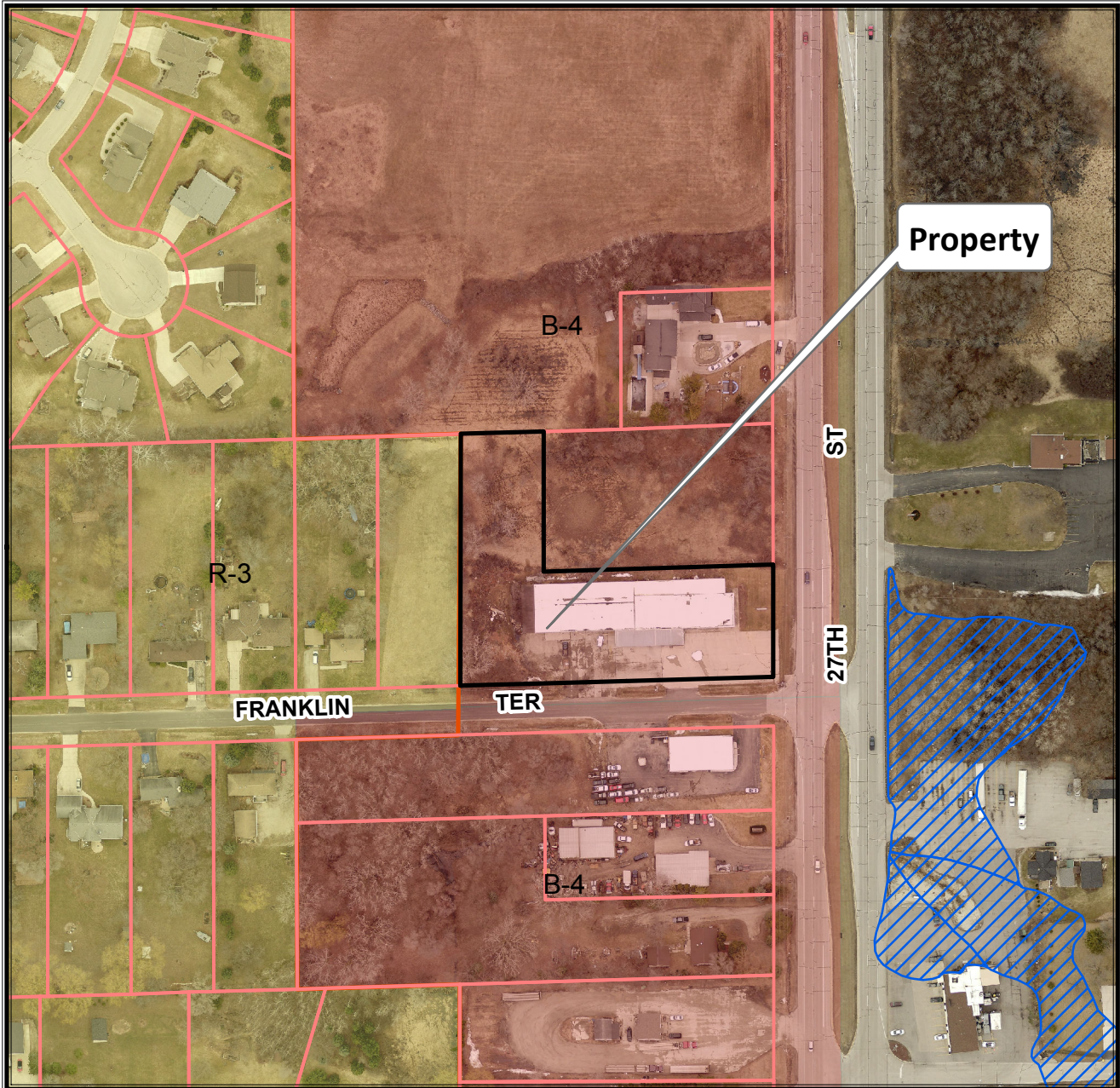
\_\_\_\_\_  
Stephen R. Olson, Mayor

ATTEST:

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

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

8833 S. 27th Street  
TKN 855 9908 001



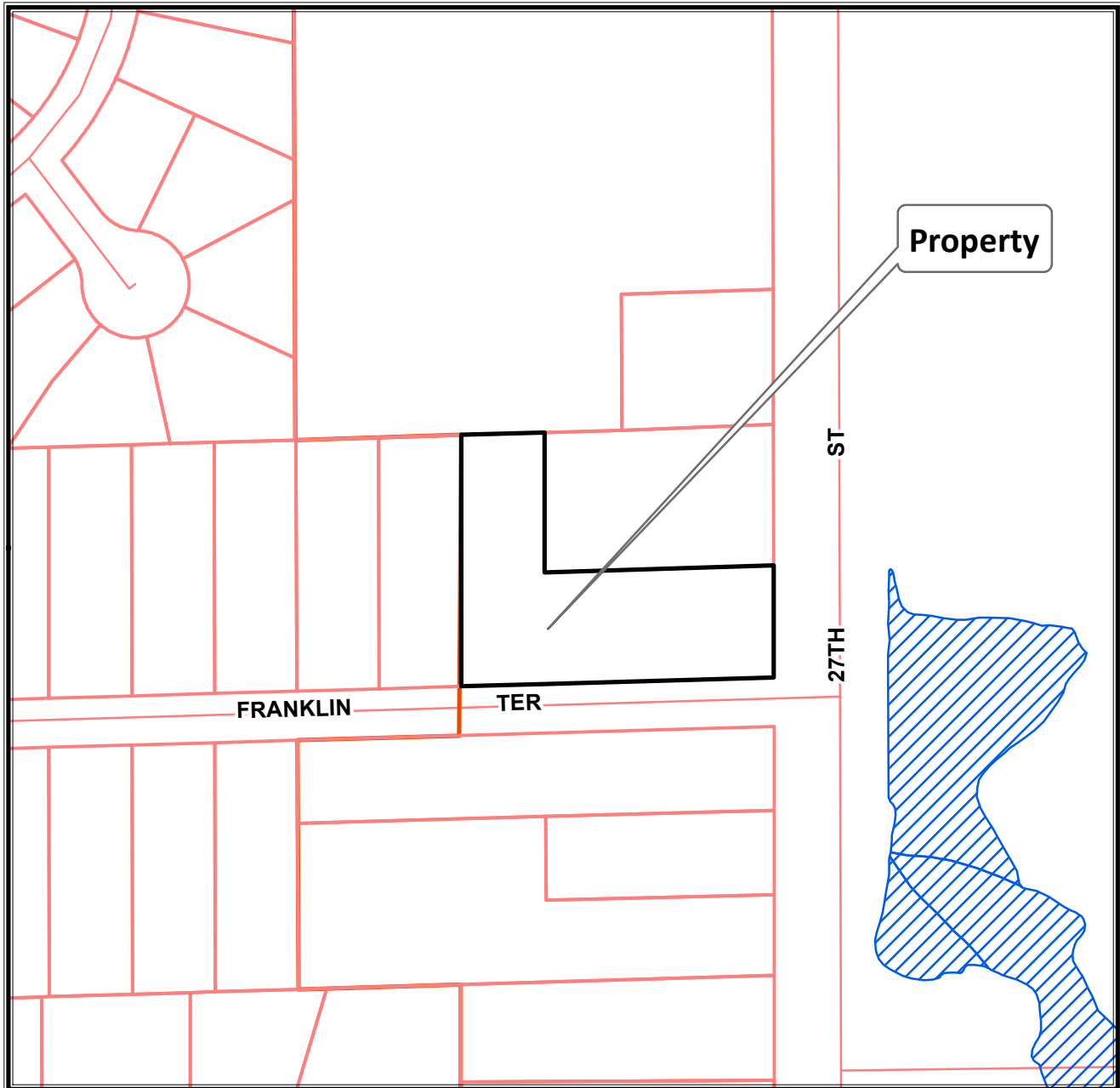
**Planning Department**  
**(414) 425-4024**

0 115 230 460 Feet

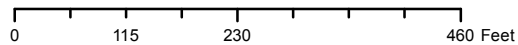
  
**NORTH**  
2017 Aerial Photo

*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.*

8833 S. 27th Street  
TKN 855 9908 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.*







## CITY OF FRANKLIN



## REPORT TO THE PLAN COMMISSION

Meeting of February 23, 2017

**Special Use and Site Plan**


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**RECOMMENDATION:** City Development staff recommends approval of the proposed Special Use and associated Site Plan for a multi-tenant retail building with a drive-through facility upon property located at 6807 S. 27<sup>th</sup> Street subject to the conditions set forth in the draft Resolution. Staff further recommends approval of the waivers to the South 27<sup>th</sup> Street Design Overlay District Standards subject to the conditions also set forth in the draft Resolution.

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<b>Project Name:</b>	Multi-Tenant Retail Building
<b>Project Address:</b>	6807 South 27 <sup>th</sup> Street
<b>Applicant:</b>	Steve Doran, Daybreak Capital, LLC
<b>Property Owner:</b>	WS Franklin LLC
<b>Current Zoning:</b>	Planned Development District No. 13, South 27 <sup>th</sup> Street Design Overlay District
<b>2025 Comprehensive Plan</b>	Commercial
<b>Use of Surrounding Properties:</b>	Wendy's, Walmart and Sam's Club to the north; Dental Associates and vacant land to the south; City of Oak Creek to the east; and Hobby Lobby to the west
<b>Applicant Action Requested:</b>	Recommendation of approval for the proposed Special Use and associated Site Plan for the muti-tenant retail building at 6807 S. 27 <sup>th</sup> Street.

