

- Adding a CMU base also requires a thicker foundation wall and footing. The Owner is trying to achieve an appropriate level of architectural character for the building while also being a good steward of the limited resources that are being donated for this project. The additional cost required to provide a CMU base was determined to be a lower priority than providing functional program space within the building SINCE the Building Committee was very comfortable with the level of architectural detailing currently shown.
12. Staff suggests adding some 8” decade block in “Alexian Blend”, accent panels, or other architectural design treatment to the portion of the northeast elevation not affected by Future Phase II additions, as this elevation is dominated by the cedar/HardiePlank siding.
- The northeast elevation is a significant aspect of the current project. It has a raised gable roof form and extensive windows that will provide a visual connection from the main Fellowship Area to the exterior and the plaza area during Phase-I, but will also become the connection to a potential future worship space addition. As such, considerable attention was given to the design of this façade. The Owner’s Building Committee reviewed numerous options for façade treatment and detailing, and feels that the current level of material use is best:
 - The narrow strips of opaque material between the large windows and doors lost their elegance and simplicity when cluttered with additional materials.
 - The forms and proportions of the northeast elevation have been carefully planned to make a simple but unified composition, and addition additional material did not complement this approach.
 - Since the vocabulary of the Alexian Blend brick is associated with the entrances of the existing building, it seemed appropriate to maintain that language, and to just use the Alexian Blend brick at the new west entrance area.
 - Adding the Alexian Blend brick in this location also requires thicker footings/foundations to further increase the cost for this potential change – please see cost-limitation reasons listed above.
 - At the remainder of the north elevation, CMU and additional Alexian Blend brick were reviewed and rejected for all the reasons stated in item # 11 above.
13. The proposed addition lacks parapet walls to screen the rooftop mechanical equipment. Therefore, Staff recommends screening the proposed roof top mechanical equipment with metal louvered or paneled screen walls. The existing three (3) pieces of rooftop mechanical equipment on the gymnasium are visible from the south side of the property. Therefore, Staff also suggests screening this existing rooftop mechanical equipment. Finally, Staff recommends showing the locations of the rooftop mechanical equipment on Architectural Site Plan (Sheet A2.0)
- The proposed Roof-Top Units (RTUs) have been shown on the Architectural Site Plan as requested. They have also been shown in the drawings in the 11x17 submittal package.
 - The existing RTUs on the existing gym roof are an existing condition and do not seem to have been installed with provision for easily adding

screening panels. Screening of these units would require extensive cutting and patching to the existing roof to accommodate structural supports for any additional screening. Since the visual impact of these units seems minimal (most building users we have spoken with were not even aware that the units were there) we respectfully request that the existing units be considered “grandfathered” and left as they are.

- For the new RTUs, since there is currently no ordinance language requiring screening, every effort has been made to position the new units to minimize their visual impact without additional screening:
 - All the new RTUs are screened from the street by the existing building.
 - Most of the new roof-top mechanical equipment is on the lower roofs toward the middle of the building where they are hidden by the higher surrounding building massing.
 - For the two RTUs serving the northern-most portion of the proposed Phase-I addition, they have been held as far from the exposed edge of the building as possible, and have higher mass of building behind them so that their silhouette against the skyline is minimized.
 - If screening is required for these units, it would be the metal panels that attach to the units themselves. In our opinion, unless the units are very prominently exposed, the screening is not a considerable improvement over the appearance of the unit itself.
 - Even the screening that attaches to the RTUs is expensive. The Owner respectfully requests that, since efforts have been taken to minimize the visual impact of the RTUs already, additional physical screening not be required.
14. Please graphically label the colors of the proposed building materials.
- Colors for the proposed material have been added to the drawings as requested.
15. Please label material 3 on the Exterior Elevations (Sheet A5.1) as either Cedar or HardiePlank lap siding.
- Material #3 on the Exterior Elevations is based on Hardi-Plank lap-siding and the selected color has been indicated. Alternate bids will be explored to use a comparable LP Smart-Side siding material. The previously-considered Cedar plank siding option is not in the budget and is no-longer being considered.
16. What is material 14 on the Exterior Elevations (Sheet A5.1)? In the Project Narrative this material is described as vertical accent siding, but on the elevations it appears to be E.F.I.S.
- Material #14 on the Exterior Elevations is an accent panel of a darker gray vertical siding. The stippled hatch used previously has been replaced with a hatch-pattern more indicative of the vertical siding.
17. Please submit a floor plan or the proposed addition along with the architectural drawings.
- Both full-size and 11x17 versions of the floor-plan have been included as requested.
18. Please submit a material sample board with your Plan Commission submittal.
- Material sample board will be furnished for the Plan Commission meeting as reviewed with staff.

19. Please either include the Conceptual Design and Mater Planning Overall Site Plan and associated artist's renderings previously shared with Staff along with your Site Plan Amendment submittal, or address how the Future Phase II additions affected the choice of building materials/design of the East, Northeast and West Elevations of the proposed addition in a revised Project Narrative.
- The Conceptual Future Phase-II Additions have been indicated, as requested, on the Overall Site Plan, Floor Plans, and exterior renderings of the building. We understand that these will be useful in evaluating how the Owner is currently contemplating further expanding the building in the future. However, we would like to stress that ONLY the proposed Phase-I plan is currently being submitted for review/approval, and that the Conceptual Future Phase-II drawings will require considerable review and modification if/when the Owner is in a position to undertake a future expansion project. It is POSSIBLE that programming needs may have changed considerably by that point. The information depicted here-in is based on current assessment of anticipated future need.

Lighting Plan

20. Please rename the Electrical Site Plan (Sheet E2.0) to Lighting Plan.
- Sheet E2.0 has been re-named as requested.
 - Scope of site lighting has been decreased due to budget limitations.
21. Please include a photometric data test report of the proposed luminaires graphically showing the lighting distribution at all angles vertically and horizontally around the luminaire, in accordance with Section 15-5.0402(B)(2)
- Information has been provided as requested.
22. Please add the mounting height of the proposed luminaires to the Lighting Plan in accordance with Section 15-5.0402(B)(3) of the UDO.
- Mounting heights have been indicated on sheet E2.0 as requested.
23. Please indicate the illumination levels (in footcandles) at the property boundary lines on the Lighting Plan, in accordance with Section 15-5.0402(B)(3) of the UDO. Alternatively, Staff would accept showing the property boundaries on the Lighting Plan and only depicting the illumination levels until they reach zero foot candles.
- Requested information is now provided on sheet E2.1
24. According to Section 15-7.0103(W) of the UDO, "A "Lighting Plan" which meets the lighting regulations set forth in Division 15-5.0400 of this Ordinance. Said Lighting Plan shall indicate the location, type, and illumination level (in footcandles) of all outdoor lighting proposed to illuminate the site. Therefore, please incorporate the data for the existing exterior site lighting into the proposed Lighting Plan.
- Lighting plan has been updated as requested.
25. Please note an applicant may elect to only file a Preliminary Lighting Plan generally depicting the lighting for the site at the time of Site Plan Review Application filing, with later submission of a Lighting Plan to be a condition of any final Application approval. Therefore, if this is considered a Preliminary Lighting Plan, please label the plan accordingly and Staff will condition the Site Plan approval on Soutbrook Church, Inc. submitting a Final Lighting Plan to the Department of City Development for review and approval by Staff, prior to issuance of a Building Permit.

Sign Plan

26. At this time, any proposed signage would be subject to review and approval by City of Franklin Architectural Review Board. Please contact the Building Inspection Department at 414-425-0084 for approval process and any required applications, if signage is proposed.

Dumpster Plan

27. Staff recommends an architectural elevation for the proposed dumpster enclosure be included in your Plan Commission submittal.
 - Dumpster enclosure plan and elevations have been included as requested. Enclosure will be a wood siding stained to match the siding of the existing building and proposed addition.

Project Narrative

28. Please provide the hours of operation for the church in a revised project narrative, including non-worship service related church activities.
 - Narrative has been updated as requested.
29. Please provide an estimate of the project value, including all improvement costs.
 - Current preliminary estimates of construction cost are in the range of about \$4-million, with a projected project cost of around \$4.6-million.
 - These amounts are at the very top-edge of the Owner's available budget, and the Construction Manager is exploring options to help reduce the project cost while not impacting the exterior appearance of the building from what is currently being submitted.
30. Please comment on the proposed Comprehensive Master Plan Amendment Application's intent, impacts and consistency with the City of Franklin 2025 Comprehensive Master Plan.
 - While we understand that the CMP currently indicates residential use for the Allwood Court parcels, Institutional use currently exists over the Southbrook Church parcel. Given that the Allwood residential use is an isolated peninsula extending into the Southbrook Institutional use area, we feel that the removal of that finger would provide a better, more ordered boundary between the existing adjoining residential and institutional uses.

Conservation Easement

31. In the second paragraph under "WITNESSETH", please limit the list of natural elements to those actually identified on the Southbrook property as part of the NRPP. Therefore, steep slopes, lakes, ponds, streams, floodplains, floodways, floodlands, shore buffers and shoreland buffers shall be removed. Also, please replace "NRPP Consultant Name" with the actual name of the consultant who prepared the NRPP and the actual date of the NRPP. Finally, please see Condition No. 8 above.
 - Paragraph no. 2 under "WITNESSETH" has been modified as requested.
32. Attached, please find a correction to the Legal Description on Sheet 1 of 3 of the Exhibit A Easement Description Map. Please omit the referenced duplication from the legal description.

- The legal description has been revised.
33. Please note the Conservation Easement document is subject to review and possible technical corrections from the City Attorney.
- Understood.

