

**CITY OF FRANKLIN
PLAN COMMISSION MEETING AGENDA
FRANKLIN CITY HALL COUNCIL CHAMBERS
9229 WEST LOOMIS ROAD-FRANKLIN, WISCONSIN
7:00 PM, Thursday, March 5, 2015**

I. Call to Order & Roll Call

II. Approval of Minutes

A. Regular Meeting Thursday, February 5, 2015

III. Public Hearings & Business Items (Action may be taken on any item)

A. Southbrook Church, Inc. (Proposed 23,600 Square Foot Addition to the Rear of the Existing Southbrook Church Building (Comprised of Fellowship and Gathering Areas, Classrooms and Multi-Purpose Rooms for Sunday School and Weeknight Classes) and the Addition of a Fire Lane to Provide 360 Degree Access to the Church Building)

Property: 10819, 10835, 10847 and 10836 West Allwood Drive and 11010 West St. Martins Road (Certified Survey Map and Site Plan Amendment); Tax Key Nos. 799-9967-004, 799-9967-005, 799-9967-006 and 799-9967-007 and 799-9967-003 (Certified Survey Map and Site Plan Amendment)

Zoning: R-3 Suburban/Estate Single-Family Residence District and I-1 Institutional District (Certified Survey Map and Site Plan Amendment)

Regarding:

- 1. (Comprehensive Master Plan Amendment) 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 PROPERTIES LOCATED AT 10819, 10835, 10847 AND 10836 WEST ALLWOOD DRIVE FROM RESIDENTIAL USE TO INSTITUTIONAL USE, PURSUANT TO WIS. STAT. § 66.1001(4)(b)**
- 2. (Rezoning) (Public Hearing) 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

3. **(Site Plan Amendment)** A RESOLUTION AMENDING THE SITE PLAN FOR THE PROPERTY LOCATED AT 11010 WEST ST. MARTINS ROAD TO ALLOW FOR A 23,600 SQUARE FOOT ADDITION TO THE REAR OF THE EXISTING SOUTHBROOK CHURCH BUILDING ALONG WITH A FIRE LANE
4. **(1 Lot Certified Survey Map)** 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
5. **(Right-of-Way Vacation)** Recommendation upon A RESOLUTION TO VACATE APPROXIMATELY 0.467 ACRES OF RIGHT-OF-WAY IN AN UNDEVELOPED CUL-DE-SAC AT THE WEST END OF WEST ALLWOOD DRIVE ADJACENT TO PROPERTY LOCATED AT 10819, 10835, 10847 AND 10836 WEST ALLWOOD DRIVE

B. Jack R. Styza and Alice Styza, Jack R. Styza Revocable Trust U/A Dtd. 4/25/89, Owner (Division of an Existing Lot into 2 Lots)

Property: 9745 West Woelfel Road; Tax Key No. 794-9996-006

Zoning: R-3E Suburban/Estate Single-Family Residence District

Regarding: 1. **(2 Lot Certified Survey Map)** 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

- C. Autumn Leaves of Franklin (The LaSalle Group, Inc., Applicant) Natural Resources Off-Site Mitigation (Carity Prairie) Plan, as Required by the Special Use and Natural Resources Special Exception Approved by the Common Council on February 17, 2015.**
- D. Plan Commission Agenda Format. Mayoral Request for Commission Review and Direction upon Commission Meeting Agenda Format.**

IV. Adjournment

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

Notice is further given that upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information, please contact the Franklin City Clerk's office at (414) 425-7500.

City of Franklin
Plan Commission Meeting
February 5, 2015
Minutes

unapproved

CALL TO ORDER

- I. Mayor Steve Olson called the February 5, 2015 Regular Plan Commission meeting to order at 7:00 p.m. in the Council Chambers at Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin.

Present were Alderwoman Susanne Mayer and Commissioners David Fowler, Kevin Haley, Scott Thinner and City Engineer Glen Morrow. Excused was Commissioner Patricia Hogan. Also present were City Attorney Jesse Wesolowski, Planning Manager Joel Dietl and Senior Planner Nick Fuchs.

MINUTES

Regular Meeting of January 8, 2015

- II. A. Commissioner Fowler moved and Commissioner Thinner seconded approval of the January 8, 2015 minutes of the Regular meeting of the Plan Commission as presented. On voice vote, all voted 'aye'. Motion carried.

PUBLIC HEARINGS and BUSINESS ITEMS

Ogden Construction Group LLC (Light Commercial Construction Contractor Business within the Existing Building, With Emphasis on Carpentry and Painting)

Property: 11113 West Forest Home Avenue; Tax Key No. 704-9978-002

Zoning: M-1 Limited Industrial District and C-1 Conservancy District

Regarding: 1. (Special Use) (Public Hearing) A RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS FOR THE APPROVAL OF A SPECIAL USE FOR A LIGHT COMMERCIAL CONSTRUCTION CONTRACTOR BUSINESS USE UPON PROPERTY LOCATED AT 11113 WEST FOREST HOME AVENUE

III.

- A. Planning Manager Dietl presented the application by Ogden Construction Group LLC for approval of the special use for a light commercial construction contractor business use within the existing building with emphasis on carpentry and painting. Joel Cook, President, Ogden Construction Group LLC, and Michael Cook, Vice President, spoke for the application.

Senior Planner Fuchs read the Official Notice of Public Hearing for the Special Use in to the record. The Public Hearing was opened at 7:06 p.m. and closed at 7:06 p.m.

Alderwoman Mayer moved, and Commissioner Fowler seconded a motion to recommend approval of a resolution imposing conditions and restrictions for the approval of a Special Use for a light commercial construction contractor business use upon property located at 11113 West Forest Home Avenue. On voice vote, all voted 'aye'. Motion carried.

The LaSalle Group, Inc. (Proposed Autumn Leaves Approximately 37,835 Square Foot, Single Story, Multi-Family (46 Unites (54 Beds) State Licensed Community Based Residential Facilities Memory Care Residence Facility) (Special Use Option 2 under the Unified Development Ordinance R-8 Multi-le-Family Residence District Development

- B. Planning Manager Dietl presented the application by The LaSalle Group, Inc. for approval of the Comprehensive Master Plan Amendment, Special Use and Natural Resource Special Exception for a multi-family Community Based Residential Facility (CBRF) for property located at 9201 West Drexel Avenue.

Commissioner Fowler moved to approve a resolution

Item III.B.(continued)

Standards requiring in part a minimum of 25% open space upon the property)

Property: Approximately 9201 West Drexel Avenue; Tax Key No. 794-9994-003

Zoning: r-8 Multiple-Family Residence District and C-1 Conservancy District

Regarding: 1. (Comprehensive Master Plan Amendment) 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 9201 WEST DREXEL AVENUE FROM MIXED USE AND AREAS OF NATURAL RESOURCE FEATURES USE TO RESIDENTIAL-MULTI-FAMILY USE AND AREAS OF NATURAL RESOURCE FEATURES USE, PURSUANT TO WIS. STAT. §66.1001(4)(b)

2. (Special Use) (Public Hearing) A RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS FOR THE APPROVAL OF A SPECIAL USE FOR A 46 UNIT COMMUNITY BASED RESIDENTIAL FACILITIES MULTI-FAMILY MEMORY CARE RESIDENCE FACILITY USE UPON PROPERTY LOCATED AT APPROXIMATELY 9201 WEST DREXEL AVENUE

3. (Special Exception) (Public Hearing) APPLICATION FOR A SPECIAL EXCEPTION TO NATURAL RESOURCE FEATURE PROVISIONS PURSUANT TO §15-10.0208 OF THE UNIFIED DEVELOPMENT ORDINANCE, FOR THE PURPOSE OF ALLOWING FOR THE FILLING, PAVING AND GRADING WITHIN APPROXIMATELY 6,022 SQUARE FEET OF WETLAND IMPACTS, 50,870 SQUARE FEET OF WETLAND BUFFER IMPACTS AND 15,479 SQUARE FEET OF WETLAND SETBACK IMPACTS FOR THE PROPOSED STATE

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 9201 West Drexel Avenue from Mixed Use and Areas of Natural Resource Features to Residential-Multi-Family Use and Areas of Natural Resource Features Use, pursuant to Wis. Stat. §66.1001(4)(b). Seconded by Alderwoman Mayer. On voice vote, all voted 'aye'. Motion carried (5-0-1 Hogan).

Senior Planner Fuchs read the Official Notice of Public Hearing for the Special Use in to the record. The Public Hearing was opened at 8:01 p.m. and closed at 8:06 p.m.

Commissioner Haley moved, and Commissioner Fowler seconded a motion to recommend approval of a resolution imposing conditions and restrictions for the approval of a Special Use for a 46 unit Community Based Residential Facility multi-family memory care residence facility use upon property located at approximately 9201 West Drexel Avenue subject to the clarification of Condition No. 4 to allow site work prior to issuance of the State license, and to strike Condition No. 7. On voice vote, all voted 'aye'. Motion carried.

Senior Planner Fuchs read the Official Notice of Public Hearing for the Special Exception to Natural Resource Feature provisions pursuant to §15-10.0208 of the Unified Development Ordinance, for the purpose of allowing for the filling, paving and grading within approximately 6,022 square feet of wetland impacts, 50,870 square feet of wetland buffer impacts and 15,479 square feet of wetland setback impacts for the proposed State licensed Community Based Residential Facilities multi-family memory care residence facility construction in to the record. The Public Hearing was opened at 8:23 p.m. and closed at 8:23 p.m. No one came forward to speak.

Commissioner Haley moved to recommend approval of The LaSalle Group, Inc. 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. Seconded by Commissioner Fowler. On voice vote, all voted 'aye'. Motion carried.

Item III.B.(continued)

LICENSED COMMUNITY BASED
RESIDENTIAL FACILITIES MULTI-
FAMILY MEMORY CARE RESIDENCE
FACILITY CONSTRUCTION

**Plan Commission Agenda Format,
Mayoral Request for Commission
Review and Direction upon Commission
Meeting Agenda Format**

C. Discussion only regarding the Mayoral request for Commission review and direction regarding the Plan Commission meeting agenda format. No action taken.

ADJOURNMENT

IV. Commissioner Thinnes moved and Alderwoman Mayer seconded to adjourn the Plan Commission meeting of February 5, 2015 at 8:53 p.m. All voted 'aye'; motion carried.

DRAFT



REPORT TO THE PLAN COMMISSION

Meeting of March 5, 2015

Site Plan Amendment, Certified Survey Map, Rezoning, Comprehensive Master Plan Amendment and Right-of-Way Vacation

RECOMMENDATION: Department of City Development staff recommends approval of the Site Plan Amendment, Certified Survey Map, Rezoning, Comprehensive Master Plan Amendment and Right-of-Way Vacation, for the proposed Southbrook Church expansion for property located at 11010 West St. Martins Road, subject to the conditions in the draft resolutions and ordinance.

Table with 2 columns: Label (Project Name, Project Address, Applicant, Agent, Property Owner, Current Zoning, 2025 Comprehensive Plan, Use of Surrounding Properties, Applicant Action Requested) and Description.

Introduction/History

Please note:

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

On January 26, 2015, the applicant submitted applications for a Site Plan Amendment, Certified Survey Map, Rezoning, Comprehensive Master Plan Amendment and Right-of-Way Vacation for the Southbrook Church property located at 11010 W. St. Martins Road. The proposed site modifications include an approximately 23,600 square foot addition to the church, new exterior

lighting, a new dumpster enclosure and a new fire lane to provide 360-degree access to the church building. The proposed Certified Survey Map, Rezoning, Comprehensive Master Plan Amendment and Right-of-Way Vacation relate to the four single-family residential lots located at the northeast corner of the subject area and are currently owned by Southbrook Church, Inc.

The subject property was rezoned in 1998 (Ordinance No. 98-1516) from R-3 Suburban/Estate Single-Family Residential, B-2 General Business and C-1 Conservancy to I-1 Institutional District. The existing building was approved via Resolution No. 2000-06 for Faith Community Fellowship Church. The four residential lots at the northeast corner of the subject parcel were created by Certified Survey Map 7317 by Resolution No. 2002-5453 and rezoned from I-1 Institutional District to R-3 Suburban/Estate Single-Family Residence District by Ordinance No. 2002-1724. Resolution 2003-069 allowed the applicant to change the south gymnasium elevation to a painted surface on part of the façade, opposed to the previously approved brick. In 2012, Department of City Development Staff approved a Minor Site Plan Amendment Application for Southbrook Church to construct an additional 40 parking spaces to the south of the building. In 2013, the Plan Commission approved a new parking lot with 129 spaces, parking lot lighting, a driveway with access to West St. Martins Road, an expansion of the existing stormwater pond, a berm and additional landscape plantings via Resolution No. 2013-007.

Project Description/Analysis

Site Plan:

The Southbrook Church, Inc. property is approximately 19.81 acres or 863,325 square feet. Currently, the site consists of the existing 16,300 square foot church building, 304 off-street parking spaces, storm water ponds and a shed. The proposed site modifications include an approximately 23,600 square foot addition to the church, new exterior lighting, a new dumpster enclosure and a new fire lane to provide 360-degree access to the church building.

Including the proposed building addition, new fire lane and potential future phases (as depicted on the Site Plan as *Future Addition*), the site will have a Landscape Surface Ratio (LSR) of 77.05%. The I-1 Institutional District requires a minimum LSR of 30.00 percent; therefore, this standard is met.

Architecture:

The existing church building consists of a painted split-face block base, decorative brick front façade, aluminum-clad windows, gray stained cedar siding and trim (around most of the building), and painted concrete block on the gymnasium. The decorative brick was used only along the front face of the building visible from West St. Martins Road. The side elevations consist of cedar siding over a split-face base, while the horizontal siding is the only material present along the rear elevation.

The proposed addition utilizes materials to match and complement the existing building. A fiber cement horizontal siding with color and exposure to match the existing cedar siding will be used on the east elevation of the building, in lieu of cedar siding. The vertical trim of the existing building is matched on the addition and according to the applicant, provides a visual “rhythm” to

break-up any long expanse of wall. Furthermore, vertical accent siding in a slightly darker gray color than the horizontal siding is proposed for accent panels below windows and above doorways. Staff feels the northeast elevation is too heavily dominated by one material (the cement board siding) and thinks the vertical trim does not do enough to break-up the long expanse of this elevation. Therefore, staff suggests the applicant add decorative brick (8" decade block in Alexian Blend) to the portion of the northeast elevation not affected by the Future Phase II additions. The proposed cement siding and vertical trim are sufficient for those portions of the northeast elevation that will potentially be covered up by future additions.

The majority of the addition has a flat-roof, but a pitched asphalt shingle roof was used in specific areas to provide visual focus and to highlight key areas of the addition. For example, the main fellowship space has a high ceiling and pitched roof and the new entrance on the north side of the building has an octagonal-shaped roof, which matches the first phases of the existing building. The applicant's architect has made an effort to position the proposed new rooftop mechanical units (RTUs) to minimize their visual impact without additional screening. Staff is satisfied with these efforts.

Parking:

As of their 2013 Site Plan approval, the church has 304 existing off-street parking spaces distributed amongst three (3) parking lots on the property. Table 15-5.0203 of the UDO, requires a Standard Parking Ratio of 0.4 parking spaces per seat, plus six queuing spaces. In 2013, the church indicated a maximum seating capacity of 330 seats in their sanctuary, which required 132 parking spaces (330×0.4), plus 6 queuing spaces for 138 total spaces. With the 304 provided parking spaces, the church has approximately 120 percent ($304 - 138 = 166 / 138 = 1.20$) more parking than the Standard Parking Ratio, which was approved by the Plan Commission via Resolution No. 2010-007. The proposed building addition does not involve any additional sanctuary seating and thus no additional parking is required.

Of the 304 parking spaces, eight (8) are ADA handicap accessible, which meets the ADA standards found in Table 15-5.0202(I)(1) of the UDO. The applicant is not proposing any new parking as part of this application.

Landscaping:

The applicant has indicated that no new landscaping is proposed as part of the church expansion. As no additional parking was proposed as part of this application, no additional landscaping is required. Staff did consider the need for a landscape buffer yard to mitigate the impacts of the proposed addition on the adjacent residential properties to the east. However, an existing hedgerow of mature trees along the eastern property line provides an ample natural buffer between the church and the adjacent residential properties.

Lighting:

The applicant is proposing the addition of a minimal amount of exterior lighting. The photometric plan submitted shows light levels within the allowable footcandle limits of Section 15-5.0401 of the UDO.

Signage:

The applicant has indicated that no new signage is proposed as part of this application. Any signage proposed in the future will require separate review and approval by the Architectural Review Board and issuance of a Sign Permit from the Inspection Department.

Stormwater Management:

In 2013, Southbrook Church added new stormwater ponds as part of a Site Plan Amendment for a new parking lot on the north side of the property. Both the parking and stormwater ponds were sized based on the estimated demand from future building additions. Therefore, there is adequate capacity in the existing stormwater ponds for the proposed building addition.

