

CITY OF FRANKLIN
COMMON COUNCIL MEETING**
FRANKLIN CITY HALL COUNCIL CHAMBERS
9229 W. LOOMIS ROAD, FRANKLIN, WISCONSIN
AGENDA*
TUESDAY, MARCH 19, 2013, 6:30 P.M.

- A. Call to Order and Roll Call

- B.
 - 1. Citizen Comment Period
 - 2. Announcements from Mayor Taylor of upcoming community events & news items:
 - a. Certificate of Recognition-Gaylord M. Hahn.
 - b. Wisconsin Historical Society Notice of Entry in the National Register and/or State Register of Historic Places for Root River Parkway.
 - c. Eagle Scout Project Proposal at Franklin Public Library by Austin Hamlin, Troop 530.
 - d. Mayor Taylor update on Wisconsin Department of Transportation WIS 241 (S. 27th Street) Construction Project.

- C. Approval of Minutes
 - 1. Approval of regular meeting of March 5, 2013.

- D. Hearings

- E. Organizational Business
 - 1. Gene Ninnemann, Weed Commissioner/Cutting Services (rate of \$80 per hour).
 - 2. Charles Porter, Board of Public Works-Aldermanic District #6.
 - 3. Randy Grass, Civic Celebrations Commission-Aldermanic District #1.

- F. Letters and Petitions
 - 1. Letter from Dewayne J. Johnson, Director, Southeast Region Division of Transportation System Development, regarding the Intergovernmental Cooperation Council of Milwaukee County resolution that urges the Wisconsin Department of Transportation to effectively manage stormwater impacts of its construction projects located within the Milwaukee Metropolitan Sewerage District.
 - 2. Letter from Joseph A. O'Brien, Interactive Health, regarding winning "Healthiest Companies in America" award.
 - 3. Letter from Peggy A. Romo West, 12th District Milwaukee County Supervisor, regarding the Milwaukee County Mental Health Complex.

- G. Reports and Recommendations
 - 1. Standards, Findings and Decision of the City of Franklin Common Council upon the application of The Rock Sports Complex, LLC, for a special exception to certain natural resource provisions of the City of Franklin Unified Development Ordinance.
 - 2. First Amendment to the Declaration of Restrictions for Prairie Grass Preserve (at approximately 9200 W. St. Martins Road) (Neumann Companies, Inc., applicant).
 - 3. Resolution setting forth the City of Franklin's support of a Complete Streets Policy (City of Franklin Complete Streets and Connectivity Committee, applicant).
 - 4. Request from Franklin Health Department to approve Intergovernmental Agreement fiscal adjustments with the City of Greenfield for Registered Sanitarian Services.

5. Authorization for the Department of Public Works to sell miscellaneous surplus equipment.
6. Results of the survey for the extension of sanitary sewer on S. 76th Street from a point 3,000 feet south of W. Ryan Road to a point 1,400 feet north of W. Ryan Road and on W. Ryan Road from a point 2,600 feet west of S. 76th Street to S. 76th Street.
7. Authorization for City Engineer to sign temporary right-of-entry and temporary construction easements for Private Property Inflow and Infiltration Project on S. 37th Place from W. Rawson Avenue to W. Madison Boulevard.
8. Resolution awarding the 2013 bituminous and aggregate material bids.
9. Update on the Wisconsin City/County Management Association (WCMA) 2013 Winter Professional Development Conference.
10. Acquisition of land for the extension of W. Marquette Avenue from S. 49th Street to the west line of Pleasant View Elementary School site for Parcel No. 1 which is the south half of said street extension. The Common Council may enter closed session pursuant to Wis. Stat. §19.85(1)(e), to discuss the acquisition of land for the extension of W. Marquette Avenue from S. 49th Street to the west line of Pleasant View Elementary School site to acquire Parcel No. 1 located at 7501 S. 49th Street and to reenter open session at the same place thereafter to act on such matters discussed therein as it deems appropriate.

H. Licenses and Permits

1. Miscellaneous Licenses.

I. Bills

1. Vouchers and Payroll approval.

J. Adjournment

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

**Notice is given that a majority of the Complete Streets and Connectivity Committee, Plan Commission, Forward Franklin Economic Development Commission and Community Development Authority may attend this meeting to gather information about an agenda item over which the Complete Streets and Connectivity Committee, Plan Commission, Forward Franklin Economic Development Commission, and Community Development Authority has decision-making responsibility. This may constitute a meeting of the Complete Streets and Connectivity Committee, Plan Commission, Forward Franklin Economic Development Commission and Community Development Authority per State ex rel. Badke v. Greendale Village Board, even though the Complete Streets and Connectivity Committee, Plan Commission, Forward Franklin Economic Development Commission and Community Development Authority will not take formal action at this meeting.

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

REMINDERS:

March 21	Plan Commission	7:00 p.m.
April 1	Committee of the Whole	6:30 p.m.
April 2	Common Council	6:30 p.m.
April 2	Spring Election	7:00 a.m.-8:00 p.m.

B.2.a.

CITY OF FRANKLIN
CERTIFICATE OF RECOGNITION

WHEREAS, Gaylord M. Hahn was duly appointed Patrolman for the City of Franklin on March 12, 1973, and

WHEREAS, he has progressively taken greater responsibilities, including that of Police Corporal, Police Sergeant, Police Lieutenant and Inspector of Police, and

WHEREAS, Gaylord has distinguished himself as a faithful and dedicated employee, exemplifying high standards of public service with the City of Franklin for the past 40 years, and has contributed immensely to the safety and security of the city through countless hours of dedicated vigilance, and

WHEREAS, Gaylord exemplifies professionalism in the law enforcement community, and

WHEREAS, Gaylord is hereby recognized and honored for his valuable contribution and commitment to this community on the occasion of his 40th Anniversary of Service in Franklin.

NOW, THEREFORE, I Thomas M. Taylor, Mayor of the City of Franklin, do hereby present this Certificate of Recognition to Gaylord M. Hahn to acknowledge his receipt of this well deserved award and call upon all Franklin residents to join me in congratulating an outstanding member of this community.

Dated this 19th day of March, 2013.

Thomas M. Taylor

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WISCONSIN
HISTORICAL
SOCIETY

B.2.b.

RECEIVED
CITY OF FRANKLIN
2013 FEB 25 PM 12:49

NOTICE OF ENTRY IN THE NATIONAL REGISTER AND/OR STATE REGISTER OF HISTORIC PLACES

Name of property: Root River Parkway

Location: Between West Layton Avenue and South 76th Street, Vicinity of Greendale,
Milwaukee County, Wisconsin

Date of Entry: January 29, 2013

Designation: State Register of Historic Places
 National Register of Historic Places

The property listed above has been entered in the National Register of Historic Places by the Secretary of the Interior, and listed in the State Register of Historic Places by the State Historic Preservation Office.

Accordingly, this property is entitled to the benefits and protections of the National Historic Preservation Act of 1966, as amended and under Chapter 44, Wisconsin Statutes. It will receive limited protection from encroachment by federal or state assisted or licensed projects or state facilities development projects, and may be eligible to apply for matching grants for research, restoration, acquisition, or stabilization. Certain tax incentives are available to depreciable properties listed in the State Register or National Register.

The State Register and National Register programs are administered by the Division of Historic Preservation-Public History of the Wisconsin Historical Society, Michael Stevens, State Historic Preservation Officer. Questions about the State Register and National Register programs in Wisconsin should be addressed to:

Division of Historic Preservation-Public History
Wisconsin Historical Society
816 State Street
Madison, WI 53706
Telephone: 608/264-6501

Collecting, Preserving and Sharing Stories Since 1846

816 State Street Madison, Wisconsin 53706

wisconsinhistory.org

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B.2.c.

Eagle Scout Project Proposal

By: Austin Hamlin

Franklin Public Library

Troop 530 committee Meeting



Project Description

My proposed Eagle project is to install (2) two elevated gardens at the Franklin Public Library as well as put in a mow strip along the perimeter of the gate of an outdoor patio in the back of the library. A mow strip is a two foot wide strip of landscaping used to allow ground crews to cut the grass easier by making it easier to move the lawn mowers right up against the mow strip as opposed to leaving a strip of tall grass that would then require a weed trimmer to cut. The mow strip would be filled with river pebble to match other mow strips on the property. Landscaping fabric would be installed beneath the mow strip to prevent the growth of weeds. Since there is minimal organic material in the mow strip and landscaping fabric is in place, the growth of weeds would be minimal, and so would maintenance.

The elevated gardens would be built using brick pavers as a façade, held together with a landscaping adhesive, and filled with a mixture of: the bottom 1/4 sand, middle 1/4 gravel for drainage, and the top 1/2 soil. The pavers I have chosen are retaining wall pavers and are meant to be free standing, so they should work well for this project. Beneath the gardens would be a base of gravel paver base, tamped down and packed tightly to provide a solid base for the gardens to stand on. I will provide plants to be planted in the planters for this summer. The flowers will be planted by the kids during this summer's reading program, titled "dig into learning", as per the request of the Franklin Public Library.

Project Beneficiary

The beneficiary of my project would be the Franklin Public Library. This project is intended to beautify the outdoor patio at the library and make it more inviting to those who would like to work or read outside. The idea of elevated gardens was an original idea that I had. I approached the library in hopes that this project would be something they would want, and it so happened to fit perfectly into their theme for the summer reading program, "dig into learning", as well as accomplish a goal at the library that I had attempted to achieve with a pergola, which was beautification of the patio and addition of a mow strip to aid ground crews. The Children would be able to plant flowers or plants inside the planters during the summer program.

Franklin Public Library

9151 W. Loomis Rd. Franklin, WI 53132

414-425-8214

Tentative Project Timeline

Monday, February 4th	Send finished cost estimates to Franklin Public Library and Mrs. Roark.
Monday, February 11th	receive all necessary approval from Mrs. Roark, and Mr. Gasper
Tuesday, February 19th	Present in front of Tr. 530 committee receive approval
Thursday, February 28th	Receive final approval from zoning and planning
March 1st-25th	fundraise and receive funding- Receive final BSA approvals
March 25th-30th	finalize and review plans with all involved
Saturday, March 30 th	begin and finish building mow strip, lay base for gardens
Sunday, March 31 st	Begin and finish building gardens
Saturday, April 6th	finish project/back up date
Sunday, April 7th	Back up date
Tuesday, April 30th	Finish post project write up

Safety Concerns

As per BSA guidelines, and general safety practice, there will be a first aid kit on site to deal with any injury, should it occur. Any power tools used, in the event of cutting bricks, will only be operated by adults. There will be a phone handy to contact 911 in the event of an emergency. The only major foreseeable safety hazard that the project may cause is the lifting and transporting of bricks, as well as the building of the garden. The bricks I will use weigh about 26 lbs, however, if dropped on a foot or hand, could cause serious damage. This would be promptly and appropriately dealt with. If at all possible, scouts should bring steel toed boots and work gloves. Food and water will be provided to ensure no one becomes dehydrated or fatigued.

Fundraising

I plan on soliciting a few key businesses for funds and donations. First, I plan on asking Home Depot/ Lowe's/ Menards for discounts on materials or donations of materials. I also plan on soliciting the Library Board for donations since they have ways of obtaining funds for such projects. Any leftover funds will be donated to the Franklin Public Library. I intend on placing a jar at the library for public donations as well.

February 1st, 2013

Mr. Fred Smith
ABC Business
123 Main Street
Milwaukee, WI 55555

Dear Mr. Smith:

I am writing to you regarding my Eagle Scout project. My name is Austin Hamlin and I am a Life Scout with BSA Troop 530 in Hales Corners. My project is to build two elevated gardens at the Franklin Public Library and some landscaping. The estimated total cost of my project is \$xxxx. As you can imagine, it would be hard to fund such a project without people who are willing to donate to projects, such as mine, that contribute to the community. I am writing to ask for your assistance with my project through any monetary donations /discounts possible.

Specifically, I am seeking your assistance with: _____. Anything you can do to offset the cost of my project would be greatly appreciated.

Thank you for your time and consideration. Please find my contact information below should you have questions or concerns regarding my project.

Sincerely,

Austin Hamlin
7947 S. 67th Street
Franklin, WI 53132
Email: mjhamlin@sbcglobal.net
Home: (414) 525-0498
Cell: (414) 477-8835

**TROOP 530 – THREE HARBORS COUNCIL, BOY SCOUTS OF AMERICA
PLEASE RETURN THIS PORTION TO THE TROOP**

I hereby grant permission for my son, _____ to attend an Eagle Scout service project under troop leadership. Dates and times TBA.

Garden Building and Landscaping
Franklin Public Library

I may be reached at

_____ (Phone) _____ (Address)

During this time, in the event that I cannot be reached and emergency medical treatment is required, you may

() contact _____ or () you may authorize medical authorities to prescribe such treatment.

DATE: _____ SIGNED: _____

PERMISSION SLIP DUE BY DATE TBD

Send to Austin Hamlin either via email or in person at Troop 530 meetings

mjhamlin@sbcglobal.net

414-525-0498 (home)

414-477-8835 (cell)

**KEEP THIS PORTION AT HOME FOR REFERENCE
TROOP 530 – THREE HARBORS COUNCIL, BOY SCOUTS OF AMERICA**

Dates: TBD

Franklin Public Library

Process

The process I intend to follow to complete this project is in multiple stages. The first day I intend to dig the mow strip, dig where the gardens will go and lay gravel base, lay landscaping fabric and river pebble for mow strip as well as lay edging around mow strip, but not in front of gardens. The next day I intend to build the gardens, using adhesive between all layers of bricks, and fill them with the correct proportions of sand, gravel and dirt. If anything is not completed, this will be done the next day.

Estimated Project Work Time

<i>Planning=</i>	<i>30+ Hours</i>	<i>30+ hours</i>
<i>Mow Strip=</i>	<i>6 hours/5-6 people</i>	<i>30-36 hours</i>
<i>Garden=</i>	<i>6 hours/5-6 people</i>	<i>30-36 hours</i>
<i>Total=</i>		<i>90-102 hours</i>





Item	Qty.	Have	Source	Donated	
Sod Cutter		3	0	Wisconsin Rental	x
Construction Shovel		4	1	Scouts & Hamlins	
First Aid Kit		1	1	Troop	x
Wheel Barrow		4	2	Scouts & Hamlins	
Water Coolers		2	2	Hamlins	
Work Gloves	1 per person		3	Scouts & Hamlins	
Trailer-Sod and Paver Transport		1	1	Troop	x
4 Foot Level		2	2	Hamlins	
Exacto Knives		4	2	Scouts & Hamlins	
Metal Rakes		4	1	Scouts & Hamlins	
Brooms		2	1	Scouts & Hamlins	
Landscaping Fabric	1 roll	1 roll		Hamlins	
Landscaping Edging		3	3	N/A	
Landscaping Adhesive		2	2	N/A	
River Pebble	.5 Cu. Yds.	4 Cu. Yds.		N/A	
Belgian Retaining Wall Pavers		360	360	N/A	
Sand	26 .4 Cu. Ft. bags	26 .4 Cu. Ft. bags		N/A	
Gravel	22 .5 Cu. Ft. bags	22 .5 Cu. Ft. bags		N/A	
Soil	12 2 Cu. Ft. Bags	12 2 Cu. Ft. bags		N/A	
Limestone Paver Base	28 .5 Cu. Ft. Bags	28 .5 Cu. Ft. bags		N/A	
Tamper		1	0	Wisconsin Rental	x
Food	lunch for everyone			Hamlins	
Coolers		2	2	Hamlins	
String	1 ball	1 ball		Hamlins	
Extra Dirt/Sand/Gravel	2 bags each			N/A	
Wooden steaks		12	0	N/A	
Tarps		2	2	N/A	
Hammer		1	1	N/A	
Rubber Mallet		2	2	N/A	
Marking Paint	1 can	1 can		N/A	
2' piece of wood		1	1	N/A	
power buggeis		1	1	Wisconsin Rental	

Gardens	Size	Qty.	Unit Cost	Cost
Belgian RW	3.5x14x7	360	\$2.89	\$1,040.40
Sand	.4 Cu. Ft/bag	40	\$4.27	\$170.80
Gravel	.5 Cu. Ft/bag	32	\$3.20	\$102.40
Dirt	2 Cu. Ft/bag	16	\$7.97	\$127.52
Gravel Base	.5 Cu. Ft/bag	28	2.97	\$83.16
Adhesive	LocTite	15	\$4.37	\$65.55
Total=				\$1,589.83

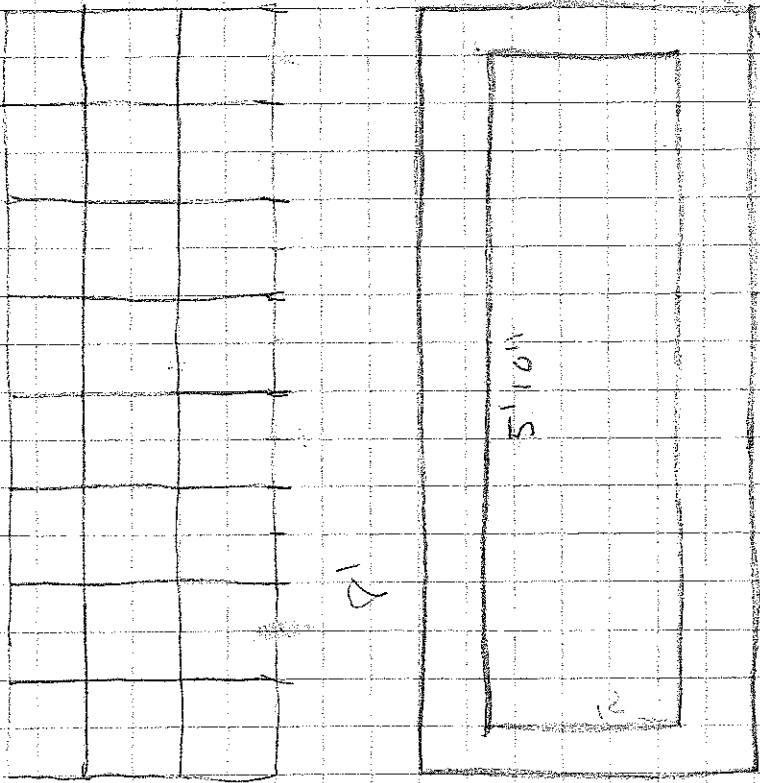
Mow Strip	Qty.	Cost
River Pebble	.5 Cu. Yd.	\$17.50
landscaping fabric	1	\$29.47
Edging	3	\$75.00
Total=		\$121.97

Tools	Size	Qty.	Unit Cost	Cost
Manual Sod Cutter		3	\$20.00	\$60.00
Total=				\$60.00

Flowers	Qty	Unit Cost	Cost
Total=			\$0.00

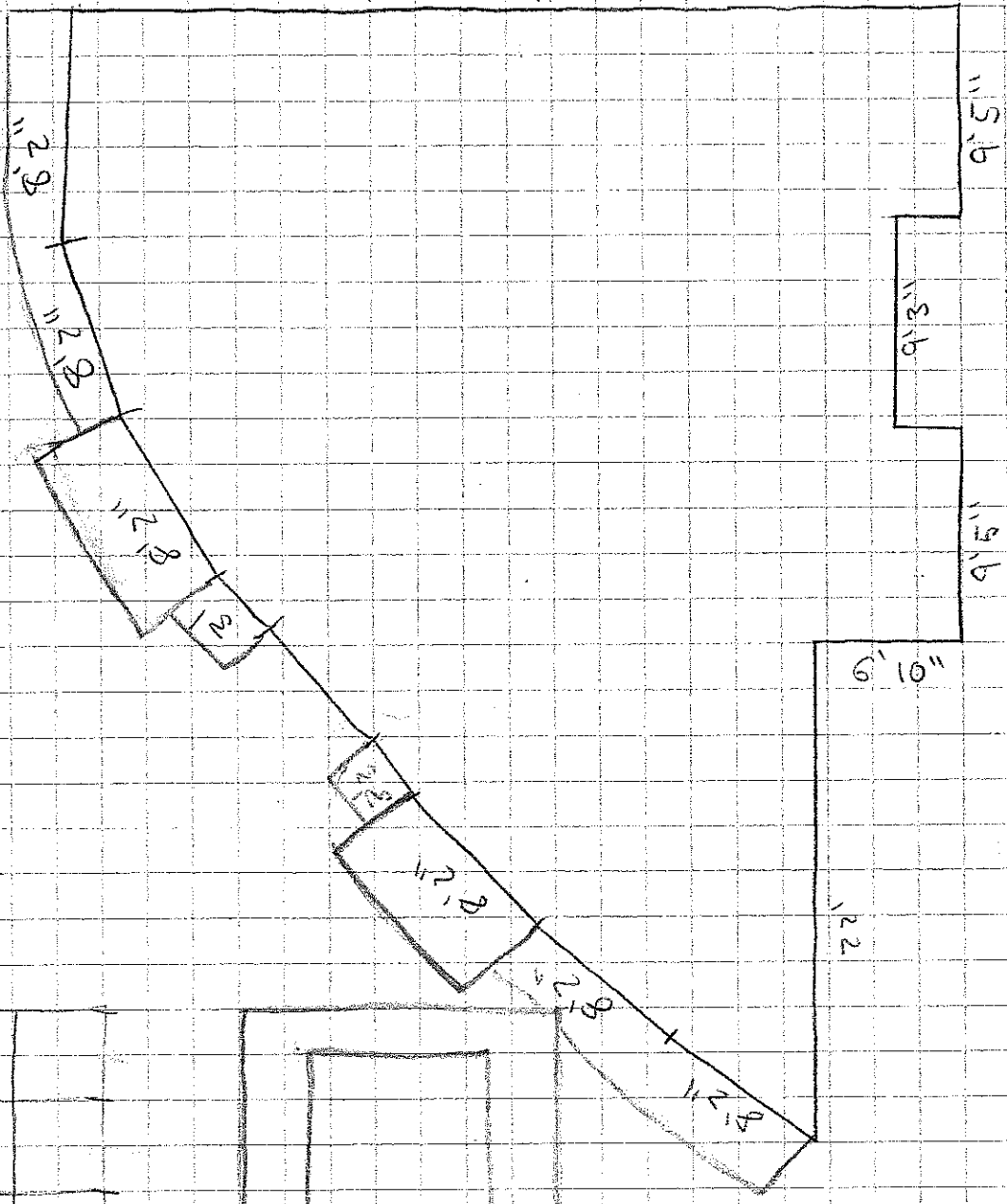
Estimated Cost	
Gardens	\$1,589.83
Mow Strip	\$121.97
Tools	\$60.00
Grand Total=	\$1,771.80

1 SQUARE = 6"



18, 2

12, 5



39,

9, 5

9, 3

9, 5

6, 10

12, 2

18

12

5

WIS 241 (S. 27th Street) Construction

College Avenue to Drexel Avenue

Public Information Meeting set for March 12, 2013

Early 2013

The Wisconsin Department of Transportation (WisDOT) invites the public to attend a WIS 241 (S. 27th Street) public information meeting (PIM) to be held March 12, 2013 from 4:00 p.m. to 7:00 p.m. at **St. James Church Hall (lower level of church), 7219 S. 27th Street, Franklin, WI.**

The meeting will be an informal open house style meeting that allows citizens to stop in anytime to meet individually with project staff. The meeting will present the draft construction plans for the expansion of WIS 241. Exhibits and information on the following elements will be available:

- Roadway and intersection construction plans
- Changes to median openings and driveways
- Right of way impacts
- New Riverwood Boulevard layout

The goal of the meeting is to obtain feedback on the construction plans developed for the corridor. WisDOT encourages adjacent property and business owners along the corridor, interested citizens, and other stakeholders to attend and let your opinions be heard.

