

CITY OF FRANKLIN
PLAN COMMISSION MEETING*
FRANKLIN CITY HALL COUNCIL CHAMBERS
9229 W. LOOMIS ROAD, FRANKLIN, WISCONSIN
AGENDA
THURSDAY, MARCH 22, 2018, 7:00 P.M.

A. **Call to Order and Roll Call**

B. **Approval of Minutes**

1. Approval of regular meeting of March 8, 2018.

C. **Public Hearing Business Matters** (action may be taken on all matters following the respective Public Hearing thereon)

1. **ASPEN WOODS SUBDIVISION DEVELOPMENT.** Preliminary Plat and Special Use applications by Veridian Homes, LLC, to subdivide the existing approximately 46 acre property at approximately 51st Street and West Puetz Road, to create 69 R-3 Suburban/Estate Single-Family Residence District lots (home sites ranging in size from 13,549 square feet to 41,296 square feet), five outlots, and a small, private neighborhood park; Special Use application to utilize the Special Use “Open Space Subdivision” Option 2 under the Unified Development Ordinance R-3 Suburban/Estate Single-Family Residence District Development Standards requiring in part a minimum of 0.3 open space ratio, 1.736 gross density and 2.48 net density upon the property [Special Use regulations provide in part at §15-3.0701A. of the Unified Development Ordinance that district standards may be modified by the Common Council pursuant to the recommendations of the Plan Commission]; Tax Key No. 853-9995-010. **A PUBLIC HEARING IS SCHEDULED FOR THIS MEETING UPON THE SPECIAL USE APPLICATION OF THIS MATTER.**
2. **COMPLIANCE WITH 2017 WISCONSIN ACT 67 UNIFIED DEVELOPMENT ORDINANCE TEXT AMENDMENT.** Unified Development Ordinance Text Amendment application by the City of Franklin to amend the Unified Development Ordinance text for compliance with 2017 Wisconsin Act 67, an act to amend in part §§ 62.23(7)(hb) (title), 62.23(7)(hb)1.a. and 62.23(7)(hb)2. and to create in part §§ 62.23(7)(de), 62.23(7)(e)7.a., 62.23(7)(e)7.d., 66.10015(1)(e), 66.10015(2)(e), 66.10015(4) of the Wisconsin Statutes, an act relating to: limiting the authority of local governments to regulate development on substandard lots and require the merging of lots; requiring a political subdivision to issue a conditional use permit under certain circumstances; standards for granting certain zoning variances; local ordinances related to repair, rebuilding, and maintenance of certain nonconforming structures; Unified Development Ordinance amendments including [as may be necessary for compliance and not limited for compliance to Division 15-3.0700 Special Use

Standards and Regulations, §§15-3.0701 General Standards for Special Uses, 15-3.0702 Detailed Standards for Special Uses in Residential Districts, 15-3.0703 Detailed Standards for Special Uses in Nonresidential Districts and 15-9.0103 Applications for Special Use Permit; §§15-9.0106 Applications for Zoning Variance, 15-9.0107 Applications for Minor Zoning Variance and 15-10.0206 Variances; and Division 15-3.1000 Nonconforming Buildings, Structures, and Uses, §§15-3.1002 Existing Nonconforming Structures, 15-3.1003 Existing Substandard Lots, 15-3.1004 Continuance of Use, 15-3.1006 Repairs and Alterations, and 15-11.0100 Definitions]. [SUBJECT MATTER CONTINUED FROM THE FEBRUARY 22, 2018 MEETING. **THIS PUBLIC HEARING WAS PREVIOUSLY NOTICED FOR, OPENED AND HELD AT THE PLAN COMMISSION MEETING ON FEBRUARY 22, 2018, AND THEN POSTPONED AND CONTINUED TO THE MARCH 22, 2018 PLAN COMMISSION MEETING TO ALLOW FOR FURTHER PUBLIC INPUT.**]

D. **Business Matters** (no Public Hearing is required upon the following matters; action may be taken on all matters)

E. **Adjournment**

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

**Notice is given that a majority of the 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.

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

REMINDERS:

Next Regular Plan Commission Meeting: April 5, 2018

**City of Franklin
Plan Commission Meeting
March 8, 2018
Minutes**

Unapproved

A. Call to Order and Roll Call

Mayor Steve Olson called the March 8, 2018 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 Commissioners Adam Burckhardt, Kevin Haley and Patricia Hogan and Alderman Dandrea. Excused was City Engineer Glen Morrow and Commissioner David Fowler. Also present were City Attorney Jesse Wesolowski and Planning Manager Joel Dietl.

B. Approval of Minutes

1. Regular Meeting of February 22, 2018. Alderman Dandrea moved and Commissioner Haley seconded approval of the February 22, 2018 minutes of the regular meeting of the Plan Commission as corrected. On voice vote, all voted 'aye'. Motion carried (4-0-2).

C. Public Hearing Business Matters

1. BRYAN O'BOYLE DETACHED ACCESSORY STRUCTURE CONSTRUCTION ON EXISTING SINGLE-FAMILY HOME PROPERTY [recommendation to Board of Zoning and Building Appeals]. Application by Bryan O'Boyle for an Area Exception from Table 15-3.0314 of the Unified Development Ordinance to allow for a 20 foot side yard setback (5 feet less than the A-1 Agricultural District minimum required side yard setback of 25 feet), for property located at 10199 West Oakwood Road, for construction of an approximately 276 square foot detached accessory structure on the west side of the existing single-family home [the proposed accessory structure would be setback 20 feet from the west property line], property zoned A-1 Agricultural District and C-1 Conservancy District; Tax Key No. 942-0003-000.

Planning Manager Dietl presented the request by Bryan O'Boyle for an Area Exception from Table 15-3.0314 of the Unified Development Ordinance to allow for a 20 foot side yard setback (5 feet less than the A-1 Agricultural District minimum required side yard setback of 25 feet), for property located at 10199 West Oakwood Road, for construction of an approximately 276 square foot detached accessory structure on the west side of the existing single-family home [the proposed accessory structure would be setback 20 feet from the west property line], property zoned A-1 Agricultural District and C-1 Conservancy District.

The Official Notice of Public Hearing was read in to the record by Planning Manager Joel Dietl and the Public Hearing was opened at 7:03 and closed at 7:17.

Alderman Dandrea moved to recommend approval of an application for an Area Exception to allow for construction of an approximately 276 square foot detached accessory structure on the west side of the existing single-family home [application requests an Area Exception from table 15-3.0314 of the Unified Development Ordinance to allow for a 20 foot side yard setback (5 feet less than the A-1 Agricultural District minimum required side yard setback of

25 feet), for property located at 10199 W. Oakwood Road, [the proposed accessory structure would be setback 20 feet from the west property line]. However, the motion failed for lack of a second.

Alderman Dandrea moved and Commissioner Haley seconded a motion to the Board of Zoning and Building Appeals to deny the request for a detached accessory structure construction because of a lack of information. On voice vote, all voted 'aye'. Motion carried (4-0-2).

2. COMPLIANCE WITH 2017 WISCONSIN ACT 67 UNIFIED DEVELOPMENT ORDINANCE TEXT AMENDMENT.

Unified Development Ordinance Text Amendment application by the City of Franklin to amend the Unified Development Ordinance text for compliance with 2017 Wisconsin Act 67, an act to amend in part §§ 62.23(7)(hb) (title), 62.23(7)(hb)1.a. and 62.23(7)(hb)2. and to create in part §§ 62.23(7)(de), 62.23(7)(e)7.a., 62.23(7)(e)7.d., 66.10015(1)(e), 66.10015(2)(e), 66.10015(4) of the Wisconsin Statutes, an act relating to: limiting the authority of local governments to regulate development on substandard lots and require the merging of lots; requiring a political subdivision to issue a conditional use permit under certain circumstances; standards for granting certain zoning variances; local ordinances related to repair, rebuilding, and maintenance of certain nonconforming structures; Unified Development Ordinance amendments including [as may be necessary for compliance and not limited for compliance to Division 15-3.0700 Special Use Standards and Regulations, §§15-3.0701 General Standards for Special Uses, 15-3.0702 Detailed Standards for Special Uses in Residential Districts, 15-3.0703

Planning Manager Joel Dietl presented the request by the City of Franklin to amend the Unified Development Ordinance text for compliance with 2017 Wisconsin Act 67, an act to amend in part §§ 62.23(7)(hb) (title), 62.23(7)(hb)1.a. and 62.23(7)(hb)2. and to create in part §§ 62.23(7)(de), 62.23(7)(e)7.a., 62.23(7)(e)7.d., 66.10015(1)(e), 66.10015(2)(e), 66.10015(4) of the Wisconsin Statutes, an act relating to: limiting the authority of local governments to regulate development on substandard lots and require the merging of lots; requiring a political subdivision to issue a conditional use permit under certain circumstances; standards for granting certain zoning variances; local ordinances related to repair, rebuilding, and maintenance of certain nonconforming structures; Unified Development Ordinance amendments including [as may be necessary for compliance and not limited for compliance to Division 15-3.0700 Special Use Standards and Regulations, §§15-3.0701 General Standards for Special Uses, 15-3.0702 Detailed Standards for Special Uses in Residential Districts, 15-3.0703 Detailed Standards for Special Uses in Nonresidential Districts and 15-9.0103 Applications for Special Use Permit; §§15-9.0106 Applications for Zoning Variance, 15-9.0107 Applications for Minor Zoning Variance and 15-10.0206 Variances; and Division 15-3.1000 Nonconforming Buildings, Structures, and Uses, §§15-3.1002 Existing Nonconforming Structures, 15-3.1003 Existing Substandard Lots, 15-3.1004 Continuance of Use, 15-3.1006 Repairs and Alterations, and 15-11.0100 Definitions].

The Official Notice of Public Hearing was read in to the record by Planning Manager Joel Dietl and the Public Hearing was opened at 7:19 and closed at 7:21.

Alderman Dandrea moved and Commissioner Haley seconded a motion to postpone and continue the subject

Detailed Standards for Special Uses in Nonresidential Districts and 15-9.0103 Applications for Special Use Permit; §§15-9.0106 Applications for Zoning Variance, 15-9.0107 Applications for Minor Zoning Variance and 15-10.0206 Variances; and Division 15-3.1000 Nonconforming Buildings, Structures, and Uses, §§15-3.1002 Existing Nonconforming Structures, 15-3.1003 Existing Substandard Lots, 15-3.1004 Continuance of Use, 15-3.1006 Repairs and Alterations, and 15-11.0100 Definitions]. [SUBJECT MATTER CONTINUED FROM THE FEBRUARY 22, 2018 MEETING. **THIS PUBLIC HEARING WAS PREVIOUSLY NOTICED FOR, OPENED AND HELD AT THE PLAN COMMISSION MEETING ON FEBRUARY 22, 2018, AND THEN POSTPONED AND CONTINUED TO THE MARCH 8, 2018 PLAN COMMISSION MEETING TO ALLOW FOR FURTHER PUBLIC INPUT.]**

matter and Public Hearing to the March 22, 2018 Plan Commission meeting. On voice vote, all voted 'aye'. Motion carried (4-0-2).

D. Business Matters

1. BALLPARK COMMONS/THE ROCK SPORTS COMPLEX. Unified Development Ordinance §15-3.0442 Planned Development District No. 37 (The Rock Sports Complex/Ballpark Commons) Minor Amendment application by Michael E. Zimmerman, owner, The Rock Sports Complex, LLC, to revise the district as it pertains to certain site preparation work in the following manner: To clarify that only those land disturbance activities within the Milwaukee Metropolitan Sewerage District (MMSD) landfill gas pipeline easement require prior MMSD approval, pursuant to Condition Number

Minor Amendment

Planning Manager Joel Dietl presented the request by Michael E. Zimmerman, owner, The Rock Sports Complex, LLC, to revise the district as it pertains to certain site preparation work in the following manner: To clarify that only those land disturbance activities within the Milwaukee Metropolitan Sewerage District (MMSD) landfill gas pipeline easement require prior MMSD approval, pursuant to Condition Number 8 in Planned Development District NO. 37, Ordinance No. 2016-2212; to allow general site clearing and grading to occur prior to establishment of any new roadway bond for the portion of any roadway located on the landfill, pursuant to Condition Number 13 in Planned Development District No. 37, Ordinance No. 2016-2212; and to allow general site clearing and grading to occur prior to approval of a comprehensive stormwater management plan which plan must be approved prior to issuance of any

8 in Planned Development District NO. 37, Ordinance No. 2016-2212; to allow general site clearing and grading to occur prior to establishment of any new roadway bond for the portion of any roadway located on the landfill, pursuant to Condition Number 13 in Planned Development District No. 37, Ordinance No. 2016-2212; and to allow general site clearing and grading to occur prior to approval of a comprehensive stormwater management plan which plan must be approved prior to issuance of any Building Permits, pursuant to Condition Number 25 in Planned Development District No. 37, Ordinance No. 2016-2212.

