

<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;">12/02/14</p>
<p style="text-align: center;">REPORTS & RECOMMENDATIONS</p>	<p style="text-align: center;">ORDINANCE TO AMEND §15-3.0430 OF THE UNIFIED DEVELOPMENT ORDINANCE PLANNED DEVELOPMENT DISTRICT NO. 25 (WOODLAND TRAILS CONDOMINIUMS-BURKE PROPERTIES) TO ALLOW FOR A MARKET RATE APARTMENT DEVELOPMENT (FRANKLIN SQUARE, LLC, APPLICANT) (APPROXIMATELY 51ST STREET AND COBBLESTONE WAY)</p>	<p style="text-align: center;">ITEM NUMBER</p> <p style="text-align: center;"><i>G. 7.</i></p>

At its November 20, 2014 meeting the Plan Commission approved a motion to recommend approval of an ordinance to amend §15-3.0430 of the Unified Development Ordinance Planned Development District No. 25 (Woodland Trails Condominiums-Burke Properties) to allow for a market rate apartment development in the form and content as contained within the Plan Commission agenda packet, to add to that draft ordinance three additional staff suggestions which are set forth on Page 5 of the Staff Report; 1) being to replace the two 14-unit buildings in Phase 1 to a third building type consisting of fewer units, 2) to utilize the remaining triangular greenspace area of Parcel 1 of CSM No. 6924 located to the west of the westernmost building as a tenant amenity such as a pet exercise area or park/playground area, and 3) the installation of a sidewalk parallel to South 51st Street; and an additional recommendation to continue the stone knee walls around all sides of the building and to also incorporate the stone in the under gable areas on the second floor similar to what is on the front side of the building to the back side of the building as recommended by Commissioner Thinnes (Franklin Square, LLC, Applicant) (approximately 51st Street and Cobblestone Way).

Please note that the Plan Commission recommendations have been added to the attached Ordinance.

In addition, Section 1, Condition No. 3 in the attached Planned Development District No. 25 Ordinance states, "Applicant shall revise the plans to include a minimum of one attached garage parking space per unit and submit same to the Department of City Development staff for review and approval prior to the issuance of a Building Permit." At the Plan Commission meeting, the applicant presented a revised site plan and an elevation for detached garages to address this condition. There was general consensus by the Plan Commission to allow the detached garages, opposed to revising the plans to include additional attached garages. If the Common Council agrees, staff recommends that Condition No. 3 be revised accordingly.

COUNCIL ACTION REQUESTED

A motion to adopt Resolution No. 2014-_____, an ordinance to amend §15-3.0430 of the Unified Development Ordinance Planned Development District No. 25 (Woodland Trails Condominiums-Burke Properties) to allow for a market rate apartment development (Franklin Square, LLC, Applicant) (approximately 51st Street and Cobblestone Way).

ORDINANCE NO. 2014-____

AN ORDINANCE TO AMEND §15-3.0430 OF THE UNIFIED
DEVELOPMENT ORDINANCE PLANNED DEVELOPMENT
DISTRICT NO. 25 (WOODLAND TRAILS CONDOMINIUMS-BURKE PROPERTIES)
TO ALLOW FOR A MARKET RATE APARTMENT DEVELOPMENT
(FRANKLIN SQUARE, LLC, APPLICANT)
(APPROXIMATELY 51ST STREET AND COBBLESTONE WAY)

WHEREAS, §15-3.0430 of the Unified Development Ordinance provides for and regulates Planned Development District No. 25 (Woodland Trails Condominiums-Burke Properties), same having been created by Ordinance No. 98-1491 and later amended by Ordinance Nos. 99-1535, 2000-1602, 2003-1768, 2006-1875, 2006-1896, 2007-1927 and 2007-1928, with such District primarily being located at approximately South Cobblestone Way and West Ryan Road; and

WHEREAS, the property which is the subject of the application for the development of market rate apartments within Planned Development District No. 25 (Woodland Trails Condominiums-Burke Properties) is more particularly described as follows:

BEING A REDIVISION OF THAT PART OF PARCEL 2 OF CERTIFIED SURVEY MAP No. 6924, RECORDED AS DOCUMENT No. 8021091 ON FEBRUARY 7, 2001 IN THE MILWAUKEE COUNTY REGISTER OF DEEDS, BEING A PART OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS BELOW: Commencing at the Southeast corner of the Southwest 1/4 of said Section 23; thence North 00°24'05" West, along the East line of the Southwest 1/4 of said Section 23, 475.00 feet; thence South 88°22'46" West, 65.01 feet to the POINT OF BEGINNING of lands to be described herein; thence South 88°22'46" West, 407.99 feet; thence North 00°24'05" West, 185.00 feet; thence South 88°22' 46" West, 838.03 feet; thence South 00°20'27" East, 560.19 feet to a point on the northerly right-of-way line of West Ryan Road (S. T.H. "1 00"); thence South 88°22'14" West, along said northerly right-of-way line, 175.70 feet; thence North 46°37'48" West, 21.17 feet to o point on the easterly right-of-way line of South Cobblestone Way, thence North 01°37'47" West, along said easterly right-of-way line 85.03 feet; thence North 07°20'16" West, along said right-of-way line, 120.60 feet; thence North 01°37' 47" West, along said right-of-way line, 102.72 feet to the point of curve; thence 101.30 feet along said right-of-way line and on arc of curve whose radius point bears North 88°22'13" East, 267.00 feet, with a chord which bears North 09°14'20" East, 100.69 feet and has a

central angle of 21°44'14"; thence North 20°06'27" East, along said right-of-way line, 150.55 feet to a point of curve; thence 118.79 feet along said right-of-way line and an arc of curve whose radius point bears North 69°53'33" West, 333.00 feet, with a chord which bears North 09°53'17" East, 118.16 feet and has a central angle of 20°26'21"; thence North 00°19'54" West, along said right-of-way line, 142.68 feet; thence North 60°07'53" East, 244.62 feet; thence South 90°00'00" East, 254.54 feet; thence North 38°08'19" East, 379.27 feet to the southerly right-of-way line of West Cobblestone Way and a point of curve; thence 231.36 feet along said southerly right-of-way line and an arc of curve whose radius point bears North 39°24'20" East, 333.00 feet, with a chord which bears South 70°29'52" East, 226.73 feet and has a central angle of 39°48'25"; thence North 89°35'55" East, along said southerly right-of-way line, 251.53 feet; thence South 84°41'27" East, along said southerly right-of-way line, 120.60 feet; thence North 89°35'55" East, along said southerly right-of-way line, 76.45 feet to a point on the westerly right-of-way line of South 51st Street; thence South 00°24'05" East, along said westerly right-of-way line, 741.85 feet to the POINT OF BEGINNING. Said lands as described contain 852,504 sq. ft. or 19.5708 Acres of Land, more or less. Tax Key Nos. 882-9983-001 and 882-9983-006; and

WHEREAS, Franklin Square, LLC, having petitioned for a further amendment to Planned Development District No. 25 (Woodland Trails Condominiums-Burke Properties), to allow for construction of a market rate apartment development consisting of 106 apartment units, including 7 two-story 14-unit buildings and 1 two-story 8-unit buildings on a portion of the 19.5708 acre property at approximately 51st Street and Cobblestone Way, specifically, upon Lot 2 of the Certified Survey Map submitted by Franklin Square, LLC for Common Council approval concurrent herewith; and

WHEREAS, the City of Franklin Plan Commission having considered the application on the 20th day of November, 2014, and the Plan Commission having determined that the proposed amendment was a minor amendment and having recommended to the Common Council that the proposed amendment to Planned Development District No. 25 (Woodland Trails Condominiums-Burke Properties) be approved; and

WHEREAS, the Common Council having considered the application and having concurred with the recommendation of the Plan Commission and having determined that the proposed amendment to Planned Development District No. 25 (Woodland Trails Condominiums-Burke Properties) is consistent with the 2025 Comprehensive Master Plan of the City of Franklin, Wisconsin and that it will promote the health, safety and welfare of the Community.

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

- SECTION 1: §15-3.0430 Planned Development District No. 25 (Woodland Trails Condominiums-Burke Properties), of the Unified Development Ordinance of the City of Franklin, Wisconsin, specifically, Ordinance No. 98-1491, as previously amended, is hereby amended to allow for a market rate apartment development consisting of 106 apartment units, including 7 two-story 14-unit buildings and 1 two-story 8-unit buildings, which shall be constructed in substantial compliance with those plans City file-stamped October 27, 2014, attached hereto and incorporated herein, on a portion of the 19.5708 acre parcel at approximately 51st Street and Cobblestone Way, specifically, upon Lot 2 of the Certified Survey Map submitted by Franklin Square, LLC and approved by the Common Council concurrently herewith, subject to the following conditions:
1. Applicant shall obtain the elimination of the curb cut nearest South 51st Street on Parcel 1 of CSM No. 6924 and restore the curb and adjoining area.
 2. Applicant shall submit catalog pages of the benches, pet waste stations and trash receptacles to the Department of City Development staff for review and approval prior to the issuance of a Building Permit.
 3. Applicant shall revise the plans to include a minimum of one attached garage parking space per unit and submit same to the Department of City Development staff for review and approval prior to the issuance of a Building Permit.
 4. Applicant shall plant fewer shrubs and a greater number of large trees along the north property line of Parcel 1 of CSM No. 6924, with the revised plans therefore to be submitted to the Department of City Development staff for review and approval, prior to installation.
 5. Applicant shall remove dead, dying and invasive trees throughout the site and replace with native landscaping.
 6. A final restoration and maintenance plan shall be submitted to the Department of City Development staff for review and approval, prior to the issuance of a Building Permit.
 7. Applicant shall submit a written Conservation Easement for Common Council approval and recording with the Milwaukee County Register of Deeds, prior to the issuance of an Occupancy Permit.
 8. Applicant shall obtain the issuance of a sign permit by the Inspection Department, prior to any signage installation.
 9. Applicant shall submit a final storm water management plan to the Engineering Department for review and approval and shall address all Engineering Department technical corrections related to storm water management, infrastructure, utilities, grading and erosion control, prior

to the issuance of a Building Permit.

10. Applicant shall replace the two 14-unit buildings in Phase 1 to a third building type consisting of fewer units.

11. Applicant shall utilize the remaining triangular greenspace area of Parcel 1 of CSM No. 6924 located to the west of the westernmost building as a tenant amenity such as a pet exercise area or park/playground area.

12. Applicant shall install a sidewalk parallel to South 51st Street, prior to issuance of an Occupancy Permit.

13. Applicant shall continue the stone knee walls around all sides of the buildings.

14. Applicant shall incorporate the stone in the under gable areas on the second floor similar to what is on the front side of the building to the back side of the building.

SECTION 2: §15-3.0430 Planned Development District No. 25 (Woodland Trails Condominiums-Burke Properties), of the Unified Development Ordinance of the City of Franklin, Wisconsin, specifically, Ordinance No. 98-1491, as previously amended, is hereby further amended at Section 2 §13.28E.8., to change the requirement of Architectural Board review and approval for architecture, dumpster enclosures and signage, to Plan Commission review and approval, prior to the issuance of a Building Permit.

SECTION 3: Franklin Square, LLC, successors and assigns, shall pay to the City of Franklin all development compliance, inspection and review fees incurred by the City of Franklin, including fees of consults to the City of Franklin, for the market rate apartment building construction project. 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.

SECTION 4: The approval granted hereunder is conditional upon Franklin Square, LLC and the market rate apartment building construction project for the property located at approximately 51st Street and Cobblestone Way: (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.

SECTION 5: All other applicable terms and provisions of §15-3.0430, shall apply to the subject Hickory Grove Apartments market rate apartment development area of Planned Development District No. 25 (Woodland Trails Condominiums-Burke Properties), and all terms and provisions of §15-3.0430 as existing immediately prior to the adoption of this Ordinance, except as amended hereunder, shall remain in full force and effect.

SECTION 6: The terms and provisions of this ordinance are severable. Should any term or provision of this ordinance be found to be invalid by a court of competent jurisdiction, the remaining terms and provisions shall remain in full force and effect.

SECTION 7: All ordinances and parts of ordinances in contravention to this ordinance are hereby repealed.

SECTION 8: This ordinance shall take effect and be in force from and after its passage and publication.

Introduced at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2014, by Alderman _____.

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2014.

APPROVED:

Stephen R. Olson, Mayor

ATTEST:

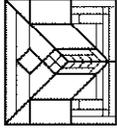
Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____

PROJECT:

Hickory Grove Apartments

Franklin, WI



STEPHEN PERRY SMITH
ARCHITECTS, INC.
TWO PARK PLAZA
10650 W. PARK PLACE, SUITE 420
MILWAUKEE, WISCONSIN 53224
T. 414.359.9700 | F. 414.359.9704
sparchitects.com

PROJECT

HICKORY GROVE
APARTMENTS
FRANKLIN, WI

OWNER

FRANKLIN SQUARE, LLC
423 WATER STREET, SUITE 200
MILWAUKEE, WI 53203

REVISIONS

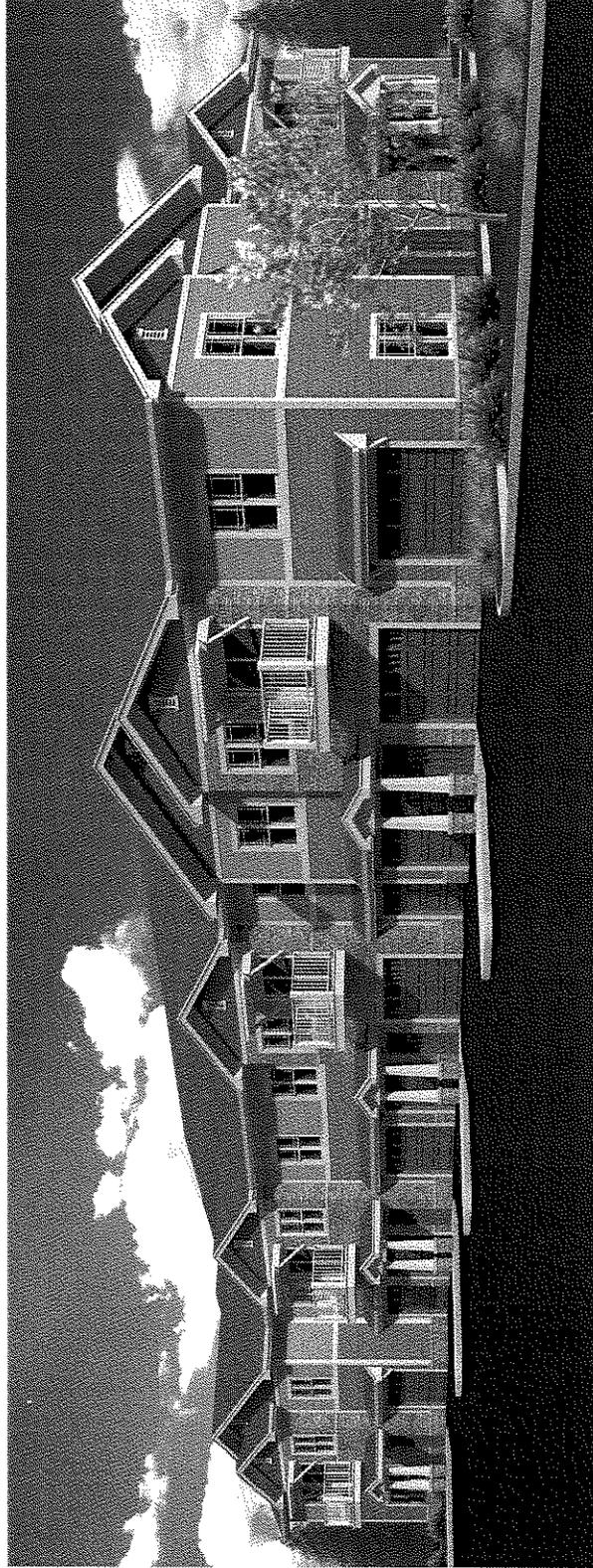
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INFORMATION

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PROJECT MANAGER	AJA
PROJECT NUMBER	SP143726
ISSUED FOR	STAFF REVIEW
DATE	SEPTEMBER 08, 2014

SHEET
TITLE PAGE

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ISSUE FOR: Municipal Submittal

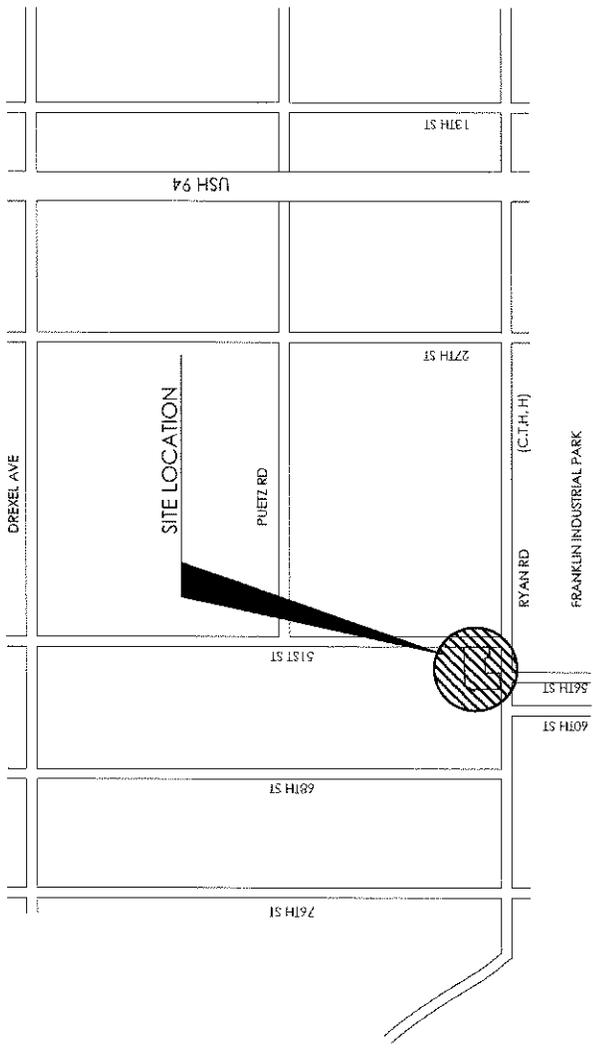
ARCHITECT:

STEPHEN PERRY SMITH ARCHITECTS, INC.
MILWAUKEE, WISCONSIN

**FRANKLIN SQUARE, LLC
 HICKORY GROVE APARTMENTS
 FRANKLIN, WI**

Sheet List Table

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G0.01	TITLE SHEET
G0.02	LEGEND
C0.01	EXISTING CONDITIONS AND DEMOLITION PLAN
C2.01	EROSION CONTROL PLAN
C2.02	NATURAL RESOURCE PROTECTION PLAN
C3.00	GRADING OVERVIEW PLAN
C3.01	GRADING PLAN
C3.02	GRADING PLAN
C3.03	GRADING PLAN
C3.04	POND GRADING PLAN
C4.01	SANITARY SEWER & WATERMAIN PLAN
C4.02	SANITARY SEWER & WATERMAIN PLAN
C4.03	SANITARY SEWER & WATERMAIN PLAN
C5.01	STORM SEWER PLAN
C5.02	STORM SEWER PLAN
C5.03	STORM SEWER PLAN
C5.04	STORM SEWER PLAN
C6.00	OVERALL SITE PLAN
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C8.02	EROSION CONTROL DETAILS
C8.03	CONSTRUCTION DETAILS
L1.01	OVERALL LANDSCAPE PLAN
L1.02	LANDSCAPE PLAN
L1.03	LANDSCAPE PLAN
L1.04	LANDSCAPE PLAN
L1.05	LANDSCAPE DETAILS