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Please note:

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

**INTRODUCTION**

On January 30, 2017, the applicant submitted Special Use and Site Plan Applications for the development of a multi-tenant retail building at 6807 South 27<sup>th</sup> Street. The applicant is proposing to construct a three tenant retail building in the existing parking lot in front of (east of) Hobby Lobby (in a new lot that was created by Certified Survey Map last year).

Although a public hearing on the Special Use request was scheduled and held at the Plan Commission's February 23, 2017 meeting, the applicant had not yet completed various revisions to the Site Plan. The applicant thus requested that this matter be carried over to the next Plan Commission meeting. Therefore, the Plan Commission moved to postpone and continue the public hearing at its March 9, 2017 meeting.

## **PROJECT DESCRIPTION AND ANALYSIS**

The applicant has submitted a Special Use Application for a restaurant with a drive-through facility associated with the proposed multi-tenant retail building (pursuant to Standard Industrial Classification code 5812, eating places with drive through facilities, which is identified as a special use in PDD No. 13). As indicated in the attached Site Plan, the applicant is proposing to:

- remove a portion of the existing parking lot (parking stalls, drive aisles, and landscape islands) in order to construct the approximately 4,500 square foot multi-tenant retail building within the central portion of the recently created lot;
- locate the proposed drive through facility on the south side of the proposed building;
- retain the existing parking on the north and south sides of the parcel;
- add a landscape island and re-configure the parking on the west side of the parcel;
- re-configure the parking on the east side of the building;
- construct additional parking adjacent to S. 27<sup>th</sup> Street;
- add a landscape island on the south side of the drive through facility;
- add a garbage dumpster and enclosure on the west side of the parcel;
- include a sidewalk and outdoor seating area on the east side of the building; and
- construct a sidewalk connection to the existing sidewalk on 27<sup>th</sup> Street, and extend pedestrian striping through the parking lot from the sidewalk connection to the building.

## **SPECIAL USE**

The applicant's responses to the Unified Development Ordinance's Special Use standards are attached.

Staff has no objection to the proposed use with a drive through facility, subject to Plan Commission approval of the associated Site Plan for this project.

## **SITE PLAN**

Although an outdoor seating area has been identified on the proposed plans, details about the site furnishings, pedestrian amenities, etc. have not been provided. Staff recommends that the applicant shall provide additional details about the outdoor seating area, including but not limited to site furnishings and pedestrian amenities, to the Department of City Development for review and approval prior to issuance of a Building Permit, and that such amenities be installed prior to issuance of an Occupancy Permit.

It is important to note that numerous utilities and easements exist on the subject property, including but not limited to: an access easement on the east and south sides of the existing parcel; telephone and We Energies easements on the south side of the property; and a water main easement extending across the central portion of the property. Staff recommends that the applicant shall obtain approval from the parties holding each of the easements located on the subject property pursuant to any site changes within each respective easement, for Engineering Department review and approval, prior to issuance of a Building Permit. It can be noted that the applicant has made numerous revisions to the site plan to avoid and minimize changes to, and structures within, the subject easements.

Neither a Snow Storage Plan, nor details about snow storage, have been provided by the applicant. Staff suggests that snow storage areas be identified on the Landscaping Plan for Department of City Development review and approval prior to issuance of a Building Permit.

Parking:

PDD No. 13 states that the applicant shall provide the minimum off-street parking and loading as required by Section 14 of the City of Franklin Zoning Code (the City's zoning ordinance prior to the current Unified Development Ordinance). That section (as well as current UDO standards) require 45 parking stalls for the uses envisioned for the proposed retail building. The applicant indicates they are providing 55 parking spaces, however, a hand count of the parking spaces shown on the Site Plan and on the Landscape Plan indicate 68 parking spaces. This is 23 parking stalls, or about 51 percent more, than the required amount of parking. However, staff understands that currently, the entire subject parcel is part of a parking lot, and the applicant would like to retain the flexibility to potentially have a second restaurant at this location. Therefore, staff suggests that the applicant revise the Site Plan to remove such parking as to more closely match the amount required by PDD No. 13, and further suggests that the proposed new parking spaces along S. 27<sup>th</sup> Street be among the parking removed, for Department of City Development review and approval prior to issuance of a Building Permit.

It is important to note that the amount of parking currently proposed will require a waiver from the South 27<sup>th</sup> Street Design Standards, as discussed later in this report.

All parking space and drive aisle sizes comply with Sections 15-5.0202 and 15-5.0204 of the UDO. Two ADA accessible parking spaces are provided in front of the building, which complies with ADA standards and Table 15-5.0202(I)(1) of the UDO.

Landscaping:

Planned Development District No. 13 references Section 15.7 of the previous City of Franklin Zoning Ordinance for review of landscaping plans by the Architectural Review Board. The Plan Commission now serves as the review board for commercial projects and as such, a detailed Landscape Plan has been provided for review.

It can be noted that some existing landscaping islands were removed to allow construction of the proposed building, and that new landscaping islands were provided along the west boundary of the property and immediately south of the drive through facility. In addition, extensive foundation plantings have been provided, primarily on the north and west sides of the building.

Staff recommended to the applicant that the Landscape Plan comply with Division 15-5.0300, Required Landscaping, of the UDO. Table 15-5.0302 of the UDO requires one canopy/shade tree, one evergreen tree, one decorative tree and one shrub for every five provided parking spaces.

Given that the applicant appears to be providing 68 parking spaces on the property, 14 plantings of each type are required. The Landscape Plan includes 11 canopy/shade trees, 12 evergreen trees, 13 decorative trees, and 41 shrubs. Staff would note that the UDO allows credit for preserving existing landscaping, however, the Landscape Plan does not indicate if any existing trees will remain.

Staff recommends that the applicant shall revise the Landscape Plan's planting calculations to reflect the number of parking stalls shown on the Site Plan, for Department of City Development review and approval prior to issuance of a Building Permit, and that such plantings be installed prior to issuance of an Occupancy Permit.

Staff recommends that a planting guaranty of 2-years shall be provided by the landscape contractor and that guarantee noted on the Landscape Plan per Section 15-5.0303G.3. of the UDO prior to issuance of an Occupancy Permit.

Staff recommends that the applicant shall verify if any existing landscape trees and shrubs will be retained, noted as such on the Landscape Plan, and if dead or in poor health, be replaced, for Department of City Development review and approval prior to issuance of an Occupancy Permit.

#### Lighting:

The applicant has provided a Lighting Plan with photometrics. The Lighting Plan includes four new light poles, one existing light pole to remain, and 8 wall pack lights. The four new light poles will be about 20' tall. The maximum footcandles is 6.6 and at the property lines are 6.0. However, it appears that these lighting levels are similar to the existing lighting levels.

Therefore, staff suggests that the lighting levels adjacent to the proposed new light poles on the north and west sides of the property be redesigned to reduce the lighting levels for Department of City Development review and approval prior to issuance of a Building Permit.

#### Architecture:

The applicant is primarily utilizing masonry (four types of CMU and two types of standard brick) for the exterior façade, with EFIS on the east elevation where signage is envisioned. The building (with parapets) is approximately 21' high, with the parapets extending approximately 6' above the actual roof. Building articulation includes minor variations in the roofline/parapet height, and on the corners of the building. Awnings have been provided over all doors and windows.

Staff would note that the applicant is requesting waivers from South 27<sup>th</sup> Street Design Overlay District standards in regard to the windows. As such, the Plan Commission may wish to consider requiring additional architectural features or enhancements and consider any such changes as compensation for some of the requested waivers to the South 27<sup>th</sup> Street Design Overlay District standards.

#### Signage:

The applicant has noted that they are proposing a monument sign adjacent to S. 27<sup>th</sup> Street and probable wall signs on the east elevation of the building.

PDD No. 13 states that signs shall be in conformance with the provisions of the City of Franklin Sign Ordinance. As such, staff recommends that review and approval of all signage on the subject property shall be conducted by the Architectural Review Board and subject to issuance of a Sign Permit from the Inspection Department, prior to installation of any signage.



Grading, Drainage, Erosion Control and Storm Water Management:

The development is entirely within the existing impervious surface area of the site. The applicant will be adding some greenspace as shown on the attached Erosion Control and Grading Plans. Pursuant to PDD No. 13, staff recommends that the grading, erosion control, and stormwater management plans shall be subject to review and approval by the City Engineer prior to issuance of a Building Permit.

Natural Resource Protection Plan:

As the subject site is entirely within an existing impervious surface area, and is not adjacent to any open space, staff has not requested a natural resource protection plan.

South 27<sup>th</sup> Street Design Overlay District Standards and Necessary Waivers:

The subject property is located within the South 27th Street Design Overlay District. This zoning district contains special architectural, parking and landscaping standards for sites with new buildings or for projects that result in an increase in floor area of fifty (50) percent or more over the floor area of the existing building at the time of the addition. The proposed new building must meet these standards.