Future Walking Path

34. Staff would like to commend Southbrook Church for identifying a future walking path through the Church property to link W. Allwood Drive and future sidewalks on W. St. Martins Road. Staff would like to further the discussion of how the City and Church could partner on such a neighborhood facility. Below please find Staff suggestions on ways to bring such a project to fruition.
- Staff suggests revising the NRPP to incorporate the impacts of the future walking path on the Wetland Setback and Woodland. The wetland setback impacts will require submittal of a Natural Resource Special Exception Application.
 - The Owner agrees that at such time as the City of Franklin elects to construct said pedestrian walking path, Southbrook Church will grant an easement for that purpose. The path as shown is conceptual, and at this time an exact location has not been established. Once a final location is established and the path designed, the City of Franklin would be responsible for any permitting and construction.
 - The proposed future walking path leads into the conservation easement, which limits improvements, unless the improvement is specifically and previously approved by the Common Council. Therefore, Staff suggests the language of the conservation easement be amended to allow for the future walking path. Please see the language of No. 2 in the eighth paragraph under “WITNESSETH”.
 - Paragraph no. 2 under “WITNESSETH” has been modified to allow for future pedestrian path construction.
 - Staff suggests a pedestrian access easement between the City and Southbrook Church, Inc. to encompass the future walking path, if the City will be involved in paying for the installation and/or maintenance of the future path. Attached, please find an example of a Pedestrian Access Easement agreement from the River Park Subdivision development.
 - Because an exact location has not been established and the path formally designed, it would not at this time be appropriate to record an easement for that item. However, the Owner would be willing to discuss some other mechanism for formalizing their agreement to allow said path construction in the future.

Other

35. Please note Milwaukee County requires the Right-of-Way (ROW) Vacation to be recorded prior to the Certified Survey Map (CSM). Staff recommends these two documents be recorded with the Milwaukee County Register of Deeds Office, prior to issuance of a Building Permit. However, Staff supports the issuance of a soil disturbing permit and footings & foundation permit for those portions of the proposed development located outside of the W. Allwood Drive properties, prior

to recording of the ROW Vacation and CSM. Staff does not support soil disturbing activities or footings and foundations on the W. Allwood Drive properties until the Natural Resource Protection Plan has been completed for this area and the CSM recorded.

- We appreciate the willingness of the City to allow footings and foundations ahead of the recording of the CSM. We do not have footings and foundations extending onto the Allwood Court properties, however, we would need to grade on those properties in order to relocate the existing ditch out of the way of the proposed building envelope. We respectfully request that permission be granted to do that grading as part of the early start permit, understanding that Southbrook Church is the owner of all of the subject properties.

Engineering Staff Comments

The Engineering Department has completed its review of the above subject proposal. Prior to recommending it for approval, the following conditions must be met:

Subdivision Plat Vacation:

1. Must comply with the Wis. Stats. 236.41 and 236.42.
 - Not applicable.

Right of way Vacation:

2. Must make sure the Right of Way to be vacated has no utilities other than the existing public sewer and water. Engineering department must be notified by letter whether this area is clear or not in all type of utilities such as, communications (AT&T, Time Warner, Cable TV, etc.) and services (We-Energies; Gas and Electric). If utilities are present, Owner is responsible to contact and coordinate with the utility company.
 - Understood.
3. Must have the Resolution to vacate passed by the City Common Council per Wis.Stats.236.434 (a) & (b).
 - Understood.

Rezoning:

4. Must have the Resolution passed by the Common Council.
 - Understood.

Proposed Certified Survey Map:

5. Must resolve the technical omissions and deficiencies identified by the Milwaukee County. Upon receipt of the comments from Milwaukee County, the City comments may be revised to reflect changes required by Milwaukee County.
 - Understood.
6. Must satisfy the vacation and rezoning prior to recording of the proposed certified survey map.
 - Understood.
7. Must show in this proposal the recorded document number issued by the Milwaukee County Register of deeds for the following items:

- Plat vacation
 - Not applicable.
 - Right of way vacation
 - Added language in Survey certificate.
8. Must show the phrase “Land is served by Sanitary Sewer and Water”.
 - Added to Note 5 on Sheet 1 of CSM.
 9. Must change “R.O.W. WIDTH VARIES” to “R.O.W. WIDTH 65-FEET”.
 - Revised to read “R.O.W WIDTHS AS SHOWN”, due to the differential r-o-w widths present at the existing residential properties.
 10. Must show who delineated the wetland (Wetland Delineator Certified by the State of Wisconsin) and when it was delineated. The delineation must also be supported by line table with distance and bearing. Show that the point of beginning of the wetland tied in to a known point in this plat.
 - A note has been added to Sheet 4 of the CSM.

Fire Department Staff Comments

1. Fire Department Staff Comments are forth coming. Please direct any questions to Fire Marshal Gordon Jepsen at (414) 425- 1420.
 - We have requested input from Fire Marshal Jepsen and await feedback.

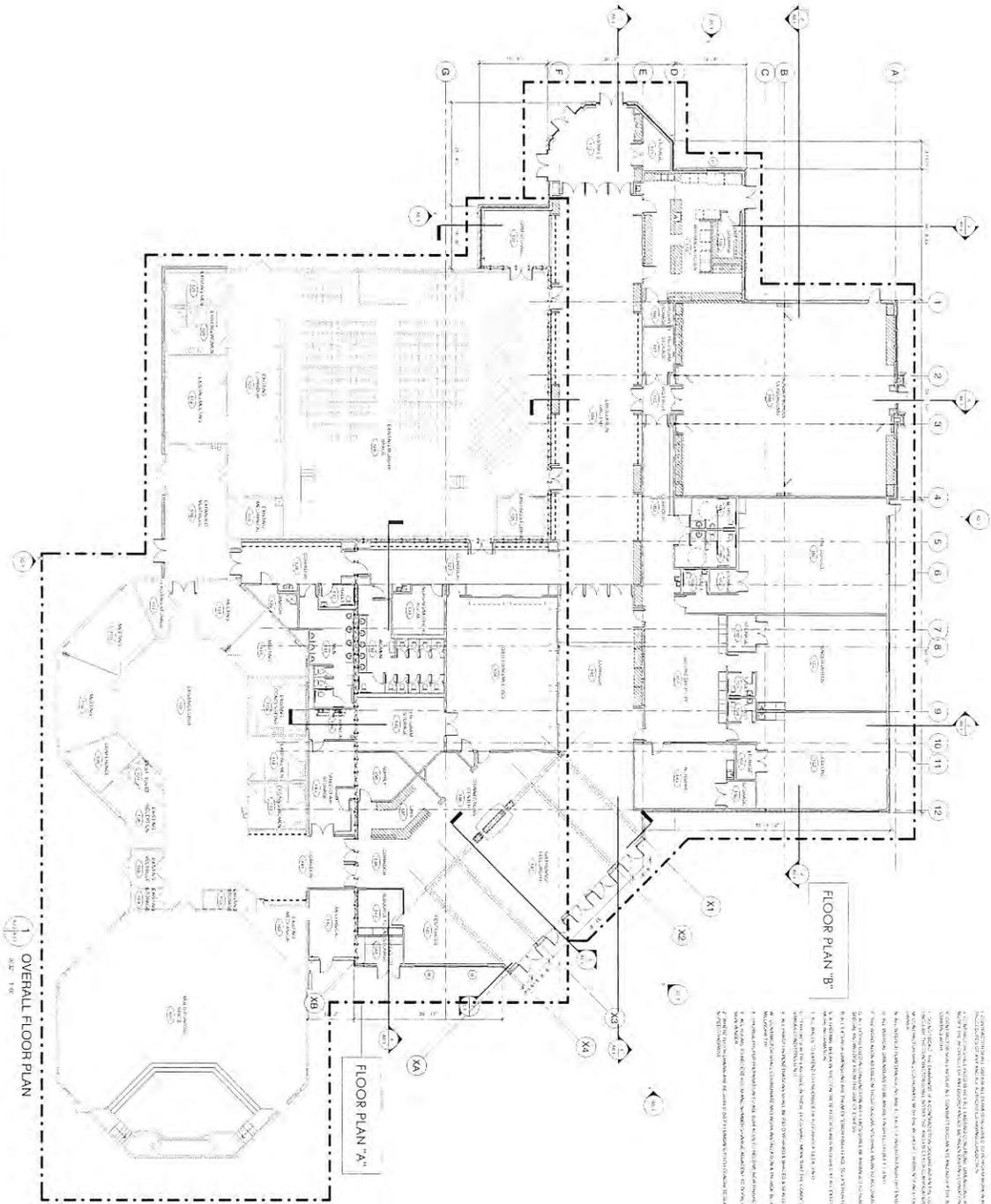
Police Department Staff Comments

1. The Franklin Police Department has no police issues with the applications for a Site Plan Amendment, Certified Survey Map, Rezoning, Comprehensive Master Plan Amendment and Right-of-Way Vacation for the Southbrook Church expansion at 11010 W. St. Martins Rd.
 - Understood.

Milwaukee County Comments

1. Please see the attached comments from the Milwaukee County Register of Deeds Office.
 - We have received the comments from Milwaukee County Register of Deeds and have revised the documents accordingly.

cc: file



FLOOR PLAN "B"

1. THE FLOOR PLAN IS TO BE CONSIDERED AS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS PRELIMINARY DESIGN. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN OF THE BUILDING AS SHOWN ON THESE PLANS. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS OR THE ADEQUACY OF ANY INFORMATION PROVIDED BY OTHERS. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS.

2. THE ARCHITECT HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE SITE AND HAS FOUND NO OBSTACLES TO THE PROPOSED DEVELOPMENT. THE ARCHITECT HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE SITE AND HAS FOUND NO OBSTACLES TO THE PROPOSED DEVELOPMENT. THE ARCHITECT HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE SITE AND HAS FOUND NO OBSTACLES TO THE PROPOSED DEVELOPMENT.

