

FRANKLIN PUBLIC SCHOOLS – SITE PLAN
RESOLUTION NO. 2017-_____

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3. The approval granted hereunder is conditional upon the Franklin Public Schools new Forest Park Middle School construction project (i) being in compliance with all applicable governmental laws, statutes, rules, codes, orders and ordinances; and (ii) obtaining all other governmental approvals, permits, licenses and the like, required for and applicable to the project to be developed and as presented for this approval.
4. That the Franklin Public Schools new Forest Park Middle School construction project shall be developed and constructed pursuant to such Site Plan within one year from the date of adoption of this Resolution, or this Resolution and all rights and approvals granted hereunder shall be null and void, without any further action by the City of Franklin.
5. The Franklin School District shall provide to the City of Franklin by means of a Quit Claim Deed seven feet of additional r.o.w. along Forest Hill Avenue, for review by the Engineering Department and approval by the Common Council, prior to the issuance of an Occupancy Permit.
6. The applicants shall construct the proposed sidewalk along the south side of W. Forest Hill Avenue pursuant to the City's Design Standards and Construction Specifications, for Engineering Department review and approval prior to the issuance of an Occupancy Permit.
7. The applicants shall construct the acceleration/deceleration lanes along W. Forest Hill Avenue pursuant to the City's Design Standards and Construction Specifications, for Engineering Department review and approval prior to the issuance of an Occupancy Permit.
8. The applicants shall revise the Site Plan to identify the modifications of the subject intersection of the entrance driveway and Forest Hill Avenue in detail, including the placement of the stop sign and paint striping including the cross walk, with the cost of the signage and paint striping to be at the owner's expense, for Engineering Department review and approval prior to the issuance of an Occupancy Permit.
9. The applicants shall revise the Utility Plan to identify all existing and proposed utilities and associated easements, for Engineering Department review and approval, prior to the issuance of a Building Permit. The applicants shall also prepare all necessary sewer, water, storm sewer, and stormwater management easements for Engineering Department review and Common Council approval prior to the issuance of an Occupancy Permit.

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10. The applicants shall include decorative bollards or some other similar feature between the Main Entry/Event Entry area and the school bus pick-up and drop-off area, and revise the Site Plan accordingly, for staff review and approval prior to the issuance of an Occupancy Permit.
11. The applicants shall provide details of all trash enclosures, to be constructed of materials compatible with the exterior materials of the building, for Department of City Development review and approval prior to the issuance of a Building Permit.
12. The Franklin School District shall prepare a Development Agreement for Engineering Department review and Common Council approval prior to the issuance of a Building Permit.
13. Parking shall not be allowed on the Fire Lane at any time.
14. The applicants shall revise the Architectural Elevations to provide consistent details of the building's architectural colors for Department of City Development review and approval prior to the issuance of a Building Permit.
15. The applicants shall revise the Erosion Control plan for review and approval by the Engineering Department prior to the issuance of a Building Permit.
16. The applicants shall revise the stormwater management plan for review and approval by the Engineering Department prior to the issuance of a Building Permit. The applicants shall also revise the stormwater management plan to indicate that no storm water point discharges shall be directed to private property unless a defined drainage way currently exists, for Engineering Department review and approval prior to the issuance of an Building Permit.
17. The applicants shall refer to the City of Franklin Design Standards and Construction Specifications for the proper establishment of the combined easement, fire hydrants, water valves, etc. The applicants shall also revise the Utility Plan for review and approval prior by the Engineering Department prior to the issuance of a Building Permit.
18. The applicants shall construct the subject sewer lateral(s) and water main system pursuant to the City's Design Standards and Construction Specifications, for Engineering Department review and approval prior to the issuance of an Occupancy Permit. The applicants shall also ensure at their own cost that a full-time inspector,

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approved/certified by the City of Franklin Engineering Department, is present during construction of the water main.

19. The applicants shall loop the water main by providing two connections to the existing 12” water main on Forest Hill Avenue, for review and approval by the Engineering Department prior to the issuance of a Building Permit.
20. The applicants shall revise the lighting plan for review and approval by the Department of City Development prior to the issuance of a Building Permit.
21. Review and approval of all signage on the subject property shall be conducted by the Architectural Review Board and subject to issuance of a Sign Permit from the Inspection Department, prior to the installation of any signage.

Introduced at a regular meeting of the Plan Commission of the City of Franklin this _____ day of _____, 2017.

Passed and adopted at a regular meeting of the Plan Commission of the City of Franklin this _____ day of _____, 2017.

APPROVED:

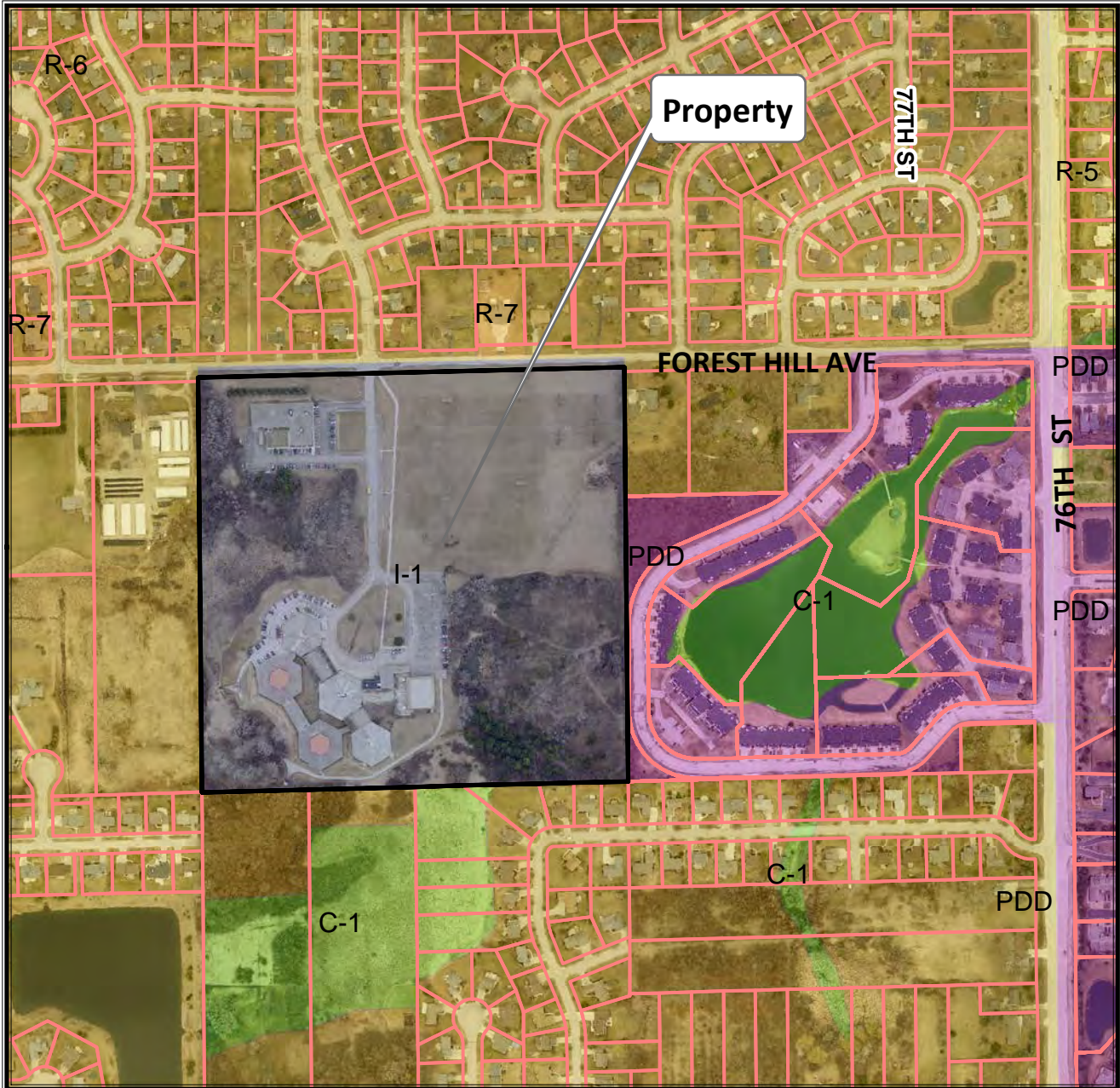
Stephen R. Olson, Chairman

ATTEST:

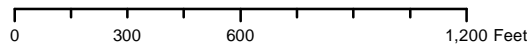
Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____

8225 W. Forest Hill Ave.
TKN: 838 9978 000

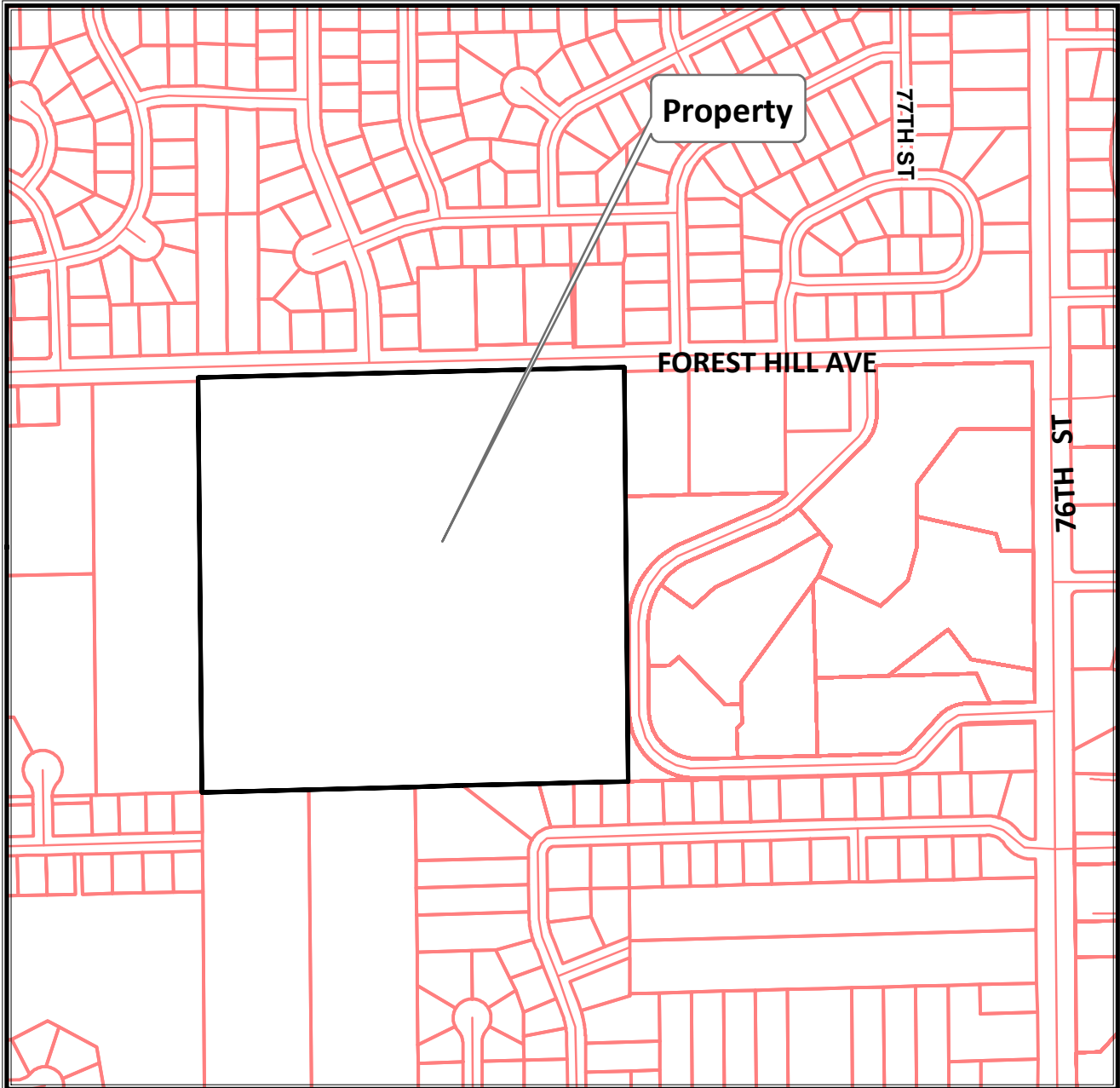


Planning Department
(414) 425-4024

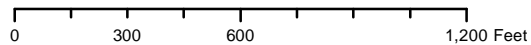


This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. This map is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes.

8225 W. Forest Hill Ave.
TKN: 838 9978 000



Planning Department
(414) 425-4024



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

Draft 6/22/17

Standards, Findings and Decision
of the City of Franklin Common Council upon the Application of Franklin Public
Schools for a Special Exception to Certain Natural Resource Provisions of the City of
Franklin Unified Development Ordinance (for Forest Park Middle School new
building and associated parking lot construction)

Whereas, Franklin Public Schools having filed an application dated May 16, 2017, for a Special Exception pursuant to Section 15-9.0110 of the City of Franklin Unified Development Ordinance pertaining to the granting of Special Exceptions to Stream, Shore Buffer, Navigable Water-related, Wetland, Wetland Buffer and Wetland Setback Provisions, and Improvements or Enhancements to a Natural Resource Feature; a copy of said application being annexed hereto and incorporated herein as Exhibit A; and

Whereas, the application having been reviewed by the City of Franklin Environmental Commission and the Commission having made its recommendation upon the application, a copy of said recommendation dated June 21, 2017 being annexed hereto and incorporated herein as Exhibit B; and

Whereas, following a public hearing before the City of Franklin Plan Commission, the Plan Commission having reviewed the application and having made its recommendation thereon as set forth upon the report of the City of Franklin Planning Department, a copy of said report dated June 22, 2017 being annexed hereto and incorporated herein as Exhibit C; and

Whereas, the property which is the subject of the application for a Special Exception is located at approximately 8225 West Forest Hill Avenue, zoned I-1 Institutional District, and such property is more particularly described upon Exhibit D annexed hereto and incorporated herein; and

Whereas, Section 15-10.0208B. of the City of Franklin Unified Development Ordinance, as amended by Ordinance No. 2003-1747, pertaining to the granting of Special Exceptions to Stream, Shore Buffer, Navigable Water-related, Wetland, Wetland Buffer and Wetland Setback Provisions, and Improvements or Enhancements to a Natural Resource Feature, provides in part: “The decision of the Common Council upon any decision under this Section shall be in writing, state the grounds of such determination, be filed in the office of the City Planning Manager and be mailed to the applicant.”

Now, Therefore, the Common Council makes the following findings pursuant to Section 15-10.0208B.2.a., b. and c. of the Unified Development Ordinance upon the application for a Special Exception dated May 16, 2017, by Franklin Public

Schools, pursuant to the City of Franklin Unified Development Ordinance, the proceedings heretofore had and the recitals and matters incorporated as set forth above, recognizing the applicant as having the burden of proof to present evidence sufficient to support the following findings and that such findings be made by not less than four members of the Common Council in order to grant such Special Exception.

1. That the condition(s) giving rise to the request for a Special Exception were not self-imposed by the applicant (this subsection a. does not apply to an application to improve or enhance a natural resource feature): *but rather*,_____.

2. That compliance with the stream, shore buffer, navigable water-related, wetland, wetland buffer, and wetland setback requirement will:

a. be unreasonably burdensome to the applicant and that there are no reasonable practicable alternatives:_____; *or*

b. unreasonably and negatively impact upon the applicant's use of the property and that there are no reasonable practicable alternatives: _____.

3. The Special Exception, including any conditions imposed under this Section will:

a. be consistent with the existing character of the neighborhood: *the proposed development with the grant of a Special Exception as requested will be consistent with the existing character of the neighborhood; and*

b. not effectively undermine the ability to apply or enforce the requirement with respect to other properties: _____; *and*

c. be in harmony with the general purpose and intent of the provisions of this Ordinance proscribing the requirement:_____; *and*

d. preserve or enhance the functional values of the stream or other navigable water, shore buffer, wetland, wetland buffer, and/or wetland setback in co-existence with the development: *(this finding only applying to an application to improve or enhance a natural resource feature).*

The Common Council considered the following factors in making its determinations pursuant to Section 15-10.0208B.2.d. of the Unified Development Ordinance.

1. Characteristics of the real property, including, but not limited to, relative placement of improvements thereon with respect to property boundaries or otherwise applicable setbacks:_____.

2. Any exceptional, extraordinary, or unusual circumstances or conditions applying to the lot or parcel, structure, use, or intended use that do not apply generally to other properties or uses in the same district: _____.
3. Existing and future uses of property; useful life of improvements at issue; disability of an occupant: _____.
4. Aesthetics: _____.
5. Degree of noncompliance with the requirement allowed by the Special Exception: _____.
6. Proximity to and character of surrounding property: _____.
7. Zoning of the area in which property is located and neighboring area: *Residential*.
8. Any negative affect upon adjoining property: *No negative affect upon adjoining property is perceived.*
9. Natural features of the property: _____.
10. Environmental impacts: _____.
11. A recommendation from the Environmental Commission as well as a review and recommendation prepared by an Environmental Commission-selected person knowledgeable in natural systems: *The Environmental Commission recommendation and its reference to the report of _____ is incorporated herein.*
12. The practicable alternatives analysis required by Section 15-9.0110C.4. of the Unified Development Ordinance and the overall impact of the entire proposed use or structure, performance standards and analysis with regard to the impacts of the proposal, proposed design solutions for any concerns under the Ordinance, executory actions which would maintain the general intent of the Ordinance in question, and other factors relating to the purpose and intent of the Ordinance section imposing the requirement: *The Plan Commission recommendation and the Environmental Commission recommendation address these factors and are incorporated herein.*

Decision

Upon the above findings and all of the files and proceedings heretofore had upon the subject application, the Common Council hereby grants a Special Exception for such relief as is described within Exhibit C, upon the conditions: 1) that the natural resource features upon the property to be developed be protected by a perpetual conservation easement to be approved by the Common Council prior to any

development within the areas for which the Special Exception is granted; 2) that the applicant obtain all other necessary approval(s) from all other applicable governmental agencies prior to any development within the areas for which the Special Exception is granted; 3) that all development within the areas for which the Special Exception is granted shall proceed pursuant to and be governed by the approved Natural Resource Protection Plan and all other applicable plans for Franklin Public Schools (Forest Park Middle School) and all other applicable provisions of the Unified Development Ordinance; 4) the applicants shall revise the NRPP – Extent of Natural Resources, NRPP – Extent of Disturbance, Special Exception Plan, and the Mitigation Plan maps and associated tables to identify the correct natural resource delineations and acreages, for Department of City Development review and approval prior to the issuance of an Occupancy Permit. The applicants shall also update the Project Summary for Department of City Development review and approval prior to the issuance of an Occupancy Permit; 5) the applicants shall revise the Conservation Easement document and exhibit to include all natural resource features to be protected, for staff review and Common Council approval prior to the issuance of an Occupancy Permit; 6) the applicants shall revise the Special Exception Plan and Mitigation Plan maps and associated tables to indicate the correct amount of natural resource impacts, for Department of City Development review and approval prior to the issuance of a Building Permit. The applicants shall also update the Wetland Mitigation Plan for Department of City Development review and approval prior to the issuance of a Building Permit; 7) approval of the Natural Resource Special Exception shall be conditioned upon receipt of all other permits and approvals including but not limited to wetland fill approval from the Wisconsin Department of Natural Resources and the U.S. Army Corps of Engineers. The duration of this grant of Special Exception is permanent.

Introduced at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2017.

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

APPROVED:

Stephen R. Olson, Mayor

ATTEST:

Sandra L. Wesolowski, City Clerk
AYES _____ NOES _____ ABSENT _____



Staff Comments – Forest Park Middle School Natural Resource Protection Plan
Response Letter

To: Joel Dietl

From: Vierbicher

Date: 8 June, 2017

Dear Mr. Dietl:

In response to the comments pertaining to the staff comments for the Forest Park Middle School Natural Resource Protection Plan (NRPP) and the Natural Resource Special Exception (NRSE), please see the following:

C1. Pursuant to Section 15-7.0201I. of the UDO, please correct/revise the location of the existing natural resource features. Staff review of the Natural Resource Protection Plan maps and of aerial photographs indicate that areas of woodlands (see Woodland, Mature, grove definition at Section 15-11.0102 of the UDO) on the northwestern portion of the property (west of the Region A wetland); immediately south of the second driveway into the school administration parking lot (extending outside of the wetland setback); and southwest of the Region HH wetland; may exist. If so, the NRPP and NRSE maps and tables should be revised as well.

a. In addition, please correct the NRPP tables to also identify the wetland setback acreages.

R1. The plans have been revised to show the above-listed regions as mature woodlands and all associated tables have been updated accordingly.

C2. Pursuant to Section 15-7.0201J. of the UDO, please correct/revise the location of the natural resource features proposed to be preserved (or revise the areas proposed to be disturbed/removed accordingly). Staff review of the Natural Resource Protection Plan maps indicate that:

a. The wetland buffers and setbacks associated with the Region L wetland; the northwestern portion of the Region N wetland; the southwestern portion of the Region Q wetland; and the Region KK wetland; should be shown as preserved.

i. Please note that grading and stormwater management facilities are allowed within wetland setbacks, but not within wetlands or wetland buffers unless included as part of an approved Natural Resource Special Exception.

ii. Should stormwater management facilities be located within a wetland setback, please indicate this in the text of the Conservation Easement.

R2. The revisions to the conservation easement location at the above-listed locations have been made. No grading will occur within the respective boundaries of wetlands or wetland buffers. Grading within wetlands and associated buffers that will be removed will not occur until the special exception is granted.

The wetland and associated buffer created during the mitigation process will not be created until all grading has been completed. Thus, this temporal separation results in no grading in wetland or wetland setback areas.

R2. Sub. a ii. Will comply.

C3. *Pursuant to Section 15-7.0201K. of the UDO, please correct/revise the location of the proposed Conservation Easement boundary (or revise the Natural Resource Special Exception request accordingly) to reflect the changes noted in staff comments #1 and #2.*

a. *In addition, please indicate if the existing trail, wood bridges, and amphitheater shown on the Plat of Survey within the southeastern portion of the property are to remain and/or be maintained. If they are to be maintained or expanded, they must be included as part of the Natural Resource Special Exception request, and noted within the Conservation Easement.*

R3. The above changes have been made. The wood bridge will be removed by hand without disturbing the wetland and the amphitheater and trail will be left as is and receive no maintenance. A note has been added to the plans to indicate this.

C4. *Please note that pursuant to Sections 15-4.0102I.2. and 15-10.0208A. of the UDO, wetland setbacks may be disturbed under the same terms and conditions as the associated wetland buffer, unless otherwise provided by "...an approval granted hereunder". In this regard, the Common Council has consistently required mitigation for all wetland setbacks proposed to be removed. Therefore, staff recommends that the proposed mitigation account for the proposed loss of both wetland buffers and wetland setbacks, and that the Project Summary, Wetland Mitigation Plan, and Natural Resources Special Exception Question and Answer Form be revised accordingly.*

R4. A region of created wetland setback has been proposed in connection with wetland Region OO. The size of the proposed wetland setback for mitigation was determined in accordance with the standard requirement of a ratio of 1.5:1.0 of new/expanded setback to permanently disturbed setback.

C5. *Pursuant to Section 15-9.0110C.2. of the UDO, please correct/revise the Project Summary, Wetland Mitigation Plan, and Natural Resources Special Exception Question and Answer Form to correctly identify the amount of natural resources to be impacted/removed. Staff review of the Natural Resource Protection Plan maps indicate that:*

- a. 9,950 square feet of wetland are proposed to be filled/removed (see Map C111, Removed Wetland Areas table).
- b. 32,450 square feet of wetland buffer are proposed to be filled/removed (see Map C111, Removed Wetland Buffer Areas table). Please note that Region GG appears to be double counting portions of Regions CC, Y, and X and should be removed from the maps and the Removed Wetland Buffer Areas table.
- c. 29,900 square feet of wetland setback are proposed to be filled/removed (see Map C111, Removed Wetland Setback Areas table). Please note that Region JJ appears to be double counting portions of Regions CC, Y, and X and should be removed from the maps and the Removed Wetland Setback Areas table.

R5. No changes were made regarding the above comments. The regions described above were not erroneously double counted in the plans, exhibits, and calculations as was suggested by the comments. This can be understood by stepping through the wetland special fill and special exception processes for the wetlands of note—Region HH, Region BB, and Region DD:

Wetland Regions HH is proposed to be fully removed and Region BB is proposed to be partially removed, which will remove buffer Region Y and setback Region X. This will result in wetland Region DD remaining, creating the new buffer Region GG and setback Region JJ (the buffer and setback on the south side of wetland Region DD has already been accounted for via the buffer and setback for wetland Region BB). Buffer Region GG and setback Region JJ will then be removed when the special exception is granted for wetland Region DD. Thus, buffer Region GG and setback Region JJ do not effectively double count any areas.

C6. Please indicate that the Region M and N wetlands are part of an Isolated Natural Resource Area as defined by the Southeastern Wisconsin Regional Planning Commission, per Section 15-9.0110C.4.f. of the UDO.

R6. This note has been added.

C7. Pursuant to Section 15-9.0110D. of the UDO, staff recommends that approval of the NRSE be conditioned upon receipt of all other permits and approvals including but not limited to wetland fill approval from the Wisconsin Department of Natural Resources and the U.S. Army Corp of Engineers.

R7. Acknowledged.

C8. Pursuant to Section 15-10.0208B.2.c.iv. of the UDO, please describe the preservation or enhancement values of the proposed Wetland Buffer for Mitigation Area.

- a. Please note that this area is already identified as a mature and young woodland. Will woodlands be removed in order to establish a wetland buffer comprised of native upland prairie? If so, please indicate that additional woodland resources are being removed to accomplish this. Please note that staff does not concur with this approach as noted below.

R8. In response to Section 15-10.0208B.2.c.iv, the proposed new/expanded wetland buffer and setbacks will preserve the functional values of the wetland setbacks and buffers on the site by creating larger contiguous swaths of buffer and setback. This will enhance their capabilities to protect their respective wetland regions by having more than the combined 50 feet of buffer and setback. Additionally, designation of uninterrupted setbacks and buffers will promote the health of the local ecosystems via reducing the ecosystem edge effect and fracturing of the ecosystem continuity, creating an environment that enhances the health of the flora and fauna. Furthermore, by achieving the requirement of adding 1.5 times the buffer and setback areas removed, more habitat is created through the mitigation process. From a community perspective, creating the extended area of proposed wetlands setback in the northeast corner of the lot will create a visual barrier between the neighboring residents and the school, which has been identified as a desirable attribute; nearby landowners have expressed their desire to minimize the visual impact of the new school from the viewpoint of the properties.

C9. Staff recommends that a majority of the Proposed Wetland Buffer for Mitigation Area be revised to be a Woodland Enhancement Area. The Woodland Enhancement Area would be intended to remove any invasive species and to plant or transplant native trees and shrubs into this area, reflecting its current condition as a mature and young woodland. See Section 15-4.0103B.1. of the UDO for further guidance on woodland mitigation. The portion of this area to be graded for the perimeter of the Proposed Wetland for Mitigation Area could remain as a wetland buffer with the proposed native upland prairie mitigation.

- a. Staff further recommends that more details of all proposed mitigation be provided. This should include at a minimum: a list by mitigation type with quantities and sizes of the species to be planted; details of any native vegetation to remain/be protected; and details of any invasive species removal.*
- b. Staff further recommends that the monitoring and maintenance plan be revised to include at least three years of maintenance, and submittal of an annual monitoring plan to the City for review and approval.*

R9. No mitigation for mature woodland or young woodland is being proposed for this site; all removal of both woodland types is in compliance with the required percentage to be preserved pursuant to Table 15-4.0100 in the UDO. The wetland buffer for mitigation will remain in its proposed location, and the existing woodlands in that area will be marked as removed, maintaining compliance with Table 15-4.0100. Due to the constraints on the site, we do not think there is any other location onsite in which to locate the proposed mitigated buffer. The proposed wetland setbacks for mitigation will be located in basin areas, eliminating any conflict with other natural resource areas.

R9. Sub. a. Details of the proposed seed mix for this area (Stormwater Seed Mix by Cardno Native Plant Nursery) have been included with this submittal. The extent of grading required in this area precludes preservation of many of the existing trees, which are also large enough to have a low chance of successful transplant. The crabapple tree in the bottom of the wetland area, previously shown as protected, has been removed due to its non-native status (its size makes it unlikely to be the native *Malus ioensis*) and it is out of character in a

wetland setting. Additional invasive species removal details will be included in the mitigation plan.

R9. Sub. b. Will comply.

C10. *Staff recommends that further details be provided about the Proposed Wetland for Mitigation Area and the proposed rain garden seed mix. Please verify whether a rain garden or a more traditional wetland is being proposed in this area, including its viability given the soils and drainage patterns present in this area. In addition, please note that the Southeastern Wisconsin Regional Planning Commission has prepared a list of appropriate native vegetation by habitat type. A copy is included for your consideration.*

R10. A more traditional wetland is proposed for this area. The seed mix specified (Stormwater Seed Mix by Cardno Native Plant Nursery) includes 28 species of grasses, sedges and forbs. Nineteen of these species are also included on the SWRPC list of native plants for wetlands. Many of the remaining 28 species are known to thrive in floodplain or prairie areas, and will naturally establish along the fringes or other areas where soils are less consistently saturated. This particular seed mix is designed to tolerate "highly fluctuating water levels and poor water quality associated with urban stormwater wetlands" which makes it a good fit for this site, given the extent of paved and roofed surfaces in the surrounding area. More information about this particular seed mix as well as the Swale Seed Mix for stormwater management areas has been included with this submittal.

C11. *Staff recommends that the Wetland Mitigation Plan's Monitoring and Maintenance and Prohibitions be revised to apply to all proposed mitigation activities (as appropriate), and that "unless prior approval is obtained from the City" be added to the prohibitions on mowing, driving, and pedestrian traffic.*

R11. Will comply.