The Design Overlay District authorizes the Plan Commission to waive any of the District standards by 5 votes of all the members of the Plan Commission provided that 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, or, in the case of parking provisions, where it can be demonstrated that the required parking is excessive or where specified areas are provided for the future provision of additional parking if necessary.

- **Section 15-3.0352B. 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.”

Although the applicant has indicated that parking reductions have been made from their initial submittal, that the third tenant is unknown at this time, and that in the future a second restaurant is a possibility, a waiver from this standard is still required.

Furthermore, the applicant is already proposing a total landscaping area in excess of the amount required by PDD No. 13. Staff recommends approval of the requested waiver subject to the provision that the applicant shall provide additional landscape plantings beyond the amounts required by the UDO, for review and approval by the Department of City Development prior to issuance of an Occupancy Permit. Staff would suggest that all new parking adjacent to S. 27<sup>th</sup> Street be removed. It can be noted that some, but not all of the nearby properties, provide a greater setback and landscape buffer along 27<sup>th</sup> Street.

- **Section 15-3.0355B.7. Windows.**

“Windows which allow views to the interior activity or display areas are expected.

Windows shall include sills at the bottom and pediments at the top. Glass curtain walls, reflective glass, and painted or darkly tinted glass shall not be used.”

The applicant has indicated that they would like to request a waiver to retain the full height curtain wall-like windows with glazing on the building's east façade, noting that they help identify each building tenant's entrance. As compared to the initial submittal, it can be noted that the applicant has added sills and pediments to all other windows, reduced the size of these other windows, and has added additional masonry and decorative features to the masonry on the building's façade. *Staff recommends that this waiver be granted.*

### **COMPREHENSIVE MASTER PLAN CONSISTENCY**

- *Consistent with, as defined by Wisconsin State Statute, means “furthers or does not contradict the objectives, goals, and policies contained in the comprehensive plan.”*

Comprehensive Master Plan. The City of Franklin 2025 Comprehensive Master Plan (CMP) identifies the subject property as Commercial. The surrounding future land uses are Commercial.

Staff believes that the proposed multi-tenant retail building use is consistent with the City's Comprehensive Master Plan goals, objectives, and policies, including but not limited to:

- Encourage land uses, densities, and regulations that promote efficient development patterns and relatively low municipal and utility costs.
- Build community identity by revitalizing main streets, special districts, and other important areas of the City, enforcing appropriate design standards, and by creating and preserving varied and unique development and land uses.
- Ensure compatibility with adjacent land uses.
- Expand and stabilize the current economic base.
- The 70/30 Goal of the City.

Staff believes the subject proposal is also consistent with the “South 27<sup>th</sup> Street Corridor Plan” which recommends that this area serve as a regional shopping center district comprised of large and mid-sized retail uses and supporting and complementary commercial uses such as restaurants and offices.

### **STAFF RECOMMENDATION**

City Development staff recommends approval of the proposed Special Use and associated Site Plan for the proposed multi-tenant retail building with a drive-through facility upon property located at 6807 S. 27<sup>th</sup> Street subject to the conditions set forth in the draft Resolution. Staff further recommends approval of the waivers to the South 27<sup>th</sup> Street Design Overlay District Standards subject to the conditions also set forth in the draft Resolution.

## RESOLUTION NO. 2017-\_\_\_\_\_

A RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS  
FOR THE APPROVAL OF A SPECIAL USE TO ALLOW FOR AN  
EATING AND DRINKING PLACES USE UPON PROPERTY LOCATED  
AT 6807 SOUTH 27TH STREET  
(STEVEN W. DORAN, MANAGING MEMBER OF DAYBREAK  
CAPITAL, LLC, APPLICANT)

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WHEREAS, Steven W. Doran, Managing Member of Daybreak Capital, LLC having petitioned for the approval of a Special Use in Planned Development District No. 13 (Wal-Mart/Sam's Wholesale Club), to allow for an Eating and Drinking Places use, specifically, approval of the application would allow for applicant's current intended construction of an approximately 4,500 square foot multi-tenant retail building (3 tenants) with a drive through facility, upon property located at 6807 South 27th Street, bearing Tax Key No. 738-9974-008, more particularly described as follows:

Lot 2 of Certified Survey Map No. 8844, recorded September 7, 2016 as Document No. 10600197, being a redivision of Lot 1 of Certified Survey Map No. 6543, recorded on August 7, 1998 and as corrected by Affidavit of Correction recorded as Document No. 7724864, being a part of the Northeast 1/4 and the Northwest 1/4 of the Southeast 1/4 of Section 1, Township 5 North, Range 21 East, in the City of Franklin, County of Milwaukee, State of Wisconsin; and

WHEREAS, such petition having been duly referred to the Plan Commission of the City of Franklin for a public hearing, pursuant to the requirements of §15-9.0103D. of the Unified Development Ordinance, and a public hearing having been held before the Plan Commission on the 23rd day of February, 2017, 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.

STEVEN W. DORAN, MANAGING MEMBER OF DAYBREAK CAPITAL, LLC –  
SPECIAL USE  
RESOLUTION NO. 2017-\_\_\_\_\_

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NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Common Council of the City of Franklin, Wisconsin, that the petition of Steven W. Doran, Managing Member of Daybreak Capital, LLC, 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 Steven W. Doran, Managing Member of Daybreak Capital, LLC, successors and assigns, as an Eating and Drinking Places with a drive through facility use, which shall be developed in substantial compliance with, and operated and maintained by Steven W. Doran, Managing Member of Daybreak Capital, LLC, pursuant to those plans City file-stamped \_\_\_\_\_, 2017 and annexed hereto and incorporated herein as Exhibit A.
2. Steven W. Doran, Managing Member of Daybreak Capital, LLC, 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 Daybreak Capital, LLC Eating and Drinking Places with a drive through facility, 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 Steven W. Doran, Managing Member of Daybreak Capital, LLC Eating and Drinking Places with a drive through facility use for the property located at 6807 South 27th Street: (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 applicant shall provide additional details about the outdoor seating area, including but not limited to site furnishings and pedestrian amenities, to the Department of City Development for review and approval prior to the issuance of a Building Permit, and that such amenities be installed prior to the issuance of an Occupancy Permit.
5. That the applicant shall obtain approval from the parties holding each of the easements located on the subject property pursuant to any site changes within each respective easement, for Engineering Department review and approval, prior to the issuance of a Building Permit.

STEVEN W. DORAN, MANAGING MEMBER OF DAYBREAK CAPITAL, LLC –  
SPECIAL USE  
RESOLUTION NO. 2017-\_\_\_\_\_

Page 3

6. That the applicant shall revise the Landscape Plan's planting calculations to reflect the number of parking stalls shown on the Site Plan, for Department of City Development review and approval prior to the issuance of a Building Permit, and that such plantings be installed prior to the issuance of an Occupancy Permit.
7. That a planting guaranty of 2-years shall be provided by the landscape contractor and that guarantee noted on the Landscape Plan per Section 15-5.0303G.3. of the UDO prior to the issuance of an Occupancy Permit.
8. That the applicant shall verify if any existing landscape trees and shrubs will be retained, noted as such on the Landscape Plan, and if dead or in poor health, be replaced, for Department of City Development review and approval prior to the issuance of an Occupancy Permit.
9. That review and approval of all signage on the subject property shall be conducted by the Architectural Review Board and subject to the issuance of a Sign Permit from the Inspection Department, prior to installation of any signage.
10. That the grading, erosion control, and stormwater management plans shall be subject to review and approval by the City Engineer prior to the issuance of a Building Permit.
11. This resolution recognizes the March 9, 2017 Plan Commission waiver approvals granted as authorized under §15-3.0351 SOUTH 27TH STREET DESIGN OVERLAY DISTRICT, from the requirements under §15-3.0352B. PARKING REQUIREMENTS, 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.") to allow for 51% more parking than required under Section 15-5.0203 (68 spaces requested) and §15-3.0355B.7. ARCHITECTURAL REQUIREMENTS, B. Design Standards for Non-Residential Buildings [20,000 Square Feet or less in Area]., 7. Windows. ("Windows which allow views to the interior activity or display areas are expected. Windows shall include sills at the bottom and pediments at the top. Glass curtain walls, reflective glass, and painted or darkly tinted glass shall not be used.") to allow for windows with glazing and gray film and without pediments at the top, of the Unified Development Ordinance.

BE IT FURTHER RESOLVED, that in the event Steven W. Doran, Managing Member of Daybreak Capital, LLC, 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

STEVEN W. DORAN, MANAGING MEMBER OF DAYBREAK CAPITAL, LLC –  
SPECIAL USE  
RESOLUTION NO. 2017-\_\_\_\_\_

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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 \_\_\_\_\_, 2017, by Alderman \_\_\_\_\_.