Overview of WIS 241 Project

In 2007, WisDOT initiated a study of the WIS 241 (S. 27th Street) corridor for the six mile segment from County Line Road (8-Mile Road) to College Avenue. The purpose of the study was to develop a long range improvement plan that provided an adequate level of service for 2035 traffic volumes, improved safety and accommodated pedestrians and bicyclists.

Three public information meetings and one business meeting were held during the study phase of this project. Several design options were presented and discussed at those meetings, resulting in the current design. Along with design alternatives, access management was discussed, including median openings and closures, and driveway closures and/or modifications.

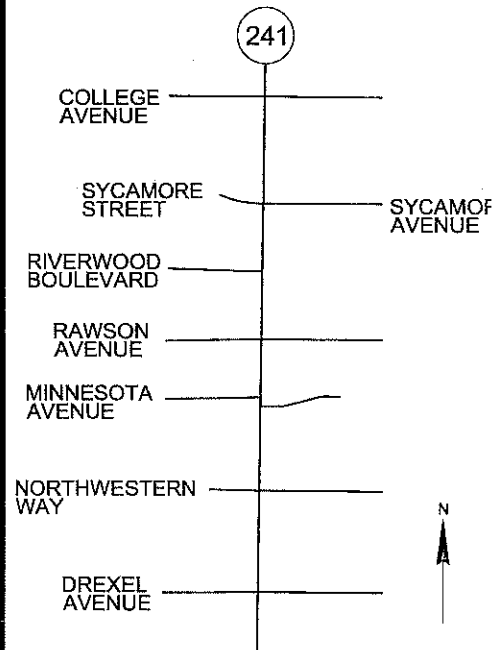
During the study phase of the project, the project limits extended from College Avenue to the Milwaukee/Racine County line. The construction of the entire segment will be done in phases, beginning with the segment from College Avenue to Drexel Avenue in 2015. The segment south of Drexel Avenue is not scheduled for construction at this time.

Construction of STH 241 between College and Drexel Avenues will be done in stages, with through traffic being maintained during construction. Construction staging information will be available at the meeting.

Project Need

- Crashes are above the statewide average
- Traffic growth and congestion
- Lack of bicycle and pedestrian accommodation
- Long term highway corridor preservation

Project Area



Contact information:

Southeast Region
141 NW Barstow Street
P.O. Box 798
Waukesha, WI 53188

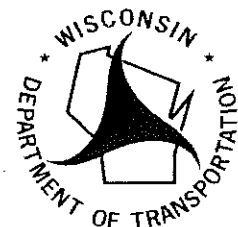
Web site: www.dot.wisconsin.gov

WisDOT Project Manager:

Tom Lazcano, PE
Phone: (262)574-5437
Email: tom.lazcano@dot.wi.gov

Consultant Project Manager:

Julie Hoppe, PE
Phone: (262)790-0232
Email: julie.hoppe@meadhunt.com



Typical section

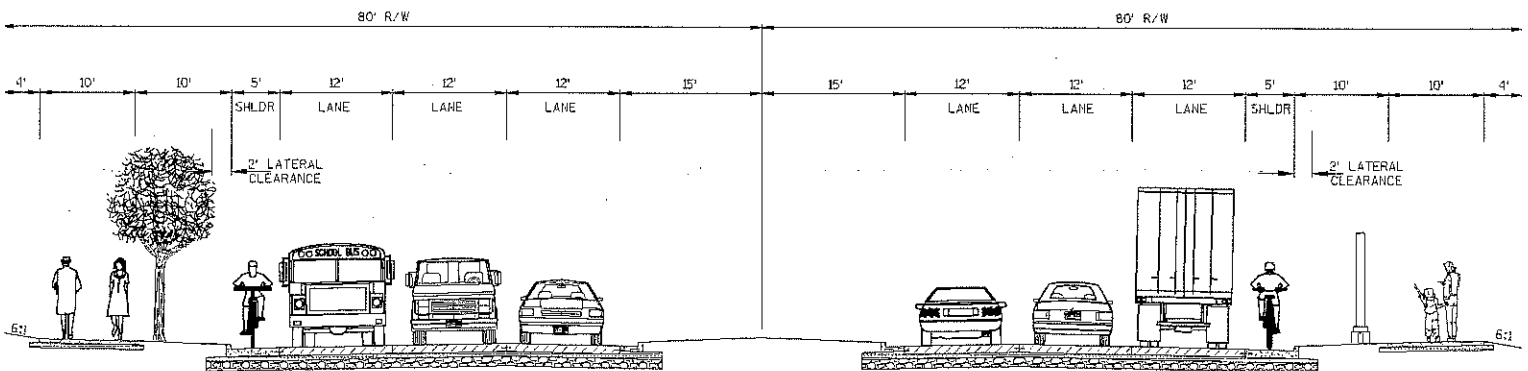
In addition to the input that was gathered from the previous public meetings and from numerous meetings with the local communities, two independent studies (Value Engineering Study and Design Road Safety Audit) were conducted to evaluate the design alternatives.

After public input and development, and approval of the Environmental Documentation, the Department will go ahead with construction of the preferred alternative.

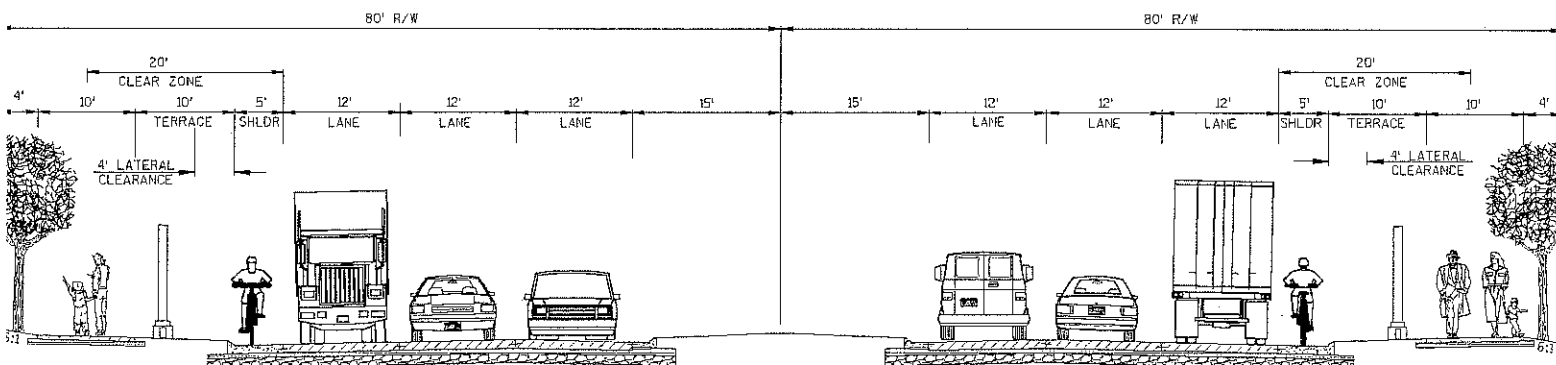
Below are illustrations of the proposed typical sections of WIS 241. The two sections of roadway have different speed limits resulting in different design elements. The stretch of roadway north of Minnesota Avenue has a 40 mph speed limit, which allows trees to be planted in the terrace.

South of Minnesota Avenue, the speed limit is 45 mph where trees and other non-breakaway objects are not allowed within 24 feet of the roadway. Trees are proposed in the area outside the multi-use path.

6-lane - College Avenue to Minnesota Avenue



6-lane - Minnesota Avenue to Drexel Avenue



Expanded intersections with signals

Expanded intersections with signals were chosen instead of roundabouts.

- WIS 241 accommodates over 200 overweight/oversize vehicles annually. The aesthetic "green circle" of the roundabout would be jeopardized to accommodate these larger vehicles.
- The potential need to signalize pedestrian crossings at the large roundabouts would negate the financial benefit of not needing signals at roundabouts.
- The issue of safe pedestrian crossing for the visually impaired remains a concern for the large roundabouts.
- Construction staging for roundabouts would be more challenging due to the dense commercial corridor and high weekend volume of traffic.

Access Management

Median openings will be closed, relocated or modified

In an effort to reduce or separate conflicting turning maneuvers, some medians will be closed, others relocated, to achieve better spacing. Others will be modified to restrict left-out turning from driveways.

Driveways removed

Each access point creates potential conflicts between through-traffic and traffic using that access. Each conflict is a potential crash. Access management improves safety by separating access points so that turning and crossing movements occur at fewer locations. This allows drivers passing through an area to predict where other drivers will turn and cross.

- Excess driveways to a single parcel will be removed.
- Reduces conflict points on a roadway.
- Reduces the frequency of vehicles decelerating in the live traffic lane to turn into a driveway.
- Reduces rear-end collisions.

Adding and extending turn lanes at intersections and median openings removes turning vehicles from through lanes.

Managing access on WIS 241 can result in better traffic flow, fewer crashes, and a better shopping experience for neighboring businesses.

Right of way acquisitions and relocations

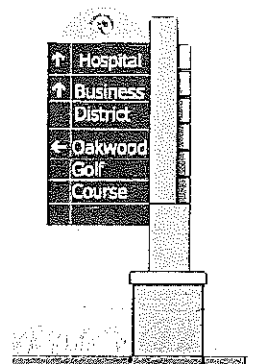
Although the Department anticipated the majority of the mainline highway expansion to fit within the existing right-of-way, strip acquisition may be needed to facilitate drainage, length of turn lanes, and driveway matches.

More substantial right of way and relocations are anticipated in all four quadrants of the major intersections.

These anticipated right of way impacts will be shown at the meeting. We strongly urge property owners who live near the major intersections to attend.

Aesthetic enhancements

The cities of Franklin and Oak Creek have developed a streetscaping plan for 27th Street. Aesthetic enhancements such as decorative lighting, signing and landscaping will be incorporated into the highway reconstruction projects.



Wisconsin Department of Transportation
Southeast Region
141 NW Barstow Street
P.O. Box 798
Waukesha, WI 53187-0798

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MAYOR
CITY OF FRANKLIN
9229 W LOOMIS RD
FRANKLIN WI 53132-9630

2

WIS 241 (S. 27th Street) Construction

College Avenue to Drexel Avenue

Public Information Meeting

March 12, 2013
4:00 p.m. – 7:00 p.m.

Location: St. James Church Hall (lower level of church)
7219 S. 27th Street
Franklin, WI

The facility is wheelchair accessible. Hearing-impaired citizens may request an interpreter by contacting WisDOT via the Wisconsin Telecommunications Relay System (dial 711) at least one week prior to the meeting.

**WIS 241 (27th Street)
College Avenue to Drexel Avenue**

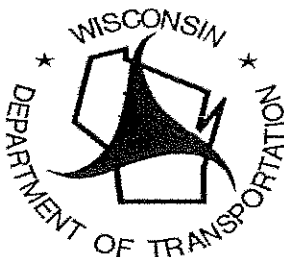
Project ID 2265-16-70

Public Information Meeting

March 12, 2013

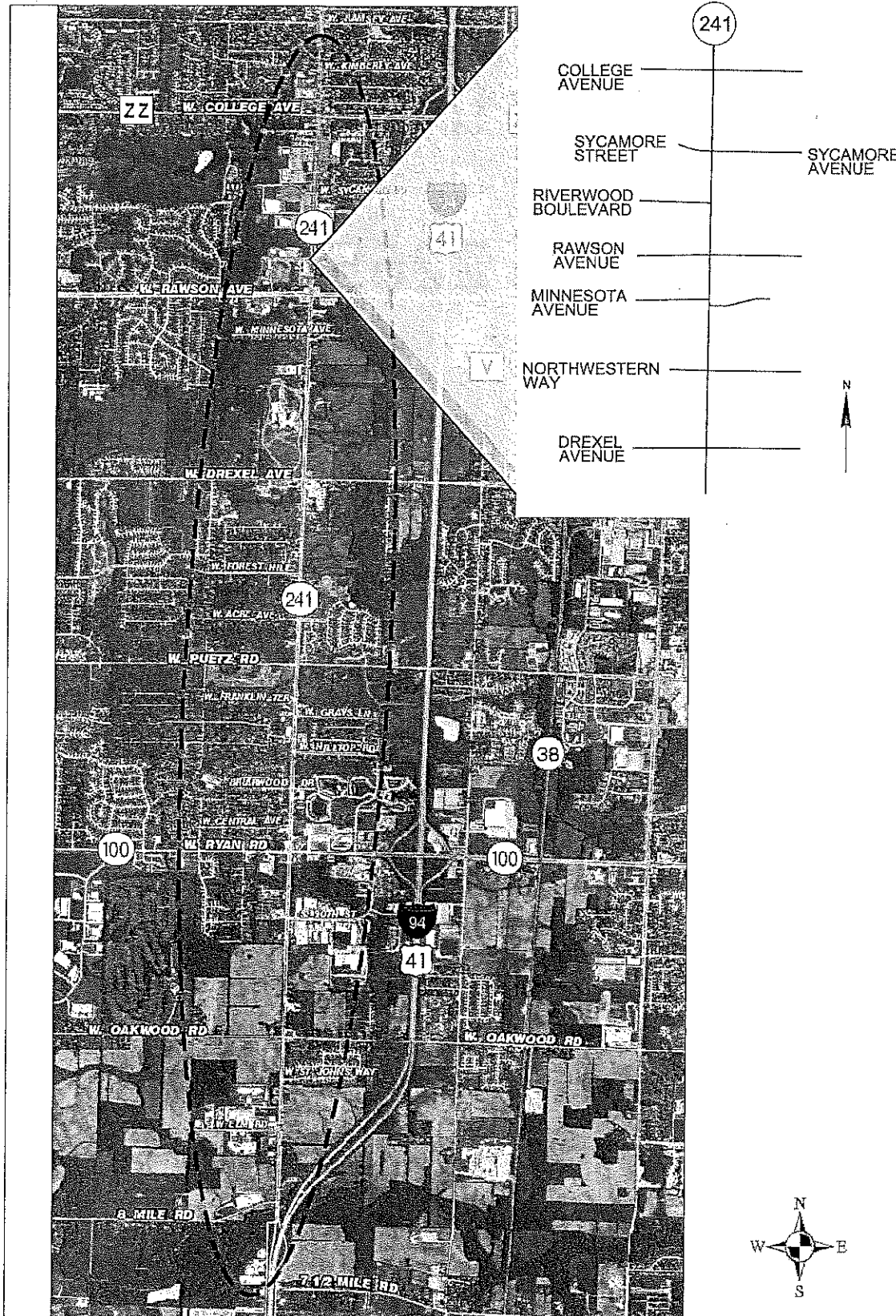
4:00pm-7:00pm

**St. James Church - lower level hall
7219 S. 27th Street
Franklin, WI**



Project Area

Anticipated 2015 construction - Drexel Ave. to College Ave.



Welcome

Welcome to the Public Information Meeting for the WIS 241 project - 27th Street from Drexel Avenue to College Avenue.

Representatives from the Wisconsin Department of Transportation (WisDOT) are available to address your questions and concerns.

A comment form is available at the back of this handout for you to fill out and leave at the meeting or mail back at a later time.

Purpose of the meeting

- Share information on the project
 - Roadway design
 - Intersection alternative
 - Changes to median openings and driveways
 - Right of way impacts
- Answer questions and concerns
- Collect your comments regarding the project

Purpose of the project

The purpose of the project is to design and reconstruct this segment of WIS 241 (27th Street) to allow the facility to serve as a safe regional transportation link in the transportation system.

Four specific needs are being addressed.

- Crashes are above the statewide average
- Traffic growth and congestion
- Lack of bicycle and pedestrian accommodation
- Long term highway corridor preservation

Contact information:

Wisconsin DOT
Southeast Region
141 NW Barstow Street
P.O. Box 798
Waukesha, WI 53188

Web site:

www.dot.wisconsin.gov

WisDOT Project Manager:

Tom Lazcano, PE
Phone: (262)574-5437
Email:
tom.lazcano@dot.wi.gov

Consultant Project Manager:

Julie Hoppe, PE
Phone: (262)790-0232
Email:
julie.hoppe@meadhunt.com



Project schedule

2013-14 - Complete final design

2015 - Anticipated Construction - Drexel Ave. to College Ave.

Drexel Avenue to College Avenue Section - 2015 Construction

The section of WIS 241 from Drexel Avenue to College Avenue is expected to be reconstructed in 2015.

Drexel Avenue to South County Line Section - longer term future

The section of WIS 241 from Drexel Avenue to the southern County Line is not expected to be reconstructed in the next 10-15 years. Although the need for a six-lane facility is not anticipated in the near future, the corridor study completed in 2012 recommended a six-lane facility from Drexel Avenue to Elm Road and a four-lane facility south of Elm Road in order to preserve the corridor for future needs.

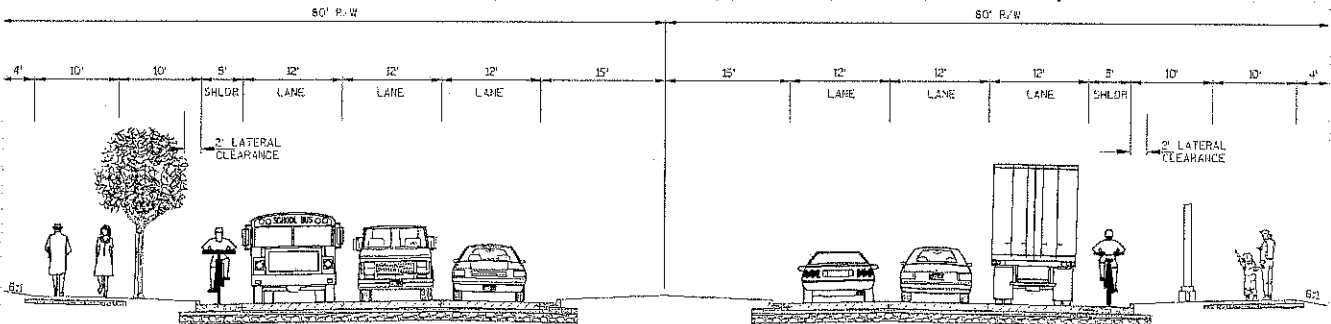
Streetscaping

The South 27th Street Corridor Streetscape Manual highlights the flavor of the local character, creating an aesthetic theme for the corridor that differentiates it from many other suburban communities.

