

REVISED***
CITY OF FRANKLIN
COMMON COUNCIL MEETING*
9229 WEST LOOMIS ROAD, FRANKLIN, WISCONSIN
AGENDA**
TUESDAY, MARCH 17, 2015
AT 6:30 PM

- A. Call to Order and Roll Call.
- B. Citizen Comment Period.
Mayoral Announcements:
 - 1. 27th St DOT public involvement meeting.
 - 2. Police Department retirement of Captain Joe Noel.
- C. Approval of minutes
 - 1. March 3, 2015 Common Council meeting.
 - 2. March 9, 2015 Special Common Council meeting.
- D. Hearings - A proposed Ordinance to amend the City of Franklin 2025 Comprehensive Master Plan to change the Future Land Use Map use designation for property located at approximately 10819, 10835, 10847 and 10836 West Allwood Drive, from Residential Use to Institutional Use (Southbrook Church, Inc., Applicant).
- E. Organizational Business.
Mayoral Appointment to Boards and Commissions:
 - 1. Gene Ninnemann, City's Weed Commissioner/Cutter for the 2015 Year.
 - 2. Jim Arneson, 5188 West Harvard Drive (Ald. Dist. 5), Architectural Board, 3 yr-term expires 4/30/16.
- F. Letters and Petitions.
Letter from Nicholas Logarakis – division of property located at 9745 West Woelfel Road.
- G. Reports and Recommendations:
 - 1. An Ordinance to Amend the City of Franklin 2025 Comprehensive Master Plan to Change the City of Franklin 2025 Future Land Use Map for Properties Located at 10819, 10835, 10847 and 10836 West Allwood Drive from Residential Use to Institutional Use (Approximately 3.1049 Acres) (Southbrook Church, Inc., Applicant).
 - 2. An Ordinance to Amend the Unified Development Ordinance (Zoning Map) To Rezone Certain Parcels of Land From R-3 Suburban/Estate Single-Family Residence District to I-1 Institutional District (10819, 10835, 10847 and 10836 West Allwood Drive) (Approximately 3.1049 Acres) (Southbrook Church, Inc., Applicant).

3. A Resolution Conditionally Approving A 1 Lot Certified Survey Map, Being a Part of the Northeast 1/4 of the Northeast 1/4 of Section 18, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin (Southbrook Church, Inc., Applicant) (10819, 10835, 10847 and 10836 West Allwood Drive).
4. A Resolution Conditionally Approving a 2 Lot Certified Survey Map, Being a Re-Division of Parcel 2 of Certified Survey Map No. 7251, Being a Part of the Northwest 1/4 and the Southeast 1/4 Section 8, Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin (Jack R. Styza and Alice Styza, Applicants) (9745 West Woelfel Road).
5. Autumn Leaves of Franklin Natural Resources Off-Site Mitigation (Carity Prairie) Plan, as Required by the Special Use and Natural Resource Special Exception Approved by the Common Council on February 17, 2015 (The LaSalle Group, Inc., Applicant).
6. A Request from the Parks Commission for the Common Council to Designate "Kayla's Playground" as the Official Name of the All-Accessible and All-Inclusive Playground and Park Nature Center Proposed to be Located at Approximately 11120 West Loomis Road.
7. Request from Staff for Direction to Proceed with the Development of Kayla's Krew at a Specific Site.
8. An Ordinance to Amend Ordinance 2014-2152, an Ordinance Adopting the 2015 Annual Budget for the Development Fund for the City of Franklin, to Approve a Budget Amendment to Provide Additional Appropriations for the Administrative Cost of an Impact Fee Study.
9. Authority to Contract with Ruckert Mielke for a Parks Impact Fee Study and the Related Facility Needs Assessment for the Purpose of Incorporating the Most Recent Comprehensive Outdoor Recreation Plan Updates, Including an All-Inclusive Special Park in Partnership with Kayla's Krew.
10. A Resolution to Concur with Wisconsin Department of Transportation and Milwaukee County that the West St. Martins Road (CTH MM) Pavement Replacement Project Include On-Street Bicycle Accommodations in Both Directions and Off-Street Pedestrian Accommodation on One Side Only, and Graded Areas for Future Pedestrian Accommodation on the Other Side, to the Maximum Extent Possible.
11. Status Update from the Quarry Monitoring Committee Pertaining to the Non-Metallic Mining Reclamation Plan and Ordinance, Quarry Monitoring and of the Implementation of various Quarry 11. Related Recommendations.
12. A Resolution Awarding Contract to the Low Bidder, Payne & Dolan, Inc., in the amount of \$771,116.95, for the 2015 Local Street Improvement Program and Sidewalk on Brunn Drive (7300 Block).
13. January 2015 Monthly Financial Report.
- ***14. A Request from Engineering Staff for Direction to Coordinate with Wisconsin Department of Transportation for the Inclusion of Local Amenities in Association with Highway 100 Improvements.

- H. Licenses and Permits.
Miscellaneous Licenses.
- I. Bills.
Vouchers and Payroll approval.
- J. Adjournment.

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

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

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

REMINDERS:

March 19	Plan Commission	7:00 p.m.
April 7	Common Council Meeting	6:30 p.m.
April 7	Spring Election	7:00 a.m. to 8:00 p.m.
April 9	Plan Commission	7:00 p.m.

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B. I.



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

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

March 11, 2015

Steve Olson
9229 W. Loomis Road
Franklin, WI 53132

PUBLIC INVOLVEMENT MEETING
WIS 241 (27th Street) Reconstruction Project

Drexel Avenue to College Avenue
Milwaukee County
Project I.D. 2265-16-70

You are invited to attend a public involvement meeting to learn more about the reconstruction of WIS 241 (27th Street) from Drexel Avenue to College Avenue in the cities of Oak Creek and Franklin in Milwaukee County.

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

When: Thursday, March 26, 2015
5 p.m. – 6:30 p.m.
open house format

The purpose of the meeting is to discuss the project schedule, construction operations and access during construction. The Wisconsin Department of Transportation and the prime contractor will be on hand to discuss the project. The public is encouraged to attend the meeting and to ask questions concerning construction activities during this project.

If you are unable to attend the meeting, or would like more information, contact Tom Lazcano, WisDOT Project Manager at (262) 574-5437 or tom.lazcano@dot.wi.gov. Written comments regarding the project can be mailed to Tom Lazcano, 141 NW Barstow Street, PO Box 798, Waukesha, WI 53187-0798.

Citizens who require a sign language interpreter may request one by contacting Tom Lazcano at least three working days prior to the meeting via the Wisconsin Telecommunications Relay System (dial 711).

Sincerely,

Tom Lazcano

Tom Lazcano - WisDOT Project Manager

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extension of approximately 810 feet, and further that the prospective property owner must agree to not oppose assessment for extension of water main in the future. Seconded by Alderwoman Evans. On roll call, Alderman Schmidt, Alderwoman Evans, Alderwoman Wilhelm, Alderman D. Mayer and Alderman Dandrea voted Aye; Alderwoman S. Mayer voted No. Motion carried.

ORD. 2015-2163
AMENDING 2015
BUDGET
And
HWY. 36/S. 76TH ST.
TRAFFIC IMPACT
ANALYSIS

G.5. Alderman D. Mayer moved to adopt Ordinance No. 2015-2163, AN ORDINANCE TO AMEND ORDINANCE NO. 2014-2152, AN ORDINANCE ADOPTING THE 2015 ANNUAL BUDGETS FOR THE GENERAL FUND FOR THE CITY OF FRANKLIN FOR FISCAL YEAR 2015 TO APPROVE BUDGET AMENDMENTS TO THE 2015 BUDGET. Seconded by Alderman Schmidt. On roll call, all voted Aye. Motion carried.

Alderman D. Mayer then moved to instruct staff to contract with GRAEF to conduct a Traffic Impact Analysis for the State Highway 36 and South 76th Street interchange. Seconded by Alderwoman Evans. All voted Aye; motion carried.

ORD. 2015-2164
AMENDING 2014
BUDGET

G.6. Alderwoman S. Mayer vacated her seat at 7:54 p.m. and returned at 8:17 p.m. (Item G. 11.). Alderwoman Evans moved to adopt Ordinance No. 2015-2164, AN ORDINANCE TO AMEND ORDINANCE NO. 2013-2120, AN ORDINANCE ADOPTING THE 2014 ANNUAL BUDGETS FOR THE GENERAL FUND FOR THE CITY OF FRANKLIN FOR FISCAL YEAR 2014 TO APPROVE BUDGET AMENDMENTS TO THE 2014 BUDGET. Seconded by Alderman D. Mayer. On roll call, all voted Aye. Motion carried. (Alderwoman S. Mayer Absent).

ORD. 2015-2165
AMENDING 2015
BUDGETS

G.7. Alderman Schmidt moved to adopt Ordinance No. 2015-2165, AN ORDINANCE TO AMEND ORDINANCE NO. 2014-2152, AN ORDINANCE ADOPTING THE 2015 ANNUAL BUDGETS FOR THE CAPITAL OUTLAY FUND FOR THE CITY OF FRANKLIN FOR FISCAL YEAR 2015 TO APPROVE BUDGET AMENDMENTS TO THE 2015 BUDGET. Seconded by Alderman Dandrea. On roll call, all voted Aye. Motion carried. (Alderwoman S. Absent).

ORD. NO. 2015-2166
AMENDING 2015
BUDGETS

G.8. Alderwoman Evans moved to adopt Ordinance No. 2015-2166, AN ORDINANCE TO AMEND ORDINANCE NO. 2014-2152, AN ORDINANCE ADOPTING THE 2015 ANNUAL BUDGETS FOR THE GENERAL FUND, CAPITAL OUTLAY

FUND, CAPITAL IMPROVEMENT FUND AND THE SEWER FUND FOR THE CITY OF FRANKLIN FOR FISCAL YEAR 2015 TO APPROVE BUDGET ENCUMBRANCES FROM THE 2014 BUDGET AS AMENDMENTS TO THE 2015 BUDGET. Seconded by Alderman D. Mayer. On roll call, all voted Aye. Motion carried. (Alderman S. Mayer Absent).

2015 SEWER SERVICE
FUND USER FEE

G.9.

Alderman Evans moved to adopt the quarterly 2015 Residential Sewer rate of \$52.98 and a quarterly Industrial connection charge of \$11.70 plus a per gallon charge of \$2.72 per thousand gallons effective January 1, 2015 as provided by Municipal Code Sec. 207-14.H.(3)(b). Seconded by Alderman Dandrea. All voted Aye; motion carried. (Alderman S. Mayer Absent).

FINANCIAL REPORTS
FOR TIF 3 AND 4

G.10.

Alderman D. Mayer moved to place on file the financial reports for Tax Incremental Financing Districts 3 and 4 for Calendar Year 2014. Seconded by Alderman Dandrea. All voted Aye; motion carried. (Alderman S. Mayer Absent).

DIR. OF ECONOMIC
DEVELOPMENT JOB
DESCRIPTION

G.11.

Alderman S. Mayer returned to her seat at 8:17 p.m. Alderman Wilhelm moved to amend the proposed job description for Director of Economic Development at Item 3 of Essential Duties and Responsibilities by striking the words "City-owned". Seconded by Alderman Dandrea. All voted Aye; motion carried.

Alderman Schmidt moved to amend paragraph 7 on page 2 of the proposed job description for Director of Economic Development to include the words "Common Council, other" after the words Confer with. Seconded by Alderman Wilhelm. All voted Aye; motion carried.

Alderman Wilhelm moved to amend paragraph 9 on page 2 of the proposed job description for Director of Economic Development to include "Common Council," following the words work with the Mayor. Seconded by Alderman S. Mayer. On roll call, Alderman S. Mayer, Alderman Schmidt, Alderman Wilhelm voted Aye; Alderman Evans, Alderman D. Mayer and Alderman Dandrea voted No. Mayor Olson broke the tie by voting No. Motion failed.

Alderman Wilhelm moved to include "hiring with Common Council approval" in Supervisory Responsibilities of the proposed job description for Director of Economic Development. Seconded by Alderman S. Mayer. Alderman Wilhelm withdrew her motion and Alderman S. Mayer withdrew her second with no objection from the

Common Council.

Alderman Dandrea moved to approve the job description for Director of Economic Development as amended. Seconded by Alderman D. Mayer. All voted Aye; motion carried.

DIR. OF ECONOMIC
DEVELOPMENT
SEARCH PROCESS

- G.12. Alderman Dandrea moved to support the Mayor's commitment to establish a panel to perform the first round of interviews for a Director of Economic Development, and to authorize the Mayor and City Clerk to execute a professional services agreement with a public sector recruitment consultant (GovHR USA or Springsted Inc.) for the purpose of conducting a national search for a Director of Economic Development for an amount not to exceed \$22,000 including advertising costs, but limited to and using available appropriations in the General Fund Economic Development Personal Services portion of the 2015 budget. Seconded by Alderman D. Mayer. All voted Aye; motion carried.

ANNUL TASK FORCE
ON ECONOMIC DEV.
DUTIES AND STAFFING

- G.13. Alderwoman Wilhelm moved to annul, in its entirety, the motion to form a citizen task force on economic development staffing and duties as previously approved on June 4, 2013, Item G.11., based upon the deadline expiration. Seconded by Alderman Dandrea. All voted Aye; motion carried.