Natural Resource Protection Plan and Conservation Easement:

The applicant has submitted a Natural Resource Protection Plan (NRPP) map illustrating the location of protected natural resource features onsite. However, the NRPP does not include the land encompassed by the four (4) W. Allwood Drive residential properties, which the applicant is proposing to combine with the church property. Therefore, Staff recommends the applicant submit a revised Natural Resource Protection Plan that includes the four (4) W. Allwood Drive properties, to the Department of City Development for review and approval by Staff, prior to issuance of a Building Permit. Furthermore, Staff recommends any natural resource features identified on the four(4) W. Allwood Drive properties shall be included on the face of the proposed Certified Survey Map and incorporated into the Conservation Easement document, prior to recording of these documents with the Milwaukee County Register of Deeds Office.

The applicant has expressed an interest in obtaining a land disturbing permit and footings and foundation permit for the church building after Plan Commission approval of the Site Plan, but prior to final approval and recording of the CSM and ROW vacation. Staff is comfortable with such a request, barring the approval would only be for those portions of the development located on the church's existing property and in compliance with all UDO requirements.

The site contains mature woodlands, wetlands, wetland buffers and wetland setbacks. The wetland delineations were performed by R.A. Smith National on October 25, 2012 with fieldwork completed in July 2012. At that time, the applicant provided the City with a Concurrence Letter from the U.S. Army Corps of Engineers dated November 30, 2012. However, a Conservation Easement document based on the 2013 delineations was never recorded. As wetland delineations are good for five years, the 2012 wetland delineations may also be used for this project.

The applicant is not proposing any impacts to protected natural resource features at this time. Subsequently, the applicant has submitted a Conservation Easement document to protect the natural resource features on the property in perpetuity.

Future Path:

The applicant has depicted a "future walking path" through the Church property to link West Allwood Drive and future sidewalks on West St. Martins Road and has stated they are, "excited

about the potential for this neighborhood feature, and would welcome further discussion about how such a path could help to meet the City's goals.

Staff commends Southbrook for initiating a discussion on the possibility of a future public path through their property. Such a connection would benefit both the Mission Hills and St. Martins neighborhoods and provide an important connection from St. Martins Road to Robinwood Elementary School and St. Martins Neighborhood Park. If the City were to develop a future walking path on the church's property, it would require Common Council approval. A pedestrian access easement would be a possible vehicle for the City to partner with the church on the development of such a path. Other considerations include amending the Conservation Easement along the northern portion of the property to allow for the path and a Natural Resource Special Exception Application to account for likely impacts to wetland setback along the north portion of the property. Staff suggests the applicant contact the Parks Commission to begin discussions of how such a path could be constructed at this location and what assistance the City could provide.

Certified Survey Map:

There are also four residential lots located at the northeast corner of the property stemming from West Allwood Drive. The properties located at 10819, 10835, 10847 and 10836 West Allwood Drive were created by a Certified Survey Map (CSM) recorded on November 3, 2003. These properties are all currently owned by Southbrook Church, Inc. As part of the proposed Church expansion, the applicant is requesting to combine these four (4) residential properties with the existing church property via a new CSM. However, in order for these properties to be legally combined, they must have the same zoning. Therefore, the applicant has submitted Rezoning and Comprehensive Master Plan Amendment Applications to rezone the four (4) residential properties from R-3 Suburban/Estate Single-Family Residence District to I-1 Institutional District and change their Future Land Use designation from residential to institutional.

The proposed CSM is vital to the project, as the proposed new fire lane extends onto the residential properties at 10835 and 10847 West Allwood Drive. In addition, without the CSM, the proposed building addition would not meet the minimum required 30-foot rear yard setback for the I-1 Institutional District. Finally, the proposed CSM provides space for a future sanctuary addition.

Rezoning:

The applicant is proposing to rezone four (4) properties located at 10819, 10835, 10847 and 10836 West Allwood Drive from R-3 Suburban/Estate Single-Family Residence District to I-1 Institutional District. These properties encompass approximately 3.1049 acres or 135,249 Square feet. All four (4) properties were created by Certified Survey Map No. 7317 on November 3, 2003.

Comprehensive Master Plan Amendment:

The City of Franklin 2025 Comprehensive Master Plan (CMP) identifies the four (4) residential properties stemming from West Allwood Drive as having a future land use designation of residential. However, the land encompassing these properties belonged to the previous owner of

Southbrook's property (Faith Christian Fellowship, Inc.). In fact, that parish developed the four lot CSM. Subsequently, the residential properties and public improvements necessary to support them were never developed. Southbrook does not intend to develop these lots for single-family homes and would rather utilize the land as part of their church campus. The adjacent church property to the west has a future land use of institutional.

Based upon the information provided by the applicant for the subject rezoning and comprehensive master plan amendment, planning staff considers the proposed use to be consistent with the City of Franklin 2025 Comprehensive Master Plan.

Comprehensive Master Plan Consistency:

- *Consistent with, as defined by Wisconsin State Statute, means "furthers or does not contradict the objectives, goals, and policies contained in the comprehensive plan."*

Right-of-way Vacation:

The applicant has also requested to vacate approximately 0.467 acres of right-of-way in an undeveloped cul-de-sac at the west end of West Allwood Drive. The subject right-of-way is adjacent to property located at 10819, 10835, 10847 and 10836 West Allwood Drive. The resolution for the right-of-way vacation was introduced before the Common Council at their regular meeting of February 17, 2015. At that meeting the Common Council scheduled a public hearing for the right-of-way vacation on April 7th, 2015, pursuant to Wis. Stat. § 66.1003(4)(b).

Staff Recommendation

Department of City Development staff recommends approval of the Site Plan Amendment, Certified Survey Map, Rezoning, Comprehensive Master Plan Amendment and Right-of-Way Vacation, for the proposed Southbrook Church expansion for property located at 11010 West St. Martins Road, subject to the conditions in the draft resolutions and ordinance.

RESOLUTION NO. 2015-_____

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 - _____

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

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

APPROVED:

Stephen R. Olson, Chairman

ATTEST:

Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____

STATE OF WISCONSIN

CITY OF FRANKLIN

MILWAUKEE COUNTY

[Draft 2-18-15]

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 _____

RESOLUTION NO. 2015-____

A RESOLUTION AMENDING THE SITE PLAN FOR PROPERTY
LOCATED AT 11010 WEST ST. MARTINS ROAD TO ALLOW FOR A
23,600 SQUARE FOOT ADDITION TO THE REAR OF THE EXISTING
SOUTHBROOK CHURCH BUILDING ALONG WITH A FIRE LANE
(SOUTHBROOK CHURCH)
(TAX KEY NO. 799-9967-003)
(SOUTHBROOK CHURCH, INC., APPLICANT)

WHEREAS, Southbrook Church, Inc. having applied for an amendment to the site plan for the property located at 11010 West St. Martins Road, such Site Plan having been previously approved on June 29, 2000, by Resolution No. 2000-06, and amended thereafter by Resolution No. 2003-069, on July 17, 2003, and by Resolution No. 2013-007, on June 20, 2013; and

WHEREAS, such proposed amendment proposes a 23,600 square foot addition to the rear of the existing Southbrook Church building along with a fire lane to provide 360 degree access to the church building, and the Plan Commission having reviewed such proposal and having found same to be in compliance with and in furtherance of those express standards and purposes of a Site Plan review pursuant to Division 15-7.0100 of the Unified Development Ordinance.

NOW, THEREFORE, BE IT RESOLVED, by the Plan Commission of the City of Franklin, Wisconsin, that the Site Plan for Southbrook Church, Inc., dated February 23, 2015, as submitted by Southbrook Church, Inc., as described above, be and the same is hereby approved, subject to the following conditions:

1. Southbrook Church, Inc., successors and assigns and any developer of the Southbrook Church expansion 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 Southbrook Church expansion 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.
2. The approval granted hereunder is conditional upon Southbrook Church, Inc. and the Southbrook Church expansion project for the property located at 11010 West St. Martins Road: (i) being in compliance with all applicable governmental laws, statutes,

SOUTHBROOK CHURCH, INC. - SITE PLAN AMENDMENT
RESOLUTION NO. 2015-_____

Page 2

rules, codes, orders and ordinances; and (ii) obtaining all other governmental approvals, permits, licenses and the like, required for and applicable to the project to be developed and as presented for this approval.

3. The Southbrook Church parking increase and driveway addition project shall be developed in substantial compliance with the plans City file-stamped February 23, 2015.
4. 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.
5. 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, by the Plan Commission of the City of Franklin, Wisconsin, that the Southbrook Church, Inc. expansion as depicted upon the plans City file-stamped February 23, 2015, attached hereto and incorporated herein, shall be developed and constructed within one year from the date of adoption of this Resolution, or this Resolution and all rights and approvals granted hereunder shall be null and void, without any further action by the City of Franklin; and the Site Plan for the property located at 11010 West St. Martins Road, as previously approved, is amended accordingly.

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

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

APPROVED:

Stephen R. Olson, Chairman

SOUTHBROOK CHURCH, INC. - SITE PLAN AMENDMENT
RESOLUTION NO. 2015- _____

Page 3

ATTEST:

Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____

STATE OF WISCONSIN

CITY OF FRANKLIN

MILWAUKEE COUNTY

[Draft 2-24-15]

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)

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, 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 separate written grant of easement instrument, in such form as provided within the *City of Franklin Design Standards and Construction Specifications* and such form

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

Page 2

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: (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.

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

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

Page 3

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 _____

STATE OF WISCONSIN

CITY OF FRANKLIN

MILWAUKEE COUNTY

DRAFT 2-11-15

RESOLUTION NO. 2015-_____

A RESOLUTION TO VACATE APPROXIMATELY 0.467 ACRES OF RIGHT-OF-WAY
IN AN UNDEVELOPED CUL-DE-SAC AT THE WEST END OF WEST ALLWOOD
DRIVE ADJACENT TO PROPERTY LOCATED AT 10819, 10835, 10847 AND 10836
WEST ALLWOOD DRIVE

WHEREAS, the Common Council of the City of Franklin finds that the public interest requires that approximately 0.467 acres of right-of-way in an undeveloped cul-de-sac at the west end of West Allwood Drive adjacent to property located at 10819, 10835, 10847 and 10836 West Allwood Drive, be discontinued, pursuant to Wis. Stat. § 66.1003(4); and

WHEREAS, such portion of the approximately 0.467 acres of right-of-way in an undeveloped cul-de-sac at the west end of West Allwood Drive adjacent to property located at 10819, 10835, 10847 and 10836 West Allwood Drive is more particularly described upon Exhibit A and C annexed hereto and the map annexed hereto as Exhibit B; and

WHEREAS, notice of pendency of proceedings to vacate the subject property was submitted to the Office of the Register of Deeds for Milwaukee County on _____, 2015, by way of a copy of this Resolution as introduced, for recording as may be required pursuant to Wis. Stat. § 840.11; and

WHEREAS, this Resolution was first introduced before the Common Council of the City of Franklin at its regular meeting on February 17, 2015; and

WHEREAS, the Common Council scheduled a Public Hearing upon this Resolution pursuant to Wis. Stat. § 66.1003(4)(b) for April 7, 2015; with notice of such hearing being published as a Class III notice in the Official City Newspaper, with the first publication date being March 12, 2015; and

WHEREAS, a Public Hearing as so duly noticed having been held on April 7, 2015, before the Common Council of the City of Franklin, and a report having been received from the Plan Commission, upon all of the foregoing pursuant to law, the Common Council having been so informed and having made its determinations.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Common Council of the City of Franklin, Wisconsin, that pursuant to the authority vested in the Common Council by Wis. Stat. § 66.1003(4)(b), that the portion of the approximately 0.467 acres of right-of-way in an undeveloped cul-de-sac at the west end of West Allwood Drive adjacent to property located at 10819, 10835, 10847 and 10836 West Allwood Drive, as described upon

WEST ALLWOOD DRIVE CUL-DE-SAC – STREET RIGHT-OF-WAY VACATION
RESOLUTION NO. 2015-_____

Page 2

Exhibit A, Exhibit B and Exhibit C annexed hereto and incorporated herein, be and the same is hereby discontinued and vacated.

BE IT FURTHER RESOLVED, that the City Clerk be and the same is hereby directed to record a copy of this Resolution with 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.

APPROVED:

Stephen R. Olson, Mayor

ATTEST:

Sandra L. Wesolowski, City Clerk

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

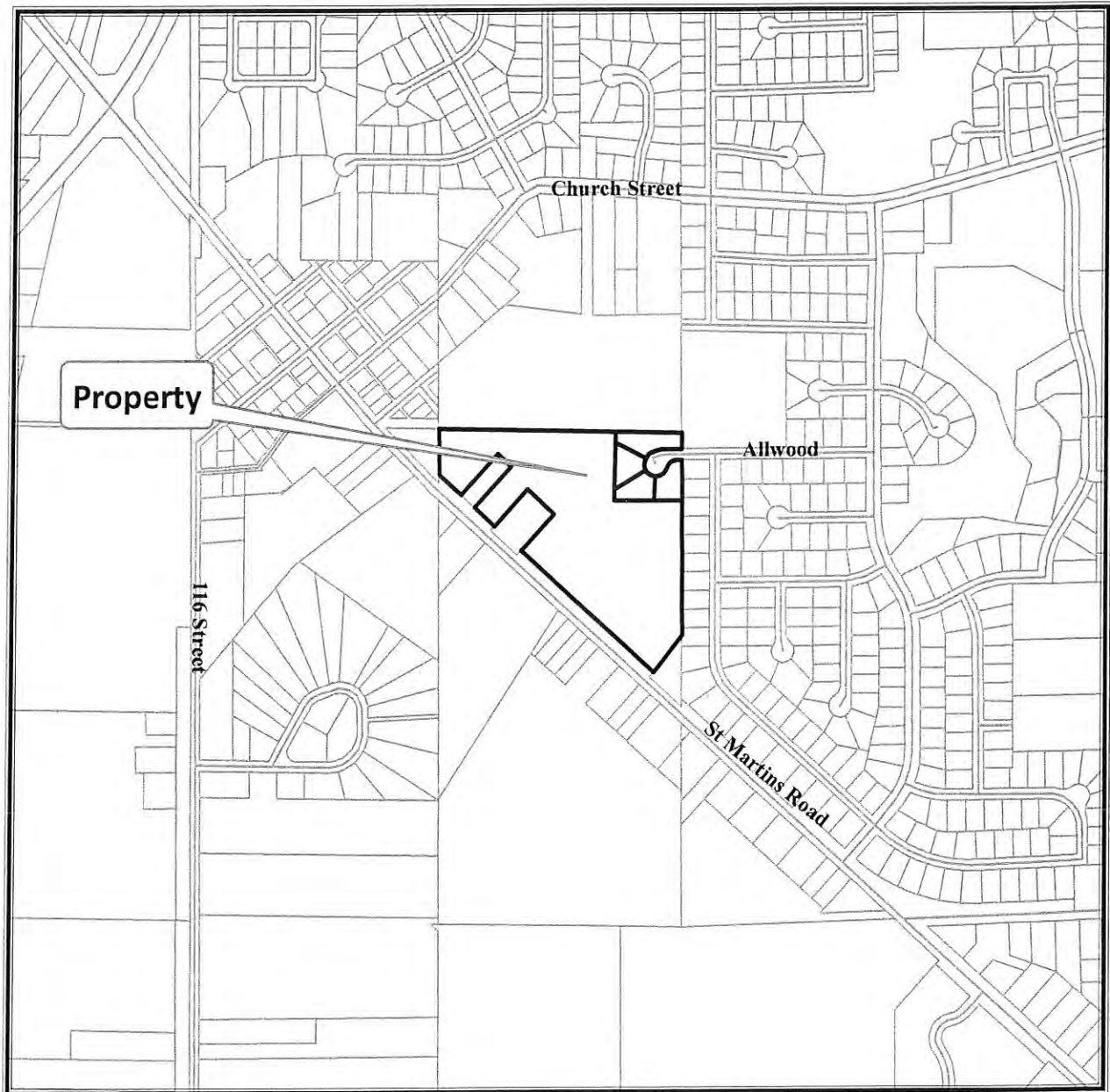
ATTEST:

