

**CITY OF FRANKLIN
COMMON COUNCIL MEETING*
9229 WEST LOOMIS ROAD, FRANKLIN, WISCONSIN
AGENDA**
TUESDAY, APRIL 7, 2015
AT 6:30 PM**

- A. Call to Order and Roll Call.
- B. Citizen Comment Period.
Mayoral Announcements:
1. Proclamation – Alexander Mathers, Ald. District 4 (Eagle Scout Court of Honor).
 2. Proclamation – Ryan M. Simmons, Ald. District 1 (Eagle Scout Court of Honor).
 3. Kwik Trip (South 51st Street and West Rawson Avenue) Grand Opening April 8, 2015 from 9:00-11:00 am.
 4. Anticipated Opening of Hampton Inn - June 5, 2015.
- C. Approval of minutes:
1. March 17, 2015 Common Council meeting.
 2. March 23, 2015 Special Common Council meeting.
 3. March 26, 2015 Special Common Council meeting.
 4. April 1, 2015 Special Common Council meeting.
- D. Hearings:
1. A proposed Resolution which proposes the vacation of approximately 0.467 acres of right-of-way in an undeveloped cul-de-sac at the west end of West Allwood Drive adjacent to property located at 10819, 10835, 10847 and 10836 West Allwood Drive (Southbrook Church, Inc., Applicant).
 2. A proposed Resolution which proposes the vacation of approximately 1.8290 acres of right-of-way which extends approximately 60 feet along Whitnall Edge Road between South 108th Street and West Forest Home Avenue adjacent to Property located at 6421, 6431-6435 and 6455 South 108th Street, 11131 West Forest Home Avenue and property adjacent to West Forest Home Avenue bearing Tax Key No. 704-9980-002 located in the City of Franklin, Milwaukee County, Wisconsin (Hiller Ford, Applicant).
- E. Organizational Business.
- F. Letters and Petitions from Angeline Benning regarding Community Based Residential Facility at South 92nd Street and West St. Martin's Road.
- G. Reports and Recommendations:

1. A Resolution to Vacate Approximately 0.467 Acres of Right-of-Way in an Undeveloped Cul-De-Sac at the West End of West Allwood Drive Adjacent to Property Located at 10819, 10835, 10847 and 10836 West Allwood Drive.
2. A Resolution to Amend Resolution Nos. 88-3175, 95-4217, 99-4875, 99-4933, 2004-5733 (Not Recorded), and 2004-573, Imposing Conditions and Restrictions for the Approval of a Special Use for Properties Located at 6381, 6411, 6455 and 6421 South 108th Street to Allow for Building Expansion and Remodeling of the Hiller Ford New and Used Car Dealership Showroom, Offices and Service Righting Area, an Addition to the Existing Body Shop, Construction of a Used Vehicle Sales Building and Associated Parking and Landscaping Changes (Hiller Ford, Inc. and Dealership Properties, Inc., Applicants).
3. A Resolution Conditionally Approving a 2 Lot Certified Survey Map, being part of the Northeast 1/4 and Southeast 1/4 of the Northeast 1/4 of Section 6, Township 5 North, Ranges 21 East, City of Franklin, Milwaukee County, Wisconsin (Hiller Ford, Inc., and Dealership Properties, Inc., Applicants) (approximately 6381, 6411, 5421 and 6455 South 108th Street).
4. A Resolution to Vacate Approximately 1.8290 Acres of Right-of-Way Which Extends Approximately 60 feet Along Whitnall Edge Road Between South 108th Street and West Forest Home Avenue Adjacent to Property Located at 6421, 6431-6435 and 6455 South 108th Street, 11131 West Forest Home Avenue and Property Adjacent to West Forest Home Avenue Bearing Tax Key No. 704-9980-002.
5. Status Update from the Quarry Monitoring Committee Pertaining to the Non-Metallic Mining Reclamation Plan and Ordinance, Quarry Monitoring, and the Implementation of Various Quarry Related Recommendations.
6. Common Council Request for Legal Opinion upon the meaning of "biannual" with regard to the text of Planned Development District No. 23 Section Z. ("every two (2) years").
7. Consideration of the Senior Travel Program's Community Development Block Grant Requirements and Alternative Senior Programming.
8. Park Development and Park Impact Fee Expenditure Options.
9. Status of Kayla's Playground at Franklin Woods and Authorization to sign Professional Engineering Contract with Graef.
10. An Ordinance to Create Chapter 238 of the Municipal Code Relating to Pawnbrokers, Secondhand Article Dealers and Secondhand Jewelry Dealers.
11. *State of Wisconsin vs. Wofford, Jr.*, Milwaukee County Circuit Court Case No. 95CF950391 March 26, 2015 Order regarding Milwaukee County Municipalities' Sex Offender Residency Restriction Ordinances; Intergovernmental Cooperation Agreement for Legal Services in Relation to Same.
12. A Resolution Opposing LRB-1183/LRB-2009 that Would Eliminate the Property Tax on Personal Property and the Computer State Aid Payments Made to Local Governments.

13. A Request to Authorize the City to Participate in the State Contract for Purchase of Salt.
14. Authorization for Continuation of a Contract with Inspiron Logistics for the Emergency Notification System.
15. Authorization to Retain a Part-Time Building Inspector within the Current Adopted Budget Appropriations.
16. A Resolution Authorizing Certain Officials to Accept a Landscape Maintenance Access Easement for and as Part of the Review and Approval for Avian Estates Subdivision located at West Avian Court off of West Puetz Road.
17. A Resolution Awarding the 2015 Bituminous and Aggregate Material Bids.
18. Franklin Rolling Dice Riders Gift Card Donation of \$25 in Appreciation for Allowing Snowmobile Safety Classes to be held at the Department of Public Works.
19. Intergovernmental Agreement with Milwaukee County for Purchase of New Election Equipment.
20. Summer Meeting Schedule for 2015.
21. Update on Transfer of Milwaukee Metropolitan Sewerage District Greenseams Land within the City of Franklin.
22. Recommendations from the Committee of the Whole:
 - (a) Presentation on Remote Application and Data Collection for the Geographic Information System (GIS) in the Field.
 - (b) Discussion Concerning and Consideration of Replacement of the Unified Development Ordinance's Use of the Standard Industrial Classification System and Potentially Including a Comprehensive Update or Replacement of the City of Franklin Unified Development Ordinance.
 - (c) Discussion to Provide Guidance to the Classification and Compensation Study Consultant on Pay Philosophy and Pay Plan Structure.

H. Licenses and Permits.
Miscellaneous Licenses.

I. Bills.
Vouchers and Payroll approval.

J. Adjournment.

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

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

[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:

April 9	Plan Commission	7:00 p.m.
April 21	Common Council Meeting	6:30 p.m.
April 23	Plan Commission	7:00 p.m.
May 5	Common Council Meeting	6:30 p.m.

B. I.

City of Franklin Proclamation

CERTIFICATE OF ACHIEVEMENT

ALEXANDER SCOTT MATHERS

Whereas, the development of our youth, both boys and girls is greatly enhanced by active participation in scouting, and

Whereas, Alexander Mathers by study, hard work and perseverance, has successfully progressed through various ranks in scouting, and

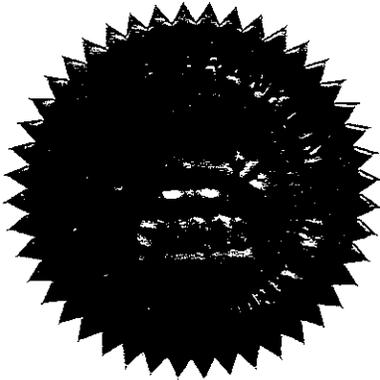
Whereas, such dedication and industriousness has resulted in Alexander Mathers earning the highest award in scouting that of Eagle Scout, and

Whereas, Alexander Mathers' achievement has broadened his knowledge and experience and will help him in all of his future endeavors, and

Whereas, Alexander Mathers' parents, his scouting leaders, friends, and the community are proud of his achievement.

NOW, THEREFORE, I, Mayor Stephen R. Olson on behalf of the Common Council and the residents of the City of Franklin do hereby present this Certificate of Achievement to Alexander Mathers on the occasion of him becoming an Eagle Scout and ask all residents of Franklin to join me in congratulating Alexander Mathers on this outstanding achievement.

Dated this 3rd day of April, 2015 in Franklin, Wisconsin.





Stephen R. Olson, Mayor

B.2.

City of Franklin Proclamation

CERTIFICATE OF ACHIEVEMENT

RYAN M. SIMMONS

Whereas, the development of our youth, both boys and girls is greatly enhanced by active participation in scouting, and

Whereas, Ryan Simmons by study, hard work and perseverance, has successfully progressed through various ranks in scouting, and

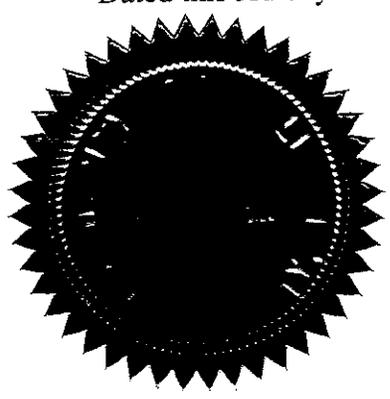
Whereas, such dedication and industriousness has resulted in Ryan Simmons earning the highest award in scouting that of Eagle Scout, and

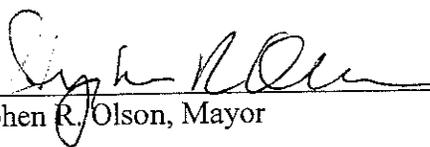
Whereas, Ryan Simmons' achievement has broadened his knowledge and experience and will help him in all of his future endeavors, and

Whereas, Ryan Simmons' parents, his scouting leaders, friends, and the community are proud of his achievement.

NOW, THEREFORE, I, Mayor Stephen R. Olson on behalf of the Common Council and the residents of the City of Franklin do hereby present this Certificate of Achievement to Ryan Simmons on the occasion of him becoming an Eagle Scout and ask all residents of Franklin to join me in congratulating Ryan Simmons on this outstanding achievement.

Dated this 3rd day of April, 2015 in Franklin, Wisconsin.




Stephen R. Olson, Mayor

B. 3.

KWIK TRIP™

GRAND OPENING!



**5040 Rawson Avenue
Franklin, WI**



**Wednesday, April 8, 2015
9:00 am - 11:00 am**



**JOIN US FOR THE RIBBON
CUTTING CEREMONY!**

10:00 am

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CITY OF FRANKLIN
COMMON COUNCIL MEETING
MARCH 17, 2015
MINUTES

ROLL CALL

A. The regular meeting of the Common Council was held on March 17, 2015 and called to order at 6:30 p.m. by Mayor Steve Olson in the Franklin City Hall Common Council Chambers, 9229 W. Loomis Road, Franklin, Wisconsin. On roll call, the following were in attendance: Alderman Mark Dandrea, Alderman Dan Mayer, Alderwoman Kristen Wilhelm, Alderwoman Janet Evans and Alderman Doug Schmidt. Excused was Alderwoman Susanne Mayer. Also present were City Engineer Glen Morrow, Director of Administration Mark Luberda, City Attorney Jesse Wesolowski and City Clerk Sandi Wesolowski.

CITIZEN COMMENT

B. Citizen comment period was opened at 6:32 p.m. and closed at 6:52 p.m.

MEETING NOTICE FOR RECONSTRUCTION OF S. 27TH ST.

B.1. Mayor Olson noted a letter from the Wisconsin Department of Transportation dated March 11, 2015 relating to a public involvement meeting to be held on March 26, 2015, for the 27th Street Reconstruction Project from W. Drexel Avenue to W. College Avenue.

RETIREMENT OF POLICE CAPTAIN

B.2. Mayor Olson announced the upcoming retirement of Police Captain Joe Noel.

APPROVAL OF MINUTES 3/3/15

C.1. Alderwoman Evans moved to approve the minutes from the regular Common Council meeting of March 3, 2015, as amended (G.3.). Seconded by Alderman Schmidt. All voted Aye; motion carried.

APPROVAL OF MINUTES 3/9/15

C.2. Alderman Schmidt moved to approve the minutes from the special Common Council meeting of March 9, 2015, as presented. Seconded by Alderman D. Mayer. All voted Aye; motion carried.

HEARING

D. A public hearing was held regarding a proposed Ordinance to amend the City of Franklin 2025 Comprehensive Master Plan to change the Future Land Use Map use designation for property located at approximately 10819, 10835, 10847 and 10836 West Allwood Drive, from Residential Use to Institutional Use (Southbrook Church, Inc., Applicant). Public hearing was opened at 7:00 p.m. and closed at 7:00 p.m.

APPOINTMENT OF WEED COMM./CUTTER

E.1. Alderwoman Wilhelm moved to confirm the Mayoral appointment of Gene Ninnemann as the City's Weed

Commissioner/Cutter for 2015 at the rate of \$85 per hour. Seconded by Alderman Dandrea. On roll call, all voted Aye; motion carried.

APPOINTMENT TO
ARCHITECTURAL BD.

E.2. Alderman D. Mayer moved to confirm the Mayoral appointment of Jim Arneson, 5188 West Harvard Drive (Ald. Dist. 5) for a 3-year term expiring 4/30/2016. Seconded by Alderman Dandrea. On roll call, all voted Aye; motion carried.

LOGARAKIS LETTER
9745 W. WOELFEL RD.

F. Alderman D. Mayer placed a letter from Nicholas Logarakis regarding the division of property located at 9745 West Woelfel Road on file. Seconded by Alderman Schmidt. All voted Aye; motion carried.

ORD. 2015-2167
AMEND 2025 COMP.
MASTER PLAN
SOUTHBROOK
CHURCH, INC.

G.1. Alderman D. Mayer moved to adopt Ordinance No. 2015-2167, AN ORDINANCE TO AMEND THE CITY OF FRANKLIN 2025 COMPREHENSIVE MASTER PLAN TO CHANGE THE CITY OF FRANKLIN 2025 FUTURE LAND USE MAP FOR PROPERTIES LOCATED AT 10819, 10825, 10847 AND 10836 WEST ALLWOOD DRIVE FROM RESIDENTIAL USE TO INSTITUTIONAL USE (APPROXIMATELY 3.1049 ACRES)(SOUTHBROOK CHURCH, INC., APPLICANT). Seconded by Alderwoman Evans. All voted Aye; motion carried.

ORD. 2015-2168
AMEND UDO
SOUTHBROOK
CHURCH, INC.

G.2. Alderman D. Mayer moved to adopt Ordinance No. 2015-2168, AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE (ZONING MAP) TO REZONE CERTAIN PARCELS OF LAND FROM R-3 SUBURBAN/ESTATE SINGLE-FAMILY RESIDENCE DISTRICT TO I-1 INSTITUTIONAL DISTRICT (10819, 10835, 10847 AND 10836 WEST ALLWOOD DRIVE)(APPROXIMATELY 3.1049 ACRES)(SOUTHBROOK CHURCH, INC., APPLICANT). Seconded by Alderman Dandrea. All voted Aye; motion carried.

RES. 2015-7070
APPROVE CSM
SOUTHBROOK
CHURCH, INC.

G.3. Alderman D. Mayer moved to adopt Resolution No. 2015-7070, A RESOLUTION CONDITIONALLY APPROVING A 1-LOT CERTIFIED SURVEY MAP, BEING A PART OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 21 EAST, CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN (SOUTHBROOK CHURCH, INC., APPLICANT)(10819, 10835, 10847 AND 10836 WEST ALLWOOD DRIVE). Seconded by Alderman Schmidt. All voted Aye; motion carried.

TABLE TO 4/21/2015

G.4. Alderman D. Mayer moved to table to April 21, 2015, A

RES. APPROVING CSM
(STYZA) (9745 W.
WOELFEL RD.)

RESOLUTION CONDITIONALLY APPROVING A 2-LOT CERTIFIED SURVEY MAP, BEING A REDIVISION OF PARCEL 2 OF CERTIFIED SURVEY MAP NO. 7251, BEING A PART OF THE NORTHWEST ¼ AND THE SOUTHEAST ¼ OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 21 EAST, CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN (JACK R. STYZA AND ALICE STYZA, APPLICANTS)(9745 WEST WOELFEL ROAD). Seconded by Alderman Schmidt. All voted Aye; motion carried.

AUTUMN LEAVES
MITIGATION PLAN

G.5. Alderman D. Mayer moved to approve the Autumn Leaves of Franklin Natural Resources Off-Site Mitigation Plan (Carity Prairie) Plan, as required by the Special Use and Natural Resource Special Exception approved by the Common Council on February 17, 2015 (The LaSalle Group, Inc., Applicant). Seconded by Alderman Dandrea. All voted Aye; motion carried.

NAMING KAYLA'S
PLAYGROUND

G.6. Alderwoman Evans moved to designate "Kayla's Playground" as the official name of the All-Accessible and All-Inclusive Playground and Park Nature Center as recommended by the Park Commission. Seconded by Alderwoman Wilhelm. All voted Aye; motion carried.

SITE FOR ALL-
ACCESSIBLE AND ALL-
INCLUSIVE
PLAYGROUND

G.7. Alderman D. Mayer moved to suspend the regular order of business to allow staff from Ben Franklin School (Kathy Largin, Brenda Bart and Amy Hurley) to speak. Seconded by Alderman Dandrea. All voted Aye; motion carried.
Alderwoman Evans moved to return to the regular order of business. Seconded by Alderman D. Mayer. All voted Aye; motion carried.
Alderman Schmidt moved to eliminate the Victory of the Lamb site as an option for the development of Kayla's Playground. Seconded by Alderman D. Mayer. All voted Aye; motion carried.
Alderman Schmidt further moved to eliminate St. Martin's Park and Southwood Glen as options for the development of Kayla's Playground. Seconded by Alderman Dandrea. All voted Aye; motion carried.
Alderwoman Evans moved to direct staff to proceed with the development of Kayla's Playground at the Pleasant View site. Motion died due to lack of a second.
Alderman Schmidt moved to proceed with the development of Kayla's Playground at Froemming Park with the condition that it is approved by Milwaukee County. Seconded by Alderman D. Mayer. Upon voice vote, Alderman D. Mayer, Alderwoman

Wilhelm and Alderman Schmidt voted Aye; Alderman Dandrea and Alderwoman Evans voted No. Motion carried.