C12. *Staff recommends that the existing wooded area immediately east of the Region Z wetland remain undisturbed. From the Tree Schedule, it appears that many large native trees are present in this area.*

a. *If such preservation is impractical, staff recommends that the Project Summary and the Wetland Mitigation Plan be revised to explain why, and if possible, that these trees be transplanted elsewhere within the woodland area.*

R12. Due to the existence of the wetland (Region Z) located directly adjacent to this tree stand, preserving the above-specified trees is impractical; we attempted to preserve these trees, but in order to route water through the basins to adequately manage stormwater, either the wetland or the trees needed to be removed. As the trees were the less-restrictive natural resource type, they were selected for removal over the wetland. The constraints on the site disallowed preservation of both the wetland and the stand of trees.

Transplanting the trees to other locations on the site is impractical as well due to their prohibitively large sizes.

Please refer to the enclosed plan set for additional details.

Sincerely,

James Mahoney
Vierbicher



June 5, 2017

WIC-SE-2017-41-01138

Franklin Public Schools
Mark Clotier
8255 West Forest Hill Ave
Franklin, WI 53132

RE: Wetland Delineation Report for an approximately 40 acre project area (Forest Park Middle School) located in the NW1/4 of the SE1/4 of Section 16, Township 05 North, Range 21 East, City of Franklin, Milwaukee County

Dear Mr. Clotier:

We have received and reviewed the wetland delineation report prepared for the above mentioned site by Vierbicher Associates, Inc. This letter will serve as confirmation that the wetland boundaries as shown on the attached wetland delineation map are acceptable. This finding is based upon a May 3, 2017 field visit. Any filling or grading within these areas will require DNR approvals. Our wetland confirmation is valid for five years unless altered site conditions warrant a new wetland delineation be conducted. Be sure to send a copy of the report, as well as any approved revisions, to the U.S. Army Corps of Engineers.

In order to comply with Chapter 23.321, State Statutes, please supply the department with a polygon shapefile of the wetland boundaries delineated within the project area. Please do not include data such as parcel boundaries, project limits, wetland graphic representation symbols, etc. If internal upland polygons are found within a wetland polygon, then please label as UPLAND. The shapefile should utilize a State Plane Projection, and be overlain onto recent aerial photography. If a different projection system is used, please indicate what system the data are projected to. In the correspondence sent with the shapefile, please supply a brief description of each wetland's plant community (eg: wet meadow, floodplain forest, etc.). Please send these data to Calvin Lawrence (608-266-0756, or calvin.lawrence@wisconsin.gov).

Some of the water features within the project area may be considered navigable by the Department. DNR Chapter 30 permits may be needed if earthwork (filling, dredging, etc.) or structures (culverts, bridges, erosion control, etc.) are proposed in or adjacent to navigable water features. The Wetland ID program recommends that all waterways and water bodies within the project area be evaluated by the Department for navigability purposes.

If you are planning development on the property, you are required to avoid take of endangered and threatened species, or obtain an incidental take authorization, to comply with the state's Endangered Species Law. To insure compliance with the law, you should submit an endangered resources review form (Form 1700-047), available at <http://dnr.wi.gov/topic/ERReview/Review.html>. The Endangered Resources Program will provide

We are committed to service excellence.

Visit our survey at <http://dnr.wi.gov/customersurvey> to evaluate how I did.

a review response letter identifying any endangered and threatened species and any conditions that must be followed to address potential incidental take.

In addition to contacting WDNR, be sure to contact your local zoning office and U.S. Army Corps of Engineers to determine if any local or federal permits may be required for your project.

If you have any questions, please contact me at (608) 261-6430 or email Neil.Molstad@wisconsin.gov.

Sincerely,



Neil Molstad
Wetland Identification Specialist

cc: April Marcangeli, Project Manager, U.S. Army Corps of Engineers
Joel Dietl, Planning Manager, City of Franklin
Neil Pfaff, Vierbicher Associates Inc.
Geri Radermacher, DNR Water Management Specialist
Intake, DNR Stormwater SE Region
Chris Jors, SEWRPC

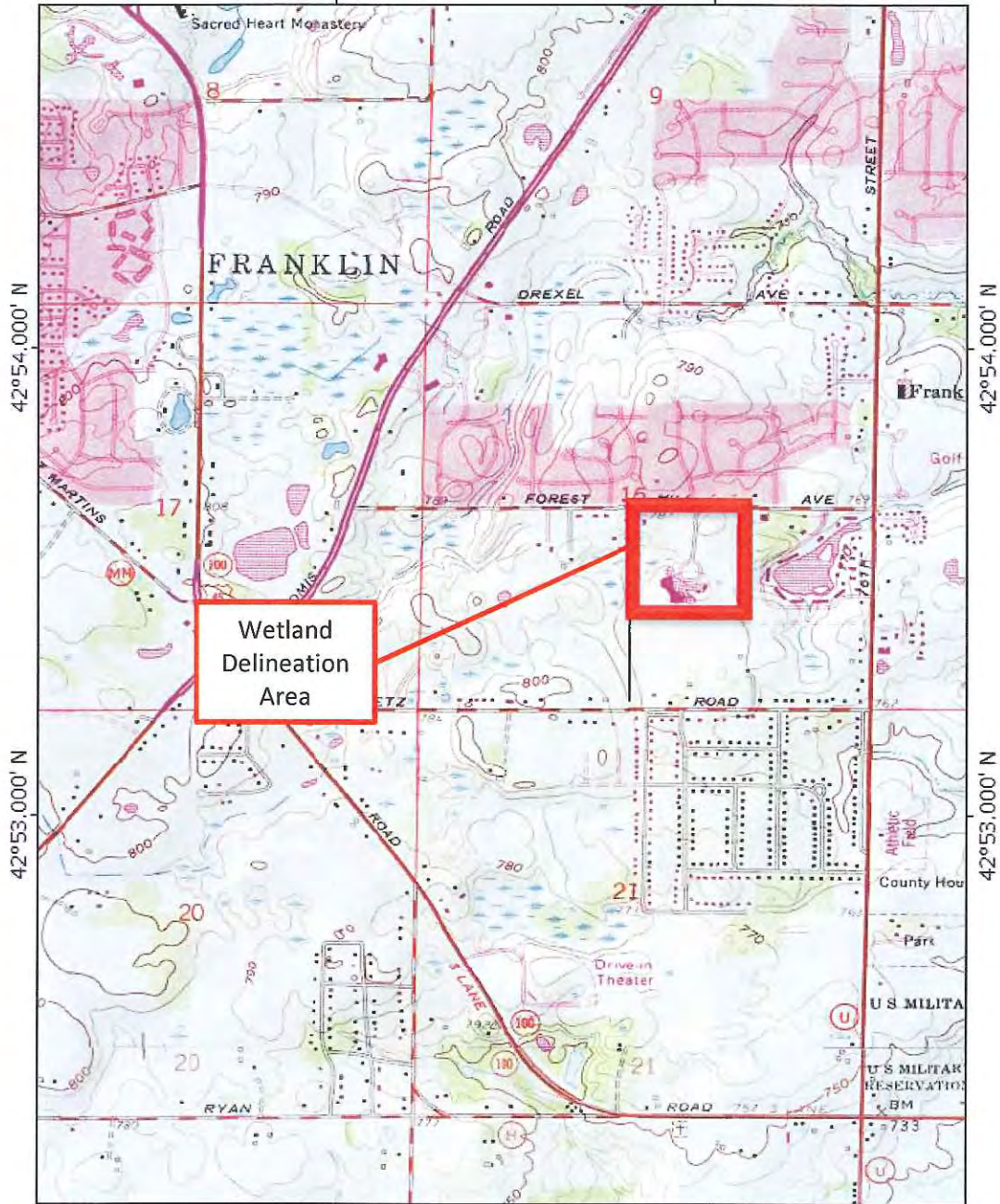
Attachments:

General Project Area Location Map
Wetland Delineation Survey Exhibit for the Project Area

Forest Park Middle School

88°02.000' W

WGS84 88°01.000' W



MN TN
4°

Map created with TOPO!® ©2003 National Geographic (www.nationalgeographic.com/topo)

vierbicher
planners | engineers | advisors



Figure I - USGS Quad Map
Project Name: Forest Park Middle School
Project Location: Franklin, Wisconsin

Franklin School District – Forest Park Middle School
8225 W. Forest Park Middle School.
March 22, 2017
Revised May 17, 2017

PROJECT SUMMARY

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- B. Legal Site Description
- C. Building Heights
- D. Operations
- E. Projected Project Costs
- F. Project Schedule
- G. Parking Stall Break-down
- H. Landscape to Surface Ratio
- I. Site Intensity and Site Capacity
- J. Natural Resource Preservation

A. PROJECT DESCRIPTION

Project consists of a new 207,620 sq. ft. 2-story middle school on the existing 40+ acre site that will replace the existing Forest Park School. Building is being designed for a capacity of 1,350 students in grades 6 thru 8. Project will house all appropriate disciplines for middle school studies including Science, Business, Culinary Arts, Fabrication Labs, Music and Physical education. Mechanical roof top equipment will be housed in fully enclosed penthouses on the roof accessible from the inside of the building via stairs.

The school will be accessed from Forest Hill Ave. down a four lane divided boulevard and then to a circular drive up to the main entry of the building. This circular drive will also be used for bus parking at drop-off and pick-up times. Parent drop-off will occur on the south side of the building away from bus traffic. There will be visitor parking at the main entry, event parking on the south west side and staff parking on the south east side of the building. Deliveries and garbage pick-up will take place on the south east of the building just north of the gymnasium. Trash and recycling collection will be screened. A fire access lane is being provided along the entire perimeter of the building. Playfields, partial basketball courts and an outdoor learning space are being provided as well. A thick row of evergreen type trees is planned to be located along the north side of the site to screen views of the school activities from the adjacent Forest Hill Avenue.

Earth toned brick is being utilized on the façade. A lighter tan face brick is the prominent material being used on the façade of the building with a second darker brownish tone for variety and interest. A champagne colored aluminum storefront window system is being used throughout with clear insulated glass and some spandrel. The main commons and heart of the building is a two story space that will be provided with clerestory windows along

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Steven A. Kieckhafer, Scott A. Kramer, David J. Raysich, Michael H. Scherbel, Michael J. Sobczak

the north and south sides as well as a full curtain wall system with insulating glass on the west side facing the main entry drive and front plaza area.

B. LEGAL SITE DESCRIPTION

The Northwest 1/4 of the Southeast 1/4 of Section 16, Town 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin, which is bounded and described as follows:

Beginning at the Northwest corner of said Southeast 1/4 of Section 16; thence North 88°41'25" East along the north line of said Southeast ¼ of Section 16, 1328.59 feet to the east line of said Northwest ¼ of the Southeast ¼ Section 16; thence South 00°32'10" East along said east line of the Northwest ¼ of the Southeast ¼ of Section 16, 1321.94 feet to the south line of said Northwest ¼ of the Southeast ¼ of Section 16; thence South 88°33'23" West along said south line of the Northwest ¼ of Southeast ¼ of Section 16, 1328.83 feet to the west line of said Southeast ¼ of Section 16; thence North 00°31'39" West along said west line of the Southeast ¼ of Section 16, 1325.05 feet to the point of beginning;

Said parcel contains 40.366 acres or 1,758,349 square feet, more or less, inclusive of W. Forest Hill Ave. right of way.

Note: This legal description was derived from letter report No. 56212, as prepared by US Title and closing Services, LLC, Warranty Deed in Reel 459, Image 843, Doc. No. 4439683

C. BUILDING HEIGHTS

- 36 ft. - Top of wall at Gymnasium (Double height space)
- 28'-8" – Top of masonry at 2 story classroom wings (2 story)
- 44 ft. - Top of mechanical penthouse over classroom wing.

D. OPERATIONS

School hours will be as follows:

- Busses approximately begin dropping students off at 7:25am and end at 8:00am
- Classes begin at 8:00am
- Class dismissal is at 3:15pm
- Busses will begin arriving for pick up around 3:00pm
- After School activities vary

E. PROJECTED PROJECT COSTS

Costs listed below are approximate.

\$39,330,000 – Project Target Total

\$4,072,000 – Estimated total site costs including existing building demolition, site grading, excavation, utilities, paving, curbs & gutters, concrete walks, concrete paving and Landscaping.

\$2,563,000 – Estimated Division 1, General requirements



\$32,695,000 – Estimated Building Construction costs including plumbing, fire protection, HVAC, Electrical and Telecommunications work.

F. PROJECT SCHEDULE

New building construction will begin site mobilization mid-June, 2017 and will be ready for students to move over from the existing school in January 2019. After the move, phase 2 will begin which entails the demolition of the existing school. Grading and parking lot work on the south side to follow in phase 3.

See attached project schedule and Design/construction timeline and phasing plan.

G. PARKING STALL BREAK-DOWN

Site = 40.366 acres (1,758,349 SF)

New Middle School Building Footprint=140,270 SF

- **Existing Forest Park Middle School:**

-Existing parking count near school = 165, (6) of which are ADA accessible

-Existing parking count near north play fields = 39

During the construction period Phase 1 when the existing school is still operational, 154 parking stalls will be available adjacent to the existing building including all (6) existing ADA stalls.

- **Existing District Office Building:**

Requirements per Table 15-5.0203 of UDO

General Office = 3.33/1,000 sf of GFA

Occupied during business hours 7:00am to 5:00pm

-(1) Story Office Building = 17,642 SF

- Parking requirements based on UDO = 59 stalls

-Actual Parking Count = **74**, (6) of which are ADA accessible. (14 for extra overflow from new middle school)

- **New Forest Park Middle School:**

Requirements per Table 15-5.0203 of UDO

Schools = .2/gym or auditorium scat, or .3/student, whichever is greater and 10 queuing spaces

Calculations per UDO requirements:

-Student Population: 1,350 students = 405 Parking stalls +Allowable increase of 10% =440 Total Parking Stalls allowed.

-Graduation Event: 2250 people, based on 450 students + 4 invited attendees per student = 450 parking stalls+ Allowable increase of 10% =495 Parking Stalls (This assumes that every person in attendance would drive individually)



Building information:

-New Building: 201,820 SF + 5,800 mechanical penthouses.

-Gymnasium bleachers are designed to accommodate 1,100 people. The remaining floor space can be outfitted with 972 chairs for a total of 2,072. If the full 2,250 attend, the remaining 178 individuals would be set up in the commons to view the graduation remotely.

-During construction, between Phase 2 and the end of Phase 3, 220 stalls will be available for the new school, (6) of which are ADA accessible.

• **Total parking being requested:**

-Total new parking for school being designed for the once a year major graduation event.

398 of which (8) are ADA parking and (2) Van accessible stalls per IBC Table 1106.1.

During a major event, the additional parking can occur at the adjacent ECC.

-During the normal school year the additional 6 stalls required can be accommodated at the existing ECC.

H. LANDSCAPE TO SURFACE RATIO

The landscape to surface ratio is 0.68 as defined by area of landscaped surface to total project site surface.

I. SITE INTENSITY AND SITE CAPACITY

Site intensity and capacity calculations are as follows:

Minimum required landscape surface: 15.66 ac

Actual landscape surface area: 21.29 ac

Net Buildable Site Area: 23.49 ac

Maximum Net Floor Area Yield of Site: 22.89 ac

Maximum Gross Floor Area Yield of Site: 14.88 ac

Maximum Permitted Floor Area of Site: 648,172.8 sf

H

Actual Floor Area (Existing ECC): 17,642 sf

Actual Floor Area (New Middle School): 207,620 sf

Actual Floor Area (Total Site Building Area): 225,262 sf

J. NATURAL RESOURCE PRESERVATION

The site contains eleven distinct wetland areas and significant young and mature wooded areas. The wooded areas include both low quality (poplar, box elder, cottonwood) and high quality (red oak, bur oak, pine, hawthorn) species. Proposed site improvements have been configured to preserve as much of the wetland and wooded areas as possible, although due to the extent of the improvements needs there are significant areas of disturbance. In the current design, 95% of the wetland and 40% of the wetland buffer areas will be undisturbed. The disturbance areas are partially due to an existing impervious surface within the buffer that will remain, and



filling of wetland areas underneath the proposed building & parking areas. Wetland and wetland buffer mitigation areas are shown on the Mitigation Plan (C112) and total 17,150 sf of wetland mitigation area (based on 8,850 sf of filled wetland) and 54,300 sf of wetland buffer mitigation area (based on 35,400 sf of filled/disturbed wetland buffer).

Mature woodland areas will be maintained in greater areas than the requirement (88% maintained vs. 70% minimum), as will young woodland areas (82% maintained vs. 50% minimum). New site tree plantings will focus on high quality native species such as red oak, swamp white oak, hackberry, sugar maple, red maple, and paper birch. Because disturbance of wooded areas on site is less than 30%, mitigation is not required. Proposed conservation easement areas are shown on the Natural Resource Protection Plan, totaling 13.3 acres.

K. PROJECT PERMIT STATUS

The project is currently in the process of obtaining all required local, county, state and federal permits/approvals for the project.



Franklin Forest Park Middle School - Wetland Mitigation Plan

City Development

Understanding: Forrest Park Middle School Located in the City of Franklin plans to construct a new school on school owned property. The new school construction is unable to avoid wetland impacts. As part of the school construction 9,950 SF less susceptible wetlands are planned to be permanently impacted. The City of Franklin requires wetland mitigation made at a ratio of 1.5 times the acreage permanently disturbed.

In addition, the wetland buffers will also be impacted as part of the project. 35,400 SF of wetland buffer area will be impacted as a result of the project. The City of Franklin requires mitigation for wetland buffers made at a ratio of 1.5 times the acreage permanently disturbed.

Wetland Mitigation: Wetlands exist onsite in areas outside of the impacted area. The existing wetland located west of the proposed school is planned to be expanded as part of the wetland mitigation. The expansion will include grading a 14,925 SF (minimum) area outside of but adjacent to the existing wetland. The upland area of land next to the existing wetland will be excavated to an elevation equal to the existing wetland. This area will be hydraulically connected to the existing wetland. The newly created wetland area will be seeded with native rain garden seed mix.

Wetland Buffer: The newly created wetland buffers will have a minimum width of 30 feet as required under City of Franklin Municipal Ordinance 15-4.0102H. The wetland buffer will be seeded with native upland prairie vegetation. The wetland buffer will be located adjacent to the proposed wetland mitigation areas and existing buffers shall be expanded to meet the 53,100 wetland buffer mitigation goal.

Monitoring and Maintenance and Prohibitions

The wetland mitigation areas and buffers shall be inspected at least semi-annually in early Spring and early Autumn. Owner shall maintain records of all inspection and maintenance activities.

- If compromised, the wetland buffer and mitigation area shall be restored per specifications of originally approved plan or modified as approved by City Engineer.
- Mowing is prohibited in wetland buffer and mitigation area
- Greater than 80% vegetation shall be maintained within the wetland buffer
- All vehicular or equipment is prohibited from driving onto or wetland buffers and
- Pedestrian traffic is prohibited from crossing basin
- Snow shall not be dumped directly into the wetland mitigation area
- The Owner shall maintain plants by watering, weeding, hand pulling and/or herbicide applications, as required to establish healthy, viable plants. Herbicide treatments shall be performed by licensed applicators who are experienced with native and non-native plant identification. Herbicides will be used in full conformance with label requirements and application techniques will limit overspray and damage to off-target species.
- The Owner is responsible for a spot selective invasive weed control treatment on the entire buffer and wetland mitigation area once in the initial growing season, two times in the first full growing season after seeding, two times in the second full growing season after seeding, and three times in the third full growing season after seeding. This can include combinations of hand weed control and selective herbicide treatment. Herbicide treatment can be conducted with tools such as hand held or backpack sprayers. Examples of common invasive species to be controlled from spread are

Narrow-leaved cattail and reed canary grass in wetland areas; Canada thistle, Flowering spurge, Common teasel, Sweet clover, Red clover, Wild parsnip are examples of more upland type species to be controlled. Applications to perennial weeds need to occur prior to seed formation of such species. If such species do go to seed, contractor is responsible for cutting the seed heads, bagging them, and removing them from the project site. Herbicide applications that are necessary must be performed by qualified personnel trained in the identification of native species and also licensed appropriately for herbicide applications in the state or region in which they are applying.

Natural Resource Special Exception Question and Answer Form

Section 1: Per Section 15-9.0110, Applications for a Special Exception to stream, shore buffer, navigable water-related, wetland, wetland buffer, and wetland setback provisions, and for improvements or enhancements to a natural resource feature of this Ordinance shall include the following:

- A. Name and address of the applicant and all abutting and opposite property owners of records.
(Please attach supplemental documents as necessary)

ATTACHED

- B. Plat of survey. Plat of survey prepared by a registered land surveyor showing all of the information required under §15-9.0102 of this Ordinance for a Zoning Compliance Permit.
(Please attach) **ATTACHED**

- C. Questions to be answered by the applicant. Items on the application to be provided in writing by the applicant shall include the following:

1. Indication of the section(s) of the UDO for which a Special Exception is requested.

Section 15-4.0102 G. Wetlands and Shoreline Wetlands, Section 15-4.0102 H. Wetland Buffers and Section 15- 4.0102 I. Wetland Setbacks.

2. Statement regarding the Special Exception requested, giving distances and dimensions where appropriate.

Applicant proposes filling 9,950 square feet of wetlands on site. The applicant also requests an exception of 35,400 square feet of wetland buffer, and 35,000 square feet of wetland setbacks.

3. Statement of the reason(s) for the request.

Wetland and wetland setback sizes and locations will limit building and parking envelopes to below the School District needs and City requirements. These requirements are set to accommodate the peak usage scenario (ex. Graduation) which will require 495 parking stalls, a soccer field, practice field, and property line setbacks. The student population size of 1,350 is based on demographic projections of full build-out of the school service area.

4. Statement of the reasons why the particular request is an appropriate case for a Special Exception, together with any proposed conditions or safeguards, and the reasons why the proposed Special Exception is in harmony with the general purpose and intent of the Ordinance. In addition, the statement shall address any exceptional, extraordinary, or unusual circumstances or conditions applying to the lot or parcel, structure, use, or intended use that do not apply generally to other properties or uses in the same district, including a practicable alternative analysis as follows:

Significant public input was considered in the presented plan. The proposed plan, including Special Exception, is in harmony with the intent of the ordinance because it preserves existing character of the site, as well as most of the valuable natural resources. Safegaurds to the property include a proposed conservation easement as well as the fact that the school district is ultimately controlled by the city.

This property contains the existing Middle School. The existing school building is about 50 years old and is no longer adequate for the school district. The rooms are too small for current standards and plans to expand from 7th – 8th grade to 6th – 8th graders make the school capacity is far short. The district needs a larger and more up to date facility to accommodate students.

Reasons why this particular request is an appropriate case for Special Exception include:

- Moving the middle school to another location would cause significant disruption to the students, staff, parents, and community.
- A concurrent construction schedule is required in order to serve the students. When the existing building is demolished, the students must have a new building in which to transfer.
- Preserving all of the protected Natural Resources would make an adequate school impracticable due to the size and location restrictions imposed by some of those resources.
- The cost of a new property along with all of the accoutrements would be un-necessary compared to using the existing property that is already set up (roads, sewer, water, neighborhood acceptance, etc.) to accommodate the school.
- The wetlands impacted are small, isolated, and dominated by invasive species, and therefore have minimal function and value.
- The larger wetlands that are contiguous to other wetlands off site are preserved. These larger preserved wetland have higher functions and values compared to the smaller isolated wetlands.

a. Background and Purpose of the Project.

- i. Describe the project and its purpose in detail. Include any pertinent construction plans.

The project consists of a new two story 200,000 square foot middle school that will replace the existing Forest Park Middle School. The proposed school will be designed for a capacity of 1,350 students. The school will meet city parking requirements offering a staff parking, event parking, and a visitor parking area along with a 29 bus capacity loop.

- ii. State whether the project is an expansion of an existing work or new construction.

The project is a redevelopment of the existing Forest Park Middle School site.

- iii. State why the project must be located in or adjacent to the stream or other navigable water, shore buffer, wetland, wetland buffer, and/or wetland setback to achieve its purpose.

The space needed for the new school and appurtenances along with the scattered location of the smaller wetlands on site made avoidance of the small wetlands impracticable. It would be impractical to construct the school, incorporate the necessary parking, fields, stormwater, isolation from the road, etc. and not impact some of the smaller wetlands.

Splitting some of the facilities (building, parking, stormwater, etc.) would create a disjointed layout which would still impact protected forest Natural Resources.

b. Possible Alternatives.

- i. State all of the possible ways the project may proceed without affecting the stream or other navigable water, shore buffer, wetland, wetland buffer, and/or wetland setback as proposed.

The project could be reduced in size to reduce or avoid wetland impacts:

- Reduce the number of parking stalls
- Reduce the size of the athletic fields
- Reduce the size of the stormwater ponds and conveyance
- Reduce the size of school by either
 - Reducing the number of students served or
 - Making the school taller (3+ stories)
- Change schedule to demolish existing school, then build new school on the old school footprint.
- Build at another site

- ii. State how the project may be redesigned for the site without affecting the stream or other navigable water, shore buffer, wetland, wetland buffer, and/or wetland setback.

Some items could be moved closer to Forest Hill Ave. to the north.

- iii. State how the project may be made smaller while still meeting the project's needs.

See b.i. above.

- iv. State what geographic areas were searched for alternative sites.

The other site considered for the Forest Park Middle School was the district's vacant Stonewood Glen Site at the intersection of W. Hilltop Lane and S. 83rd Street. The district does not own any other property within the area to be served by Forest Park Middle School.

- v. State whether there are other, non-stream, or other non-navigable water, non-shore buffer, non-wetland, non-wetland buffer, and/or non-wetland setback sites available for development in the area.

The Stonewood Glen site contains wetlands mapped by the Wisconsin Wetland Inventory, as well as hydric indicator soils. It is likely that this site is similarly restricted by wetlands.

- vi. State what will occur if the project does not proceed.

If the project does not proceed, the School District will be left with an inadequate and outdated (50 year old) school to continue using for

servicing students. Students would continue to suffer from an insufficient learning setting.

The School District would still have to replace the school at another time with the same constraints in place or at a new site the District will need to purchase. That would require another public referendum which would again cost additional time and money for the District.

c. Comparison of Alternatives.

- i. State the specific costs of each of the possible alternatives set forth under sub.2., above as compared to the original proposal and consider and document the cost of the resource loss to the community.

No costs have been computed for alternative designs as they are not viable options as indicated below.

The resource loss (loss of small isolated wetlands) to the community is minimal. These have limited function and value, and the community has indicated that it would prefer to have a new school as suggested by the funding referendum.

- ii. State any logistical reasons limiting any of the possible alternatives set forth under sub. 2., above.

- Reducing the size of the project (parking, fields, fewer students served, etc.) would make the school inadequate for the needs of the School District. The School District has determined that they need to serve 1,350 students and size of the project stems from there.
- Reducing the size of stormwater facilities would mean that the site could not comply with local and state stormwater regulations, and therefore would not be allowed. In particular, the Milwaukee Metropolitan Sewerage District (MMSD) would require stormwater detention for both new and existing surfaces even if the existing building was renovated.
- A taller school (3 or more stories) was deemed undesirable to the neighborhood during public meetings. Taller buildings are not acceptable to the community.
- Changing the schedule to demolish first and construct the school in the old footprint would mean there would be at least a year during which the School District would have nowhere to teach middle school.
- Building at another site would be limited to the Stonewood Glen site as the only other significantly sized site the School District owns in the area.

The Stonewood Glen site contains a significant amount of wetlands, meaning that it will have similar Natural Resource constraints. Stonewood Glen is also too small for the intended student capacity and parking. Access to the Stonewood Glen Site passes through residential streets which are not appropriate for school traffic.

- Shifting parts of the site north is counter to the wishes of the community. Public comment from the community indicated that

they want to maintain the open field character of the current site without buildings or parking near the road. Therefore, buildings and parking is not allowed close to W. Forest Hill Ave. Also there are safety concerns with having less distance from the middle school to the public street.

- iii. State any technological reasons limiting any of the possible alternatives set forth under sub. 2., above.

None

- iv. State any other reasons limiting any of the possible alternatives set forth under sub. 2., above.

No other reasons at this time.

- d. Choice of Project Plan. State why the project should proceed instead of any of the possible alternatives listed under sub.2., above, which would avoid stream or other navigable water, shore buffer, wetland, wetland buffer, and/or wetland setback impacts.

The School District needs a new school to accommodate a projected number of students (1,350 students). The community has voted their support for a school. The proposed plan limits the wetland impact to the extent practicable preserving the most valuable Natural Resources. All of the other alternatives either do not satisfy the needs of the project, introduce significant unnecessary costs., or are not allowed by various regulatory requirements.

- e. Stream or Other Navigable Water, Shore Buffer, Wetland, Wetland Buffer, and Wetland Setback Description. Describe in detail the stream or other navigable water shore buffer, wetland, wetland buffer, and/or wetland setback at the site which will be affected, including the topography, plants, wildlife, hydrology, soils and any other salient information pertaining to the stream or other navigable water, shore buffer, wetland, wetland buffer, and/or wetland setback.

A total of 11 wetlands are present on the site. 1 of 11 wetlands is a moderately susceptible wetland. This wetland and associated buffers and setbacks will not be affected/changed by the project. This wetland will be preserved.

10 of 11 wetlands are low susceptible wetlands (low quality). Two of these wetlands will be impacted directly, and one will have its setback and buffer impacted.

0.20 acre of 4.52 total wetlands on the site will be impacted.

0.80 acre of 2.12 acres total wetland buffer will be impacted.

The wetlands impacted contain a significant amount of invasive species (ex. shining buckthorn *Rhamnus frangula*) and were clearly modified in the past leading to their relatively recent development. As such, they have little value or function.