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

APPROVED:

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

STEVEN W. DORAN, MANAGING MEMBER OF DAYBREAK CAPITAL, LLC –  
SPECIAL USE  
RESOLUTION NO. 2017-\_\_\_\_\_

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ATTEST:

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

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



**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: Yes, the development follows the purpose and intent of the zoning districts. As shown on L.1 Landscape plan - we are taking an underutilized parking lot and creating a new development with substantial greenspace.*

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: <sup>Adverse</sup> No impact. As shown on sheets A3.1 & A3.2, the design of the building is to enhance the surrounding property. Vehicle access across parcels is maintained, and pedestrian movement is enhanced via proposed sidewalks. Sheet 5.0.*

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 will not interfere with surrounding development. The building has been located such that all access easements to adjacent properties be maintained for current and future use*

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: Yes. Shared access easements are maintained from S. 27th Street, the property to the south. Public utilities are adjacent to property - water is on site. Refuse disposal is located for ease of access, and pedestrian sidewalks*

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: No congestion. Direct access is provided via access easement from S. 27th Street. Refer to sheet C2.0  
No residential near development.*



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: No - Converting asphalt parking lot into usable development. Additional landscape islands and greenspace have been added to enhance development. Refer to sheet L1.1 Landscape plan.*

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.

*Response: Project Complies - All regulations have been met with two exceptions. Waiver requested for full height curtain wall-like windows at tenant entry (recommended approval by staff) and allow parking (limited) along S. 27th Street, matching adjacent property.*

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

*Response: A drive-thru for restaurant use does not have any Special Standards per Section 15-3.0703 (Non-residential districts).*

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

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

*Response: Development provides opportunity for more diverse business use and redevelops empty and underutilized parking lot for new small business.*

2. **Alternative Locations.** Whether and to what extent such public goals can be met by the location of the proposed use and development at some other site or in some other area that may be more appropriate than the proposed site.

*Response: Existing parking lot is underutilized by existing use and prime candidate for redevelopment of this type. The development follows several other locations in area that have completed similar projects.*

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

*Due to existing easements - property has been developed to maximize vehicular flow through site, allow access to pedestrians coming to site and within site. Landscape and green space has been maintained and ever planted. We believe development enhances surrounding properties.*

**Response:**

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

*Response: Surrounding uses include big box retail, restaurants, and service type businesses. The building design and site plan create a more inviting road frontage with abundant landscape building materials which are mostly masonry and storefront glazing. The development will set a positive precedent of what future projects should have with regard to landscape and greenspace as well as building design.*

**Franklin**

MAR 01 2017

**City Development**

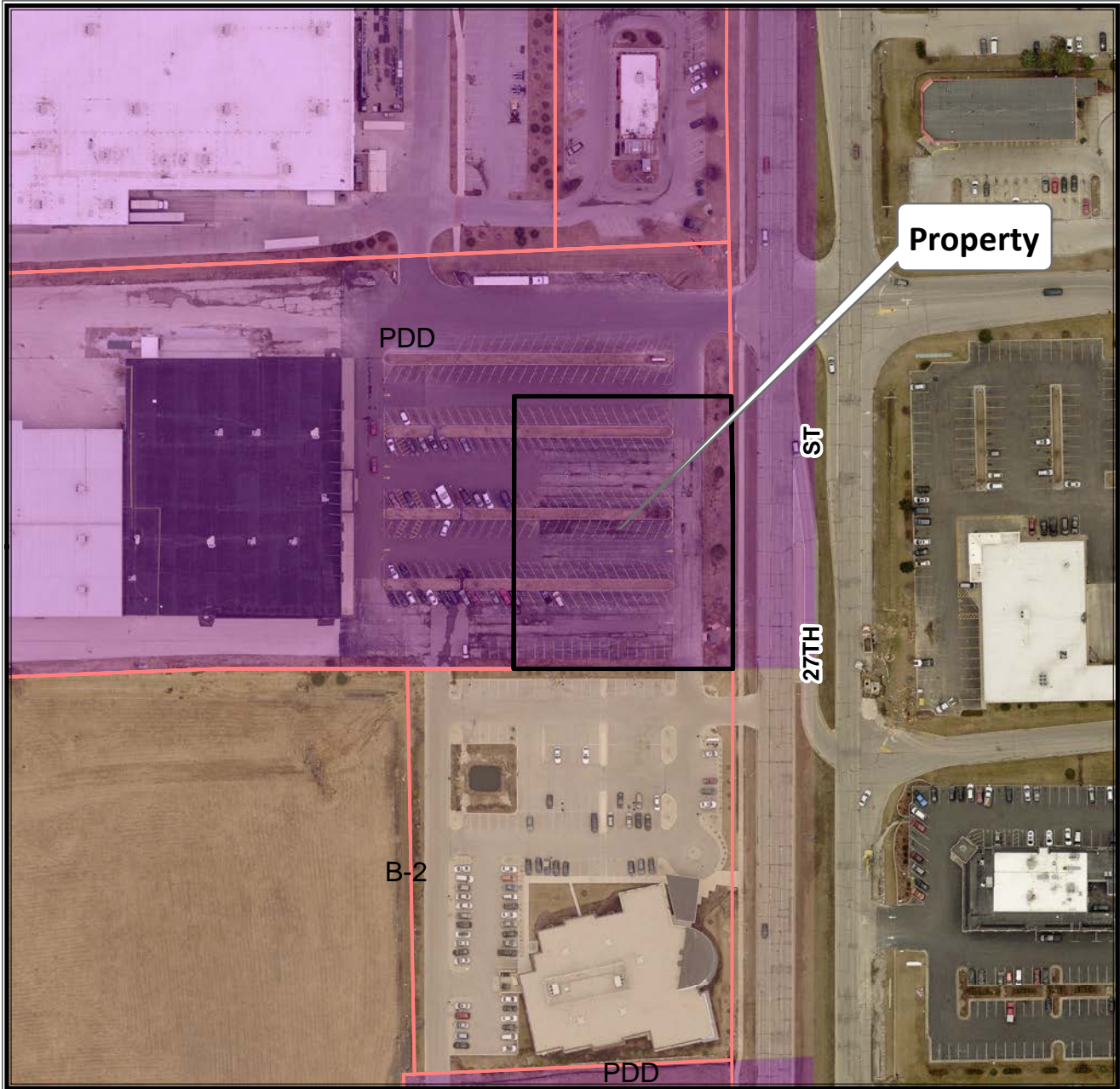
**Franklin**

MAR 01 2017

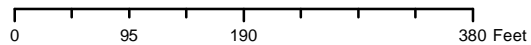
**City Development**



6807 S. 27th Street



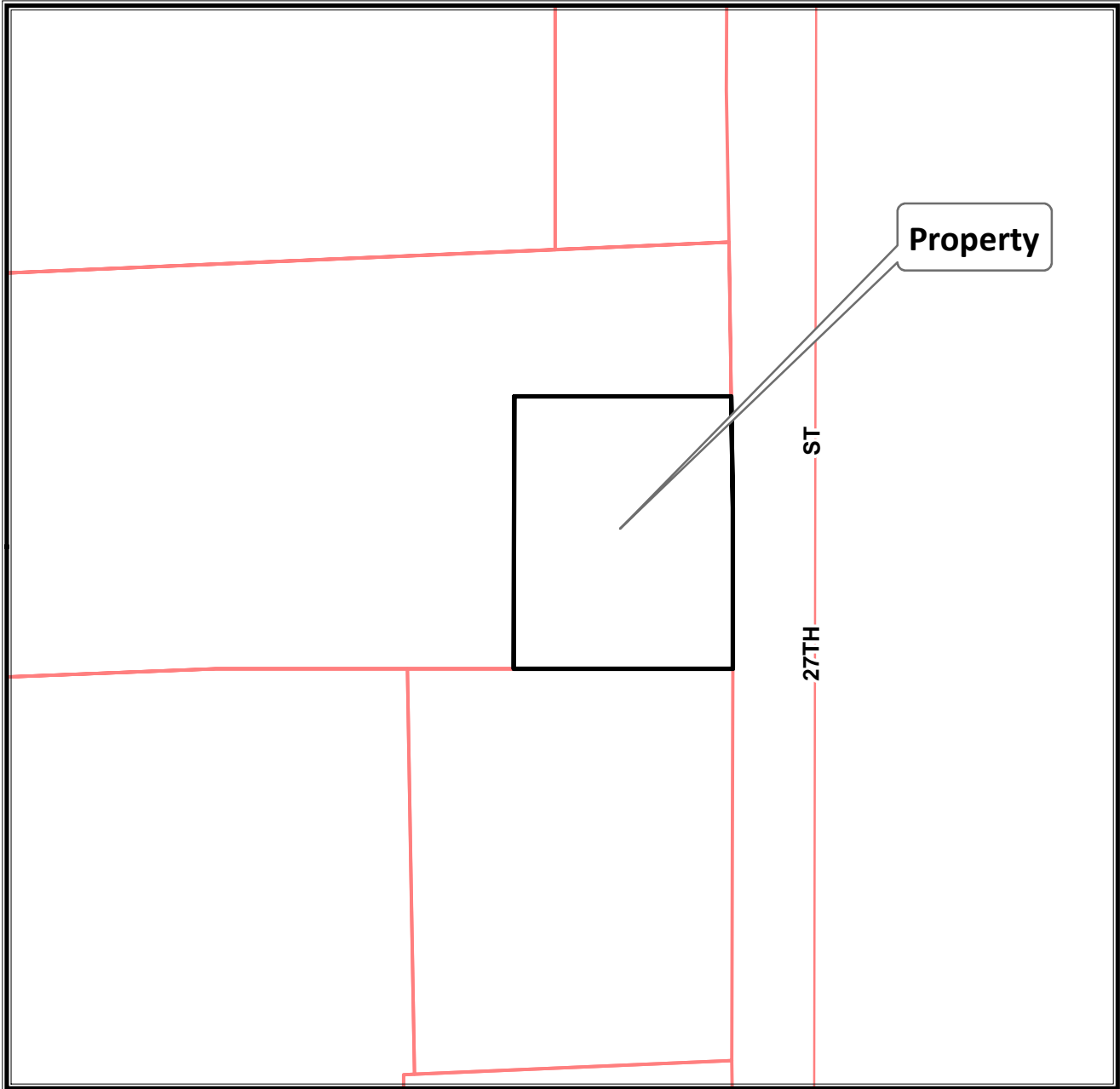
**Planning Department**  
**(414) 425-4024**