Alderwoman Wilhelm further moved that if the answer is no from Milwaukee County, move forward with Legend Park. Seconded by Alderman D. Mayer. Upon voice vote, Alderman Dandrea, Alderman D. Mayer, Alderwoman Wilhelm and Alderman Schmidt voted Aye; Alderwoman Evans voted No. Motion carried.

ORD. 2015-2169
AMENDING THE 2015
ANNUAL BUDGET

G.8.

Alderman Schmidt moved to adopt Ordinance No. 2015-2169, AN ORDINANCE TO AMEND ORDINANCE 2014-2152, AN ORDINANCE ADOPTING THE 2015 ANNUAL BUDGET FOR THE DEVELOPMENT FUND FOR THE CITY OF FRANKLIN, TO APPROVE A BUDGET AMENDMENT TO PROVIDE ADDITIONAL APPROPRIATIONS FOR THE ADMINISTRATIVE COST OF AN IMPACT FEE STUDY. Seconded by Alderman D. Mayer. On roll call, all voted Aye. Motion carried.

AGREEMENT WITH
RUEKERT MIELKE FOR
UPDATE IMPACT FEE
STUDY FOR PARKS

G.9.

Alderwoman Wilhelm moved to authorize proper City officials to execute a time-and-materials-based professional services agreement with Ruekert Mielke, Inc., in a form as approved by the City Attorney, for the purpose of updating the Impact Fee Study for Parks, including the required public facility needs assessment, for an amount not to exceed \$10,000 without further Common Council authorization. Seconded by Alderman Schmidt. All voted Aye; motion carried.

RES. 2015-7071
W. ST. MARTINS RD.
PAVEMENT
REPLACEMENT
BICYCLE AND
PEDESTRIAN
ACCOMMODATIONS

G.10.

Alderman D. Mayer moved to adopt Resolution No. 2015-7071, A RESOLUTION TO CONCUR WITH WISCONSIN DEPARTMENT OF TRANSPORTATION AND MILWAUKEE COUNTY THAT THE W. ST. MARTINS RD. (CTH MM) PAVEMENT REPLACEMENT PROJECT INCLUDE ON-STREET BICYCLE ACCOMMODATIONS IN BOTH DIRECTIONS AND OFF-STREET PEDESTRIAN ACCOMMODATION ON ONE SIDE ONLY, AND GRADED AREAS FOR FUTURE PEDESTRIAN ACCOMMODATION ON THE OTHER SIDE, TO THE MAXIMUM EXTENT POSSIBLE. Seconded by Alderwoman Evans. All voted Aye; motion carried.

PDD 23 LEGAL OPINION

G.11

Alderwoman Wilhelm moved to table until 4/7/2015 the request for a legal opinion from the City Attorney in regard to if the word "biannual" or the text of Section Z of Planned Development District No. 23 holds the higher legal weight. Seconded by Alderman Schmidt. All voted Aye; motion carried.

RES. 2015-7072
2015 LOCAL STREET
IMPROVEMENT
PROGRAM AWARD

G.12. Alderman Dandrea moved to adopt Resolution No. 2015-7072, A RESOLUTION AWARDED CONTRACT TO THE LOW BIDDER, PAYNE & DOLAN, INC. IN THE AMOUNT OF \$771,116.95 FOR THE 2015 LOCAL STREET IMPROVEMENT PROGRAM AND SIDEWALK ON W. BRUNN DRIVE (7300 BLOCK). Seconded by Alderman Schmidt. All voted Aye; motion carried.

JANUARY 2015
FINANCIAL REPORT

G.13. Alderwoman Evans moved to place on file the January 2015 Monthly Financial Report. Seconded by Alderman Dandrea. All voted Aye; motion carried.

HWY. 100 PROJECT
AMENITIES

G.14. Alderman D. Mayer moved to direct staff to coordinate with Wisconsin Department of Transportation for allowable amenities in consultation with the Alderman of the District and City staff, and further to authorize the Mayor to formally request inclusion of local amenities in association with Highway 100 improvements. Seconded by Alderman Schmidt. All voted Aye; motion carried.

LICENSES AND
PERMITS

H.1. Alderman Dandrea moved to approve the following licenses: Grant Operators' Licenses to Kyle Haley, 8945 S. 116th St. with a warning letter from the City Clerk; Monica Johnson, 10335 Caddy Ln., Caledonia; and Jamie West, 10096 W. Whitnall Edge Dr., Unit E. Seconded by Alderwoman Evans. All voted Aye; motion carried.

VOUCHERS AND
PAYROLL

I.1. Alderwoman Evans moved to approve net general checking account City vouchers in the range of Nos. 155720 through 155861 in the amount of \$893,109.80 dated March 4, 2015 through March 12, 2015. Seconded by Alderman D. Mayer. On roll call, all voted Aye. Motion carried.
Alderman Dandrea moved to approve the net payroll dated March 20, 2015 in the amount of \$340,836.29 and payments of the various payroll deductions in the amount of \$350,719.02 plus any City matching payments, where required.. Seconded by Alderwoman Evans. On roll call, all voted Aye. Motion carried.
Alderman Schmidt moved to approve the net payroll dated April 3, 2015 estimated at \$338,000.00 and payments of the various payroll deductions estimated at \$190,000.00 plus any City matching payments, where required. Seconded by Alderman D. Mayer. On roll call, all voted Aye. Motion carried.
Alderman Dandrea moved to approve property tax refunds and

settlements in the range of Nos. 14847 through 14849 in the amount of \$156,08 dated March 1, 2015 through March 12, 2015. Seconded by Alderman D. Mayer. On roll call, all voted Aye. Motion carried.

ADJOURNMENT

J.

Alderman Schmidt moved to adjourn the meeting at 9:51 p.m. Seconded by Alderwoman Evans. All voted Aye; motion carried.

CITY OF FRANKLIN
SPECIAL COMMON COUNCIL MEETING
MARCH 23, 2015
MINUTES

CALL TO ORDER AND
ROLL CALL

A. The special Common Council meeting was held on March 23, 2015 in the Franklin Law Enforcement Center, 9455 West Loomis Road, Franklin Wisconsin, and was called to order at 5:30 p.m. by Mayor Steve Olson. On roll call, the following were in attendance: Alderman Mark Dandrea, Alderman Dan Mayer, Alderwoman Kristen Wilhelm, Alderwoman Janet Evans, Alderman Doug Schmidt and Alderwoman Susanne Mayer. Also present were Director of Administration Mark Luberda, City Engineer Glen Morrow, City Attorney Jesse Wesolowski and City Clerk Sandi Wesolowski.

CITIZEN COMMENT

B. Citizen comment period was opened at 5:31 p.m. and closed at 6:37 p.m.

MAYOR'S VETO OF
MARCH 17, 2015
ACTION TO PROCEED
WITH KAYLA'S
PLAYGROUND AT
FROEMMING PARK

C.1. Alderwoman Wilhelm moved to override Mayor Olson's veto of Common Council action from March 17, 2015 Common Council action "to proceed with the development of Kayla's Playground at Froemming Park with the condition that it is approved by Milwaukee County", move forward with a meeting between the Mayor and Milwaukee County, and return to a special meeting on Thursday, March 26, 2015 with an update, and review the Legend Park site, and include new addition of the Franklin Woods site. Seconded by Alderman Schmidt. Alderwoman Wilhelm moved to amend her motion to include only the override of the Mayor's veto of Common Council action from March 17, 2015 Common Council action to proceed with the development of Kayla's Playground at Froemming Park with the condition that it is approved by Milwaukee County. Seconded by Alderman Schmidt. Alderwoman Wilhelm moved to call the question. Motion to call the question failed due to lack of a second. On the vote to amend the main motion, all voted Aye. Motion carried. Alderwoman Wilhelm moved to call question. Seconded by Alderman Schmidt. All voted Aye; motion carried. On the roll call vote for the main motion to override the Mayor's veto, Alderman D. Mayer, Alderwoman Wilhelm, Alderman Schmidt and Alderwoman S. Mayer voted Aye; Alderman Dandrea and Alderwoman Evans voted No. Motion carried. Alderwoman Wilhelm then moved to move forward with the meeting between the Mayor and Milwaukee County on Wednesday, March 25, 2015, and return for a special meeting on Thursday, March 26, 2015 with an update, and review the Legend Park site and the Franklin Woods site. Seconded by Alderwoman S. Mayer. All voted Aye; motion carried.

ADJOURNMENT

Alderwoman Wilhelm moved to adjourn the special Common Council meeting at 7:35 p.m. Seconded by Alderman Schmidt. All voted Aye; motion carried.

CITY OF FRANKLIN
SPECIAL COMMON COUNCIL MEETING
MARCH 26, 2015
MINUTES

CALL TO ORDER AND
ROLL CALL

- A. The special meeting of the Franklin Common Council was held on March 26, 2015, and was called to order at 6:30 p.m. by Mayor Steve Olson at Lions Legend Park tennis court area, located on the east side of Schlueter Parkway across the street from the Franklin Public Library parking lot and directly south of the Franklin water tower and Franklin Fire Station No. 1 which is located at 8901 W. Drexel Avenue. On roll call, the following were in attendance: Alderman Dandrea, Alderman D. Mayer, Alderwoman Wilhelm, Alderwoman Evans, Alderman Schmidt and Alderwoman S. Mayer (arrived at 6:35 p.m.). Also in attendance were City Engineer Glen Morrow, Director of Administration Mark Luberda, City Attorney Jesse Wesolowski and City Clerk Sandi Wesolowski.

Following a demonstration of the Franklin Fire Department fire and emergency alarm and sirens for information purposes relative to the potential Lions Legend Park all-accessible, all-inclusive playground site, Alderman D. Mayer moved to express appreciation to the Fire Department for their cooperation with this demonstration. The meeting was then recessed and reconvened at 6:56 p.m. in the Franklin City Hall Common Council Chambers, 9229 W. Loomis Road, Franklin, Wisconsin.

CITIZEN COMMENT

- B. Citizen Comment period was opened at 6:59 p.m. and closed at 7:07 p.m.

REMOVED
FROEMMING PARK AS
POSSIBLE
PLAYGROUND SITE

- C.1. Alderman D. Mayer moved to take the Froemming Park site off the list for consideration of the all-accessible, all-inclusive playground. Seconded by Alderwoman Evans. All voted Aye; motion carried.

SELECTION OF
FRANKLIN WOODS
SITE AS KAYLA'S
PLAYGROUND

Alderwoman Evans moved to proceed with the development of Kayla's Playground at the Franklin Woods site. Seconded by Alderman D. Mayer. On roll call, Alderman Dandrea, Alderman D. Mayer and Alderwoman Evans voted Aye; Alderwoman Wilhelm, Alderman Schmidt and Alderwoman S. Mayer Abstained. Motion carried.

ADJOURNMENT

- D. Alderman D. Mayer moved to adjourn the special Common Council meeting at 9:00 p.m. Seconded by Alderwoman S. Mayer. Alderman D. Mayer withdrew his motion. Alderwoman Evans then moved to adjourn the special Common Council meeting at 9:02 p.m. Seconded by Alderwoman S. Mayer. All voted Aye; motion carried.

CITY OF FRANKLIN
SPECIAL COMMON COUNCIL MEETING
APRIL 1, 2015
MINUTES

CALL TO ORDER
ROLL CALL

- A. The special meeting of the Franklin Common Council was held on April 1, 2015, and was called to order at 6:00 p.m. by Mayor Steve Olson in the Common Council Chambers at Franklin City Hall, 9229 W. Loomis Road, Franklin, Wisconsin. On roll call, the following were in attendance: Alderman Dandrea, Alderman D. Mayer, Alderwoman Wilhelm, Alderwoman Evans, Alderman Schmidt and Alderwoman S. Mayer. Also in attendance were City Attorney Jesse Wesolowski and City Clerk Sandi Wesolowski.

CITIZEN COMMENT

- B. Citizen Comment period was opened at 6:02 p.m. and closed at 6:02 p.m.

WAIVER OF
REPURCHASE RIGHTS
(3 W. WORLD
PACKAGING CIR. AND
4801 W. ASHLAND
WAY AND 4 W.
WORLD PACKAGING
CIR. AND 4800 W.
ASHLAND WAY)

- C. Alderwoman Evans moved to waive any repurchase rights the City may have under the Declaration of Protective Covenants for the Franklin Business Park and prior agreements with the owners of Lot 1, Lot 2, Lot 3 and Lot 4 of Certified Survey Map No. 7638, and to authorize the Mayor, City Clerk and Director of Finance and Treasurer to execute such documents and instruments reasonably necessary to evidence the waiver of repurchase rights in such form as may be approved by the City Attorney. Seconded by Alderman Dandrea. All voted Aye; motion carried.

ADJOURNMENT

- D. Alderman Dandrea moved to adjourn the special meeting of the Common Council at 6:35 p.m. Seconded by Alderman D. Mayer. All voted Aye; motion carried.

CITY OF FRANKLIN
NOTICE OF PUBLIC HEARING

The Common Council of the City of Franklin will hold a public hearing Tuesday, April 7, 2015, at 6:30 p.m. or as soon thereafter as the matter may be heard in the Common Council Chambers of Franklin City Hall, 9229 W. Loomis Road, Franklin, Wisconsin 53132, upon a resolution introduced at the Common Council meeting held February 17, 2015, and which proposes the vacation of approximately 0.467 acres of right-of-way in an undeveloped cul-de-sac at the west end of West Allwood Drive adjacent to property located at 10819, 10835, 10847 and 10836 West Allwood Drive, in the City of Franklin, Milwaukee County, Wisconsin, which is bounded as legally described as follows:

Being a part of the Northeast 1/4 of the Northeast 1/4 of Section 18, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin, bounded and described as follows: Commencing at the northeast corner of the Northeast 1/4 of said Section 18; thence South 00°24'53" East along east line of said Northeast 1/4, 85.01 feet to the point of beginning; Thence the following courses along the West Allwood Drive right of way as formally created by Certified Survey Map No7317, recorded in Reel 5705, Image 5433 to 5435, Document No. 8673112 in the Milwaukee County Register of Deeds Office for Certified Survey Maps: continuing South 00°24'53" East along said east line, 60.00 feet; South 89°35'07" West, 25.13 feet to a point of curvature; southwesterly 74.94 feet along the arc of said curve to the left, whose radius is 60.00 feet and whose chord bears South 53°48'13" West, 70.16 feet to a point of reverse curve; northwesterly 248.94 feet along the arc of said curve to the right, whose radius is 65.00 feet and whose chord bears North 52°15'36" West, 122.38 feet to a point of compound curvature; northwesterly 93.08 feet along the arc of said curve to the right, whose radius is 166.00 feet and whose chord bears North 73°31'16" East, 91.87 to a point of tangency; North 89°35'07" East, 90.00 feet to the point of beginning. Containing in all 20,344 square feet (0.4670 acres) of land, more or less.

The legal description and map of the area involved and a copy of the proposed resolution are on file in the Office of the City Clerk of Franklin, Wisconsin. This public hearing is being held pursuant to the requirements of §§66.1003(4)(b) and (8)(b). of the Wisconsin Statutes. A copy of the proposed resolution in draft form is available and open for inspection by the public in the office of the City Clerk at Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin 53132, during normal business hours. The public is invited to attend the public hearing and to provide input. The proposed draft form resolution is subject to revisions following public hearing and the further consideration by the Plan Commission and the City of Franklin Common Council.

Dated this 4th day of March, 2015.

Sandra L. Wesolowski
City Clerk

N.B. Class III

PUBLISH: March 12th, March 19th and March 26th

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CITY OF FRANKLIN
NOTICE OF PUBLIC HEARING

The Common Council of the City of Franklin will hold a public hearing Tuesday, April 7, 2015, at 6:30 p.m. or as soon thereafter as the matter may be heard in the Common Council Chambers of Franklin City Hall, 9229 W. Loomis Road, Franklin, Wisconsin 53132, upon a resolution introduced at the Common Council meeting held February 17, 2015, and which proposes the vacation of approximately 1.8290 acres of right-of-way which extends approximately 60 feet along Whitnall Edge Road between South 108th Street and West Forest Home Avenue adjacent to property located at 6421, 6431-6435 and 6455 South 108th Street, 11131 West Forest Home Avenue and property adjacent to West Forest Home Avenue bearing Tax Key No. 704-9980-002 located in the City of Franklin, Milwaukee County, Wisconsin, which is bounded as legally described as follows:

Being a part of the Northeast 1/4 of the Northeast 1/4 of Section 6, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin, bounded and described as follows: Commencing at the Southeast corner of the Northeast 1/4 of said Section 6; thence North 00°26'45" West along the east line of said Northeast 1/4, 1455.17 feet; thence South 87°52'15" West, 26.62 feet to a point of intersection with the south right of way line of Whitnall Edge Road and the west right of way line of South 108th Street - South Lovers Lane Road - State Trunk Highway "100" and the point of beginning; Thence South 87°52'15" West along said south right of way line, 1338.95 feet to a point on a curve on the east right of way line of West Forest Home Avenue- County Trunk Highway "0"; thence northeasterly along the arc of said curve to the right and said east right of way line 61.64 feet, whose radius is 3744.83 feet and whose chord bears North 11°07'52" East, 61.64 feet to the north right of way line of Whitnall Edge Road; thence North 87°52'15" East along said north right of way line, 1316.86 feet to the aforesaid west right of way line of South 108th Street- South Lovers Lane Road - State Trunk Highway "100" and a point on a curve; thence southeasterly along the arc of said curve to the left and said west right of way line 60.53 feet, whose radius is 2361.83 feet and whose chord bears South 09°40'25" East, 60.52 feet to the point of beginning. Containing in all 79,672 square feet (1.8290 acres) of land, more or less.

The legal description and map of the area involved and a copy of the proposed resolution are on file in the Office of the City Clerk of Franklin, Wisconsin. This public hearing is being held pursuant to the requirements of §§66.1003(4)(b) and (8)(b). of the Wisconsin Statutes. A copy of the proposed resolution in draft form is available and open for inspection by the public in the office of the City Clerk at Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin 53132, during normal business hours. The public is invited to attend the public hearing and to provide input. The proposed draft form resolution is subject to revisions following public hearing and the further consideration by the Plan Commission and the City of Franklin Common Council.