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ARCHITECT: GROTH
 1000 10th Street
 St. Paul, MN 55102
 (612) 291-1000
 www.groth.com

PRODUCT

ADDITIONS AND
 ALTERNATIONS TO
 SOUTHBROOK
 CHURCH
 HIGH ST MARINE
 ROAD
 FRASER MN 55325

SCALE

1/4" = 1'-0"

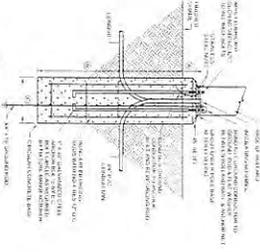
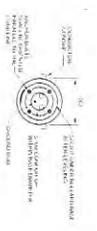
PROGRESS DOCUMENTS

PROJECT NO. 100
 SHEET NO. 100

SHEET TITLE

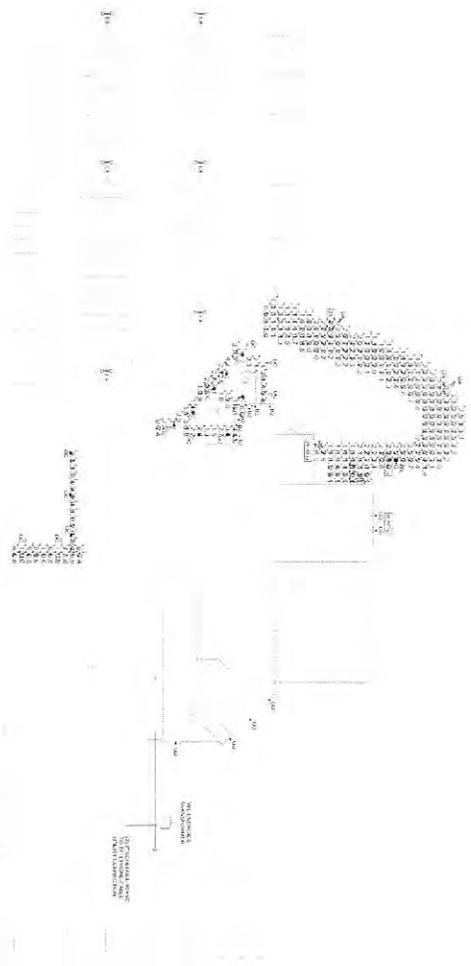
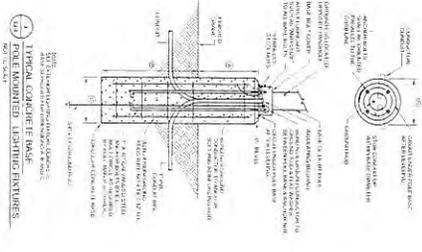
FLOOR PLAN

A3.1



MINIMUM CONCRETE STRENGTH TO BE USED

THICKNESS	MINIMUM STRENGTH
4\"/>	



REVISIONS

NO.	DATE	DESCRIPTION
1	2/20/15	ISSUED FOR PERMIT
2	2/20/15	ISSUED FOR CONSTRUCTION

1 LIGHTING PLAN
 E2.0 1/4\"/>

DOUGLAS ENGINEERING
 CONSULTING ENGINEERS
 1001 W. ARMY AND AVENUE
 SUITE 100
 MILWAUKEE, WI 53233
 TEL: 414-381-1100
 FAX: 414-381-1101
 WWW.DOE-ENG.COM



PREPARED FOR: GROTH
 PROJECT NO.: 14475
 SHEET NO.: E2.0

PROJECT
 ADDITIONS AND ALTERATIONS TO
 SOUTHBROOK CHURCH
 1300 S. MARSHS ROAD
 FARMDALE, WISCONSIN

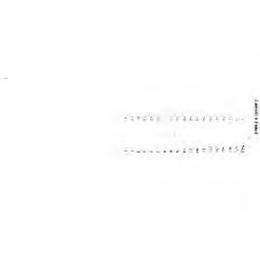
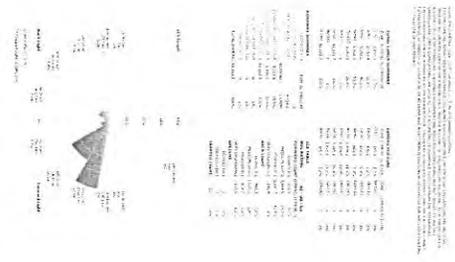
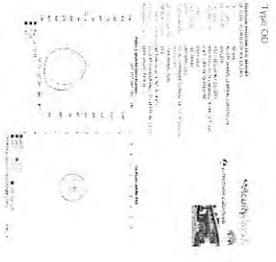
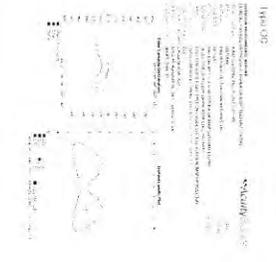
DATE
 2/20/15

PROGRESS DOCUMENTS

PRODUCT INFO
 SHEET TITLE
 LIGHTING PLAN

E2.0

PRELIMINARY NOT FOR CONSTRUCTION



NOVAK & DUSTRI, INC.
 15115 AMBER ROAD
 SUITE 100, WILLOW PARK
 ILLINOIS 60091
 TEL: 708.399.8800
 FAX: 708.399.8801
 WWW.NOVAKDUSTRI.COM



NOVAK & DUSTRI, INC.
 15115 AMBER ROAD
 SUITE 100, WILLOW PARK
 ILLINOIS 60091
 TEL: 708.399.8800
 FAX: 708.399.8801
 WWW.NOVAKDUSTRI.COM

PROJECT

ADDITIONS AND
 ALTERATIONS TO
 SOUTHBROOK
 CHURCH
 THURSDAY
 10:00 AM
 10:00 AM
 10:00 AM

DATE

10/21/11

PROGRESS DOCUMENTS

10/21/11

PROJECT NO.

11111

CLIENT

11111

DATE

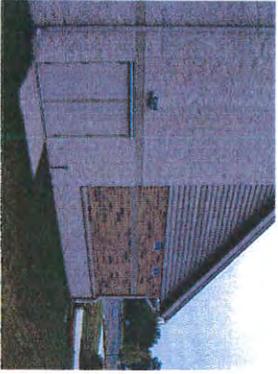
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SHEET TITLE

11111

E2.3

PRELIMINARY NOT FOR CONSTRUCTION



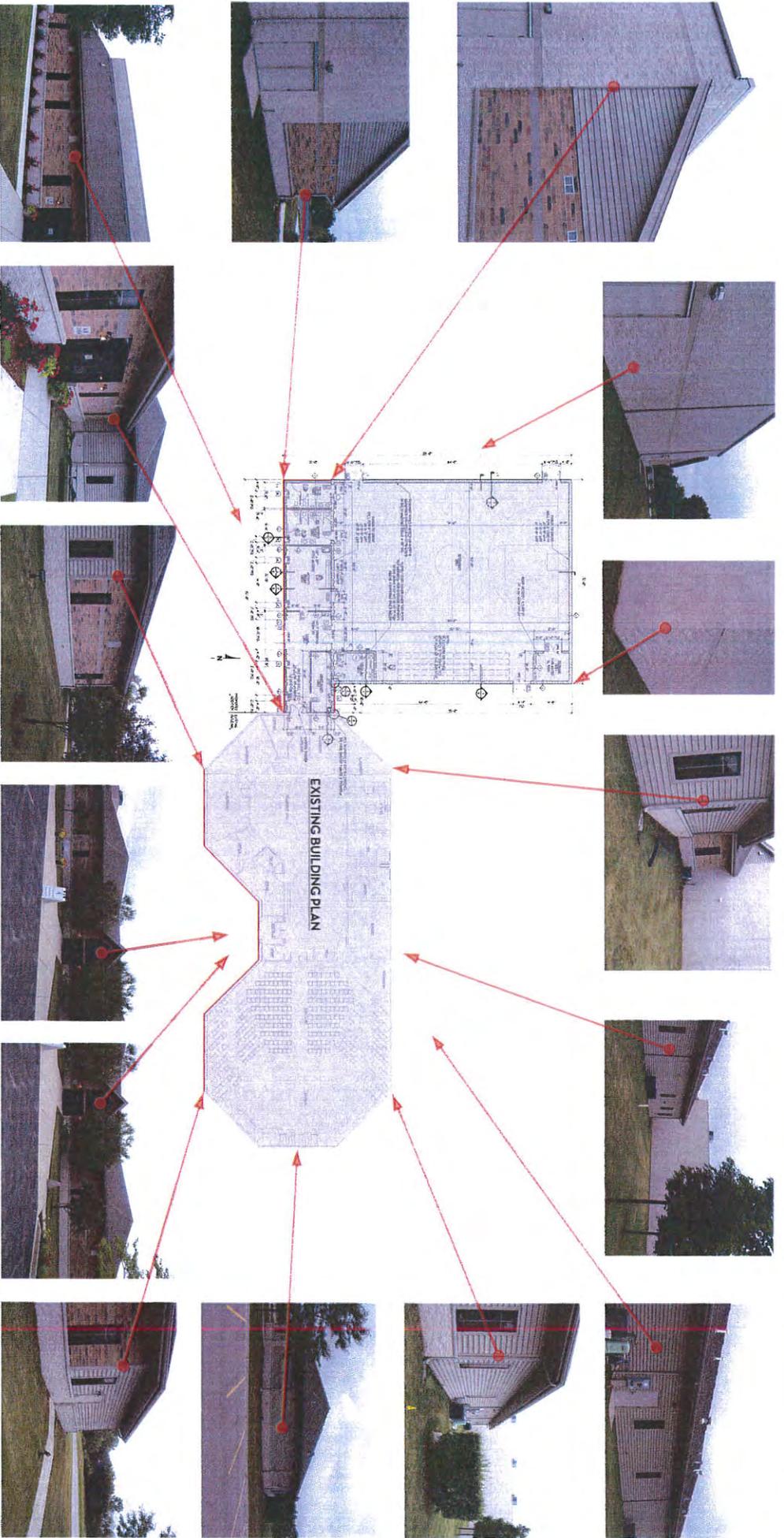
EXISTING BUILDING PHOTOS
SCALE = N.T.S.