Sandra L. Wesolowski, City Clerk

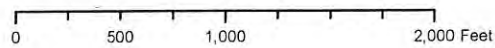
AYES _____ NOES _____ ABSENT _____



11010 W. St. Martins Road



Planning Department
(414) 425-4024

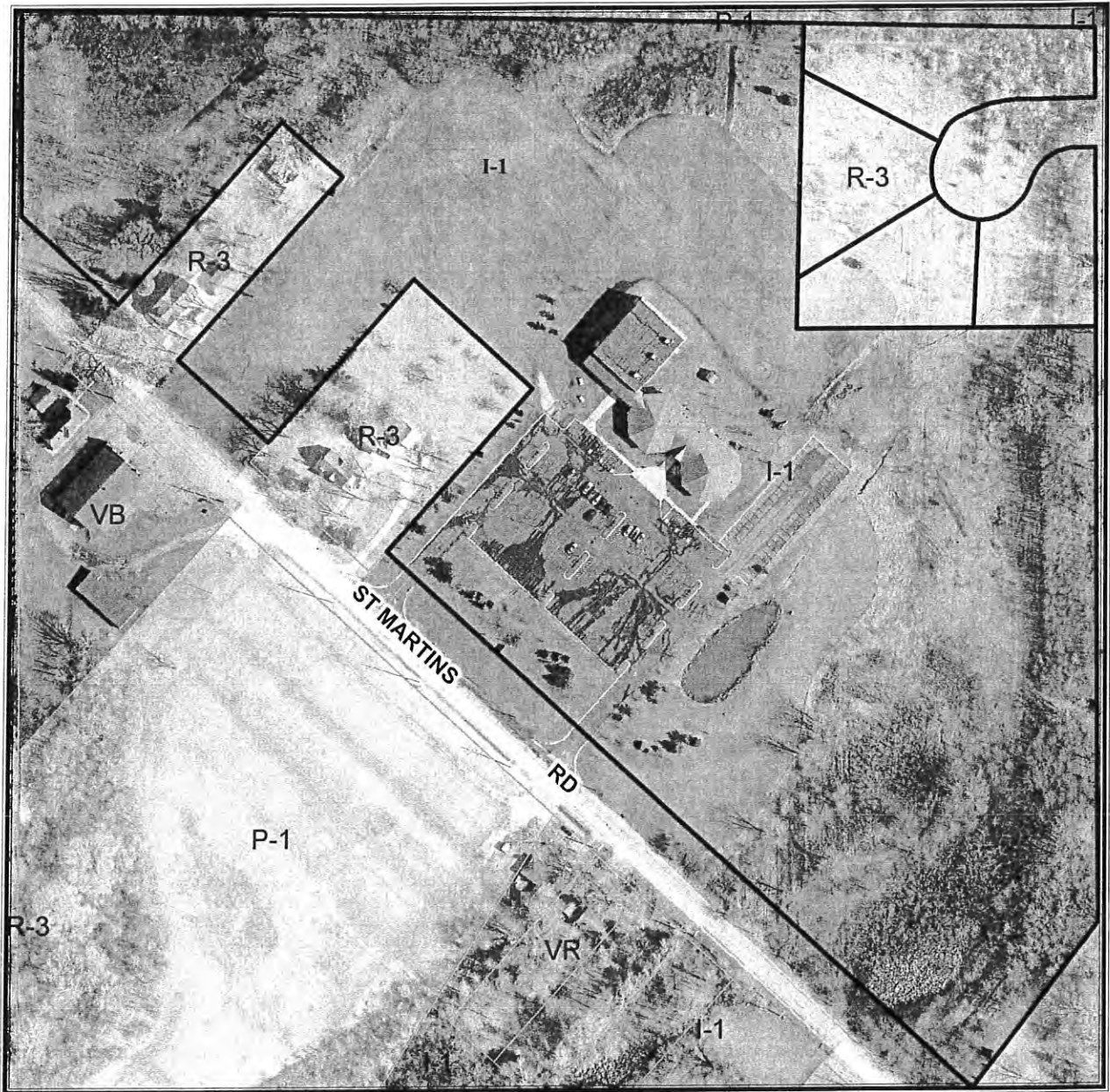


2013 Aerial Photo

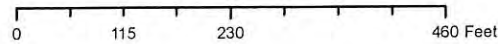
This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. This map is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes.



11010 W. St. Martins Road



Planning Department
(414) 425-4024



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

SECTION 15-3.0502

CALCULATION OF BASE SITE AREA

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

Table 15-3.0502

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

STEP 1:	Indicate the total gross site area (in acres) as determined by an actual on-site boundary survey of the property.	24.775 acres
STEP 2:	Subtract (-) land which constitutes any existing dedicated public street rights-of-way, land located within the ultimate road rights-of-way of existing roads, the rights-of-way of major utilities, and any dedicated public park and/or school site area.	- 1.874 acres
STEP 3:	Subtract (-) land which, as a part of a previously approved development or land division, was reserved for open space.	- 0 acres
STEP 4:	In the case of " <i>Site Intensity and Capacity Calculations</i> " for a proposed residential use, subtract (-) the land proposed for nonresidential uses; or In the case of " <i>Site Intensity and Capacity Calculations</i> " for a proposed nonresidential use, subtract (-) the land proposed for residential uses.	- 0 acres
STEP 5:	Equals "Base Site Area"	= 22.901 acres

SECTION 15-3.0503

CALCULATION OF THE AREA OF NATURAL RESOURCES
TO BE PROTECTED

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

Franklin

FEB 23 2015

City Development

PROTECTION LAND

Natural Resource Feature	Protection Standard Based Upon Zoning District Type (circle applicable standard from Table 15-4.0100 for the type of zoning district in which the parcel is located)			Acres of Land in Resource Feature	
	Agricultural District	Residential District	Non-Residential District		
Steep Slopes: 10-19%	0.00	0.60	0.40	X <u>0</u> =	<u>0</u>
20-30%	0.65	0.75	0.70	X <u>0</u> =	<u>0</u>
+ 30%	0.90	0.85	0.80	X <u>0</u> =	<u>0</u>
Woodlands & Forests:					
Mature	0.70	0.70	0.70	X <u>2.38</u> =	<u>1.66</u>
Young	0.50	0.50	0.50	X <u>0</u> =	<u>0</u>
Lakes & Ponds	1	1	1	X <u>0</u> =	<u>0</u>
Streams	1	1	1	X <u>0</u> =	<u>0</u>
Shore Buffer	1	1	1	X <u>0</u> =	<u>0</u>
Floodplains/Floodlands	1	1	1	X <u>0</u> =	<u>0</u>
Wetland Buffers	1	1	1	X <u>2.05</u> =	<u>2.05</u>
Wetlands & Shoreland Wetlands	1	1	1	X <u>4.71</u> =	<u>4.71</u>
TOTAL RESOURCE PROTECTION LAND (Total of Acres of Land in Resource Feature to be Protected)					8.4245

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

In order to determine the maximum floor area which may be permitted on a parcel of land zoned in a nonresidential zoning district, the site intensity and capacity calculations set forth in Table 15-3.0505 shall be performed.

Table 15-3.0505

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

STEP 1:	<p>CALCULATE MINIMUM REQUIRED LANDSCAPE SURFACE:</p> <p>Take <i>Base Site Area</i> (from Step 5 in Table 15-3.0502): <u>22.901</u></p> <p>Multiple by Minimum <i>Landscape Surface Ratio (LSR)</i> (see specific zoning district LSR standard): X <u>0.40</u></p> <p>Equals MINIMUM REQUIRED ON-SITE LANDSCAPE SURFACE = <u>9.160</u> acres</p>	
STEP 2:	<p>CALCULATE NET BUILDABLE SITE AREA:</p> <p>Take <i>Base Site Area</i> (from Step 5 in Table 15-3.0502): <u>22.901</u></p> <p>Subtract <i>Total Resource Protection Land</i> from Table 15-3.0503) or <i>Minimum Required Landscape Surface</i> (from Step 1 above), whichever is greater: <u>- 9.160</u></p> <p>Equals NET BUILDABLE SITE AREA = <u>13.741</u> acres</p>	
STEP 3:	<p>CALCULATE MAXIMUM NET FLOOR AREA YIELD OF SITE:</p> <p>Take <i>Net Buildable Site Area</i> (from Step 2 above): <u>13.741</u></p> <p>Multiple by Maximum <i>Net Floor Area Ratio (NFAR)</i> (see specific nonresidential zoning district NFAR standard): X <u>0.63</u></p> <p>Equals MAXIMUM NET FLOOR AREA YIELD OF SITE = <u>8.657</u> acres</p>	
STEP 4:	<p>CALCULATE MAXIMUM GROSS FLOOR AREA YIELD OF SITE:</p> <p>Take <i>Base Site Area</i> (from Step 5 of Table 15-3.0502): <u>22.901</u></p> <p>Multiple by Maximum <i>Gross Floor Area Ratio (GFAR)</i> (see specific nonresidential zoning district GFAR standard): X <u>0.38</u></p> <p>Equals MAXIMUM GROSS FLOOR AREA YIELD OF SITE = <u>8.702</u> acres</p>	
STEP 5:	<p>DETERMINE MAXIMUM PERMITTED FLOOR AREA OF SITE:</p> <p>Take the <i>lowest</i> of Maximum Net Floor Area Yield of Site (from Step 3 above) or Maximum Gross Floor Area Yield of Site (from Step 4 above):</p> <p>(Multiple results by 43,560 for maximum floor area in square feet):</p>	<p><u>8.657</u> acres</p> <p><u>377,099</u> s.f.)</p>

LEGAL DESCRIPTION
(Total Site Area)

Being 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 $00^{\circ}24'53''$ East along east line of said Certified Survey Map No. 7317 and then along the east line of said Lot 2, 1082.81 feet; thence South $37^{\circ}37'55''$ West along the south line of said Lot 2, 252.68 feet to the northeast right of way line of West St. Martins Road; thence North $47^{\circ}53'33''$ West along said northeast right of way line, 973.51 to the southwest line of said Lot 2; thence North $42^{\circ}06'27''$ East along said southwest line, 265.00 feet; thence North $47^{\circ}53'33''$ West along said southwest line, 198.00 feet; thence South $42^{\circ}06'27''$ West along said southwest line, 265.00 feet to the aforesaid northeast right of way line; thence North $47^{\circ}53'33''$ West along said northeast right of way line, 149.95 feet to the aforesaid southwest line; thence North $42^{\circ}06'27''$ East along said southwest line, 297.00 feet; thence North $47^{\circ}53'33''$ West along said southwest line, 100.00 feet; thence South $42^{\circ}06'27''$ West along said southwest line, 297.00 feet of the aforesaid northeast right of way line; thence North $47^{\circ}53'33''$ West along said northeast right of way line, 159.58 feet to the west line of said Lot 2; thence North $00^{\circ}24'05''$ West along said west line, 250.48 feet to the north line of said Northeast 1/4; thence South $88^{\circ}47'56''$ East along said north line, 1321.44 feet to the point of beginning.

Containing in all 997,583 square feet (22.9014 acres) of land, more or less.

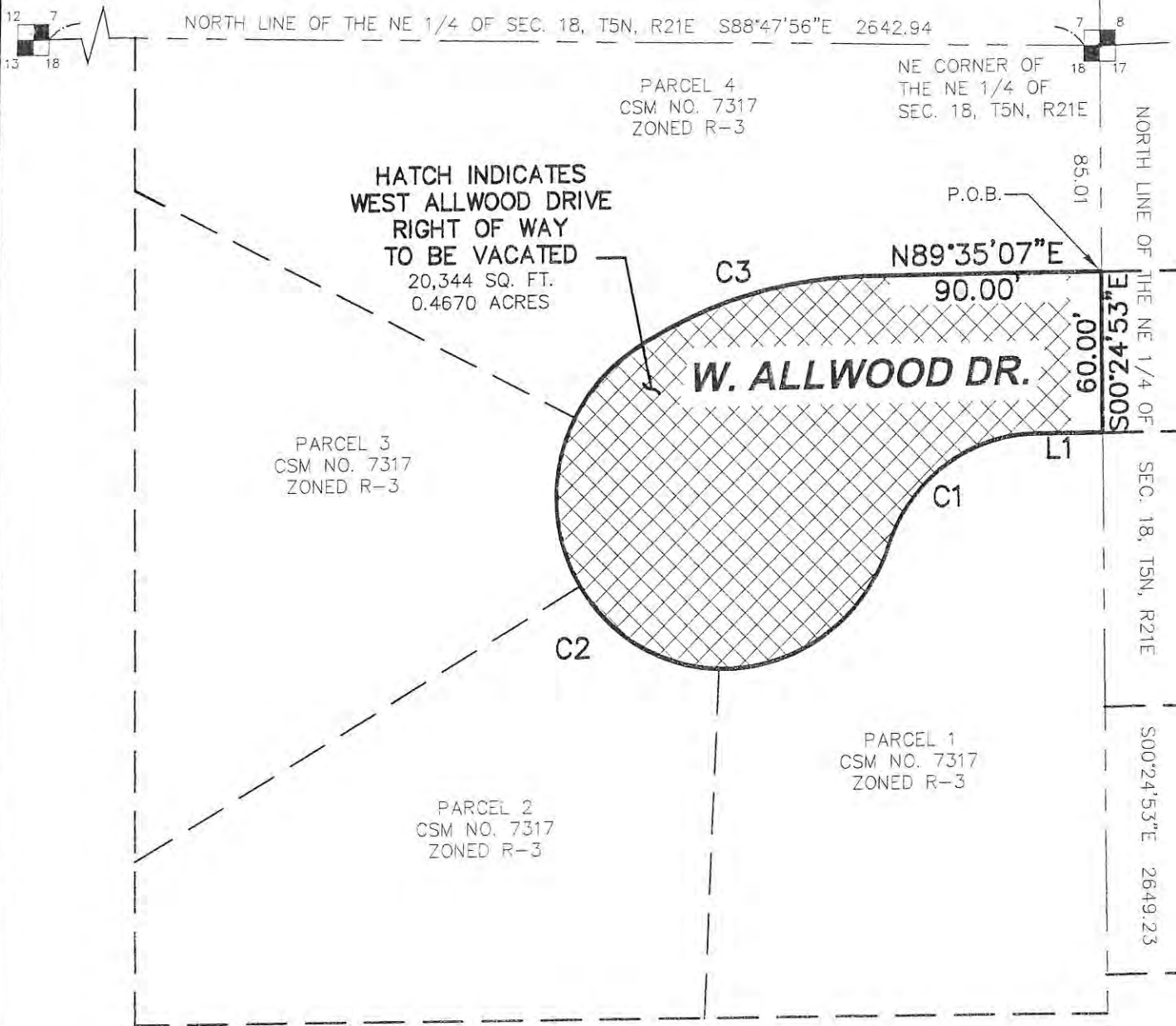
RIGHT OF WAY VACATION LEGAL DESCRIPTION

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:

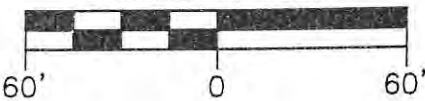
Commencing at the northeast corner of the Northeast 1/4 of said Section 18; thence South 00°24'53" East along east line of said Northeast 1/4, 85.01 feet to the point of beginning;

Thence the following courses along the West Allwood Drive right of way as formally created by Certified Survey Map No7317, recorded in Reel 5705, Image 5433 to 5435, Document No. 8673112 in the Milwaukee County Register of Deeds Office for Certified Survey Maps: continuing South 00°24'53" East along said east line, 60.00 feet; South 89°35'07" West, 25.13 feet to a point of curvature; southwesterly 74.94 feet along the arc of said curve to the left, whose radius is 60.00 feet and whose chord bears South 53°48'13" West, 70.16 feet to a point of reverse curve; northwesterly 248.94 feet along the arc of said curve to the right, whose radius is 65.00 feet and whose chord bears North 52°15'36" West, 122.38 feet to a point of compound curvature; northwesterly 93.08 feet along the arc of said curve to the right, whose radius is 166.00 feet and whose chord bears North 73°31'16" East, 91.87 to a point of tangency; North 89°35'07" East, 90.00 feet to the point of beginning.

Containing in all 20,344 square feet (0.4670 acres) of land, more or less.