Dated this 4th day of March, 2015.

Sandra L. Wesolowski
City Clerk

N.B. Class III

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April 2nd, 2015

We, as neighbors of the Briarwood subdivision, would like to turn in a petition today, April 2nd, 2015 to stop the proposed CBRF (Community Based Residential Facility) that is proposed to be put in on 92nd and St. Martins Road. Attached is a written petition as well as a printed copy of our online petition, containing collectively 205 signatures. We are actively still seeking more signatures from our community members. These signatures are solely from those directly affected by this facility in the surrounding subdivision. As you can see, the majority of the neighbors are against this facility being put in near our homes and also in our wetlands.

We are filing this petition on grounds that the DNR has **NOT** done a concurrence on the property. There are currently no permits pulled for this facility that the DNR or the CBRF rules and regulations are aware of. We have found out that the Council never saw plans for this facility. The water main was passed to be run down 92nd street with the council believing that this was for a multi-family home, not a CBRF. Not only that, but a variance was accepted for the water main to be run only partially through the property. The residents of Franklin were not made aware of this facility in any manner. All of this was done while our alderwoman was on vacation. We also caught wind that her emails were sent to the wrong email address. What a coincidence.

As you can clearly see on the aerial photos there is open water on this site. There is navigable water on this site and we, as citizens would like for a Wetland concurrence on this property to be conducted. The water on this property is attached to Ryan Creek and also Root River. How can you differentiate a 50 foot setback versus a 75 foot setback when there has been **NO** DNR concurrence? The Army Corps have not been asked to come in to look at the wetlands. How can site plans and water be passed, when no one has looked into these wetlands? You can see why we as citizens are concerned about the actions that are being taken within our city. Per Franklin Ordinance 4-4 G "A re-delineation may be required where there exists extrinsic evidence of cause to reasonably believe that such original delineation is incorrect." In speaking with the DNR, Excell Engineering is not one of the companies the DNR finds reputable in delineations. We as citizens are asking that you please ask the DNR to come and conduct a re-delineation of the property. It is vital to our wildlife that this property remains as it is. We already have deer roaming our subdivisions, and coyotes all over the place, as they have nowhere else to go. This is the one area of land that is available for wildlife.

We would like to be able to speak on this matter at the upcoming Common Council Meeting on April 7th. We have been informed via Alfred Johnson (Rules and Regulations of CBRF's), April from the DNR and also Sue Farmer (Bureau of Assisted Living) that we as citizens have the right to a public hearing on this matter. Please let us know if we will indeed be able to speak at the upcoming meeting.

Sincerely,

Angeline Benning and neighbors

Stop the proposed plan for a Community-based residential Facility

About this petition

To all of my neighbors:

The city of Franklin has plans for Matt Talbot Recovery Services Inc. to construct a 5-8 bedroom 3,690 square foot Male Community-based Residential Facility (CBRF) to be put near the intersection of 92nd and Hwy 100. As a mother of small children and a resident of Franklin this is very concerning and I feel the need to make sure all of my neighbors are informed as to what is happening in our area.

A CBRF is a facility that provides services to alcoholics, chemically-dependant and behaviorally challenged persons and their families regardless of their abilities to pay. That information came directly from the website of Matt Talbot. Our city has already voted on 3/3/15 and is already allowing the company to extend the water main across Hwy 100 and turning down 92nd st to go past this property.

Now I was informed of this information by another neighbor about two weeks ago. I put several phone calls in to my alderman Suzanne Mayer with no response back. I ask why none of the residents in the surrounding area were contacted until after the vote was already passed??? Suzanne Mayer then paid someone to disperse papers throughout our neighborhood. In her statement she claimed that the facility is for the disabled, but then went on to state that the group who presented the project did not and could not elaborate on this subject.

As stated per the Matt Talbot Recovery Services website, a person in the recovery program stays on average 90 days in the facility. If this facility houses 8 bedrooms, that means on average 32 different people will be coming in and out of our neighborhood. This is not including any employees, family members or anyone else visiting the facility. Now, I ask you neighbors, is this Facility in the best interest of our neighborhood?

There is a meeting this Thursday, March 19th at 7pm at City Hall. We would like to get as many of our neighbors there as possible. Suzanne Mayer has informed us that this meeting is not a public hearing (her voicemail even states this). It is still good that all of us make an appearance to show that we are concerned about our neighborhood and to find out the facts of what is happening around us.

There is a group of us who are completely opposed to this construction and are willing to do whatever it takes to keep this facility away from our families. If you are willing to help in this matter or know anything that could be of help to us please feel free to email us at nocbrf@yahoo.com

Sincerely,

Your concerned neighbors

1. Name: Angeline Benning on 2015-03-17 03:24:46
Comments:

2. Name: Joel Salmon on 2015-03-17 03:25:36
Comments:

3. Name: Danielle Eckert on 2015-03-17 03:41:39
Comments:

4. Name: Erin Beyer on 2015-03-17 03:42:07
Comments:

5. Name: Stephen McMahon on 2015-03-17 03:42:56
Comments:

6. Name: Donald Benning on 2015-03-17 12:52:46
Comments:

7. Name: heidi Javorek on 2015-03-17 13:12:02
Comments:

8. Name: John pirola on 2015-03-17 13:42:18
Comments:

9. Name: Elizabeth Pirolo on 2015-03-17 13:44:33
Comments:

10. Name: Jennifer Janczak on 2015-03-17 14:06:27
Comments:

11. Name: Daniel Beaudet on 2015-03-17 16:31:19
Comments:

12. Name: Lorrie Benning on 2015-03-17 17:19:50
Comments:

13. Name: Christine Raddatz on 2015-03-17 22:08:55
Comments: Please let me know if there is anything else we can do!

14. Name: Brian Raddatz on 2015-03-17 22:09:39

-
15. Name: Diane Coolidge on 2015-03-18 01:22:32
Comments: Thank you Angie and Michelle for the information and all of your efforts
-
16. Name: julie waldron on 2015-03-18 01:42:58
Comments:
-
17. Name: Sarah Strasser on 2015-03-18 04:09:57
Comments:
-
18. Name: brandon chappell on 2015-03-18 11:37:50
Comments: We can not allow them to build this rehab in our neighborhood!
-
19. Name: Angie Hess on 2015-03-18 13:23:34
Comments:
-
20. Name: Diane Coolidge on 2015-03-19 01:16:04
Comments:
-
21. Name: Michael DeGrave on 2015-03-19 01:23:28
Comments:
-
22. Name: Kristi Wichman on 2015-03-19 03:13:58
Comments:
-
23. Name: Erica Thompson-Wilson on 2015-03-19 03:15:23
Comments:
-
24. Name: James Socolick on 2015-03-19 03:24:51
Comments:
-
25. Name: Susan fernandes on 2015-03-19 04:11:55
Comments:
-
26. Name: Heather Behling on 2015-03-19 04:23:48
Comments:
-
27. Name: Erica Cooper on 2015-03-19 04:32:56
Comments:
-
28. Name: Jennifer Lopez on 2015-03-19 04:34:48

29. Name: Ismael Lopez on 2015-03-19 04:37:30
Comments:

30. Name: Katie Vogel on 2015-03-19 09:11:59
Comments:

31. Name: Ashley Maiwald on 2015-03-19 12:05:45
Comments: no way. I went to one of these facilities for nursing school downtown Milwaukee. Great for the area not great for Franklin!!! This type of recovery facility is not something that will make Franklin a place to raise a family with so many potentially dangerous facilities in the area. The facility I went to was strictly men only, there was a security guard sitting at the front desk however the men had free reign throughout the day to do whatever. What type of citizens will this recovery center bring to Franklin? We already have to correctional facility. Put it somewhere else.

32. Name: John Maiwald on 2015-03-19 12:08:06
Comments:

33. Name: Mark Anhalt on 2015-03-19 12:11:19
Comments:

34. Name: Kelly Anhalt on 2015-03-19 12:13:00
Comments:

35. Name: Franklin Franklin on 2015-03-19 13:03:18
Comments: Please make sure to read the discussion forum on this. We have found evidence that this facility is not for the disabled as Suzanne Mayer has told us. This facility is for offenders, anyone just out of incarceration and drug and alcohol abusers. We need to STOP THIS NOW!

36. Name: mabelle minster on 2015-03-19 16:57:09
Comments: why can't this be built by the house of correction? Not in a subdivision with young kids, elderly, and families.

37. Name: Beth Brillowski on 2015-03-19 18:25:33
Comments:

38. Name: kathy schweitzer on 2015-03-19 18:58:36
Comments:

39. Name: Beth Brent on 2015-03-20 02:54:26
Comments:

-
40. Name: rachel on 2015-03-20 03:34:30
Comments:
-
41. Name: shannon engel on 2015-03-20 12:14:00
Comments:
-
42. Name: Nicole on 2015-03-20 17:04:12
Comments:
-
43. Name: Cathy Curzon on 2015-03-23 19:32:13
Comments: People should be informed of and have a say about what is built in their neighborhood.
-
44. Name: Anne Hareng on 2015-03-26 00:07:27
Comments:
-
45. Name: Diane Coolidge on 2015-03-26 03:21:12
Comments:
-
46. Name: chris konicek on 2015-03-29 16:07:52
Comments:
-
47. Name: Timothy Topolovec on 2015-03-29 19:24:31
Comments: I purchased a nearby property for my mother last year where she now lives. These particular CBRF's draw the wrong kind of attention and hinder any upside in property values. Furthermore, it decreases the opporutnity of drawing new residents with young children. Suggestion... don't build it here.
-
48. Name: Siva Shanmugam on 2015-03-30 02:51:28
Comments: Everyone should be informed about the true nature of this facility. Why build something like this new when there are so many abandoned buildings in other industrial parts of Milwaukee county?
-
49. Name: Deepa Sivakumar on 2015-03-30 03:03:03
Comments: If they are trying to build a community based facility, Shouldn't they be asking the community that they are trying to build the facility??? The City of Franklin and Alderwoman Susanne Mayer has a responsibility to explain us and stop this!
-
50. Name: robert & sandra collins on 2015-03-30 16:11:22
Comments: This property would literally close to our back yard-this will hurt our property value and do nothing to add to our neighborhood-if we had small children I would be concerned about their safety.

-
51. Name: Eric S on 2015-03-30 20:13:39
Comments: Seriously, Franklin? Stop trying to trick the community. If you have to hide things from us, it's probably not a great idea.
-
52. Name: Jas Kaur on 2015-04-01 14:38:10
Comments: I do not want this crap in my city!! Franklin is known to be safe, why should we house these males in our community?
-
53. Name: Wendy Witkowski on 2015-04-01 15:51:36
Comments:
-
54. Name: Doug Milinovich on 2015-04-02 03:12:40
Comments: Franklin wake up!!!! Being a Realtor I will tell you that property values in Franklin will be negatively affected by this. Putting this burden on the citizens is unfair. I really hope our Mayor wakes up and puts a stop to this. A Mayor is suppose to enhance his city not make decisions that will be a detriment!
-
55. Name: Aaron Staley on 2015-04-02 03:58:50
Comments:
-
56. Name: Hoda Ahmadi on 2015-04-02 12:21:29
Comments: HORRIBLE IDEA! I'm not only concerned about our property values, but also how these places attract crime. Franklin is a safe place and lets keep it that way!!
-



This petition has collected
56 signatures
using the online tools at iPetitions.com

Printed on 2015-04-02

Petition to Stop the proposed plan for the CBRF or ... and Ryan Road

- 1 Angie Benning 9272 S. 96th St. Angie Benning
- 2 Machelie Minster 9239 S 96th MMinster
- 3 Mike Minster 9239 S. 96th St. *zyl zyl*
- 4 Christine Raddatz 9273 S 96th St
- 5 Brian D. Raddatz 9273 S. 96th St.
- 6 Mary Zarnecki 9300 S 94 St
- 7 M.T. Czarnicki 9300 S. 94 St
- 8 Amanda Falvey 9308 W. Beiraual Amundatory
- 9 Diane Coolidge 9205 So 94th Franklin, WI 53132
(Diane Coolidge)
- 10 Daini H... 9205 S 94th Franklin WI 53132
- 11 John Bullen 9201 So 94th Franklin 53132
- 12 Shanna Byer 10665 S 60th St 53132
- 13 Kristi Quiles - ~~Went~~ 10073 S. 60th St. 53132
9272 S. 96th Franklin WI 53132
- 14 *Paul A*
- 15 Dennis Benning 10035 S. 60th St, Franklin WI 53132
Mark Beucher 7804 W Elm St Franklin WI 53132

Petition to Stop the proposed plan for the CBRF on 92nd and Ryan Road

- 1 Donald Banning 10035 S. Wood St
 - 2 Ann Banning
 - 3 Michael Wahr
 - 4 Rashe Walman 10617 Beacon Hill Ct W Franklin
 - 5 Dwayne Olson
 - 6 Michelle Borreson 4219 W. Barnwood Ct. Franklin
 - 7 Charles P. Harens 8037 So Chapel Hill Dr Fennell
 - 8 Dain Hurlitz 9205 S. 94th St Franklin WI 53132
 - 9 Doug Forward 9325 S. 92nd
 - 10 Carole Wozniak 9331 S. 92nd
 - 11 Wallis Wozniak 9331 S 92nd St
 - 12 Michael Busch 9455 S. 96th St
 - 13 Aldrich Busch 9455 S. 96th St
 - 14 Ted C 9256 S 96th
 - 15 Patricia Cum 9256 S 96th
- Janet & Donald LaCombe 9335 S. 94th St. Franklin
53132

Petition to Stop the proposed plan for the CBRF on 92nd and Ryan Road

- 1 ~~Jon R. Tribyl~~ 9353 S. 96th St.
- 2 Michelle Tribyl 9353 S 96th St
- 3 Beth Brillowski 9201 S. 94th St.
- 4 MATT PARCO 9439 W. WOODVIEW
- 5 RACHELLE MOORE 9465 S. 94th
- 6 MATT MOORE 9465 S. 94th ST
- 7 DOVE WOLBY 9493 S 96th ST
- 8 Amy Lee 9205 S. 92nd St
- 9 Liz Perolo 9218 W. Briarwood
- 10 John Perolo 9218 W. Briarwood
- 11 ~~Tom Benj~~ Thomas Benning 1720 W. Ryan Road

12

13

14

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Petition to Stop the proposed plan for the CBRF on 92nd and Ryan Road

	Address	Signature
1	91084 W Prairie Grass Way	Brian Fisher
2	9716 W PRAIRIE GRASSWAY	Debra [unclear]
3	4742 W. PRAIRIE GRASSWAY	Patricia [unclear]
4	9706 W. Elm st.	Fido Hall
5	NEEL J. BOON	[unclear]
6	NEEL J. BOON	[unclear]
7	9748 S 96 th ST	[unclear]
8	9155 S 96 th ST	[unclear]
9	9150 S. 96 th ST	Corinna [unclear]
10		
11		
12		
13		
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Petition to Stop the proposed plan for the CBRF on 92nd and Ryan Road

- 1 Andy Wenzel 9308 S. 92nd St. Franklin, WI 53132 *Andy Wenzel*
- 2 Nicole Wenzel " " Nicole Wenzel
- 3 MICHAEL FLEES 9205 S. 92 53132 *Michael Flees*
- 4 Lucy Flees 9205 S. 92nd 53132 *Lucy Flees*
- 5 Thom & Fern 9205 S 92nd 53132 *Thom & Fern*
- 6 *Mama James - Brown* 9255 S. 92nd 53132 *Mama James - Brown*
- 7 LINDA STEEVES 9265 So. 92nd Street Franklin, WI 53132 *Linda M. Steeves*
- 8 Michelle Naitock 9301 S 92nd St Franklin WI 53132 *Michelle Naitock*
- 9 Charles Berton 9301 S 92nd Franklin WI 53132 *Charles Berton*
- 10 Dolores M. Mark 4811 W Rauson Ave Franklin WI 53132 *Dolores M. Mark*
- 11 Carole Wozniacki 9331 S. 92ND ST 53132 *Carole Wozniacki*
- 12 David Wozniacki " " *David Wozniacki*
- 13 Sara Gubz 9351 S. 92nd St 53132
- 14 Marty Gubz 9351 S. 92nd St 53132
- 15 Dian Jerscho 9416 S 92nd St. 53132 *Diane Jerscho*
- Jim Jerschofske* 9416 S. 92nd St. 53132 *Jim Jerschofske*

Petition to Stop the proposed plan for the CBRF on 92nd and Ryan Road

- 1 Patricia Bunt 9411 S 92nd ST Franklin WI 53132
- 2 Carol Bunt 9411 S. 92nd St. Franklin WI 53132
- 3 David Clark 9211 S 92nd ST Franklin WI 53132
- 4 Steve Jarletski 9330 594th St Franklin WI 53132
- 5 Laurie Swartz 9330 S 94th St Franklin WI 53132
- 6 Richard Galle 9330 S 94th St Franklin WI 53132
- 7 Richard Williams 9316 S 94th ST Franklin WI 53132
- 8 Susan Williams 9316 S 94th ST Franklin WI 53132
- 9 Gail Green Jan Green 9276 S. 94th St, FRANKLIN WI 53132
- 10 Carol Kemeng 8752 W Ryan Rd Franklin 53132
- 11 James Kemeng 8752 W Ryan Franklin WI
- 12 Jeffrey A Vythand 8824 W Ryan Rd Franklin 53132
- 13 Pam S Vythand 8824 W Ryan Rd Franklin 53132
- 14 Joseph M. Kuzawa 8910 W Ryan Rd Franklin 53132
- 15 Sharon Demski 9206 S. 94th St Franklin WI 53132
- 16 Terence Demski 9206 S. 94th ST Franklin WI 53132
- 17 Jessica Wright 9164 S 94th St Franklin, WI 53132
- 18 James Soldick 9164 S 94th Franklin WI 53132
- 19 Kenneth Buss 9165 S 94th ST FRANKLIN WI 53132
- 20 Lauch Buss 9165 S 94th Franklin WI 53132
- 21 Chad Kul 9153 S 94th FRANKLIN 53132
- 22 Pat Kim 9153 S 94 FRANKLIN 53132
- 23 Michael 9411 W Broadway Dr. Franklin 53132
- 24 Richard L. Kuzawa 9337 So 96th St Franklin WI 53132