**SOUTHBROOK CHURCH
PROPOSED PHASE-I - ADDITION & ALTERATIONS
FRANKLIN, WI**

CATALYST
CONSTRUCTION
BUILDING YOUR VISION

FEBRUARY 20, 2015





EXISTING BUILDING MATERIALS / COLORS & TRANSITIONS



**SOUTHBROOK CHURCH
PROPOSED PHASE-I - ADDITION & ALTERATIONS
FRANKLIN, WI**

FEBRUARY 20, 2015



OVERALL SITE PLAN SHOWING PROPOSED PHASING

SCALE: 1" = 200'



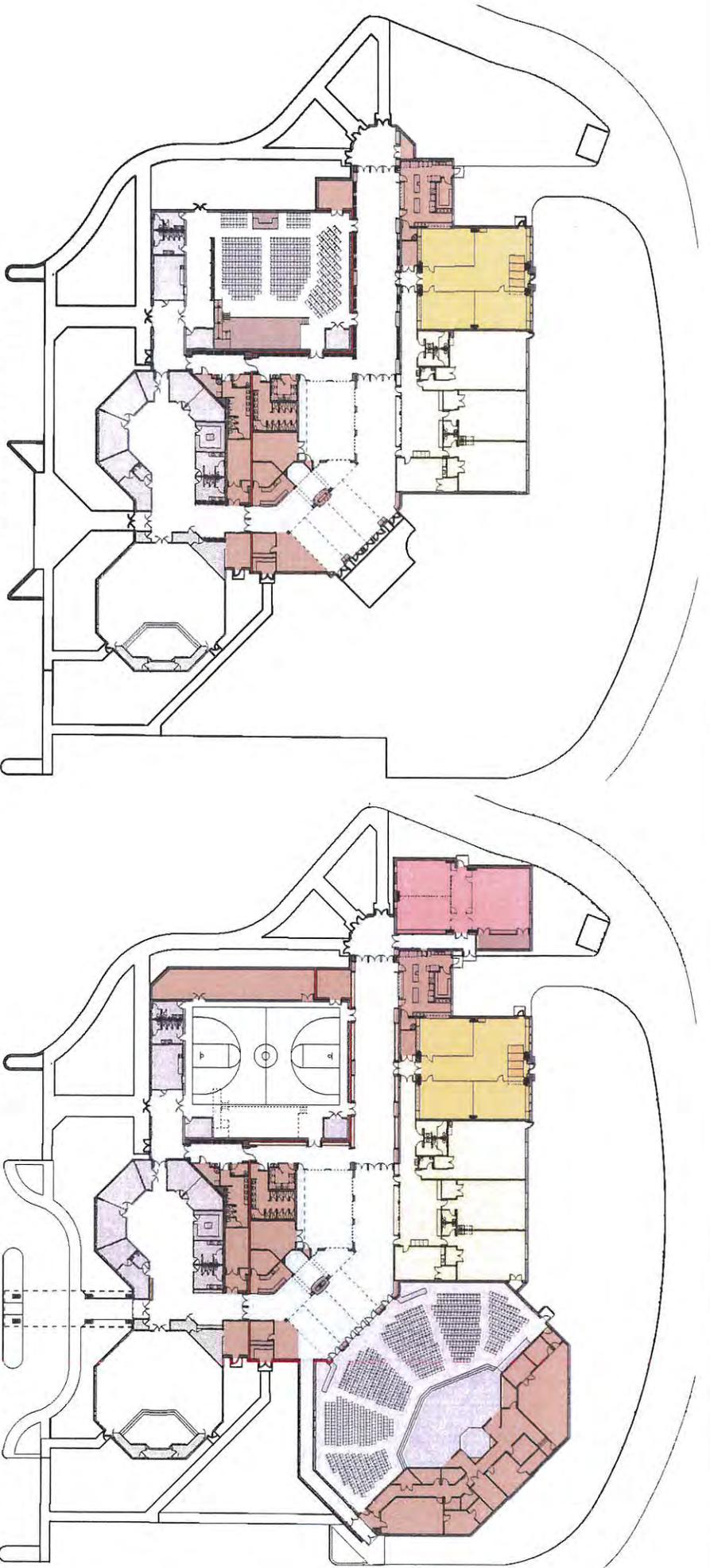
LEGEND:

	EXISTING BUILDING SPACES	16,294 SQ.FT.
	PROPOSED PHASE I ADDITION	23,532 SQ.FT.
	CONCEPTUAL FUTURE PHASE II ADDITION	18,860 SQ.FT.

SOUTHBROOK CHURCH PROPOSED PHASE-I - ADDITION & ALTERATIONS

FEBRUARY 20, 2015

FRANKLIN, WI



PROPOSED PHASE-I ADDITION

POTENTIAL CONCEPT FOR FUTURE PHASE-II ADDITIONS

FLOOR PLANS SHOWING PROPOSED PHASING

SCALE: 1" = 50'
CATALYST
 CONSTRUCTION
 BUILDING YOUR VISION



- LEGEND:
- EXISTING BUILDING SPACES
 - EXISTING BUILDING CIRCULATION / OPEN AREAS
 - PROPOSED NEW CIRCULATION / OPEN AREAS
 - PROPOSED NEW SUPPORT AREAS
 - PROPOSED NEW SECURE CHILD CARE CLASSROOMS
 - PROPOSED NEW SECURE SUNDAY SCHOOL CLASSROOMS
 - PROPOSED NEW YOUTH/ADULT MINISTRY CLASSROOMS
 - PROPOSED NEW WORSHIP AREA

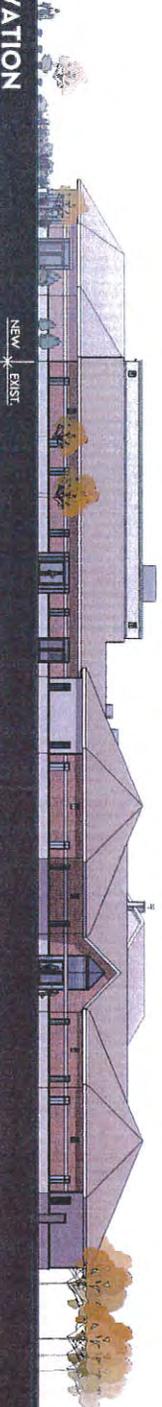
SOUTHBROOK CHURCH
PROPOSED PHASE-I - ADDITION & ALTERATIONS

FRANKLIN, WI

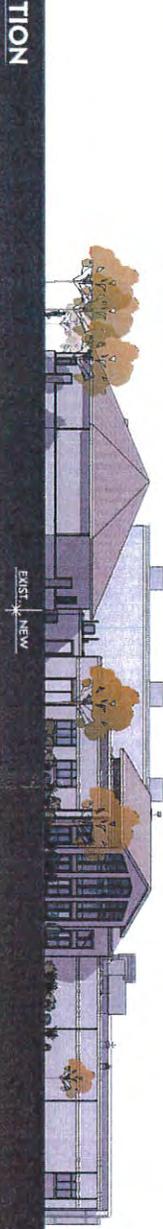
FEBRUARY 20, 2015



SOUTH ELEVATION



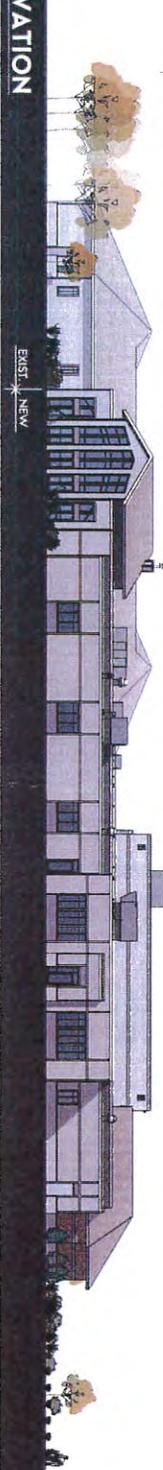
EAST ELEVATION



NORTHEAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



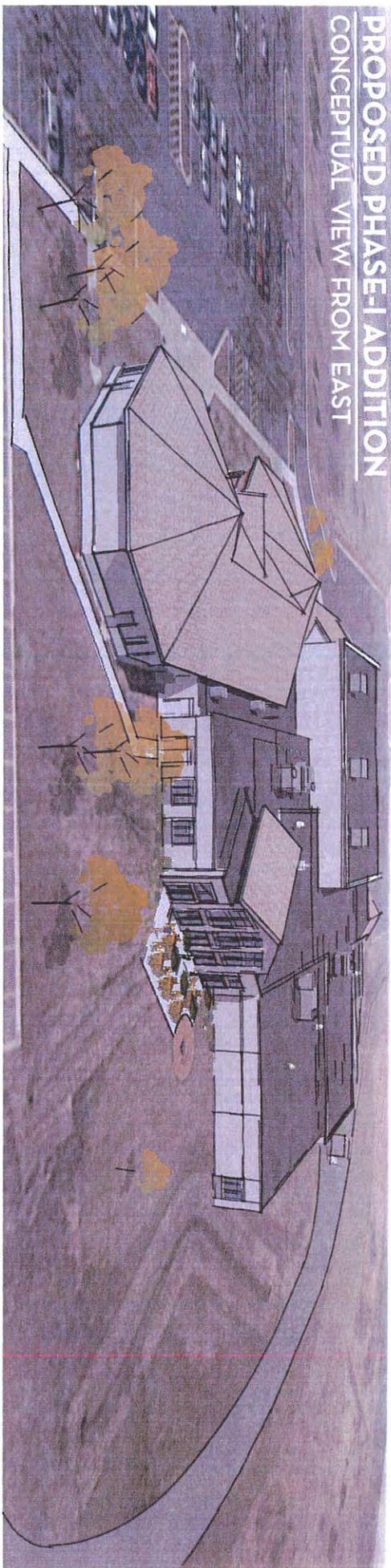
BUILDING ELEVATIONS

SCALE = 1/32" = 1'-0"