CLASSIFICATION AND
COMPENSATION STUDY

- G.14. Alderman Dandrea moved to accept GovHR USA's list of comparable communities for a Classification and Compensation Study and include North Shore Fire Department in the Study. Seconded by Alderman D. Mayer. All voted Aye; motion carried.

LICENSES AND
PERMITS

- H.1. Alderman Dandrea moved to approve the following licenses:
Grant Class A Combination license to Kwik Trip, Inc., Stacy Anderson, Agent, 5040 W. Rawson Avenue; and
Grant Oeprators' licenses to Shane Jaskie, 7811 W. Winston Way; Marie Willett, 8309 N. 107th St., #G, Milwaukee; and Vanessa Wozney, 1204 E. Connie Ln., Oak Creek; and
Hold Operator's license applications for appearance for Kayla Fleury, 2145 S. 102nd St., West Allis; and Kyle Haley, 8945 S. 116th St.
Seconded by Alderwoman Evans. All voted Aye; motion carried.

VOUCHERS AND
PAYROLL

- I.1. Alderman D. Mayer moved to approve net general checking account City vouchers in the range of Nos. 155556 through 155718 in the amount of \$866,991.03 dated February 13, 2015 through March 2, 2015. Seconded by Alderwoman S. Mayer.

On roll call, all voted Aye. Motion carried.

Alderman Schmidt moved to approve the net payroll dated February 20, 2015 in the amount of \$351,408.21 and payments of the various payroll deductions in the amount of \$371,275.53 plus any City matching payments, where required. Seconded by Alderman Schmidt. On roll call, all voted Aye. Motion carried.

Alderwoman Evans moved to approve the net payroll dated March 6, 2015 in the amount of \$334,235.95 and payments of the various payroll deductions in the amount of \$186,082.00 plus any City matching payments, where required. Seconded by Alderman D. Mayer. On roll call, all voted Aye. Motion carried.

Alderman Schmidt moved to approve property tax refunds and settlements in the range of Nos. 14845 through 14846 in the amount of \$19,441,375.23 dated February 13, 2015 through February 26, 2015. Seconded by Alderwoman Evans. On roll call, all voted Aye. Motion carried.

Alderman D. Mayer moved to approve net general checking account City voucher Nos. 155719 in the amount of \$144.00. Seconded by Alderman Dandrea. On roll call, all voted Aye. Motion carried.

ADJOURNMENT

J.

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

CITY OF FRANKLIN
SPECIAL COMMON COUNCIL MEETING
MARCH 9, 2015
MINUTES

- ROLL CALL A. The special meeting of the Common Council was held on March 9, 2015 and called to order at 5:30 p.m. by in the Franklin City Hall Hearing Room, 9229 W. Loomis Road, Franklin, Wisconsin. On roll call, the following were in attendance: Alderman Mark Dandrea, Alderman Dan Mayer, Alderwoman Kristen Wilhelm, Alderwoman Janet Evans and Alderman Doug Schmidt. Excused were Mayor Steve Olson and Alderwoman Susanne Mayer. Also present were City Clerk Sandi Wesolowski.
Council President Wilhelm stated that she will be voting as Presiding Officer.
- CITIZEN COMMENT B. Citizen comment period was opened at 5:31 p.m. and closed at 5:31 p.m.
- LICENSES AND PERMITS H.1. Alderman Dandrea moved to approve the Class “B” Beer/“Class B” Wine license for St. Martin of Tours Parish School, 7933 South 116th Street (Jeanne Johnson), Spaghetti Dinner on March 14, 2015. Seconded by Alderwoman Evans. All voted Aye; motion carried.
- ADJOURNMENT J. Alderwoman Evans moved to adjourn the meeting at 5:32 p.m. Seconded by Alderman D. Mayer. All voted Aye; motion carried.

D.

CITY OF FRANKLIN
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT THE COMMON COUNCIL OF THE CITY OF FRANKLIN will conduct a public hearing on Tuesday, March 17, 2015, at 6:30 p.m., or as soon thereafter as the matter may be heard, in the Common Council Chambers at the Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin 53132, to hear public comment regarding a proposed ordinance to amend the City of Franklin 2025 Comprehensive Master Plan to change the Future Land Use Map use designation for property located at approximately 10819, 10835, 10847 and 10836 West Allwood Drive, from Residential Use to Institutional Use (Southbrook Church, Inc., applicant). The properties which are the subject of this application bear tax key nos. 799-9967-004, 799-9967-005, 799-9967-006 and 799-9967-007, consisting of approximately 3.1049 total acres of vacant land. This public hearing is being held pursuant to the requirements of Wis. Stat. § 66.1001(4)(d). The public is invited to attend the public hearing and to provide input. The proposed ordinance to amend the City of Franklin 2025 Comprehensive Master Plan is available and open for inspection by the public in the Office of the City Clerk at Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin 53132, during normal business hours. The proposed draft ordinance is also available and open for inspection by the public at the Franklin Public Library, 9151 West Loomis Road, Franklin, Wisconsin 53132, during normal business hours. In addition, the draft ordinance is available for review at www.franklinwi.gov. Any questions or comments about the proposed amendment to the Comprehensive Master Plan may be directed to Joel Dietl, City of Franklin Planning Manager, at 414-425-4024.

Dated this 5th day of February, 2015.

Sandra L. Wesolowski
City Clerk

N.B. Class I

Publish: February 12th

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<p>APPROVAL</p> <p><i>Slw</i></p>	<p>REQUEST FOR COUNCIL ACTION</p>	<p>MEETING DATE</p> <p>03/17/2015</p>
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<p>ORGANIZATIONAL BUSINESS</p>	<p>Mayoral Appointments</p>	<p>ITEM NUMBER</p> <p><i>E.</i></p>
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The Mayor has made the following appointments for Council confirmation:

Architectural Board:

Jim Arneson, 5188 West Harvard Drive (Ald. Dist. 5), 3 yr. term expires 04/30/2016.

Weed Commissioner:

Gene Ninnemann – Weed Commissioner – Until December 2015 for a rate of \$85 per hour.

Name: Jim Arneson
PhoneNumber: 414-313-6682
EmailAddress: jima@wi.rr.com
YearsasResident: 10 years
Alderman:
ArchitecturalBoard: 1
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: 1
BoardofWaterCommissioners: 0
TechnologyCommission: 0
WasteFacilitySitingCommittee: 0
BoardofZoning: 1
WasteFacilitiesMonitoringCommittee: 0
CompanyNameJob1: Metaltek International
TelephoneJob1: 262-650-7164
StartDateandPositionJob1: 6/13/2011 - Business Intelligence Analyst
EndDateandPositionJob1:
CompanyNameJob2: Children's Hospital of Wisconsin
TelephoneJob2: 414-266-6527
StartDateandPositionJob2: 3/17/1997 - Sr. Systems Analyst
EndDateandPositionJob2: Expand Career
CompanyNameJob3:
TelephoneJob3:

Appoint
20
3/13/15

StartDateandPositionJob3:

EndDateandPositionJob3:

Signature:

Jim Arneson

Date:

4/17/2012

Signature2:

Jim Arneson

Date2:

4/17/2012

Address:

5188 W. Harvard Dr.

PriorityListing:

WhyInterested:

I am interested in what goes on in Franklin and would like to give back to the community

CompanyAddressJob1:

905 East Saint Paul Avenue Waukesha, WI 53188

DescriptionofDutiesJob1:

Develop and maintain Financial Applications and Executive Dashboard for Upper Management

AddressJob2:

9000 W. Wisconsin Ave

DescriptionofDutiesJob2:

Develop Financial/Patient Care Applications for Hospital

AddressJob3:

DescriptionofDutiesJob3:

Worked with Expeditor in building our home and very knowledgable in projects. Vice President of our SubDivision(Princeton Heights), Property Manager and on Council Member 5 + Years Saint Stephen the Martyr Church

AdditionalExperience:

ClientIP:

173.89.41.79

SessionID:

vomxo0453rtyz545wgehyge3

See Current Results

NINNEMANN TRUCKS & EQUIPMENT LLC
287-27TH STREET
CALEDONIA, WI 53108

City of Franklin
9229 W Loomis Rd.
Franklin, WI 53132
City Clerk Office

January 21st 2015

Dear Sandra Wesolowski

I would once again like to take is time to extend my services with the City of Franklin by continuing to serve as the City's Weed Commissioner/ cutter for the upcoming season of 2015. As always I have enjoyed the privilege to help server the City and its residence and look forward to the opportunity again. The rates for the 2015 season will not change from 2014 and will remain at \$85.00 per hour.

Sincerely,
Gene Ninnemann

A handwritten signature in cursive script that reads "Gene Ninnemann". The signature is written in black ink and is positioned below the typed name.

F.

March 11, 2015

Re: Division of Property located at 9745 West Woelfel Road

Dear Mayor Olson,

My name is Nicholas Logarakis and my residence is 9685 W. Woelfel Road in Franklin which is adjacent to the above property being considered for division.

I am currently out of the country and have been for some time and did not see any notice about the meeting of the Planning Commission (public hearing) that was held on March 5, 2015. I will not be returning to the states until April 1, 2015.

I understand approval was given at this meeting and now the Common Council will address the above request at the meeting on March 17th.

Mark Carstensen developed the properties on Woelfel Road for the purpose of larger than normal size homes being constructed. That is one of the main reasons I purchased my land under the present size. I made a substantial investment building my home as did my neighbors on Woelfel Road, and I feel this proposed change to subdivide the property next to me into two lots will adversely affect my and my neighbor's property values.

I am requesting you **reject** the above request or at least table it for ninety days so I have a chance to discuss with the rest of the homeowners affected and see what avenue we can pursue.

In closing, I have been a citizen, a corporate citizen, and a big supporter of our community for over twenty-five years and I think I deserve a chance to be heard.

I request that this letter be read into the minutes by Mayor Olson at the March 17th Common Council meeting.

Sincerely,



Nicholas S. Logarakis

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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;">03/17/15</p>
<p style="text-align: center;">REPORTS & RECOMMENDATIONS</p>	<p style="text-align: center;">ORDINANCE TO AMEND THE CITY OF FRANKLIN 2025 COMPREHENSIVE MASTER PLAN TO CHANGE THE CITY OF FRANKLIN 2025 FUTURE LAND USE MAP FOR PROPERTIES LOCATED AT 10819, 10835, 10847 AND 10836 WEST ALLWOOD DRIVE FROM RESIDENTIAL USE TO INSTITUTIONAL USE (APPROXIMATELY 3.1049 ACRES) (SOUTHBROOK CHURCH, INC., APPLICANT)</p>	<p style="text-align: center;">ITEM NUMBER</p> <p style="text-align: center;"><i>G. 6.</i></p>

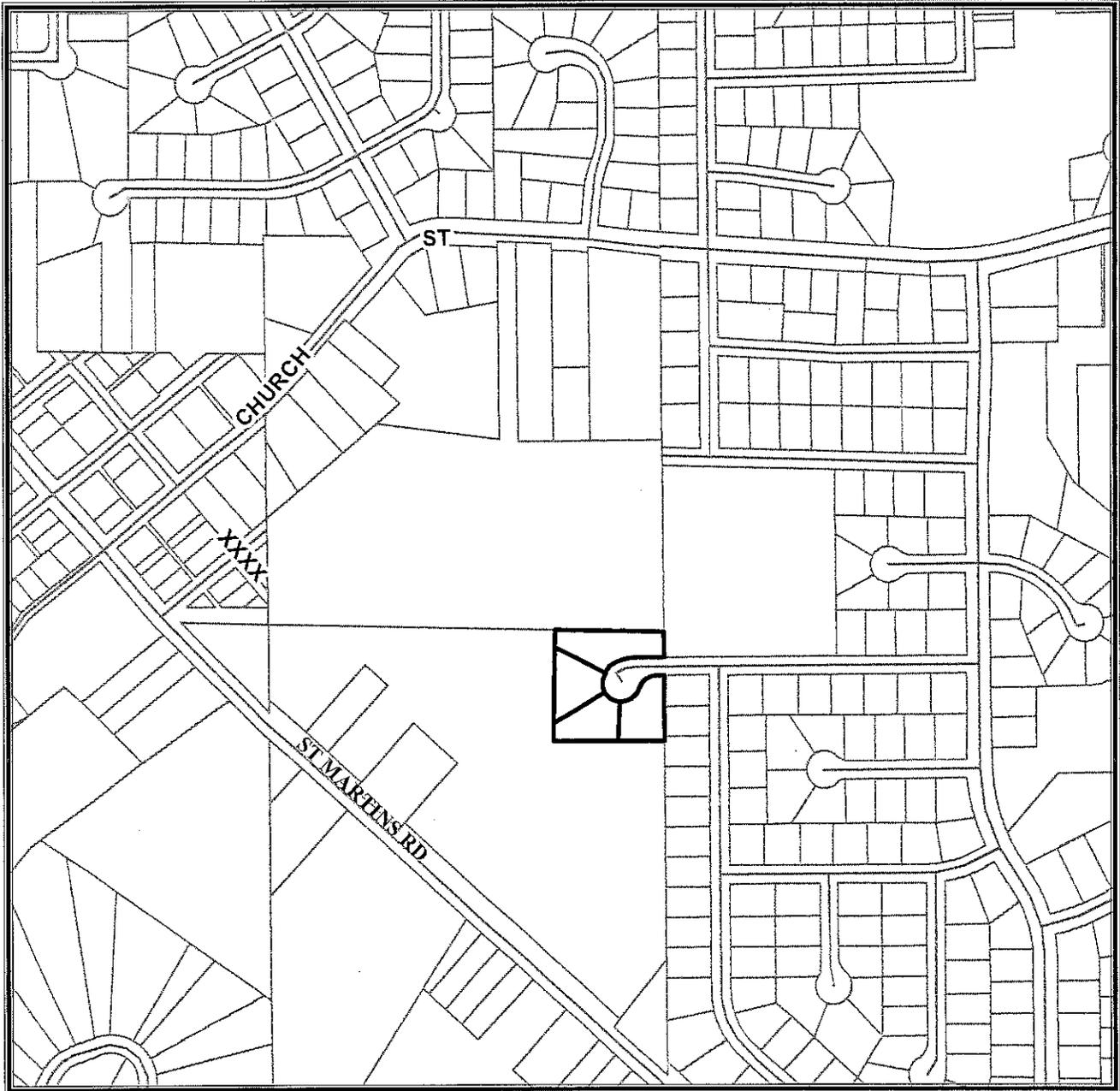
At its March 5, 2015, meeting the Plan Commission recommended approval of an ordinance to amend the City of Franklin 2025 Comprehensive Master Plan to change the City of Franklin 2025 Future Land Use Map for properties located at 10819, 10835, 10847 and 10836 West Allwood Drive from Residential use to Institutional use (approximately 3.1049 acres) (Southbrook Church, Inc., applicant).

