CITY OF FRANKLIN
COMMON COUNCIL MEETING
FRANKLIN CITY HALL COUNCIL CHAMBERS
9229 W. LOOMIS ROAD, FRANKLIN, WISCONSIN
AGENDA*
TUESDAY, JANUARY 6, 2015
AT 6:30 PM

A. Call to Order and Roll Call

B. 1. Citizen Comment Period
2. Mayoral Announcements:
(a) Non-Metallic Mining ordinance status.
(b) Unified Development Ordinance (UDO) compilation status.
(c) Oak Creek Watershed study.
(d) Sex offender residency restriction map update.
(e) Intergovernmental Cooperation Council (ICC) meeting of 1/19/2015.
(f) Intergovernmental Cooperation Council (ICC) endorsement of the Couture development.

C. Approval of minutes:
December 16, 2014 Common Council meeting.

D. Hearings
Public Hearing – Proposed Ordinance to amend the City of Franklin 2025 Comprehensive Master Plan to incorporate updated changes to the Comprehensive Outdoor Recreation Plan, including, but not limited to: the addition of a Specialized Recreational Area (special park) north of West Loomis Road (State Highway 36) and east of 116th Street at approximately 11120 West Loomis Road to serve the community's need for an all-accessible and all-inclusive playground and provide for passive recreational opportunities and environmental education on adjacent conservancy lands; the addition of 10,820 lineal feet of additional trail way to the City's existing trail network to reflect the Common Council's direction at their June 4, 2013 meeting to include these improvements within the impact fee calculations for the 2013 Park Impact Fee Update; replacing a 2010 Department of Administration (DOA) population projection of 33,900 with the 2010 U.S. Census population of 35,451 and incorporating updated DOA population projections to guide and properly target the City's recreational needs through the year 2025 and beyond.

E. Organizational Business

F. Letters and Petitions

G. Reports and Recommendations
1. An Ordinance to Amend the City of Franklin 2025 Comprehensive Master Plan to change the future Land Use Map designation for property located at approximately 51st Street and Cobblestone Way from Residential Use and Areas of Natural Resource Features to Residential – Multi-Family Use and Areas of Natural Resource Features (Proposed Lot 2) and from Residential Use and Areas of Natural Resource Features to Commercial Use and Areas of Natural Resource Features (Proposed Lot 3)(Approximately 17.3497 Acres)(Franklin Square, LLC, Applicant).
2. 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).

3. A Resolution Conditionally Approving a 3 lot Certified Survey Map, 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 (Franklin Square, LLC, Applicant)(Approximately 51st Street and Cobblestone Way).
4. A Resolution Authorizing the Vacation of Public Utility and Roadway Easements upon lands described within Certified Survey Map No. 6924, recorded as Document No. 8021091 on February 7, 2001 with 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 (Approximately 51st Street and Cobblestone Way)(Franklin Square, LLC, Certified Survey Map Applicant).
5. A Resolution for Adoption of the Comprehensive Outdoor Recreation Plan: 2030 for the City of Franklin, Milwaukee County, Wisconsin; and an Ordinance to Amend the City of Franklin 2025 Comprehensive Master Plan to Incorporate the Comprehensive Outdoor Recreation Plan: 2030.
6. A Resolution authorizing officials to execute an Intergovernmental Funding Agreement with Milwaukee Metropolitan Sewerage District (MMSD) for the private property infiltration and inflow (PPII) elimination on S. 35th Street, S. 36th Street, and S. 37th Place south of W. Madison Boulevard, and authorize staff to go out for bids to relay and/or reline 33 private laterals and to disconnect the foundation drains in 5 homes located on S. 35th Street, S. 36th Street, and S. 37th Place south of W. Madison Boulevard.
7. A Resolution Awarding a Contract for the ADA Compliant City Hall Fire Alarm System East Wing Project.
8. November 2014 Monthly Financial Report.

H. Licenses and Permits
Miscellaneous Licenses

I. Bills
Vouchers and Payroll approval

J. Adjournment

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

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

REMINDERS:

January 8	Plan Commission Meeting	7:00 p.m.
January 20	Common Council Meeting	6:30 p.m.
January 22	Plan Commission Meeting	7:00 p.m.

C.

CITY OF FRANKLIN
COMMON COUNCIL MEETING
DECEMBER 16, 2014
MINUTES

ROLL CALL	A.	The regular meeting of the Common Council was held on December 16, 2014 and called to order at 6:30 p.m. by Mayor Steve Olson in the Franklin City Hall Council Chambers, 9229 W. Loomis Road, Franklin, Wisconsin. On roll call, the following were in attendance: Alderman Mark Dandrea, Alderman Dan Mayer, Alderwoman Kristen Wilhelm, Alderwoman Janet Evans, Alderman Doug Schmidt, and Alderwoman Susanne Mayer. Also present were City Engineer Glen Morrow, Dir. of Administration Mark Luberda, City Attorney Jesse Wesolowski and City Clerk Sandra Wesolowski.
CITIZEN COMMENT	B.1.	Citizen comment period was opened at 6:31 p.m. and closed at 6:36 p.m.
APPROVAL OF MINUTES	C.1.	Alderwoman Evans moved to approve the minutes of the regular meeting of December 2, 2014 as amended. Seconded by Alderwoman Wilhelm. All voted Aye; motion carried.
APPOINTMENTS	E.(a)	Alderwoman Evans moved to confirm the Mayoral appointment of Mark Kass, Ald. Dist. 2, to the Community Development Committee for a 4-year term expiring 8/30/2018. Seconded by Alderman D. Mayer. On roll call, all voted Aye. Motion carried.
	E.(b)	Alderwoman Evans moved to confirm the Mayoral appointment of Linda Wandtke, Ald. Dist. 4, to the Personnel Committee for a 3-year term expiring 4/30/2016. Seconded by Alderman Dandrea. On roll call, all voted Aye. Motion carried.
	E.(c)	Alderman D. Mayer moved to confirm the Mayoral appointment of Patricia Pomahac, Ald. Dist. 2, to the Environmental Committee for a 3-year term expiring 4/30/2016. Seconded by Alderwoman Evans. On roll call, all voted Aye. Motion carried.
COMMUNITY DEVELOPMENT GRANT AWARD	G.1.	Alderwoman S. Mayer moved to accept the donation of $2,000 from The Walmart Foundation and Facility #1551 to be deposited into the Police Donation Account. Seconded by Alderman Alderman D. Mayer. All voted Aye; motion carried.
ORD 2014-2159 AMEND UDO PLANNED DEVELOPMENT DISTRICT NO. 21 (BRENWOOD PARK)	G.2.	Alderman Dandrea moved to adopt Ordinance No. 2014-2159, AN ORDINANCE TO AMEND §15-3.0426 OF THE UNIFIED DEVELOPMENT ORDINANCE PLANNED DEVELOPMENT DISTRICT NO. 21 (BRENWOOD PARK) TO ALLOW FOR A MULTI-FAMILY SENIOR HOUSING APARTMENT DEVELOPMENT (H.O.L.I.E., INC., APPLICANT) (9260 WEST HIGHLAND PARK AVENUE). Seconded by

Alderwoman Evans. On roll call, Alderwoman S. Mayer, Alderman Schmidt, Alderwoman Evans, Alderwoman Wilhlem and Alderman Dandrea voted Aye; Alderman D. Mayer voted No. Motion carried.

RES 2014-7046 CONSERVATION EASEMENT WIS ELEC POWER COMPANY — G.3.

Alderwoman Wilhelm moved to adopt Resolution No. 2014-7046, A RESOLUTION AUTHORIZING CERTAIN OFFICIALS TO ACCEPT A CONSERVATION EASEMENT FOR AND AS PART OF THE REVIEW AND APPROVAL OF A SITE PLAN AND NATURAL RESOURCE SPECIAL EXCEPTION FOR PROPERTY LOCATED AT 4800 WEST RAWSON AVENUE (TAX KEY NO. 740-9988-006)(WISCONSIN ELECTRIC POWER COMPANY, OWNER). Seconded by Alderman Schmidt. All voted Aye; motion carried.

REQUEST TO BUILD DOG PARK — G.4.

Alderman D. Mayer moved to suspend the regular order of business to allow citizens to speak. Seconded by Alderman Schmidt. All voted Aye; motion carried.
Alderman D. Mayer moved to direct the Parks Commission to determine possible locations, development costs and operational costs and return that data along with a recommendation to the Common Council by last meeting in February, 2015. Seconded by Alderwoman Evans. All voted Aye; motion carried.
Alderman D. Mayer moved to return to the regular order of business. Seconded by Alderman Dandrea. All voted Aye; motion carried.

PEDESTRIAN BRIDGE ACROSS LEGEND CREEK — G.5.

Alderman D. Mayer moved to lay over installation of a pedestrian bridge across Legend Creek until additional bids are received. Seconded by Alderman Schmidt. All voted Aye; motion carried.

RES 2014-7047 AGREEMENT WITH JSA RE: LANDFILL MONITORING — G.6.

Alderwoman Evans moved to adopt Resolution No. 2014-7047, A RESOLUTION AUTHORIZING CERTAIN OFFICIALS TO EXECUTE AN AGREEMENT TO CONTINUE PROFESSIONAL ENVIRONMENTAL ENGINEERING SERVICES TO MONITOR COMPLIANCE AT THE METRO RECYCLING & DISPOSAL FACILITY TO DECEMBER 31, 2015, WITH JSA CIVIL ENVIRONMENTAL ENGINEERS, INC. Seconded by Alderman Schmidt. All voted Aye; motion carried.

CONTRACT EXTENSION FOR N&S TOWING, INC — G.7.

Alderman D. Mayer moved to award the towing contract extension to N&S Towing, Inc. for the period March 1, 2015 through February 28, 2016. Seconded by Alderman Schmidt. All voted Aye; motion carried.

TEMPORARY SIGNS FOR NEW BUSINESS/ CONSTRUCTION

G.8. Alderwoman Wilhelm moved to direct staff to prepare appropriate changes to relax the requirements and simplify the temporary signage process and to return the same to the Economic Development Commission for review and recommendation. Seconded by Alderman Dandrea. All voted Aye; motion carried.

RES 2014-7048 JURISDICTIONAL TRANSFER OF W. ST. MARTINS ROAD

G.9. Alderman D. Mayer moved to hold a Jurisdictional Transfer of W. St. Martins Road until January, 6, 2015 with a representative from Milwaukee County to appear with plans for W. St. Martins Road from S. North Cape Road to S. Lovers Lane Road, along with a guarantee that Milwaukee County will work with the City. Seconded by Alderwoman S. Mayer. On roll call, Alderman Schmidt, Alderwoman Evans and Alderman Dandrea voted Aye; Alderwoman S. Mayer, Alderwoman Wilhelm and Alderman D. Mayer voted No. Mayor Olson broke the tie by voting No. Motion failed.

Alderman Schmidt then moved to adopt Resolution No. 2014-7048, A RESOLUTION AUTHORIZING OFFICIALS TO ACCEPT JURISDICTIONAL TRANSFER OF W. ST MARTINS ROAD (CTH MM) FROM S. NORTH CAPE ROAD TO S. LOVERS LANE ROAD subject to the Resolved provision reading that the Common Council conditionally accepts the concept of the jurisdictional transfer from Milwaukee County of W. St. Martins Road (CTH MM) from S. North Cape Road to S. Lovers Lane Road in exchange for the removal of asphalt, rubblizing and compacting the concrete, and resurfacing with HMA, widening to a rural cross section of 30-foot width including shoulders, installation of a multiuse sidewalk/pathway along one side only, the repair of storm sewer systems, and public informational meetings with regard to the design of the road project. Seconded by Alderman D. Mayer. All voted Aye; motion carried.

WATER MAIN DEFERMENTS

G.10. Alderman D. Mayer moved to accept the request for water main deferments per Section 14.21(4) of the Municipal Code listed and authorize the Mayor and City Clerk to sign the petitions for deferment W. St. Martins Road from S. Chapel Hill Drive to 440 Lineal Feet to southeast of S. Chapel Hill Drive. Seconded by Alderman Schmidt. All voted Aye; motion carried.

RES 2014-7049 MMSD GREEN SOLUTIONS FUNDING GRANT

G.11. Alderwoman Evans moved to adopt Resolution No. 2014-7049, A RESOLUTION AUTHORIZING OFFICIALS TO EXECUTE AN MMSD GREEN SOLUTIONS FUNDING GRANT FOR WATER & WASTEWATER BUILDING SITE, 5550 W.

AIRWAYS AVENUE. Seconded by Alderman Dandrea. All voted Aye; motion carried.

RES 2014-7050 EQUIPMENT REPLACEMENT FUND

G.12. Alderman D. Mayer moved to adopt Resolution No. 2014-7050, A RESOLUTION TO MODIFY EQUIPMENT ADDITIONS TO THE EQUIPMENT REPLACEMENT FUND FOR THE CITY OF FRANKLIN. Seconded by Alderman Dandrea. All voted Aye; motion carried.

CONTRACT WITH GOVHR USA, LLC

G.13. Alderman Schmidt moved to approve the Contract for Professional Services with GovHR USA, LLC for a Classification and Compensation study, to authorize the Director of Administration to execute the same, to authorize release of payments as provided for therein, and to direct the $40,000 appropriation be encumbered for the services provided for therein, including the additional services as may result from the study. Seconded by Alderman Dandrea.
Alderwoman Wilhelm vacated her seat at 8:56 p.m.
On roll call to approve the contract, Alderwoman S. Mayer, Alderman Schmidt, Alderwoman Evans and Alderman Dandrea voted Aye; Alderman D. Mayer voted No. Motion carried.

CONTRACT WITH GEOGRAPHIC MARKETING ADVANTAGE, LLC

G.14. Alderman D. Mayer moved to authorize the Director of Administration to execute a contract with Geographic Marketing Advantage, LLC for Geographic Information System Support and Database Maintenance Services in a form substantially equivalent to the 2014 contract but incorporating a 2.5% rate increase effective January 1, 2015. Seconded by Alderwoman Evans. All voted Aye; motion carried.

"OFF-THE-SHELF" EDITAPP SOLUTION PROJECT UPDATE

G.15. Alderman D. Mayer moved to receive and file and to authorize staff to return the project proposal and a budget modification to the Common Council at such time that final recommendations are available. Seconded by Alderman Dandrea. All voted Aye; motion carried.

LICENSES AND PERMITS

H.1. Alderman Dandrea moved to grant the following:
Approve Operators' licenses to Cynthia Martinez, 10135 W. Forest Home Ave., Hales Corners; Heather Bandle, 10380 W Plumtree Circle, Hales Corners; and
Hold the Operator's license application for disposition of pending charge for Cheri Gaedtke, 8037 W High St, Franklin; and
Approve the following PUBLIC (People Uniting for the Betterment of Life and Investment in the Community) Grant:

St Paul's Lutheran School – Community Picnic
Franklin Police Citizen Academy Alum Association –

Recognition and Appreciation Event of Law Enforcement Personnel and their families

Seconded by Alderwoman Evans. All voted Aye; motion carried.

VOUCHERS AND PAYROLL — I.1.

Alderman D. Mayer moved to approve net general checking account City vouchers in the range of Nos. 154615 through 154778 in the amount of $3,547,584.05 dated November 26, 2014 through December 11, 2014. Seconded by Alderwoman Evans. On roll call, all voted Aye. Motion carried.

Alderwoman Evans moved to approve net payroll dated December 12, 2014 in the amount of $356,026.52 and payments of the various payroll deductions in the amount of $206,460.55 plus any City matching payments where required. Seconded by Alderman D. Mayer. On roll call, all voted Aye; motion carried.

Alderman Schmidt moved to approve net payroll dated December 26, 2014 estimated at $355,000.00 and payments of the various payroll deductions estimated at $370,000.00 plus any City matching payments where required. Seconded by Alderwoman Evans. On roll call, all voted Aye. Motion carried.

Alderwoman S. Mayer moved to approve property tax refunds in the range of Nos. 13297 through 13300 in the amount of $474.35 dated December 11, 2014. Seconded by Alderman D. Mayer. On roll call, all voted Aye. Motion carried.

Alderwoman S. Mayer moved to approve the payment to Buxton in the amount of $25,000.00. Alderman Dandrea

Alderwoman Evans Moved to approve the payment to Payne & Dolan in the amount of $217,555.84. Alderman D. Mayer

Alderman Dandrea Moved to approve the payment to Musson Brothers, Inc. in the amount of $6,137.71. Alderman D. Mayer

Alderman Schmidt Moved to approve the payment to BCF Construction Corp. in the amount of $103,512.40. Seconded by . On roll call, all voted Aye. Seconded by Alderman D. Mayer. Motion carried.

ADJOURNMENT — J.

Alderman Evans moved to adjourn the meeting at 9:10 p.m. Seconded by Alderman D. Mayer. All voted Aye; motion carried.

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D.

CITY OF FRANKLIN
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT THE COMMON COUNCIL OF THE CITY OF FRANKLIN will conduct a public hearing on Tuesday, January 6, 2015, at 6:30 p.m., or as soon thereafter as the matter may be heard, in the Common Council Chambers at the Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin 53132, to hear public comment regarding a proposed ordinance to amend the City of Franklin 2025 Comprehensive Master Plan to incorporate updated changes to the Comprehensive Outdoor Recreation Plan, including, but not limited to: the addition of a Specialized Recreational Area (special park) north of West Loomis Road (State Highway 36) and east of 116th Street at approximately 11120 West Loomis Road to serve the community's need for an all-accessible and all-inclusive playground and provide for passive recreational opportunities and environmental education on adjacent conservancy lands; the addition of 10,820 lineal feet of additional trail way to the City's existing trail network to reflect the Common Council's direction at their June 4, 2013 meeting to include these improvements within the impact fee calculations for the 2013 Park Impact Fee Update; replacing a 2010 Department of Administration (DOA) population projection of 33,900 with the 2010 U.S. Census population of 35,451 and incorporating updated DOA population projections to guide and properly target the City's recreational needs through the year 2025 and beyond. This public hearing is being held pursuant to the requirements of Wis. Stat. § 66.1001(4)(d). The public is invited to attend the public hearing and to provide input. The proposed ordinance to amend the City of Franklin 2025 Comprehensive Master Plan to incorporate the proposed updated changes to the Comprehensive Outdoor Recreation Plan, together with a draft of the updated Plan, is available and open for inspection by the public in the Office of the City Clerk at Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin 53132, during normal business hours. These documents are also available and open for inspection by the public at the Franklin Public Library, 9151 West Loomis Road, Franklin, Wisconsin 53132, during normal business hours. In addition, the draft ordinance is available for review at www.franklinwi.gov. Any questions or comments about the proposed amendment to the Comprehensive Master Plan may be directed to Joel Dietl, City of Franklin Planning Manager, at 414-425-4024.

Dated this 26th day of November, 2014.

Sandra L. Wesolowski
City Clerk

N.B. Class I

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APPROVAL	REQUEST FOR COUNCIL ACTION	MEETING DATE
Slw		01/06/15
REPORTS & RECOMMENDATIONS	**ORDINANCE TO AMEND THE CITY OF FRANKLIN 2025 COMPREHENSIVE MASTER PLAN TO CHANGE THE FUTURE LAND USE MAP DESIGNATION FOR PROPERTY LOCATED AT APPROXIMATELY 51ST STREET AND COBBLESTONE WAY FROM RESIDENTIAL USE AND AREAS OF NATURAL RESOURCE FEATURES TO RESIDENTIAL – MULTI-FAMILY USE AND AREAS OF NATURAL RESOURCE FEATURES (PROPOSED LOT 2) AND FROM RESIDENTIAL USE AND AREAS OF NATURAL RESOURCE FEATURES TO COMMERCIAL USE AND AREAS OF NATURAL RESOURCE FEATURES (PROPOSED LOT 3) (APPROXIMATELY 17.3497 ACRES) (FRANKLIN SQUARE, LLC, APPLICANT)**	ITEM NUMBER G. 1.

At its November 20, 2014 meeting the Plan Commission recommended approval of an ordinance to amend the City of Franklin 2025 Comprehensive Master Plan to change the Future Land Use Map use designation for property located at approximately 51st Street and Cobblestone Way from Residential use and Areas of Natural Resource Features to Residential – Multi-Family use and Areas of Natural Resource Features (Proposed Lot 2) and from Residential use and Areas of Natural Resource Features to Commercial use and Areas of Natural Resource Features (Proposed Lot 3) (approximately 17.3497 acres) (Franklin Square, LLC, Applicant).

The above subject matter was before the Common Council at its meeting on December 2, 2014; the Common Council tabled the item to this meeting.

Protest petitions were filed on behalf of property owners at the December 2, 2014 meeting. Department of City Development staff reviewed petitions. Attached is a memo from the City Planning Manager regarding the review. The memo does not pertain to the statutory requirement that in addition to being "duly signed", protest petitions also be "acknowledged" in order to require a supermajority vote upon the matter to attain approval thereof; at the time of this writing, no "duly signed and acknowledged" petitions have been filed with the City. Specifically with regard to this item, footnote 1 of the memo provides: "It should be noted that in addition to the subject PDD amendment, the petitions also reference the related matter of Comprehensive master Plan Amendment. However, pursuant to Wisconsin State Statute 62.23(7)(d)2m.a. and Unified Development Ordinance Section 15-9.0209, protest petitions pertain only to the needed majority vote of the Common Council on Unified Development Ordinance Text and zoning map

amendments, such as the subject PDD amendment, and do not affect the voting requirements of the Common Council in regard to the Comprehensive Master Plan amendment.

COUNCIL ACTION REQUESTED

A motion to adopt Ordinance No. 2015-_____, an ordinance to amend the City of Franklin 2025 Comprehensive Master Plan to change the Future Land Use Map use designation for property located at approximately 51st Street and Cobblestone Way from Residential use and Areas of Natural Resource Features to Residential – Multi-Family use and Areas of Natural Resource Features (Proposed Lot 2) and from Residential use and Areas of Natural Resource Features to Commercial use and Areas of Natural Resource Features (Proposed Lot 3) (approximately 17.3497 acres) (Franklin Square, LLC, Applicant).

City of Franklin

MEMORANDUM: FROM PLANNING DEPARTMENT

DATE: December 26, 2014

TO: Planning Department Files

FROM: Joel Dietl, Planning Manager

SUBJECT: Planned Development District No. 25, Hickory Grove Apartment Complex Protest Petition Calculations

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INTRODUCTION

The following information is intended to briefly describe how staff undertook the Protest Petition calculations in regard to the Planned Development District (PDD) amendment associated with PDD No. 25's proposed Hickory Grove apartment complex development. Some background information has also been provided.

BACKGROUND

125 petitions protesting the PDD No. 25 amendment for the proposed Hickory Grove apartment complex development were submitted to the City Clerk at the December 2, 2014 Common Council meeting during the Council's deliberations on this matter.[1] The following week, after review of the City Assessor's records, Planning Department staff determined that 81 petitions were located within the subject statutory area (see Wisconsin State Statute 62.23(7)(d)2m.a., Unified Development Ordinance Section 15-9.0209, and Attachment A) and appeared to be signed by the subject property owner. The remaining 44 petitions were either located outside the subject statutory area or were not signed by the subject property owner.