FEBRUARY 20, 2015

**SOUTHBROOK CHURCH
PROPOSED PHASE-I - ADDITION & ALTERATIONS
FRANKLIN, WI**

PROPOSED PHASE-I ADDITION
CONCEPTUAL VIEW FROM EAST



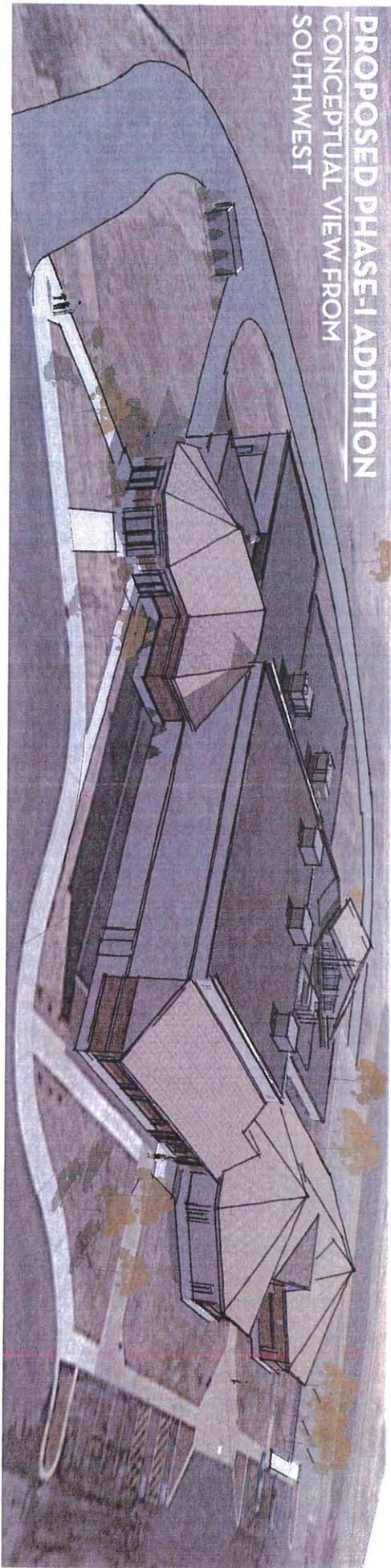
POTENTIAL CONCEPT FOR
FUTURE PHASE-II ADDITIONS
CONCEPTUAL VIEW FROM EAST



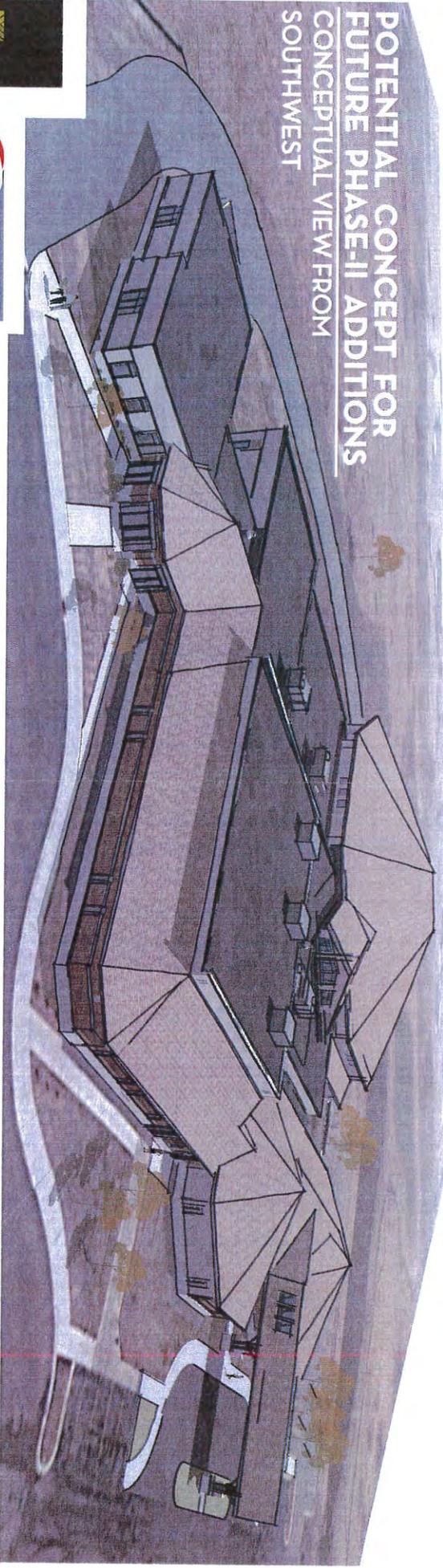
FEBRUARY 20, 2015

SOUTHBROOK CHURCH
PROPOSED PHASE-I - ADDITION & ALTERATIONS
FRANKLIN, WI

**PROPOSED PHASE-I ADDITION
CONCEPTUAL VIEW FROM
SOUTHWEST**



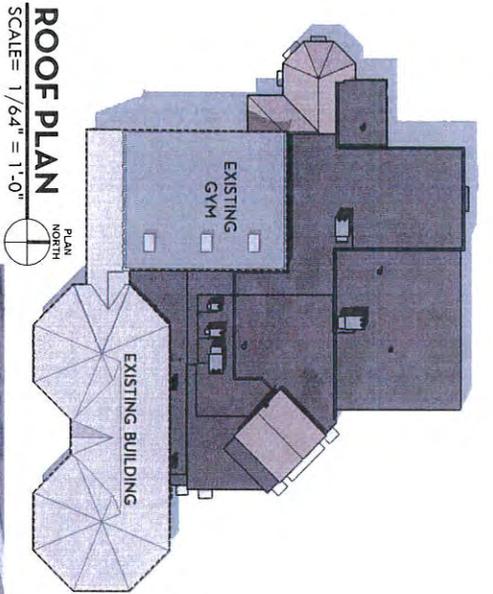
**POTENTIAL CONCEPT FOR
FUTURE PHASE-II ADDITIONS
CONCEPTUAL VIEW FROM
SOUTHWEST**



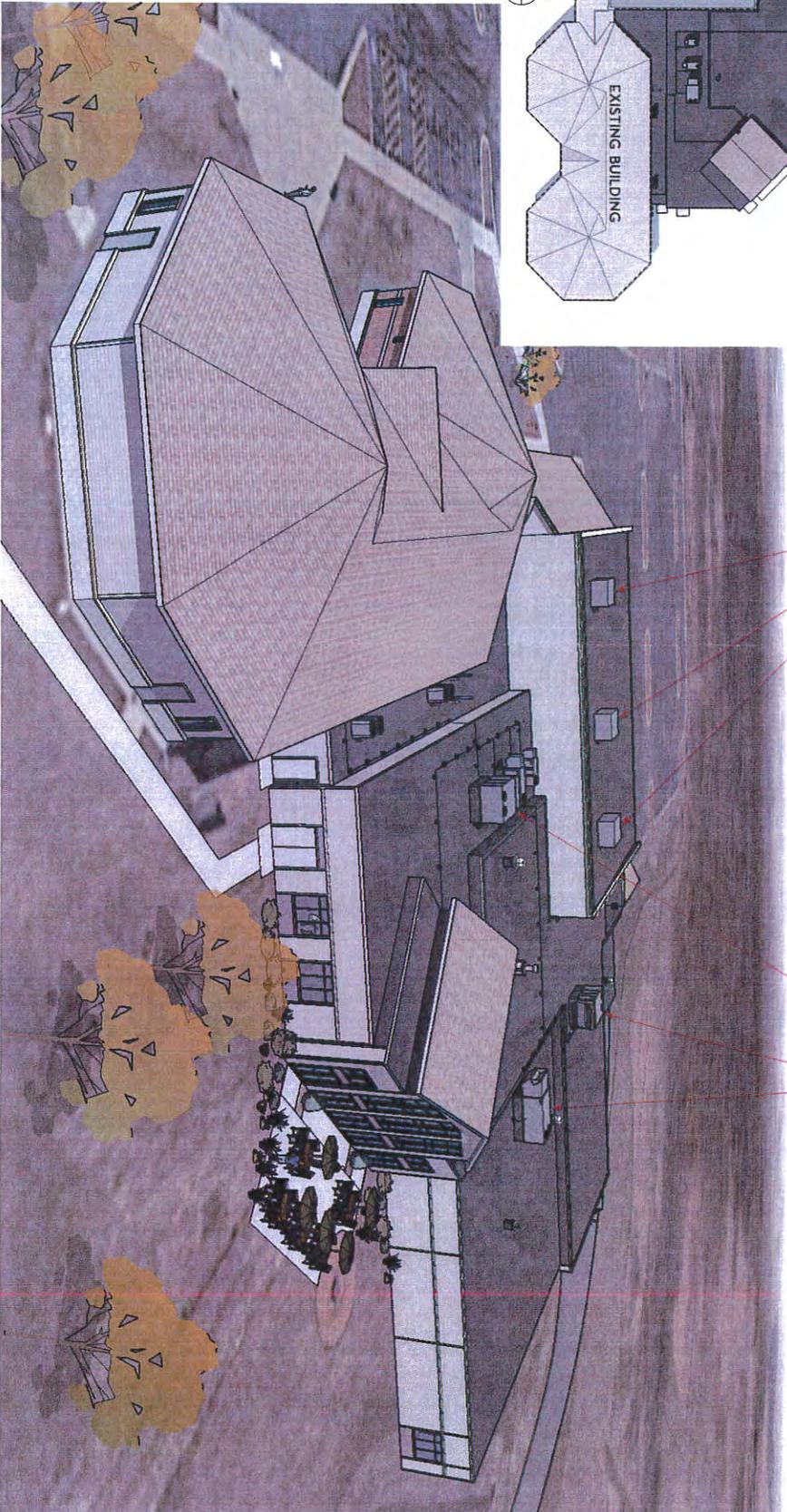
FEBRUARY 20, 2015

**SOUTHBROOK CHURCH
PROPOSED PHASE-I - ADDITION & ALTERATIONS
FRANKLIN, WI**

EXISTING RT.U.S



NEW RT.U.S SCREENED BY BUILDING MASSING
NEW RT.U.S SET BACK FROM EDGE OF ROOF & WITH HIGHER BUILDING MASSING BEHIND TO MINIMIZE VISUAL IMPACT



H.V.A.C. ROOF-TOP UNIT DIAGRAM
N.T.S.