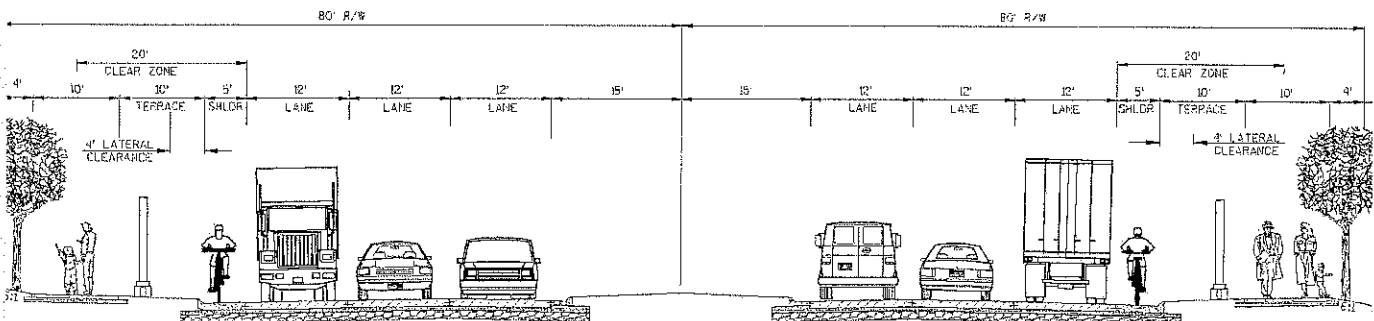
Design - Typical section

Below is an illustration of the typical section of WIS 241. The two sections of roadway have different speed limits resulting in different design elements. The stretch of roadway north of Minnesota has a 40mph speed limit, which allows trees to be planted in the terrace. South of Minnesota Avenue, where the speed limit is 45mph trees and other non-breakaway objects are not allowed within 24 feet of the roadway. Trees are proposed in the area outside the multi-use path.

6-lane - College Avenue to Minnesota Avenue

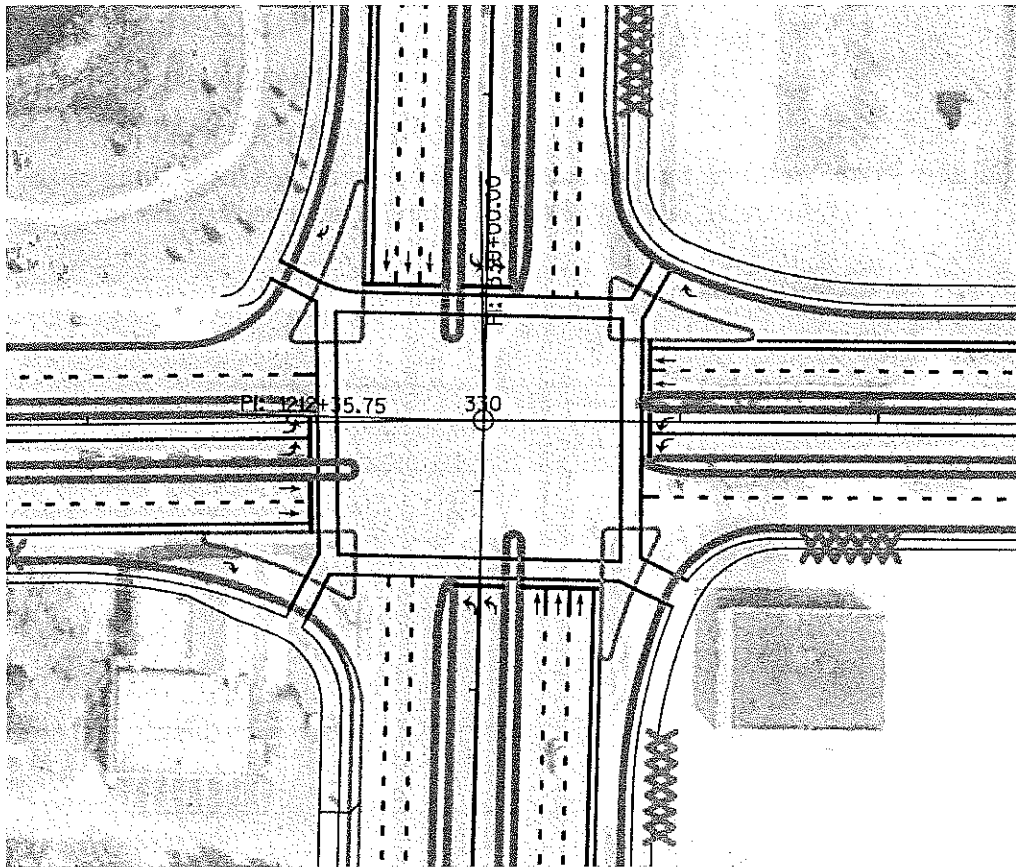


6-lane - Minnesota Avenue to Drexel Avenue



Intersections

The illustration below is a representative sample of how an intersection is being designed.



Intersection Features

- Designed for U-turns
- Longer left turn lanes
- Dual left turn lanes on many intersections
- Longer right turn lanes
- Addition of crosswalks
- Improved Radii

Median openings will be closed, relocated or modified

In an effort to reduce or separate conflicting turning maneuvers, some medians will be closed, others relocated to achieve better vehicle spacing and traffic operations. Others will be modified to restrict left-out turning from driveways.

Driveways removed

Each access point creates potential conflicts between through traffic and traffic using that access. Each conflict is a potential crash. Access management improves safety by separating access points so that turning and crossing movements occur at fewer locations. This allows drivers passing through an area to predict where other drivers will turn and cross.

Adding and extending turn lanes at intersections and median openings removes turning vehicles from through lanes.

Managing access on WIS 241 can result in better traffic flow, fewer crashes, and a better shopping experience for neighboring businesses.

CITY OF FRANKLIN
COMMON COUNCIL MEETING
MARCH 5, 2013
MINUTES

- | | | |
|---|--------|---|
| ROLL CALL | A. | The regular meeting of the Common Council was held on March 5, 2013 and called to order at 6:30 p.m. by Mayor Tom Taylor in the Franklin City Hall Council Chambers, 9229 W. Loomis Road, Franklin, Wisconsin. On roll call, the following were in attendance: Aldermen Steve Olson, Tim Solomon, Kristen Wilhelm, Steve Taylor, Doug Schmidt, and Ken Skowronski. Also present were City Engineer John M. Bennett, Director of Administration Mark Lubberda, City Attorney Jesse Wesolowski and City Clerk Wesolowski. Pledge of Allegiance was led by Lacey McMillan. |
| CITIZEN COMMENT | B.1. | Citizen comment period was opened at 6:31 p.m. and closed at 6:32 p.m. |
| STATEMENT OF SUPPORT | B.2.a. | Mayor Taylor noted the Statement of Support for the Guard and Reserve in the City of Franklin. |
| INTERIM SUPT. OF THE HOUSE OF CORRECTION | B.2.b. | Mayor Taylor noted the press release from Chris Abele, Milwaukee County Executive, naming Michael Hafemann as Interim Superintendent of the House of Correction in Franklin. |
| APPROVAL OF MINUTES-2/19/13 | C.1. | Alderman Skowronski moved to approve the minutes of the regular meeting of February 19, 2013 as corrected. Seconded by Alderman Taylor. All voted Aye; motion carried. |
| MEIJER'S WITHDRAWAL OF PERMIT APPLICATION | F.1. | Mayor Taylor noted a letter to Meijer Inc. from Kathi Kramasz, Water Management Specialist for State of Wisconsin Department of Natural Resources regarding withdrawal of application for a permit to discharge dredged or fill materials into wetlands adjacent to Legend Creek. |
| APPLICATION TO IMPACT WETLANDS | F.2. | Mayor Taylor noted a letter from Kathi Kramasz, Water Management Specialist for State of Wisconsin Department of Natural Resources regarding application to impact wetlands adjacent to Legend Creek. |
| COUNTY EXECUTIVE SUPPORT LETTER | F.3. | Mayor Taylor noted a letter from Chris Abele, Milwaukee County Executive, regarding support in governments working together. |
| DONATION FIRE DEPT. | G.1. | Alderman Solomon moved to accept the donation from the Franklin Lions Club Foundation in the amount of \$1,000 to be used for a new LED sign to replace the current sign in front of the Fire Department. Seconded by Alderman Schmidt. All voted Aye; motion carried. |

ORD. 2013-2101
PLANNED
DEVELOPMENT
DISTRICT NO. 37-
THE ROCK SPORTS
COMPLEX

G.2. Alderman Solomon moved to adopt Ordinance No. 2013-2101, AN ORDINANCE TO AMEND SECTION 15-3.0442 OF THE FRANKLIN UNIFIED DEVELOPMENT ORDINANCE PLANNED DEVELOPMENT DISTRICT NO. 37 (THE ROCK SPORTS COMPLEX) PERTAINING TO THE RESTAURANT/BAR STRUCTURE (AT APPROXIMATELY 7900 WEST CRYSTAL RIDGE DRIVE). Seconded by Alderman Taylor. All voted Aye; motion carried.

PLANNED
DEVELOPMENT
DISTRICT NO. 13-
WALMART/SAMS
WHOLESALE CLUB

G.3. Alderman Wilhelm moved to deny an ordinance to amend Section 15-3.0418 of the Unified Development Ordinance Planned Development District No. 13 (Wal-Mart/Sam's Wholesale Club) to in part expand the district boundaries to include and provide for the rezoning of an adjoining to the south approximate 19.7 acre parcel [and an adjoining to the south approximate 2.92 acre outlot] from B-2 General Business District and FW Floodway District [and outlot] to Planned Development District No. 13 and FW Floodway District and to allow for warehousing and distribution uses [and other uses] subject to special use [and/or other City] approval within the existing building on the 19.7 acre parcel (Greywolf Partners, Inc., applicant)(6801 South 27th Street), for the reasons that the proposal is inconsistent with the City of Franklin 2025 Comprehensive Master Plan and the proposal is inconsistent with the 27th Street zoning as well as the 27th Street zoning overlay and zoning guidelines and also that the proposal does not include specific uses and that the proposed use of a distribution center is not appropriate for this specified site. Seconded by Alderman Schmidt.

At 6:50 p.m. Mayor Tom Taylor passed the gavel to Council President Steve Taylor. The gavel was returned to Mayor Tom Taylor at 6:52 p.m.

On a voice vote for the main motion to deny the ordinance, Alderman Skowronski abstained. Motion carried.

It was then moved by Alderman Wilhelm to refer the review of possible uses to the Forward Franklin Economic Development Commission for research and outreach on business uses and needs as they relate to available building space, including that one of their criteria is highest dollar value per acre use. Seconded by Alderman Taylor. All voted Aye; motion carried.

RES. 2013-6872
ENGINEERING
SERVICES WITH GRAEF,
INC.-
LOAD CAPACITY-
BRIDGE

G.4. Alderman Wilhelm moved to adopt Resolution No. 2013-6872, A RESOLUTION AUTHORIZING OFFICIALS TO EXECUTE AN ENGINEERING SERVICES AGREEMENT WITH GRAEF, INC. TO DETERMINE THE LOAD CAPACITY ON THE OLD SINGLE-SPAN STEEL FARM BRIDGE OVER THE EAST BRANCH OF THE ROOT RIVER NEAR S. BRIDGE VIEW STREET TO BE UTILIZED FOR A PUBLIC TRAIL) for a lump sum cost of \$7,200 as established in the agreement. Seconded by Alderman Solomon. All voted Aye; motion carried.

EMERALD ASH BORER
TREE MITIGATION
FUNDING

G.5. Alderman Solomon moved to approve authorization to submit a proposal for funding for City of Franklin Emerald Ash Borer Tree Mitigation to the Great Lakes Restoration Initiative for the maximum amount available. Seconded by Alderman Schmidt. Alderman Wilhelm moved to amend the motion to include that the grant be submitted by staff as they see fit and subject to review by the City Attorney. Seconded by Alderman Olson. All voted Aye; motion carried. On the vote for the main motion as amended, all voted Aye; motion carried.

PROCEDURES FOR
BOARDS AND
COMMISSIONS

G.6. No action was taken on the procedures for Boards and Commissions requesting independent action by county and state agencies; however, Boards and Commissions are to be reminded that they are advisory to the Common Council and that requests for independent action should be sent by the Common Council.

MISCELLANEOUS
LICENSES

H.1. Alderman Solomon moved to grant the following licenses:

Operator License to Myzafer, Demiri, 631 E. Deer Ridge Ct., Oak Creek; Kaila M. Hein, 4283 W. Victory Creek Dr.; Amy E. Moore, 3954 S. 54th St., Milwaukee and Margaret M. Spranger, 3536 County Road H, #4, Franksville. Seconded by Alderman Taylor. All voted Aye; motion carried.

VOUCHERS AND
PAYROLL

I.1. Alderman Schmidt moved to approve net City vouchers in the range of Nos. 146278 through 146455 dated March 5, 2013 in the amount of \$806,218.49. Seconded by Alderman Olson. On roll call, all voted Aye. Motion carried.

Alderman Skowronski moved to approve net payroll dated February 22, 2013 in the amount of \$353,410.33. Seconded by Alderman Schmidt. On roll call, all voted Aye. Motion carried.

ADJOURNMENT

J. Alderman Solomon moved to adjourn the meeting at 7:21 p.m. Seconded by Alderman Schmidt. All voted Aye; motion carried.

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APPROVAL <i>slw</i>	REQUEST FOR COUNCIL ACTION	MEETING DATE 3/19/13
ORGANIZATIONAL BUSINESS	Boards and Commissions Appointments	ITEM NUMBER <i>E. 1.3.</i>

Several terms of offices on various Boards and Commissions have or will be expiring. The Mayor may have appointments for Council confirmation:

Weed Commissioner/Cutting Services (rate of \$80 per hour)
Gene Ninnemann

Board of Public Works
Charles Porter, term expires 4/30/13

Civic Celebrations Commission
Randy Grass, term expires 7/01/15

RECEIVED
CITY OF FRANKLIN

2013 MAR 13 AM 9:06

To:
City of Franklin
9229 W. Loomis Rd
Franklin WI 53132

City Clerk's Office
Bid for Weed Commissioner/ Cutter

Weed Commissioner / Cutter Services

Qualifications:

I have the experience of being Franklin's Weed Commissioner / Cutter for the past 5 years along with experience of dealing with the general public through my own small business for the past 20 years, both of which will help me perform these duties. I believe that it is not the work of one person that makes a success, but the workings of a team together to ensure that success.

As in the past my approach is to still work with the people to come to a solution that is acceptable to the city, reasonable for the property owner, and the least costly for both parties. In order to do this, I do have longer office hours to be reached at for questions. All calls are welcome. 7:00 am to 6:00 pm Monday – Friday and 8:00 am to 1:00 pm Saturday.

I am a Resident of the City of Franklin, and have lived or worked in the city most all my life. I am currently a business owner of a truck equipment and repair facility, along with the sales of lawn care equipment. I consider this to be a benefit to the position, as a can perform the duties needed of the commissioner at any time during the day as called upon. Also, my equipment is always available at all times, unlike other lawn services where the jobs must be scheduled into the work load. The equipment below will be solely for the use of City cutting first and any other personal use second.

Equipment to be used:

Model 618 zero turn Grasshopper mower with 52 in deck
Model 325 zero turn Grasshopper mower with a 62 in deck and Vacuum collection system.
Case JX1075 tractor with a 72 inch brush hog rough cut mower deck
Qty (3) Weed trimmers one with a sickle end for heavy duty cutting
Qty (2) Leaf blowers
Two trailers and trucks to transport equipment to site

Insurance:

Insurance Carrier is Erie Insurance Co. Inc. with Liability coverage of 1 Million dollars
And a certificate of insurance can be provided upon request.

Personnel:

I Gene Ninnemann will be performing all the duties of the weed commissioner

Debra Ninnemann will be performing the clerical duties of researching the tax key code, owners name and mailing addresses, along with typing all paperwork and invoicing. She has three year experience with the City billings and 25 years experience in office management.

I will be performing the cutting duties along with the help of any one of my employees listed below all of which have 3 to 5 years grass cutting experience.

Matthew Ninnemann
Joshua Ninnemann
Jason Koelhert

Hourly rate for the 2013 season will be \$80.00 per hour.

This will be for all work performed. Whether this is cutting, trimming, or clean up of debris. If a dumpster is needed for any job this will be billed at an additional cost of the container as invoiced from the local company supplying the service plus \$15.00.

Thank you for consideration of my proposal for this position



Gene Ninnemann

3/13/13

Name: Charles J. Porter (Chuck)
PhoneNumber: 414-425-9008
EmailAddress: charles.porter@earthlink.net
YearsasResident: 36 Years
Alderman:
ArchitecturalBoard: 0
CivicCelebrations: 0
CommunityDevelopmentAuthority: 0
FinanceCommittee: 0
EnvironmentalCommission: 0
ForwardFranklinEconomicDevelopComm: 0
FairCommission: 0
BoardofHealth: 0
FirePoliceCommission: 0
ParksCommission: 0
LibraryBoard: 0
PlanCommission: 0
PersonnelCommittee: 0
BoardofReview: 0
BoardofPublicWorks: 0
BoardofWaterCommissioners: 0
TechnologyCommission: 0
WasteFacilitySitingCommittee: 0
BoardofZoning: 0
WasteFacilitiesMonitoringCommittee: 0
CompanyNameJob1: Strattec Security Corporation
TelephoneJob1: 414-247-3333
StartDateandPositionJob1: March 3rd,1985 Tool&Die Maker
EndDateandPositionJob1:
CompanyNameJob2: Boy Scout Troop 539
TelephoneJob2:
StartDateandPositionJob2: 1997 Asst. Scout Master, Troop Committee
EndDateandPositionJob2:
CompanyNameJob3: United Steelworkers Local 2-232
TelephoneJob3: 414-257-1041

StartDateandPositionJob3: April 2003 Executive Board/ Sgt. At Arms
EndDateandPositionJob3:
Signature: CJP
Date: 02/19/2013
Signature2: CJP
Date2: 02/19/2013
Address: 7946 S. North Cape Rd.
PriorityListing:
WhyInterested: As a long time resident of this city, and having enjoyed the many benefits of living here, I feel it is time to put my name forward and offer to serve our community.
CompanyAddressJob1: 3333 W. Good Hope Rd. Milwaukee WI 53209
DescriptionofDutiesJob1: Diecast mold maker, New build and repair
AddressJob2: Franklin
DescriptionofDutiesJob2: Troop Advancement chair. (Handed to new adult member, Feb. 2013) Will maintain troop membership.
AddressJob3: 633 S. Hawley Rd. #116 Milwaukee WI 53214
DescriptionofDutiesJob3: Most recent elected position, Strattec Trustee
AdditionalExperience:
ClientIP: 72.128.81.16
SessionID: orvlsqdkyxmjvqt1jkjxy55
[See Current Results](#)

Name: Randy Grass
PhoneNumber: 414-815-9564
EmailAddress: grass@wi.rr.com
YearsasResident: 21
Alderman: Steve Taylor
ArchitecturalBoard: 0
CivicCelebrations: 1
CommunityDevelopmentAuthority: 0
FinanceCommittee: 0
EnvironmentalCommission: 0
ForwardFranklinEconomicDevelopComm: 0
FairCommission: 0
BoardofHealth: 0
FirePoliceCommission: 0
ParksCommission: 0
LibraryBoard: 0
PlanCommission: 0
PersonnelCommittee: 0
BoardofReview: 0
BoardofPublicWorks: 0
BoardofWaterCommissioners: 0
TechnologyCommission: 0
WasteFacilitySitingCommittee: 0
BoardofZoning: 0
WasteFacilitiesMonitoringCommittee: 0
CompanyNameJob1: Digicorp Inc
TelephoneJob1: 262-402-6100
StartDateandPositionJob1: 1994 Voice Engineer
EndDateandPositionJob1: Current
CompanyNameJob2:
TelephoneJob2:
StartDateandPositionJob2:
EndDateandPositionJob2:
CompanyNameJob3:
TelephoneJob3:

StartDateandPositionJob3:

EndDateandPositionJob3:

Signature: Randy Grass

Date: 3/7/13

Signature2: Randy Grass

Date2: 3/7/13

Address: 9056 W. Elm Ct., Unit F

PriorityListing:

WhyInterested: Have been helping and volunteering at the Festivals for the past 11 years.

CompanyAddressJob1: 3315 N. 124th St. Brookfield, WI. 53005

DescriptionofDutiesJob1: Install and service business telephone systems. Including voicemail systems, paging, network security cameras, structured cabling and related equipment.