COUNCIL ACTION REQUESTED

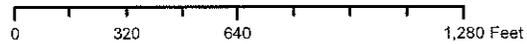
A motion to adopt Ordinance No. 2015-_____, an ordinance to amend the City of Franklin 2025 Comprehensive Master Plan to change the City of Franklin 2025 Future Land Use Map for properties located at 10819, 10835, 10847 and 10836 West Allwood Drive from Residential use to Institutional use (approximately 3.1049 acres) (Southbrook Church, Inc., applicant).



10819, 10835, 10836 & 10847 W. Allwood Drive



Planning Department
(414) 425-4024



2013 Aerial Photo

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

ORDINANCE NO. 2015-_____

AN ORDINANCE TO AMEND THE CITY OF FRANKLIN 2025
COMPREHENSIVE MASTER PLAN TO CHANGE THE CITY OF
FRANKLIN 2025 FUTURE LAND USE MAP FOR PROPERTIES LOCATED AT
10819, 10835, 10847 AND 10836 WEST ALLWOOD DRIVE FROM RESIDENTIAL
USE TO INSTITUTIONAL USE
(APPROXIMATELY 3.1049 ACRES)
(SOUTHBROOK CHURCH, INC., APPLICANT)

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

WHEREAS, Southbrook Church, Inc. has applied for an amendment to the Comprehensive Master Plan to change the City of Franklin 2025 Future Land Use Map designation for properties located at 10819, 10835, 10847 and 10836 West Allwood Drive from Residential Use to Institutional Use; and

WHEREAS, the Plan Commission of the City of Franklin by a majority vote of the entire Commission on March 5, 2015, recorded in its official minutes, has adopted a resolution recommending to the Common Council the adoption of the Ordinance to Amend the City of Franklin 2025 Comprehensive Master Plan to change the City of Franklin 2025 Future Land Use Map for properties located at 10819, 10835, 10847 and 10836 West Allwood Drive from Residential Use to Institutional Use; and

WHEREAS, the City of Franklin held a public hearing upon this proposed Ordinance, in compliance with the requirements of Wis. Stat. § 66.1001(4)(d); the Common Council having received input from the public at a duly noticed public hearing on March 17, 2015; and

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

SECTION 1: The City of Franklin 2025 Comprehensive Master Plan is hereby amended to change the City of Franklin 2025 Future Land Use Map designation for properties located at 10819, 10835, 10847 and 10836 West Allwood Drive from Residential Use to Institutional Use. Such properties are more particularly described within Ordinance No. 2015-_____ of even-date herewith.

SECTION 2: The terms and provisions of this ordinance are severable. Should any

term or provision of this ordinance be found to be invalid by a court of competent jurisdiction, the remaining terms and provisions shall remain in full force and effect.

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

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

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

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

APPROVED:

Stephen R. Olson, Mayor

ATTEST:

Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____

LEGAL DESCRIPTION
(Area of Comp Plan Amendment)

Being all of Certified Survey Map No. 7317, recorded in Reel 5705, Image 5433 to 5435, Document No. 8673112 in the Milwaukee County Register of Deeds Office for Certified Survey Maps and vacated West Allwood Drive, all being a part of the Northeast 1/4 of the Northeast 1/4 of Section 18, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin, bounded and described as follows:

Beginning at the northeast corner of the Northeast 1/4 of said Section 18; thence South $00^{\circ}24'53''$ East along east line of said Northeast 1/4, 361.60 feet; thence North $89^{\circ}59'43''$ West along south of said Certified Survey Map No. 7317, 370.08 feet; thence North $00^{\circ}24'53''$ West along the west line of said Certified Survey Map No. 7317, 369.53 feet to the north line of said Northeast 1/4; thence South $88^{\circ}47'56''$ East along said north line, 370.22 feet to the point of beginning.

Containing in all 135,248 square feet (3.1049 acres) of land, more or less.

STATE OF WISCONSIN

CITY OF FRANKLIN
PLAN COMMISSION

MILWAUKEE COUNTY

RESOLUTION NO. 2015-004

A RESOLUTION RECOMMENDING THE ADOPTION OF AN
ORDINANCE TO AMEND THE CITY OF FRANKLIN 2025
COMPREHENSIVE MASTER PLAN TO CHANGE THE CITY OF FRANKLIN
2025 FUTURE LAND USE MAP FOR PROPERTY LOCATED AT APPROXIMATELY
10819, 10835, 10847 AND 10836 WEST ALLWOOD DRIVE FROM RESIDENTIAL USE
TO INSTITUTIONAL USE, PURSUANT TO WIS. STAT. § 66.1001(4)(b)

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

WHEREAS, pursuant to Wis. Stat. § 66.1001(4)(b), the Plan Commission may recommend the amendment of the Comprehensive Master Plan to the Common Council by adopting a resolution by a majority vote of the entire Commission, which vote shall be recorded in the official minutes of the Plan Commission; and

WHEREAS, Southbrook Church, Inc. has applied for an amendment to the Comprehensive Master Plan to change the City of Franklin 2025 Future Land Use Map designation for property located at approximately 10819, 10835, 10847 and 10836 West Allwood Drive, from Residential Use to Institutional Use; and

WHEREAS, the Plan Commission having determined that the proposed amendment, in form and content as presented to the Commission on March 5, 2015, in conjunction with an application to rezone the subject property as is more particularly described within the ordinance draft presented to the Commission for such purpose, is consistent with the Comprehensive Master Plan's goals, objectives and policies and in proper form and content for adoption by the Common Council as an amendment to the 2025 Comprehensive Master Plan, subject to such modifications the Common Council may consider reasonable and necessary, following public hearing, in order to protect and promote the health, safety and welfare of the City of Franklin.

NOW, THEREFORE, BE IT RESOLVED, by the Plan Commission of the City of Franklin, Wisconsin, that the application for and the proposed ordinance to amend the City of Franklin 2025 Comprehensive Master Plan to change the City of Franklin 2025 Future Land Use Map designation for property located at approximately 10819, 10835, 10847 and 10836 West Allwood Drive, from Residential Use to Institutional Use, be and the same is hereby recommended for adoption and incorporation into the 2025 Comprehensive Master Plan by the Common Council.

RESOLUTION NO. 2015 -004

Page 2

Introduced at a regular meeting of the Plan Commission of the City of Franklin this 5th day of March, 2015.

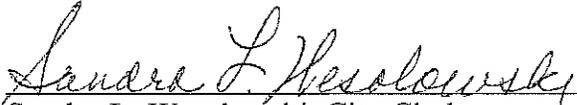
Passed and adopted at a regular meeting of the Plan Commission of the City of Franklin this 5th day of March, 2015.

APPROVED:



Stephen R. Olson, Chairman

ATTEST:



Sandra L. Wesolowski, City Clerk

AYES 6 NOES 0 ABSENT 0

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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;">03/17/15</p>
<p style="text-align: center;">REPORTS & RECOMMENDATIONS</p>	<p style="text-align: center;">ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE (ZONING MAP) TO REZONE CERTAIN PARCELS OF LAND FROM R-3 SUBURBAN/ESTATE SINGLE-FAMILY RESIDENCE DISTRICT TO I-1 INSTITUTIONAL DISTRICT (10819, 10835, 10847 AND 10836 WEST ALLWOOD DRIVE) (APPROXIMATELY 3.1049 ACRES) (SOUTHBROOK CHURCH, INC., APPLICANT)</p>	<p style="text-align: center;">ITEM NUMBER</p> <p style="text-align: center;"><i>G.2.</i></p>

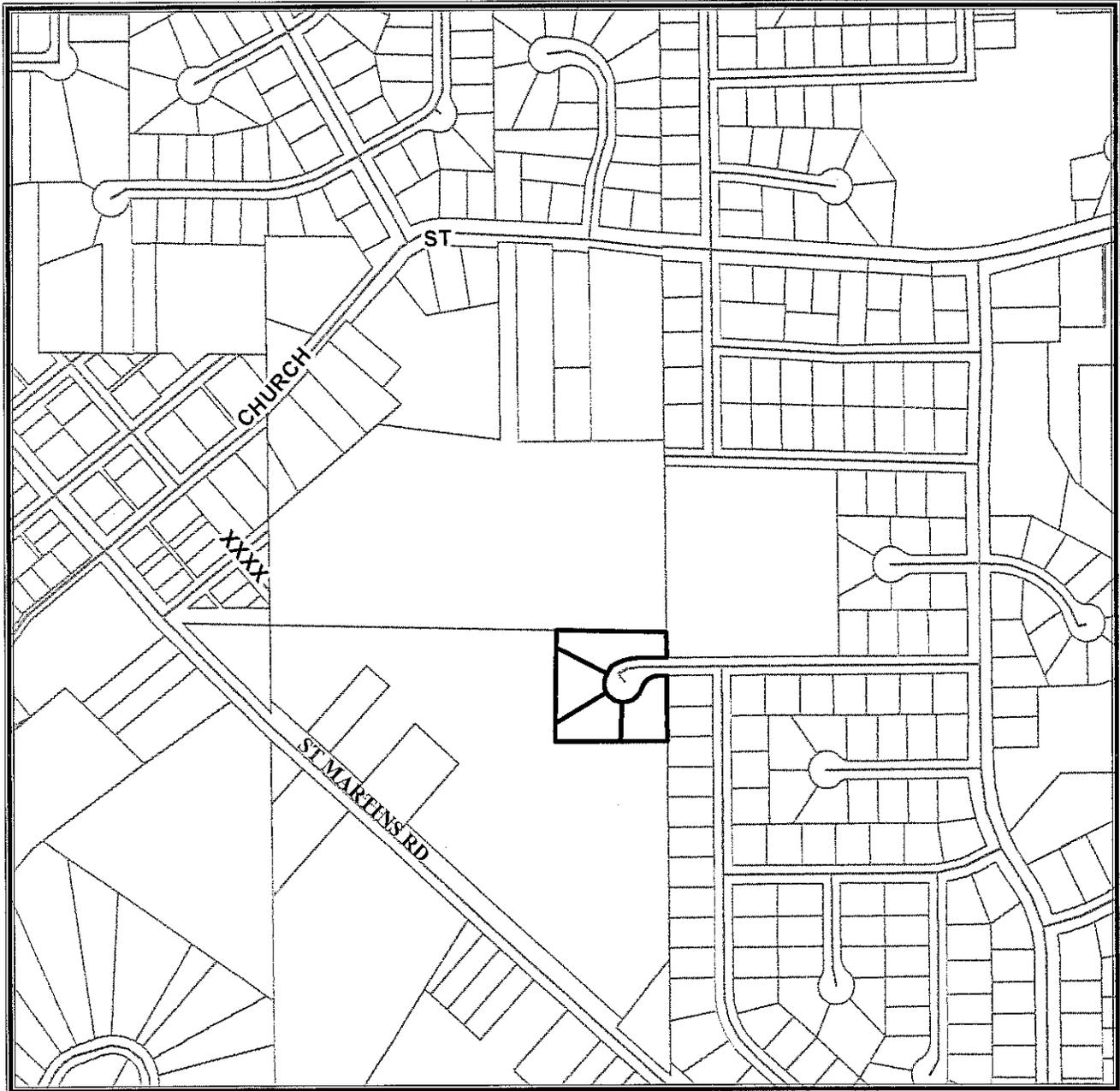
At its March 5, 2015, meeting following a properly noticed Public Hearing, the Plan Commission recommended approval of an ordinance to amend the Unified Development Ordinance (Zoning Map) to rezone certain parcels of land from R-3 Suburban/Estate Single-Family Residence District to I-1 Institutional District (10819, 10835, 10847 and 10836 West Allwood Drive) (approximately 3.1049 acres) (Southbrook Church, Inc., applicant).