Although these 81 petitions were utilized in the following calculations, it can be noted that subject to discussions with the City Attorney, those petitions which did not contain all of the owner's signatures (i.e. those properties with more than one individual listed as owner) were subtracted from the 81 petitions in a separate but parallel calculation. It can be further noted that 12 of the 81 petitions did not include all owner's names (see Attachment B). However, removal of these 12 petitions did not substantively change the final result of the calculations (see Attachments C, D, and E).

Lastly, it can be noted that Planning Department staff discussed this matter with, and kept apprised, the City Attorney during the course of its work on this matter.

CALCULATIONS

The following assumptions/determinations were made as part of the specific calculations.

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[1] It should be noted that in addition to the subject PDD amendment, the petitions also reference the related matter of the Comprehensive Master Plan Amendment. However, pursuant to Wisconsin State Statute 62.23(7)(d)2m.a. and Unified Development Ordinance Section 15-9.0209, protest petitions pertain only to the needed majority vote of the Common Council on Unified Development Ordinance Text and zoning map amendments, such as the subject PDD amendment, and do not affect the voting requirements of the Common Council in regard to the Comprehensive Master Plan amendment.

- In its determination that the "district change or amendment" included all of PDD No. 25, Planning Department staff considered the following:
    - The overall density of the PDD was being reduced, as was the total number of buildings proposed within the PDD.
    - The proposed Hickory Grove apartment complex would utilize the existing stormwater management ponds located in an earlier phase of the PDD development, and that such ponds would be revised to meet current stormwater management standards.
    - That changes to ingress/egress to Cobblestone Way would be made by the proposed apartment complex.
    - That setback changes would occur due to the proposed apartment complex and associated Certified Survey Map.
- Planning Department staff did not include as part of the "district change or amendment" area the 0.93 acre portion of Parcel 2 of CSM No. 6924 (located along S. 51st Street) as that area is not part of PDD No. 25 and is zoned B-2.
- In calculating the condominium areas, Planning Department staff determined that each condominium unit would represent an equal share of the area of the subject parcel it is located on.
- In those instances where a condominium unit was split (because of the statutory 100 foot distances) the condominium unit was included in the subject calculations if any portion of the unit was included within the subject area (see Attachment F for a more detailed view of these situations).
- In determining what parcels were within the "district change or amendment" area, Planning Department staff determined that the Expansion Area as depicted on the Woodland Trails Condominium Plat was a separate parcel as it has a different owner, a different tax key number, and is depicted as a separate parcel on the City of Franklin and Milwaukee County GIS and parcel mapping systems.
- In determining what parcels were "immediately adjacent" or "directly opposite" from the "district change or amendment" area, Planning Department staff determined that the parcel within the Autumn Ridge Condominium plat with the tax key number of 882-0041-000 would be counted as "directly opposite" as the majority of its frontage (427' of its 483' total) fronts on Cobblestone Way.

The statutory areas subject to the protest petitions (the area of the land included in such amendment, the area of the land immediately adjacent extending 100 feet therefrom, and the land directly opposite thereto extending 100 feet from the street frontage of such opposite land) are shown on Attachments C, D, and E respectively, and in greater detail on Attachment F.

Area Included Within Such Amendment

As shown on Attachment C, this area included all of each parcel located within PDD No. 25. Based upon this area of 36.56 acres, and the statutory 20% requirement, petitions representing 7.31 acres or more of the land would be needed. However, only 49 valid petitions representing 6.31 acres (or 17.3% of the area) were received. Therefore, this method of calculation would not initiate the three-fourths vote of the Common Council.

Area Immediately Adjacent to Such Amendment

As shown on Attachment D, this area included only the 100 foot portion of each parcel "immediately adjacent" to the "district change or amendment" area. Based upon this area of 10.08 acres, and the statutory 20% requirement, petitions representing 2.02 acres or more of the land would be needed. However, only 13

valid petitions representing 1.48 acres (or 14.7% of the area) were received. Therefore, this method of calculation would not initiate the three-fourths vote of the Common Council.

Area Directly Opposite Street Frontage

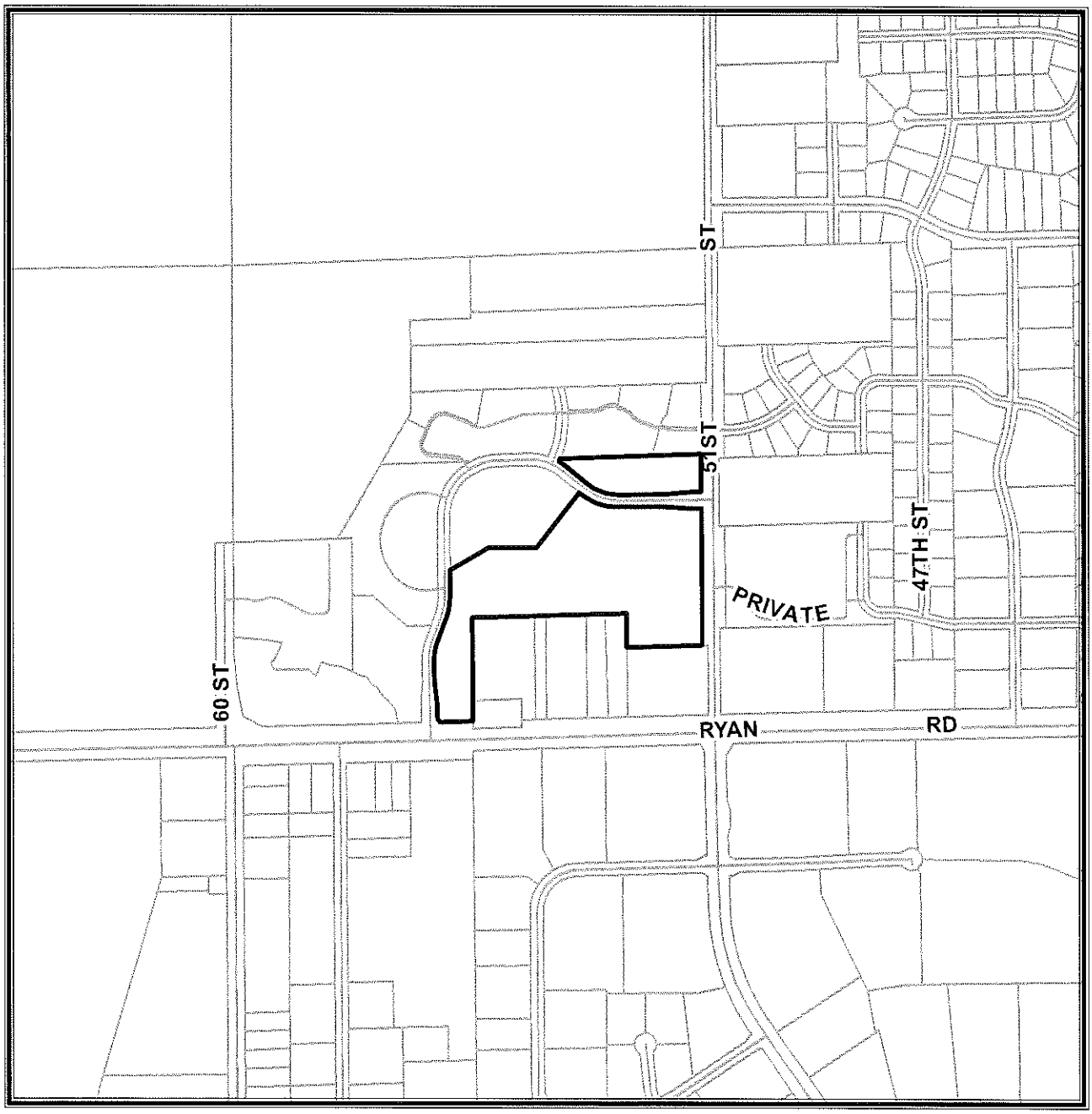
As shown on Attachment E, this area included only the 100 foot portion of each parcel "directly opposite" to the street frontage of the "district change or amendment" area. Based upon this area of 4.98 acres, and the statutory 20% requirement, petitions representing 1.0 acre or more of the land would be needed. 7 valid petitions representing 1.15 acres (or 23.1% of the area) were received. Therefore, this method of calculation ***would*** initiate the three-fourths vote of the Common Council.

CONCLUSION

Based upon the preceding information, it can be noted that ***the protest petitions do meet the statutory requirement of a three-fourths vote of the Common Council***, in regard to "the owners of 20% or more of the land directly opposite thereto extending 100 feet from the street frontage of such opposite land".

City of Franklin

PDD 25 / ~51st & Cobblestone Way
TKNS: 882-9983-001 & 882-9983-006



Planning Department
(414) 425-4024

NORTH

0 500 1,000 2,000 Feet

2013 Aerial Photo

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

STATE OF WISCONSIN CITY OF FRANKLIN MILWAUKEE COUNTY

ORDINANCE NO. 2015-____

AN ORDINANCE TO AMEND THE CITY OF FRANKLIN 2025 COMPREHENSIVE MASTER PLAN TO CHANGE THE FUTURE LAND USE MAP USE DESIGNATION FOR PROPERTY LOCATED AT APPROXIMATELY 51ST STREET AND COBBLESTONE WAY FROM RESIDENTIAL USE AND AREAS OF NATURAL RESOURCE FEATURES TO RESIDENTIAL-MULTI-FAMILY USE AND AREAS OF NATURAL RESOURCE FEATURES (PROPOSED LOT 2) AND FROM RESIDENTIAL USE AND AREAS OF NATURAL RESOURCE FEATURES TO COMMERCIAL USE AND AREAS OF NATURAL RESOURCE FEATURES (PROPOSED LOT 3)
(APPROXIMATELY 17.3497 ACRES)
(FRANKLIN SQUARE, LLC, APPLICANT)

WHEREAS, pursuant to Wis. Stat. §§ 62.23(2) and (3) and 66.1001(4), the City of Franklin is authorized to prepare and adopt and to amend a comprehensive plan as defined in Wis. Stat. §§ 66.1001(1)(a) and 66.1001(2); and

WHEREAS, Franklin Square, LLC has applied for an amendment to the Comprehensive Master Plan to change the proposed use of certain property from Residential Use and Areas of Natural Resource Features to Residential-Multi-Family Use and Areas of Natural Resource Features (proposed Lot 2) and from Residential Use and Areas of Natural Resource Features to Commercial Use and Areas of Natural Resource Features (proposed Lot 3); and

WHEREAS, the Plan Commission of the City of Franklin by a majority vote of the entire Commission on November 20, 2014, recorded in its official minutes, has adopted a resolution recommending to the Common Council the adoption of the Ordinance to Amend the City of Franklin 2025 Comprehensive Master Plan to change the Future Land Use Map use designation for property located at approximately 51st Street and Cobblestone Way, from Residential Use and Areas of Natural Resource Features to Residential-Multi-Family Use and Areas of Natural Resource Features (proposed Lot 2 of the certified survey map submitted by the applicant and recorded for approval by the Common Council on even-date herewith) and from Residential Use and Areas of Natural Resource Features to Commercial Use and Areas of Natural Resource Features (proposed Lot 3 of the certified survey map submitted by the applicant and recorded for approval by the Common Council on even-date herewith); and

WHEREAS, the City of Franklin held a public hearing upon this proposed Ordinance, in compliance with the requirements of Wis. Stat. § 66.1001(4)(d); the Common Council having received input from the public at a duly noticed public hearing on November 18, 2014; and

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

SECTION 1: The City of Franklin 2025 Comprehensive Master Plan is hereby amended to change the Future Land Use Map use designation for the property located at approximately 51st Street and Cobblestone Way, from Residential Use and Areas of Natural Resource Features to Residential-Multi-Family Use and Areas of Natural Resource Features (proposed Lot 2 of the certified survey map submitted by the applicant and recorded for approval by the Common Council on even-date herewith) and from Residential Use and Areas of Natural Resource Features to Commercial Use and Areas of Natural Resource Features (proposed Lot 3 of the certified survey map submitted by the applicant and recorded for approval by the Common Council on even-date herewith). Such property is more particularly described as follows: Tax Key No. 882-9983-006, consisting of approximately 17.3497 total acres of land (proposed Lot 2: 15.6174 acres, proposed Lot 3: 1.7323 acres).

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

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

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

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

Passed and adopted by a majority vote of the members-elect of the Common Council at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2015.

APPROVED:

_____
Stephen R. Olson, Mayor

ATTEST:

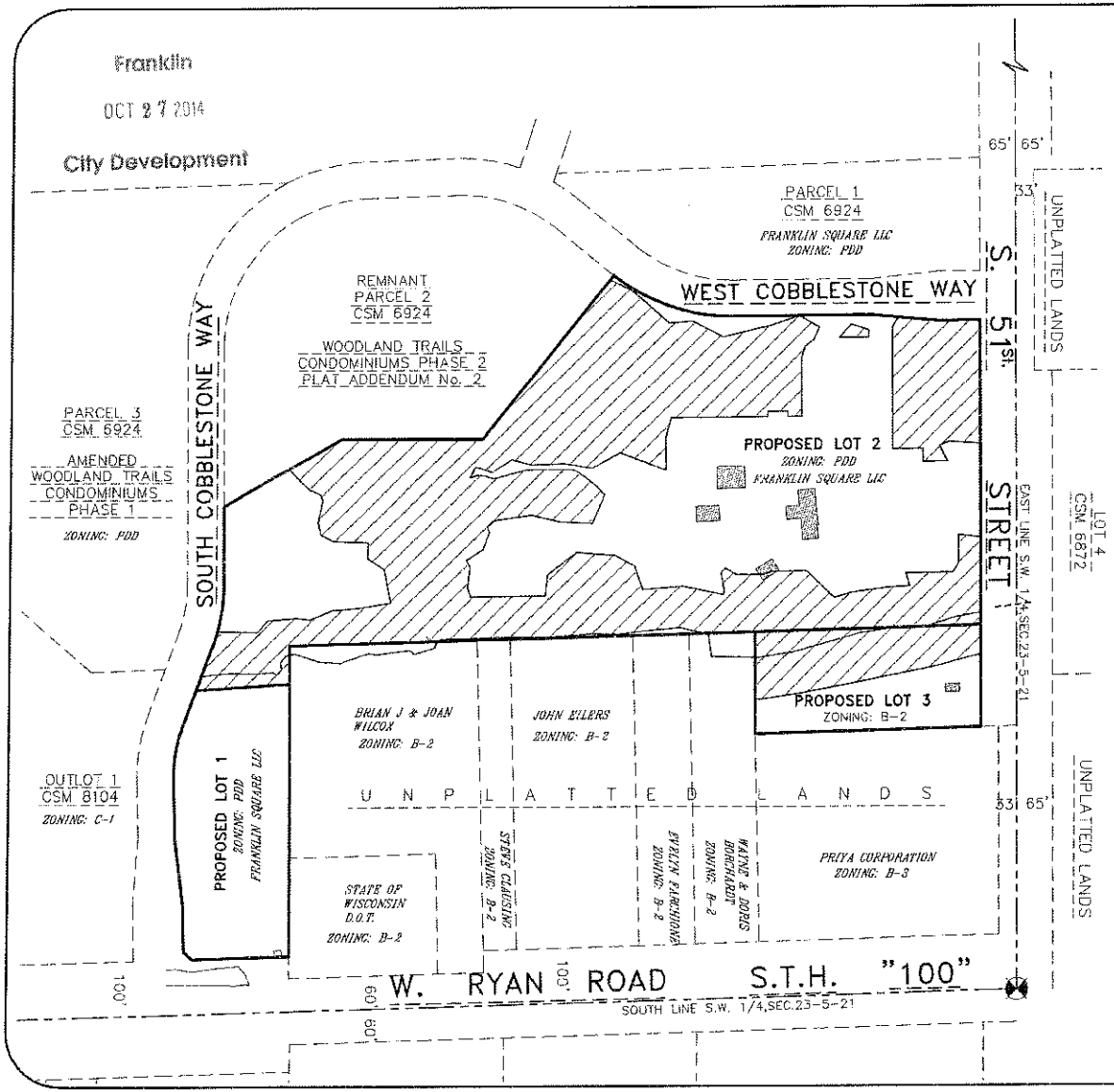
_____
Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____

Franklin

OCT 27 2014

City Development



EXHIBIT

FUTURE LAND USE MAP AMENDMENT

CLIENT

Franklin Square, LLC

SITE ADDRESS

Cobblestone Way, City of Franklin, Milwaukee County, Wisconsin.

LEGAL DESCRIPTION

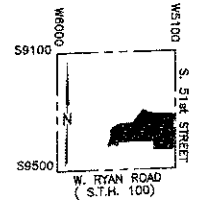
That part of Parcel 2 of Certified Survey Map No. 6924, recorded as Document No. 8021091 on February 7, 2001 in Milwaukee County Register of Deeds, Being a part of the Southwest 1/4 of Section 23, Township 5 North, Range 21 East, In the City of Franklin, Milwaukee County, Wisconsin.

Represents proposed Conservation Easement

Future Land Use Map 2025		
Parcel	Existing Future Land Use	Proposed Future Land Use
Proposed Lot 2	Residential and Areas of Natural Resource Features	Residential - Multi-Family and Areas of Natural Resource Features
Proposed Lot 3	Residential and Areas of Natural Resource Features	Commercial and Areas of Natural Resource Features

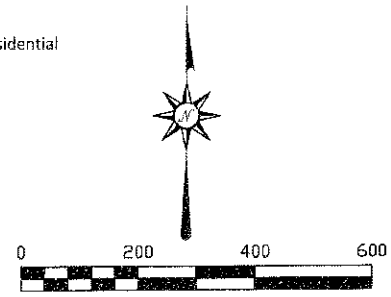
Note: Proposed "Areas of Natural Resource Features" to match Conservation Easement Area

VICINITY MAP



S.W. 1/4 OF SECTION
23-5-21
SCALE 1"=2640'

Residential



CHAPUT LAND SURVEYS LLC
234 W. FLORIDA STREET
MILWAUKEE, WI 53204
414-224-8068
www.chaputlandsurveys.com

Drawing No. 1466-ajs

CITY OF FRANKLIN

REPORT TO THE PLAN COMMISSION

Meeting of November 6, 2014

Comprehensive Master Plan Amendment

RECOMMENDATION: Department of City Development staff recommends approval of the Comprehensive Master Plan Amendment Application.

Project Name:	Hickory Grove Apartments
General Project Location:	South 51st 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, 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 a change to the Future Land Use designation of the Comprehensive Master Plan to reflect the proposed multi-family residential development

INTRODUCTION AND ANALYSIS

On September 18, 2014, Franklin Square, LLC filed a Comprehensive Master Plan Amendment Application in anticipation of a multi-family residential development located at approximately South 51st Street and Cobblestone Way. The Comprehensive Master Plan Amendment Application was submitted in conjunction with a Certified Survey Map and Planned Development District Amendment. Those applications are forthcoming and anticipated for the November 20th Plan Commission meeting.

Current Zoning:
The applicant has provided an exhibit which illustrates the requested change, referencing the properties as proposed on the Certified Survey Map. 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 zoned B-2 District.

Proposed Revision to the Comprehensive Master Plan:
The Comprehensive Master Plan (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 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.

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 Application.

APPROVAL	REQUEST FOR COUNCIL ACTION	MEETING DATE
Slw		01/06/15
REPORTS & RECOMMENDATIONS	**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)**	ITEM NUMBER G. 2.

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.

The above subject matter was before the Common Council at its meeting on December 2, 2014; the Common Council tabled the item to this meeting. Protest petitions were filed on behalf of property owners at the December 2, 2014 meeting. Department of City Development staff reviewed the petitions. Attached is a memo from the City Planning Manager regarding the review. The memo does not pertain to the statutory requirement that in addition to being "duly signed", protest petitions also be "acknowledged" in order to require a supermajority vote upon the matter to attain approval therefore; at the time of this writing, no "duly signed and acknowledged" petitions have been filed with the City.

COUNCIL ACTION REQUESTED

A motion to adopt Ordinance No. 2015-_____, 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).

City of Franklin

MEMORANDUM: FROM PLANNING DEPARTMENT

DATE: December 26, 2014

TO: Planning Department Files

FROM: Joel Dietl, Planning Manager

SUBJECT: Planned Development District No. 25, Hickory Grove Apartment Complex Protest Petition Calculations

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INTRODUCTION

The following information is intended to briefly describe how staff undertook the Protest Petition calculations in regard to the Planned Development District (PDD) amendment associated with PDD No. 25's proposed Hickory Grove apartment complex development. Some background information has also been provided.

BACKGROUND

125 petitions protesting the PDD No. 25 amendment for the proposed Hickory Grove apartment complex development were submitted to the City Clerk at the December 2, 2014 Common Council meeting during the Council's deliberations on this matter.[1] The following week, after review of the City Assessor's records, Planning Department staff determined that 81 petitions were located within the subject statutory area (see Wisconsin State Statute 62.23(7)(d)2m.a., Unified Development Ordinance Section 15-9.0209, and Attachment A) and appeared to be signed by the subject property owner. The remaining 44 petitions were either located outside the subject statutory area or were not signed by the subject property owner.

Although these 81 petitions were utilized in the following calculations, it can be noted that subject to discussions with the City Attorney, those petitions which did not contain all of the owner's signatures (i.e. those properties with more than one individual listed as owner) were subtracted from the 81 petitions in a separate but parallel calculation. It can be further noted that 12 of the 81 petitions did not include all owner's names (see Attachment B). However, removal of these 12 petitions did not substantively change the final result of the calculations (see Attachments C, D, and E).

Lastly, it can be noted that Planning Department staff discussed this matter with, and kept apprised, the City Attorney during the course of its work on this matter.

CALCULATIONS

The following assumptions/determinations were made as part of the specific calculations.

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[1] It should be noted that in addition to the subject PDD amendment, the petitions also reference the related matter of the Comprehensive Master Plan Amendment. However, pursuant to Wisconsin State Statute 62.23(7)(d)2m.a. and Unified Development Ordinance Section 15-9.0209, protest petitions pertain only to the needed majority vote of the Common Council on Unified Development Ordinance Text and zoning map amendments, such as the subject PDD amendment, and do not affect the voting requirements of the Common Council in regard to the Comprehensive Master Plan amendment.

- In its determination that the "district change or amendment" included all of PDD No. 25, Planning Department staff considered the following:
    - The overall density of the PDD was being reduced, as was the total number of buildings proposed within the PDD.
    - The proposed Hickory Grove apartment complex would utilize the existing stormwater management ponds located in an earlier phase of the PDD development, and that such ponds would be revised to meet current stormwater management standards.
    - That changes to ingress/egress to Cobblestone Way would be made by the proposed apartment complex.
    - That setback changes would occur due to the proposed apartment complex and associated Certified Survey Map.
- Planning Department staff did not include as part of the "district change or amendment" area the 0.93 acre portion of Parcel 2 of CSM No. 6924 (located along S. 51st Street) as that area is not part of PDD No. 25 and is zoned B-2.
- In calculating the condominium areas, Planning Department staff determined that each condominium unit would represent an equal share of the area of the subject parcel it is located on.
- In those instances where a condominium unit was split (because of the statutory 100 foot distances) the condominium unit was included in the subject calculations if any portion of the unit was included within the subject area (see Attachment F for a more detailed view of these situations).
- In determining what parcels were within the "district change or amendment" area, Planning Department staff determined that the Expansion Area as depicted on the Woodland Trails Condominium Plat was a separate parcel as it has a different owner, a different tax key number, and is depicted as a separate parcel on the City of Franklin and Milwaukee County GIS and parcel mapping systems.
- In determining what parcels were "immediately adjacent" or "directly opposite" from the "district change or amendment" area, Planning Department staff determined that the parcel within the Autumn Ridge Condominium plat with the tax key number of 882-0041-000 would be counted as "directly opposite" as the majority of its frontage (427' of its 483' total) fronts on Cobblestone Way.