AddressJob2:

DescriptionofDutiesJob2:

AddressJob3:

DescriptionofDutiesJob3:

AdditionalExperience:

ClientIP: 65.26.244.236

SessionID: qzkanu55pn3psn55trmxj455

See Current Results

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Division of Transportation System Development
Southeast Regional Office
141 N.W. Barstow Street
P.O. Box 798
Waukesha, WI 53187-0798

F.I.
Scott Walker, Governor
Mark Gottlieb, P.E., Secretary
Internet: www.dot.wisconsin.gov

Telephone: (262) 548-5903
Facsimile (FAX): (262) 548-5662

E-Mail: waukesha.dtd@dot.wi.gov

February 19, 2013

Thomas M. Taylor
Chairman of the ICC and
Mayor of the City of Franklin

Dear Chairman Taylor:

Thank you for your recent letter regarding the Intergovernmental Cooperation Council of Milwaukee County resolution that urges the Wisconsin Department of Transportation to effectively manage stormwater impacts of its construction projects located within the Milwaukee Metropolitan Sewerage District planning area. Secretary Gottlieb has asked me to respond on his behalf.

The Department does effectively manage the stormwater generated both during and post construction of our projects. The state practices sound engineering in properly handling our storm water runoff. We have always been good neighbors with the communities where our transportation improvements are situated and are willing to explore individual requests.

Taking on additional responsibilities consistent with MMSD Chapter 13 is inconsistent with our statewide policies and procedures. We feel that full implementation of Chapter 13 is intended to address past land use decisions which are of local responsibility.

WisDOT properly evaluates quality and quantity stormwater management opportunities and practices, beyond those required and implements reasonable non-cost prohibitive measures to the maximum extent practicable.

Sincerely,



Dewayne J. Johnson, P.E.
Director, Southeast Region

cc: Secretary Mark Gottlieb

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2013 FEB 21 PM 12:31

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Tom Taylor
City of Franklin
9229 W. Loomis Rd
Franklin, WI 53132

February 21, 2013

Dear Tom:

Let me be the first to congratulate you and your associates for winning the "Healthiest Companies in America" award, presented by Interactive Health, for the first time. You should be proud of your company's commitment to achieving better health and your role in transforming your corporate culture.

Improving employee health and wellness, while holding the line on healthcare costs, is a crucial issue of our time. You've done a great service to your employees by offering them the opportunity to participate in this program. We hope as you celebrate your award, and reflect back on 2012, you will make a continued commitment to health and wellness in 2013 and beyond. As we all know, a dedication to achieving better health is a lifelong pledge.

I especially want to commend your associate, Dana Zahn, and let you know she will be receiving a package recognizing her for her hard work and dedication to improving the overall health of your organization. Included in the package Dana Zahn will receive is a flash drive with a PR Kit to assist your team in sharing this news both internally and externally with press, clients, and prospects. If your team has any questions about these materials, they can contact our Director of Marketing, Tricia Johnson, at t.johnson@interactivehealthinc.com or 847-754-2652.

I hope you will enthusiastically engage your team to "get the word out" by sharing this outstanding accomplishment. A member of my team will be reaching out to you soon to schedule a ceremony to present the award. At this time, we look forward to celebrating you and your team as leaders in creating a corporate culture of health.

Congratulations again on being named to the 2012 "Healthiest Companies in America" roster.

Sincerely,

Joseph A. O'Brien
President and CEO
Interactive Health

F.2.
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CITY OF FRANKLIN
2013 FEB 25 PM 12:49

Copies to Mark & Dana 2/25/13



“Healthiest Companies in America” Announced; Top-Rated Companies Receive Award for Improving Employee Health

Chicago, Ill. (February 26, 2013) – Interactive Health today announced the winners of the 2012 annual “Healthiest Companies in America” awards. For the sixth consecutive year, Interactive Health is honoring companies for creating a culture of health by prioritizing employee health through outcomes-based health management programs.

The 72 honorees are organizations nationwide that attained a company-wide low health risk status while achieving high employee participation in their wellness program. The selection process analyzes clinical test results demonstrating improved employee health across an index of key health indicators.

Interactive Health is the leading provider of outcomes-based health management solutions designed to engage employees in the management of their health through early detection and identification of risk factors. Clinical measurements are coupled with immediate intervention and healthy activities to create a personalized health action plan designed to meet the unique needs of each individual. Interactive Health wellness programs foster personal accountability and empower employees to achieve their personal health goals.

Interactive Health’s programs have delivered proven results for organizations:

- 81 percent of participants achieve their goals
- 24 percent of smokers quit smoking
- 65 percent of participants with elevated glucose levels reduce their glucose levels
- 86 percent of participants with elevated blood pressure improve their blood pressure

“We are thrilled to recognize the outstanding organizations that have made employee health a strategic initiative. Earning this award takes corporate courage and commitment. A small percentage of an insured population can generate a disproportionate share of medical claim costs for an employer. However, a culture of health goes beyond improving the health of at-risk employees. It is equally as important to engage the healthy employees to ensure they stay healthy,” said Joseph A. O’Brien, President and CEO of Interactive Health. “Using our proprietary scientific methodology, employees are held accountable for meeting individual health goals. Our approach is proven to reduce overall health care costs by 20 percent.”

For more information on “Healthiest Companies in America,” visit www.interactivehealthinc.com/healthiest-companies-in-america.asp

The 2012 “Healthiest Companies in America” include:

Arizona

- SCF Arizona – Phoenix
- The Sundt Companies – Tucson

California

- PAQ, Inc. – Lathrop
- Harris Moran Seed Company – Modesto
- Hitachi Data Systems – Santa Clara
- Tri-County Schools Insurance Group – Yuba
- Verdugo Hills Hospital – Glendale

Colorado

- PCL Construction – Denver

- Quantum Corporation – Colorado Springs

Illinois

- Accretive Health, Inc. – Chicago
- Barry Callebaut – Chicago
- C.H. Robinson Worldwide, Inc. – Wood Dale
- CCC Information Services Inc. – Chicago
- Chicago Fire Fighters Union Local 2 – Chicago
- Chicago Fraternal Order of Police – Chicago
- Cummins Allison Corp – Mt. Prospect
- Forsythe Technology Inc. – Skokie
- Ideal Industries, Inc. – Sycamore
- Knox College – Galesburg



- Lake Land College – Mattoon
- Lake County – Waukegan
- Maui Jim, Inc. – Peoria
- Mendota Community Hospital – Mendota
- Old Second National Bank – Aurora
- RTC – Rolling Meadows
- Rosecrance Health Network – Rockford
- Southern Illinois Health & Wellness Insurance Trust – Carbondale
- Schawk, Inc. – Des Plaines
- Schneider Electric – Palatine
- Sycamore Community School District 427 – Sycamore
- Takeda Pharmaceuticals – Deerfield

Indiana

- Angie's List – Indianapolis

Kansas

- Stormont-Vail HealthCare – Topeka

Maryland

- Dynasplint Systems, Inc. – Severna Park
- Western Maryland Health System – Cumberland

Michigan

- Maxison Wheels – Northville
- SmithGroupJJR – Detroit

Missouri

- First State Community Bank – Farmington
- Missouri Bankers Association – Jefferson City
- Watlow – St. Louis

New York

- Baker Victory Services – Lackawanna
- EBS-RMSCO – Liverpool
- Excellus BlueCross BlueShield – Rochester
- Lifetime Health Medical Group – Buffalo and Rochester
- MedAmerica – Rochester
- New York Air Brake – Watertown
- O'Brien & Gere – Syracuse
- Univera Healthcare – Buffalo

- Upstate Cerebral Palsy – Utica

Ohio

- American Modern Insurance Group – Amelia
- Humility of Mary Health Partners – Youngstown
- Midmark – Versailles
- Minster Corporation – Minster
- Premier Physician Services – Dayton
- Standard Textile – Cincinnati
- totes-ISOTONER – Cincinnati

Pennsylvania

- Grove City Medical Center – Grove City
- Meadville Medical Center – Meadville

Tennessee

- East Tennessee Children's Hospital – Knoxville

Texas

- Guaranty Bond Bank – Mt. Pleasant

Utah

- Morinda Bioactives – Provo
- Nature's Sunshine Products, Inc. – Provo
- SOS Employment Group – Salt Lake City

Virginia

- CFA Institute – Charlottesville

Washington

- Continental Mills, Inc. – Tukwila

Wisconsin

- City of Franklin – Franklin
- Dohmen – Milwaukee
- Fond du Lac County – Fond du Lac
- Walworth County – Elkhorn
- Waupaca County – Waupaca

Wyoming

- Wyoming Machinery Company – Casper
- Wyoming Medical Center – Casper



About Interactive Health

Interactive Health (www.interactivehealthinc.com) is the leading provider of outcomes-based health management solutions designed to engage employees in the management of their health through early detection and identification of risk factors. Through *Smart Testing* and a personalized health risk assessment, a proven, scientific methodology is applied to detect health risk at the earliest possible stage. If health issues are detected, Interactive Health immediately intervenes to engage individuals with a personalized course of action. A unique achievable goal is assigned to each participant based on individual results and outcomes are measured using Interactive Health's proprietary Health Index. Interactive Health has a 20-year track record of creating the Healthiest Companies in America.

Tricia Johnson
Director of Marketing, Interactive Health
847-754-2652
t.johnson@interactivehealthinc.com

Katie Whitmore
CBD Marketing
312-661-1050
kwhitmore@cbdmarketing.com

F.B.



Peggy A. Romo West

*Milwaukee County Supervisor
12th District
1st Vice-Chairwoman*

March 7, 2013

Mayor Tom Taylor
City of Franklin
9229 W. Loomis Road
Franklin, WI 53132

RECEIVED
CITY OF FRANKLIN
2013 MAR 11 PM 12:22

Dear Mayor Taylor:

Thank you so much for taking time out of what I know is a very busy schedule to join us at the Milwaukee County Mental Health Complex for a tour of our facility.

As you could see, Milwaukee County takes a great deal of pride in providing care and programming that are patient-centered and trauma-informed. Most importantly, the care and programming put the safety, health and welfare of our patients first.

While we care for some of the hardest-to-serve consumers in Milwaukee County, we have made great strides during the last few years in the areas of hospital diversion, access, police diversion and community support. As mentioned on the tour, we have assembled by resolution an amazing group of consumers, family members, advocates, non-profits, faith-based providers and state, county and city government representatives to form the Mental Health Redesign Committee. On February 11, 2013, this Committee presented to the Milwaukee County Health & Human Needs Committee an outline of its SMART Goals, which are plans identified by this group to meet 14 specific goals in areas such as reductions of admissions; readmissions and Chapter 51 (Emergency Detentions); establishment of emergency medical records (this has already begun) within BHD and the criminal justice system so that the two systems interface; creation of a continuum of care within the community; more supportive housing units; financial literacy and planning for consumers through advocacy and assistance with SSI/SSDI process; improvement of consumer satisfaction with their mental health services; and many other important goals.

I look forward to updating you regarding our success with these initiatives in the future.

In the meantime, should you have any comments, questions or concerns regarding the Milwaukee County Mental Health Complex, please feel free to contact me directly at 414-278-4269. In addition, my office will work with your office to schedule a tour with you at your convenience of the Juvenile Detention Facility.

Sincerely,


Peggy A. Romo West

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<p style="text-align: center;">APPROVAL</p> <p style="text-align: center;"><i>Slw</i></p>	<p style="text-align: center;">REQUEST FOR COUNCIL ACTION</p>	<p style="text-align: center;">MEETING DATE</p> <p style="text-align: center;">03/19/13</p>
<p style="text-align: center;">REPORTS & RECOMMENDATIONS</p>	<p style="text-align: center;">STANDARDS, FINDINGS AND DECISION OF THE CITY OF FRANKLIN COMMON COUNCIL UPON THE APPLICATION OF THE ROCK SPORTS COMPLEX, LLC, FOR A SPECIAL EXCEPTION TO CERTAIN NATURAL RESOURCE PROVISIONS OF THE CITY OF FRANKLIN UNIFIED DEVELOPMENT ORDINANCE</p>	<p style="text-align: center;">ITEM NUMBER</p> <p style="text-align: center;"><i>6.1.</i></p>

At their meeting on February 27, 2013, the Environmental Commission recommended conditional approval of a Special Exception to certain natural resource provisions of the Unified Development Ordinance. The Environmental Commission's Special Exception Application Review and Recommendation form, dated March 1, 2013, is attached.

At the regular meeting of the Plan Commission on March 7, 2013, following a properly noticed public hearing, the following action was approved: move to recommend approval of The Rock Sports Complex Natural Resource Features Special Exception pursuant to the Standards, Findings and Decision recommended by the Plan Commission and Common Council consideration of any Environmental Commission recommendation, which the Plan Commission supports.

COUNCIL ACTION REQUESTED

Adopt the standards, findings and decision of the City of Franklin Common Council upon the application of The Rock Sports Complex, LLC, for a special exception to certain natural resource provisions of the City of Franklin Unified Development Ordinance.

Draft 3/1/13

Standards, Findings and Decision
of the City of Franklin Common Council upon the
Application of The Rock Sports Complex, LLC for a Special Exception to Certain
Natural Resource Provisions
of the City of Franklin Unified Development Ordinance

Whereas, The Rock Sports Complex, LLC, having filed an application dated January 18, 2013, 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 March 1, 2013 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 March 7, 2013 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 7900 West Crystal Ridge Drive, zoned Planned Development District No. 37 (The Rock Sports Complex) and FW Floodway 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 January 18, 2013 by The Rock Sports Complex, LLC, 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, the WDNR has ordered the removal of these wetlands as part of the ongoing maintenance of the cap of the closed Milwaukee County Landfill.*

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: *There is no alternative for filling the wetlands and their associated buffers and setbacks, as removal of these wetlands is required by the WDNR to maintain the integrity of the landfill cap. Also, the applicant for the project acknowledges it is furnishing an upgrade to an existing facility and is not seeking a new site or development.* ; 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: *The proposed Special Exception will not undermine the ability to apply or enforce natural resource protection requirements with respect to other properties. Furthermore, mitigation should not be required in this case, because the wetlands to be filled are the result of a lack of maintenance of the landfill cap and were not part of the original grading plan as proposed by Milwaukee County.* ; and

c. be in harmony with the general purpose and intent of the provisions of this Ordinance proscribing the requirement: *The proposed Special Exception will 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: *The Rock Sports Complex development will meet all PDD No. 37 setback requirements.*
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: *The subject property is unique because it is a closed landfill, which is subject to WDNR requirements.*
3. Existing and future uses of property; useful life of improvements at issue; disability of an occupant: *The proposed special exception will benefit the existing landfill by protecting the encapsulated waste from surface water runoff. The proposed special exception will also benefit Phase II of the Rock Sports Complex development, which is a proposed future use of the site.*
4. Aesthetics: *The overall aesthetics of the site will not be negatively impacted by the proposed special exception.*
5. Degree of noncompliance with the requirement allowed by the Special Exception: *The applicant is proposing to fill 4 wetlands with 0.76 total affected acres, 4 wetland buffers with 1.80 total affected acres and 4 wetland setbacks with 1.46 total affected acres, to allow re-grading of the Milwaukee County Landfill cap to prevent ponding and improve drainage. Furthermore, the applicant is requesting an exemption from the mitigation requirements outlined in Section 15-4.0103 of the UDO.*
6. Proximity to and character of surrounding property: *The Root River Parkway (Village of Greendale) to the north; Loomis Road (State Highway 36) to the south; single-family residences to the east, and single-family residences and vacant land zoned commercial to the west.*
7. Zoning of the area in which property is located and neighboring area: *The Rock Sports Complex is zoned PDD No. 37 and FW Floodway District. Neighboring areas are zoned R-2 Estate Single-Family Residence District, B-1 Neighborhood Business District and A-1 Agricultural District.*

8. Any negative affect upon adjoining property: *No negative affect upon adjoining property is perceived.*

9. Natural features of the property: *The applicant is only proposing to impact those natural resource features located on the existing landfill cap. There are other natural resource features on the site, which the applicant is not proposing to impact including: mature woodland, young woodland, wetland, wetland buffer, wetland setback, shore buffer and floodplain.*

10. Environmental impacts: *The proposed Special Exception will actually protect the environment by allowing proper maintenance of the landfill cap. A properly maintained landfill cap promotes drainage and prevents ponding, thus preventing water from infiltrating into the landfill and protecting local groundwater from potential contamination.*

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 March 1, 2013, 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 The

Rock Sports Complex, LLC and all other applicable provisions of the Unified Development Ordinance. 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 _____, 2013.

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2013.

APPROVED:

Thomas M. Taylor, Mayor

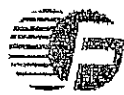
ATTEST:

Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____

Franklin
City Development
Jan 1 2013

Planning Department
9229 West Loomis Road
Franklin, Wisconsin 53132
Email: generalplanning@franklinwi.gov



City of Franklin

Phone: (414) 425-4024
Fax: (414) 427-4691
Web Site: www.franklinwi.gov

NATURAL RESOURCE SPECIAL EXCEPTION APPLICATION

(Complete, accurate and specific information must be entered, including full legal names. Please Print.)

Date: Jan 14, 2013

Property Owner(s)/Legal Entity: Milwaukee Co. Applicant (Legal Business Owner Name): _____
Rock Sports Complex LLC

Address: 2711 W. Wells Street Address: 4000 Loomis Rd, Suite 310
City: Milwaukee State: WI Zip: 53208 City: Milwaukee State: WI Zip: 53220
Phone: 414-278-4891 Fax: 414-223-1853 Phone: 900-525-6133 Fax: _____
Email Address: _____ Email Address: _____

Project/Development Name: The Rock Sports Complex
Project Description: Baseball, softball, mountain bike, BMX, ski, and snowboard Facility
Project Property Address: 7900 Crystal Ridge Dr. Project Tax Key No(s): See Attached
Existing Zoning: See Attached Proposed Zoning: _____ Existing Use: _____ Proposed Use: _____
2025 CMP Land Use Identification*: _____
* The 2025 CMP Future Land Use Map is available at:
[http://www.franklinwi.gov/Default.aspx?SiteID=1&User/Planning/2025CMP/2025 CMP Ch5 2025Future Land Use Map2.pdf](http://www.franklinwi.gov/Default.aspx?SiteID=1&User/Planning/2025CMP/2025%20CMP%20Ch5%202025Future%20Land%20Use%20Map%20.pdf)

- All Natural Resource Special Exception submittals must include and be accompanied by the following:
- This Application form accurately completed and with original signatures (facsimiles and copies will not be accepted).
 - Application Filing Fee: \$500, payable to the City of Franklin.
 - Ten copies of a Project Narrative describing the project.
 - Names and Addresses of all abutting and opposite property owners of records, as required by Section 15-9.0110(A) of the UDO*.
 - An electronic copy of the Legal Description for the subject property.
 - Ten 24x36 inch copies of the Plat of Survey, as required by Section 15-9.0110(B) of the UDO, collated and folded into 9 x 12 inch sets.
 - Ten 24 x 36 inch colored copies of the Natural Resource Protection Plan (NRPP), collated and folded into 9 x 12 inch sets, and three copies of the NRPP report, if applicable. See Sections 15-4.0102 and 15-7.0201 of the UDO for information that must be denoted on or included with the NRPP.
 - Ten copies of the completed Special Exception Question and Answer Form (from Section 15-9.0110C. of the UDO).
 - One copy of all necessary governmental agency permits for the project or a written statement as to the status of any application for each such permit.
- * The City's Unified Development Ordinance (UDO) is available at www.franklinwi.gov.

- A meeting must be scheduled with the Planning Department prior to Application submittal.
- Upon receipt of a complete submittal, staff review will be conducted within ten business days.
- All Natural Resource Special Exception requests require Environmental Commission and Plan Commission review, a public hearing at a Plan Commission meeting, and Common Council approval.
- See Section 15-10.0208 of the UDO for Natural Resource Special Exception review and approval procedures.

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. §9A3.13.

(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).

Signature of Applicant: [Signature] Signature of Property Owner: [Signature]
Name and Title: Mike [unclear] CEO Name and Title: Franklin [unclear] Director
Date: 1/16/2013 Date: 1/17/13

Franklin

Signature of Property Owner: _____
Name and Title: _____

JAN 18 2013

City Development

Natural Resource Special Exception Application – Supplemental Material

Applicant: Rock Sport Sports Complex, LLC

Project Property: 7900 W. Crystal Ridge Drive
414-529-7669

Existing Zoning: Planned Development District No. 37 and FW Floodway District

Project Tax Key No(s): 744-8980-001, 708-8996-000, 708-8999-000, 744-8985-001, 744-8985-002, 744-8988-000, 744-8989-000, 745-0029-000, 745-8998-000, 745-8999-004.

Supplemental Material: Question and Answer Form:

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

Response:

- We request an exemption from section 15-4.0102(G) for filling of the wetlands described as non-jurisdictional wetlands in the R.A. Smith National report (labeled as artificial wetlands on the NRPP)
- We request an exemption from section 15-4.0102(H) for land disturbance with the wetland buffers as part of the above requested exemption.
- We request an exemption from section 15-4.0102(I) for land disturbance of the wetland setback as part of the above requested exemptions.
- We request an exemption from Section 15-4.0103 – Natural Resource Feature Mitigation as part of the above requested exemptions.