2. MOLLY MAID PROFESSIONAL HOME CLEANING SERVICE BUSINESS USE. Special Use application by R & R Swan Investments, LLC d/b/a Molly Maid, to operate a maid service business with hours of operation from 7:00 a.m. to 5:00 p.m., Monday through Friday, which application also includes a property owner requested revised Site Plan approval for existing site improvements constructed without prior City approval, specifically, reconfiguration of the parking lot in the northwest corner of the property and

Building Permits, pursuant to Condition Number 25 in Planned Development District No. 37, Ordinance No. 2016-2212.

Alderman Dandrea moved and Commissioner Hogan seconded a motion determining the proposed amendment to be a Minor Amendment. On voice vote, all voted 'aye'. Motion carried (4-0-2).

Planned Development District Ordinance Amendment

Alderman Dandrea moved and Commissioner Haley seconded a motion to recommend approval of an Ordinance to amend Section 15-3.0442 of the Unified Development Ordinance Planned Development District No. 37 (The Rock Sports Complex/Ballpark Commons) to revise the district as it pertains to certain site preparation work in the following manner: to clarify that only those land disturbance activities within the Milwaukee Metropolitan Sewerage District (MMSD) landfill gas pipeline easement require prior MMSD approval, pursuant to condition number 8 in Planned Development District No. 37, Ordinance No. 2016-2212; to allow general site clearing and grading to occur prior to establishment of any new roadway bond for the portion of any roadway located on the land fill, pursuant to condition number 13 in Planned Development District No. 37, Ordinance No. 2016-2212; and to allow general site clearing and grading to occur prior to approval of a comprehensive storm water management plan which plan must be approved prior to issuance of any building permits, pursuant to condition number 25 in Planned Development District No. 37, Ordinance No. 2016-2212 (7900 West Crystal Ridge Drive). On voice vote, all voted 'aye'. Motion carried (4-0-2).

Planning Manager Joel Dietl presented the request by R & R Swan Investments, LLC d/b/a Molly Maid, to operate a maid service business with hours of operation from 7:00 a.m. to 5:00 p.m., Monday through Friday, which application also includes a property owner requested revised Site Plan approval for existing site improvements constructed without prior City approval, specifically, reconfiguration of the parking lot in the northwest corner of the property and addition of a new parking lot in the rear of the property, upon property zoned M-1 Limited Industrial District and C-1 Conservancy District, located at 11113 West Forest Home Avenue, Suite 200.

Commissioner Haley moved and Alderman Dandrea seconded a motion to recommend approval of a Resolution imposing conditions and restrictions for the approval of a

addition of a new parking lot in the rear of the property, upon property zoned M-1 Limited Industrial District and C-1 Conservancy District, located at 11113 West Forest Home Avenue, Suite 200; Tax Key No. 704-9978-002.

Special Use for a professional home cleaning service business use and property owner requested revised Site Plan approval upon property located at 11113 West Forest Home Avenue, Suite 200. On voice vote, all voted 'aye'. Motion carried (4-0-2).

3. FABU EYES EYELASH EXTENSION SERVICE BUSINESS USE. Special Use application by Yulia Da Silva, owner, Fabu LLC, d/b/a Fabù Eyes, to operate an eyelash extension service business with hours of operation from 9:00 a.m. to 7:00 p.m., Monday through Friday, and 9:00 a.m. to 2:00 p.m., Saturday and Sunday, upon property zoned M-1 Limited Industrial District and C-1 Conservancy District, located at 11113 West Forest Home Avenue, Suite 240; Tax Key No. 704-9978-002.

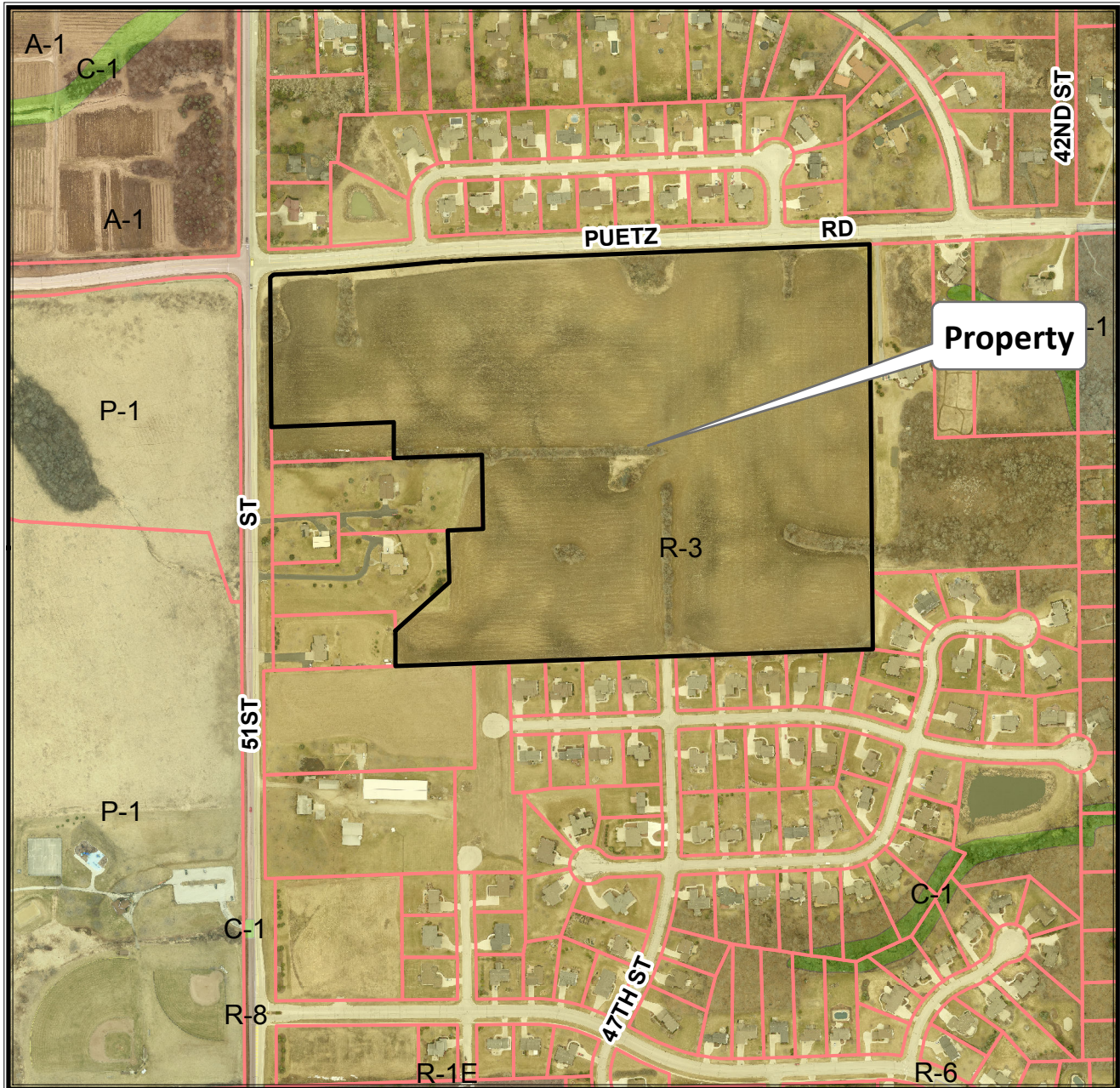
Planning Manager Joel Dietl presented the request by Yulia Da Silva, owner, Fabu LLC, d/b/a Fabù Eyes, to operate an eyelash extension service business with hours of operation from 9:00 a.m. to 7:00 p.m., Monday through Friday, and 9:00 a.m. to 2:00 p.m., Saturday and Sunday, upon property zoned M-1 Limited Industrial District and C-1 Conservancy District, located at 11113 West Forest Home Avenue, Suite 240.

Commissioner Haley moved and Commissioner Burckhardt seconded a motion recommend approval of a Resolution imposing conditions and restrictions for the approval of a Special Use for an eyelash extension service business use upon property located at 11113 West Forest Home Avenue, Suite 240. On voice vote, all voted 'aye'. Motion carried (4-0-2).

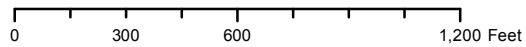
E. Adjournment

Commissioner Hogan moved and Commissioner Haley seconded to adjourn the Plan Commission meeting of March 8, 2018 at 7:45 p.m. All voted 'aye'; motion carried. (4-0-2).

TKN 853 9995 010



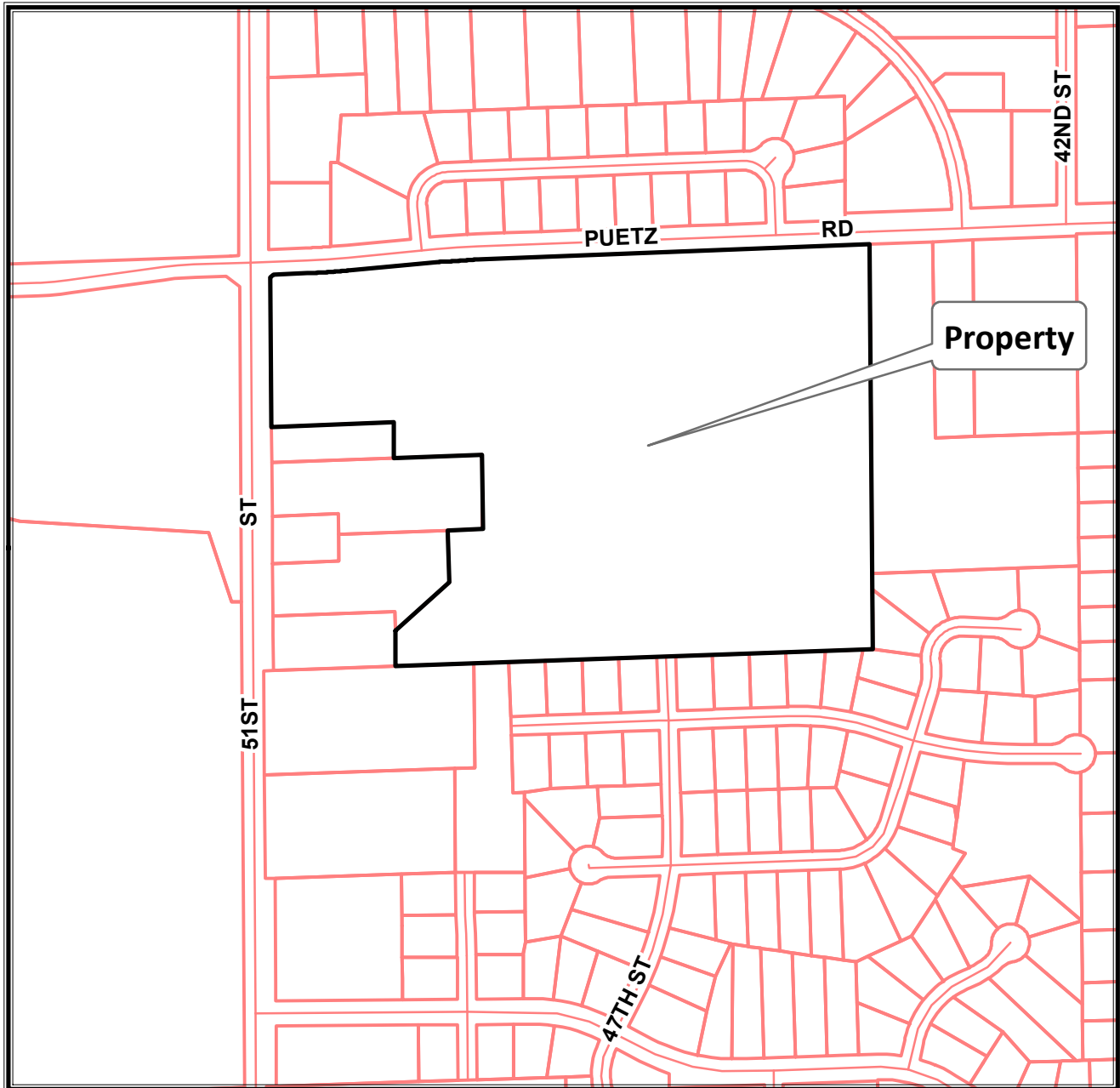
Planning Department
(414) 425-4024



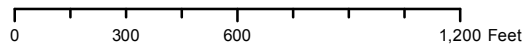
This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. This map is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes.