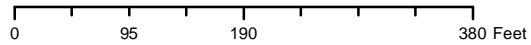
2017 Aerial Photo

*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.*

6807 S. 27th Street



**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.*

  
**NORTH**  
2017 Aerial Photo



March 1, 2017

**CITY OF FRANKLIN  
DEPARTMENT OF CITY DEVELOPMENT**

Joel Dietl, AICP Planning Manager  
9229 W. Loomis Road  
FRANKLIN, WI 53132  
(414) 425-4024  
EMAIL: [jdietl@franklinwi.gov](mailto:jdietl@franklinwi.gov)

RE: 6807 S. 27<sup>th</sup> Street Development

On behalf of Daybreak Capital, LLC, I am submitting this letter of response to staff comments received February 11, 2017 (dated May 3, 2016?) for the new construction of a 4,500 sf multi-tenant building. The current property is zoned PDD No. 13 which refers to Ord. No. 221, the Design Overlay District, which refers to the Unified Development Ordinance as well as the South 27<sup>th</sup> Street Corridor Plan. Comments received and responses provided are an effort to meet or exceed those regulations to the best of our ability. Those items which are not able to be met, have been carefully scrutinized and every attempt made to conform. We request a waiver be granted from those few instances where the requirements are not fully met. In exchange, we have provided supplemental design elements or improvements that are over and above those which are required.

We have provide a response to each comment, and attached herein. Please reference the Department of City Development – Staff Comments for specific response. For those items where we are not able to conform, I ask this project be granted a waiver. Those items are as follows:

**Off-Street Parking:**

Section 14.3 of Ord. 221 requires 45 stalls based upon the current tenants whom we have lease agreements in place. A restaurant tenant, and a business. The third tenant is yet undefined at this time. The initial site plan proposed 84 stalls. After revising the site plan to meet other requirements, specifically a 35 ft. access easement on both the east property line (North|South) and southern property line (East|West), as well as the newly created public water main easement, the site plan now provides only 55 parking stalls. Two of which are Handicapped Van accessible per code. Although we are providing parking above when have been determined, we are planning for any possible future tenants over the life of the building. In this instance, more than one restaurant could be tenants and require additional parking capacity.

Staff recommend removal of all parking spaces along S. 27<sup>th</sup> Street. While we did reduce the overall parking count from 84 to 55, we feel strongly that parking be allowed along 27<sup>th</sup> street. Of the 20 spaces originally shown, we removed 7 stalls. The remaining stalls were left directly in front of the multi-tenant building, for direct access to those tenant entries. Without such parking, there would only be 6 stalls, of which 2 are handicapped near the tenant entries. Most customers would be required to park on the north and south ends of the building, and be required to cross several lanes of



traffic. Placing parking stalls near the entrances will support the businesses and create a safer environment for customers. Per comments received, a sidewalk link from 27<sup>th</sup> street to the building has been included as well for pedestrian safety.

In order to create a wider greenbelt as suggested along 27<sup>th</sup> street by removing the stalls, we were able to widen the proposed from 10 ft. up to 13ft. of additional greenspace. In total, we are providing 11,378.5 sf of greenspace across the parcel, which significantly exceeds the requirement of 2,800 sf set by Ord. 221. The parking along South 27<sup>th</sup> street also matches parking on the property directly to the south, which we feel sets a precedent to park in this manner. For these reasons, we ask that staff and Plan Commission members support our request for a waiver of this standard of the South 27<sup>th</sup> Street Design Overlay District.

**Exterior Curtain Wall-like Feature:**

Per section 15-3.0355B.7 of the South 27<sup>th</sup> Street Design Overlay District, we also request a waiver be granted for utilizing full height curtain wall-like glazing as described by staff at the east building façade. The overall building design comprises predominately of split-face concrete masonry units at the base, standard width brick masonry veneer to frame each tenant space and signage, and full height anodized aluminum storefront ‘clear’ glazing identifying each tenant entry. These storefront window entrances provide nature light into each space, and allow a clean look to the building façade. Per staff recommendations, pre-cast pediments have been added above each window for additional detail, as well as canvas awnings to articulate each tenant entry. For these reasons, we ask that staff and Plan Commission members support our request for a waiver of this standard.

**Summary:**

The applicant, property owner, and design team feel we have responded to staff comments to the best of our ability due to the existing setbacks, easement, and public utilities that are currently present on this parcel. Although we are asking for two specific waivers from the South 27<sup>th</sup> Street Design Overlay District, we have provided significant greenspace, additional landscaping, pedestrian access, and safe movement throughout the site that warrant our requests.

In summary, the project will consist of the general criteria listed below:

**Project Data:**

Project Name:	Franklin Retail Development
Address:	6807 S. 27 <sup>th</sup> Street
Lot size:	56,580 gsf
Building Size:	4,500 gsf
Proposed Use:	Multi-Use Development (multi-tenant, mixed-use)
Parking:	All parking to be cross-parked with the Hobby Lobby development.
Estimated Const. Cost:	\$400,000.00

**Zoning District:**

The property is currently zoned B-3 / PDD #13 / 27<sup>th</sup> Street Overlay Zoning District. Proposed use meets current zoning district(s).



**Development Team:**

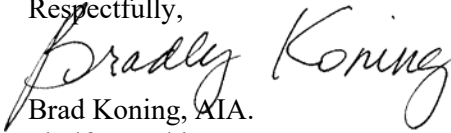
Owner: Daybreak Capitol, LLC.  
P.O. Box 45  
McFarland Wisconsin

Architect: Shulfer Architects, LLC.  
7780 Elmwood Ave. Suite 208  
Middleton Wisconsin

Civil Engineer: Professional Engineering, LLC  
818 Meadowbrook Ln.  
Waukegan Wisconsin

I hope that you find this Letter of Response acceptable and invite you to contact our office should you have any further questions.

Respectfully,

  
Brad Koning, AIA.  
Shulfer Architects, LLC

# City of Franklin

## Department of City Development

Date: May 3, 2016  
To: Brad Koning, Shulfer Architects, LLC  
Victor Michel, WS Franklin, LLC  
From: Department of City Development  
RE: 6807 S. 27<sup>th</sup> Street Multi-tenant Building,  
Special Use and Site Plan – Staff Comments

---

Please be advised that City Staff has reviewed the above application. Department comments are as follows for the Special Use and Site Plan date-stamped by the City of Franklin on January 30, 2017.

Please note that the property is zoned, and subject to the regulations contained within, both Planned Development District (PDD) No. 13 and the South 27<sup>th</sup> Street Design Overlay District. Please further note that PDD No. 13 in turn refers to certain zoning standards set forth in Ordinance No. 221 (which was the City's zoning ordinance in effect at the time PDD No. 13 was adopted), and that the Design Overlay District in turn refers to certain zoning standards set forth in the Unified Development Ordinance (the City's current zoning and land division ordinance).

The following comments are based upon those ordinances, as well as the South 27<sup>th</sup> Street Corridor Plan (which adopted plan encompasses the subject area), as noted below.

### **Planned Development District (PDD) No. 13 (Ordinance No. 89-1071) Requirements**

#### **1. Permitted and Special Uses:**

- a. Pursuant to Section 02, 1. of PDD No. 13, and subsequent amendments, please note that allowed uses are those as set forth in the B-3 zoning district. As set forth in the City's Unified Development Ordinance (UDO), Eating places (with drive through facilities) are a Special Use within the B-3 zoning district.
  - i. Pursuant to Section 15-9.0103C. of the UDO, please submit a completed 15-3.0700 Special Use Standards form that was provided by email dated January 25, 2017. **Special Use form completed and included in re-submittal with original signatures.**

#### **2. Site Grading Plan:**

- a. Pursuant to Section .02, 7. of PDD No. 13, please note that the Site Grading Plan will be subject to further review, and approval by the City Engineer.

#### **3. Erosion and Sediment Control Plan:**

- a. Pursuant to Section .02, 8. of PDD No. 13, please note that the Erosion and Sediment Control Plan will be subject to further review, and approval by the City Engineer.

#### **4. Landscape Plan:**

- a. Pursuant to Section .02, 9. of PDD No. 13 (subsequently amended by Ordinance No. 2008-1940), the Landscape Plan is subject to the standards set forth in Ordinance No.



221, and review and approval by the Plan Commission. Staff comments pertaining to the Landscape Plan are provided later in this report.

## **5. Off-Street Parking:**

- a. Pursuant to Section .02, 11. of PDD No. 13, off-street parking is subject to the standards set forth in Ordinance No. 221. Staff comments pertaining to off-street parking are provided later in this report.