- f. Stream or Other Navigable Water, Shore Buffer, Wetland, Wetland Buffer, and Wetland Setback Impacts. Describe in detail any impacts to the above functional

values of the stream or other navigable water, shore buffer, wetland, wetland buffer, and/or wetland setback:

- i. Diversity of flora including State and/or Federal designated threatened and/or endangered species.
The wetlands impacted contain a significant amount of invasive species (ex shining buckthorn *Rhamnus frangula*) and were clearly modified in the past leading to their relatively recent development. As such, they have little value or function. There are no documented plant species on site that are state or federally listed.
- ii. Storm and flood water storage.
As part of the overall site plan, we will be providing stormwater management practices to meet the City of Franklin, Milwaukee Metropolitan Sewage Department (MMSD), and State requirements for stormwater storage through the use of stormwater detention basins.
- iii. Hydrologic functions.
As part of the overall site plan, we will be providing stormwater management practices to meet the City of Franklin, Milwaukee Metropolitan Sewage Department, and State requirements for stormwater storage through the use of stormwater detention basins.
- iv. Water quality protection including filtration and storage of sediments, nutrients or toxic substances.
As part of the overall site plan, we will be providing Total Suspended Solids Removal to meet the City of Franklin and State requirements through the use of multiple bio-retention basins on site.
- v. Shoreline protection against erosion.
No shoreline on the property.
- vi. Habitat for aquatic organisms.
No aquatic habitat on site.
- vii. Habitat for wildlife.
The wetlands impacted contain a significant amount of invasive species (ex *Rhamnus frangula*) and were clearly modified in the past leading to their relatively recent development. As such, they have little value or function. This also means that it is unlikely that the impacted wetlands would support any threatened or endangered species. These wetlands are not the habitat that would support any of the listed Rare, Threatened or Endangered Species.
- viii. Human use functional value.
The impacted wetlands serve no functional beyond being wooded space. Most of the wooded space on the property will be preserved.
- ix. Groundwater recharge/discharge protection.
As part of the overall site plan, we will be providing stormwater management practices to meet the City of Franklin, Milwaukee

Metropolitan Sewage Department (MMSD), and State requirements for stormwater storage through the use of stormwater detention basins.

x. Aesthetic appeal, recreation, education, and science value.
Due to the sites proposed use (Middle School), the other wetlands on the site will be beneficial for outdoor educational and science criteria.

xi. Specify any State or Federal designated threatened or endangered species or species of special concern.
The following endangered species were recorded from within the project area and surrounding vicinity: Prairie Crayfish (*Procambarus gracilis*), Least Darter (*Etheostoma microperca*), Rusty Patched Bumble Bee Federal High Potential Zone, and Blanding's Turtle (*Emydoidea blandingii*). The Review can also be found **ATTACHED**.

xii. Existence within a Shoreland.
No shoreland present.

xiii. Existence within a Primary or Secondary Environmental Corridor or within an Isolated Natural Area, as those areas are defined and currently mapped by the Southeastern Wisconsin Regional Planning Commission from time to time.
According to 2010 environmental corridor data available from the Southeastern Wisconsin Regional Land Information Interactive Map, there are no environmental corridors present on the site. See **ATTACHED**.

g. Water Quality Protection. Describe how the project protects the public interest in the waters of the State of Wisconsin.

As part of the overall site plan, we will be providing Total Suspended Solids Removal to meet the City of Franklin and State requirements through the use of multiple bio-retention basins on the site.

5. Date of any previous application or request for a Special Exception and the disposition of that previous application or request (if any).

Not applicable.

D. Copies of all necessary governmental agency permits for the project or a written statement as to the status of any application for each such permit. *(Please attach accordingly)*

The project is currently in the process of obtaining all required local, county, state and federal permits/approvals for the project.

Section 2: Staff recommends providing statements to the following findings that will be considered by the Common Council in determining whether to grant or deny a Special Exception to the stream, shore buffer, navigable water-related, wetland, wetland buffer and wetland setback regulations of this Ordinance and for improvements or enhancements to a natural resource feature, per Section 15-10.0208B.2. of the Unified Development Ordinance.

- a. That the condition(s) giving rise to the request for a Special Exception were not self-imposed by the applicant (this subsection a. does not apply to an application to improve or enhance a natural resource feature):

The School District established the middle school on this property many years ago. At the time, there was no way to know how environmental restrictions would change and how demand for school attendance or space requirements would change. Given that environmental restrictions have changed, and need for a new school has increased, the school district is now obligated to proceed with what they have. This is not a self imposed issue.

- b. Compliance with the stream, shore buffer, navigable water-related, wetland, wetland buffer, and wetland setback requirement will:

- i. be unreasonably burdensome to the applicants and that there are no reasonable practicable alternatives:

Compliance would force the school district into an inadequate facility. Either the existing inadequate building, or a new and inadequate building.

_____ ; or

- ii. unreasonably and negatively impact upon the applicants' use of the property and that there are no reasonable practicable alternatives:

Compliance would force the school district into an inadequate facility. Either the existing inadequate building, or a new and inadequate building.

- c. The Special Exception, including any conditions imposed under this Section will:

- i. be consistent with the existing character of the neighborhood:

The site is currently a middle school. The School District proposes to continue serving the neighborhood with a middle school on the site.

_____ ; and

- ii. not effectively undermine the ability to apply or enforce the requirement with respect to other properties:

This site with the spirit and intent of the ordinance and special exception. Therefore, this project does not undermine the ordinance or the ability to enforce the requirements.

_____ ; and

- iii. be in harmony with the general purpose and intent of the provisions of this Ordinance proscribing the requirement:

The intent of the ordinance and the Special Exception is to give the city the flexibility to provide properties reasonable relief from requirements when those requirements would make reasonable development that is otherwise in keeping the the sprit of the law unworkable. In other words, the middle school project is the kind of project that is the purpose of the Special Exception.

_____ ; and

- iv. preserve or enhance the functional values of the stream or other navigable water, shore buffer, wetland, wetland buffer, and/or wetland setback in co-existence

with the development (*this finding only applying to an application to improve or enhance a natural resource feature*):

Not applicable.

- d. In making its determinations, the Common Council shall consider factors such as:
- i. Characteristics of the real property, including, but not limited to, relative placement of improvements thereon with respect to property boundaries or otherwise applicable setbacks:

The middle school complies with all setback requirements.

- ii. Any exceptional, extraordinary, or unusual circumstances or conditions applying to the lot or parcel, structure, use, or intended use that do not apply generally to other properties or uses in the same district:

There are few other sites that are existing schools where the public has voted to fund expansion. It is clear that the city and the citizens of the city want this school here.

- iii. Existing and future uses of property; useful life of improvements at issue; disability of an occupant:

The property is a school, and given the need to educate children, it is very likely that the city will continued to need the school here. The proposed school is sized to accommodate the full population build-out of the service area.

- iv. Aesthetics:

The public was included in the decisions on how to arrange the site. It was the public that demanded the road frontage be kept as open field. The site is designed to be in keeping with the existing aesthetics as much as possible.

- v. Degree of noncompliance with the requirement allowed by the Special Exception:

Most of the protected Natural Resources are protected and will remain. Only a small fraction needing a special exception will be impacted. See impact chart on sheet C109.

- vi. Proximity to and character of surrounding property:

The property closest to the impacted wetland is the condominiums to the east. These condos face a lake. Because the condos are oriented away from the

school, any impacts to the small wetlands on the school property will not affect the character of the condos.

vii. Zoning of the area in which property is located and neighboring area:

The site is currently the middle school. Therefore, keeping this as a middle school will not affect zoning nearby.

viii. Any negative affect upon adjoining property:

The property closest to the impacted wetland is the condominiums to the east. These condos face a lake. Therefore, any impacts to the small wetlands on the school property will not have a negative affect on the condos.

ix. Natural features of the property:

The site will retain most of it's existing protected natural resources. Therefore, the affect of the wetland impacts on the natural features of the property will be minimal.

x. Environmental impacts:

The affect of the wetland impacts on the environment will be minimal. All appropriate permits will be obtained and required protections followed.

APPLICANT:

Franklin School District #5
8255 W Forest Hill Ave.
Franklin, WI 53132

NEIGHBORS:

Ronald and Susan Pesche
8429 W Forest Hill Ave.
Franklin, WI 53132

Mark and Kathleen Reidy
8314 W Puertz Rd.
Franklin, WI 53132

Roberto Diaz Jr.
8218 W Puertz Rd.
Franklin, WI 53132

Jeffrey J and Darcy K Marx
8515 S 81st St.
Franklin, WI 53132

Norman and Gail Mackenson
8050 W Lake Pointe Dr.
Franklin, WI 53132

Ahmad Ali and Fatima Ajaz
8036 W Lake Pointe Dr.
Franklin, WI 53132

Donald Kornowski
8022 W Lake Pointe Dr.
Franklin, WI 53132

Ricardo and Tracy Ortiz
8010 W Lake Pointe Dr.
Franklin, WI 53132

John Poulakos and Patricia Smith
8344 W Forest Hill Ave.
Franklin, WI 53132

Michael and Tracy Wist
8322 W Forest Hill Ave.
Franklin, WI 53132

Drazen and Renata Vukmanovik
8244 W Forest Hill Ave.
Franklin, WI 53132

Tim and Barbara Kooping
8228 W Forest Hill Ave.
Franklin, WI 53132

William and Patricia Schulz
8235 Forest Meadows Dr.
Franklin, WI 53132

Tricia Schoner
8240 Forest Meadows Dr.
Franklin, WI 53132

Delwin Delikat
8120 W Forest Hill Ave.
Franklin, WI 53132

Palace and Janice Grant
8042 W Forest Hill Ave.
Franklin, WI 53132

Gaylord and Kathryn Hahn
8026 W Forest Hill Ave.
Franklin, WI 53132

Virginia Evenson-Kluth
8010 W Forest Hill Ave.
Franklin, WI 53132

Mathew Kulka
7979 W Forest Hill Ave.
Franklin, WI 53132

Jerry Upstein
8400 S Tuckaway Shore Dr.
Franklin, WI 53132

Debra Gurinian
8402 S Tuckaway Shore Dr.
Franklin, WI 53132

Kathryn Steele
8404 S Tuckaway Shore Dr.
Franklin, WI 53132

Steven Haze
8406 S Tuckaway Shore Dr.
Franklin, WI 53132

Penny Polhemus
8408 S Tuckaway Shore Dr.

Franklin, WI 53132

Jeffrey Lund
8410 S Tuckaway Shore Dr.
Franklin, WI 53132

Darren and Melissa Sullivan
8412 S Tuckaway Shore Dr.
Franklin, WI 53132

Dawn Jasper
8414 S Tuckaway Shore Dr.
Franklin, WI 53132

Jill Ross
8416 S Tuckaway Shore Dr.
Franklin, WI 53132

Patricia Grasic
8418 S Tuckaway Shore Dr.
Franklin, WI 53132

Bonnie Westover
8420 S Tuckaway Shore Dr.
Franklin, WI 53132

Randy and Annie Rachwal
8430 S Tuckaway Shore Dr.
Franklin, WI 53132

John Greco
8432 S Tuckaway Shore Dr.
Franklin, WI 53132

Darryl Hayes
8434 S Tuckaway Shore Dr.
Franklin, WI 53132

Nancy Brooks
8436 S Tuckaway Shore Dr.
Franklin, WI 53132

Kathleen Schuh
8438 S Tuckaway Shore Dr.
Franklin, WI 53132

Ian Sandahl and Ronald Becker
8440 S Tuckaway Shore Dr.
Franklin, WI 53132

Michael Fuss Jr.

8442 S Tuckaway Shore Dr.
Franklin, WI 53132

Sandra Meyer
8444 S Tuckaway Shore Dr.
Franklin, WI 53132

Brian Schmitz
8446 S Tuckaway Shore Dr.
Franklin, WI 53132

Brian Vander Kelen
8448 S Tuckaway Shore Dr.
Franklin, WI 53132

Marian Joyce
8350 S Tuckaway Shore Dr.
Franklin, WI 53132

Michael Tillmann
8352 S Tuckaway Shore Dr.
Franklin, WI 53132

Jerome Tilley
8354 S Tuckaway Shore Dr.
Franklin, WI 53132

Jodi Moris
8356 S Tuckaway Shore Dr.
Franklin, WI 53132

Kenneth Bellinger
8358 S Tuckaway Shore Dr.
Franklin, WI 53132

Thomas & Debra Kessenich
8360 S Tuckaway Shore Dr.
Franklin, WI 53132

Diane Duffy
8362 S Tuckaway Shore Dr.
Franklin, WI 53132

Jesse and Dorothee Chen
8364 S Tuckaway Shore Dr.
Franklin, WI 53132

Jacqueline Kollenbroich
8366 S Tuckaway Shore Dr.
Franklin, WI 53132

Nash Holdings, LLC
8368 S Tuckaway Shore Dr.
Franklin, WI 53132

Preston Andrekus and Alyssa B Johnson
8370 S Tuckaway Shore Dr.
Franklin, WI 53132

Hedieh and Abbas Shaker
8372 S Tuckaway Shore Dr.
Franklin, WI 53132

Nancy Singer
8374 S Tuckaway Shore Dr.
Franklin, WI 53132

Jennifer and Judith Beck
8376 S Tuckaway Shore Dr.
Franklin, WI 53132

Robert and Mary Jane Grede
8378 S Tuckaway Shore Dr.
Franklin, WI 53132

Jesus Reyes Jr.
8380 S Tuckaway Shore Dr.
Franklin, WI 53132

Helen Waldera
8382 S Tuckaway Shore Dr.
Franklin, WI 53132

Samantha Kovach
8384 S Tuckaway Shore Dr.
Franklin, WI 53132

Bernard and Jean Fugate
8386 S Tuckaway Shore Dr.
Franklin, WI 53132

Wilma Fonseca
8388 S Tuckaway Shore Dr.
Franklin, WI 53132



State of Wisconsin / DEPARTMENT OF NATURAL RESOURCES

Scott Walker, Governor
Cathy Stepp, Secretary

101 S. Webster St.
Box 7921
Madison, WI 53707-7921
Telephone 608-266-2621
FAX 608-267-3579
TTY 608-267-6897

May 3, 2017

James Mahoney
Vierbicher Associates
N27 W23957 Paul Road, Suite 105
Pewaukee, WI 53072

SUBJECT: Endangered Resources Review (ERR Log # 17-265)
Proposed Forest Park Middle School, Milwaukee County, WI (T05N R21E S16)

Dear James Mahoney,

The Bureau of Natural Heritage Conservation has reviewed the proposed project described in the Endangered Resources (ER) Review Request received April 19, 2017. The complete ER Review for this proposed project is attached and follow-up actions are summarized below:

Required Actions: 1 species

Recommended Actions: 7 species

No Follow-Up Actions: 4 species

Additional Recommendations Specified: Yes

This ER Review may contain Natural Heritage Inventory data (<http://dnr.wi.gov/topic/NHI>), including specific locations of endangered resources, which are considered sensitive and are not subject to Wisconsin's Open Records Law. As a result, information contained in this ER Review may be shared only with individuals or agencies that require this information in order to carry out specific roles in the permitting, planning and implementation of the proposed project. **Specific locations of endangered resources may not be released or reproduced in any publicly disseminated documents.**

The attached ER Review is for informational purposes and only addresses endangered resources issues. **This ER Review does not constitute DNR authorization of the proposed project and does not exempt the project from securing necessary permits and approvals from the DNR and/or other permitting authorities.**

Please contact me at 608-264-8968 or via email at anna.rossler@wi.gov if you have any questions about this ER Review.

Sincerely,

Anna Rossler
Endangered Resources Review Program

cc:

Endangered Resources Review for the Proposed Forest Park Middle School, Milwaukee County
(ER Log # 17-265)

Section A. Location and brief description of the proposed project

Based on information provided by in the ER Review Request form and attached materials, the proposed project consists of the following:

Location	Milwaukee County - T05N R21E S16
Project Description	Construction of a new middle school building for Forest Park Middle School. The new building will be constructed in the northeastern quadrant of the lot. Following the completion of the new school building, the current school building will be demolished. Two athletic fields will be built in the space vacated by the demolished building. New driveways and parking lots will tie into the existing entrance road. The total disturbance area will be 24.4 acres.
Project Timing	July 2017- June 2018
Current Habitat	The total site area is 40.4 acres. The breakdown of existing land use is as follows: 18.4% wetlands, 33.5% grassland/landscaped areas, 29.2% woodlands, and 18.9% constructed impervious surfaces. The wetlands were field located by Vierbicher on 11/07/2016. The most abundant tree species are cottonwood at 16.4% of all the trees on the site, poplar at 13.7%, hawthorn 13.7%, and red oak 8.2%. A complete inventory of trees on the site can be found in the attached Natural Resource Protection Plan.
Impacts to Wetlands or Waterbodies	Within one mile several perennial lake/pond and several stream/rivers. See attached document for details
Property Type	Public
Federal Nexus	No

It is best to request ER Reviews early in the project planning process. However, some important project details may not be known at that time. Details related to project location, design, and timing of disturbance are important for determining both the endangered resources that may be impacted by the project and any necessary follow-up actions. Please contact the ER Review Program whenever project plans change or new details become available to confirm if results of this ER Review are still valid.

Section B. Endangered resources recorded from within the project area and surrounding area

	Group	State Status	Federal Status
Mesic Prairie (<i>Mesic prairie</i>)	Community	NA	
Wet Prairie (<i>Wet prairie</i>)	Community~	NA	
Emergent Marsh (<i>Emergent marsh</i>)	Community~	NA	
Shrub-carr	Community~	NA	
Southern Sedge Meadow (<i>Southern sedge meadow</i>)	Community~	NA	
Prairie Crayfish (<i>Procambarus gracilis</i>)	Crustacean~	SC/N	
Longear Sunfish (<i>Lepomis megalotis</i>)	Fish~	THR	
Least Darter (<i>Etheostoma microperca</i>)	Fish~	SC/N	
Redfin Shiner (<i>Lythrurus umbratilis</i>)	Fish~	THR	
Lake Chubsucker (<i>Erimyzon sucetta</i>)	Fish~	SC/N	
Rusty Patched Bumble Bee Federal High Potential Zone	Other	NA	HPZ

For additional information on the rare species, high-quality natural communities, and other endangered resources listed above, please visit our Biodiversity (<http://dnr.wi.gov/topic/EndangeredResources/biodiversity.html>) page. For further definitions of state and federal statuses (END=Endangered, THR=Threatened, SC=Special Concern), please refer to the Natural Heritage Inventory (NHI) Working List (<http://dnr.wi.gov/topic/nhi/wlist.html>).

Section C. Follow-up actions

Actions that need to be taken to comply with state and/or federal endangered species laws:

• Rusty Patched Bumble Bee Federal High Potential Zone - Other

State Status: NA Federal Status: HPZ

Impact Type	Impact possible
Required Measures	Other
Description of Required Measures	<p>The rusty patched bumble bee (RPBB) is listed as federally endangered and special concern in Wisconsin. The USFWS created a model to identify the zones around current (2007-2016) RPBB records where there is a high potential for the species to be present. This High Potential Zone (HPZ) is regulated by the USFWS.</p> <p>This project is within the RPBB HPZ and portions of the project site contain suitable habitat. Suitable active season habitat includes but is not limited to prairies, woodlands, marshes/wetlands, agricultural landscapes and residential parks and gardens. The RPBB relies on diverse and abundant flowering plant species in proximity to suitable overwintering sites for hibernating queens. Overwintering habitat includes but is not limited to non-compacted and often sandy soils or woodlands but does not include wetlands.</p> <p>You must consult with the USFWS for any activities that take place in suitable habitat within the HPZ. Andrew Horton can assist you with questions (Andrew_horton@fws.gov). More information about the RPBB and the HPZ can be found at https://www.fws.gov/midwest/endangered/insects/rpbb/guidance.html</p>

Actions recommended to help conserve Wisconsin's Endangered Resources:

• Mesic Prairie - Community

State Status: NA

Impact Type	Impact possible
Recommended Measures	Other
Description of Recommended Measures	<p>Mesic prairie may occur within the project site. Natural communities may contain rare or declining species and their protection should be incorporated into the project design as much as possible. We recommend minimizing impacts to and/or incorporating buffers along the edges of the mesic prairie.</p>

• Wet Prairie - Community~

State Status: NA

Impact Type	Impact possible
Recommended Measures	Other
Description of Recommended Measures	<p>Wet prairie may occur within the project site. Natural communities may contain rare or declining species and their protection should be incorporated into the project design as much as possible. We recommend minimizing impacts to and/or incorporating buffers along the edges of the wet prairie.</p>

• Emergent Marsh - Community~

State Status: NA

Impact Type	Impact possible
Recommended Measures	Other
Description of Recommended Measures	Emergent marsh may occur within the project site. Natural communities may contain rare or declining species and their protection should be incorporated into the project design as much as possible. We recommend minimizing impacts to and/or incorporating buffers along the edges of the emergent marsh.

• Shrub-carr - Community~

State Status: NA

Impact Type	Impact possible
Recommended Measures	Other
Description of Recommended Measures	Shrub-carr may occur within the project site. Natural communities may contain rare or declining species and their protection should be incorporated into the project design as much as possible. We recommend minimizing impacts to and/or incorporating buffers along the edges of the shrub-carr .

• Southern Sedge Meadow - Community~

State Status: NA

Impact Type	Impact possible
Recommended Measures	Other
Description of Recommended Measures	Southern sedge meadow may occur within the project site. Natural communities may contain rare or declining species and their protection should be incorporated into the project design as much as possible. We recommend minimizing impacts to and/or incorporating buffers along the edges of the southern sedge meadow.

• Prairie Crayfish (*Procambarus gracilis*) - Crustacean~

State Status: SC/N

Impact Type	Impact possible
Recommended Measures	Other
Description of Recommended Measures	Prairie crayfish are known to occur near the project site. This species frequents burrows in banks of ponds, roadside ditches, small sluggish creeks, marshes, swamps, and small artificial lakes, as well as wet pastures and flat fields in prairies. The burrows can be quite deep and branching, with a characteristic mud chimney. There may be suitable habitat on the property. It is recommended to minimize disturbance within suitable habitat and avoid any possible crayfish burrows.

• Blanding's Turtle (*Emydoidea blandingii*) - Turtle~

State Status: SC/PFederal Status: SOC

Impact Type	Impact possible
Recommended Measures	Time of year restriction,Exclusion Fencing,Other

Description of Recommended Measures	<p>Since suitable habitat for the Blanding's Turtle is present within the project site, the following measures can voluntarily be implemented to avoid impacts:</p> <p>Overwintering areas – Blanding's turtles typically overwinter in wetlands or water bodies with standing water at least three feet deep. Because this species can be found in these wetlands and water bodies throughout the year, impacts to these wetlands and water bodies should be avoided at all times.</p> <p>Non-overwintering areas – For wetlands / water bodies shallower than three feet at the deepest point, conduct work outside of the Blanding's turtle's active season (March 15 – October 15). The installation and maintenance of exclusion fencing using the WDNR Amphibian and Reptile Exclusion Fencing Protocol is an avoidance option that can be used during this period as long as the exclusion fencing is installed between October 16 and March 14. Work can then be conducted within the fenced area at any time of year as long as the fencing is maintained.</p> <p>Upland nesting habitat – Avoid work in suitable upland nesting habitat (sandy and/or well-drained soils) within 275 m (900 ft) of a wetland or water body during the Blanding's turtle's nesting period (May 20 – October 15). The installation and maintenance of exclusion fencing using the WDNR Amphibian and Reptile Exclusion Fencing Protocol is an avoidance option that can be used during this period as long as the exclusion fencing is installed between October 16 and May 19. Work can then be conducted within the fenced area at any time of year as long as the fencing is maintained.</p> <p>Otherwise, please safely move any turtles out of the project site in the direction they were moving.</p>
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Remember that although these actions are not required by state or federal endangered species laws, they may be required by other laws, permits, granting programs, or policies of this or another agency. Examples include the federal Migratory Bird Treaty Act, Bald and Golden Eagle Protection Act, State Natural Areas law, DNR Chapter 30 Wetland and Waterway permits, DNR Stormwater permits, and Forest Certification.

Additional Recommendations

Wetlands occur on the site and we strongly recommend implementing erosion and runoff prevention measures during the course of the project.

Please note that erosion control netting (also known as erosion control blankets, erosion mats or erosion mesh netting) used to prevent erosion during the establishment of vegetation can have detrimental effects on local snake and other wildlife populations. Plastic netting without independent movement of strands can easily entrap snakes moving through the area, leading to dehydration, desiccation, and eventually mortality. Netting that contains biodegradable thread with the "leno" or "gauze" weave (contains strands that are able to move independently) appears to have the least impact on snakes and should be used in areas adjacent to or near any waterbody.

If erosion matting will be used for this project, use the following matting (or something similar): American Excelsior "FibreNet" or "NetFree" products; East Coast Erosion biodegradable jute products; Erosion Tech biodegradable jute products; ErosionControlBlanket.com biodegradable leno weave products; North American Green S75BN, S150BN, SC150BN or C125BN; or Western Excelsior "All Natural" products.

No actions are required or recommended for the following endangered resources:

• **Longear Sunfish (*Lepomis megalotis*) - Fish~**

State Status: THR

Impact Type	No impact or no/low broad ITP/A
Reason	Lack of Suitable Habitat within Project Boundary
Justification	No suitable waterbodies are present at the project site. No suitable habitat will be disturb and no impacts are anticipated.

• **Least Darter (*Etheostoma microperca*) - Fish~**

State Status: SC/N

Impact Type	No impact or no/low broad ITP/A
Reason	Lack of Suitable Habitat within Project Boundary

Justification	No suitable waterbodies are present at the project site. No suitable habitat will be disturb and no impacts are anticipated.
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• **Redfin Shiner (*Lythrurus umbratilis*) - Fish~**

State Status: THR

Impact Type	No impact or no/low broad ITP/A
Reason	Lack of Suitable Habitat within Project Boundary
Justification	No suitable waterbodies are present at the project site. No suitable habitat will be disturb and no impacts are anticipated.

• **Lake Chubsucker (*Erimyzon sucetta*) - Fish~**

State Status: SC/N

Impact Type	No impact or no/low broad ITP/A
Reason	Lack of Suitable Habitat within Project Boundary
Justification	No suitable waterbodies are present at the project site. No suitable habitat will be disturb and no impacts are anticipated.

Section D. Next Steps

1. Evaluate whether the '**Location and brief description of the proposed project**' is still accurate. All recommendations in this ER Review are based on the information supplied in the ER Review Request. If the proposed project has changed, please contact the ER Review Program to determine if the information in this ER Review is still valid.
2. Determine whether the project can incorporate and implement the '**Follow-up actions**' identified above:
 - 'Actions that need to be taken to comply with state and/or federal endangered species laws' represent the Department's best available guidance for complying with state and federal endangered species laws based on the project information that you provided and the endangered resources information and data available to us. If the proposed project has not changed from the description that you provided us and you are able to implement all of the 'Actions that need to be taken to comply with state and/or federal endangered species laws', your project should comply with state and federal endangered species laws. Please remember that if a violation occurs, the person responsible for the taking is the liable party. Generally this is the landowner or project proponent. For questions or concerns about individual responsibilities related to Wisconsin's Endangered Species Law, please contact the ER Review Program.
 - If the project is unable to incorporate and implement one or more of the 'Actions that need to be taken to comply with state and/or federal endangered species laws' identified above, the project may potentially violate one or more of these laws. Please contact the ER Review Program immediately to assist in identifying potential options that may allow the project to proceed in compliance with state and federal endangered species laws.
 - 'Actions recommended to help conserve Wisconsin's Endangered Resources' may be required by another law, a policy of this or another Department, agency or program; or as part of another permitting, approval or granting process. Please make sure to carefully read all permits and approvals for the project to determine whether these or other measures may be required. Even if these actions are not required by another program or entity for the proposed project to proceed, the Department strongly encourages the implementation of these conservation measures on a voluntary basis to help prevent future listings and protect Wisconsin's biodiversity for future generations.
3. If federally-protected species or habitats are involved and the project involves federal funds, technical assistance or authorization (e.g., permit)

and there are likely to be any impacts (positive or negative) to them, consultation with USFWS will need to occur prior to the project being able to proceed. If no federal funding, assistance or authorization is involved with the project and there are likely to be adverse impacts to the species, contact the USFWS Twin Cities Ecological Services Field Office at 612-725-3548 (x2201) for further information and guidance.

Section E. Standard Information to help you better understand this ER Review

Endangered Resources (ER) Reviews are conducted according to the protocols in the guidance document Conducting Proposed Endangered Resources Reviews: A Step-by-Step Guide for Wisconsin DNR Staff.

How endangered resources searches are conducted for the proposed project area: An endangered resources search is performed as part of all ER Reviews. A search consists of querying the Wisconsin Natural Heritage Inventory (NHI) database for endangered resources records for the proposed project area. The project area evaluated consists of both the specific project site and a buffer area surrounding the site. A 1 mile buffer is considered for terrestrial and wetland species, and a 2 mile buffer for aquatic species. Endangered resources records from the buffer area are considered because most lands and waters in the state, especially private lands, have not been surveyed. Considering records from the entire project area (also sometimes referred to as the search area) provides the best picture of species and communities that may be present on your specific site if suitable habitat for those species or communities is present.