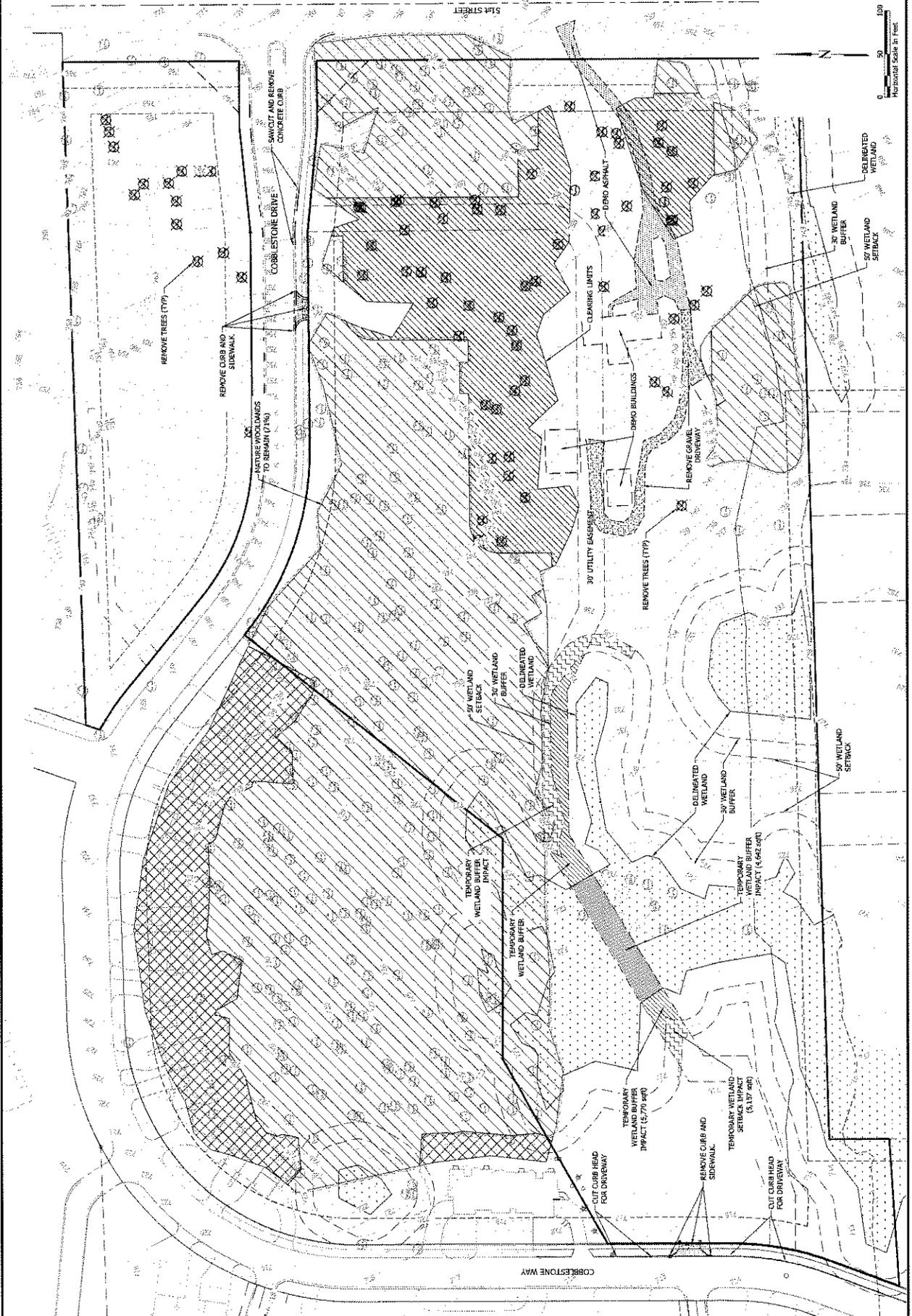


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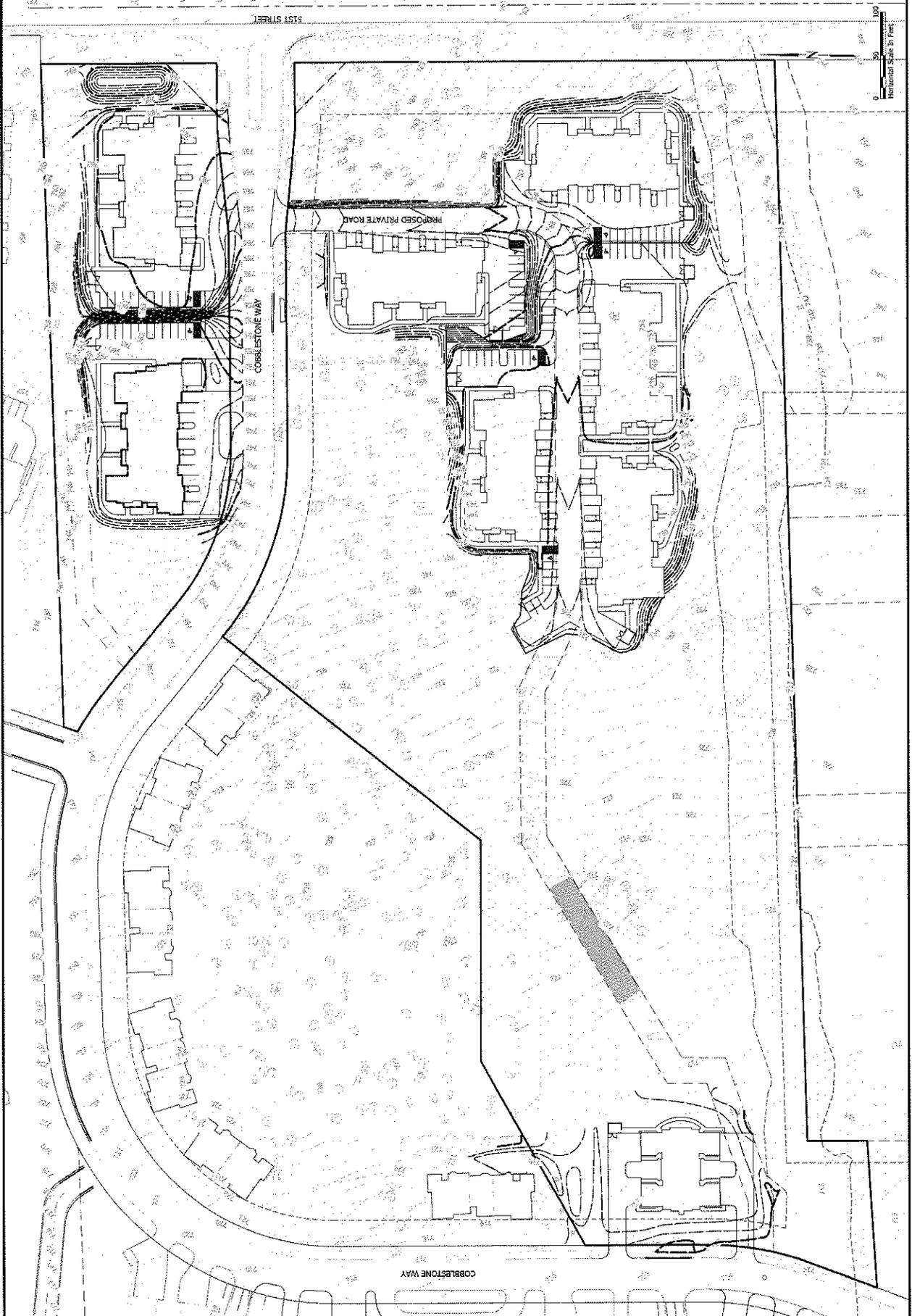
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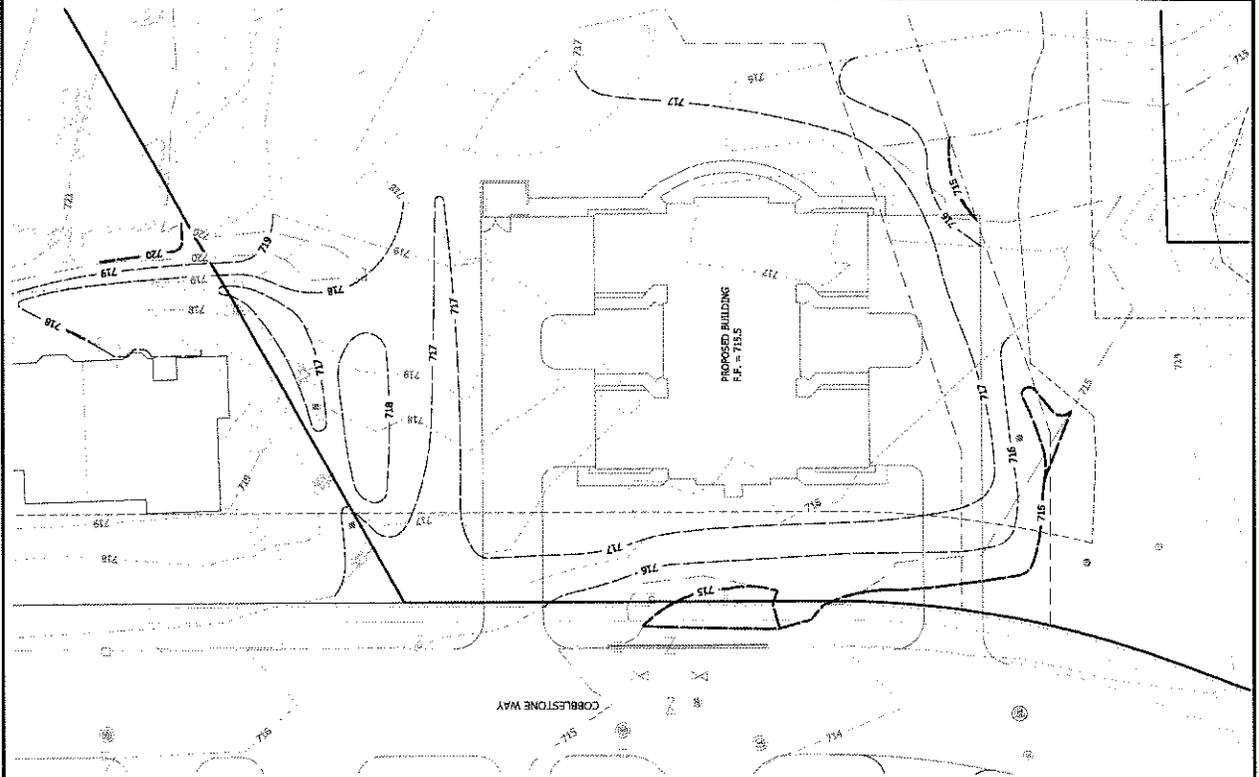
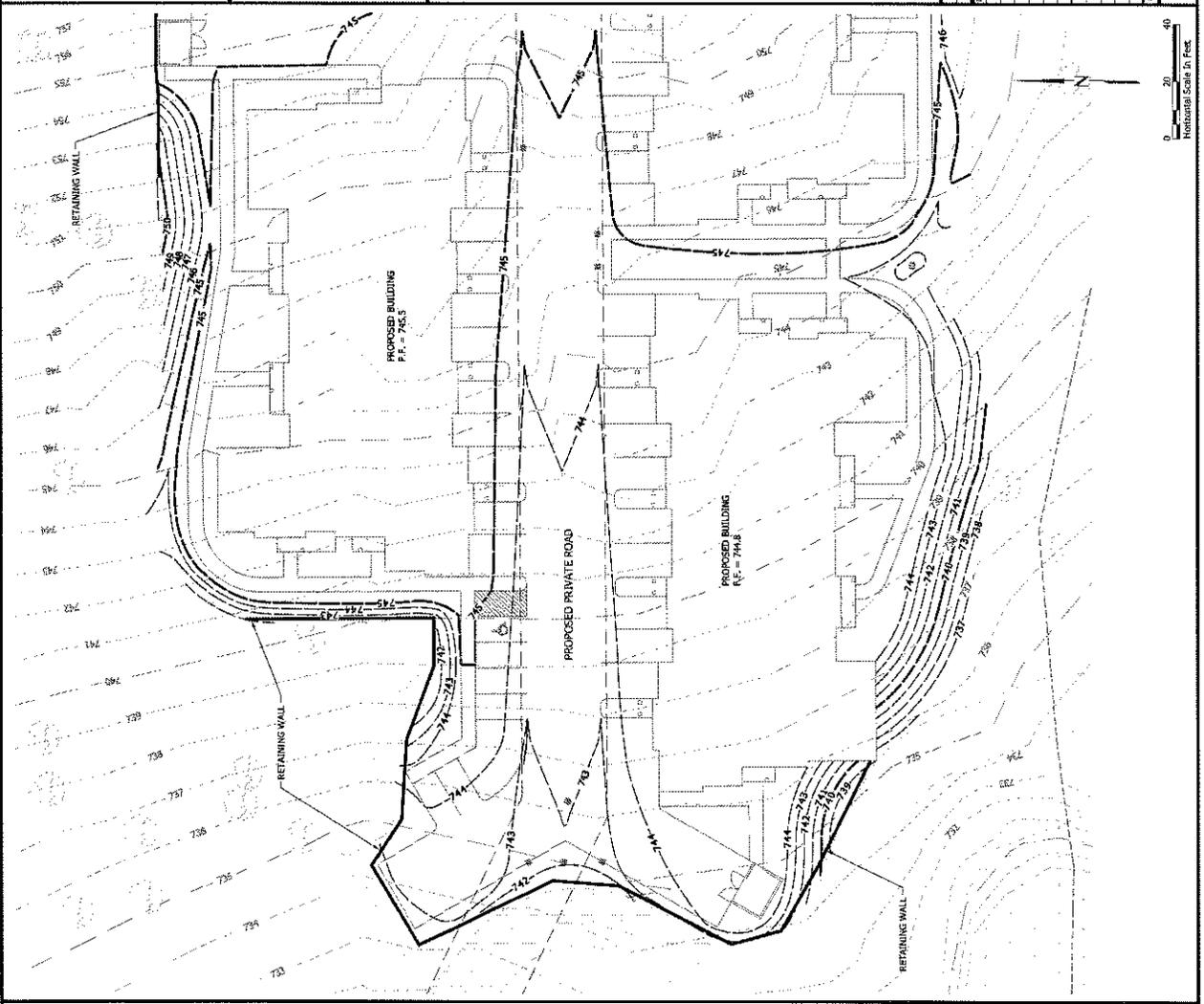
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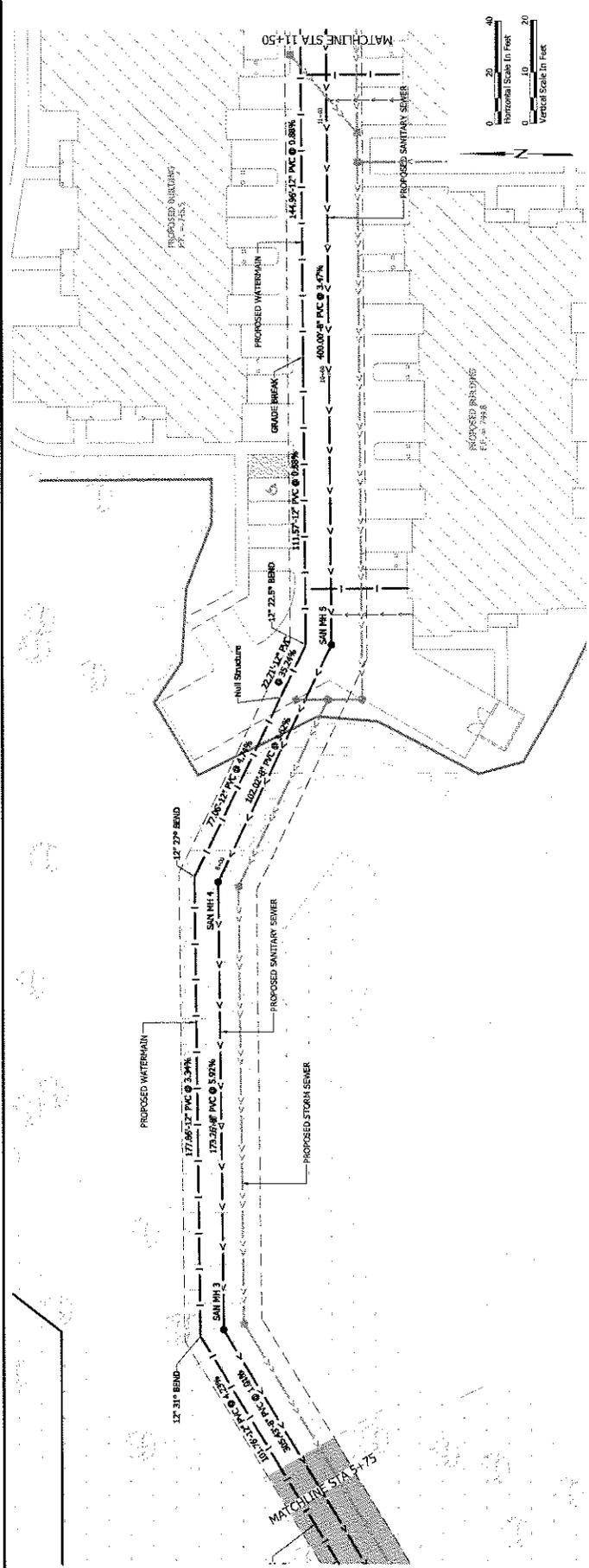
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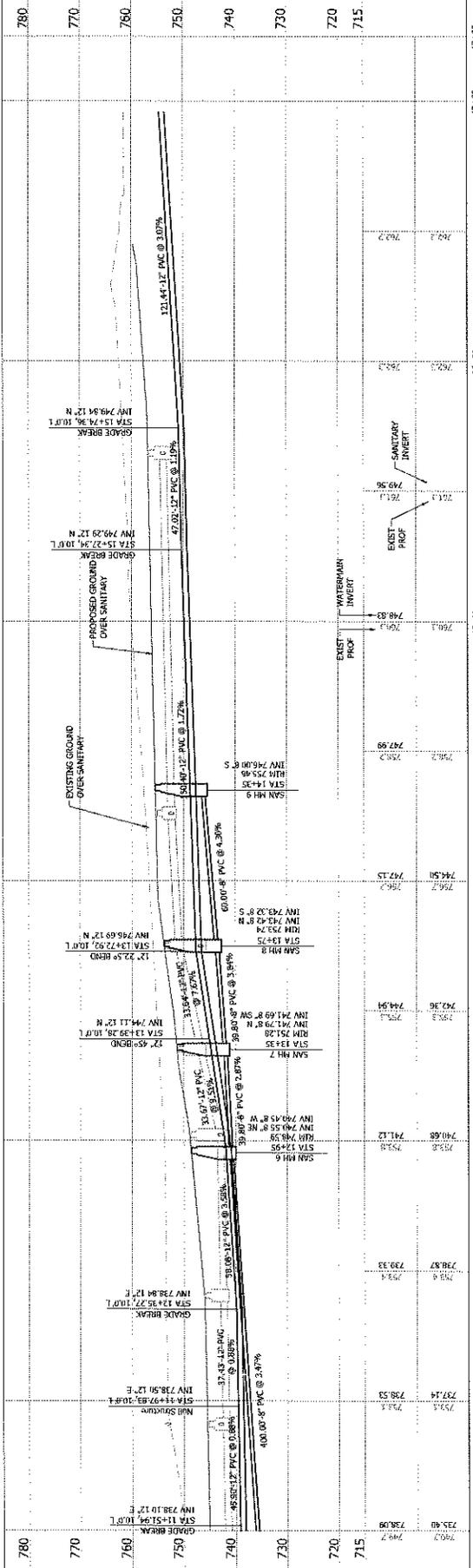
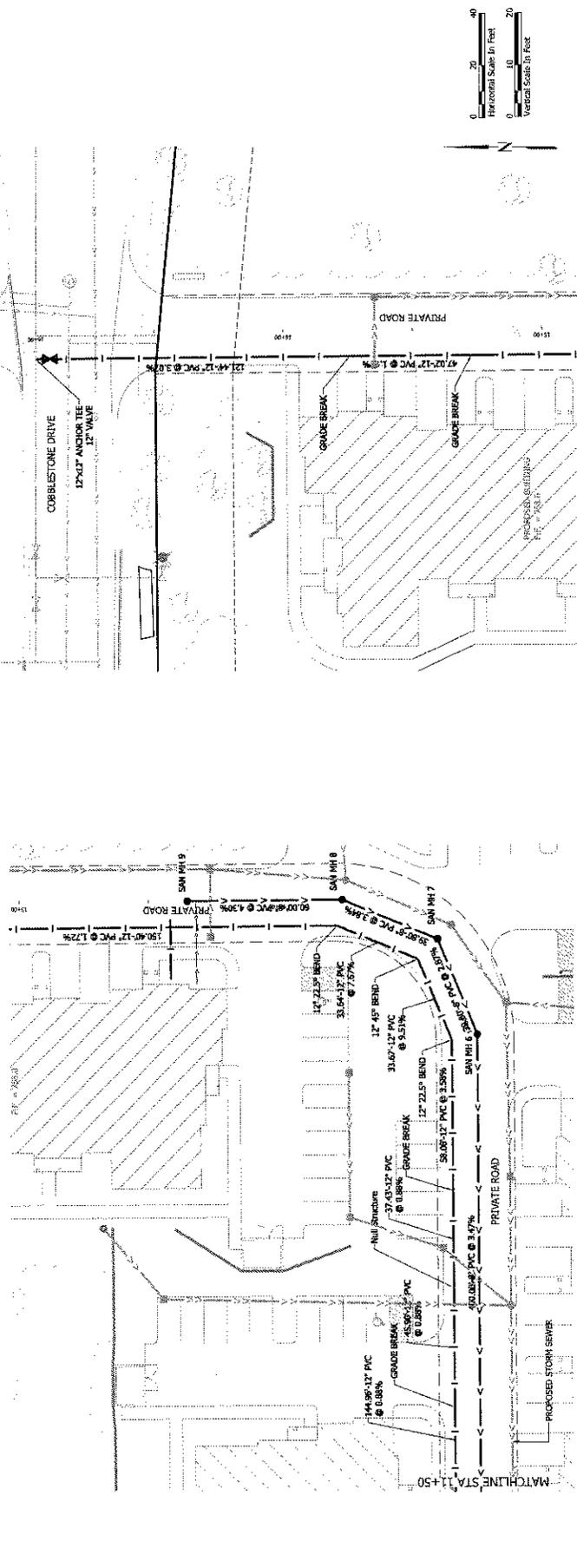
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194	09/15/30	REVISED PER COMMENTS
195	10/15/30	REVISED PER COMMENTS
196	11/15/30	REVISED PER COMMENTS
197	12/15/30	REVISED PER COMMENTS
198	01/15/31	REVISED PER COMMENTS
199	02/15/31	REVISED PER COMMENTS
200	03/15/31	REVISED PER COMMENTS



Stationing	Sanitary Sewer Invert	Watermain Invert	Notes
700+00	700.00	700.00	
700+10	700.10	700.10	
700+20	700.20	700.20	
700+30	700.30	700.30	
700+40	700.40	700.40	
700+50	700.50	700.50	
700+60	700.60	700.60	
700+70	700.70	700.70	
700+80	700.80	700.80	
700+90	700.90	700.90	
701+00	701.00	701.00	
701+10	701.10	701.10	
701+20	701.20	701.20	
701+30	701.30	701.30	
701+40	701.40	701.40	
701+50	701.50	701.50	
701+60	701.60	701.60	
701+70	701.70	701.70	
701+80	701.80	701.80	
701+90	701.90	701.90	
702+00	702.00	702.00	
702+10	702.10	702.10	
702+20	702.20	702.20	
702+30	702.30	702.30	
702+40	702.40	702.40	
702+50	702.50	702.50	
702+60	702.60	702.60	
702+70	702.70	702.70	
702+80	702.80	702.80	
702+90	702.90	702.90	
703+00	703.00	703.00	
703+10	703.10	703.10	
703+20	703.20	703.20	
703+30	703.30	703.30	
703+40	703.40	703.40	
703+50	703.50	703.50	
703+60	703.60	703.60	
703+70	703.70	703.70	
703+80	703.80	703.80	
703+90	703.90	703.90	
704+00	704.00	704.00	
704+10	704.10	704.10	
704+20	704.20	704.20	
704+30	704.30	704.30	
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706+70	706.70	706.70	
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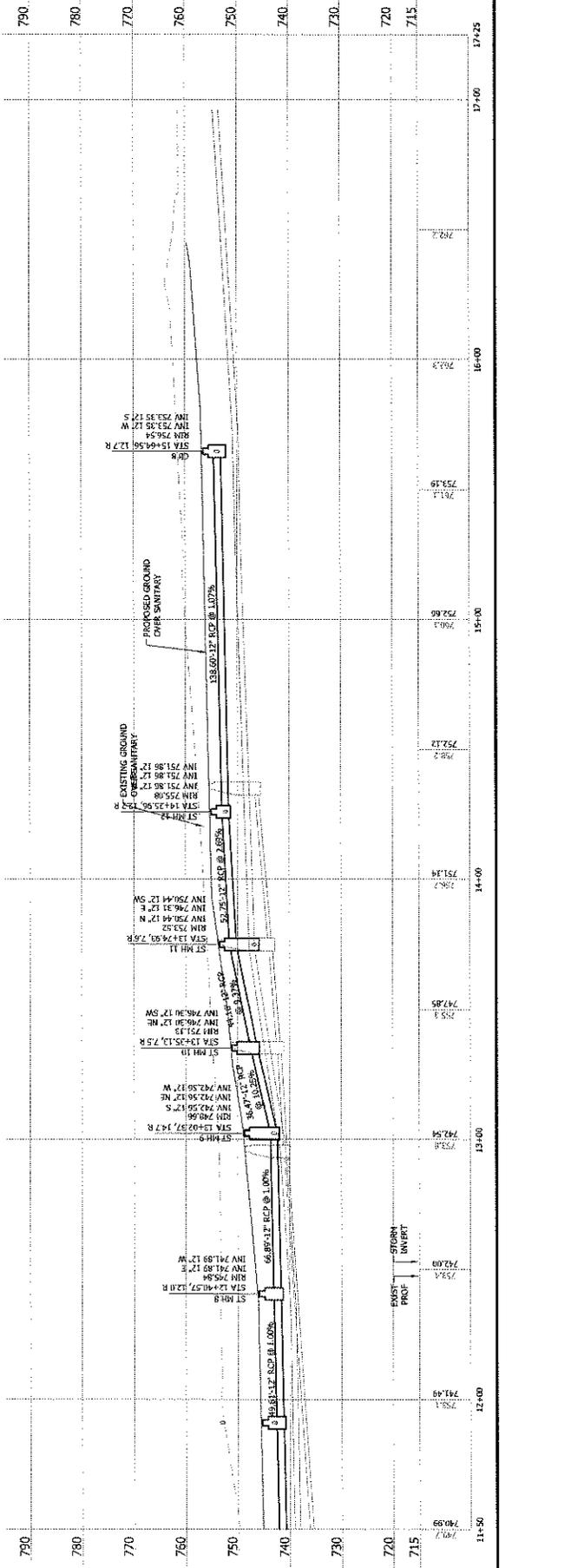
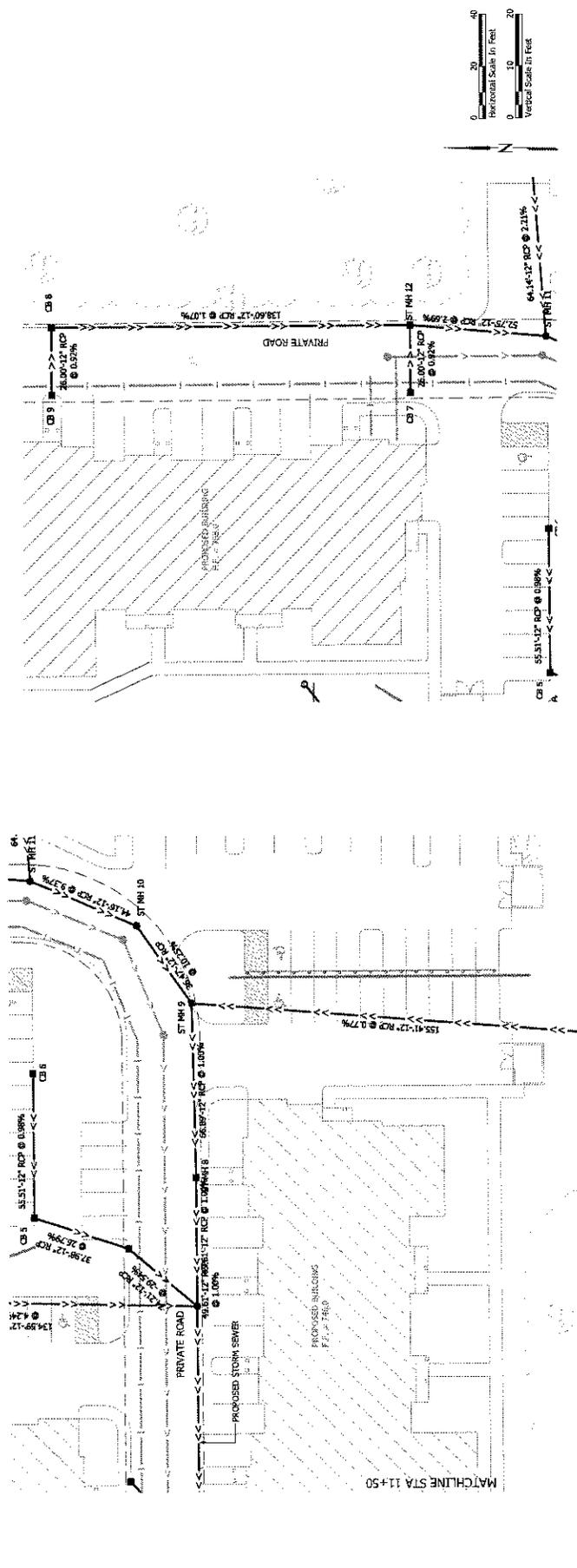
DATE OF ISSUE	DESCRIPTION	DATE
SEPTEMBER 22, 2014 <td>REVISED <td>09/22/14 </td></td>	REVISED <td>09/22/14 </td>	09/22/14
NOVEMBER 17, 2014 <td>REVISED <td>11/17/14 </td></td>	REVISED <td>11/17/14 </td>	11/17/14
1 <td>ISSUED FOR PERMIT <td>01/22/15 </td></td>	ISSUED FOR PERMIT <td>01/22/15 </td>	01/22/15

C4.03



THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND LOCATIONS OF EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL HEALTH DEPARTMENT AND THE LOCAL PUBLIC WORKS DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL HEALTH DEPARTMENT AND THE LOCAL PUBLIC WORKS DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL HEALTH DEPARTMENT AND THE LOCAL PUBLIC WORKS DEPARTMENT.

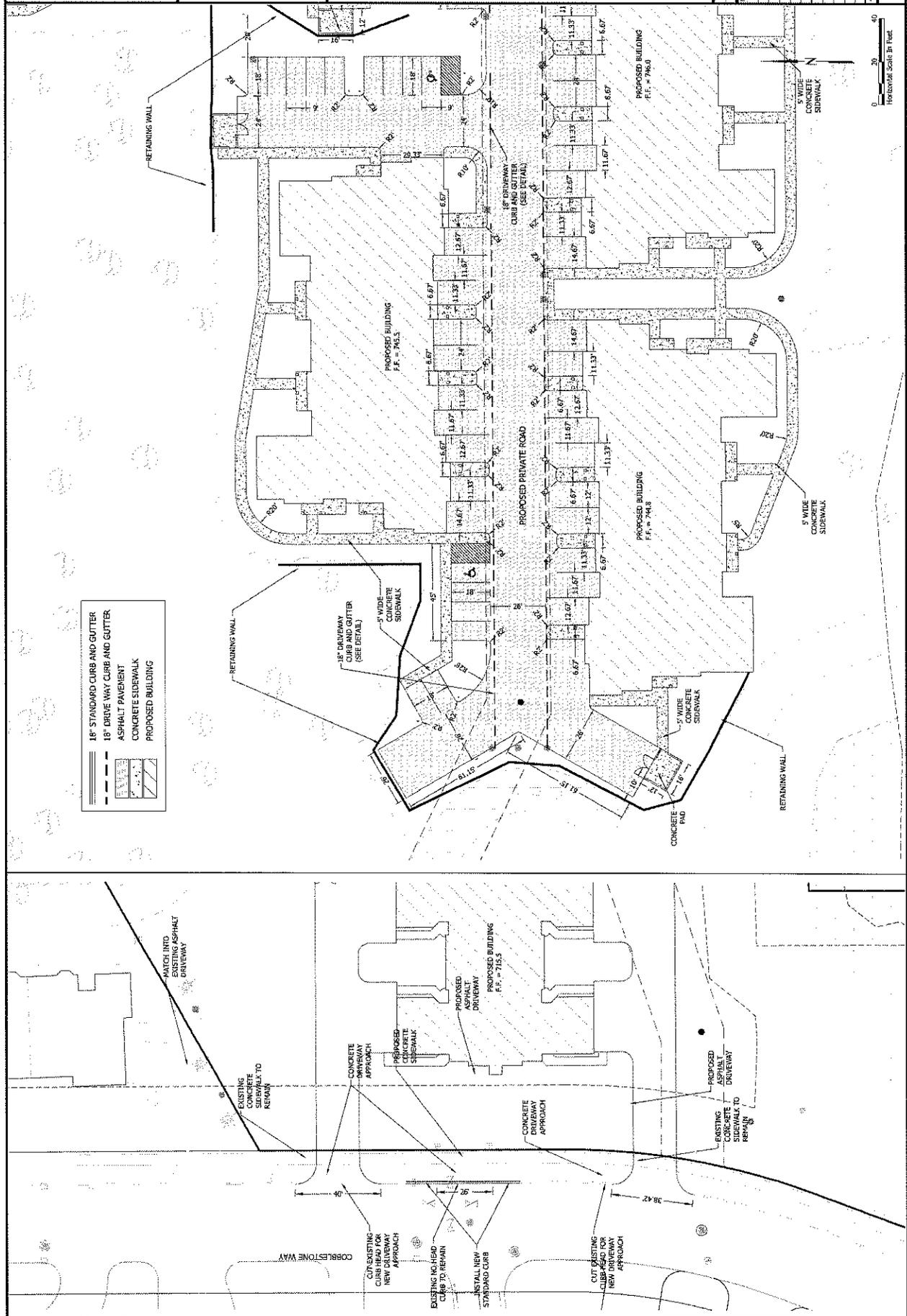
DATE OF ISSUANCE	SEPTEMBER 22, 2014
PROJECT NO.	14-000
DATE	09/22/14
PROJECT NAME	HICKORY GROVE APARTMENTS
PROJECT ADDRESS	11400 W. PRIVATE ROAD, FRANKLIN, WI
PROJECT SHEET NO.	C5.03



THIS PLAN AND SPECIFICATIONS SHALL BE CONSIDERED AS PART OF THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL FIELD DATA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL ADJACENT PROPERTIES AND PUBLIC ROADS AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ALL AREAS TO ORIGINAL OR BETTER CONDITION AFTER COMPLETION OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL FIELD DATA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL ADJACENT PROPERTIES AND PUBLIC ROADS AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ALL AREAS TO ORIGINAL OR BETTER CONDITION AFTER COMPLETION OF THE WORK.

DATE OF REVISION	DATE	BY
NO. 1	10/20/2014	MM
NO. 2		
NO. 3		
NO. 4		
NO. 5		
NO. 6		
NO. 7		
NO. 8		
NO. 9		
NO. 10		

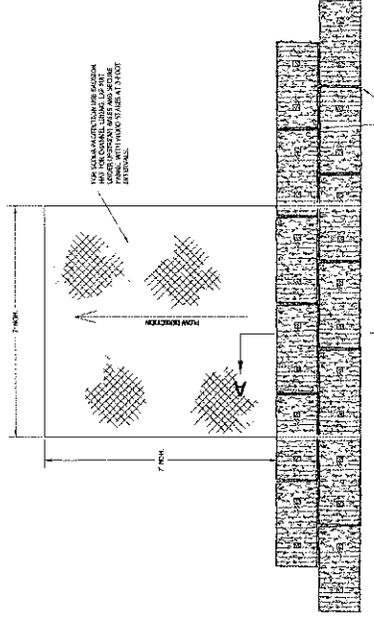
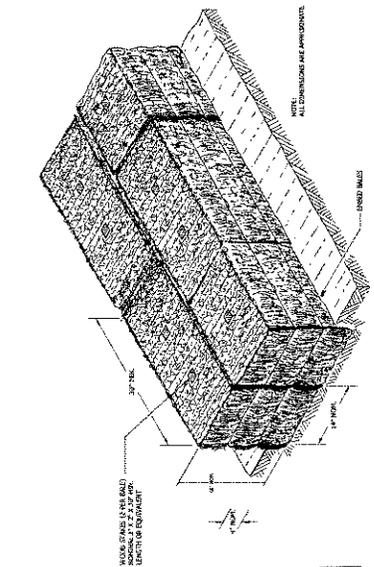
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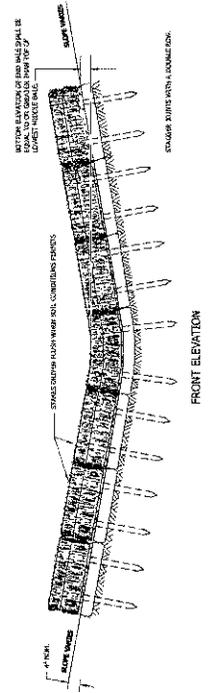
THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS, LOCATIONS, AND DEPTHS OF ALL UTILITIES AND OBSTRUCTIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.