SOUTHBROOK CHURCH
PROPOSED PHASE-I - ADDITION & ALTERATIONS

FRANKLIN, WI

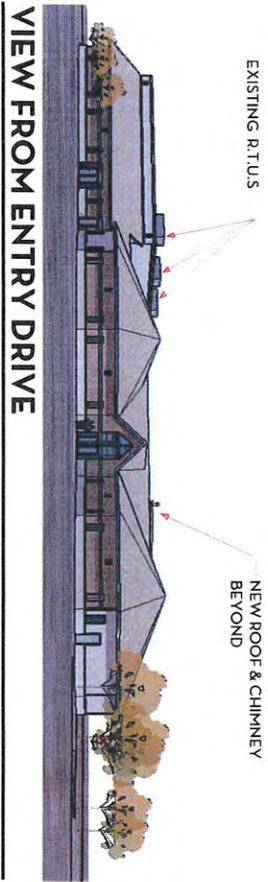


FEBRUARY 20, 2015



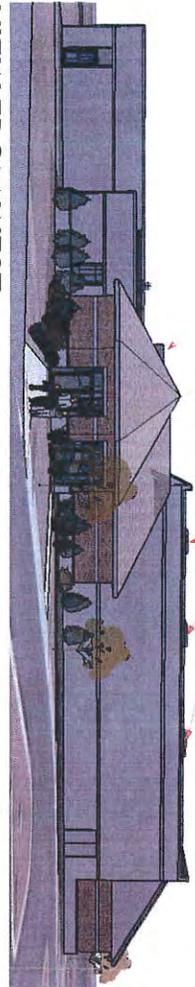
**VIEWS SHOWING PROPOSED LIMITED EXPOSURE
OF NEW H.V.A.C. ROOF-TOP UNITS**

N.T.S.

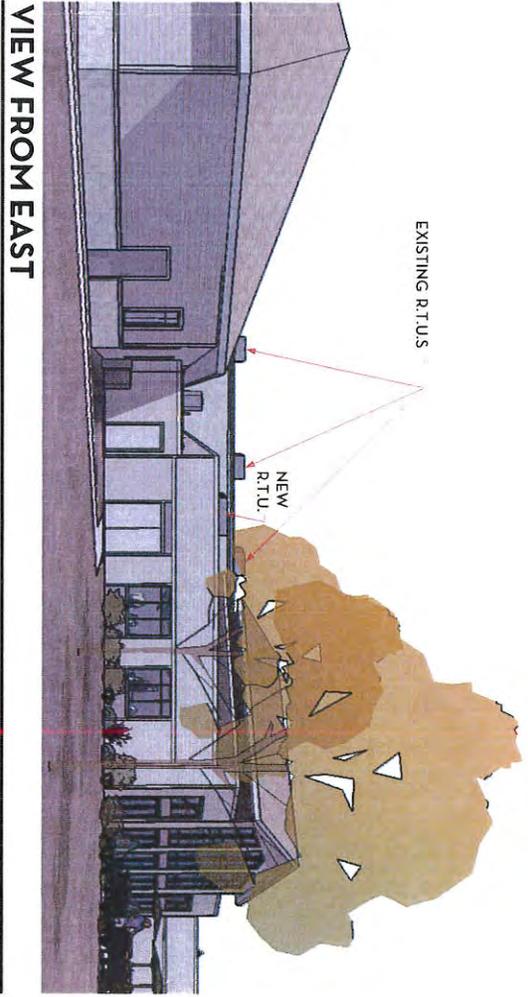


VIEW FROM ENTRY DRIVE

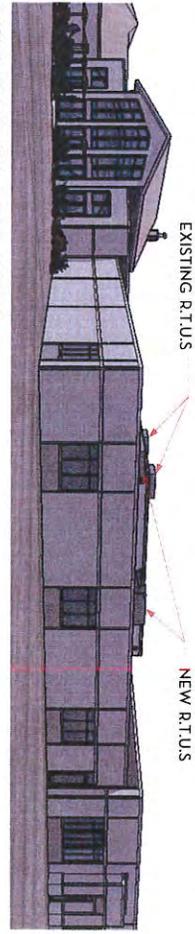
NEW R.T.U. EXISTING R.T.U.S



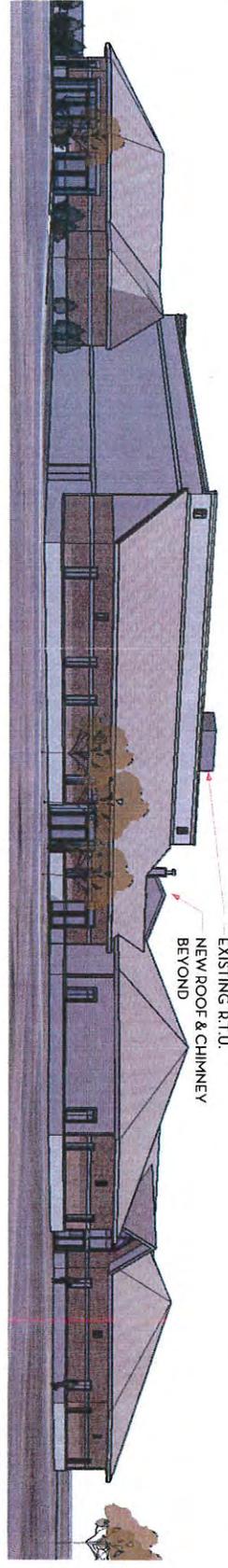
VIEW FROM WEST



VIEW FROM EAST



VIEW FROM NORTH



VIEW FROM NEIGHBORING HOUSE



FEBRUARY 20, 2015

**SOUTHBROOK CHURCH
PROPOSED PHASE-I - ADDITION & ALTERATIONS
FRANKLIN, WI**



REPORT TO THE PLAN COMMISSION

Meeting of March 5, 2015

Certified Survey Map

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

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

Project Description and Analysis:

Please note:

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

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

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

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

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

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

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

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

Staff Recommendation:

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

RESOLUTION NO. 2015-_____

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

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

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

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

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

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

Page 2

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

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

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

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

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

Page 3

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

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

APPROVED:

Stephen R. Olson, Mayor

ATTEST:

Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____



Legend

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



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

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.

CERTIFIED SURVEY MAP NO. _____

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

Prepared by:

Dennis C. Sauer RLS 2421
Metropolitan Survey Service, Inc.
9415 West Forest Home Ave. Suite 202
Hales Corners, WI 53130

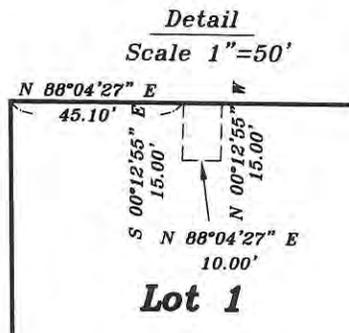
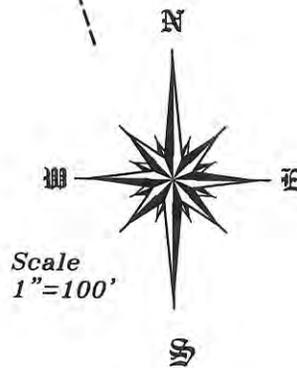
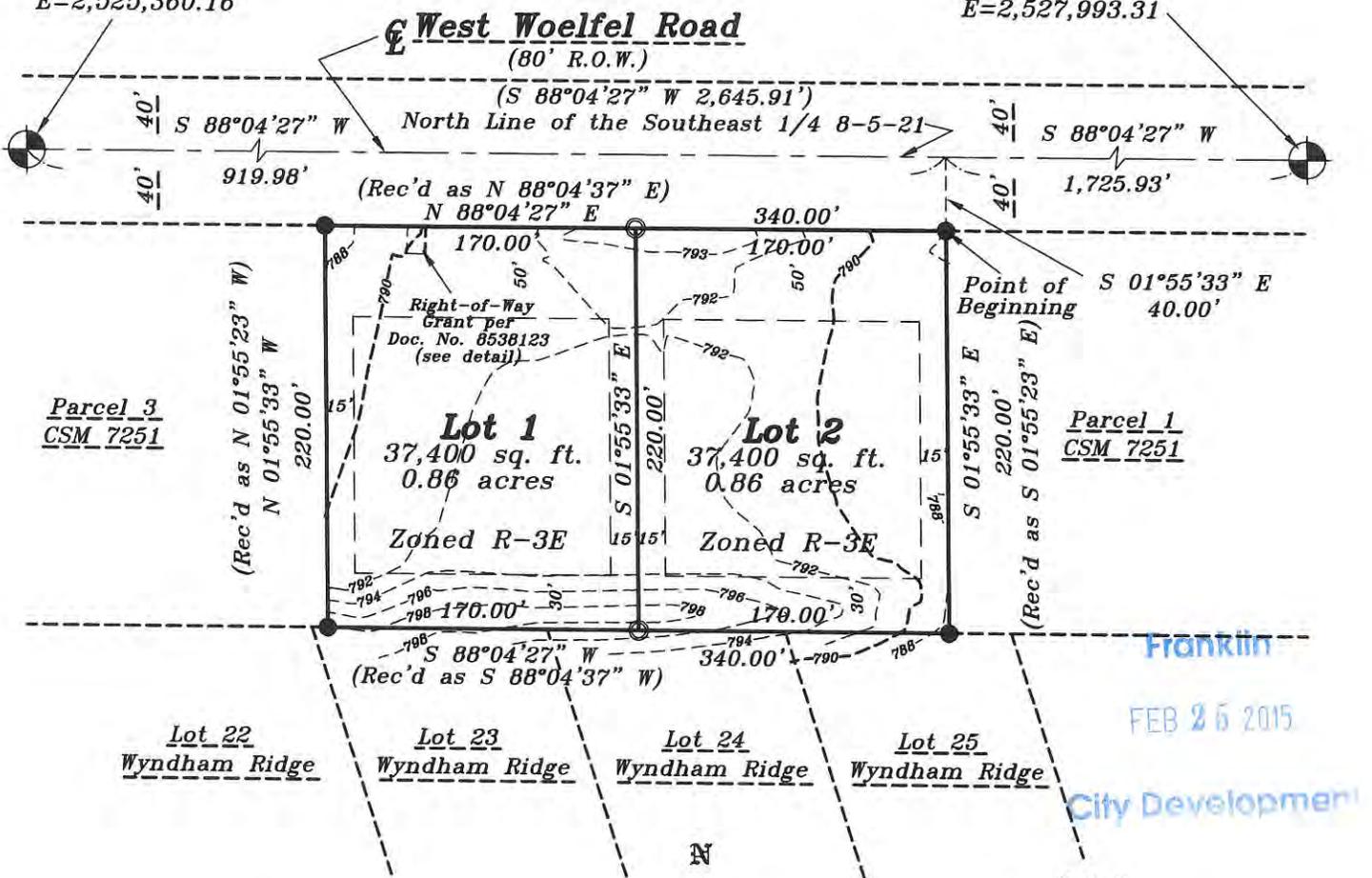
Prepared for:

Jack R. Styza, Trustee
c/o Jack R. Styza Revocable Trust
P.O. Box 405
Greendale, WI 53129

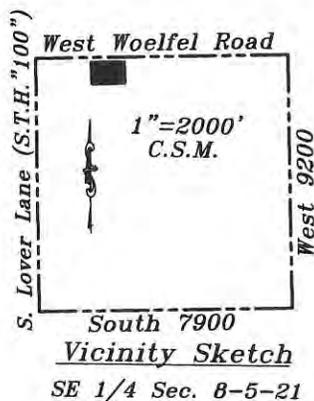
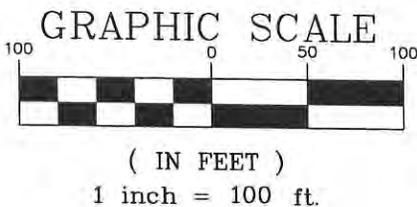
NW Corner of the SE 1/4
Sec. 8-5-21
conc. mon.
w/brass cap
N= 337,397.43
E=2,525,360.16

Min. Setback Limits:
Front: 50 ft.
Side: 15 ft.
Rear: 30 ft.