Categories of endangered resources considered in ER Reviews and protections for each: Endangered resources records from the NHI database fall into one of the following categories:

- **Federally-protected species** include those federally listed as Endangered or Threatened and Designated Critical Habitats. Federally-protected animals are protected on all lands; federally-protected plants are protected only on federal lands and in the course of projects that include federal funding (see Federal Endangered Species Act of 1973 as amended).
- **Animals** (vertebrate and invertebrate) listed as Endangered or Threatened in Wisconsin are protected by Wisconsin's Endangered Species Law on all lands and waters of the state (s. 29.604, Wis. Stats.).
- **Plants** listed as Endangered or Threatened in Wisconsin are protected by Wisconsin's Endangered Species Law on public lands and on land that the person does not own or lease, except in the course of forestry, agriculture, utility, or bulk sampling actions (s. 29.604, Wis. Stats.).
- **Special Concern species**, high-quality examples of natural communities (sometimes called High Conservation Value areas), and natural features (e.g., caves and animal aggregation sites) are also included in the NHI database. These endangered resources are not legally protected by state or federal endangered species laws. However, other laws, policies (e.g., related to Forest Certification), or granting/permitting processes may require or strongly encourage protection of these resources. The main purpose of the Special Concern classification is to focus attention on species about which some problem of abundance or distribution is suspected before they become endangered or threatened.
- **State Natural Areas (SNAs)** are also included in the NHI database. SNAs protect outstanding examples of Wisconsin's native landscape of natural communities, significant geological formations, and archeological sites. Endangered species are often found within SNAs. SNAs are protected by law from any use that is inconsistent with or injurious to their natural values (s. 23.28, Wis. Stats.).

Please remember the following:

1. This ER Review is provided as information to comply with state and federal endangered species laws. By following the protocols and methodologies described above, the best information currently available about endangered resources that may be present in the proposed project area has been provided. However, the NHI database is not all inclusive; systematic surveys of most public lands have not been conducted, and the majority of private lands have not been surveyed. As a result, NHI data for the project area may be incomplete. Occurrences of endangered resources are only in the NHI database if the site has been previously surveyed for that species or group during the appropriate season, and an observation was reported to and entered into the NHI database. As such, absence of a record in the NHI database for a specific area should not be used to infer that no endangered resources are present in that area. Similarly, the presence of one species does not imply that surveys have been conducted for other species. Evaluations of the possible presence of rare species on the project site should always be based on whether suitable habitat exists on site for that species.
2. This ER Review provides an assessment of endangered resources that may be impacted by the project and measures that can be taken to avoid negatively impacting those resources based on the information that has been provided to ER Review Program at this time. Incomplete information, changes in the project, or subsequent survey results may affect our assessment and indicate the need for additional or different measures to avoid impacts to endangered resources.
3. This ER Review does not exempt the project from actions that may be required by Department permits or approvals for the project.

Layers

Legend

Help

Regional Mapping

Select map layer(s), then click "Refresh Map" button to display. Many layers are scale-dependent; zoom in to view these map features. Point to an "Info" box to show details about a map layer.

Refresh Map

Land Use Features

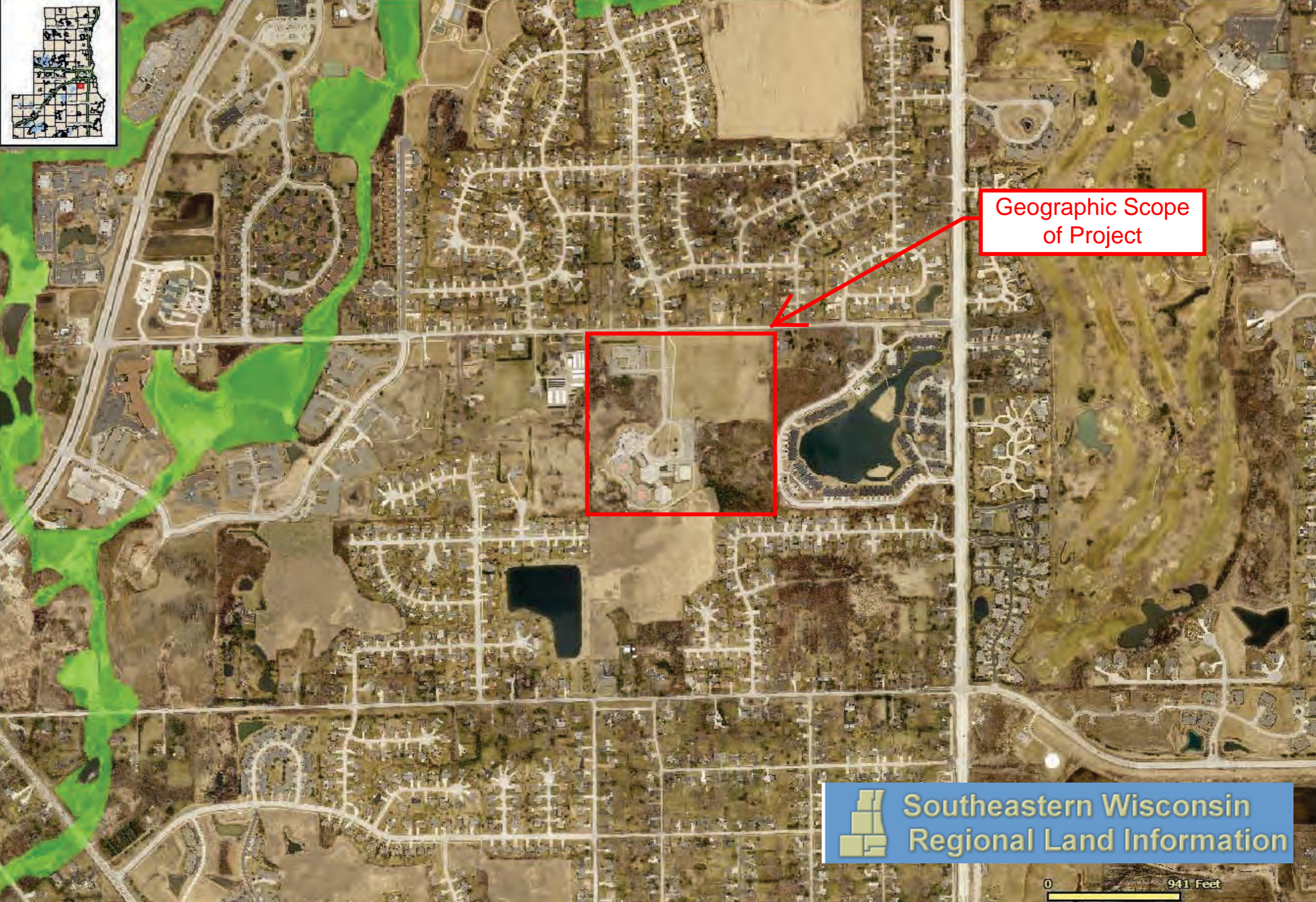
- Info 1963 Land Use: Detailed
- 1963 Land Use: Generalized
- Info 1970 Land Use: Detailed
- 1970 Land Use: Generalized
- Info 1980 Land Use: Detailed
- 1980 Land Use: Generalized
- Info 1990 Land Use: Detailed
- 1990 Land Use: Generalized
- Info 1995 Land Use: Detailed
- 1995 Land Use: Generalized
- Info 2000 Land Use: Detailed
- 2000 Land Use: Generalized
- Info 2010 Land Use: Detailed
- 2010 Land Use: Generalized

Resource Features

- Info 2000 Environmental Corridors
- Info 2010 Environmental Corridors
- Info Planned Environmental Corridors
- Info 2005 Wisconsin Wetland Inventory
- Info 2010 Wisconsin Wetland Inventory
- Info Soil Mapping Units

Aerial Orthophotography

- 1995 Orthophotography
- 2000 Orthophotography
- 2005 Orthophotography



Geographic Scope of Project

Table 15-3.0505

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

<p>STEP 1:</p>	<p>CALCULATE MINIMUM REQUIRED LANDSCAPE SURFACE:</p> <p>Take <i>Base Site Area</i> (from Step 5 in Table 15-3.0502): <u>39.15</u></p> <p>Multiple by Minimum <i>Landscape Surface Ratio (LSR)</i> (see specific zoning district LSR standard): X <u>0.40</u></p> <p>Equals MINIMUM REQUIRED ON-SITE LANDSCAPE SURFACE = 15.66 acres</p>	
<p>STEP 2:</p>	<p>CALCULATE NET BUILDABLE SITE AREA:</p> <p>Take <i>Base Site Area</i> (from Step 5 in Table 15-3.0502): <u>39.15</u></p> <p>Subtract <i>Total Resource Protection Land</i> from Table 15-3.0503 or <i>Minimum Required Landscape Surface</i> (from Step 1 above), whichever is greater: - <u>15.66</u></p> <p>Equals NET BUILDABLE SITE AREA = 23.49 acres</p>	
<p>STEP 3:</p>	<p>CALCULATE MAXIMUM NET FLOOR AREA YIELD OF SITE:</p> <p>Take <i>Net Buildable Site Area</i> (from Step 2 above): <u>23.49</u></p> <p>Multiple by Maximum <i>Net Floor Area Ratio (NFAR)</i> (see specific nonresidential zoning district NFAR standard): X <u>0.63</u></p> <p>Equals MAXIMUM NET FLOOR AREA YIELD OF SITE = 14.80 acres</p>	
<p>STEP 4:</p>	<p>CALCULATE MAXIMUM GROSS FLOOR AREA YIELD OF SITE:</p> <p>Take <i>Base Site Area</i> (from Step 5 of Table 15-3.0502): <u>39.15</u></p> <p>Multiple by Maximum <i>Gross Floor Area Ratio (GFAR)</i> (see specific nonresidential zoning district GFAR standard): X <u>0.38</u></p> <p>Equals MAXIMUM GROSS FLOOR AREA YIELD OF SITE = 14.88 acres</p>	
<p>STEP 5:</p>	<p>DETERMINE MAXIMUM PERMITTED FLOOR AREA OF SITE:</p> <p>Take the <i>lowest</i> of Maximum Net Floor Area Yield of Site (from Step 3 above) or Maximum Gross Floor Area Yield of Site (from Step 4 above):</p> <p>(Multiple results by 43,560 for maximum floor area in square feet):</p>	<p>14.80 acres</p> <p><u>644,688 s.f.</u></p>

Franklin

JUN 12 2017

City Development

SECTION 15-3.0502

CALCULATION OF BASE SITE AREA

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

Table 15-3.0502

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

STEP 1:	Indicate the total gross site area (in acres) as determined by an actual on-site boundary survey of the property.	40.37 acres
STEP 2:	Subtract (-) land which constitutes any existing dedicated public street rights-of-way, land located within the ultimate road rights-of-way of existing roads, the rights-of-way of major utilities, and any dedicated public park and/or school site area.	- 1.22 acres
STEP 3:	Subtract (-) land which, as a part of a previously approved development or land division, was reserved for open space.	- 0 acres
STEP 4:	In the case of " <i>Site Intensity and Capacity Calculations</i> " for a proposed residential use, subtract (-) the land proposed for nonresidential uses; <i>or</i> In the case of " <i>Site Intensity and Capacity Calculations</i> " for a proposed nonresidential use, subtract (-) the land proposed for residential uses.	- 0 acres
STEP 5:	Equals "Base Site Area"	= 39.15 acres

SECTION 15-3.0503

**CALCULATION OF THE AREA OF NATURAL
RESOURCES TO BE PROTECTED**

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

Table 15-3.0503

WORKSHEET FOR THE CALCULATION OF RESOURCE PROTECTION LAND

Natural Resource Feature	Protection Standard Based Upon Zoning District Type (circle applicable standard from Table 15-4.0100 for the type of zoning district in which the parcel is located)			Acres of Land in Resource Feature	
	Agricultural District	Residential District	Non-Residential District		
Steep Slopes: 10-19%	0.00	0.60	0.40	X 0 = X 0 = X 0 =	0
20-30%	0.65	0.75	0.70	X 0 = X 0 = X 0 =	0
+ 30%	0.90	0.85	0.80	X 0 = X 0 = X 0 =	0
Woodlands & Forests:					
Mature	0.70	0.70	0.70	X 9.2 = X 0 = X 0 =	6.44
Young	0.50	0.50	0.50	X 0 = X 0 = X 0 =	0
Lakes & Ponds	1	1	1	X 0 = X 0 = X 0 =	0
Streams	1	1	1	X 0 = X 0 = X 0 =	0
Shore Buffer	1	1	1	X 0 = X 0 = X 0 =	0
Floodplains	1	1	1	X 0 = X 0 = X 0 =	0
Wetland Buffers	1	1	1	X 2.56 = X 0 = X 0 =	2.56
Wetlands & Shoreland Wetlands	1	1	1	X 3.93 = X 0 = X 0 =	3.93
TOTAL RESOURCE PROTECTION LAND (Total of Acres of Land in Resource Feature to be Protected)					12.93

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

PROJECT SCHEDULE

Project: Franklin Public Schools/New Middle School

Date: March 7, 2017 - Rev. May 16, 2017

Project No. 150178-02

<u>SCHEMATIC DESIGN</u>		<u>3.5 months</u>
	Owner Planning / Kick-Off Meeting	Nov 9-16
	Authorize Architect to Proceed	Nov 9-16
Mtg	User Group Kick-off Mtg #1 in Franklin	Nov 14-16
	Preliminary program Development	
	Send Out Survey RFP	Nov 15-16
S	Staff Interviews #1	Nov 21-16
Mtg	User Group Mtg #2 in Franklin	Nov 29-16
	Review Building Program	
	Preliminary Budget Review with Owner	TBD
Mtg	User Group Mtg #3 in Franklin	Dec 13-16
S	Staff Interviews #2	Dec 20-16
	Start Schematic Design	Dec 21-16
	Send Out Consultants RFP	December
	Program Refinement/Site Discussion/Exterior Imagery Review	
Mtg	User Group Mtg #4 in Franklin	Jan 10-17
	Plan Design Options/Exterior Imagery discussion	
	Begin Code and Zoning Review	Jan 25-17
Mtg	User Group Mtg #5 in Franklin	Jan 24-17
	Design Refinement Review	
S	Staff Interview 6th grade	Jan 27-17
S	Staff Interviews #3	Jan 31-17
Mtg	User Group Mtg #6 in Franklin	Feb 7-17
	Design Refinement/Review Exterior Design	
	Consultant Kick-Off Meeting	Feb 15-17
Mtg	User Group Mtg #7 in Franklin	Feb 21-17
	Engineering Discussion/Finalize Schem Floor Plan & Exterior Elevs	
Cty	Preliminary City Meeting	Feb 21-17
	Send Out Geotechnical RFP	Feb 22-17
	PRA Designers Review	Feb 22-17
	Cost Estimate Due	Feb 23-17
	SD Package Due	Feb 23-17
	Owner Review/Sign-Off/Authorization to Proceed	Feb 24-17
		Complete

PROJECT SCHEDULE

Date: March 7, 2017 - Rev. May 16, 2017

Project: Franklin Public Schools/New Middle School

Project No. 150178-02

DESIGN DEVELOPMENT		4 months
	Start Design Development	Feb 27-17
	Preliminary Review with Code Authorities	TBD
	Preliminary Review with Fire Department	TBD
Mtg 1	User Group Mtg #8 in Franklin	Mar 7-17
	Site, Landscape, Kitchen, Space Layout Revisions	
Cty	Preliminary City Submission (Staff Review)	Mar 17-17
	Schedule Review with Code Authorities	TBD
Mtg 2	DD Interior fit out Meeting Mtg #9	Mar 21-17
	50% Site, Civil Coordination, Interior Design	
	Freeze Site Design	Mar 21-17
Cty	Complete City Submission (Staff Review)	Mar 28-17
Mtg 3	User Group Mtg #10 in Franklin	Apr 4-17
	Exterior building Review, Kitchen, Interior Design	
	Freeze Exterior Walls	Apr 18-17
Mtg 4	User Group Mtg #11 in Franklin	Apr 18-17
	Individual space requirements, Casework, MEP, A/V	
	Start Interior Design	May 1-17
Mtg 5	User Group Mtg #12 in Franklin	May 2-17
	Kitchen, Specialty Lighting Concepts/Clgs, Interior Finishes.	
Mtg 6	User Group Mtg #13 in Franklin	May 16-17
	100% Site, Civil Coordination/ 50% bulding Envelope & Core	
	Board Meeting Presentation	May 24-17
Mtg 7	User Group Mtg #14 in Franklin	May 30-17
	Individual space requirements, Casework, MEP, A/V.	
	Freeze interior wall locations	May 30-17
Mtg 8	User Group Mtg #15 in Franklin	June 13-17
	Doors/hardware, Security, Interior Design	
Cty	City Planning Commission Meeting and Approv:	Tent June 22-17
	Drawings and Specifications from Consulting Engineers	June 26-17
	DD Package due	June 27-17
	Cost Estimate Review	TBD
	Owner Review/Sign-Off/Authorization to Proceed	June 30-17
Cty	City Common Council	Tent July 18-17

PROJECT SCHEDULE

Project: Franklin Public Schools/New Middle School

Date: March 7, 2017 - Rev. May 16, 2017

Project No. 150178-02

<u>CONSTRUCTION DOCUMENTS</u>	<u>Bid Package 1</u>	<u>1A</u>	<u>Bid Package 2</u>	<u>Bid Package 3</u>
Start Working Drawings	Feb 27-17		–	–
Start Specifications and Review Front End w/ Owner	Feb 28-17		–	–
Start Working Drawings Checklist	Mar 2-17		–	–
Apply for Wage Rate Determination	Mar 3-17		–	–
Mtg Engineering Coordination Mtg - 50% (9:00 AM at PRA)	Mar 21-17		May 16-17	Aug 17-17
Schedule Review with PRA Quality Control (Time)	Mar 29-17		June 28-17	Sept 26-17
Drawings and Specifications from Consulting Engineers	–		–	–
Mtg Engineering Coordination Mtg- 75% (9:00 AM at PRA)	–			Sept 26-17
Cost Estimate Review	TBD		TBD	TBD
Submit 100% Complete Exterior Envelop Document to Quast	–		Aug 16-17	–
Drawings and Specifications from Consulting Engineers	May 16-17		Aug 17-17	Oct 24-17
Mtg Engineering Coordination Mtg - 95% (9:00 AM at PRA)	May 16-17		Aug 17-17	Oct 24-17
Quast Review Comments Returned	–		Aug 21-17	–
PRA Project Manager Review	May 17-17		Aug 24-17	Oct 27-17
Complete Working Drawings Checklist	May 17-17		Aug 24-17	Oct 27-17
PRA Quality Control Review	May 17-17	Jun 23-17	Aug 24-17	Oct 27-17
Owner Review/Sign-Off/Authorization to Proceed	May 18-17		Aug 31-17	Nov 2-17
Documents to Printer	May 22-17	Jul 24-17	Sept 1-17	Nov 3-17
Review by Code Authorities	TBD		–	–
<u>BIDDING</u>				
Documents Available to Contractors	May 22-17		Sept 1-17	Nov 3-17
Pre-Bid Conference	TBD		TBD	TBD
Bid Opening	June 9-17		Sept 22-17	Nov 24-17
<u>CONSTRUCTION</u>				
Ground Breaking	June 16-17		–	–
Start Construction	Mid June -17		–	–
Substantial Completion	–		–	June 19-19
<u>BID PACKAGE 1 SCOPE - Site, Landscape</u>				
Site, Civil, Landscape				
<u>PACKAGE 1A SCOPE - Footings & Foundations</u>				
Footings, Foundations and Precast concrete				
<u>BID PACKAGE 2 SCOPE - Building Core & Shell</u>				
Exterior shell, roof, structural steel, concrete work, precast, all interior walls, doors and lites and MEP.				
<u>BID PACKAGE 3 SCOPE - Interior Finishes</u>				
Remainder of work				

**City of Franklin
Department of City Development**

Date: June 2, 2017

To: Heidi Kramer, Plunkett Raysich Architects
James Milzer, Franklin School District

From: City Development Staff

RE: Forest Park Middle School Site Plan – Updated Staff Comments

Please be advised that City staff has reviewed the revised Site Plan materials date stamped May 19, 2017 by the City.

Changes since the original staff comments dated May 4th are identified with track changes.

Unified Development Ordinance (UDO) Requirements

Site Plan

1. Pursuant to Sections 15-7.0102C. and 15-7.0103S. of the UDO, please correct the Site Intensity Calculations ~~[Table 15-3.0505, Step 3 (23.49 x 0.63 = 14.8), and Step 5 accordingly] to reflect the updated natural resource feature acreages in the Natural Resource Protection Plan, including the inclusion of the wetland setbacks. **VE – The calculations on the Natural Resource Protection Plan are updated and include the wetland setbacks.**~~
2. Pursuant to Section 15-7.0102E. and Table 15-5.0103 of the UDO, staff recommends that additional right-of-way (7') be provided along Forest Hill Avenue to match the existing right-of-way to the east and west of the school property, and to properly accommodate the proposed sidewalk, existing and proposed utilities, etc.
 - ~~2.a. It appears that the Site Plan correctly depicts the 80' right-of-way. Please contact the Engineering Department to initiate the process to obtain Common Council approval of the right-of-way dedication. **VE- Will Comply**~~
3. ~~Pursuant to Section 15-7.0102F. and H. of the UDO, staff recommends that the Site Plan be revised to move the eastern parking lot further west and/or remove the eastern most row of parking, in order to establish a bufferyard with additional landscaping between the parking lot and the property line, so as to screen and minimize the impact of the parking lot and associated lighting upon the adjacent Tuckaway Shores Condominium.
 - a. Please note such a bufferyard is required by Sections 15-5.0301C. and D. and 15-5.0302C. of the UDO. Staff recommends that the parking lot be moved far enough to the west in order to establish a bufferyard that is at least 30' wide.~~

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- ~~4.~~ Pursuant to Section 15-5.0103C. of the UDO, please include the architect's and engineer's names, contact information, and seals on the site plan.
- ~~5.~~3. Pursuant to Section 15-7.0103O. of the UDO (and the City of Franklin Design Standards and Construction Specifications), please contact the Engineering Department to verify that there are enough properly located storm sewer inlets/catch basins to ensure drainage of the two larger parking lots. VE-Will Comply
- ~~6.~~4. Pursuant to Sections 15-7.0103P. and 15-8.0600 of the UDO (and the City of Franklin Design Standards and Construction Specifications), please contact the Engineering Department to verify that all necessary information has been submitted with the Stormwater Management Plan for their review. VE- Will Comply
- ~~7.~~ Pursuant to Section 15-7.0113Q. and DD. of the UDO, please fill out and submit the NRPP Signature Sheet. As recently discussed, please note that an independent consultant review of the natural resource delineations will be required. However, if the wetland delineations have been determined by an Assured Wetland Delineator (or if the applicant will obtain timely concurrence from the Wisconsin Department of Natural Resources), such wetland delineations will not require a second party review.
- ~~8.~~ Pursuant to Section 15-7.0103T. of the UDO, please indicate if any other walkways or trails (such as in the woodlands on the south side of the property) exist or are proposed.
- ~~9.~~ Pursuant to Section 15-7.0103U. of the UDO, staff recommends that more details about the erosion control, parking, and construction traffic elements of the phasing of the proposed project be provided, including timing, temporary versus long term locations, safety fencing, construction staging areas, etc., particularly as these apply when school is in session and for any off-site impacts and natural resource impacts.
- a. Please note that temporary disturbances are only allowed within wetland setbacks (temporary disturbances are not allowed within any other protected natural resource features without prior approval from the Common Council).
- ~~10.~~5. Pursuant to Section 15-7.0103X. of the UDO, please verify that all existing and proposed easements are shown. For instance, are all sanitary sewer, water, and storm sewer easements shown? VE – Existing easements are shown based on received title work. The proposed water main easements are shown on the updated plans as required.
- ~~11.~~ Pursuant to Section 15-7.0103Z. of the UDO, please identify the existing zoning for the subject property and adjacent properties on the site plan.
6. Please note that permits from the City are required for any temporary construction entrances onto a city street.

Landscape Plan

1. Pursuant to Section 15-7.0301H. of the UDO, please provide a detailed plant schedule (species names, quantities, etc.), for the Swale Seed Mix and the Stormwater Seed Mix areas.

- ~~1. Pursuant to Sections 15-5.0301C. and D., and 15-5.0302C. of the UDO, please establish and identify on the Landscape Plan a bufferyard along the entire east and south sides of the property. Please revise the landscape plan to include the additional 20% plantings required, and update the plant schedule totals accordingly.
 - ~~a. Staff recommends that maintenance of at least a 30' wide strip of the existing vegetation/natural resource features will adequately address this requirement on the south side of the property, and on the east side of the property south of the proposed parking lot.~~
 - ~~b. Staff recommends that all of the existing healthy native vegetation along the east side of the property be retained as part of the bufferyard and protected from disturbance.~~
 - ~~c. Staff recommends that all of the required additional plantings be placed within and adjacent to the east side of the property, that a majority of the additional landscaping be native species (transplanted from elsewhere on the subject property if practical), and that a majority of the additional landscaping east of the proposed parking lot be comprised of evergreens, so as to establish a thick screen of vegetation between the parking lot and the Tuckaway Shores residential development to the east.~~
 - ~~d. Staff recommends that a note be provided on the Landscape Plan stating, "Landscape Bufferyard: This strip is reserved for the planting of trees and shrubs, the building of structures hereon is prohibited."~~~~
- ~~2. Pursuant to Section 15-3.0302A. of the UDO, please revise the Landscape Plan to include the proper planting sizes for the proposed landscaping. Please note that the UDO stated sizes are minimums.~~
- ~~3. Pursuant to Section 15-5.0302D. of the UDO, staff recommends that a number of mature native trees (including T7, T21, T48—T50, T63, T67, T73, and T74 from the tree schedule), which are located immediately adjacent to areas proposed to be disturbed, be preserved and protected from development.
 - ~~a. Please indicate on the Landscape Plan how such trees would be preserved during construction in accordance with sound conservation practices, including the installation of well islands, retaining walls, etc.~~
 - ~~b. Please note that all such preserved trees can count toward the required amount of landscaping as noted in Section 15-5.0302D.~~~~
- ~~4. Pursuant to Section 15-5.0303D. of the UDO, please indicate on the Landscape Plan how the required landscaping will be irrigated.~~
- ~~5. Pursuant to Section 15-5.0303G.3. of the UDO, please revise the Landscape Plan to indicate a 2-year planting guarantee.~~
- ~~6. Pursuant to Section 15-7.0301C. of the UDO, please include the name, contact information, and seal of the landscape architect/designer on the Landscape Plan.~~
- ~~7. Pursuant to Section 15-7.0301G. of the UDO, please clearly identify on the landscape plan or on a separate map which trees from the tree schedule will be demolished.~~

Architectural Plan

1. ~~Please note that the building/mechanical penthouse height over the classroom wing exceeds the height limits set forth in Table 15-3.0312 and Section 15-3.0803E. of the UDO. Staff recommends that either the building height be reduced by 4' or the penthouse height not exceed 10'.~~
1. ~~Pursuant to Section 15-7.0802D. of the UDO, staff recommends that the colors of Brick 1 and Brick 2 be changed from white and black, to something more compatible with the surrounding neighborhood, such as light and dark grey, or earth tone colors.~~
2. ~~Pursuant to Section 15-7.0803A. of the UDO, please provide:

 - a. ~~correct/updated color renderings of the exterior of the proposed building (the renderings that were submitted do not match the detailed elevations);~~
 - b. ~~details of the building materials including colors and manufacturer type/model/color; and~~
 - c. ~~verify that all building mechanicals will be screened, and provide sample elevations of any such screening if not already shown on the plans.~~~~
3. ~~Pursuant to Section 15-7.0803A.8. of the UDO, please provide material samples.~~

Lighting Plan

1. Pursuant to Sections 15-5.0401 and 15-5.0402 of the UDO, please verify and highlight all luminaire cut-off types and, shielding (if any), ~~and heights.~~

Parking Plan

1. ~~Pursuant to Section 15-5.0202I.3. of the UDO, please verify that appropriate signage for off-street parking for persons with disabilities will be provided.~~
2. ~~Pursuant to Section 15-5.0203A. of the UDO, please indicate the number of auditorium/gym seats (per Table 15-5.0203), as well as the number of students, and provide the pertinent parking calculations for both. Please note that required parking equals whichever is greater.

 - a. ~~If the number of persons at graduation events is different than that noted above, please indicate that as well. That information can be useful in justifying why more or less parking may be appropriate per Section 15-5.0203A. and B.~~
 - b. ~~Please clearly indicate in the Project Narrative the reasons and factors for any deviations from the required amount of parking.~~~~
3. ~~Pursuant to Section 15-5.0210 of the UDO, a Snow Storage Plan is required. Please note that snow storage is not allowed in landscaped areas.~~

Additional Staff Comments

Site Plan

1. Please indicate if any fences are proposed (i.e. around the basketball courts, along the property boundary, etc.). Please note that review and approval from the Plan Commission is required for most fences.
 - 1.a. Review of the Site Plan indicates that a 6' privacy fence is proposed in the northeast corner of the property. Pursuant to Section 15-3.0803C.2., all

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fences within non-residential zoning districts require Plan Commission approval and a Building Permit from the Building Inspection Department. Please revise the Project Summary to indicate how the fence will be accommodated within the landscape bufferyard, and will not interfere with the proposed landscaping within this area.

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2. Please include the same note on the Site Plan and on the NRPP that is on the Grading and Erosion Control Plan, "Limits of disturbance shall not extend closer to wetland than existing curb line without prior approval from City." VE – The note has been added to the requested sheets
 - a. Please note that this also includes temporary disturbances such as erosion control measures, construction activity, etc.
3. Pursuant to Section 15-3.0803I. of the UDO, please provide trash dumpster enclosures constructed of materials compatible with the materials on the building. Please provide a cut sheet providing details of the dumpster enclosure materials.
4. Staff recommends that bollards be placed along the bus loop in front of the main building entrances. Staff suggests that these bollards be decorative in nature.
5. Staff recommends a sidewalk connection to the school administration building.
6. Please note that many accessory structures and accessory uses require prior approval from the Plan Commission. Staff suggests that any anticipated structures or uses be included with this Site Plan submittal.
7. Staff suggests consideration of a round-about at the intersection of Forest Hill Avenue and Forest Meadows Drive. Please note however, that no such discussions have occurred with public officials or neighbors about this suggestion.