DATE OF SUBMITTAL	SEPTEMBER 22, 2017
DESIGNER	STANTEC
PROJECT NO.	17-014
DATE	9/22/17
SCALE	
NO.	
REVISION	
BY	
CHECKED	
DATE	
APPROVED	
DATE	

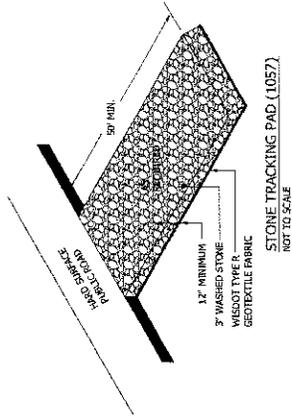
C8.02



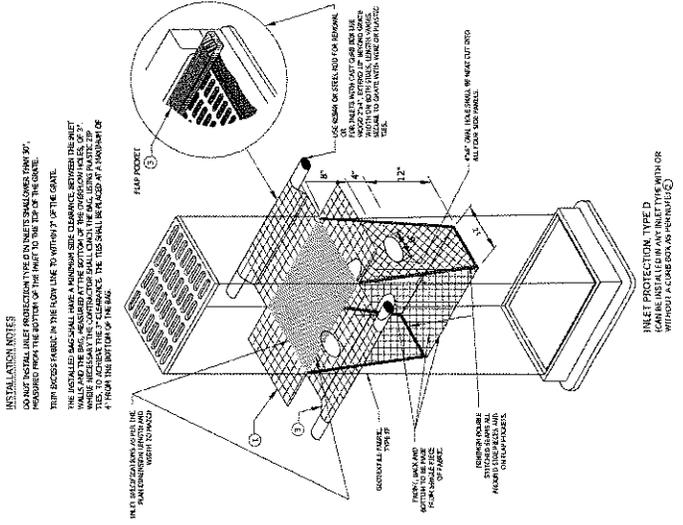
SECTION A-A



FRONT ELEVATION
 TEMPORARY DITCH CHECK USING EROSION BALES



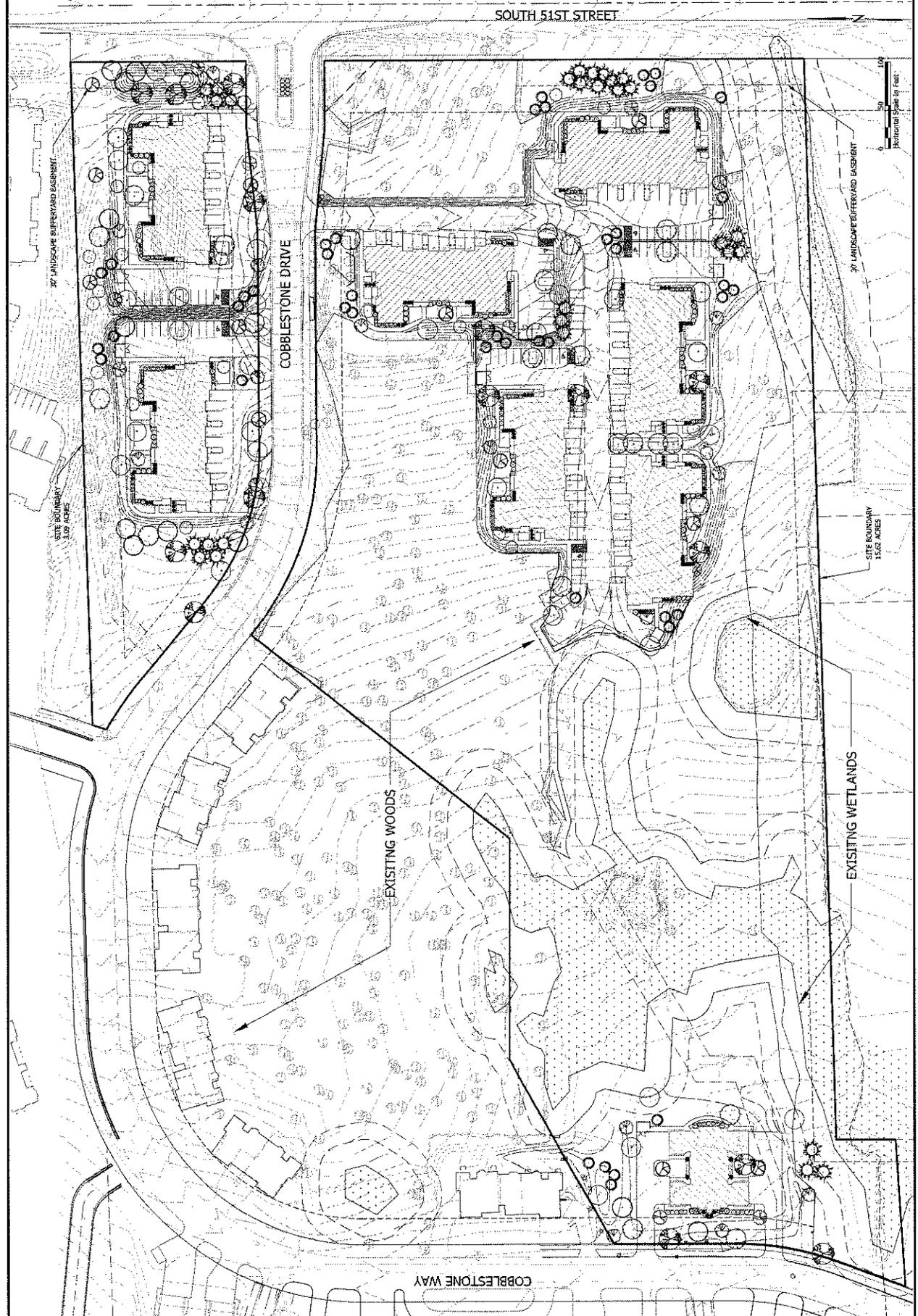
STONE TRACKING PAD (1057)
 NOT TO SCALE



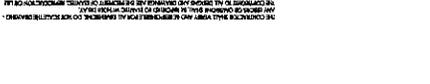
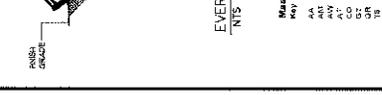
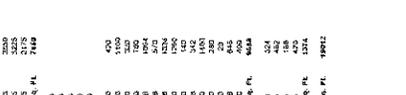
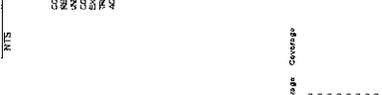
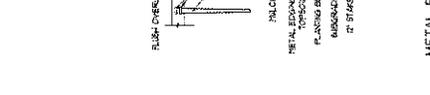
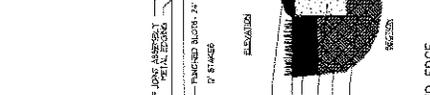
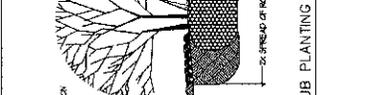
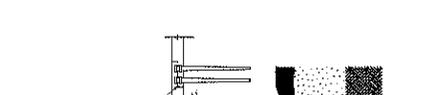
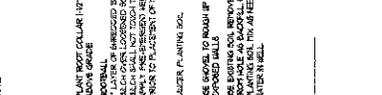
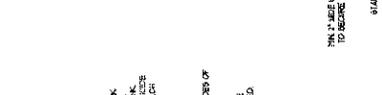
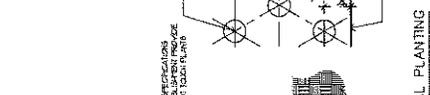
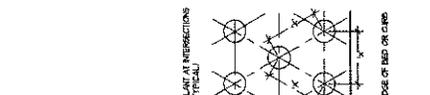
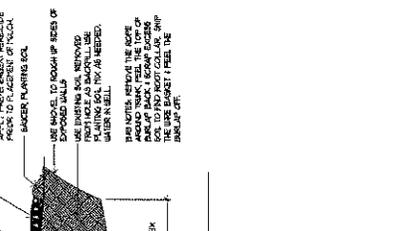
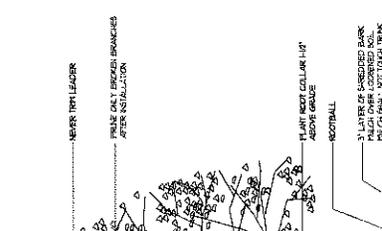
INSTALLATION NOTES

INLET PROTECTION, TYPE D
 CAN BE INSTALLED IN INLET TYPE WITH OR
 WITHOUT A CURB (SEE PLAN HOUSE 1057)

DATE OF ISSUANCE	10/11/11
DATE	10/11/11
REVISION	
NO.	
DESCRIPTION	
DATE	
BY	
CHECKED	
DATE	
BY	
SCALE	AS SHOWN
PROJECT NO.	110101
PROJECT NAME	HICKORY GROVE APARTMENTS
PROJECT ADDRESS	FRANKLIN SQUARE, LLC
PROJECT CITY	FRANKLIN, WI

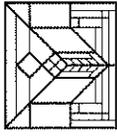


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Master Plant Schedule

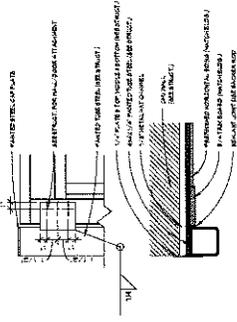
Key	Plant Schedule	Common Name	Qty	Min. Size	Measure	Area	Root	Spacing	Coverage
AA	Common Tree	Common Tree	0	12-18" Cal. DBH	20x30	0	0	0	0
AB	Common Tree	Common Tree	0	12-18" Cal. DBH	20x30	0	0	0	0
AC	Common Tree	Common Tree	0	12-18" Cal. DBH	20x30	0	0	0	0
AD	Common Tree	Common Tree	0	12-18" Cal. DBH	20x30	0	0	0	0
AE	Common Tree	Common Tree	0	12-18" Cal. DBH	20x30	0	0	0	0
AF	Common Tree	Common Tree	0	12-18" Cal. DBH	20x30	0	0	0	0
AG	Common Tree	Common Tree	0	12-18" Cal. DBH	20x30	0	0	0	0
AH	Common Tree	Common Tree	0	12-18" Cal. DBH	20x30	0	0	0	0
AI	Common Tree	Common Tree	0	12-18" Cal. DBH	20x30	0	0	0	0
AJ	Common Tree	Common Tree	0	12-18" Cal. DBH	20x30	0	0	0	0
AK	Common Tree	Common Tree	0	12-18" Cal. DBH	20x30	0	0	0	0
AL	Common Tree	Common Tree	0	12-18" Cal. DBH	20x30	0	0	0	0
AM	Common Tree	Common Tree	0	12-18" Cal. DBH	20x30	0	0	0	0
AN	Common Tree	Common Tree	0	12-18" Cal. DBH	20x30	0	0	0	0
AO	Common Tree	Common Tree	0	12-18" Cal. DBH	20x30	0	0	0	0
AP	Common Tree	Common Tree	0	12-18" Cal. DBH	20x30	0	0	0	0
AQ	Common Tree	Common Tree	0	12-18" Cal. DBH	20x30	0	0	0	0
AR	Common Tree	Common Tree	0	12-18" Cal. DBH	20x30	0	0	0	0
AS	Common Tree	Common Tree	0	12-18" Cal. DBH	20x30	0	0	0	0
AT	Common Tree	Common Tree	0	12-18" Cal. DBH	20x30	0	0	0	0
AU	Common Tree	Common Tree	0	12-18" Cal. DBH	20x30	0	0	0	0
AV	Common Tree	Common Tree	0	12-18" Cal. DBH	20x30	0	0	0	0
AW	Common Tree	Common Tree	0	12-18" Cal. DBH	20x30	0	0	0	0
AX	Common Tree	Common Tree	0	12-18" Cal. DBH	20x30	0	0	0	0
AY	Common Tree	Common Tree	0	12-18" Cal. DBH	20x30	0	0	0	0
AZ	Common Tree	Common Tree	0	12-18" Cal. DBH	20x30	0	0	0	0
BA	Common Tree	Common Tree	0	12-18" Cal. DBH	20x30	0	0	0	0
BB	Common Tree	Common Tree	0	12-18" Cal. DBH	20x30	0	0	0	0
BC	Common Tree	Common Tree	0	12-18" Cal. DBH	20x30	0	0	0	0
BD	Common Tree	Common Tree	0	12-18" Cal. DBH	20x30	0	0	0	0
BE	Common Tree	Common Tree	0	12-18" Cal. DBH	20x30	0	0	0	0
BF	Common Tree	Common Tree	0	12-18" Cal. DBH	20x30	0	0	0	0
BG	Common Tree	Common Tree	0	12-18" Cal. DBH	20x30	0	0	0	0
BH	Common Tree	Common Tree	0	12-18" Cal. DBH	20x30	0	0	0	0
BI	Common Tree	Common Tree	0	12-18" Cal. DBH	20x30	0	0	0	0
BJ	Common Tree	Common Tree	0	12-18" Cal. DBH	20x30	0	0	0	0
BK	Common Tree	Common Tree	0	12-18" Cal. DBH	20x30	0	0	0	0
BL	Common Tree	Common Tree	0	12-18" Cal. DBH	20x30	0	0	0	0
BM	Common Tree	Common Tree	0	12-18" Cal. DBH	20x30	0	0	0	0
BN	Common Tree	Common Tree	0	12-18" Cal. DBH	20x30	0	0	0	0
BO	Common Tree	Common Tree	0	12-18" Cal. DBH	20x30	0	0	0	0
BP	Common Tree	Common Tree	0	12-18" Cal. DBH	20x30	0	0	0	0
BQ	Common Tree	Common Tree	0	12-18" Cal. DBH	20x30	0	0	0	0
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BS	Common Tree	Common Tree	0	12-18" Cal. DBH	20x30	0	0	0	0
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BV	Common Tree	Common Tree	0	12-18" Cal. DBH	20x30	0	0	0	0
BW	Common Tree	Common Tree	0	12-18" Cal. DBH	20x30	0	0	0	0
BX	Common Tree	Common Tree	0	12-18" Cal. DBH	20x30	0	0	0	0
BY	Common Tree	Common Tree	0	12-18" Cal. DBH	20x30	0	0	0	0
BZ	Common Tree	Common Tree	0	12-18" Cal. DBH	20x30	0	0	0	0
CA	Common Tree	Common Tree	0	12-18" Cal. DBH	20x30	0	0	0	0
CB	Common Tree	Common Tree	0	12-18" Cal. DBH	20x30	0	0	0	0
CC	Common Tree	Common Tree	0	12-18" Cal. DBH	20x30	0	0	0	0
CD	Common Tree	Common Tree	0	12-18" Cal. DBH	20x30	0	0	0	0
CE	Common Tree	Common Tree	0	12-18" Cal. DBH	20x30	0	0	0	0
CF	Common Tree	Common Tree	0	12-18" Cal. DBH	20x30	0	0	0	0
CG	Common Tree	Common Tree	0	12-18" Cal. DBH	20x30	0	0	0	0
CH	Common Tree	Common Tree	0	12-18" Cal. DBH	20x30	0	0	0	0
CI	Common Tree	Common Tree	0	12-18" Cal. DBH	20x30	0	0	0	0
CJ	Common Tree	Common Tree	0	12-18" Cal. DBH	20x30	0	0	0	0
CK	Common Tree	Common Tree	0	12-18" Cal. DBH	20x30	0	0	0	0
CL	Common Tree	Common Tree	0	12-18" Cal. DBH	20x30	0	0	0	0
CM	Common Tree	Common Tree	0	12-18" Cal. DBH	20x30	0	0	0	0
CN	Common Tree	Common Tree	0	12-18" Cal. DBH	20x30	0	0	0	0
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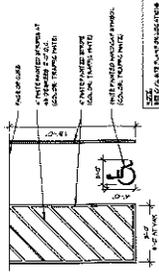
**STEPHEN PERRY SMITH
ARCHITECTS, INC.**
TWO PARK PLAZA
10850 W. PARK PLACE, SUITE 420
MILWAUKEE, WISCONSIN 53224
T 414.389.9700 | F 414.389.9704
sp@smithperry.com

PROJECT

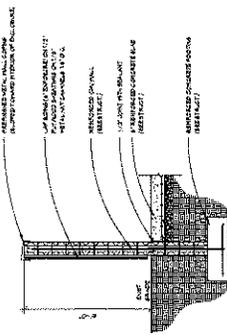
**HICKORY GROVE
APARTMENTS
FRANKLIN, WI**



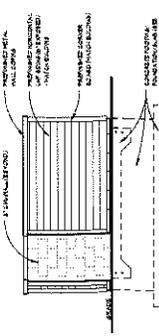
4 CMU DUMPSTER DOOR
SCALE: 1/2" = 1'-0"



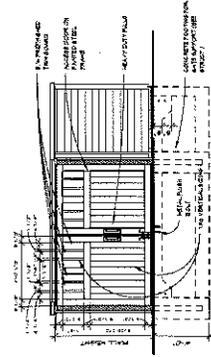
5 ACCESSIBLE PARKING STALL
SCALE: 1/8" = 1'-0"



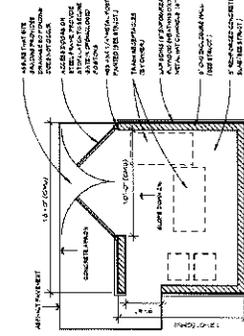
6 CMU DUMPSTER SECTION
SCALE: 3/8" = 1'-0"



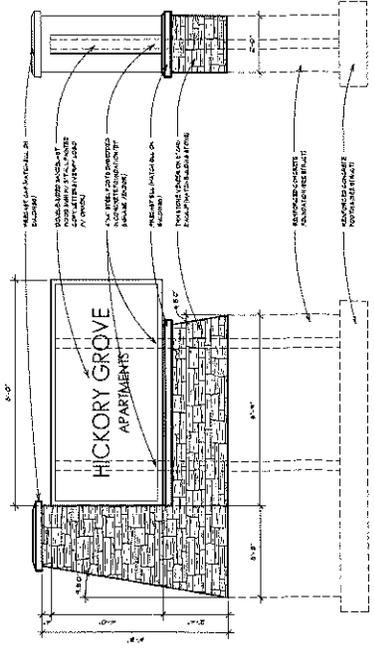
7 CMU DUMPSTER SIDE ELEVATION
SCALE: 1/4" = 1'-0"



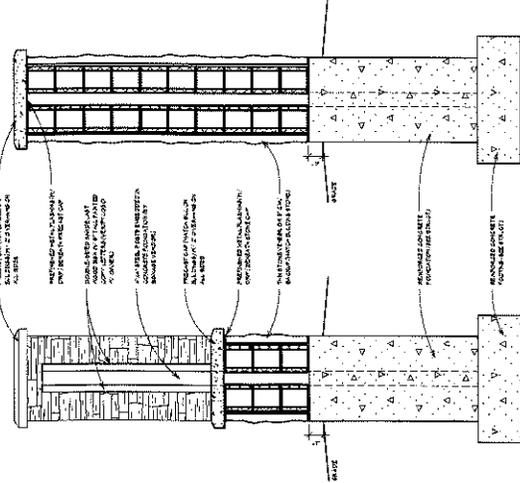
6 CMU DUMPSTER FRONT ELEVATION
SCALE: 1/4" = 1'-0"



8 CMU DUMPSTER PLAN
SCALE: 3/8" = 1'-0"



10 MONUMENT SIGN ELEVATIONS
SCALE: 1/2" = 1'-0"



9 MONUMENT SIGN SECTION
SCALE: 3/8" = 1'-0"

OWNER
FRANKLIN SQUARE, LLC
422 N WATER STREET, SUITE 300
MILWAUKEE, WI 53202

REVISIONS

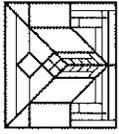
NO.	DESCRIPTION	DATE
01	ARCHITECTURAL REVIEW	10.26.14

INFORMATION

PROJECT ARCHITECT	SPS
PROJECT MANAGER	AJA
PROJECT NUMBER	BR-14729
ISSUED FOR	STAFF REVIEW
DATE	SEPTEMBER 08, 2014

SHEET
SITE DETAILS

A0.2



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PROJECT

HICKORY GROVE
APARTMENTS
FRANKLIN, WI

OWNER

FRANKLIN SQUARE, LLC
622 N WATER STREET, SUITE 200
MILWAUKEE, WI 53222

REVISIONS

NO.	DESCRIPTION	DATE
01	MUNICIPAL REVIEW	10.24.14

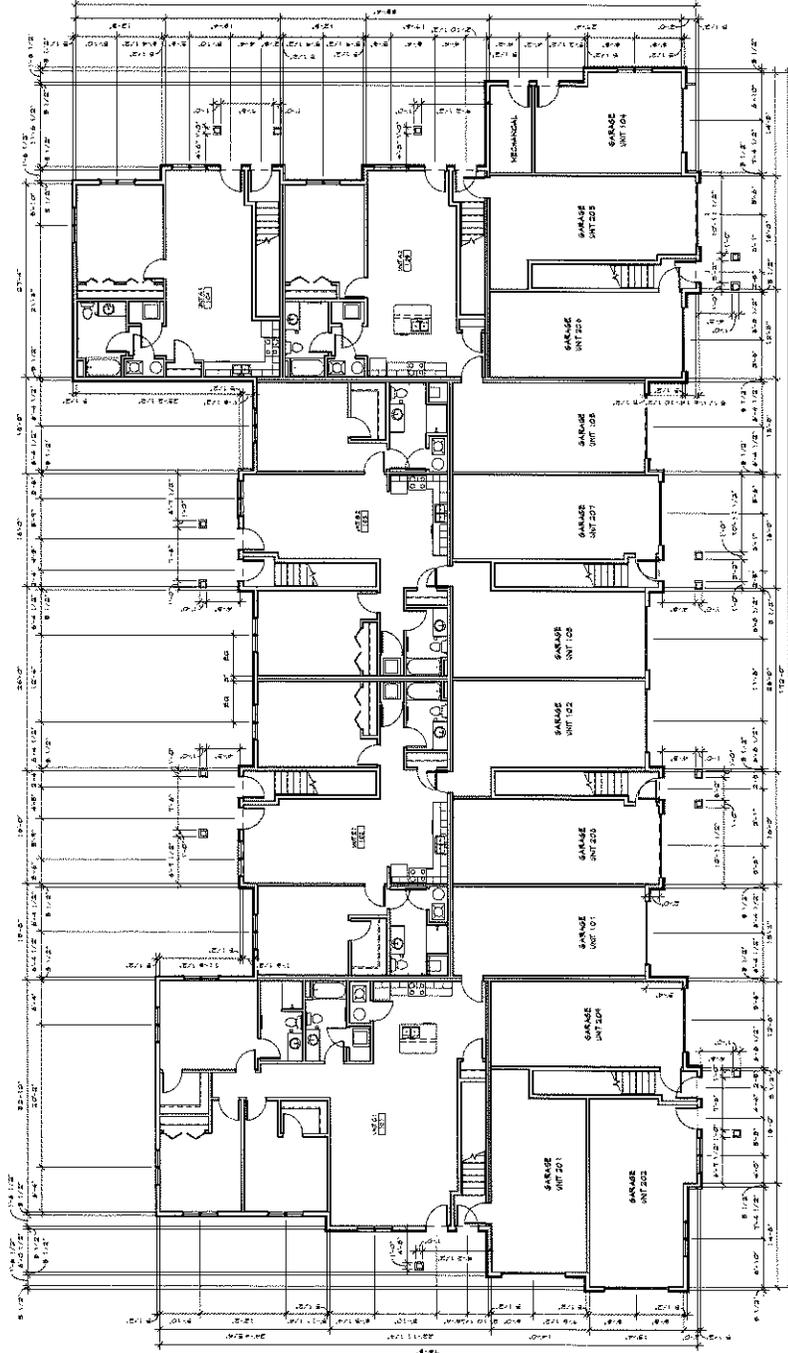
INFORMATION

PROJECT ARCHITECT	STEPHEN PERRY SMITH ARCHITECTS, INC.
PROJECT MANAGER	AJA
PROJECT NUMBER	SP14-273
ISSUED FOR	SP14 REVIEW
DATE	SEPTEMBER 08, 2014

SHEET

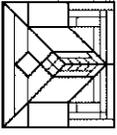
FIRST FLOOR PLAN - BUILDINGS
A/C/D/E/F/G

A1.1



1 FIRST FLOOR PLAN - BUILDINGS A/C/D/E/F/G

SCALE 1/8" = 1'-0"



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PROJECT

HICKORY GROVE
APARTMENTS
FRANKLIN, WI

OWNER

FRANKLIN SQUARE, LLC
4024 WATER STREET, SUITE 200
MILWAUKEE, WI 53202

REVISIONS

NO.	DESCRIPTION	DATE
01	MUNICIPAL REVIEW	10.24.14

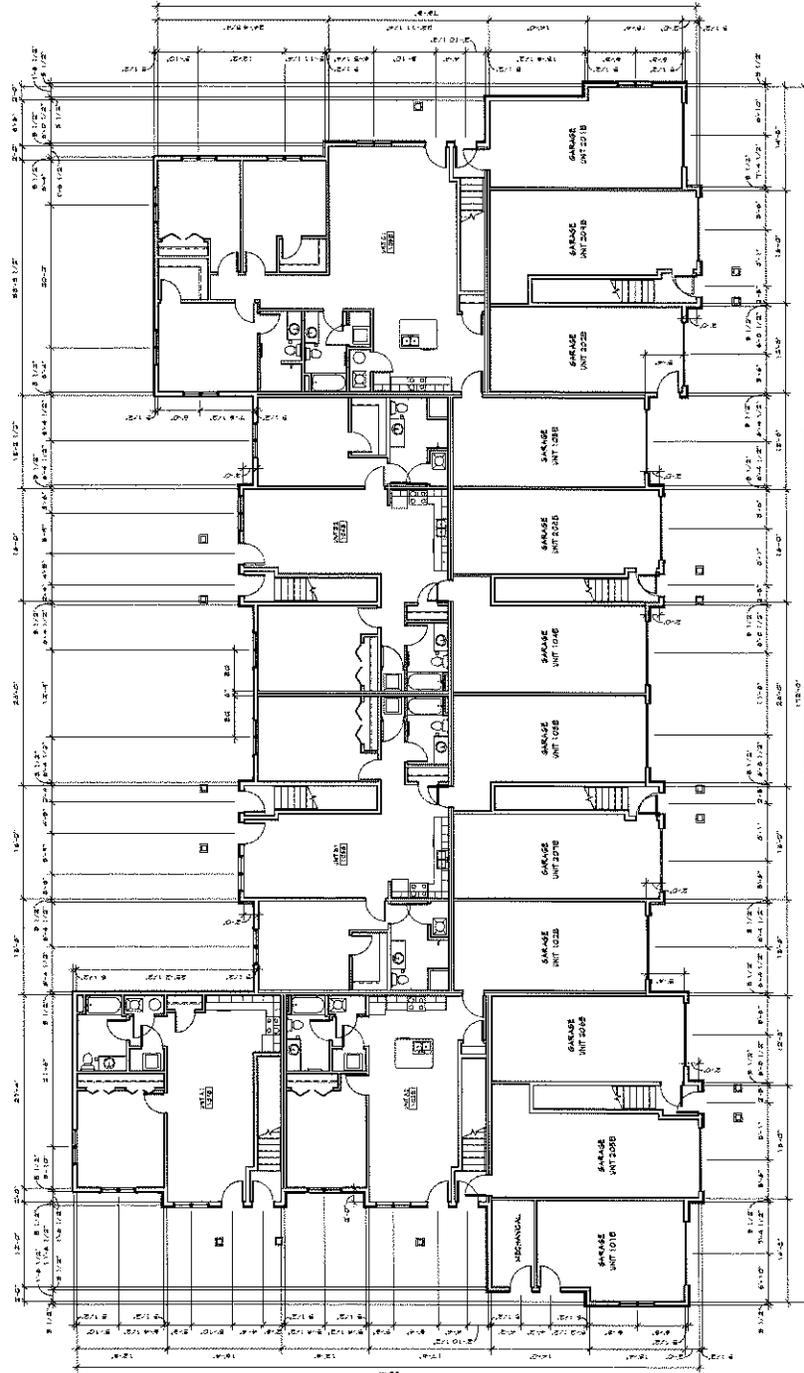
INFORMATION

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PROJECT MANAGER	AJA
PROJECT NUMBER	BRG-14226
DRAWN FOR	SWAFF REVIEW
DATE	SEPTEMBER 08, 2014

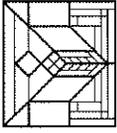
SHEET

FIRST FLOOR PLAN - BUILDING 'B'

A1.2



1 FIRST FLOOR PLAN - BUILDING 'B'
SCALE: 1/8" = 1'-0"



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PROJECT

HICKORY GROVE
APARTMENTS
FRANKLIN, WI

OWNER

FRANKLIN SQUARE, LLC
622 N. WATER STREET, SUITE 200
MILWAUKEE, WI 53202

REVISIONS

NO.	DESCRIPTION	DATE
01	MUNICIPAL REVIEW	10.24.14

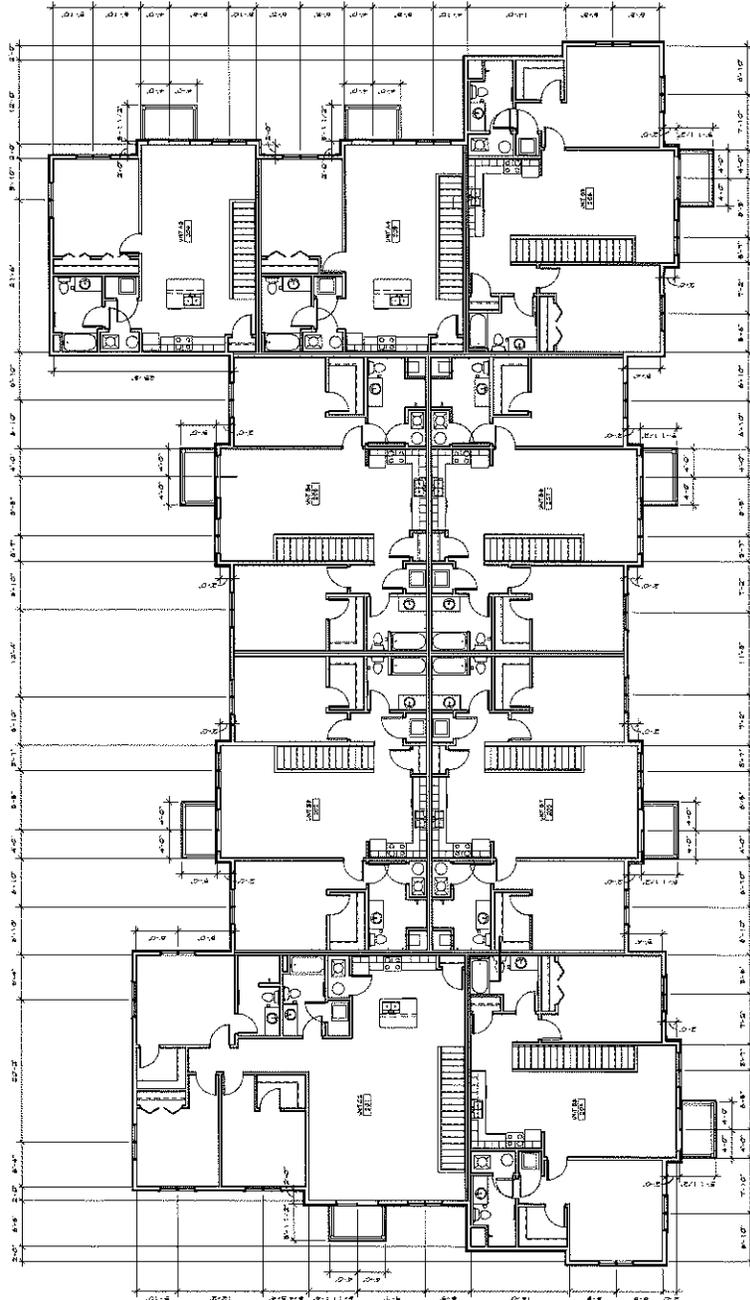
INFORMATION

PROJECT ARCHITECT	SP
PROJECT MANAGER	AJA
PROJECT NUMBER	BR-14-024
ISSUED FOR	SPAFF REVIEW
DATE	SEPTEMBER 08, 2014

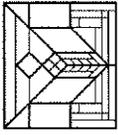
SHEET

SECOND FLOOR PLAN - BUILDINGS
A/C/D/E/F/G (BUILDING B MIRRORED)

A1.3



1 SECOND FLOOR PLAN - BUILDINGS A/C/D/E/F/G (BUILDING B MIRRORED)
SCALE 1/8"=1'-0"



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PROJECT

HICKORY GROVE
APARTMENTS
FRANKLIN, WI

OWNER

FRANKLIN SQUARE, LLC
6221 WATER STREET, SUITE 200
MILWAUKEE, WI 53207

REVISIONS

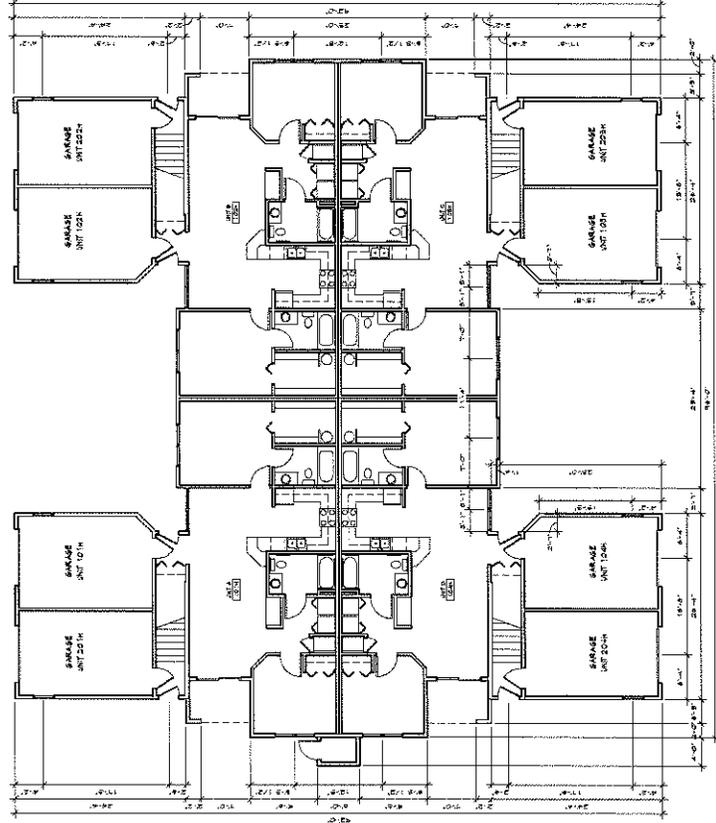
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01	MUNICIPAL REVIEW	10.23.14