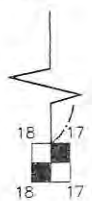


SCALE IN FEET



Curve Data

C3	C1
$\Delta = 32^{\circ}07'38''$	$\Delta = 71^{\circ}33'45''$
L = 93.08	L = 74.94
R = 166.00	R = 60.00
CHORD = 91.87	CHORD = 70.16
C.B. = N73°31'16"E	C.B. = S53°48'13"W
C2	
$\Delta = 219^{\circ}26'07''$	
L = 248.94	
R = 65.00	
CHORD = 122.38	
C.B. = N52°15'36"W	



Line Table

Line #	Length	Direction
L1	25.13	S89°35'07"W

CERTIFIED SURVEY MAP CHECKLIST

Date of Submittal	FEBRUARY 20, 2015
Taxkey ID #	(SEE BELOW) *
Project Name	SOUTH BROOK CHURCH PH. I EXPANSION

	Indicate Complete or NA	Required Information	Ordinance #
	X	Existing Features Including all Buildings	15-7.0702-A
	X	Building Setback Lines with dimensions	15-7.0702-B
	X	Utility, Drainage, and Access Easements (Existing and Proposed)	15-7.0702-C
	N/A	Reserved Lands	15-7.0702-D
	N/A	Special Restrictions*	15-7.0702-E
	X	Existing and Proposed Contours	15-7.0702-F
	N/A	Floodplain Limits and Contours	15-7.0702-G
	X	Map Date	15-7.0702-H
	X	Scale and North Arrow	15-7.0702-I
	X	Owner, Subdivider, Land Surveyor	15-7.0702-J
	X	Indicate Area Contiguous to CSM Showing Existing Zoning and Ownership	15-7.0702-K
	X	Lot and Outlot Size	15-7.0702-L
	X	Existing Zoning Identified	15-7.0702-M
	N/A	Location of Soil Boring Tests	15-7.0702-N
	N/A	Location of Soil Percolation Tests and Test Results	15-7.0702-O
	X	Location of Proposed Deed Restrictions, Landscape and/or Conservation Easements	15-7.0702-P
	X	Natural Resource Protection Plan (see NRPP checklist)	15-7.0702-Q
	N/A	Additional Info required by Planning, Engineering, Plan Comm or CC	15-7.0702-R
	N/A	Any portions of the parent parcel not to be sold for development shall be shown as an outlot.	
	N/A	May Require Letter of Credit and Dev. Agreement if Public Improvements are Required.	
	N/A	Stormwater Management and Calcs or Letter that Area of Impervious Surface is < 0.5 acres	
	X	All conservation easements are shown and noted on plats as required per UDO.	
	N/A	The 75-ft undisturbed shore buffer is shown for navigable waterways.	
	X	Wetland Delineation Required or Certification Letter Showing Non-existence	
	N/A	Access Restrictions if Required	
	X	Street Dedications Full Width as Called for in Master Plans	
	N/A	Vision Triangles	
	X	Statement if Land is Served by Sanitary Sewer and Water	
	N/A	Compliance with Trans 233 if abuts a State Highway	

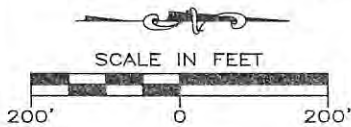
*as required by the Plan Commission, e.g. conservation easements, highway access control, floodplain or wetland delineation, resource mitigation areas, and landscape bufferyard easements,

Staff Notes:

* 799.9967.003, 799.9967.004, 799.9967.005,
799.9967.006, 799.9967.007

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



PREPARED BY:

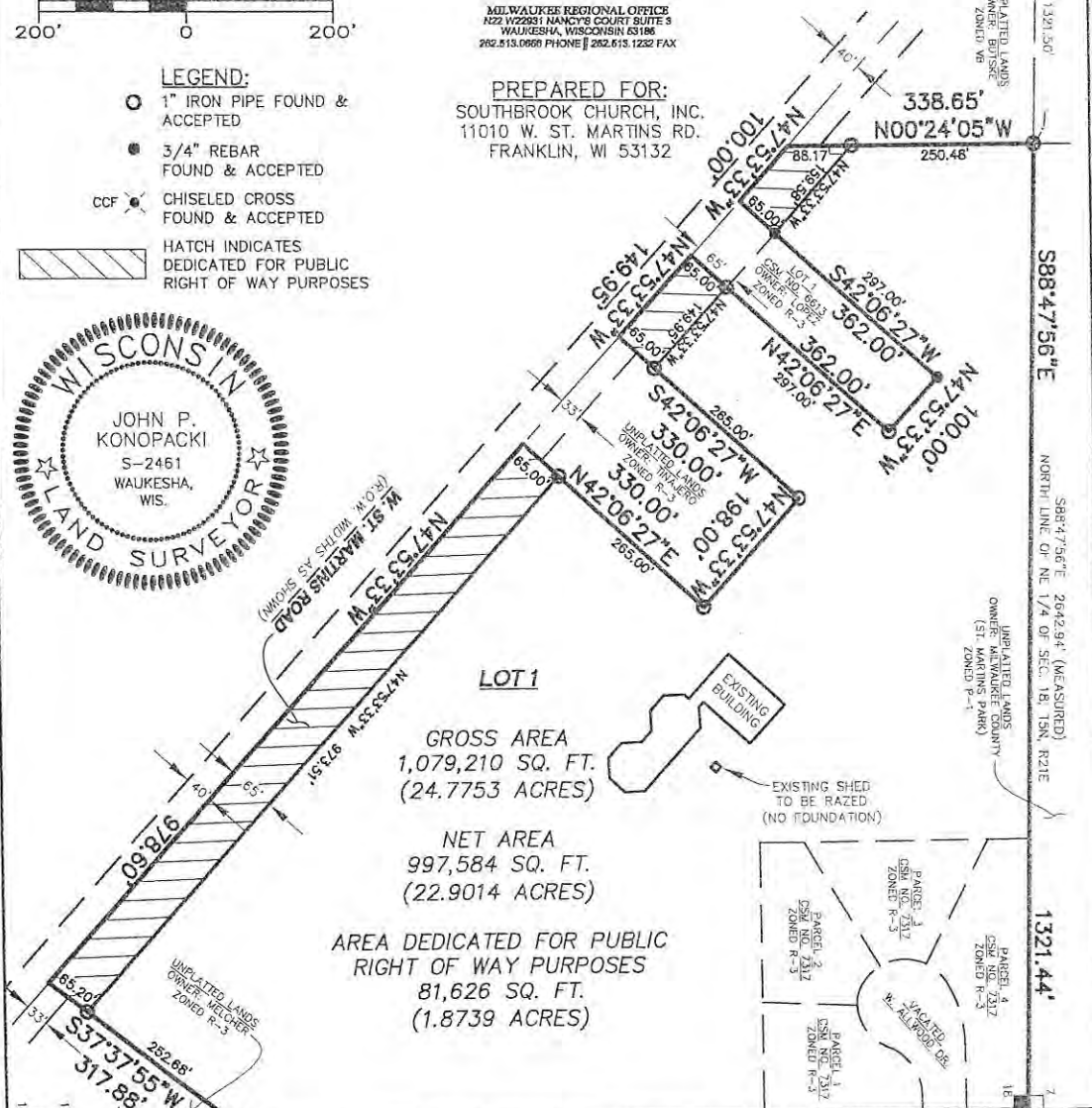
JSD Professional Services, Inc.
 1800 W. WISCONSIN AVENUE
 MILWAUKEE REGIONAL OFFICE
 222 W22951 NANCY'S COURT SUITE 3
 WAUKESHA, WISCONSIN 53186
 262.513.0668 PHONE | 262.615.1222 FAX

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

PREPARED FOR:
 SOUTHBROOK CHURCH, INC.
 11010 W. ST. MARTINS RD.
 FRANKLIN, WI 53132

LEGEND:

- 1" IRON PIPE FOUND & ACCEPTED
- 3/4" REBAR FOUND & ACCEPTED
- CCF ✖ CHISELED CROSS FOUND & ACCEPTED
- ▨ HATCH INDICATES DEDICATED FOR PUBLIC RIGHT OF WAY PURPOSES



LOT 1
 GROSS AREA
 1,079,210 SQ. FT.
 (24.7753 ACRES)
 NET AREA
 997,584 SQ. FT.
 (22.9014 ACRES)
 AREA DEDICATED FOR PUBLIC
 RIGHT OF WAY PURPOSES
 81,626 SQ. FT.
 (1.8739 ACRES)

BEARING BASIS
 ALL BEARINGS ARE REFERENCED TO THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 21 EAST WAS USED AS SOUTH 00°24'53" EAST.
 ALL MEASUREMENTS HAVE BEEN MADE TO THE NEAREST ONE-HUNDREDTH OF A FOOT.
 ALL ANGULAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST ONE SECOND.
 SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

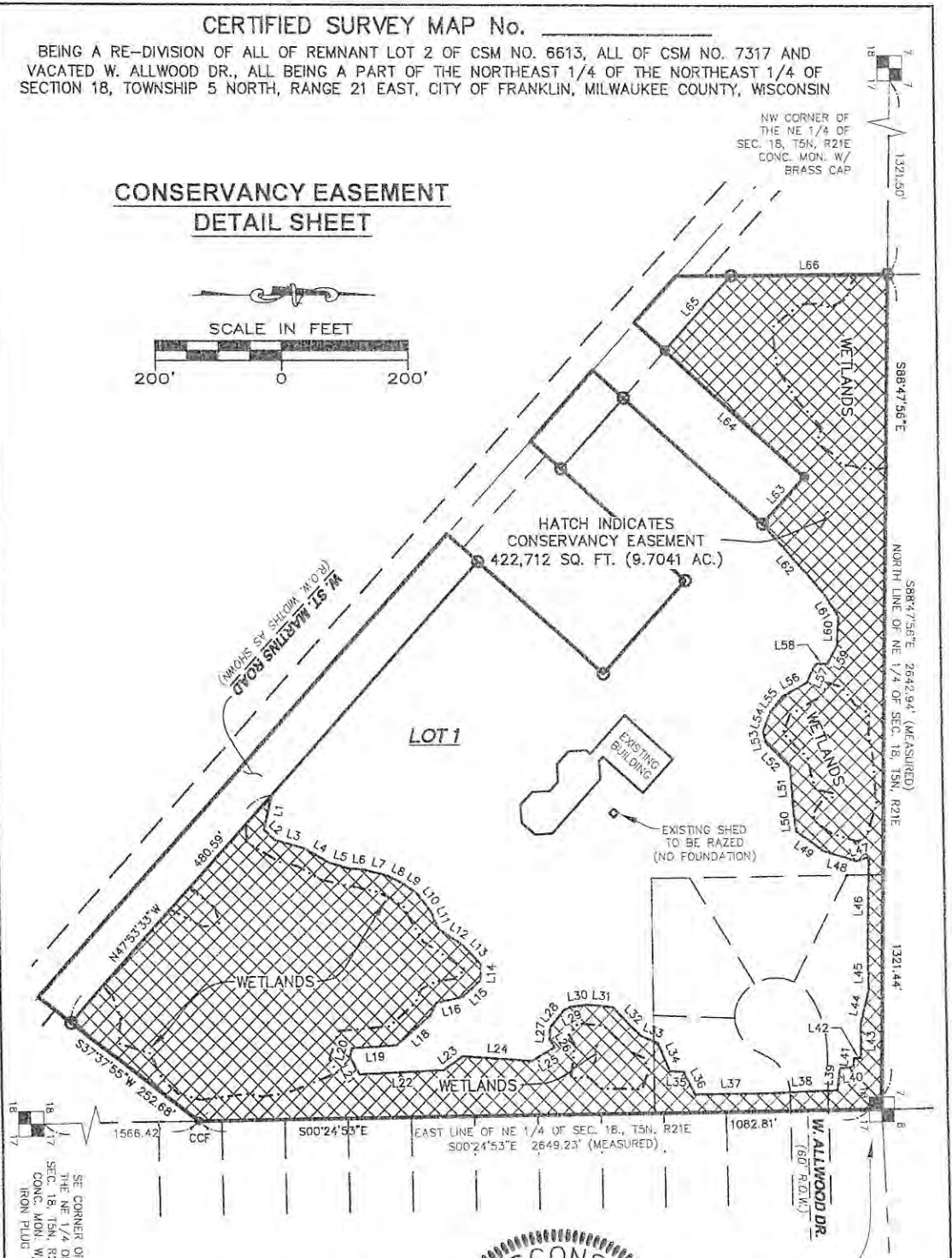
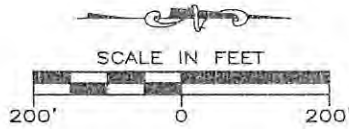
THIS PROPERTY IS LOCATED WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEMA COMMUNITY NUMBER 55079C0143E, PANEL NUMBER 0163E, EFFECTIVE DATE OF SEPTEMBER 26, 2008.
 THIS PROPERTY IS ZONED I-1, INSTITUTIONAL DISTRICT AND THIS LAND IS SERVED BY SANITARY SEWER AND WATER.
 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

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

**CONSERVANCY EASEMENT
DETAIL SHEET**



THE CONSERVATION EASEMENT INTENDS THAT THE NATURAL ELEMENTS AND THE ECOLOGICAL AND AESTHETIC VALUES OF THE PROTECTED PROPERTY INCLUDING, WITHOUT LIMITATION, WOODLANDS, WETLANDS AND WETLAND BUFFERS, BE PRESERVED AND MAINTAINED BY THE CONTINUATION OF LAND USE THAT WILL NOT INTERFERE WITH OR SUBSTANTIALLY DISRUPT THE NATURAL ELEMENTS OR THE WORKINGS OF NATURAL SYSTEMS, EXCEPT FOR FUTURE PEDESTRIAN PATH CONSTRUCTION.



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

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'

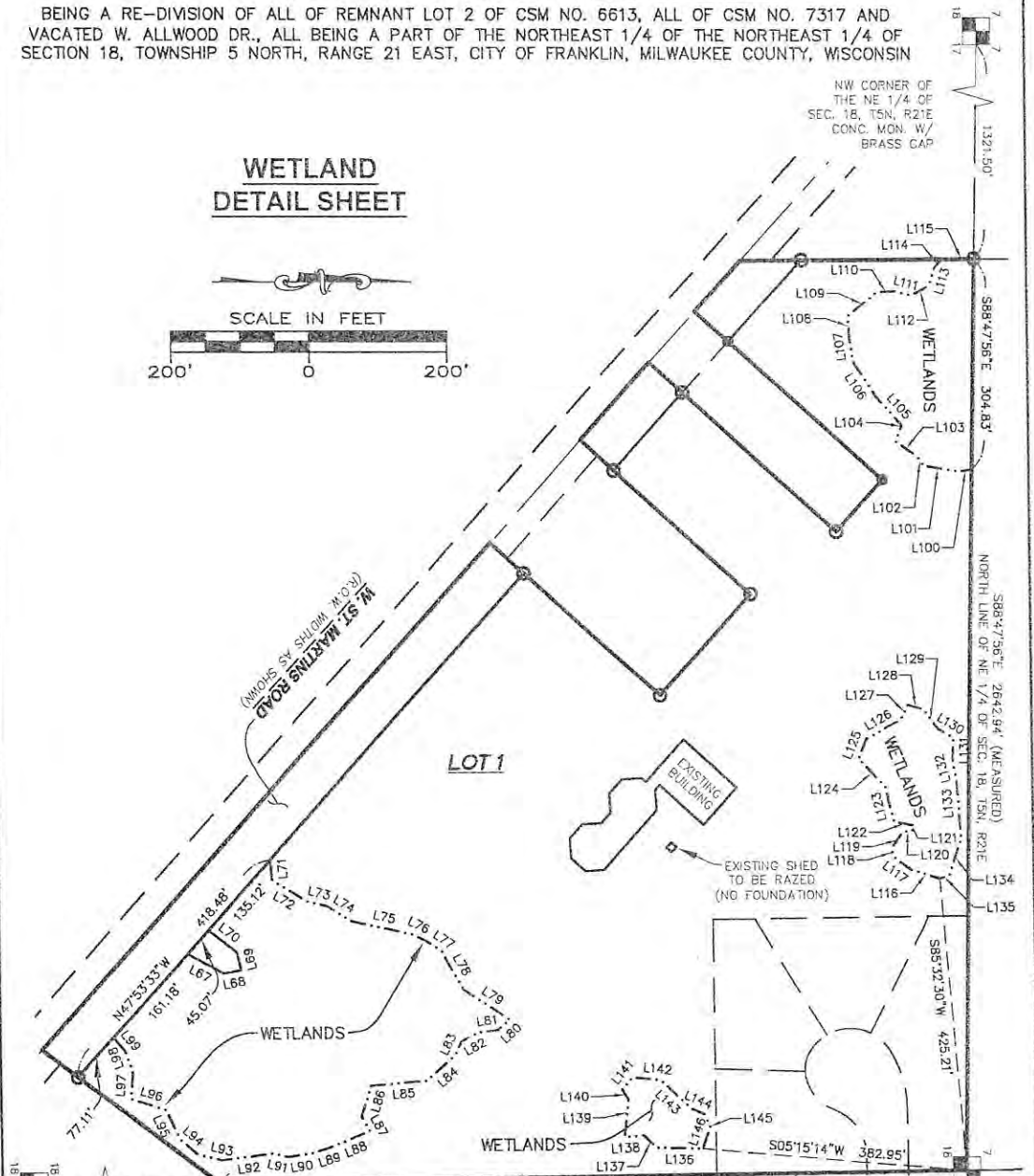
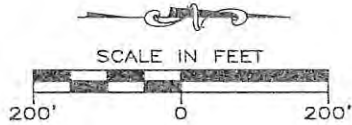
LINE NO.	BEARING	DISTANCE
L37	N00°17'19"W	114.73'
L38	N01°46'58"W	111.55'
L39	N82°10'21"W	33.69'
L40	N05°40'57"W	21.10'
L41	N81°46'03"W	13.77'
L42	N03°42'49"W	10.80'
L43	N89°47'51"W	52.65'
L44	N75°34'38"W	54.90'
L45	S89°08'12"W	54.99'
L46	N88°29'26"W	157.32'
L47	S18°14'14"E	20.85'
L48	S17°41'48"W	54.74'
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'



CERTIFIED SURVEY MAP No. _____

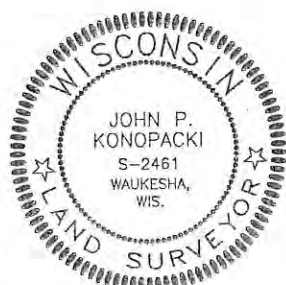
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**WETLAND
DETAIL SHEET**



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

WETLANDS PER 2012 WETLAND DELINEATION BY R.A. SMITH NATIONAL ON JULY 23-24, 2012 WITH ARMY CORP OF ENGINEERING CONCURRENCE ON NOVEMBER 30, 2012.



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 F.O.B.