NE Corner of the SE 1/4
Sec. 8-5-21
conc. mon.
w/brass cap
N= 337,486.34
E=2,527,993.31



January 17, 2015
Rev. Feb. 25, 2015



Map bearings refer to Grid North of the Wisconsin State Plane Co-ordinate System, South Zone, with the North line of the SE 1/4 of Section 8, T5N, R21E having an assumed bearing of N 88°04'27" W.

- — Denotes 1" iron pipe set
- — Denoted 1" iron pipe found and accepted or set as noted.

This CSM is served by public sanitary sewer and water.

CERTIFIED SURVEY MAP NO. _____

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

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
MILWAUKEE COUNTY) SS

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

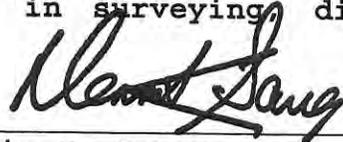
That I have surveyed, a re-division of Parcel 2 of Certified Survey Map No. 7251, being a part of the Northwest 1/4 and of the Southeast 1/4 Section 8, Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin, bounded and described as follows: Commencing at the Northeast corner of the said Southeast 1/4 thence S 88° 04' 27" W, along the North line of said Southeast 1/4, 1725.93 feet; thence S 01° 55' 33" E, 40.00 feet to the point of beginning and the South line of West Woelfel Road; thence continuing South 01° 55' 33" East, 220.00 feet; thence S 88° 04' 27" W, 340.00 feet; thence N 01° 55' 33" W, 220.00 feet to the South line of said West Woelfel Road; thence N 88° 04' 27" E, along said South line 340.00 feet to the point of beginning. Said lands containing 74,800 square feet (1.72 acres).

That I have made such survey, land division and map by the direction of, Jack R. Styza Revocable Trust, owner of said land.

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

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

JANUARY 17, 2015
Date 2/25/15



Dennis C. Sauer
Registered Land Surveyor S-2421



PREPARED FOR:
Jack R. Styza Revocable Trust
P.O. Box 405
Greendale, WI 53129

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

CERTIFIED SURVEY MAP NO. _____

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

OWNER'S CERTIFICATE

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

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

Jack R. Styza, Trustee

STATE OF WISCONSIN)
MILWAUKEE COUNTY) SS

PERSONALLY came before me this _____ day of _____, 20_____, Jack R. Styza Revocable Trust, to me known to be the person who executed the foregoing instrument and acknowledged the same.

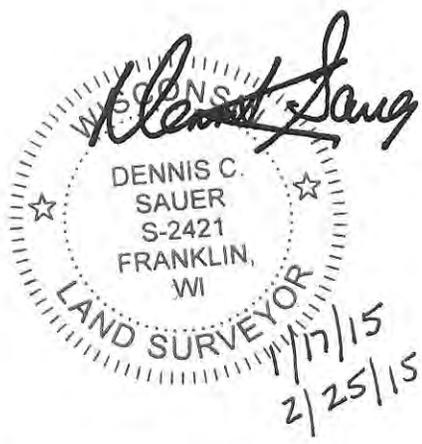
Notary Public
State of Wisconsin
My Commission Expires: _____

COMMON COUNCIL APPROVAL

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

Stephen Olson, Mayor
City of Franklin

Sandra L. Wesolowski, Clerk
City of Franklin



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



CITY OF FRANKLIN



REPORT TO THE PLAN COMMISSION

Meeting of March 5, 2015

Autumn Leaves Mitigation Plan

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

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

Project Description/Analysis

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

The Special Use and NRSE approvals contained the condition below.

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

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

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

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

Staff Recommendation

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

MEMORANDUM OF UNDERSTANDING

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

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

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

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

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

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

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

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

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

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

Wetland and Wetland Buffer Mitigation goals include:

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

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

Wetland Buffer Mitigation goals include:

- a) Site preparation including one mowing and 3 visits to herbicide existing invasive vegetation. Year 1
- b) Soil preparation, which may include raking dragging, and light tilling in preparation for a native seeding. Year 2
- c) Seed the prepared area in the second year with a mix of native wetland species suited to the site. Seed may be collected onsite or purchased from a vendor at MALC's discretion. Year 2
- d) Install biodegradable erosion control immediately following the native seeding to protect area from erosion and provide a favorable microsite for the germination of native seed. Year 2
- e) Vegetative maintenance to promote the growth of newly planted native species and restrict the growth of invasive species. Methods may include any combination of mowing, hand cutting, selective herbicide applications, and hand pulling invasive species as required by conditions and at the discretion of MALC. 3 visits per year for 3 years. Years 3-5
- f) Vegetative monitoring to track the progress of the mitigation and ensure vegetation composition is making suitable progress in light of the project timeline. Years 3-5

2. The developer agrees to pay \$10,000 which MALC shall hold in reserve to fund additional maintenance in the wetland and upland mitigation areas beyond the initial 5 year period.

3. MALC will oversee this Wetland and Wetland Buffer Mitigation project within the wetlands and the surrounding uplands within Carity Prairie.

4. The Developer agrees to provide funding to cover the wetland mitigation costs and management for the lump sum amount of \$88,487 to MALC for work to be performed at Carity Prairie over the years 2015-2020. Payment from Developer is due upon final approval and permits being granted by the City, USACOE, and DNR. MALC will not commence work until payment is received in full.

5. Upon payment, MALC agrees to hire and supervise a consultant to:
- a) Perform 5-years of invasive species removal, native seed distribution and native species establishment for wetland and upland mitigation within the prairie/wetland complex located at Carity Prairie.
 - b) Discourage the growth of non-native invasive species through the use of various control measures including, but not limited to, mowing, hand pulling, seed collection, and herbicide application by licensed applicators.
 - c) Reduce non-native cover within mitigation areas to lower than 5% for each invasive species. 5 work visits per year for 5 years.
 - d) Collect native seed on-site and redistribute to the managed areas to promote the growth of local plant types, especially in areas where heavy treatment of invasive species occurs.
 - e) Perform 3 monitoring visits per year for five years to assess the efficiency of restoration work and determine if the site is meeting mitigation requirements.
 - f) Issue a Restoration Plan (1 each) and yearly progress reports (3 each)

6. The period of this MOU is _____ **through January 30, 2020.**

7. At the end of the each year, MALC will provide the City the following documentation:

- Maintenance logs/Monitoring logs
- Total acreage impacted (includes acreage treated)
- Brief annual progress reports submitted to the City of Franklin (3 total)
- Photos of the project
- Copy of any newsletter(s) highlighting the project

8. MALC agrees all measures put forth into creating this Wetland and Wetland Buffer Mitigation area need to be ongoing and continual in order to assure effective use of the Developers resources. MALC agrees to continue long-term management practices as practicable beyond the funded mitigation period.

9. MALC is not responsible for satisfying any permit conditions that may have been required by any City, State or Federal Agency as a result of the initial wetland impacts for the Autumn Leaves development by Franklin Memory Care, LLC.

10. MALC is not responsible for meeting any additional requirements or requests on the part of the City for work not performed under this MOU.

11. This MOU is contingent upon the City's approval, which will signifying the work performed within this MOU addresses all applicable City ordinances.

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

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

Franklin Memory Care, LLC

By: _____

Date: _____, 2015

Attest: _

(Print name)

Signature: _

Date: _____, 2015

Milwaukee Area Land Conservancy

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

By: _____
Donald Dorsan, MALC

Date: _____, 2015.