## **6. Solid Waste Collection and Storage**

- a. Pursuant to Section .02, 17. of PDD No. 13 (subsequently amended by Ordinance No. 2008-1940), solid waste collection and storage are subject to the standards set forth in Ordinance No. 221, and review and approval by the Plan Commission. Staff comments pertaining to solid waste collection and storage are provided later in this report.

## **7. Architectural Drawings**

- a. Pursuant to Section .02, 18. of PDD No. 13 (subsequently amended by Ordinance No. 2008-1940), architecture is subject to the standards set forth in Ordinance No. 221, and review and approval by the Plan Commission. Staff comments pertaining to architecture are provided later in this report.

## **Ordinance No. 221 Requirements**

### **1. Landscaping:**

- a. Please note that the parking lot landscaping standards set forth in Section 14.2(8) do not allow landscape areas less than 100 square feet in size.
  - i. The small landscape area near the northwest corner of the proposed building is only approximately 75 square feet. Staff would recommend that this landscape area be increased in size (also see the staff comments pertaining to Overlay District required landscaping). **Landscape Island has been reconfigured due to parking changes. A larger greenspace has been provided along the entire north side of the building.**
- b. Please note that the Landscape Plan is not to scale.
  - i. Staff recommends that the Landscape Plan be presented at a legible scale such as 1" = 20'. **Landscape plan is drawn at 1/16"=1'-0" and resubmitted.**

### **2. Off-Street Parking:**

- a. Please note that the Handicapped Parking standards set forth in Section 14.2(9) have been super-ceded by new federal standards.
  - i. Therefore, 4 handicapped accessible stalls are required for parking lots in excess of 76 parking spaces (the Site Plan identifies 82 parking spaces, not counting the 2 accessible spaces). **Parking stalls have been reduced to 55 stalls, thus only 2 accessible stalls are required.**
- b. Pursuant to Section 14.3 (and current City parking standards), based upon the envisioned uses (one restaurant and two miscellaneous retail establishments), only 45 parking stalls are required, but 84 parking spaces are shown on the Site Plan (39 spaces, and 87 percent, more than required).

- i. Staff would recommend that the amount of parking be reduced (also see the staff comments pertaining to Overlay District required parking).  
**Parking has been significantly reduced from 84 to 55 stalls. We request the flexibility in parking to allow future restaurant uses.**
- c. Pursuant to Section 14.4, staff would recommend the inclusion of one off-street loading area, which could possibly be located on the west side (rear) of the building where employee parking would likely occur. **A loading area has been identified and stripped as part of the drive-thru lane. Loading will occur on off-hours of the drive thru.**

## South 27<sup>th</sup> Street Design Overlay District Requirements

### 1. General

Please be aware that the South 27<sup>th</sup> Street Design Overlay District Standards apply whenever new principal and/or accessory buildings are constructed in the district.

Note that the Plan Commission is authorized to waive any of the South 27<sup>th</sup> Street Design Overlay District Standards by 5 votes of all the members of the Plan Commission, provided that 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, or, in the case of parking provisions, where it can be demonstrated that the required parking is excessive or where specified areas are provided for the future provision of additional parking if necessary. 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.

In a revised project narrative, please note the requested waivers from the South 27<sup>th</sup> Street Design Overlay District standards. Those standards (ORD2005-1842) were provided by email dated November 10, 2016 for your review. Staff finds that the following standards are not met:

- **15-3.0352B.**

The number of parking spaces provided (84) significantly exceeds the minimum number of spaces required by both Ordinance No. 221 and the UDO (45 parking spaces).

Staff would recommend that the 20 parking spaces nearest to 27<sup>th</sup> Street be removed, as inferred in the Landscape Plan. While a waiver would still be required, staff would note that the amount of landscaping area proposed (approximately 9,700 square feet), exceeds the minimum amount required by Ordinance 221 (approximately 2,800 square feet). **We have reduced the overall parking from 84 stalls to 55 stalls, including 7 stalls located along S. 27<sup>th</sup> street. A waiver will be requested for the remaining 13 stalls along S. 27<sup>th</sup> street, utilizing supplemental design elements such as landscaping and green space in excess of 11,378 gsf. Minimum amount required by Ord. 221 is approx.. 2800 sf.**

- **15-3.0353B. and E. and 15-3.0355B.8.e. and 9.a.**

Site furnishings (benches, trash receptacles, bicycle racks, planters, etc.) have not been provided.

Staff recommends that these site furnishing be provided along the front of the building and within the proposed seating area, and that cut sheets of similar furnishings as you might envision be included. **Site furnishings shown in patio area and bike racks have been added and cut sheets provided for reference.**

- **15-3.0353C.3., 4., 5., and 6.**

A sidewalk connecting the proposed building to the existing sidewalk along 27<sup>th</sup> Street has not been provided.

Staff recommends that such a sidewalk be provided (striped as necessary where it would traverse the parking lot). Staff would suggest it be located adjacent to the proposed seating area. **Side walk connection has been included with striping where vehicles and pedestrians cross each other.**

- **15-3.0353D. and 15-3.0355B.8.a.**

Staff does not consider the narrow landscape island along the south side of the drive through lane as an appropriate measure to reduce the impact of vehicular use areas.

Staff would recommend that the landscape island be replaced with a short decorative wall or fence, with appropriate striping across the drive through lane and parking lot, from the proposed seating area south to the landscape island by the cross access drive. **Due to the relocation of parking and access easements on the property, and public water main easement, the building needed to be moved north on the site, allowing a much larger landscape island to the south of the drive-thru. A sidewalk connection has been shown with appropriate striping. A black aluminum fence and landscape will surround the patio area as shown in the revised site plan.**

Staff also does not believe that extensive building foundation landscaping has been provided.

Staff recommends that additional building foundation landscaping and/or planters be provided along the east side of the building, such amount to be dependent upon how much of this side of the building would be identified for outdoor seating. **Additional foundation landscaping has been provided on the north, west, and partial south building façade. Landscape areas buffer the patio seating from the drive-thru, along with a black aluminum fence.**

- **15-3.0353F.1. and 3.**

Pursuant to the amount of parking provided on the Site Plan, an adequate amount of landscaping (17 each of shade trees, evergreens, and decorative trees) has not been provided.

Staff recommends providing the proper amount of landscaping. However, should the parking near 27<sup>th</sup> Street be removed (as inferred in the Landscaping Plan), an adequate amount of landscaping would then be provided. **Per the schedule on the revised landscape plan, we are meeting and in most cases exceeding the amount of landscape required per the 55 parking stalls shown. We have widened the greenbelt along S. 27<sup>th</sup> street, increasing the width from a min. 10 ft. to 13 ft at the north and 13'-6" at**

the south where parking stalls are located. These stalls align with the adjacent property to the south – along S. 27<sup>th</sup> Street. We feel there is a precedent set to the south, allowing parking along S. 27<sup>th</sup> street. We have limited our parking to directly in front of the building allowing max. parking near the tenant entrances.

- **15-3.0355A.7. and 15-3.0355B.10.c.**

Details of the screening of the trash area have not been provided.

Staff recommends that a trash enclosure be provided, constructed of the same material as the principal structure. The trash enclosure details have been provided in the resubmittal. Materials will consist of CMU interior walls for durability, with brick veneer/ split-face cmu matching the building façade. Stained cedar gate will enclose the structure from view.

- **15-3.0355B.4.**

Details of the screening of the mechanical equipment have not been provided.

Staff recommends that such details be provided, fully screening such elements from public view. The building parapets will provide sufficient screening of the mechanical units. At the shallow depth, the building parapets are 7ft. tall. RTU's will most likely be 5ft. max.

- **15-3.0355B.7.**

Although a waiver is required, staff does not object to the glass curtain wall-like features of the front of the building.

Staff would recommend that the applicant confirm that the windows are not excessively reflective or tinted, and that the similar windows on the west elevation be replaced with standard windows with sills at the bottom and pediments at the top, or other similar decorative features. Building glazing is clear, insulated set in anodized aluminum storefront framing. North, West, and South building elevations have been revised to include masonry under precast window sills. Precast pediments have been included above windows for a more decorative feature as recommended. East façade storefronts remain full height glazing for greater visibility and aesthetic preference. A waiver will be requested for the east façade.

## 2. Landscaping

- a. Pursuant to Section 15-3.0354A.,

- i. Staff recommends that the Landscape Plan be revised as noted previously, to be presented at a legible scale such as 1" = 20", that the amount of landscaping consist of that amount compliant with the number of parking stalls to be provided, etc. Landscaping plan is shown at 1/16"=1'-0".

- ii. Staff also recommends that the Landscape Plan indicate if any existing landscaping will be retained (please note that any existing landscaping retained onsite can apply toward required plantings).

- b. Pursuant to Section 15-3.0354C.2., please note that certain landscape areas adjacent to the proposed building are less than 250 square feet in area. However, an adequate amount of properly sized landscaping areas are provided elsewhere within the interior of the parking lot. We have made an attempt to increase the areas of landscape beds upto 250 sf or greater. Where there are areas of less square footage, appropriate plant species have been identified.