The statutory areas subject to the protest petitions (the area of the land included in such amendment, the area of the land immediately adjacent extending 100 feet therefrom, and the land directly opposite thereto extending 100 feet from the street frontage of such opposite land) are shown on Attachments C, D, and E respectively, and in greater detail on Attachment F.

Area Included Within Such Amendment

As shown on Attachment C, this area included all of each parcel located within PDD No. 25. Based upon this area of 36.56 acres, and the statutory 20% requirement, petitions representing 7.31 acres or more of the land would be needed. However, only 49 valid petitions representing 6.31 acres (or 17.3% of the area) were received. Therefore, this method of calculation would not initiate the three-fourths vote of the Common Council.

Area Immediately Adjacent to Such Amendment

As shown on Attachment D, this area included only the 100 foot portion of each parcel "immediately adjacent" to the "district change or amendment" area. Based upon this area of 10.08 acres, and the statutory 20% requirement, petitions representing 2.02 acres or more of the land would be needed. However, only 13

valid petitions representing 1.48 acres (or 14.7% of the area) were received. Therefore, this method of calculation would not initiate the three-fourths vote of the Common Council.

Area Directly Opposite Street Frontage

As shown on Attachment E, this area included only the 100 foot portion of each parcel "directly opposite" to the street frontage of the "district change or amendment" area. Based upon this area of 4.98 acres, and the statutory 20% requirement, petitions representing 1.0 acre or more of the land would be needed. 7 valid petitions representing 1.15 acres (or 23.1% of the area) were received. Therefore, this method of calculation ***would*** initiate the three-fourths vote of the Common Council.

CONCLUSION

Based upon the preceding information, it can be noted that ***the protest petitions do meet the statutory requirement of a three-fourths vote of the Common Council***, in regard to "the owners of 20% or more of the land directly opposite thereto extending 100 feet from the street frontage of such opposite land".

STATE OF WISCONSIN CITY OF FRANKLIN MILWAUKEE COUNTY

ORDINANCE NO. 2015-____

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 _____, 2015, by Alderman _____.

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

APPROVED:

_____
Stephen R. Olson, Mayor

ATTEST:

_____
Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____

PROJECT:

Hickory Grove Apartments

Franklin, WI

ISSUE FOR: Municipal Submittal

ARCHITECT:

STEPHEN PERRY SMITH ARCHITECTS, INC.

MILWAUKEE, WISCONSIN

STEPHEN PERRY SMITH
ARCHITECTS, INC.
TWO PARK PLAZA
10850 W. PARK PLACE, SUITE 420
MILWAUKEE, WISCONSIN 53224
T 414.359.9700 | F 414.359.9704
spsarchitects.com

PROJECT

HICKORY GROVE
APARTMENTS
FRANKLIN, WI

OWNER

FRANKLIN SQUARE, LLC
622 N. WATER STREET, SUITE 500
MILWAUKEE, WI 53202

REVISIONS

NO.	DESCRIPTION	DATE
01	MUNICIPAL REVIEW	10.24.14

INFORMATION

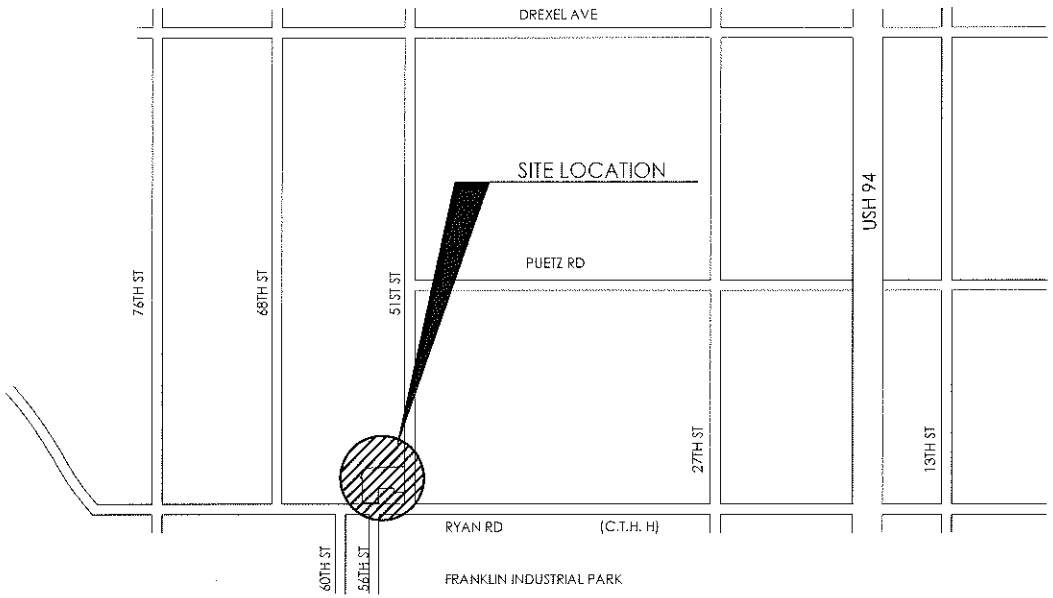
PROJECT ARCHITECT	SPS
PROJECT MANAGER	AJA
PROJECT NUMBER	SRK-14-736
ISSUED FOR	STAFF REVIEW
DATE	SEPTEMBER 08, 2014

SHEET

TITLE PAGE

T1

FRANKLIN SQUARE, LLC
HICKORY GROVE APARTMENTS
FRANKLIN, WI



VICINITY MAP

Sheet List Table	
Sheet Number	Sheet Title
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
C6.01	SITE PLAN
C6.02	SITE PLAN
C6.03	SITE PLAN
C8.01	EROSION CONTROL NOTES AND DETAILS
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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TITLE SHEET

HICKORY GROVE APARTMENTS
FRANKLIN SQUARE, LLC
FRANKLIN, WI

DATE OF ISSUANCE
SEPTEMBER 22, 2014

NO.	REVISION	DATE
1		[illegible]

G0.01

EXISTING TOPOGRAPHIC SYMBOLS

- STORM SEWER APRON
- BASKETBALL POST
- BARRICADE PERMANENT
- BENCH
- BOOSTER STATION
- BUILDING LOWEST OPENING
- BURIAL CONTROL MONUMENT
- BUSH DECIDUOUS
- CATCH BASIN BEEHIVE
- CURB BOX
- CATCH BASIN
- COLUMN
- CONTROL BOX SIGNAL
- CLEAN OUT (SEWER)
- CULVERT END
- DRINKING FOUNTAIN
- ENERGY DISSIPATER
- FLAG POLE
- FUEL PUMP
- GUY WIRE
- GRILL
- HANDICAP SPACE
- HANDHOLE
- FIRE HYDRANT
- HYDRANT PVMNT MARKER (REFLECTOR)
- HYDRANT VALVE
- INLET (SMALL DIA.)
- LIFT STATION CONTROL PANEL
- LIFT STATION DRY WELL
- LIFT STATION WET WELL
- LIGHT YARD
- LOOP DETECTOR
- MAIL BOX
- MAIL RELAY BOX
- MANHOLE-AIR RELEASE
- MANHOLE-HEAT
- MANHOLE-GAS
- MANHOLE-POWER
- MANHOLE-SANITARY SEWER
- MANHOLE-STORM SEWER
- MANHOLE-COMMUNICATIONS
- MANHOLE-UNKNOWN
- MANHOLE-WATER
- METER POWER
- METER GAS
- ORDINARY HIGH WATER MARK
- OUTLET CONTROL STRUCTURE
- PARKING METER
- PEDESTRIAN PUSH BUTTON
- PEDESTAL POWER
- PEDESTAL CATV
- PEDESTAL COMMUNICATIONS
- POST INDICATOR VALVE
- POLE-COMMUNICATIONS
- POLE-GUY
- POLE-LIGHT
- POLE-POWER
- POLE-UTILITY
- POLE-UTILITY SERVICE
- POST
- PROPANE TANK
- PICNIC TABLE
- SAMPLING WELL
- ROCK
- RR SIGNAL CONTROL BOX
- RR CROSSING GATE
- RR SIGNAL
- REGULATION STATION GAS
- SATELLITE DISH
- SEPTIC TANK
- SEPTIC VENT
- SEPTIC DRAIN FIELD
- SIGN
- SOIL BORING
- STAND PIPE GAS
- SPIGOT WATER
- SPRINKLER HEAD
- SPRINKLER VALVE BOX
- STUMP
- SERVICE-GAS POINT ON LINE
- SERVICE-SANITARY SEWER POINT ON LINE
- SERVICE-STORM SEWER POINT ON LINE
- SERVICE-WATER POINT ON LINE
- TELEPHONE BOOTH
- TRANSMISSION TOWER ELECTRIC
- TEST PIT LOC
- TRANSFORMER POWER
- TREE DEAD
- TREE-CONIFEROUS
- TREE-DECIDUOUS
- TREE-FRUIT
- TRASH CAN
- TRAFFIC SIGNAL
- VALVE GAS
- VALVE
- VENT GAS
- WATER REDUCER
- WETLAND
- WELL-MONITORING
- WELL-WATER

SURVEY SYMBOLS

- AERIAL CONTROL POINT
- BACKSIGHT CONTROL POINT
- GPS CONTROL POINT
- JUDICIAL LAND MONUMENT
- MONUMENT COMPUTED
- MONUMENT IRON FOUND
- MONUMENT IRON SET
- RESECTED POINT
- ROW MONUMENT
- ROW MARKER POST
- SECTION CORNER
- TRAVERSE CONTROL POINT
- BENCH MARK LOCATION

PROPOSED TOPOGRAPHIC SYMBOLS

- BOLLARD
- SANITARY CLEANOUT
- MANHOLE
- SANITARY OR STORM LIFT STATION
- STORM SEWER BEEHIVE CATCH BASIN
- STORM SEWER CATCH BASIN
- STORM SEWER FLARED END SECTION
- STORM SEWER OUTLET STRUCTURE
- STORM SEWER OVERFLOW STRUCTURE
- CURB BOX
- FIRE HYDRANT
- WATER REDUCER
- VALVE
- RIP RAP
- DRAINAGE FLOW
- PEDESTRIAN RAMP

EXISTING PRIVATE UTILITY LINES

- CABLE TV QUALITY LEVEL D
- CABLE TV QUALITY LEVEL C
- CABLE TV QUALITY LEVEL B
- CABLE TV QUALITY LEVEL A
- FIBER OPTIC QUALITY LEVEL D
- FIBER OPTIC QUALITY LEVEL C
- FIBER OPTIC QUALITY LEVEL B
- FIBER OPTIC QUALITY LEVEL A
- POWER QUALITY LEVEL D
- POWER QUALITY LEVEL C
- POWER QUALITY LEVEL B
- POWER QUALITY LEVEL A
- GAS QUALITY LEVEL D
- GAS QUALITY LEVEL C
- GAS QUALITY LEVEL B
- GAS QUALITY LEVEL A
- COMMUNICATION QUALITY LEVEL D
- COMMUNICATION QUALITY LEVEL C
- COMMUNICATION QUALITY LEVEL B
- COMMUNICATION QUALITY LEVEL A
- OVERHEAD POWER
- OVERHEAD COMMUNICATION
- OVERHEAD UTILITIES

EXISTING TOPOGRAPHIC LINES

- RETAINING WALL
- FENCE - BARBED WIRE
- FENCE - CHAIN LINK
- FENCE - DECORATIVE
- FENCE - STOCKADE
- FENCE - WOOD
- FENCE - ELECTRIC
- GUARD RAIL
- TREE LINE
- WETLAND

SURVEY LINES

- BOUNDARY
- CENTERLINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- FLOOD PLAIN BOUNDARY
- EXISTING LOT LINE
- PROPOSED LOT LINE
- EXISTING RIGHT-OF-WAY
- PROPOSED RIGHT-OF-WAY
- SETBACK LINE
- SECTION LINE
- QUARTER SECTION LINE
- SIXTEENTH SECTION LINE

EXISTING UTILITY LINES

- FORCE MAIN
- SANITARY SEWER
- SANITARY SERVICE
- STORM SEWER
- WATER MAIN
- WATER SERVICE
- ABANDON LINE

PROPOSED UTILITY LINES

- FORCE MAIN
- SANITARY SEWER
- SANITARY SERVICE
- STORM SEWER DRAINTILE
- STORM SEWER
- WATER MAIN
- WATER SERVICE
- PIPE CASING

CONCRETE CURB AND GUTTER

- EXISTING
- PROPOSED
- FUTURE
- DEMOLITION

GRADING INFORMATION

- EXISTING CONTOUR MINOR
- EXISTING CONTOUR MAJOR
- PROPOSED CONTOUR MINOR
- PROPOSED CONTOUR MAJOR
- PROPOSED GRADING LIMITS / SLOPE LIMITS
- PROPOSED SPOT ELEVATION
- RISE:RUN (SLOPE)

ABBREVIATIONS

AD	ALGEBRAIC DIFFERENCE
BV	BUTTERFLY VALVE
BVCE	BEGIN VERTICAL CURVE ELEVATION
BVCS	BEGIN VERTICAL CURVE STATION
℄	CENTER LINE
CL.	CLASS
CMP	CORRUGATED METAL PIPE
C.O.	CHANGE ORDER
DIP	DUCTILE IRON PIPE
EL/ELEV	ELEVATION
EVCE	END VERTICAL CURVE ELEVATION
EVCS	END VERTICAL CURVE STATION
EX	EXISTING
FES	FLARED END SECTION
F/F	FACE TO FACE
FM	FORCE MAIN
F.O.	FIELD ORDER
GV	GATE VALVE
HP	HIGH POINT
HWL	HIGH WATER LEVEL
INV	INVERT
K	CURVE COEFFICIENT
LP	LOW POINT
MH	MANHOLE (SANITARY)
NTS	NOT TO SCALE
NWL	NORMAL WATER LEVEL
PC	POINT OF CURVE
PCC	COMPOUND CURVE
PI	POINT OF INTERSECTION
℄	PROPERTY LINE
PPVC	PERFORATED POLYVINYL CHLORIDE PIPE
PRC	POINT OF REVERSE CURVE
PT	POINT OF TANGENT
PVC	POLYVINYL CHLORIDE PIPE
PVI	POINT OF VERTICAL INTERSECTION
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
R/W	RIGHT-OF-WAY
SS	STORM SEWER STRUCTURE
STA	STATION
TCE	TEMPORARY CONSTRUCTION EASEMENT
TNH	TOP NUT HYDRANT
TYP	TYPICAL
VC	VERTICAL CURVE
WM	WATER MAIN

HATCH PATTERNS

- HEAVY DUTY ASPHALTIC
- ASPHALTIC
- CONCRETE
- AGGREGATE
- SAND
- BEDROCK
- GROUND

LEGEND

HICKORY GROVE APARTMENTS
FRANKLIN SQUARE, LLC
FRANKLIN, WI

DATE OF ISSUANCE
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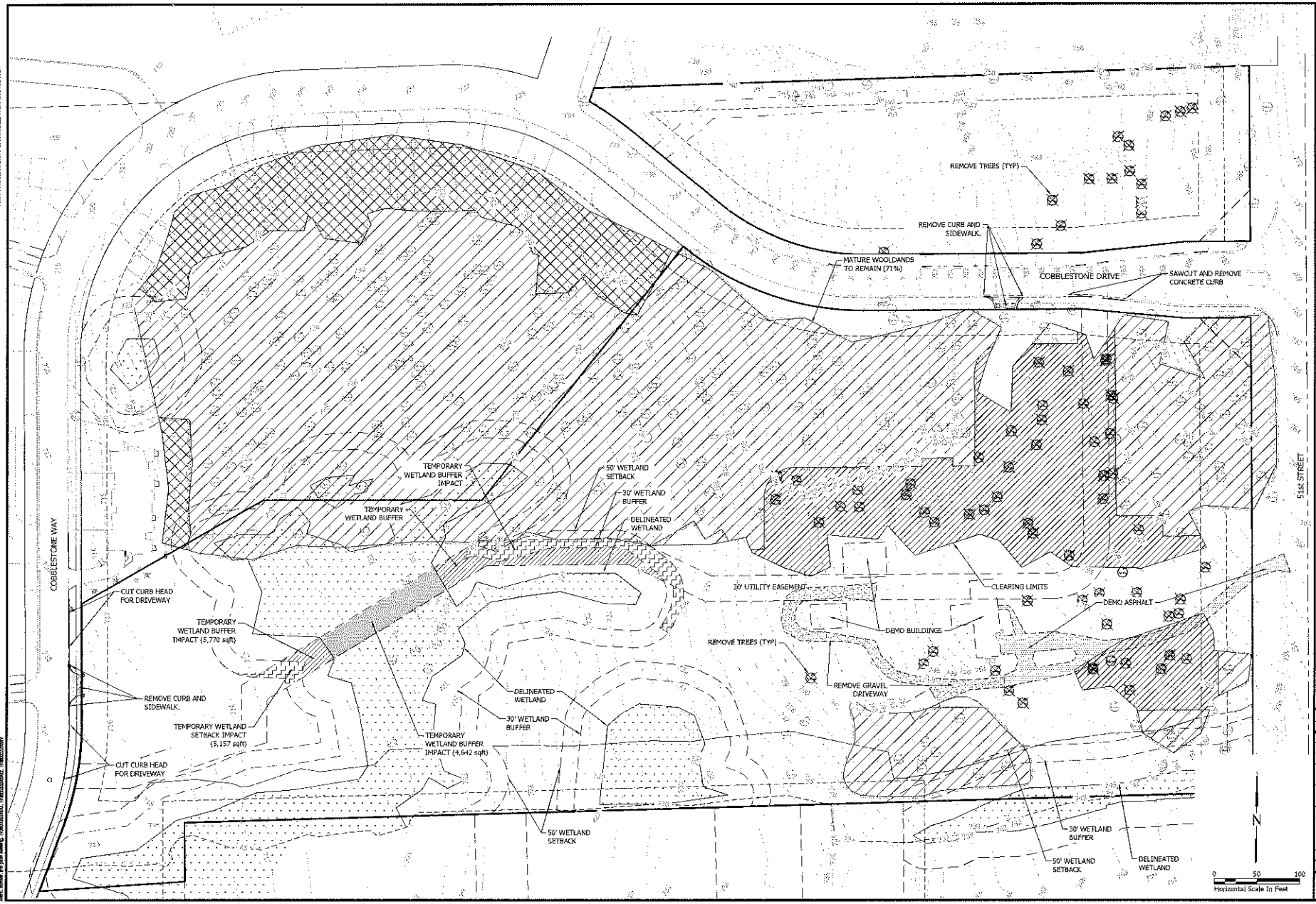
Layout: Layout1



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EXISTING CONDITIONS AND DEMOLITION PLAN

HICKORY GROVE APARTMENTS
FRANKLIN SQUARE, LLC
FRANKLIN, WI

DATE OF ISSUANCE
SEPTEMBER 22, 2014

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1		10-2-14

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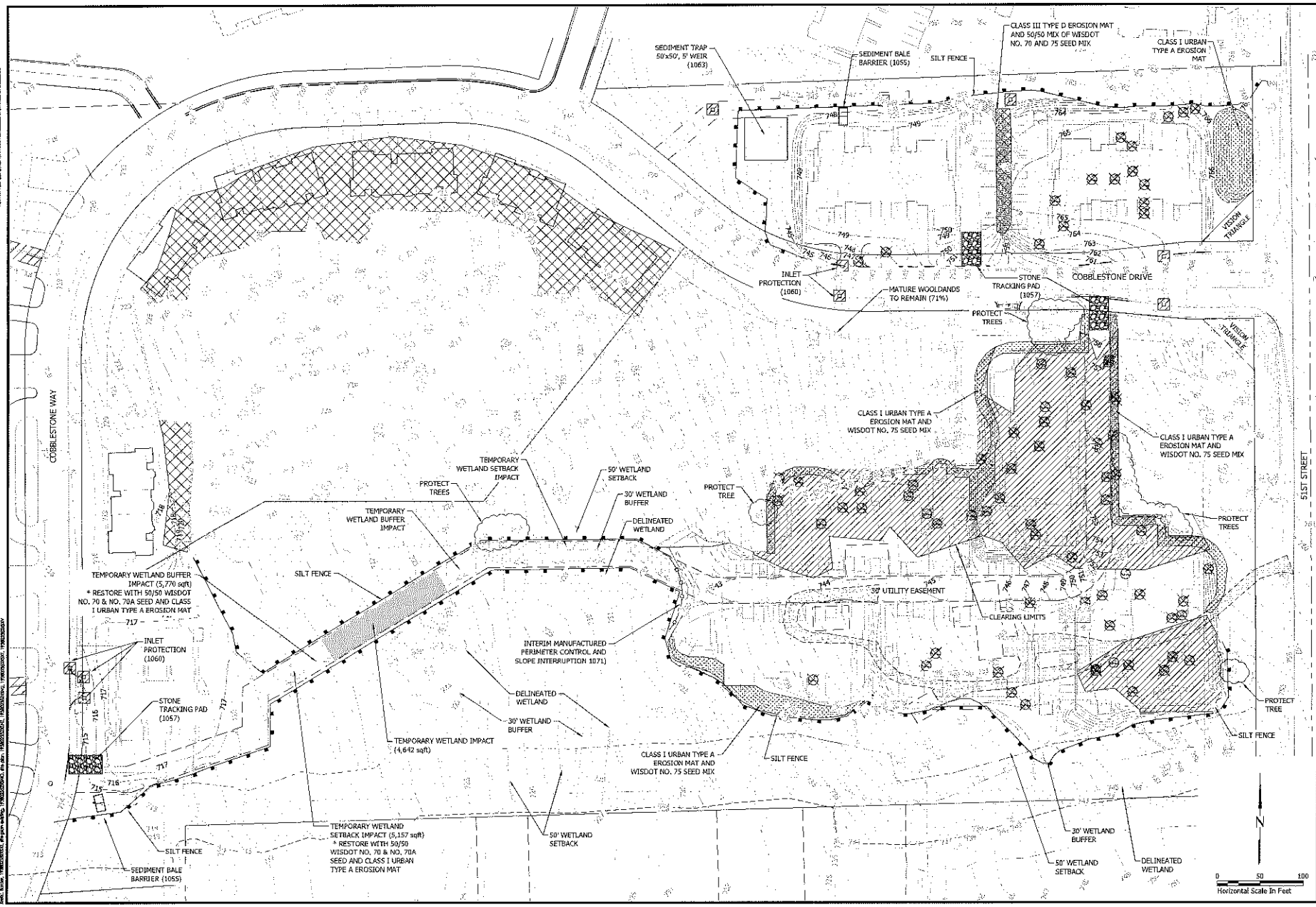