INFORMATION

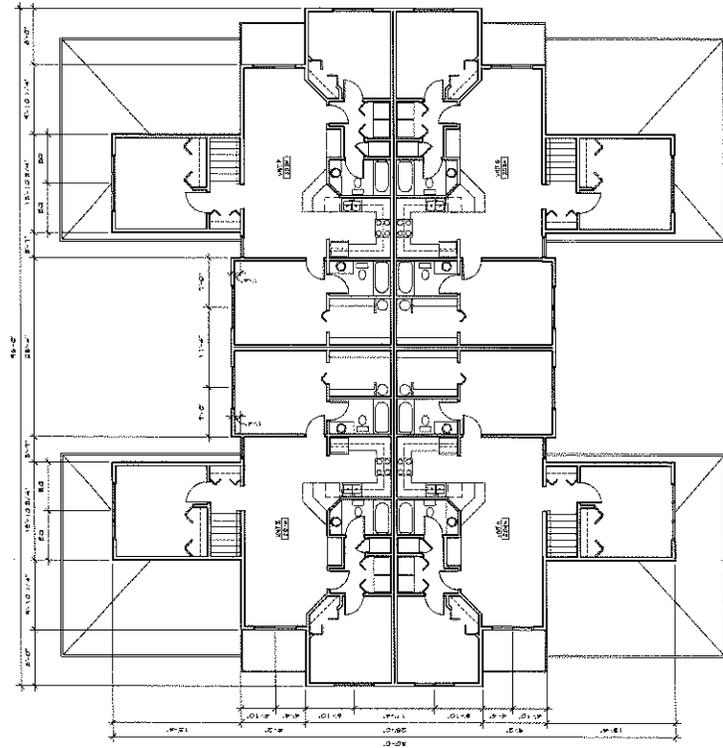
PROJECT ARCHITECT	SPS
PROJECT MANAGER	AJA
PROJECT NUMBER	SPC14236
SUBMIT FOR	STAFF REVIEW
DATE	SEPTEMBER 02, 2014

SHEET
FLOOR PLANS - BUILDING 'H'

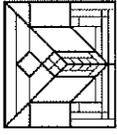
A1.4



1 FIRST FLOOR PLAN - BUILDING 'H'
SCALE: 1/8" = 1'-0"



2 SECOND FLOOR PLAN - BUILDING 'H'
SCALE: 1/8" = 1'-0"



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PROJECT

HICKORY GROVE
APARTMENTS
FRANKLIN, WI

OWNER

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MILWAUKEE, WI 53222

REVISIONS

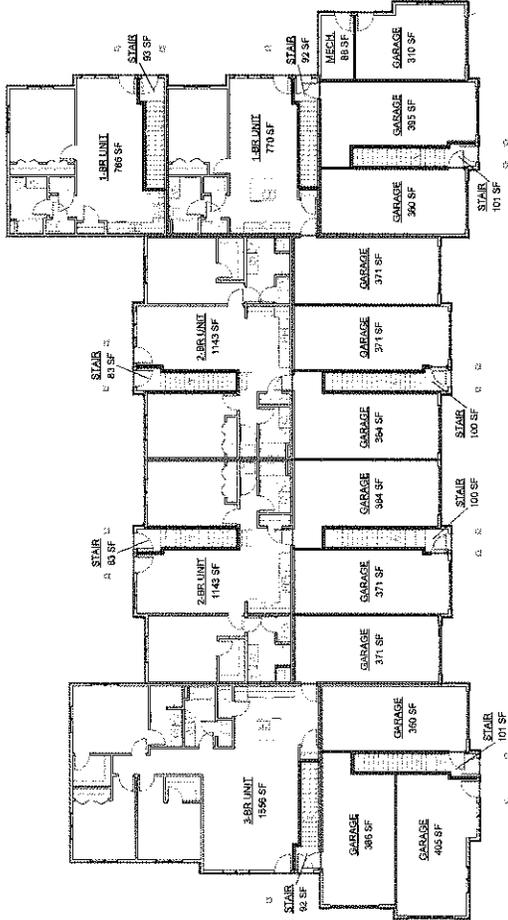
NO.	DESCRIPTION	DATE
01	MUNICIPAL REVIEW	10.24.14

INFORMATION

PROJECT ARCHITECT	SPS
PROJECT MANAGER	AJM
PROJECT NUMBER	SP1412756
ISSUED FOR	STAFF REVIEW
DATE	SEPTEMBER 08, 2014

SHEET
UNIT AREA PLANS

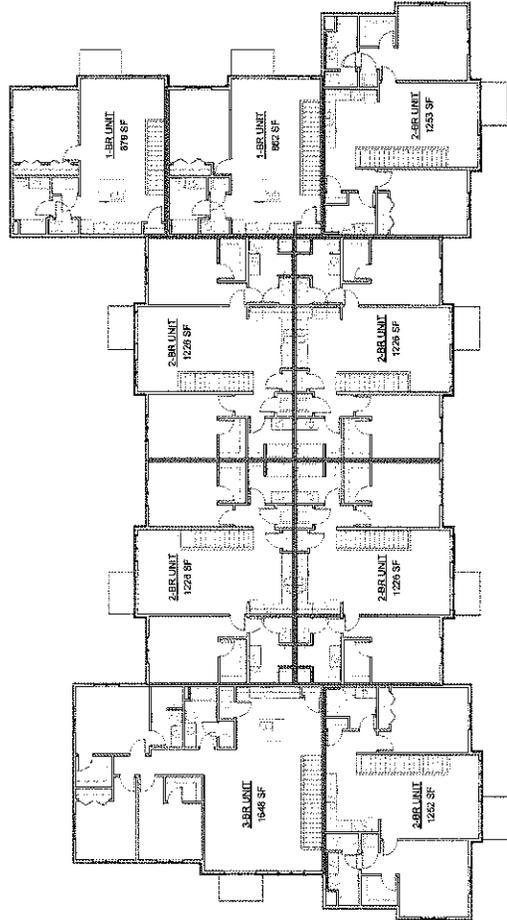
A1.5



1092004 FOOTPRINT

1 FIRST FLOOR AREA PLAN - 14-UNIT BUILDINGS A/C/D/E/F/G (BUILDING B SIMILAR)

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



1092004 FOOTPRINT

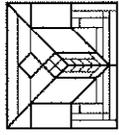
2 SECOND FLOOR AREA PLAN - 14-UNIT BUILDINGS A/C/D/E/F/G (BUILDING B SIMILAR)

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

EXPLANATION:
- HAVE UNITS WITH 1 BATHING PLACE AND (2) BATHS
- (1) 2 STORY BUILDING #10 (UNITS 805S N)
- (6) 10 UNITS
NOTATIONS:
- HAVE BUILDINGS IN 2-BEDROOM OR 3-BEDROOM
- HAVE BUILDINGS IN 1-BEDROOM OR 2-BEDROOM
- SHOW BUILDINGS IN 1-BEDROOM OR 2-BEDROOM OR 3-BEDROOM

UNIT SUMMARY

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



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PROJECT

**HICKORY GROVE APARTMENTS
 FRANKLIN, WI**

OWNER

FRANKLIN SQUARE, LLC
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 MILWAUKEE, WI 53222

REVISIONS

NO.	DESCRIPTION	DATE
01	MUNICIPAL REVIEW	10.24.14

INFORMATION

PROJECT ARCHITECT	SFS
PROJECT MANAGER	AJA
PROJECT NUMBER	BR-14729
ISSUED FOR	STAFF REVIEW
DATE	SEPTEMBER 04, 2014

SHEET

BUILDING ELEVATIONS - BUILDING B

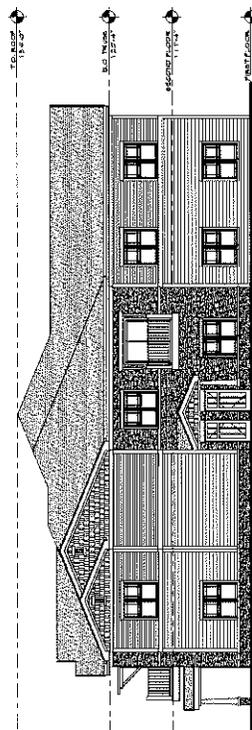
A4.2

EXTERIOR ELEVATION MATERIALS

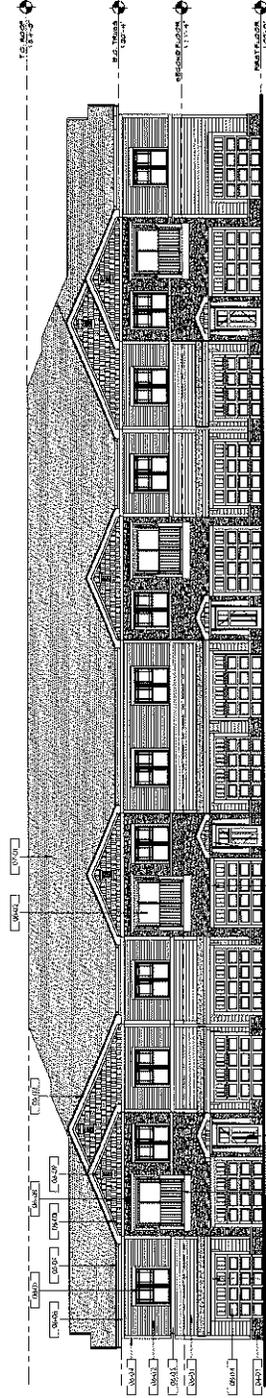
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KEYNOTE LEGEND

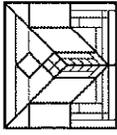
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2 SIDE ELEVATION - BUILDING B
 SCALE: 1/8"=1'-0"



1 FRONT ELEVATION - BUILDING B
 SCALE: 1/8"=1'-0"



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 SP@SPARCHITECTS.COM

PROJECT

**HICKORY GROVE APARTMENTS
 FRANKLIN, WI**

OWNER

FRANKLIN SQUARE, LLC
 622 N WATER STREET, SUITE 200
 MILWAUKEE, WI 53002

REVISIONS

NO.	DESCRIPTION	DATE
01	MUNICIPAL REVIEW	10.24.14

INFORMATION

PROJECT ARCHITECT	SP
PROJECT MANAGER	AJA
PROJECT NUMBER	SP-14-256
ISSUED FOR	STAFF REVIEW
DATE	SEPTEMBER 08, 2014

SHEET

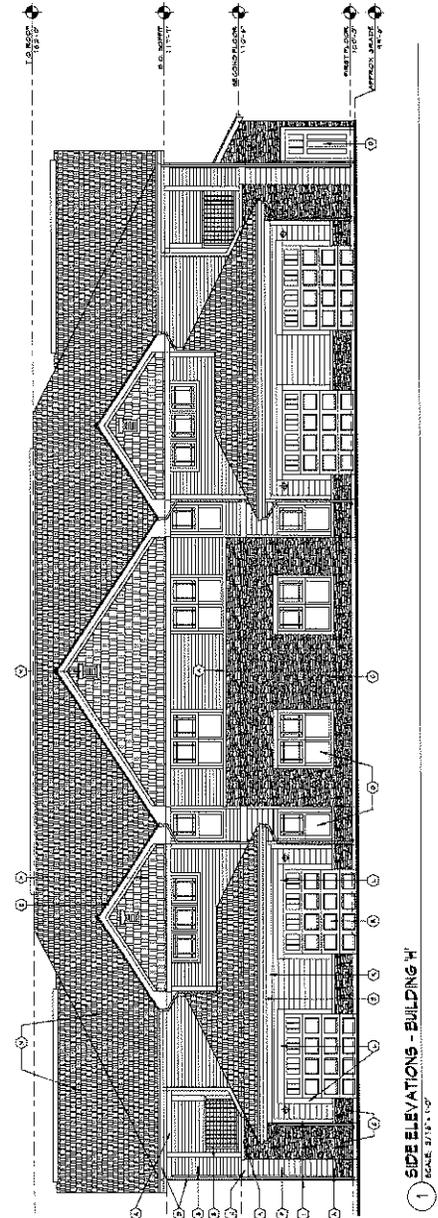
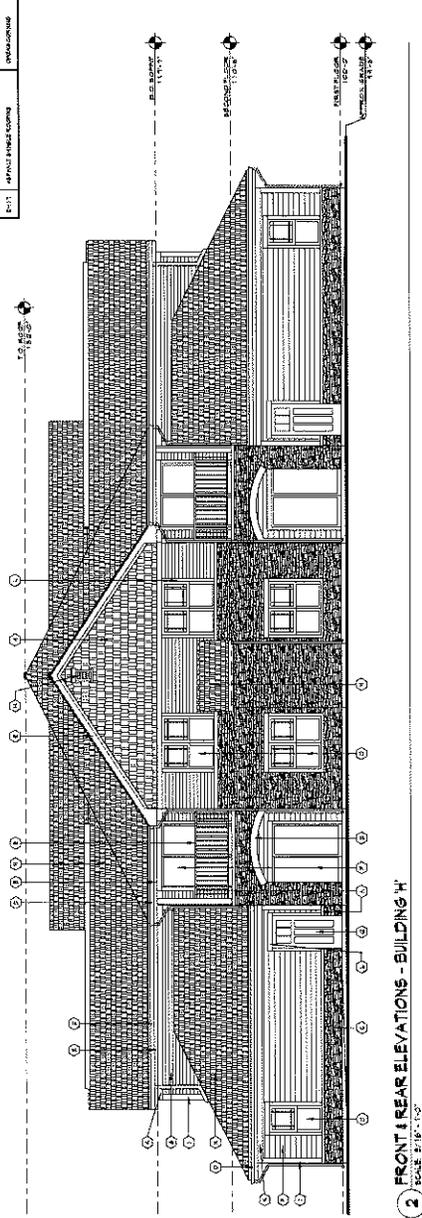
BUILDING ELEVATIONS - BUILDING 'H'

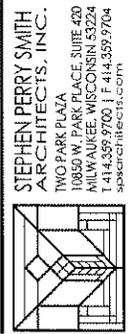
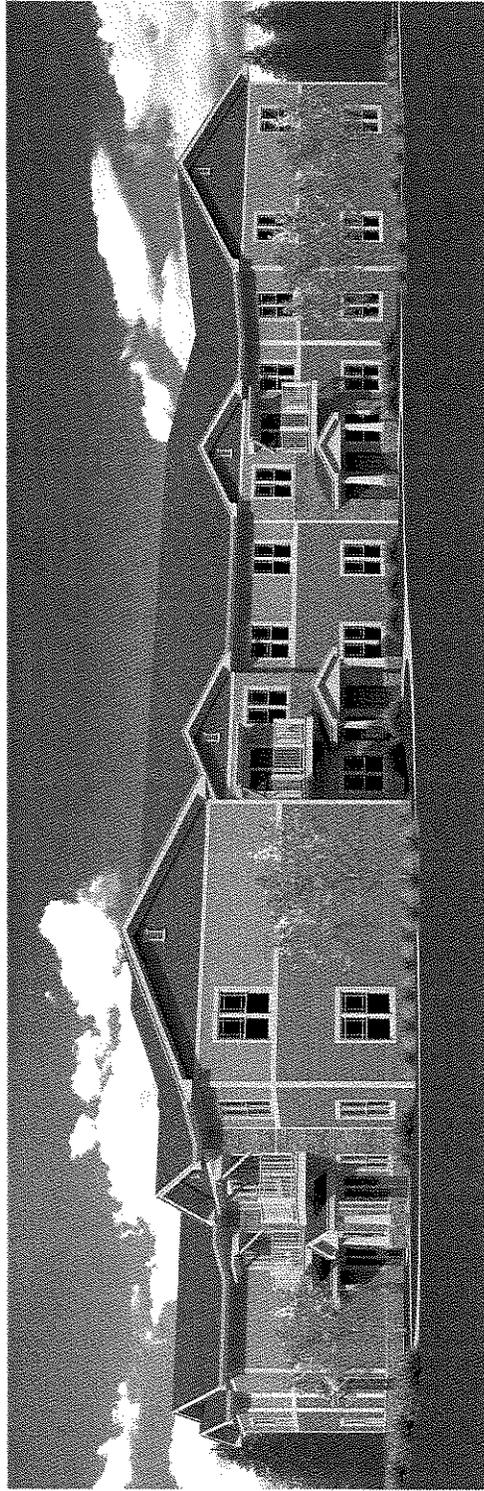
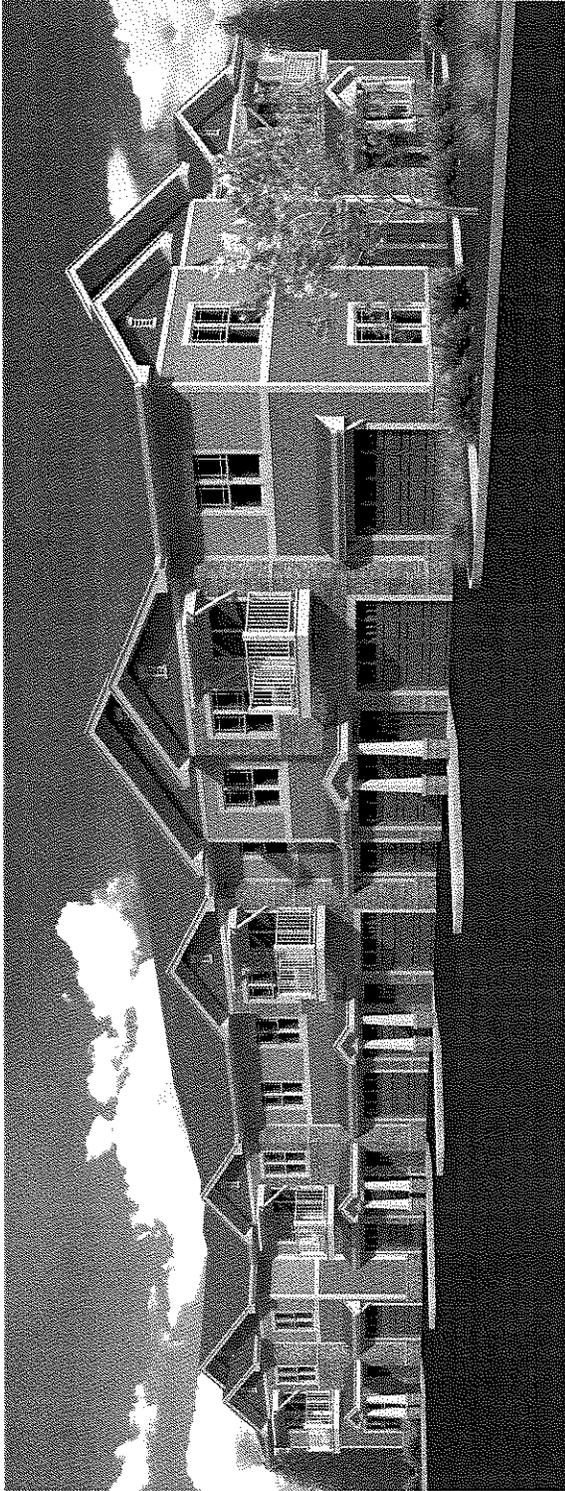
A4.3

ITEM #	DESCRIPTION	QUANTITY	UNIT	TOTAL
001	CONCRETE	10,000	YD	10,000
002	REINFORCING BARS	100,000	LB	100,000
003	FORMWORK	10,000	SQ YD	10,000
004	BRICK	100,000	UNIT	100,000
005	GLASS	10,000	SQ FT	10,000
006	ROOFING	10,000	SQ YD	10,000
007	PAINT	10,000	GAL	10,000
008	MECHANICAL	10,000	UNIT	10,000
009	ELECTRICAL	10,000	UNIT	10,000
010	PLUMBING	10,000	UNIT	10,000
011	LANDSCAPE	10,000	SQ YD	10,000
012	CONCRETE	10,000	YD	10,000
013	REINFORCING BARS	100,000	LB	100,000
014	FORMWORK	10,000	SQ YD	10,000
015	BRICK	100,000	UNIT	100,000
016	GLASS	10,000	SQ FT	10,000
017	ROOFING	10,000	SQ YD	10,000
018	PAINT	10,000	GAL	10,000
019	MECHANICAL	10,000	UNIT	10,000
020	ELECTRICAL	10,000	UNIT	10,000
021	PLUMBING	10,000	UNIT	10,000
022	LANDSCAPE	10,000	SQ YD	10,000

ELEVATION NOTES

1. REFER TO SHEET A4.1 FOR GENERAL NOTES.
2. REFER TO SHEET A4.2 FOR MATERIAL SCHEDULES.
3. REFER TO SHEET A4.3 FOR FINISH SCHEDULES.
4. REFER TO SHEET A4.4 FOR MECHANICAL SCHEDULES.
5. REFER TO SHEET A4.5 FOR ELECTRICAL SCHEDULES.
6. REFER TO SHEET A4.6 FOR PLUMBING SCHEDULES.
7. REFER TO SHEET A4.7 FOR LANDSCAPE SCHEDULES.
8. REFER TO SHEET A4.8 FOR CONCRETE SCHEDULES.
9. REFER TO SHEET A4.9 FOR REINFORCING BARS SCHEDULES.
10. REFER TO SHEET A4.10 FOR FORMWORK SCHEDULES.
11. REFER TO SHEET A4.11 FOR BRICK SCHEDULES.
12. REFER TO SHEET A4.12 FOR GLASS SCHEDULES.
13. REFER TO SHEET A4.13 FOR ROOFING SCHEDULES.
14. REFER TO SHEET A4.14 FOR PAINT SCHEDULES.
15. REFER TO SHEET A4.15 FOR MECHANICAL SCHEDULES.
16. REFER TO SHEET A4.16 FOR ELECTRICAL SCHEDULES.
17. REFER TO SHEET A4.17 FOR PLUMBING SCHEDULES.
18. REFER TO SHEET A4.18 FOR LANDSCAPE SCHEDULES.
19. REFER TO SHEET A4.19 FOR CONCRETE SCHEDULES.
20. REFER TO SHEET A4.20 FOR REINFORCING BARS SCHEDULES.
21. REFER TO SHEET A4.21 FOR FORMWORK SCHEDULES.
22. REFER TO SHEET A4.22 FOR BRICK SCHEDULES.
23. REFER TO SHEET A4.23 FOR GLASS SCHEDULES.
24. REFER TO SHEET A4.24 FOR ROOFING SCHEDULES.
25. REFER TO SHEET A4.25 FOR PAINT SCHEDULES.
26. REFER TO SHEET A4.26 FOR MECHANICAL SCHEDULES.
27. REFER TO SHEET A4.27 FOR ELECTRICAL SCHEDULES.
28. REFER TO SHEET A4.28 FOR PLUMBING SCHEDULES.
29. REFER TO SHEET A4.29 FOR LANDSCAPE SCHEDULES.
30. REFER TO SHEET A4.30 FOR CONCRETE SCHEDULES.
31. REFER TO SHEET A4.31 FOR REINFORCING BARS SCHEDULES.
32. REFER TO SHEET A4.32 FOR FORMWORK SCHEDULES.
33. REFER TO SHEET A4.33 FOR BRICK SCHEDULES.
34. REFER TO SHEET A4.34 FOR GLASS SCHEDULES.
35. REFER TO SHEET A4.35 FOR ROOFING SCHEDULES.
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82. REFER TO SHEET A4.82 FOR ELECTRICAL SCHEDULES.
83. REFER TO SHEET A4.83 FOR PLUMBING SCHEDULES.
84. REFER TO SHEET A4.84 FOR LANDSCAPE SCHEDULES.
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86. REFER TO SHEET A4.86 FOR REINFORCING BARS SCHEDULES.
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98. REFER TO SHEET A4.98 FOR FORMWORK SCHEDULES.
99. REFER TO SHEET A4.99 FOR BRICK SCHEDULES.
100. REFER TO SHEET A4.100 FOR GLASS SCHEDULES.





STEPHEN PERRY SMITH
ARCHITECTS, INC.
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MILWAUKEE, WISCONSIN 53224
T 414.359.9700 | F 414.359.9704
sp@architects.com

Hickory Grove Apartments

Franklin, WI

Front & Rear Perspectives
September 08, 2014

Submitted by Enterprise Lighting, LTD.



Enterprise Light
Manufacturers' Representative

Job Name:
Franklin Square Apartments

Catalog Number:
XTOR3A

Notes:

Type:

A3

ELL14-44226

LUMARK®

DESCRIPTION

The patent pending Lumark Crosstour™ LED Wall Pack Series of luminaires provides an architectural style with super bright, energy efficient LEDs. The low-profile, rugged die-cast aluminum construction, universal back box, stainless steel hardware along with a sealed and gasketed optical compartment make the Crosstour impervious to contaminants. The Crosstour wall luminaire is ideal for wall/surface, inverted mount for façade/canopy illumination, post/bollard and low level pathway illumination including stairs. Typical applications include building entrances, multi-use facilities, apartment buildings, institutions, schools, stairways and loading docks.

SPECIFICATION FEATURES

Construction

Slim, low profile LED design with rugged one-piece, die-cast aluminum hinged removable door and back box. Matching housing styles incorporate both a small and large design. The small housing is available in 10W and 20W. The large housing is available in the 30W model. Patent pending secure lock hinge feature allows for safe and easy tool-less electrical connections with the supplied lever-lock connectors. Back box includes three (3) half-inch, NPT threaded conduit entry points. The universal back box supports both the small and large forms and mounts to standard 3-1/2" to 4" round and octagonal, 4" square, single gang and masonry junction boxes. Key hole gasket allows for adaptation to junction box or wall. External fin design extracts heat from the fixture surface. One-piece silicone gasket seals door and back box. Not recommended for car wash applications.

Optical

Silicone sealed optical LED chamber incorporates a custom engineered mirrored anodized reflector providing high-efficiency illumination. Optical assembly includes impact-resistant tempered glass and meets IESNA requirements for full cutoff compliance. Solid state LED Crosstour luminaires are thermally optimized with five (5) lumen packages in cool 5000K or neutral warm 3500K LED color temperature (CCT).

Electrical

LED driver is mounted to the die-cast housing for optimal heat sinking. LED thermal management system incorporates both conduction and natural convection to transfer heat rapidly away from the LED source. 10W models operate in -40°C to 40°C [-40°F to 104°F]. 20W and 30W models operate in -30°C to 40°C [-22°F to 104°F]. Crosstour luminaires

maintain greater than 70% of initial light output after 50,000 hours of operation. Three (3) half-inch NPT threaded conduit entry points allow for thru-branch wiring. Back box is an authorized electrical wiring compartment. Integral LED electronic driver incorporates surge protection. 10W, 120V 50/60 Hz., 20W and 30W, 120-277V 50/60Hz.

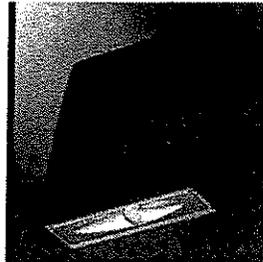
Finish

Crosstour is protected with a Super TGIC carbon bronze or summit white polyester powder coat paint. Super TGIC powder coat paint finishes withstand extreme climate conditions while providing optimal color and gloss retention of the installed life.

Warranty

Crosstour features a five-year limited warranty.

Catalog #	Type
Project	Date
Comments	
Prepared by	



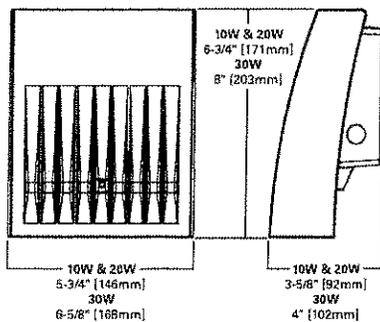
XTOR CROSSTOUR LED

WALL / SURFACE MOUNT
POST / BOLLARD MOUNT
LOW LEVEL MOUNT
INVERTED MOUNT

SustainableLEDesign

DESIGNLIGHTS
CONSORTIUM

DIMENSIONS



CERTIFICATION DATA

UL/UL Wet Location Listed
IP66 Ingress Protection Rated
ADA Compliant
LM79 / LM80 Compliant
ROHS Compliant
ARRA Compliant
DLC Qualified Models
Lighting Facts® Approved
Title 24 Compliant
NOM Compliant Models

TECHNICAL DATA

40°C Maximum Ambient Temperature
External Supply Wiring 30°C Minimum

EPA

Effective Projected Area:
(Sq. Ft.)
XTOR1A/XTOR2A = 0.34
XTOR3A = 0.45

SHIPPING DATA:

Approximate Net Weight:
3.7 - 5.25 lbs. [1.7 - 2.4 kgs.]

COOPER Lighting
www.cooperlighting.com

ADH11091 pc
2012-01-16 08:42:31

Submitted by Enterprise Lighting, LTD.



Enterprise Light
Manufacturers' Direct

Job Name:
Franklin Square Apartments

Catalog Number:
GLEON-AE-03-LED-E1-SL3-**-

Notes: verify finish

Type:
B3-3

ELL14-44226

McGRAW-EDISON®



DESCRIPTION

The Galleon™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated.

Catalog #		Type	
Project			
Comments		Date	
Prepared by			

SPECIFICATION FEATURES

Construction
Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Heavy-wall, die-cast aluminum end caps enclose housing and die-cast aluminum heat sinks. A unique, patent pending interlocking housing and heat sink provides scalability with superior structural rigidity. 3G vibration tested. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

Optics
Choice of 16 patented, high-efficiency AccuLED Optics. The optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT and minimum 70 CRI. Optional 6000K CCT and 3000K CCT. For the ultimate level of spill light control, an optional house side shield accessory can

be field or factory installed. The house side shield is designed to seamlessly integrate with the SL2, SL3, SL4 or AFL optics.