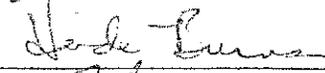
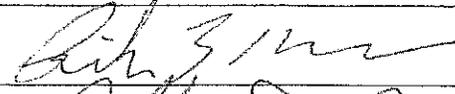
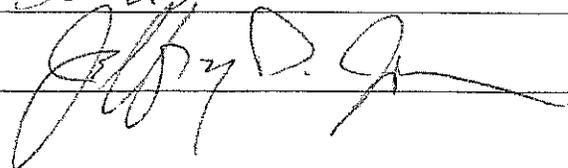
Petition to Stop the proposed plan for the CBRF on 92nd and Ryan Road

- 1 FARAJ JADER 9279 G.W. Elmct Franklin
- 2 KRISTINA KRKLEC 9279 E W. ELM CT. FRANKLIN
- 3 DEB TOPOLOVEC 9257-A N. ELM CT.
- 4 [Ellen Tath 9257 W. Elmct FRANKLIN
Unit B - Franklin, WJ.]
- 5
- 6 Jim Krohn 9185 W Elm Ct Franklin
- 7 ~~Jim Krohn~~
- 8 ~~9185-B W. ELM CT FRANKLIN~~
- 9 ~~9169 W ELM CT UNIT F~~
- 10 Janice Nilsson 9177 W. Elmct Unit B
- 11 ~~9177 W Elm Ct. Unit B~~
- 12 ~~9177 W Elm Ct. Unit B~~
- 13 Donald Mudrock 9177 A W Elm Ct
- 14 Robert Mudrock 9177-A W. Elm Ct
- 15 Joe Valant 9155 W. Elm Ct "B" Franklin
- Elizabeth Valent 9155 W. Elm "B" Franklin

Petition to Stop the proposed plan for the CBRF on 92nd and Ryan Road

- 1 Danjelo Milić 9445 S. 92nd ST 414 235-9730
FRANKLIN WI 53132
- 2 Augustin Milić 9445 S. 92nd ST 414 235 9730
FRANKLIN WI 53132
- 3 Wada J. Jedyie 9445 S. 92nd ST 414 235 9730
FRANKLIN 53132
- 4 Richard J. Schmitz - 9461 S. 94th 414-425-8671
FRANKLIN WISCONSIN
- 5 Barbara Schmitz 9461 S. 94th 414 425 8671
- 6 Wendy W. Wisniewski 9478 S. 94th 839.0496
- 7 Thomas W. Wisniewski 9478 S. 94th 915-6673
- 8 Amy Wisniewski 9478 S. 94th 414-292-0857
- 9 John Wimmeran 9481 S. 94th 414-425-7956
- 10 Lisa Tezak 9470 S. 94th 414-858-1181
- 11 Carl Gb 9470 S. 94th 414-858-1181
- Heidi Engel 9435 S. 94th 414-881-4903
- 12 Josh 9435 S. 94th 414-881-4903
- 14 Phil 9430 S. 94th ST 414-529-4996
- 15 Jay Krowshi 9430 S. 94th ST 414-529-4996
16. Michael DeGrave 9421 S. 94th ST (715) 216-1854
17. Michelle DeGrave 9421 S. 94th ST (815) 600-1788
- 18 Gayle Dretzka 9410 S. 94th ST 414 425-7192
- 19 Ron Dretzka 9410 S. 94th ST 414 425-7192
- 20 Sarah Mohr 9407 S. 94th ST 414-745-1393
- 21 Chris Mohr " " " "
- 22 Donald ~~DeGrave~~ DeLombe 9335 S. 94th ST. 414-425-5500
- 23 Janet DeLombe 9335 S. 94th ST
- 24 Terri Kwasmushki 9337 S. 94th ST 414-731-

Petition to Stop the proposed plan for the CBRF on 92nd and Ryan Road

	Address	Signature
1	9869 W. Prairie Grass Way	
2	8979 S Bluestem Ct.	
3	8979 S Bluestem Ct	
4	8982 S. Bluestem Ct	
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<p style="text-align: center;">APPROVAL</p> <p style="text-align: center;"><i>Slw</i></p>	<p style="text-align: center;">REQUEST FOR COUNCIL ACTION</p>	<p style="text-align: center;">MEETING DATE</p> <p style="text-align: center;">04/07/15</p>
<p style="text-align: center;">REPORTS & RECOMMENDATIONS</p>	<p style="text-align: center;">RESOLUTION TO VACATE APPROXIMATELY 0.467 ACRES OF RIGHT- OF-WAY IN AN UNDEVELOPED CUL-DE- SAC AT THE WEST END OF WEST ALLWOOD DRIVE ADJACENT TO PROPERTY LOCATED AT 10819, 10835, 10847 AND 10836 WEST ALLWOOD DRIVE</p>	<p style="text-align: center;">ITEM NUMBER</p> <p style="text-align: center;"><i>G. 1.</i></p>

At its February 17, 2015, meeting the Common Council introduced a resolution to vacate approximately 0.467 acres of right-of-way in an undeveloped cul-de-sac at the west end of West Allwood Drive adjacent to property located at 10819, 10835, 10847 and 10836 West Allwood Drive and refer the street vacation to the March 5, 2015 meeting of the Plan Commission for a recommendation. The Common Council also moved to set the public hearing upon the proposed vacation of right-of-way which extends from West Allwood Drive to properties at 10819, 10835, 10847 and 10836 West Allwood Drive for April 7, 2015.

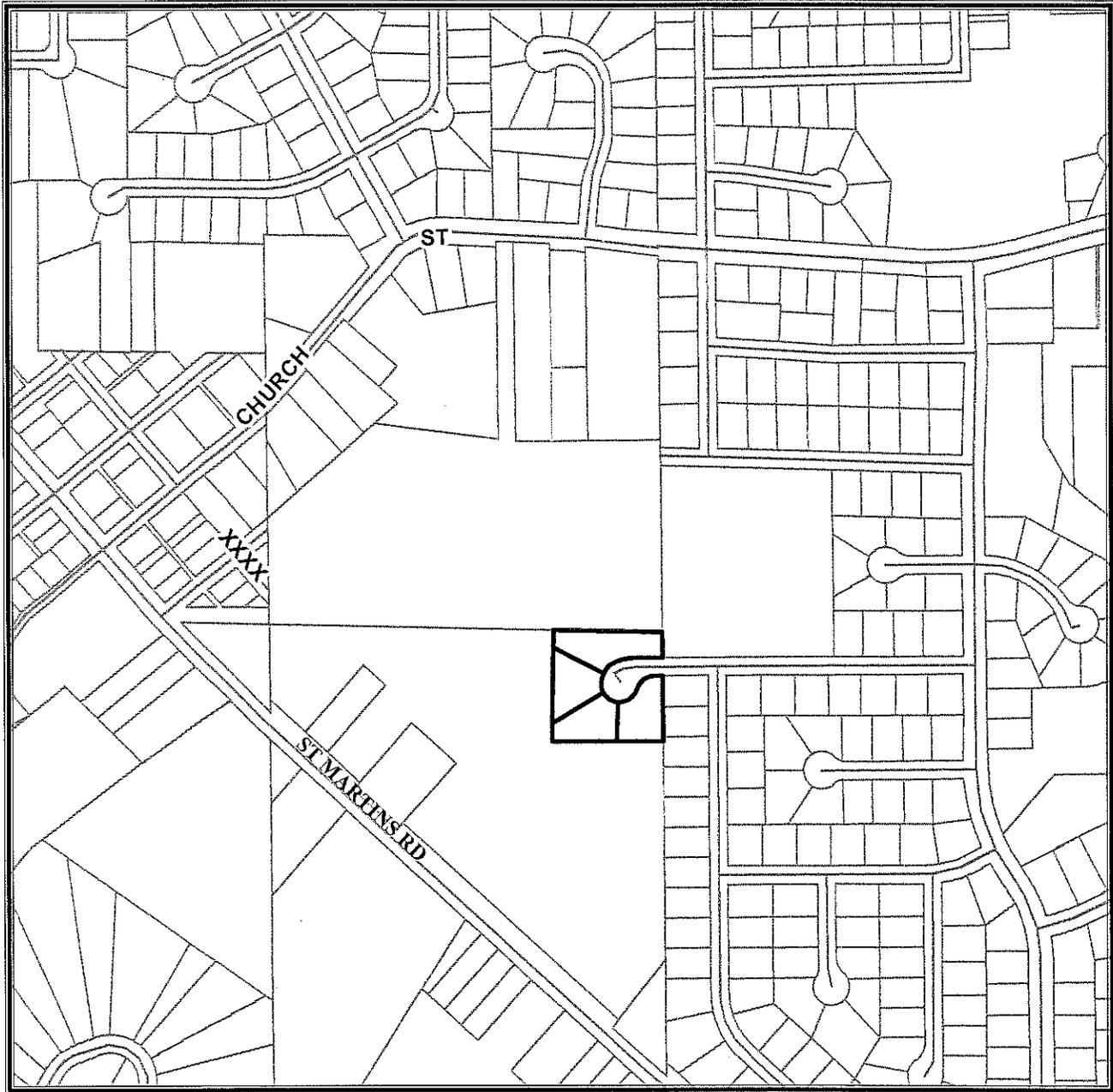
At its March 5, 2015, meeting the Plan Commission recommended to the Common Council to undertake street vacation proceedings upon the petition of Southbrook Church, Inc. to vacate approximately 0.467 acres of Right-of-Way in an undeveloped cul-de-sac at the west end of West Allwood Drive adjacent to property located at 10819, 10835, 10847 and 10836 West Allwood Drive.

COUNCIL ACTION REQUESTED

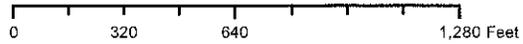
A motion to adopt Resolution No. 2015-_____, a resolution to vacate approximately 0.467 acres of right-of-way in an undeveloped cul-de-sac at the west end of West Allwood Drive adjacent to property located at 10819, 10835, 10847 and 10836 West Allwood Drive.



10819, 10835, 10836 & 10847 W. Allwood Drive



Planning Department
(414) 425-4024



2013 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.

STATE OF WISCONSIN

CITY OF FRANKLIN

MILWAUKEE COUNTY

RESOLUTION NO. 2015-_____

A RESOLUTION TO VACATE APPROXIMATELY 0.467 ACRES OF RIGHT-OF-WAY
 IN AN UNDEVELOPED CUL-DE-SAC AT THE WEST END OF WEST ALLWOOD
 DRIVE ADJACENT TO PROPERTY LOCATED AT 10819, 10835, 10847 AND 10836
 WEST ALLWOOD DRIVE

WHEREAS, the Common Council of the City of Franklin finds that the public interest requires that approximately 0.467 acres of right-of-way in an undeveloped cul-de-sac at the west end of West Allwood Drive adjacent to property located at 10819, 10835, 10847 and 10836 West Allwood Drive, be discontinued, pursuant to Wis. Stat. § 66.1003(4); and

WHEREAS, such portion of the approximately 0.467 acres of right-of-way in an undeveloped cul-de-sac at the west end of West Allwood Drive adjacent to property located at 10819, 10835, 10847 and 10836 West Allwood Drive is more particularly described upon Exhibit A annexed hereto and the map annexed hereto as Exhibit B; and

WHEREAS, notice of pendency of proceedings to vacate the subject property was submitted to the Office of the Register of Deeds for Milwaukee County on February 25, 2015, by way of a copy of this Resolution as introduced, for recording as may be required pursuant to Wis. Stat. § 840.11; and

WHEREAS, this Resolution was first introduced before the Common Council of the City of Franklin at its regular meeting on February 17, 2015; and

WHEREAS, the Common Council scheduled a Public Hearing upon this Resolution pursuant to Wis. Stat. § 66.1003(4)(b) for April 7, 2015; with notice of such hearing being published as a Class III notice in the Official City Newspaper, with the first publication date being March 12, 2015; and

WHEREAS, a Public Hearing as so duly noticed having been held on April 7, 2015, before the Common Council of the City of Franklin, and a report having been received from the Plan Commission, upon all of the foregoing pursuant to law, the Common Council having been so informed and having made its determinations.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Common Council of the City of Franklin, Wisconsin, that pursuant to the authority vested in the Common Council by Wis. Stat. § 66.1003(4)(b), that the portion of the approximately 0.467 acres of right-of-way in an undeveloped cul-de-sac at the west end of West Allwood Drive adjacent to property located at 10819, 10835, 10847 and 10836 West Allwood Drive, as described upon

WEST ALLWOOD DRIVE CUL-DE-SAC – STREET RIGHT-OF-WAY VACATION
RESOLUTION NO. 2015-_____

Page 2

Exhibit A and Exhibit B annexed hereto and incorporated herein, be and the same is hereby discontinued and vacated.

BE IT FURTHER RESOLVED, that the City Clerk be and the same is hereby directed to record a copy of this Resolution with the Register of Deeds for Milwaukee County.

Introduced at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2015.

APPROVED:

Stephen R. Olson, Mayor

ATTEST:

Sandra L. Wesolowski, City Clerk

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2015.

RIGHT OF WAY VACATION LEGAL DESCRIPTION

Being a part of the Northeast 1/4 of the Northeast 1/4 of Section 18, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin, bounded and described as follows:

Commencing at the northeast corner of the Northeast 1/4 of said Section 18; thence South $00^{\circ}24'53''$ East along east line of said Northeast 1/4, 85.01 feet to the point of beginning;

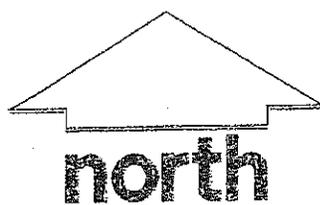
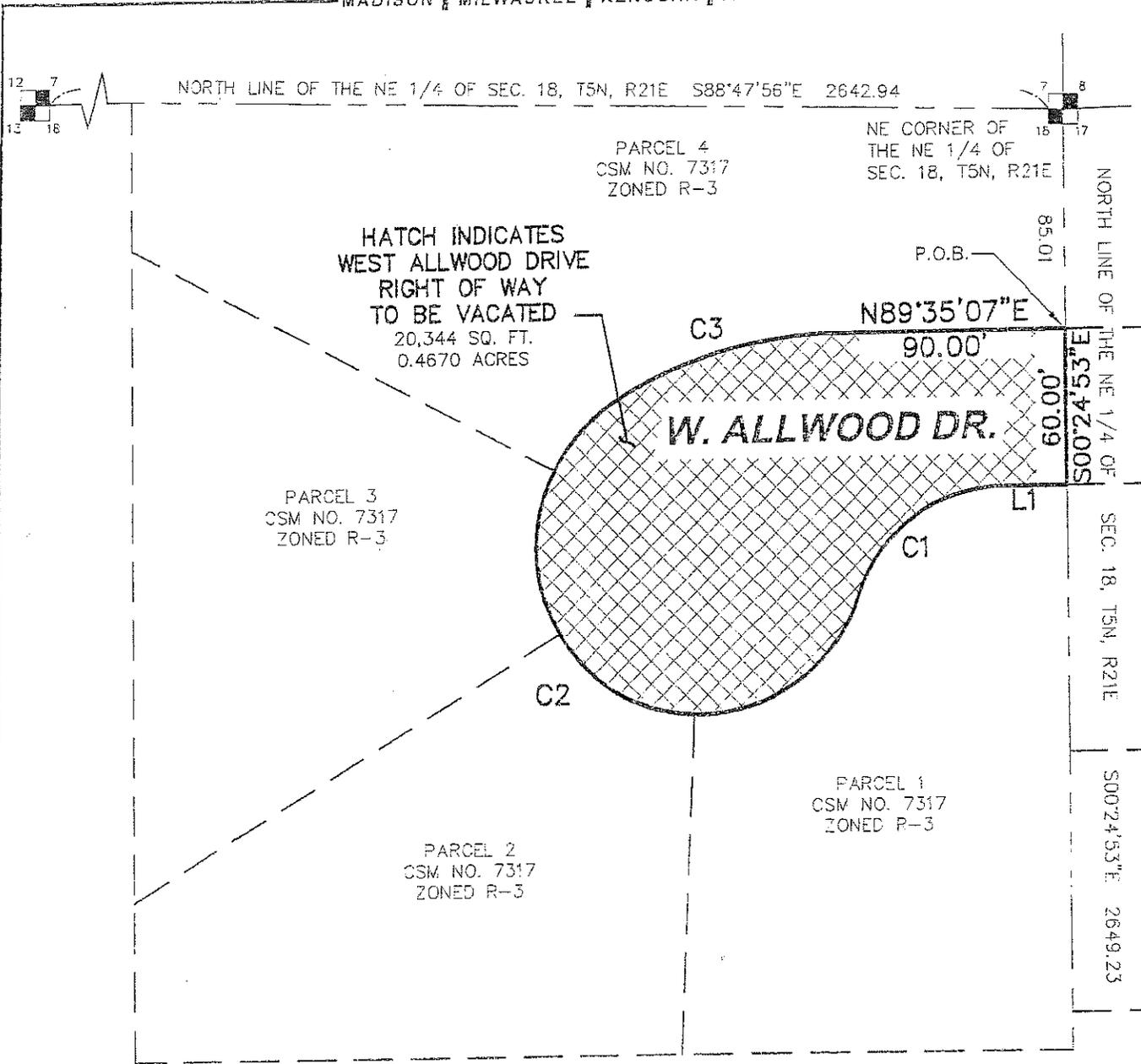
Thence the following courses along the West Allwood Drive right of way as formally created by Certified Survey Map No7317, recorded in Reel 5705, Image 5433 to 5435, Document No. 8673112 in the Milwaukee County Register of Deeds Office for Certified Survey Maps: continuing South $00^{\circ}24'53''$ East along said east line, 60.00 feet; South $89^{\circ}35'07''$ West, 25.13 feet to a point of curvature; southwesterly 74.94 feet along the arc of said curve to the left, whose radius is 60.00 feet and whose chord bears South $53^{\circ}48'13''$ West, 70.16 feet to a point of reverse curve; northwesterly 248.94 feet along the arc of said curve to the right, whose radius is 65.00 feet and whose chord bears North $52^{\circ}15'36''$ West, 122.38 feet to a point of compound curvature; northwesterly 93.08 feet along the arc of said curve to the right, whose radius is 166.00 feet and whose chord bears North $73^{\circ}31'16''$ East, 91.87 to a point of tangency; North $89^{\circ}35'07''$ East, 90.00 feet to the point of beginning.