- c. Pursuant to Section 15-3.0354D.2., please note that while the minimum 10' wide perimeter greenbelt is proposed along 27<sup>th</sup> Street, most adjacent properties provide a wider greenbelt (ranging from approximately 10' to 30').
  - i. As previously noted, staff recommends removal of the parking along 27<sup>th</sup> Street. Doing so would not only provide a wider greenbelt, and partly address the excessive amount of parking provided onsite, but would also provide an area for snow storage, and would likely allow the existing landscaping in this area to remain. **As noted in prior responses, we have limited parking and are matching adjacent properties with regard to the greenbelt depth.**

### 3. Architecture

- a. Pursuant to Section 15-3.0355A.2., 3., and 4.
  - i. Staff recommends that the details for material #4 from the Materials List be provided (type of material, color, etc.) **Revised elevations include material description**
  - ii. Staff further recommends material #4 be true brick, or at a minimum, a more decorative manufactured stone product. **Material #4 is full brick.**
  - iii. Staff also recommends that more decorative treatments be incorporated into the CMU products, such as polished face, patterns, articulation, etc. **We have incorporated additional accent and articulation as recommended.**
- b. Pursuant to Sections 15-3.0355A.9., B.3.a., and c., B.4.c., and B.6.
  - i. Should additional decorative architectural materials/patterns/etc. as recommended above not be provided, staff would conversely recommend that additional articulation be provided to both the building footprint and to the building roofline. Otherwise, staff would only suggest this change. **Masonry accents have been provided.**
- c. Pursuant to Section 15-3.0355A.10.
  - i. Staff would suggest that a second floor be considered for the subject building. Staff would note that the existing amount of parking would easily accommodate such additional uses and would justify retaining all of the existing parking. **Parking has been reduced, a second floor is not a consideration to the owner for multiple reasons.**
- d. Pursuant to Section 15-3.0355B.8.c.
  - i. Staff would suggest that a primary building entrance feature be added to the east façade of the building.

### 4. Site Plan:

- a. Pursuant to Section 15-3.0355B.10.a., please note that outside storage or display is not allowed without prior approval from the Plan Commission. **Noted.**
- b. Pursuant to UDO Section 15-7.0103B. and C., please provide
  - i. **Owner's and/or Developer's Name and Address.** Please correct the owner's and developer's name and address noted on the Site Plan. **Noted.**
  - ii. **Architect/Engineer's Seal.** Please add the appropriate seal on the Site Plan. **Noted.**
  - iii. **Easements.** Please verify that the proposed changes are allowed within each of the existing easements. For example, verify that the outdoor seating area will be allowed within the cross access easement,

revise/relocate any easements as may be required, etc. **Site plan revised to eliminate all curbing, patio, etc. out of the current North/South easement. Existing parking to remain in the East/West easement – maintaining drive aisle alignment.**

- iv. **Existing and Proposed Zoning Boundaries.** Please label the existing zoning boundaries of the property on the Site Plan. **Noted**
- v. **Financial Plan/Project Summary.** Please provide additional details about the fiscal impact upon the City, taxable value, etc. within the project narrative.
- c. Staff Recommendation.
  - i. To address many of the recommendations noted above, and to still meet UDO minimum parking, drive aisle, etc, widths, staff further recommends that:
    1. The parking along 27<sup>th</sup> Street be removed and that area retained as lawn and for snow storage. **7 stalls removed and retained for additional greenspace and snow storage.**
    2. The applicant verify if the eastern drive aisle can be 24' wide and that the 35' cross access allows parking and outdoor seating. **Site plan adjusted to provide clear width of 35' between curbs.**
    3. The parking stalls along the east side of the building be revised to 10' x 18'. **Parking to remain city standard 180 sf. (9x20)**
    4. The sidewalk on the west side of the building be reduced to 5' wide. **Incorporated in revised plan**
    5. That the drive through lane be striped along the entire west side of the building at 10' wide (which would also provide adequate space for the UDO required queuing of 7 vehicles). **Incorporated into revised plan**
    6. That the west side drive lane be striped and signed for one-way (southbound) traffic only. **Incorporated into revised plan**

## 5. Signage

- a. Staff recommends that signage be reviewed and approved separately via the Architectural Review Board and a Sign Permit issued through the Inspection Department.

### Engineering Department Comments

See attached.

### Fire Department Comments

See attached.

Please contact the Franklin Fire Department for questions or clarification (414) 425-1420

City ordinances, fire, and building codes can be found at:

<http://franklinwi.gov/Home/ResourcesDocuments/MunicipalOrdinances.htm>

### Police Department Comments

The Franklin Police Department has reviewed the application for 6805-6807 South 27<sup>th</sup> Street. The Police Department has no issues with this request.

**MENARD, INC.**

February 20, 2017

Sent via US Mail and Fax

City of Franklin  
Attn: Planning Department  
9229 W. Loomis Road  
Franklin, WI 53132  
Phone: 414-426-4024  
Fax: 414-427-7691

**RE: Notice of Public Hearing - 6807 South 27<sup>th</sup> Street, Franklin, WI 53132  
Encroachment of Access Easement benefiting land owned by Menard, Inc.**

To whom it may concern,

Menard, Inc. is in receipt of a Notice of Public Hearing from the City of Franklin in regards to a proposed multitenant strip center to be located at 6807 South 27th Street, Franklin, WI 53132 (the "Property"). Menard, Inc. strongly objects to the proposed site plan for the Property as included in the February 23<sup>rd</sup> Planning Commission packet (pg. 41) and dated January 12, 2017 (the "Site Plan").

Menard, Inc. is the owner of a parcel number 7389974006, also known as 'Outlot 1' on CSM 6543, which is immediately south of and adjacent to Hobby Lobby (the "Menard Parcel"). The Menard Parcel is benefited by a 35 ft. access easement which was granted as part of CSM 6543, and shown on CSM 8844 (the "Access Easement"). If the Property is developed following the Site Plan, the proposed parking lot configuration and trash enclosure along the southern boundary of the Property would materially interfere with and block off the Access Easement. For this reason, Menard, Inc. respectfully demands the Plan Commission deny approval of the Site Plan, and any and all variances for the Property until such time as revised plans, which respect Menard, Inc.'s easement rights, are submitted.

Respectfully,  
Menard, Inc.



**Patrick P. Schaffer**  
Corporate Counsel  
Menard, Inc. - Properties Division  
5101 Menard Drive, Eau Claire, WI 54703  
[P] 715-876-4147 [F] 715-876-5998

Enclosure - Copy of Notice; Copy of Site Plan with Access Easement marked for clarity.



# FRANKLIN DEVELOPMENT

## FRANKLIN, WI 53132 FOR CONSTRUCTION

### PROJECT DATA

LOCATION: 6807 S. 27TH STREET  
FRANKLIN, WI 53132

REGULATING MUNICIPALITIES:  
CITY OF FRANKLIN  
MILWAUKEE COUNTY  
STATE OF WISCONSIN

BUILDING CODE:  
CITY OF FRANKLIN ZONING ORDINANCES  
MILWAUKEE COUNTY ZONING ORDINANCES  
WISCONSIN ADMINISTRATIVE CODE  
2009 INTERNATIONAL BUILDING CODE  
ACCESSIBILITY ANSI A117.1 - 2009

OCCUPANCY:  
SUITE 1 = B - BUSINESS  
SUITE 2 = B - BUSINESS  
SUITE 3 = A-2 RESTAURANT

CONSTRUCTION TYPE:  
TYPE "VB"  
SINGLE STORY  
NON-SPRINKLERED

BUILDING AREA:  
4,445 SF

FIRE CONTROL:  
NON-SPRINKLERED BUILDING  
NO FIRE AREAS PROVIDED  
PORTABLE FIRE EXTINGUISHERS (906.3.1) MAX AREA 3000 SF. MAX DISTANCE 75 FEET