COUNCIL ACTION REQUESTED

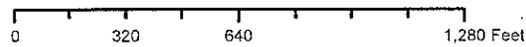
A motion to adopt Ordinance No. 2015-_____ to amend the Unified Development Ordinance (Zoning Map) to rezone certain parcels of land from R-3 Suburban/Estate Single-Family Residence District to I-1 Institutional District (10819, 10835, 10847 and 10836 West Allwood Drive) (approximately 3.1049 acres) (Southbrook Church, Inc., applicant).



10819, 10835, 10836 & 10847 W. Allwood Drive



Planning Department
(414) 425-4024



2013 Aerial Photo

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

ORDINANCE NO. 2015-_____

AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT
ORDINANCE (ZONING MAP) TO REZONE CERTAIN PARCELS
OF LAND FROM R-3 SUBURBAN/ESTATE SINGLE-FAMILY RESIDENCE
DISTRICT TO I-1 INSTITUTIONAL DISTRICT
(10819, 10835, 10847 AND 10836 WEST ALLWOOD DRIVE)
(APPROXIMATELY 3.1049 ACRES)
(SOUTHBROOK CHURCH, INC., APPLICANT)

WHEREAS, Southbrook Church, Inc. having petitioned for the rezoning of certain parcels of land from R-3 Suburban/Estate Single-Family Residence District to I-1 Institutional District, such vacant land being located at 10819, 10835, 10847 and 10836 West Allwood Drive; and

WHEREAS, a public hearing was held before the City of Franklin Plan Commission on the 5th day of March, 2015, upon the aforesaid petition and the Plan Commission thereafter having determined that the proposed rezoning would promote the health, safety and welfare of the City and having recommended approval thereof to the Common Council; and

WHEREAS, the Common Council having considered the petition and having concurred with the recommendation of the Plan Commission and having determined that the proposed rezoning is consistent with the 2025 Comprehensive Master Plan of the City of Franklin, Wisconsin and would promote the health, safety and welfare of the Community.

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

SECTION 1: §15-3.0102 (Zoning Map) of the Unified Development Ordinance of the City of Franklin, Wisconsin, is hereby amended to provide that the zoning district designation for the properties described below be changed from R-3 Suburban/Estate Single-Family Residence District to I-1 Institutional District:

Being all of Certified Survey Map No. 7317, recorded in Reel 5705, Image 5433 to 5435, Document No. 8673112 in the Milwaukee County Register of Deeds Office for Certified Survey Maps and vacated West Allwood Drive, all being a part of the Northeast 1/4 of the Northeast 1/4 of Section 18, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin, bounded and described as follows:

Beginning at the northeast corner of the Northeast 1/4 of said Section 18; thence South 00°24'53" East along east line of said Northeast 1/4, 361.60 feet; thence North 89°59'43" West along south of said Certified Survey Map No. 7317, 370.08 feet; thence North 00°24'53" West along the west line of said Certified Survey Map No. 7317, 369.53 feet to the north line of said Northeast 1/4; thence South 88°47'56" East along said north line, 370.22 feet to the point of beginning.

Containing in all 135,248 square feet (3.1049 acres) of land, more or less. Tax Key Nos. 799-9967-004, 799-9967-005, 799-9967-006 and 799-9967-007.

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

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

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

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

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

APPROVED:

Stephen R. Olson, Mayor

ATTEST:

Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____

LEGAL DESCRIPTION
(Area to be Rezoned)

Being all of Certified Survey Map No. 7317, recorded in Reel 5705, Image 5433 to 5435, Document No. 8673112 in the Milwaukee County Register of Deeds Office for Certified Survey Maps and vacated West Allwood Drive, all being a part of the Northeast 1/4 of the Northeast 1/4 of Section 18, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin, bounded and described as follows:

Beginning at the northeast corner of the Northeast 1/4 of said Section 18; thence South 00°24'53" East along east line of said Northeast 1/4, 361.60 feet; thence North 89°59'43" West along south of said Certified Survey Map No. 7317, 370.08 feet; thence North 00°24'53" West along the west line of said Certified Survey Map No. 7317, 369.53 feet to the north line of said Northeast 1/4; thence South 88°47'56" East along said north line, 370.22 feet to the point of beginning.

Containing in all 135,248 square feet (3.1049 acres) of land, more or less.



**GROTH
DESIGN
GROUP**

100 WEST WASHINGTON
CHICAGO, ILLINOIS 60601
TEL: 312.467.1000
WWW.GROTHDESIGN.COM

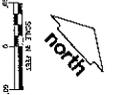
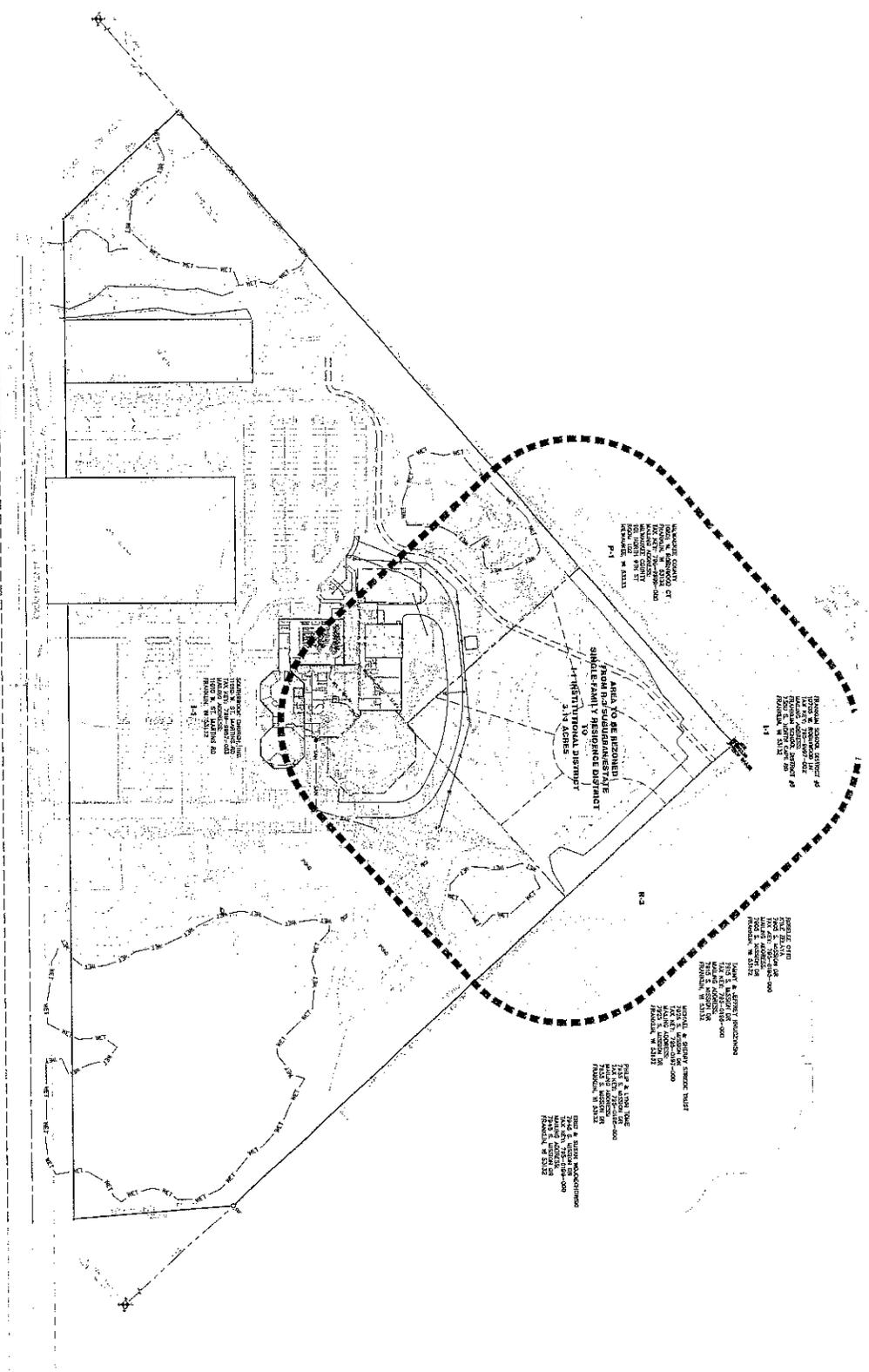
JSD *Joint Site Development*

Joint Site Development

100 WEST WASHINGTON
CHICAGO, ILLINOIS 60601
TEL: 312.467.1000
WWW.JSDDESIGN.COM

PROJECT:
ADDITIONS AND
ALTERATIONS TO
SOUTHROCK
COUNTRY
100 WEST WASHINGTON
CHICAGO, ILLINOIS 60601
TEL: 312.467.1000
WWW.JSDDESIGN.COM

ISSUE:
100 WEST WASHINGTON
CHICAGO, ILLINOIS 60601
TEL: 312.467.1000
WWW.JSDDESIGN.COM



EX-1

PRELIMINARY NOT FOR CONSTRUCTION

<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;">03/17/15</p>
<p style="text-align: center;">REPORTS & RECOMMENDATIONS</p>	<p style="text-align: center;">RESOLUTION CONDITIONALLY APPROVING A 1 LOT CERTIFIED SURVEY MAP, BEING A PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 21 EAST, CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN (SOUTHBROOK CHURCH, INC., APPLICANT) (10819, 10835, 10847 AND 10836 WEST ALLWOOD DRIVE)</p>	<p style="text-align: center;">ITEM NUMBER</p> <p style="text-align: center;"><i>G.S.</i></p>

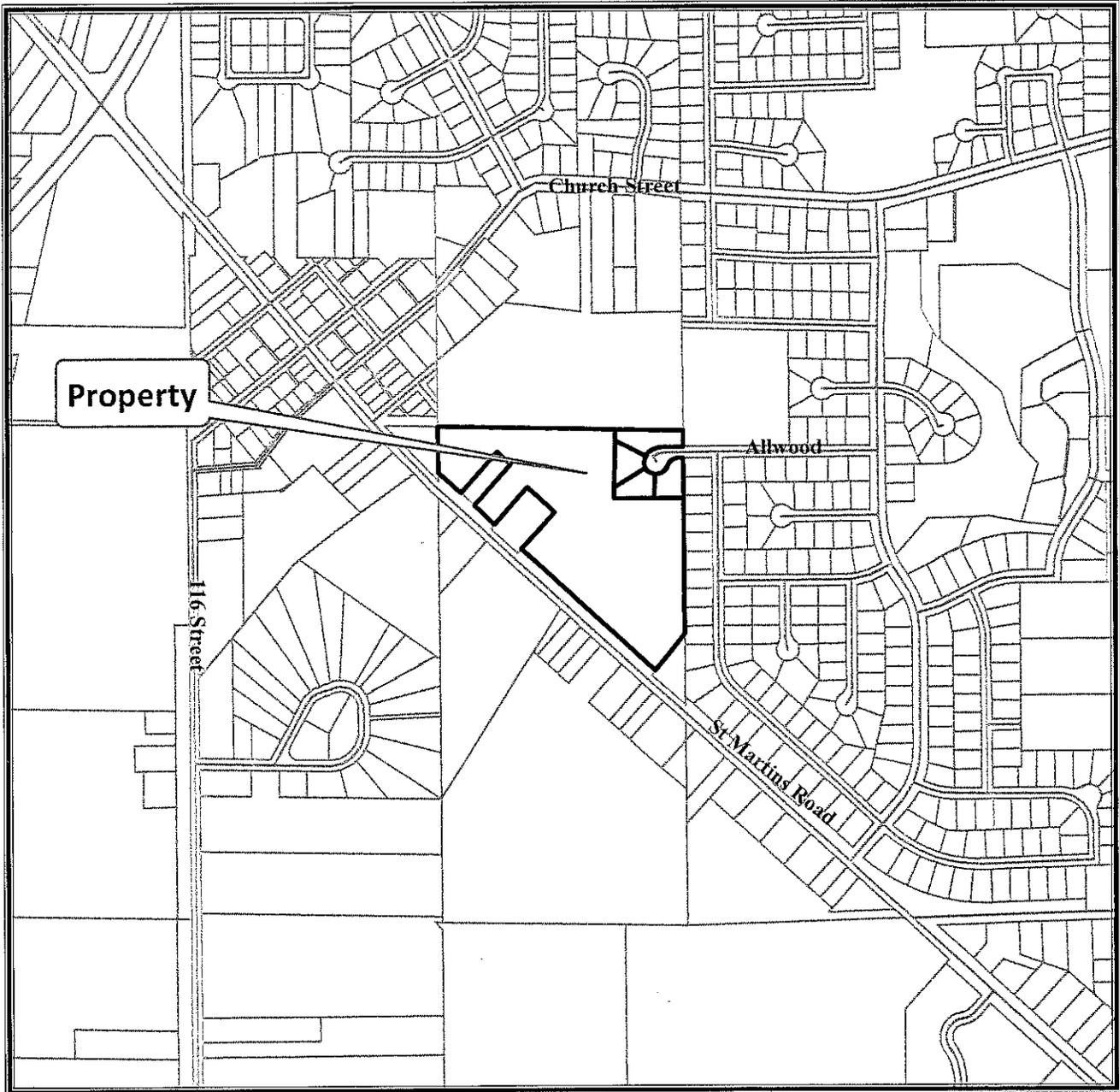
At their meeting on March 5, 2015, the Plan Commission recommended approval of a resolution conditionally approving a 1 Lot Certified Survey Map, being a part of the Northeast 1/4 of the Northeast 1/4 of Section 18, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin (Southbrook Church, Inc., applicant) (10819, 10835, 10847 and 10836 West Allwood Drive)