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EROSION CONTROL PLAN

HICKORY GROVE APARTMENTS

FRANKLIN SQUARE, LLC
FRANKLIN, WI

DATE OF ISSUANCE
SEPTEMBER 22, 2014

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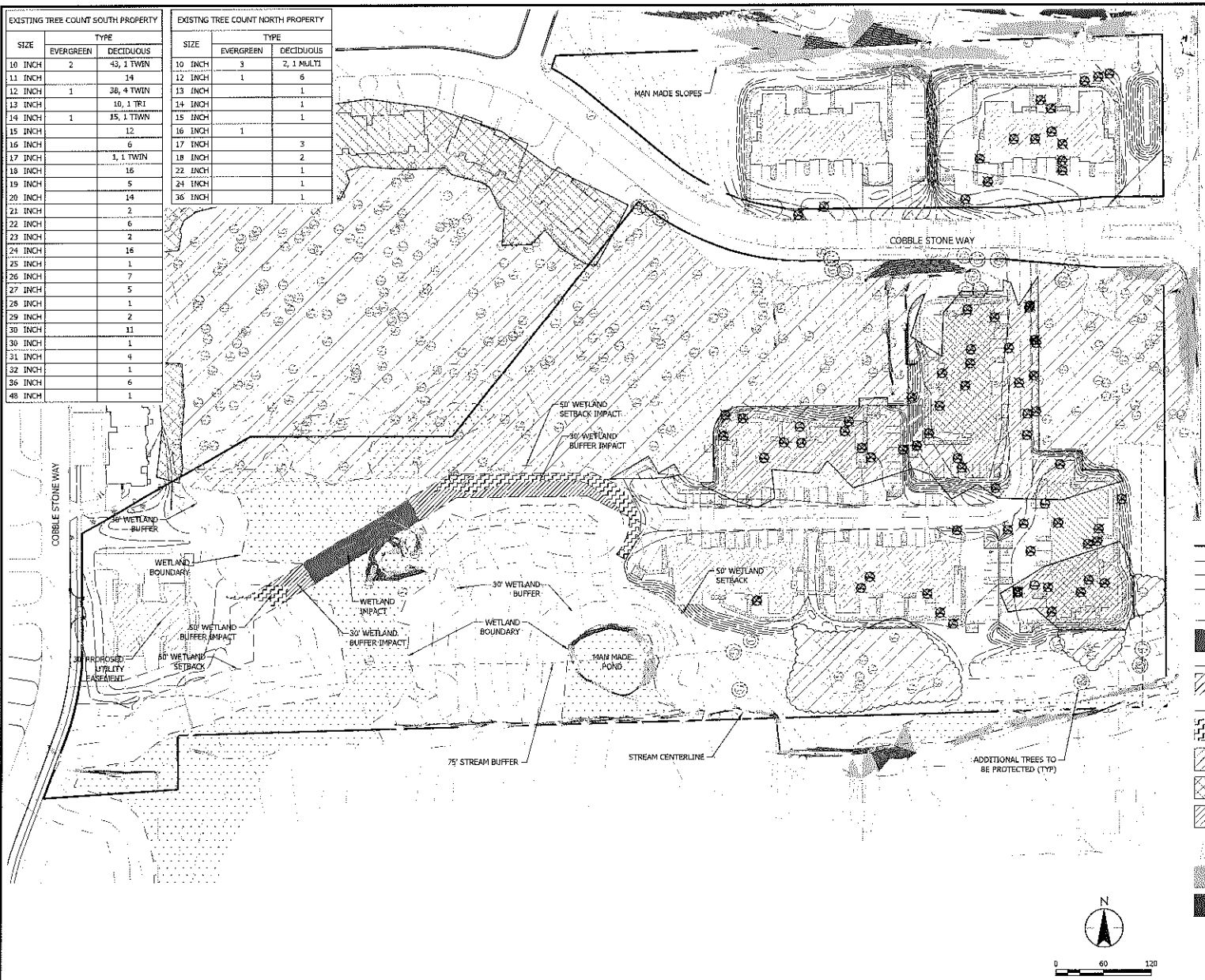
SHEET NO.
C2.01

EXISTING TREE COUNT SOUTH PROPERTY		
SIZE	TYPE	
	EVERGREEN	DECIDUOUS
10 INCH	2	43, 1 TWIN
11 INCH		14
12 INCH	1	38, 4 TWIN
13 INCH		10, 1 TRI
14 INCH	1	15, 1 TTWN
15 INCH		12
16 INCH		6
17 INCH		1, 1 TWIN
18 INCH		16
19 INCH		5
20 INCH		14
21 INCH		2
22 INCH		6
23 INCH		2
24 INCH		16
25 INCH		1
26 INCH		7
27 INCH		5
28 INCH		1
29 INCH		2
30 INCH		11
30 INCH		1
31 INCH		4
32 INCH		1
36 INCH		6
48 INCH		1

EXISTNG TREE COUNT NORTH PROPERTY		
SIZE	TYPE	
	EVERGREEN	DECIDUOUS
10 INCH	3	2, 1 MULTI
12 INCH	1	6
13 INCH		1
14 INCH		1
15 INCH		1
16 INCH	1	
17 INCH		3
18 INCH		2
22 INCH		1
24 INCH		1
36 INCH		1



OWNER:
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PROJECT AREA = 18.7143 Acres
BASE SITE AREA = 17.6146 Acres
WETLAND AREA = 93,048 SqFt
WETLAND BUFFER AREA = 101,346 SqFt
WETLAND SETBACK AREA = 50,739 SqFt
STREAM BUFFER AREA = 99,747 SqFt

* WETLANDS DELINEATED BY STANTEC APRIL 12, 2013

LEGEND
- PROPERTY LINE
- PROPOSED 30' WIDE BASEMENT
- EXISTING RIGHT-OF-WAY
- STREAM CENTERLINE
- 75' STREAM BUFFER
- WETLAND BOUNDARY
- TEMPORARY WETLAND IMPACT (4,642 SF)
- 30' WETLAND BUFFER
- TEMPORARY 30' WETLAND BUFFER IMPACT (5,712 SF)
- 50' WETLAND SETBACK
- 50' WETLAND SETBACK IMPACT (5,770 SF)
- WOODS TO BE REMOVED - 1.82 AC (17%)
- PREVIOUSLY APPROVED WOOD REMOVAL - 1.33 AC (12%)
- WOODS TO REMAIN - 7.88 AC (71%)
- SLOPES 10% - 20%
- SLOPES 20% - 30%
- SLOPES GREATER THAN 30%
- TREES TO BE REMOVED
- ADDITIONAL TREES TO BE PROTECTED

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NATURAL RESOURCES PROTECTION PLAN

HICKORY GROVE APARTMENTS
FRANKLIN SQUARE, LLC
FRANKLIN, WI

DATE OF ISSUANCE
SEPTEMBER 22, 2014

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DESIGN —
DRAWN SP
CHECKED MW
APPROVED RS
PROJECT MW/SP

SHEET NO.
C2.02

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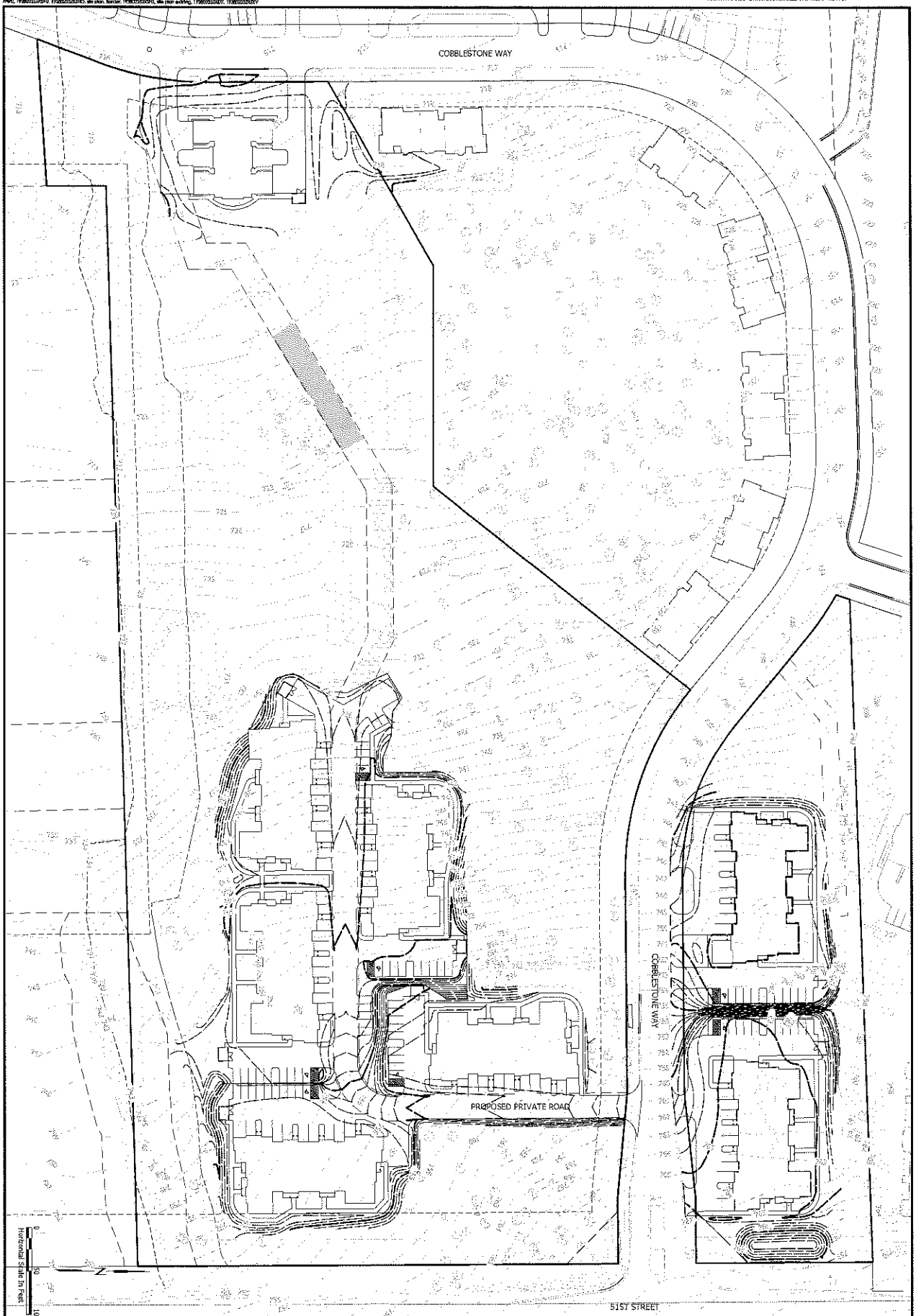

C3.00

DATE OF ISSUANCE
SEPTEMBER 22, 2014

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GRADING OVERVIEW PLAN

HICKORY GROVE APARTMENTS
FRANKLIN SQUARE, LLC
FRANKLIN, WI

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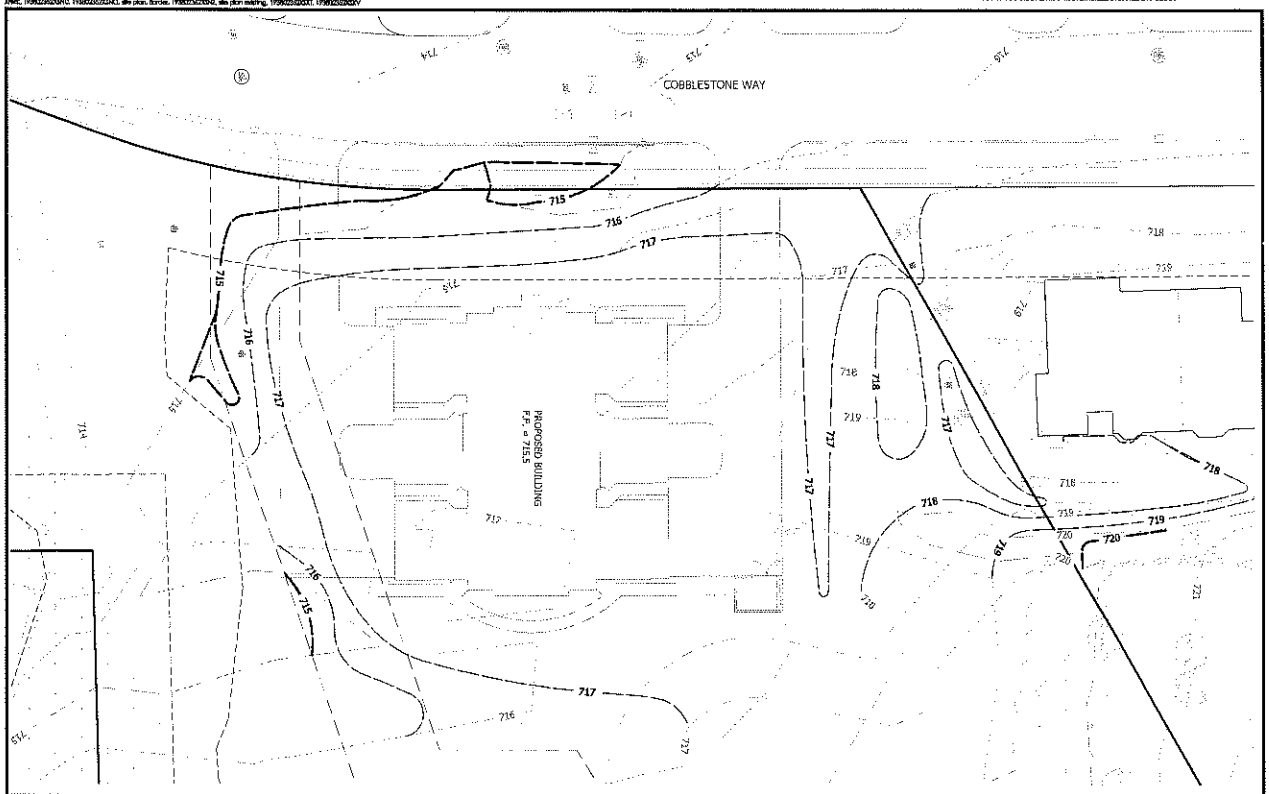

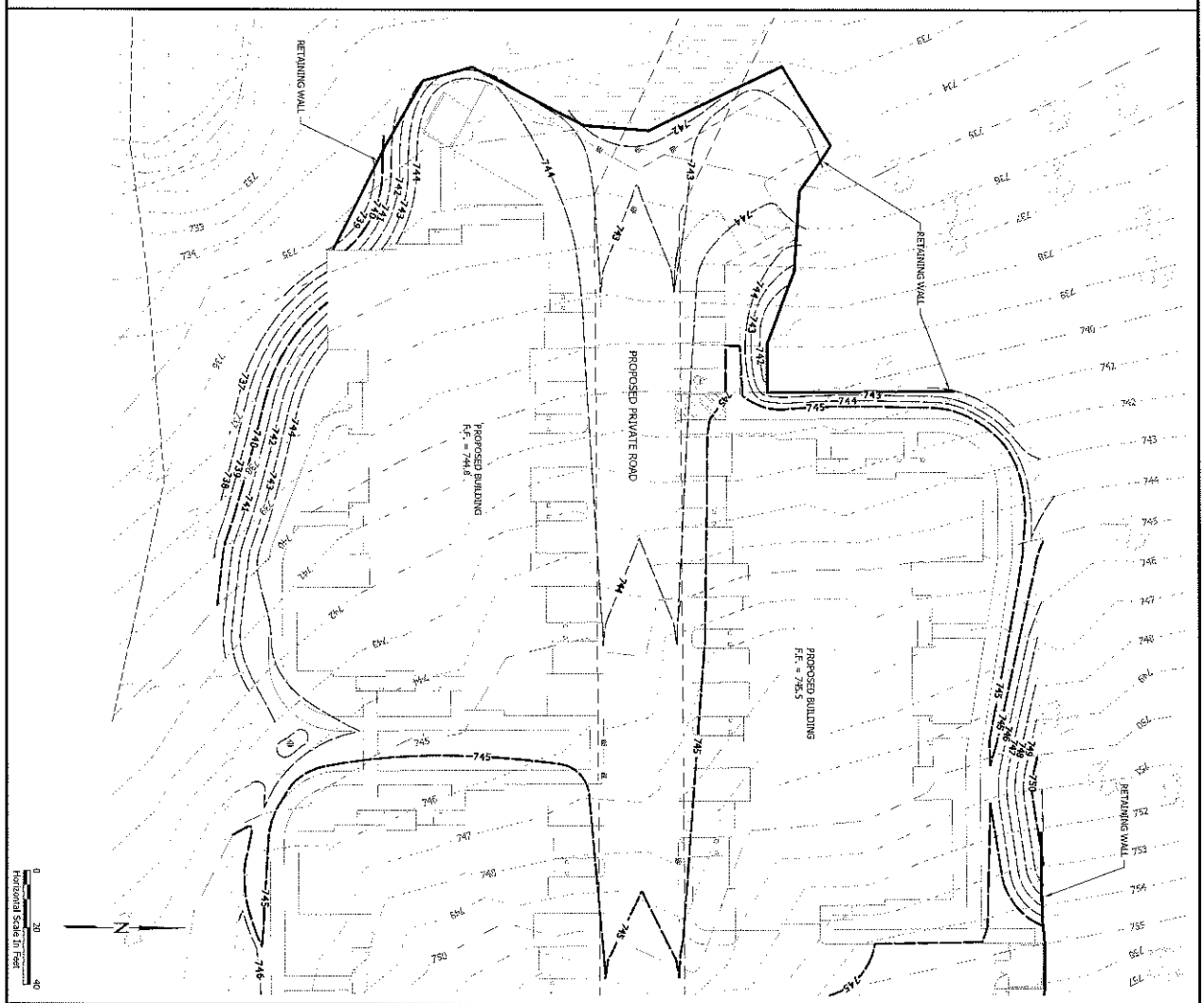

GRADING PLAN

HICKORY GROVE APARTMENTS
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FRANKLIN, WI

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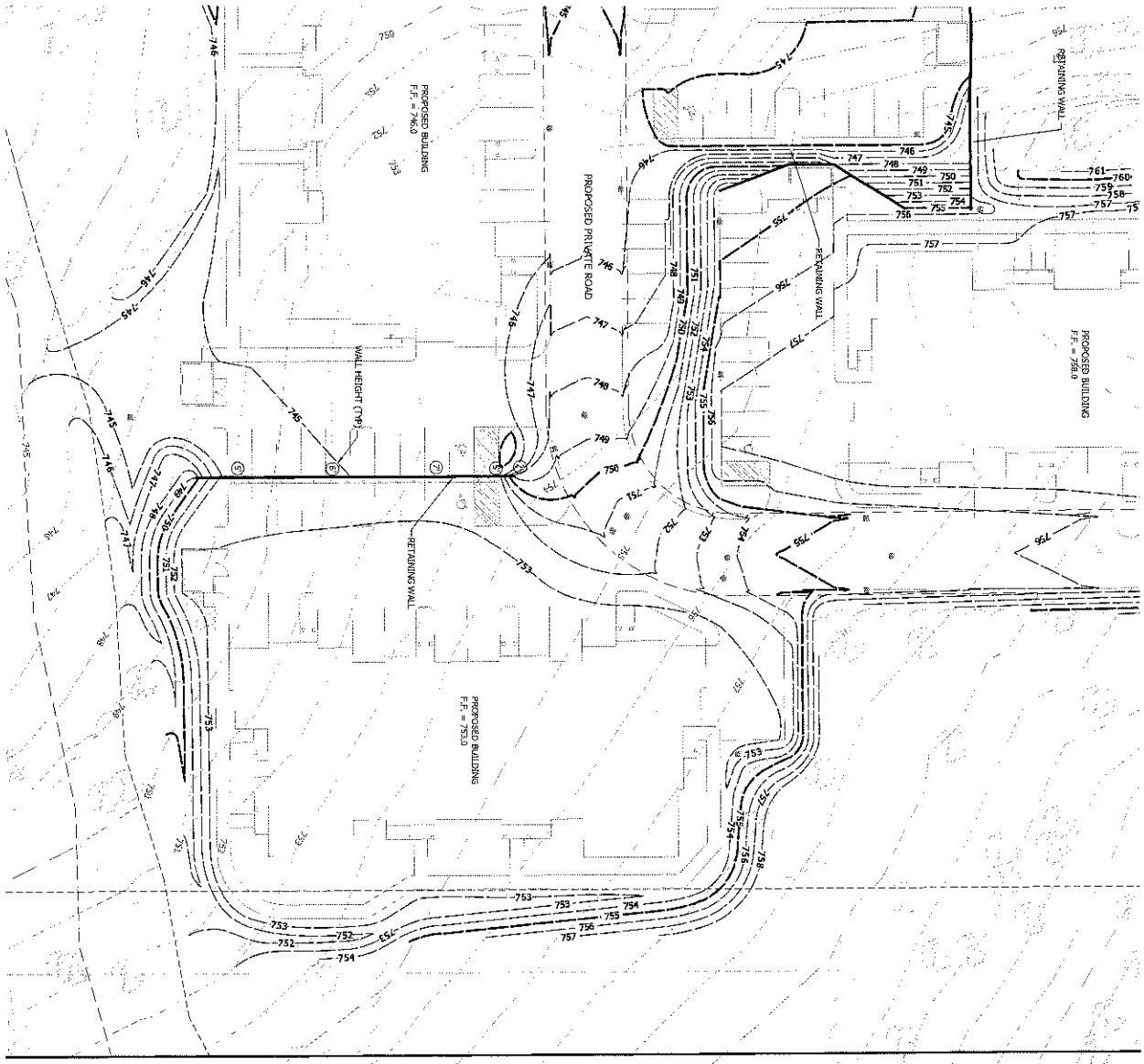

0 20 40
Horizontal Scale In Feet

N

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C3.02

GRADING PLAN

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GRADING PLAN

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POND GRADING PLAN

HICKORY GROVE APARTMENTS
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FRANKLIN, WI

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C3.04

Plot Date: 10/22/2014 - 8:44am
Drawing name: Y:\1998\033\SEC401.dwg
Xrefs: 1998033SDNAL, 1998033SDND, title page, 1998033SDSC, border, site plan existing, 1998033SDSXT, 1998033SDXV