TKN 853 9995 010



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.





CITY OF FRANKLIN



REPORT TO THE PLAN COMMISSION

Meeting of March 22, 2018

Special Use and Preliminary Plat

RECOMMENDATION: City Development Staff recommends approval of the Special Use and Preliminary Plat for the Aspen Woods Subdivision, subject to the conditions as noted in the attached draft resolution.

| | |
|---------------------------------------|--|
| Project Name: | Aspen Woods Preliminary Plat |
| Project Location: | Southeast corner of 51 st Street & West Puetz Road (Tax Key No: 853-9995-010) |
| Property Owner: | Borislav Kresovic |
| Applicant: | Veridian Homes, LLC |
| Agent: | J. Scott Roltgen, Excel Engineering, Inc. |
| Current Zoning: | R-3 Suburban/Estate Single-Family Residence District |
| 2025 Comprehensive Plan: | Residential |
| Use of Surrounding Properties: | Single-family residential to the north, south and east, and single-family residential and Milwaukee County parkland to the west. |
| Applicant's Action Requested: | Approval of the Preliminary Plat for future single-family residential development |

Introduction:

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 resolution.

On February 5, 2018, the applicant submitted applications for a Special Use and Preliminary Plat for a property located at the southeast corner of South 51st Street and West Putetz Road. The Special Use request is to utilize the R-3 Suburban/Estate Single-Family Residence District "Open Space Subdivision" Option 2 development standards, which requires a minimum 30% open space ratio. The preliminary plat proposes to subdivide the existing 46.206-acre parcel into 69 R-3 single-family residential lots and five (5) outlots. The five (5) outlots consist of natural resource features (to be protected by conservation easements), storm water management facilities, and required open space (to be protected by open space buffer easements). The subdivision also has a 30-Foot Landscape Buffer Easement on the lots adjacent to West Puetz Road.

Project Description/Analysis:

As noted the proposed Aspen Woods Subdivision development includes 69 single-family residential lots and five (5) outlots. The plat also consists of several new public roadways, including a connection to West Puetz Road at West Alesci Drive on the north side of the subdivision and a connection to South 47th Street on the south side of the subdivision. The three (3) proposed cul-de-sacs will be designed to include an island.

The lots range in size from 13,541 square feet to 41,296 square feet, all exceeding the R-3 “Open Space Subdivision” Option 2 minimum lot size of 13,000 square feet. According to the applicant, the average lot size is 16,263 square feet. All single-family lots abut a public right-of-way and have sufficient width.

The preliminary plat depicts two paths and a recreational area to be provided as amenities for the subdivision development. The paths provide connections for the neighborhood to West Puetz Road and South 51st Street. The proposed recreational area is within Outlot No. 5, but the applicant has not provided details regarding what that recreational area will entail. Staff suggests the applicant submit details about the type of equipment and any other amenities to be provided within the recreational area with the Final Plat.

Stormwater ponds are proposed within Outlot 5 and Outlot 2, within the northwest and northeast corners of the property respectively. A Stormwater Management Plan and calculations were submitted to the Engineering Department for review. The plan is currently under review and will require final Engineering Department approval as part of the review of the Final Plat Application. The proposed subdivision will be served by municipal water and public sanitary sewer.

Natural Resource Protection Plan:

A Natural Resource Protection Plan (NRPP) has been completed for the subject development by Scott Roltgen of Excel Engineering. According to the NRPP, the site contains wetlands and associated wetland buffers and setbacks, and a mature woodland (located within a wetland).

The wetlands were delineated by Scott Roltgen of Excel Engineering on October 31, 2017. A full and complete wetland delineation report has been provided. In total, protected natural resource features encompass 1.46-acres of the site. Staff recommends the applicant submit all necessary approval(s) from the Wisconsin Department of Natural Resources and/or United States Army Corps of Engineers, as part of the Final Plat Application. In addition, staff recommends the applicant submit a written conservation easement document as part of the Final Plat Application for Common Council review and approval, and recording with the Milwaukee County Register of Deeds Office at the time of recording the Final Plat.

Signage:

Signage is not being proposed at this time. Staff recommends any proposed subdivision monument sign(s) be subject to review and approval by the Plan Commission and issuance of a Sign Permit from the Inspection Department.

Staff Recommendation:

City Development Staff recommends approval of the Special Use and Preliminary Plat for the Aspen Woods Subdivision, subject to the conditions as noted in the attached draft resolution.

Preliminary Plat Submittal for Aspen Woods SEC of Puetz Road and 51st St.

USE STATEMENT

The proposed plan incorporates 69 detached single family home sites on just over 46 acres with more than 30% of open space. Each home site will have one single family home and attached garage (with 2 or 3 garage stalls). The net density of the neighborhood is 1.49 homes per acre. The current zoning is R-3 and the proposed zoning is R-3 Special Use Open Space Option #2. The Future Land Use Map 2025 also shows the property as residential.

PROJECT SUMMARY, MARKET ANALYSIS AND FINANCIAL PLAN

As indicated above in the Use Statement, the proposed neighborhood will have 69 detached single family homes on just over 46 acres. The proposed zoning is consistent with the existing zoning, utilizing the Special Use Open Space Option 2 as provided in Franklin's United Development Ordinance.

The minimum home site size allowed with this zoning is 13,000sf. The smallest proposed home site size is 13,549sf and the largest is 41,296sf with an average size of 16,263 sf. As is required by the ordinance, we have over 30% open space and a 50' buffer for the area abutting the subdivision on the south side of the neighborhood. A 50' buffer is also located along the east side of the neighborhood. A small private neighborhood park is also planned for the development.

A path connection is provided through the neighborhood parallel to S. 51st St. and W. Puetz Rd. Due to wetlands and grade constraints in the right of way, these paths cannot be placed in the right of way. When W. Puetz Rd., was constructed, it was cut into the property on the south, creating a swale and significant grade change. The grade change on south side of the swale extends 15' to 20' onto the property. The grade change on the north side and swale take up most of the non-paved right of way preventing the installation of a path in this area.

The neighborhood is planned to be built in 2 phases with an overall development budget of approximately \$4,000,000. Initial construction on Phase 1 would commence in summer of 2018 with completion expected fall of 2018. Phase 2 would follow a similar timeframe in 2019. All infrastructure would be designed and built to the City's standards. The number of home sites in each phase will be dependent on City staff's final approval

of the engineering plans. All site improvements shall be the responsibility of the applicant with no cost to the City of Franklin. The cost of improvements dedicated to the City (including streets, sidewalks, storm is expected to approach \$2,500,000.

Home construction would start as soon as possible after the site improvements have been completed, currently estimated as fall 2018. Ranch and 2-story homes ranging from approximately 1,800sf to 3,500sf are planned with base pricing ranging from just under \$400,000 to over \$500,000. The anticipated absorption rate is 23 homes per year which translates into a 3 year sales plan. The average sales price is estimated at \$440,000 which leads to an increase of approximately \$30,360,000 in assessable value to the City as well as more than \$532,000 in impact fees.

DIVISION 15-3.0700 SPECIAL USE STANDARDS AND REGULATIONS

SECTION 15-3.0701 GENERAL STANDARDS FOR SPECIAL USES

A. **General Standards.** No special use permit shall be recommended or granted pursuant to this Ordinance unless the applicant shall establish the following:

1. **Ordinance and Comprehensive Master Plan Purposes and Intent.** The proposed use and development will be in harmony with the general and specific purposes for which this Ordinance was enacted and for which the regulations of the zoning district in question were established and with the general purpose and intent of the City of Franklin Comprehensive Master Plan or element thereof.

Response: The proposed use and development of the property will be in harmony with the general and specific purposes of the Ordinance. The existing zoning is R-3 Suburban/Estate Single Family Residence District and the proposed zoning is the same, with the Open Space Subdivision Option 2 Special Use. This project is following the special regulations of the zoning district in question and follows the purpose and intent of the Comprehensive Master Plan.

2. **No Undue Adverse Impact.** The proposed use and development will not have a substantial or undue adverse or detrimental effect upon or endanger adjacent property, the character of the area, or the public health, safety, morals, comfort, and general welfare and not substantially diminish and impair property values within the community or neighborhood.

Response: The proposed use and development of the property is consistent with the residential neighborhoods adjacent to the property. The use and development of the property will not have an adverse or detrimental effect on any adjacent property. The character of the development will be consistent with the existing residential nature of the area. The public health, safety, morals, and comfort will not be diminished in any way. The development will connect to the existing planned connection point at the south end of the development providing an additional access point for the existing neighborhood, increasing the safety and general welfare. The site offers large natural open spaces with ample buffer along the perimeter of the development.

3. **No Interference with Surrounding Development.** The proposed use and development will be constructed, arranged, and operated so as not to dominate the immediate vicinity or to interfere with the use and development of neighboring property in accordance with the applicable zoning district regulations.

Response: The proposed neighborhood is being developed in accordance with the applicable special zoning district regulations and no variances are being requested. The proposed neighborhood is designed to be integrated with the adjacent parcels, providing buffers and street connections that do not dominate the immediate vicinity nor interfere with the use and development of neighboring properties.

4. **Adequate Public Facilities.** The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities including public water supply system and sanitary sewer, police and fire protection, refuse disposal,

public parks, libraries, schools, and other public facilities and utilities or the applicant will provide adequately for such facilities.

Response: The proposed use is consistent with the Comprehensive Master Plan and City Staff has confirmed that pre-planning by the City ensures essential public facilities have been sized adequately to provide public water and sanitary sewer. The proposed utilities will connect to the existing planned utility connection points. The water supply system will be looped through the development, connecting the existing water system to the north to the existing dead end system to the south, thus enhancing the water system pressure and flow through the area. The applicant is aware of the impact fees required to support other public facilities (including parks, fire protection, law enforcement, library, transportation and water). The street connection at 47th Street provides an additional route for emergency vehicles.

5. **No Traffic Congestion.** The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets. Adequate measures will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

Response: The applicant worked with staff to provide a safe connection point at W. Puetz Road and provides a connection point to 47th Street that minimizes traffic speed and trips through the residential streets. The new street design through the development with two intersections to the connection at 47th Street will allow for an additional access point for the existing development to the south without drawing significant traffic through the development. A review of traffic counts anticipated by the number of homes proposed indicates very little change of service to the existing street system and no undue traffic congestion.

6. **No Destruction of Significant Features.** The proposed use and development will not result in the destruction, loss, or damage of any natural, scenic, or historic feature of significant importance.

Response: The proposed use and development was designed to preserve existing wetlands and a significant amount of trees and shrubs. Although some trees are being removed, there are very few canopy trees and many are in poor and declining health. There are no natural, scenic or historical features of significant importance on the site.

7. **Compliance with Standards.** The special use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified by the Common Council pursuant to the recommendations of the Plan Commission. The proposed use and development shall comply with all additional standards imposed on it by the particular provision of this Division and Ordinance authorizing such use.

Response: The Special Use ordinance identifies a number of specific standards and regulations that are required under the Open Space Subdivision Option 2 Special Use zoning. The applicant is conforming to all of the Special Use standards and regulations and is not requesting any variances.

- B. **Special Standards for Specified Special Uses.** When the zoning district regulations authorize a special use in a particular zoning district and that special use is indicated as having special standards, as set forth in Section 15-3.0702 and 15-3.0703 of this Division, a Special Use Permit for such use in such zoning district shall not be recommended or granted unless the applicant shall establish compliance with all such special standards.

Response: The applicant is complying will all special standards set forth by the Open Space Subdivision Option 2 Special Use zoning.

- C. **Considerations.** In determining whether the applicant's evidence establishes that the foregoing standards have been met, the Plan Commission and the Common Council shall consider the following:

1. **Public Benefit.** Whether and to what extent the proposed use and development at the particular location requested is necessary or desirable to provide a service or a facility that is in the interest of the public convenience or that will contribute to the general welfare of the neighborhood or community.

Response: The proposed use and development at this location is consistent with the zoning and Comprehensive Master Plan of the City. The existing agricultural use is inconsistent with the surrounding uses and the existing zoning for the property. The project will fulfill the planned residential use for the area, which is desirable and will contribute to the general welfare of the neighborhood.

2. **Alternative Locations.** Whether and to what extent such public goals can be met by the location of the proposed use and development at some other site or in some other area that may be more appropriate than the proposed site.

Response: The use and development of the proposed site is appropriate as evidenced by the existing zoning and Comprehensive Master Plan land use.