COUNCIL ACTION REQUESTED

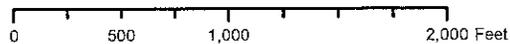
A motion to adopt Resolution No. 2015-_____, conditionally approving a 1 Lot Certified Survey Map, being a part of the Northeast 1/4 of the Northeast 1/4 of Section 18, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin (Southbrook Church, Inc., applicant) (10819, 10835, 10847 and 10836 West Allwood Drive)



11010 W. St. Martins Road



Planning Department
(414) 425-4024



2013 Aerial Photo

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

RESOLUTION NO. 2015-_____

A RESOLUTION CONDITIONALLY APPROVING A 1 LOT CERTIFIED SURVEY MAP, BEING A PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 21 EAST, CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN
(SOUTHBROOK CHURCH, INC., APPLICANT)
(10819, 10835, 10847 AND 10836 WEST ALLWOOD DRIVE AND 11010 WEST ST. MARTINS ROAD)

WHEREAS, the City of Franklin, Wisconsin, having received an application for approval of a certified survey map, such map being a part of the Northeast 1/4 of the Northeast 1/4 of Section 18, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin, more specifically, of the properties located at 10819, 10835, 10847 and 10836 West Allwood Drive and 11010 West St. Martins Road, bearing Tax Key Nos. 799-9967-004, 799-9967-005, 799-9967-006, 799-9967-007 and 799-9967-003, Southbrook Church, Inc., applicant; said certified survey map having been reviewed by the City Plan Commission and the Plan Commission having recommended approval thereof pursuant to certain conditions; and

WHEREAS, the Common Council having reviewed such application and City of Franklin Plan Commission recommendation and the Common Council having determined that such proposed certified survey map is appropriate for approval pursuant to law upon certain conditions.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Common Council of the City of Franklin, Wisconsin, that the Certified Survey Map submitted by Southbrook Church, Inc., as described above, be and the same is hereby approved, subject to the following conditions:

1. That any and all objections made and corrections required by the City of Franklin, by Milwaukee County, and by any and all reviewing agencies, shall be satisfied and made by the applicant, prior to recording.
2. That all land development and building construction permitted or resulting under this Resolution shall be subject to impact fees imposed pursuant to §92-9. of the Municipal Code or development fees imposed pursuant to §15-5.0110 of the Unified Development Ordinance, both such provisions being applicable to the development and building permitted or resulting hereunder as it occurs from time to time, as such Code and Ordinance provisions may be amended from time to time.
3. Each and any easement shown on the Certified Survey Map shall be the subject of

SOUTHBROOK CHURCH, INC. – CERTIFIED SURVEY MAP
RESOLUTION NO. 2015-_____

Page 2

separate written grant of easement instrument, in such form as provided within the *City of Franklin Design Standards and Construction Specifications* and such form and content as may otherwise be reasonably required by the City Engineer or designee to further and secure the purpose of the easement, and all being subject to the approval of the Common Council, prior to the recording of the Certified Survey Map.

4. Southbrook Church, Inc., successors and assigns and any developer of the 1 lot certified survey map project shall pay to the City of Franklin the amount of all development compliance, inspection and review fees incurred by the City of Franklin, including fees of consults to the City of Franklin, for the 1 lot certified survey map project, within 30 days of invoice for same. Any violation of this provision shall be a violation of the Unified Development Ordinance, and subject to §15-9.0502 thereof and §1-19. of the Municipal Code, the general penalties and remedies provisions, as amended from time to time.
5. The approval granted hereunder is conditional upon Southbrook Church, Inc., and the 1 lot certified survey map project for the properties located at 10819, 10835, 10847 and 10836 West Allwood Drive and 11010 West St. Martins Road: (i) being in compliance with all applicable governmental laws, statutes, rules, codes, orders and ordinances; and (ii) obtaining all other governmental approvals, permits, licenses and the like, required for and applicable to the project to be developed and as presented for this approval.
6. A Natural Resource Protection Plan that includes the four (4) residential properties adjacent to West Allwood Drive shall be submitted to the Department of City Development for review and approval by Staff, prior to issuance of a Building Permit.
7. Any natural resource features identified on the four (4) residential properties adjacent to West Allwood Drive shall be included on the face of the proposed Certified Survey Map and incorporated into the Conservation Easement and subject to review and approval by Staff, prior to recording of those documents with the Milwaukee County Register of Deeds Office.

BE IT FURTHER RESOLVED, that the Certified Survey Map, certified by owner, Southbrook Church, Inc., be and the same is hereby rejected without final approval and without any further action of the Common Council, if any one, or more than one of the above conditions is or are not met and satisfied within 180 days from the date of adoption of this Resolution.

SOUTHBROOK CHURCH, INC. – CERTIFIED SURVEY MAP
RESOLUTION NO. 2015-_____

Page 3

BE IT FINALLY RESOLVED, that upon the satisfaction of the above conditions within 180 days of the date of adoption of this Resolution, same constituting final approval, and pursuant to all applicable statutes and ordinances and lawful requirements and procedures for the recording of a certified survey map, the City Clerk is hereby directed to obtain the recording of the Certified Survey Map, certified by owner, Southbrook Church, Inc., with the Office of the Register of Deeds for Milwaukee County.

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

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

APPROVED:

Stephen R. Olson, Mayor

ATTEST:

Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____

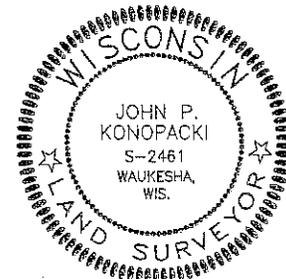
CERTIFIED SURVEY MAP No. _____

BEING A RE-DIVISION OF ALL OF REMNANT LOT 2 OF CSM NO. 6613, ALL OF CSM NO. 7317 AND VACATED W. ALLWOOD DR., ALL BEING A PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 21 EAST, CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN

CONSERVANCY EASEMENT LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	S76°46'20"E	56.04'
L2	N45°00'31"E	22.17'
L3	N16°31'42"E	49.88'
L4	N30°51'14"E	43.68'
L5	N17°39'13"E	31.41'
L6	N05°29'40"E	28.29'
L7	N15°34'20"E	35.84'
L8	N27°20'57"E	23.94'
L9	N34°09'14"E	28.77'
L10	N52°27'57"E	38.69'
L11	N67°49'14"E	30.03'
L12	N34°05'43"E	45.20'
L13	N47°15'29"E	43.32'
L14	S87°12'38"E	25.18'
L15	S41°40'45"E	39.04'
L16	S11°53'40"E	42.90'
L17	S64°20'39"E	20.24'
L18	S40°40'41"E	71.25'
L19	S03°11'27"E	70.69'
L20	S74°56'55"E	14.32'
L21	N61°26'21"E	31.13'
L22	N02°12'40"W	133.64'
L23	N35°27'44"W	36.73'
L24	N04°15'17"E	109.55'
L25	N30°15'36"W	41.33'
L26	S60°03'29"W	15.59'
L27	N84°55'44"W	18.93'
L28	N49°54'58"W	33.09'
L29	N28°13'45"W	11.49'
L30	N06°32'31"W	28.24'
L31	N06°02'16"E	39.47'
L32	N44°54'28"E	63.83'
L33	N23°34'45"E	29.12'
L34	N67°21'04"E	47.45'
L35	N03°38'45"E	22.31'
L36	N62°49'56"E	39.01'

LINE NO.	BEARING	DISTANCE
L37	N00°17'19"W	114.73'
L38	N01°46'58"W	111.55'
L39	N82°10'21"W	33.69'
L40	N05°40'57"W	21.10'
L41	N81°46'03"W	13.77'
L42	N03°42'49"W	10.80'
L43	N89°47'51"W	52.65'
L44	N75°34'38"W	54.90'
L45	S89°08'12"W	54.99'
L46	N88°29'26"W	157.32'
L47	S16°14'14"E	20.85'
L48	S17°41'48"W	54.74'
L49	S36°57'16"W	53.34'
L50	S83°20'52"W	36.05'
L51	S86°39'45"W	66.83'
L52	S45°59'03"W	55.53'
L53	S77°04'04"W	17.73'
L54	N67°37'36"W	32.06'
L55	N51°27'39"W	31.14'
L56	N28°24'04"W	44.01'
L57	N63°54'42"W	33.57'
L58	N00°09'55"W	18.65'
L59	N60°02'44"W	30.98'
L60	N86°20'34"W	46.79'
L61	S58°03'06"W	44.68'
L62	S49°19'10"W	146.06'
L63	N47°53'33"W	100.00'
L64	S42°06'27"W	297.00'
L65	N47°53'33"W	159.58'
L66	N00°24'05"W	250.48'



DATED THIS _____ DAY OF FEBRUARY, 2015
 THIS INSTRUMENT WAS DRAFTED BY JOHN P. KONOPACKI, S-2461

CERTIFIED SURVEY MAP No. _____

BEING A RE-DIVISION OF ALL OF REMNANT LOT 2 OF CSM NO. 6613, ALL OF CSM NO. 7317 AND VACATED W. ALLWOOD DR., ALL BEING A PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 21 EAST, CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN

WETLAND LINE TABLE

LINE NO.	BEARING	DISTANCE
L67	N29°01'56"E	58.17'
L68	N09°49'19"W	26.13'
L69	S77°12'52"W	26.18'
L70	S37°57'57"W	51.46'
L71	N85°13'43"E	29.27'
L72	N31°07'31"E	58.97'
L73	N13°38'44"E	28.72'
L74	N30°51'14"E	42.62'
L75	N12°24'57"E	90.39'
L76	N27°20'57"E	25.49'
L77	N34°09'14"E	22.15'
L78	N60°46'14"E	64.31'
L79	N34°05'43"E	78.96'
L80	S41°40'45"E	23.29'
L81	S06°19'43"E	29.01'
L82	S28°45'55"E	26.48'
L83	S64°20'39"E	23.53'
L84	S40°40'35"E	54.38'
L85	S04°26'57"E	80.77'
L86	S72°18'07"E	47.23'
L87	N61°26'21"E	23.94'
L88	S20°53'39"E	68.19'
L89	S16°57'48"E	21.16'
L90	S07°59'05"E	35.93'
L91	S14°40'36"W	21.11'
L92	S06°41'07"E	76.81'
L93	S15°03'11"W	35.62'
L94	S40°38'34"W	33.30'
L95	S65°41'50"W	45.64'
L96	S16°01'55"W	52.92'
L97	N84°29'34"W	37.61'
L98	S71°27'21"W	35.24'
L99	S50°25'59"W	24.21'
L100	S08°42'34"E	19.70'

LINE NO.	BEARING	DISTANCE
L101	S09°07'40"W	52.58'
L102	S57°58'46"W	16.07'
L103	S34°18'49"W	37.53'
L104	N67°51'49"W	24.51'
L105	S48°15'17"W	56.97'
L106	S57°13'10"W	59.36'
L107	S82°40'18"W	38.21'
L108	S86°32'17"W	28.52'
L109	N39°40'59"W	55.00'
L110	N02°54'01"W	26.42'
L111	N14°46'01"E	24.39'
L112	N28°09'31"W	29.82'
L113	N72°50'02"W	25.35'
L114	N51°16'00"W	18.29'
L115	N00°24'05"W	47.24'
L116	S17°15'28"W	42.94'
L117	S36°57'16"W	33.56'
L118	S83°20'52"W	11.66'
L119	N54°35'17"W	29.06'
L120	N04°17'53"W	12.90'
L121	N62°30'20"W	8.59'
L122	S12°03'10"W	30.57'
L123	S76°40'43"W	52.30'
L124	S46°22'01"W	54.97'
L125	N67°37'36"W	30.83'
L126	N28°52'35"W	57.27'
L127	N63°54'42"W	24.00'
L128	N17°20'25"E	23.30'

LINE NO.	BEARING	DISTANCE
L129	N52°54'47"E	34.73'
L130	N31°39'31"E	25.87'
L131	S88°02'06"E	37.62'
L132	N75°35'13"E	23.13'
L133	N86°27'26"E	65.80'
L134	S70°54'07"E	56.31'
L135	S18°14'14"E	14.32'
L136	S01°31'26"W	66.00'
L137	S43°44'45"W	25.41'
L138	S02°47'38"E	28.20'
L139	N83°16'32"W	53.45'
L140	S60°03'29"W	17.47'
L141	N49°54'58"W	22.92'
L142	N06°02'16"E	40.81'
L143	N44°02'36"E	60.69'
L144	N23°34'45"E	21.37'
L145	N67°21'04"E	20.58'
L146	S66°48'01"E	31.84'