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

Response: There are 5 isolated areas that exhibit wetland qualities and one wetland area that is on the bank of the Root River. Areas A, B, C, and E are isolated areas located on or partially on the landfill cover and from here out will be termed Artificial Wetlands. These 4 isolated areas are considered non-jurisdictional by the WDNR. The fifth isolated area, Area D, is not located on the cover of the closed landfill and will not be disturbed. The wetland area on the bank of the Root River will not be disturbed. Areas A, B, and C are located on the south side of the Crystal Ridge Landfill and are within the Phase 2 development area for The Rock Sports Complex. Area D is also located on the south side of the site but is within the future Phase 3

development area. Area E is not located in any planned development phase are is part of the ski hill. All the areas were surveyed and areas were calculated. Area A is 21,300 sf, Area B is 1,949 sf, Area C is 3,538 sf, Area D is 3,298 sf, and Area E is 6,257 sf. The Root River wetland area is 20,761 sf however this is only a small portion of a much larger wetland along the banks of the Root River.

c. Statement of the reasons(s) for the request.

Response: The reason for the request is to proceed with maintenance of the landfill cover as required by the WDNR.

d. Statement of the reasons why the particular request is an appropriate case for 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:

1) Background and purpose of the project

(a) Describe the project and its purpose in detail. Include any pertinent construction plans.

Response: The primary purpose of this work to grade the wetland areas is to fulfill the direction of the WDNR to provide maintenance for the cover of the closed Crystal Ridge Landfill. The secondary purpose is to provide mass grading for The Rock Sports Complex in order to construct baseball diamonds and associated parking.

(b) State whether the project is an expansion of an existing work or new construction.

Response: The filling and/or grading activity of the artificial wetlands is an operations concern for ongoing maintenance of the closed landfill and therefore is existing work. Construction of The Rock Sports Complex on the surface of the closed landfill should be classified as new construction.

(c) 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.

Response: First the removal of the artificial wetlands is a function of ongoing maintenance of the closed landfill. Since there is no alternate location for maintenance of this particular site, the work must include removal of the artificial wetlands in the locations designated.

Second, The Rock Sports Complex is a unique development of baseball diamonds, a restaurant, parking and other amenities. The style of development with large open spaces required is an excellent reuse of the closed landfill surface. In this case, the integrity of the landfill cover can be maintained while allowing the sports complex use. Since the closed landfill has been dormant for years with limited use, the sports complex is an excellent opportunity to enhance the site both environmentally and aesthetically.

2) Possible Alternatives

- (a) 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.

Response: Strictly in terms regarding the sports complex development and ignoring the maintenance of the closed landfill, the project could move forward without impacting the artificial wetland areas. The result would be fewer baseball diamonds and a smaller overall project.

- (b) 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.

Response: A minimum of two fields, one large 300' field and one smaller 200ft field, with associated parking would be eliminated in order to redesign, avoid, and preserve the artificial wetlands.

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

Response: The project needs are to construct 6 baseball/softball fields in the phase two portion of this project. Eliminating two fields in

phase two will hurt the economic viability of the overall project. Removal of these fields and parking will not meet the project needs.

- (d) State what geographic areas were searched for alternative sites.

Response: It is unknown what other geographic areas were searched initially. With Phase 1 construction underway and therefore a significant investment in Phase 1, it is unlikely that other geographic areas have been considered for Phase 2.

- (e) 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 this area.

Response: Please see the response to Sub. 2) (d) above.

- (f) State what will occur if the project does not proceed.

Response: As stated above the WDNR has required the removal of these artificial wetlands as part of ongoing maintenance of the closed Crystal Ridge Landfill. If development of the sports complex is required to cease, the landfill maintenance and removal of the artificial wetlands will still proceed in accordance with the WDNR requirements.

3) Comparison of Alternatives

- (a) State the specific cost 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 resources loss to the community.

Response: Costs have not been calculated however a significant amount of money (in excess \$2,000,000) has already been invested into Phase 1 of this project with 6 ball fields already substantially complete. The owner of the complex is considering bringing Phase 2 online sometime during 2013.

- (b) State any logistical reasons limiting any of the possible alternatives set forth under sub. 2. above.

Response: From an operational standpoint, the landfill cover should be maintained free of depressions to limit the amount of potential

surface water infiltration into the waste layers of the landfill. Water coming in contact with landfill waste is called leachate. Leachate may contain pollutants from waste within the landfill. Limiting infiltration into the landfill will reduce the amount of leachate generated within the landfill. Leachate will move vertically through the landfill until it comes to a limiting layer such as clay or a landfill base liner or could freely encounter the local groundwater table. In this case, the intent to maintain the integrity of the landfill cover is to help limit the amount of leachate that could potentially seep into groundwater beneath the landfill. So logically, grading out artificial wetlands on the landfill cover is a good practice as part of environmental stewardship of the land.

- (c) State any technological reasons limiting any of the possible alternatives set forth under sub. 2 above.

Response: Please see the response to sub 3) (b) above.

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

Response: None.

- 4) 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 navigable water, shore buffer, wetland, wetland buffer, and/or wetland setback impacts.

Response: As stated above the WDNR has required the removal of the artificial wetlands as part of ongoing maintenance of the closed Crystal Ridge Landfill. The proposed sports complex project is a new development that should be viewed as independent of the ongoing landfill maintenance. The sports complex is a beneficial reuse of virtually unusable land that will provide tax base and generate significant interest in the area for commercial business.

- 5) Stream or other navigable water, shore buffer, wetland, wetland buffer, and wetland setback description. Describing 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 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.

Response: Only the artificial wetlands described in b. above will be impacted. The artificial wetlands are all isolated and are of low quality since they have been depressions formed by settlement of the landfill over time. The depression areas collected water and wetland indicator plants grew up in these areas over time. The wetland report as prepared by RA Smith National terms these areas as "non-jurisdictional" wetlands and provides limited description.

6) Stream or other navigable water, shore buffer, wetland, wetland buffer, and wetland setback impacts. Describe in detail any impacts to the following functional values of the stream or other navigable water, shore buffer, wetland, wetland buffer, and/or wetland setback:

(a) Diversity of flora including State and/or Federal designated threatened and/or endangered species.

Response: No known impact

(b) Storm and flood water storage

Response: The small isolated areas would have limited storm water storage that for reasons described above should not be encouraged on the cover of a closed landfill.

(c) Hydrologic functions.

Response: Please see response to sub. 6) (b) above.

(d) Water quality protection including filtration and storage of sediments, nutrients or toxic substances.

Response: As stated above, the purpose to not allow wetlands or standing water on the landfill cover is to discourage surface water infiltration into the waste layer. Leachate generated within the landfill could mobilize toxic substances into the local groundwater below the landfill.

(e) Shoreline protection against erosion.

Response: No known impact

(f) Habitat for aquatic organisms

Response: Limited value

(g) Habitat for wildlife

Response: Limited value

(h) Human use functional value

Response: No known value

(i) Groundwater recharge/discharge protection

Response: Please see response to sub. 3) (b) above.

(j) Aesthetic appeal, recreation, education, and science value.

Response: No known value.

(k) Specify any State or Federal designated threatened or endangered species or species of special concern.

Response: No known impact

(l) Existence within a shoreland.

Response: No known impact

(m) 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.

Response: The Root River area on the north side of the site is within existing primary environmental corridor as mapped by the Southeastern Wisconsin Regional Planning Commission. The areas of the Crystal Ridge Landfill including all of our development areas are not within any existing or planned primary or secondary environmental corridor.

7) Water quality protection. Describe how the project protects the public interest in the waters of the State of Wisconsin.

Response: The State has not taken jurisdiction of these artificial wetlands and henceforth there is no public interest as it pertains to the State. Existing wetlands and waters of the State of Wisconsin such as the Root River and adjacent wetlands, will not be impacted

with this construction. And as stated in sub. 3) (b) above water quality is better protected with removal of the artificial wetlands.

Comments with Responses

Date: February 15, 2013

To: City of Franklin

From: The Rock Sports Complex, LLC

Response by: Evan Nickodem, McClure Engineering Associates, Inc.

City of Franklin Department of City Development

Date: February 1, 2013

To: The Rock Sports Complex, LLC

From: City Development Staff

RE: The Rock Natural Resource Special Exception – Staff Comments

Please be advised that City Staff has reviewed the above application. Department comments are as follows for the Natural Resource Special Exception Application submitted by The Rock Sports Complex, LLC and City file-stamped on January 18, 2013.

Unified Development Ordinance (UDO) Requirements

Natural Resource Protection Plan

1. Please indicate the location of the proposed development, project, Certified Survey Map, subdivision plat, or condominium per Section 15-7.0201-B of the UDO. Specifically, please state the entire address (7900 W. Crystal Ridge Drive). Currently, the plans state, "Crystal Ridge Drive".

Response: the address has been added to both the Property Survey drawing and the NRPP drawing. The address has also been added to the supplemental materials sheets for the Natural Resource Special Exception Application.

2. Please indicate the names, addresses and telephone numbers of the owners, subdividers, lessee and/or developer per Section 15-7.0201-C of the UDO. Specifically, please include the name, address and telephone number for The Rock Sports Complex, LLC.

Response: the name, address, and telephone number for the Rock Sports Complex, LLC has been added to the NRPP plan and the supplemental materials for the Natural Resource Special Exception Application.

3. Please remember to include all applicable revision dates per Section 15-7.0201-D of the UDO.

Response: the revision dates have been added to the NRPP as requested.

4. Please show the site boundary line of the site with dimensions using a solid line. Also, indicate the total land area encompassed by the site per Section 15-7.0201-E of the UDO. It appears the site boundary is depicted as a solid gray line. If this is the case, simply add this to the legend. Also, please identify the dashed orange line and the dashed gray phase boundaries in the legend.

Response: Line types have been added to the legend to identify the various lines on the NRPP and notes have been added to the plan to specifically designate the differing lines.

5. Please show the location, ownership, widths, and names of all existing and previously platted streets, right-of-ways, parks, and other public or open spaces location within or adjacent to the subject property per Section 15-7.0201-G of the UDO. Specifically, please label right-of-way widths for South 76th Street and West Crystal Ridge Drive.

Response: Right-of-way widths for 76th Street, Crystal Ridge Drive, and Rawson Avenue have been added to the NRPP.

6. Please show the location and dimensions of all easements per Section 15-7.0201-H of the UDO. I seem to recall the existence of an electrical easement along the southern property boundary? If such an easement exists, please show it on the NRPP.

Response: The documentation we have for the site properties does not indicate any easements on the property or along property boundaries.

7. Per Section 15-7.0201-I of the UDO, please provide the location and extent of existing natural resource features as defined by Divisions 15-4.0100 and 15-11.0100.

Response: Information has been added to the plan to specifically designate the area of wetland buffer, wetland setback, floodplain, mature woodland, and young woodland. Location information for the mature woodland and young woodland are as surveyed by RA Smith National using GPS on September 11, 2012.

8. Please graphically and numerically depict those natural resource features that will be disturbed and those that will be preserved per Section 15-7.0201-J of the UDO.

Response: All natural resource features within Phase 1 and 2 that are to be disturbed or preserved are indicated graphically on the NRPP and in table format on the side margin of the NRPP. Natural resource features outside of the limits of either Phase 1 or Phase 2 are provided for reference only.

9. Per Section 15-7.0201-K of the UDO, please provide a graphic illustration and notes relating those natural resource features, which are to be preserved, will actually be preserved in perpetuity using conservation easements, deed restrictions, protective covenants, etc.

Response: All natural resource features to be preserved are located outside of both the Phase 1 and Phase 2 boundaries and therefore are outside of the scope of this NRPP.

10. Please submit site intensity and capacity calculations as required by Section 15-7.0201-N of the UDO. This includes Tables 15-3.0503 & 15-3.0505 of the UDO.

Response: Site intensity and capacity calculations are provided, Tables 15-3.0502, 15-3.0503, and 15-3.0505.

Staff Recommendations

Natural Resource Protection Plan (NRPP)

1. Please remove the note which states, "No protected natural resource features present within Phase II Limits". There are numerous protected natural resource features located within Phase II.

Response: The note has been modified to indicate the artificial wetlands which are to be removed as part of the work within the limit of Phase 2.

2. Please remove the Amphitheater notation from the NRPP, as this facility has not yet received the proper approvals from the City of Franklin.

Response: The notation for Amphitheater has been removed from the NRPP.

3. Please use the term 75' Shore Buffer or Shore Buffer, rather than, "Shoreland Setback" in the Legend.

Response: The legend has been modified to indicate a Shoreland Buffer (75 FT).

4. Please refer to the, "Root River Wetland Area" as Wetland Area F, to be consistent with the lettering for the other wetlands.

Response: The notation for the Root River Wetland has been modified to include the term "Area F" to coordinate with the lettering used in other correspondence.

5. Please identify any floodplain that is located outside of the Shore Buffer, Wetland Area F, or Stream. I'm not certain whether or not this will apply.

Response: The floodplain is identified in this area at elevation 708. There is a small area where the floodplain extends beyond the limit of the wetland setback and shoreland buffers on the northwest corner of the site. This area is outside of both the Phase 1 and Phase 2 limits.

6. Please differentiate between the *Wetland Buffer* and the *Wetland Setback*. Currently, you are only depicting a wetland setback. The Wetland Buffer is 30 feet from the landward edge of the delineated wetland. The Wetland Setback is 50 feet from the landward edge of the delineated wetland. It's easiest to think about the two features in this way... a 30 foot Wetland Buffer and a 20 foot Wetland Setback (20 additional feet from the 30 foot Wetland Buffer). Please include separate area calculations for each feature in your Site Intensity and Capacity Calculations.

Response: Information has been added to the plan to specifically designate the area of wetland buffer, and wetland setback. The wetland buffer areas are presented on Table 15-3.0503 per the UDO requirements.

7. The applicant shall indicate all non-disturbed Natural Resource Features in Conservation Easements. Please provide a Conservation Easement Document and Exhibits for City Staff review. Attached, please find the City's Conservation Easement template.

Response: All natural resource features to be preserved are located outside of both the Phase 1 and Phase 2 boundaries and therefore are outside of the scope of this NRPP, as a result conservation easements are not required for either Phase 1 and Phase 2.

8. If you have received a USACE Concurrence Letter for Wetland Area D and Wetland Area F (currently labeled Root River Area), then please include it with your re-submittal.

Response: A concurrence letter for the wetland areas D and F has been received by the USACE dated January 2013. The letter is included with this submittal.

9. Please provide the name of the person who performed the wetland delineation and the date of the wetland delineation on the face of the NRPP.

Response: This information is now supplied on the NRPP.

10. The Conservation Easement Document should include the following:

1. Please provide individual exhibit(s) for all natural resources that are to be protected as part of this development. This includes but is not limited to; mature woodlands, wetlands, wetland buffers, wetland setbacks, stream, shore buffer, floodplain, etc.

Response: All natural resource features to be preserved are located outside of both the Phase 1 and Phase 2 boundaries and therefore are outside of the scope of this NRPP, as a result conservation easements are not required for either Phase 1 and Phase 2.

Other

11. You do not have to submit the entire Wetland Delineation Report for all of the copies included in your re-submittal. Please submit three (3) copies of R.A. Smith's complete Addendum to the Wetland Delineation Report. The remaining fifteen (15) copies may be a summary of the Wetland Delineation Report and addendum, without all of the appendices.
12. Please include a wetland map in the Wetland Delineation Report.
13. All fifteen (15) copies of the property survey included in your re-submittal may be 11" x 17".

Engineering Staff Comments

The Franklin Engineering Department has reviewed this submittal for a Special Exception and has one comment.

14. Any resultant site changes relative to the approval of this request for a Natural Resource Special Exception will require a revised grading plan to be submitted by the developer's engineer for changes for those areas.

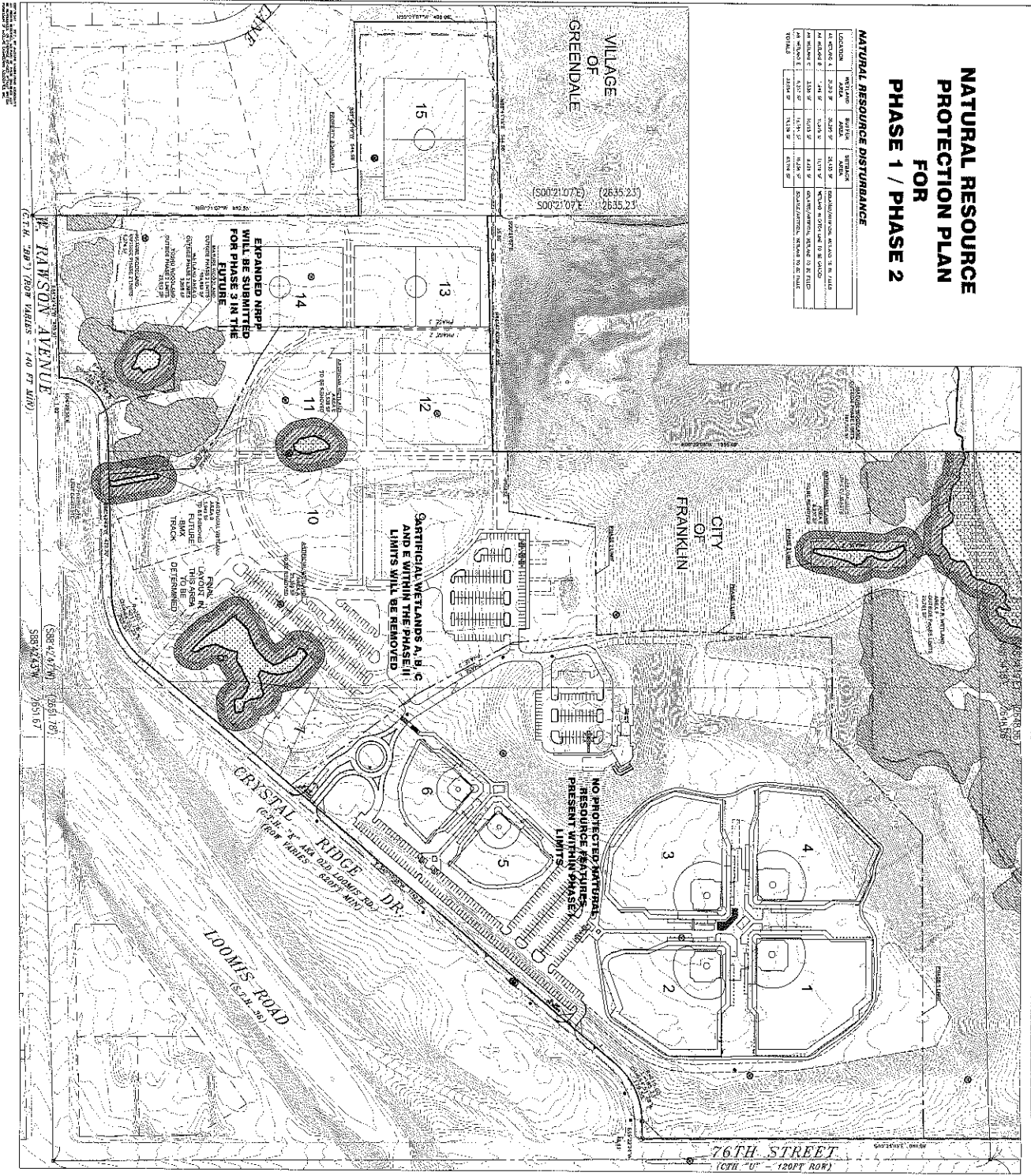
Police Department Staff Comments

15. The Franklin Police Department has no police related concerns with reference to the applicant's request for approval of a Natural Resource Special Exception for the Rock Sports Complex located at 7900 W. Crystal Ridge Drive.