3. **Mitigation of Adverse Impacts.** Whether and to what extent all steps possible have been taken to minimize any adverse effects of the proposed use and development on the immediate vicinity through building design, site design, landscaping, and screening.

Response: Steps have been taken to provide minimize any adverse effects by providing a buffer from the existing residential neighborhood. Proposed plantings of trees and shrubs in the proposed open space areas will also provide additional screening and provide a natural environment within the development. Furthermore, a landscape bufferyard with plantings is being established along W. Puetz Rd.

4. **Establishment of Precedent of Incompatible Uses in the Surrounding Area.** Whether the use will establish a precedent of, or encourage, more intensive or incompatible uses in the surrounding area.

Response: The proposed use and development is consistent with the existing surrounding neighborhoods and is consistent with existing zoning and land use. It will not encourage more intensive or incompatible uses in the surrounding area.

DIVISION 15-3.0500 SITE INTENSITY AND CAPACITY CALCULATIONS

SECTION 15-3.0501 NATURAL RESOURCE PROTECTION AND SITE INTENSITY AND CAPACITY CALCULATIONS FOR RESIDENTIAL AND NONRESIDENTIAL USES REQUIRED

- A. **Recognition of Natural Resource Features.** This Ordinance recognizes that landforms, parcel size and shape, and natural resource features vary from site to site and that development regulations must take into account these variations. The maximum density or intensity of use allowed in any zoning district is controlled by the various district standards set forth for each of the various zoning districts of this Ordinance.
- B. **When Natural Resource Protection and Site Intensity and Capacity Calculations Are Required.** Natural resource protection is required for all development and the site intensity and capacity calculations set forth in this Division shall be made for each parcel of land to be used or built upon in the City of Franklin including all new Certified Survey Maps, Preliminary Plats, condominiums, multiple-family residential developments, all nonresidential development, and as may be required elsewhere in this Ordinance except as excluded under the provisions of Section 15-3.0501C. of the Unified Development Ordinance.
- C. **Exclusions (When Natural Resource Protection and Site Intensity and Capacity Calculations Are Not Required).** Natural resource protection shall not be required and the site intensity and capacity calculations set forth in this Division shall not be required for the construction of single-family and two-family residential development located on non-divisible existing lots of record within existing platted Subdivisions (with an approved Final Plat), Certified Survey Maps, and Condominiums existing on August 1, 1998, the effective date of this Ordinance or for which a natural resource protection plan and site intensity capacity calculations were filed at the time of division after August 1, 1998. A Natural Resource Protection Plan shall not be required with an application for certified survey map approval where a single property zoned I-1 Institutional District is divided as a result of a public work of improvement for street extension purposes, with related public sanitary sewer and water work for which special assessment was made, into two or more parcels through the property fee acquisition by the City for the extension of the public street. The foregoing exclusions from Natural Resource Protection Plan submission requirements for certified survey map applications shall only be available upon the conditions that in lieu of the Plan submission requirement, the certified survey map application shall be accompanied by the “best available information” as to the existence of any natural resource features, such as existing topographical maps, wetland inventories, and other such inventories as may be available; and that a Natural Resource Protection Plan must be submitted upon any further development of any portion of the mapped property. A Natural Resource Protection Plan shall also not be required with an application for certified survey map approval where lots are being created from a larger surrounding parcel, with the larger in area in relation to the lots created remnant parcel being vacant, or already having being developed by the existence of a principal structure and not being the subject of current further development application, and with the only natural resources within the map area being upon the remnant parcel and being more than 500 feet away from the lots being created. The foregoing exclusion from Natural Resource Protection Plan submission requirement for certified survey map applications shall only be available upon the conditions that i) in lieu of the Natural Resource Protection Plan submission requirement, the Certified Survey Map application shall show upon its face the existence of any natural resource features, as identified in §15-4.0102, located on

the parcels of the Certified Survey Map based upon the “best available” information; (ii) that a Natural Resource Protection Plan must be submitted upon any further development of the “remnant” parcel; and iii) the following note shall be placed upon the face of such Certified Survey Map: “The Natural Resource Features identified herein are not based upon field surveys. In the event of further land division or development of a parcel herein with any such Natural Resource Feature, a complete NRPP with field surveys is required for said parcel” For the purposes of this section, the Zoning Administrator shall not require that the “best available” information be a “first source” of information, as identified in §15-4.0102A., B., C., D., and G. Notwithstanding any other provision of this Ordinance, natural resource protection and any such related Natural Resource Protection Plan, shall not be required and the site intensity and capacity calculations set forth in this Division shall not be required for any accessory use structure or accessory use development or for an addition or modification to an existing principal structure development which does not increase the existing developed structure and impervious surface area upon the parcel by more than 50% or 2,500 square feet, whichever is smaller, where natural resource feature(s) are not within 100 feet of the area to be disturbed by the new development, upon a parcel supporting an existing principal structure with an existing principal use; determination as to whether natural resource features are within 100 feet of the area to be disturbed, the boundaries of which shall be clearly identified within application materials, shall be made by the City Engineer or designee; however, if any resources identified by the Southeastern Wisconsin Regional Planning Commission in PR 176 or in PR 42, as may be amended from time to time, as Primary or Secondary Environmental Corridor and/or Isolated Natural Resources Area, are located on the site by the City Engineer or designee, but are outside of 100 feet of the area to be disturbed, a written plan shall be provided by the applicant detailing the protective measures that will be implemented to prevent such natural resource feature(s) adverse impacts, which shall be subject to approval by the Plan Commission and shall be installed as may be provided on site as detailed within the plan as a condition of application approval.

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. | 46.21 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. | - 0 acres |
| STEP 3: | Subtract (-) land which, as a part of a previously approved development or land division, was reserved for open space. | - 2.55 acres |
| STEP 4: | In the case of " <i>Site Intensity and Capacity Calculations</i> " for a proposed residential use, subtract (-) the land proposed for nonresidential uses; <i>or</i> In the case of " <i>Site Intensity and Capacity Calculations</i> " for a proposed nonresidential use, subtract (-) the land proposed for residential uses. | - 0 acres |
| STEP 5: | Equals "Base Site Area" | = 43.66 acres |

SECTION 15-3.0503

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

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

Table 15-3.0503

WORKSHEET FOR THE CALCULATION OF RESOURCE PROTECTION LAND

| Natural Resource Feature | Protection Standard Based Upon Zoning District Type (circle applicable standard from Table 15-4.0100 for the type of zoning district in which the parcel is located) | | | Acres of Land in Resource Feature | |
|---|---|----------------------|--------------------------|-----------------------------------|------|
| | Agricultural District | Residential District | Non-Residential District | | |
| Steep Slopes: | | | | | |
| 10-19% | 0.00 | 0.60 | 0.40 | X 0.0 | 0.0 |
| | | | | = | |
| 20-30% | 0.65 | 0.75 | 0.70 | X 0.0 | 0.0 |
| | | | | = | |
| + 30% | 0.90 | 0.85 | 0.80 | X 0.0 | 0.0 |
| | | | | = | |
| Woodlands & Forests: | | | | | |
| Mature | 0.70 | 0.70 | 0.70 | X 0.00 | 0.00 |
| | | | | = | |
| Young | 0.50 | 0.50 | 0.50 | X 0.00 | 0.00 |
| | | | | = | |
| Lakes & Ponds | 1 | 1 | 1 | X 0.00 | 0.00 |
| | | | | = | |
| Streams | 1 | 1 | 1 | X 0.00 | 0.00 |
| | | | | = | |
| Shore Buffer | 1 | 1 | 1 | X 0.00 | 0.00 |
| | | | | = | |
| Floodplains | 1 | 1 | 1 | X 0.00 | 0.00 |
| | | | | = | |
| Wetland Buffers | 1 | 1 | 1 | X 1.14 | 1.14 |
| | | | | = | |
| Wetlands & Shoreland Wetlands | 1 | 1 | 1 | X 0.32 | 0.32 |
| | | | | = | |
| TOTAL RESOURCE PROTECTION LAND (Total of Acres of Land in Resource Feature to be Protected) | | | | | 1.46 |

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.

SECTION 15-3.0504 CALCULATION OF SITE INTENSITY AND CAPACITY FOR RESIDENTIAL USES

In order to determine the maximum number of dwelling units which may be permitted on a parcel of land zoned in a residential zoning district, the site intensity and capacity calculations set forth in Table 15-3.0504 shall be performed.

Table 15-3.0504

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

| | | |
|-----------------------|---|---------------------|
| <p>STEP 1:</p> | <p>CALCULATE MINIMAL REQUIRED ON-SITE OPEN SPACE</p> <p>Take <i>Base Site Area</i> (from Step 5 in Table 15-3.0502): <u>43.66</u></p> <p>Multiple by Minimum <i>Open Space Ratio (OSR)</i> (see specific residential zoning district OSR standard): X <u>0.30</u></p> <p>Equals MINIMUM REQUIRED ON-SITE OPEN SPACE =</p> | <p>13.098 acres</p> |
| <p>STEP 2:</p> | <p>CALCULATE NET BUILDABLE SITE AREA:</p> <p>Take <i>Base Site Area</i> (from Step 5 in Table 15-3.0502): <u>43.66</u></p> <p>Subtract <i>Total Resource Protection Land</i> from Table 15-3.0503) or <i>Minimum Required On-Site Open Space</i> (from Step 1 above), whichever is greater: <u>- 13.098</u></p> <p>Equals NET BUILDABLE SITE AREA =</p> | <p>30.562 acres</p> |
| <p>STEP 3:</p> | <p>CALCULATE MAXIMUM NET DENSITY YIELD OF SITE:</p> <p>Take <i>Net Buildable Site Area</i> (from Step 2 above): <u>30.562</u></p> <p>Multiple by Maximum <i>Net Density (ND)</i> (see specific residential zoning district ND standard): X <u>2.48</u></p> <p>Equals MAXIMUM NET DENSITY YIELD OF SITE =</p> | <p>75.79 D.U.s</p> |
| <p>STEP 4:</p> | <p>CALCULATE MAXIMUM GROSS DENSITY YIELD OF SITE:</p> <p>Take <i>Base Site Area</i> (from Step 5 of Table 15-3.0502): <u>43.66</u></p> <p>Multiple by Maximum <i>Gross Density (GD)</i> (see specific residential zoning district GD standard): X <u>1.736</u></p> <p>Equals MAXIMUM GROSS DENSITY YIELD OF SITE =</p> | <p>75.79 D.U.s</p> |
| <p>STEP 5:</p> | <p>DETERMINE MAXIMUM PERMITTED D.U.s OF SITE:</p> <p>Take the <i>lowest</i> of Maximum Net Density Yield of Site (from Step 3 above) or Maximum Gross Density Yield of Site (from Step 4 above):</p> | <p>75.79 D.U.s</p> |

Date: February 23, 2018

To: City Development Staff

From: Veridian Homes, LLC

RE: Aspen Woods Preliminary Plat – Staff Comments – Developer Response

Below are responses to the City Development Staff Department comments for the Preliminary Plat submitted by Veridian Homes, LLC that were received on February 23, 2018 from the City of Franklin.

Unified Development Ordinance (UDO) Requirements

Plat Data

1. Please add the water elevation of all wetlands at the date of the survey, referred to National Geodetic Vertical Datum of 1929 (mean sea level) as required by Section 15-7.0502-D of the UDO.
At the time of the investigation no water was present in any of the wetland areas. This has been noted on the Preliminary Plat.
2. Please depict all existing easements within the exterior boundaries of the Plat, as required by Section 15-7.0502-F of the UDO. Specifically, please depict all five (5) of the existing conservation easements from Certified Survey Map No. 7754.
Added to the Preliminary Plat
3. Please add the names of owners of unplatted lands to the face of the Plat, as required by Section 15-7.0502-H of the UDO.
Added to the Preliminary Plat
4. Please provide the approximate radii of all curves as required by Section 15-7.0502-N of the UDO.
Added to the Preliminary Plat
5. Please graphically indicate and clearly delineate and dimension the location of proposed deed restrictions, landscape easements, and/or conservation easements on the face of the Preliminary Plat. The location and extent of conservation easements should be directly related to the “Natural Resource Protection Plan”.
Added to the Preliminary Plat
6. Please provide a Landscape Plan for the landscape bufferyard along West Puetz Road, as required by Sections 15-7.0502-W and 15-9.0303 of the UDO.
Landscape plan included in the resubmittal.

Declaration of Deed Restrictions, Protective Covenants, Conservation Easements, and Homeowner’s Association

7. Please submit a draft of declaration of deed restrictions and protective covenants whereby the Subdivider intends to regulate land use in the proposed Subdivision and otherwise protect the proposed development, as required by Section 15-7.0507-A of the UDO.