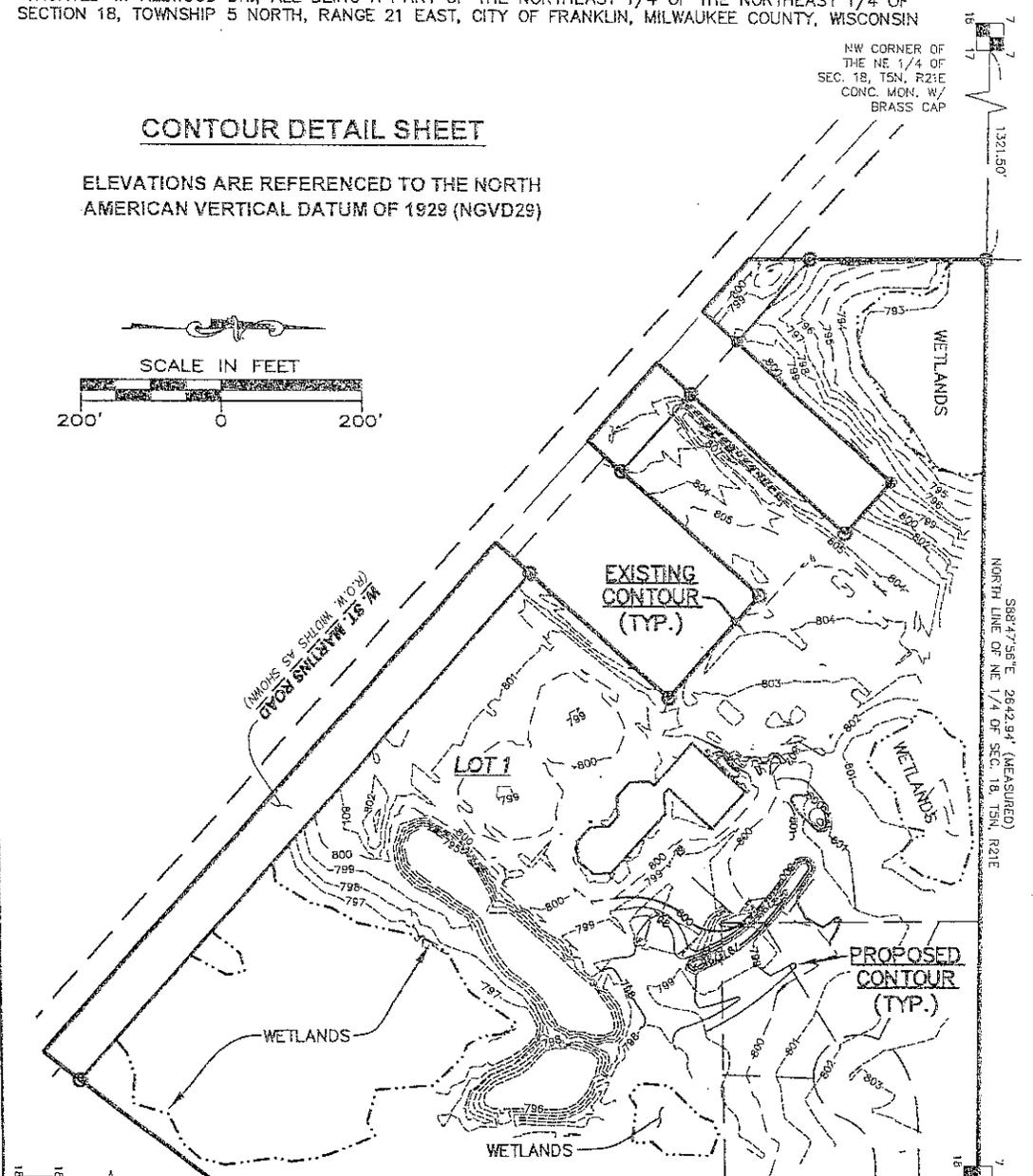
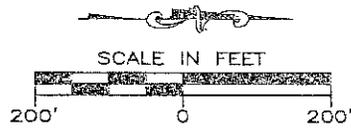
DATED THIS _____ DAY OF FEBRUARY, 2015
THIS INSTRUMENT WAS DRAFTED BY JOHN P. KONOPACKI, S-2461

CERTIFIED SURVEY MAP No. _____

BEING A RE-DIVISION OF ALL OF REMNANT LOT 2 OF CSM NO. 6613, ALL OF CSM NO. 7317 AND VACATED W. ALLWOOD DR., ALL BEING A PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 21 EAST, CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN

CONTOUR DETAIL SHEET

ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1929 (NGVD29)



NW CORNER OF THE NE 1/4 OF SEC. 18, T5N, R21E CONC. MON. W/ BRASS CAP

1321.50'

588°47'56"E 2842.94' (MEASURED)
NORTH LINE OF NE 1/4 OF SEC. 18, T5N, R21E

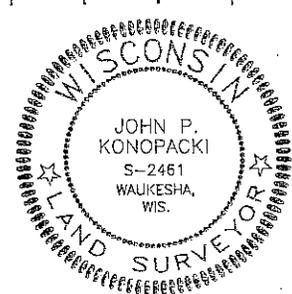
SE CORNER OF THE NE 1/4 OF SEC. 18, T5N, R21E CONC. MON. W/ IRON PLUG

1566.42' CCF

EAST LINE OF NE 1/4 OF SEC. 18, T5N, R21E
S00°24'53"E 2649.23' (MEASURED)

W. ALLWOOD DR.
(60' R.O.W.)

NE CORNER OF THE NE 1/4 OF SEC. 18, T5N, R21E CONC. MON. W/ BRASS CAP
N: 334,672.02
E: 2,522,721.02
P.O.B.



DATED THIS _____ DAY OF FEBRUARY, 2015
THIS INSTRUMENT WAS DRAFTED BY JOHN P. KONOPACKI, S-2461

SHEET 7 OF 9

CERTIFIED SURVEY MAP No. _____

BEING A RE-DIVISION OF ALL OF REMNANT LOT 2 OF CSM NO. 6613, ALL OF CSM NO. 7317 AND VACATED W. ALLWOOD DR., ALL BEING A PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 21 EAST, CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

State of Wisconsin)
) SS
County of Milwaukee)

I, John P. Konopacki, Professional Land Surveyor, do hereby certify that I have surveyed, divided, mapped and dedicated a re-division of all of remnant Lot 2 of Certified Survey Map No. 6613, recorded in Reel 4475, Image 2605 to 2608, Document No. 7666018 in the Milwaukee County Register of Deeds Office for Certified Survey Maps and all of Certified Survey Map No. 7317, recorded in Reel 5705, Image 5433 to 5435, Document No. 8673112 in the Milwaukee County Register of Deeds Office for Certified Survey Maps and vacated West Allwood Drive, all being a part of the Northeast 1/4 of the Northeast 1/4 of Section 18, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin, bounded and described as follows:

Beginning at the northeast corner of the Northeast 1/4 of said Section 18; thence South 00°24'53" East along east line of said Certified Survey Map No. 7317 and then along the east line of said Lot 2, 1082.81 feet to the southeast line of said Lot 2; thence South 37°37'55" West along said southeast line of said Lot 2, 317.88 feet to the southeast line of said Lot 2; thence North 47°53'33" West along said southwest line, 978.60 feet; thence North 42°06'27" East along said southwest line, 330.00 feet; thence North 47°53'33" West along said southwest line, 198.00 feet; thence South 42°06'27" West along said southwest line, 330.00 feet; thence North 47°53'33" West along said northeast right of way line, 149.95 feet to the aforesaid southwest line; thence North 42°06'27" East along said southwest line, 362.00 feet; thence North 47°53'33" West along said southwest line, 100.00 feet; thence South 42°06'27" West along said southwest line, 362.00 feet; thence North 47°53'33" West along said southwest line, 100.00 feet to the west line of said Lot 2; thence North 00°24'05" West along said west line, 338.65 feet to the north line of said Northeast 1/4; thence South 88°47'56" East along said north line, 1321.44 feet to the point of beginning.

Containing in all 1,079,20 square feet (24.7752 acres) gross and 997,584 square feet (22.9014 acres) net of land, more or less. Dedicating 81,626 square feet (1.8739 acres) of land, more or less, for public right of way purposes as graphically shown on this maps.

The right of way for West Allwood Drive has been vacated by the City of Franklin Resolution No. _____, as recorded in the Register of Deeds for Milwaukee County as Document No. _____.

All subject to easements and restrictions of record and potential future road widening and government restrictions, if any.

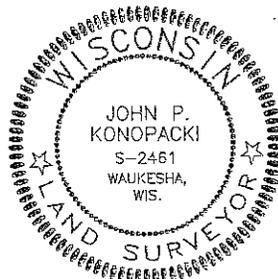
That I have made such survey, land division, right of way dedication and map by the direction of Southbrook Church, Inc. owner of said land.

That such map is a correct representation of all exterior boundaries and the land surveyed and the land division thereof and the right of way dedication made.

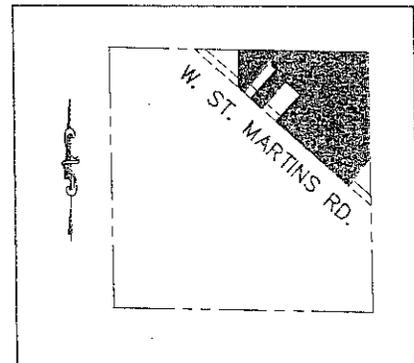
That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and Division 15-7.0700 of the City of Franklin Unified Development Ordinance in surveying, dividing, mapping and dedicating the same.

DATED THIS _____ DAY OF FEBRUARY, 2015

John P. Konopacki, P.L.S.
Professional Land Surveyor, S-2461



VICINITY MAP



NE 1/4 SEC. 18, T5N, R21E
SCALE 1" = 1,500'

<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;">03/17/15</p>
<p style="text-align: center;">REPORTS & RECOMMENDATIONS</p>	<p style="text-align: center;">RESOLUTION CONDITIONALLY APPROVING A 2 LOT CERTIFIED SURVEY MAP, BEING A RE-DIVISION OF PARCEL 2 OF CERTIFIED SURVEY MAP NO. 7251, BEING A PART OF THE NORTHWEST 1/4 AND OF THE SOUTHEAST 1/4 SECTION 8, TOWNSHIP 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN (JACK R. STYZA AND ALICE STYZA, APPLICANTS) (9745 WEST WOELFEL ROAD)</p>	<p style="text-align: center;">ITEM NUMBER</p> <p style="text-align: center;"><i>G.4.</i></p>

At its March 5, 2015, meeting the Plan Commission recommended approval of a resolution conditionally approving a 2 lot certified survey map, being a re-division of Parcel 2 of Certified Survey Map No. 7251, being a part of the Northwest 1/4 and of the Southeast 1/4 Section 8, Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin (Jack R. Styza and Alice Styza, Applicants) (9745 West Woelfel Road).

COUNCIL ACTION REQUESTED

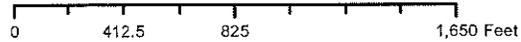
A motion to adopt Resolution No. 2015-_____, a resolution conditionally approving a 2 lot certified survey map, being a re-division of Parcel 2 of Certified Survey Map No. 7251, being a part of the Northwest 1/4 and of the Southeast 1/4 Section 8, Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin (Jack R. Styza and Alice Styza, Applicants) (9745 West Woelfel Road).



9745 W. Woelfel Road



Planning Department
(414) 425-4024



2013 Aerial Photo

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

RESOLUTION NO. 2015-_____

A RESOLUTION CONDITIONALLY APPROVING A 2 LOT CERTIFIED SURVEY MAP, BEING A RE-DIVISION OF PARCEL 2 OF CERTIFIED SURVEY MAP NO. 7251, BEING A PART OF THE NORTHWEST 1/4 AND OF THE SOUTHEAST 1/4 SECTION 8, TOWNSHIP 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN
(JACK R. STYZA AND ALICE STYZA, APPLICANTS)
(9745 WEST WOELFEL ROAD)

WHEREAS, the City of Franklin, Wisconsin, having received an application for approval of a certified survey map, such map being a re-division of Parcel 2 of Certified Survey Map No. 7251, being a part of the Northwest 1/4 and of the Southeast 1/4 Section 8, Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin, more specifically, of the property located at 9745 West Woelfel Road, bearing Tax Key No. 794-9996-006, Jack R. Styza and Alice Styza, applicants; said certified survey map having been reviewed by the City Plan Commission and the Plan Commission having recommended approval thereof pursuant to certain conditions; and

WHEREAS, the Common Council having reviewed such application and Plan Commission recommendation and the Common Council having determined that such proposed certified survey map is appropriate for approval pursuant to law upon certain conditions.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Common Council of the City of Franklin, Wisconsin, that the Certified Survey Map submitted by Jack R. Styza and Alice Styza, as described above, be and the same is hereby approved, subject to the following conditions:

1. That any and all objections made and corrections required by the City of Franklin, by Milwaukee County, and by any and all reviewing agencies, shall be satisfied and made by the applicant, prior to recording.
2. That all land development and building construction permitted or resulting under this Resolution shall be subject to impact fees imposed pursuant to §92-9. of the Municipal Code or development fees imposed pursuant to §15-5.0110 of the Unified Development Ordinance, both such provisions being applicable to the development and building permitted or resulting hereunder as it occurs from time to time, as such Code and Ordinance provisions may be amended from time to time.
3. Each and any easement shown on the Certified Survey Map shall be the subject of separate written grant of easement instrument, in such form as provided within

JACK R. STYZA AND ALICE STYZA – CERTIFIED SURVEY MAP
RESOLUTION NO. 2015-_____

Page 2

the *City of Franklin Design Standards and Construction Specifications* and such form and content as may otherwise be reasonably required by the City Engineer or designee to further and secure the purpose of the easement, and all being subject to the approval of the Common Council, prior to the recording of the Certified Survey Map.