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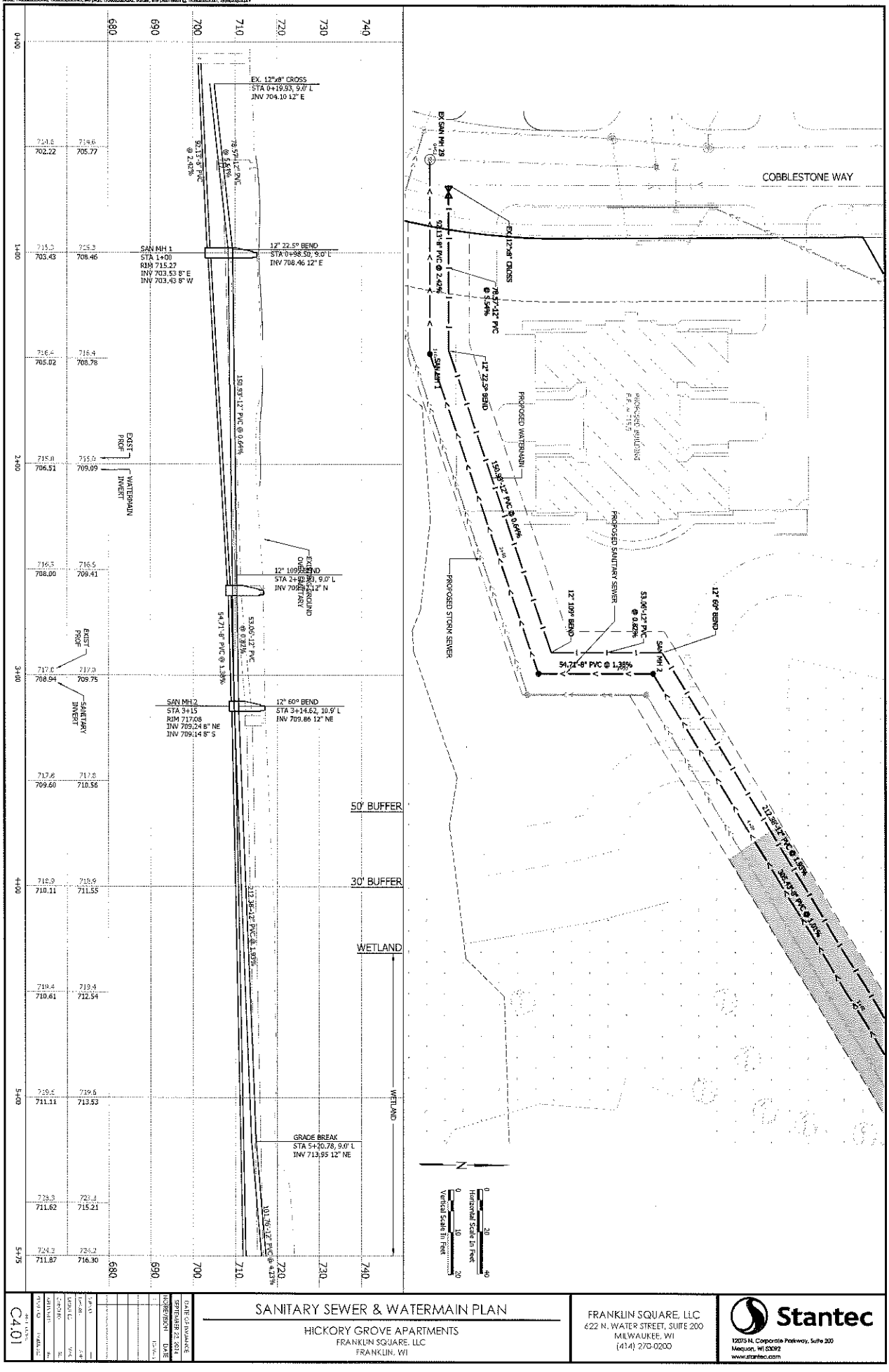

C4.01

NO.	DESCRIPTION	DATE

DATE OF ISSUANCE
SEPTEMBER 22, 2014

SANITARY SEWER & WATERMAIN PLAN

HICKORY GROVE APARTMENTS
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FRANKLIN, WI

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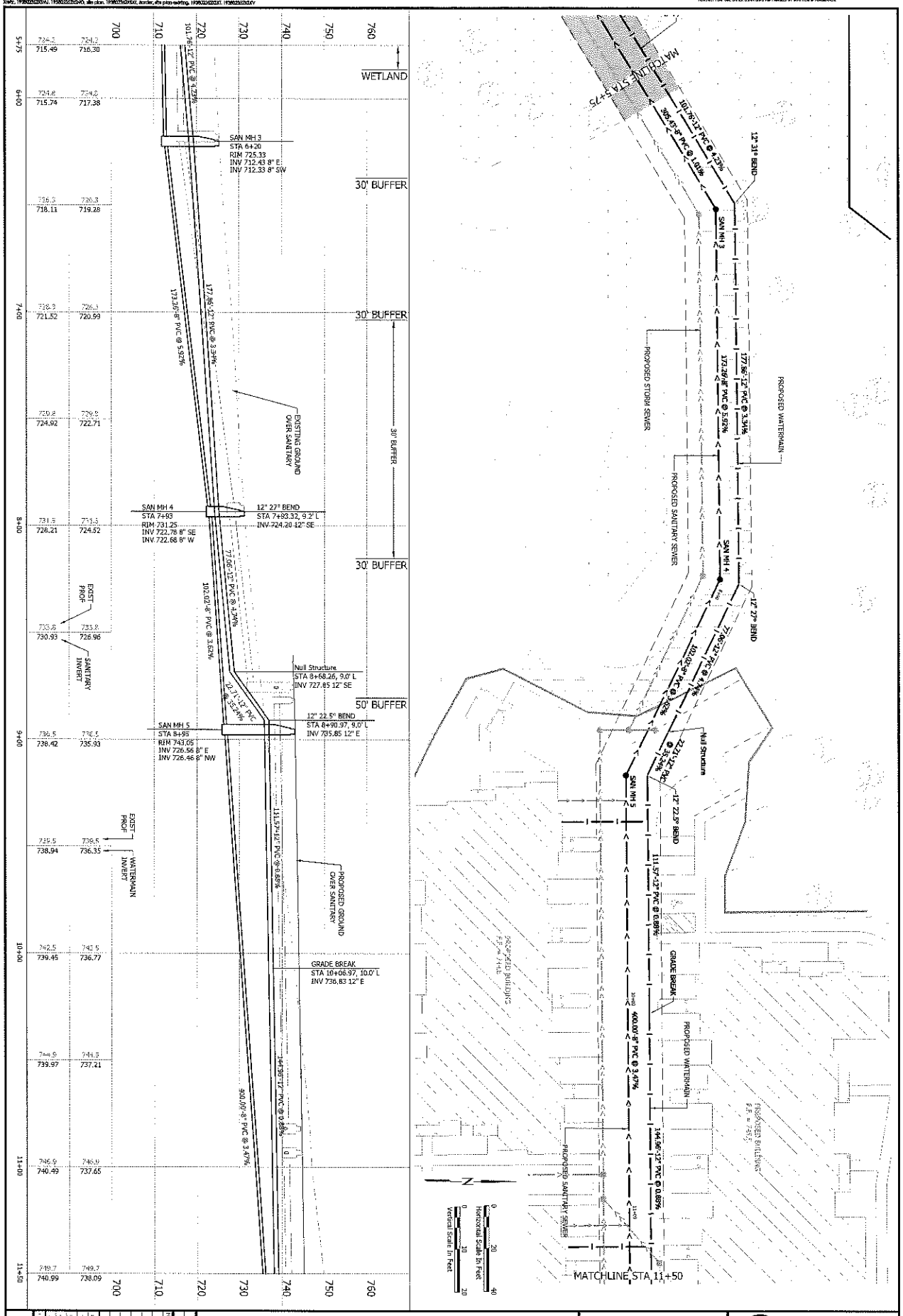

C4.02

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SANITARY SEWER & WATERMAIN PLAN

HICKORY GROVE APARTMENTS
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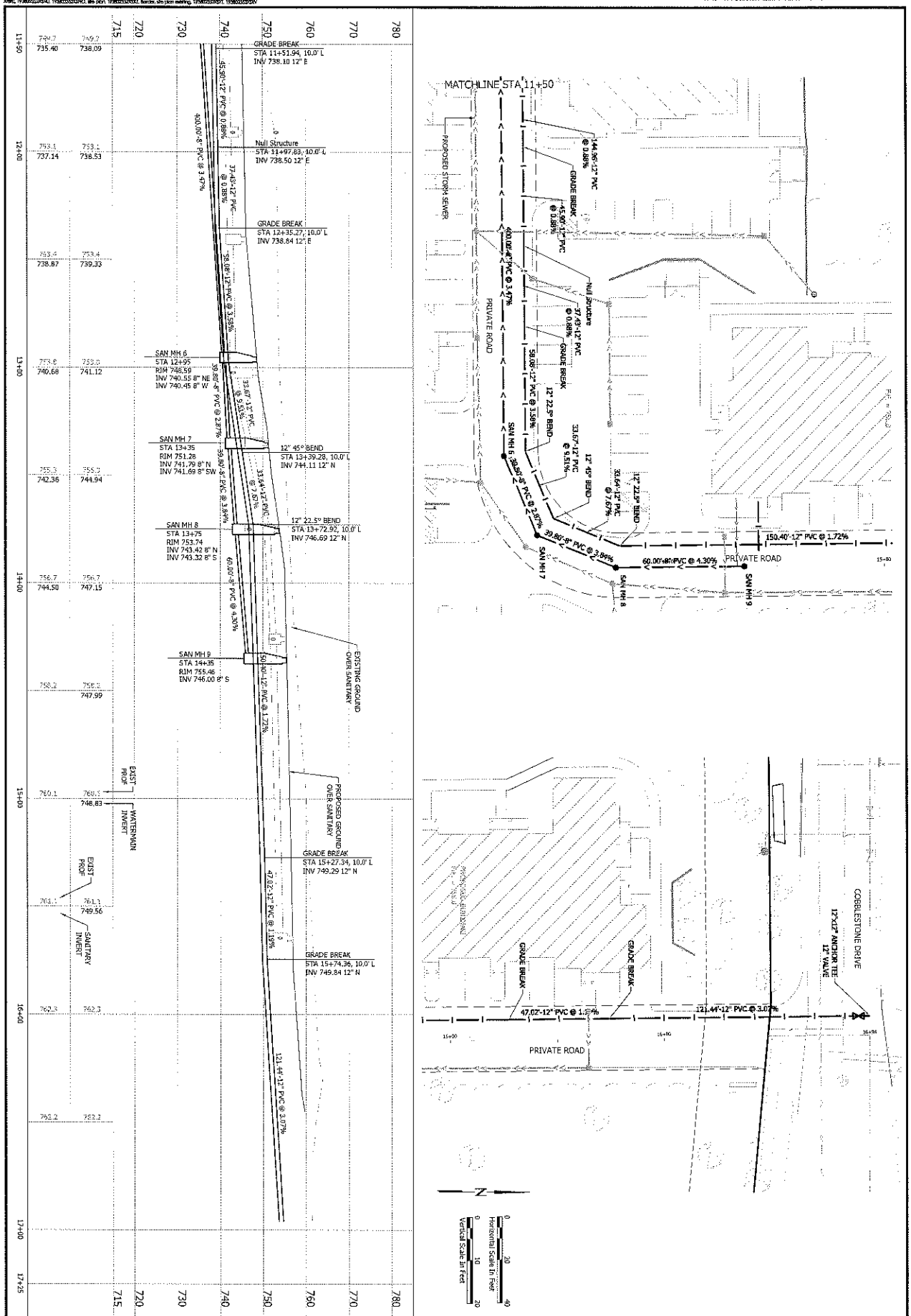

C4.03

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SANITARY SEWER & WATERMAIN PLAN

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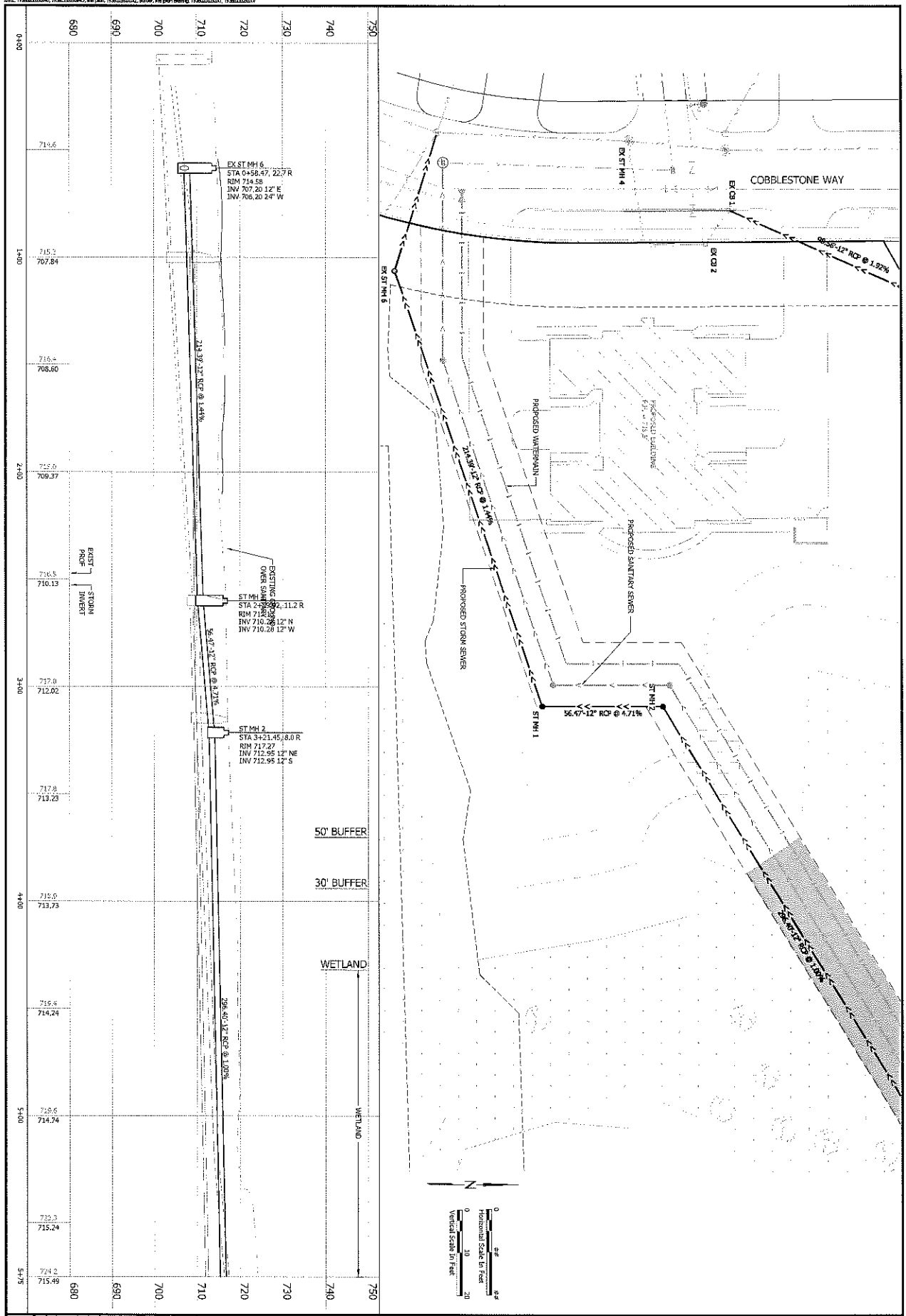

C5.01

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STORM SEWER PLAN

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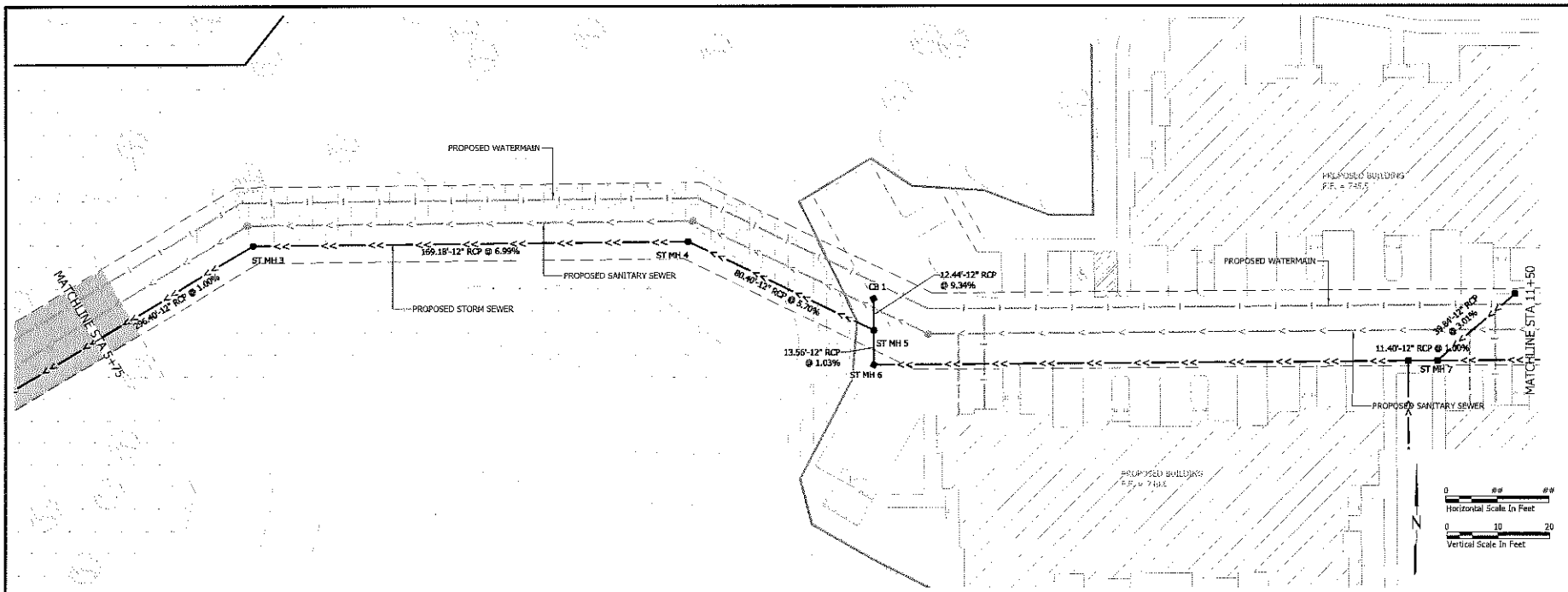

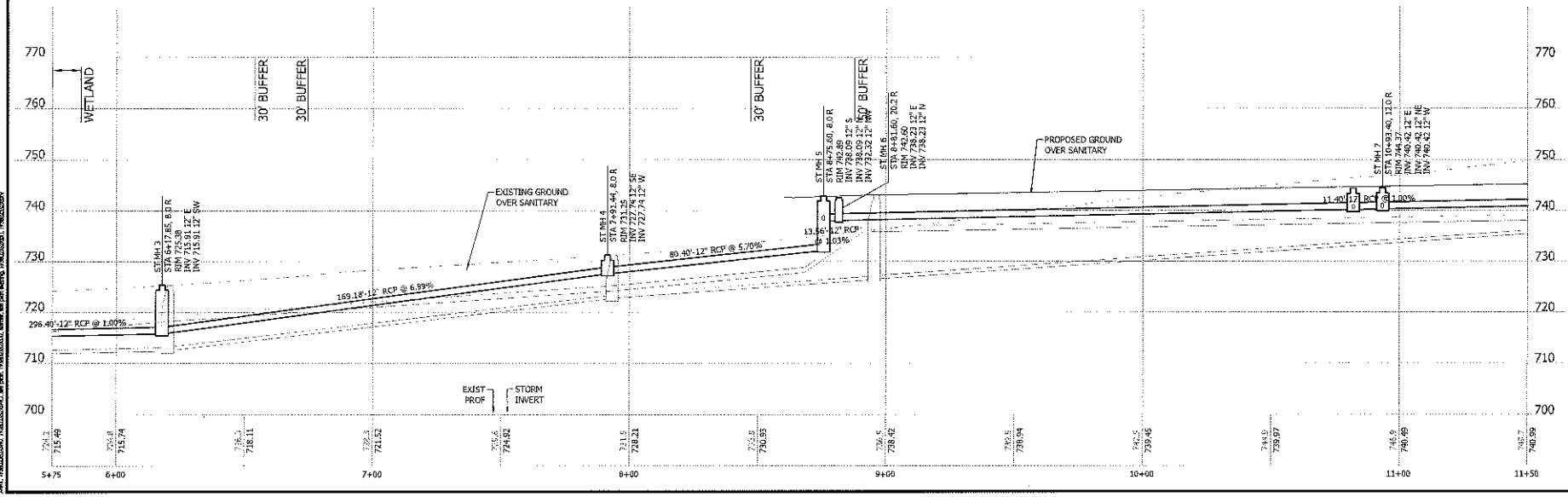

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STORM SEWER PLAN

HICKORY GROVE APARTMENTS
FRANKLIN SQUARE, LLC
FRANKLIN, WI

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SHEET NUMBER
C5.02

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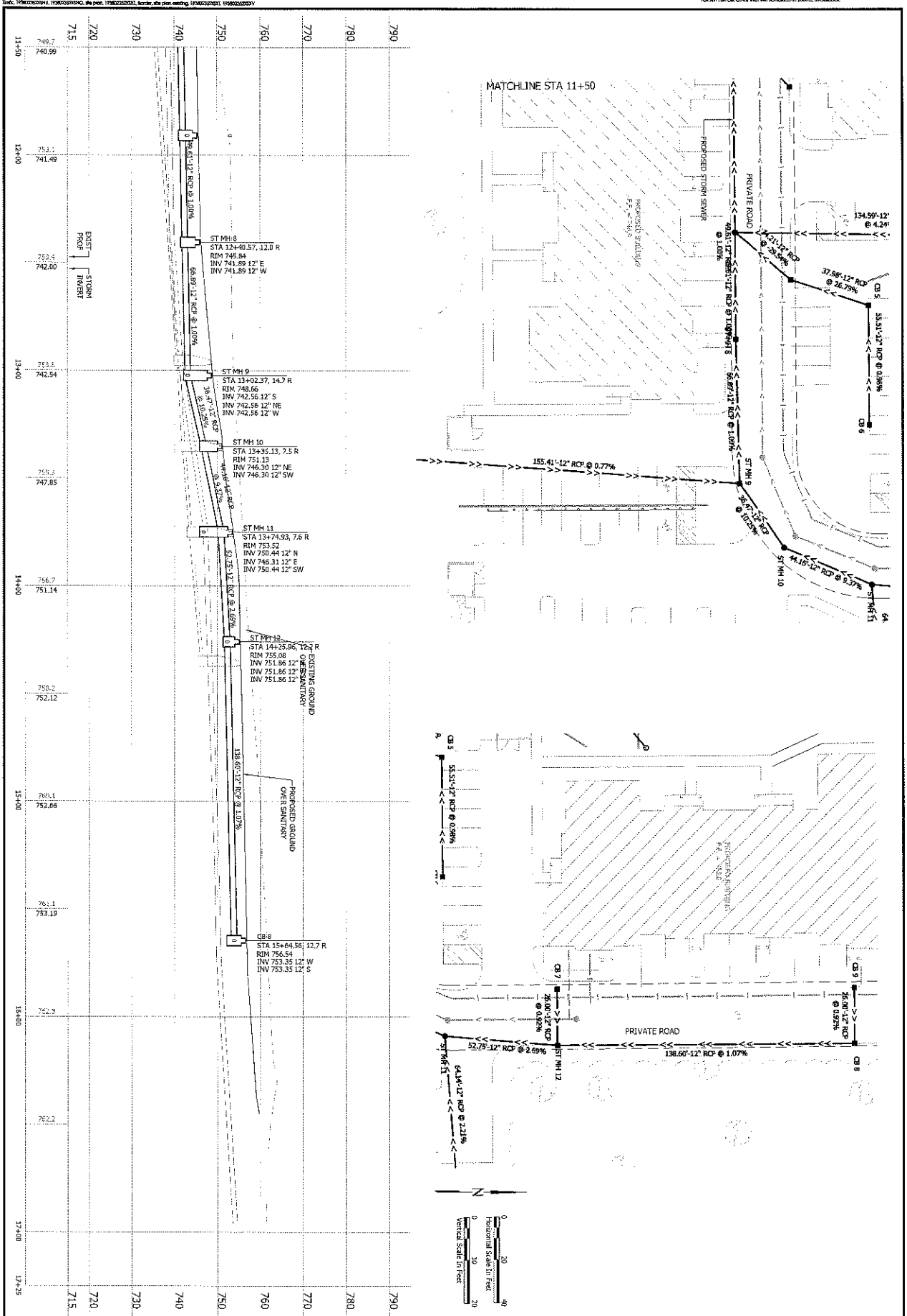