A draft declaration of deed restrictions and protective covenants (CCRs) is included with the resubmittal.

8. Please submit a written conservation easement document (template attached) whereby the Subdivider intends to regulate the protection of natural resource features in the proposed Subdivision in conjunction with the “Natural Resource Protection Plan”, as required by Section 15-7.0507-B of the UDO.

Included in resubmittal.

9. Please submit draft legal instruments and rules for any proposed Wisconsin non-profit membership corporation (homeowners’ association), for the purpose of demonstrating its existence, when the Subdivider proposes the property within the Subdivision would be either owned or maintained by such an organization of property owners, as required by Section 15-7.0507-C of the UDO.

Draft articles of incorporation for the homeowners’ association are included in the resubmittal.

10. The City Attorney shall review all draft declaration of deed restrictions and protective covenants, conservation easements, and homeowners’ associations and shall approve said instruments as to form, as required by Section 15-7.0507-D of the UDO.

Noted.

Landscape Bufferyard Easement

11. Please have the following restriction lettered on the face of the Plat, as required by Section 15-5.0102-A of the UDO.

“Landscape Bufferyard Easement: This strip is reserved for the planting of trees and shrubs; the building of structures hereon is prohibited.”

Added to the Preliminary Plat

Open Space Subdivision

12. Please submit an Open Space Preservation Easement regulating the protection of open space in the proposed development, as required by Section 15-3.0702-A(2) of the UDO. Such document shall assure that all such open space preservation easements are held privately and in perpetuity under a Wisconsin non-profit membership corporation (homeowners’ association). Said open space preservation easements shall cover all the total required Open Space Ratio, or OSR, area of the Open Space Subdivision.

Open Space Preservation Easements are shown on the preliminary plat.

The easement documents and exhibits will be provided as part of the staff approval process and will also be shown on the final plat.

13. A Wisconsin non-profit membership corporation (homeowners’ association) shall be responsible for maintaining all open space areas in the development, as required by Section 15-3.0702-A(3) of the UDO.

Noted. Provisions in the CCRs require the homeowners’ association to maintain all open spaces.

14. The City Attorney shall review all open space easements and homeowners' associations and shall approve said instruments as to form, as required by Section 15-3.0702-A(4) of the UDO.

Noted.

15. Please provide a minimum fifty (50) foot-wide open-space buffer between Aspen Woods "Open Space Subdivision" and the Hunters Reserve Addition No. 2 & 3 "Conventional Subdivisions", as required by Section 15-3.0702-A(5) of the UDO. Said open space buffer shall be protected by an open space preservation easement and shall count towards the total required amount of open space for the "Open Space Subdivision".

Open Space buffer is shown on the preliminary plat. The easement documents and exhibits will be provided as part of the staff approval process and will also be shown on the final plat.

Site Intensity and Capacity Calculations

16. In the calculation of your base site area, please subtract land which, as a part of a previously approved land division, was reserved for open space, as required by Step 3 of Table 15-3.0502 of the UDO. Specifically, please subtract the existing conservation easements on the property per Certified Survey Map No. 7754.

BSA calculation has been revised to account for the existing conservation easements. Updated BSA calculations are included with resubmittal.

Natural Resource Protection Plan

17. Please indicate the proposed name of the subdivision plat per Section 15-7.0201-A of the UDO.

Added to the NRPP

18. Please indicate the names, addresses and telephone numbers of the owners, subdividers, lessee and/or developer per Section 15-7.0201-C of the UDO.

Added to the NRPP on top side of Figure 1.

19. Please show the location of all proposed lot lines, right-of-way lines and easements per Section 15-7.0201-F of the UDO.

Added to the NRPP

20. Please show the location, ownership, widths, and names of all existing and previously platted streets, right-of-ways, parks, and other public or open spaces location within or adjacent to the subject property per Section 15-7.0201-G of the UDO.

There are no existing streets, right-of-ways, parks, or open spaces within the subject property. Existing public streets and right-of-ways have been added that surround the subject property.

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

Existing natural resource features have been noted to be saved or removed. Table added on top side of Figure 1 indicating the status of each conservation easement.

22. Per Section 15-7.0201-K of the UDO, please provide a graphic illustration and notes relating those natural resource features, which are to be preserved, will

actually be preserved in perpetuity using conservation easements, deed restrictions, protective covenants, etc.

Existing and proposed conservation easements are shown on Figure 1 of the NRPP.

Landscaping

23. Please indicate the proposed name of the subdivision plat per Section 15-7.0301-A of the UDO.

The name has been included on the plans.

24. Please provide the names, addresses, and telephone numbers of the owners, subdividers, lessee and/or developer per Section 15-7.0301-C of the UDO.

The owners' information has been added to the plans.

25. Please note all applicable revision dates per Section 15-7.0301-D of the UDO.

Revision dates will be noted.

26. Please illustrate the boundary line of the site with a solid line and indicated the total land area encompassed by the site as required by Section 15-7.0301-E of the UDO.

Boundary line and total land area are noted on the plans.

27. Please indicate all landscape bufferyard easements graphically per Section 15-7.0301-F of the UDO.

Landscape bufferyard easements are shown graphically on the plans

28. Please provide the location, extent, type and size of all existing trees and natural resource features. If any existing vegetation or other natural resource features are to be demolished or mitigated, please clearly delineate on the landscape plan. Both, common names and scientific names should be identified in the case of plant materials as required by Section 15-7.0301-G of the UDO.

Existing trees and natural resources are shown on the plans.

29. Please provide the location, extent, type and size of all landscape materials and plantings per Section 15-7.0301-H of the UDO. Both, common names and scientific names should be identified in the case of plant materials.

Common and scientific names of plant materials are shown on the plans.

30. Please provide information regarding maintenance of the proposed landscape as required by Section 15-7.0301-J of the UDO.

Included with the resubmittal.

Staff Recommendations

Plat

1. Please add a note to the Plat that states, "There shall be no direct vehicular access from any lot or outlot to West Puetz Road". Also, please graphically depict this on the Plat.

 - NO ACCESS

Added to the Preliminary Plat

2. Please consolidate notes in one location on the face of the Plat.

Revised on the Preliminary Plat.

3. The proposed “Landscape Bufferyard Easement” is 35-feet. Please note only a minimum of 30-feet is required per Section 15-5.0102-A of the UDO.
The proposed Landscape Bufferyard Easement has been modified to 30’ per UDO
4. Please depict and label open space buffer easements on the Plat.
Added to the Preliminary Plat.
5. Staff recommends that no part of a conservation easement be located on an individual parcel (but rather within outlots). Proposed Lot 43 & 44 have a portion of the 30-foot Wetland Buffer from Wetland B on them. If a conservation easement exists on an individual property, staff suggests marking the location of the conservation easement onsite, utilizing signage or boulders.
All conservation easements are outside of all proposed individual lots. Wetland B Conservation Easement is a minimum of 1.2’ outside of lot 44 and 4.75’ outside of lot 43.
6. Please differentiate between existing conservation easements per CSM No. 7754 and those easements being proposed in association with the new wetland delineations conducted by Scott Roltgen of Excel Engineering, Inc. on October 31, 2017.
The existing and proposed conservation easements are shown and differentiated on the Preliminary Plat.
7. Please label the wetland buffer as the 30-foot Wetland Buffer “No Touch” and please label the wetland setback as the 50-foot Wetland Setback “No Build”.
Labeled on the Preliminary Plat.
8. Proposed grading contours appear to extend into Wetland Buffers/Conservation Easements. These areas do not allow grading or filling.
The plan has been revised to show no grading in the conservation easements.
9. Staff recommends buildings be setback a minimum of six (6) feet from a conservation easement boundary to allow construction of the building without disturbance or impact to the protected resource feature.
All proposed building pads are a minimum of six (6) feet from the conservation easements. No out buildings will be allowed on the property, no setback from the easement is needed.
10. Please remove the wooded areas being impacted by the proposed development from the face of the Plat.
The wooded areas being impacted have been removed from the Preliminary Plat.

Landscape Plan

11. Please provide a planting schedule.
A revised landscaping plan with planting schedule has been resubmitted.
12. Please coordinate the Planting schedule with like types and designate the plants as a Canopy, Evergreen, Decorative Tree or Shrub. Please indicate the required amount of plantings in accordance with Section 15-5.0302 A. of the UDO.
A revised landscaping plan with details of plant types and designations has been resubmitted.

Natural Resource Protection Plan (NRPP)

13. Two (2) wetlands identified on Certified Survey Map No. 7754 (C & B) are not included in Excel's NRPP. According to a note on the CSM the Wetlands were flagged by Gaef, Anhalt, & Schloemer August, 2003. It appears these wetlands have been farmed since 2005, since being placed in a Conservation Easement that prohibits such disturbance. Please check with the WDNR and NRCS regarding the status of these two (2) wetlands.
The two previously identified wetlands have been added to the NRPP. Because these two areas now show no wetland signatures using USACE Wetland Delineation Methodology, there are no restrictions to these areas per WDNR and NRCS codes.
14. Please label the wetland buffer as the 30-foot Wetland Buffer "No Touch" and please label the wetland setback as the 50-foot Wetland Setback "No Build".
Labeled on the NRPP for areas identified in 2017.
15. In the Conservation Easement Document, please provide individual exhibit(s) for all natural resources that are to be protected as part of this development. This includes but is not limited to wetland buffers and wetlands.
Included in resubmittal.
16. Staff recommends buildings be setback a minimum of six (6) feet from a conservation easement boundary.
All proposed building pads are a minimum of six (6) feet from the conservation easements. No out buildings will be allowed on the property, no setback from the easement is needed..
17. Why isn't the area labeled as "wooded" near the intersection of S. 51st Street and W. Puetz Rd. included as a "Wooded Area" on the NRPP?
The area that was previously noted as wooded in the NW corner on the subject property is actually large shrubs similar to buckthorn and not trees. This area has been relabeled and will not be included as "Wooded Area" on the NRPP.
18. Attached, please find NRPP comments from the City's independent third party consultant (raSmith).
Noted. See RaSmith's comments for responses.

Sign Plan

19. If a subdivision monument sign is proposed in the future, it requires a separate application and review and approval by the Plan Commission.
An application for the subdivision monument sign will be submitted at the time of the final plat.

Project Summary

20. Staff recommends installing a sidewalk along West Puetz Road. Please provide an explanation as to why you are not providing a sidewalk along West Puetz Road.

See updated Use Summary Statement, included with the resubmittal.

Other

21. Please submit one copy of a response to the Special Use Standards (attached) found in Section 15-3.0701-A, B, & C of the UDO.

A written response to the Special Use Standards has been included with the resubmittal.

Engineering Staff Comments

The submittal was only a partial plan set. Therefore, the following are based on what was submitted but it is expected a full plan set will be forthcoming and additional comments will be issued at that time. Please refer to the City Design Standards and Construction Specifications for submittal requirements (i.e. proposed utilities in both plan and profile, construction details, etc.).

22. Storm water management was not reviewed because the plans were not complete enough for adequate analysis and comparison (i.e. storm sewer profiles, erosion control details, basin details, etc.). When a full submittal is made, the analysis will be sent to a consultant for review.

Based on a discussion with Sara Arnold with the City of Franklin, the stormwater report and documentation that was provided was generally acceptable and appears to meet the requirements. Full documentation of all engineering drawings, documents, and calculations will be provided during the construction document phase of the approval process.

23. The Grading and Erosion Control Plan sheet is not at the required scale per the City Design Standards and Construction Specifications. This information will be reviewed more in-depth when it is submitted at the required scale.

Based on a discussion with Sara Arnold with the City of Franklin, the grading and erosion control plan was provided, reviewed and is generally acceptable for this part of the design process. Grading and erosion control plans will be provided at the required scale during the construction document phase of the approval process for full review.

24. All proposed side- and rear-lot swales require storm sewer inlets every 350 feet minimum.

Noted

25. All rear-yard drainage swales that serve more than one property need to be placed in drainage easements.

Noted

26. Side- and rear-year swales with greater than 0.5 cfs flow shall discharge to an inlet before crossing a sidewalk or overtopping a curb.

Noted

27. Proposed yard grade – recommend the high point at the building setback line.

Noted

28. Proposed swales with more than 5% slope must be piped.

Noted

29. Proposed side yard grades must be at 4:1 slope – 3:1 slope will require matting and must be shown in the proposed grading plan.