4. Jack R. Styza and Alice Styza, successors and assigns, and any developer of the Jack R. Styza and Alice Styza 2 lot certified survey map project, shall pay to the City of Franklin the amount of all development compliance, inspection and review fees incurred by the City of Franklin, including fees of consults to the City of Franklin, within 30 days of invoice for same. Any violation of this provision shall be a violation of the Unified Development Ordinance, and subject to §15-9.0502 thereof and §1-19. of the Municipal Code, the general penalties and remedies provisions, as amended from time to time.
5. The approval granted hereunder is conditional upon Jack R. Styza and Alice Styza and the 2 lot certified survey map project for the property located at 9745 West Woelfel Road: (i) being in compliance with all applicable governmental laws, statutes, rules, codes, orders and ordinances; and (ii) obtaining all other governmental approvals, permits, licenses and the like, required for and applicable to the project to be developed and as presented for this approval.
6. Applicant shall submit a Natural Resource Protection Plan and Site Intensity and Capacity Calculation Worksheets for Department of City Development Staff approval, prior to recording the Certified Survey Map with the Milwaukee County Register of Deeds.

BE IT FURTHER RESOLVED, that the Certified Survey Map, certified by owner, Jack R. Styza Revocable Trust U/A Dtd. 4/25/89, be and the same is hereby rejected without final approval and without any further action of the Common Council, if any one, or more than one of the above conditions is or are not met and satisfied within 180 days from the date of adoption of this Resolution.

BE IT FINALLY RESOLVED, that upon the satisfaction of the above conditions within 180 days of the date of adoption of this Resolution, same constituting final approval, and pursuant to all applicable statutes and ordinances and lawful requirements and procedures for the recording of a certified survey map, the City Clerk is hereby directed to obtain the recording of the Certified Survey Map, certified by owner, Jack R. Styza Revocable Trust U/A Dtd. 4/25/89, with the Office of the Register of Deeds for Milwaukee County.

JACK R. STYZA AND ALICE STYZA – CERTIFIED SURVEY MAP
RESOLUTION NO. 2015-_____

Page 3

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

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

APPROVED:

Stephen R. Olson, Mayor

ATTEST:

Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____

CERTIFIED SURVEY MAP NO. _____

Being a re-division of Parcel 2 of Certified Survey Map No. 7251, being a part of the Northwest 1/4 and of the Southeast 1/4 Section 8, Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
MILWAUKEE COUNTY) SS

I, Dennis C. Sauer, registered land surveyor, do hereby certify:

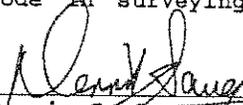
That I have surveyed, a re-division of Parcel 2 of Certified Survey Map No. 7251, being a part of the Northwest 1/4 and of the Southeast 1/4 Section 8, Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin, bounded and described as follows: Commencing at the Northeast corner of the said Southeast 1/4 thence S 88° 04' 27" W, along the North line of said Southeast 1/4, 1725.93 feet; thence S 01° 55' 33" E, 35.00 feet to the point of beginning and the South line of West Woelfel Road; thence continuing South 01° 55' 33" East, 220.00 feet; thence S 88° 04' 27" W, 340.00 feet; thence N 01° 55' 33" W, 220.00 feet to the South line of said West Woelfel Road; thence N 88° 04' 27" E, along said South line 340.00 feet to the point of beginning. Said lands containing 99,719 square feet (2.29 acres).

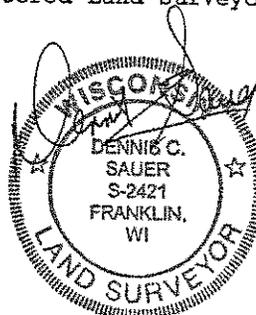
That I have made such survey, land division and map by the direction of, Jack Styza and Alice Styza, husband and wife, owners of said land.

That such map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin State Statutes and the Unified Development Ordinance - Division 15, of the City of Franklin Municipal Code in surveying, dividing and mapping the same.

JANUARY 17, 2015
Date


Dennis C. Sauer
Registered Land Surveyor S-2421



PREPARED FOR:
Jack & Alice Styza
P.O. Box 405
Greendale, WI 53129

PREPARED BY: Dennis C Sauer
Metropolitan Survey Service
9415 West Forest Home Avenue
Hales Corners, WI 53130

CERTIFIED SURVEY MAP NO. _____

Being a re-division of Parcel 2 of Certified Survey Map No. 7251, being a part of the Northwest 1/4 and of the Southeast 1/4 Section 8, Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin.

OWNER'S CERTIFICATE

As owners, Jack Styza and Alice Styza, husband and wife, do hereby certify that we have caused the land described on this map to be surveyed, divided, mapped and dedicated as represented on this map in accordance with the requirements of Chapter 236.34 of the Wisconsin State Statutes and Unified Development Ordinance - Division 15, of the City of Franklin Municipal Code.

WITNESS the hand and seal of said owners this _____ day of _____, 20_____.

Jack Styza

Alice Styza

STATE OF WISCONSIN)
Milwaukee COUNTY) SS

PERSONALLY came before me this _____ day of _____, 20_____, Jack Styza and Alice Styza, husband and wife, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

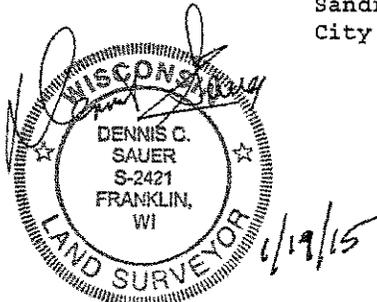
Notary Public
State of Wisconsin
My Commission Expires: _____

COMMON COUNCIL APPROVAL

APPROVED and accepted by the Common Council of the City of Franklin, Resolution No. _____, on this _____ day of _____, 20_____.

Steve Olson, Mayor
City of Franklin

Sandra L. Wesolowski, Clerk
City of Franklin



THIS INSTRUMENT WAS DRAFTED BY:
Dennis C Sauer, R.L.S. S-2421



REPORT TO THE PLAN COMMISSION

Meeting of March 5, 2015

Certified Survey Map

RECOMMENDATION: City Development Staff recommends approval of the proposed Certified Survey Map, subject to the conditions in the draft resolution.

Table with 2 columns: Field Name and Value. Fields include Project Name, Project Address, Applicant, Owners (property), Current Zoning, 2025 Future Land Use, Use of Surrounding Properties, and Applicant Action Requested.

Project Description and Analysis:

Please note:

- Staff recommendations are underlined, in italics and are included in the draft ordinance.

On February 4, 2015, the applicant filed a Certified Survey Map (CSM) Application with the Department of City Development, requesting approval to split a 1.72-acre property into two parcels.

The existing 1.72-acre property is currently vacant and proposed to be divided in half, resulting in two lots, each having an area of approximately 0.86 acres. The existing lot is part of CSM No. 7251, recorded on June 23, 2003.

The proposed lots exceed the R-3E District minimum lot area of 25,000 square feet as well as the minimum lot width of 115 feet; however, it should be noted that the properties along West Woelfel Road are larger in area than the standard R-3E lots. The average lot size of nearby parcels is approximately 1.67 acres. These properties are listed below and shown on the attached map.

Table with 4 columns: Taxkey Number, Address, Acreage, Location. Lists nearby parcels with their respective details.

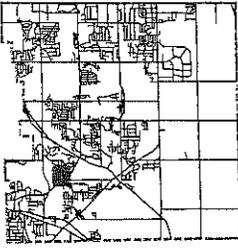
794-9996-009	9965 W. Woelfel Road	1.36	Located to the west of the subject parcel (one lot over)
753-0005-000	7467 S. Trinity Court	1.63	Northwest corner of W. Woelfel Road and S. Trinity Court

The Wyndham Ridge Subdivision located directly to the south and also zoned R-3E District contains lots at or closer to the required minimum size of the R-3E District. For example, the three lots directly to the south of the subject parcel have areas of 35,442 square feet, 31,847 square feet and 25,729 square feet.

In review of the best available natural resource information and the most recent aerial maps, it appears the property does not contain any protected natural resource features. Section 15-7.0201 of the UDO requires the submission of a Natural Resource Protection Plan for all Certified Survey Map (CSM) requests; therefore, staff recommends submittal of a Natural Resource Protection Plan and Site Intensity and Capacity Calculation Worksheets, prior to recording the CSM. If any protected natural resources are found on the property, a Conservation Easement will be required and must be illustrated on the CSM.

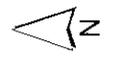
Staff Recommendation:

City Development Staff recommends approval of the proposed Certified Survey Map, subject to the conditions in the draft resolution.



Legend

- Parcel with Address Owner
- Road ROW
- Street Centerline
- Road Edge
- Easement



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

City of Franklin
 GIS Department
 9229 W. Loomis Rd.
 Franklin, WI 53132
 www.franklinwi.gov

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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;">03/17/15</p>
<p style="text-align: center;">REPORTS & RECOMMENDATIONS</p>	<p style="text-align: center;">AUTUMN LEAVES OF FRANKLIN NATURAL RESOURCES OFF-SITE MITIGATION (CARITY PRAIRIE) PLAN, AS REQUIRED BY THE SPECIAL USE AND NATURAL RESOURCE SPECIAL EXCEPTION APPROVED BY THE COMMON COUNCIL ON FEBRUARY 17, 2015 (THE LASALLE GROUP, INC., APPLICANT)</p>	<p style="text-align: center;">ITEM NUMBER</p> <p style="text-align: center;"><i>6.5,</i></p>

At the February 17, 2015 meeting, the Common Council approved a Special Use and Natural Resource Special Exception for Autumn Leaves of Franklin, a multi-family Community Based Residential Facility use upon property located at 9201 West Drexel Avenue. The Special Use and Natural Resource Special Exception approvals contained the condition below:

Applicant shall submit a detailed off-site mitigation plan outlining the applicant's envisioned mitigation and restoration practices and the amount to be paid by The LaSalle Group, Inc. to the Milwaukee Area Land Conservancy for wetland creation and/or restoration efforts by the Milwaukee Area Land Conservancy, and future maintenance and management thereof, for mitigation purposes to compensate for wetland, wetland buffer and wetland setback impacts resulting from the proposed Autumn Leaves Community Based Residential Facility memory care residence development, within the approximately 23-acre property known as the Carity Prairie adjacent to the Prairie Grass Preserve Subdivision at the west end of Prairie Grass Way in the City of Franklin, for Plan Commission recommendation, and approval of such plan by the Common Council, prior to the issuance of a Building Permit.

Attached is the final draft Memorandum of Understanding between The LaSalle Group, Inc. and the Milwaukee Area Land Conservancy, which details the amount to be paid by The LaSalle Group, Inc. and the type of mitigation work to be completed by MALC, and maps of the subject mitigation area.

At their March 5, 2015 meeting, the Plan Commission recommended approval of the Natural Resources Off-Site Mitigation Plan, subject to staff review and approval.

COUNCIL ACTION REQUESTED

A motion to approve the Natural Resources Off-Site Mitigation Plan, subject to staff review and approval.

MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding ("MOU") is entered into this _____ day of _____, 2015 by and between Franklin Memory Care, LLC (Developer) and **Milwaukee Area Land Conservancy, LLC (MALC)** for the purpose of documenting the duties, obligations and cost-share pertaining to the performance of Wetland and Wetland Buffer mitigation as required by the City of Franklin, WI (City).

WHEREAS, the Developer is required by the City of Franklin, WI (the City) to perform wetland and wetland buffer (upland) mitigation within the same watershed as part of a development approval, which the development process resulted in Wetland and Wetland Buffer impacts regulated by the City's Unified Development Ordinance; and

WHEREAS, the Developer asserts that any State and Federal wetland permitting agency requirements, have been met; and

WHEREAS, Carity Prairie is a premier Prairie, Oak Savanna and Wetland Complex with rare plant species that will provide the maximum public and conservation benefit possible within the watershed of impact if Wetland and Wetland Buffer mitigation is performed within its boundaries; and

WHEREAS, the Developer desires to partner with MALC to oversee the completion of 9033 square feet (.207 acres) of wetland and 79,619 square feet (1.828 acres) of wetland buffer in order to fulfill the City's watershed protection requirements; and

WHEREAS, MALC is a property owner of lands within the same impacted watershed, which qualify as suitable lands to perform Wetland and Wetland Buffer Mitigation; and

WHEREAS, MALC has agreed to assist the Developer with satisfying the required Wetland and Wetland Buffer Mitigation under certain terms; and

WHEREAS, the development is nearing commencement; accordingly, the parties wish to document each party's responsibilities to finalize the agreement.

NOW, THEREFORE, the Wetland and Wetland Buffer Mitigation responsibilities are hereby agreed and understood, by and between the Developer and MALC as follows:

1. The goal of the project is to restore native plant cover within .207 acres of wetland and 1.828 acres of upland inside the Carity Prairie by the project's scheduled completion date of January 2020 and encourage healthy wetland function well into the future.