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	51.48'
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	S18°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'

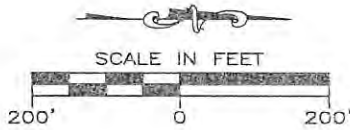
LINE NO.	BEARING	DISTANCE
L129	N52°54'47"E	34.73'
L130	N31°39'31"E	25.87'
L131	S88°02'06"E	37.62'
L132	N75°35'13"E	23.13'
L133	N66°27'26"E	65.80'
L134	S70°54'07"E	56.31'
L135	S18°14'14"E	14.32'
L136	S01°31'26"W	66.00'
L137	S43°44'45"W	25.41'
L138	S02°47'38"E	28.20'
L139	N83°16'32"W	53.45'
L140	S60°03'29"W	17.47'
L141	N49°54'56"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	S68°48'01"E	31.84'



CERTIFIED SURVEY MAP No. _____

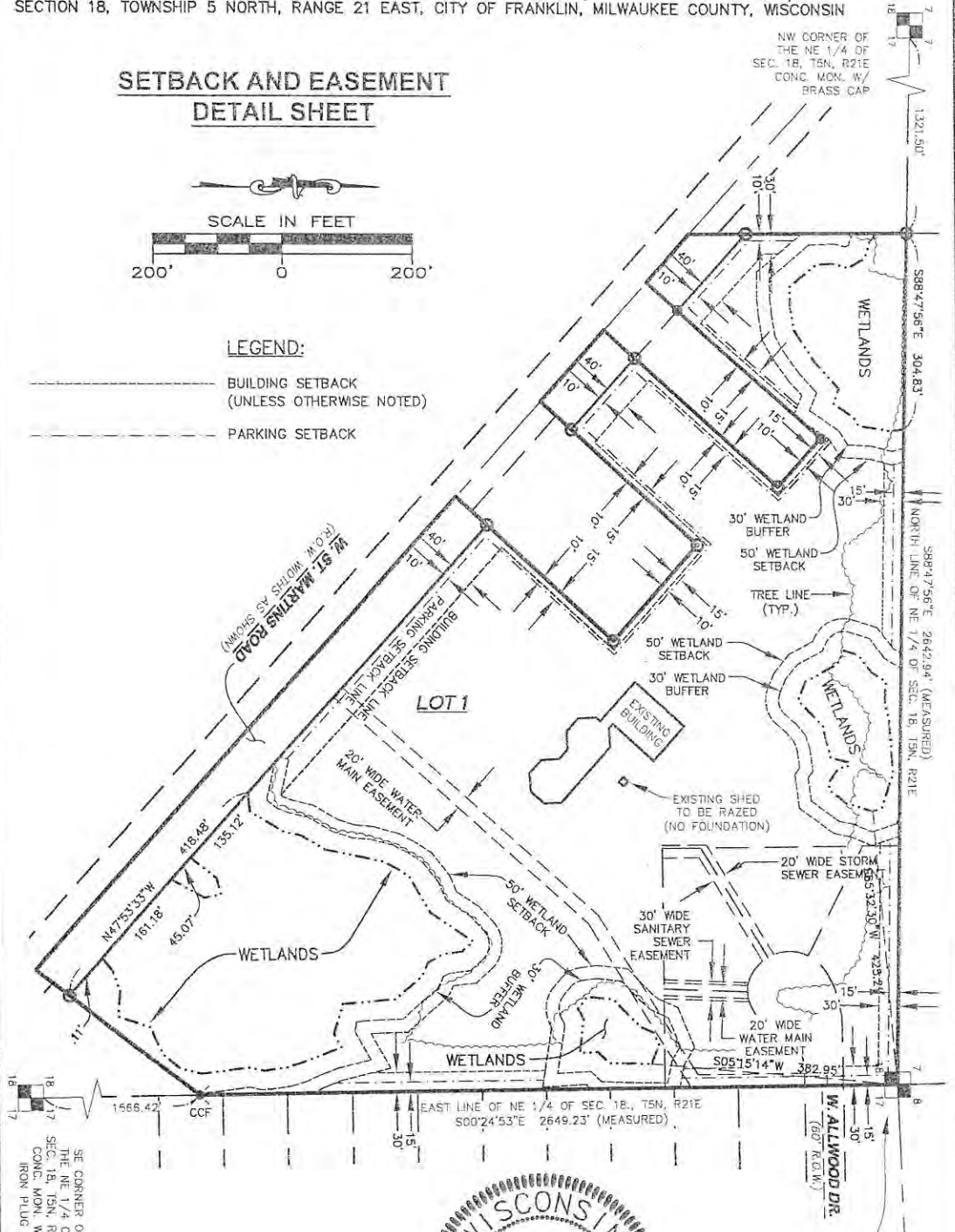
BEING A RE-DIVISION OF ALL OF REMNANT LOT 2 OF CSM NO. 6613, ALL OF CSM NO. 7317 AND VACATED W. ALLWOOD DR., ALL BEING A PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 21 EAST, CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN

**SETBACK AND EASEMENT
DETAIL SHEET**



LEGEND:

- BUILDING SETBACK
(UNLESS OTHERWISE NOTED)
- PARKING SETBACK



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



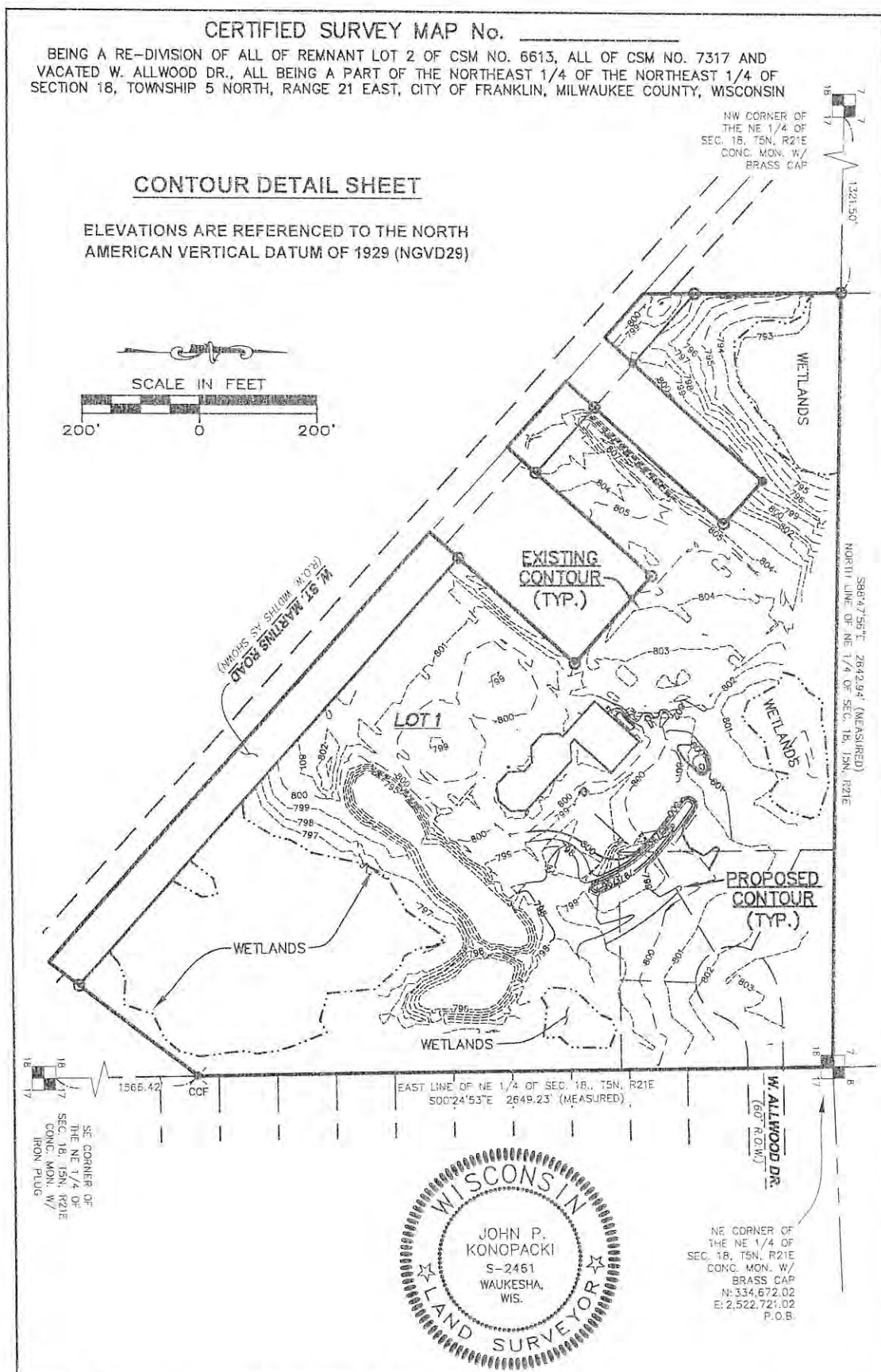
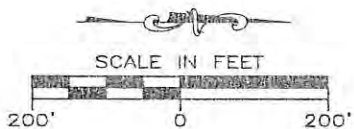
NE CORNER OF THE NE 1/4 OF SEC. 18, T5N, R21E CONC. MON. W/ BRASS CAP
N: 334,672.02
E: 2,522,721.02
P.O.B.

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'

S88°47'56"E 2642.94' (MEASURED)
NORTH LINE OF NE 1/4 OF SEC. 18, T5N, R21E

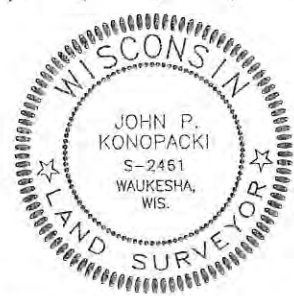
SE CORNER OF THE NE 1/4 OF SEC. 18, T5N, R21E CONC. MON. W/ IRON PLUG

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.

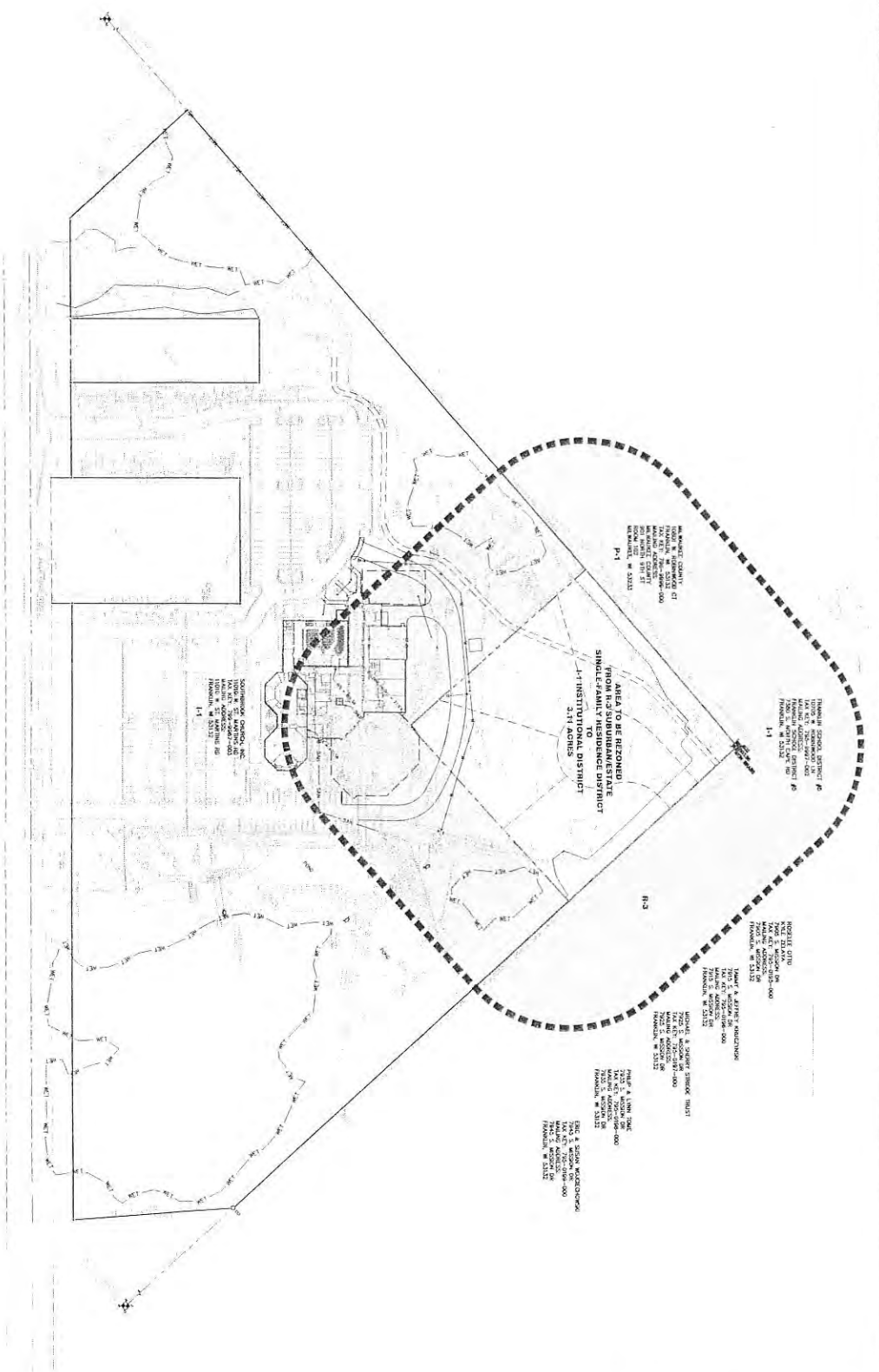


LEGAL DESCRIPTION
(Area to be Rezoned)

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 $00^{\circ}24'53''$ 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.



THURMAN SCHOOL DISTRICT #1
 I-1 INSTITUTIONAL DISTRICT
 1.1
 1000 N. ST. MARINE
 FRANKLIN, WI 53122

MILWAUKEE COUNTY #1
 R-1
 1000 N. ST. MARINE
 FRANKLIN, WI 53122

AREA TO BE REZONED
 FROM R-3 SUBURBAN/ESTATE
 SINGLE-FAMILY RESIDENCE DISTRICT
 TO I-1 INSTITUTIONAL DISTRICT
 2.14 ACRES

SOUTHSHORE CORP., INC.
 1000 N. ST. MARINE
 FRANKLIN, WI 53122

RESISTE CITY
 H-2
 1000 N. ST. MARINE
 FRANKLIN, WI 53122

THURMAN SCHOOL DISTRICT #1
 I-1 INSTITUTIONAL DISTRICT
 1.1
 1000 N. ST. MARINE
 FRANKLIN, WI 53122

R-1
 1000 N. ST. MARINE
 FRANKLIN, WI 53122



JSD Johnson, Smith & DeWitt
 Architects - Planners

1000 N. ST. MARINE
 FRANKLIN, WI 53122
 TEL: 708.333.3333
 FAX: 708.333.3333
 WWW.JSDGROUP.COM

PROJECT

ADDITIONS AND
 ALTERATIONS TO
 SOUTHBROOK
 CHURCH

1000 ST. MARINE
 ROAD
 FRANKLIN, WI 53122

OWNER

THURMAN SCHOOL DISTRICT #1
 1000 N. ST. MARINE
 FRANKLIN, WI 53122

PROGRESS DOCUMENTS

1. PRELIMINARY SITE PLAN
 2. PRELIMINARY SITE PLAN
 3. PRELIMINARY SITE PLAN
 4. PRELIMINARY SITE PLAN
 5. PRELIMINARY SITE PLAN
 6. PRELIMINARY SITE PLAN
 7. PRELIMINARY SITE PLAN
 8. PRELIMINARY SITE PLAN
 9. PRELIMINARY SITE PLAN
 10. PRELIMINARY SITE PLAN

PROJECT INFO

SHEET TITLE
 PRELIMINARY SITE PLAN

EX-1

PRELIMINARY NOT FOR CONSTRUCTION

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.