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Parking

1. Staff suggests that an emergency access connection be provided from the eastern parking lot (or from the fire lane immediately north of the parking lot) to Tuckaway Shores Drive, to provide adequate ingress/egress and emergency access to the property.
2. Please note that Section 15-5.0204A. of the UDO requires a minimum width of 65' for double row parking and aisles. However, the Site Plan appears to provide only 60'. While staff does not object to this, as the UDO was recently amended to allow smaller parking stalls for schools, the Plan Commission must make the final determination on this matter.
- ~~3. Please indicate how often on-street parking is anticipated on Forest Meadows Circle, the bus loop, and the parent loop. If this would occur frequently, staff would recommend that such parking be striped and signed accordingly. If such events will occur rarely, staff would only suggest such striping and signage. In either event, please contact the Engineering Department to determine if the City of Franklin Design Standards and Construction Specifications would apply.
 - a. If any such parking is anticipated permanently or frequently, please adjust the parking calculations accordingly.~~
- ~~4. Staff recommends that no parking be allowed on the Fire Lane, and would suggest that it be constructed with a pervious surface.~~

- ~~5. If additional parking is desired, staff would suggest enlargement of the parking lot by the school administration building. Please note that additional landscaping would then be required adjacent to that area.~~

Landscaping

1. Staff suggests that additional landscaping be provided at the southwest corner of the property to screen and minimize the impact of the soccer fields upon the adjacent Lake Point Estates subdivision to the west. **VE – There are extensive woods with mature as well as a large distance of fields with brush and trees in between the houses and where the soccer fields would be placed. We don't feel that additional vegetation would affect the views.**
- ~~2. Staff suggests that temporary establishment of landscaping or longer term erosion control measures (such as establishment of turf grass for swales, areas adjacent to wetlands, large exposed areas, etc.) be employed and so noted on the Landscape Plan or Erosion Control Plan.~~

Architecture

- ~~1. Staff suggests that fewer metal panels be used for the façade of the building, and that other durable materials such as decorative CMU, fiber cement siding, etc. be utilized.~~
- ~~2. Staff suggests that awnings (similar to those on the front building entrances) be placed over any other major/public entrances to the building, such as over the doors on the southwest elevation near the gym.~~
- ~~3. Staff suggests that some architectural accents (patterns, colors, textures, etc.) be added to break up the large expanse of the gym wall on the southeast elevation.~~

Other

1. Pursuant to Section 15-8.0200 of the UDO (and the City of Franklin Design Standards and Construction Specifications), please contact the Engineering Department to ensure that the proposed sidewalk and proposed acceleration and deceleration lanes along Forest Hill Avenue have been properly designed. **VE – Will Comply**
2. Pursuant to Section 15-8.0300 of the UDO (and the City of Franklin Design Standards and Construction Specifications), please contact the Engineering Department to ensure that the Grading and Erosion Control Plan has been properly designed. For instance: **VE – Will Comply**
- ~~a. Silt fence shown on the Plat of Survey is not located correctly, it does not always match the limits of disturbance shown on the Erosion Control and Grading Plans. **VE – The silt fence locations shown on the Plat of Survey matches the location and disturbance limits shown on the Erosion Control and Grading Plans.**~~
- ~~2-b. Pursuant to Section 15-8.0305C.9. of the UDO, please identify that all natural resource features to be protected will be protected with a double row of silt fence and a single row of orange construction fence. **VE – A note is added to the Erosion Control Plan indicating a double row of**~~

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silt fence and an orange construction fence is required where natural resource features are to be protected.

3. Pursuant to Chapter 210 of the City of Franklin Municipal Code, please note that separate approval from the Architectural Review Board and issuance of a Sign Permit from the Building Inspection Department will be required for any signage.
- ~~3-4.~~ Please verify with the Engineering Department that the Plat of Survey depicts all appropriate information.

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Engineering Department Staff Comments (please note that new/revised staff comments from the Engineering Department will be provided when available)

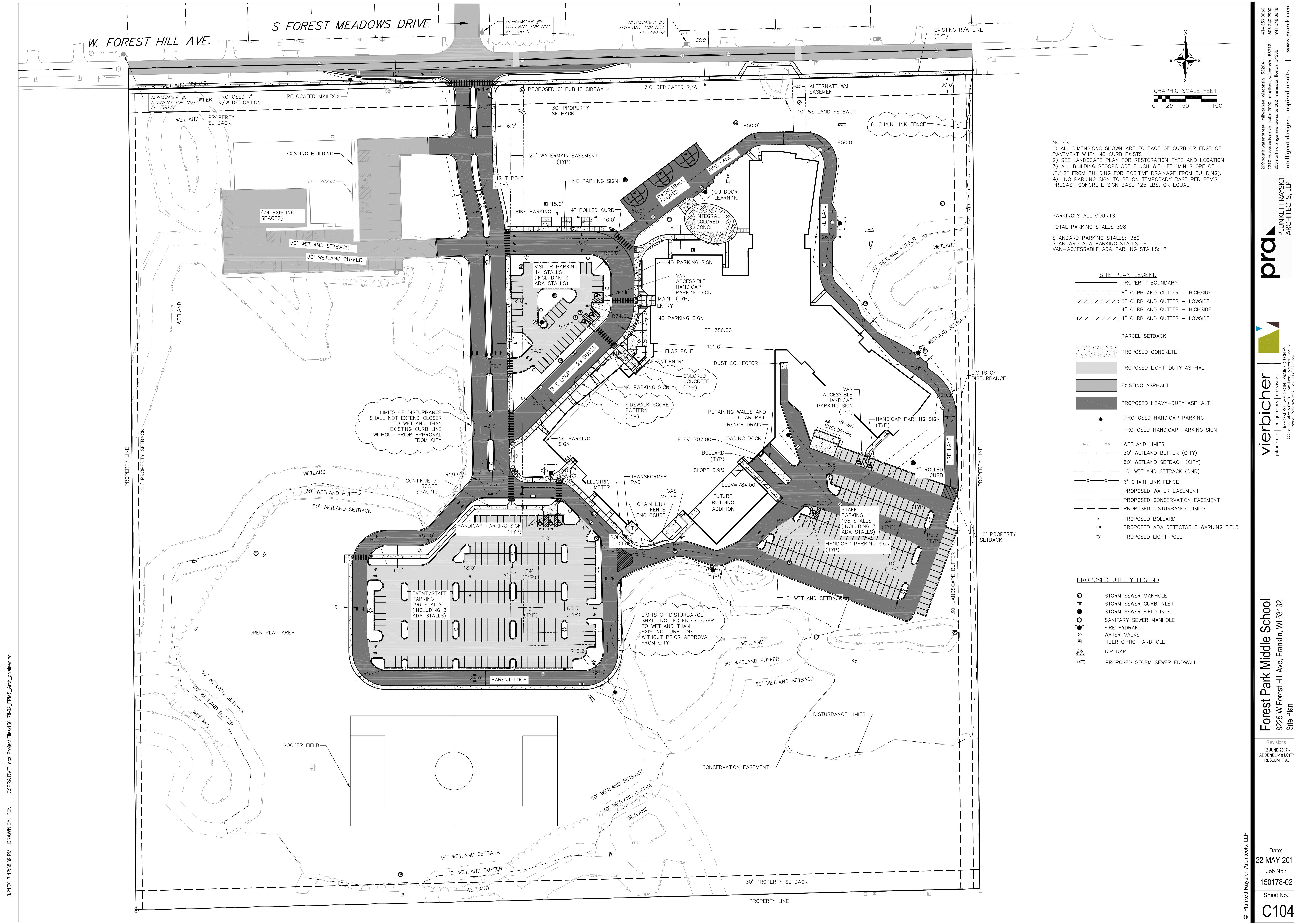
- Need to submit the proposed 20-Ft water main easement and 30-ft combined water and sewer easement and prepare an easement for the existing water main that will remain. These documents must be reviewed and approved by the City of Franklin Engineering Department. VE – Utility easements for the water main are included on the updated plans as required by City ordinance.
- Need to show all the existing Hydrants and identify if to be removed or to remain. VE – All existing hydrants are shown on the existing conditions and demolition sheets, with all hydrants to be removed called out. All existing hydrants to remain are shown on the Utility sheet.
- Need approval from Fire Department. May need to show the fire lane loop. VE – Noted, fire lane loop around building is included on the plans.
- Need to submit a plat of survey. See City's requirements.
- Proposed sidewalk along Forest Hill must be continuous, and detectable warning surface must be installed. Inspection of the sidewalk must be performed by Engineering Department Representative. VE – A sidewalk is included along the entire frontage of Forest Hill with the requested detectable warnings.
- ~~Adjust the nose island to the south and line up with the right of way.~~
- Highly recommend looping the water main by proposing two connections at the existing 12" water main on Forest Hill Avenue. School may be out of water supply by just having one connection which means one way water source. VE – A second water connection is included as an alternate bid.
- Show that the existing fire hydrant south from Forest Hill will be connected to the proposed water main. VE – Will comply
- Add more water valves. Need to meet and discuss the proposed location. VE – additional water valves were include within the loop around the building.
- May need storm pipe at the driveway entrance. VE – Additional storm piping has been included at the driveway entrance.
- Preconstruction meeting must be scheduled prior to construction.
- Installation of water main and sewer main must be inspected by an Engineering Firm approved by the City at owner's expense and construction of the utilities within the easement and City's right of way must comply with the City of Franklin Design Standards and Construction Specifications.

Police Department Staff Comments

The Police Department does not have any comments at this time.

Fire Department Staff Comments

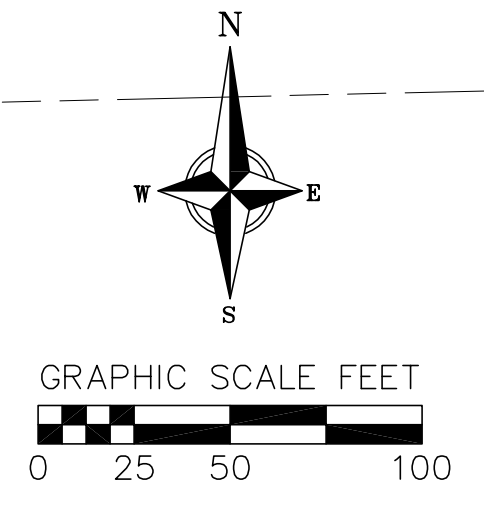
The Fire Department has no specific comments at this time (other than what was previously expressed to the applicants in regard to fire protection concerns).



NOTES:
 1) ALL DIMENSIONS SHOWN ARE TO FACE OF CURB OR EDGE OF PAVEMENT WHEN NO CURB EXISTS
 2) SEE LANDSCAPE PLAN FOR RESTORATION TYPE AND LOCATION
 3) ALL BUILDING STOOPS ARE FLUSH WITH FF (MIN SLOPE OF 1/12" FROM BUILDING FOR POSITIVE DRAINAGE FROM BUILDING)
 4) NO PARKING SIGN TO BE ON TEMPORARY BASE PER REV'S PRECAST CONCRETE SIGN BASE 125 LBS. OR EQUAL

PARKING STALL COUNTS
 TOTAL PARKING STALLS 398
 STANDARD PARKING STALLS: 389
 STANDARD ADA PARKING STALLS: 8
 VAN-ACCESSIBLE ADA PARKING STALLS: 2

- SITE PLAN LEGEND**
- PROPERTY BOUNDARY
 - ==== 6" CURB AND GUTTER - HIGHSIDE
 - ==== 6" CURB AND GUTTER - LOWSIDE
 - ==== 4" CURB AND GUTTER - HIGHSIDE
 - ==== 4" CURB AND GUTTER - LOWSIDE
 - - - - - PARCEL SETBACK
 - ▨ PROPOSED CONCRETE
 - ▩ PROPOSED LIGHT-DUTY ASPHALT
 - ▧ EXISTING ASPHALT
 - ▤ PROPOSED HEAVY-DUTY ASPHALT
 - ⬮ PROPOSED HANDICAP PARKING
 - ⬮ PROPOSED HANDICAP PARKING SIGN
 - WETLAND LIMITS
 - 30' WETLAND BUFFER (CITY)
 - 50' WETLAND SETBACK (CITY)
 - 10' WETLAND SETBACK (DNR)
 - 6' CHAIN LINK FENCE
 - PROPOSED WATER EASEMENT
 - PROPOSED CONSERVATION EASEMENT
 - PROPOSED DISTURBANCE LIMITS
 - PROPOSED BOLLARD
 - PROPOSED ADA DETECTABLE WARNING FIELD
 - ☆ PROPOSED LIGHT POLE
- PROPOSED UTILITY LEGEND**
- ⊙ STORM SEWER MANHOLE
 - ⊙ STORM SEWER CURB INLET
 - ⊙ STORM SEWER FIELD INLET
 - ⊙ SANITARY SEWER MANHOLE
 - ⊙ FIRE HYDRANT
 - ⊙ WATER VALVE
 - ⊙ FIBER OPTIC HANDHOLE
 - ⊙ RIP RAP
 - ▬ PROPOSED STORM SEWER ENDWALL



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 999 Foster Drive, Suite 201 - Watertown, Wisconsin 53117
 Phone: (608) 845-0300 Fax: (608) 845-0305
Forest Park Middle School
 8225 W Forest Hill Ave, Franklin, WI 53132
 Site Plan
 Revisions
 12 JUNE 2017 - ADDENDUM #1/CITY RESUBMITTAL
 Date: 22 MAY 2017
 Job No.: 150178-02
 Sheet No.: C104
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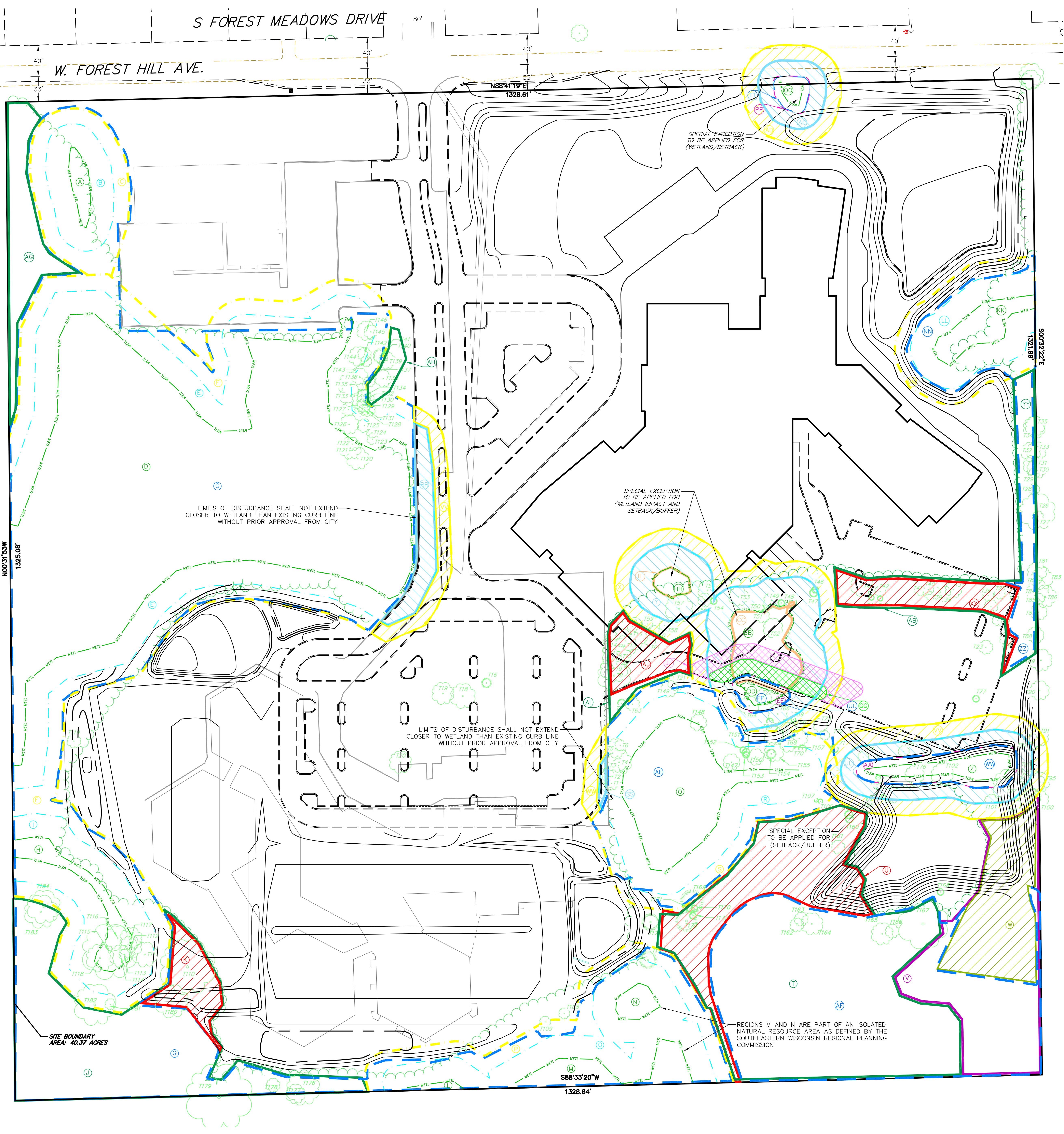
TOPOGRAPHIC LINWORK LEGEND

- EXISTING EDGE OF TREES
- EXISTING WETLAND DELINEATION
- EXISTING 10' WETLAND SETBACK (DNR) - PHASE I
- EXISTING 50' WETLAND SETBACK (CITY) - PHASE I
- EXISTING 30' WETLAND BUFFER (CITY) - PHASE I
- PROPOSED CURB
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED ASPHALT

- PROPOSED CONSERVATION EASEMENT
- EXISTING MATURE FOREST
- EXISTING YOUNG FOREST
- DISTURBED MATURE FOREST
- DISTURBED YOUNG FOREST
- DISTURBED WETLAND BUFFER
- DISTURBED WETLAND SETBACK
- DISTURBED WETLAND
- REMOVED 30' WETLAND BUFFER (CITY) - PHASE II
- REMOVED 50' WETLAND SETBACK (CITY) - PHASE II

***NOTE: PHASE I PERTAINS TO WETLANDS AND ASSOCIATED BUFFERS/SETBACKS PRIOR TO FILLING WETLAND WHEN APPLICABLE. PHASE II PERTAINS TO WETLANDS AND ASSOCIATED BUFFERS/SETBACKS AFTER FILLING WETLAND WHEN APPLICABLE.

TREE SCHEDULE		TREE SCHEDULE	
TT NO.	DIA. (IN)	TT NO.	DIA. (IN)
1	10	92	12
2	16	93	8
3	10	94	18
4	18	95	14
5	14	96	8
6	8	97	24
7	12	98	8
8	24	99	12
9	20	100	12
10	12	101	10
11	22	102	16
12	14	103	7
13	24	104	7
14	14	105	7
15	24	106	7
16	14	107	6
17	16	108	8
18	18	109	8
19	16	110	40
20	12	111	16
21	12	112	16
22	12	113	8
23	10	114	10
24	10	115	40
25	8	116	18
26	26	117	16
27	8	118	20
28	8	119	10
29	8	120	16
30	14	121	16
31	14	122	10
32	14	123	8
33	14	124	8
34	16	125	10
35	14	126	14
36	8	127	10
37	12	128	8
38	8	129	10
39	12	130	10
40	8	131	10
41	12	132	16
42	8	133	16
43	8	134	10
44	8	135	18
45	16	136	12
46	10	137	8
47	12	138	12
48	10	139	12
49	12	140	10
50	10	141	10
51	10	142	10
52	14	143	8
53	14	144	14
54	10	145	10
55	10	146	14
56	14	147	12
57	10-28	148	12
58	8	149	12
59	8	150	12
60	8	151	12
61	8	152	10
62	8	153	10
63	10	154	14
64	14	155	14
65	10	156	12
66	14	159	12
67	10	160	12
68	12	161	10
69	7	162	10
70	12	163	10
71	12	164	16
72	7	165	16
73	10	166	10
74	8	167	36
75	8	168	10
76	14	169	32
77	10	170	10
78	10	171	10
79	8	172	10
80	7	173	30
81	14	174	24
82	7	175	24
83	16	176	24
84	16	177	14
85	8	178	10
86	16	179	48
87	12	180	24
88	12	181	8
89	16	182	30
90	14	183	24
91	14	184	24



TOPOGRAPHIC SYMBOL LEGEND

- EXISTING CONIFEROUS TREE
- EXISTING DECIDUOUS TREE

CALCULATION OF NATURAL RESOURCE PROTECTION LAND

NATURAL RESOURCE FEATURE	PROTECTION STANDARD BASED UPON ZONING DISTRICT	ACRES OF LAND IN RESOURCE FEATURE			
		NON-RESIDENTIAL DISTRICT	EXISTING	MIN ALLOWED	PROPOSED SITE
STEEP SLOPES					
10-19%	0.4	0.0	0.0	0.0	
20-30%	0.7	0.0	0.0	0.0	
+30%	0.8	0.0	0.0	0.0	
WOODLANDS & FORESTS					
MATURE	0.7	4.13	2.89	2.97	
YOUNG	0.5	0.84	0.42	0.42	
LAKES & PONDS	1.0	0.0	0.0	0.0	
STREAMS	1.0	0.0	0.0	0.0	
SHORE BUFFER	1.0	0.0	0.0	0.0	
FLOODPLAINS	1.0	0.0	0.0	0.0	
WETLAND BUFFERS	1.0	2.12	2.12	1.33*	
WETLANDS & SHORELAND WETLANDS	1.0	4.52	4.52	4.28**	

* NOTE: LESS THAN 100% PRESERVATION OF WETLAND BUFFERS DUE TO: 1) EXISTING IMPERVIOUS SURFACE EXISTING WITHIN WETLAND BUFFER THAT IS REMAINING AN IMPERVIOUS SURFACE FOR PROPOSED SITE AND 2) PERMITTED FILLING OF WETLAND
 ** NOTE: FILLING OF WETLAND TO BE PERMITTED BY THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES AND REVIEWED BY THE CITY OF FRANKLIN

NATURAL RESOURCE (NR) REGION

NATURAL RESOURCE REGION	REGION AREA (SF)	REGION DESCRIPTION
A	1,900	WETLAND
B	9,550	30 FT WETLAND BUFFER (CITY)
C	12,200	20 FT WETLAND SETBACK (CITY)
D	142,000	WETLAND
E	61,100	30 FT WETLAND BUFFER (CITY)
F	31,000	20 FT WETLAND SETBACK (CITY)
G	529,550	PRESERVED NATURAL RESOURCE AREA/CONSERVATION EASEMENT
H	5,100	WETLAND
I	17,300	30 FT WETLAND BUFFER (CITY)
J	49,850	MATURE WOODLAND
K	6,250	REMOVED MATURE WOODLAND
L	400	WETLAND
M	5,250	WETLAND
N	1,850	WETLAND
O	23,800	30 FT WETLAND BUFFER (CITY)
P	21,450	20 FT WETLAND SETBACK (CITY)
Q	19,800	WETLAND
R	43,500	30 FT WETLAND BUFFER (CITY)
S	18,800	20 FT WETLAND SETBACK (CITY)
T	87,250	MATURE WOODLAND
U	25,300	REMOVED MATURE WOODLAND
V	36,400	YOUNG WOODLAND
W	17,500	REMOVED YOUNG WOODLAND
X	16,500	REMOVED 20 FT WETLAND SETBACK (CITY)
Y	21,900	REMOVED 30 FT WETLAND BUFFER (CITY)
Z	3,700	WETLAND
AA	8,050	10 FT WETLAND SETBACK (DNR)
BB	9,350	WETLAND
CC	7,500	REMOVED WETLAND
DD	850	WETLAND
EE	2,400	10 FT WETLAND SETBACK (DNR)
FF	2,400	PRESERVED NATURAL RESOURCE AREA/CONSERVATION EASEMENT
GG	2,950	REMOVED 30 FT BUFFER (CITY)
HH	1,350	WETLAND
II	1,350	REMOVED WETLAND
JJ	5,100	REMOVED 20 FT SETBACK (CITY)
KK	4,850	WETLAND
LL	16,400	30 FT WETLAND BUFFER (CITY)
MM	9,050	20 FT WETLAND SETBACK (CITY)
NN	26,350	PRESERVED NATURAL RESOURCE AREA/CONSERVATION EASEMENT
OO	600	WETLAND
PP	1,750	10 FT WETLAND SETBACK (DNR)
RR	6,100	EXISTING IMPERVIOUS AREA WITHIN WETLAND BUFFER
SS	400	EXISTING IMPERVIOUS AREA WITHIN WETLAND BUFFER
TT	1,750	PRESERVED NATURAL RESOURCE AREA/CONSERVATION EASEMENT
UU	6,050	REMOVED 20 FT WETLAND SETBACK (CITY)
VV	6,300	REMOVED 30 FT WETLAND BUFFER (CITY)
WW	8,050	PRESERVED NATURAL RESOURCE AREA/CONSERVATION EASEMENT
XX	8,600	REMOVED MATURE WOODLAND
YY	19,850	MATURE WOODLAND
ZZ	25,800	PRESERVED NATURAL RESOURCE AREA/CONSERVATION EASEMENT
AB	19,850	MATURE WOODLAND
AC	4,500	REMOVED 30 FT WETLAND BUFFER (CITY)
AD	7,100	REMOVED 20 FT WETLAND SETBACK (CITY)
AE	54,000	PRESERVED NATURAL RESOURCE AREA/CONSERVATION EASEMENT
AF	80,300	PRESERVED NATURAL RESOURCE AREA/CONSERVATION EASEMENT
AG	11,050	MATURE WOODLAND
AH	2,200	MATURE WOODLAND
AI	8,050	MATURE WOODLAND
AJ	6,400	REMOVED MATURE WOODLAND

NRPP PREPARED BY: JAMES MAHONEY, WETLAND DELINEATED BY: NEIL PFAFF
 VIERBICHER ARCHITECTS, WETLAND DELINEATED BY: NEIL PFAFF
 NPP@VIERBICHER.COM (262) 408-5516, (608) 768-4806

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Forest Park Middle School
 8225 W Forest Hill Ave, Franklin, WI 53132
 Natural Resource Protection Plan - Separate Resources

Revisions
 12 JUNE 2017 - CITY RESUBMITTAL

Date:
 22 MAY 2017

Job No.:
 150178-02

Sheet No.:
 C110

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

Meeting of June 22, 2017

Special Use & Building Move

RECOMMENDATION: City Development Staff recommends the Plan Commission postpone and continue the subject matter and public hearing to the July 20, 2017 Plan Commission meeting.

Project Name:	Franklin Lions Special Use & Building Move
Project Address:	10961 West St. Martins Road
Applicant:	Franklin Lions Foundation, Inc.
Owners (property):	Franklin Lions Foundation, Inc.
Current Zoning:	P-1 Park District
2025 Comprehensive Master Plan	Recreational and Areas of Natural Resource Features
Use of Surrounding Properties:	Commercial (to the west), single-family residential and vacant land (to the east and south) and a church (to the north)
Applicant Action Requested:	Recommendation of approval for the proposed Special Use and Building Move for Franklin Lions Foundation, Inc. to 10961 West St. Martins Road.

INTRODUCTION:

On May 15, 2017, Mr. Jim Witt (on behalf of the Franklin Lions Foundation) submitted a Special Use application requesting approval to allow a private park use, parking for the St. Martins Fair, and a storage garage, at 10961 W. St. Martins Road. The proposed use may be allowed as a Special Use within the P-1 Park District.

On May 15, 2017, Mr. Witt (on behalf of the Franklin Lions Foundation) also submitted a Building Move application requesting approval to move an existing storage garage from its current location at the Lions Baseball Field at 7979 W. Ryan Road (adjacent to the DPW Storage Yard) to the Franklin Lions Foundation property at 10961 W. St. Martins Road.

However, the City was recently informed that Mr. Witt would no longer be representing the Franklin Lions Foundation on this matter, but that Mr. Gary Stankowski would. Mr. Stankowski has informed staff that he will need more time to review this matter and to review staff's previous comments. Therefore, the applicant did not submit any materials for the Plan Commission's review, and Mr. Stankowski has agreed that action on this matter should be postponed.

STAFF RECOMMENDATION:

City Development staff recommends the Plan Commission postpone and continue the subject matter and public hearing to the July 20, 2017 Plan Commission meeting.

RESOLUTION NO. 2017-____

A RESOLUTION CONDITIONALLY APPROVING A BUILDING MOVE
(TO 10961 WEST ST. MARTINS ROAD)
(FRANKLIN LIONS FOUNDATION, INC., APPLICANT)

WHEREAS, Franklin Lions Foundation, Inc. having applied to move an approximately 24 foot by 24 foot storage garage from City of Franklin property located at approximately 9600 South 80th Street to the Franklin Lions Club property located at 10961 West St. Martins Road; and

WHEREAS, the Wisconsin Uniform Building Code, incorporated into the Municipal Code at §92-2., requires at Section 30.07(8), that a building move receive Plan Commission review and that no building move permit shall be issued unless it has been found as a fact by the Plan Commission, after an examination of the application for the permit which shall include exterior elevations of the building and accurate photographs of all sides and views of the same and in case it is proposed to alter the exterior of said building, plans and specifications of such proposed alterations and after a view of the building proposed to be moved and of the site at which it is to be located, that the exterior architectural appeal and functional plans of the building to be moved or moved and altered, will not be so at variance with either the exterior architectural appeal and functional plan of the buildings already constructed or in the course of construction in the immediate surrounding area or in the character of the applicable district established by the zoning ordinances of the municipality or any ordinance amendatory thereof or supplementary thereto, as to cause a substantial depreciation in the property values of said area within said applicable district.

WHEREAS, the Plan Commission having made such review and examination, accordingly.