Noted

30. Proposed garage floor elevation/split elevation must be shown.

Noted

31. Flanking inlets are required at road sags.

Noted

32. Proposed storm drainage runoff must be contained within the site.

Noted

33. Proposed driveway grades must not exceed 10% slope. Recommended slope for driveways is 6%. Lot(s) with slope within 6-10% will require the owner/developer to sign the waiver. Please refer to the City Design Standards and Construction Specifications (see Figure 11).

All driveway will not exceed a 10% slope. Some driveway grades along the steeper streets will be over a 6% slope. The owner/developer will sign a waiver for any slopes exceeding 10%.

34. Subdivision plat must be approved prior to construction.

Noted.

Police Department Staff Comments

35. The Franklin Police Department has reviewed the application for Aspen Woods. The Police Department has no issues with this request.

Noted.

Milwaukee County

Attached, please find Milwaukee County comments.

Noted.

If you have any questions or concerns, please let me know.

Sincerely,



Scott Roltgen
Excel Engineering, Inc.

Date: March 12, 2018

To: City Development Staff

From: Veridian Homes, LLC

RE: Aspen Woods Subdivision NRPP Review – Developer Response

Below are responses to the comments for the NRPP that were provided by Tina Myers with raSmith on February 19, 2018.

1. Scott Roltgen from Excel Engineering performed the wetland delineation late in the 2017 growing season and it is therefore my assumption that confirmation from the WDNR could not be obtained. If he has not done so already, he should submit a confirmation request to the WDNR to have his wetland delineation field reviewed this spring. The WDNR will likely note that FSA crop slides are missing from the wetland report which are required when analyzing the area for potential farmed wetlands. They may also note that there were no data points within the wooded area in the northwest corner of the site which is located in a poorly drained hydric soil unit (ASA) and in a topographic depression.

To keep the project schedule moving, another delineation will be completed in spring as soon as the growing season starts by an assured delineator. The delineation completed by Scott Roltgen has been reviewed by the assured delineator, and we anticipate very little change to the wetland boundaries as shown.

2. Has an exemption determination been made by WDNR regarding the wetland ditch south of Puetz Road? Also has an Approved Jurisdictional Determination (AJD) been sent to the Corps regarding the ditch (and other wetlands on site) to determine if they will be taking jurisdiction? This is important as it appears the wetland ditch will be impacted by a new entrance off of Puetz Road. Also, since there will be potential wetland impacts, it is assumed that the road right-of-ways should be included in the BSA

Exemption determination will be completed in the spring of 2018 by the assured delineator. The assured delineator will check to see if an AJD is necessary. Road right-of-ways located outside of the subject property have not been included in the BSA as they are outside the property.

3. Wooded Area 2 appears to extend off site further towards the west. The portion that extends west appears to contain some large trees that could meet or excel 12” dbh, although a few trees on the far east end of the tree line appear to be in a severe state of decline. If you include the off-site portion that extends west towards 51st street, it would meet either the size requirements for either young or mature woodland. Since the woodland is likely to at least meet the definition of young woodland, impacts will need to be calculated within the BSA. It is recommended that when trees are measured and identified, that indications of severe decline are also noted. For example, many of the ash and elm trees in

Franklin have been affected by Dutch Elm and EAD diseases and generally show fairly obvious signs of them.

Wooded Area 2 has been revised as requested to include the area up to the right-of-way of S. 51st Street. Based on the extension of the woodland area, the area meets the Mature Woodland definition. 70% of the total woodland will be protected. See the NRPP narrative for additional information.

4. The wooded area in the northwest corner of the site does not appear to have been examined and trees measured to determine if it meets a woodland definition. However, it appears to be less than 0.5 acre and contains mostly shrubs, so would not meet young or mature woodland. However, this area may be considered wetland which will be determined by WDNR during spring confirmation.

The area at the northwest corner of the site was looked at in the field. This area was not included as a woodland because there are only large shrubs within the area. During the field investigation for the wetland report this area was investigated and it was determined that this area was not a wetland. The scheduled assured delineation will re-investigate this area.

5. It is not necessary to determine woodland in wetland areas and their 30' buffers that already maintain a 100% protection standard. Each natural resource should only be counted once. Those with a 100% protection standard are counted first.

Noted.

6. The name of the person who performed the delineation should be shown on the NRPP as well as the date of the delineation.

Included in the revised NRPP.

7. The site plans should be overlaid on the NRPP map to show impacts to the natural resources, if any. It is recommended that natural resources features be highlighted in different colors so that they stand out from the site plans.

Included in the revised NRPP.

8. Road easements should be shown on the NRPP and factored into the calculation of the BSA.

Road easements have not been factored into the BSA as there are no existing road easements on the subject property.

9. If the project name is Aspen Woods Subdivision, that should be indicated on the NRPP.

Included in the revised NRPP.

If you have any questions or concerns, please let me know.

Sincerely,



Scott Roltgen
Excel Engineering, Inc.

PRELIMINARY PLAT ASPEN WOODS

LOT 4 OF CERTIFIED SURVEY MAP NO. 7754, RECORDED IN THE REGISTER OF DEEDS OFFICE FOR MILWAUKEE COUNTY ON MAY 9, 2006, AS DOCUMENT NO. 9231593, BEING A REDIVISION OF PARCEL 1 OF CERTIFIED SURVEY MAP NO. 4397, PARCELS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 6185 AND LOT 2 OF CERTIFIED SURVEY MAP NO. 7733, BEING A PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN.

EXISTING ZONING:
R-3: SUBURBAN/ESTATE SINGLE FAMILY RESIDENCE DISTRICT

PROPOSED ZONING:
R-3: SUBURBAN/ESTATE SINGLE FAMILY RESIDENCE DISTRICT
OPEN SPACE SUBDIVISION - OPTION 2

BUILDING SETBACKS:
R-3-OPEN SPACE OPTION 2
FRONT: 35 FEET
SIDE: 10 FEET
STREET SIDE: 25 FEET
REAR: 30 FEET

OWNER:
BORISLAV & SHIRLEY K. KRESOVIC
8870 S. 51ST STREET
FRANKLIN, WI 53132

SUBDIVIDER:
VERIDIAN HOMES, LLC
6801 S. TOWNE DRIVE
MADISON, WI 53713

ENGINEER & SURVEYOR:
EXCEL ENGINEERING, INC.
100 CAMELOT DR.
FOND DU LAC, WI 54935

TOTAL AREA:
2,012,739 SQ. FT.
46.206 ACRES

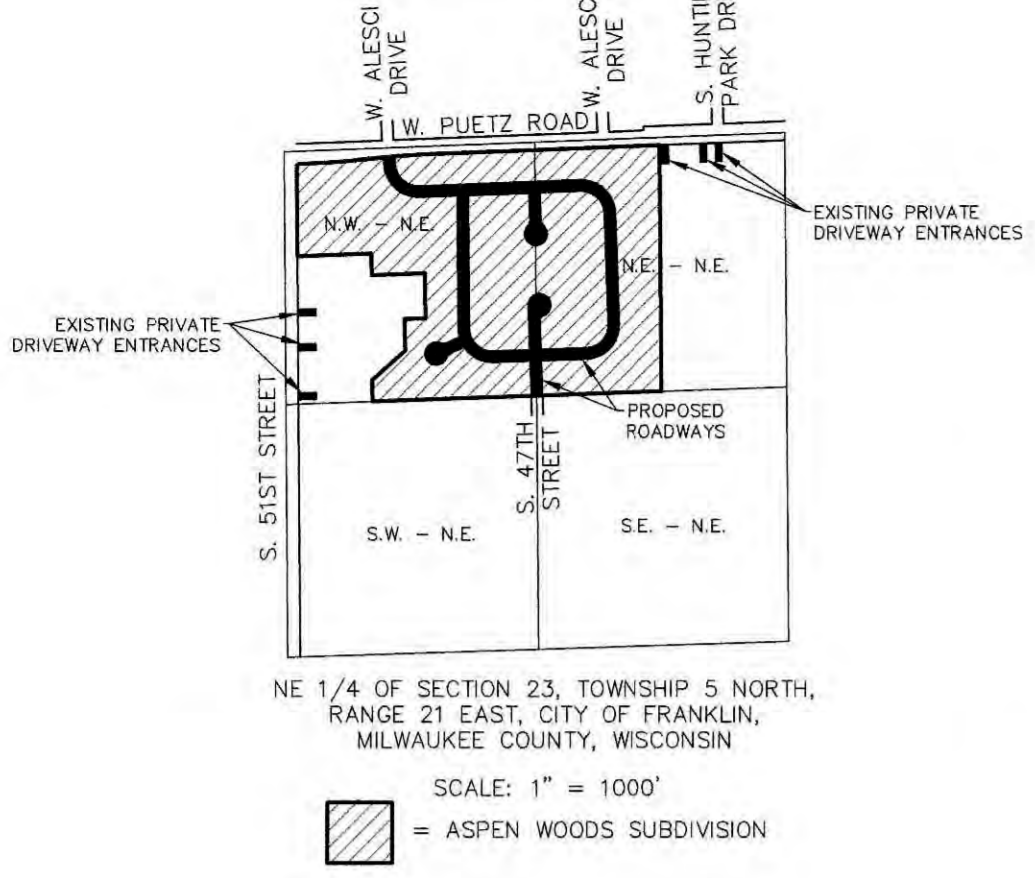
I, Ryan Wilgreen, Professional Land Surveyor, hereby certify that such preliminary plat is a correct representation of all existing land divisions and features.

That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and Part 7, Division 15-7.0500 of the City of Franklin Unified Development Ordinance in surveying, dividing and mapping of the same.

Ryan Wilgreen
Ryan Wilgreen, P.L.S. S-2647
ryan.w@excelengineer.com
Excel Engineering, Inc.
Fond Du Lac, Wisconsin 54935
Project No. 1744700

WISCONSIN LAND SURVEYOR 3/9/18

LOCATION MAP

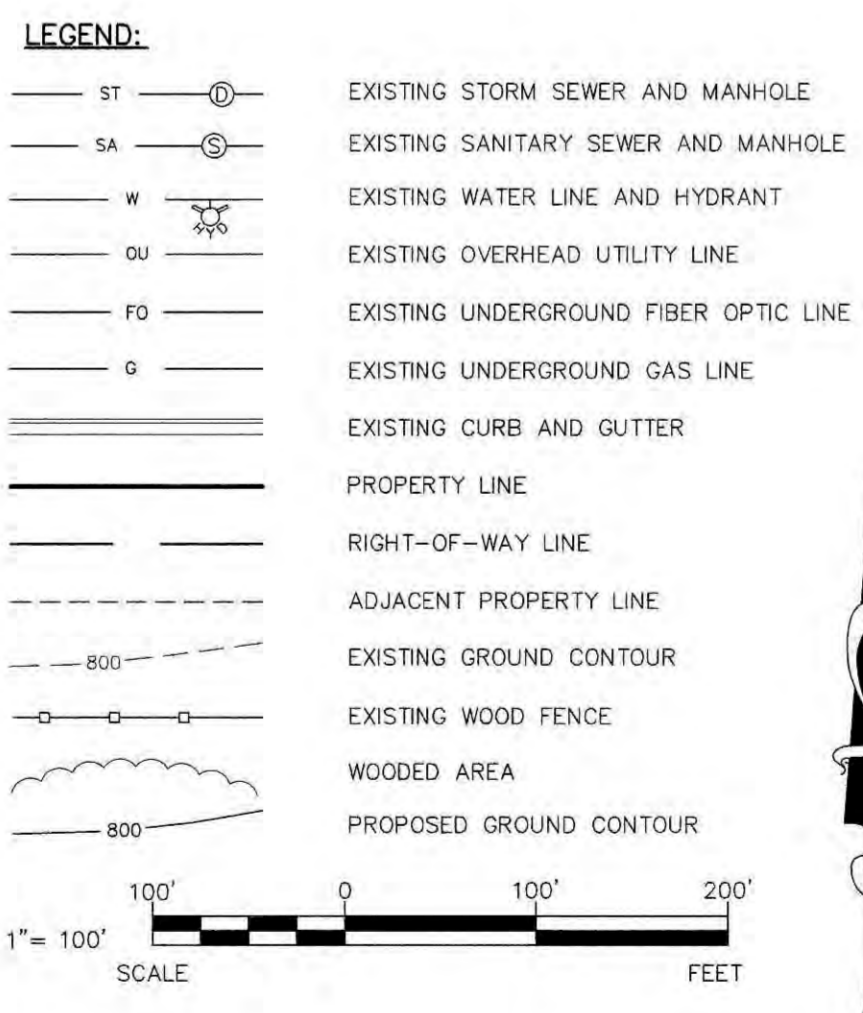


TOTAL AREA
46.206 ACRES
2,012,739 SQ. FT.