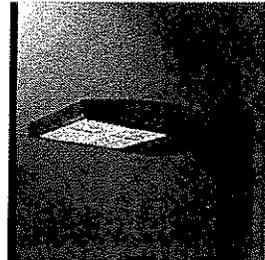
Electrical
LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. Standard with 0-10V dimming. Shipped standard with Cooper Lighting proprietary circuit module designed to withstand 10KV of transient line surge. The Galleon LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Light Squares are IP66 rated. Greater than 90% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 530mA and 700mA drive currents.

Mounting
Extruded aluminum arm includes internal bolt guides allowing for

easy positioning of fixture during assembly. Designed for pole or wall mounting. When mounting two or more luminaires at 90° or 120° apart, the EA extended arm may be required. Refer to the arm mounting requirement table on page 3. For wall mounting, specify wall mount bracket option. 3G vibration rated.

Finish
Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is powder coated black. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult the McGraw-Edison Architectural Colors brochure for the complete selection.

Warranty
Five-year warranty.



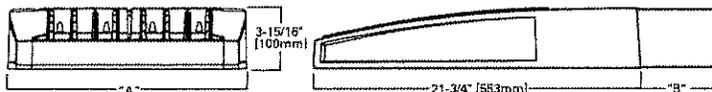
**GLEON
GALLEON LED**

1-10 Light Squares
Solid State LED

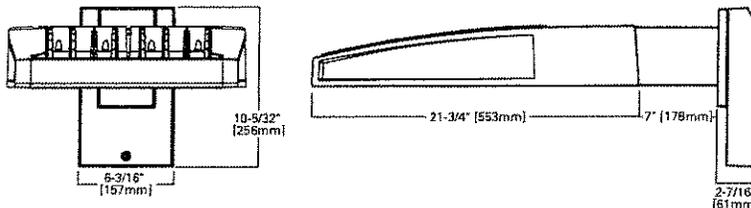
AREA/SITE LUMINAIRE

DIMENSIONS

POLE MOUNT



WALL MOUNT



DIMENSION DATA

Number of Light Squares	"A" Width	"B" Standard Arm Length	"B" Optional Arm Length ¹	Weight with Arm (lbs.)	EPA with Arm ² (Sq. Ft.)
1-4	15-1/2" (394mm)	7" (178mm)	10" (254mm)	33 (15.0 kgs.)	0.96
5-6	21-5/8" (548mm)	7" (178mm)	10" (254mm)	44 (20.0 kgs.)	1.00
7-8	27-5/8" (702mm)	7" (178mm)	13" (330mm)	54 (24.5 kgs.)	1.07
9-10	33-3/4" (857mm)	7" (178mm)	16" (406mm)	63 (28.6 kgs.)	1.12

NOTES: 1. Optional arm length to be used when mounting two fixtures at 90° on a single pole. 2. EPA calculated with optional arm length.

Cooper Lighting
by E.T.N.

CERTIFICATION DATA

UL/cUL Wet Location Listed
ISO 9001
LM79 / LM80 Compliant
3G Vibration Rated
ARRA Compliant
IP66 Rated

ENERGY DATA

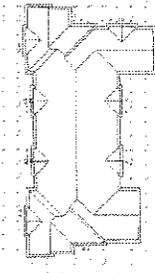
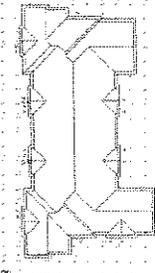
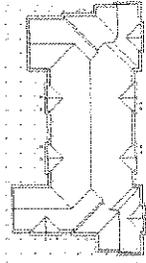
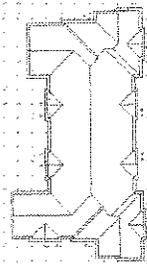
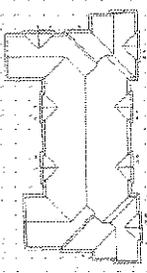
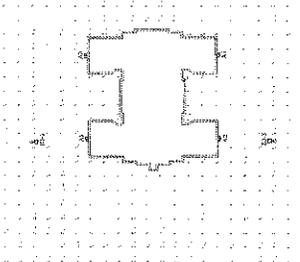
Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120V-277V 50/60Hz
347V & 480V 60Hz
-40°C Min. Temperature
40°C Max. Temperature
50°C Max. Temperature (HA Option)



ADH140426
2014-03-28 09:40:23

NO.	DATE	REVISIONS	DESCRIPTION	BY	CHKD.
1	11/13/14	1	ISSUED FOR PERMITTING	...	...
2	11/13/14	2	ISSUED FOR PERMITTING	...	...
3	11/13/14	3	ISSUED FOR PERMITTING	...	...
4	11/13/14	4	ISSUED FOR PERMITTING	...	...
5	11/13/14	5	ISSUED FOR PERMITTING	...	...
6	11/13/14	6	ISSUED FOR PERMITTING	...	...
7	11/13/14	7	ISSUED FOR PERMITTING	...	...
8	11/13/14	8	ISSUED FOR PERMITTING	...	...
9	11/13/14	9	ISSUED FOR PERMITTING	...	...
10	11/13/14	10	ISSUED FOR PERMITTING	...	...

NO.	DATE	REVISIONS	DESCRIPTION	BY	CHKD.
1	11/13/14	1	ISSUED FOR PERMITTING	...	...
2	11/13/14	2	ISSUED FOR PERMITTING	...	...
3	11/13/14	3	ISSUED FOR PERMITTING	...	...
4	11/13/14	4	ISSUED FOR PERMITTING	...	...
5	11/13/14	5	ISSUED FOR PERMITTING	...	...
6	11/13/14	6	ISSUED FOR PERMITTING	...	...
7	11/13/14	7	ISSUED FOR PERMITTING	...	...
8	11/13/14	8	ISSUED FOR PERMITTING	...	...
9	11/13/14	9	ISSUED FOR PERMITTING	...	...
10	11/13/14	10	ISSUED FOR PERMITTING	...	...



Enterprise Lighting LTD

FRANKLIN SQUARE APARTMENTS
FRANKLIN, WISCONSIN

SITE LIGHTING PLAN

NOV. 13, 2014 1" = 30'-0" E1

From: [Janet Evans](#)
To: [Nick Fuchs](#)
Subject: Fwd: meeting with Franklin Square developers
Date: Monday, July 07, 2014 9:01:14 AM

Janet M. Evans
Alderman District 4
City of Franklin
9229 W. Loomis Rd.
Franklin, WI 53132

Begin forwarded message:

From: Bruce Kehl <bkehl@att.net>
Date: June 23, 2014 at 8:02:49 PM CDT
To: "jevans@franklinwi.gov" <jevans@franklinwi.gov>
Subject: meeting with Franklin Square developers
Reply-To: Bruce Kehl <bkehl@att.net>

I want to thank you for your time at tonight's meeting at the library. I especially appreciate your acting to settle residents from Autumn Ridge condos, of which my wife and I some of the longest resident owners. I felt that some of my fellow resident owners were becoming rather out of order and unnecessarily aggressive toward the representatives of Franklin Square and your action as a mediator was highly appropriate. While I would rather there never would be building just south of my building, I felt that Ms Slocum and her architect presented some reasonable accommodations when asked, ie: perhaps begin building on the south end of the property, near Andy's service station and a promise to attempt to maintain the tree line between Autumn Ridge and the potential northern most buildings on their property. Additionally, Jim Collins made the most valuable observation when he commented that we (Autumn Ridge) should consider working with Franklin Square rather fighting them. Never having actually met you, I was impressed by your actions and very pleased that I voted for you as alderwoman.

Bruce Kehl
LtCol US Army (retired)
9235 St 51st Street

From: [Janet Evans](#)
To: [Nick Fuchs](#)
Subject: Fwd: Proposed Apartments
Date: Monday, July 07, 2014 9:02:05 AM

Janet M. Evans
Alderman District 4
City of Franklin
9229 W. Loomis Rd.
Franklin, WI 53132

Begin forwarded message:

From: Tim Herling <Tim.Herling@RaymondJames.com>
Date: June 25, 2014 at 9:52:28 AM CDT
To: "jevans@franklinwi.gov" <jevans@franklinwi.gov>
Subject: Proposed Apartments

I am writing this email to you because of my concerns over the proposed apartments that would be built off of 51st St. I live in the subdivision across the street from where they are supposed to be built. I have some grave concerns about it. I am worried about the increase in traffic not only on 51st but also in my subdivision as well. There are a lot of small children who play with each other here. They are constantly going from house to house and I am worried that there could be a tragic accident with the possible increase in traffic. Even with the small amount of traffic that comes through here, people aren't always paying attention or driving way too fast. It could only get worse.

Also, the one thing our community does not need is apartments but commercial industry. The school system is currently very stressed with the number of students enrolled. If the apartments were to add a significant number of children there might not be a place to put them. They are already had to do a redistricting for this problem. I also worry that we will be diluting the great reputation that our school systems has. It could wind up costing us tens of millions of dollars in the future in remodeling cost or a new school, which would also lead to higher taxes. Commercial industry could help alleviate those possible tax burdens in the future not apartments.

Those are a few of my concerns about the proposal. I hope you will take time to consider these as well as any others people have and reconsider your decision to allow them to be built.

Thank you

Tim

Timothy Herling

www.raymondjames.com/timherling

*Vice President, CWA
Financial Advisor, RJFS
Creative Wealth Associates, Inc;
An Independent Firm*

27865 Clemens Rd
Westlake OH 44145

p. [330-835-9626](tel:330-835-9626) or [877-336-2002](tel:877-336-2002)
Fax [877-336-2002](tel:877-336-2002)

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From: [Janet Evans](#)
To: [Nick Fuchs](#)
Subject: Fwd: Concerned Franklin Resident
Date: Monday, July 07, 2014 9:03:09 AM

Re: Franklin Square

Janet M. Evans
Alderman District 4
City of Franklin
9229 W. Loomis Rd.
Franklin, WI 53132

Begin forwarded message:

From: Robert Zimmanck <rzimmanck@gmail.com>
Date: June 25, 2014 at 5:51:04 PM CDT
To: <jevans@franklinwi.gov>
Subject: Concerned Franklin Resident

Dear Mrs. Evans,

I am writing you to express my concern about the proposed new apartment complex to be constructed near the intersection of 51st street and Ryan Road. My wife, two year old daughter, and I live in the Cardinal Heights subdivisions off of 51st street. This new apartment complex will consist of 7 buildings for a total of 98 units and over 260 parking spaces. Many of my neighbors are worried about the increased traffic, environmental impact, and decrease in our home values this new development would create. As a community physician and my wife being a nursing leader at Children's Hospital of Wisconsin, our family's greatest concern is the increased traffic being created along 51st street. As you know, this street is only two lanes wide and for the many children in our neighborhood this is the most convenient path to Froeming Park and the Oak leaf trail. There are so many young families and children that walk along this street daily during the warm summer months and I am concerned about the safety implications of this increased traffic.

Additionally, I feel this works against the 70/30 economic goal the Common Council is working toward. Many of your constituents would welcome further commercial development (business park, restaurants, and shopping etc) in the appropriate location, but this apartment complex moves us further from the goal.

I hope you can work with myself and many of our neighbors against this

new development. From what I understand this is not a "done deal" from the city's perspective. I encourage you speak against this new development at the city planning meeting next month. If you have any questions or concerns, feel free to contact me or call my cell phone (847-989-2994). I'm sure many of my neighbors would also be happy to meet with you in person if that is more convenient.

We appreciate your help in this matter.

Thank you,
Robert J. Zimmanck, M.D.

4981 Cardinal Lane
Franklin, WI
53132

From: Janet Evans
To: Nick Fuchs
Subject: Fwd: Proposed Apartment Development adjacent to 51st Street
Date: Monday, July 07, 2014 9:03:42 AM

Janet M. Evans
Alderman District 4
City of Franklin
9229 W. Loomis Rd.
Franklin, WI 53132

Begin forwarded message:

From: "Madhav A. Mhaskar" <madhav.mhaskar@gmail.com>
Date: June 25, 2014 at 8:12:57 PM CDT
To: <solson@franklinwi.gov>, <jevans@franklinwi.gov>
Subject: Proposed Apartment Development adjacent to 51st Street

Hello Mayor Olson and Alderwoman Evans,

I am writing to you with great concern regarding the proposed development of Apartment buildings on 51st street (and Cobble Stone) by Franklin Square LLC (Burke Corp).

I believe this proposal negatively impact Citizens and nearby communities, City, Safety, traffic, environment, and quality/standard of living. Following are my key points:

- 1) In the informal meeting we were shown the proposed development with 7 apartment buildings adjacent to 51st street. There was at least an attempt by developer to mislead us that these were approved in 1990s. First, many Condo owners who were present at the meeting mention that when they bought the condos they were told that condos will be built in future and not apartments. Second, after the meeting, when I reviewed the city planning department's recent "Multi-family" Residential Development map and last 15 year propose/approved table, these apartment buildings adjacent to 51st street are not approved or even proposed (15 year table has listed condos in that area). Only "Forest View" apartments were approved that are on the west side of 51st and south west corner of wood land trails condo subdivision. Below is the urls from city site where I got my information:
http://www.franklinwi.gov/DefaultFilePile/User/Planning/NewDevelopments/Multi_Family_Residential_Dev_Map_2014.pdf
http://www.franklinwi.gov/DefaultFilePile/User/Planning/NewDevelopments/MultiFamily_Residential_dev_Last15Years_2014.pdf
- 2) In order for Franklin to grow robustly we need good commercial development (like Brookfield has). By that I mean small scale industries, variety shops, and service industry. Building apartments does not solve the issue, in fact it negatively impacts and hence should not be focused first.
- 3) There will be over 100 units in these apartment buildings. This has following negative effects that I am very concerned about:
 - a. 51st street is one lane road and with these apartments, significant portion of traffic will be added. This also raises a safety issue since number of bikers from adjacent subdivisions use the road to go to nearby trails. As I understand there was a serious accident with a biker and car and few near misses.
 - b. With 100 plus apartments and approx. 266 parking spaces there is a considerable net negative impact on the environment contrary to what was said by developer in the informal meeting. This also adds to noise and air pollution with over 200 cars.
 - c. There are no commercial nearby places. During the informal meeting developer compared Milwaukee downtown apartments to this proposal and how it is a new lifestyle change. There really is no comparison to Milwaukee downtown apartments to this. Most people who live in Milwaukee downtown don't have cars and they walk to nearby places including restaurants, shops, etc. Here there are NO nearby commercial places to walk and that will necessitate larger density car traffic.
 - d. Apartment renters are generally short timers and do not have the vested community interest or commitment to the community like us who live in these communities and serve them.
 - e. This will have negative impact to the already strained school system.
- 4) These apartments will have negative impacts on the property values of nearby subdivision including my house. And we, the affected citizens, have the vested interested in Franklin and preserving its beauty, good standard and quality of living of Franklin and NOT the developer (and apartment renter) who have no long term interest other than to make

more money at the expense of us who are already living nearby.

In the closing I would like to say:

This proposed development has several aforementioned negative impacts. These 7 buildings site is not and was never there on City's planning maps and tables as posted on the city's official website. In addition, during the 2008 meltdown of housing market we all suffered at varying degrees with our property values going down significantly due to greed by banks, developers, builders, etc... After 6 years when we are just coming out of the mess (especially in WI we are still far behind), again we are threatened with a proposal of apartment construction that is not in the best interest of community and city, and will negatively impact the property values of 3 to 4 close-by subdivisions with just ONE primary beneficiary – the Burke Corporation.

I am counting on you to work in the best interest of citizens/communities to defeat this wrong proposal.

Regards

Madhav Mhaskar
4990 West Cardinal Lane, Franklin

From: Janet Evans
To: Nick Fuchs
Subject: Fwd: Proposed development of Apartment buildings on 51st street (and Cobble Stone) by Franklin Square LLC (Burke Corp)
Date: Monday, July 07, 2014 9:04:18 AM
Attachments: image001.gif
image002.gif

Janet M. Evans
Alderman District 4
City of Franklin
9229 W. Loomis Rd.
Franklin, WI 53132

Begin forwarded message:

From: Dominic B Ticali <Dominic.B.Ticali@jci.com>
Date: June 26, 2014 at 7:53:10 AM CDT
To: "solson@franklinwi.gov" <solson@franklinwi.gov>, "jevans@franklinwi.gov" <jevans@franklinwi.gov>
Cc: "Melissa J Ticali (melissa.j.ticali@gmail.com)" <melissa.j.ticali@gmail.com>
Subject: Proposed development of Apartment buildings on 51st street (and Cobble Stone) by Franklin Square LLC (Burke Corp)

Hello Mayor Olson and Alderwoman Evans,

I am writing to you with great concern regarding the proposed development of Apartment buildings on 51st street (and Cobble Stone) by Franklin Square LLC (Burke Corp).

My wife and two children and I live in the Cardinal Heights subdivisions off of 51st street. This new apartment complex will consist of 7 buildings for a total of 98 units and over 260 parking spaces. Myself and many of my neighbors are worried about the increased traffic, environmental impact, and decrease in our home values this new development would create. I am personally concerned about the additional traffic and frankly the security of my family which is why we moved into the Cardinal Heights Subdivision. This development will create increased traffic along 51st street, which is only two lanes currently. For the many children in our neighborhood this is the most convenient path to Froeming Park and the Oak leaf trail. There are so many young families and children that walk along this street daily during the warm summer months

I believe this proposal negatively impact Citizens and nearby communities, City, Safety, traffic, environment, and quality/standard of living. Following are my key points:

1) In the informal meeting we were shown the proposed development with 7 apartment buildings adjacent to 51st street. There was at least an attempt by developer to mislead us that these were approved in 1990s. First, many Condo owners who were present at the meeting mention that when they bought the condos they were told that condos will be built in future and not apartments. Second, after the meeting, when I reviewed the city planning department's recent "Multi-family" Residential Development map and last 15 year propose/approved table, these apartment buildings adjacent to 51st street are not approved or even proposed (15 year table has listed condos in that area). Only "Forest View" apartments were approved that are on the west side of 51st and south west corner of wood land trails condo subdivision. Below is the urls from city site where I got my information:

http://www.franklinwi.gov/DefaultFilePile/User/Planning/NewDevelopments/Multi_Family_Residential_Dev_Map_2014.pdf

http://www.franklinwi.gov/DefaultFilePile/User/Planning/NewDevelopments/MultiFamily_Residential_dev_last15Years_2014.pdf

2) In order for Franklin to grow robustly we need good commercial development (like Brookfield has). By that I mean small scale industries, variety shops, and service industry. Building apartments does not solve the issue, in fact it negatively impacts and hence should not be focused first.

3) There will be over 100 units in these apartment buildings. This has following negative effects that I am very concerned about:

- a. 51st street is one lane road and with these apartments, significant portion of traffic will be added. This also raises a safety issue since number of bikers from adjacent subdivisions use the road to go to nearby trails. As I understand there was a serious accident with a biker and car and few near misses.
- b. With 100 plus apartments and approx. 266 parking spaces there is a considerable net negative impact on the environment contrary to what was said by developer in the informal meeting. This also adds to noise and air pollution with over 200 cars.
- c. There are no commercial nearby places. During the informal meeting developer compared Milwaukee downtown apartments to this proposal and how it is a new lifestyle change. There really is no comparison to Milwaukee downtown apartments to this. Most people who live in Milwaukee downtown don't have cars and they walk to nearby places including restaurants, shops, etc. Here there are NO nearby commercial places to walk and that will necessitate larger density car traffic.
- d. Apartment renters are generally short timers and do not have the vested community interest or commitment to the community like us who live in these communities and serve them.
- e. This will have negative impact to the already strained school system.

4) These apartments will have negative impacts on the property values of nearby subdivision including my house. And we, the affected citizens, have the vested interested in Franklin and preserving its beauty, good standard and quality of living of Franklin and NOT the developer (and apartment renter) who have no long term interest other than to make more money at the expense of us who are already living nearby.

In the closing I would like to say:

This proposed development has several aforementioned negative impacts. These 7 buildings site is not and was never there on City's planning maps and tables as posted on the city's official website. In addition, during the 2008 meltdown of housing market we all suffered at varying degrees with our property values going down significantly due to greed by banks, developers, builders, etc... After 6 years when we are just coming out of the mess (especially in WI we are still far behind), again we are threatened with a proposal of apartment construction that is not in the best interest of community and city, and will negatively impact the property values of 3 to 4 close-by subdivisions with just ONE primary beneficiary – the Burke Corporation.

I am counting on you to work in the best interest of Citizens/communities to defeat this wrong proposal.

Regards

Dominic Ticali
National Account Sales Manager
York Utility Products Group
Building Efficiency



Johnson Controls
5005 York Drive
Norman, OK 73069
Tel : 414-897-4553
Fax :866-406-9675
Email : dominic.ticali@jci.com
URL : <http://www.yorkuipg.com>



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From: [Janet Evans](#)
To: [General Planning](#)
Subject: Application rec'd for Certified Survey Map from Franklin Square LLC for properties located within PDD 25
Woodland Trails at 51st/Cobblestone Way - Hickory Grove Apartments
Date: Wednesday, October 08, 2014 11:48:36 AM

Comments:

1. The Franklin School District boundary adjustments in 2014 did not impact Southwood Glen, Forest Park Middle School, or Franklin High School, all schools that would serve the proposed Hickory Grove Apartments. Boundary adjustments are done periodically.
2. S. 51st Street is a minor arterial street and is expected to carry a higher volume of traffic. See the attached traffic accident report for reference regarding pedestrian safety/accidents.
3. A crosswalk was recently added at Cardinal Ln. and S. 51st to address pedestrian safety walking to Froemming Park. Signs will be added.

Janet M. Evans
Alderman District 4
City of Franklin
9229 W. Loomis Rd.
Franklin, WI 53132

Phone 414-427-7604
Fax 414-425-6208
jevans@franklinwi.gov
www.franklinwi.gov

From: Janet Evans
To: Nick Fuchs
Subject: Fwd: Crash Data for South 51st Street; Froemming Park (8801 S. 51st Street) to West Ryan Road January 1, 2010 - June 26, 2014
Date: Monday, July 07, 2014 9:07:20 AM

Re: Accident Data for 51st Street requested by Janet M. Evans, Franklin Alderman District 4.

Janet M. Evans
Alderman District 4
City of Franklin
9229 W. Loomis Rd.
Franklin, WI 53132

Begin forwarded message:

From: Eric Schroeder <ESchroeder@franklinwi.gov>
Date: June 26, 2014 at 1:43:20 PM CDT
To: Janet Evans <JEvans@franklinwi.gov>
Cc: Rick Oliva <ROliva@franklinwi.gov>, Gaylord Hahn <GHahn@franklinwi.gov>, Eric Schroeder <ESchroeder@franklinwi.gov>
Subject: Crash Data for South 51st Street; Froemming Park (8801 S. 51st Street) to West Ryan Road January 1, 2010 - June 26, 2014

Alderman Evans,

I received your voice mail, the Fatal Pedestrian Crash that you referred to did not occur on this portion of South 51st Street, it occurred on S. 51st Street at W. Forest Hill Avenue.

Crash Data for South 51st Street; Froemming Park (8801 S. 51st Street) to West Ryan Road January 1, 2010 - June 26, 2014

Property Damage Only Crashes	Location	Circumstances
1/22/2014	8896 S. 51st Street	1 vehicle vs. fire hydrant
11/25/2013	8801 S. 51st Street	1 vehicle vs. stop sign at Froemming
3/2/2012	S. 51st Street/W. Hilltop Lane	1 vehicle vs. light pole
10/15/2010	8800 S. 51st Street	2 vehicle property damage only
2/24/2010	S. 51st Street/W. Hilltop Lane	1 vehicle vs. light pole
Personal Injury Crashes	Location	Circumstances
None		
Fatal Crashes	Location	Circumstances
None		

Any questions,

Captain Eric Schroeder, UW-CPM

Franklin Police Department
9455 West Loomis Road
Franklin, WI 53132
414.426.2522 (PD)
414.858.2615 (Office)
414.313.1990 (Cell)
414.858.2677 (Fax)
eschroeder@franklinwi.gov

From: [Janet Evans](#)
To: [Nick Fuchs](#)
Subject: Fwd: Request to stop the development of an apartment complex across 51st street in Franklin
Date: Monday, July 07, 2014 9:07:53 AM

Janet M. Evans
Alderman District 4
City of Franklin
9229 W. Loomis Rd.
Franklin, WI 53132

Begin forwarded message:

From: madhav ponugoti <ponugotimadhav@gmail.com>
Date: June 26, 2014 at 2:14:19 PM CDT
To: <solson@franklinwi.gov>, <jevans@franklinwi.gov>
Subject: Request to stop the development of an apartment complex across 51st street in Franklin

Dear Mayor Olson and Alderwoman Evans,

I would like to request you to vote against and stop the development of a new apartment complex to be constructed near the intersection of 51st and Ryan Road. I live with my wife and 3yr old daughter in Cardinal Heights subdivision off of 51st street. This new apartment complex will consist of 7 buildings for a total of around 100 units and over 260 parking spaces. This new apartment complex development is for sure against the community of Franklin. Below are some reasons that I strongly believe are factors to consider that this development would do no good to existing Franklin community.

1. Franklin needs more commercial development and not more apartments for people to live in. We don't have any nearby stores to get our groceries, shopping and fine dining. We have to go all the way to Oakcreek or Greenfield for that. I think we have to put in more commercial developments and bring in businesses to Franklin, which would help the community.
2. There will be too much traffic on 51st street as there are only 2 lanes, possibility of more accidents, and possibility of loss of life as there are many pedestrians, bike riders on 51st street.
3. The home values would go down considerably. Currently the housing market is not good and if we approve such apartment developments, then the existing home owners in Franklin who have their house listed for sale and who are planning to sell would have tough time, if things doesn't work out for the home owners there is a possibility of people foreclosing on their houses, which would hurt

Franklin's property tax bucket and also the economy. I would request you to encourage any commercial development or any single family homes/ condominiums in the worst case, but not such apartment complex which would do not good to the community but it does lot of good to the development company.

4. This will degrade the existing school system. I think the property taxes in Franklin are among the highest ones in United States, as the school system is a good one. If we allow more people flow with such apartments then the school system will be tainted. The whole Franklin would collapse slowly.

That said, I request you to kindly please..please... speak against this new development at the city planning meeting this July.

Thanks and Sincerely,

Madhav Ponugoti

9237, S.48th st, Franklin, WI

Cardinal Heights Subdivision.

From: [Janet Evans](#)
To: [Nick Fuchs](#)
Subject: Fwd: Proposed Development
Date: Monday, July 07, 2014 9:08:55 AM

Janet M. Evans
Alderman District 4
City of Franklin
9229 W. Loomis Rd.
Franklin, WI 53132

Begin forwarded message:

From: Mimi Barakat <maysa.barakat@sbcglobal.net>
Date: June 30, 2014 at 7:43:48 PM CDT
To: "jevans@franklinwi.gov" <jevans@franklinwi.gov>
Subject: Proposed Development

Dear Alderwoman Evans,

As a resident of Franklin, I would like to express my deep concern regarding a proposed development on 51st and Cobblestone in Franklin. I live in the Cardinal Heights subdivision with my husband and three young children.

The main concern I have is safety. An apartment complex in that area will greatly increase the amount of traffic on 51st street. There are many families that walk and ride their bikes to Froemming park, and more traffic means more potential for accidents.

An apartment complex in a residential area that is centered around family and community is very troubling. Most apartment dwellers typically rent short term. Apartments will bring an influx of people not necessarily invested in Franklin and that will it hinder our sense of community.

In addition to safety and community, there are other potential issues with a new development.

Schools are already going through restructuring. Franklin does not need more strain on the school system.

Property values will definitely see a decrease.

If there had been apartment buildings at the proposed site, we would not have chosen to build our home here.

Please help us keep our community safe.

Thank You,

Maysa Barakat

From: [Janet Evans](#)
To: [Nick Fuchs](#)
Subject: Fwd: New Development @ 51st & Ryan Road
Date: Tuesday, July 15, 2014 9:24:33 AM

Nick - FYI

Janet M. Evans
Alderman District 4
City of Franklin
9229 W. Loomis Rd.
Franklin, WI 53132

Begin forwarded message:

From: Anant Natekar <anantnatekar@gmail.com>
Date: July 13, 2014 at 10:37:51 PM CDT
To: <solson@franklinwi.gov>, <jevans@franklinwi.gov>
Subject: New Development @ 51st & Ryan Road

Dear Mayor Olson and Alderwoman Evans,

I am writing you to express my concern regarding the proposed new apartment complex that is planned for construction near the intersection of 51st and Ryan Road. My family (wife, 4 year old daughter, I and 65+ years in-laws) stay in the the Cardinal Heights subdivisions off of 51st street. This apartment complex will potentially bring in increased traffic, environmental impact, and decrease in our home values.

I am listing down some key concerns below -

1. 51st street is one lane road and with these apartments, significant portion of traffic will be added. This also raises a safety issue since number of bikers from adjacent subdivisions use the road to go to nearby trails. For the many children in our neighborhood this is the most convenient path to Froeming Park and the Oak leaf trail. There are so many families (young and old) that walk along this street daily during the warm summer months. Increased traffic will negatively impact all of them.

2. This also works against the 70/30 goal the common council is working toward. In your campaign you emphasized the need for a new business park in Franklin along with updating the Ticknor Report, and I support that goal. But getting an apartment buildings does not fit into that plan.

3. When we bought our house (~ 2 years back), we were sold the area by the developer saying this is a very nice community and there are no apartments nearby. A new apartment complex negates one of the main selling point of the location

Request you to help us stop this new development. We appreciate you help.

regards,
Anant Natekar
9200 S 48th Street
Franklin WI

From: Janet Evans
To: Nick Euchs
Subject: Fwd: Construction of apartments near Cardinal Heights subdivision
Date: Wednesday, July 16, 2014 10:45:38 PM

FYI for Plan Commission

Janet M. Evans
Alderman District 4
City of Franklin
9229 W. Loomis Rd.
Franklin, WI 53132

Begin forwarded message:

From: Aravind Ramiah <aravindramiah@gmail.com>
Date: July 16, 2014 at 5:13:31 PM CDT
To: <solson@franklinwi.gov>, <jevans@franklinwi.gov>
Subject: Construction of apartments near Cardinal Heights subdivision

Dear Mayor Olson and Alderwoman Evans,

I am writing to you to express my concern about the proposed new apartment buildings to be constructed near 51st street and Ryan road by Burke corporation. We are constructing a home in the Cardinal heights sub division on 51st street.

I believe this apartment complex will have close to a 100 units and over 250 parking spots. I and many of my neighbors are concerned about the increased traffic, safety, constraint on schools and decrease in our home values due to this apartment complex.