NOW, THEREFORE, BE IT RESOLVED, by the Plan Commission of the City of Franklin, Wisconsin, that the building move application of Franklin Lions Foundation, Inc., City file-stamped _____, 2017, be and the same is hereby approved, the Plan Commission hereby finding that that the exterior architectural appeal and functional plans of the building to be moved is not at variance with either the exterior architectural appeal and functional plan of the buildings already constructed in the immediate surrounding area or in the character of the P-1 Parks District, and will not cause a substantial depreciation in the property values of said area within said District, subject to the following conditions:

1. The storage garage shall be moved and located pursuant to such plans City file-stamped _____, 2017, attached hereto and incorporated herein.

FRANKLIN LIONS FOUNDATION, INC. – BUILDING MOVE
RESOLUTION NO. 2017-_____

Page 2

2. The applicants shall submit a bond to the City of Franklin in the amount of \$25,000.00, as is required by Section 30.07(8)(a) of the Wisconsin Uniform Building Code, prior to the issuance of the permit to be issued by the Inspection Department.
3. This approval is subject to an inspection of the storage garage by the City Building Inspector and issuance of a building move and building permit by the Inspection Department.

Introduced at a regular meeting of the Plan Commission of the City of Franklin this _____ day of _____, 2017.

Passed and adopted at a regular meeting of the Plan Commission of the City of Franklin this _____ day of _____, 2017.

APPROVED:

Stephen R. Olson, Chairman

ATTEST:

Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____

RESOLUTION NO. 2017-_____

A RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS FOR THE
APPROVAL OF A SPECIAL USE FOR A PRIVATE PARK USE UPON THE FRANKLIN
LIONS CLUB PROPERTY LOCATED AT 10961 WEST ST. MARTINS ROAD
(FRANKLIN LIONS FOUNDATION, INC., APPLICANT)

WHEREAS, Franklin Lions Foundation, Inc., having petitioned the City of Franklin for the approval of a Special Use within a P-1 Parks District to allow for a private park use, with the principal use of the park being temporary parking for the annual St. Martins Fair event as a fundraiser for the Lions Club, upon the Franklin Lions Club property located at 10961 West St. Martins Road, bearing Tax Key No. 799-9989-007, more particularly described as follows:

Parcel 1 and Outlot 1 of Certified Survey Map No. 5209, being a part of the Northeast 1/4 & Southeast 1/4 of the Northeast 1/4 of Section 18, Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin;
and

WHEREAS, such petition having been duly referred to the Plan Commission of the City of Franklin for a public hearing, pursuant to the requirements of §15-9.0103D. of the Unified Development Ordinance, and a public hearing having been held before the Plan Commission on the 22nd day of June, 2017, and the Plan Commission thereafter having determined to recommend that the proposed Special Use be approved, subject to certain conditions, and the Plan Commission further finding that the proposed Special Use upon such conditions, pursuant to §15-3.0701 of the Unified Development Ordinance, will be in harmony with the purposes of the Unified Development Ordinance and the Comprehensive Master Plan; that it will not have an undue adverse impact upon adjoining property; that it will not interfere with the development of neighboring property; that it will be served adequately by essential public facilities and services; that it will not cause undue traffic congestion; and that it will not result in damage to property of significant importance to nature, history or the like; and

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

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

FRANKLIN LIONS FOUNDATION, INC. – SPECIAL USE
RESOLUTION NO. 2017-_____

Page 2

1. That this Special Use is approved only for the use of the subject property by Franklin Lions Foundation, Inc., successors and assigns, as a private park use, which shall be developed in substantial compliance with, and operated and maintained by Franklin Lions Foundation, Inc., pursuant to those plans City file-stamped _____, 2017 and annexed hereto and incorporated herein as Exhibit A.
2. Franklin Lions Foundation, Inc., successors and assigns, shall pay to the City of Franklin the amount of all development compliance, inspection and review fees incurred by the City of Franklin, including fees of consults to the City of Franklin, for the Franklin Lions Foundation, Inc. private park, within 30 days of invoice for same. Any violation of this provision shall be a violation of the Unified Development Ordinance, and subject to §15-9.0502 thereof and §1-19. of the Municipal Code, the general penalties and remedies provisions, as amended from time to time.
3. The approval granted hereunder is conditional upon Franklin Lions Foundation, Inc. and the private park use upon the Franklin Lions Club property located at 10961 West St. Martins Road: (i) being in compliance with all applicable governmental laws, statutes, rules, codes, orders and ordinances; and (ii) obtaining all other governmental approvals, permits, licenses and the like, required for and applicable to the project to be developed and as presented for this approval.

4. [other conditions, etc.]

BE IT FURTHER RESOLVED, that in the event Franklin Lions Foundation, Inc., successors or assigns, or any owner of the subject property, does not comply with one or any of the conditions and restrictions of this Special Use Resolution, following a ten (10) day notice to cure, and failure to comply within such time period, the Common Council, upon notice and hearing, may revoke the Special Use permission granted under this Resolution.

BE IT FURTHER RESOLVED, that any violation of any term, condition or restriction of this Resolution is hereby deemed to be, and therefore shall be, a violation of the Unified Development Ordinance, and pursuant to §15-9.0502 thereof and §1-19. of the Municipal Code, the penalty for such violation shall be a forfeiture of no more than \$2,500.00, or such other maximum amount and together with such other costs and terms as may be specified therein from time to time. Each day that such violation continues shall be a separate violation. Failure of the City to enforce any such violation shall not be a waiver of that or any other violation.

BE IT FURTHER RESOLVED, that this Resolution shall be construed to be such Special Use Permit as is contemplated by §15-9.0103 of the Unified Development Ordinance.

FRANKLIN LIONS FOUNDATION, INC. – SPECIAL USE
RESOLUTION NO. 2017-_____

Page 3

BE IT FURTHER RESOLVED, pursuant to §15-9.0103G. of the Unified Development Ordinance, that the Special Use permission granted under this Resolution shall be null and void upon the expiration of one year from the date of adoption of this Resolution, unless the Special Use has been established by way of the issuance of an occupancy permit for such use.

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

Introduced at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2017.

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

APPROVED:

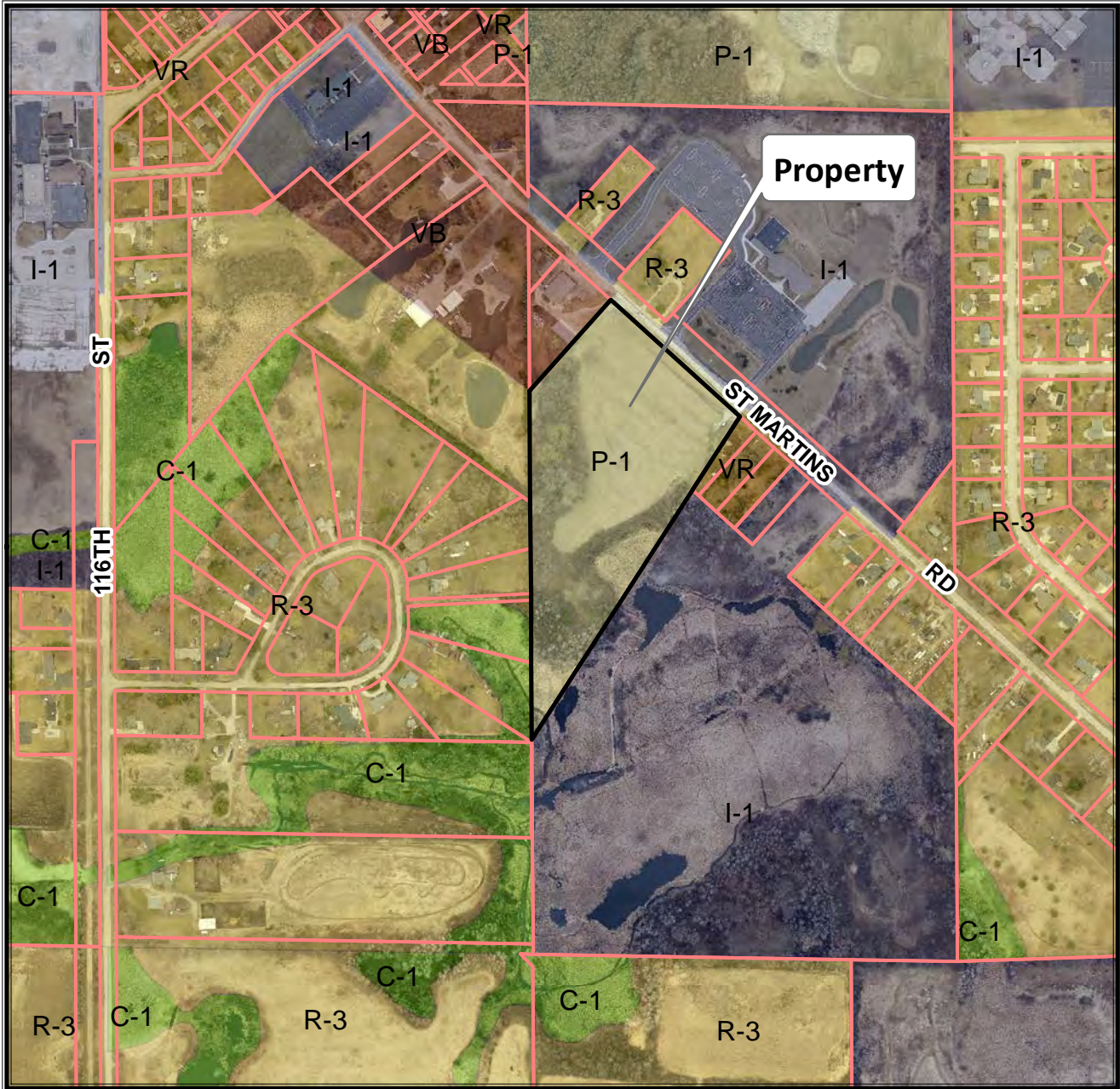
Stephen R. Olson, Mayor

ATTEST:

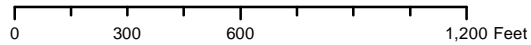
Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____

10961 W. St. Martins Road
TKN: 799 9989 007

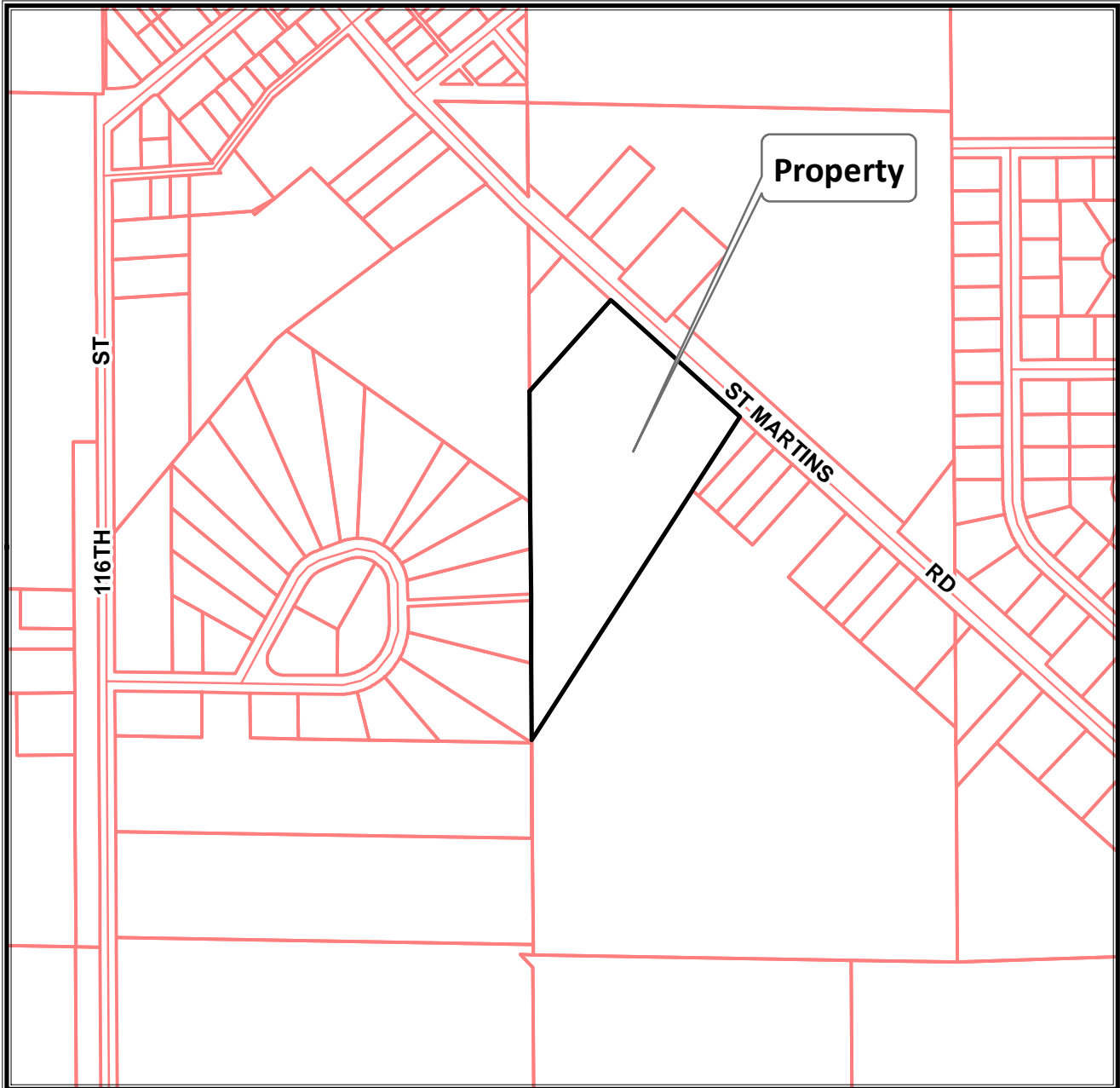


Planning Department
(414) 425-4024

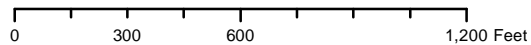


This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. This map is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes.

10961 W. St. Martins Road
TKN: 799 9989 007



Planning Department
(414) 425-4024



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





MAY 15 2017

Date of Application: 5-10-17

City Development

BUILDING MOVE APPLICATION

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

Property Owner(s) Name(s): <u>FRANKLIN LIONS FOUNDATION INC</u> <u>DOUG BERTRAM - AGENT</u> Mailing Address: <u>3848 W. HILLTOP LA</u> City / State: <u>FRANKLIN WI</u> Zip: <u>53132</u> Phone: <u>414-761-9196</u> Email Address: <u>dbertram#@wi.lf.com</u>	(Full Legal Name(s)): Applicant is Represented by (contact person) Name: <u>JIM WITT</u> Company: _____ Mailing Address: <u>6540 S. 51ST ST</u> City / State: <u>FRANKLIN WI</u> Zip: <u>53132</u> Phone: <u>414-349-0696</u> Email Address: <u>JIM.WITT@GAEF.USA.COM</u>	(Full Legal Name(s)): Building is being moved from: Current Address of Building: <u>9600 So. 80TH ST</u> City: <u>FRANKLIN WISCONSIN</u>
Project Property Information: Proposed Property Address: <u>10961 W ST. MARTINS RD</u> Tax Key No: _____ Existing Zoning: <u>P1</u> Existing Use: _____ Proposed Use: <u>STORAGE GARAGE</u> Future Land Use Identification: <u>RECREATIONAL</u>		
*The 2025 Comprehensive Master Plan <u>Future Land Use Map</u> is available at: http://www.franklinwi.gov/Home/ResourcesDocuments/Maps.htm		

Building Move Application submittals for review must include and be accompanied by the following:

- This Application form accurately completed with original signature(s). Facsimiles and copies will not be accepted.
- Application Filing Fee, payable to City of Franklin: \$200 PUBLIC GRANT
- Legal Description for the subject property (WORD.doc or compatible format).
- Seven (7) complete **collated** sets of Application materials to include:
 - One (1) original and six (6) copies of a written Project Summary, including description of any new building construction and site work, interior/exterior building modifications or additions to be made to property, site improvement costs, estimate of project value, whether sewer or water is available to the property and any other information that is available.)
 - Seven (7) **folded** full size, drawn to scale copies (at least 8-1/2" x 11") of the Plat of Survey, showing the proposed building placement at the new location, indicate setbacks from property lines and locations of driveways and access points.
NOTE: Single-Family homes require an attached 2-car garage.
 - Seven (7) copies of color photographs of the buildings current elevations.
- Other items as may be required for specific applications, per a City Planner.
- Email (or CD ROM) with all plans/submittal materials (Adobe PDF preferred).

- Applications for Building Move are governed by the City of Franklin Municipal Code Chapter 92-2 (A.) and the Wisconsin Uniform Building Code.
- Upon receipt of a complete submittal staff review will be conducted within ten business days.
- Requests require Plan Commission review and approval prior to Permit issuance by the Building Inspector.

The applicant and property owner(s) hereby certify that: (1) all statements and other information submitted as part of this application are true and correct to the best of applicant's and property owner(s)' knowledge; (2) the applicant and property owner(s) has/have read and understand all information in this application; and (3) the applicant and property owner(s) agree that any approvals based on representations made by them in this Application and its submittal, and any subsequently issued building permits or other type of permits, may be revoked without notice if there is a breach of such representation(s) or any condition(s) of approval. By execution of this application, the property owner(s) authorize the City of Franklin and/or its agents to enter upon the subject property(ies) between the hours of 7:00 a.m. and 7:00 p.m. daily for the purpose of inspection while the application is under review. The property owner(s) grant this authorization even if the property has been posted against trespassing pursuant to Wis. Stat. §943.13.

(The applicant's signature must be from a Managing Member if the business is an LLC, or from the President or Vice President if the business is a corporation. A signed applicant's authorization letter may be provided in lieu of the applicant's signature below, and a signed property owner's authorization letter may be provided in lieu of the property owner's signature[s] below. If more than one, all of the owners of the property must sign this Application).

Doug Bertram
 Signature - Property Owner
DOUG BERTRAM - TREASURER
 Name & Title (PRINT)
 Date: _____

James Witt
 Signature - Applicant
JIM WITT - CONTACT PERSON
 Name & Title (PRINT)
 Date: _____

Mike Petershack
 Signature - Property Owner
MIKE PETERSHACK - PRESIDENT
 Name & Title (PRINT)
 Date: _____

Mike Petershack
 Signature - Applicant's Representative
MIKE PETERSHACK - PRESIDENT
 Name & Title (PRINT)
 Date: _____

MAY 15 2017



City Development

SPECIAL USE / SPECIAL USE AMENDMENT APPLICATION

Date of Application: 5-10-17

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

Applicant (Full Legal Name[s]):

Name: FRANKLIN LIENS FOUNDATION INC
Company: _____
Mailing Address: 2848 W HILLTOP LN
City / State: FRANKLIN WI Zip: 53132
Phone: 414-761-9196
Email Address: dbertram#@wi.r.f.com

Applicant is Represented by: (contact person)(Full Legal Name[s])

Name: JIM WITT
Company: _____
Mailing Address: 6540 S. 51ST ST
City / State: FRANKLIN WI Zip: 53132
Phone: 414-349-0696
Email Address: JIM.WITT@GAEF.USA.COM

Project Property Information:

Property Address: 10961 W ST. MARTINS RD
Property Owner(s): FRANKLIN LIENS FOUNDATION INC
Mailing Address: 2848 W HILLTOP LN
City / State: FRANKLIN WI Zip: 53132
Email Address: _____

Tax Key Nos: 799-9989-007
Existing Zoning: P-1
Existing Use: PARKING FOR ST. MARTINS FAIR
Proposed Use: STORAGE GARAGE
Future Land Use Identification: RECREATIONAL

*The 2025 Comprehensive Master Plan Future Land Use Map is available at: <http://www.franklinwi.gov/Home/ResourcesDocuments/Maps.htm>

Special Use/Special Use Amendment submittals for review must include and be accompanied by the following:

- This Application form accurately completed with original signature(s). Facsimiles and copies will not be accepted.
- Application Filing Fee, payable to City of Franklin:
 - \$1500, New Special Use over 4,000 square feet
 - \$1000 Special Use Amendment
 - \$750, New Special Use under 4,000 square feet
- Legal Description for the subject property (WORD.doc or compatible format).
- One copy of a response to the General Standards, Special Standards (if applicable), and Considerations found in Section 15-3.0701(A), (B), and (C) of the Unified Development Ordinance available at www.franklinwi.gov.
- Seven (7) complete collated sets of Application materials to include:
 - One (1) original and six (6) copies of a written Project Summary, including description of any new building construction and site work, interior/exterior building modifications or additions to be made to property, site improvement costs, estimate of project value and any other information that is available.)
 - Three (3) folded full size, drawn to scale copies (at least 24" x 36") of the Site Plan/Site Plan Amendment package. (The submittal should include only those plans/items as set forth in Section 17-7.0101, 15-7.0301 and 15-5.0402 of the Unified Development Ordinance that are impacted by the development. (e.g., Site Plan, Building Elevations, Landscape Plan, Outdoor Lighting Plan, Natural Resource Protection Plan, etc.)
 - Four (4) folded reduced size (11"x17") copies of the Site Plan/Site Plan Amendment package.
- One colored copy (11"x17") of the building elevations, if applicable.
- Three copies of the Natural Resource Protection Plan and report, if applicable (see Section 15-4.0102 & 15-7.0201 of the UDO).
- Email (or CD ROM) with all plans/submittal materials. Plans must be submitted in both Adobe PDF and AutoCAD compatible format (where applicable).

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

The applicant and property owner(s) hereby certify that: (1) all statements and other information submitted as part of this application are true and correct to the best of applicant's and property owner(s)' knowledge; (2) the applicant and property owner(s) has/have read and understand all information in this application; and (3) the applicant and property owner(s) agree that any approvals based on representations made by them in this Application and its submittal, and any subsequently issued building permits or other type of permits, may be revoked without notice if there is a breach of such representation(s) or any condition(s) of approval. By execution of this application, the property owner(s) authorize the City of Franklin and/or its agents to enter upon the subject property(ies) between the hours of 7:00 a.m. and 7:00 p.m. daily for the purpose of inspection while the application is under review. The property owner(s) grant this authorization even if the property has been posted against trespassing pursuant to Wis. Stat. §943.13.

(The applicant's signature must be from a Managing Member if the business is an LLC, or from the President or Vice President if the business is a corporation. A signed applicant's authorization letter may be provided in lieu of the applicant's signature below, and a signed property owner's authorization letter may be provided in lieu of the property owner's signature[s] below. If more than one, all of the owners of the property must sign this Application).

Douglas W Bertram
Signature - Property Owner
DOUG BERTRAM - TREASURER
Name & Title (PRINT)

James Witt
Signature - Applicant
JIM WITT - CONTACT PERSON
Name & Title (PRINT)

Mike Petershack
Signature - Property Owner
MIKE PETERSHACK - PRESIDENT
Name & Title (PRINT)

Signature - Applicant's Representative
Name & Title (PRINT)

REPORT TO THE PLAN COMMISSION**Meeting of June 22, 2017****Miscellaneous Application**

RECOMMENDATION: City Development Staff recommends approval of the proposed fence installation for property located at 9621 South 76th Street.

Project Name:	Paap Fence Request
Project Address:	9621 S. 76 th Street
Applicant:	Ronald and Debra Paap
Property Owner:	Ronald and Debra Paap
Zoning:	M-1 Limited Industrial District
Use of Surrounding Properties:	Two-family residential and mini warehousing to the north, Hideaway Pub & Eatery to the south, vacant land zoned R-8 to the east and the City of Franklin Public Works facility to the west
Applicant's Action Requested:	Approval of the proposed request to install a fence within the front yard of property located at 9621 S. 76 th Street

INTRODUCTION AND ANALYSIS:

On June 2, 2017, the applicant submitted an application requesting approval of the installation of a solid wood fence within the front yard of the property located at 9621 S. 76th Street. The applicant is proposing to replace an existing chain-link fence with the site-proof fence in substantially the same location. The fence will be located along the south property line, adjacent to five parking spaces at the northeast corner of the Hideaway Pub & Eatery parking lot. The fence is six feet in height and would extend about 40-feet west from the front property line.

The subject property is zoned M-1 Limited Industrial District. As an M-1 zoned property, the Plan Commission may approve a fence in the front yard per Section 15-3.0803C.2.a. of the Unified Development Ordinance (below).

2. Fencing in Nonresidential Zoning Districts (excluding A-1, A-2, I-1, and P-1 Districts).

- a. Fences may be located in all yards in nonresidential zoning districts. Fences located in the front yard shall be approved by the Plan Commission prior to the issuance of a Building Permit for the construction of the fence.

The applicant has indicated that the chain-link fence is damaged and needs to be replaced. Staff also notes that a wood fence already exists along a portion of the southern property line and an existing chain-link fence already extends along the entire front of the property, adjacent to S. 76th Street.

If approved, and in review of a Building Permit, the applicant will be required to demonstrate that:

1. the fence location does not impede the existing drainage swale;
2. the fence does not encroach upon the property to the south or within the City right-of-way;
3. erosion control measures are in place at the time of construction; and
4. the fence does not interfere with the existing overhead utility;

STAFF RECOMMENDATION

City Development Staff recommends approval of the proposed fence installation for property located at 9621 South 76th Street.

RESOLUTION NO. 2017-____

A RESOLUTION AUTHORIZING THE INSTALLATION OF A FRONT YARD FENCE
FOR THE PROPERTY LOCATED AT 9621 SOUTH 76TH STREET
(TAX KEY NO. 896-9993-000)
(RONALD PAAP AND DEBRA K. PAAP, APPLICANTS)

WHEREAS, §15-3.0803C.2.a. of the Unified Development Ordinance requires Plan Commission approval of a fence to be located in a front yard of a property in a nonresidential zoning district prior to the issuance of a building permit for the fence; and

WHEREAS, Ronald Paap and Debra K. Paap having applied for such approval in order to install a solid wood privacy fence (six feet high, extending to approximately 40 feet west from the front property line) to replace an existing damaged chain-link fence within the front yard of their property located at 9621 South 76th Street (along the south property line, adjacent to five parking spaces at the northeast corner of the Hideaway Pub & Eatery parking lot), such property being zoned M-1 Limited Industrial District; and

WHEREAS, the Plan Commission having considered such application and having determined that approval of such installation will serve the health, safety and welfare of the community.

NOW, THEREFORE, BE IT RESOLVED, by the Plan Commission of the City of Franklin, Wisconsin, that the miscellaneous application for the installation of a front yard fence in a nonresidential zoning district by Ronald Paap and Debra K. Paap, filed on June 2, 2017, for the property as described above, be and the same is hereby approved, subject to the following conditions:

1. The front yard fence project shall be developed in substantial compliance with the plans dated June 2, 2017.
2. Ronald Paap and Debra K. Paap, successors and assigns and any developer of the front yard fence project shall pay to the City of Franklin the amount of all development compliance, inspection and review fees incurred by the City of Franklin, including fees of consults to the City of Franklin, for the front yard fence project, within 30 days of invoice for same. Any violation of this provision shall be a violation of the Unified Development Ordinance, and subject to §15-9.0502 thereof and §1-19. of the Municipal Code, the general penalties and remedies provisions, as amended from time to time.
3. The approval granted hereunder is conditional upon Ronald Paap and Debra K. Paap

RONALD PAAP AND DEBRA K. PAAP – FENCE APPROVAL
RESOLUTION NO. 2017-_____

Page 2

and the front yard fence project for the property located at 9621 South 76th Street: (i) being in compliance with all applicable governmental laws, statutes, rules, codes, orders and ordinances; and (ii) obtaining all other governmental approvals, permits, licenses and the like, required for and applicable to the project to be developed and as presented for this approval.

4. [other conditions, etc.]

BE IT FURTHER RESOLVED, by the Plan Commission of the City of Franklin, Wisconsin, that the front yard fence as depicted upon the plans dated _____, attached hereto and incorporated herein, shall be developed and constructed within one year from the date of adoption of this Resolution, or this Resolution and all rights and approvals granted hereunder shall be null and void, without any further action by the City of Franklin.

Introduced at a regular meeting of the Plan Commission of the City of Franklin this _____ day of _____, 2017.

Passed and adopted at a regular meeting of the Plan Commission of the City of Franklin this _____ day of _____, 2017.