City of Franklin
City Development Department

NATURAL RESOURCE PROTECTION PLAN CHECKLIST

Staff Use	Complete or NA	Natural Resources that must be Identified, Measured, Graphically Depicted	Ordinance #
	N/A	Steep Slopes, measured & graphically Indicated	15-4.0102-A
	X	Woodlands and Forests, as defined, measured & graphically Indicated	15-4.0102-B
	N/A	Lakes and Ponds, measured & graphically Indicated	15-4.0102-C
	N/A	Streams, measured & graphically Indicated	15-4.0102-D
	N/A	Shore Buffers, measured & graphically Indicated	15-4.0102-E
	N/A	Floodplain(s), Floodway(s) & Floodland(s), measured & graphically Indicated	15-4.0102-F
	N/A	Drainageways (as defined in the City of Franklin Unified Development Ordinance), measured & graphically Indicated	15-4.0102-G
	X	Wetlands and Shoreland Wetlands, measured & graphically Indicated	15-4.0102-H
	X	Project Name	15-7.0201-A
	X	Location (physical address and/or Section - 1/4 Section information)	15-7.0201-B
	X	Scale, North Arrow, Contours (2' interval)	15-7.0702-L
	X	Names, Addresses, Telephone #s of Owners, Subdividers, Lessee & Developer	15-7.0201-C
	X	Date and All Applicable Revision Dates	15-7.0201-D
	X	Site Boundary	15-7.0201-E
	X	Lot Lines, Right of Way Lines and Easements (REFER TO CSM FOR EASEMENTS)	15-7.0201-F
	X	Existing Streets	15-7.0201-G
	N/A	Easements along property boundaries adjacent to the site	15-7.0201-H
	X	Location and extent of existing Natural Resource features	15-7.0201-I
	X	Disturbed and Preserved Nat. Resource Features (shown graphically and in numerical sequence on plan)	15-7.0702-J
	X	Method of Natural Resource Preservation (Conservation Easements) (REFER TO CSM)	15-7.0702-K
	X	Site Intensity Calculations	15-7.0702-N
	N/A	Mitigation Plan (See attached pages)	15-4.0103
	X	Name of Person Performing Wetland Delineation	
	X	Date of Wetland Delineation	
	X	50' Wetland Building Setback Lines, identified & dimensioned	
	N/A	75' Shoreland Buffer Areas, identified & dimensioned	


 Signature of the person preparing this checklist

Staff Notes

Reviewer's Initials: _____



**GROTH
DESIGN
GROUP**

JSD Johnson System, Inc.
 • Engineers • Architects • Planners

PROJECT
 ADDITIONS AND
 ALTERATIONS TO
 SOUTHBROOK
 CHURCH
 1900 ST MARINS
 ROAD
 FARMINGDALE, NY 11732

**PROGRESS
DOCUMENTS**

PROJECT INFO

SHEET TITLE
 SOUTHBROOK CHURCH
 1900 ST MARINS ROAD
 FARMINGDALE, NY 11732

NR-1
 PRELIMINARY NOT FOR CONSTRUCTION

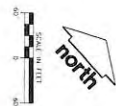
NO.	DESCRIPTION	UNIT	TOTAL		TOTAL
			AMOUNT	PERCENT	
1	CONCRETE	CU YD	100	100	100
2	REINFORCING	TON	100	100	100
3	FORMWORK	SQ YD	100	100	100
4	PAINT	SQ YD	100	100	100
5	ROOFING	SQ YD	100	100	100
6	MECHANICAL	TON	100	100	100
7	ELECTRICAL	TON	100	100	100
8	PLUMBING	TON	100	100	100
9	LANDSCAPE	SQ YD	100	100	100
10	FOUNDATION	SQ YD	100	100	100
11	EXTERIOR FINISH	SQ YD	100	100	100
12	INTERIOR FINISH	SQ YD	100	100	100
13	MECHANICAL	TON	100	100	100
14	ELECTRICAL	TON	100	100	100
15	PLUMBING	TON	100	100	100
16	LANDSCAPE	SQ YD	100	100	100
17	FOUNDATION	SQ YD	100	100	100
18	EXTERIOR FINISH	SQ YD	100	100	100
19	INTERIOR FINISH	SQ YD	100	100	100
20	MECHANICAL	TON	100	100	100
21	ELECTRICAL	TON	100	100	100
22	PLUMBING	TON	100	100	100
23	LANDSCAPE	SQ YD	100	100	100
24	FOUNDATION	SQ YD	100	100	100
25	EXTERIOR FINISH	SQ YD	100	100	100
26	INTERIOR FINISH	SQ YD	100	100	100
27	MECHANICAL	TON	100	100	100
28	ELECTRICAL	TON	100	100	100
29	PLUMBING	TON	100	100	100
30	LANDSCAPE	SQ YD	100	100	100
31	FOUNDATION	SQ YD	100	100	100
32	EXTERIOR FINISH	SQ YD	100	100	100
33	INTERIOR FINISH	SQ YD	100	100	100
34	MECHANICAL	TON	100	100	100
35	ELECTRICAL	TON	100	100	100
36	PLUMBING	TON	100	100	100
37	LANDSCAPE	SQ YD	100	100	100
38	FOUNDATION	SQ YD	100	100	100
39	EXTERIOR FINISH	SQ YD	100	100	100
40	INTERIOR FINISH	SQ YD	100	100	100
41	MECHANICAL	TON	100	100	100
42	ELECTRICAL	TON	100	100	100
43	PLUMBING	TON	100	100	100
44	LANDSCAPE	SQ YD	100	100	100
45	FOUNDATION	SQ YD	100	100	100
46	EXTERIOR FINISH	SQ YD	100	100	100
47	INTERIOR FINISH	SQ YD	100	100	100
48	MECHANICAL	TON	100	100	100
49	ELECTRICAL	TON	100	100	100
50	PLUMBING	TON	100	100	100
51	LANDSCAPE	SQ YD	100	100	100
52	FOUNDATION	SQ YD	100	100	100
53	EXTERIOR FINISH	SQ YD	100	100	100
54	INTERIOR FINISH	SQ YD	100	100	100
55	MECHANICAL	TON	100	100	100
56	ELECTRICAL	TON	100	100	100
57	PLUMBING	TON	100	100	100
58	LANDSCAPE	SQ YD	100	100	100
59	FOUNDATION	SQ YD	100	100	100
60	EXTERIOR FINISH	SQ YD	100	100	100
61	INTERIOR FINISH	SQ YD	100	100	100
62	MECHANICAL	TON	100	100	100
63	ELECTRICAL	TON	100	100	100
64	PLUMBING	TON	100	100	100
65	LANDSCAPE	SQ YD	100	100	100
66	FOUNDATION	SQ YD	100	100	100
67	EXTERIOR FINISH	SQ YD	100	100	100
68	INTERIOR FINISH	SQ YD	100	100	100
69	MECHANICAL	TON	100	100	100
70	ELECTRICAL	TON	100	100	100
71	PLUMBING	TON	100	100	100
72	LANDSCAPE	SQ YD	100	100	100
73	FOUNDATION	SQ YD	100	100	100
74	EXTERIOR FINISH	SQ YD	100	100	100
75	INTERIOR FINISH	SQ YD	100	100	100
76	MECHANICAL	TON	100	100	100
77	ELECTRICAL	TON	100	100	100
78	PLUMBING	TON	100	100	100
79	LANDSCAPE	SQ YD	100	100	100
80	FOUNDATION	SQ YD	100	100	100
81	EXTERIOR FINISH	SQ YD	100	100	100
82	INTERIOR FINISH	SQ YD	100	100	100
83	MECHANICAL	TON	100	100	100
84	ELECTRICAL	TON	100	100	100
85	PLUMBING	TON	100	100	100
86	LANDSCAPE	SQ YD	100	100	100
87	FOUNDATION	SQ YD	100	100	100
88	EXTERIOR FINISH	SQ YD	100	100	100
89	INTERIOR FINISH	SQ YD	100	100	100
90	MECHANICAL	TON	100	100	100
91	ELECTRICAL	TON	100	100	100
92	PLUMBING	TON	100	100	100
93	LANDSCAPE	SQ YD	100	100	100
94	FOUNDATION	SQ YD	100	100	100
95	EXTERIOR FINISH	SQ YD	100	100	100
96	INTERIOR FINISH	SQ YD	100	100	100
97	MECHANICAL	TON	100	100	100
98	ELECTRICAL	TON	100	100	100
99	PLUMBING	TON	100	100	100
100	LANDSCAPE	SQ YD	100	100	100



LEGEND

[Symbol]	EXISTING
[Symbol]	NEW CONSTRUCTION
[Symbol]	LANDSCAPE
[Symbol]	MECHANICAL
[Symbol]	ELECTRICAL
[Symbol]	PLUMBING
[Symbol]	FOUNDATION
[Symbol]	EXTERIOR FINISH
[Symbol]	INTERIOR FINISH

1. EXISTING BUILDING
2. NEW CONSTRUCTION
3. LANDSCAPE
4. MECHANICAL
5. ELECTRICAL
6. PLUMBING
7. FOUNDATION
8. EXTERIOR FINISH
9. INTERIOR FINISH



CONSERVATION EASEMENT

Southbrook Church

This Conservation easement is made by and between the CITY OF FRANKLIN, a municipal corporation of the State of Wisconsin, hereinafter referred to as "Grantee," and Southbrook Church, Inc., a Wisconsin Corporation, hereinafter referred to as "Grantor," and shall become effective upon the recording of this Grant of Conservation Easement, together with the Acceptance following, with the Office of the Register of Deeds for Milwaukee County, pursuant to §700.40(2)(b) of the Wisconsin Statutes.

WITNESSETH

WHEREAS, Grantor is the owner in fee simple of certain real property, located within the City of Franklin, Milwaukee County, Wisconsin, Northeast 1/4 of the Northeast ¼ of Section 18, Township 5 North, Range 21 East, described in Exhibit A attached hereto and hereby made a part hereof (protected property); and

WHEREAS, the Grantor desires and intends that the natural elements and the ecological and aesthetic values of the protected property including, without limitation, mature woodlands, wetland buffers, and wetlands, and refer to Natural Resource Protection Plan by JSD Professional Services, Inc., dated January 23, 2015, with all applicable revision dates, which is located in the office of the Department of City Development, be preserved and maintained by the continuation of land use that will not interfere with or substantially disrupt the natural elements or the workings of natural systems, except for construction by the City of Franklin of a future 10-foot wide (maximum) pedestrian walking path at a mutually agreed to location; and

WHEREAS, Grantee is a "holder", as contemplated by §700.41(1)(b)1. of the Wisconsin Statutes, whose purposes include, while exercising regulatory authority granted to it, *inter alia*, under §62.23 and §236.45 of the Wisconsin Statutes, the conservation of land, natural areas, open space, and water areas; and

WHEREAS, the Grantor and Grantee, by the conveyance to the Grantee of the conservation easement on, over, and across the protected property, desire to conserve the natural values thereof and prevent the use or development of the protected property for any purpose or in any manner inconsistent with the terms of this conservation easement; and

WHEREAS, the Grantee is willing to accept this conservation easement subject to the reservations and to the covenants, terms, conditions, and restrictions set out herein and imposed hereby;

NOW, THEREFORE, the Grantor, for and in consideration of the foregoing recitations and of the mutual covenants, terms, conditions, and restrictions subsequently contained, and as an absolute and unconditional dedication, does hereby grant and convey unto the Grantee a conservation easement in perpetuity on, over, and across the protected property.

Grantee's rights hereunder shall consist solely of the following:

1. To view the protected property in its natural, scenic, and open condition;
2. To enforce by proceeding at law or in equity the covenants subsequently set forth, including, and in addition to all other enforcement proceedings, proceedings to obtain all penalties and remedies set forth under Division 15-9.0500 of the Unified Development Ordinance of the City of Franklin, as amended from time to time, any violation of the covenants subsequently set forth being and constituting a violation of such Unified Development Ordinance, as amended from time to time, or such local applicable ordinance as may be later adopted or in effect to enforce such covenants or the purposes for which they are made, it being agreed that there shall be no waiver or forfeiture of the Grantee's right to insure compliance with the covenants and conditions of this grant by reason of any prior failure to act; and
3. To enter the protected property at all reasonable times for the purpose of inspecting the protected property to determine if the Grantor is complying with the covenants and conditions of this grant.

And in furtherance of the foregoing affirmative rights of the Grantee, the Grantor makes the following covenants which shall run with and bind the protected property in perpetuity, namely, that, on, over, or across the protected property, the Grantor, without the prior consent of the Grantee, shall not:

1. Construct or place buildings or any structure;

2. Construct or make any improvements, unless, notwithstanding Covenant 1 above, the improvement is specifically and previously approved by the Common Council of the City of Franklin, upon the advice of such other persons, entities, and agencies as it may elect; such improvements as may be so approved being intended to enhance the resource value of the protected property to the environment or the public and including, but not limited to animal and bird feeding stations, park benches, the removal of animal blockage of natural drainage or other occurring blockage of natural drainage, and the like;
3. Excavate, dredge, grade, mine, drill, or change the topography of the land or its natural condition in any manner, including any cutting or removal of vegetation, except for the removal of dead or diseased trees;
4. Conduct any filling, dumping, or depositing of any material whatsoever, including, but not limited to soil, yard waste, or other landscape materials, ashes, garbage, or debris;
5. Plant any vegetation not native to the protected property or not typical wetland vegetation;
6. Operate snowmobiles, dune buggies, motorcycles, all-terrain vehicles or any other types of motorized vehicles.

To have and to hold this conservation easement unto the Grantee forever. Except as expressly limited herein, the Grantor reserves all rights as owner of the protected property, including, but not limited to, the right to use the protected property for all purposes not inconsistent with this grant. Grantor shall be responsible for the payment of all general property taxes levied, assessed, or accruing against the protected property pursuant to law.

The covenants, terms, conditions, and restrictions set forth in this grant shall be binding upon the Grantor and the Grantee and their respective agents, personal representatives, heirs, successors, and assigns, and shall constitute servitudes running with the protected property in perpetuity. This grant may not be amended, except by a writing executed and delivered by Grantor and Grantee or their respective personal representatives, heirs, successors, and assigns. Notices to the parties shall be personally delivered or mailed by U.S. Mail registered mail, return receipt requested, as follows:

To Grantor:
 Southbrook Church, Inc.
 11010 W. St. Martins Road
 Franklin, WI 53132

To Grantee:
 City of Franklin
 Office of the City Clerk
 9229 W. Loomis Road
 Franklin, Wisconsin 53132

In witness whereof, the grantor has set its hand and seals this on this date of _____, 20__.

Southbrook Church, Inc.

By: _____

STATE OF WISCONSIN)
) ss
 COUNTY OF MILWAUKEE)

This instrument was acknowledged before me on the _____ day of _____, A.D. 20__ by
 _____ Southbrook Church, Inc.

To me known to be the person(s) who executed the foregoing Easement and acknowledged the same as the voluntary act and deed of said corporation.

 Notary Public
 My commission expires _____

**EXHIBIT A
EASEMENT DESCRIPTION MAP**

GRANTEE: CITY OF FRANKLIN
OFFICE OF THE CITY CLERK
9229 W. LOOMIS ROAD
FRANKLIN, WI 53132

GRANTOR: SOUTHBROOK CHURCH, INC.
11010 W. ST. MARTINS ROAD
FRANKLIN, WI 53132

LEGAL DESCRIPTION

A permanent conservation easement which crosses a part of the grantor's property located in 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 the East line of said Northeast 1/4 also being the East line of Lot 2 of Certified Survey Map(CSM) #6613 as recorded with the Milwaukee County Register of Deeds, 1082.81 feet; thence South 37°37'55" West along the East line of said Lot 2, 252.68 feet to a point on the north right of way line of W. St. Martins Road, thence North 47°53'33" West along said north right of way line, 480.59 feet; thence South 76°46'20" East, 56.04 feet; thence North 45° 00'31" East, 22.17 feet; thence North 16°31'42" East, 49.88 feet; thence North 30°51'14" East, 43.68 feet; thence North 17°29'13" East, 31.41 feet; thence North 05°29'40" East, 28.29 feet; thence North 15°34'20" East, 35.84 feet; thence North 27°20'57" East, 23.94 feet; thence North 34°09'14" East, 28.77 feet; thence North 52°27'57" East, 38.69 feet; thence North 67°49'14" East, 30.03 feet; thence North 34°05'43" East, 45.20 feet; thence North 47°15'29" East, 43.32 feet; thence South 87°12'38" East, 25.18 feet; thence South 41°40'45" East, 39.04 feet; thence South 11°53'40" East, 42.90 feet; thence South 64°20'39" East, 20.24 feet; thence South 40°40'41" East, 71.25 feet; thence South 03°11'27" East, 70.69 feet; thence South 74°56'55" East, 14.32 feet; thence North 61°26'21" East, 31.13 feet; thence North 02°12'40" West, 133.64 feet; thence North 35°27'44" West, 36.73 feet; thence North 04°15'17" East, 109.55 feet; thence North 30°15'36" West, 41.33 feet; thence South 60°03'29" West, 15.59 feet; thence North 84°55'44" West, 18.93 feet; thence North 49°54'58" West, 33.09 feet; thence North 28°13'45" West, 11.49 feet; thence North 06°32'31" West, 28.24 feet; thence North 06°02'16" East, 39.47 feet; thence North 44°54'28" East, 63.83 feet; thence North 23°34'45" East, 29.12 feet; thence North 67°21'04" East, 47.45 feet; thence North 03°38'45" East, 22.31 feet; thence North 62°49'56" East, 39.01 feet; thence North 00°17'19" West, 114.73 feet; thence North 01°46'58" West, 111.55 feet; thence North 82°10'21" West, 33.69 feet; thence North 05°40'57" West, 21.10 feet; thence North 81°46'03" West, 13.77 feet; thence North 03°42'49" West, 10.80 feet; thence North 89°47'51" West, 52.65 feet; thence North 75°34'38" West, 54.90 feet; thence South, 89°08'12" West, 54.99 feet; thence North 88°29'26" West, 157.32 feet; thence South 18°14'14" East, 20.85 feet; thence South 17°41'48" West, 54.74 feet; thence South 36°57'16" West, 53.34 feet; thence South 83° 20'52" West, 36.05 feet; thence South 86°39'45" West, 66.83 feet; thence South 45° 59'03" West, 55.53 feet; thence South 77°04'04" West, 17.73 feet; thence North 67°37'36" West, 32.06 feet; thence North 51°27'39" West, 31.14 feet; thence North 28°24'04" West, 44.01 feet; thence North 63°54'42" West, 33.57 feet; thence North 00°09'55" West, 18.65 feet; thence North 60°02'44" West, 30.98 feet; thence North 86°20'34" West, 46.79 feet; thence South 58°03'06" West, 44.68 feet; thence South 49°19'10" West, 146.06 feet to the Northeast corner of Lot 1 of said Certified Survey Map #6613; thence North 47°53'33" West along the North line of said Lot 1, 100.00 feet to the Northwest corner of said Lot 1; thence South 42°06'27" West along the West line of said Lot 1, 297.00 feet to a point on the north right of way line of W. St. Martins Road; thence North 47°53'33" West along said north right of way line, 159.58 feet to a point on the West line of said Lot 2; thence North 00°24'05" West along said West line of said Lot 2, 250.48 feet to a point on the North line of said Northeast 1/4, also being the North line of said Lot 2; thence South 88°47'56" East along said North line, 1321.44 feet to the point of beginning.