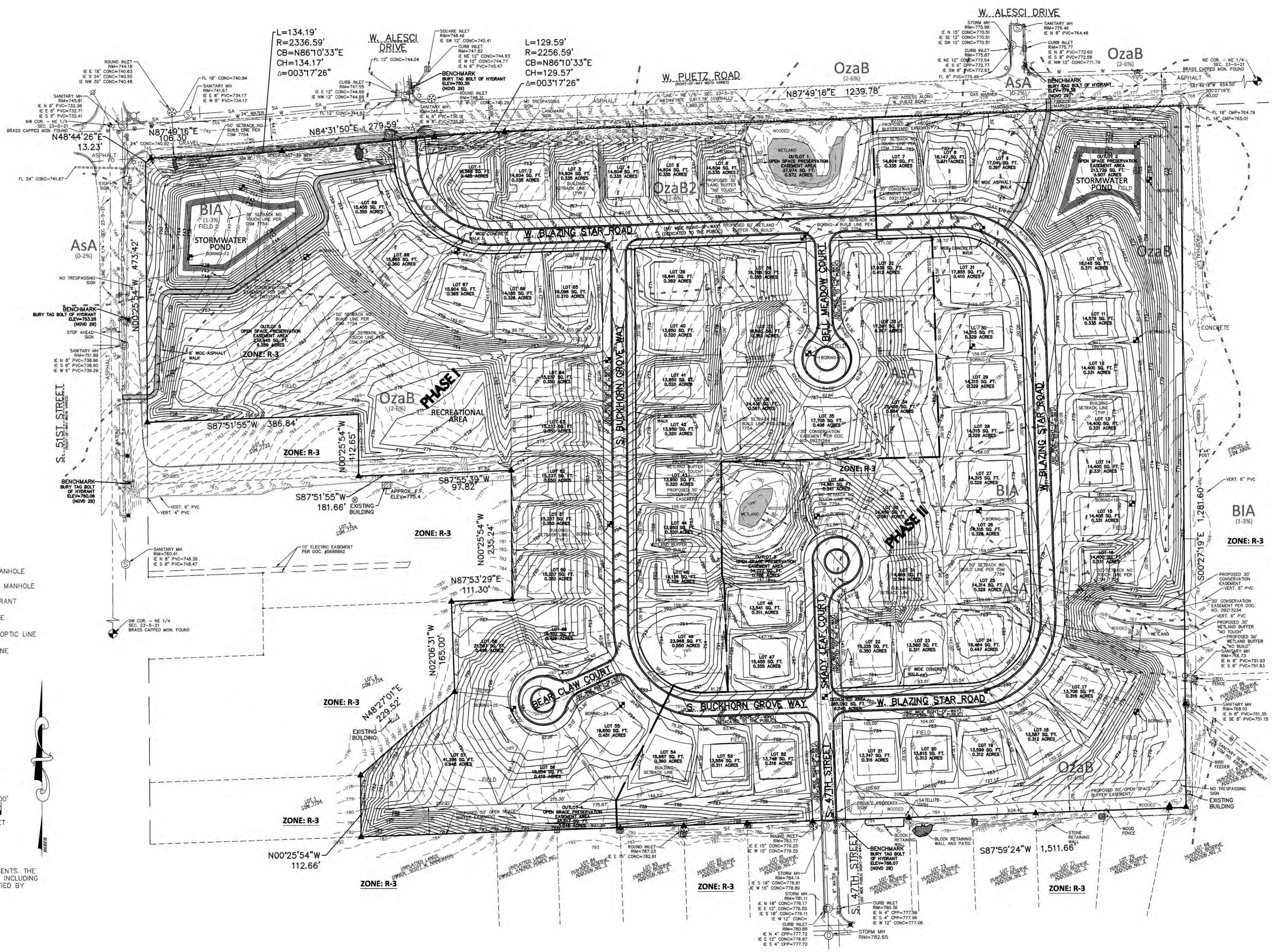
USE STATEMENT
RESIDENTIAL SINGLE FAMILY DEVELOPMENT
74 LOT SUBDIVISION
69 SINGLE FAMILY-ONE DWELLING LOTS
5 OUTLOTS

NOTES:

- FLOODPLAIN**
Based upon a review of the Federal Emergency Management Agency Flood Insurance Rate Map community panel 55079C0163E with an effective date of September 26, 2008, the property described hereon falls within Zone "X" - Unshaded (areas determined to be outside the 0.2% annual chance floodplain)
- OUTLOTS**
-Outlots 1 through 5 are to be Open Space Preservation Easement areas.
- Outlot 1 through Outlot 5 of the plat of Aspen Woods is owned and shall be maintained by the Aspen Woods Homeowners Association and each individual lot owner shall have an undividable fractional ownership of the outlots and that Milwaukee County and the City of Franklin shall not be liable for any fees or special assessments in the event Milwaukee County or the City of Franklin should become the owner of any lot in the subdivision by reason of delinquency. The Homeowners Association shall maintain said outlots in an unobstructed condition so as to maintain its intended purpose. Construction of any building, grading, or filling in said outlots is prohibited unless approved by the City of Franklin. The Homeowners Association grants to the City the right (but not the responsibility) to enter upon these outlots in order to inspect, repair or restore said outlots to its intended purpose. Expenses incurred by the City for said inspection, repair or restoration of said outlots may be placed against the tax roll for said association and collected as a special charge by the city.
- LANDSCAPE BUFFERYARD**
Landscape Bufferyard Easement: This strip is reserved for the planting of trees and shrubs; the building of structures hereon is prohibited.
- ACCESS**
-No Access allowed to W. Puetz Road per Document No. 7577872.
- There shall be no direct vehicular access from any lot or outlot to West Puetz Road.
- WETLANDS**
-Wetland lines shown on this plat were delineated by Scott Rolngen of Excel Engineering, Inc. on October 31, 2017
- At the time of the wetland delineation no surface water existed in the wetland areas.



NOTE: EXISTING UTILITIES SHOWN ARE INDICATED IN ACCORDANCE WITH AVAILABLE RECORDS AND FIELD MEASUREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING EXACT LOCATIONS AND ELEVATIONS OF ALL UTILITIES, INCLUDING SEWER AND WATER FROM THE OWNERS OF THE RESPECTIVE UTILITIES. ALL UTILITIES OWNERS SHALL BE NOTIFIED BY THE CONTRACTOR 72 HOURS PRIOR TO EXCAVATION.



OWNER:
BORISLAV & SHIRLEY K. KRESOVIC
8970 S. 51ST STREET
FRANKLIN, WI 53132
CONTACT: MIKE KRESOVIC
P: (262) 312-8355
MKRESOVIC@CAMEOCARE.ORG

SUBDIVIDER/DEVELOPER:
VERIDIAN HOMES, LLC
6801 S. TOWNE DRIVE
MADISON, WI 53713
CONTACT: MATT CUDNEY
P: (608) 226-3016
MCUDNEY@VERIDIANHOMES.COM

ENGINEER & SURVEYOR:
EXCEL ENGINEERING, INC.
100 CAMELOT DR
FOND DU LAC, WI 54935

MAINTENANCE OF LANDSCAPE PLANTINGS:
1. Is considered responsibility of homeowners on private properties.
2. For Outlots : Is the Responsibility of the Homeowners Association.

PROPERTY AREA: AREA = 2,012,819 S.F. (46.21 ACRES)
EXISTING ZONING: R-3

| Wetland Identification | Conservation Easement Area (SF) | Conservation Easement Area (Ac) | Status |
|------------------------|---------------------------------|---------------------------------|-----------------------------|
| Previous Wetland A | 26,830 | 0.62 | To be revised and preserved |
| Previous Wetland B | 17,178 | 0.39 | No wetland. To be removed |
| Previous Wetland C | 27,658 | 0.63 | No wetland. To be removed |
| Previous Wetland D | 18,668 | 0.43 | To be revised and preserved |
| Previous Wetland E | 20,799 | 0.48 | To be revised and preserved |
| Current Wetland A | 25,605 | 0.59 | To be preserved |
| Current Wetland B | 12,057 | 0.28 | To be preserved |
| Current Wetland C | 10,528 | 0.24 | To be preserved |

Aspen Woods Subdivision
S. 51st Street & Puetz Road Franklin, Wisconsin

PLANT MATERIAL

| COMMON NAME | BOTANICAL NAME | SIZE | QTY | REMARKS |
|--------------------------|--------------------------------|---------|-----|---------|
| SHADE TREES: | | | | |
| Autumn Blaze Maple | Acer freemanii "Jeffersred" | 2.5' BB | 8 | |
| Quaking Aspen | Populus tremuloides | 2.5' BB | 2 | |
| Swamp White Oak | Quercus bicolor | 2.5' BB | 3 | |
| ORNAMENTAL TREES: | | | | |
| Musclewood - Hornbeam | Carpinus caroliniana | 2.0' BB | 3 | |
| Washington Hawthorn | Crataegus phaenopynum | 2.0' BB | 4 | |
| Japanese Tree Lilac | Syringa reticulata | 2.0' BB | 7 | |
| EVERGREEN TREES: | | | | |
| Carolee Juniper | Juniperus virginiana "Carolee" | 6' BB | 11 | |
| Star Power Juniper | Juniperus x J.N. Select Blue | 6' BB | 7 | |
| Black Hills Spruce | Picea glauca densata | 6' BB | 5 | |
| Scotch Pine | Pinus sylvestris | 6' BB | 4 | |
| Eastern White Pine | Pinus strobus | 6' BB | 3 | |

EAST AND SOUTH PROPERTY BUFFERYARDS

| COMMON NAME | BOTANICAL NAME | SIZE | QTY | REMARKS |
|-------------------------|-----------------------------|-----------|-----|---------|
| SHADE TREES: | | | | |
| Autumn Blaze Maple | Acer freemanii "Jeffersred" | 2.5' BB | 3 | |
| Sugar Maple | Acer saccharum | 2.5' BB | 8 | |
| River Birch | Betula nigra | 10' Clump | 2 | |
| Quaking Aspen | Populus tremuloides | 2.5' BB | 46 | |
| Swamp White Oak | Quercus bicolor | 2.5' BB | 6 | |
| EVERGREEN TREES: | | | | |
| Norway Spruce | Picea abies | 6' BB | 6 | |
| Eastern White Pine | Pinus strobus | 6' BB | 12 | |
| Scotch Pine | Pinus sylvestris | 6' BB | 16 | |