C5.03

DATE OF ISSUANCE	DESCRIPTION
SEPTEMBER 22, 2014	

STORM SEWER PLAN

HICKORY GROVE APARTMENTS
FRANKLIN SQUARE, LLC
FRANKLIN, WI

FRANKLIN SQUARE, LLC
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MILWAUKEE, WI
(414) 270-0200

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Plot Date: 10/27/2014 - 2:51 pm
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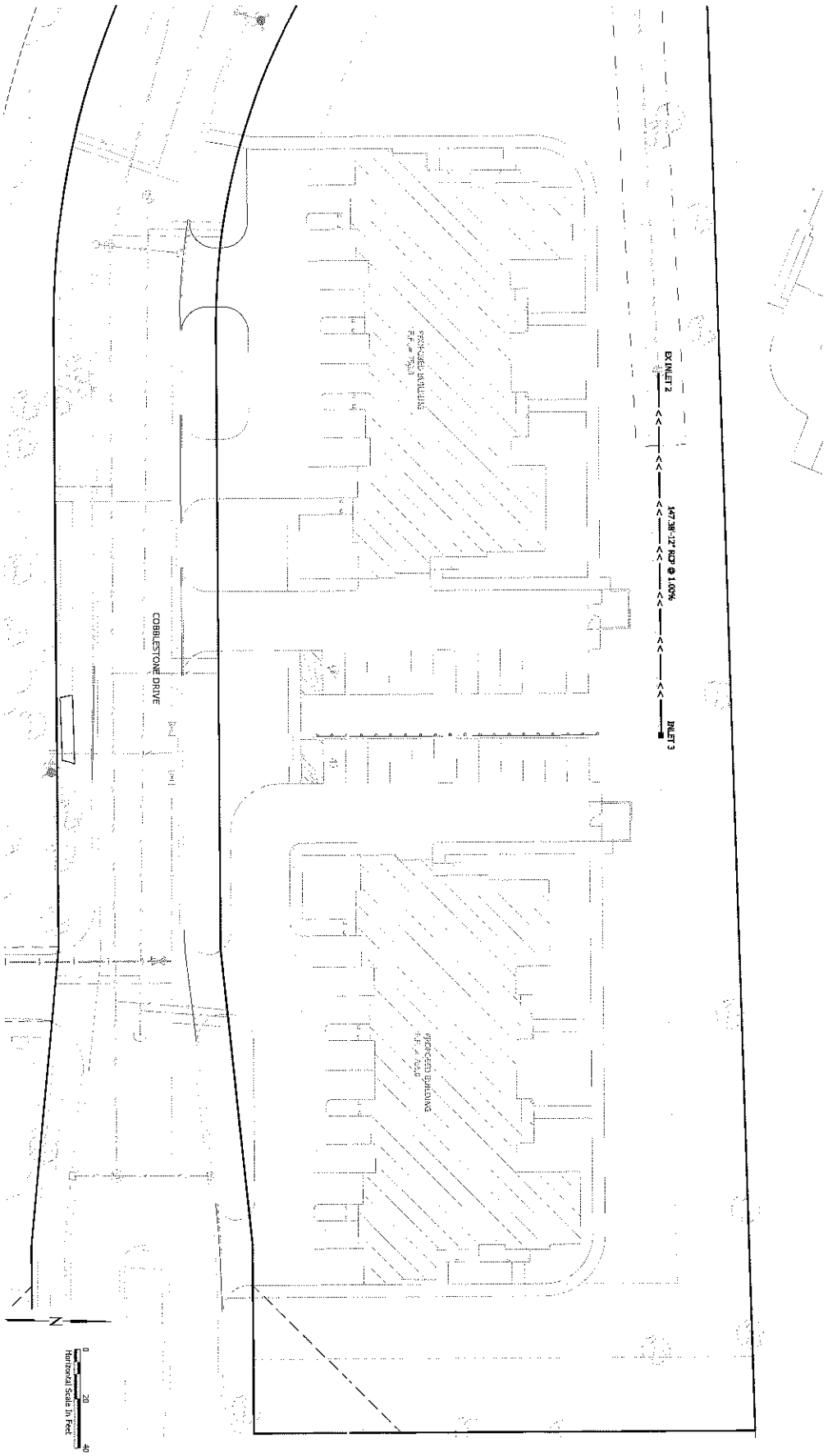

DATE OF ISSUANCE	SEPTEMBER 22, 2014
NO	REVISION DATE
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C5.04

STORM SEWER PLAN

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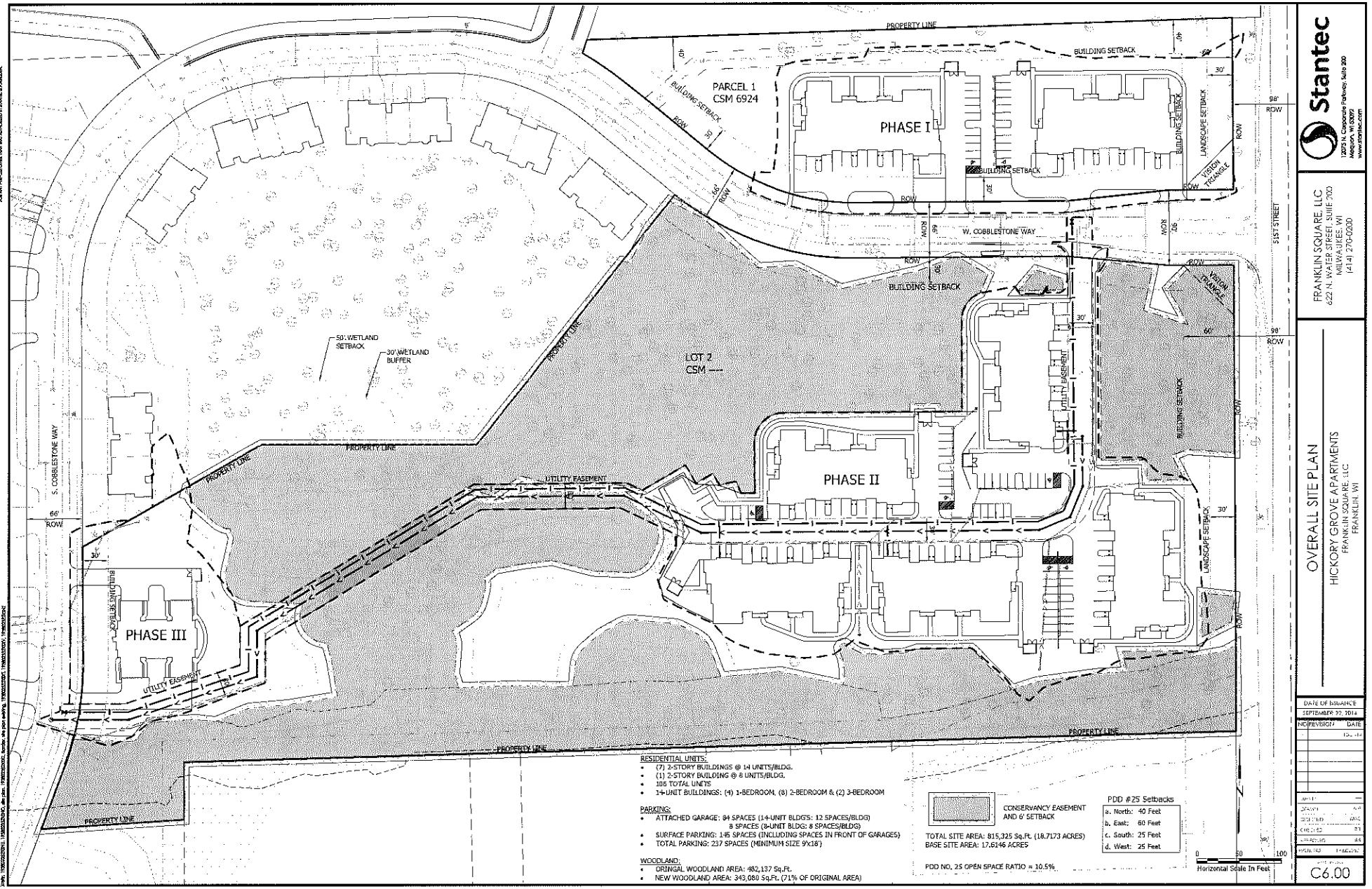

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OVERALL SITE PLAN

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FRANKLIN, WI

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SEPTEMBER 22, 2014

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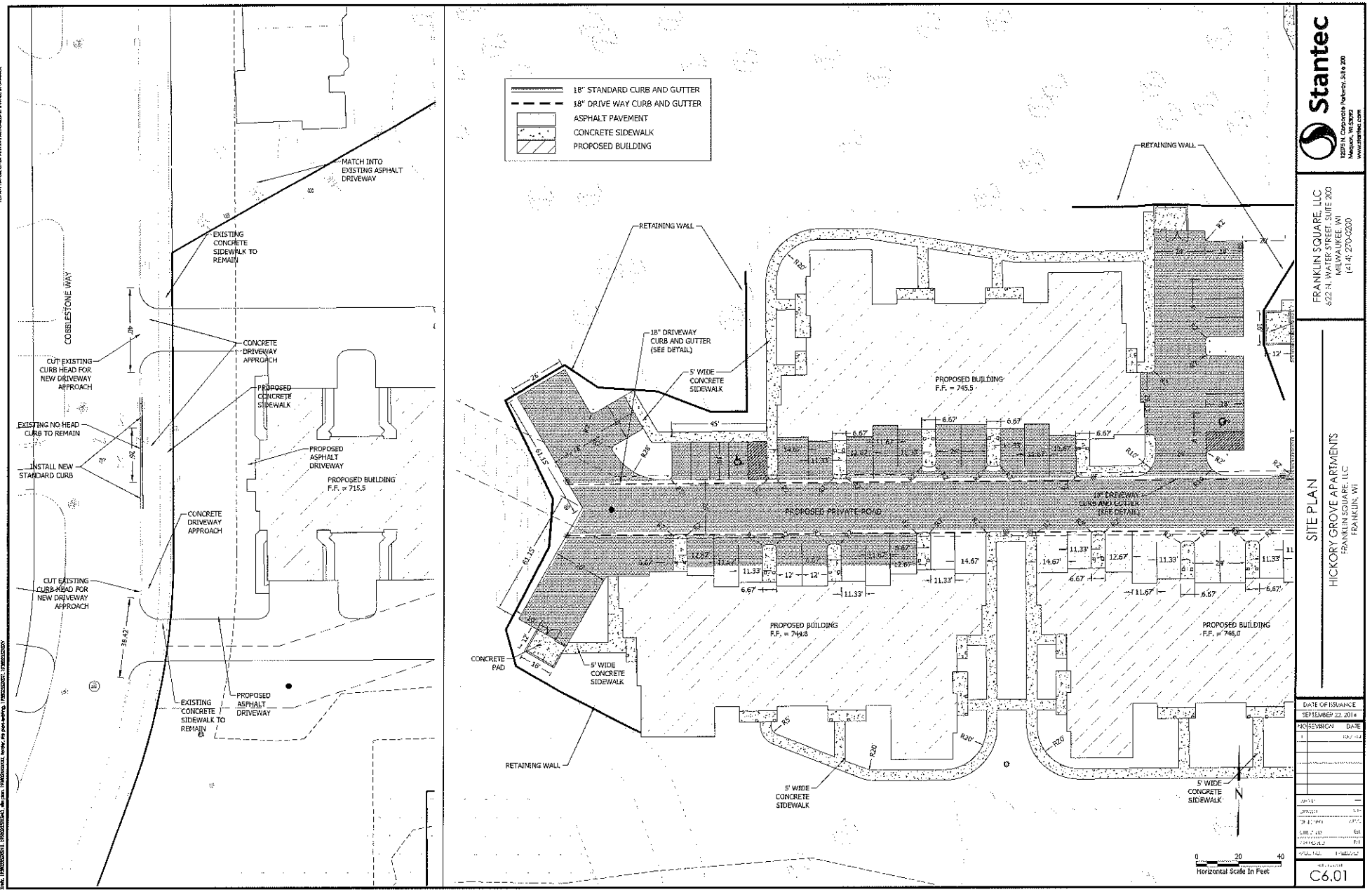

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SITE PLAN

HICKORY GROVE APARTMENTS
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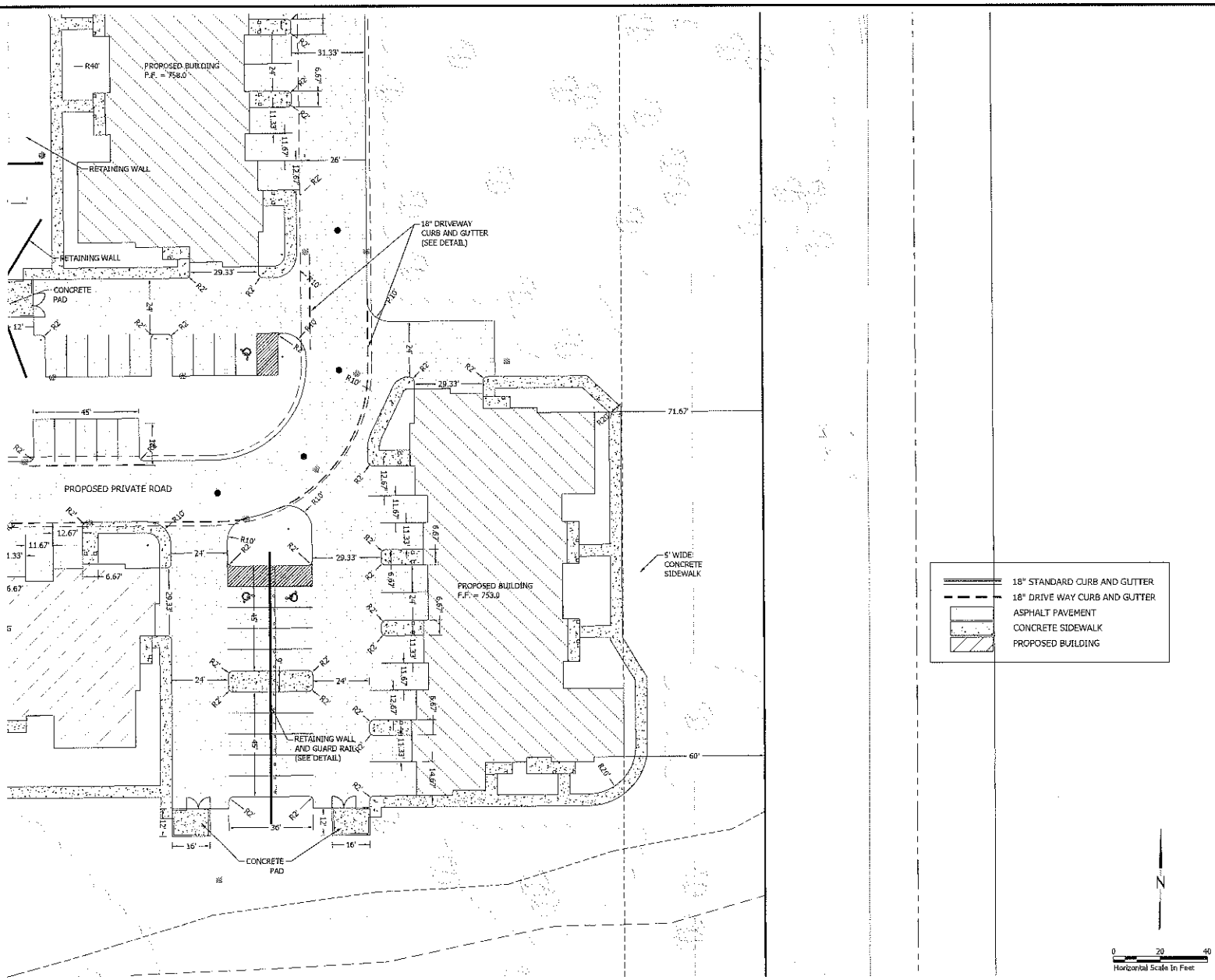

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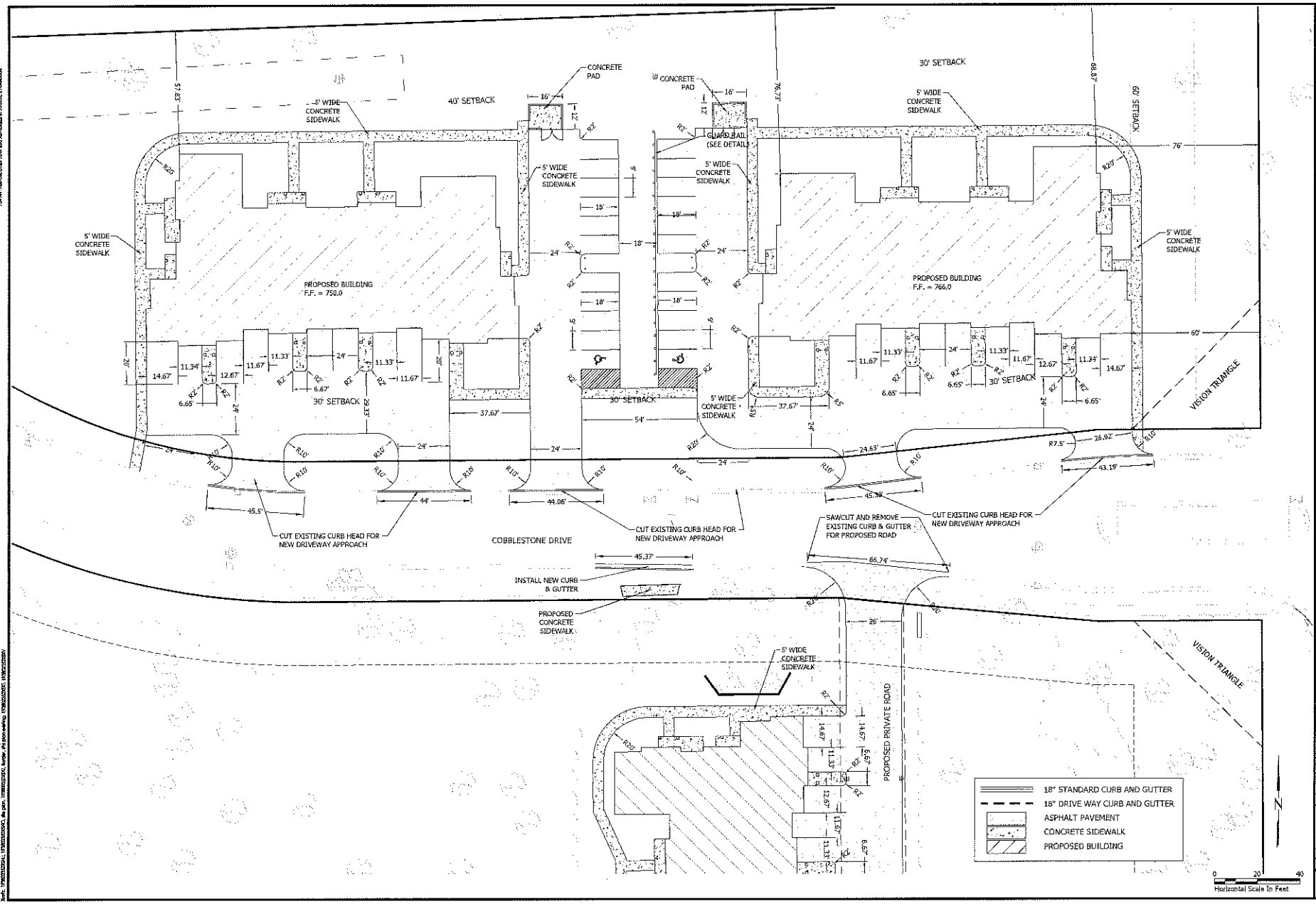
C6.02



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SITE PLAN

HICKORY GROVE APARTMENTS
FRANKLIN SQUARE, LLC
FRANKLIN, WI

DATE OF ISSUANCE
SEPTEMBER 22, 2014

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DESIGNED
DETAILED
CHECKED
APPROVED
PROJECT MANAGER

SHEET NO.
C6.03

EROSION CONTROL NOTES

GENERAL

1. Contractor shall conform to all relevant federal, state, and local regulations; the conditions included in any permit; and to the conditions included in the project engineer's plans unless otherwise approved by the Wisconsin department of natural resources (WDNR) and project engineer.
2. Erosion control devices shall conform to the latest edition of the WDNR technical standards and WI DOT Product Acceptability List (PAL).
3. A copy of the erosion control plan and permits shall be kept onsite and available for inspection.
4. At no time may construction equipment or fill be placed in a waterway or wetland other than allowed for by WDNR/ACOE permits. The contractor shall not store any equipment or materials in any wetland, floodplain or floodway.
5. Public and private access roads shall be kept free of tracked sediment and at a minimum cleaned at the end of each workday (not by flushing).
6. Bare soil areas, including soil stockpiles, left undisturbed for 7 days, shall be stabilized with; temporary or permanent seed and mulch (properly anchored by crimping, netting, or tackifier); hydromulch; tarp; or other approved method.
7. The use, storage and disposal of chemicals, cement and other compounds and materials used on the construction site shall be managed during the construction period to prevent their transport by runoff into waters of the state. Any spill shall be immediately reported to the WDNR and local authorities. All construction debris and litter shall be cleaned on a daily basis.
8. A dewatering plan following WDNR technical standard 1061 shall be submitted by the contractor to the WDNR and City of Franklin for approval.
9. During the non-growing season (Oct. 15 - April 15), winter stabilization shall include seeding with Winter Wheat and the use of mulch and tackifier (as an anchoring method) or a Class 1-type B erosion mat on all bare soil areas of the site.
   - Mulch shall consist of hay or straw free of diseased plant residue, noxious weeds, harmful chemical residues, heavy metals, hydrocarbons, and other known environmental toxicants.
   - Mulch shall cover a minimum of 80% of the soil surface and shall be ½ to 1 ½ inches thick.
   - If the conditions are too cold to apply tackifier, a mulch crimper or biodegradable netting shall be used as an alternate anchoring method.
10. If snow cover prevents the installation of these items; the condition of the site, including the amount of snow cover, will be noted on every erosion and sediment control inspection report. Once the snow is 2 inches or less on a majority of the site, the above mentioned winter stabilization methods shall be immediately employed.
11. All finish graded ditches and swales shall be planted, sodded or seeded and mulched or matted immediately after completion.
12. If any item in the erosion control plan requires modification, the contractor shall submit an erosion control plan revision to the project engineer and WDNR Stormwater Specialist to receive approval before proceeding.
13. All land disturbing activities shall be conducted in a logical sequence as to minimize the amount of bare soil exposed at any one time. Maintain existing vegetation as long as possible.