Before we purchased our land in Cardinal Heights, I had reviewed the city planning department's Multifamily Residential Development map. The last 15 year proposed/approved table in the map listed only condos in this area and these apartment buildings adjacent to 51st street were not approved or even proposed. I have shown the link as a reference to where I obtained my information:

http://www.franklinwi.gov/DefaultFilePile/User/Planning/NewDevelopments/Multi_Family_Residential_Dev_Map_2014.pdf
http://www.franklinwi.gov/DefaultFilePile/User/Planning/NewDevelopments/MultiFamily_Residential_dev_Last15Years_2014.pdf

I am very concerned about the traffic on 51st street since it is a one lane road and with these apartments, we will see increased traffic which will significantly affect the safety of the neighborhood.

Also, the new families that would come to the apartments will put a huge constraint on the Franklin school system. These apartments will negatively impact the property values of nearby subdivisions including my house.

I hope you can work with myself and many of our neighbors against this new development. I am counting on you to work in the best interest of Franklin citizens to defeat this wrong proposal. I sincerely appreciate your assistance in advance.

Regards,
Aravind Ramiah.

From: [Joel Dietl](mailto:Joel.Dietl)
To: [Nick Fuchs](mailto:Nick.Fuchs)
Subject: FW: Drilling at Cobblestone and 51st Street has been noticed
Date: Tuesday, August 19, 2014 11:39:32 AM

FYI and for the Franklin Square Apartment files. Mr. Mhaskar would like his email provided to the Plan Commission.

Joel E. Dietl, AICP
Planning Manager
City of Franklin Planning Department
9229 W. Loomis Road
Franklin, Wisconsin 53132
Phone: 414-425-4024
Email: jdietl@franklinwi.gov

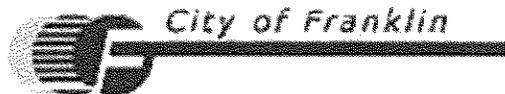
From: Steve Olson [<mailto:steve-olson@wi.rr.com>]
Sent: Monday, August 18, 2014 8:44 PM
To: Joel Dietl
Subject: FW: Drilling at Cobblestone and 51st Street has been noticed

Please put into the file.

Thanks.

Steve

Steve Olson
Mayor
City of Franklin
9229 W. Loomis Rd.
Franklin, WI. 53132
414-427-7529



Please take note that e-mail communications with elected officials could be released to the public upon request pursuant to the State Open Records Law

From: Madhav A. Mhaskar [<mailto:madhav.mhaskar@gmail.com>]
Sent: Monday, August 18, 2014 3:52 PM
To: Steve Olson
Cc: John Nowicki; Janet Evans; Dennis and Diane Gralinski; Angela Ogden; Brian Grandaw; Jon Gage; Gerald Lemanski; Jim Collins; Karen Mc Alpine; Richard Lemanski; Robert Zimmanck
Subject: Re: Drilling at Cobblestone and 51st Street has been noticed

Hello Mayor,

I agree with you statement about property owners rights. Having said that, I would like to make following few points. I have already made some of these points in my email

to you in the past as a Franklin resident as a President of Cardinal Heights Subdivision representing 21 single family homes:

1) 1) The property owner in question here is a corporation/company that wants to maximize the profits from this land and nothing else. This property owner is NOT going to live in this apartment to experience firsthand the degradation of number of qualitative and quantitative aspects the way we will (those aspects have already been sent to you and I understand that you have given them to the planning commission). So this development should not be at the expense of well over 100+ residents that will be negatively impacted/affected and therefore whole heartedly opposed to this development.

2) 2) When we built our homes at the Cardinal Heights subdivision, many of our homeowners did look at the City's 15 year planning commission map that listed this area for "condo development". These apartments will negatively impact our home values and quality of life. Had we known about this, we may have chosen other areas to build. Equally important, considerable energy, efforts, and resources by planning commission must have gone to make that assessment at the time when it was decided as "condo development" area. Nothing in last 15 year has changed to suggest more residential need and hence change of designation; in fact it is the opposite. Irrational residential development in the past led to one of the most severe recession of 2008 and we are barely coming out of it. So why will the planning commission spend energy, time, and resources to evaluate this again?

3) 3) "Foster View" apartments are approved and underway adjacent to (just west of) this proposed apartment project. City and planning commission should at least wait before even considering this proposal to evaluate how that project is going and is it meeting all intended objectives including occupancy rate, safety, etc...

4) 4) To further my above point, Franklin should go after commercial small and large business developments like Brookfield has done, before doing more residential development. Those types of diverse developments will sustain Franklin in the long run and make it as a preferred and vibrant community to live in.

In summary, I hope you as public officials will take right decisions for the greater good of the community especially for Franklin residents who are living close to this proposed development and will be impacted. I believe common council which is led by you has the final say in this matter regardless of what planning commission suggests.

Thanks and Sincerely,

Madhav Mhaskar
Franklin Resident and President of Cardinal Heights HOA.

Note: I would like to make sure that the aforementioned points (especially point number 2, 3, and 4) are submitted to Planning commission for their review of this project. Please let me know if I need to call someone at the planning commission or you can submit them.

On Thu, Aug 14, 2014 at 10:15 AM, Steve Olson <steve-olson@wi.rr.com> wrote:
Mr. Nowicki:

Thanks for your e-mail.

It's apparent that the property owner is, as you indicate, doing their due diligence by doing soil borings. No city permit is required for such activities. They have not returned for any other approvals.

You mention in your e-mail the "desire of Franklin" for more apartments". As Mayor of the city and Chairman of the Planning Commission there is no fact behind the assertion that any committee or the Common Council has a "desire" for more apartments.

I'm sure that you understand that any property owner has the right to develop their property in a manner that they desire with the approval of the city. Such was the case when your condo development was proposed.

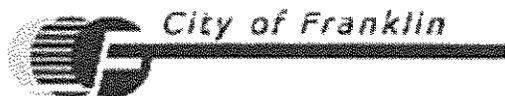
The City takes ALL development proposals seriously and attempts to look at all sides of each proposal before coming to a decision that's balanced the needs of the community and the land owner.

I assure you that Ald. Evans is on top of this.

Thanks for being involved.

Steve

Steve Olson
Mayor
City of Franklin
9229 W. Loomis Rd.
Franklin, Wi. 53132
[414-427-7529](tel:414-427-7529)



Please take note that e-mail communications with elected officials could be released to the public upon request pursuant to the State Open Records Law

From: John Nowicki [mailto:jrnnowicki@icloud.com]
Sent: Thursday, August 14, 2014 9:16 AM
To: Janet Evans
Cc: Dennis and Diane Gralinski; Madhav A. Mhaskar; solson@franklinwi.gov; Angela Ogden; Brian Grandaw; Jon Gage; Gerald Lemanski; Jim Collins; Karen Mc Alpine; Richard Lemanski
Subject: Drilling at Cobblestone and 51st Street has been noticed

Thank you for your reply, Janet.

It appears that a Phase 2 Environmental Study is being done on the Cobblestone property. I submit this action serves as strong evidence that a new plan for the property is in process. The developer is at the point where a financing request most likely has been made with the developer's lenders.

I know from my past commercial real estate banking experience, that a satisfactory Phase 2 Environmental Report must accompany financing requests exceeding \$250,000. The request must be initiated by the lender in order to comply with banking regulations. An owner would not normally order their own environmental study because it would not be useful to their lender who must conduct their own study with an approved third party environmental engineering firm. An environmental study costs several thousands of dollars and would not be something the property owner would undertake without a plan for the property.

The informational meeting we previously attended reflected a different wish by the developer for the property than what was originally planned.

Somehow, perhaps only from hearsay discussion, it has been stated that the wish of the City of Franklin is for more apartments and less condos.

I was not asked for my opinion and I have not heard others in my neighborhood echo the "desire of Franklin" for more apartments. Who, exactly, is deciding Franklin needs more apartments and less condos? How are these people able to make their decisions without the backing of the electors and residents of Your District?

I hope you will reflect on our concerns and know that our strong desire is to know exactly where the 51st St and Cobblestone Dr. property is headed. Our strong desire is for the developers to not build apartments at Cobblestone. Thank you again for your information and close attention to this very serious matter. School needs, traffic concerns, pedestrian safety, water use, fire protection et al are impacted by our government's decision for the Cobblestone property.

John R. Nowicki, citizen and voter
District 4

9223 S. 51st Street
Franklin, WI 53132
414-852-4020

On Aug 13, 2014, at 01:53 PM, Janet Evans <JEvans@franklinwi.gov> wrote:

Hi Mr. Nowicki,

Thank you for your call yesterday.

I drove over to the site at 51st and Cobblestone and the work being done was boring samples by an environmental company. This type of testing is appropriate. No final plans have been submitted to the Planning Department.

I will inform you of any Plan Commission meeting as it is brought to my attention.

Regards,

Janet

Janet M. Evans
Alderman District 4
City of Franklin
9229 W. Loomis Rd.
Franklin, WI 53132

Phone [414-427-7604](tel:414-427-7604)

Fax [414-425-6208](tel:414-425-6208)

jevans@franklinwi.gov<<mailto:jevans@franklinwi.gov>>

www.franklinwi.gov<<http://www.franklinwi.gov>>

From: [Robert Zimmanck](#)
To: [Nick Fuchs](#)
Subject: proposed apartment complex
Date: Friday, October 10, 2014 3:45:11 PM

Mr. Fuchs,

I am writing you to express my concern about the proposed new apartment complex to be constructed near the intersection of 51st street and Ryan Road. My wife, three year old daughter, and I live in the Cardinal Heights subdivisions off of 51st street. Many of my neighbors are worried about the increased traffic, environmental impact, and decrease in our home values this new development would create. As a community physician and my wife being a nursing leader at Children's Hospital of Wisconsin, our family's greatest concern is the increased traffic being created along 51st street. As you know, this street is only two lanes wide and for the many children in our neighborhood this is the most convenient path to Froeming Park and the Oak leaf trail. There are so many young families and children that walk along this street daily during the warm summer months and I am concerned about the safety implications of this increased traffic.

Additionally, I feel this works against the 70/30 economic goal the Common Council is working toward. Many Franklin residents would welcome further commercial development (business park, restaurants, and shopping etc) in the appropriate location, but this apartment complex moves us further from the goal.

Lastly, when we purchased our home in 2013 we reviewed the City's 15 year planning commission map and the proposed locations is listed as "condo development". Had we known this locations was for a large apartment complex, we would have considered alternative locations.

I hope you work with myself and many of our neighbors against this new development. I encourage you speak against this new development at the city planning meeting next month. If you have any questions or concerns, feel free to contact me or call my cell phone (847-989-2994).

We appreciate your help in this matter.

Thank you,
Robert J. Zimmanck, M.D.

4981 Cardinal Lane
Franklin, WI
53132

From: [Madhav A. Mhaskar](#)
To: [Robert Zimmanck](#)
Cc: [Nick Fuchs](#)
Subject: Re: proposed apartment complex
Date: Friday, October 10, 2014 8:05:16 PM

Hello Mr. Fuchs,

I live in Cardinal Heights subdivision and HOA President. Several of us have written to Mayor and our Alderwomen concerning this proposed development with detailed points showing how it is detrimental to citizens and City . In addition, the existing nearby condominium members have also written about this. **Have you received these comments for consideration when you discuss this proposal (we have been told by mayor that he will be forwarding them to the planning commission)? Please let us know.**

Madhav Mhaskar
Cardinal Heights HOA President

On Fri, Oct 10, 2014 at 3:44 PM, Robert Zimmanck <rzimmanck@gmail.com> wrote:
Mr. Fuchs,

I am writing you to express my concern about the proposed new apartment complex to be constructed near the intersection of 51st street and Ryan Road. My wife, three year old daughter, and I live in the Cardinal Heights subdivisions off of 51st street. Many of my neighbors are worried about the increased traffic, environmental impact, and decrease in our home values this new development would create. As a community physician and my wife being a nursing leader at Children's Hospital of Wisconsin, our family's greatest concern is the increased traffic being created along 51st street. As you know, this street is only two lanes wide and for the many children in our neighborhood this is the most convenient path to Froeming Park and the Oak leaf trail. There are so many young families and children that walk along this street daily during the warm summer months and I am concerned about the safety implications of this increased traffic.

Additionally, I feel this works against the 70/30 economic goal the Common Council is working toward. Many Franklin residents would welcome further commercial development (business park, restaurants, and shopping etc) in the appropriate location, but this apartment complex moves us further from the goal.

Lastly, when we purchased our home in 2013 we reviewed the City's 15 year planning commission map and the proposed locations is listed as "condo development". Had we known this locations was for a large apartment complex, we would have considered alternative locations.

I hope you work with myself and many of our neighbors against this new development. I encourage you speak against this new development at the city planning meeting next month. If you have any questions or concerns, feel free to contact me or call my cell phone ([847-989-2994](tel:847-989-2994)).

We appreciate your help in this matter.

Thank you,

Robert J. Zimmanck, M.D.

4981 Cardinal Lane
Franklin, WI
53132

From: [Madhav A. Mhaskar](#)
To: [Sandi Wesolowski](#)
Cc: [Steve Olson](#); [John Nowicki](#); [Dominic.B.Ticali@jci.com](#); [Tim Herling](#); [kawf2333](#); [Robert Zimmanck](#); [Susanne Mayer](#); [Joel Dietl](#); [Janet Evans](#); [Steve Olson](#)
Subject: Re: Planning Commission Meeting for Hickory Grove Apartment Project
Date: Monday, November 03, 2014 10:50:53 AM
Attachments: [Resolution to represent Cardinal Heights subdivision members Hickory Groove Apartment Project.pdf](#)
[Resolution to represent Cardinal Heights subdivision members Hickory Groove Apartment Project.pdf](#)

Hello Sandra, The City Clerk,

As per the enclosed e-mail from mayor and our F2F discussion with him, I am enclosing a duly signed resolution (PDF File) that allows certain members of our HOA to represent HOA members as a group. Please let us know if there are any questions regarding this issue. Please cc all the members on this e-mail since I am out of Country and may not get your reply due to intermittent Internet availability.

Madhav Mhaskar

On Wed, Oct 29, 2014 at 7:30 PM, Steve Olson <steve-olson@wi.rr.com> wrote:

One additional reminder: You'll recall that we discussed that in order for someone to "represent" a group of people (homeowners association), the Clerk needs to receive a resolution acted on by the homeowners association authorizing the speaker to represent the association. It's a policy put in place many years ago to assure that the speaker truly does represent the organization they claim.

Steve

Steve Olson

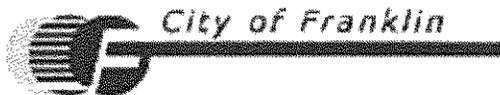
Mayor

City of Franklin

9229 W. Loomis Rd.

Franklin, Wi. 53132

414-427-7529



Please take note that e-mail communications with elected officials could be released to the public upon request pursuant to the State Open Records Law

From: Madhav [mailto:madhav.mhaskar@gmail.com]
Sent: Wednesday, October 29, 2014 6:40 PM

To: Steve Olson
Cc: <solson@franklinwi.gov>; John Nowicki; <Dominic.B.Ticali@jci.com>; Tim Herling; kawf2333; Robert Zimmanck; <smayer@franklinwi.gov>; Joel Dietl
Subject: Re: Planning Commission Meeting for Hickory Grove Apartment Project

Thanks for the lightning speed response!! We will watch the website.

Madhav

Sent from my iPhone

On Oct 29, 2014, at 6:01 PM, "Steve Olson" <steve-olson@wi.rr.com> wrote:

Be aware that the item may NOT be on the 11/6 agenda. Watch the website for more info. Probably the 11/20 meeting.

Steve Olson

Mayor

City of Franklin

9229 W. Loomis Rd.

Franklin, Wi. 53132

414-427-7529

<image003.jpg>

Please take note that e-mail communications with elected officials could be released to the public upon request pursuant to the State Open Records Law

From: Madhav [mailto:madhav.mhaskar@gmail.com]

Sent: Wednesday, October 29, 2014 5:46 PM

To: Steve Olson

Cc: <solson@franklinwi.gov>; John Nowicki; <Dominic.B.Ticali@jci.com>; Tim Herling; kawf2333; Robert Zimmanck; <smayer@franklinwi.gov>; Joel Dietl

Subject: Re: Planning Commission Meeting for Hickory Grove Apartment Project

Thanks for your kind consideration. Per Janet's (our alderwoman) email to us, the planning commission will discuss this Hickory Groove apartment project on November 6th at 7 pm. Please let us know if that date has changed.

From our side, I would say TWO of the following four would like to speak- Tim Herling, Robert Zimmanck, Jason Kawczynski, or Dominic Ticali. The reason I am giving four names is I am not sure about their schedule and availability so some of them may not make the meeting. They all have been copied on this email.

Thanks,

Madhav

Sent from my iPhone

On Oct 29, 2014, at 10:49 AM, "Steve Olson" <steve-olson@wi.rr.com> wrote:

Madhav:

As we discussed, there is no citizen comment period for plan commission meetings and this particular application is not subject to a public hearing. I'll be happy to ask the commission to suspend the rules and allow one or two of your representatives to speak briefly about the matter.

The exact date of the meeting with this subject on it is yet to be determined. Let me or Ald. Mayer know who would like to speak (briefly) at the meeting and we'll make an accommodation.

Steve

Steve Olson

Mayor

City of Franklin

9229 W. Loomis Rd.

Franklin, WI. 53132

414-427-7529

<image002.jpg>

Please take note that e-mail communications with elected officials could be released to the public upon request pursuant to the State Open Records Law

From: Madhav A. Mhaskar [<mailto:madhav.mhaskar@gmail.com>]
Sent: Wednesday, October 29, 2014 9:35 AM
To: solson@franklinwi.gov
Cc: John Nowicki; Dominic.B.Ticali@jci.com; Tim Herling; kawf2333;
Robert Zimmanck
Subject: Planning Commision Meeting for Hickory Grove Apartment Project

Hello Mayor,

Thanks for meeting with John and I regarding the Hickory Grove Apartment Project.

During the discussion, it was mentioned that generally it is not allowed for citizens to participate/communicate/give input for the Planning Commission Meeting; however, Planning Commission can do that by passing a resolution. The City Planning Manager suggested to us after the meeting that it would be valuable to get that input from our side in the planning phase. We would like to request the commission to grant the permission so that couple of our members can give input. As you know this proposal affects us significantly.

Can you please let us know, if this can be done and are there any formalities that we need to complete.

Please reply to all who are cced on this email since I am going out of the country for business and may not be able to forward your e-mail. Thanks.

Sincerely,

Madhav Mhaskar

Resolution to authorize HOA member(s) to present the collective views of Cardinal Heights HOA members at any public meeting related to the Hickory Groove Apartment project in the City of Franklin

Resolution date: October 28, 2014

Following members were selected by majority to present the collective views of Cardinal Heights HOA members at any public meeting related to the Hickory Groove Apartment project in the City of Franklin. This resolution was passed at the Cardinal Heights HOA's annual meeting that was held at the City Hall.

Selected Members:

Madhav Mhaskar

Jason Kawczynski

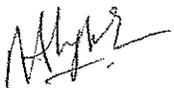
Robert Zimmanck

Dominic Ticali

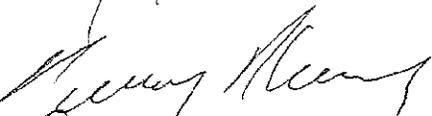
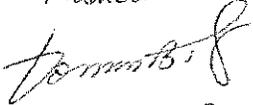
Tim Herling

Jaine Cronin

Signed By



Madhav Mhaskar



Mayor Steve Olson
Kevin Haley
Dave Fowler
Scott Thinnis
Patricia Hogan
Alderman Susanne Mayer
Franklin City Engineer
Joel Dietl, Planning Manager

November 5, 2014

To the members of the Franklin Planning Commission.

I am not in favor of the proposed Hickory Grove Apartment Project. A list of my concerns include:

1. There are already many existing apartments and new units already under construction in this area. Is the absorption of the new apartments in our neighborhood so strong that more apartments are immediately warranted?
2. Has a comprehensive environmental study been completed recognizing the old growth and virgin oaks in the build area proposed by Hickory Hill developers? Are the existing wetlands in the woods of the proposed development going to be impacted by new construction? What will happen to the frogs that live in the marshy woods in ground zero of Hickory Grove?
3. Is the "technical glitch" asked by the developer to be corrected by a rubber stamp of the Planning Commission? Has there been any discussion about why there is this discrepancy in the planning map compared to the zoning?
4. What amount of construction noise will occur with this project? There has already been a continued din from the current new Forest View project right next door. Must we as neighbors put up with a constant string of trucks and construction equipment into the undetermined distant future? Every summer we have a decline in the quality of our life as we must listen to our noisy neighbors and their construction efforts. Why aren't other neighborhoods in the city of Franklin experiencing similar construction and the noise and dust created by this noxious activity?
5. Why are we being told Hickory Grove is a "done deal"? Did you all approve this without input from your citizens?
6. What impact on existing nearby school population will this development have?
7. Does this development truly meet the needs of the City of Franklin?
8. Is there a negative financial impact on the property values of the existing real estate adjacent to the proposed Hickory Grove?

I ask that the people of Franklin be allowed some time to learn more about the impact of this project. Surely Burke has waited this long, wouldn't it be appropriate to make sure this project is a high quality development that will add to the neighborhood rather than add an unknown factor as the economy slowly improves?

Thank you for your inspection and inquiry to assure your voters this is a project that benefits the residents of Franklin, especially those who would be neighbors.

Please know I plan to attend the November 6, 2014 meeting of the Planning Commission to further provide my input about this matter.

John R. Nowicki
9223 S. 51st Street
Franklin, WI 53132
414-852-4020

From: [Lisa Huening](#)
To: [Joel Dietl](#)
Cc: [Nick Fuchs](#)
Subject: FW: Hickory Grove Apartments
Date: Wednesday, November 05, 2014 9:55:55 AM
Importance: High

Joel,

Please see the below "Contact Us" form that was submitted via the City's website.

Thanks

Lisa

From: contactus@franklinwi.gov [mailto:contactus@franklinwi.gov]
Sent: Wednesday, November 05, 2014 9:38 AM
To: Lisa Huening
Subject: Contact Us

Department: Planning
Name: John R. Nowicki
EmailAddress: jrnnowicki@icloud.com
PhoneNumber: 414-852-4020
Subject: Hickory Grove Apartments
Address: 9223 S. 51st Street Franklin, WI 53132

CommentsorQuestions:

I am submitting a letter to each member of the Plan Commission listing my concerns about the proposed development to be known as Hickory Grove Apartments. In discussions with my neighbors at Autumn Ridge Condos, Woodland Trails Condos, and Cardinal Heights Homes; I believe there is considerable concern for this development damaging the quality of life we have enjoyed in the past. This space is too small for me to list my all of concerns, thus my letter submitted under separate cover which details my issues. I hope you will slow the process to understand the impact this project will have and solicit opinions from me and my neighbors about this project. I do not believe this is a project that benefits the City of Franklin. John R. Nowicki

ClientIP: 24.167.251.27
SessionID: susifk45vdta0wfrutzgtj55

[See Current Results](#)

Mayor Steve Olson
Kevin Haley
Dave Fowler
Scott Thinnes
Patricia Hogan
Alderman Susanne Mayer
Franklin City Engineer
Joel Dietl, Planning Manager

November 5, 2014

To the members of the Franklin Planning Commission.

I am not in favor of the proposed Hickory Grove Apartment Project. A list of my concerns include:

1. There are already many existing apartments and new units already under construction in this area. Is the absorption of the new apartments in our neighborhood so strong that more apartments are immediately warranted?
2. Has a comprehensive environmental study been completed recognizing the old growth and virgin oaks in the build area proposed by Hickory Hill developers? Are the existing wetlands in the woods of the proposed development going to be impacted by new construction? What will happen to the frogs that live in the marshy woods in ground zero of Hickory Grove?
3. Is the "technical glitch" asked by the developer to be corrected by a rubber stamp of the Planning Commission? Has there been any discussion about why there is this discrepancy in the planning map compared to the zoning?
4. What amount of construction noise will occur with this project? There has already been a continued din from the current new Forest View project right next door. Must we as neighbors put up with a constant string of trucks and construction equipment into the undetermined distant future? Every summer we have a decline in the quality of our life as we must listen to our noisy neighbors and their construction efforts. Why aren't other neighborhoods in the city of Franklin experiencing similar construction and the noise and dust created by this noxious activity?
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I ask that the people of Franklin be allowed some time to learn more about the impact of this project. Surely Burke has waited this long, wouldn't it be appropriate to make sure this project is a high quality development that will add to the neighborhood rather than add an unknown factor as the economy slowly improves?

Thank you for your inspection and inquiry to assure your voters this is a project that benefits the residents of Franklin, especially those who would be neighbors.

Please know I plan to attend the November 6, 2014 meeting of the Planning Commission to further provide my input about this matter.

John R. Nowicki
9223 S. 51st Street
Franklin, WI 53132
414-852-4020

November 5, 2014

Mayor Steve Olson
Alderman Susanne Mayer
Joel Dietle, Planning Manager
Members of the Franklin Planning Commission

Franklin

NOV 6 2014

City Development

Sirs and Madam:

As one of the longest term residents of Autumn Ridge Condominiums, I am distressed at your disregard for:

1. The original plans for the space along Cobblestone Way. When I originally looked into moving to Franklin, 14 years ago, the plans for this space read for single family homes, plus trails & natural space for the Woodland Trails Condos.
2. Preserving the natural spaces and open lands that make Franklin an attractive place to move to, as well as protecting natural green spaces. A study to define what animal/plant species will be eliminated/damaged.
3. Surveys and studies regarding the need for and impact this type of project will have on the property tax base, school enrollment, and the neighborhood quality of life
4. Showing the current residents, who have made thier home in Franklin, that we are not to be involved in questionaable future planning of sites that affect us monetarily and in our quality of life.

I understand that when a real estate company buys a segment of land they are allowed to build within the standards of that community, but it appears that a large firm may have the wherewithall to also be able to rewrite the original plans for acreage they have purchased. I hope that you will take my concerns into consideration..

I personally chose to move to Franklin from a downtown condo because of the quiet, the oppotuniy to garden and enjoy the out of doors. I fear this was a short sighted dream.

Sincerely,



Sally C. Kehl
9235 S. 51st Street
Franklin, WI 53132



Bruce P. Kehl

From: [Gail Theissen](#)
To: [Steve Olson](#); [Janet Evans](#)
Cc: [Joel Dietl](#); [Nick Fuchs](#); [Orrin Sumwalt](#); [Marv Dalton](#); [Kevin Theissen](#)
Subject: Against Development of Hickory Grove Apartments - 51st and Cobblestone Way
Date: Monday, November 17, 2014 2:33:25 PM

Good Afternoon Mayor Olson and Ms. Evans,

Let me start by saying that my husband Kevin and I (and our children, Trevor and Tara) have lived in the City of Franklin for nearly 15 years and certainly enjoy the City.

This year we sold our single family residence and after many choices of where to move to we decided to move to the "Woodland Trails" Condominiums (9370 S. Cobblestone Way - Unit D).

Our decision to move there was obviously based on the fact that we liked it and the area in which it was located. We very much enjoy the aspect for which it is named "**Woodland Trails**". We love the wooded land/natural resource of the area behind us.

Not that this is your issue, but we were not told during our purchase of our condominium that the area for which the condominium complex was named "**Woodland Trails**" would be altered to build an 106 unit Apartment Complex.

I understand that there are meetings this week and I see that there are Resolutions on the agenda regarding this proposed development at the Plan Commission Meeting on Thursday, November 20.

The purpose of this email is that I am not sure if we will be able to attend due to other commitments, but wanted to let you know that we are **VERY MUCH AGAINST BUILDING AN 106 UNIT APARTMENT COMPLEX** in that area.

I would appreciate that you acknowledge receipt of my email.

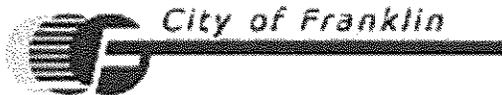
Sincerley,

Gail and Kevin Theissen
9370 S. Cobblestone Way - Unit D

From: [Steve Olson](#)
To: [Joel Dietl](#); [Nick Fuchs](#); [Jesse Wesolowski](#); [Glen Morrow](#)
Cc: [OlsonMail](#)
Subject: FW: Important points for tomorrow's (Nov 20) Planning commission meeting
Date: Wednesday, November 19, 2014 10:43:42 PM

below

Steve Olson
Mayor
City of Franklin
9229 W. Loomis Rd.
Franklin, Wi. 53132
414-427-7529

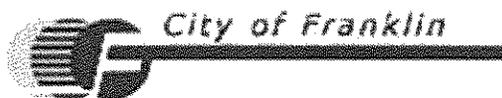


Please take note that e-mail communications with elected officials could be released to the public upon request pursuant to the State Open Records Law

From: Steve Olson [<mailto:steve-olson@wi.rr.com>]
Sent: Wednesday, November 19, 2014 10:41 PM
To: Scott A. Thinnes; Patricia Hogan; Kevin Haley; 'Fowler, David' (DFowler@mmsd.com)
Subject: FW: Important points for tomorrow's (Nov 20) Planning commission meeting

See below.

Steve Olson
Mayor
City of Franklin
9229 W. Loomis Rd.
Franklin, Wi. 53132
414-427-7529



Please take note that e-mail communications with elected officials could be released to the public upon request pursuant to the State Open Records Law

From: Steve Olson [<mailto:steve-olson@wi.rr.com>]
Sent: Wednesday, November 19, 2014 10:37 PM
To: 'Madhav A. Mhaskar'
Cc: 'kwilhelm@franklinwi.gov'; 'dmayer@franklinwi.gov'; 'mdandrea@franklinwi.gov'; 'dschmidt@franklinwi.gov'; '<smayer@franklinwi.gov>'; '<solson@franklinwi.gov>'; 'Janet Evans'; 'Jessica Kent'; 'Robert Zimmanck'; 'Gail Theissen'; 'stacywiley'; 'tsersen'; 'lindacarini'; 'm.winze'; 'kevintheissen'; 'garnpooky'; 'm.vonderheide'; 'erin.s.millard'; 'bkehl'; 'skeh12'; 'financegirl78'; 'gagan_wal'; 'cilantro651'; 'johnburton'; 'kimberly.buck'; 'timohm'; 'erti_chris'; 'kmc Alpine'; 'tori.simple'; 'bgrandaw'; 'jrnnowicki'; 'jzawacki'; 'herling16'; 'ftkatty'; 'gordonnason53227'; 'weber2785'; 'valavdaykumas'; 'gkieper1'; 'mahiku'; 'luttigd'; 'jkolson1'; 'dominic.b.ticali'; 'kawf23'; 'Aravind Ramiah'
Subject: RE: Important points for tomorrow's (Nov 20) Planning commission meeting

Madhav:

Thanks for the reply.