Containing in all 422,712 square feet (9.7041 acres) of land, more or less.

PREPARED BY:

JSD Professional Services, Inc.
Surveyors • Engineers • Planners

MILWAUKEE REGIONAL OFFICE
N22 W2891 NANCY'S COURT SUITE 3
WAUKESHA, WISCONSIN 53186
262.513.0866 PHONE | 262.513.1232 FAX

**EXHIBIT A
EASEMENT DESCRIPTION MAP**

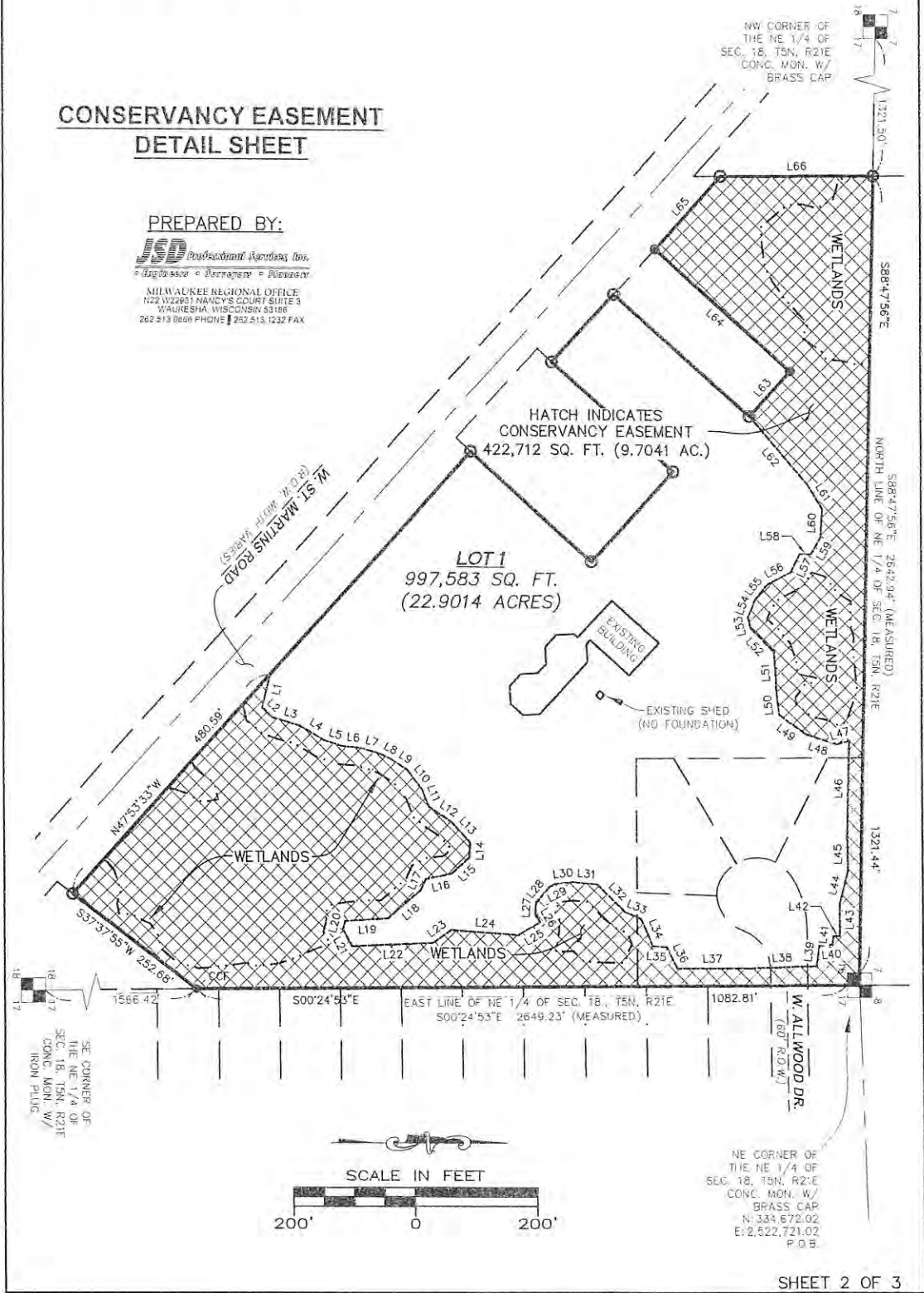
GRANTEE: CITY OF FRANKLIN
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GRANTOR: SOUTHBROOK CHURCH, INC.
11010 W. ST. MARTINS ROAD
FRANKLIN, WI 53132

**CONSERVANCY EASEMENT
DETAIL SHEET**

PREPARED BY:

JSD Professional Services, Inc.
Surveyors • Engineers • Planners
MILWAUKEE REGIONAL OFFICE
N22 W22951 NANCY'S COURT SUITE 3
WAUKESHA, WISCONSIN 53186
262.513.0668 PHONE | 262.513.1232 FAX



**EXHIBIT A
EASEMENT DESCRIPTION MAP**

GRANTEE: CITY OF FRANKLIN
OFFICE OF THE CITY CLERK
9229 W. LOOMIS ROAD
FRANKLIN, WI 53132

GRANTOR: SOUTHBROOK CHURCH, INC.
11010 W. ST. MARTINS ROAD
FRANKLIN, WI 53132

CONSERVANCY EASEMENT LINE TABLES

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 TABLE		
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	S18°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'

PREPARED BY:

JSD Professional Services, Inc.
 a Division of JSD Group, Inc.
 MILWAUKEE REGIONAL OFFICE
 N22 W22931 NANCY'S COURT SUITE 3
 WALKESHA, WISCONSIN 53186
 262.515.0665 PHONE | 262.513.1232 FAX

SITE PLAN CHECKLIST

Date of Submittal	2-20-15
Taxkey ID #	(SEE BELOW) *
Project Name	SOUTH BROOK CHURCH PH. 1 EXPANSION

	Indicate Complete or NA	Required Information	Ordinance #
Staff Use	X	Scale and Name of Project	15-7.0103-A
	X	Owner's and/or Developer's Name and Address	15-7.0103-B
	X	Architect, Surveyor and/or Engineer's Name and Address (seal and/or stamp)	15-7.0103-C
	X	Date of Site Plan Submittal with all Dates of Revisions w/ Revisor's Initials	15-7.0103-D
	X	Site Size in Square Feet and Acres	15-7.0103-E
	X	Existing and Proposed Topography (2' intervals) (SEE GRADING PLAN)	15-7.0103-F
	N/A	Soils Data (NOT AVAILABLE)	15-7.0103-G
	X	Off Street Parking Spaces, Loading, Ingress and Egress, Driveway Locations of Adjoining Prop.	15-7.0103-H
	X	Type, Size, and Location of All Existing and Proposed Structures and Signs	15-7.0103-I
	X	Building Height	15-7.0103-J
	X	Existing and Proposed Street Names	15-7.0103-K
	X	Existing and Proposed Public Street Rights-of-way or Reservations	15-7.0103-L
	X	Building and Yard Setbacks	15-7.0103-M
	X	Proposed Sanitary Sewers, Storm Sewers and Water Mains	15-7.0103-O
	N/A	Proposed Stormwater Management Facilities (IN PLACE FROM PREVIOUS PROJECT)	15-7.0103-P
	X	Natural Resource Protection Plan*	15-7.0103-Q
	N/A	Landscape Plan** (EXPAN. ENTIRELY TO BACK OF SITE)	15-7.0103-R
	X	Site Intensity and Capacity Calculations	15-7.0103-S
	X	Pedestrian Sidewalks and Walkways	15-7.0103-T
	X	Development Staging/Phasing	15-7.0103-U
	X	Arch. Plans, Elevations, and Perspective Drawings and Sketches, Materials, Color Samples	15-7.0103-V
	N/A	Lighting Plan* with Photometrics	15-7.0103-W
	X	Easements (existing and proposed) with Dimensions	15-7.0103-X
	X	Highway Access	15-7.0103-Y
	X	Existing and Proposed Zoning Boundaries	15-7.0103-Z
	N/A	Market Analysis (required for commercial properties greater than 30,000 sq. ft. land area)	15-7.0103-AA
	X	Project Summary (Fiscal Impact, Operat. Info., Bldg-phasing Schedule, Est. Project Costs Value and Site Improvements Costs)	15-7.0103-CC
	N/A	Additional Data as required by Planning, Engineering, or Plan Commission	15-7.0103-DD
	N/A	Vision Corner Easements	

* If required

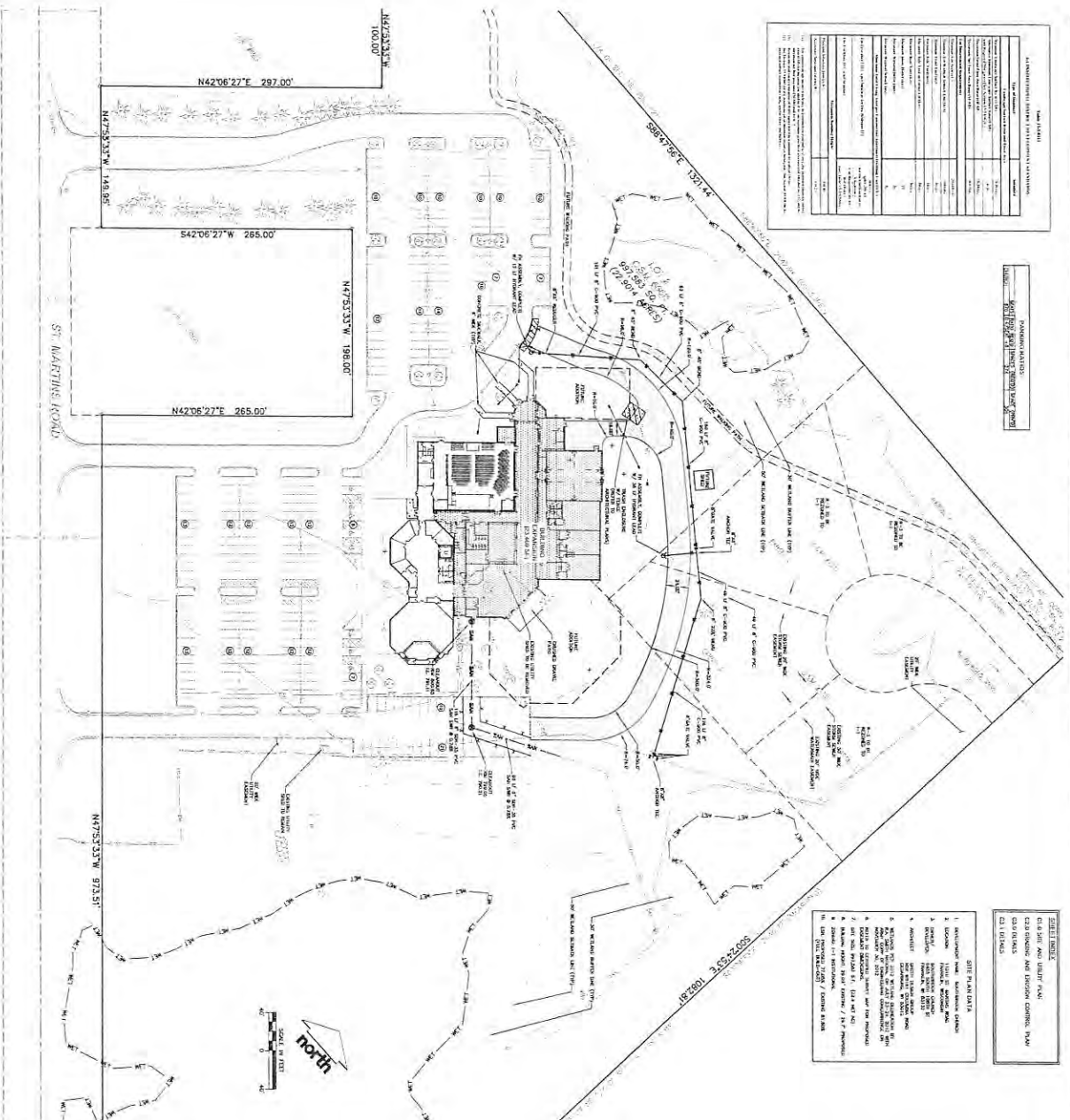
** If natural resources, as defined in the City of Franklin Unified Development Ordinance, are present

Staff Notes:

* 799.9967.003, 799.9967.004, 799.9967.005,
799.9967.006, 799.9967.007

GENERAL NOTES	
1.	THIS PROJECT SHALL BE CONSIDERED AS A PRELIMINARY DESIGN.
2.	THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
3.	THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE CLIENT AND OTHER AGENCIES.
4.	THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE CLIENT AND OTHER AGENCIES.
5.	THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE CLIENT AND OTHER AGENCIES.
6.	THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE CLIENT AND OTHER AGENCIES.
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PLANNING METHOD
 1. SITE PLAN
 2. LAYOUT PLAN
 3. SECTION
 4. ELEVATION
 5. FINISH SCHEDULE
 6. MATERIAL SCHEDULE
 7. LIGHTING SCHEDULE
 8. MECHANICAL SCHEDULE
 9. ELECTRICAL SCHEDULE
 10. SANITARY SCHEDULE
 11. PAINT SCHEDULE
 12. FURNITURE SCHEDULE
 13. LANDSCAPE SCHEDULE
 14. SIGNAGE SCHEDULE
 15. OTHER SCHEDULES



GENERAL NOTES

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GROTH DESIGN GROUP

ARCHITECTS

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 MILWAUKEE, WI 53233
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 FAX: 414.224.1235
 WWW.GROTHDESIGN.COM