EROSION CONTROL INSTALLATION AND SEQUENCING

1. Tracking pads, silt fence and inlet protection shall be installed prior to any land disturbing construction activities.
2. Once the temporary erosion control devices have been installed, topsoil striping and stock piling, sediment trap construction and then site grading can begin.
3. Install sediment bale barriers as rough grading progresses.
4. Flows on the graded area on the north side of Cobblestone Way shall be directed during construction to the sediment trap.
5. Permanent stabilization shall occur after final grading; temporary stabilization (temporary seed and mulch) may be needed if substantial time occurs between grading and building completion and paving.

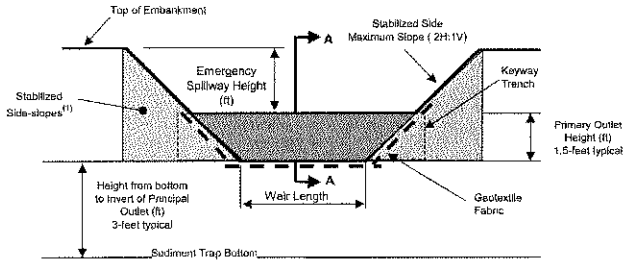
REMOVAL OF EROSION CONTROL MEASURES

1. Inlet Protection Devices shall be removed when all land disturbing construction activities have been completed and the site has reached final stabilization. Final stabilization is defined as an established uniform perennial vegetative cover with an overall site density of at least 70%.
2. Silt Fence, Sediment Bale Barriers and Interim Temporary Perimeter Control Product shall be removed when all land disturbing construction activities have been completed and the area has reached final stabilization. Any soil disturbance that has occurred as a result of its removal shall be immediately stabilized.
3. Sediment Trap shall be left in place until site is >70% stabilized.
4. Tracking pads shall be removed when all land disturbing construction activities have been completed along its associated access road. Any soil disturbance that has occurred as a result its removal shall be immediately stabilized.

EROSION CONTROL INSPECTION AND MAINTENANCE

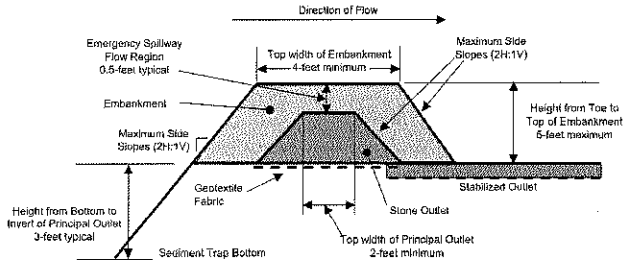
1. Inspect all erosion control measures prior to commencing grading activities. Erosion control measures shall be inspected weekly and within 24 hours of every ½ inch or greater rain event. Maintenance shall be in accordance with the WDNR technical standards and the engineer's plans and specifications and as deemed necessary by regulatory agencies. All maintenance and/or repairs shall be completed within 24 hours of notification by the erosion control inspector. The contractor shall maintain an erosion control log book on site noting inspection date and times, repairs necessary, and repairs made.
2. The contractor shall maintain the erosion control measures as follows:
   A. Tracking Pad (1057) - Maintenance shall take place by scraping or top-dressing with additional aggregate. A minimum 50 feet long and 12-inch thick pad consisting of a minimum of 3 inch clear washed stone shall be maintained. The width of the tracking pad shall extend the full distance of the egress point.
   B. Silt Fence (1056) - Sediment /debris/deposits shall be removed when they reach 50% of the height of the silt fence. Removed sediment shall be deposited in a suitable non wetland or floodplain area and stabilized. Silt fence that is damaged or not performing as designed shall be repaired or replaced immediately.
   C. Sediment Bale Barrier (1055) - Sediment /debris/deposits shall be removed when they reach 50% of the height of the bale barrier. Removed sediment shall be deposited in a suitable non wetland or floodplain area and stabilized. Bale barriers that are damaged or not performing as designed shall be repaired or replaced immediately.
   D. Interim Temporary Perimeter Control Product (1071) - Sediment /debris/deposits shall be removed when they reach 50% of the height of the product. Removed sediment shall be deposited in a suitable non wetland or floodplain area and stabilized. Product that is damaged or not performing as designed shall be repaired or replaced immediately.
   E. Inlet protection (1060) - Maintenance shall be conducted to keep inlets functioning without ponding water for prolong periods. Inlet fabric shall be replaced as needed.
   F. Sediment Trap (1063) shall be inspected following rain events and shall be maintained and repaired as needed in accordance with the WDNR technical standard 1063.

Figure 1: Sediment Trap Outlet Detail



Cross-section View of Principal Outlet

Notes: (1) Side-slopes and faces of earthen embankment around outlet shall be armored with riprap or stabilized with erosion mat sufficient to handle flows from the 10-year storm.



View A - A of Principal Outlet

WDNR, WI 5/05

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EROSION CONTROL NOTES AND DETAILS
HICKORY GROVE APARTMENTS
FRANKLIN SQUARE, LLC
FRANKLIN, WI

DATE OF ISSUANCE
SEPTEMBER 22, 2014

NO.	REVISION	DATE
1.		10-21-14

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DRAWN	AJP
CHECKED	RA
APPROVED	RA
PROJECT NO.	193707777

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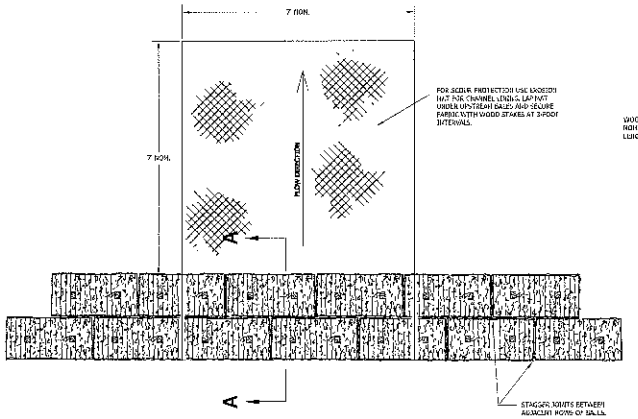
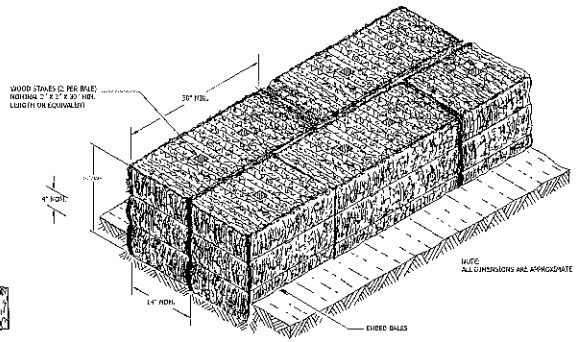
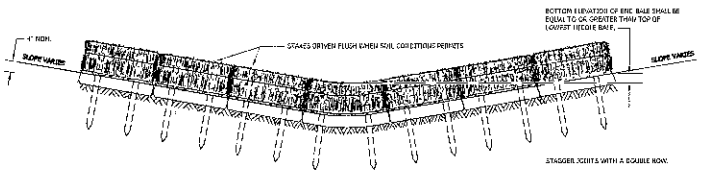


PLAN VIEW

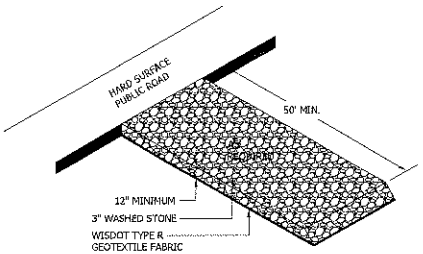


SECTION A-A



FRONT ELEVATION

TEMPORARY DITCH CHECK USING EROSION BALES



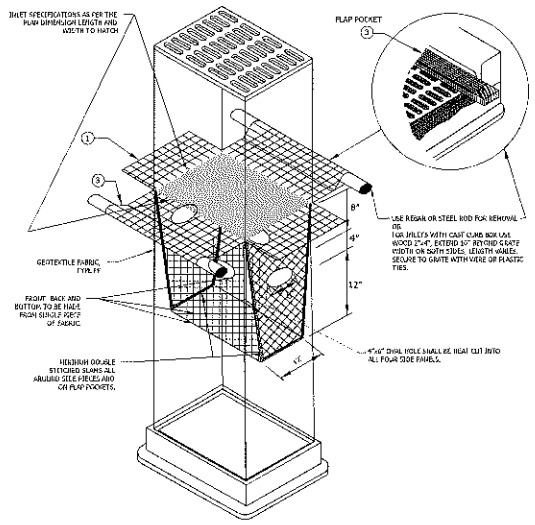
STONE TRACKING PAD (1057)
NOT TO SCALE

INSTALLATION NOTES

DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30", MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3". WHERE NECESSARY THE CONTRACTOR SHALL CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE. THE TIES SHALL BE PLACED AT A MINIMUM OF 4" FROM THE BOTTOM OF THE BAG.



INLET PROTECTION, TYPE D
(CAN BE INSTALLED IN ANY INLET TYPE, WITH OR WITHOUT A CURB BOX AS PER NOTE 2)

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EROSION CONTROL DETAILS

HICKORY GROVE APARTMENTS
FRANKLIN SQUARE, LLC
FRANKLIN, WI

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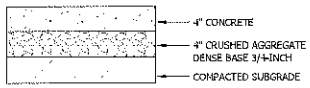

SIDEWALK SECTION

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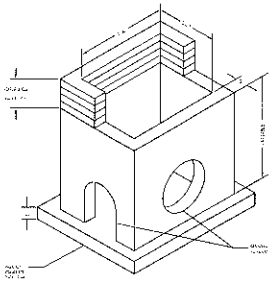

STORM CATCHBASIN

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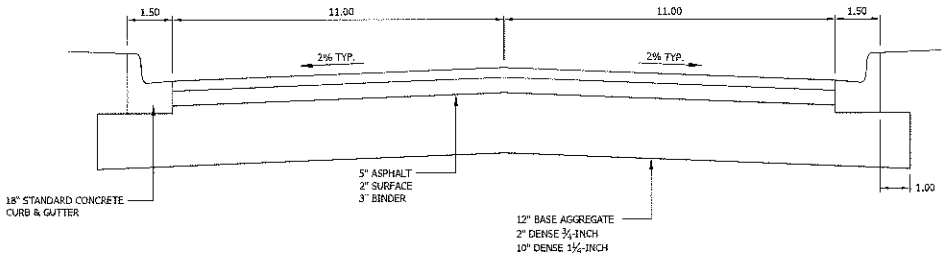

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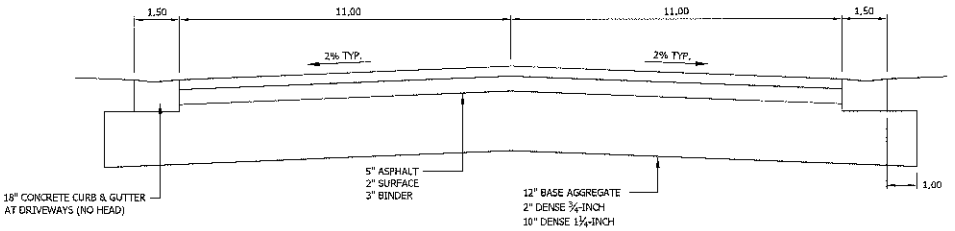
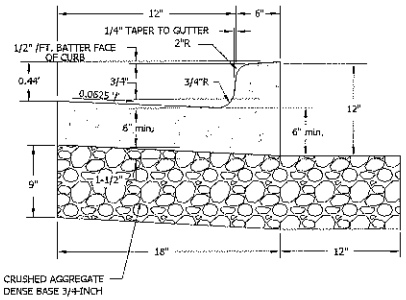
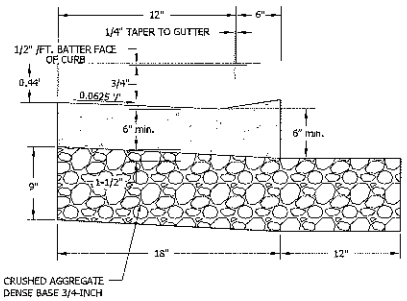


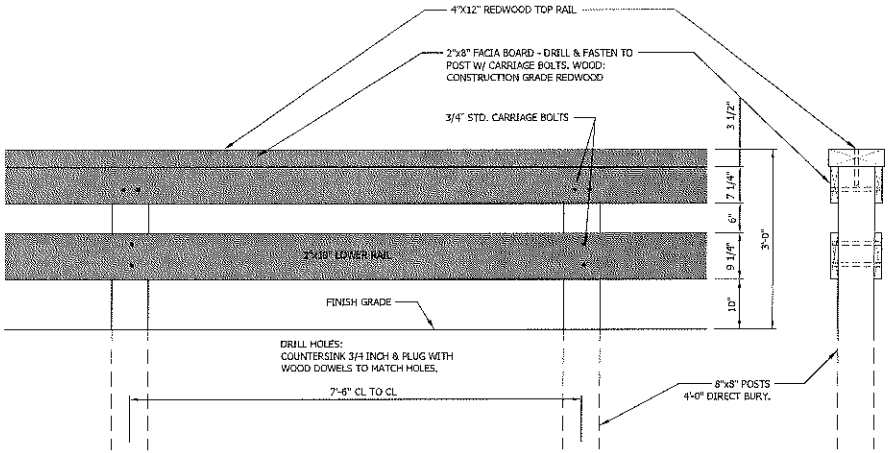
TYPICAL FINISHED SECTION AT DRIVEWAYS



18" STANDARD CONCRETE CURB & GUTTER



18" CONCRETE CURB & GUTTER AT DRIVEWAYS (NO HEAD)



GUARD RAIL DETAIL

1/2" = 1'-0"

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CONSTRUCTION DETAILS

HICKORY GROVE APARTMENTS
FRANKLIN SQUARE, LLC
FRANKLIN, WI

DATE OF ISSUANCE
SEPTEMBER 22, 2014

NO.	REVISION	DATE

PROJECT NO.
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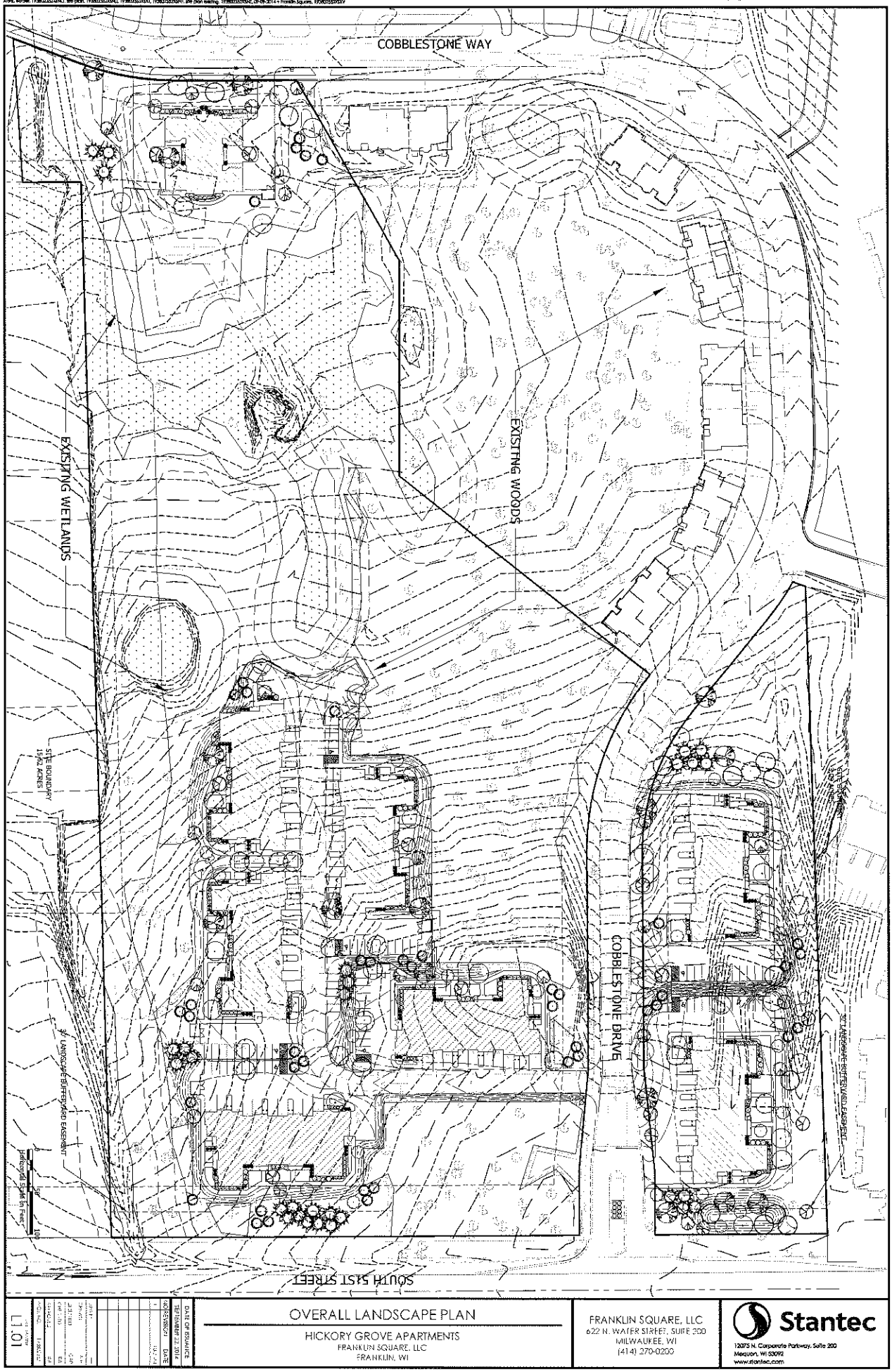

L1.01

DATE OF ISSUANCE
SEPTEMBER 22, 2014

OVERALL LANDSCAPE PLAN

HICKORY GROVE APARTMENTS
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FRANKLIN, WI

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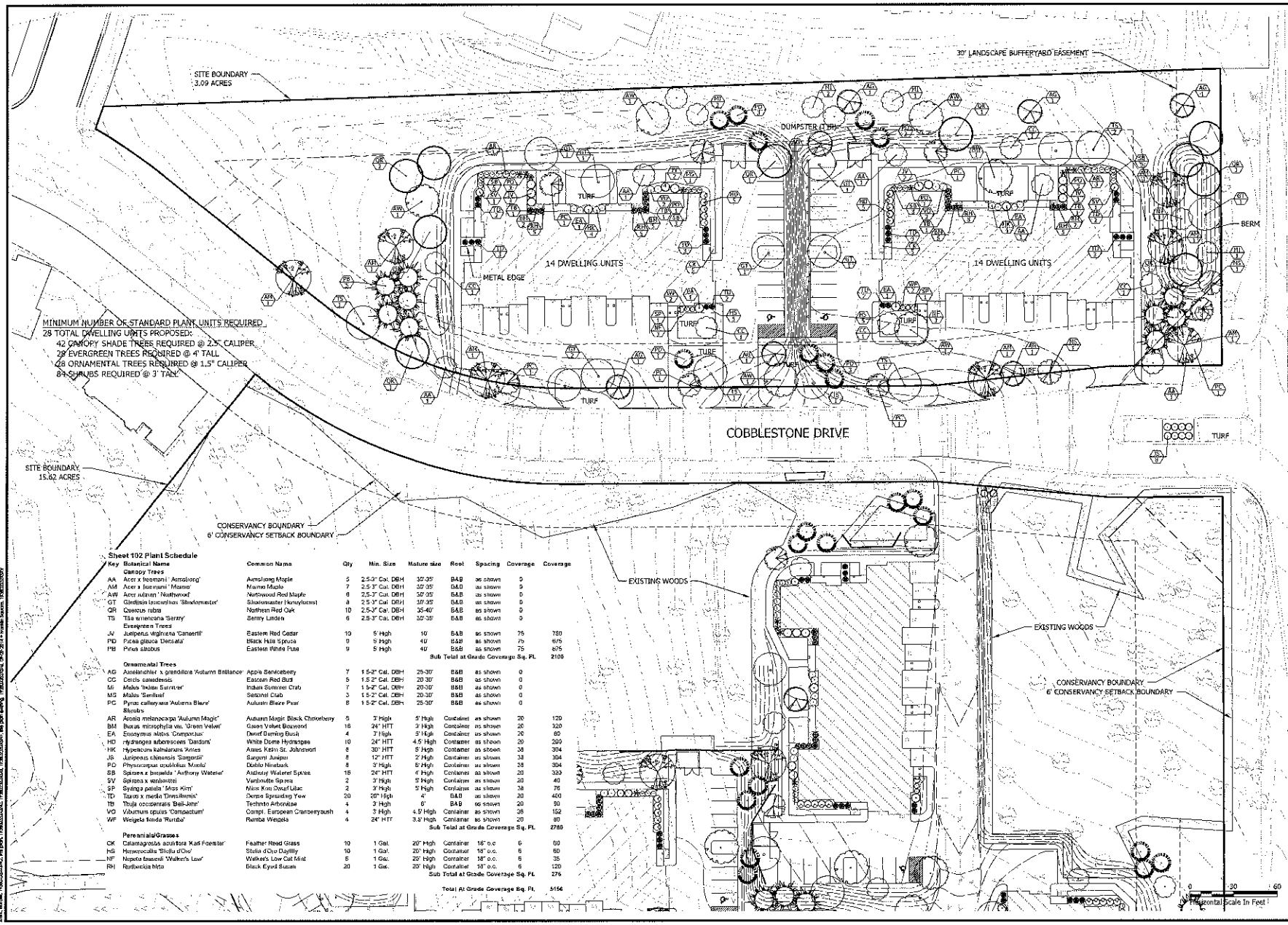