NATURAL RESOURCE PROTECTION PLAN FOR PHASE 1 / PHASE 2

NATURAL RESOURCE DISTURBANCE

LOCATION	AREA	PHASE	STATUS	DESCRIPTION
1	2.50 AC	PHASE 1	EXISTING	RESIDENTIAL LOT WITH EXISTING GARAGE
2	2.50 AC	PHASE 1	EXISTING	RESIDENTIAL LOT WITH EXISTING GARAGE
3	2.50 AC	PHASE 1	EXISTING	RESIDENTIAL LOT WITH EXISTING GARAGE
4	2.50 AC	PHASE 1	EXISTING	RESIDENTIAL LOT WITH EXISTING GARAGE
5	2.50 AC	PHASE 1	EXISTING	RESIDENTIAL LOT WITH EXISTING GARAGE
6	2.50 AC	PHASE 1	EXISTING	RESIDENTIAL LOT WITH EXISTING GARAGE
7	2.50 AC	PHASE 1	EXISTING	RESIDENTIAL LOT WITH EXISTING GARAGE
8	2.50 AC	PHASE 1	EXISTING	RESIDENTIAL LOT WITH EXISTING GARAGE
9	2.50 AC	PHASE 1	EXISTING	RESIDENTIAL LOT WITH EXISTING GARAGE
10	2.50 AC	PHASE 1	EXISTING	RESIDENTIAL LOT WITH EXISTING GARAGE
11	2.50 AC	PHASE 1	EXISTING	RESIDENTIAL LOT WITH EXISTING GARAGE
12	2.50 AC	PHASE 1	EXISTING	RESIDENTIAL LOT WITH EXISTING GARAGE
13	2.50 AC	PHASE 1	EXISTING	RESIDENTIAL LOT WITH EXISTING GARAGE
14	2.50 AC	PHASE 1	EXISTING	RESIDENTIAL LOT WITH EXISTING GARAGE
15	2.50 AC	PHASE 1	EXISTING	RESIDENTIAL LOT WITH EXISTING GARAGE



LEGEND

- Lot / Paved / Shell
- Asphalt
- Gravel
- Gravel (10% Fines)
- Gravel (20% Fines)
- Gravel (30% Fines)
- Gravel (40% Fines)
- Gravel (50% Fines)
- Gravel (60% Fines)
- Gravel (70% Fines)
- Gravel (80% Fines)
- Gravel (90% Fines)
- Gravel (100% Fines)
- Gravel (110% Fines)
- Gravel (120% Fines)
- Gravel (130% Fines)
- Gravel (140% Fines)
- Gravel (150% Fines)
- Gravel (160% Fines)
- Gravel (170% Fines)
- Gravel (180% Fines)
- Gravel (190% Fines)
- Gravel (200% Fines)

REVISIONS

NO.	DATE	DESCRIPTION
1	08/12/12	ISSUED FOR PERMITTING
2	08/12/12	ISSUED FOR PERMITTING
3	08/12/12	ISSUED FOR PERMITTING
4	08/12/12	ISSUED FOR PERMITTING
5	08/12/12	ISSUED FOR PERMITTING
6	08/12/12	ISSUED FOR PERMITTING
7	08/12/12	ISSUED FOR PERMITTING
8	08/12/12	ISSUED FOR PERMITTING
9	08/12/12	ISSUED FOR PERMITTING
10	08/12/12	ISSUED FOR PERMITTING
11	08/12/12	ISSUED FOR PERMITTING
12	08/12/12	ISSUED FOR PERMITTING
13	08/12/12	ISSUED FOR PERMITTING
14	08/12/12	ISSUED FOR PERMITTING
15	08/12/12	ISSUED FOR PERMITTING

McClure Engineering Associates, Inc.
 547 North 11th Court
 Franklin, Wisconsin 53125
 TEL: 608-616-4800 FAX: 608-616-8555

NATURAL RESOURCE PROTECTION PLAN
ROCK SPORTS COMPLEX
 7900 W. Crystal Ridge Drive
 414-920-7660
 Franklin, Wisconsin
 FILE NAME: 11-40-PROJECTS\2012\11-40-ROCK SPORTS COMPLEX.DWG
 JOB NUMBER: 08-15-11-033

January 23rd, 2013

Mr. Evan Nickodem
Vice President/Division Manager
McClure Engineering & Associates, Inc
5417 N. 118th Court
Milwaukee, WI 53225

Re: Report Addendum to the December 18th, 2012 Rock Sports Complex Wetland Delineation
Report, City of Franklin & Village of Greendale, Milwaukee County, Wisconsin
RASN Project #: 1120162

Dear Mr. Nickodem,

R.A. Smith National, Inc. (RASN) is pleased to provide this Wetland Delineation Report Addendum for an approximately 140-acre Project Area located at the proposed Rock Sports Complex (also known as Crystal Ridge Landfill) in the City of Franklin and Village of Greendale, Milwaukee County, Wisconsin. The purpose of this addendum is to describe four areas on the landfill cap within the active limits of waste that exhibited wetland characteristics during our site visits on August 14th and September 11th, 2012.

The four areas are depicted on the attached Natural Resource Protection Plan (NRPP) updated January 21, 2013. Each area was classified as a drainage and maintenance issue by the Wisconsin Department of Natural Resources' Waste Program in accordance with Wis. Admin. Code NR 506.08(3). A memo from the Waste and Materials Management Department dated 10/31/2012 discusses each area, identifying them as landfill cap maintenance issues and instructs the contractor to improve drainage and prevent ponding. These are areas where landfill cap settling and water ponding has occurred, resulting in the establishment of wetland vegetation, hydrology and soil characteristics. Based on our site visits, below is a description of each of the 4 areas:

Artificial Wetland Area B: This 1,949 sq ft area is located at the end of a riprapped drainage ditch. The ditch was constructed in 1998 to convey stormwater from the surrounding capped landfill to a ditch located along Crystal Ridge Drive. The riprap stopped several feet back from Crystal Ridge Drive, and the area had been accumulating water over the years. Dominant vegetation includes green ash (*Fraxinus pennsylvanica*), reed canary grass (*Phalaris arundinacea*) and peach-leaf willow (*Salix amygdaloides*). Soils were indicative of past disturbance (e.g., fill & grading), but contained redoximorphic concentrations starting at 5" below the soil surface.

Artificial Wetland Area C: This 3,538 sq ft area is located on the capped O'Malley landfill. The cap was installed in 1998. Wetland vegetation has become established in this area due to settling on the cap. Dominant vegetation includes reed canary grass, Kentucky bluegrass (*Poa pratensis*), Torrey's rush (*Juncus torreyi*) and path rush (*Juncus tenuis*). Gravel fill was present in the soil profile at 9" and below, and redoximorphic concentrations started at 4" below the soil surface.

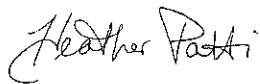
Artificial Wetland Area A: This 21,310 sq ft area is located on the Dorr Landfill near Crystal Ridge Drive. According to the Waste and Materials Management 10/31/2012 memo, this cap is very old and has settled over the years. Dominant vegetation includes Torrey's rush, path rush, reed canary grass, cattails (*Typha* spp.) and giant reed grass (*Phragmites australis*). The soils were very disturbed in this area, with gravel fill throughout the soil profile. Redoximorphic concentrations were observed at 7" below the soil surface.

Rock Sports Complex - Wetland Delineation Addendum
McClure Engineering Associates, Inc.
Page 2 / January 23rd, 2013

Artificial Wetland Area E: This 6,257 sq ft area is on the north side of the landfill and was created by surfacewater runoff and settling on the cap. Dominant vegetation includes reed canary grass, purple loosestrife (*Lythrum salicaria*), lake sedge (*Carex lacustris*), narrow-leaved cattail (*Typha angustifolia*) and Torrey's rush (*Juncus torreyi*). Soils were also very disturbed in this area, with gravel fill throughout the soil profile. Redoximorphic concentrations were observed at 5" below the soil surface.

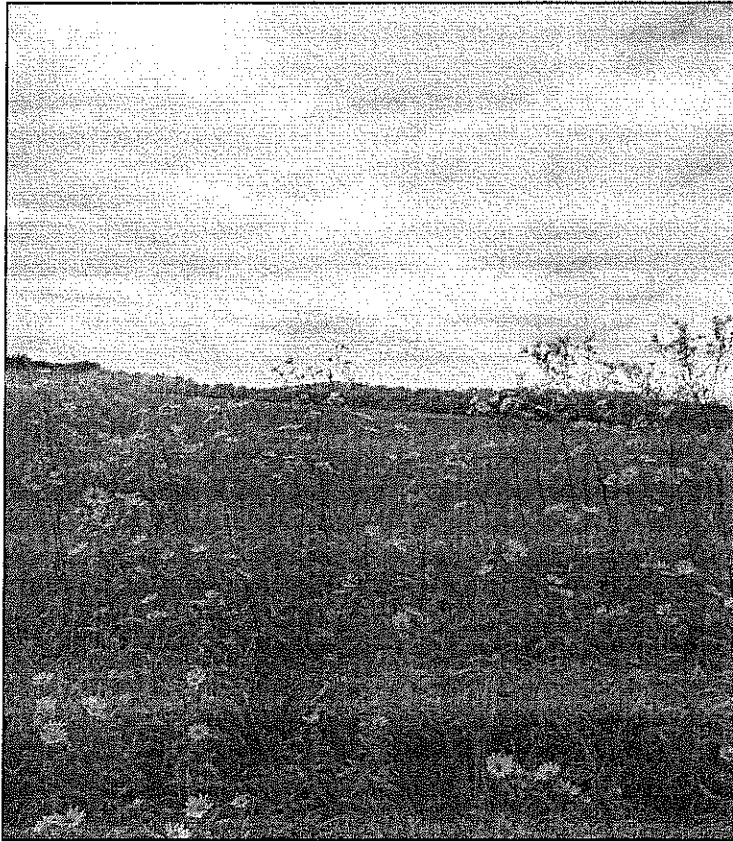
We hope that this additional information is useful for the Natural Resource Special Exemption process. If you have any questions or need additional information feel free to give me a call at (262) 317-3361 or (262) 822-6120 cell. Thank you!

Sincerely,

A handwritten signature in cursive script that reads "Heather Patti".

Heather D. Patti, PWS
Lead Ecologist/Project Manager

Wetland Delineation Report



Proposed Rock Sports Complex

**City of Franklin & Village of Greendale,
Milwaukee County, Wisconsin**

RASN Project No. 1120162

December 18th, 2012

Wetland Delineation Report

Proposed Rock Sports Complex
City of Franklin & Village of Greendale,
Milwaukee County, Wisconsin

Prepared by:

Heather Patti, PWS
Lead Ecologist/Project Manager
&

Tina Myers, PWS
Ecologist/Project Manager

R.A. Smith National, Inc.
16745 W. Bluemound Road, Suite 200
Brookfield, WI 53005-5938
(262) 781-1000

Prepared for:

McClure Engineering Associates, Inc.
5417 North 118th Court
Milwaukee, WI 53225

December 18th, 2012

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- Figure 3: NRCS Soil Survey of Milwaukee County
- Figures 4A-D: Aerial Photographs (1995, 2000, 2005 & 2010)
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- Figure 7: SEWRPC Environmental Corridor Map
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Appendix 3: Wetland Determination Data Forms – Midwest Region

December 18th, 2012

INTRODUCTION

R.A. Smith National, Inc. (RASN) is pleased to provide this Wetland Delineation Report for an approximately 140-acre Project Area located at the proposed Rock Sports Complex (also known as Crystal Ridge Landfill) in the City of Franklin and Village of Greendale, Milwaukee County, Wisconsin (Appendix 1, Figure 1). The land within the Project Area is owned by Milwaukee County, and consists of a capped landfill that is currently used for recreation. The County also owns some of the adjoining property to the north and west of the Project Area.

The 140-acre study area is located primarily in the SE $\frac{1}{4}$ of Section 4, Township 5 North, Range 21 East (Appendix 1, Figure 1). The property is bordered by South 76th Street to the east, Crystal Ridge Drive and Rawson Avenue to the south, the Root River and its associated wetlands and woodlands the north, and wetlands, mixed hardwood forest, and residential properties to the west.

The purpose of the wetland delineation was to identify the proximity and extent of wetlands within the property in association with proposed phases for the "Rock Sports Complex". Two (2) jurisdictional wetlands (wetlands "W-1 and W-2") were identified and delineated within the Project Area. Four other areas exhibiting wetland characteristics, located within the active limits of waste of the capped landfill, were identified as non-jurisdictional wetlands which are exempt from wetland regulation. The delineation is presented here in terms of qualifications, methodology, results, and conclusions.

STATEMENT OF QUALIFICATIONS

RASN provides wetland and ecological services including wetland delineation, assessment, permitting, and restoration. RASN ecologists offer a wide variety of technical experience in the natural resource field, and have successfully completed projects throughout the Midwestern and Northeastern United States.

Ms. Heather Patti, PWS and Ecologist with RASN, earned a Masters Degree in Botany and a minor in Ecology from North Carolina State University. Ms. Patti is experienced with a variety of aspects of ecological restoration, including wetland, mixed hardwood, and prairie restoration. She provides over 15 years of experience in wetland delineation, assessment, and mitigation. Ms. Patti attended the Basic & Advanced Wetland Delineation course offered by UW-LaCrosse in 2005, became a WDNR Assured Wetland Delineator in 2009, and recently attended the Hydric Soil Identification Course offered by UW-LaCrosse in 2011.

Ms. Tina Myers has over 13 years of multidisciplinary ecological experience and is a PWS and Ecologist with RASN. She is also recognized as a Certified Wetland Specialist (CWS) in Illinois. Tina earned a Bachelor's degree in Conservation Biology from the University of Milwaukee in 1998 and has taken a multitude of ongoing educational courses including the Corps Wetland Delineation Training which she took in 2006. She has performed hundreds of wetlands delineations throughout Wisconsin and Illinois and is also experienced in wetland restoration, wetland and waterway permitting, wetland assessment, vegetation surveys including rare species surveys, wildlife surveys, and environmental monitoring.

Deliver excellence, vision, and responsive service to our clients.

METHODOLOGY

The wetland delineation consisted of a map review followed by a site visit to delineate the on-site wetlands. The fieldwork documented the presence and absence of hydrophytic vegetation, wetland hydrology, and hydric soil indicators outlined in the *U.S. Army Corps of Engineers (USACE) 1987 Wetland Delineation Manual*, Technical Report Y-87-1 (1987) and subsequent guidance documents (USACE 1991, 1992), *Guidelines for Submitting Wetland Delineations in Wisconsin to the St. Paul District Corps of Engineers (USACE 1996)*, the *Basic Guide to Wisconsin's Wetlands and Their Boundaries* (Wisconsin Department of Administration Coastal Management Program, 2005), and the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Midwest Region (Version 2.0)*, the guide for the USDA Natural Resources Conservation Services (NRCS) Field Indicators of Hydric Soils (version 7.0) in the United States, and in general accordance with Wisconsin Department of Natural Resources (WDNR) guidelines. Midwest Regional USACE supplement was recently adopted for the purpose of bringing the existing 1987 Manual up to date for wetland delineations. This supplement is intended to be used as an additional guidance to the 1987 Manual, and is not its replacement.

Prior to conducting fieldwork, RASN reviewed several maps for the property, including the United States Geological Survey (USGS) 7.5-minute quadrangle topographic map (Appendix 1, Figure 1), the NRCS Soil Survey Report for Milwaukee County (Appendix 1, Figure 3), the United States Geological Service (USGS) historical aerial photographs dated 1995, 2000, 2005 and 2010 (Appendix 1, Figures 4A-D), the Wisconsin Wetland Inventory Map (Appendix 1, Figure 5), the NRCS Wetland Inventory Map (Appendix 1, Figure 6), the SEWRPC Environmental Corridor Map (Appendix 1, Figure 7) and NOAA's Advanced Hydrologic Prediction Service Map (Appendix 1, Figure 8).

Areas having wetland field indicators were evaluated in the field by RASN wetland scientists Ms. Heather Patti and Ms. Tina Myers during site visits on August 14th and September 11th, 2012. According to guidance described in the 1987 Manual and Midwest Regional Supplement, areas that under normal circumstances reflect a predominance of hydrophytic vegetation, hydric soils, and wetland hydrology are considered wetlands. RASN collected field data at twelve (12) data points, using a transect and data point approach following the USACE Midwest Supplement wetland determination forms (Appendix 3). A sharpshooter shovel was used to dig the soil pits, and a soil probe was also used to refine the wetland boundary. Cursory soil probes were also taken in areas that contained transitional hydrophytic vegetation. The delineated wetland areas were flagged and subsequently surveyed by McClure Engineering, Inc. Pink wire flags with the words "Wetland Delineation" were used to stake the wetland boundaries and data point locations. The wetland boundaries and data point locations are depicted on the Wetland Boundary Exhibit in Appendix 1, Figure 2. Observations were made at representative sample points along transects extending through upland and wetland areas. All wetlands and transects along wetland boundaries were photo documented as shown in Appendix 3.

RESULTS

The USGS topographic map (Appendix 1, Figure 1) shows the location of the Project Area. The topography within the Project Area ranges in elevation between 700 to 930 feet above mean sea level (msl) where the lowest point is the Root River at 700 feet msl and the highest point is the top of the ski hill/capped landfill at 930 feet msl. Wetland W-1 generally lies at elevation 806 feet msl while W-2 lies between 700 and 703 feet msl. Both wetlands receive surface water runoff from the surrounding uplands, however W-2 all also receives wetland hydrology from periodic flooding events and baseflow of the Root River.

According to the NRCS Soil Survey Report of Milwaukee County, Wisconsin (Appendix 1, Figure 3), the majority of the Project Area is shown with the symbol "GP" indicating "Gravel Pit". According to WDNR Waste Management staff, the site is a former landfill that was filled with waste and then capped in 1998. Mapped soils

consist of Blount silt loam with 1-3% slopes (BIA), Casco-Rodman complex with 20-30% slopes (CrE), Drummer silt loam, gravelly (Dt), Fox loam with 2-6% slopes (FoB), eroded Fox loam with 6-12% slopes (FoC2), Houghton muck with 0-2% slopes (HtA), loamy land (Lu), Morley silt loam with 2-6% slopes (MzdB), Morley silt loam with 2-6% slopes, eroded (MzdB2), Morley silt loam with 6-12% slopes, eroded (MzdC2), and Morley silt loam with 12-20% slopes, eroded (MzdD2). Of these soil types, the NRCS hydric soil list classifies the Houghton muck as a very poorly drained hydric soil and the Blount silt loam as a somewhat poorly drained partially hydric soil. All of the remaining soil types are considered moderately well to well drained non-hydric soils.

RASN reviewed a series of recent aerial photographs from 1995, 2000, 2005, and 2010 (Appendix 1, Figures 4A-D). During this timeframe, land within the Project Area does not appear to have significantly changed with the exception of a few newly graded areas and the addition of some recreational trails. Also, per WDNR Waste Management staff, the O'Malley Landfill, which is south of the ski hill, was capped in 1998. Observable on all of the aerial photos is the Root River on the north end of the Project Area, the ski chalet, and several wooded areas, which are mostly concentrated along the Root River. Wetlands W-1 and W-2, as well as the non-jurisdictional wetlands, are not easily detected on any of the aerials in part due to their small sizes and the extent of canopy cover.

The Wisconsin Wetland Inventory Map (Appendix 1, Figure 5) depicts three wetlands with two different cover types within the Project Area. These cover types include T3K meaning Forested (T), Broad-leaved Deciduous (3), Wet Soil, Palustrine (K) and T3/S3K indicating a complex of Forested (T), Broad-leaved Deciduous (3) / Scrub Shrub (S) Broad-leaved Deciduous (3) Wet Soil, Palustrine (K). The small mapped T3K wetland along the south side of the Project Area is fairly consistent with the size and location of W-1. The largest of the three wetlands lies along the Root River on the north end of the Project Area, and is fairly consistent with the size and location of W-2. The smaller mapped T3K wetland just south of this complex was determined to be non-wetland (see DP-11 and DP-12, Appendix 3). The remaining areas that do not have a symbol are considered upland, even those areas with mapped hydric soils. The NRCS Wetland Inventory Map (Appendix 1, Figure 6) depicts two wetlands within the Project Area. One of the mapped wetlands, symbolized by a "W" is in the same approximate location as W-2 with a few minor discrepancies. The other wetland, also symbolized by a "W", is shown in the same location as the mapped Houghton muck soil unit on Figure 3 (Appendix 1). Based on the field review, this wetland no longer exists as it is mapped within the same location as the capped landfill.

The SEWRPC Environmental Corridor Map (Appendix 1, Figure 7) depicts a Primary Environmental Corridor (PEC) in the same location as the Root River and its associated W-2. It also extends off-site including the wooded upland corridor owned by Milwaukee County. According to the SEWRPC, areas containing PECs are typically at least 400 acres in size and have a minimum length of two miles long and a minimum width of 200 feet. They typically contain a wide variety of natural resource elements which may include lakes, rivers, streams, shorelands, floodlands, wetlands, woodlands, prairie, wildlife habitat, poorly drained organic soils, and areas with high-relief topography.

Recent precipitation data are used to assess the current season's hydrology. Precipitation data can help make determinations as to whether or not the wetland hydrology criterion has been met at recorded data points. Rainfall data recorded by the local WETS table and the National Weather Service's Advanced Hydrologic Prediction Service (AHPS) were used to evaluate the hydrology of the site prior to the site visits (Appendix 1, Figure 7). According to the local WETS table (Milwaukee Mt Mary College WI 5474), average precipitation in the Milwaukee area for the three months prior to the August site visit (May through July) is 9.97 inches, while average precipitation in the Milwaukee area for the three months prior to the September site visit (June through August) is 11.1 inches. Average rainfall for the month of August is typically 3.98 inches, while September is typically 2.16 inches. Prior to the site visit, only 2.75 inches was recorded during the month of August according to the Weather Channel and approximately 2.31 inches was recorded during the month of September. According to the AHPS map (Appendix 1, Figure 8), the mid - late summer precipitation in the Milwaukee area fell

approximately 2 to 4 inches below the normal range for this time of year. This suggests that the surface or near-surface hydrology at the time of the August and September 2012 site visits was dry for this time of year. The dry climatic conditions were also noted on the data sheets in Appendix 3.