Containing in all 20,344 square feet (0.4670 acres) of land, more or less.

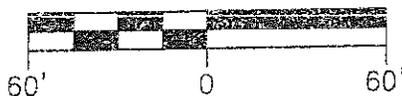
Exhibit B

MADISON | MILWAUKEE | KENOSHA | APPLETON

46



SCALE IN FEET



Curve Data

Curve	Delta	Length	Radius	Chord	C.B.
C3	Δ = 32°07'38"	L = 93.08	R = 166.00	CHORD = 91.87	C.B. = N73°31'16"E
C2	Δ = 219°26'07"	L = 248.94	R = 65.00	CHORD = 122.38	C.B. = N52°15'36"W
C1	Δ = 71°33'45"	L = 74.94	R = 60.00	CHORD = 70.16	C.B. = S53°48'13"W

Line Table

Line #	Length	Direction
L1	25.13	S89°35'07"W

ISD Professional Services, Inc.
 Milwaukee Regional Office
 NE 7 W22931 NANCY'S COURT SUITE 3
 WAUKESHA, WISCONSIN 53196
 262.513.0566 PHONE | 262.513.1232 FAX
 www.isdinc.com

PROJECT:
SOUTHBROOK CHURCH
 NE 1/4 OF SEC. 18, T5N, R21E
 CITY OF FRANKLIN - MILWAUKEE COUNTY, WI

SHEET TITLE:
**W. ALLWOOD DRIVE
 RIGHT OF WAY
 VACATION**

JSD PROJECT NUMBER:
 14-6614
 DRAWN BY: CAP
 CHECKED BY: JPK
 DATE:
 01-26-15

SHEET NUMBER:
 EX-2 OF 2

2

LIS PENDENS
Document Title



47

* 1 0 4 3 8 1 4 2 *

DOC.# 10438142

Document Number

NOTICE IS HEREBY GIVEN in accordance with subsections 66.1003(9) and section 840.11, Wisconsin Statutes by the undersigned as follows:

1. The Common Council of the City of Franklin has introduced a resolution to vacate the public road right of way described as:

Being a part of the Northeast 1/4 of the Northeast 1/4 of Section 18, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin, bounded and described as follows:

Commencing at the northeast corner of the Northeast 1/4 of said Section 18; thence South 00°24'53" East along east line of said Northeast 1/4, 85.01 feet to the point of beginning;

Thence the following courses along the West Allwood Drive right of way as formally created by Certified Survey Map No7317, recorded in Reel 5705, Image 5433 to 5435, Document No. 8673112 in the Milwaukee County Register of Deeds Office for Certified Survey Maps: continuing South 00°24'53" East along said east line, 60.00 feet; South 89°35'07" West, 25.13 feet to a point of curvature; southwesterly 74.94 feet along the arc of said curve to the left, whose radius is 60.00 feet and whose chord bears South 53°48'13" West, 70.16 feet to a point of reverse curve; northwesterly 248.94 feet along the arc of said curve to the right, whose radius is 65.00 feet and whose chord bears North 52°15'36" West, 122.38 feet to a point of compound curvature; northwesterly 93.08 feet along the arc of said curve to the right, whose radius is 166.00 feet and whose chord bears North 73°31'16" East, 91.87 to a point of tangency; North 89°35'07" East, 90.00 feet to the point of beginning.

Containing in all 20,344 square feet (0.4670 acres) of land, more or less.

2. The right of way to be discontinued is more fully detailed in the attached Exhibit A.

Dated this 24th day of February, 2015.

CITY OF FRANKLIN

ATTEST:

Stephen R. Olson
Stephen R. Olson, Mayor

Sandra L. Wesolowski
Sandra L. Wesolowski, City Clerk

STATE OF WISCONSIN)

) ss.

MILWAUKEE COUNTY)

Personally came before me on the 24th day of February, 2015, the above-named Stephen R. Olson and Sandra L. Wesolowski, known to me to be the Mayor and Clerk of the City of Franklin, respectively, and acting in said capacity, and known by me to be the person who executed the foregoing instrument and acknowledged the same.

Shirley J. Roberts
Notary Public, Milwaukee County, Wisconsin
My Commission Expires 3-27-16

Name and Return Address

Shirley J. Roberts, Deputy City Clerk
City of Franklin
9229 West Loomis Road
Franklin, Wisconsin 53132

10819, 10835, 10847 and 10836
West Allwood Drive, which bear
Tax Key Nos. 799-9967-004, 799-9967-005, 799-9967-006 and 799-9967-007, respectively

Parcel Identification Number (PIN)

RIGHT OF WAY VACATION LEGAL DESCRIPTION

Being a part of the Northeast 1/4 of the Northeast 1/4 of Section 18, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin, bounded and described as follows:

Commencing at the northeast corner of the Northeast 1/4 of said Section 18; thence South $00^{\circ}24'53''$ East along east line of said Northeast 1/4, 85.01 feet to the point of beginning;

Thence the following courses along the West Allwood Drive right of way as formally created by Certified Survey Map No7317, recorded in Reel 5705, Image 5433 to 5435, Document No. 8673112 in the Milwaukee County Register of Deeds Office for Certified Survey Maps: continuing South $00^{\circ}24'53''$ East along said east line, 60.00 feet; South $89^{\circ}35'07''$ West, 25.13 feet to a point of curvature; southwesterly 74.94 feet along the arc of said curve to the left, whose radius is 60.00 feet and whose chord bears South $53^{\circ}48'13''$ West, 70.16 feet to a point of reverse curve; northwesterly 248.94 feet along the arc of said curve to the right, whose radius is 65.00 feet and whose chord bears North $52^{\circ}15'36''$ West, 122.38 feet to a point of compound curvature; northwesterly 93.08 feet along the arc of said curve to the right, whose radius is 166.00 feet and whose chord bears North $73^{\circ}31'16''$ East, 91.87 to a point of tangency; North $89^{\circ}35'07''$ East, 90.00 feet to the point of beginning.

Containing in all 20,344 square feet (0.4670 acres) of land, more or less.

<p>APPROVAL <i>Slw</i></p>	<p>REQUEST FOR COUNCIL ACTION</p>	<p>MEETING DATE 04/07/15</p>
<p>REPORTS & RECOMMENDATIONS</p>	<p>RESOLUTION TO AMEND RESOLUTION NOS. 88-3175, 95-4217, 99-4875, 99-4933, 2004-5733 (NOT RECORDED), AND 2004-5736, IMPOSING CONDITIONS AND RESTRICTIONS FOR THE APPROVAL OF A SPECIAL USE FOR PROPERTIES LOCATED AT 6381, 6411, 6455 AND 6421 SOUTH 108TH STREET TO ALLOW FOR BUILDING EXPANSION AND REMODELING OF THE HILLER FORD NEW AND USED CAR DEALERSHIP SHOWROOM, OFFICES AND SERVICE RIGHTING AREA, AN ADDITION TO THE EXISTING BODY SHOP, CONSTRUCTION OF A USED VEHICLE SALES BUILDING AND ASSOCIATED PARKING AND LANDSCAPING CHANGES (HILLER FORD, INC. AND DEALERSHIP PROPERTIES, INC., APPLICANTS)</p>	<p>ITEM NUMBER <i>G.2.</i></p>

At its March 19, 2015 meeting, the Plan Commission recommended approval of a resolution to amend Resolution Nos. 88-3175, 95-4217, 99-4875, 99-4933, 2004-5733 (not recorded), and 2004-5736, imposing conditions and restrictions for the approval of a Special Use for properties located at 6381, 6411, 6455 and 6421 South 108th Street to allow for building expansion and remodeling of the Hiller Ford new and used car dealership showroom, offices and service righting area, an addition to the existing body shop, construction of a used vehicle sales building and associated parking and landscaping changes with the revisions recommended by City staff at the March 19, 2015 meeting (Hiller Ford, Inc. and Dealership Properties, Inc., applicants).

After further review and discussions with the applicant, Department of City Development Staff recommends striking "6455" from Condition No. 4 of the attached resolution. The applicant will have concrete vehicle display pads within ten feet of the property line. The removal of this property address from the condition will clearly allow for these display areas. All proposed parking spaces on this property comply with the required ten foot setback.

COUNCIL ACTION REQUESTED

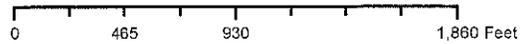
A motion to adopt Resolution No. 2015-_____, a resolution to amend Resolution Nos. 88-3175, 95-4217, 99-4875, 99-4933, 2004-5733 (not recorded), and 2004-5736, imposing conditions and restrictions for the approval of a Special Use for properties located at 6381, 6411, 6455 and 6421 South 108th Street to allow for building expansion and remodeling of the Hiller Ford new and used car dealership showroom, offices and service righting area, an addition to the existing body shop, construction of a used vehicle sales building and associated parking and landscaping changes (Hiller Ford, Inc. and Dealership Properties, Inc., applicants), subject to striking "6455" from Condition No. 4.



Hiller Expansion 108th Street & Whitnall Edge Drive



Planning Department
(414) 425-4024



2013 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.

STATE OF WISCONSIN

CITY OF FRANKLIN

MILWAUKEE COUNTY

RESOLUTION NO. 2015-_____

A RESOLUTION TO AMEND RESOLUTION NOS. 88-3175, 95-4217, 99-4875, 99-4933, 2004-5733 (NOT RECORDED), AND 2004-5736, IMPOSING CONDITIONS AND RESTRICTIONS FOR THE APPROVAL OF A SPECIAL USE FOR PROPERTIES LOCATED AT 6381, 6411, 6455 AND 6421 SOUTH 108TH STREET TO ALLOW FOR BUILDING EXPANSION AND REMODELING OF THE HILLER FORD NEW AND USED CAR DEALERSHIP SHOWROOM, OFFICES AND SERVICE RIGHTING AREA, AN ADDITION TO THE EXISTING BODY SHOP, CONSTRUCTION OF A USED VEHICLE SALES BUILDING AND ASSOCIATED PARKING AND LANDSCAPING CHANGES
(HILLER FORD, INC. AND DEALERSHIP PROPERTIES, INC., APPLICANTS)

WHEREAS, Hiller Ford, Inc. and Dealership Properties, Inc. having petitioned the City of Franklin for the approval of an amendment to Resolution Nos. 88-3175, 95-4217, 99-4875, 99-4933, 2004-5733 (not recorded), and 2004-5736, conditionally approving a Special Use, such prior Resolutions authorizing an automobile display dealership upon property located at 6411 South 108th Street, such property being zoned M-1 Limited Industrial District and C-1 Conservancy District, more particularly described as follows:

Being a part of the Northeast 1/4 and Southeast 1/4 of the Northeast 1/4 of Section 6, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin, bounded and described as follows:

Commencing at the southeast corner of the Northeast 1/4 of said Section 6; thence North 00°26'45" West along the east line of said Northeast 1/4, 1134.14 feet to the west right of way line of South 108th Street - South Lovers Lane Road - State Trunk Highway "100" and the point of beginning;

Thence South 89°30'41" West along the north line Lot 1 of Certified Survey Map No. 7721 and then Outlot A of Certified Survey Map No. 7435, 800.00 feet to the east line of Parcel 2 of Certified Survey Map No. 4056; thence North 00°26'45" West along said east line, 125.02 feet to the northeast corner of said Parcel 2; thence South 89°30'45" West along the north line of said Parcel 2, 2.65 feet; thence North 00°26'45" West, 173.02 feet to the south right of way line of Whitnall Edge Road; thence North 87°52'15" East along said south right of way line, 103.04 feet to the east right of way line (terminus) of said Whitnall Edge Road; thence North 00°26'45" West along said east right of way line, 30.015 feet to the vacate centerline of Whitnall Edge Road; thence North 87°52'15" East along said vacated centerline, 355.79 feet; thence North 01°35'24" West, 200.21 feet; thence South 87°52'15" West, 479.57 feet to the

HILLER FORD, INC. AND DEALERSHIP PROPERTIES, INC. – AMENDMENT TO
SPECIAL USE

RESOLUTION NO. 2015-_____

Page 2

southeast corner of Certified Survey Map No. 3988; thence North 03°41'31" West along said east line, 299.98 feet; thence North 87°52'15" East, 782.57 feet to aforesaid west right of way line of South 108th Street - South Lovers Land Road - State Trunk Highway "100"; thence South 00°24'39" East, 119.23 feet to point of curvature; thence southeasterly along the arc of said curve to the left and said west right of way line 422.68 feet, whose radius is 2361.83 feet and whose chord bears South 05°32'16" East, 422.12 feet; thence south 00°26'45" East along said westerly right of way line, 185.78 feet; thence North 89°33'15" East along said westerly right of way line, 24.75 feet; thence South 00°26'45" East along said westerly right of way line, 124.04 feet to the point of beginning.

Containing in all 556,172 square feet (12.7678 acres) of land, more or less;
Tax Key Numbers: 704-9974-000, 704-9975-000, 704-9976-002, 704-9976-003, 704-9976-005, 704-9977-000 and 704-9998-004; and

WHEREAS, such proposed amendment being for the purpose of remodeling of and construction of a 2,414 square foot expansion of the Hiller Ford showroom and administrative offices and Service Righting Area, a body shop addition consisting of 6 service bays and customer waiting area for a 3,615 square foot Quick Lane service area, construction of a 2,304 square foot Used Vehicle Sales building and associated parking and landscaping changes; 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 19th day of March, 2015, and the Plan Commission thereafter having determined to recommend that the proposed amendment to Special Use be approved, subject to certain conditions, and the Plan Commission further finding that the proposed amendment to 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 recommendations and also having found that the proposed amendment to Special Use, subject to conditions, meets the standards set forth under §15-3.0701 of the Unified

HILLER FORD, INC. AND DEALERSHIP PROPERTIES, INC. – AMENDMENT TO
SPECIAL USE

RESOLUTION NO. 2015-_____

Page 3

Development Ordinance.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Common Council of the City of Franklin, Wisconsin, that the petition of Hiller Ford, Inc. and Dealership Properties, Inc. for the approval of an amendment to 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 amendment to Special Use is approved only for the use of the subject property by Hiller Ford, Inc. and Dealership Properties, Inc., successors and assigns, for the Hiller Ford building expansion, remodeling and addition construction, which shall be developed in substantial compliance with and constructed, operated and maintained by Hiller Ford, Inc. and Dealership Properties, Inc., pursuant to those plans City file-stamped March 9, 2015 and annexed hereto and incorporated herein as Exhibit A.
2. Hiller Ford, Inc. and Dealership Properties, 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 consultants to the City of Franklin, for the the Hiller Ford building expansion, remodeling and addition construction project, within 30 days of invoice for same. Any violation of this provision shall be a violation of the Unified Development Ordinance, and subject to §15-9.0502 thereof and §1-19. of the Municipal Code, the general penalties and remedies provisions, as amended from time to time.
3. The approval granted hereunder is conditional upon Hiller Ford, Inc. and Dealership Properties, Inc. and the Hiller Ford building expansion, remodeling and addition construction project for the properties located at 6381, 6411, 6455 and 6421 South 108th 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. Applicant shall submit a revised Site Plan establishing a ten foot parking setback from S. 108th Street for properties located at 6455, 6421 and 6411 S. 108th Street and property bearing Taxkey No. 704-9998-004, for staff review and approval, prior to issuance of a Building Permit.
5. Applicant shall submit a revised Site and Landscape Plan illustrating additional greenspace, landscaping and designated vehicle display areas in front of the Quick Lane service building (property bearing Tax Key No. 704-9998-004) and the

HILLER FORD, INC. AND DEALERSHIP PROPERTIES, INC. – AMENDMENT TO
SPECIAL USE RESOLUTION NO. 2015-_____

Page 4

proposed used car sales building on property located at 6411 S. 108th Street, for staff review and approval, prior to issuance of a Building Permit.

6. Applicant shall submit a revised Site Plan with additional designated customer parking provided north of the showroom building, near the area where the nine customer parking spaces are already proposed, for staff review and approval, prior to issuance of a Building Permit.
7. Applicant shall obtain final approval of the stormwater management plan, which also encompasses parcel tax key number 704-9976-000, from the City Engineer, prior to issuance of a Building Permit.
8. Applicant shall submit a detailed Natural Resource Protection Plan, which also encompasses parcel tax key number 704-9976-000, prior to issuance of an Occupancy Permit.
9. Applicant shall submit a written Conservation Easement, which also encompasses parcel tax key number 704-9976-000, for review and approval by the Common Council and recorded with the Milwaukee County Office of the Register of Deeds, prior to issuance of an Occupancy Permit.
10. Applicant shall submit a revised Certified Survey Map to reflect removal of the entire West Whitnall Edge Road right-of-way located between South 108th Street and West Forest Home Avenue, that proposed Lots 1 and 2 be revised accordingly, and that parcel tax key number 704-9976-000 be combined with proposed Lot 1, for staff review and approval prior to recording of the Certified Survey Map with the Milwaukee County Register of Deeds Office.
11. Applicant shall modify the Site Plan to include removal of the entire West Whitnall Edge Road right-of-way located between South 108th Street and West Forest Home Avenue and that parcel tax key number 704-9976-000 be combined with Lot 1 of the proposed Certified Survey Map for staff review and approval, prior to the issuance of a Building Permit.

BE IT FURTHER RESOLVED, that in the event Hiller Ford, Inc. and Dealership Properties, 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 amendment to 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 additional 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

HILLER FORD, INC. AND DEALERSHIP PROPERTIES, INC. – AMENDMENT TO SPECIAL USE RESOLUTION NO. 2015-_____

Page 5

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 an amendment to such Special Use Permit as is contemplated by §15-9.0103 of the Unified Development Ordinance, and that all of the terms and conditions of Resolution Nos. 88-3175, 95-4217, 99-4875, 99-4933, 2004-5733 (not recorded), and 2004-5736, not specifically and expressly amended by or in direct conflict with this Resolution, shall remain in full force and effect.