APPROVED:

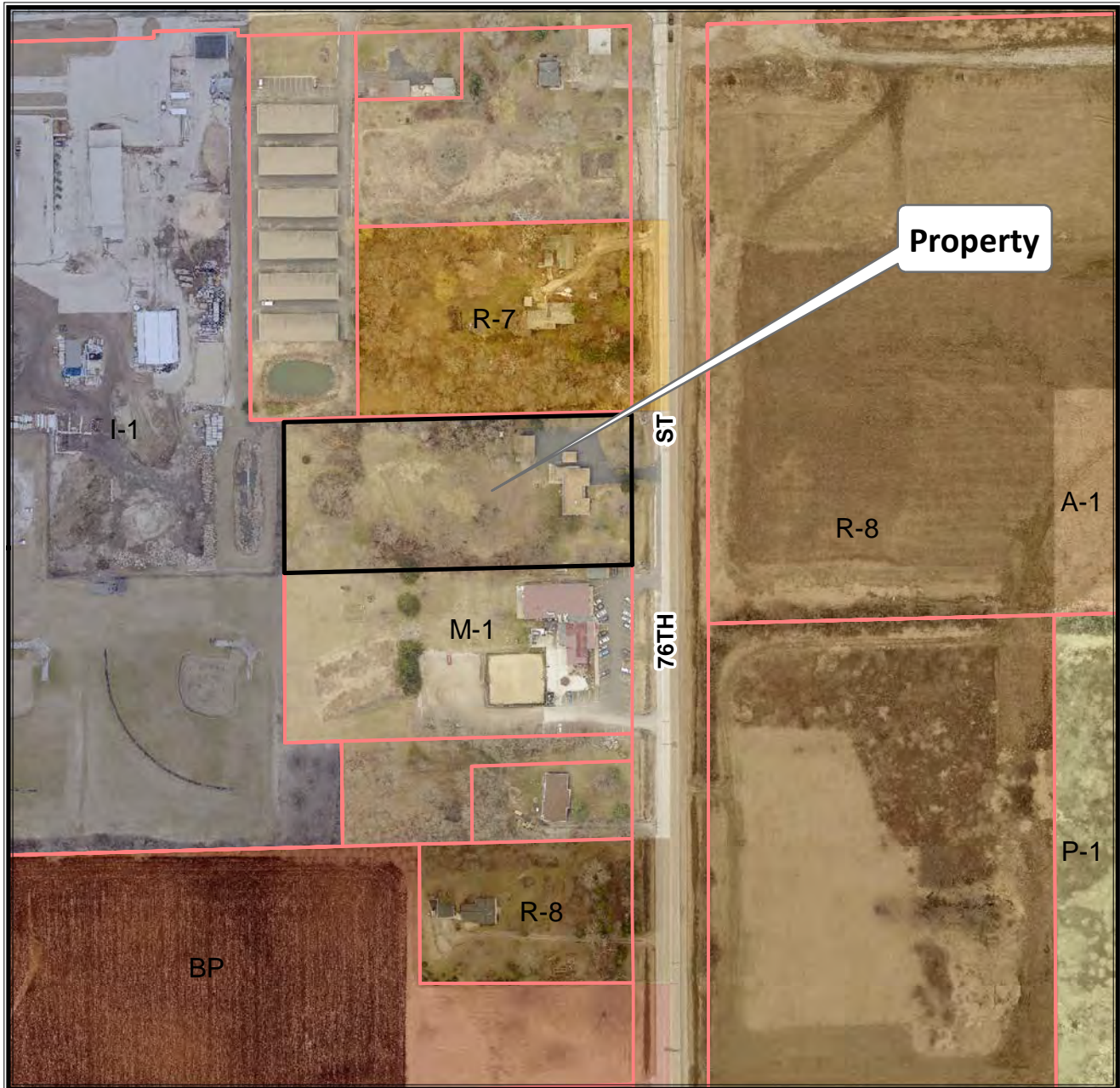
Stephen R. Olson, Chairman

ATTEST:

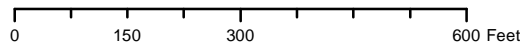
Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____

9621 S. 76th Street
TKN: 896 9993 000



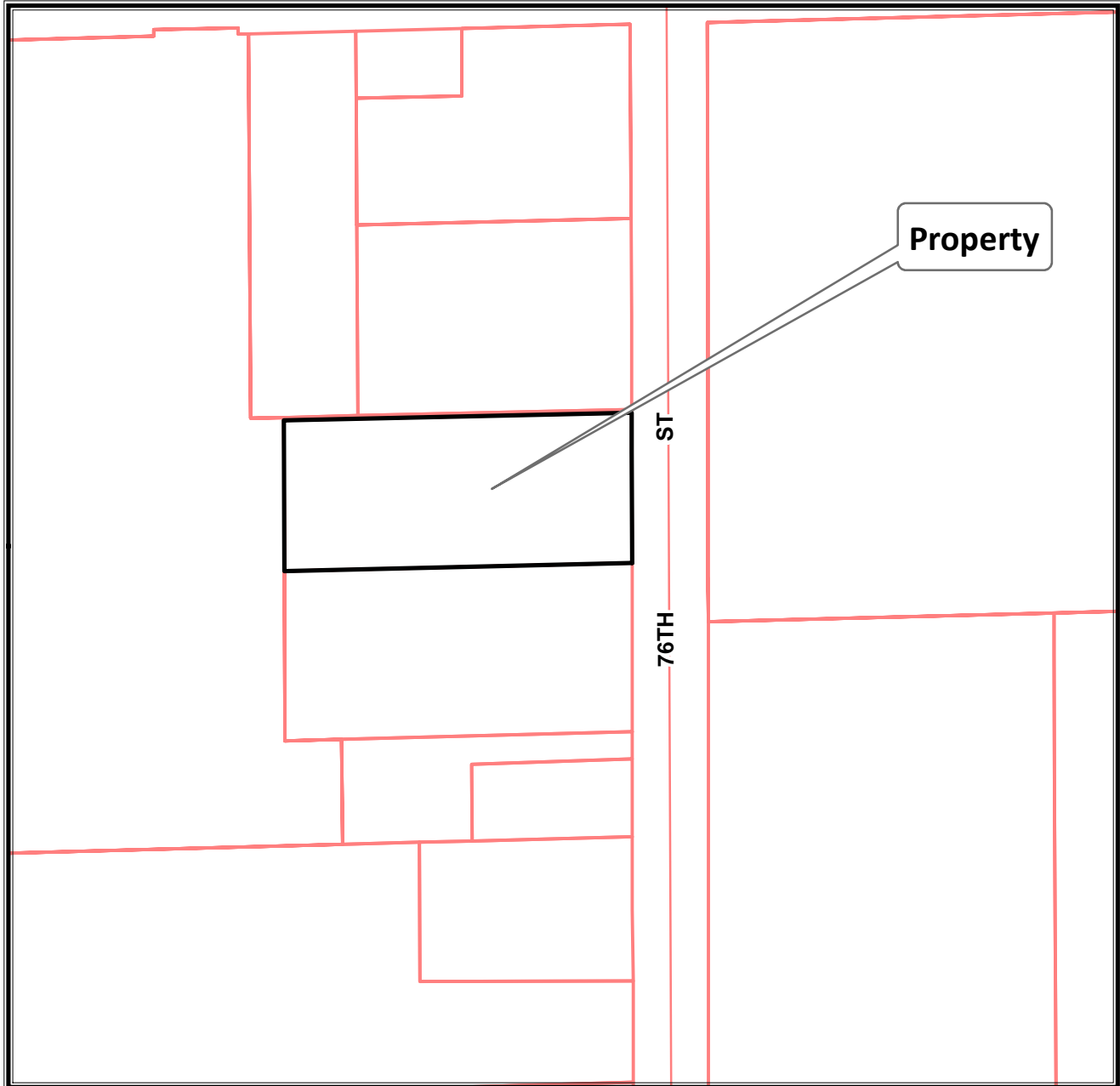
Planning Department
(414) 425-4024



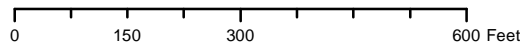
This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. This map is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes.



9621 S. 76th Street
TKN: 896 9993 000



Planning Department
(414) 425-4024



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Project Summary

To replace existing damaged chain link fence with a 6' high by 40' long solid wooden fence at the southeast corner of my property at 9621 S. 76th St.

Franklin

JUN 02 2017

City Development

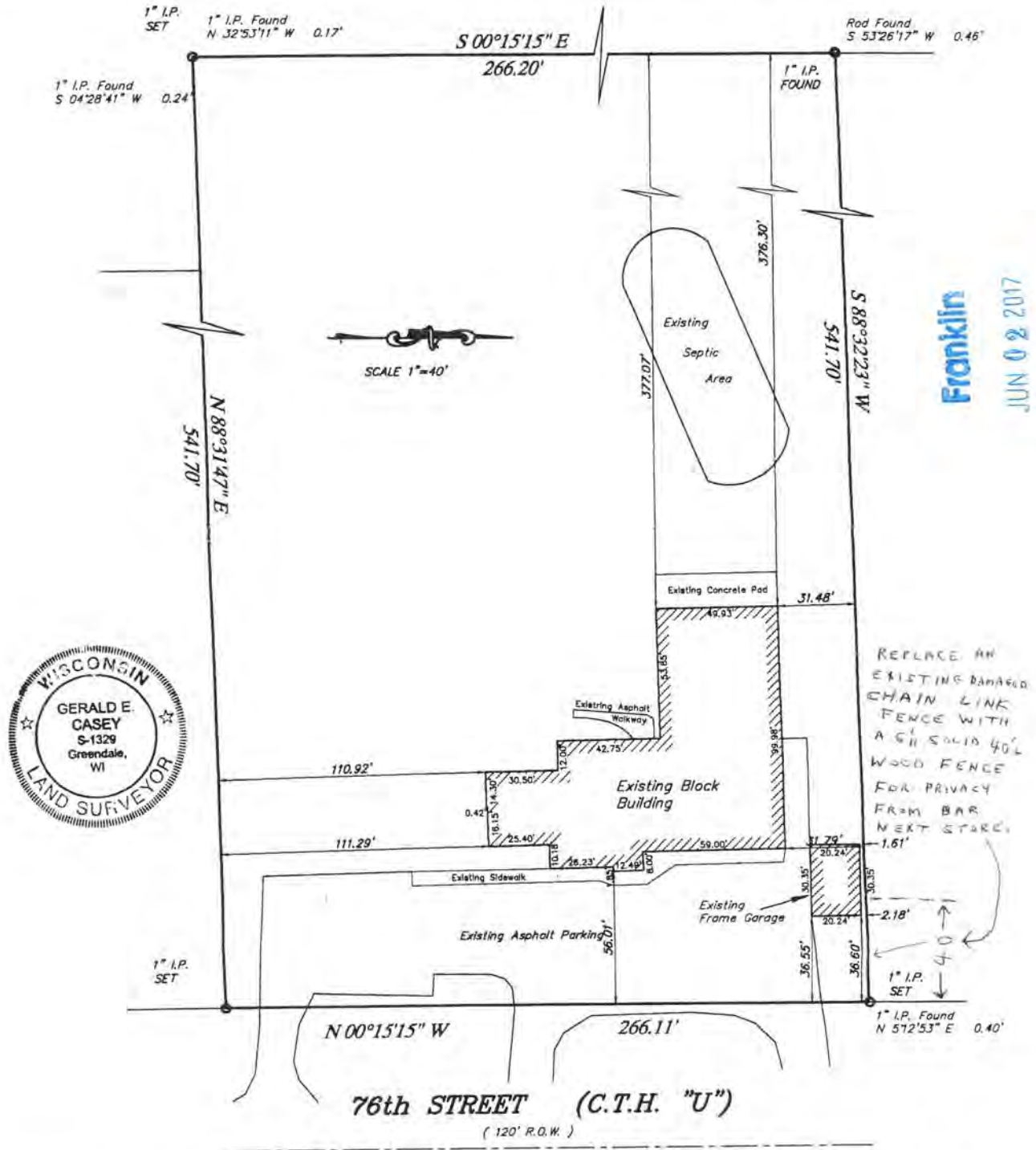
PLAT OF SURVEY

LOCATION: 9643 South 76th Street, Franklin, Wisconsin

LEGAL DESCRIPTION: Parcel 1 in CERTIFIED SURVEY MAP NO. 5844, being part of the Northeast 1/4 of the Northeast 1/4 of Section 28, Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin.

December 10, 2001

Survey No. 94252



Franklin
 JUN 02 2017
 City Development

REPLACE AN EXISTING DAMAGED CHAIN LINK FENCE WITH A 6\"/>

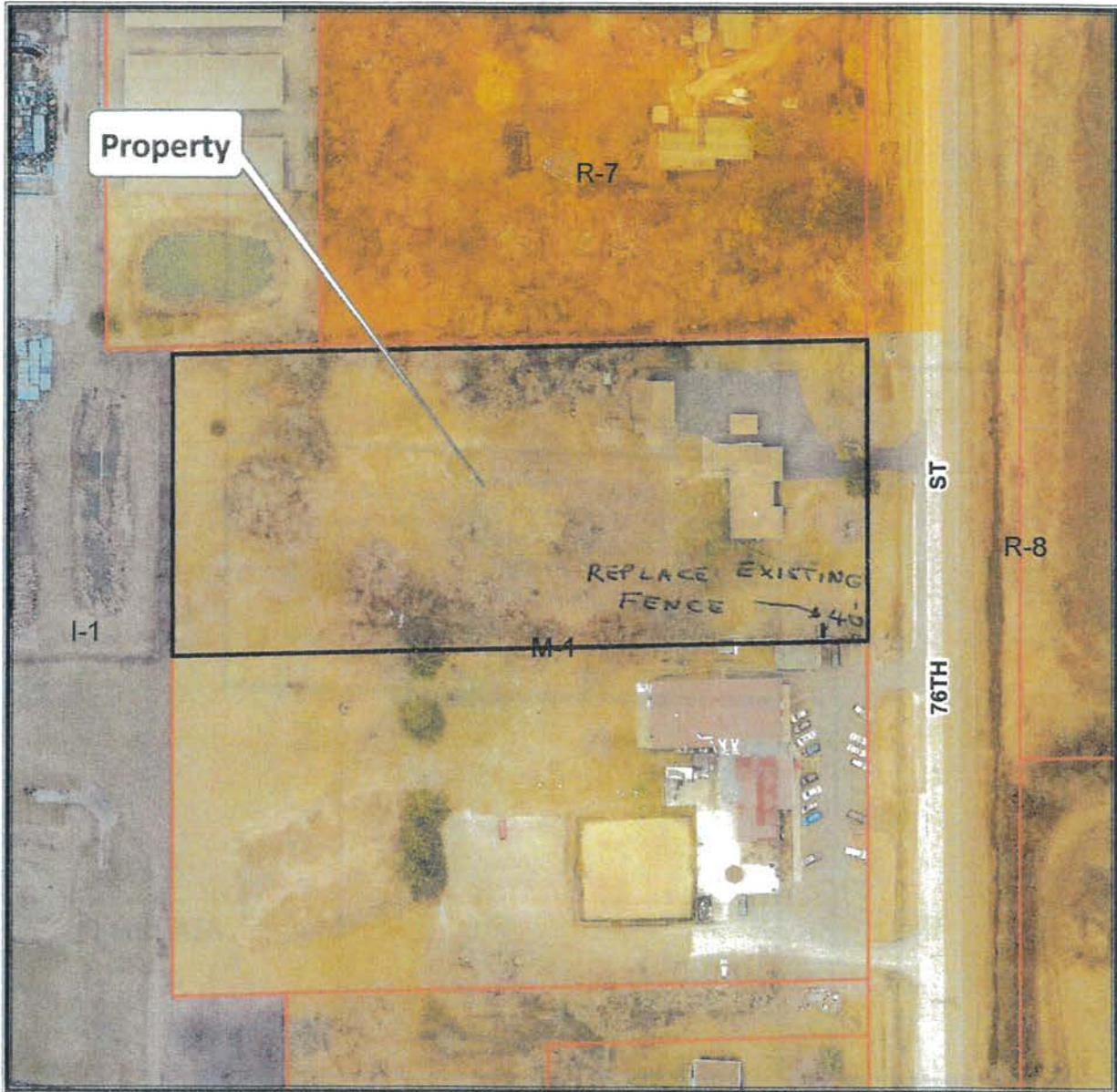
METROPOLITAN SURVEY SERVICE, INC.
 REGISTERED LAND SURVEYORS
 9415 W. FOREST HOME AVE., SUITE 202, HALES CORNERS, WI 53130
 PH. 529-5380 FAX 529-8787

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS AND ROADWAYS AND VISIBLE ENCROACHMENTS, IF ANY.

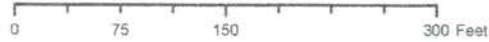
THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE (1) YEAR FROM DATE HEREOF.

SIGNED

9621 S. 76th Street
TKN: 896 9993 000



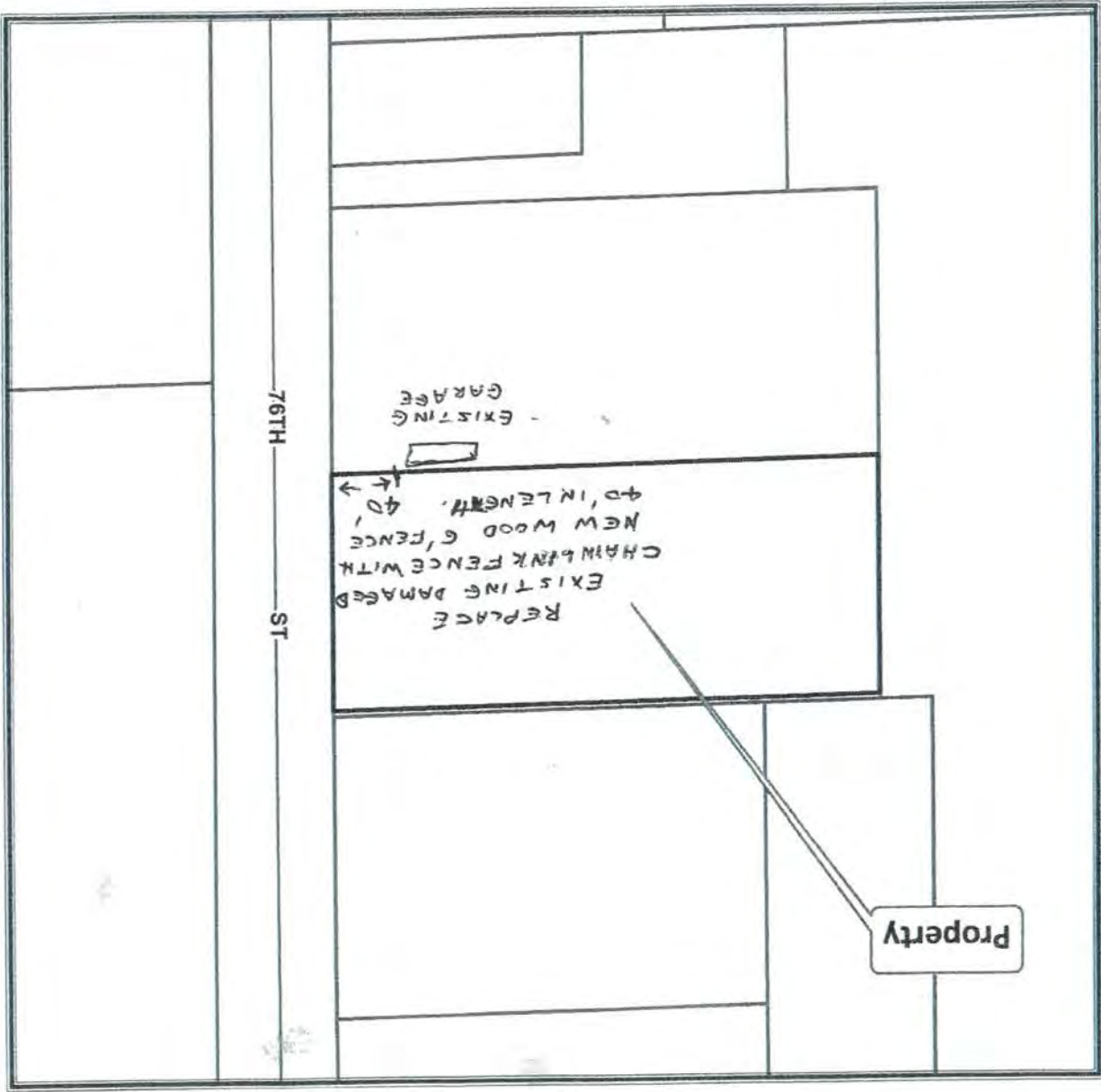
Planning Department
(414) 425-4024



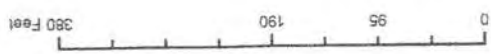
2017 Aerial Photo

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

9621 S. 76th Street
TKN: 896 9993 000



Planning Department
(414) 425-4024



2017 Aerial Photo

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

Meeting of June 22, 2017

Site Plan Amendment

RECOMMENDATION: Department of City Development staff recommends approval of the Site Plan amendment for a salt storage facility and expansion of the Department of Public Works storage yard, subject to the conditions of approval in the attached draft resolution.

Project Name:	Salt Storage Facility Site Plan Amendment
Project Address:	7979 W. Ryan Road
Property Owner:	City of Franklin
Applicant:	City of Franklin
Agent:	Glen Morrow, City Engineer
Current Zoning:	I-1 Institutional District
2025 Comprehensive Plan:	Commercial
Use of Surrounding Properties:	Agricultural lands to the north; business and agricultural lands to the west; business and residential to the east; and recreational and agricultural lands to the south
Applicant's Action Requested:	Recommendation to the Plan Commission for approval of the Site Plan Amendment Application.

Please note:

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

INTRODUCTION:

On June 5, 2017, the applicant filed a Site Plan Amendment application requesting approval for the construction of a new salt storage facility and expansion of the existing Department of Public Works (DPW) storage yard upon property located at 7979 W. Ryan Road.

PROJECT DESCRIPTION AND ANALYSIS:

Specifically, the applicant is requesting site plan amendment approval to construct a new approximately 54' high, 90' in diameter, circular salt storage facility to be located within the central portion of the existing DPW storage yard. The applicant also proposes to expand the DPW storage yard by approximately 0.5 acre to the southwest (with a new fence), which would

include relocation of a portion of the existing gravel parking lot in that area immediately to the south, and removal of an existing 2-car storage facility/shed utilized by the Lions Club.

The applicant further indicates that: the total size of the parking lot will remain the same; that no impacts will occur to the existing baseball fields; that no natural resource features will be impacted; and that stormwater management is not required for these changes.

Staff would note that a berm with landscaping is currently located between the existing storage yard fence and the parking lot. Staff would suggest that the berm and landscaping be relocated, or replaced, between the new fence and relocated parking lot.

The existing parking lot, which is utilized for the baseball fields, is constructed of gravel and asphalt grindings, is not striped, and does not provide any handicapped accessible parking. However, pursuant to the Americans with Disabilities Act, the Unified Development Ordinance requires accessible parking spaces for all off-street parking lots and parking areas. Therefore, as the existing parking lot is being altered, and as it appears that the parking lot can accommodate approximately 85 parking spaces, staff recommends that the applicant shall install four accessible parking stalls within the parking lot. Staff would suggest that the entire parking lot be paved and striped.

STAFF RECOMMENDATION:

Department of City Development staff recommends approval of the Site Plan amendment for a salt storage facility and expansion of the Department of Public Works storage yard, subject to the conditions of approval in the attached draft resolution.

RESOLUTION NO. 2017-____

A RESOLUTION AMENDING THE SITE PLAN FOR PROPERTY
LOCATED AT 7979 WEST RYAN ROAD TO ALLOW FOR CONSTRUCTION OF A
NEW SALT STORAGE FACILITY, EXPANSION OF THE DEPARTMENT OF PUBLIC
WORKS STORAGE YARD AND REMOVAL OF AN EXISTING 2-CAR STORAGE
FACILITY/SHED
(TAX KEY NO. 896-9990-001)
(CITY OF FRANKLIN, APPLICANT)

WHEREAS, the City of Franklin having applied for an amendment to the Site Plan for the property located at 7979 West Ryan Road, such Site Plan having been previously approved as part of a Zoning Permit approval for the City of Franklin Department of Public Works Facility and Storage Yard, on January 25, 1996; and

WHEREAS, such proposed amendment proposes construction of a new approximately 54 foot high, 90 foot diameter circular salt storage facility within the central portion of the existing Department of Public Works storage yard located at 7979 West Ryan Road, expansion of the Department of Public Works storage yard by approximately 0.5 acres to the southwest, which would include relocation of a portion of the existing gravel parking lot in that area immediately to the south, and removal of the existing 2-car storage facility/shed utilized by the Lions Club, and the Plan Commission having reviewed such proposal and having found same to be in compliance with and in furtherance of those express standards and purposes of a Site Plan review pursuant to Division 15-7.0100 of the Unified Development Ordinance.

NOW, THEREFORE, BE IT RESOLVED, by the Plan Commission of the City of Franklin, Wisconsin, that the Site Plan for the City of Franklin Department of Public Works, dated _____, 2017, as submitted by the City of Franklin, as described above, be and the same is hereby approved, subject to the following conditions:

1. The City of Franklin, successors and assigns and any developer of the new salt storage facility construction, expansion of the Department of Public Works storage yard and existing 2-car storage facility/shed removal project shall pay to the City of Franklin the amount of all development compliance, inspection and review fees incurred by the City of Franklin, including fees of consults to the City of Franklin, for the new salt storage facility construction, expansion of the Department of Public Works storage yard and existing 2-car storage facility/shed removal project, within 30 days of invoice for same. Any violation of this provision shall be a violation of the Unified Development Ordinance, and subject to §15-9.0502 thereof and §1-19. of the

CITY OF FRANKLIN - SITE PLAN AMENDMENT
RESOLUTION NO. 2017-_____

Page 2

Municipal Code, the general penalties and remedies provisions, as amended from time to time.

2. The approval granted hereunder is conditional upon the City of Franklin and the new salt storage facility construction, expansion of the Department of Public Works storage yard and existing 2-car storage facility/shed removal project for the property located at 7979 West Ryan Road: (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.
3. The City of Franklin new salt storage facility construction, expansion of the Department of Public Works storage yard and existing 2-car storage facility/shed removal project shall be developed in substantial compliance with the plans City file-stamped _____, 2017.
4. The applicant shall install four accessible parking stalls within the parking lot.
5. [other conditions, etc.]

BE IT FURTHER RESOLVED, by the Plan Commission of the City of Franklin, Wisconsin, that the City of Franklin new salt storage facility construction, expansion of the Department of Public Works storage yard and existing 2-car storage facility/shed removal as depicted upon the plans City file-stamped _____, 2017, attached hereto and incorporated herein, shall be developed and constructed within one year from the date of adoption of this Resolution, or this Resolution and all rights and approvals granted hereunder shall be null and void, without any further action by the City of Franklin; and the Site Plan for the property located at 7979 West Ryan Road, as previously approved, is amended accordingly.

Introduced at a regular meeting of the Plan Commission of the City of Franklin this _____ day of _____, 2017.

Passed and adopted at a regular meeting of the Plan Commission of the City of Franklin this _____ day of _____, 2017.

APPROVED:

Stephen R. Olson, Chairman

CITY OF FRANKLIN - SITE PLAN AMENDMENT
RESOLUTION NO. 2017-_____

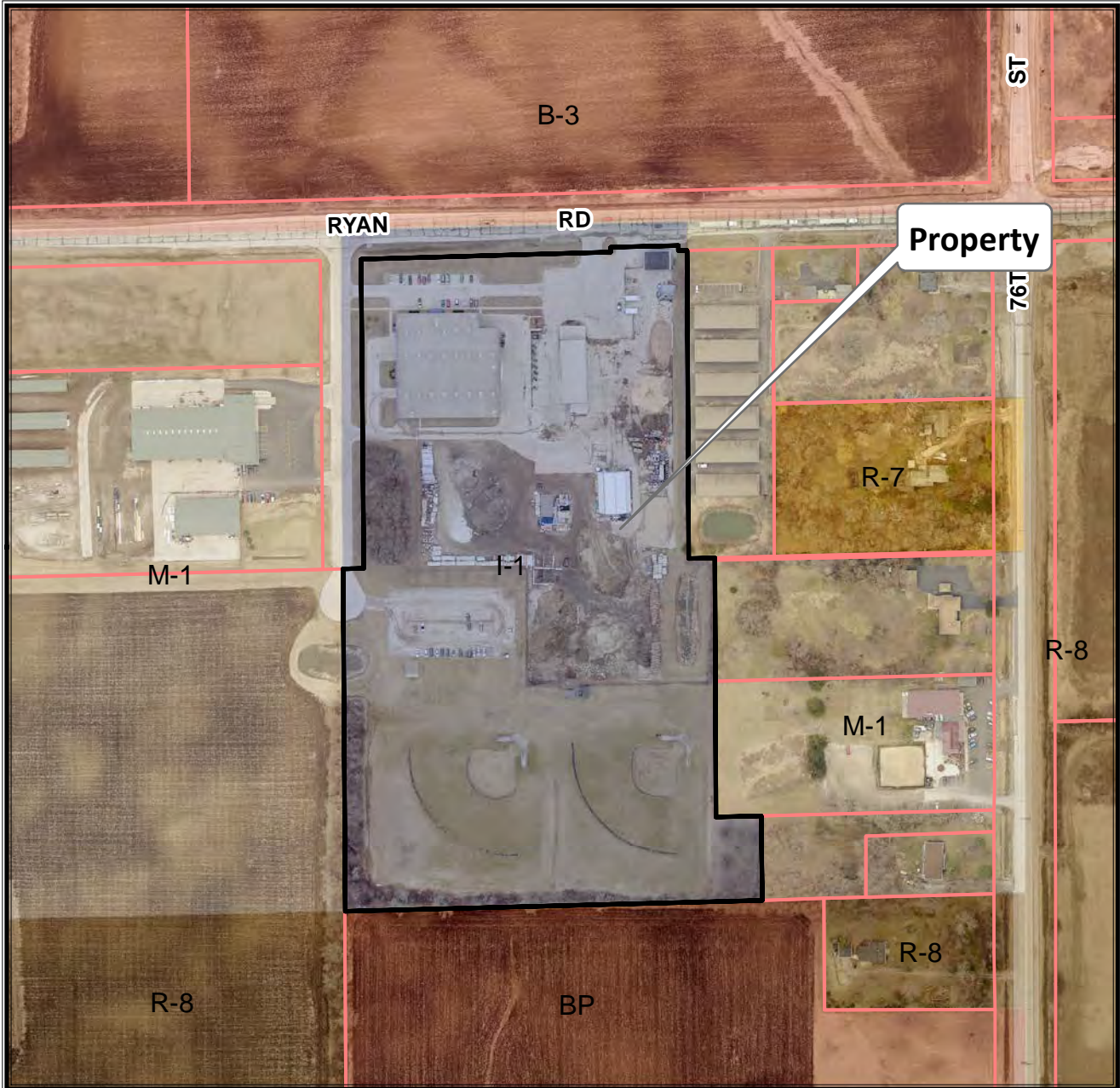
Page 3

ATTEST:

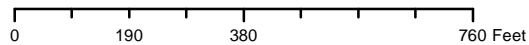
Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____

7979 W. Ryan Road
TKN: 896 9990 001

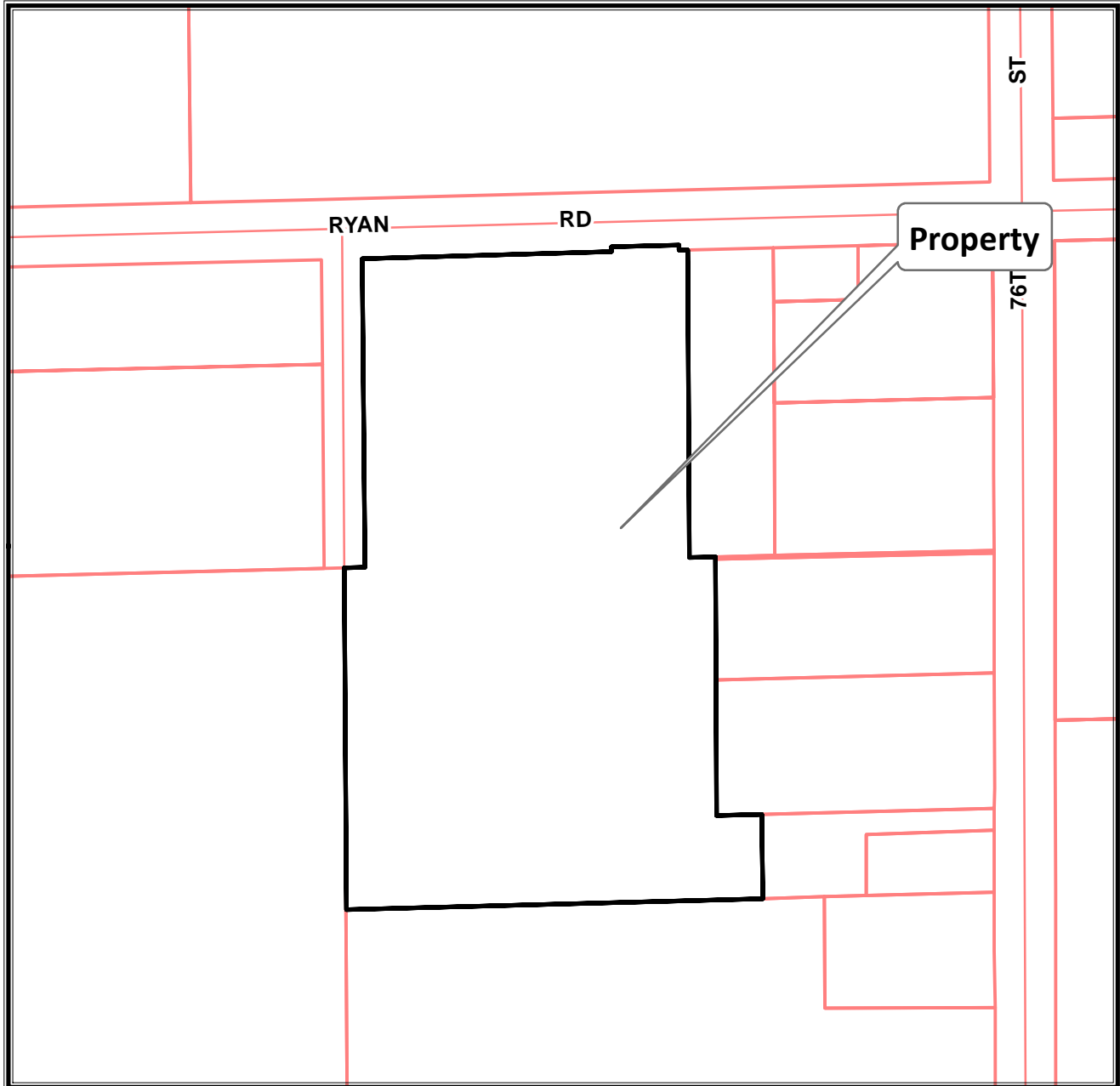


Planning Department
(414) 425-4024

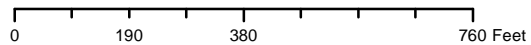


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7979 W. Ryan Road
TKN: 896 9990 001



Planning Department
(414) 425-4024



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June 2, 2017

Joel Dietl, AICP
Planning Manager
Department of City Development
City of Franklin
9229 W. Loomis Road
Franklin, Wisconsin 53132

Re: DPW Salt Storage Facility
7979 W. Ryan Road, Franklin

Dear Joel,

Please consider approval of the referenced project. Enclosed are some diagrams showing the site plan and a photograph of the area with a scaled photograph of the desired structure superimposed. Below is additional requested information:

A written project narrative, briefly explaining what you are proposing, and covering anything from the Site Plan checklist that you don't show on the map.