Field Investigation

All areas on the above-mentioned maps as being wetland or having wetland characteristics were evaluated in the field. A total of twelve (12) data points were examined and two (2) wetlands totaling 0.56 acres (24,059 square feet) were delineated by RASN and surveyed by McClure Engineering (Appendix 1, Figure 2). Two small mapped wetlands in the northern portion of the Project Area were determined to be non-wetland based on the data collected in data points DP-11 and DP-12. cursory soil probes and data points in both upland and wetland areas were sampled in the field to determine the wetland boundaries. The data sheets were compiled and are included in Appendix 3. The following is a description of the delineated wetlands.

Wetland 1 – Hardwood Swamp

Wetland 1 (W-1) consists of an approximately 0.08-acre (3,298 square foot) depressional wooded wetland pocket dominated by silver maple (*Acer saccharinum*) (Appendix 1, Figure 2). Other common species present within W-1 include green ash (*Fraxinus pennsylvanica*), box elder (*Acer negundo*), and common buckthorn (*Rhamnus cathartica*). The immediate adjacent uplands mostly consisted of mixed degraded hardwood forest dominated by green ash, box elder, black walnut (*Juglans nigra*), common buckthorn, and prickly ash (*Zanthoxylum americanum*).

Hydrology in W-1 is sustained by surfacewater runoff from the surrounding landscape; however, W-1 is considered a problem area due to its seasonal hydrology, dark Mollisol soils, and presence of common buckthorn, an invasive Facultative (FAC) species. In general, however, there was a discernible vegetative and topographic break between the upland and wetland boundary due to its depression-like formation. Physical on-site evidence of wetland hydrology included water marks, a sparsely vegetated concave surface, water-stained leaves, geomorphic position and a positive FAC-Neutral test. Only one wetland data point was taken within W-1 due to its small size, uniform plant community, and topographic position (Appendix 4).

According to the NRCS Soil Survey of Milwaukee County, Morley silt loam with 2 to 6% slopes (MzdB) is the dominant mapped soil type within W-1. This soil type is considered to be a moderately well to well drained non-hydric soil and is not representative of the hydric soil that was observed by RASN within W-1. The soil profile observed contained a dark mollic epipedon with redox concentrations starting at 3 inches below the surface. A depleted matrix with redox concentrations was identified below the mollic epipedon starting at 17 inches. Thus, the soil met both the F6 (Redox Dark Surface) and A12 (Thick Dark Surface) Hydric Soil Indicators.

Wetland 2 – Floodplain Forest / Fresh (wet) Meadow

Wetland 2 (W-2) consists of an approximately 0.48-acre (20,761 sf) floodplain forest/ fresh (wet) meadow south of the Root River. Dominant vegetation includes green ash, box elder, black willow, common buckthorn, black willow (*Salix nigra*), crack willow (*Salix fragilis*), garlic mustard (*Alliaria petiolata*), Canada clearweed (*Pilea pumila*), Indian strawberry (*Duchesnia indica*), creeping Jenny (*Lysimachia nummularia*), and reed canary grass (*Phalaris arundinacea*) (Appendix 1, Figure 2). The adjacent uplands were dominated by green ash, box elder, black walnut, red oak (*Quercus rubra*), black locust (*Robinia pseudoacacia*), American basswood (*Tilia americana*), sugar maple (*Acer saccharum*), American elm (*Ulmus americana*), red pine (*Pinus resinosa*),

Rock Sports Complex Wetland Delineation
McClure Engineering Associates, Inc.
Page 5 / December 18th, 2012

Norway spruce (*Picea glauca*), black cherry (*Prunus serotina*), eastern cottonwood (*Populus deltoides*), common buckthorn, garlic mustard, Indian strawberry, and dame's rocket (*Hesperis matronalis*).

Hydrology in W-2 is sustained by surface water runoff from the surrounding landscape and by periodic flooding events associated with the Root River. Four wetland data points were taken within W-2 (Appendix 4) along four transects due to its long length and shifting plant communities. Wetland W-2 is considered a "problem area" due to its seasonal hydrology, Entisol soils, and presence of common buckthorn, an invasive FAC species. Physical on-site evidence of wetland hydrology included drift deposits, sediment deposits, crayfish burrows, oxidized rhizospheres on living roots, drainage patterns, geomorphic position and a positive FAC-Neutral test. In addition, W-2 is located within the 100-year floodplain of the Root River.

According to the NRCS Soil Survey of Milwaukee County, Drummer silt loam (Dt) is the dominant mapped soil type within W-2. These soils are typically poorly drained and lie in drainageways, plains, and river terraces. All but one of the wetland soil samples observed met the F6 (Redox Dark Surface) Hydric Soils Indicator. The only soil profile that did not, T-2, DP-4, exhibited a layer of silt over a typical F6 profile, which is common in areas that are prone to flooding, and deposition.

CONCLUSION

Based on the wetland assessment completed by RASN, two (2) wetland areas were identified on the property. A total of 0.56 acres (24,059 square feet) of wetlands were delineated and surveyed by McClure Engineering. In addition, two mapped wetlands were determined to be non-wetland per data points DP-11 and DP-12 and four non-jurisdictional areas containing wetland characteristics were identified within the limits of active waste of the capped landfill.

This report is limited to the delineation of state and/or federally regulated wetlands on the property. However, there may be other regulated environmental features within the property (e.g., historical, archaeological, threatened or endangered species). Federal, state and/or local units of government may have regulatory authority to restrict land use within or close in proximity to other environmental features. For example, Wisconsin Adm. Code NR 151.12 requires buffers or a "protective area" from the top of the channel of streams, rivers and lakes, or at the delineated boundary of wetlands. The jurisdictional decision on the width of wetland buffers rests with the WDNR. The local unit(s) of government may also have protective area buffers from wetlands than that imposed under NR 151.

The U.S. Army Corps of Engineers has regulatory authority over waters of the U.S. including adjacent wetlands, and the WDNR has regulatory authority over wetlands, navigable waters, and adjacent lands under Ch. 30 Wisconsin State Statutes, Act 6, and NR 103 Wisconsin Administrative Code. Local jurisdictions may also have regulations through zoning ordinances. Our client, McClure Engineering, respectfully requests verification of the delineated wetlands by the USACE.



DEPARTMENT OF THE ARMY
ST. PAUL DISTRICT, CORPS OF ENGINEERS
180 FIFTH STREET EAST, SUITE 700
ST. PAUL MN 55101-1678

REPLY TO
ATTENTION OF

January 29, 2013

Operations
Regulatory (2012-05808-ADJ)

McClure Engineering Associates, Inc.
Attn: Justin Johnson
5417 North 118th Court
Milwaukee, Wisconsin 53225

Dear Mr. Johnson:

This letter is in response to your correspondence dated December 18, 2012, requesting Corps of Engineers (Corps) concurrence with the delineation of aquatic resources completed on the 140-acre property located west of South 76th Street and north of Crystal Ridge Drive in the City of Franklin. The project site is located in the SE¼ of Section 4, T. 5N, R. 21E, Milwaukee County, Wisconsin.

We have reviewed the *Wetland Delineation Report, Proposed Rock Sports Complex* and determined that the limits of the aquatic resources have been accurately identified in accordance with current agency guidance including the *Corps of Engineers Wetland Delineation Manual* (1987 Manual) and the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Midwest Region. This concurrence is only valid for the review area shown on the attached Figure 1. The boundaries shown on Figure 2 of the report accurately reflect the limits of the aquatic resources in the review area.

This concurrence may generally be relied upon for five years from the date of this letter. However, we reserve the right to review and revise our concurrence in response to changing site conditions, information that was not considered during our initial review, or off-site activities that could indirectly alter the extent of wetlands and other resources on-site. Our concurrence may be renewed at the end of this period provided you submit a written request and our staff are able to verify that the determination is still valid.

This review did **not** include a jurisdictional determination as to whether the wetlands or other aquatic resources identified at the site would be subject to Corps of Engineers jurisdiction under the Clean Water Act (CWA). Pursuant to Section 404 of the CWA, a Department of the Army permit is required for the discharge of dredged and fill material into a water of the United States. If you would like the Corps to make a determination regarding the status of the wetlands and aquatic resources identified on your property you may request an approved jurisdictional determination by submitting a written request to Anthony Jernigan at 20711 Watertown Road, Suite F, Waukesha, Wisconsin 53186.

Please note that the discharge of dredged or fill material into waters of the United States without a Department of the Army permit could subject you to enforcement action. Receipt of a permit from a state or local agency does not obviate the requirement for obtaining a Department of the Army permit.

Thank you for your cooperation with the U.S. Army Corps of Engineers regulatory program. If you have any questions, contact Anthon Jernigan in our Waukesha office at (262) 717-9544. In any correspondence or inquiries, please refer to the Regulatory number shown above.

Sincerely,



for
Tamara E. Cameron
Chief, Regulatory Branch

Copy furnished (email):
Jesse Jensen, WDNR
Heather Patti, R.A. Smith National

CORRESPONDENCE/MEMORANDUM

DATE: 10/31/2012 FILE REF: 241206130

TO: Jesse Jensen –Water Management Specialist

FROM: Bizhan Sheikholeslami – Waste and Materials Management

SUBJECT: Wetlands at Milwaukee County Franklin Landfill/Crystal Ridge

Jesse,

Rock Sports Complex is in the process of developing the former Milwaukee County Landfill called Milwaukee County Franklin LF or Crystal Ridge. The site is a former sand and gravel pits that have been filled with waste. The landfill is about 110 acres. It consists of several parcels. Rock Sports proposed to construct a sport complex on the landfill in March of 2012. During site investigation the consultant identified five isolated wetlands. Four of the wetlands, area A, area B, area C, and area E are located on the waste. Area D is not on waste and must be protected. Additional information is as follows:

Area B - Wetland B is located at the end of a riprap. The drainage ditch was constructed in 1998 to convey the water that is coming off of the surrounding capped landfills to a ditch located along the Crystal Ridge Drive. The riprap stopped several feet from the street. Apparently the area between the end of the riprap and the street had accumulated water over the years. We are not planning to grade this area. However, drainage will be improved to prevent water ponding and vegetation will be managed.

Area C - Wetland C is located on the capped O'Malley Landfill. The cap was installed in 1998. Apparently portion of the cap is settled. We need to backfill this area and improve drainage so we can prevent water ponding. Water ponding on top the waste is prohibited by the Waste Management Section. This area may be graded in the future. The area was dry during my October 10, 2012 inspection.

Area A – Wetland A is the largest of the five. It is located on the Dorr Landfill toward the south near the Crystal Ridge Drive. The operator of the ski hill filled portion of the wetland with granulated recycled asphalt several years ago. The cap in this landfill is very old and has settled over the years. Part of the sport complex will cover this area. We need to improve drainage and improve the cap.

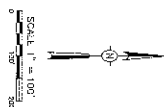
Area E – Wetland E is on the north side of the landfill and it is partially located on waste. I am not sure if there are plans for disturbing this wetland at this time.

Area D – Wetland D is located in the middle of the wooded area and it is not on waste based on current information we have. There are no plans for disturbing this area. We may have to do some clean up because a large transformer and gas blower system are in this area.

In accordance with Wis. Admin. Code NR 506.08(3), any landfill must be capped and graded to prevent ponding. I am planning to instruct the contractor to improve drainage so we can prevent ponding on the cap on the entire site. We have done this in other landfills in SE region in the past.

Thank you for your review.

C: Jim D'Antuono – SER
Frank Schultz - SER



NO.	REVISIONS	DATE

PLOTTING SCALE: 1" = 100'
 APPROVED BY: JLL
 DRAWN BY: JLL
 CHECKED BY: JPN
 DATE: JANUARY 18, 2013

McClure
 Engineering Associates, Inc.
 5417 North 118th Court
 Milwaukee, Wisconsin 53225
 (414) 615-4880 FAX: (414) 615-4885

PROPERTY SURVEY
ROCK SPORTS COMPLEX
 7300 W. Crystal Ridge Drive
 414-520-7889
 Franklin, Wisconsin
 FILE NAME: S:\LAND PROJECTS\ROCKSPORTS\GIS\ROCKSPORTS.mxd
 JOB NUMBER: 05-15-12-L38



August 1, 2012

Zimmerman Ventures

Headquarters:
4600 Loomis Road, Suite 310
Milwaukee, Wisconsin 53220

toll free: 800-525-0133
www.zimmventures.com

City of Franklin
Department of Planning
9929 W. Loomis Road
Franklin, WI 53132

Re: Application for a Planned Development District (PDD)

Please accept the following application for a Planned Development District (PDD) by Zimmerman Ventures - the developer – for the City of Franklin’s review of The Rock Sports Complex located at 7900 West Crystal Ridge Drive. The Rock Sports Complex is envisioned to be a state of the art, multi-use, sports and entertainment complex located in the heart of Franklin Wisconsin.

Project Description

Zimmerman Ventures is proposing the creation of business, with a community driven mindset, called The Rock Sports Complex (aka “The Rock”) located at the current Crystal Ridge property, a 103 acre property owned by Milwaukee County Parks and Recreation. The Rock will lease the entire property from Milwaukee County and work to transform a run-down ski-hill operation and landfill site into a state of the art multi-sports and entertainment complex. Upon final construction, The Rock will be known as one the best and most advanced sports complexes in a 200-500 mile radius, providing significant economic development to the city of Franklin and Milwaukee County.

This proposed development is being designed as community driven model, meaning, it is centered on giving back to the communities it serves. Strategic relationships with Milwaukee County and the City of Franklin are core to The Rocks values and mission.

We are proposing to start construction in August of 2012 so we can be operational come spring of 2013. Time is of the essence and we are working diligently to achieve the county and city planning and approval requirements in order to begin construction this coming August. Unfortunately, any delays preventing operations in 2013 puts this project “at risk”.

- 1) Ski and Snowboard Park: Continued operation of ski and snowboard operations, with an emphasis on transitioning the current Crystal Ridge ski hill into a modern snowboard and ski terrain park. This will include ski racing events, snowboard competitions, and miscellaneous events based around outdoor snow operations. The Rock would also like to continue to utilize the hill for historical uses, such as sledding and tubing.
- 2) Baseball: 4 senior level baseball diamonds (320) and 4 little league baseball diamonds (205) – convertible diamonds - for league practices, games, tournaments and hosted events including regional tournaments, camps and clinics. The fields will be either a synthetic infield and natural turn outfield or all natural turf.
- 3) Softball: 4 senior level softball diamonds (305) and 4 girls fast pitch diamonds (205) – convertible diamonds - for league practices, games, tournaments and hosted events including regional tournaments, camps and clinics. It should be noted that girls fast pitch will utilize the same fields as youth little league baseball mentioned above. The fields will be either a synthetic infield and natural turn outfield or all natural turf.
- 4) Volleyball: 4-8 indoor and 4-8 outdoor sand volleyball courts for league practices, games, tournaments and hosted events including regional tournaments, camps and clinics. A 12,000 – 20,000 square foot “tent structure” is being planned for construction to host all indoor volleyball events.
- 5) Football, Lacrosse, Soccer: 3-4 natural turf fields for youth football, youth lacrosse, and youth & adult soccer league practices, games, tournaments and hosted events including regional tournaments, camps and clinics. The fields will be either 100% synthetic all natural turf.
- 6) Indoor Multi-Use Sports: Potential future construction a 22,000 square foot indoor multi sports complex for training and league practices, games, tournaments and hosted events including regional tournaments, camps and clinics, for baseball, softball volleyball, soccer, and football.
- 7) Mountain Biking: Currently, Metro Mountain Biking Association has built and maintains trails that connect to and from the “Alpha Trail” system located in Whitnall Park and the Root River Parkway. We plan to continue this activity and strengthen our partnership with Metro Mountain Biking Association by enhancing the current trail system within the complex in addition to adding an outdoor mountain bike terrain park on approximately 1-3 acres of the property.
- 8) BMX: Currently, BMX Milwaukee has built and maintains a BMX race track where they host weekly race events for youth and adults. We plan to continue this activity, but move the race track to a more appropriate location on the property.

community involvement, encourage exercise, while adding some commercial mixes like retail and restaurants. We feel The Rock meets and exceeds the standards set forth in the cities master plan.

All uses listed above are being asked to be approved, in concept, at this time with the PDD acceptance.

- Spring - Fall 2013: Construction complete to plan for parking, landscape, utilities, sewer and water only associated with fields one through six. Construction of indoor volleyball tent. Indoor volleyball upgrades architectural and final site layout to be approved at a later date.

- *Associated Improvements for Phase 1;*

- Parking Installation
- Site Landscaping
- Utilities, Sewer and water installation
- Indoor Volleyball Tent

Phase 2: (subject to funding)

- 2016 or Later: Construction of remaining 6 baseball and softball diamonds (6-12). Construction of 2 concession and restroom satellites. Construction complete to plan for parking, landscape, utilities, sewer and water associated with remaining fields seven through twelve. Architectural and final site design to be approved at a later date.

Phase 3: (subject to funding)

- 2019: Construction of 3-4 natural turf fields for soccer, football and/or lacrosse. Architectural and final site design to be approved at a later date.

Phase 4 (optional and subject to funding)

- 2022 or later: 22,000 square foot indoor multi sports complex. Architectural and final site design to be approved at a later date.

Costs and Funding Considerations

We estimate that a \$9M to \$11M investment will need to be made to fully transform the current Crystal Ridge site from "eyesore" to a "community jewel". In turn, the site will become a regional attraction center located in the heart of Franklin and create significant economic development.

Michael Zimmerman will be investing \$3-4M for phase 1 in scenario 2; however, subsequent funding will be required from other sources (e.g. city of Franklin) associated to complete remaining construction schedule highlighted in scenario 2. It's also important to note that we may need to take a "minimalist approach" in

part time), ~\$2.3 million in output, and ~ \$500,000 in employee compensation. These impacts would continue as long as the sports complex is operational.

- In addition to impacts from the construction and operation of the sports complex, there are also projected benefits from the spending of visitors who may attend tournaments, events and other activities at the sports complex. The financial return for citizens is in the form of new jobs, new earnings, and new tax revenues that occur because of the initial development of the arena, and through new spending in town during the operation of the sports complex.

Baseball Tournament Estimated Volume Information

The most important component of developing and operating a multi-sport complex through a public/private partnership is sustainability through positive economic impact to the private operator, the public sector and the surrounding community. The following tables summarize some of fiscal impacts which are able to be calculated and the associated economic impacts of the sports complex in the City of Franklin as well as the benefits realized via the sports complex, league play and special events. Direct revenue to the City has not been fully estimated as a part of this analysis as it can vary widely and will depend upon what portion of costs are taxable and how much of those are likely to be purchased in The City of Franklin.

Visitor Spending

City of Franklin revenues will also be generated through occupancy tax, sales tax and direct cash flow into the local economy can be demonstrated in the table below. The following fiscal sources are based upon forecasted participant figures in summer baseball and softball tournaments.

Annual Tournament Spending - Annual Projected Figures

Rooms at \$90 a night	\$ 545,446.96
Other Spending:	
Transportation at \$2.85/person/day	
Food at \$22.00/person/day	
Entertainment at \$12.70/person/day	
Shopping at \$15.30/person/day	
Incidentals at \$5/person/day	
Total of "other" spending = \$57.85 person/day	\$ 699,753.60
Total projected spending	<u>\$ 1,245,200.56</u>
City Tax Revenues	
Occupancy Tax @2%	\$ 10,908.94
Sales Tax @ 6.0%	\$ 41,985.22
Total Annual City Tax Revenue	<u>\$ 52,894.16</u>

Fiscal Multiplier Effect

All of the fiscal benefits described above are directly associated with the capital contributions made directly into the sports complex. The traditional multiplier effect measures the overall fiscal benefits that result from the re-spending of a dollar in a typical spending cycle / re-spending in the City. Quite a few studies have been performed on input / output model and re-spending. One way to explain input / output effects is that for every dollar of initial capital contribution, some portion of that dollar will be re-spent in the City. Each time the same dollar is spent, the amount re-spent in the City diminishes.

Typically for a City, the proportion of the re-spending is approximately 50%. Using this factor we indicate that over time the initial expenditure will create a total multiplier effect of (2). That is the City will receive the initial \$1 of direct expenditures plus another \$1 of indirect expenditures. The following demonstrates the total annual economic benefits to the City when accounting for this multiplier effect.

consider combining all the associated properties into one legal parcel; however, at this point, County Parks and Recreation is moving forward "as is". The Rock will keep the City of Franklin abreast of these discussions.

Site Signage

We are proposing signage for each entry way off of Crystal Ridge Road (Rawson and 76th), the main entrance, and one near the restaurant.