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 completion of the construction of the Hiller Ford building expansion, remodeling and addition.

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 _____, 2015.

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2015.

APPROVED:

Stephen R. Olson, Mayor

ATTEST:

Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____



REPORT TO THE PLAN COMMISSION

Meeting of March 19, 2015

Special Use Amendment, Certified Survey Map and Right-of-Way Vacation

RECOMMENDATION: Department of City Development staff recommends approval of the Special Use Amendment and Certified Survey Map, subject to the conditions in the draft resolutions. However, staff recommends denial of the Right-of-Way Vacation.

Project Name:	Hiller Ford Expansion
Project Address:	6381, 6411, 6421 & 6455 South 108 th Street
Applicant:	Hiller Ford, Inc. and Dealership Properties, Inc.
Agent:	Mark Carstensen, Mark Carstensen Developments, LLC
Property Owner:	Jay Hiller, President Hiller Ford, Inc. and Dealership Properties, Inc.
Current Zoning:	M-1 Limited Industrial District and C-1 Conservancy District
2025 Comprehensive Plan	Industrial
Use of Surrounding Properties:	Ewald dealership (formerly Hale Park Lumber) to the north, vacant Menards outlot and storm water pond to the south, Garden Plaza and Boucher Volkswagon to the east and vacant properties owned by Hiller Ford, Inc. and a gasoline service station to the west
Applicant Action Requested:	Approval of the Special Use Amendment, Certified Survey Map and right-of-way vacation for the expansion of Hiller Ford

Introduction

Please note:

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

On January 22, 2015, the applicant submitted applications for a Special Use Amendment, Certified Survey Map, and Right-of-Way Vacation for an expansion to the Hiller Ford dealership. The proposed site modifications include remodeling and an expansion to the principal building (i.e. the main showroom), an addition to the service building (southernmost building), a new used car sales building, and associated parking and landscaping changes.

On March 13, 2015, the applicant submitted revised materials pertaining to the Right-of Way Vacation and the Certified Survey Map (which are included in the Plan Commissioner's packets and are described in the pertinent sections of this staff report).

SIC Code No. 5511 New and used car dealers is allowed as a Special Use in the M-1 District. Hiller Ford received a Special Use for the display of automobiles in an M-1 Limited Industrial District in 1988 via Resolution No. 88-3175.

Project Description/Analysis

Special Use

Site Plan:

The subject Hiller Ford dealership project is comprised of seven properties located west of South 108th Street, east of West Forest Home Avenue and directly to the north and south of West Whitnall Edge Road. Hiller Ford also owns two additional properties abutting West Forest Home Avenue that are currently vacant and not part of the dealership operations and are not included as part of this Special Use Application. Below is a list of all seven properties, including the two parcels not part of this Special Use.

Taxkey Number	Address	Property Owner	Acreage
704-9974-000	6381 S. 108 th Street	Hiller Ford, Inc.	2.69
704-9975-000	6411 S. 108 th Street	Hiller Ford, Inc.	2.64
704-9976-002	6455 S. 108 th Street	Hiller Ford, Inc.	1.40
704-9976-003	6421 S. 108 th Street	Dealership Properties, Inc.	1.15
704-9976-005	0 W. Whitnall Edge Drive	Dealership Properties, Inc.	0.30
704-9977-000	6455 S. 108 th Street	Dealership Properties, Inc.	1.73
704-9980-002	0 W. Forest Home Avenue	Hiller Ford, Inc.	2.10
704-9980-003	1131 W. Forest Home Avenue	Hiller Ford, Inc.	2.25
704-9998-004		Hiller Ford, Inc.	2.27
TOTAL			16.53

The attached map X1.0 is an overall site plan of the Hiller Ford dealership and illustrates the areas proposed to be modified. No improvements are proposed on the northernmost parcel (6381 S. 108th Street) or the western portions of the 6411 S. 108th Street, 6455 S. 108th Street, and tax key 704-9998-004 parcels. The applicant is proposing to utilize the same ingress/egress locations that currently exist today.

The applicant has indicated that there is a net gain in Landscape Surface Ratio (LSR) as a result of the proposed improvements due to additional landscaping adjacent to the buildings. The properties that comprise the proposed Lot 1 currently have a LSR of approximately 46.98%. Following the proposed improvements the LSR will increase to approximately 47.32%. The properties comprising Lot 2 have an existing LSR of about 3.66%, which will be increased to approximately 4.36% following the proposed site improvements. The M-1 District requires a LSR of 0.4 or 40%. As an existing development, staff does not object to the improvements as there is an overall gain in greenspace area.

However, as Lot 2 is still substantially below the LSR standard of the M-1 District, staff recommends the applicant establish a ten foot parking setback from S. 108th Street, prior to issuance of a Building Permit. Furthermore, staff recommends that greenspace, landscaping and designated vehicle display areas be added in front of the Quick Lane service building, property bearing Tax Key No. 704-9998-004, for staff review and approval, prior to issuance of a Building Permit. Staff also recommends that similar improvements be made in front of the proposed used car sales building on property located at 6411 S. 108th Street, for staff review and approval, prior to issuance of a Building Permit.

Staff suggests that a ten-foot parking setback be established along all Hiller Ford properties adjacent to S. 108th Street as well as adding designated vehicle display areas and additional greenspace and landscaping. This would include areas of the dealership that are not currently proposed to be modified as part of this Special Use Amendment, but would create a consistent and attractive theme along S. 108th Street for the Hiller Ford properties.

Staff also suggests that a decorative concrete or asphalt (e.g. colored or stamped) be utilized for the designated vehicle display areas. In addition, staff suggests adding landscape islands to bookmark the ends of the existing parking rows and vehicle display areas that are near S. 108th Street.

Parking:

Table 15-5.0203 of the UDO requires a Standard Parking Ratio of 2 parking spaces per 1,000 square feet of Gross Floor Area and 4 spaces per service bay for Vehicle Repair Shop (without the Dispensing of Gasoline). According to the applicant, the Hiller Ford dealership has 26 service bays and approximately 58,173 square feet of gross floor area. The 26 service bays require 104 parking spaces and the gross floor area requires 117 parking spaces, thus requiring a total of 221 parking spaces.

The applicant has indicated that approximately 519 parking spaces currently exist throughout the development, including the outlined parking rows. The applicant has also noted that it is difficult to state an exact number of parking spaces. The dealership has individual striped parking spaces, outlined parking rows and non-striped areas. Most of the parking is utilized for dealership parking and vehicle display areas, while a small part of the parking, located closest to the existing buildings, is utilized for customer and employee parking.

Staff estimates that there are over 180 striped parking spaces, not including vehicle display areas and non-striped parking, currently within the areas of proposed modifications. Currently there are approximately 6 parking spaces around the front of the existing body shop building and approximately 18 parking spaces around the showroom building, primarily for customer parking.

In conjunction with the building additions, the parking around the buildings will be redone. The applicant is now proposing 5 parking spaces in front of the body shop and 14 parking spaces adjacent to the showroom. This results in a loss of about 5 parking spaces primarily intended for customer parking. In addition, the new used car sales building will be constructed over a current parking area for a loss of about 20 parking spaces. However, 9 individually striped parking

spaces will be added north of the showroom building, where there is currently just an outlined row of parking.

Overall, the Hiller Ford properties contain several large parking areas. The loss of approximately 16 parking spaces is not significant as customers also utilize other parking areas onsite. Staff does not have concerns with the quantity of parking provided. However, staff recommends that additional designated customer parking be provided north of the showroom building, near the area where the nine customer parking spaces are already proposed, for staff review and approval, prior to issuance of a Building Permit.

One ADA accessible parking space is adjacent to the Quick Lane building and showroom. The applicant is proposing parking spaces that are 9.5-foot wide and 19-foot long (180.5 square feet), per Section 15-5.0202B. of the UDO, and 24-foot wide drive aisles.

Landscaping:

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. As discussed above, staff estimates approximately 180 striped parking spaces within and adjacent to the areas to be impacted, thus requiring 36 plantings of each type.

The applicant is proposing 3 canopy/shade trees, 4 decorative trees, 0 evergreen trees and 43 shrubs, adjacent to the buildings and the vehicle display areas. There are few plantings existing onsite, except for a wooded area primarily located on the back half of 6411 S. 108th Street. Staff is not aware of the size or species of trees located within this area.

As this is an existing development with modest changes to the buildings and parking areas, staff is not recommending that the applicant be required to meet current UDO landscaping standards for the entire Hiller Ford dealership.

Staff has made several recommendations and suggestions under the Site Plan section of this report, which would help in creating greenspace and landscape areas for the applicant to provide additional plantings to bring the development further into compliance with current UDO standards.

Lighting:

The applicant is not proposing any new or modifications to the existing lighting.

Architecture:

The primary material utilized for the building additions is a prefinished aluminum composite metal. The new used car sales building will also be comprised of metal wall panels, including a matching entrance feature to the showroom and Quick Lane service buildings.

Staff suggests that the showroom building include more variation in its façade, such as use of a greater variety of building materials, wall panel systems, greater variation in window types, sizes, and treatments, etc.

Signage:

The applicant has included signs for reference only. Signs will require separate review and approval by the Architectural Review Board and issuance of a Sign Permit from the Inspection Department.

Stormwater Management:

Storm water will be piped to a drainage ditch along the rear of the properties. Storm water drainage is considered an essential service; therefore, any resulting impacts to protected natural resource features are permitted with the required restoration per Section 15-4.0102I. of the UDO. Staff recommends that the applicant shall obtain final approval of the stormwater management plan from the City Engineer, prior to issuance of a Building Permit.

Natural Resource Protection Plan and Conservation Easement:

The applicant has not yet provided a detailed Natural Resource Protection Plan (NRPP). An exhibit has been submitted illustrating the approximate location of the wetland, wetland buffer and wetland setbacks. The applicant has conservatively estimated the location of the wetland up to or over current pavement. Site work is occurring over existing paved areas that are over 500 feet from the approximate wetland locations, except for essential services.

The applicant is requesting to proceed through the subject application process, prior to providing detailed natural resource information. Staff does not object, but recommends that the applicant submit a detailed Natural Resource Protection Plan, prior to recording the Certified Survey Map. Furthermore, protected natural resources shall be shown upon the face of the CSM. Staff also recommends that a written Conservation Easement shall be submitted for review and approval by the Common Council and recorded with the Milwaukee County Office of the Register of Deeds, prior to issuance of an Occupancy Permit.

Right-of-way Vacation

As originally proposed by the applicant, all of the right-of-way associated with Whitnall Edge Road between Hwy. 100 and Forest Home Avenue was to be vacated. Based on that information, a Common Council meeting on the introduction of a request to vacate the Whitnall Edge Road right-of-way was held, and a public hearing notice on this matter was published.

As such, please note that the public hearing notice for the right-of-way vacation included the full vacation of 79,672 square feet of right-of-way, and that the Right-of-Way Resolution reflects the amount of vacation as initially presented by the applicant to the Council (and noticed in the public hearing).

The applicant is now requesting to vacate only a portion of W. Whitnall Edge Road, from Highway 100 extending approximately 317 feet to the west (to the easternmost property line of 6431-6435 S. 108th Street, not owned by Hiller Ford). Whitnall Edge Road is a 60-foot wide public right-of-way. The applicant is proposing to vacate a total of approximately 18,754 square feet of this right-of-way.

Staff believes the application may move forward, with the proposed vacation as originally

proposed by the applicant, or as subsequently revised by the applicant, as long as such vacation does not exceed the amount set forth in the published public hearing notice.

Both the originally submitted materials, as well as the revised materials submitted by the applicant on March 13, 2015 are attached. The applicant has also revised the Certified Survey Map, reflecting the revised right-of-way vacation.

However, it is important to note that vacating all of the Whitnall Edge Road right-of-way, as originally proposed by the applicant, would result in a landlocked parcel (the parcel located at 6431 S. 108th Street), which is prohibited by State Statute and the Unified Development Ordinance. Vacating a portion of the right-of-way, as currently proposed by the applicant, eliminates public access from that parcel to Hwy. 100 (which parcel is not owned by Hiller Ford and is not part of the subject applications).

Therefore, staff recommends denial of both requests to vacate the W. Whitnall Edge Road right-of-way.

Certified Survey Map (CSM)

As proposed by the applicant, Lot 1 combines the three Hiller Ford properties adjacent to S. Lovers Lane Road, north of W. Whitnall Edge Road, as well as the northern portion of the right-of-way to be vacated, into one parcel with an area of approximately 6.82 acres. Lot 2 combines the four Hiller Ford properties adjacent to S. Lovers Lane Road, south of W. Whitnall Edge Road, and the southern portion of the right-of-way to be vacated, into a second parcel with an area of approximately 5.71 acres.

The CSM also shows the currently proposed vacation of a portion of W. Whitnall Edge Road. A cross access easement is proposed in its stead to continue to allow property located at 6431-3435 S. 108th Street to access S. 108th Street.

Staff recommends that the Certified Survey Map be revised to reflect the Whitnall Edge Road right-of-way as it currently exists, that proposed Lots 1 and 2 be revised accordingly, and that the proposed cross access easement be removed, for staff review and approval prior to recording of the Certified Survey Map with the Milwaukee County Register of Deeds Office.

Staff also recommends that the Hiller Ford Site Plan be modified to remove any proposed improvements from the right-of-way, and that the applicant apply for a variance to the Board of Zoning and Building Appeals for any parking or building setbacks that are not being met, prior to the issuance of a Building Permit.

In the event that the Certified Survey Map would be approved as currently submitted, staff recommends that the applicant submit a recorded cross access easement agreement to Department of City Development staff, prior to issuance of an Occupancy Permit. Please note that this condition is not currently included in the draft CSM resolution. If the Plan Commission wishes to approve the CSM and right-of-way vacation as submitted by the applicant with this condition it must be specifically added to the draft CSM resolution. In addition, the two other conditions noted above (Condition Nos. 9 and 10 of the draft CSM Resolution and Condition

Nos. 10 and 11 of the draft Special Use Resolution) must be removed from the draft CSM and Special Use resolutions.

Staff Recommendation

Department of City Development staff recommends approval of the Special Use Amendment, Certified Survey Map and Right-of-Way Vacation, subject to the conditions in the draft resolutions.



9130 W. Loomis Rd. Ste. 950
Franklin, WI 53132
(414) 235-3571
www.meccd.com

Project Summary

January 21, 2015

Franklin

MAP - 9 2015

City Development

Business Name: Hiller Ford, Inc.
6455 South 108th Street
Franklin, WI 53132

Type of Business: Hiller Ford sells new and used cars and trucks. They also lease vehicles and repair all type of vehicles. Their business offers many services and has been at their current location for over 70 years.

Hiller Ford employs more than 100 people and is one of the largest businesses in Franklin. They are Wisconsin's 2nd largest Ford Dealership.

Project Description: Ford Motor Company is requiring "Ford Dealerships" around the country to "update and enhance" their current facilities to meet Ford's strict "Dealership Guidelines" The design of these new features are the requirement(s) of Ford Motor Company. The "Architectural Design" are Ford Motor Company's "Branding". You will see this as you drive by other "Ford Dealerships".

Hiller Ford is planning to remodel their current "Showroom, Administrative Offices and Service Righting Area. They will also be adding a new addition to the current "Body Shop". This will be a new Ford "Quick Lane" Service area consisting of six new service bays, a new customer waiting area and a new service righting area. They will be also be constructing a new "Used Car Sales" building.

Residential | Multi-family | Commercial

Leaders in Development Since 1980

Estimated Project Cost: The estimated project cost including site work and construction will be approx.

(\$2,300,000.00) TWO MILLION, THREE HUNDERED THOUSAND DOLLARS.

Project Size: See attached schedule.

Environmental Effect: The project results in a net increase of green space and is served by municipal sanitary sewer and water.

Sales and Service Bldg.		Square Feet	Square Feet
Existing Bldg		38,216.48	
Approx Area of Demolition		6,914.45	
Additional Showroom Area		3,070.94	
Additional Parts Warehouse		7,680.00	
Proposed Bldg Area			48,967.42
% of Work			46.22%
Area of Work			17,665.39

Quick Lane Bldg.		Square Feet	Square Feet
Existing Bldg		9,360.00	
Approx Area of Demolition		408.00	
Additional Bldg Area		3,661.90	
Additional Canopy Area		636.38	
Proposed Bldg Area			13,658.28
% of Work			50.28%
Area of Work			4,706.78

Used Car Bldg.		Square Feet	Square Feet
New Bldg		2,418.00	

SECTION 15-3.0502

CALCULATION OF BASE SITE AREA

The *base site area* shall be calculated as indicated in Table 15-3.0502 for each parcel of land to be used or built upon in the City of Franklin as referenced in Section 15-3.0501 of this Ordinance.

Table 15-3.0502

WORKSHEET FOR THE CALCULATION OF BASE SITE AREA
FOR BOTH RESIDENTIAL AND NONRESIDENTIAL DEVELOPMENT

STEP 1:	Indicate the total gross site area (in acres) as determined by an actual on-site boundary survey of the property.	6.816 acres
STEP 2:	Subtract (-) land which constitutes any existing dedicated public street rights-of-way, land located within the ultimate road rights-of-way of existing roads, the rights-of-way of major utilities, and any dedicated public park and/or school site area.	- 0 acres
STEP 3:	Subtract (-) land which, as a part of a previously approved development or land division, was reserved for open space.	- 0 acres
STEP 4:	In the case of " <i>Site Intensity and Capacity Calculations</i> " for a proposed residential use, subtract (-) the land proposed for nonresidential uses; or In the case of " <i>Site Intensity and Capacity Calculations</i> " for a proposed nonresidential use, subtract (-) the land proposed for residential uses.	- 0 acres
STEP 5:	Equals "Base Site Area"	= 6.816 acres

SECTION 15-3.0503

CALCULATION OF THE AREA OF NATURAL RESOURCES
TO BE PROTECTED

All land area with those natural resource features as described in Division 15-4.0100 of this Ordinance and as listed in Table 15-3.0503 and lying within the *base site area* (as defined in Section 15-3.0502), shall be measured relative to each natural resource feature present. The actual land area encompassed by each type of resource is then entered into the column of Table 15-3.0503 titled "Acres of Land in Resource Feature." The acreage of each natural resource feature shall be multiplied by its respective *natural resource protection standard* (to be selected from Table 15-4.0100 of this Ordinance for applicable agricultural, residential, or nonresidential zoning district) to determine the amount of resource protection land or area required to be kept in open space in order to protect the resource or feature. The sum total of all resource protection land on the site equals the *total resource protection land*. The *total resource protection land* shall be calculated as indicated in Table 15-3.0503.