Your recollection of our conversation is a bit changed from what I actually said. You relate my comment regarding the current banking regulations directly to this developer. My comment related to the real estate lending market in general and that statement continues to be reinforced by a recent seminar that I attended as well as other conversations with developers. I have no information that would relate directly to the financing capabilities of Burke Properties.

I understand the emotions of the neighbors. Having said that, it's important that all of the community recognize that the Plan Commission is a technical commission established under state law to provide recommendation to the Common Council on the TECHNICAL merits of any land use proposal. The Plan Commission is not and should not be a political body. They are asked to determine if a change to the Comprehensive Master Plan from "residential" to "multi-family residential" is a proper land use, then if the changes to the previously submitted and amended Planned Development District (a zoning classification) is minor or major. Practice dictates that the request is Minor by definition. The other questions regarding this proposal are as well technical relating to the mapping and easements. I tell you this again so that hopefully you'll understand that the Commission has a function by law and that the Council has another function. It's not unfair or disrespectful or any of the other terms that I've heard. It's law.

You'll recall that the public hearing (statutory) was "adjourned" to the next Common Council meeting to continue your opportunity to voice your concerns to the body that has the political and final decision making authority... that being the Common Council.

So... I don't know what will be decided by the Plan Commission or if they'll allow more public comment. We'll see. The statutes provide for only one public hearing and that legally only applies to the Comprehensive Master Plan. I tell you this in the hopes that the neighbors will understand that the City is bound by law to act in a specified manner and we must adhere to that to protect EVERYONE'S rights.

I look forward to seeing you tomorrow evening.

Steve

Steve Olson
Mayor
City of Franklin
9229 W. Loomis Rd.
Franklin, Wi. 53132
414-427-7529



Please take note that e-mail communications with elected officials could be released to the public upon request pursuant to the State Open Records Law

From: Madhav A. Mhaskar [mailto:madhav.mhaskar@gmail.com]

Sent: Wednesday, November 19, 2014 10:14 PM

To: Steve Olson

Cc: kwilhelm@franklinwi.gov; dmayer@franklinwi.gov; mdandrea@franklinwi.gov; dschmidt@franklinwi.gov; smayer@franklinwi.gov; solson@franklinwi.gov; Janet Evans; Jessica Kent; Robert Zimmanck; Gail Theissen; stacywiley; tsersen; lindacarini; m.winze; kevintheissen; garnpooky; m.vonderheide; erin.s.millard; bkehl; skehl2; financegirl78; gagan_wal; cilantro651; johnburton; kimberly.buck; timohm; ertl_chris; kmcalpine; tori.simple; bgrandaw; jrnnowicki; jzawacki; herling16; ftkatty; gordonnason53227; weber2785; valavdaykumas; gkieper1; mahiku; luttigd; jkolson1; dominic.b.ticali; kawf23; Aravind Ramiah

Subject: Re: Important points for tomorrow's (Nov 20) Planning commission meeting

Mayor,

By doing a point-by-point rebuttal in your above response, sometimes using finer legal and technical issues, I believe you have not fully understood many of us and missing the bigger point of view of many citizens.

It is not just the petition issue or the legal rights (in this case they have explicitly petitioned to build apartments with detailed plans submitted to the city). During our face-to-face (F2F) meeting you expressed to me and John your concern and sympathy to the developer stating how the banks will not touch the developer with 10 foot pole for the condominium development (building) and that is why the apartments (building) are being proposed. Yet, you have not even once expressed the same concern or sympathy for hundreds of us who for sure will be negatively impacted by this proposal.

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Good Night and see you all tomorrow at the planning commission meeting.

Madhav

On Wed, Nov 19, 2014 at 5:18 PM, Steve Olson <steve-olson@wi.rr.com> wrote:
Madhav:

Thanks for your e-mail.

Last evening I made a concerted effort to make certain that only accurate information was disseminated which was why I did not want a non-staff person answering questions and interpreting statements.

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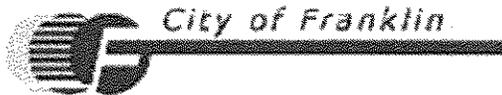
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I understand the emotion. I again ask that you and your neighbors treat everyone involved with respect. The Plan Commission members are citizens just like you with the best intentions for the city as a whole. The same holds true for elected officials and city staff. We're working through a procedure that's proscribed by law and required to be followed to the letter.

Steve

Steve Olson
Mayor
City of Franklin
9229 W. Loomis Rd.
Franklin, Wi. 53132
414-427-7529



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To: kwilhelm@franklinwi.gov; dmayer@franklinwi.gov; mdandrea@franklinwi.gov; dschmidt@franklinwi.gov; <smayer@franklinwi.gov>; <solson@franklinwi.gov>; Janet Evans
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Subject: Important points for tomorrow's (Nov 20) Planning commission meeting

Hello Aldermen, Alderwomen, and Mayor,

What a meeting we had last night!! At the end of the day I must say that it was Educational and Beneficial!!

Following are few important points that many of us learned, and I would like to make sure that all planning commission members are aware of these (perfect scenario is to have them listen to all public comments from last night but that may not happen due to time constrains). So please forward this e-mail to all planning commission members.

1) It started with the agenda itself that stated “....to change the Future Land use Map Use Designation for Property Located at Approximately 51st Street and Cobblestone Way from Residential Use and Areas of Natural Resources Features to Residential – Multi-Family Use and Areas of Natural Resources Features.....”

In the above statement a VERY IMPORTANT compound word was missing between the above two underlined words –“SINGLE- FAMILY” (so it should have been Residential Use – Single- Family; just the way the word “Multi-Family” is there). Thanks to Alderwoman Kristen Wilhelm to extract that (or point that) out, and in addition, also, rightfully extracting/pointing out that this was NOT a minor amendment and a major change to the character of the area. First I thought this was just a word smithing and ordinary citizen like me (who is not use to this type of language) getting confused. But then I realize even the Alderwoman Susanne Mayer was confused too!

This makes me wonder (or suspect) if the omission of an important word “Single Family” and further attempt to call the amendment as “minor” thereby diluting the meaning, has any ulterior motives that the ordinary citizenry is not aware of?

2) On few occasions (last night’s meeting and before), Mayor has stressed the rights of Burke to build what they like.....

As pointed out by the City Planning manager (even though inadvertently), Burke has exercised that right not just once but at least on 4-5 occasions going back to 1990s and flip-flopping every time. So how many more times the city will entertain this “right”? Isn’t that absolute waste of the planning commission time? Also, isn’t this plain wrong? If mayor can point out my 7+ minute speech (anyway thanks for allowing me to exceed the 3 minute limit) then the council should point out, and, more importantly, take some concrete actions/steps against hundreds of hours wasted by planning department since 1990s to review the proposals for the same land again and again by the same corporation/owner flip-flopping every single time to suit them! In any form of government, be it federal or local, there is always a limit to this. So I request that “**No More**” keep listening to these proposals again and again and start listening to us (Citizens who were quite clear last night) for ONCE to stop this. MEANING NO MORE AMENDMENTS TO 25 YEAR MASTER PLAN for these parcels (PERIOD).

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developments and market crashes since then and impacts of these apartments now (in 2014) on the current developments surrounding these parcels and on other city resources.

In summary, please start listening to Citizens and STOP this “unjust” proposal of amendments to make way for apartments right in the planning commission meeting....so that we are rest assured that the welfare of the nearby property owners is being supported....

Madhav Mhaskar
4990 West cardinal Lane
Franklin, WI

Joel Dietl

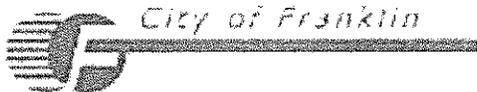
From: Steve Olson [steve-olson@wi.rr.com]
Sent: Thursday, November 20, 2014 3:24 PM
To: 'Brian Grandaw'
Cc: Joel Dietl
Subject: RE: Important points for tomorrow's (Nov 20) Planning commission meeting

Brian:

I've been in meetings all day and will be tied up until the Plan Commission tonight so I regret that I'll not be able to give thoughtful consideration to your e-mail and a considered response. I am, with this reply asking the Planning staff to copy your e-mail and place it at the commissioners places for tonight.

Steve

Steve Olson
Mayor
City of Franklin
9229 W. Loomis Rd.
Franklin, Wi. 53132
414-427-7529



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From: Brian Grandaw [mailto:bgrandaw@inprocorp.com]
Sent: Thursday, November 20, 2014 3:10 PM
To: Brian Grandaw; Madhav A. Mhaskar; Steve Olson
Cc: kwilhelm@franklinwi.gov; dmayer@franklinwi.gov; mdandrea@franklinwi.gov; dschmidt@franklinwi.gov; smayer@franklinwi.gov; solson@franklinwi.gov; Janet Evans; Jessica Kent; Robert Zimmanck; Gail Theissen; stacywiley; tsersen; lindacarini; m.winze; kevintheissen; garnpooky; m.vonderheide; erin.s.millard; bkehl; skehl2; financegirl78; gagan_wal; cilantro651; johnburton; kimberly.buck; timohm; ertl_chris; kmcalpine; tori.simple; jrnowicki; jzawacki; herling16; ftkatty; gordonnason53227; weber2785; valavdaykumas; gkieper1; mahiku; luttigd; jkolson1; dominic.b.ticali; kawf23; Aravind Ramiah
Subject: Re: Important points for tomorrow's (Nov 20) Planning commission meeting

Mayor Olson,

Can you confirm that you received this information and that as chair of the planning commission you are considering the requests and providing this information to the other members.

Brian

On Nov 20, 2014, at 11:23 AM, "Brian Grandaw" <bgrandaw@inprocorp.com> wrote:

Mayor Olson,

Thanks for this well written email. It is by far the most straight forward information that I have received on this issue.

My name is Brian Grandaw and I am the President of Autumn Ridge. For the purposes of this email please consider me to be speaking as an individual. I and many others have received hundreds of emails, phone calls and in person contacts regarding the proposed change to the master plan involving the designation of the Burke property from residential to multi-family residential. The majority of the individuals who are concerned about these issues believe that there is an unstated agenda or plan to fast track this proposed development through the city's approval process with the attempt to minimize public knowledge. They have cited interactions with you and your staff as contributing factors to this belief.

I do not believe that it is productive to provide a summary of statements or complaints regarding anyone's actions. But I hope that we have a shared agreement that a significant number of Franklin residents have concerns about the proposed amendment. Due to the overwhelming expression of belief of a hidden plan and/or agenda I would ask that you move this process forward with maximum public transparency.

I have a few comments, questions, and concerns. I am not sure where they would fit in your process. I would appreciate any comments or advice that you can provide.

1. I have been informed that several members of the planning commission will not be in attendance tonight. I would ask that you table the amendment discussion until all members are in attendance. Due to the overwhelming public concern regarding this issue I believe that the citizens of Franklin deserve to have all the members of the commission present and on the record for this issue.
2. I have noted that there are multiple items on the planning commission's agenda in regard to the proposed Burke Project. Since none of them can move forward until an amendment is passed, I would request that the additional items be tabled until an amendment is passed. I believe that this will aid transparency as the focus will be on only one item. Additionally this will help to alleviate the concern that the city is fast tracking this project through.
3. I do not believe that the requested amendment is a minor correction of a technical error. I have been told that the master plan has listed the designated area as single family since 2003. Residents of the city have been making decisions utilizing this guidance for over 10 years. Additionally, the master plan survey states that a majority of Franklin residents prefer an ownership model over a rental model for new development. If this amendment passes it harms all citizens that have made financial decisions based on its guidance. Additionally, since it is known that the amendment is being sought to enable the development of apartments, the amendment will harm the majority of Franklin residents whom the Master Plans survey states as preferring an ownership model to an apartment model for new development. Therefore, I respectfully request that you deny this requested amendment. If you are not able to deny it I request that you list it as a major amendment in order to allow additional public hearings on this issue.
4. The budget presentation during the last Common Council meeting was outstating. As you pointed out a lot of work went into it and it was a very complex and technical document. The main thing that I learned was the importance of the development of land and its impact on the city's budget. The presentation suggested that near term budgets could be positively affected by development choices. That is permit fees and future property tax collections. The presentation also suggests that if the wrong thing is built, future budgets will be in distress. Has the planning commission studied this technical issue? I understand how near term developments will positively affect near term budgets. But has the long range impact between single family and apartments been studied? I know that there have been statements made that

this issue should be constrained to single family versus multi-family. But as a practical matter Burke has made public announcements that they intend to develop apartments. So the valid questions to ask is what is in the City's best interest. Should the master plan stay as is requiring single family development or should it be changed to allow apartments? Has the planning commission studied the long range economic impact that these apartments will bring. If not, should they do this before recommending a change to the plan?

5. Additionally has the city studied the "social" consequences of placing an apartment complex at the designated area? Currently there are three thriving communities in the area. Autumn Ridge, Cardinal Heights, and Woodland Trails. These communities have stable and strong relationships. These relationships bring many benefits to the City. The development of a single family subdivision would be a natural extension of this extended community. It is unclear what effects an apartment complex would bring. Prior to any consideration being given to an amendment to change the designation from single family to multifamily would it not fall into the responsibility of the planning commission to conduct this study?

Respectively submitted

Brian Grandaw

Resident 9231 S 54th St.

From: Steve Olson [<mailto:steve-olson@wi.rr.com>]

Sent: Wednesday, November 19, 2014 10:37 PM

To: 'Madhav A. Mhaskar'

Cc: kwilhelm@franklinwi.gov; dmayer@franklinwi.gov; mdandrea@franklinwi.gov; dschmidt@franklinwi.gov; smayer@franklinwi.gov; solson@franklinwi.gov; 'Janet Evans'; 'Jessica Kent'; 'Robert Zimmanck'; 'Gail Theissen'; 'stacywiley'; 'tsersen'; 'lindacarini'; 'm.winze'; 'kevintheissen'; 'garnpooky'; 'm.vonderheide'; 'erin.s.millard'; 'bkehl'; 'skeh12'; 'financegirl78'; 'gagan_wal'; 'cilantro651'; 'johnburton'; 'kimberly.buck'; 'timohm'; 'ertl_chris'; 'kmc Alpine'; 'tori.simple'; Brian Grandaw; 'jrnnowicki'; 'jzawacki'; 'herling16'; 'ftkatty'; 'gordonnason53227'; 'weber2785'; 'valavdaykumas'; 'gkieper1'; 'mahiku'; 'luttigd'; 'jkolson1'; 'dominic.b.ticali'; 'kawf23'; 'Aravind Ramiah'

Subject: RE: Important points for tomorrow's (Nov 20) Planning commission meeting

Madhav:

Thanks for the reply.

Your recollection of our conversation is a bit changed from what I actually said. You relate my comment regarding the current banking regulations directly to this developer. My comment related to the real estate lending market in general and that statement continues to be reinforced by a recent seminar that I attended as well as other conversations with developers. I have no information that would relate directly to the financing capabilities of Burke Properties.

I understand the emotions of the neighbors. Having said that, it's important that all of the community recognize that the Plan Commission is a technical commission established under state law to provide recommendation to the Common Council on the TECHNICAL merits of any land use proposal. The Plan Commission is not and should not be a political body. They are asked to determine if a change to the Comprehensive Master Plan from "residential" to "multi-family residential" is a proper land use, then if the changes to the previously submitted and amended Planned Development District (a zoning classification) is minor or major. Practice dictates that the request is Minor by definition. The other

questions regarding this proposal are as well technical relating to the mapping and easements. I tell you this again so that hopefully you'll understand that the Commission has a function by law and that the Council has another function. It's not unfair or disrespectful or any of the other terms that I've heard. It's law.

You'll recall that the public hearing (statutory) was "adjourned" to the next Common Council meeting to continue your opportunity to voice your concerns to the body that has the political and final decision making authority... that being the Common Council.

So... I don't know what will be decided by the Plan Commission or if they'll allow more public comment. We'll see. The statutes provide for only one public hearing and that legally only applies to the Comprehensive Master Plan. I tell you this in the hopes that the neighbors will understand that the City is bound by law to act in a specified manner and we must adhere to that to protect EVERYONE'S rights.

I look forward to seeing you tomorrow evening.

Steve

Steve Olson
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9229 W. Loomis Rd.
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<image001.jpg>

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Madhav Mhaskar
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Nick Fuchs

From: Joel Dietl
Sent: Friday, November 21, 2014 9:56 AM
To: Nick Fuchs
Subject: FW: Both my wife and I stand with Brian Grandaw and endorse all of his comments stated below, in his email to Mayor Olson.

Could you forward this to Wendy? Thanks.

Joel E. Dietl, AICP
Planning Manager
City of Franklin Planning Department
9229 W. Loomis Road
Franklin, Wisconsin 53132
Phone: 414-425-4024
Email: jdietl@franklinwi.gov

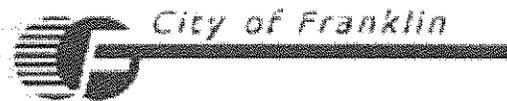
From: Steve Olson [<mailto:steve-olson@wi.rr.com>]
Sent: Thursday, November 20, 2014 11:30 PM
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Subject: FW: Both my wife and I stand with Brian Grandaw and endorse all of his comments stated below, in his email to Mayor Olson.

Please forward to Wendy Slocum for her reference.

Thanks.

Steve

Steve Olson
Mayor
City of Franklin
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From: JON ZAWACKI [<mailto:jzawacki@mac.com>]
Sent: Thursday, November 20, 2014 9:17 PM
To: Beth
Cc: Kevin Theissen; Darlene; garnpooky@aol.com; skehl2@att.net; m.vonderheide@att.net; bgrandaw@inprocorp.com; steve-olson@wi.rr.com; madhav.mhaskar@gmail.com; kwilhelm@franklinwi.gov; dmayer@franklinwi.gov; mdandrea@franklinwi.gov; dschmidt@franklinwi.gov; smayer@franklinwi.gov; solson@franklinwi.gov; jevans@franklinwi.gov; jesskent1@hotmail.com; rzimmanck@gmail.com; gtheissen@sbcglobal.net; stacywiley@hotmail.com; tsersen@msn.com; lindacarini@gmail.com; m.winze@grimstad.com; erin.s.millard@gmail.com; bkehl@att.net; gagan_wal@hotmail.com; johnburton@jfburton.com; kimberly.buck@quarles.com; timohm@icloud.com; ertl_chris@yahoo.com; kmcalpine@wi.rr.com; tori.simple@gmail.com; herling16@gmail.com; ftkatty@gmail.com; gordonnason53227@gmail.com; weber2785@sbcglobal.net; valavdaykumas@gmail.com; gkieper1@yahoo.com;

mahiku@gmail.com; luttigd@att.net; jkolson1@gmail.com; dominic.b.ticali@jci.com; kawf23@yahoo.com;
aravindramiah@gmail.com; sholden@wi.rr.com; mcolletti5@yahoo.com; jcremodel@gmail.com; jrnnowicki@icloud.com;
gjcgage@aol.com; dgralinski@hotmail.com; richard.lemanski@yahoo.com; jmpauls@aol.com; darkcitizenx@hotmail.com;
kingveritas@wi.rr.com; jantique@aol.com; trederg@yahoo.com; plaufer2@att.net; glemanski@wi.rr.com

Subject: Re: Both my wife and I stand with Brian Grandaw and endorse all of his comments stated below, in his email to Mayor Olson.

Burke Properties landing page during and after the Tuesday, November 18th Common Council meeting indicating Hickory Grove was under construction including their current site plan continuing to promote condominiums per their based site plan that they have sold to residents within the last 6 months with no disclosure to those buyers they are dropping in apartments instead of condominiums

Name: [Redacted]
To: [Redacted]
From: [Redacted]
Subject: [Redacted]
Date: [Redacted]
Attachments: [Redacted]

Could you forward this to Alvin? Thanks.

Van C. Cook, P.E.
Planning Consultant
City of Franklin Planning Commission
3023 N. Lakeside Place
Franklin, Wisconsin 53120
Phone: 414-492-5200
Email: vancc@burkeproperties.com

Print: Share: Print (requires a JavaScript-enabled browser)

Sent: Tuesday, November 20, 2018 11:36 AM

To: Van C.

Subject: FW: Both my wife and I need with Brian O'Connell, and endorse all of the comments stated below, in his email to Mayor O'Connell.

Please forward to Alvin if you can see my reference.

Thank

Steve

Steve Wilson
Mayor
City of Franklin
2720 N. Lakeside Pl.
Franklin, WI 53120
414-492-1979

City of Franklin

Please do not use a link containing any information that is subject to the public access provisions of the state Open Access Law.

From: [Redacted]

Sent: Tuesday, November 20, 2018 11:37 AM

To: [Redacted]

Subject: [Redacted]

Both my wife and I need with Brian O'Connell, and endorse all of the comments stated below, in his email to Mayor O'Connell.

Burke Properties leading page being set after the Tuesday, November 13th Council meeting indicating Hickory Grove was under construction including their current one plan continuing to promote condominiums per their board site plan that they have sold to residents within the last 6 months with no desire to have buyers they are dropping in apartments instead of condominiums.

AT&T LTE 7:15 PM 82% [Battery Icon] proto.burkeproperties.com

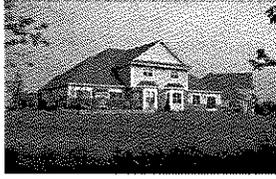


Home About Condominiums Apartments Commercial Contact Us



Construction has started on Hickory Grove Apartments in Franklin, WI. These luxury apartments offer residents 1 and 2 bedroom options. The mature trees and protected wetlands gracing this forty acre site are home to an abundance of native wildlife and form the perfect backdrop for this community.

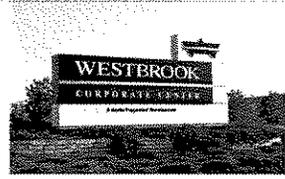
[Read More](#)



Burke Properties offers a full range of residential condominium and apartment communities in Metropolitan Milwaukee that meet the high standards, diverse tastes and active lifestyles of its customers.

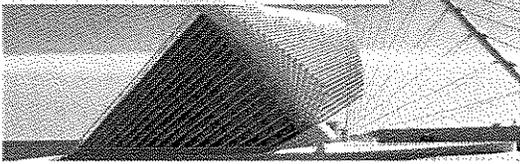
[Condo Communities](#)

[Apartment Communities](#)

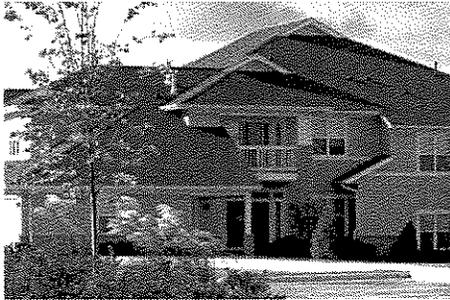


Burke Properties develops and constructs multi-tenant and single-user built-to-suit office, industrial, warehouse and special purpose facilities for sale and lease.

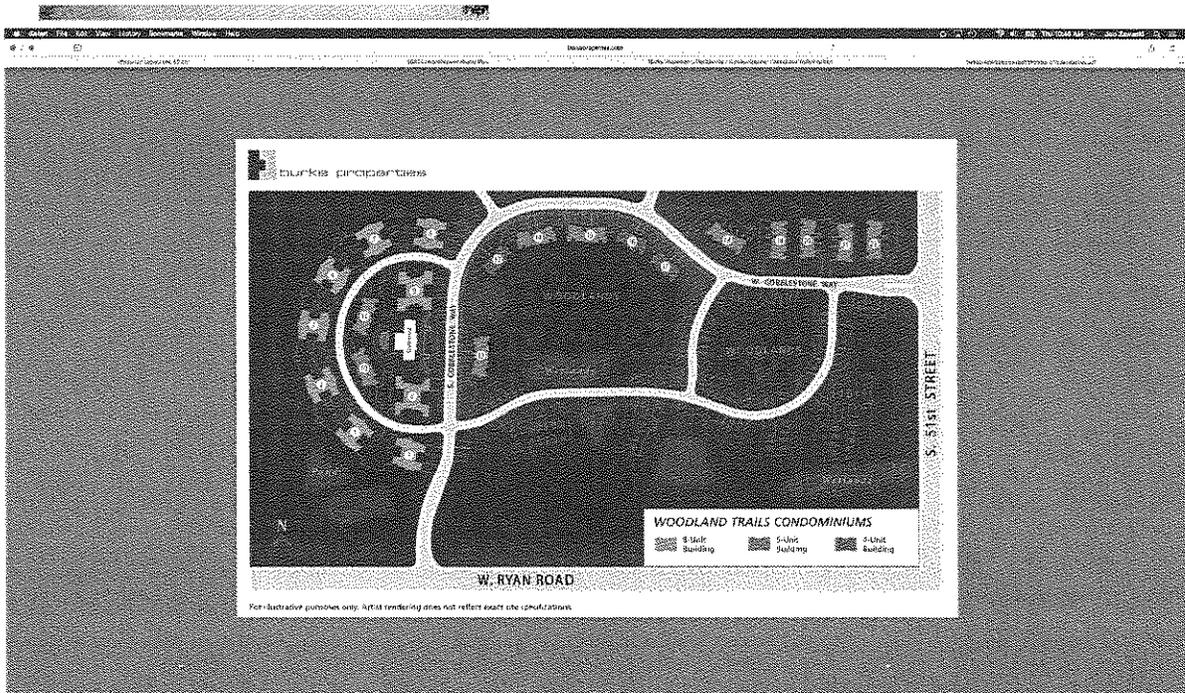
[More Information](#)



Featured: Hickory Grove



Communities



Sent from my iPhone 6 Plus

On Nov 20, 2014, at 1:11 PM, Beth <beth@burkeproperties.com> wrote:
 We also want with the views and concerns of John Greiner
 Andrea and Beth Schaefer
 9243 N 54th St
 Sent from my iPad

On Nov 20, 2014, at 6:00 PM, Kevin Thoreson <Kevin.Thoreson@burkeproperties.com> wrote:
 Greg and myself also need behind Brian and all others that have stood up and spoke
 Sent from my Verizon Wireless AZ17P (14) (32)

Sent from my iPhone 6 Plus

On Nov 20, 2014, at 7:52 PM, Beth <financegirl78@gmail.com> wrote:

We also stand with the views and concerns of Brian Grandaw

Andrew and Beth Schumacher
9281 S 54th St

Sent from my iPad

On Nov 20, 2014, at 6:09 PM, Kevin Theissen <KevinTheissen@scherrerconstruction.com> wrote:

Gail and myself also stand behind Brian and all others that have stood up and spoke.

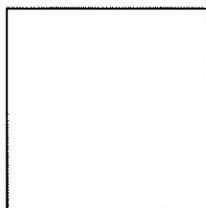
Sent from my Verizon Wireless 4G LTE DROID

Darlene <cilantro651@aol.com> wrote:

We also stand with Mr. Grandaw regarding the project plans and concerns.

John F. Burton
Darlene F. Burton
9237 South 51st Street
Franklin, WI 53132

|



~~_~(\
.../<>\

-----Original Message-----

From: garnpooky <garnpooky@aol.com>
To: skehl2 <skehl2@att.net>; m.vonderheide <m.vonderheide@att.net>; bgrandaw <bgrandaw@inprocorp.com>
Cc: steve-olson <steve-olson@wi.rr.com>; madhav.mhaskar <madhav.mhaskar@gmail.com>; kwilhelm <kwilhelm@franklinwi.gov>; dmayer <dmayer@franklinwi.gov>; mdandrea <mdandrea@franklinwi.gov>; dschmidt <dschmidt@franklinwi.gov>; smayer <smayer@franklinwi.gov>; solson <solson@franklinwi.gov>; jevans <jevans@franklinwi.gov>; jesskent1 <jesskent1@hotmail.com>; rzimmanck <rzimmanck@gmail.com>; gtheissen <gtheissen@sbcglobal.net>; stacywiley <stacywiley@hotmail.com>; tsersen <tsersen@msn.com>; lindacarini <lindacarini@gmail.com>; m.winze <m.winze@grimstad.com>; kevintheissen <kevintheissen@scherrerconstruction.com>;

erin.s.millard <erin.s.millard@gmail.com>; bkehl <bkehl@att.net>; financegirl78 <financegirl78@gmail.com>; gagan_wal <gagan_wal@hotmail.com>; cilantro651 <cilantro651@aol.com>; johnburton <johnburton@jfburton.com>; kimberly.buck <kimberly.buck@quarles.com>; timohm <timohm@icloud.com>; ertl_chris <ertl_chris@yahoo.com>; kmcalpine <kmcalpine@wi.rr.com>; tori.simple <tori.simple@gmail.com>; jzawacki <jzawacki@mac.com>; herling16 <herling16@gmail.com>; ftkatty <ftkatty@gmail.com>; gordonnason53227 <gordonnason53227@gmail.com>; weber2785 <weber2785@sbcglobal.net>; valavdaykumas <valavdaykumas@gmail.com>; gkieper1 <gkieper1@yahoo.com>; mahiku <mahiku@gmail.com>; luttigd <luttigd@att.net>; jkolson1 <jkolson1@gmail.com>; dominic.b.ticali <dominic.b.ticali@jci.com>; kawf23 <kawf23@yahoo.com>; aravindramiah <aravindramiah@gmail.com>; sholden <sholden@wi.rr.com>; mcolletti5 <mcolletti5@yahoo.com>; jcremodel <jcremodel@gmail.com>; jrnowicki <jrnowicki@icloud.com>; gjcgage <gjcgage@aol.com>; dgralinski <dgralinski@hotmail.com>; richard.lemanski <richard.lemanski@yahoo.com>; jmpauls <jmpauls@aol.com>; darkcitizenx <darkcitizenx@hotmail.com>; kingveritas <kingveritas@wi.rr.com>; jantique <jantique@aol.com>; trederg <trederg@yahoo.com>; plaufer2 <plaufer2@att.net>; glemanski <glemanski@wi.rr.com>

Sent: Thu, Nov 20, 2014 5:51 pm

Subject: Re: Both my wife and I stand with Brian Grandaw and endorse all of his comments stated below, in his email to Mayor Olson.

I also agree with Mr Grandaw's points and concerns.

Thank you.