Open Storage

No open storage is proposed in association with the Rock Sports Complex Development. The only open storage on the site will be continued operations of the current maintenance facility at the lower level of the complex. There is currently adequate tree cover which provides screening from patron view.

Operating Hours

The Rock plans to maintain the following hours of operations;

Summer Months

Baseball / Softball: 9AM – 11:00PM

Restaurant and Concessions: 10AM – 2AM

BMX / Mountain Biking: Daylight to Sunset

Winter Months

Ski Hill: 10AM – 10PM

Please see attached "Lease/Operating Agreement" for more detailed operating procedures.

Lighting

We plan on constructing light poles sufficient to light 12 fields, used only when activities are scheduled. Furthermore, our lighting plan will include lighting for parking lots, the restaurant, our 4 concession stands, and landscaping. During Phase 1 of construction, The Rock has submitted lighting plans for all 6 fields (4 adult, 2 youth). We are planning at this time to light phase 2 fields, but are not planning to light the proposed soccer / lacrosse / football fields. The Rock proposes that there will be a lighting curfew of 11:00PM to coincide with ball field operations.

Zimmerman Ventures

Zimmerman Ventures is focused on building, backing or venture partnering to build businesses that make a difference. Our underlying principles are centered on ventures that (i) make significant value contributions to the customers and communities those businesses serve and (ii) allow us to pursue our personal passions. Zimmerman Ventures will be providing financing, strategic planning, and ongoing support of business functions including accounting, HR, consulting, legal and governance.

Turf Solutions Group

Located in Peoria, IL, Turf Solutions Group is a national leader in design, planning, building and operations assistant to sports facilities throughout the United States. TSG has designed numerous complexes for colleges, high schools and communities across the US. TSG will be assisting Mike Zimmerman throughout the process.

Carstensen Construction

The Carstensen Group has an extensive background in commercial construction providing general contracting, construction management and development services. Located in the City of Franklin, Carstensen has earned the reputation of a premier provider of high quality, personalized service, and practical solutions. Carstensen has established their business and developed many residential and commercial developments that have positively helped Franklin grow. He has re-shaped the city's image and increased the quality of life for all Franklin residents. In the past 30 years, they have developed more than \$100 million worth of real estate in southeast Wisconsin and northern Illinois. Greg Marso, CEO of Carstensen will be providing project management and general contracting for the project.

Perspective Design

Perspective Design, Inc. is a medium size architectural firm located in southeastern Wisconsin and conducting business in the upper Midwest. They are a full service firm with design and construction experience in virtually every project type from small office and tenant improvement projects to new, large commercial construction projects - including many projects in Franklin and the greater Milwaukee area. They pride themselves on conducting business with honesty and integrity. They offer a unique set of skills; they are creative but yet always have your budget in mind; they are detail oriented while still being extremely cost competitive. Perspective Design will be providing architectural design services for the project. With a refreshingly new approach to customer service and extensive professional expertise, Perspective Design is a valuable team member.

Why partnerships with Milwaukee County Parks & Rec and City of Franklin makes for the perfect storm:

Milwaukee County Parks & Rec	City of Franklin
<ul style="list-style-type: none"> • Milwaukee County owns the Crystal Ridge Property – roughly 103 acres of land, mostly landfill and an old ski resort. 	<ul style="list-style-type: none"> • The City of Franklin is the fastest growing city in all of Milwaukee County.
<ul style="list-style-type: none"> • Given the fact that it is a landfill site, there are not many development options for the property. 	<ul style="list-style-type: none"> • Like Milwaukee County, the City of Franklin has a supply shortfall for quality softball and baseball diamonds.
<ul style="list-style-type: none"> • The current lease has expired with previous Ski Hill operator. 	<ul style="list-style-type: none"> • Franklin has developed multiple plans and has general City consensus for building a baseball and softball sports complex.
<ul style="list-style-type: none"> • Milwaukee County has a supply shortfall for softball and baseball diamonds, especially well maintained facilities. 	<ul style="list-style-type: none"> • Franklin has raised and conceptually designated funds towards the build out of a baseball and softball sports complex and is open to JV structures.
<ul style="list-style-type: none"> • Budget constraints prevent any meaningful developments on this property. 	<ul style="list-style-type: none"> • The City of Franklin and its residents has had the burden of having Crystal Ridge stand as a “eyesore” for the community.
<ul style="list-style-type: none"> • Part of the long term vision of County Parks and Recreation is to provide more state of the art facilities. 	<ul style="list-style-type: none"> • The current lease has expired with previous Ski Hill operator and the future is unknown, which could compound the “eyesore” issue.
<ul style="list-style-type: none"> • Milwaukee County wishes to continue with offering Ski and Snowboard activities at CR. 	

City of Franklin Environmental Commission

TO: Common Council
DATE: March 1, 2013
RE: Special Exception application review and recommendation
APPLICATION: The Rock Sports Complex, LLC, Applicant, dated: January 18, 2013

I. §15-9.0110 of the Unified Development Ordinance Special Exception to Natural Resource Feature Provisions Application information:

1. Unified Development Ordinance Section(s) from which Special Exception is requested: *Sections 15-4.0102 and 15-4.0103.*
2. Nature of the Special Exception requested (description of resources, encroachment, distances and dimensions):

For the purpose of allowing for the filling of 4 wetlands with 0.76 total affected acres, 4 wetland buffers with 1.80 total affected acres and 4 wetland setbacks with 1.46 total affected acres, to allow re-grading of the Milwaukee County Landfill cap to prevent ponding and improve drainage. Furthermore, the applicant is requesting an exemption from the mitigation requirements outlined in Section 15-4.0103 of the UDO.

3. Applicant's reason for request:

The reason for the request is to proceed with maintenance of the landfill cover as required by the Wisconsin Department of Natural Resources.

4. Applicant's reason why request is appropriate for Special Exception:

The Rock Sports Complex is a unique development of baseball diamonds, a restaurant/bar, parking and other amenities. The style of development with large open spaces required is an excellent reuse of the closed landfill surface. In this case, the integrity of the landfill cover can be maintained while allowing the sports complex use. Since the closed landfill has been dormant for years with limited use, the sports complex is an excellent opportunity to enhance the site both environmentally and aesthetically.

II. Environmental Commission review of the §15-9.0110C.4.f. Natural Resource Feature impacts to functional values:

1. Diversity of flora including State and/or Federal designated threatened and/or endangered species: *No impact to State and/or Federal designated and/or endangered species.*
2. Storm and flood water storage: *The small isolated wetland areas have limited storm water storage capacity, which should not be encouraged on the cover of a landfill. Therefore, eliminating artificial wetlands on the landfill cap provides a greater benefit to the community than maintaining the artificial wetlands.*
3. Hydrologic functions: *While the small isolated wetland areas each exhibit hydrology on a year-round and/or seasonal basis, this should not be encouraged on the cover of a landfill.*
4. Water quality protection including filtration and storage of sediments, nutrients or toxic substances: *Filling the wetlands on the landfill cap actually helps protect water quality. The purpose of the landfill cap is to discourage surface water infiltration into the waste layer below. When water comes into contact with landfill waste it is called leachate, which could mobilize toxic substances into the local groundwater below the landfill.*
5. Shoreline protection against erosion: *No stated impact*
6. Habitat for aquatic organisms: *Limited value*
7. Habitat for wildlife: *Limited value*
8. Human use functional value: *No known impact*
9. Groundwater recharge/discharge protection: *The purpose of the landfill cap is to discourage surface water infiltration into the waste layer below.*
10. Aesthetic appeal, recreation, education, and science value: *No known value*
11. State or Federal designated threatened or endangered species or species of special concern: *No impact to State and/or Federal designated and/or endangered species.*
12. Existence within a Shoreland: *None of the wetlands to be impacted by site grading are located within a shoreland.*

13. 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:
The Root River Wetland (Area F) on the north side of the site is within an existing primary environmental corridor as mapped by the Southeastern Wisconsin Regional Planning Commission. However, there are no proposed impacts to Wetland Area F, which is located outside of Phase II of the Rock Sports Complex development. The four wetland areas on the Milwaukee County Landfill cap are not within any existing or planned primary environmental corridor, secondary environmental corridor, or isolated natural area.

III. Environmental Commission review of the §15-10.0208B.2.d. factors and recommendations as to findings thereon:

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): *The WDNR has ordered the removal of these wetlands as part of the ongoing maintenance of the cap of the closed Milwaukee County Landfill.*
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 applicants and that there are no reasonable practicable alternatives: *There is no alternative for filling the wetlands and their associated buffers and setbacks, as removal of these wetlands is required by the WDNR to maintain the integrity of the landfill cap. Also, the applicant for the project acknowledges it is furnishing an upgrade to an existing facility and is not seeking a new site or development.* ; or
 - b. unreasonably and negatively impact upon the applicants' 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 Special Exception will not adversely affect the existing character of the neighborhood* ; and
 - b. not effectively undermine the ability to apply or enforce the requirement with respect to other properties: *The proposed Special Exception will not undermine the ability to apply or enforce natural resource protection requirements with respect to other properties. Furthermore, mitigation should not be required in this case, because the wetlands to be filled are the result of a lack of maintenance of*

the landfill cap and were not part of the original grading plan as proposed by Milwaukee County. ; and

- c. *be in harmony with the general purpose and intent of the provisions of this Ordinance proscribing the requirement: The proposed Special Exception will 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):*

IV. Environmental Commission review of the §15-10.0208B.2.a., b. and c. factors and recommendations as to findings thereon:

- 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: The Rock Sports Complex development will meet all PDD No. 37 setback requirements.*
- 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: The subject property is unique because it is a closed landfill, which is subject to WDNR requirements.*
- 3. *Existing and future uses of property; useful life of improvements at issue; disability of an occupant: The proposed special exception will benefit the existing landfill by protecting the encapsulated waste from surface water runoff. The proposed special exception will also benefit Phase II of the Rock Sports Complex development, which is a proposed future use of the site.*
- 4. *Aesthetics: The overall aesthetics of the site will not be negatively impacted by the proposed special exception.*
- 5. *Degree of noncompliance with the requirement allowed by the Special Exception: The applicant is proposing to fill 4 wetlands with 0.76 total affected acres, 4 wetland buffers with 1.80 total affected acres and 4 wetland setbacks with 1.46 total affected acres, to allow re-grading of the Milwaukee County Landfill cap to prevent ponding and improve drainage. Furthermore, the applicant is requesting an exemption from the mitigation requirements outlined in Section 15-4.0103 of the UDO.*

6. Proximity to and character of surrounding property: *The Root River Parkway (Village of Greendale) to the north; Loomis Road (State Highway 36) to the south; single-family residences to the east, and single-family residences and vacant land zoned commercial to the west.*
7. Zoning of the area in which property is located and neighboring area: *PDD No. 37, FW Floodway District, R-2 Estate Single-Family Residence District, B-1 Neighborhood Business District and A-1 Agricultural District.*
8. Any negative effect upon adjoining property: *The proposed Special Exception will not negatively impact any adjoining properties.*
9. Natural features of the property: *The applicant is only proposing to impact those natural resource features located on the existing landfill cap. There are other natural resource features on the site, which the applicant is not proposing to impact including: mature woodland, young woodland, wetland, wetland buffer, wetland setback, shore buffer and floodplain.*
10. Environmental impacts: *The proposed Special Exception will actually protect the environment by allowing proper maintenance of the landfill cap. A properly maintained landfill cap promotes drainage and prevents ponding, thus preventing water from infiltrating into the landfill and protecting local groundwater from potential contamination.*

V. Environmental Commission Recommendation:

The Environmental Commission has reviewed the subject Application pursuant to §15-10.0208B. of the Unified Development Ordinance and makes the following recommendation:

1. The recommendations set forth in Sections III. and IV. Above are incorporated herein.
2. The Environmental Commission recommends approval of the Application upon the aforesaid recommendations for the reasons set forth therein.
3. The Environmental Commissions recommends that should the Common Council approve the Application, that such approval be subject to the following conditions:
 - a. Any permits or approvals required by the Wisconsin Department of Natural Resources, U.S. Army Corps of Engineers and/or Milwaukee County shall be obtained prior to filling any wetlands on the property.

The above review and recommendation was passed and adopted at a regular meeting of the Environmental Commission of the City of Franklin on the 27th day of February, 2013.

Dated this 1st day of March, 2013.

Daniel Andres, Chairman

Attest:

Wesley D Cannon
Wesley Cannon, Vice-Chairman



CITY OF FRANKLIN



REPORT TO THE PLAN COMMISSION

Meeting of March 7, 2013

Natural Resource Special Exception

RECOMMENDATION: City Development Staff recommends approval of the Natural Resource Special Exception, subject to the conditions of approval in attached draft Standards Findings and Decision.

Project Name:	Natural Resource Special Exception (NRSE) Application for The Rock Sports Complex
Project Address:	7900 West Crystal Ridge Drive
Applicant:	The Rock Sports Complex, LLC
Property Owner:	Milwaukee County
Current Zoning:	Planned Development District (PDD) No. 37
2025 Comprehensive Plan:	Mixed Use and Areas of Natural Resource Features
Use of Surrounding Properties:	Root River Parkway (Village of Greendale) to the north, Loomis Road (State Highway 36) to the south, single-family residential to the east, and single-family residential and vacant land zoned commercial to the west
Applicant's Action Requested:	Recommendation to the Common Council for approval of the proposed special exception to natural resource feature provisions.

INTRODUCTION:

The applicant is requesting approval of a Special Exception to Natural Resource Feature Provisions to allow re-grading of the Milwaukee County Landfill cap, which would impact (fill and remove) four wetlands (wetland area A: approximately 21,310 square feet; wetland area B: approximately 1,949 square feet; wetland area C: approximately 3,538 square feet and wetland area E: approximately 6,257 square feet), and the wetland buffers and wetland setbacks associated with these four wetlands at the Rock Sports Complex property located at 7900 W. Crystal Ridge Drive.

HISTORY:

On August 21, 2012, the Common Council adopted Ordinance No. 2012-2089, an ordinance to create Section 15-3.0442 of the Franklin Unified Development Ordinance establishing Planned Development District No. 37 (The Rock Sports Complex) and to rezone property from A-1 Agricultural District, R-2 Estate Single-Family Residence District and FW Floodway District (At Approximately 7900 West Crystal Ridge Drive).

On February 27, 2013, the Environmental Commission considered the merits of the requested Special Exception to Natural Resource Feature Provisions for the Rock Sports Complex and issued a Review and Recommendation form dated March 1, 2013. The Environmental Commission recommended approval, subject to the following condition:

1. Any permits or approvals required by the Wisconsin Department of Natural Resources, U.S. Army Corps of Engineers and/or Milwaukee County shall be obtained prior to filling any wetlands on the property.

PROJECT DESCRIPTION:

On January 18, 2013, the applicant submitted an application for a Special Exception to Natural Resource Feature Provisions to the Department of City Development. McClure Engineering Associates, Inc. provided a Natural Resource Protection Plan (NRPP) and R.A. Smith National provided a Wetland Delineation Report for the subject 128.51-acre property. R.A. Smith National conducted field assessments on August 14 and September 11, 2012 to identify and delineate natural resource features on the subject property.

The applicant is requesting approval to impact (fill and remove) the following natural resource features:

Location	Wetland Area	Wetland Buffer Area	Wetland Setback Area
Wetland A	21,310 SF	36,295 SF	26,435 SF
Wetland B	1,949 SF	11,975 SF	11,119 SF
Wetland C	3,538 SF	10,195 SF	9,929 SF
Wetland E	6,257 SF	19,764 SF	16,236 SF
Totals:	33,054 SF	78,229 SF	63,719 SF

In summary, the applicant is requesting approval to impact the following natural resource features:

- Approximately 0.76 acres (33,054 square feet) of wetland;
- Approximately 1.80 acres (78,229 square feet) of wetland buffer;
- Approximately 1.46 acres (63,719 square feet) of wetland setback;

According to the applicant, each of the above mentioned wetland areas was classified as a drainage and maintenance issue by the Wisconsin Department of Natural Resources' Waste Program in accordance with Wisconsin Administrative Code NR 506.08(3). A memo from the Waste and Materials Management Department dated October 31, 2012 identifies each wetland area as a landfill cap maintenance issue, and instructs the contractor to improve drainage and prevent ponding (A copy of this memo is included with the applicant's submittal materials). In addition, the applicant has stated the proposed natural resource impacts are necessary to complete the rough grading for Phase II of the Rock Sports Complex development, which will include six (6) baseball diamonds and parking lots to serve those facilities when constructed.

The Wisconsin Department of Natural Resources (WDNR) is not claiming jurisdiction over the four (4) wetlands on the landfill cap and therefore, no WDNR permits are required to fill these wetlands. Similarly, the U.S. Army Corps of Engineers (USACOE) is not claiming jurisdiction over the four (4) wetlands on the landfill cap and therefore, no USACOE permits are required to fill these wetlands. However, all wetlands in the City of Franklin are protected under Division 15-4.0100 of the City of Franklin Unified Development Ordinance (UDO), which is why the applicant is requesting a Special Exception to Natural Resource Provisions. The subject wetlands are not exempt per Section 15-4.0102(J) of the UDO and subsequently NR 103.06(4) of the Wisconsin Administrative Code.

Finally, as part of this Special Exception to Natural Resource Feature Provisions, the applicant is requesting an exemption from the mitigation requirements outlined in Section 15-4.0103 of the UDO. Therefore, the applicant is not proposing any mitigation as part of their request. The Environmental Commission stated in their Review and Recommendation form that, "mitigation should not be required in this case, because the wetlands to be filled are the result of a lack of maintenance of the landfill cap and were not part of the original grading plan as proposed by Milwaukee County."

STAFF RECOMMENDATION:

City Development Staff concurs with the Environmental Commission's recommendation that mitigation is not appropriate in this situation and recommends approval of the Natural Resource Special Exception, subject to the conditions of approval in the attached draft Standards Finding and Decision.

Exhibit D

Legal Description: PDD 37 The Rock Sports Complex:

The properties which are the subject of the application bear tax key nos. 708-8996-000, 708-8999-000, 744-8980-001, 744-8985-001, 744-8985-002, 744-8988-000, 744-8989-000, 745-0029-000, 745-8998-000 and 745-8999-004 and are more particularly described as follows:

TKN 708-8996-000: COM ON S LI 948.50 FT W OF SE COR OF NE 4 5 21 TH N 60D 4M E 261.64 FT N 3D 51M 30S E 378 FT N 87D 16M W 1253.97 FT TH S 4D 3M 8S W 519.29 FT TH E TO BEG 14.63 ACS;

TKN 708-8999-000: COM SE COR OF NE 4 5 21 TH N 519.25 FT W 204 FT SWLY TO A PT IN S LI OF SD QUAR SEC WH PT IS 948.50 FT W OF SE COR TH E ALG SD S LI TO BEG EXC E 60 FT FOR ST CONT 6.709 ACS;

TKN 744-8980-001: SE 4 5 21 N OF NWLY LI OF LOOMIS RD EXC W HALF OF W HALF OF SD QUAR & EXC COM CL OLD LOOMIS RD 406.47 FT NE OF S LI OF SD QUAR TH NLY 244.20 FT NLY 174.78 FT N 52.21 FT SE 311.87 FT TH SWLY ALG CL OF SD RD TO BEG & EXC E 60 FT FOR RD CONT 81.478 ACS;

TKN 744-8985-001: CERTIFIED SURVEY MAP NO 3931 SE 4 5 21 PARCEL 1 EXC PART CONVEYED FOR HIGHWAY 7.14 ACS;

TKN 744-8985-002: CERTIFIED SURVEY MAP NO 3931 SE 4 5 21 OUTLOT 1 EXC PART CONVEYED FOR HIGHWAY 10.76 ACS;

TKN 744-8988-000: COM CEN LI OLD LOOMIS RD 406.47 FT NE OF S LI OF SE 4 5 21 TH NLY 244.20 FT NLY 174.78 FT SE 109.36 FT SE 43.87 FT SE 21.11 FT SE 28.09 FT SE 62.90 FT TH SW ALG CEN LOOMIS RD TO BEG CONT 1.126 ACS;

TKN 744-8989-000: COM 1915.13 FT S OF NE COR OF W HALF SE 4 5 21 TH SELY TO CEN LI OF OLD LOOMIS RD NE ALG CEN LI OF SD RD 104 FT NW 311.87 FT TH S 52.21 FT TO BEG CONT 0.482 ACS;

TKN 745-0029-000: WHITNALL VIEW ADDN NO 1 BLK 1 OUTLOT 1 0.9 ACS;

TKN 745-8998-000: N 400 FT OF E 544.50 FT OF S HALF OF SW 4 5 21 CONT 5 ACS;

TKN 745-8999-004: CERTIFIED SURVEY MAP NO 3107 SW 4 5 21 OUTLOT 1 EXC PART CONVEYED FOR HIGHWAY 0.28 ACS.