Franklin

MAR - 9 2015

City Development

PROTECTION LAND

Natural Resource Feature	Protection Standard Based Upon Zoning District Type (circle applicable standard from Table 15-4.0100 for the type of zoning district in which the parcel is located)			Acres of Land in Resource Feature		
	Agricultural District	Residential District	Non-Residential District			
Steep Slopes:				X	0	0
10-19%	0.00	0.60	0.40	=	0	0
20-30%	0.65	0.75	0.70	X	0	0
+ 30%	0.90	0.85	0.80	=	0	0
Woodlands & Forests:				X	0	0
Mature	0.70	0.70	0.70	=	0	0
Young	0.50	0.50	0.50	X	0	0
Lakes & Ponds	1	1	1	=	0	0
Streams	1	1	1	X	0	0
Shore Buffer	1	1	1	=	0	0
Floodplains/Floodlands	1	1	1	X	0	0
Wetland Buffers	1	1	1	=	0.066	0.066
Wetlands & Shoreland Wetlands	1	1	1	X	0.008	0.008
TOTAL RESOURCE PROTECTION LAND (Total of Acres of Land in Resource Feature to be Protected)						0.074

Note: In conducting the calculations in Table 15-3.0503, if two or more natural resource features are present on the same area of land, only the most restrictive resource protection standard shall be used. For example, if floodplain and young woodlands occupy the same space on a parcel of land, the resource protection standard would be 1.0 which represents the higher of the two standards.

SECTION 15-3.0505

CALCULATION OF SITE INTENSITY AND CAPACITY FOR
NONRESIDENTIAL USES

In order to determine the maximum floor area which may be permitted on a parcel of land zoned in a nonresidential zoning district, the site intensity and capacity calculations set forth in Table 15-3.0505 shall be performed.

Table 15-3.0505

WORKSHEET FOR THE CALCULATION OF SITE INTENSITY AND
CAPACITY FOR NONRESIDENTIAL DEVELOPMENT

STEP 1:	CALCULATE MINIMUM REQUIRED LANDSCAPE SURFACE: Take <i>Base Site Area</i> (from Step 5 in Table 15-3.0502): <u>6.816</u> Multiply by <i>Minimum Landscape Surface Ratio (LSR)</i> (see specific zoning district LSR standard): X <u>0.40</u> Equals MINIMUM REQUIRED ON-SITE LANDSCAPE SURFACE =	2.726 acres
STEP 2:	CALCULATE NET BUILDABLE SITE AREA: Take <i>Base Site Area</i> (from Step 5 in Table 15-3.0502): <u>6.816</u> Subtract <i>Total Resource Protection Land</i> from Table 15-3.0503 or <i>Minimum Required Landscape Surface</i> (from Step 1 above), whichever is greater: <u>- 2.726</u> Equals NET BUILDABLE SITE AREA =	4.090 acres
STEP 3:	CALCULATE MAXIMUM NET FLOOR AREA YIELD OF SITE: Take <i>Net Buildable Site Area</i> (from Step 2 above): <u>4.090</u> Multiply by <i>Maximum Net Floor Area Ratio (NFAR)</i> (see specific nonresidential zoning district NFAR standard): X <u>0.85</u> Equals MAXIMUM NET FLOOR AREA YIELD OF SITE =	3.477 acres
STEP 4:	CALCULATE MAXIMUM GROSS FLOOR AREA YIELD OF SITE: Take <i>Base Site Area</i> (from Step 5 of Table 15-3.0502): <u>6.816</u> Multiply by <i>Maximum Gross Floor Area Ratio (GFAR)</i> (see specific nonresidential zoning district GFAR standard): X <u>0.42</u> Equals MAXIMUM GROSS FLOOR AREA YIELD OF SITE =	2.863 acres
STEP 5:	DETERMINE MAXIMUM PERMITTED FLOOR AREA OF SITE: Take the <i>lowest</i> of Maximum Net Floor Area Yield of Site (from Step 3 above) or Maximum Gross Floor Area Yield of Site (from Step 4 above): (Multiple results by 43,560 for maximum floor area in square feet):	2.863 acres (124,700 s.f.)

SECTION 15-3.0502

CALCULATION OF BASE SITE AREA

The *base site area* shall be calculated as indicated in Table 15-3.0502 for each parcel of land to be used or built upon in the City of Franklin as referenced in Section 15-3.0501 of this Ordinance.

Table 15-3.0502

WORKSHEET FOR THE CALCULATION OF BASE SITE AREA
FOR BOTH RESIDENTIAL AND NONRESIDENTIAL DEVELOPMENT

STEP 1:	Indicate the total gross site area (in acres) as determined by an actual on-site boundary survey of the property.	5.952 acres
STEP 2:	Subtract (-) land which constitutes any existing dedicated public street rights-of-way, land located within the ultimate road rights-of-way of existing roads, the rights-of-way of major utilities, and any dedicated public park and/or school site area.	- 0 acres
STEP 3:	Subtract (-) land which, as a part of a previously approved development or land division, was reserved for open space.	- 0 acres
STEP 4:	In the case of " <i>Site Intensity and Capacity Calculations</i> " for a proposed residential use, subtract (-) the land proposed for nonresidential uses; or In the case of " <i>Site Intensity and Capacity Calculations</i> " for a proposed nonresidential use, subtract (-) the land proposed for residential uses.	- 0 acres
STEP 5:	Equals "Base Site Area"	= 5.952 acres

SECTION 15-3.0503

CALCULATION OF THE AREA OF NATURAL RESOURCES
TO BE PROTECTED

All land area with those natural resource features as described in Division 15-4.0100 of this Ordinance and as listed in Table 15-3.0503 and lying within the *base site area* (as defined in Section 15-3.0502), shall be measured relative to each natural resource feature present. The actual land area encompassed by each type of resource is then entered into the column of Table 15-3.0503 titled "Acres of Land in Resource Feature." The acreage of each natural resource feature shall be multiplied by its respective *natural resource protection standard* (to be selected from Table 15-4.0100 of this Ordinance for applicable agricultural, residential, or nonresidential zoning district) to determine the amount of resource protection land or area required to be kept in open space in order to protect the resource or feature. The sum total of all resource protection land on the site equals the *total resource protection land*. The *total resource protection land* shall be calculated as indicated in Table 15-3.0503.

PROTECTION LAND

Natural Resource Feature	Protection Standard Based Upon Zoning District Type (circle applicable standard from Table 15-4.0100 for the type of zoning district in which the parcel is located)			Acres of Land in Resource Feature		
	Agricultural District	Residential District	Non-Residential District			
Steep Slopes:				X	0	0
10-19%	0.00	0.60	0.40	=	0	0
20-30%	0.65	0.75	0.70	X	0	0
+ 30%	0.90	0.85	0.80	=	0	0
Woodlands & Forests:				X	0	0
Mature	0.70	0.70	0.70	=	0	0
Young	0.50	0.50	0.50	X	0	0
Lakes & Ponds	1	1	1	=	0	0
Streams	1	1	1	X	0	0
Shore Buffer	1	1	1	=	0	0
Floodplains/Floodlands	1	1	1	X	0	0
Wetland Buffers	1	1	1	=	0.213	0.213
Wetlands & Shoreland Wetlands	1	1	1	X	0.165	0.165
TOTAL RESOURCE PROTECTION LAND (Total of Acres of Land in Resource Feature to be Protected)						0.378

Note: In conducting the calculations in Table 15-3.0503, if two or more natural resource features are present on the same area of land, only the most restrictive resource protection standard shall be used. For example, if floodplain and young woodlands occupy the same space on a parcel of land, the resource protection standard would be 1.0 which represents the higher of the two standards.

SECTION 15-3.0505

CALCULATION OF SITE INTENSITY AND CAPACITY FOR
NONRESIDENTIAL USES

In order to determine the maximum floor area which may be permitted on a parcel of land zoned in a nonresidential zoning district, the site intensity and capacity calculations set forth in Table 15-3.0505 shall be performed.

Table 15-3.0505

WORKSHEET FOR THE CALCULATION OF SITE INTENSITY AND
CAPACITY FOR NONRESIDENTIAL DEVELOPMENT

STEP 1:	CALCULATE MINIMUM REQUIRED LANDSCAPE SURFACE: Take <i>Base Site Area</i> (from Step 5 in Table 15-3.0502): <u>5.952</u> Multiply by Minimum <i>Landscape Surface Ratio (LSR)</i> (see specific zoning district LSR standard): X <u>0.40</u> Equals MINIMUM REQUIRED ON-SITE LANDSCAPE SURFACE =	<u>2.381</u> acres
STEP 2:	CALCULATE NET BUILDABLE SITE AREA: Take <i>Base Site Area</i> (from Step 5 in Table 15-3.0502): <u>5.952</u> Subtract <i>Total Resource Protection Land</i> from Table 15-3.0503 or <i>Minimum Required Landscape Surface</i> (from Step 1 above), whichever is greater: - <u>0.378</u> Equals NET BUILDABLE SITE AREA =	<u>5.574</u> acres
STEP 3:	CALCULATE MAXIMUM NET FLOOR AREA YIELD OF SITE: Take <i>Net Buildable Site Area</i> (from Step 2 above): <u>5.574</u> Multiply by Maximum <i>Net Floor Area Ratio (NFAR)</i> (see specific nonresidential zoning district NFAR standard): X <u>0.85</u> Equals MAXIMUM NET FLOOR AREA YIELD OF SITE =	<u>4.738</u> acres
STEP 4:	CALCULATE MAXIMUM GROSS FLOOR AREA YIELD OF SITE: Take <i>Base Site Area</i> (from Step 5 of Table 15-3.0502): <u>5.952</u> Multiply by Maximum <i>Gross Floor Area Ratio (GFAR)</i> (see specific nonresidential zoning district GFAR standard): X <u>0.42</u> Equals MAXIMUM GROSS FLOOR AREA YIELD OF SITE =	<u>2.500</u> acres
STEP 5:	DETERMINE MAXIMUM PERMITTED FLOOR AREA OF SITE: Take the <i>lowest</i> of Maximum Net Floor Area Yield of Site (from Step 3 above) or Maximum Gross Floor Area Yield of Site (from Step 4 above): (Multiple results by 43,560 for maximum floor area in square feet):	<u>2.500</u> acres <u>(108,900 s.f.)</u>

LEGAL DESCRIPTION

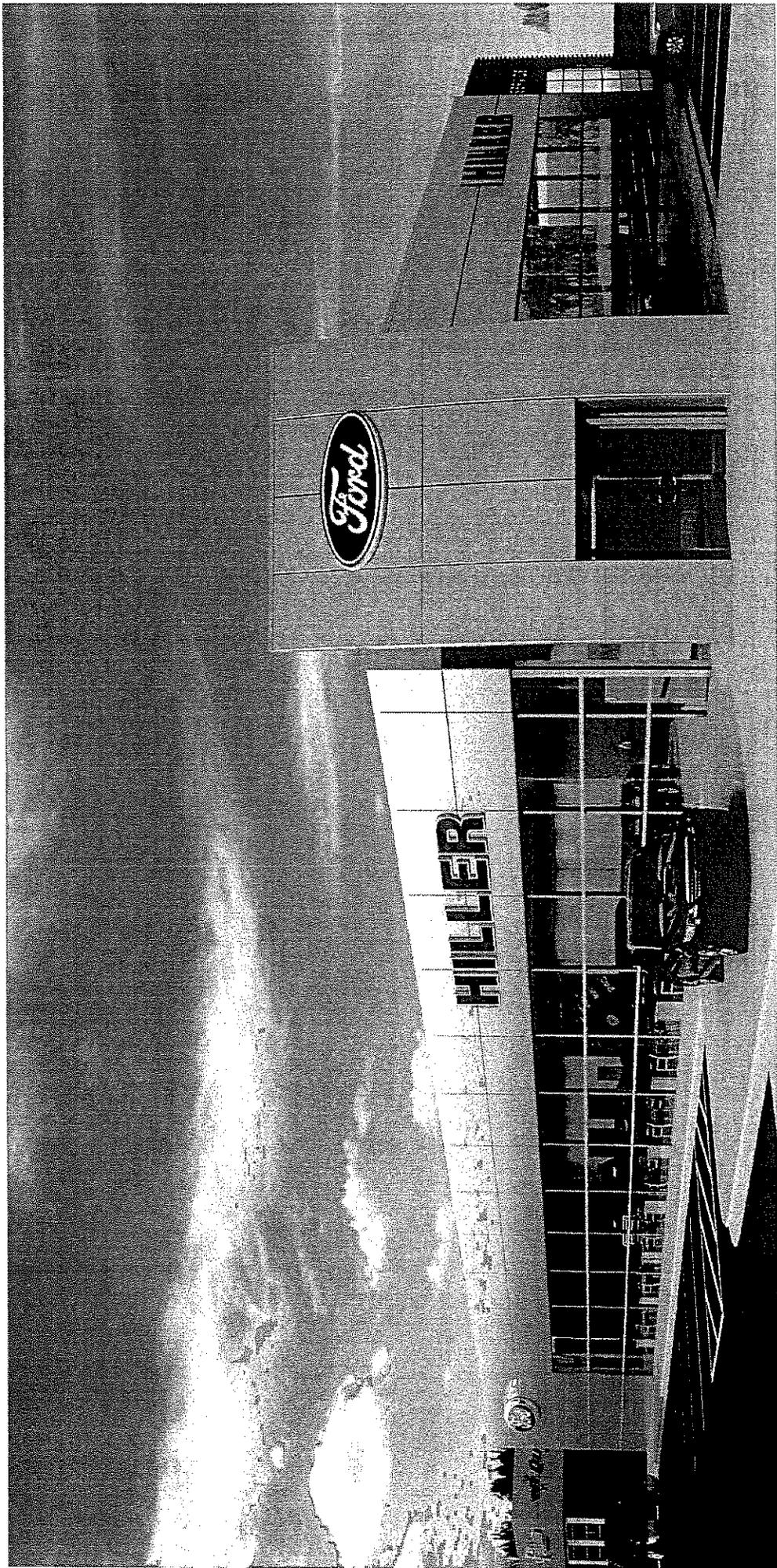
AREA OF SPECIAL USE

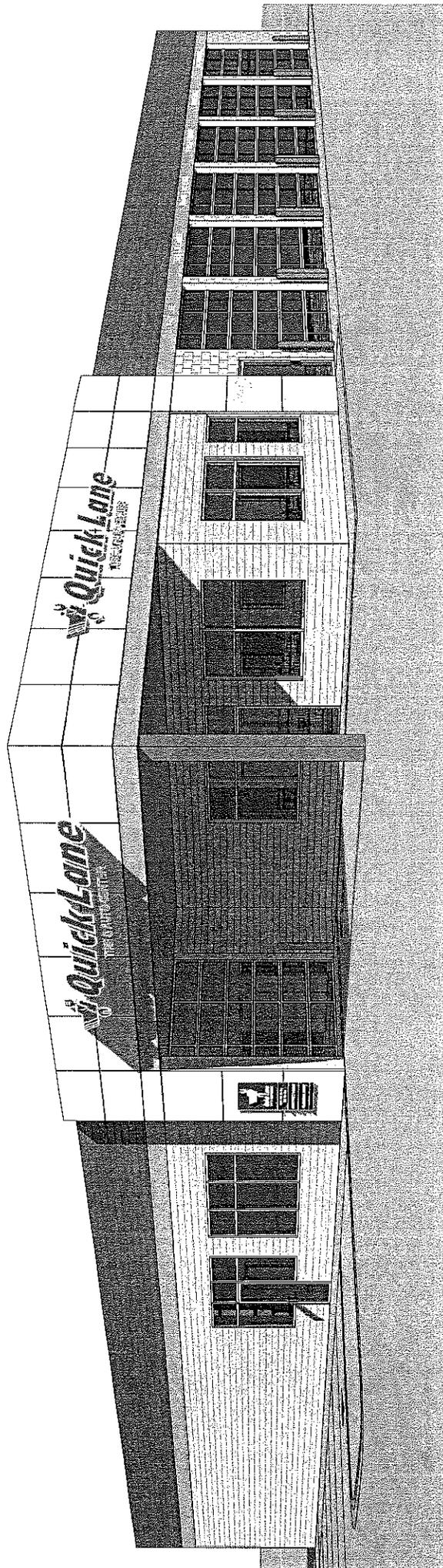
Being a part of the Northeast 1/4 and Southeast 1/4 of the Northeast 1/4 of Section 6, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin, bounded and described as follows:

Commencing at the southeast corner of the Northeast 1/4 of said Section 6; thence North $00^{\circ}26'45''$ West along the east line of said Northeast 1/4, 1134.14 feet to the west right of way line of South 108th Street - South Lovers Lane Road - State Trunk Highway "100" and the point of beginning;

Thence South $89^{\circ}30'41''$ West along the north line Lot 1 of Certified Survey Map No. 7721 and then Outlot A of Certified Survey Map No. 7435, 800.00 feet to the east line of Parcel 2 of Certified Survey Map No. 4056; thence North $00^{\circ}26'45''$ West along said east line, 125.02 feet to the northeast corner of said Parcel 2; thence South $89^{\circ}30'45''$ West along the north line of said Parcel 2, 2.65 feet; thence North $00^{\circ}26'45''$ West, 173.02 feet to the south right of way line of Whitnall Edge Road; thence North $87^{\circ}52'15''$ East along said south right of way line, 103.04 feet to the east right of way line (terminus) of said Whitnall Edge Road; thence North $00^{\circ}26'45''$ West along said east right of way line, 30.015 feet to the vacate centerline of Whitnall Edge Road; thence North $87^{\circ}52'15''$ East along said vacated centerline, 355.79 feet; thence North $01^{\circ}35'24''$ West, 200.21 feet; thence South $87^{\circ}52'15''$ West, 479.57 feet to the southeast corner of Certified Survey Map No. 3988; thence North $03^{\circ}41'31''$ West along said east line, 299.98 feet; thence North $87^{\circ}52'15''$ East, 782.57 feet to aforesaid west right of way line of South 108th Street - South Lovers Land Road - State Trunk Highway "100"; thence South $00^{\circ}24'39''$ East, 119.23 feet to point of curvature; thence southeasterly along the arc of said curve to the left and said west right of way line 422.68 feet, whose radius is 2361.83 feet and whose chord bears South $05^{\circ}32'16''$ East, 422.12 feet; thence south $00^{\circ}26'45''$ East along said westerly right of way line, 185.78 feet; thence North $89^{\circ}33'15''$ East along said westerly right of way line, 24.75 feet; thence South $00^{\circ}26'45''$ East along said westerly right of way line, 124.04 feet to the point of beginning.