Sheet 102 Plant Schedule

Key	Botanical Name	Common Name	Qty	Min. Size	Mature size	Root	Spacing	Coverage	Coverage
	Canopy Trees								
AA	Acer x freemanii 'Armstrong'	Armstrong Maple	5	2.5-3" Cal. DBH	30'-35'	B&B	as shown	0	
AM	Acer x freemanii 'Marmo'	Marmo Maple	7	2.5-3" Cal. DBH	30'-35'	B&B	as shown	0	
AW	Acer rubrum 'Northwood'	Northwood Red Maple	8	2.5-3" Cal. DBH	30'-35'	B&B	as shown	0	
GT	Gleditsia triacanthos 'Shademaster'	Shademaster Honeylocust	8	2.5-3" Cal. DBH	30'-35'	B&B	as shown	0	
QR	Quercus rubra	Northern Red Oak	10	2.5-3" Cal. DBH	35-40'	B&B	as shown	0	
TS	Tilia americana 'Sentry'	Sentry Linden	6	2.5-3" Cal. DBH	30'-35'	B&B	as shown	0	
	Evergreen Trees								
JV	Juniperus virginiana 'Canaertii'	Eastern Red Cedar	10	5' High	10'	B&B	as shown	75	750
PD	Picea glauca 'Densata'	Black Hills Spruce	9	5' High	40'	B&B	as shown	75	675
PB	Pinus strobus	Eastern White Pine	9	5' High	40'	B&B	as shown	75	675
							Sub Total at Grade Coverage Sq. Ft.		2100
	Ornamental Trees								
AG	Amelanchier x grandiflora 'Autumn Brilliance'	Apple Serviceberry	7	1.5-2" Cal. DBH	25-30'	B&B	as shown	0	
CC	Cercis canadensis	Eastern Red Bud	5	1.5-2" Cal. DBH	20-30'	B&B	as shown	0	
MI	Malus 'Indian Summer'	Indian Summer Crab	7	1.5-2" Cal. DBH	20-30'	B&B	as shown	0	
MS	Malus 'Sentinel'	Sentinel Crab	3	1.5-2" Cal. DBH	20-30'	B&B	as shown	0	
PC	Pyrus calleryana 'Autumn Blaze'	Autumn Blaze Pear	8	1.5-2" Cal. DBH	25-30'	B&B	as shown	0	
	Shrubs								
AR	Aronia melanocarpa 'Autumn Magic'	Autumn Magic Black Chokeberry	6	3' High	5' High	Container	as shown	20	120
BM	Buxus microphylla var. 'Green Velvet'	Green Velvet Boxwood	16	24" HTT	3' High	Container	as shown	20	320
EA	Euonymus alatus 'Compactus'	Dwarf Burning Bush	4	3' High	3' High	Container	as shown	20	80
HD	Hydrangea arborescens 'Dardom'	White Dome Hydrangea	10	24" HTT	4.5' High	Container	as shown	20	200
HK	Hypericum kalmianum 'Ames	Ames Kelm St. Johnswort	8	30" HTT	5' High	Container	as shown	38	304
JS	Juniperus chinensis 'Sargentii'	Sargent Juniper	8	12" HTT	2' High	Container	as shown	38	304
PD	Physocarpus opulifolius 'Monlo'	Diablo Ninebark	8	3' High	5' High	Container	as shown	38	304
SB	Spiraea x bumalda 'Anthony Waterer'	Anthony Waterer Spirea	16	24" HTT	4' High	Container	as shown	20	320
SV	Spiraea x vanhouttei	Vanhoutte Spirea	2	3' High	5' High	Container	as shown	20	40
SP	Syringa patula 'Miss Kim'	Miss Kim Dwarf Lilac	2	3' High	5' High	Container	as shown	38	76
TD	Taxus x media 'Densiformis'	Dense Spreading Yew	20	20" High	4'	B&B	as shown	20	400
TB	Thuja occidentalis 'Bell-John'	Techny Arborvitae	4	3' High	6'	B&B	as shown	20	80
VO	Viburnum opulus 'Compactum'	Compt. European Cranberrybush	4	3' High	4.5' High	Container	as shown	38	152
WF	Weigela florida 'Rumba'	Rumba Weigela	4	24" HTT	3.5' High	Container	as shown	20	80
							Sub Total at Grade Coverage Sq. Ft.		2788
	Perennials/Grasses								
CK	Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass	10	1 Gal.	20" High	Container	18" o.c.	6	60
HS	Hemerocallis 'Stella d'Oro'	Stella d'Oro Daylilly	10	1 Gal.	20" High	Container	18" o.c.	6	60
NF	Nepeta faassenii 'Walker's Low'	Walker's Low Cat Mint	5	1 Gal.	20" High	Container	18" o.c.	6	35
RH	Rudbeckia hirta	Black Eyed Susan	20	1 Gal.	20" High	Container	18" o.c.	6	120
							Sub Total at Grade Coverage Sq. Ft.		276
							Total At Grade Coverage Sq. Ft.		5156

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LANDSCAPE PLAN

HICKORY GROVE APARTMENTS
FRANKLIN SQUARE, LLC
FRANKLIN, WI

DATE OF ISSUANCE
SEPTEMBER 22, 2014

NO.	REVISION	DATE

SHEET NUMBER
L1.02

THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE DRAWING. ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT IMMEDIATELY. THE CONTRACTOR IS TO ASSUME ALL RESPONSIBILITY FOR ANY WORK DONE WITHOUT CLARIFICATION. ALL DRAWINGS AND DESIGNS ARE THE PROPERTY OF STANTEC. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY STANTEC IS FORBIDDEN.

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LANDSCAPE PLAN

HICKORY GROVE APARTMENTS
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DATE OF ISSUANCE: SEPTEMBER 22, 2014

L1.03

Sheet L103 Plant Schedule

Key	Botanical Name	Common Name	Qty	Min. Size	Mature size	Root	Spacing	Coverage	Coverage
	Canopy Trees								
AM	Acer x freemanii 'Marmo'	Marmo Maple	7	2.5-3" Cal. DBH	30'-35'	B&B	as shown	0	
AW	Acer rubrum 'Northwood'	Northwood Red Maple	5	2.5-3" Cal. DBH	30'-35'	B&B	as shown	0	
CO	Celtis occidentalis	Common Hackberry	2	2.5-3" Cal. DBH	40'-45'	B&B	as shown	0	
GT	Gleditsia triacanthos 'Shademaster'	Shademaster Honeylocust	7	2.5-3" Cal. DBH	30'-35'	B&B	as shown	0	
QR	Quercus rubra	Northern Red Oak	4	2.5-3" Cal. DBH	35-40'	B&B	as shown	0	
TS	Tilia americana 'Sentry'	Sentry Linden	5	2.5-3" Cal. DBH	30'-35'	B&B	as shown	0	
	Evergreen Trees								
JV	Juniperus virginiana 'Canaertii'	Eastern Red Cedar	24	5' High	10'	B&B	as shown	75	1800
PD	Picea glauca 'Densata'	Black Hills Spruce	29	5' High	40'	B&B	as shown	75	2175
PS	Pinus strobus	Eastern White Pine	17	5' High	40'	B&B	as shown	75	1275
							Sub Total at Grade Coverage Sq. Ft.		5250
	Ornamental Trees								
AG	Amelanchier x grandiflora 'Autumn Brilliance'	Apple Serviceberry	2	1.5-2" Cal. DBH	25-30'	B&B	as shown	0	
CC	Cercis canadensis	Eastern Red Bud	6	1.5-2" Cal. DBH	20-30'	B&B	as shown	0	
MI	Malus 'Indian Summer'	Indian Summer Crab	5	1.5-2" Cal. DBH	20-30'	B&B	as shown	0	
MS	Malus 'Sentinel'	Sentinel Crab	5	1.5-2" Cal. DBH	20-30'	B&B	as shown	0	
PC	Pyrus calleryana 'Autumn Blaze'	Autumn Blaze Pear	5	1.5-2" Cal. DBH	20-30'	B&B	as shown	0	
	Shrubs								
AR	Aronia melanocarpa 'Autumn Magic'	Autumn Magic Black Chokeberry	15	3' High	3' High	Container	as shown	20	300
BM	Buxus microphylla var. 'Green Velvet'	Green Velvet Boxwood	35	24" HTT	3' High	Container	as shown	20	700
EA	Euonymus alatus 'Compactus'	Dwarf Burning Bush	10	3' High	3' High	Container	as shown	20	200
HD	Hydrangea arborescens 'Dardom'	White Dome Hydrangea	21	3' High	4.5' High	Container	as shown	20	420
HK	Hypericum kalmianum 'Ames'	Ames Kalm St. Johnswort	20	30" HTT	5' High	Container	as shown	38	760
JS	Juniperus chinensis 'Sargentii'	Sargent Juniper	3	12" HTT	2' High	Container	as shown	38	114
PO	Physocarpus opulifolius 'Monlo'	Diablo Ninebark	19	30" HTT	5' High	Container	as shown	38	722
SB	Spiraea x bumalda 'Anthony Waterer'	Anthony Waterer Spirea	37	24" HTT	4' High	Container	as shown	20	740
SV	Spiraea x vanhouttei	Vanhoutte Spirea	5	3' High	4' High	Container	as shown	20	100
SP	Syringa patula 'Miss Kim'	Miss Kim Dwarf Lilac	5	3' High	4.5' High	Container	as shown	38	190
TD	Taxus x media 'Densiformis'	Dense Spreading Yew	50	20" High	5'	B&B	as shown	20	1000
TB	Thuja occidentalis 'Bail John'	Technito Arborvitae	10	3' High	5'	B&B	as shown	20	200
VO	Viburnum opulus 'Compactum'	Compl. European Cranberrybush	13	3' High	4.5' High	Container	as shown	38	494
WF	Weigela florida 'Rumba'	Rumba Weigela	10	24" HTT	3.5' High	Container	as shown	20	200
							Sub Total at Grade Coverage Sq. Ft.		6140
	Perennials/Grasses								
CK	Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass	34	1 Gal.	20" High	Container	18" o.c.	6	204
HS	Hemerocallis 'Stella d'Oro'	Stella d'Oro Daylily	25	1 Gal.	20" High	Container	18" o.c.	6	150
NF	Nepeta faassenii 'Walker's Low'	Walker's Low Cat Mint	22	1 Gal.	20" High	Container	18" o.c.	6	132
RH	Rudbeckia hirta	Black Eyed Susan	50	1 Gal.	20" High	Container	18" o.c.	6	300
							Sub Total at Grade Coverage Sq. Ft.		786
							Total At Grade Coverage Sq. Ft.		12176

MINIMUM NUMBER OF STANDARD PLANT UNITS REQUIRED

70 TOTAL DWELLING UNITS PROPOSED:

- 105 CANOPY SHADE TREES REQUIRED @ 2.5" CALIPER (30 PROPOSED, 75 CREDIT TREES)
- 70 EVERGREEN TREES REQUIRED @ 4' TALL
- 70 ORNAMENTAL TREES REQUIRED @ 1.5" CALIPER (23 PROPOSED, 47 CREDIT TREES)
- 210 SHRUBS REQUIRED @ 3' TALL

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Sheet 104 Plant Schedule

Key	Botanical Name	Common Name	Qty	Min. Size	Mature size	Root	Spacing	Coverage	Coverage
	Canopy Trees								
AM	Acer x freemanii 'Marmo'	Marmo Maple	1	2.5-3" Cal. DBH	30'-35'	B&B	as shown	0	
AT	Acer saccharum 'Green Mountain'	Green Mountain Sugar Maple	2	2.5-3" Cal. DBH	35-40'	B&B	as shown	0	
GT	Gleditsia triacanthos 'Shademaster'	Shademaster Honeylocust	3	2.5-3" Cal. DBH	30'-35'	B&B	as shown	0	
QR	Quercus rubra	Northern Red Oak	4	2.5-3" Cal. DBH	35-40'	B&B	as shown	0	
	Evergreen Trees								
PD	Picea glauca 'Densata'	Black Hills Spruce	5	5' High	40'	B&B	as shown	75	375
PB	Pinus strobus	Eastern White Pine	3	5' High	40'	B&B	as shown	75	225
					Sub Total at Grade Coverage Sq. Ft.				600
	Ornamental Trees								
AG	Amelanchier x grandiflora 'Autumn Brilliance'	Apple Serviceberry	2	1.5-2" Cal. DBH	25-30'	B&B	as shown	0	
MS	Malus 'Sentinel'	Sentinel Crab	2	1.5-2" Cal. DBH	20-30'	B&B	as shown	0	
PC	Pyrus calleryana 'Autumn Blaze'	Autumn Blaze Pear	4	1.5-2" Cal. DBH	20-30'	B&B	as shown	0	
	Shrubs								
BM	Buxus microphylla var. 'Green Velvet'	Green Velvet Boxwood	4	24" HTT	3' High	Container	as shown	20	80
EA	Euonymus alatus 'Compactus'	Dwarf Burning Bush	2	3' High	5' High	Container	as shown	20	40
HD	Hydrangea arborescens 'Dardom'	White Dome Hydrangea	4	3' High	4.5' High	Container	as shown	20	80
JS	Juniperus chinensis 'Sargentii'	Sargent Juniper	4	12" HTT	2' High	Container	as shown	38	152
SB	Spiraea x bumalda 'Anthony Waterer'	Anthony Waterer Spirea	10	24" HTT	4' High	Container	as shown	20	200
SP	Syringa patula 'Miss Kim'	Miss Kim Dwarf Lilac	2	3' High	5' High	Container	as shown	38	76
TO	Thuja occidentalis 'Little Giant'	Little Giant Arborvitae	1	3' High	3' High	Container	as shown	20	20
WF	Weigela florida 'Rumba'	Rumba Weigela	6	24" HTT	3.5' High	Container	as shown	20	120
					Sub Total at Grade Coverage Sq. Ft.				768
	Perennials/Grasses								
HS	Hemerocallis 'Stella d'Oro'	Stella d'Oro Daylily	42	1 Gal.	20" High	Container	18" o.c.	6	252
SE	Sedum spectabile 'Autumn Joy'	Autumn Joy Sedum	10	1 Gal.	20" High	Container	as shown	6	60
					Sub Total at Grade Coverage Sq. Ft.				312
					Total At Grade Coverage Sq. Ft.				1680

MINIMUM NUMBER OF STANDARD PLANT UNITS REQUIRED
8 TOTAL DWELLING UNITS PROPOSED:
12 CANOPY SHADE TREES REQUIRED @ 2.5" CALIPER
8 EVERGREEN TREES REQUIRED @ 4' TALL
8 ORNAMENTAL TREES REQUIRED @ 1.5" CALIPER
24 SHRUBS REQUIRED @ 3' TALL

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LANDSCAPE PLAN

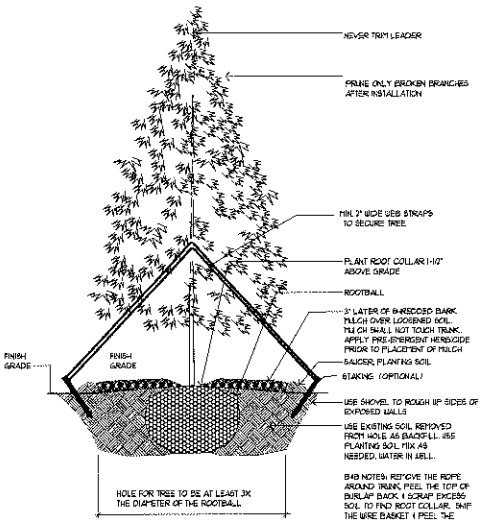
HICKORY GROVE APARTMENTS
FRANKLIN SQUARE, LLC
FRANKLIN, WI

DATE OF ISSUANCE
SEPTEMBER 22, 2014

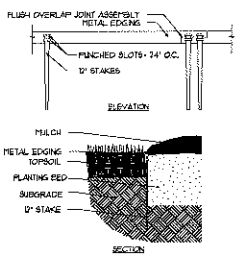
NO. REVISION DATE

L1.04

THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK. THE COPYRIGHT TO ALL DESIGNS AND DRAWINGS ARE THE PROPERTY OF STANTEC. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY STANTEC IS FORBIDDEN.



EVERGREEN TREE PLANTING
NTS



METAL BED EDGE
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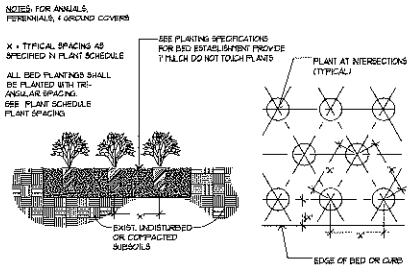

GROUNDCOVER AND PERENNIAL PLANTING
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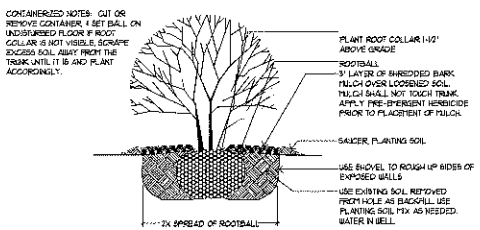
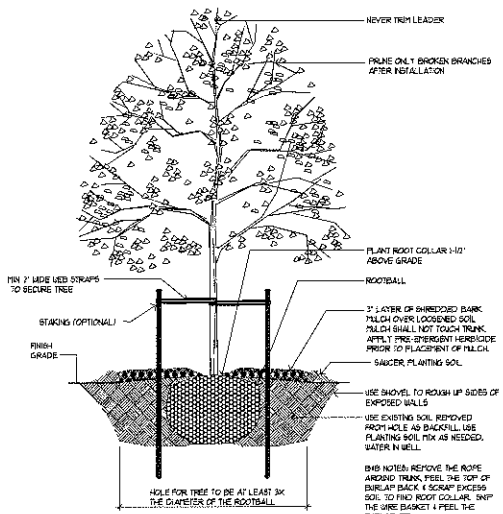


SHRUB PLANTING
NTS



DECIDUOUS TREE PLANTING
NTS

Master Plant Schedule

Key	Botanical Name	Common Name	Qty	Min. Size	Mature size	Root	Spacing	Coverage	Coverage
	Canopy Trees								
AA	Acer x freemanii 'Armstrong'	Armstrong Maple	5	2.5-3" Cal. DBH	30'-35'	B&B	as shown	0	
AM	Acer x freemanii 'Marmo'	Marmo Maple	17	2.5-3" Cal. DBH	30'-35'	B&B	as shown	0	
AW	Acer rubrum 'Northwood'	Northwood Red Maple	11	2.5-3" Cal. DBH	30'-35'	B&B	as shown	0	
AT	Acer saccharum 'Green Mountain'	Green Mountain Sugar Maple	2	2.5-3" Cal. DBH	35'-40'	B&B	as shown	0	
CO	Celtis occidentalis	Common Hackberry	2	2.5-3" Cal. DBH	40'-45'	B&B	as shown	0	
GT	Gleditsia triacanthos 'Shademaster'	Shademaster Honeylocust	18	2.5-3" Cal. DBH	30'-35'	B&B	as shown	0	
QR	Quercus rubra	Northern Red Oak	16	2.5-3" Cal. DBH	35'-40'	B&B	as shown	0	
TS	Tilia americana 'Sentry'	Sentry Linden	11	2.5-3" Cal. DBH	30'-35'	B&B	as shown	0	
	Evergreen Trees								
JV	Juniperus virginiana 'Emerald'	Eastern Red Cedar	34	5' High	10'	B&B	as shown	75	2550
PD	Picea glauca 'Dumulati'	Black Hills Spruce	43	5' High	40'	B&B	as shown	75	3225
PS	Pinus strobus	Eastern White Pine	29	5' High	40'	B&B	as shown	75	2175
							Sub Total at Grade Coverage Sq. Ft.		7950
	Ornamental Trees								
AG	Amelanchier x grandiflora 'Autumn Brilliance'	Apple Serviceberry	11	1.5-2" Cal. DBH	25-30'	B&B	as shown	0	
CC	Cercis canadensis	Eastern Red Bud	11	1.5-2" Cal. DBH	20-30'	B&B	as shown	0	
MI	Malus 'Indian Summer'	Indian Summer Crab	12	1.5-2" Cal. DBH	20-30'	B&B	as shown	0	
MS	Malus 'Sentinel'	Sentinel Crab	10	1.5-2" Cal. DBH	20-30'	B&B	as shown	0	
PC	Pyrus calleryana 'Autumn Blaze'	Autumn Blaze Pear	15	1.5-2" Cal. DBH	20-30'	B&B	as shown	0	
	Shrubs								
AR	Aronia melanocarpa 'Autumn Magic'	Autumn Magic Black Chokeberry	21	3' High	3' High	Container	as shown	20	420
BM	Buxus microphylla var. 'Green Velvet'	Green Velvet Boxwood	55	24" HTT	3' High	Container	as shown	20	1100
EA	Euonymus alatus 'Compactus'	Dwarf Burning Bush	16	3' High	3' High	Container	as shown	20	320
HJ	Hydrangea arborescens 'Decidom'	White Dome Hydrangea	35	3' High	4.5' High	Container	as shown	20	700
HK	Hypericum kalmianum 'Ames'	Ames Kalm St. Johnswort	28	30" HTT	3' High	Container	as shown	38	1064
JS	Juniperus chinensis 'Sargentii'	Sargent Juniper	15	12" HTT	2' High	Container	as shown	38	570
PO	Physocarpus opulifolius 'Monlo'	Diablo Ninebark	27	30" HTT	5' High	Container	as shown	38	1026
SB	Spiraea x bumalda 'Anthony Waterer'	Anthony Waterer Spirea	69	24" HTT	4' High	Container	as shown	20	1263
SV	Spiraea x vanhouttei	Vanhoutte Spirea	7	3' High	4' High	Container	as shown	20	140
SP	Syringa pubula 'Miss Kim'	Miss Kim Dwarf Lilac	9	3' High	4.5' High	Container	as shown	38	342
TD	Taxus x media 'Densiformis'	Dense Spreading Yew	70	20" High	4'	B&B	as shown	20	1400
TB	Thuja occidentalis 'Brabant'	Techny Arborvitae	14	3' High	6'	B&B	as shown	20	280
TO	Thuja occidentalis 'Little Giant'	Little Giant Arborvitae	1	3' High	2' High	Container	as shown	20	20
VO	Viburnum opulus 'Compactum'	Compt. European Cranberrybush	17	36" HTT	4.5' High	Container	as shown	38	646
WF	Weigela florida 'Rumba'	Rumba Weigela	20	24" HTT	3.5' High	Container	as shown	20	400
							Sub Total at Grade Coverage Sq. Ft.		6982
	Perennials/Grasses								
CK	Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass	54	1 Gal	20" High	Container	18" o.c.	9	324
HS	Hemerocallis 'Stella d'Oro'	Stella d'Oro Daylily	77	1 Gal.	20" High	Container	18" o.c.	6	462
NF	Nepeta faassenii 'Walker's Low'	Walker's Low Cat Mint	28	1 Gal	20" High	Container	18" o.c.	6	168
RH	Rudbeckia hirta	Black Eyed Susan	70	1 Gal.	20" High	Container	18" o.c.	6	420
							Sub Total at Grade Coverage Sq. Ft.		1374
							Total At Grade Coverage Sq. Ft.		19012

LANDSCAPE GENERAL NOTES:

1. ALL LANDSCAPED AREAS INCLUDING EASEMENTS SHALL BE MAINTAINED BY THE PROPERTY OWNER AND KEPT FREE OF ALL DEBRIS, RUBBISH, WEEDS AND TALL GRASS.
2. ALL NEWLY INSTALLED LANDSCAPE PLANTINGS, INCLUDING TURF SEEDED AREAS SHALL BE WATERED EFFICIENTLY BY ACCESSIBLE HOSE BIBS LOCATED FROM ANY DWELLING UNITS WITHIN 100 FEET TO ANY LANDSCAPE AREA.

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LANDSCAPE DETAILS
HICKORY GROVE APARTMENTS
FRANKLIN SQUARE, LLC
FRANKLIN, WI

GATE OF ISSUANCE
SEPTEMBER 22, 2014

NO.	REVISION	DATE

SHEET NO.
L5.01

Plot Date: 10/27/2014 - 11:09am
Drawing Name: N:\1855\active\185503529_CAD\Dwg\LS\185503529_LS01.dwg
Xref: None

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