PROGRESS DOCUMENTS

PROJECT NO. C1.0

DATE: 10/15/2023

SCALE: 1/8\"/>

C1.0

PRELIMINARY NOT FOR CONSTRUCTION



**GROTH
DESIGN
GROUP**

10005 MARINE
HEAD
PHOENIX, AZ 85026

PHD *Professional Services Inc.*
Engineering • Architecture • Interiors

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PROJECT

**ADDITIONS AND
ALTERATIONS TO:**

**SOUTHBROOK
CHURCH**

10005 MARINE
HEAD
PHOENIX, AZ 85026

ISSUE

NO. 1

DATE

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GENERAL NOTES

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**MINIMUM TYPICAL SECTION FOR
PRIVATE OFFICE**

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**PROGRESS
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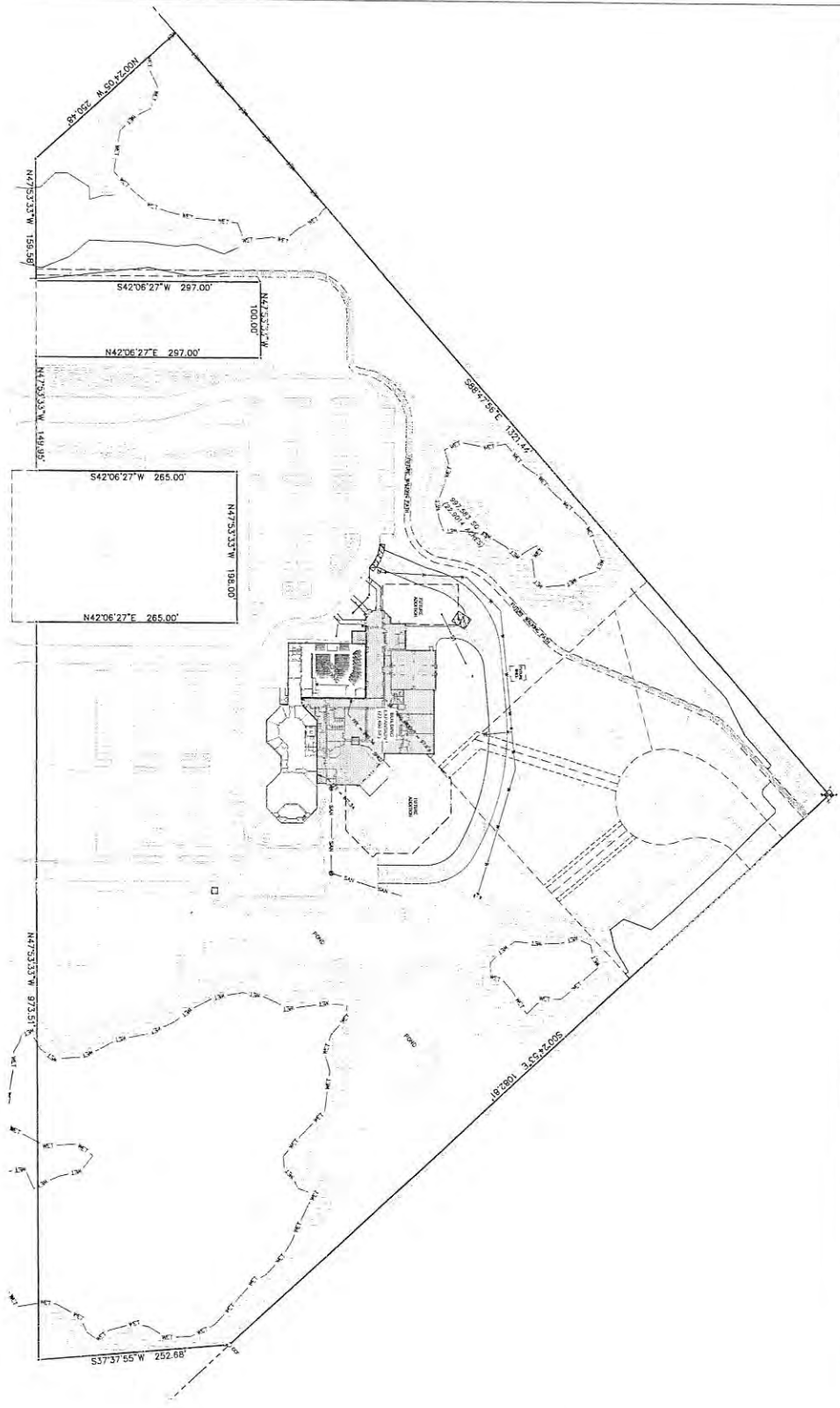
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ISB International Service Bureau
 Engineers • Architects • Planners

PROJECT
 ADDITIONS AND
 ALTERNATIONS TO
 SOUTHBROOK
 CHURCH
 1100 S. MADISON
 FARMER, IN 53120

PROGRESS DOCUMENTS
 PRELIMINARY NOT FOR CONSTRUCTION

EX-1

PRELIMINARY NOT FOR CONSTRUCTION

February 2015 | 20

Mr. Orrin Sumwalt, AICP
Planner II
Franklin Planning Department
9229 West Loomis Road
Franklin, WI 53132



Summary of Proposed Southbrook Church Addition

Dear Mr. Sumwalt,

On behalf of Southbrook Church, we are pleased to submit this package to the City of Franklin for review relative to the proposed expansion of their church building at 11010 West St. Martin's Road.

After buying this property in 2012, the church soon discovered that the parking was insufficient for their needs. They undertook a parking lot expansion in 2013 and also increased the capacity of their storm-water ponds at the same time. The ponds and parking were sized based on estimates of several phases of additions that were being considered at that time, so already provide more-than-adequate capacity for the building addition currently being proposed.

The existing church building on this site is approximately 16,300-square-feet and was built in two phases: the first was built around 2001 and consisted of two octagonal masses with a connecting link in-between and an asphalt shingle roof over the entire facility; the second phase was added in around 2004 and provided a gymnasium addition (with a flat, membrane roof) and a connecting link to the original building with an asphalt shingled roof.

The existing building materials include a painted split-face concrete block base, decorative brick front facade, aluminum-clad windows, gray stained cedar siding and trim (around most of the building), and painted concrete block at the tall gymnasium massing. The decorative brick was used in both phases of the original building only at the front face of the building visible from W. St. Martin's Road. As soon as the front elevation turns a corner, the materials shift to siding over a split-face base. Toward the back of the existing building, the split-face base is eliminated, and the horizontal siding is the only material used.

The proposed addition adds approximately 23,600-square-feet of building, and is comprised of fellowship and gathering areas, classrooms, and multi-purpose rooms for Sunday School and weeknight classes. The church has no plans to use the spaces as an actual school or to provide daycare services. The spaces are intended to support the active programming of this church.

Staffing for the building is typically Monday through Thursday, 8:30-am to 3:30-pm, and Friday, 9:00-am until noon. Pastoral Staff typically conduct business off-site, but use the facility on an as-needed basis for meetings during the week. The church has numerous study- and meeting-groups in addition to community activities and support groups. The schedule for these meetings varies but typically utilizes weekend or evening hours. All typical evening meetings usually end around 8:30 or 9:00-pm.

Examples of community activities and support groups currently provided at the church include:

- Home school groups, comprised of young families who use the facility for teaching and recreation.
- Youth sports teams practicing in the gym (basketball, baseball)
- Robinwood Elementary using the grounds as a school emergency evacuation site.
- Community Support Programs: adults dealing with addictions; those hurting from and dealing with the pain of divorce.
- ZUMBA dance classes
- "Trunk-or-Treat" – Halloween: moms, dads, and kids, used gym for play/fun and dinner area
- Easter Egg Hunt – held on Southbrook grounds
- Vacation Bible Study, for young children during summer months
- Summer Musical Camp, for young children during summer months
- Weekly Youth (middle/high-school) Fun/Service/Connect Nights (Sunday evenings)
- Missions / Global Outreach Conferences.

A potential FUTURE phase-II addition has been conceptually proposed that could add up to about 20,000-square-feet of new space for a new worship area and additional classrooms for adults, but any detailed exploration of that option is anticipated to be several years away. These potential expansions are anticipated to be on the back (north) side of the building. Potential conceptual designs for these areas have been indicated, showing the Owner's current estimation of what will be needed in the future. These expectations will obviously be re-evaluated if/when a future expansion project is undertaken.

The proposed addition utilizes materials to match and complement the existing building. Around the east side of the building, the addition connects to the existing building where it is entirely cedar siding material. A fiber-cement horizontal siding with color and exposure to match the existing siding will be used for the addition in lieu of cedar siding. The vertical trim of the existing building is matched on the corners of the addition and also used to provide a visual "rhythm" to break-up any long expanse of wall. Vertical accent siding in a slightly darker gray is proposed for accent panels below windows and above doorways.

While the majority of the addition reflects the flat-roof of the existing building, a pitched asphalt-shingle roof is used at specific areas to provide visual focus and to highlight key areas of the addition. The main fellowship space (on the northeast) has a raised roof area with pitched roof (which is also anticipated to be where the future worship space would be added). The new west entrance also has an octagonally-shaped pitched roof to provide a visual focus from the west parking area, and to relate to the original building form. It is hoped that the next phase of addition will allow for wrapping the entire west side of the existing gymnasium with a pitched roof and decorative face-brick to diminish both the bulk and blandness of the existing concrete-block gymnasium walls, so the currently proposed roof-forms have been planned to allow for that possibility.

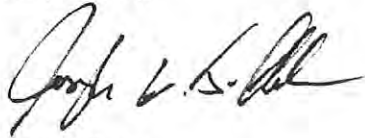
The church has purchased the residential properties at the northeast corner of the site (commonly referred to as the "Allwood Cul-de-sac Properties"). The process for re-zoning those properties and combining the entire parcel in to one package is running concurrently with this submittal as we have reviewed with you previously. Thank you, again, for your assistance in mapping-out the necessary steps to allow for those approvals to be a condition of the final approval for this submittal.

While the currently proposed addition does not cross onto the Allwood Cul-de-sac Properties, it does get closer to the existing set-back than would be allowed without combining the properties. The new Fire Lane is also more practical when run continuously around the back of the building across the Allwood Cul-de-sac Properties rather than creating a Fire-Department Turn-Around at each side of the property.

We are also showing a potential path through the site to link Allwood Court to future sidewalks along W. St. Martin's Road. The actual location for this path is still under discussion, and at this time, the church is not planning to build the path as part of this project. The church is excited about the potential for this neighborhood feature, however, and would welcome further discussion about how such a path could help to meet the City's goals.

Thank you, again, for your assistance in preparing this submittal package. We are pleased to be able to help Southbrook Church as they plan for the future and make provisions for continuing to support their ongoing growth to support their mission in the Franklin community. If you have any questions or need any additional information, please let me know.

Respectfully,



Joseph Clarke
Project Manager
GROTH Design Group, Inc.

DATE: February 23, 2015

TO: City of Franklin
9229 W. Loomis Road
Franklin, WI 53132

FROM: Justin L. Justin, P.E.
JSD Professional Services, Inc.

RE: Southbrook Church
Franklin, WI

The following responses have been developed based upon comments received from the City of Franklin Planning Department on February 10, 2015.

Unified Development Ordinance (UDO) Requirements

General

1. Your submittal has two Site Plans, Sheet C1.0 and Sheet A2.0. Sheet C1.0 comes closer to meeting all of the City's requirements, so please make the changes below to this document.
 - Revisions will be applied to Sheet C1.0.
 - Architectural Site Plan Sheet A2.0 contains additional information pertinent to the General Contractor, but outside the scope of the Civil Engineer.

Site Plan

2. Please remember to indicate the dates of all revisions per Section 15-7.0103-D of the UDO.
 - All revision dates are noted in the title block.
3. Please indicate the site size in square feet and acres on the Site Plan (Sheet C1.0) per Section 15-7.0103-E of the UDO.
 - Site size has been added to the Site Plan Data Table, Item No.7.
4. Please illustrate all off-street parking spaces per Section 15-7.0103-H of the UDO. Specifically, please add the western (original) parking lot to Site Plan. Currently, only the parking lots added in 2012 are shown.
 - All parking spaces on site have been graphically depicted.
5. Please depict the location of the church's monument sign and the dimensions of its base on the Site Plan according to Section 15-7.0103-I of the UDO.
 - That portion of the site was outside of the survey scope for either this or the previous project, and therefore the exact size and location of the monument sign are unknown. The monument sign was not modified by

- the previous parking lot expansion and is not being modified as a part of this proposed work.
6. Please indicate the building height for both principal and accessory buildings, expressed in both feet and stories, on the site plan per Section 15-7.0103-J of the UDO.
 - Building height has been added to the Site Plan Data Table, Item No.8.
 7. Please provide a landscape plan per Section 15-7.0103(R) and 15-7.0300 which illustrates all of the Church's existing landscape plantings.
 - Table 15-5.0302 of Section 15-5.0300 would seem to indicate that landscape requirements are based solely upon parking space counts within this zoning district. In the case of this proposal, the parking and associated landscaping were approved and installed as part of the previous project phase. This phase of the project adds no parking stalls to the property, and as such, we believe that no further landscaping is required by code.
 8. Please provide a graphic outline of any planned development staging or phasing per Section 15-7.0103-U of the UDO. Specifically, please clearly label the youth ministry/combined large meeting room and worship center additions as Future Phase II Addition.
 - Future additions have been labeled.
 9. Please show all existing and proposed easements and their locations on the site plan per Section 15-7.0103-X of the UDO. This includes the proposed conservation easement, utility easements and all other easements.
 - Existing and proposed easements have been added to the Site Plan and appropriately labeled.
 10. Please indicate the existing and proposed zoning boundaries of the property on the site plan per Section 15-7.0103-Z of the UDO. The I-1 District Standards are displayed in the upper left hand corner of Sheet C1.0, but this doesn't account for the existing zoning of the four (4) residential parcels (R-3 Suburban/Estate Single-Family Residence District) or the proposed zoning for those parcels (I-1 Institutional District).
 - Zoning classifications have been added to the Allwood Court lots and the Site Plan Data Table.

Certified Survey Map

11. Staff assumes the existing shed depicted on the Certified Survey Map (CSM) will be razed as part of the proposed church expansion (as only a future shed appears on the Site Plan). Therefore, please add a note to the CSM stating that the shed is "To be razed".
 - The existing shed is depicted on the Site Plan, however it is obscured by the proposed building expansion. A note has been added to both the CSM and Site Plan indicating the existing shed to be razed.
12. Please graphically depict and dimension all required setbacks and building lines per Section 15-7.0702-B of the UDO. Also, please see Comment No. 6 below.
 - Parking setback lines and building setback lines have been added and noted.
13. Please illustrate existing and proposed contours at vertical intervals of not more than two feet per Section 15-7.0702-F of the UDO.

- A separate sheet has been added to the document to depict the existing and proposed contour lines.
14. Please identify the woodland delineations on the Setback and Easement Detail Sheet (Sheet 4 of 6) of the CSM, in accordance with Section 15-7.0702-Q of the UDO.
- Woodland lines have been added to the document (Sheet 6 of 9).

Staff Recommendations

Site Plan

1. Please depict the entire property, including all property boundaries on the Site Plan. Portions of the north and south ends of the property are currently not shown.
 - A Site Plan Exhibit has been created to show the entire site.
2. Staff suggests removing the General Notes from Sheet C1.0 to provide more space on the page.
 - Even with the General Notes removed, the entire site cannot fit on a single sheet at the 40-scale required by the City. As such, a Site Plan Exhibit has been created for Site Plan Approval purposes.
3. Please add the symbols for the utilities to the legend.
 - Existing symbols have been added to the legend.
4. Please provide a parking calculation on the Site Plan demonstrating that the existing parking is in compliance with the Standard Parking Ratio of 0.4 parking spaces per seat, plus six queuing from Table 15-5.0203 of the UDO.
 - A Parking Ratio Table has been added.
5. Please label the width of the future walking path on the Site Plan (Sheet C1.0). Also, please depict the location on the property where the proposed path will connect to St. Martins Road.
 - The conceptual location of the future walking path is depicted on the Site Plan Exhibit as well as the Site Plan.
6. Please change the front yard building setback from 30 feet to 40 feet on Sheet C1.0, due to the church's location along a highway (CTH MM) in accordance with Section 15-5.0108(B) of the UDO. Please note the church property is not part of the "Village of St. Martins" and therefore does not qualify for the exception.
 - Front yard setback has been increased to 40 feet.

Landscape Plan

7. Please calculate the existing and proposed Landscape Surface Ratio (LSR) of the property and include this information on the Landscape Plan. The LSR is derived by dividing the area of landscaped surface by the base site area. The I-1 Institutional District requires a minimum LSR of .4 (40% of the site having landscape/open space). Also, please include an LSR calculation for the Future Phase II additions and the "Future Shed" depicted on Site Plan (Sheet C1.0) to ensure there is no conflict.
 - The proposed and ultimate LSR percentages have been added to the Site Plan Data Table.

Natural Resource Protection Plan

8. Staff recommends submitting a revised Natural Resource Protection Plan (NRPP) that includes the four (4) W. Allwood Drive properties, to the Department of City Development for review and approval, prior to issuance of a Building Permit. Any protected natural resource features identified on these properties shall be included on the face of the proposed Certified Survey Map and incorporated into the Conservation Easement document, prior to recording of these documents with the Milwaukee County Register of Deeds Office.
 - We agree to update the NRPP as soon as the growing season allows wetlands to be delineated, and to submit a revised NRPP (and any other affected documents) to the City of Franklin for staff approval. We respectfully request, however, that the City grant a Footings and Foundations Permit ahead of that submittal in order to keep the project schedule intact. We understand that any work performed ahead of full building permit issuance would be at the Owner's sole risk.
9. Please have Southbrook Church, Inc. sign and return the attached NRPP Sign-Off Sheet to the Department of City Development along with the revised NRPP.
 - Included in this submittal package.
10. Were the woodlands depicted on the NRPP actually delineated by an environmental consultant? Is there a tree inventory associated with this delineation? Is the woodland mature or young? Please add this resource feature to the Conservation Easement document in the second paragraph under "WITNESSETH".
 - The woodlands were not delineated by an environmental consultant. Because neither this nor the previous proposal includes any woodland removal, the drip lines were surveyed and all encompassed wooded areas described for NRPP purposes as "mature woodlands".

Architectural

11. Staff recommends adding split-face CMU along the base of the portion of east elevation of the proposed addition that will not be affected by the Future Phase II addition of the new worship center.
 - This approach was explored, and was rejected by the Owner's Building Committee for the following reasons:
 - The transitions between materials on the existing building are already somewhat disjointed, and adding CMU in this location brought more attention to the back-and-forth between materials used. By continuing the horizontal lap-siding without the CMU base (to match the existing building at that location) the building had a more integrated appearance.
 - The long horizontal aspect of the lower portions of the addition were not helped by adding a CMU base: it just made the building seem more divided vertically. Instead, it was felt that the vertical and horizontal trim bands (of fiber-cement material to match the siding) provided the right level of detail to break-up the massing in an appropriate manner.
 - This façade is hidden from the street, so (while wanting to respect the 4-sided architecture of the building) this did not seem to be the appropriate location for more expensive detailing.