Attest: _____
(Print name)

Signature: _____

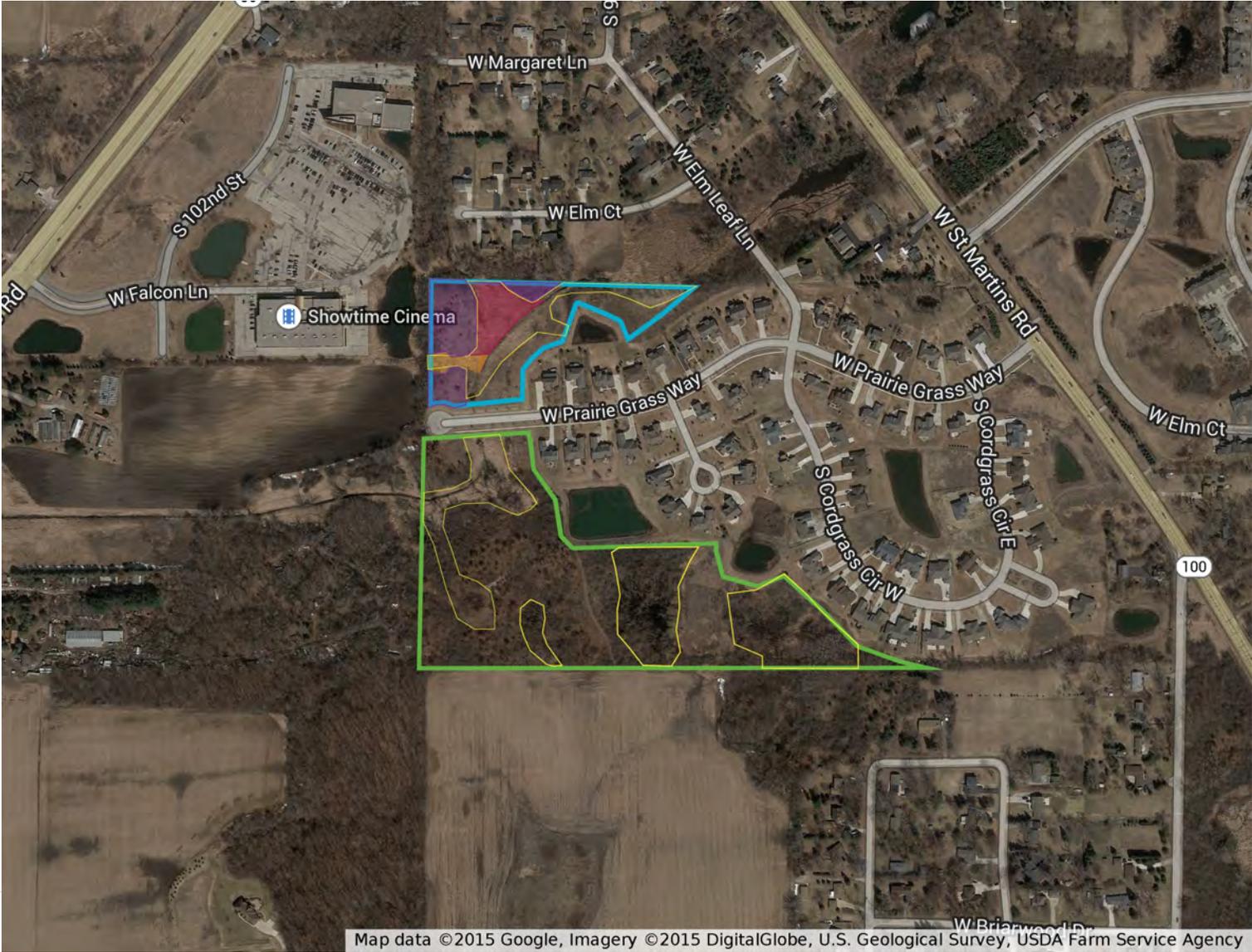
Date: _____, 2015

Carity Prairie - MALC

Site Boundary

-  2015 SWWT Mini-grant Work Area
-  Potential Wetland mitigation area
-  Potential Upland restoration Area 1
-  Potential Upland restoration area 2
-  Potential Upland restoration area 3
-  North wetlands
-  South wetlands 1
-  South wetlands 2
-  South wetlands 3
-  South wetlands 4
-  North Prairie Carity
-  South Prairie Carity

Site specific area



Map data ©2015 Google, Imagery ©2015 DigitalGlobe, U.S. Geological Survey, USDA Farm Service Agency

CITY OF FRANKLIN
PLAN COMMISSION MEETING*
FRANKLIN CITY HALL COUNCIL CHAMBERS
9229 W. LOOMIS ROAD, FRANKLIN, WISCONSIN
AGENDA
THURSDAY, MAY 18, 2006, 7:00 P.M.

2/27/15 DRAFT 1

- A. Call to Order and Roll Call
- B. Approval of Minutes
 - 1. Approval of regular meeting of May 4, 2006.
- C. Public Hearing Business Matters (action may be taken on all matters following the respective Public Hearing thereon)
 - 1. FOUNTAINS OF FRANKLIN development. Comprehensive Master plan amendment and rezoning (from existing M-1 Limited Industrial District to B-2 General Business District), and site plan applications by Equitable Development, LLC, for the development of a multi-building commercial development to be known as Fountains of Franklin, for the property located at approximately 5610 West Rawson Avenue, Tax Key No. 741-9998-000. **PUBLIC HEARING.**
 - 2. TUCKAWAY PINES CONDOMINIUMS. Special use amendment and condominium plat applications by Tuckaway Pines, LLC, to change building number 5 from a 4-unit to a 3-unit building in the development known as Tuckaway Pines Condominiums, for property zoned R-8 Multiple-Family Residence District located at approximately 8050 South 76th Street; Tax Key No. 804-9999-000. **PUBLIC HEARING.**
 - 3. SOUTHEASTERN PEDIATRIC & ADOLESCENT MEDICINE CENTER. Rezoning (from existing R-3 Suburban/Estate Single-Family Residence District to B-1 Neighborhood Business District) application by ASI General, Inc., for the development of a medical clinic to be known as the Southeastern Pediatric & Adolescent Medicine Center, for the property located at approximately 10500 West Loomis Road; Tax Key No. 846-9992-000. **PUBLIC HEARING.**
 - 4. CITY WATER TOWER RADIO ANTENNA installation. Special use amendment application by the City of Milwaukee, for the installation of 2 radio antennas on the top of the City of Franklin water tower on property zoned I-1 Institutional District located at approximately 7401 West Puetz Road; Tax Key No. 850-0003-000. **PUBLIC HEARING.**
- D. Business Matters (action may be taken on all matters)
 - 1. RIGHT OF WAY CERTIFIED SURVEY MAP. Certified survey map application by the

City of Franklin, to create right of way for the extension of South 31st Street and to create 2 outlots, for property zoned R-6 Suburban Single-Family Residence District located at approximately South 31st Street and West Minnesota Avenue; Tax Key Nos. 761-9963-006 and 761-9988-006.

2. BERKSHIRE SUBDIVISION ADDITION NO. 2. Preliminary plat application by Creative Homes, Inc., for the development of a 22 lot residential subdivision to be known as Berkshire Subdivision Addition No. 2, for the property zoned R-5 Suburban Single-Family Residence District located at approximately 6600 South 51st Street; Tax Key Nos. 712-8997-000, 712-0188-000 and 712-0189-002.
3. FRANKLIN RETAIL CENTER. Concept Review application by Outlook Development, LLC, for the development of a one-story multi-tenant commercial center of approximately 14,000 square feet, to be known as Franklin Retail Center, for property zoned B-4 South 27th Street Mixed Use Commercial District located at approximately 2810 West Rawson Avenue; Tax Key No. 738-9997-001.
4. SITE PLAN FOR LION'S LEGEND PARK PAVILION. Site Plan application by the City of Franklin, for the development of an 'open-air pavilion' of approximately 5,000 square feet in Lion's Legend Park, for property zoned P-1 Park District and FW Floodway District located at approximately 8717 West Drexel Avenue; Tax Key No. 802-9994-003.
5. UNIFIED DEVELOPMENT ORDINANCE TEXT AMENDMENT TO THE 125,000 SQUARE FOOT MAXIMUM FLOOR AREA SIZE LIMIT FOR A RETAIL BUILDING REQUIREMENTS. Concept Review application by the Reinhart, Boerner, Van Deuren, S.C. law firm, regarding an amendment to the 125,000 gross square foot maximum permitted floor area for a retail building, to delete that maximum size limit for the properties along South 27th Street between West Rawson Avenue and West College Avenue.
6. PLAN COMMISSION AGENDA FORMAT. Request by City staff for Commission review and direction upon Commission meeting agenda format.

E. Adjournment

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

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REMINDERS:

Next Regular Plan Commission Meeting: June 8, 2006

CITY OF FRANKLIN
PLAN COMMISSION MEETING*
FRANKLIN CITY HALL COUNCIL CHAMBERS
9229 W. LOOMIS ROAD, FRANKLIN, WISCONSIN
AGENDA
THURSDAY, MAY 18, 2006, 7:00 P.M.

2/27/15 DRAFT 2

- A. Call to Order and Roll Call
- B. Approval of Minutes
 - 1. Approval of regular meeting of May 4, 2006.
- C. **Public Hearing Business Matters** (action may be taken on all matters following the respective Public Hearing thereon)
 - 1. FOUNTAINS OF FRANKLIN development. Comprehensive Master plan amendment and rezoning (from existing M-1 Limited Industrial District to B-2 General Business District), and site plan applications by Equitable Development, LLC, for the development of a multi-building commercial development to be known as Fountains of Franklin, for the property located at approximately 5610 West Rawson Avenue, Tax Key No. 741-9998-000. **A PUBLIC HEARING SHALL BE HELD ON THIS MATTER.**
 - 2. TUCKAWAY PINES CONDOMINIUMS. Special use amendment and condominium plat applications by Tuckaway Pines, LLC, to change building number 5 from a 4-unit to a 3-unit building in the development known as Tuckaway Pines Condominiums, for property zoned R-8 Multiple-Family Residence District located at approximately 8050 South 76th Street; Tax Key No. 804-9999-000. **A PUBLIC HEARING SHALL BE HELD ON THIS MATTER.**
 - 3. SOUTHEASTERN PEDIATRIC & ADOLESCENT MEDICINE CENTER. Rezoning (from existing R-3 Suburban/Estate Single-Family Residence District to B-1 Neighborhood Business District) application by ASI General, Inc., for the development of a medical clinic to be known as the Southeastern Pediatric & Adolescent Medicine Center, for the property located at approximately 10500 West Loomis Road; Tax Key No. 846-9992-000. **A PUBLIC HEARING SHALL BE HELD ON THIS MATTER.**
 - 4. CITY WATER TOWER RADIO ANTENNA installation. Special use amendment application by the City of Milwaukee, for the installation of 2 radio antennas on the top of the City of Franklin water tower on property zoned I-1 Institutional District located at approximately 7401 West Puetz Road; Tax Key No. 850-0003-000. **A PUBLIC HEARING SHALL BE HELD ON THIS MATTER.**
- D. **Business Matters** (no Public Hearing is required upon the following matters; action may be taken on all matters)

1. **RIGHT OF WAY CERTIFIED SURVEY MAP.** Certified survey map application by the City of Franklin, to create right of way for the extension of South 31st Street and to create 2 outlots, for property zoned R-6 Suburban Single-Family Residence District located at approximately South 31st Street and West Minnesota Avenue; Tax Key Nos. 761-9963-006 and 761-9988-006.
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