Wetland and Wetland Buffer Mitigation goals include:

- a. Site preparation, including mowing as needed and one visit to herbicide existing invasive vegetation. Year 1
- b. Soil preparation, which may include raking dragging, and light tilling in preparation for a native seeding. Year 2

- c. Seed the prepared area in the second year with a mix of native wetland species suited to the site. Seed may be collected onsite or purchased from a vendor at MALC's discretion. Year 2.
- d. Install biodegradable erosion control immediately following the native seeding to protect area from erosion and provide a favorable microsite for the germination of native seed. Year 2
- e. Vegetative maintenance to promote the growth of newly planted native species and restrict the growth of invasive species. Methods may include any combination of mowing, hand cutting, selective herbicide applications, and hand pulling invasive plant species as required by conditions and at the discretion of MALC. 3 visits per year for 3 years. Years 3-5
- f. Vegetative monitoring to track the progress of the mitigation and ensure vegetation composition is making suitable progress in light of the project timeline. Year 3-5

Wetland Buffer Mitigation goals include:

- a) Site preparation including one mowing and 3 visits to herbicide existing invasive vegetation. Year 1
 - b) Soil preparation, which may include raking dragging, and light tilling in preparation for a native seeding. Year 2
 - c) Seed the prepared area in the second year with a mix of native wetland species suited to the site. Seed may be collected onsite or purchased from a vendor at MALC's discretion. Year 2
 - d) Install biodegradable erosion control immediately following the native seeding to protect area from erosion and provide a favorable microsite for the germination of native seed. Year 2
 - e) Vegetative maintenance to promote the growth of newly planted native species and restrict the growth of invasive species. Methods may include any combination of mowing, hand cutting, selective herbicide applications, and hand pulling invasive species as required by conditions and at the discretion of MALC. 3 visits per year for 3 years. Years 3-5
 - f) Vegetative monitoring to track the progress of the mitigation and ensure vegetation composition is making suitable progress in light of the project timeline. Years 3-5
2. The developer agrees to pay \$10,000 which MALC shall hold in reserve to fund additional maintenance in the wetland and upland mitigation areas beyond the initial 5 year period.
 3. MALC will oversee this Wetland and Wetland Buffer Mitigation project within the wetlands and the surrounding uplands within Carity Prairie.
 4. The Developer agrees to provide funding to cover the wetland mitigation costs and management for the lump sum amount of \$88,487 to MALC for work to be performed at Carity Prairie over the years 2015-2020. Payment from Developer is due upon final approval and permits being granted by the City, USACOE, and DNR. MALC will not commence work until payment is received in full.

5. Upon payment, MALC agrees to hire and supervise a consultant to:
- a) Perform 5-years of invasive species removal, native seed distribution and native species establishment for wetland and upland mitigation within the prairie/wetland complex located at Carity Prairie.
 - b) Discourage the growth of non-native invasive species through the use of various control measures including, but not limited to, mowing, hand pulling, seed collection, and herbicide application by licensed applicators.
 - c) Reduce non-native cover within mitigation areas to lower than 5% for each invasive species. 5 work visits per year for 5 years.
 - d) Collect native seed on-site and redistribute to the managed areas to promote the growth of local plant types, especially in areas where heavy treatment of invasive species occurs.
 - e) Perform 3 monitoring visits per year for five years to assess the efficiency of restoration work and determine if the site is meeting mitigation requirements.
 - f) Issue a Restoration Plan (1 each) and yearly progress reports (3 each)
6. The period of this MOU is _____ through **January 30, 2020**.
7. At the end of the each year, MALC will provide the City the following documentation:
- Maintenance logs/Monitoring logs
 - Total acreage impacted (includes acreage treated)
 - Brief annual progress reports submitted to the City of Franklin (3 total)
 - Photos of the project
 - Copy of any newsletter(s) highlighting the project
8. MALC agrees all measures put forth into creating this Wetland and Wetland Buffer Mitigation area need to be ongoing and continual in order to assure effective use of the Developers resources. MALC agrees to continue long-term management practices as practicable beyond the funded mitigation period.
9. MALC is not responsible for satisfying any permit conditions that may have been required by any City, State or Federal Agency as a result of the initial wetland impacts for the Autumn Leaves development by Franklin Memory Care, LLC.
10. MALC is not responsible for meeting any additional requirements or requests on the part of the City for work not performed under this MOU.
11. This MOU is contingent upon the City's approval, which will signifying the work performed within this MOU addresses all applicable City ordinances.

In witness whereof, the undersigned have set forth their hands and seals upon such dates as set forth below, which being the effective date of this MOU.

Upon agreement, MALC will sign and witness two copies of this MOU and send the originals to the Developer at the address provided below. Once received, the Developer will return one original signed and notarized copy to MALC at the address provided.



Franklin Memory Care, LLC

By: _____

Date: _____, 2015

Attest: _____

(Print name)

Signature: _____

Date: _____, 2015

Milwaukee Area Land Conservancy

Milwaukee Area Land Conservancy
c/o Don Dorsan
P.O. Box 320304
Franklin, WI 53132
malc@mkeconservancy.org

By: _____
Donald Dorsan, MALC

Date: _____, 2015.

Attest: _____

(Print name)

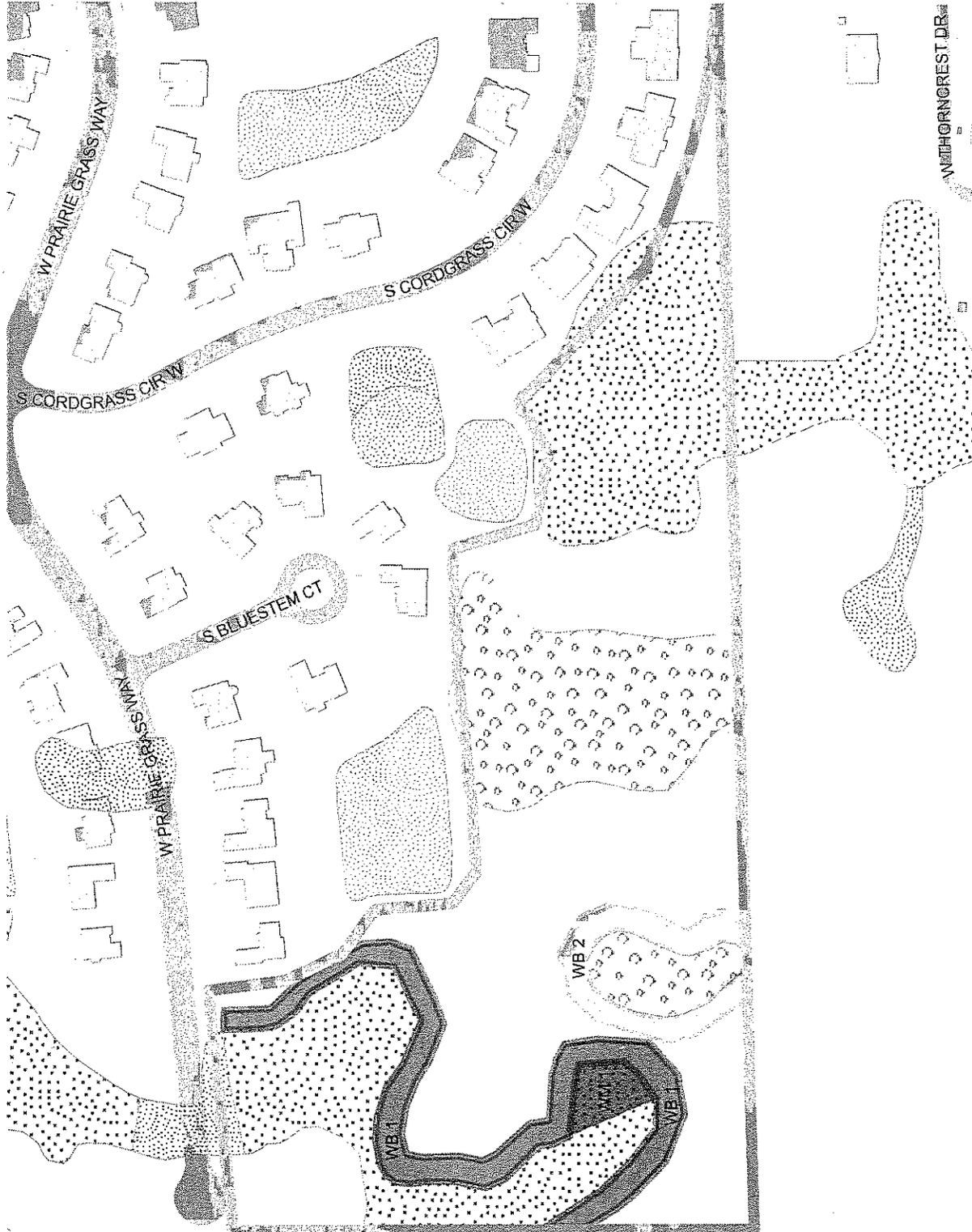
Signature: _____

Date: _____, 2015

Autumn Leaves Mitigation Site - Carity Prairie

Legend

- WDNR Wetlands**
- Aquatic bed
 - Open water
 - Emergent/wet meadow
 - Filled/drained wetland
 - Flats/unvegetated wet soil
 - Forested
 - Scrub/shrub
- Structure**
- Structure
- WB 1 - Wetland Buffer 1.238 acres**
- WB 2 - Wetland Buffer 0.59 acres**
- WM 1 - Wetland Mitigation Site 0.207 acres**
- Property Boundary**



1:2,710



Notes

DISCLAIMER: This map is a user generated static output from the Milwaukee County Land Information Office Interactive Mapping Service website. The contents herein are for reference purposes only and may or may not be accurate, current or otherwise reliable. No liability is assumed for the data delineated herein either expressed or implied by Milwaukee County or its employees.

452 0 226 452 Feet
 NAD_1927_StatePlane_Wisconsin_South_FIPS_4803
 © MCAMILIS
 THIS MAP IS NOT TO BE USED FOR NAVIGATION



Community Type	Acres
Forested wetland	2.804389
Emergent Wetland	2.72618
Upland (Prairie, Savanna)	11.7852
Total	17.31577

Mitigation Areas	Acres
WB 1 - Wetland Buffer	1.238
WB 2 - Wetland Buffer	0.59
<u>Subtotal</u>	<u>1.828</u>
WM 1 - Wetland	0.207
<u>Subtotal</u>	<u>0.207</u>
Total	2.035



CITY OF FRANKLIN



REPORT TO THE PLAN COMMISSION

Meeting of March 5, 2015

Autumn Leaves Mitigation Plan

RECOMMENDATION: Department of City Development staff recommends approval of the proposed mitigation plan subject to the condition set forth in this staff report.

Project Name:	Autumn Leaves CBRF
Project Location:	9201 West Drexel Avenue
Property Owner:	Preserve Apartments LLC
Applicant:	The LaSalle Group, Inc.
Agent:	Jason Glover, Regional Development Director
Current Zoning:	R-8 Multiple-Family Residence District & C-1 Conservancy District
2025 Comprehensive Plan:	Mixed Use and Areas of Natural Resource Features
Use of Surrounding Properties:	Single-family residential to the north, Aurora St. Luke's Health Center to the south, U.S. Bank to the east and Risen Savior Lutheran Church to the west
Applicant's Action Requested:	Approval of the proposed mitigation plan

Project Description/Analysis

At their February 5, 2015 meeting, the Plan Commission recommended approval of a Comprehensive Master Plan (CMP) Amendment, Special Use and Natural Resource Special Exception (NRSE) for a multi-family Community Based Residential Facility (CBRF) upon property located at 9201 West Drexel Avenue. The Common Council approved these applications at their February 17th meeting.

The Special Use and NRSE approvals contained the condition below.

Applicant shall submit a detailed off-site mitigation plan outlining the applicant's envisioned mitigation and restoration practices and the amount to be paid by The LaSalle Group, Inc. to the Milwaukee Area Land Conservancy for wetland creation and/or restoration efforts by the Milwaukee Area Land Conservancy, and future maintenance and management thereof, for mitigation purposes to compensate for wetland, wetland buffer and wetland setback impacts resulting from the proposed Autumn Leaves Community Based Residential Facility memory care residence development, within the approximately 23-acre property known as the Legend Creek Charity Prairie adjacent to the Prairie Grass Preserve Subdivision at the west end of Prairie Grass Way in the City of Franklin, for Plan Commission recommendation, and approval of such plan by the Common Council, prior to the issuance of a Building Permit.

Attached is the final draft Memorandum of Understanding between The LaSalle Group, Inc. and the Milwaukee Area Land Conservancy, which details the amount to be paid by The LaSalle Group, Inc. and the type of mitigation work to be completed by MALC, and a map of the subject mitigation area.

However, staff would note that the attached map does not provide certain mitigation related information typically provided in Natural Resource Special Exception plans. Staff recommends that a more detailed and to scale map clearly depicting the location and extent of the proposed wetland and wetland buffer mitigation areas in relationship to the existing wetlands, wetland buffers, and wetland setbacks, be provided by the applicant for staff review and approval prior to issuance of an Occupancy Permit for the subject Autumn Leaves CBRF building.

Staff would suggest that the map include a color coding scheme to clearly differentiate those activities within wetlands from those within wetland buffers/setbacks, and that these areas be cross-indexed with a table indicating the type and amount of each mitigation activity.

Staff Recommendation

Department of City Development staff recommends approval of the proposed mitigation plan subject to the condition set forth in this staff report.