The City of Franklin has a 2017 budget item of \$400,000 to construct a new salt storage facility at the Department of Public Works (DPW) Site at 7979 W. Ryan Road. The Franklin Engineering Department will solicit contractors to construct an approximately 54-foot high, 90-foot diameter circular dome-style facility with 10-foot concrete walls and a wooden roof structure as supplied and designed by Dome Corp. of North America – 5450 East Road, Saginaw, Michigan.

To store all of the needed salt for snow and ice removal operations, several tons are currently stored outside under a tarp. It is anticipated that this new building will eliminate outside storage of salt and allow DPW to move salt brine production and modified salt operations from the main garage building to the existing salt storage facility.

The Franklin DPW site is currently zoned I-1 and encompasses 20.2 acres, of which approximately 10.8 acres are currently occupied with DPW operations and storage and approximately 9.4 acres are used by various associations for recreational purposes – including, but not limited to, girl's softball and nighttime astronomy clubs. This project will phase in transition of approximately 0.5 acres from recreational use to DPW storage yard. This transition will require: a fence be constructed; 0.75 acres of a parking lot be relocated; and a 2-car storage facility be removed. The 2-car storage shed is owned by the Franklin Lions Club and they are working to have it relocated under another permit. The phasing will depend on the ability for the Lions Club to obtain approval to relocate the storage shed.

No foundation is required for this salt storage structure. Nonetheless, a geotechnical investigation for the purposes of confirming that the site will support the structure has been conducted by Giles Engineering Associates and is attached to this summary.

The purpose of this new building is not to expand DPW operations or staffing. No additional parking or ingress/egress is needed. No additional signage is needed. Likewise, the relocated parking lot will not be expanded in size to accommodate any new activities.

To make room for the new building structure, a small sign shop will be relocated to the south. The new building structure will be nestled between existing buildings and setbacks will not be an issue.

There will be some internal water and electric utilities extended to the existing and new salt storage sheds, but no new utility mains. Neither structure will have sanitary sewer service. There is not expected to be any external lighting. If additional external lighting is installed, it would only be used when in active operation, such as during winter snow-fighting operations. Only additional lighting is expected to be internal building lighting only.

The site is currently a mixture of packed gravel and asphalt grindings. The vicinity of the new structure will be asphalt. The Franklin drainage ordinance considers the two surfaces equal. Therefore, no new stormwater features are planned.

Franklin DPW staff has a history of making the facilities as presentable as possible. Due to the recycling center and storage of materials needed to keep operations, there is minimal ability to add landscaping beyond the landscaping in the front of the main building.

It is not anticipated to add sidewalk across the property. Through City budgets, DPW routinely adds sidewalk throughout the City and would add them here if requested by Plan Commission.

Verification if any natural resource features are adjacent to, or would be impacted by the proposed development. For instance, are the woods adjacent to 80th Street a woodland or wetland? Is the pond at the south end of 80th Street a wetland or a stormwater management pond (if a stormwater pond, we would need verification of that).

A Tree Inventory was completed by the City's arborist. A wooded area at City of Franklin DPW Yard exists on the west edge of the yard along 80th St. The area is 80% Black locust trees in sizes from 4" up to 12". These trees are on the Wisconsin DNR list of invasive species. Other large trees in the area consist of 2 20+" diameter Silver Maples, a 16" diameter co-dominant oak, 22" diameter shagbark hickory, and a 36" diameter oak. This area will not be disturbed by the construction on the site.

A 14" hackberry at the southwest corner of the existing fence will remain.

The only trees to be removed would be 8 4" thorn-less hawthorns planted on the existing berm. A 12" infested ash tree will also be removed. The southwest corner of the proposed parking for ball diamonds will be over 50' from any mature tree.

As the attached Snip from the Wisconsin DNR's Surface Water Data Viewer shows, the only inventoried wetlands near the proposed salt barn are man-made wet detention basins. Although there is hydric soil shown near the southern limits of S. 80th Street, the limits are more than 75 feet from proposed pervious land disturbance, so no determination/delineation is required.

I am available to answer any additional questions regarding this application.

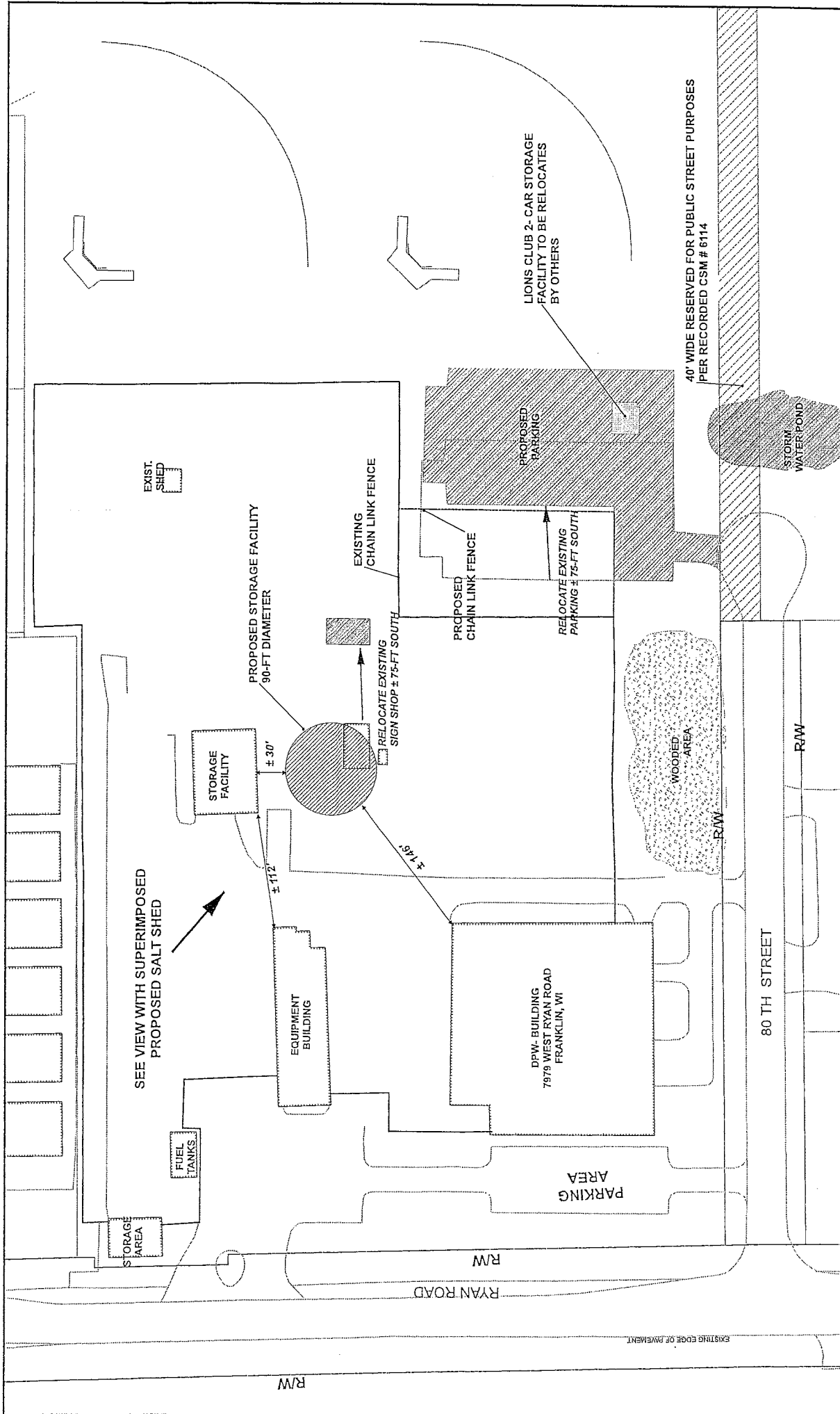
Thank you for your consideration.

Sincerely,

A handwritten signature in black ink that reads "Glen E. Morrow". The signature is written in a cursive style with some capital letters.

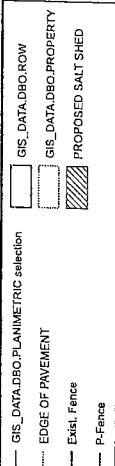
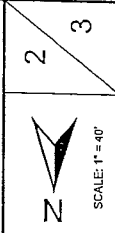
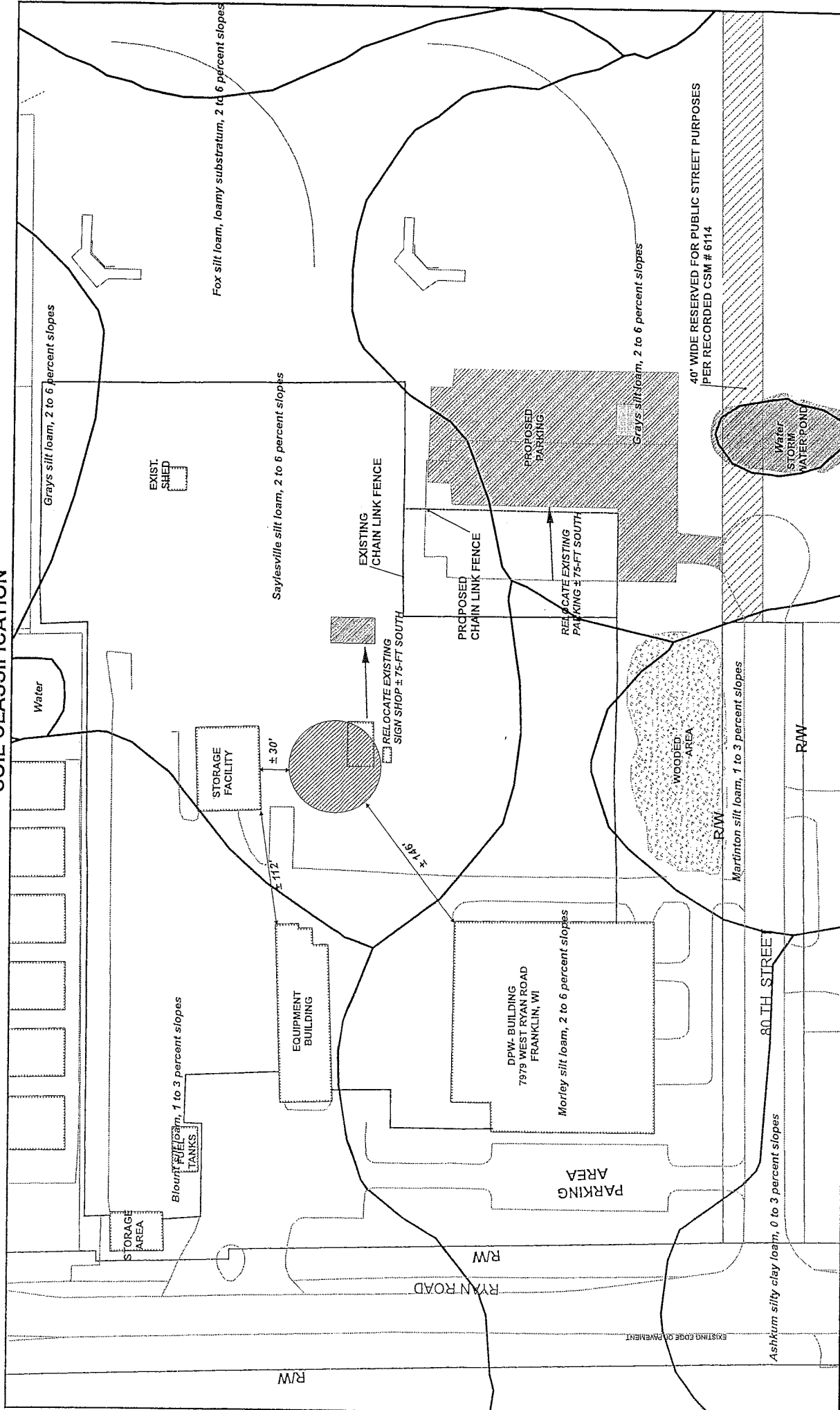
Glen E. Morrow, PE
City Engineer, Director of Public Works

SITE PLAN



DRAWN BY: RONNIE ASUNCION, ENG'G TECH IV REVIEWED BY: JERRY SCHAEFER, DPM-SUPERINTENDENT CHECKED AND APPROVED BY: GLEN MORROW, CITY ENGINEER DATE:		PROJECT: ADDITIONAL BUILDING AT DEPARTMENT OF PUBLIC WORKS SALT STORAGE FACILITY 7979 WEST RYAN ROAD FRANKLIN		1 3
GIS_DATA,DBO,PLANNIMETRIC selection GIS_DATA,DBO,ROW GIS_DATA,DBO,PROPERTY PROPOSED SALT SHED		EDGE OF PAVEMENT Exist. Fence P-Fence		N SCALE: 1" = 40'

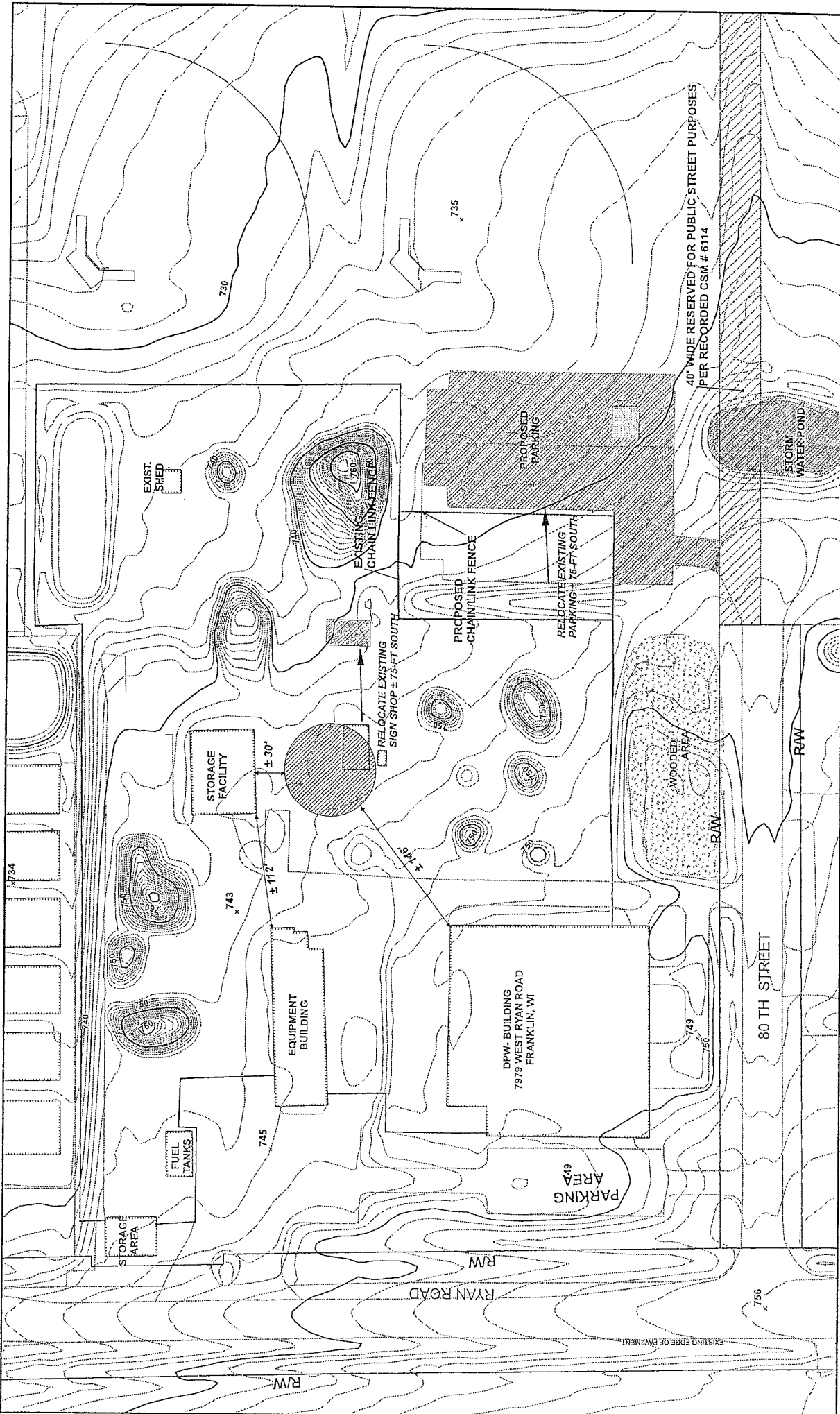
SOIL CLASSIFICATION



PROJECT: **ADDITIONAL BUILDING AT DEPARTMENT OF PUBLIC WORKS
SALT STORAGE FACILITY
7979 WEST RYAN ROAD FRANKLIN**

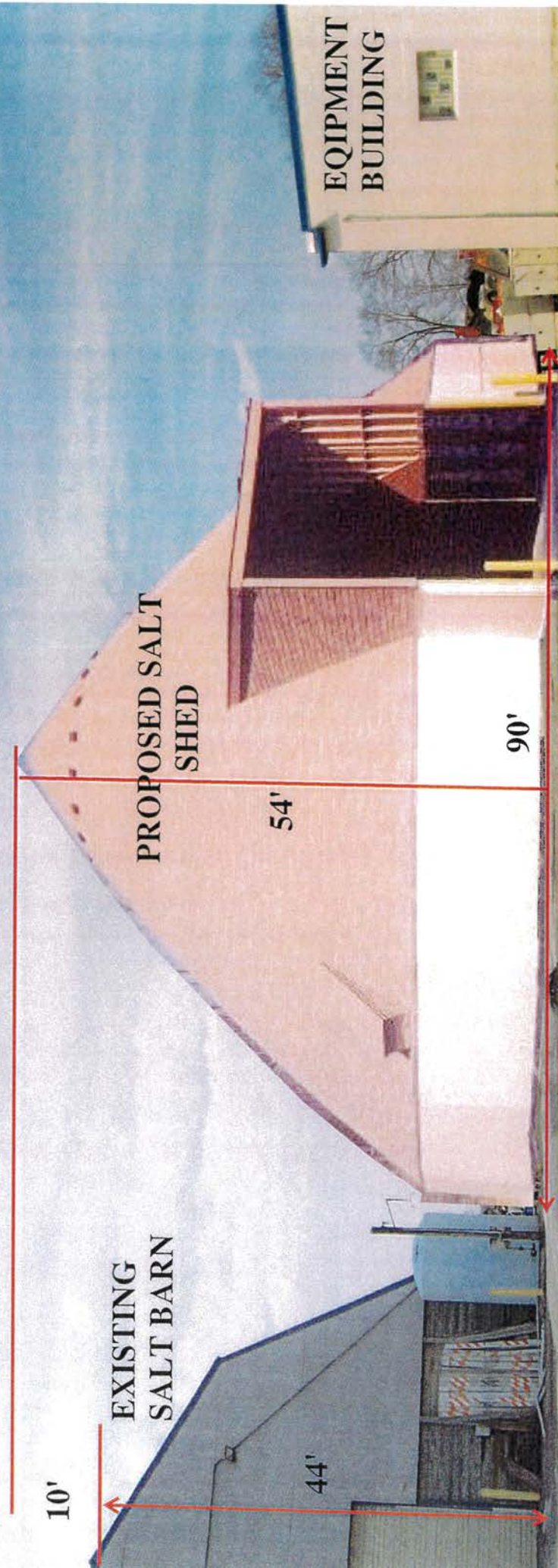
DRAWN BY: RONNIE ASUNCION, ENG'G TECH IV
 REVIEWED BY: JERRY SCHAEFER, DPW SUPERINTENDENT
 CHECKED AND APPROVED BY: GLEN MORROW, CITY ENGINEER
 DATE:

CONTOURS



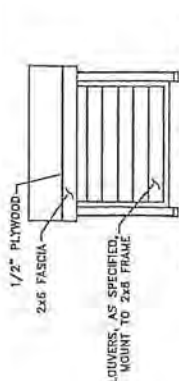
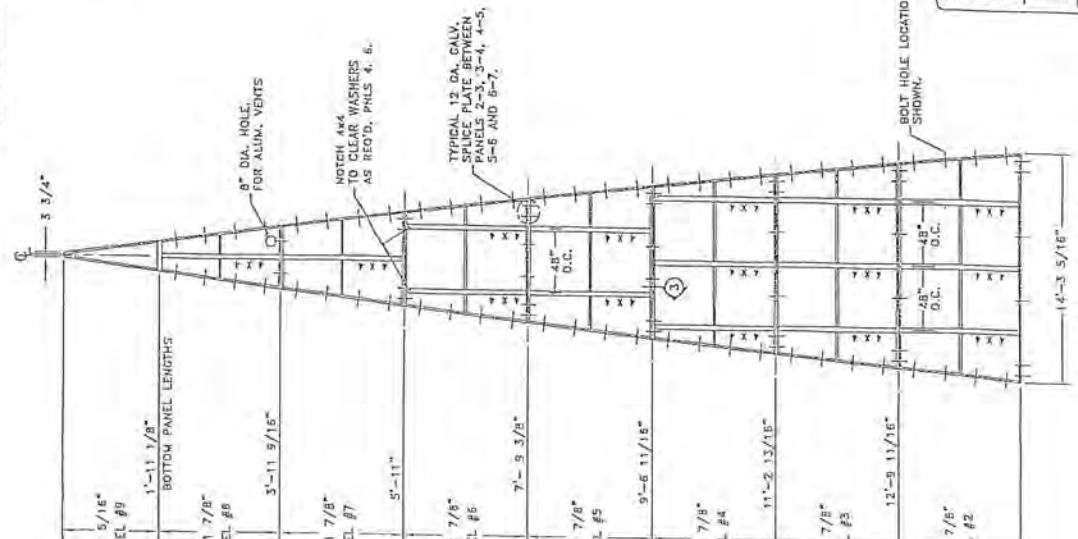
DRAWN BY: RONNIE ASUNCION, ENG'S TECH IV DESIGNED BY: JERRY SCHAEFER, DPW SUPERINTENDENT CHECKED AND APPROVED BY: GLEN MORROW, CITY ENGINEER DATE:	PROJECT: ADDITIONAL BUILDING AT DEPARTMENT OF PUBLIC WORKS SALT STORAGE FACILITY 7979 WEST RYAN ROAD FRANKLIN	GIS_DATA.DWG, ROW GIS_DATA.DWG, PROPERTY PROPOSED SALT SHED	3 3 N SCALE: 1" = 40'
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**VIEW WITH SUPERIMPOSED SALT SHED
AT DPW- 7979 W. RYAN ROAD**

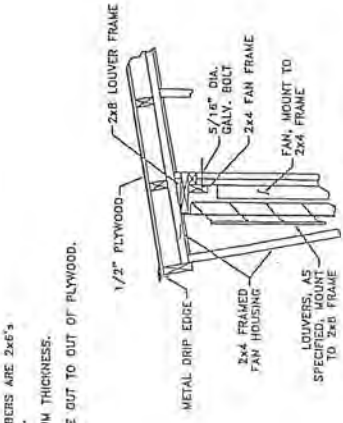


03/24/2017

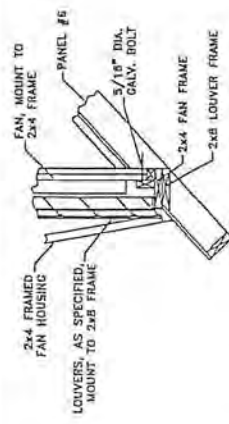
- NOTES:
 1. ALL PANEL FRAME MEMBERS ARE 2x4'S UNLESS NOTED OTHERWISE.
 2. PLYWOOD, 1/2" MINIMUM THICKNESS.
 3. DIMENSIONS SHOWN ARE OUT TO OUT OF PLYWOOD.



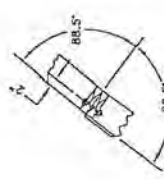
ELEVATION AT FAN HOUSING
 SEE DETAILS A & B
 NOTES: FAN DORMER TO BE SUPPLIED BY OTHER CONTRACTOR. SEE PROJECT SPECIFICATIONS.



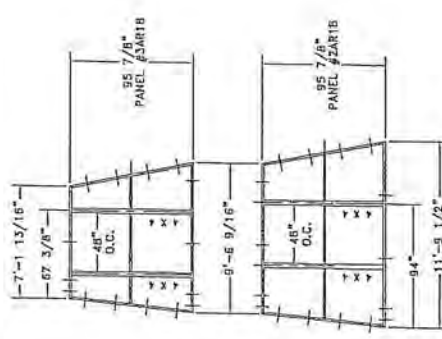
DETAIL 'A'
 JAMB AT FAN HOUSING



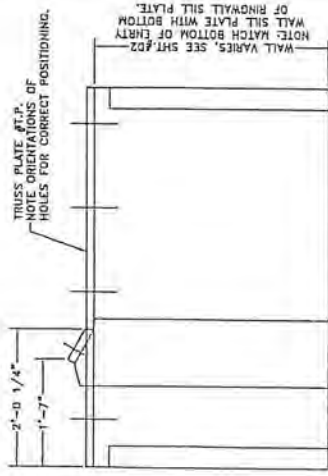
DETAIL 'B'
 AT FAN HOUSING



SECTION 3



**HALF PANELS FOR 18\"/>
 NOTE: PANELS #2AR1B, #3AR1B ARE SIMILAR, BUT OPPOSITE HAND.**



LEFT SIDE OF ENTRY WALL

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DOME CORP. OF NORTH AMERICA
 5450 EAST RD., SAGINAW, MICHIGAN
 DESIGNED: HUD
 DRAWN: MIZ
 PROJECT ENG: HUD
 DRAWING NO.: DN

DEVELOPED ELEVATION
 SCALE: 1/4"=1'-0"

REV	DESCRIPTION	DATE