EXIT TRAVEL DISTANCE:  
NON-SPRINKLERED BUILDING = 200 FT MAX TRAVEL  
100 FT COMMON PATH OF TRAVEL

ACCESSIBILITY:  
PER ANSI A117.1

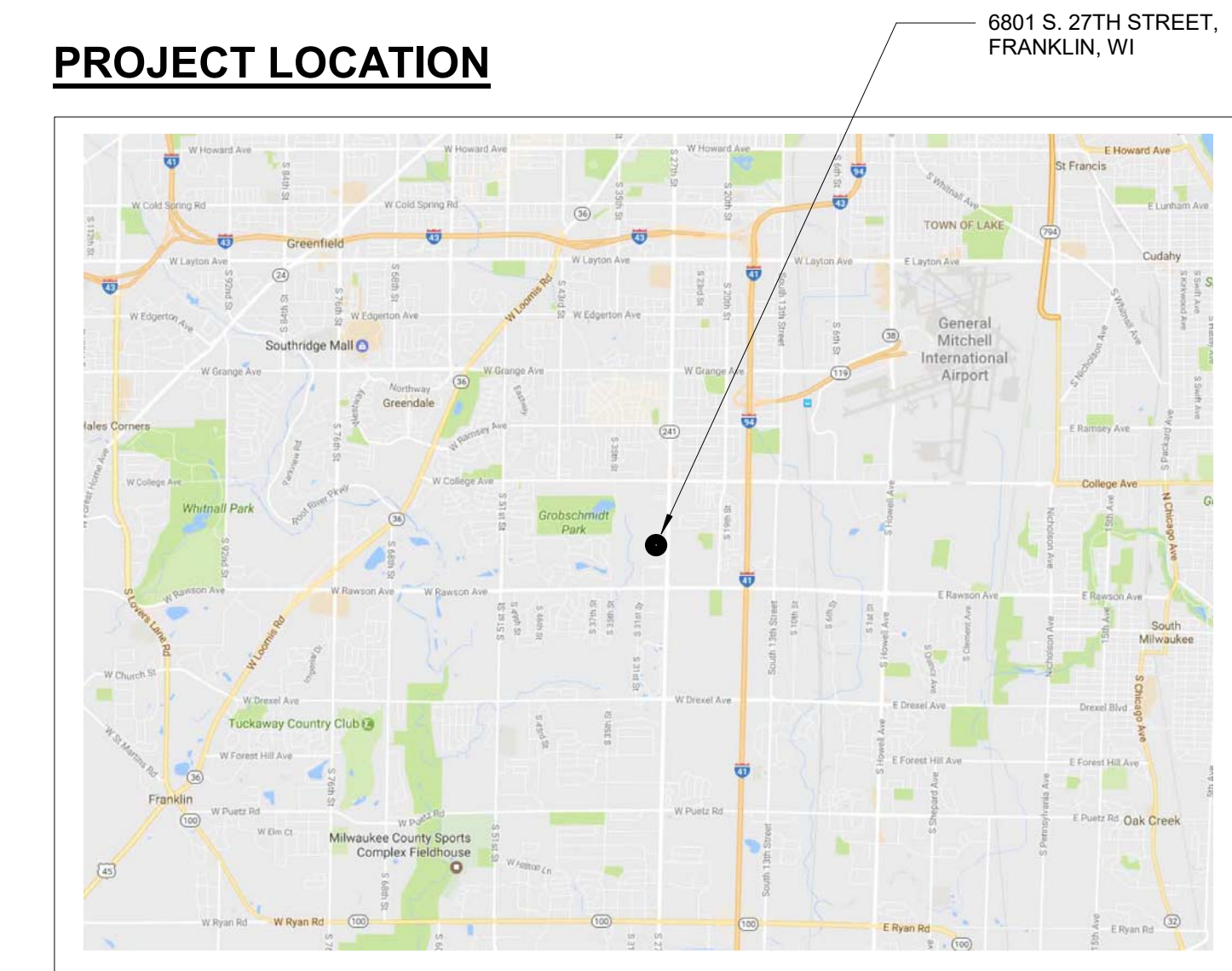
### GENERAL PROJECT NOTES:

- DIMENSIONS ARE TO FACE OF STUD OR TO COLUMN CENTERLINE UNLESS NOTED OTHERWISE. VERIFY ALL EXISTING CONDITIONS AND ADJUST WALL DIMENSIONS ACCORDINGLY. CONTACT ARCHITECT WITH ANY DISCREPANCIES.
- CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY UPON DISCOVERING ANY DISCREPANCIES OR CONFLICTING INFORMATION IN THESE DOCUMENTS. CONTRACTOR SHALL CAREFULLY REVIEW AND COMPARE ALL DRAWINGS DURING THE BIDDING PERIOD AND BEFORE INSTALLATION OF THEIR WORK. ANY INCONSISTENCIES IN THE DRAWINGS SHALL BE REPORTED PROMPTLY TO THE ARCHITECT AND ENGINEER(S) FOR CLARIFICATION.
- DO NOT SCALE DRAWINGS. THE DRAWINGS ARE NOT NECESSARILY TO SCALE. USE GIVEN DIMENSIONS. DIMENSIONS TAKE PRECEDENCE OVER SCALE. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.
- CONTRACTOR SHALL NOTIFY ARCHITECT AND OWNER IMMEDIATELY UPON DISCOVERING ANY UNANTICIPATED EXISTING SITE CONDITIONS AFFECTING THE EXECUTION OF THESE DOCUMENTS (SUCH AS HAZARDOUS MATERIALS, ETC.).
- CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE AND FEDERAL CODES AND REGULATIONS GOVERNING THIS PROJECT.
- JOB SITE SHALL BE BROOM SWEEPED AND CLEAN AT THE END OF EACH DAY. ALL DEBRIS SHALL BE PICKED UP AND DISPOSED OF PROPERLY INTO APPROVED CONTAINER.
- MAINTAIN DESIGNATED EGRESS ROUTES DURING CONSTRUCTION BY KEEPING CLEAR OF CONSTRUCTION DEBRIS AND CLEARLY MARKING THE PATH OF EGRESS TRAVEL.
- ALL MECHANICAL (HVAC), ELECTRICAL, AND PLUMBING ("MEP") DESIGN AND CONSTRUCTION TO BE BY A DESIGN-BUILD DELIVERY METHOD AND ARE SUBSEQUENTLY NOT PART OF THESE DOCUMENTS. IT IS THE MEP CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE GENERAL CONTRACTOR AND WITH THESE DRAWINGS THE FINAL DESIGN, RETROFIT AND INSTALLATION OF THESE SYSTEMS. NOTIFY THE ARCHITECT PRIOR TO MAKING ANY REVISIONS TO THE STRUCTURE OR ARCHITECTURAL FEATURES.
- ELECTRICIAN TO VERIFY NEW LIGHT FIXTURE LAYOUT AND SUBMIT LIGHTING ENERGY CALC'S AS REQUIRED PER CODE. REVIEW PLAN AND LIGHTING FIXTURE SELECTION WITH ARCHITECT.
- HVAC CONTRACTOR SHALL SUBMIT PROPER DESIGN DRAWINGS AS NEEDED FOR PLAN APPROVAL AND BUILDING PERMITS.
- ENSURE A CLEAR PATHWAY TO ALL EXISTS IS MAINTAINED AND SUSTAINED.
- WITHIN THIS DOCUMENT "NORTH, SOUTH, EAST, WEST" ARE REFERRED TO AS PROJECT NORTH AND MAY NOT BE TRUE NORTH
- ALL EXPOSED WOOD, OR IN CONTACT WITH CONC, OR MASONRY, SHALL BE PRESSURE TREATED
- VERIFY ALL ROUGH OPENINGS WITH RESPECTIVE MFG

### SHEET INDEX

SHEET NUMBER	SHEET NAME	REVISIONS	
		MARK	DATE
GENERAL			
A0.1	COVER SHEET		
A0.2	SYMBOLS & ABBREVIATIONS		
CIVIL			
C1.1	EXISTING CONDITIONS		
C2.0	SITE PLAN		
C3.0	GRADING PLAN		
C3.2	EROSION CONTROL PLAN		
C4.0	UTILITY PLAN		
CIVIL - LANDSCAPE			
L1.0	LANDSCAPE PLAN		
CIVIL - SITE LIGHTING			
ES1.1	SITE LIGHTING PLAN		
ES1.2	SITE LIGHTING CUTSHEETS		
ARCHITECTURAL			
A2.1	FLOOR PLAN		
A2.2	ROOF PLAN		
A3.1	EXTERIOR ELEVATIONS		
A3.2	EXTERIOR ELEVATIONS		
A4.1	WALL SECTIONS		
<del>A4.2</del>	<del>WALL SECTIONS</del>		
<del>A4.3</del>	<del>WALL SECTIONS</del>		
<del>A6.1</del>	<del>ENLARGED DETAILS</del>		
<del>A6.2</del>	<del>ENLARGED DETAILS</del>		
A10.1	SCHEDULES		

### PROJECT LOCATION



### BUILDING LOCATION



### PROJECT CONTACTS:

**OWNER:**  
WS FRANKLIN, LLC.  
935 WEST CHESTNUT,  
SUITE 600  
CHICAGO, IL. 60642

**CONTACT:**  
VICTOR F. MICHEL  
VICTOR@WALCOTTGROUP.NET

**ARCHITECT:**  
SHULFER ARCHITECTS, LLC  
7780 ELMWOOD AVE. STE. 208  
MIDDLETON, WI 53562

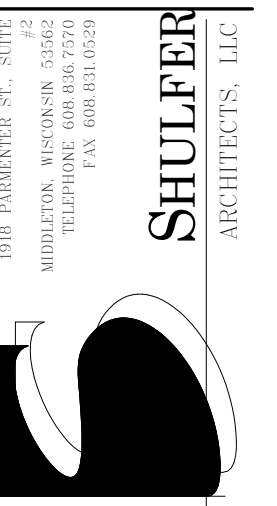
**CONTACT:**  
BRAD KONING (ARCHITECT)  
ROSS TREICHEL (DESIGNER)  
608-836-7570

**STRUCTURAL ENGINEER:**  
MP-SQUARED, LLC.  
583 D'ONOFRIO DR. STE 201  
MADISON, WI 53719

**CONTACT:**  
MELISSA PEYTON, P.E.  
608-821-4770

**CIVIL ENGINEER:**  
PROFESSIONAL ENGINEERS, LLC.  
818 MEADOWBROOK LANE  
WAUNAKEE, WI 54935

**CONTACT:**  
ROXANNE JOHNSON, P.E.  
608-849-9378



**FRANKLIN DEVELOPMENT**  
6807 S. 27TH STREET  
FRANKLIN, WI 53132

**COVER SHEET**

01/19/2017  
SITE PLAN SUBMITTAL

02/20/2017  
FOR CONSTRUCTION

03/01/2017  
SITE REVISION

**A0.1**