Karen Mastrocola
9405B S Cobblestone Way

-----Original Message-----

From: sally kehl <skehl2@att.net>

To: Michael Vonderheide <m.vonderheide@att.net>; Brian Grandaw <bgrandaw@inprocorp.com>

Cc: Steve Olson <steve-olson@wi.rr.com>; Madhav A. Mhaskar <madhav.mhaskar@gmail.com>; kwiilhelm <kwiilhelm@franklinwi.gov>; dmayer <dmayer@franklinwi.gov>; mdandrea <mdandrea@franklinwi.gov>; dschmidt <dschmidt@franklinwi.gov>; smayer <smayer@franklinwi.gov>; solson <solson@franklinwi.gov>; Janet Evans <jevans@franklinwi.gov>; Jessica Kent <jesskent1@hotmail.com>; Robert Zimmanck <rzimmanck@gmail.com>; Gail Theissen <gtheissen@sbcglobal.net>; stacywiley <stacywiley@hotmail.com>; tsersen <tsersen@msn.com>; lindacarini <lindacarini@gmail.com>; m.winze <m.winze@grimstad.com>; kevintheissen <kevintheissen@scherrerconstruction.com>; garnpooky <garnpooky@aol.com>; erin.s.millard <erin.s.millard@gmail.com>; bkehl <bkehl@att.net>; financegirl78 <financegirl78@gmail.com>; gagan_wal <gagan_wal@hotmail.com>; cilantro651 <cilantro651@aol.com>; johnburton <johnburton@jfburton.com>; kimberly.buck <kimberly.buck@quarles.com>; timohm <timohm@icloud.com>; ertl_chris <ertl_chris@yahoo.com>; kmcalpine <kmcalpine@wi.rr.com>; tori.simple <tori.simple@gmail.com>; jzawacki <jzawacki@mac.com>; herling16 <herling16@gmail.com>; ftkatty <ftkatty@gmail.com>; gordonnason53227 <gordonnason53227@gmail.com>; weber2785 <weber2785@sbcglobal.net>; valavdaykumas <valavdaykumas@gmail.com>; gkieper1 <gkieper1@yahoo.com>; mahiku <mahiku@gmail.com>; luttigd <luttigd@att.net>; jkolson1 <jkolson1@gmail.com>; dominic.b.ticali <dominic.b.ticali@jci.com>; kawf23 <kawf23@yahoo.com>; Aravind Ramiah <aravindramiah@gmail.com>; Sharon Holden <sholden@wi.rr.com>; mcolletti5 <mcolletti5@yahoo.com>; Jim and Jan Collins <jcremodel@gmail.com>; John Nowicki <jrnowicki@icloud.com>; Jon Gage <jcgage@aol.com>; Dennis and Diane Gralinski <dgralinski@hotmail.com>; Rick and Andi Lemanski <richard.lemanski@yahoo.com>; Philip and Jane Paulsen <jmpauls@aol.com>; darkcitizenx <darkcitizenx@hotmail.com>; kingveritas <kingveritas@wi.rr.com>; Jan Szulgit <jantique@aol.com>; trederg

<trederg@yahoo.com>; plaufer2 <plaufer2@att.net>; Gerald Lemanski
<glemanski@wi.rr.com>

Sent: Thu, Nov 20, 2014 5:00 pm

Subject: Re: Both my wife and I stand with Brian Grandaw and endorse all of his comments stated below, in his email to Mayor Olson.

We also stand with Mr. Grandaw regarding the project plans and concerns.

Bruce P. Kehl
Sally C. Kehl
9235 South 51st Street
Franklin, WI 53132

On Thursday, November 20, 2014 12:32 PM, Michael Vonderheide
<m.vonderheide@att.net> wrote:

Thanks Brian,

My wife Linda and I agree with and support your comments and concerns.

Mike Vonderheide
Linda Vonderheide
9215 S 54th Street
Franklin, WI 53132

On Nov 20, 2014, at 11:57 AM, John Nowicki <jrnowicki@icloud.com>
wrote:

Thank you Brian, we agree with you and heartily appreciate your leadership.

John R. Nowicki, resident and owner
Patricia M. Nowicki, resident and owner
9223 S. 51st Street
Franklin, WI 53132

On Nov 20, 2014, at 11:26 AM, Brian Grandaw
<bgrandaw@inprocorp.com> wrote:

Mayor Olson,
Thanks for this well written email. It is by far the most straight forward information that I have received on this issue.
My name is Brian Grandaw and I am the President of Autumn Ridge.
For the purposes of this email please consider me to be speaking as an individual. I and many others have received hundreds of emails, phone calls and in person contacts regarding the proposed change to the master plan involving the designation of the Burke property from residential to multi-family residential. The majority of the individuals who are concerned about these issues believe that there is an unstated

agenda or plan to fast track this proposed development through the city's approval process with the attempt to minimize public knowledge. They have cited interactions with you and your staff as contributing factors to this belief.

I do not believe that it is productive to provide a summary of statements or complaints regarding anyone's actions. But I hope that we have a shared agreement that a significant number of Franklin residents have concerns about the proposed amendment. Due to the overwhelming expression of belief of a hidden plan and/or agenda I would ask that you move this process forward with maximum public transparency.

I have a few comments, questions, and concerns. I am not sure where they would fit in your process. I would appreciate any comments or advice that you can provide.

1. I have been informed that several members of the planning commission will not be in attendance tonight. I would ask that you table the amendment discussion until all members are in attendance. Due to the overwhelming public concern regarding this issue I believe that the citizens of Franklin deserve to have all the members of the commission present and on the record for this issue.
2. I have noted that there are multiple items on the planning commission's agenda in regard to the proposed Burke Project. Since none of them can move forward until an amendment is passed, I would request that the additional items be tabled until an amendment is passed. I believe that this will aid transparency as the focus will be on only one item. Additionally this will help to alleviate the concern that the city is fast tracking this project through.
3. I do not believe that the requested amendment is a minor correction of a technical error. I have been told that the master plan has listed the designated area as single family since 2003. Residents of the city have been making decisions utilizing this guidance for over 10 years. Additionally, the master plan survey states that a majority of Franklin residents prefer an ownership model over a rental model for new development. If this amendment passes it harms all citizens that have made financial decisions based on its guidance. Additionally, since it is known that the amendment is being sought to enable the development of apartments, the amendment will harm the majority of Franklin residents whom the Master Plans survey states as preferring an ownership model to an apartment model for new development. Therefore, I respectfully request that you deny this requested amendment. If you are not able to deny it I request that you list it as a major amendment in order to allow additional public hearings on this issue.

4. The budget presentation during the last Common Council meeting was outstanding. As you pointed out a lot of work went into it and it was a very complex and technical document. The main thing that I learned was the importance of the development of land and its impact on the city's budget. The presentation suggested that near term budgets could be positively affected by development choices. That is permit fees and future property tax collections. The presentation also suggests that if the wrong thing is built, future budgets will be in distress. Has the planning commission studied this technical issue? I understand how near term developments will positively affect near term budgets. But has the long range impact between single family and apartments been studied? I know that there have been statements made that this issue should be constrained to single family versus multi-family. But as a practical matter Burke has made public announcements that they intend to develop apartments. So the valid questions to ask is what is in the City's best interest. Should the master plan stay as is requiring single family development or should it be changed to allow apartments? Has the planning commission studied the long range economic impact that these apartments will bring. If not, should they do this before recommending a change to the plan?
5. Additionally has the city studied the "social" consequences of placing an apartment complex at the designated area? Currently there are three thriving communities in the area. Autumn Ridge, Cardinal Heights, and Woodland Trails. These communities have stable and strong relationships. These relationships bring many benefits to the City. The development of a single family subdivision would be a natural extension of this extended community. It is unclear what effects an apartment complex would bring. Prior to any consideration being given to an amendment to change the designation from single family to multifamily would it not fall into the responsibility of the planning commission to conduct this study?

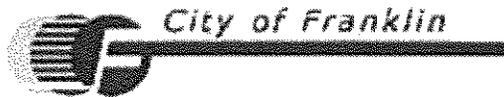
Respectively submitted
Brian Grandaw
Resident 9231 S 54th St.

From: Steve Olson [<mailto:steve-olson@wi.rr.com>]
Sent: Wednesday, November 19, 2014 10:37 PM
To: 'Madhav A. Mhaskar'
Cc: kwilhelm@franklinwi.gov; dmayer@franklinwi.gov; mdandrea@franklinwi.gov; dschmidt@franklinwi.gov; smayer@franklinwi.gov; solson@franklinwi.gov; 'Janet Evans'; 'Jessica Kent'; 'Robert Zimmanck'; 'Gail Theissen'; 'stacywiley'; 'tsersen'; 'lindacarini'; 'm.winze'; 'kevintheissen'; 'garnpooky'; 'm.vonderheide'; 'erin.s.millard'; 'bkehl'; 'skehl2';

From: [Steve Olson](#)
To: [Nick Fuchs](#)
Subject: FW: Woodland Trails
Date: Sunday, November 23, 2014 5:59:44 PM

For the record. Share with Burke.

Steve Olson
Mayor
City of Franklin
9229 W. Loomis Rd.
Franklin, Wi. 53132
414-427-7529



Please take note that e-mail communications with elected officials could be released to the public upon request pursuant to the State Open Records Law

From: Gordon Nason [mailto:gordonnason53227@gmail.com]
Sent: Sunday, November 23, 2014 4:56 PM
To: solson@franklinwi.gov
Subject: Woodland Trails

Dear Mayor Olson,

The Business Section of Sunday's Journal Sentinel featured an article I am sure you have read. It certainly highlights how many "irons are in the fire" for you and other city officials. Realizing that, condo owners concerns regarding the construction of two huge apartment buildings (without adequate parking) must seem a minor issue. It certainly isn't to those of us who will be affected by Burke's plan for the parcel of land between Autumn Ridge and Woodland Trails on Cobblestone Way.

We have attended the meetings and feel upset by how things are going. The presentation by the architect for Burke showed well designed buildings. However, living directly across from these huge, massive buildings is our concern. If condos, designed like ours would be slated to be built across the street, that would be a satisfactory and fair solution to the present turmoil. The apartments could be built off 51st Street and still be within Burke's plan for multi-family construction. Having condos next to and across from condos would be good design and maintain the look and feel of the two condo communities involved.

We will continue to attend the meetings and hope that a fair solution will be found. If both the condo owners and Burke can agree on the construction of condos on that parcel, I think that it would be satisfactory. We own our condo and so does our first floor neighbor, however, Burke rents the condos above each of us. Why would Burke insist on building apartments when they rent the condos anyway? I really wish there weren't renters above us. We would prefer owners who would most likely be better upstairs neighbors because they have an investment in their community.

One further comment, regarding the Burke architect's speech. He said they would build a playground on the corner. Is this necessary? There is a beautiful playground located in

Froeming Park just a couple of blocks away and we all heard about Kayla's Krew creating one of the best playgrounds in Milwaukee County. If sidewalks were built instead, everyone could use them.

Thank you for your consideration in this matter.

Sincerely,

Gordon and Holly Nason
5373 West Cobblestone Way, Unit C



CITY OF FRANKLIN



REPORT TO THE PLAN COMMISSION

Meeting of November 20, 2014

Comprehensive Master Plan Amendment, Planned Development District Amendment and Certified Survey Map

RECOMMENDATION: Department of City Development staff recommends approval of the Comprehensive Master Plan Amendment, Planned Development District Amendment and Certified Survey Map, subject to the conditions of approval in the attached draft ordinance and resolutions.

Project Name:	Hickory Grove Apartments
General Project Location:	South 51 st Street and Cobblestone Way
Property Owner:	Franklin Square LLC
Applicant:	Franklin Square LLC
Agent:	Wendy Slocum, Burke Properties
Current Zoning:	Planned Development District No. 25
2025 Comprehensive Plan:	Residential, Residential – Multi-Family, Commercial and Areas of Natural Resource Features
Use of Surrounding Properties:	Multi-family residential to the north and west, commercial, single-family residential, vacant developable land, and natural resources to the south and single-family residential and CBRF facilities to the east
Applicant's Action Requested:	Approval of applications related to the proposed multi-family residential development

Introduction and Background

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 September 18, 2014, Franklin Square, LLC filed a Comprehensive Master Plan (CMP) Amendment, Planned Development District (PDD) Amendment, and Certified Survey Map (CSM) Applications related to a mutli-family residential development located at approximately South 51st Street and West Cobblestone Way. These applications are further described below.

- Comprehensive Master Plan Amendment Application: The CMP Amendment Application requests to amend the Future Land Use designation for the Proposed Lot 2 of the proposed CSM from "Residential" and "Areas of Natural Resource Features" to "Residential – Multi-Family" and "Areas of Natural Resource Features" and the Proposed Lot 3 from "Residential" and "Areas of Natural Resource Features" to "Commercial" and "Areas of Natural Resource Features." The applicant does not

currently have plans to develop Lot 3; however, staff has recommended the applicant amend the future land use designation to Commercial to be consistent with the current zoning of B-2 District.

The existing Areas of Natural Resource Features designation will be amended to match the Conservation Easement area as shown on the attached map.

The Proposed Lot 1 on the exhibit is designated as “Commercial” and “Areas of Natural Resource Features” and is not part of this application. The applicant does not have plans to develop that portion of the site at this time and is not proposing to amend the Comprehensive Master Plan for that area.

At their November 6, 2014 meeting, the Plan Commission approved a motion to table the CMP Amendment Application to the November 20th meeting. The CMP Amendment public hearing and potential Common Council action will occur at the November 18, 2014 Common Council meeting. Staff will provide an update to the Plan Commission at its meeting.

- Planned Development District Amendment Application: The PDD Amendment Application is submitted for development of 106 market rate apartments. The PDD Amendment would provide for the change from condominiums to apartments which also results in a decrease in density along with a revised site plan, landscape plan, lighting plan, architecture, unit sizes, etc. to reflect those plans as currently proposed by the applicant. A history of PDD No. 25 is provided later in this report.

Staff is recommending, with agreement from the applicant, that the Plan Commission determine the subject PDD Amendment to be a Minor Amendment based upon Section 15-9.0401 of the UDO, which indicates only a change in boundary, road network or use be considered a Major Amendment. PDD No. 25 currently allows for multi-family residential, which is the use proposed by the applicant. As such, the applicant filed a PDD Amendment Application and paid the fee for a Minor Amendment.

- Certified Survey Map Application: The Certified Survey Map Application proposes to divide the existing 19.57-acre property into three separate parcels. Lot 1 of the proposed CSM is zoned PDD No. 25 and is 2.22-acres. Lot 2 is zoned PDD No. 25 and is 15.62-acres. Lot 3 is zoned B-2 General Business District and is 1.73-acres.

Currently, the Proposed Lot 1, 2 and 3 are all part of a single property. That property contains split zoning of Planned Development District (PDD) No. 25 and B-2 General Business District. The Proposed Lots 1 and 2 are zoned PDD No. 25 and the Proposed Lot 3 is proposed to match the land currently zoned B-2 District.

History

PDD No. 25 was created in 1998 and has been amended several times since its original approval, as summarized below:

- On May 5, 1998, the Common Council adopted Ordinance No. 1998-1491, creating Planned Development District No. 25, approving a maximum of 288 apartment units in 26, 8-unit buildings; and 80 units in five, 16-unit buildings, plus one clubhouse building. However, this project was not built.
- Ordinance No. 99-1535 provided for a revised Master Plan, Landscape Plan, Exterior Elevations, and Floor Plans. The amendment also permitted a maximum of 288 multi-family residential units within 36 buildings: 104 condominium units, 184 apartment units, plus one clubhouse. The ordinance also stated that future commercial property fronting West Ryan Road (the proposed Lot 1), shall be established by future amendment of this Ordinance.

Furthermore, the amendment required phasing to not extend beyond a five year timeframe, required a collector street to connect West Ryan Road and South 51st Street (Cobblestone Way) and established minimum setbacks, living area and parking requirements. However, only Phase 1 of this project was built, in 2002-2003.

- Ordinance 2000-1602 amended the project commencement condition from two years to three years for the issuance of Building Permits for at least one apartment building.
- Ordinance 2003-1768 substituted revised Mature Woodland Analysis, Phasing Plan and Wetlands Increased Setbacks for Woodland Trails Condominiums. The amendment also permitted a maximum of 253 condominium units. Phase 2 was built in 2006, reflecting what was approved in a Condominium Plat.
- Ordinance 2006-1875 amended the building elevations for the four, five, six and eight unit buildings, a change to building number 14 from a 4 unit to a 5 unit building and allowed individual trash containers for each unit.
- Ordinance 2006-1896 amended PDD No. 25 to develop Phase III (Parcel 1 of CSM 6924) to include 5 buildings, with 5 units per building for a total of 25 units, to reduce the building setback along South 51st Street to 60 feet, and provided for a landscape berm along South 51st Street. Phase III was previously approved for 5 buildings with 6 units per building. However, this project was not built.
- Ordinance 2007-1928 removed approximately 0.9 acres from PDD No. 25 (rezoned the land to B-3 Community Business District).

Currently 17 buildings have been constructed within PDD No. 25, plus the clubhouse, for a total of 18 buildings and 109 units. PDD No. 25 was approved with multiple building types. In review of the most recent plan on file with the Department of City Development, below is a breakdown of the building types, number of units, and parking. Please note this does not total 253 units, but rather 257 as changes were made throughout the life of the development. Parking information was also not always readily available.

Existing:

Building Type	Number of Bldgs.	Units/ Bldg.	Total Units	Bedrooms	Number of enclosed parking spaces per unit	Total enclosed parking per building
A	7	8	56	2 bedroom units	1	56
B	2	8	16	2 bedroom units	2	32
C	3	4	12	2 bedroom units	2	24
D	5	5	25	2 & 3 bedroom units	2	50
Total	17		109			162

Planned development for Lot 2 of the proposed CSM:

Building Type	Number of Bldgs.	Units/ Bldg.	Total Units	Bedrooms	Number of enclosed parking spaces per unit	Total enclosed parking per building
C	12	4	48	2 bedroom units	2	96
D	8	5	40	2 & 3 bedroom units	2	80
E	5	6	30	2 & 3 bedroom units		
F						
Total	25		118			

Planned development for Parcel 1 of CSM 6924:

Building Type	Number of Bldgs.	Units/ Bldg.	Total Units	Bedrooms	Number of enclosed parking spaces per unit	Total enclosed parking per building
F	5	5	25	Row houses		
Total	5		25			

Overall, the PDD is being reduced from 253 units to 215 units, a reduction of approximately 15 percent. The areas now planned for the Hickory Grove Apartments was previously approved for 143 units. The applicant is now proposing 106 units, which is a reduction of approximately 26%.

Earlier this year, the applicant held an open house and invited adjacent property owners to come and comment on the preliminary design of the project. Since the open house, Alderwoman Janet Evans and staff have received numerous emails and letters from the public. These public comments are attached for Plan Commission review and consideration.

Project Description/Analysis

PDD No. 25 Minor Amendment

The applicant is requesting approval to develop 106 market rate apartments within eight buildings. The site plan contains seven 14-unit buildings (each consisting of 4 one-bedroom units, 8 two-bedroom units and 2 three-bedroom units) and one 8-unit building (consisting of two-bedroom units). In total, there will be 28 one-bedroom units, 64 two-bedroom units and 14 three-bedroom units; therefore, Parcel 1 of CSM No. 6924 has approximately 9 units per acre and the proposed Lot 2 has approximately 5 units per acre. The applicant has indicated project costs exceeding \$13 million and an average rental rate of \$1,370 per month.

Site Plan:

The apartment development is located upon the proposed Lot 2 and Parcel 1 of CSM No. 6924 to the north (both zoned PDD No. 25). Phase 1 includes the two 14-unit buildings upon Parcel 1 of CSM No. 6924. Phase 2 and 3 includes the remainder of the development, consisting of five 14-unit buildings in Phase 2 and one 8-unit building in Phase 3, all located upon the proposed Lot 2.

PDD No. 25 states that not more than 25% of the lot area may be occupied by buildings and structures, including accessory buildings (i.e. a minimum Open Space Ratio of 25%). The proposed Lot 2 has an Open Space Ratio (OSR) of 9.1% and Parcel 1 of CSM No. 6924 has an OSR of 16.4%. According to the applicant, PDD No. 25 will have an overall OSR of 10.5%.

The applicant has indicated that dumpster enclosures will be constructed of CMU and siding that matches that of the buildings with decorative access doors. The wall heights will be approximately 7 feet. A dumpster enclosure is provided for each of the buildings.

Below are several site plan related suggestions for Plan Commission consideration.

1. Replace the two 14-unit buildings in Phase 1 to a third building type consisting of fewer units, such as three 8-unit or four 6-unit buildings, which would reduce the density by four units.
2. Utilize the remaining triangular greenspace area of Parcel 1 of CSM No. 6924 located to the west of the westernmost building as a tenant amenity such as a pet exercise area or park/playground area.
3. Include a clubhouse, pet exercise area, swimming pool, fitness facility or other such amenities on the site plan.
4. Installation of a sidewalk parallel to South 51st Street.

Ingress and Egress:

The applicant is proposing to extend a private road to access the apartment development from Cobblestone Way, which provides ingress/egress from South 51st Street and West Ryan Road. The private drive has a width of 26-feet, which meets Fire Department requirements.

The two buildings to the north have five ingress/egress locations adjacent to West Cobblestone Way. Due to this proximity to South 51st Street, staff recommends that the curb cut nearest South 51st Street be eliminated.

Pedestrian Amenities:

The Site Plan illustrates walkways throughout the development, around each building. The applicant indicated they will include benches, pet waste stations and garbage cans throughout the property as well. Staff recommends the applicant submit catalog pages of the benches, pet waste stations and trash receptacles to Department of City Development staff for review and approval. Furthermore, staff suggests installation of a path along the utility easement with a boardwalk where the path would crossover wetlands. Staff also suggests that the path include pedestrian scale lighting. Any formal trail or path through protected natural resource areas will require approval of a Natural Resource Special Exception Application.

Parking:

PDD No. 25 was originally created to allow 288 apartment units. The Ordinance required a minimum of 328 enclosed parking stalls and a minimum of 412 outdoor parking spaces, which is 2.57 parking spaces provided per unit. The PDD was amended in 1999 and required a minimum of 340 enclosed parking stalls, 599 surface parking stalls and 115 guests parking stalls to be provided for the 288 multi-family (apartments and condominiums) development, which is 3.66 parking spaces provided per unit.

The applicant is proposing 237 parking spaces, comprising of 92 attached garage parking spaces and 145 exterior spaces, including those spaces in front of the attached garages. This equates to approximately 2.24 parking spaces per unit.

For comparison purposes, the Unified Development Ordinance requires a Standard Parking Ratio of 1 space per dwelling unit for efficiency and one-bedroom apartments, 2 spaces per dwelling unit for two-bedroom apartments and 2.5 spaces per dwelling unit for three or more bedroom apartments. The applicant is proposing a total of 28 one-bedroom units, 64 two-bedroom units and 14 three-bedroom units; therefore, the UDO Standard Parking Ratio is 191 parking spaces. The 14-unit buildings each have 12 attached garage spaces, of which 6 of the 7 14-unit buildings 10 units will have a garage parking space and a space directly outside of the garage and 2 units will have a garage space but not a space directly outside the garage. Units without a garage will have designated exterior spots chosen by management to best serve those units. The remaining spaces will be designated as guest parking.

The proposed parking spaces are a minimum of size of 9' wide and 18' long (162-feet). As a comparison, the UDO requires a minimum parking space size of 9' wide and 180 square feet. As this is residential parking with a lower rate of turnover compared to other uses such as retail, Planning staff does not object to the proposed parking space size.

The surface parking areas comply with ADA accessible parking standards per Table 15-5.0202(I)(1) of the UDO.

Related to parking, and to create an overall higher quality development, staff recommends the applicant revise the plans to include a greater number of attached garage parking spaces, minimally one attached parking space per unit. Staff suggests a minimum of two attached parking spaces be provided per unit.

Landscaping:

PDD No. 25 approved a specific Landscape Plan for the development. The previously approved plan did not contain a summary of the quantity of plantings provided at that time.

With this request, the applicant is proposing to construct 106 dwelling units. The Landscape Plan identifies 84 canopy/shade trees, 59 decorative trees, 106 evergreens and 398 shrubs. This equates to 0.79 canopy/shade trees per unit, 0.55 decorative trees per unit, 1.00 evergreen trees per unit and 3.75 shrubs per unit.

For comparison purposes, the UDO requires 1.5 canopy/shade trees per dwelling unit, 1 decorative tree per dwelling unit, 1 evergreen per dwelling unit and 3 shrubs per dwelling unit. Therefore, a total of 159 canopy/shade trees, 106 evergreen trees, 106 decorative trees and 318 shrubs would be required for the proposed 106 dwelling units using the landscaping standards set forth in the UDO.

The Natural Resource Protection Plan also shows 21 existing trees that will be preserved, along with 71% of the mature woodland.

Staff recommends that the applicant plant fewer shrubs and a greater number of large trees along the north property line of Parcel 1 of CSM No. 6924. Staff also recommends the applicant remove dead, dying and invasive trees throughout the site and replace with native landscaping. In addition, staff suggests creating a berm at this location to further buffer the condominium development to the north and the proposed apartment development.

The applicant has provided hose bibs on the buildings for irrigation. Areas for snow storage are illustrated on the Landscape Plans as well.

Outdoor Lighting:

The applicant provided a Site Lighting Plan, proposing six pole lights adjacent to the two northernmost buildings, 13 pole lights and four building lights among the five 14-unit buildings on Lot 2 and two pole lights and four building lights around the 8-unit building. In total, the development will consist of 21 pole lights and 8 building lights. The light poles are 20-feet in height.

Natural Resource Protection Plan

The applicant has submitted a Natural Resource Protection Plan. The site contains several protected resources including: steep slopes; mature woodlands; stream; shore buffer; wetlands; wetland buffers and wetland setback. The site also contains a Southeastern Wisconsin Regional Planning Commission (SEWRPC) Isolated Natural Resource Area. Portions of buildings are located within the Isolated Natural Resource Area and will require SEWRPC approval.

The development is disturbing approximately 29% of the mature woodlands onsite, including the areas previously disturbed by the existing condominium development. The applicant mapped steep slopes and is within the disturbance limits; however, per the City's natural resource consultant these are man-made steep slopes and not required for protection.

Otherwise, the development does not permanently impact any protected resources. There are temporary disturbances to a wetland and associated wetland buffer and wetland setback for the extension of utilities, which are considered essential services; therefore, the temporary impacts are allowed per the UDO. The applicant will have to restore these areas. Staff recommends that final approval of the restoration and maintenance plan be approved by Department of City Development staff.

The applicant has submitted a Conservation Easement, which is being reviewed by staff. The Conservation Easement shall be recorded with the Milwaukee County Register of Deeds, prior to issuance of an Occupancy Permit.

Architecture:

PDD No. 25 requires architectural review by the Architectural Review Board. Further, it requires Ohio Cobblefield Cultured Stone to clad all building facades by 50%, exclusive of doors, windows, gutters, and roof and eaves. It also requires that other building treatments consist of an organic color, conducive to the vernacular natural landscape, with roof materials to compliment both stone and other building façade materials, equally.

Furthermore, it states that permanent identification signs and dumpster enclosures be reviewed by the Architectural Board.

As a PDD and large multi-family development, staff believes it is appropriate for the Plan Commission to review and approve architecture, dumpster enclosures and signage. In addition, per the UDO the Plan Commission shall act as the Architectural Review Board on matters that require zoning approval by the Plan Commission. As such, the draft ordinance allows the Plan Commission to approve the architecture, dumpster enclosures and signage. The attached plans include details for all of these elements.

The primary building materials include a stone veneer lap siding (either LP Smartside or fiber cement) and gable shake siding. The building also includes balconies and overhangs above the garage doors.

PDD requires height of buildings not to exceed 35-feet or two and a half habitable stories, whichever is lower. The applicant is proposing 2-story buildings with an overall peak height of 34-feet.

Signage:

As previously stated, PDD No. 25 requires review of permanent identification sign by the Architectural Review Board. The applicant has included the sign with this submittal (see Sheet A0.2 for details). Staff supports the Plan Commission approving the proposed sign as part of this PDD Amendment, subject to a sign permit being issued by the Inspection Department, prior to installation. Staff notes that the Plan Commission typically reviews and approves Subdivision Monument Signs, including signs for multi-family developments.

Stormwater Management:

The Engineering Department is currently reviewing the preliminary storm water management plans. The applicant will provide a final stormwater management plan and stormwater

management agreement with the final engineering plans. Staff recommends that the applicant submit to the Engineering Department, for review and approval, a final storm water management plan, prior to Building Permit and shall address all Engineering Department technical corrections related to storm water management, infrastructure, utilities, grading and erosion control.

Certified Survey Map

Staff recommends that the applicant address all technical corrections required by staff and Milwaukee County, prior to recording the Certified Survey Map, which is required under Condition No. 1 of the CSM draft resolution.

A draft resolution is also provided for the vacation of public utility and roadway easements that were recorded as part of CSM No. 6924 for the previously approved project. These easements are no longer needed with the revised development plan.

Comprehensive Master Plan Amendment

Comprehensive Master Plan Consistency:

Staff has concluded that the subject proposal is consistent with the City's 2025 Comprehensive Master Plan. A single-family home currently exists on the subject parcel, which is why staff believes the property was designated as Residential. The Proposed Lot 2 and the parcel directly north of West Cobblestone Way, however, have been planned for a multi-family residential development since 1998 with the creation of Planned Development District No. 25. Furthermore, multi-family residential developments exist to the north, east and west of the subject property.

The portion of the property labeled as Proposed Lot 3 is zoned B-2 General Business District. Staff recommended, and the applicant agreed, to propose a Commercial land use designation for that area. This change provides consistency between the zoning and Future Land Use Map. Furthermore, Andy's on Ryan gasoline service station is located to the south of the Proposed Lot 3, so a commercial development would be consistent with that adjacent existing land use as well.

The applicant has indicated that they do not currently have plans for the proposed Lot 3. Because of the property's proximity to the proposed multi-family development to the north, it may also be appropriate for a residential development on that site. The applicant is aware that the property will have to be rezoned and the Comprehensive Master Plan amended if a development is proposed in the future that is not consistent with the B-2 District and Commercial land use designation.

Staff Recommendation

Department of City Development staff recommends approval of the Comprehensive Master Plan Amendment, Planned Development District Amendment and Certified Survey Map, subject to the conditions of approval in the attached draft ordinance and resolutions.

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