STREET TREES AND CUL DE SACS

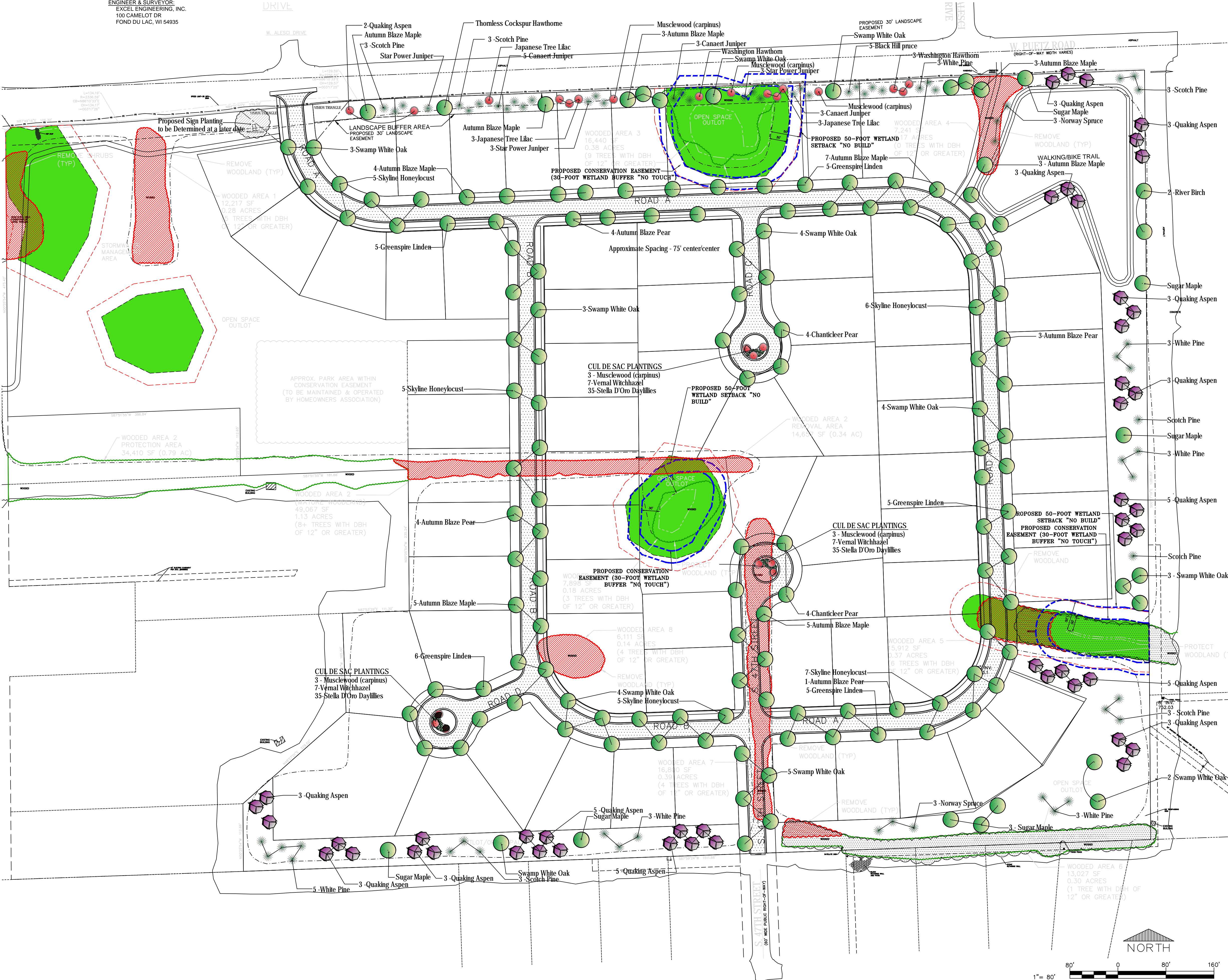
| COMMON NAME | BOTANICAL NAME | SIZE | QTY | REMARKS |
|-------------------------------|---------------------------------|--------------|-----|---------------------|
| SHADE TREES: | | | | |
| Autumn Blaze Maple | Acer freemanii "Jeffersred" | 2.5' BB | 21 | |
| Skyline Honeylocust | Gleditsia thiacanthos Skyline | 2.5' BB | 28 | |
| Swamp White Oak | Quercus bicolor | 2.5' BB | 26 | |
| Greenspire Linden | Tilia cordata "Greenspire" | 2.5' BB | 26 | |
| ORNAMENTAL TREES: | | | | |
| Musclewood - Hornbeam | Carpinus caroliniana | 2.0' BB | 9 | |
| Autumn Blaze Pear | Pyrus calleryana "Autumn Blaze" | 2.5' BB | 20 | Or Cleveland Select |
| LARGE DECIDUOUS SHRUBS | | | | |
| Vernal Witchhazel | Hamelis vernalis | 2' Pot/BB | 21 | |
| PERENNIALS AND GRASSES | | | | |
| Stella D'Oro Daylilies | Hemerocallis Stella D'Oro | 1 gallon pot | 105 | |

ON-SITE TREE INFORMATION:

| COMMON NAME | SCIENTIFIC NAME |
|------------------|--------------------|
| HAWTHORN | Crataegus mollis |
| BOX ELDER | Acer negundo |
| BLACK WILLOW | Salix nigra |
| RED OAK | Quercus rubra |
| WHITE ASH | Fraxinus americana |
| BLACK CHERRY | Prunus serotina |
| AMERICAN ELM | Ulmus americana |
| SILVER MAPLE | Acer saccharinum |
| SHAGBARK HICKORY | Carya ovata |

NOTE:
SEE PLAN FOR TREE LOCATIONS AND TREE DIAMETER AT BREAST HEIGHT.

- ⊗ WATER VALVE IN BOX
- ⊘ UTILITY POLE
- ⊞ TELEPHONE PEDESTAL
- ⊚ ELECTRIC PEDESTAL
- ⊠ ELECTRIC TRANSFORMER
- ⊙ CABLE TV PEDESTAL
- ⊕ WELL
- ⊛ EXISTING LIGHT POLE
- ⊚ EXISTING SIGN
- ⊙ DECIDUOUS TREE
- ⊙ EXISTING HYDRANT
- ou — EXISTING OVERHEAD UTILITY LINE
- fo — EXISTING UNDERGROUND FIBER OPTIC LINE
- g — EXISTING UNDERGROUND GAS LINE
- — EXISTING CURB AND GUTTER
- — PROPERTY LINE
- — RIGHT-OF-WAY LINE
- — ADJACENT PROPERTY LINE
- 800 — EXISTING GROUND CONTOUR
- — EXISTING WOOD FENCE
- EXISTING CONSERVATION EASEMENT
- TREE/SHRUB REMOVAL AREA
- TREE PROTECTION AREA



EXCEL
ARCHITECTS • ENGINEERS • SURVEYORS
100 CAMELOT DRIVE
FOND DU LAC, WI 54935
PHONE: (920) 926-9800
WWW.EXCELENGINEER.COM

PROJECT INFORMATION
PROJECT NUMBER 1744700

PROPOSED LANDSCAPE PLAN

ASPEN WOODS SUBDIVISION

S. 51st ST. & PUETZ ROAD • FRANKLIN, WI

PROFESSIONAL SEAL

PRELIMINARY DATES
JAN. 26, 2018
MAR. 9, 2018

NOT FOR CONSTRUCTION

SHEET INFORMATION
PROPOSED LANDSCAPE PLAN
SHEET NUMBER

L-1

LANDSCAPE PLAN

OWNER:
BORISLAV & SHIRLEY K. KRESOVIC
8870 S. 51ST STREET
FRANKLIN, WI 53132
CONTACT: MIKE KRESOVIC
P: (262) 312-8355
MKRESOVIC@KRECOCARE.ORG

SUBDIVIDER/DEVELOPER:
VERIDIAN HOMES, LLC
6801 S. TOWNE DRIVE
MADISON, WI 53713
CONTACT: MATT CUDNEY
P: (609) 226-3016
MCUDNEY@VERIDIANHOMES.COM

ENGINEER & SURVEYOR:
EXCEL ENGINEERING, INC.
100 CAMELOT DR
FOND DU LAC, WI 54935

| Wetland Identification | Conservation Easement Area (SF) | Conservation Easement Area (Ac) | Status |
|------------------------|---------------------------------|---------------------------------|-----------------------------|
| Previous Wetland A | 26,830 | 0.62 | To be revised and preserved |
| Previous Wetland B | 17,178 | 0.39 | No wetland. To be removed |
| Previous Wetland C | 27,658 | 0.63 | No wetland. To be removed |
| Previous Wetland D | 18,668 | 0.43 | To be revised and preserved |
| Previous Wetland E | 20,799 | 0.48 | To be revised and preserved |
| Current Wetland A | 25,376 | 0.58 | To be preserved |
| Current Wetland B | 12,059 | 0.28 | To be preserved |
| Current Wetland C | 10,576 | 0.24 | To be preserved |

NRPP:
LEGAL DESCRIPTION: Lot 4 of Milwaukee County Certified Survey Map Number 7754, being a part of the NW 1/4 of the NE 1/4 and the West 1/2 of the NE 1/4 of the NE 1/4 of Section 23, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin.

PROPERTY AREA: AREA = 2,012,819 S.F. (46.21 ACRES)
EXISTING ZONING: R-3

EXCEL
ARCHITECTS • ENGINEERS • SURVEYORS

100 CAMELOT DRIVE
FOND DU LAC, WI 54935
PHONE: (920) 926-9800
WWW.EXCELENGINEER.COM

PROJECT INFORMATION
PROJECT NUMBER 1744700

Table 15-3-0503
WORKSHEET FOR THE CALCULATION OF RESOURCE PROTECTION LAND

| Natural Resource Feature | Protection Standard Based Upon Zoning District Type (Use applicable standard from Table 15-4-0100 for the type of zoning district in which the parcel is located) | | | Area of Land in Resource Feature | |
|--|---|----------------------|----------------------|----------------------------------|----------|
| | Agricultural District | Residential District | Residential District | Acres | Sq. Feet |
| Slope Slopes: | | | | | |
| 10-19% | 0.00 | 0.60 | 0.40 | X 0.0 | 0.0 |
| 20-30% | 0.05 | 0.75 | 0.70 | X 0.0 | 0.0 |
| > 30% | 0.90 | 0.85 | 0.80 | X 0.0 | 0.0 |
| Woodlands & Forests: | | | | | |
| Manure | 0.70 | 0.70 | 0.70 | X 0.00 | 0.00 |
| Young | 0.50 | 0.50 | 0.50 | X 0.00 | 0.00 |
| Lanes & Ponds | 1 | 1 | 1 | X 0.00 | 0.00 |
| Ditches | 1 | 1 | 1 | X 0.00 | 0.00 |
| Shore Buffer | 1 | 1 | 1 | X 0.00 | 0.00 |
| Floodplain | 1 | 1 | 1 | X 0.00 | 0.00 |
| Wetland Buffer | 1 | 1 | 1 | X 1.14 | 1.14 |
| Wetland & Shoreland Wetland | 1 | 1 | 1 | X 0.32 | 0.32 |
| TOTAL RESOURCE PROTECTION LAND (Cons. Area of Land in Resource Feature to be Protected) | | | | 1.46 | |

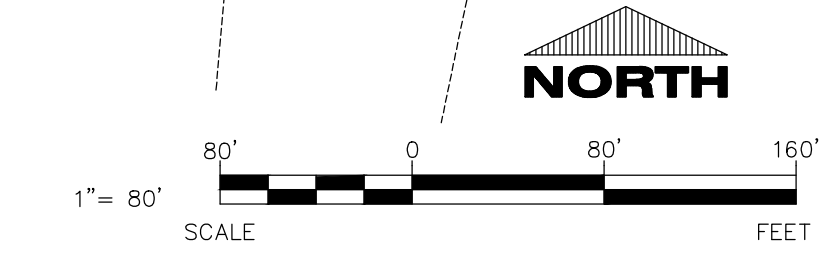
ON-SITE TREE INFORMATION:

| COMMON NAME | SCIENTIFIC NAME |
|------------------|---------------------------|
| HAWTHORN | <i>Crataegus mollis</i> |
| BOX ELDER | <i>Acer negundo</i> |
| BLACK WILLOW | <i>Salix nigra</i> |
| RED OAK | <i>Quercus rubra</i> |
| WHITE ASH | <i>Fraxinus americana</i> |
| BLACK CHERRY | <i>Prunus serotina</i> |
| AMERICAN ELM | <i>Ulmus americana</i> |
| SILVER MAPLE | <i>Acer saccharinum</i> |
| SHAGBARK HICKORY | <i>Carya ovata</i> |

NOTE:
SEE PLAN FOR TREE LOCATIONS AND TREE DIAMETER AT BREAST HEIGHT.

- LEGEND:
- ⊗ WATER VALVE IN BOX
 - ⊕ UTILITY POLE
 - ⊞ TELEPHONE PEDESTAL
 - ⊟ ELECTRIC PEDESTAL
 - ⊠ ELECTRIC TRANSFORMER
 - ⊡ CABLE TV PEDESTAL
 - ⊙ WELL
 - ⊛ EXISTING LIGHT POLE
 - ⊜ EXISTING SIGN
 - ⊝ DECIDUOUS TREE
 - ⊞ EXISTING HYDRANT
 - ou — EXISTING OVERHEAD UTILITY LINE
 - fo — EXISTING UNDERGROUND FIBER OPTIC LINE
 - g — EXISTING UNDERGROUND GAS LINE
 - EXISTING CURB AND GUTTER
 - PROPERTY LINE
 - RIGHT-OF-WAY LINE
 - - - ADJACENT PROPERTY LINE
 - EXISTING GROUND CONTOUR
 - EXISTING WOOD FENCE
 - WOODED AREA

■ = EXISTING CONSERVATION EASEMENT
 ■ = TREE/SHRUB REMOVAL AREA



NATURAL RESOURCE PROTECTION PLAN FOR VERIDIAN HOMES
ASPEN WOODS SUBDIVISION
 S. 51st St. & Puetz Road • Franklin, WI

PROFESSIONAL SEAL

SHEET DATES

| | |
|------------|---------------|
| ISSUE DATE | MAR. 12, 2018 |
|------------|---------------|

REVISIONS

| | |
|--|--|
| | |
| | |
| | |
| | |
| | |

SHEET INFORMATION
 NATURAL RESOURCE PROTECTION PLAN
 SHEET NUMBER
NRPP

FIGURE 1

Item C.2.

The proposed Unified Development Ordinance Text Amendment to address compliance with Act 67 state mandated changes to Special Uses, Variances, Nonconforming Structures, and Substandard lots materials will be provided at a later date, but before the regularly scheduled Plan Commission meeting of March 22, 2018.