Containing in all 556,172 square feet (12.7678 acres) of land, more or less.





A2.1
 Sheet
 Job: 14-108
 Drawn: AIN
 Scale: AIN
 Date: 03/09/16
 Title: BUILDING ELEVATIONS

PERSPECTIVE DESIGN, INC.
 11871 W. North Avenue
 Milwaukee, WI 53226
 Tel: (414) 302-1120 Fax: (414) 302-1711

Hillier Ford
 Quick Lane Building
 6455 South 108th Street
 Franklin, Wisconsin 53122

Project: Hillier Ford
 Date: 03/09/16
 Description: Hillier Ford - Construction

ALL DIMENSIONS UNLESS OTHERWISE NOTED. DIMENSIONS SHOWN ON THIS DRAWING SHALL BE THE BASIS FOR CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS OF THE SITE PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL ADJACENT PROPERTIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL ADJACENT PROPERTIES.

DO NOT SCALE THESE DRAWINGS

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

REFER TO DETAILS & PORTLET NOTES

2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

REFER TO DETAILS & PORTLET NOTES

3 WEST ELEVATION
SCALE: 1/8" = 1'-0"

REFER TO DETAILS & PORTLET NOTES

4 EAST ELEVATION
SCALE: 1/8" = 1'-0"

REFER TO DETAILS & PORTLET NOTES

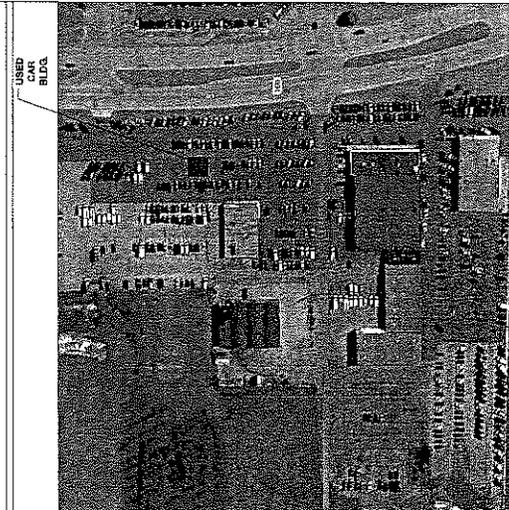
5 KEY NOTES
SCALE: 1/8" = 1'-0"

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Hiller Ford - Used Car Bldg.

6455 South 108th Street
Franklin, Wisconsin 53132
(Milwaukee County)

VICINITY MAP



ABBREVIATIONS

AC	Asph/Flt Concrete	CC	Cast-in-Place Concrete
AD	Asph/Flt Deck	CD	Cast-in-Place Concrete
AE	Asph/Flt Deck	CE	Cast-in-Place Concrete
AF	Asph/Flt Deck	CF	Cast-in-Place Concrete
AG	Asph/Flt Deck	CG	Cast-in-Place Concrete
AH	Asph/Flt Deck	CH	Cast-in-Place Concrete
AI	Asph/Flt Deck	CI	Cast-in-Place Concrete
AL	Asph/Flt Deck	CL	Cast-in-Place Concrete
AM	Asph/Flt Deck	CM	Cast-in-Place Concrete
AN	Asph/Flt Deck	CN	Cast-in-Place Concrete
AO	Asph/Flt Deck	CO	Cast-in-Place Concrete
AP	Asph/Flt Deck	CP	Cast-in-Place Concrete
AQ	Asph/Flt Deck	CQ	Cast-in-Place Concrete
AR	Asph/Flt Deck	CR	Cast-in-Place Concrete
AS	Asph/Flt Deck	CS	Cast-in-Place Concrete
AT	Asph/Flt Deck	CT	Cast-in-Place Concrete
AV	Asph/Flt Deck	CV	Cast-in-Place Concrete
AW	Asph/Flt Deck	CW	Cast-in-Place Concrete
AX	Asph/Flt Deck	CX	Cast-in-Place Concrete
AY	Asph/Flt Deck	CY	Cast-in-Place Concrete
AZ	Asph/Flt Deck	CZ	Cast-in-Place Concrete
BA	Asph/Flt Deck	CA	Cast-in-Place Concrete
BB	Asph/Flt Deck	CB	Cast-in-Place Concrete
BC	Asph/Flt Deck	CC	Cast-in-Place Concrete
BD	Asph/Flt Deck	CD	Cast-in-Place Concrete
BE	Asph/Flt Deck	CE	Cast-in-Place Concrete
BF	Asph/Flt Deck	CF	Cast-in-Place Concrete
BG	Asph/Flt Deck	CG	Cast-in-Place Concrete
BH	Asph/Flt Deck	CH	Cast-in-Place Concrete
BI	Asph/Flt Deck	CI	Cast-in-Place Concrete
BJ	Asph/Flt Deck	CJ	Cast-in-Place Concrete
BK	Asph/Flt Deck	CK	Cast-in-Place Concrete
BL	Asph/Flt Deck	CL	Cast-in-Place Concrete
BM	Asph/Flt Deck	CM	Cast-in-Place Concrete
BN	Asph/Flt Deck	CN	Cast-in-Place Concrete
BO	Asph/Flt Deck	CO	Cast-in-Place Concrete
BP	Asph/Flt Deck	CP	Cast-in-Place Concrete
BQ	Asph/Flt Deck	CQ	Cast-in-Place Concrete
BR	Asph/Flt Deck	CR	Cast-in-Place Concrete
BS	Asph/Flt Deck	CS	Cast-in-Place Concrete
BT	Asph/Flt Deck	CT	Cast-in-Place Concrete
BV	Asph/Flt Deck	CV	Cast-in-Place Concrete
BW	Asph/Flt Deck	CW	Cast-in-Place Concrete
BX	Asph/Flt Deck	CX	Cast-in-Place Concrete
BY	Asph/Flt Deck	CY	Cast-in-Place Concrete
BZ	Asph/Flt Deck	CZ	Cast-in-Place Concrete
CA	Asph/Flt Deck	CA	Cast-in-Place Concrete
CB	Asph/Flt Deck	CB	Cast-in-Place Concrete
CC	Asph/Flt Deck	CC	Cast-in-Place Concrete
CD	Asph/Flt Deck	CD	Cast-in-Place Concrete
CE	Asph/Flt Deck	CE	Cast-in-Place Concrete
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CG	Asph/Flt Deck	CG	Cast-in-Place Concrete
CH	Asph/Flt Deck	CH	Cast-in-Place Concrete
CI	Asph/Flt Deck	CI	Cast-in-Place Concrete
CJ	Asph/Flt Deck	CJ	Cast-in-Place Concrete
CK	Asph/Flt Deck	CK	Cast-in-Place Concrete
CL	Asph/Flt Deck	CL	Cast-in-Place Concrete
CM	Asph/Flt Deck	CM	Cast-in-Place Concrete
CN	Asph/Flt Deck	CN	Cast-in-Place Concrete
CO	Asph/Flt Deck	CO	Cast-in-Place Concrete
CP	Asph/Flt Deck	CP	Cast-in-Place Concrete
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CR	Asph/Flt Deck	CR	Cast-in-Place Concrete
CS	Asph/Flt Deck	CS	Cast-in-Place Concrete
CT	Asph/Flt Deck	CT	Cast-in-Place Concrete
CV	Asph/Flt Deck	CV	Cast-in-Place Concrete
CW	Asph/Flt Deck	CW	Cast-in-Place Concrete
CX	Asph/Flt Deck	CX	Cast-in-Place Concrete
CY	Asph/Flt Deck	CY	Cast-in-Place Concrete
CZ	Asph/Flt Deck	CZ	Cast-in-Place Concrete

PARTICIPANTS

OWNER: Hiller Ford, Inc. 6455 South 108th Street Franklin, Wisconsin 53132 Tel: (414) 475-6200 Fax: n/a Contact: Jay Hiller	ARCHITECT: Perspective Design, Inc. 1125 W. North Avenue Milwaukee, WI 53233 Tel: (414) 302-1780 x 101 Fax: (414) 302-1781 Contact: William H. Conine E-Mail: bill@perspective-jad.com	GENERAL CONTRACTOR/ CONSTRUCTION MANAGER: TMA Construction Development, LLC 9300 W. Loomis Road - Suite 250 Franklin, WI 53132 Tel: (414) 735-3571 Fax: (414) 735-3571 Contact: T. Conine E-Mail: tconine@tma.com	CIVIL ENGINEER: JSD Professional Services, Inc. N27 W2531 Naring Court - Suite 45 Waukesha, WI 53095 Tel: (262) 531-4566 Fax: (262) 531-4533 Contact: Justin L. Johnson E-Mail: jjohnson@jadsinc.com	ELECTRICAL ENG./DESIGN BUILD: TBD.
			STRUCTURAL ENGINEER: Pierce Engineers 241 N. Broadway, #500 Milwaukee, WI 53202 Tel: (414) 718-4070 Fax: (414) 718-6061 Contact: Randy Elliott E-Mail: relliott@pierceengineers.com	PLUMBING ENG./DESIGN BUILD: TBD.
				Mechanical Eng./Design Build: TBD.

DRAWING INDEX

ARCHITECTURAL: T1 TITLE SHEET A11 DIMENSIONED FLOOR PLAN A15 ROOF PLAN A21 BUILDING ELEVATIONS A27 BUILDING ELEVATIONS WITH COLOR	STRUCTURAL: TBD.	MECHANICAL & ELECTRICAL: TBD.	PLUMBING & FIRE PROTECTION: TBD.
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CODE REFERENCE

MINNESOTA:
 • MINNESOTA CONSTRUCTION CODE (MCC) - 1300.0000
 • MINNESOTA ELECTRICAL CODE (MEC) - 2600.0000
 • MINNESOTA MECHANICAL CODE (MMC) - 4700.0000
 • MINNESOTA PLUMBING CODE (MPC) - 5500.0000
 • MINNESOTA FIRE CODE (MFC) - 7000.0000
 • MINNESOTA BUILDING CODE (MBC) - 9000.0000
 • MINNESOTA ENERGY CODE (MEC) - 9500.0000
 • MINNESOTA SAFETY CODE (MSC) - 1000.0000
 • MINNESOTA ENVIRONMENTAL CODE (MEC) - 1100.0000
 • MINNESOTA TRANSPORTATION CODE (MTC) - 1200.0000
 • MINNESOTA AEROSPACE AND AERONAUTICAL CODE (MAAC) - 1300.0000
 • MINNESOTA MARINE CODE (MNC) - 1400.0000
 • MINNESOTA BOATING CODE (MBC) - 1500.0000
 • MINNESOTA HUNTING AND TRAPPING CODE (MHTC) - 1600.0000
 • MINNESOTA FISH AND WILDLIFE CODE (MFWC) - 1700.0000
 • MINNESOTA GAME AND WILDLIFE CODE (MGC) - 1800.0000
 • MINNESOTA HUNTING AND TRAPPING CODE (MHTC) - 1900.0000
 • MINNESOTA FISH AND WILDLIFE CODE (MFWC) - 2000.0000
 • MINNESOTA GAME AND WILDLIFE CODE (MGC) - 2100.0000
 • MINNESOTA HUNTING AND TRAPPING CODE (MHTC) - 2200.0000
 • MINNESOTA FISH AND WILDLIFE CODE (MFWC) - 2300.0000
 • MINNESOTA GAME AND WILDLIFE CODE (MGC) - 2400.0000
 • MINNESOTA HUNTING AND TRAPPING CODE (MHTC) - 2500.0000
 • MINNESOTA FISH AND WILDLIFE CODE (MFWC) - 2600.0000
 • MINNESOTA GAME AND WILDLIFE CODE (MGC) - 2700.0000
 • MINNESOTA HUNTING AND TRAPPING CODE (MHTC) - 2800.0000
 • MINNESOTA FISH AND WILDLIFE CODE (MFWC) - 2900.0000
 • MINNESOTA GAME AND WILDLIFE CODE (MGC) - 3000.0000

BUILDING DATA

GENERAL NOTES:
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MINNESOTA CONSTRUCTION CODE (MCC) AND ALL APPLICABLE LOCAL ORDINANCES.
 2. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE APPROVED BY THE LOCAL BUILDING DEPARTMENT.
 3. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL BUILDING DEPARTMENT.
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 10. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL BUILDING DEPARTMENT.

Project:
Hiller Ford
Used Car Building
6455 South 108th Street
Franklin, Wisconsin 53132

PERSPECTIVE DESIGN, INC.
 1125 W. North Avenue
 Milwaukee, WI 53233
 Tel: (414) 302-1780 Fax: (414) 302-1781

Drawing Title:
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Scale:
AS SHOWN

Author:
JCH

Checker:
JCH

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05/11/2011

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NOT FOR CONSTRUCTION - PRELIMINARY - FOR ESTIMATING AND REVIEW ONLY

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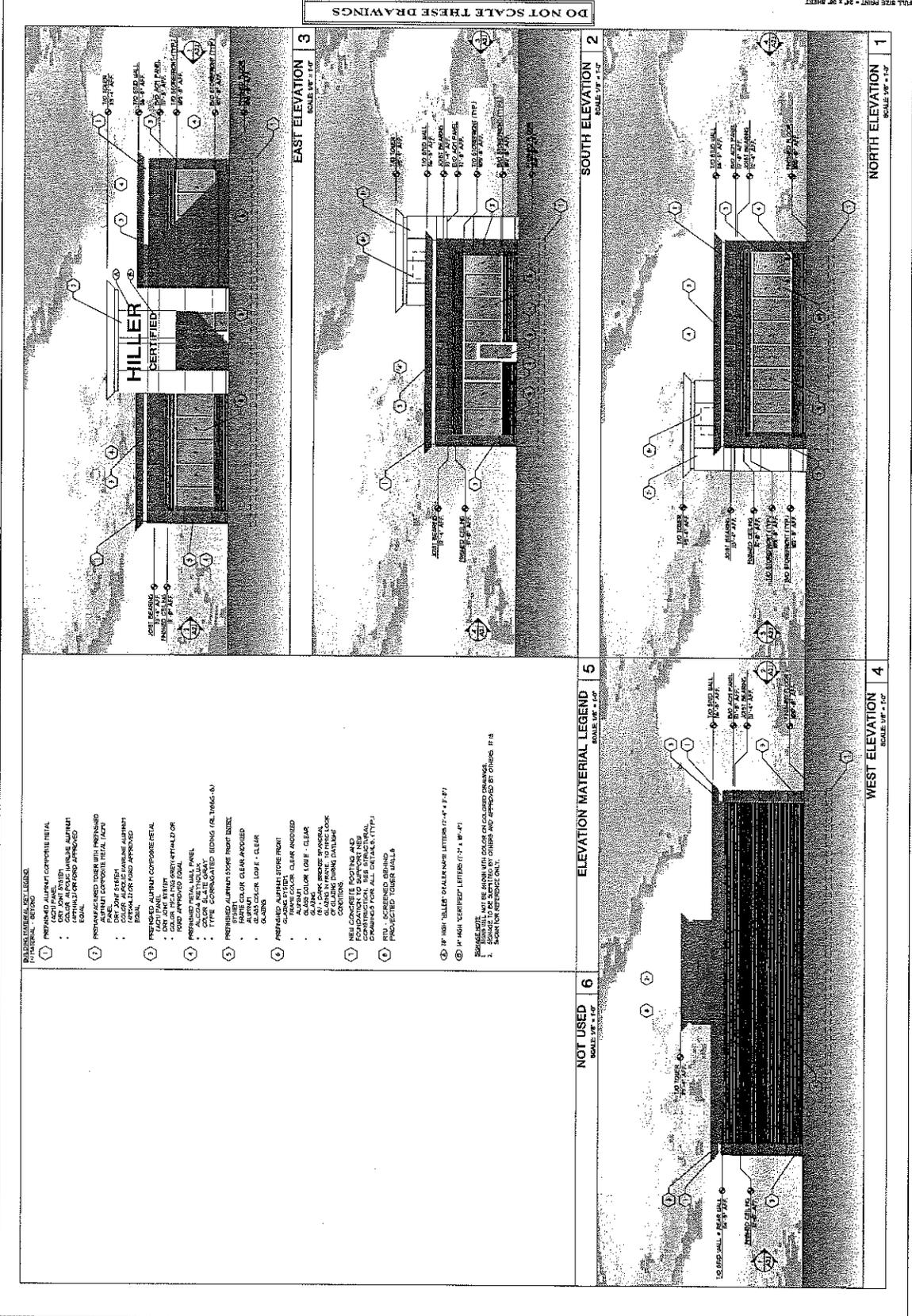
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Project: Hiller Ford
Use Cars Building
6455 South 10th Street
Franklin, Wisconsin 53132

PERPECTIVE DESIGN, INC.
1525 N. North Avenue
Bristolville, VA 22525
Tel: (414) 202-1750 Fax: (414) 202-1751

DESCRIPTION: Hiller Ford Use Cars Building
DATE: 03/20/18
BY: AN

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF EXISTING STRUCTURE PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO CONSTRUCTION.



DATE: 03/20/18
PROJECT: HILLER FORD USE CARS BUILDING

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